Application Information

Proposal: Site Plan Review to construct a 115,128-square-foot turf field and improve a 9,614-square-foot portion of the existing building for a cross fit facility and a 10,966-square-foot portion of the same building for an indoor turf recreation area. A 40-foot retractable net will be installed along the perimeter of the sports fields adjoining Pacific Boulevard and 34th Avenue. The building to be improved is a vacant warehouse addressed 3209 Pacific Boulevard SW.

Review Body: Staff (Type I-L review)

Property Owner/Applicant: Mid-Willamette Family YMCA, Chris Reese
3201 Pacific Boulevard SW, Albany, OR 97321.

Representative: Reece & Associates, Inc., David Reece
321 1st Avenue NE Suite 3a, Albany, OR 97321

Address/Location: 3201 & 3209 Pacific Boulevard SW, Albany, OR 97321

Map/Tax Lot: Linn County Assessor’s Map No. 11S-04W-13DA; Tax Lot 501

Zoning: Community Commercial (CC) Zoning District

Overlay: None

Total Land Area: Approximately 10.5 acres

Existing Land Use: YMCA

Neighborhood: West Albany

Surrounding Zoning: North: Light Industrial (LI) and Heavy Industrial (HI)
East: HI
South: LI and HI
West: Office Professional (OP)

Surrounding Uses: North: YMCA
East: National Frozen Foods Corporation
South: Industrial
West: Multi-tenant Medical Office.

Prior History: The YMCA has been located on this property since 1960. The existing building and parking area have been remodeled and improved several times in the last 52 years. There have been many land use applications reviewed by the Planning Division during those years. The most recent applications are listed below.
SP-01-12: Site Plan Review for the current YMCA facility and associated parking lot improvements.

LA-02-09: Property Line Adjustment combined five parcels into the current single parcel.

CP-01-05 & ZC-01-05: Zoning Map and Comprehensive Plan Amendments changed the zoning designation from LI (Light Industrial) and HI (Heavy Industrial) to CC (Community Commercial).

Summary

The applicant submitted a Site Plan Review application on June 24, 2020, to construct convert the existing vacant building to a CrossFit facility. On September 1, 2020, the applicant submitted a Site Plan Review application for a 115,128-square-foot turf field. Before either the of the applications were deemed complete, the applicant combined the applications and provided updated information on November 16, 2020. The application was deemed complete on that day.

The subject property is zoned Community Commercial (CC), which permits commercial uses, including indoor and outdoor recreation, through Site Plan Review. The proposal is to construct a 115,128-square-foot turf field and improve a 9,614-square-foot portion of the existing building for a CrossFit facility and a 10,966-square-foot portion of the same building for an indoor turf recreation area. The building to be improved is addressed 3209 Pacific Boulevard SW and is located at the corner of Pacific Boulevard and the previously vacated 32nd Avenue. The applicant has submitted a parking demand study that demonstrates, with the addition of four new parking spaces, the existing parking spaces can accommodate the parking demand for both the existing use and the proposed new uses.

Site Plan Review criteria found in Section 2.450 of the Albany Development Code (ADC) and the Commercial Design Standards found in ADC 8.330-8.390 are addressed in this report. Likewise, the Land Division criteria found in ADC 11.180 are also addressed in this report. These criteria must be satisfied to grant approval for this application.

Staff Decision

The application for a Site Plan Review application referenced above is Approved with Conditions as described in this staff report.

Notice Information

A Notice of Filing was mailed to property owners located within 300 feet of the subject property on November 24, 2020. Property owners were given 14 days to respond to the notice. No written comments were received during this 14-day window.

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are written in bold followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Criterion 1

Public utilities can accommodate the proposed development.
Findings of Fact

Sanitary Sewer
1.1 City utility maps show an 8-inch public sanitary sewer main in 34th Avenue, an 8-inch main in the vacated 32nd Avenue, and a 12-inch main in Pacific Boulevard. The existing structures on the site are currently connected to the public sewer system.

1.2 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.

1.3 AMC 10.01.010 (1) states the objective of the Albany Municipal Code (AMC) requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.

1.4 The applicant’s submittal indicates a new sanitary sewer lateral will be installed to serve the warehouse addition and renovation. The proposed athletic fields will not require connection to the public sewer system.

1.5 Sanitary sewer system development charges are based on the number of new wastewater plumbing fixtures and will be due at the time of building permit issuance.

Water
1.6 City utility maps show a 16-inch public water main in 34th Avenue, an 8-inch main in the vacated 32nd Avenue, and public main in Pacific Boulevard of varying size (12-inch and 24-inch). The existing structures on the site are currently connected to the public water system.

1.7 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.

1.8 AMC 11.01.100 (1) states that in order to be eligible to receive public water service, public mains of sufficient size to provide adequate service (domestic, commercial, industrial, and/or fire) to the applicant without detriment to existing customers, must be in place adjacent to all property frontages, or as specified by the City Engineer.

1.9 The applicant’s submittal indicates the warehouse addition and renovation will use the existing water service/meter that currently serves the site. The proposed athletic fields will not require a new connection to the public water system.

Storm Drainage
1.10 City utility maps show a 30-inch public storm drainage main in 34th Avenue and a 24-inch main in Pacific Boulevard. The storm drainage main in 34th Avenue is a City main, while the storm drainage facilities in Pacific Boulevard are under the jurisdiction of the Oregon Department of Transportation (ODOT).

1.11 If the applicant is proposing to alter stormwater discharge to the ODOT storm drainage system in Pacific Boulevard it is possible that ODOT permits may be required.

1.12 The existing YMCA development on the site is served by a private storm drainage system that collects runoff from the impervious surfaces on the site and directs the runoff through a detention facility in the southern portion of the site and discharges to the public system in 34th Avenue.

1.13 It is the property owner’s responsibility to ensure any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain
a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.

Conclusions
1.1 Public sanitary sewer is available and adequate to serve the proposed development. The applicant is proposing to install a new sanitary sewer service lateral to serve the proposed warehouse addition and renovation.

1.2 Sanitary sewer system development charges for any additional wastewater plumbing fixtures installed with the project will be due at the time of building permit issuance.

1.3 The proposed warehouse addition and renovation will be served by an existing water service/meter.

1.4 The applicant has stated the proposed athletic fields development will not require public sanitary sewer or water connections.

1.5 This criterion is met without conditions.

Criterion 2
The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the AMC.

Findings of Fact
2.1 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.

2.2 AMC 12.45.030 and 12.45.040 require a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where more than 8,100 square feet of impervious surfaces will be created or replaced. (Ord. 5841 § 3, 2014).

2.3 AMC 12.45.080 states applicants for a post-construction stormwater quality permit shall submit as a part of their permit application a post-construction stormwater quality plan. Each plan shall comply with the minimum standards outlined in the engineering standards, construction standards, and the provisions of this chapter. Each post-construction stormwater quality plan shall be reviewed, approved, and stamped by a professional licensed in Oregon as a civil or environmental engineer or landscape architect. (Ord. 5841 § 3, 2014).

2.4 The proposed development will develop more than 8,100 square feet of impervious surfaces; therefore, stormwater quality facilities must be provided for that area.

2.5 Stormwater detention and storm water quality facilities will be required for the proposed development. The applicant has submitted a preliminary stormwater plan that includes quality and detention calculations. Final design details will be reviewed as part of the stormwater quality permit.

2.6 AMC 12.45.130 states private stormwater facilities operation and maintenance agreements are required for all private post-construction stormwater quality facilities that require a permit under this chapter. Also, these private stormwater facilities operations and maintenance agreements shall be recorded at the applicable County Recorder’s Office and shall run with the land.

Conclusions
2.1 Public storm drainage facilities are available and adequate to serve the proposed development. On-site stormwater runoff must be collected within the property and directed through approved stormwater quality and detention facilities according to the City’s Engineering Standards. A post-construction
stormwater quality permit is required, and a private stormwater facilities operation and maintenance agreement must be signed and recorded with the County. Details pertaining to specific types of stormwater quality treatment methods are reviewed in conjunction with the required post-construction stormwater quality permit.

2.2 The applicant must contact ODOT for requirements regarding any change to stormwater discharge to the ODOT system in Pacific Boulevard.

Conditions of Approval
Condition 1 Before the City will approve the final inspection for the proposed development, the applicant must obtain a stormwater quality permit and construct detention and stormwater quality facilities according to City Engineering Standards.

Criterion 3
The transportation system can safely and adequately accommodate the proposed development.

Findings of Fact
3.1 The project is located on the northeast corner of Pacific Boulevard and 34th Avenue. The project will construct a two-field outdoor soccer facility. The project will also modify a vacant 20,800-square-foot building with 9,614 square feet occupied by a CrossFit gym, and the remainder used by the YMCA for indoor recreational purposes.

3.2 Pacific Boulevard is improved to City standards, is under the jurisdiction of ODOT, and is classified as a principal arterial street by the City. Improvements include a curb, gutter, and sidewalk along the frontage of the site; two vehicle travel lanes in each direction; center two-way left turn lane; and striped bike lanes.

3.3 34th Avenue is classified as a minor arterial street and is constructed to City standards. Improvements include a curb, gutter, and sidewalk; two vehicle travel lanes in each direction; center two-way left turn lane; and striped bike lanes.

3.4 The applicant provided a trip generation estimate for the development based on Institute of Transportation Engineers (ITE) trip generation rates. When completed the development is expected to generate an additional 74 PM peak hour trips on the public street system. Albany’s threshold for providing a Traffic Impact Analysis is 100 PM peak hour trips.

3.5 Albany’s Transportation System Plan (TSP) assumes this site will develop in accordance with its current zone designation. The TSP includes a project to modify the Pacific Boulevard/34th Avenue intersection to add a second westbound left turn lane. This development will pay a transportation SDC fee that will contribute to the eventual construction of the intersection improvement.

Conclusions
3.1 The streets adjoining the development are improved to City standards.

3.2 The proposed development will add approximately 74 PM peak hour trips to the street system.

3.3 Albany’s TSP includes a project for the intersection of Pacific Boulevard and 34th Avenue that will be needed within the horizon year of the TSP. This development will pay a transportation SDC fee that will contribute to construction of the improvement.

Criterion 4
Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
Findings of Fact and Conclusions

4.1 Access to Pacific Boulevard is provided from an existing access immediately north of the CrossFit facility. No changes are proposed to this access. To accommodate the sports fields, the existing access to 34th Avenue will be relocated further east on the property.

4.2 ADC 12.100 (1) – (11) regards standards related to access to public streets, including accessways, their location, and dimensional and construction standards. Staff conclude the existing accessway to Pacific Boulevard meets these standards and no changes are proposed to the accessway that would affect its conformance with these standards. ADC 12.100 (9) requires the applicant to coordinate with the State Department of Transportation when work involves a state highway. Because Pacific Boulevard is under ODOT jurisdiction, the applicant shall coordinate any work in the right-of-way with ODOT.

4.3 The proposed site plan will close the site’s existing driveway to 34th Avenue and construct a new driveway approximately 300 feet to the east. The design and location of the new driveway comply with the standards in ADC 12.100.

4.4 ADC 9.020(4) allows the applicant to submit documentation that demonstrates a different parking demand. The applicant submitted a Parking Data Analysis (Attachment B.4) that demonstrates the proposal provides adequate parking to meet the demand of the existing YMCA facility, the proposed sports field, and the proposed CrossFit facility and indoor turf fields. Staff concur with these findings and they are incorporated here by reference.

4.5 ADC 9.130, Table 9-2 lists required parking stall and aisle widths. The proposed parking stalls and travel aisles meet the dimensional standards of ADC 9.130, Table 9-2.

4.6 ADC 9.120(1) - (16) regards standards for parking lot improvements. Those standards that staff feel warrant a more detailed finding are listed below. Otherwise, either the standard is not applicable to the proposal or the proposal meets the standard.

4.7 ADC 9.120(4) requires all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in Criterion 1 and Criterion 2 of this report and are incorporated here by reference.

4.8 ADC 9.120(9) requires parking lots to connect to adjacent existing or future parking areas. There is potential to connect the existing parking area to future parking areas to the north and east of the subject property. This potential connection is facilitated by the existing shared accessways. No changes are proposed that would impact those potential connections.

4.9 ADC 9.120(12) requires parking areas provide accessible parking spaces in conformance with the Oregon Structural Specialty Code. Conformance with this standard will be assessed at time of building permit.

4.10 ADC 9.120(13)(c) requires commercial developments to provide at least one bicycle parking space for every ten required automobile parking spaces, with a minimum of two bicycle parking spaces. No additional parking is required. This standard is met with the existing bicycle parking approved through SP-01-12. The applicant’s site plan indicates four additional bicycle parking spaces are provided near the entrance of the CrossFit building.

4.11 ADC 9.120(15) requires walkways and accessways to be provided from the front door of new buildings to public sidewalks. The applicant’s site plan does not indicate a walkway to the front door of the CrossFit facility.

4.12 ADC 4.260 requires commercial uses to provide a minimum of 500 square feet of loading area for buildings of 20,000 to 50,000 square feet of gross floor area. The applicant’s site plan does not indicate that a loading area has been provided for the CrossFit building.
Conclusions
4.1 The site has two connection points to the public street system. The existing driveway to Pacific Boulevard will remain in place and not be changed. The site’s driveway connection to 34th Avenue will be removed and relocated approximately 300 feet to the east.

4.2 The proposed new driveway connection to 34th Avenue complies with the design and spacing standards contained in ADC 12.100.

4.3 The driveway being removed on 34th Avenue will need to be replaced with a curb, gutter, and sidewalk to City standards.

4.4 The parking lot plan complies with the travel aisle and stall dimensional standards of ADC 9.130.

4.5 A loading area is not shown on the site plan.

4.6 A walkway to the front of the CrossFit facility is not shown on the site plan.

4.7 Additional bicycle parking is not required.

4.8 As proposed, this criterion can be met with the following condition.

Conditions of Approval
Condition 2 Prior to issuance of a building permit, the applicant shall submit an updated site plan that demonstrates conformance with ADC 4.260 and 9.120(15).

Condition 3 Prior to issuance of an occupancy permit, the applicant shall construct, or financially assure the construction, of the new driveway approach to 34th Avenue and the replacement of the existing approach with a curb, gutter, and sidewalk to City standards. The size and location of the new approach shall be as shown on the approved site plan.

Criterion 5
The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Findings of Fact
5.1 Site Plan Review is intended to promote functional, safe, and attractive developments that maximize compatibility with surrounding developments and uses and with the natural environment. Site Plan Review is not intended to evaluate the proposed use or structural design of the proposal. Rather, the review focuses on the layout of a proposed development, including building placement, setbacks, parking areas, external storage areas, open areas, and landscaping. Where conflicts are identified, mitigation can be required through conditions of approval.

5.2 Design and Operating Characteristics. The subject property is developed with the YMCA facility approved through SP-01-12. The proposal is to construct a 115,128-square-foot turf field and improve a 9,614-square-foot portion of the existing warehouse for a CrossFit facility and a 10,966-square-foot portion of the same building for an indoor turf recreation area. Per ADC 22.100, the proposed use is classified as “Entertainment and Recreation, Indoor and Outdoor” and is allowed with Site Plan Review approval in the CC zone. A site plan of the proposed development is presented in Attachment B.1 and B.2.

5.3 Surrounding Development and Land Use. As shown on the location map (Attachment A), the subject property is bordered by Light Industrial (LI) and Heavy Industrial (HI) land to the north, south, and east that is utilized by a variety of corresponding industrial uses. Property to the north is also partly owned by the YMCA and is likely the site of future expansions. Land to the west across Pacific Boulevard is zoned Office Professional and is mostly used for professional and medical offices.
5.4 **Lot Size, Dimensional Requirements, and Lot Coverage.** Per ADC 4.090, Table 4-2, the CC zoning district does not require a minimum lot size, width, or depth. The maximum lot coverage is 90 percent. The applicant’s site plan (Attachment B.1 and B.2) indicates that 33 percent of the property is comprised of landscaping and lawn. Therefore, these standards are met.

5.5 **Building Height.** Per ADC 4.090, Table 4-2, the CC zoning limits building height to 50 feet. No new buildings are proposed with this application. Therefore, this standard is not applicable.

5.6 **Setbacks.** Per ADC 4.090, Table 4-2, the CC zoning district requires a minimum front setback of 10 feet. The applicant’s site plan demonstrates the sports fields are setback at least 10 feet from the front property lines along Pacific Boulevard and 34th Avenue. No changes are proposed to the existing building that would affect the front setback. A 40-foot retractable net will be installed within the front setback area along the perimeter of the sports fields adjoining Pacific Boulevard and 34th Avenue. Because the net is retractable, it is not subject to front setback standards. Therefore, the front setback standard is met. The CC zoning district does not require a minimum interior setback for properties that do not abut residential property. Therefore, an interior setback is not required.

5.7 **Landscape & Open Space.** Per ADC 4.090, Table 4-2, the CC zoning district requires all setbacks must be 100 percent landscaped. The applicant’s site plan demonstrates that 100 percent of the front setback along the street frontages is landscaped. Therefore, this standard is met.

5.8 **Landscaping.** ADC 9.140(2) requires all required front and interior setbacks (exclusive of access ways and other permitted intrusions) shall be landscaped before an occupancy permit will be issued. The property is not subject to an interior setback and the front setback is subject to the buffer standards of ADC 9.240, which supersede the landscape standards of ADC 9.140. Therefore, this standard is not applicable. Only the front setback area along Pacific Boulevard and 34th Avenue require landscaping. Both streets are classified as an arterial street. Table 9-4 of the ADC shows commercial uses along arterial streets are subject to the buffering standards of

5.9 **Buffer.** Both Pacific Boulevard and 34th Avenue are classified as an arterial street. Table 9-4 of the ADC shows commercial uses along arterial streets must provide a 10-foot buffer in the front setback area adjoining the arterial street. Per ADC 9.240, the minimum improvements within a buffer area consist of the following:

1. **At least one row of trees.** These trees will be not less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the Director when it can be demonstrated that such trees would conflict with other purposes of this Code (e.g., solar access).

2. **At least five five-gallon shrubs or ten one-gallon shrubs for each 1,000 square feet of required buffer area.**

3. **The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).**

The applicant’s site plan demonstrates an adequate quantity of shrubs and trees have been provided along the 34th Avenue frontage and at the required spacing. However, the proposal does not include an adequate number of trees and shrubs along Pacific Boulevard. Therefore, the applicant shall provide an updated site plan that demonstrates the buffer standards have been met along the frontage of Pacific Boulevard. The applicant’s planting schedule does not indicate the height of the trees, which must be a minimum of 10 feet tall at time of planting. All landscaping intended to meet the buffer standards shall be planted in the 10-foot front setback.

5.10 **Parking Lot Landscaping.** ADC 9.120(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. ADC 9.150(1) states the end of each parking bay shall be bordered by a curbed planter at least five feet wide. ADC 9.150 (2) requires both sides of the parking lot entrance shall be bordered by a minimum five-foot-wide landscape planter strip. The only change to the parking area is the addition of four parking spaces and the relocated accessway to 34th Avenue. The applicant’s
site plan does not show landscaping at the terminus of the new parking bay or at the entrance of the relocated accessway. A condition of approval will require an updated site plan that demonstrates compliance with these standards.

5.11 **Environmental Standards.** ADC 9.440-9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a recreation facility are not anticipated to generate adverse environmental standards.

5.12 **Lighting.** ADC 9.120(14) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. The applicant’s findings (Attachment B.3) state that “the proposed development will install on-site lighting around the proposed development. These lights will be directional and oriented to light strictly the turf fields.” However, details of the lighting fixtures were not provided. A condition of approval will require the applicant to submit details of the lighting fixtures.

5.13 **Irrigation System.** ADC 9.160 requires all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation. An irrigation plan was not provided by the applicant. Therefore, a condition of approval will require the applicant submit an irrigation plan or verification from a landscape professional that the existing and proposed plants do not require irrigation.

5.14 **Refuse Containers.** ADC 4.300 requires any refuse container or disposal area that would otherwise be visible from a public street, customer or resident parking area, public facility, or any residential area must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet tall. All refuse materials must be contained within the screened area. A refuse container is not proposed with this application. This standard is not applicable.

5.15 **Design Standards.** The proposed development is subject to the commercial design standards found in ADC 8.310-8.390. An assessment of the proposal’s conformance with these standards can be found after the conclusion of Criterion 8.

**Conclusions**

5.1 The subject property is zoned Community Commercial (CC). The proposed use is permitted with site plan review approval.

5.2 The proposal meets the standards for building height, lot coverage, setbacks, and open space requirements.

5.3 The proposal conforms with the applicable environmental standards.

5.4 The applicant provided a site plan that shows the proposed landscaping. The landscaping along Pacific Boulevard does not appear to meet the landscape buffer standards and landscaping was not provided at the terminus of the new accessway and parking lot bay. A final landscape and irrigation plan shall be provided prior to the issuance of building permits.

5.5 Based on the observations above, the proposed development will be compatible with existing or anticipated uses in terms of size, use, setbacks, and landscaping when the following conditions are met:

**Conditions of Approval**

**Condition 4** The applicant shall submit a final landscape and irrigation plan to the Community Development Department for review and approval prior to issuance of a building permit. The landscape and irrigation plans shall be consistent with the standards under ADC 9.150, 9.240, and 9.160. The landscape plan shall include a planting schedule that indicates the plant species, size, and quantity of each plant.
Condition 5 Prior to issuance of building permit, the applicant shall submit a lighting plan or updated site plan that shows the location of the lighting fixtures and the corresponding lighting type and/or model. Fixtures with backlight control shall be used around the perimeter of the property to ensure light does not trespass onto adjacent property.

Condition 6 Prior to the issuance of a certificate of occupancy, all proposed and required site improvements (e.g., parking, bicycle parking, landscaping, and pedestrian amenities) shall be constructed and completed in accordance with the approved plans.

Criterion 6 Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Findings of Fact
6.1 Article 4 Airport Approach district: According to Figure 4-1 of the ADC, the subject property is not located within the Airport Approach District.

6.2 Article 6 Steep Slopes, Comprehensive Plan Plate 7: According to Plate 7 of the Comprehensive Plan, the subject property is not located in the Hillside Development district.

6.3 Article 6 Floodplains, Comprehensive Plan Plate 5: FEMA/FIRM Community Panel No. 41043C0526G, dated September 29, 2010, shows that the entirety of the subject property is located outside the 100-year floodplain.

6.4 Article 6 Wetlands, Comprehensive Plan Plate 6: does not show any wetlands on the subject site. The National Wetland Inventory Map does not show wetlands on the property.

6.5 Article 7 Historic Districts, Comprehensive Plan Plate 9: shows the subject property is not in a historic district. There are no known archaeological sites on the property.

Conclusions
6.1 The subject property is not located in special purpose district.

6.2 This review criterion is not applicable to this proposal.

Criterion 7 The site is in compliance with prior land use approvals.

Findings of Fact and Conclusions
7.1 A list of prior land use approvals can be found at the beginning of this report. The subject property is in compliance with the most recent prior land use approvals.

7.2 This standard is met without conditions.

Criterion 8 Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Findings of Fact and Conclusions
8.1 The site is not considered nonconforming.

8.2 This criterion is not applicable.
Commercial and Institutional Design Standards (ADC 8.330-8.390)
In addition to the review criteria above, the Design Standards of ADC 8.330-8.390 must also be met. However, because the buildings and parking lot are existing ADC 8.330, 8.340, and 8.380 are not applicable. Likewise, the property is not located in a historic district. Therefore, ADC 8.320 is also not applicable. Findings for the remaining design standards are listed below.

Street Connectivity and Internal Circulation (ADC 8.350).
The following standards emphasize the importance of connections and circulation between uses and properties. The standards apply to both public and private streets. Development in the HD, DMU, CB and WF zoning districts on sites under three acres is exempt from these standards.

1. New commercial buildings may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and to promote connectivity and dispersal of traffic.

2. The internal vehicle circulation system of a commercial development shall continue the adjacent public street pattern wherever possible and promote street connectivity. The vehicle circulation system shall mimic a traditional local street network and break the development into numerous smaller blocks.

3. Traffic aisles shall not be located between the building(s) and the sidewalk(s), except as provided in (4) below, or where drive-through windows are permitted, sites are constrained by natural resources, or are infill sites less than one acre.

4. Where drop-off facilities are provided, they shall be designed to meet the requirements of the American with Disabilities Act but still provide for direct pedestrian circulation.

5. Internal roadways shall be designed to slow traffic speeds. This can be achieved by keeping road widths to a minimum, allowing parallel parking, and planting street trees to visually narrow the road.

Findings of Fact
1. The existing and proposed development utilizes shared access with abutting properties and shared internal travel aisles between the various recreational uses on the subject property.

2. Internal drive aisles for the existing and proposed development function much like a private roadway in that they connect the various uses through shared travel aisles that connect to both Pacific Boulevard and 34th Avenue.

3. New buildings are not proposed as part of this application. This standard is not applicable.

4. Because drop-off facilities are not proposed, ADC 8.350(4) is also not applicable.

5. The only change to circulation is rerouting the existing access from 34th Avenue to accommodate the sports fields. The new access is shorter than the existing access and its short length acts to naturally slow traffic speeds.

Pedestrian Amenities (ADC 8.360).
1. All new commercial structures and improvements to existing sites shall provide pedestrian amenities. The number of pedestrian amenities shall comply with the following sliding scale.

<table>
<thead>
<tr>
<th>Size of Structure or Improvement</th>
<th>Number of Amenities</th>
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<tbody>
<tr>
<td>Less than 5,000 square feet</td>
<td>1</td>
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<tr>
<td>5,000 – 10,000 square feet</td>
<td>2</td>
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<tr>
<td>10,001 – 50,000 square feet</td>
<td>3</td>
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<td>More than 50,000 square feet</td>
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(2) Acceptable pedestrian amenities include the following improvements. No more than two of any item may be used to fulfill the requirement:

(a) Sidewalks at least ten feet wide with ornamental treatments (e.g., brick pavers), or sidewalks which are 50 percent wider than required by the Code.

(b) Benches and public outdoors seating for at least four people.

(c) Sidewalk planter(s) enclosing a total of eight square feet.

(d) Pocket parks or decorative gardens (minimum usable area of 300 square feet).

(e) Plazas (minimum usable area of 300 square feet).

(f) Street trees that are 50 percent larger than required by the Code.

(g) Weather protection (awnings, etc.).

(h) Other pedestrian amenities that are not listed but are similar in scale and benefit.

(3) Pedestrian amenities shall comply with the following standards:

(a) Amenities shall be located outside the building main entrance, along pedestrian corridors, or near transit stops. Amenities shall be visible and accessible to the general public from an improved public or private street. Access to pocket parks, plazas, and sidewalks must be provided via a public right-of-way or a public access easement.

(b) Amenities are not subject to setback requirements.

(c) Amenities are consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g., 10 years before replacement).

Findings of Fact
The turf field is 115,128 square feet and warehouse is 20,580 square feet. Therefore, the proposal requires four amenities. To meet this standard, the proposal includes a plaza larger than 600 square feet and two benches.

Pedestrian Connections (ADC 8.370).

(1) New retail, office and institutional buildings at or near existing or planned transit stops shall provide for convenient pedestrian access to transit.

(2) Walkways shall be provided connecting building entrances and streets adjoining the site.

(3) Pedestrian connections to adjoining properties shall be provided except where such a connection is impractical. Pedestrian connections shall connect the on-site circulation system to existing or proposed streets, walkways, and driveways that abut the property. Where adjacent properties are undeveloped or have potential of redevelopment, streets, access ways and walkways on site shall be laid out or stubbed to allow for extension the adjoining property.

Findings of Fact
1. No new buildings are proposed with this application. Therefore, ADC 8.370(1) and (2) are not applicable.

2. The internal pedestrian walkways connect the various uses on the site. These networks can be extended if future development to the north warrants these extensions.

Compatibility Details (ADC 8.390).
Commercial development shall be designed to comply with the following applicable details and any other details warranted by the local conditions:

(1) On-site lighting is arranged so that light is reflected away from adjoining properties and/or streets.

(2) Any undesirable impacts produced on the site, such as noise, glare, odors, dust or vibrations have been adequately screened from adjacent properties.
(3) The site is protected from any undesirable impacts that are generated on abutting properties.

(4) Unsightly exterior improvements and items such as trash receptacles, exterior vents and mechanical devices have been adequately screened.

(5) Storage areas, trash collection facilities and noise generating equipment are located away from public streets, abutting residential districts or development, or sight obscuring fencing has been provided.

(6) Where needed, loading facilities are provided on-site and are of sufficient size and number to adequately handle the delivery or shipping of goods or people. Where possible, loading areas should be designed so that vehicles enter and exit the site in a forward motion.

Findings of Fact
Findings related to lighting are discussed in item 5.12 and Condition 6 of this report. The subject property is in the Community Commercial (CC) zoning district. The proposed use as indoor and outdoor recreation is not anticipated to produce undesirable impacts that are uncharacteristic of surrounding uses or adjacent properties. There are no known undesirable impacts generated from the abutting properties. Property to the north is owned by the YMCA and sports fields are located the southwest portion of the property and are buffered by the existing parking lot, YMCA building, and indoor recreation facility that will be renovated as part of this application. Therefore, ADC 8.380(2) and (3) are met. There are no known “unsightly” improvements, storage facilities, or trash collection facility that requires screening. Loading facilities are not proposed with this application.

Commercial Design Standard Conclusions
DS.1 ADC 8.320, 8.330, 8.340, and 8.380 are not applicable to this proposal.

DS.2 Street connectivity and internal circulation, pedestrian connections, and compatibility details associated with this development meet design standards as submitted or as existing.

DS.3 Four pedestrian amenities are required. This standard is met via an outdoor plaza and two benches.

DS.4 No adverse environmental impacts are expected from this development.

DS.5 Lighting shall not trespass onto adjacent property. Condition of Approval #4 will ensure this standard is met.

DS.6 As proposed and conditioned, all applicable Commercial Design Standards are met.

DS.7 The commercial design standards are met without conditions.

Overall Conclusion
As proposed and conditioned, the application for Site Plan Review to development a new commercial building and associated site improvements satisfies all applicable review criteria as outlined in this report.

Conditions of Approval
Condition 1 Before the City will approve the final inspection for the proposed development, the applicant must obtain a stormwater quality permit and construct detention and stormwater quality facilities according to City Engineering Standards.

Condition 2 Prior to issuance of a building permit, the applicant shall submit an updated site plan that demonstrates conformance with ADC 4.260 and 9.120(15).

Condition 3 Prior to issuance of an occupancy permit, the applicant shall construct, or financially assure the construction, of the new driveway approach to 34th Avenue and the replacement of the existing approach with a curb, gutter, and sidewalk to City standards. The size and location of the new approach shall be as shown on the approved site plan.
Condition 4  The applicant shall submit a final landscape and irrigation plan to the Community Development Department for review and approval prior to issuance of a building permit. The landscape and irrigation plans shall be consistent with the standards under ADC 9.150, 9.240, and 9.160. The landscape plan shall include a planting schedule that indicates the plant species, size, and quantity of each plant.

Condition 5  Prior to issuance of building permit, the applicant shall submit a lighting plan or updated site plan that shows the location of the lighting fixtures and the corresponding lighting type and/or model. Fixtures with backlight control shall be used around the perimeter of the property to ensure light does not trespass onto adjacent property.

Condition 6  Prior to the issuance of a certificate of occupancy, all proposed and required site improvements (e.g., parking, bicycle parking, landscaping, and pedestrian amenities) shall be constructed and completed in accordance with the approved plans.

Attachments
A  Location Map
B  Applicant’s Submittals
   1. Site Plan - Ballfields
   2. Site Plan - CrossFit
   3. Narrative & Findings
   4. Parking Study

Acronyms
ADA  American Disabilities Act (Accessible Parking Standards)
ADC  Albany Development Code
AMC  Albany Municipal Code
CC  Community Commercial (Zoning District)
FEMA  Federal Emergency Management Agency
FIRM  Flood Insurance Rate Map
HI  Heavy Industrial (Zoning District)
ITE  Institute of Transportation Engineers (Trip Generation)
LI  Light Industrial (Zoning District)
OP  Office Professional (Zoning District)
PA  Partition
SP  Site Plan Review
TSP  Transportation System Plan
## YMCA TURF FIELDS

### YMCA2001

#### Site Plan

**Owner/Applicant:** YMCA

**Address:** 321 First Avenue East Suite 3A

**Phone:** 541-926-2428

**H. Wooton**

**Engineer**

**Date:** 10-14-2020

### General Notes

- **Site:** Before you dig, contact Linn County for information on underground utilities. All site work shall be conducted in accordance with the approved plans.
- **Utility Data:** Contracting shall provide all boxes and insurance required by public and/or private agencies having jurisdiction. Contact shall be responsible for exposing potential conflicts far enough ahead of construction to allow necessary grade modifications without delaying the work. If grade modification is necessary, contractor shall be responsible for exposing potential conflicts.
- **Construction Activities:** Any inspections by the Project Engineer, City, County, or other agencies shall not, in any way, relieve the contractor from any obligations to the City Engineer, permitting department, or other regulatory authority. All construction shall be performed in strict compliance with the approved plans.
- **Records and Drawings:** The contractor shall field verify locations of all existing utilities prior to construction. The location and description of existing underground utilities shown on this survey are compiled from available records, field surveys of one call utility locate, and/or above ground features. The surveyor or one call utility locate department shall provide the contractor with a current set of as-built drawings for the project. The contractor shall maintain one complete set of approved drawings on the site for use in the preparation of as-built drawings. The information contained in the approved drawings, as well as the station locations and depths of all existing utilities encountered, shall be made available to the City Engineer and other regulatory authority.
- **Erosion Control:** Contractor shall procure and conform to City of Albany erosion and sediment control permit for approved construction activities.
- **Utilities:** The submission of as-built drawings for the project shall be complete and comply with all applicable code requirements and provide a complete project. Any inspections by the Project Engineer, City, County, or other agencies shall not, in any way, relieve the contractor from any obligations to the City Engineer, permitting department, or other regulatory authority. All construction shall be performed in strict compliance with the approved plans.

### Notes

- **Area Rationale:** Area calculations were made using National CAD Civil Engineering 2015 and/or AutoCAD LT 2016.
- **Civil Engineering:** Plans were made using CAD Civil Engineering 2015.
- **Utility Data:** Existing utility locations and permission to enter property are shown on the proposed site plan and water system shown on the plans. The location and description of existing underground utilities shown on this survey are compiled from available records, field surveys of one call utility locate, and/or above ground features. The surveyor or one call utility locate department shall provide the contractor with a current set of as-built drawings for the project. The contractor shall maintain one complete set of approved drawings on the site for use in the preparation of as-built drawings. The information contained in the approved drawings, as well as the station locations and depths of all existing utilities encountered, shall be made available to the City Engineer and other regulatory authority.
- **Zoning:** This site is located fully within Zone "X", outside of the 0.2% annual chance floodplain as designated by FEMA and ordinances or the City of Albany. This site is located fully within Zone "X", outside of the 0.2% annual chance floodplain as designated by FEMA and ordinances or the City of Albany.

### Site Plans

- **Sheet 1:** Preliminary - Not for Construction
- **Sheet 2:** Proposed Improvements Plan
- **Sheet 3:** Water System Plan
- **Sheet 4:** Details

### Additional Information

- **Plan Scale:** 1 inch = 100 feet
- **Legend:**
  - **FLOOD PLAIN NOTE:** Any parcel lying within the 1% flood plain is to be treated as needed. No special permits are required for parcels outside the 1% flood plain. The FLOOD PLAIN NOTE is to be treated as needed.

### Miscellaneous

- **Utility Coordinators:** All materials and equipment for private lines, sanitary sewer, and storm drain shall be identified and numbered for installation in accordance with the plans.
- **Wells:** Contractor shall provide all necessary equipment, materials, and facilities required for testing all utility lines in accordance with the City Engineer and sanitary sewer installation.
- **Sanitary Sewer:** Exposed utilities shall be protected with protective coverings as determined by the City Engineer.
- **Sanitary Sewer:** Exposed utilities shall be protected with protective coverings as determined by the City Engineer.
- **Sanitary Sewer:** Exposed utilities shall be protected with protective coverings as determined by the City Engineer.

### Site Information

- **Utility Data:** Existing utility locations and permission to enter property are shown on the proposed site plan and water system shown on the plans. The location and description of existing underground utilities shown on this survey are compiled from available records, field surveys of one call utility locate, and/or above ground features. The surveyor or one call utility locate department shall provide the contractor with a current set of as-built drawings for the project. The contractor shall maintain one complete set of approved drawings on the site for use in the preparation of as-built drawings. The information contained in the approved drawings, as well as the station locations and depths of all existing utilities encountered, shall be made available to the City Engineer and other regulatory authority.

### Zoning

- **Community Commercial**

### Address

- **321 First Avenue East Suite 3A**

### Phone

- **541-926-2428**
ALBANY YMCA TURF FIELDS
MID-WILLAMETTE FAMILY YMCA
ALBANY, OREGON

PROPOSED SITE IMPROVEMENT PLAN

DATE: 10-14-2020
ENGINEER: A. VASQUEZ
CHECKED: D. REECE
DESIGNED: H. WOOTON

YMCA2001

PARK LEGEND
1. Park Land Use
2. Existing Condition
3. Proposed Condition
4. Storm Drainage
5. Existing Storm Drainage
6. Proposed Storm Drainage

Compact

50' R

34TH AVENUE SW
PRIVATE DRIVE

NO. WILLAMETTE FAMILY YMCA, INC.

LEVEL OF PRIVATE ESTATE
OF REAL ESTATE

LEVEL OF NATIONAL FOODS, CORP.

PROPOSED DOOR TO MEET CITY REQUIREMENTS
F0R TSS REMOVAL

CONNECTION TO EXISTING STORM DRAIN SYSTEM

DITCH INLET RELOCATED ±20' EAST

STORMWATER DETENTION POND RELOCATED EAST ±20'

PROPOSED ARTIFICIAL TURF PLAYING FIELD (328' x 349.5')

PROPOSED LARGE SHRUB (TYPICAL)
REFER TO TABLE

PROPOSED SMALL SHRUB (TYPICAL)
REFER TO TABLE

PROPOSED SAFETY NETTING 40' TALL

PROPOSED COMMERCIAL DRIVEWAY APPROACH

PROPOSED CURB (TYP.)

PROPOSED ADDITIONAL PARKING STALLS (4)

PROPOSED CURB

PROPOSED STREET TREE (TYPICAL)
REFER TO TABLE

PROPOSED 72" TALL CHAINLINK FENCE

INSTALL WQ MANHOLE TO MEET CITY REQUIREMENTS FOR TSS REMOVAL

CONNECTION TO EXISTING STORM DRAIN SYSTEM

PLAN AND PROFILE SCALE

SCALE: 1" = 40'

GRAPHIC SCALE

1 inch =       ft.

( IN FEET )

0

160 80 40

40

20 40

1573x2039

PLANT LEGEND
CODE       LATIN NAME                                                            COMMON NAME                      QNTY           SIZE
PF      PRUNUS SARGENTII 'PINK FLAIR'                PINK FLAIR FLOWERING CHERRY          60             5 GAL
SJ      STYRAX JAPONICA                                         SNOWBELL, JAPANESE                           116           2 GAL
BS      SPIRAEA BETULIFOLIA 'LUCIDA'                   BIRCH-LEAVED SPIREA                           99             1 GAL

Attachment B.1
NOTES:
1. THE NAIL IS TO BE ATTACHED TO THE CONCRETE CURB USING 3/8" X 2-1/2" HOT DIPPED PERMA GRIP DRIVE NAIL OR AN APPROVED EQUIVALENT.
2. ATTACHMENT SHOULDN'T EXCEED A MAXIMUM SPACING OF 36" ON CENTER OR A MAXIMUM WIDTH OF 36".
3. SUPPORT REBAR DURING POUR.
4. ATTACHMENT SHOULD BE MADE AT 36" ON CENTER MAX SPACING AND 6" FROM ENDS OF 2X4 PRESSURE TREATED BOARDS.
5. THE TOP OF NAIL TO BE 1-3/4" BELOW THE TOP OF NEW CURB.
6. #4 REBAR REINFORCEMENT TO BE IN NEW CURBING FOR CONTINUOUS LENGTH WITH 18" MINIMUM OVERLAP. SUPPORT REBAR DURING POUR.
7. COORDINATE INSPECTION WITH ENGINEER PRIOR TO POURING.
8. THE NATURAL SOIL BED SHALL BE LASER GRADED. IT SHALL BE COMPACTED IN BOTH DIRECTIONS.
9. THE SOIL BED WILL BE PREPARED TO TOLERANCES OF NOT MORE THAN 1/4" EVERY 10-FOOT FROM NORMAL GRADE TO ALLOW FOR DRAINAGE. TOTAL SLOPE FROM THE LONGITUDINAL CENTER OF THE FIELD TOWARDS THE SIDELINES SHALL BE UNIFORM AND A MINIMUM 1% - 2%.
10. THE APPROVED CRUSHED STONE SHALL BE LAID WITHOUT DAMAGING THE SOIL BED THAT HAS BEEN PREPARED AS SET FORTH ABOVE. AVOID DEPRESSIONS FROM EQUIPMENT OR PEOPLE ON THE EXPOSED SOIL BED.
11. THE FIRST 6" LAYER OF 1/4" OPEN GRADED GRAVEL SHALL BE COMPACTED IN BOTH DIRECTIONS WITH A CROWN IN THE MIDDLE AND A SLOPE OF 0.75% RUNNING TOWARDS THE SIDELINES.
12. THE FINAL 3" OF CRUSHED ROCK SHALL CONSIST OF 1/4"-0 CRUSHED STONE AND SHALL BE CAREFULLY LAID IN THE SAME MANNER (COMPACTED IN BOTH DIRECTIONS) AS THE BASE AT THE SAME 0.75% SLOPE.
Site Plan Review Application
Cross-Fit Gym, Indoor Turf Recreation Area, and Turf Field Development

Prepared for:

the YMCA

Prepared by:

Reece & Associates, inc.
321 first avenue east, suite 3a
albany, oregon 97321
541/926-2428
www.r-aengineering.com

November 12, 2020
## Project Summary

<table>
<thead>
<tr>
<th>Request:</th>
<th>Application for a Site Plan Review to construct a new 115,128-square-foot turf field. Additionally, renovations to an existing warehouse will create a 9,614-square-foot cross-fit gym and 10,966-square-foot indoor turf recreation center.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>3201 Pacific Boulevard SW Albany, Oregon 97321 Linn County Assessor’s Map No. 11s04w13DA, Tax Lots 501 and 504</td>
</tr>
<tr>
<td>Applicant/Owner:</td>
<td>Mid-Willamette Valley Family YMCA Chris Reese 3201 Pacific Boulevard SW Albany, Oregon 97321 541-926-4488 <a href="mailto:executive@ymcalbany.org">executive@ymcalbany.org</a></td>
</tr>
<tr>
<td>Architect:</td>
<td>William G. Ryals 935 NW Jones Avenue Albany, Oregon 97321 541-974-0908 <a href="mailto:ryals.architect@comcast.net">ryals.architect@comcast.net</a></td>
</tr>
</tbody>
</table>
| Engineer/Planner: | Reece & associates, Inc. 321 1st Avenue Suite 3A Albany OR 97321 541-926-2428  
Engineer: David J. Reece, PE dave@r-aengineering.com  
Planner: Hayden Wooton haydenw@r-aengineering.com                                                                                                                                     |

### Exhibits:

- **A** – Linn County Tax Map 11s04w13DA
- **B** – Aerial Photograph
- **C** – City of Albany Zoning Map
- **D** – Parking Data Analysis
- **E** – Albany Development Code Figure 4-1
- **F** – Comprehensive Plan Plate 7
- **G** – FIRM Panel No. 41043C0526G
- **H** – National Wetlands Inventory
- **I** – Comprehensive Plan Plate 9

### Plan Set (Warehouse Renovation):

- 0 – Cover Sheet
- 1 – Existing Conditions – Overall Site
- 2 – Existing Conditions – Development Area
- 3 – Proposed Site Plan – Development Area

### Plan Set (Turf Field):

- 0 – Cover Sheet
- 1 – Existing Site Conditions
- 2 – Proposed Site Improvement Plan
- 3 – Proposed Turf Field Plan
- 4 – Details
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III. Site Plan Review Criteria .......................................................................................................... 5
IV. Albany Development Code Compliance – Article 4 Commercial and Industrial .................... 7
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VI. Albany Development Code Compliance – Article 9 On-Site Development and Environmental Standards ........................................................................................................................................... 9
VII. Conclusion .................................................................................................................................. 11

Applicable criteria of the City of Albany Development Code will appear in *italics* followed by the applicants’ responses in regular font.
I. Project Description

The Mid-Willamette Valley Family YMCA is proposing several improvements adjacent to their existing facility at 3201 Pacific Boulevard SW. Where the previous YMCA building was located, at the corner of 34 Avenue and Pacific Boulevard, a 115,128-square-foot turf field will be built. Development of these turf fields will also include a permanent fence, a forty-foot tall retractable net along each unprotected side of the field (south and west), pedestrian amenities as required, and a modification to the existing stormwater detention facilities. Additionally, as necessary to provide enough buildable area for these fields, the existing accessway to 34th Avenue must be removed and replaced. 32nd Avenue will still serve as the facilities’ primary accessway. However, these are not the only improvements the Mid-Willamette Valley Family YMCA is proposing. Their existing warehouse will be renovated and improved to contain two new uses: a 9,614-square-foot cross-fit gym and a 10,966-square-foot indoor turf recreation area. Utility connections will be routed to the center of the warehouse with the intention to serve all proposed uses. Furthermore, a field house will be constructed between the proposed fields and warehouse.

The proposed development conforms to all applicable sections of the Albany Development Code (ADC). This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the ADC.

II. Existing Conditions

The subject property is Linn County tax lots 501, map 11s04w13DA (Exhibit A). The YMCA has improved the subject property many times since obtaining ownership. Most recently, in 2011, the YMCA demolished a building on the southwest corner of tax lot 501. This demolition was prompted by approval and construction of the current facility located near the east property line of tax lot 501. The proposed development will occur where the previous YMCA building was located. Four roadways surround the subject project. The primary accessway is 32nd Avenue, which was vacated in 2012 and is now a private street maintained by the YMCA. Along the western property line is Pacific Boulevard, an Oregon Department of Transportation (ODOT) highway classified as a principal arterial by the City of Albany Transportation System Plan (TSP). 34th Avenue is the subject property’s southern boundary. Classified as a minor arterial by the City TSP, 34th Avenue has two travel lanes in each direction and a landscaped median with occasional turning lanes. Finally, along the east property line, National Way is a private roadway maintained by National Frozen Foods. For Adjacent zones and land uses refer to (Exhibit B for aerial photograph and Exhibit C for City of Albany zoning map):

North: Allied Waste (840 30th Ave. SW) zoned Heavy Industrial by the City of Albany. Abandoned Oberto Sausage Company Factory to be demolished.

South: 34th Avenue. Burcham’s Metal (3407 Pacific Blvd. SW) zoned Light Industrial by the City of Albany.

East: National Way. National Frozen Foods Corp (735 34th Ave. SW) zoned Heavy Industrial by the City of Albany.

West: Pacific Boulevard. Offices (3294 and 3388 Pacific Blvd. SW) zoned Office Professional by the City of Albany.
III. Site Plan Review Criteria

The proposed uses are classified as Indoor Entertainment and Recreation and Outdoor Entertainment and Recreation, which are permitted in the Community Commercial zone through a Site Plan Review. Approval of a development through the Site Plan Review process is based upon compliance with the applicable decision criteria outlined in ADC Section 2.450, Review Criteria.

1. Public utilities can accommodate the proposed development.

   **Water:** There is an eight-inch water main in 32nd Avenue, a twelve-inch water main in Pacific Boulevard SE, and another eight-inch water main in 30th Avenue. The warehouse renovation will utilize an existing 3/4-inch water meter located near the southwest corner of the building to provide for all uses.

   **Sanitary Sewer:** There is an eight-inch sewer main in 32nd Avenue, a sixteen-inch sewer main in Pacific Boulevard, and another eight-inch sewer main in 30th Avenue. The warehouse renovation will construct a new sanitary sewer lateral located near the southwest corner of the building to provide for all uses.

   **Stormwater Drainage:** There is a twenty-four-inch storm main in the east side of Pacific Boulevard and a thirty-inch main in the south side of 34th Avenue. A ten-inch storm line extends from the main in 34th Avenue into the YMCA property and connects to an existing stormwater quality and detention facility.

   The proposed development complies with this criterion.

2. The proposed post-construction stormwater quality facilities (private and/or public) accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

   Albany Municipal Code 12.24.030 requires “A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of development.” Stormwater runoff from the turf fields will be detained by a series of pipes and rock base located underneath the turf field. A 1” by 12” ADS Advan-Edge Herringbone Drainage System placed underneath the turf fields will collect runoff generated by the fields. This system will extend into 2-inch open drainage rock under the edges of the turf. Runoff will flow through this herringbone system, into an eight-inch perforated ADS pipe. This perforated pipe will gather runoff and direct it to a water quality manhole located in the southwest corner of the site. The stormwater runoff will be released to the water quality manhole at pre-development rates with the use of an orifice control system. A Hydro International First Defense Vortex Separator®, or equivalent system, will be sized prior to approval of a City of Albany Stormwater Quality Permit, and installed to provide water quality for runoff produced by the turf field. The existing detention pond will be shifted approximately twenty feet east. It will continue to provide detention for runoff generated by existing impervious surfaces. Additionally, it will provide detention for 2,496 square feet of impervious surface created by a new driveway to 34th Avenue. Although, there will not be new or additional parking areas in need of drainage systems. Existing YMCA parking facilities will continue to be served by existing drainage facilities. Final design details for stormwater quality facilities will be submitted and reviewed under the required Stormwater Quality Permit before construction begins.
3. The transportation system can safely and adequately accommodate the proposed development.

The YMCA has frontage on several roadways. Pacific Boulevard is a paved five-lane street under ODOT jurisdiction and is designated a principal arterial by the City of Albany TSP. 34th Avenue is a paved five-lane roadway designated as a minor arterial by the TSP; it is under the City of Albany’s jurisdiction. 32nd Avenue is a paved two-lane street. After adoption of Ordinance No. 5781, it was vacated and became a private street under the YMCA’s management. National Way is a two-lane paved private street that connects 34th Avenue and 30th Avenue. National Frozen Foods maintains this roadway.

There is vehicular and pedestrian access to the existing parking areas from 32nd Avenue and 34th Avenue. Although, it will be necessary to relocate driveway access to 34th Avenue. The existing driveway access will need to be removed to allow for placement of the proposed turf field. To replace the current driveway, the YMCA will construct a new driveway access east of the existing pedestrian accessway (See Sheet 2 of the Turf Field Plans).

32nd Avenue will continue to serve as the primary access to existing and proposed development. Most of the traffic generated by the proposed development will use 32nd Avenue. 32nd Avenue is a controlled stop at the intersection of Pacific Boulevard. Signals along Pacific Boulevard at 34th Avenue and 29th Avenue will continue to create gaps in traffic to allow safe turning movements at 32nd Avenue. The transportation system can safely and adequately accommodate the proposed development. The proposed development satisfies this criterion.

4. Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.

The proposed development does not include the creation of additional parking areas, instead existing parking facilities will serve the new uses. The attached parking data analysis (Exhibit D) demonstrates existing parking stalls can provide adequate parking for all new uses. As previously discussed, the current entrance-exit point to 34th Avenue must be removed to create buildable area for the proposed turf fields. As such, a new accessway to 34th Avenue will be constructed. This new driveway will be a paved, two-lane accessway, and is now further away from the intersection of 34th Avenue and Pacific Boulevard.

Additional information regarding on-site development characteristics can be found in Section VI of this application narrative. The proposed development complies with this criterion.

5. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Currently the subject property is used for Indoor Entertainment and Recreation, which is highly compatible with the classification of the proposed turf field, Outdoor Entertainment and Recreation, and identical to the warehouse renovations, classified as Indoor Entertainment and Recreation. In the Community Commercial zone, both classifications are permitted through a Site Plan Review. Adjacent properties have several zoning designations including Heavy Industrial, Light Industrial, and Office Professional. The proposed outdoor development will utilize a combination of existing structures, proposed buffering and screening, and site location to mitigate any potential conflicts between the proposed use and Industrial properties. Meanwhile, the
operating characteristics of the warehouse renovations are such that most activities will occur within the building. Consequently, these uses will generate little off-site impacts.

The location of the proposed outdoor development provides increased distance from each adjoining property and visual barriers between uses. Development will be located approximately 403 feet south of Heavy Industrial zoned land and approximately 302 feet west of Light Industrial zoned land. Existing structures provide buffering and screening for adjacent uses. To the east, the current YMCA facility, parking lot, and landscaping provides visual barriers between existing industrial uses and proposed outdoor recreational uses. To the north, the renovated warehouse will serve as a visual barrier. Additionally, to the south and west, development includes features to mitigate possible conflicts. Along with required setbacks, buffering and screening requirements, the proposed development will construct a permanent fence to separate the uses from adjacent roadways. The proposed development will also construct a retractable netting structure to help minimize conflicts with nearby properties and streets.

Additional information regarding the on-site development characteristics can be found in Section VI of this application narrative. The proposed development complies with this criterion.

6. Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

The proposed development is not located within any special purpose districts identified by the City of Albany (Exhibit E for Figure 4-1 of the ADC, Exhibit F for Comprehensive Plan Plat 7, Exhibit G for FIRM Panel No. 41043C0526G, Exhibit H for National Wetlands Inventory, and Exhibit I for Comprehensive Plan Plat 9). This criterion does not apply.

7. The site is in compliance with prior land use approvals.

Prior to this application, the YMCA has filed many land use applications for the subject property. The two most recent land use actions are SP-01-12 and PA-01-13, both were granted approval with conditions. However, PA-01-13, which would have divided the property into two parcels, expired before a final plat was filed with Linn County. Therefore, PA-01-13 is not relevant to the current land use application. Once a final occupancy permit was issued, all of the conditions of approval attached to SP-01-12 had to have been satisfied. Consequently, none of these conditions affect or continue to regulate proposed development.

8. Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

The proposed development site conforms with all applicable criteria of the Albany Development Code and is not burdened by a nonconforming status. This criterion does not apply.

IV. Albany Development Code Compliance – Article 4 Commercial and Industrial

The proposed project meets applicable development standards of the appropriate zoning category: Article 3 – Residential; Article 4 – Commercial and Industrial; Article 5 – Mixed Use Village Center.

[ADC 3.050] Schedule of Permitted Uses.

The proposed development is classified as both Indoor Entertainment and Recreation and
Outdoor Entertainment and Recreation use, which are permitted in the Community Commercial zone through the Site Plan Review process. This narrative, exhibits, and plans are for a Site Plan Review application including both proposed uses. The proposed development complies with this standard.

[ADC 3.190] Development Standards.

Table 1-1 “Community Commercial Development and Proposed Standards,” displays the proposed standards compared to those required in Article 4 – Commercial and Industrial Zoning Districts. The proposed development conforms with these standards.

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Community Commercial District Requirement</th>
<th>Proposed Development Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (minimum)</td>
<td>None</td>
<td>10.60 acres</td>
</tr>
<tr>
<td>Lot Width (minimum)</td>
<td>None</td>
<td>663.09 feet</td>
</tr>
<tr>
<td>Lot Depth (minimum)</td>
<td>None</td>
<td>921.37 feet</td>
</tr>
<tr>
<td>Front Setback (minimum)</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Interior Setbacks – abutting non-residential zone (minimum)</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Building Size (maximum)</td>
<td>100,000 square feet</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Lot Size (maximum)</td>
<td>None</td>
<td>10.60 acres</td>
</tr>
<tr>
<td>Height (maximum)</td>
<td>50 feet</td>
<td>40 feet</td>
</tr>
<tr>
<td>Lot Coverage (maximum)</td>
<td>90 percent</td>
<td>70%</td>
</tr>
<tr>
<td>Landscaped Area (maximum)</td>
<td>100 percent of all yards adjacent to streets.</td>
<td>See Section VI.</td>
</tr>
<tr>
<td>Open Space</td>
<td>Not required</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

V. Albany Development Code Compliance – Article 8 Design Standards

Design Standards; multiple-family, commercial, or telecommunication facility projects must meet applicable design standards found in Article 8. The proposed use is classified as a commercial development and must comply with applicable ADC design standards. The proposed development will utilize existing connectivity features approved and constructed under City of Albany Site Plan Review SP-01-12. Findings of fact have been provided to demonstrate the proposed use and existing infrastructure complies with ADC Article 8.

[ADC 8.350] Street Connectivity and Internal Circulation.

It is not necessary to provide additional street or driveway stubs because the proposed development will utilize existing access, parking, and internal travel aisles. Existing internal drive aisles are either parallel or perpendicular to 34th Avenue or Pacific Boulevard, continuing the existing street system. Existing internal drive aisles have been designed to slow traffic speeds. This is accomplished by decreasing the width and providing parking area landscaping in accordance with ADC Article 9. The proposed development complies with the applicable standards of ADC 8.350.
[ADC 8.360] Pedestrian Amenities.

ADC 8.360 requires the construction of four pedestrian amenities for an improvement greater than 50,000 square feet. The turf field is 115,128 square feet and warehouse renovations are 20,580; as a result, this development requires four amenities. To provide the necessary number of pedestrian amenities, the development includes a plaza larger than 600 square feet and two benches.

[ADC 8.370] Pedestrian Connections.

Prior site development constructed pedestrian walkways between 34th Avenue, Pacific Boulevard, and the YMCA entrance. One walkway was extended north towards an undeveloped property for eventual connection to the pedestrian circulation system. The proposed development will extend a walkway to the proposed turf fields to promote access between existing uses and adjoining streets. The proposed development complies with this standard.

[ADC 8.380] Large Parking Areas

The proposed development does not propose the construction or modification of more than 75 parking spaces. Therefore, this standard does not apply.

[ADC 8.390] Compatibility Details.

ADC 8.390(1) requires on-site lighting is arranged so that light is reflected away from adjoining properties or streets. The proposed development will install on-site lighting around the proposed development. These lights will be directional and oriented to light strictly the turf fields (Please see Site Plan for additional information).

ADC 8.390(2) and (3) are concerned with the site’s ability to mitigate undesirable impacts created by the proposed use and adjoining properties. Buffering and screening methods are addressed in “Section III – Site Plan Review Criteria.” Findings and conclusions from the above-referenced section are incorporated herein by reference.

The proposed development will not create any unsightly exterior improvements such as trash receptacles, exterior vents, or mechanical devices. Furthermore, the development will not create any storage areas, trash collection facilities, noise generating equipment, or loading facilities. ADC 8.390(4), (5), and (6) are not applicable. The proposed development complies with this standard when applicable.

VI. Albany Development Code Compliance – Article 9 On-Site Development and Environmental Standards

The proposed project meets applicable off-street parking, landscaping, tree felling, buffering and screening, and environmental standards found in Article 9. The proposed development will utilize existing parking areas approved and constructed under City of Albany Site Plan Review SP-01-12. Because these parking areas were constructed under a previous Site Plan Review approval, the existing infrastructure was constructed to be compliant with Albany Development Code.

As demonstrated by the attached Parking Data Analysis (Exhibit D), no additional parking spaces are required to serve the proposed development. Therefore, the project complies with this standard.

[ADC 9.120] Parking Area Improvements Standards.

Existing parking areas have been constructed to have an asphalt surface, perimeter curbing along landscaped areas and pedestrian walkways, wheel bumpers along sidewalks and streets, adequate parking striping, landscaping as demonstrated in later sections of this narrative, parking stalls accessible to the disabled, and appropriate bicycle parking. The existing parking areas comply with these standards (Please see Site Plan for additional information).


Existing parking areas were constructed to have accessible spaces in compliance with Oregon Structural Specialty Code (OSSC), travel aisles twenty-six feet wide, and standard parking stalls nine feet wide by eighteen and a half feet long at a 90-degree angle. The existing parking areas comply with these standards.

[ADC 9.140(2)] Landscaping Required – Non-Residential.

ADC 9.140(2) requires all front and interior setbacks to be landscaped. The proposed development has two setback areas, one along 34th Avenue and another along Pacific Boulevard. For every 1,000 linear feet of setback development has provided landscaped area including one six-foot-tall tree, five one-gallon shrubs, and decorative ground cover. The proposed development complies with this standard.


ADC 9.150 requires parking lots provide landscaping to provide shade, reduce stormwater runoff, and direct traffic. Existing parking facilities were constructed to include five-foot wide planter bays containing one canopy tree, ground cover, and two shrubs for every 100 square feet. These bays divide parking areas into groups of twelve parking spaces.

Existing entrance-exit ways are bordered by five-foot-wide planter bays mirroring the requirements of 9.150(1). The proposed development complies with this standard.


ADC 9.240 and ADC Table 9-4 require ten feet of buffering between Commercial Uses and arterial streets. The proposed development has frontage along two arterial streets, 34th Avenue and Pacific Boulevard. For every 1,000 linear feet of setback development has provided landscaped area including one six-foot-tall tree, five one-gallon shrubs, and decorative ground cover. The proposed development complies with this standard (Please see Site Plan for additional information).
VII. Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the City of Albany Development Code are satisfied. We respectfully request approval of this Site Plan Review application.
Travis North  
City of Albany  
333 Broadabin Street SW  
Albany, Oregon 97321  

Subject: Parking Data Analysis  
Reference: P-YMCA2001 – Site Plan Review Application (SP-14-20 & SP-17-20)  
Location: Linn County Assessor’s Map No. 11s04w13DA, Tax Lots 501 and 504

Introduction

Albany Development Code Article 9 – On-Site Development and Environmental Standards, Section 9.020(4) allows for an applicant to submit documentation, such as company data on parking demand, to establish a parking requirement that is different than the standard provided in Table 9-1 “Parking Requirements.” Reece & Associates, Inc. has coordinated with the Mid-Willamette Family YMCA to gather and examine relevant company parking demand data. This parking analysis is intended to demonstrate the YMCA’s existing infrastructure can provide parking for additional uses on their property including an indoor turf recreation area, turf fields, and a cross-fit gym.

Parking Requirements – Turf Fields

The proposed turf fields are classified as an outdoor recreation and entertainment use. ADC 9.020, Table 9-1, does not provide a required number of spaces for this use. Consequently, the applicant will refer to ADC 9.020(4) to establish an adequate number of parking stalls and demonstrate the existing parking areas are capable of serving the proposed development without the creation of new parking stalls.

An appropriate parking standard from another jurisdiction of a comparable size can be deemed acceptable by the Director. Albany’s population is approximately 52,736 people. Nearby, City of Corvallis has a population of approximately 57,213. Corvallis, being of an equivalent size, has development code that will comply with ADC 9.020(4) as acceptable documentation.

The City of Corvallis provides a parking standard for “Participant Sports or Recreation, Outdoor.” This classification is representative of the proposed development, as the turf field would be used for participant sports tournaments and active recreation. In “Chapter 4.1 – Parking, Loading, and Access Requirements” of the Corvallis Land Development Code, Section 4.1.30.C outlines the off-street parking requirements for various commercial uses. Participant Sports or Recreation, Outdoor requires “One space per four fixed seats, where 24 lineal inches of bench shall be considered one seat, for visitor seating; and one space per four participants based on project participant capacity.”
The proposed development does not include the construction of seating; therefore, the first portion of this standard is not applicable. The primary use of the proposed turf field will be recreational soccer, and the proposed field contains enough turf area for two soccer fields. A standard soccer team has eleven active players. While there is no upper limit to the number of players on a team, the total number of players on the roster (in and out of play) will be capped at twenty players.

If the development will construct two fields and each field will have two teams, there will be eighty participants. Based on City of Corvallis’ parking standard, twenty parking stalls are required for the proposed development.

On April 4, 2012, the City of Albany published the Staff Report for SP-01-12, which approved the YMCA’s current building. There was not an explicit parking requirement for recreational facilities like the YMCA when this staff report was published; the required number of stalls was determined through Site Plan Review. SP-01-12 under Findings of Fact 3.6 “Vehicle Parking – Required Number of Spaces” concluded,

“The Institute of Transportation Engineers (ITE) Parking Generation manual lists recreational community centers as “stand alone public facilities similar to and including YMCAs.” The ITE manual shows that for recreational community centers an average peak period parking demand of 3.2 parking spaces per 1,000 square feet gross floor area is needed. The average is based on six study sites with an average size of 38,000 square feet gross floor area. The proposed project would require 193 parking spaces according to the ITE manual. The site plan shows 213 parking spaces will be provided.”

By utilizing appropriate requirements from the City of Corvallis and 20 extra parking stalls constructed under SP-01-12, no new parking stalls are necessary to adequately serve the proposed turf fields.

Parking requirements – Cross-Fit Gym and Indoor Turf Recreation Area

Because the proposed development is classified as an athletic gym, one parking space will be required for every 300 square feet of building area. After renovations are completed, 9,614 square feet of the warehouse building will be used as a cross-fit facility and 10,961 square feet of the warehouse will be used for indoor turf recreation area. Therefore, the proposed development will require 32 parking spaces for the cross-fit section and 37 spaces for indoor turf recreation area.

The YMCA identified their remaining on-site parking areas as follows:

- The South Lot has 114 available on-site spaces;
- the Front Lot has 85 available on-site spaces; and
- the North Lot has 14 available on-site spaces.

After the applicable parking areas were identified, a peak parking demand period had to be selected. YMCA staff concluded their peak morning parking demand period was between 10:00 a.m. to 12:00 p.m. and their peak afternoon parking demand period was between 4:00 p.m. to 7:00 p.m. A parking calculation worksheet was created. This worksheet allowed YMCA staff to quickly identify the number of occupied parking stalls in each area and time the sheet was completed.
Finally, because the twenty additional stalls are now occupied by turf field development, these stalls were removed from the total number of stalls available.

Table 1 “On-Site Parking Data” outlines the information gathered during YMCA’s study. Daily counts are provided in Exhibit A.

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Occupied Stalls</th>
<th>Total Number of Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 1, 2020</td>
<td>Morning</td>
<td>131</td>
<td>193</td>
</tr>
<tr>
<td>February 1, 2020</td>
<td>Afternoon</td>
<td>45</td>
<td>193</td>
</tr>
<tr>
<td>February 2, 2020</td>
<td>Morning</td>
<td>49</td>
<td>193</td>
</tr>
<tr>
<td>February 2, 2020</td>
<td>Afternoon</td>
<td>39</td>
<td>193</td>
</tr>
<tr>
<td>February 3, 2020</td>
<td>Morning</td>
<td>135</td>
<td>193</td>
</tr>
<tr>
<td>February 3, 2020</td>
<td>Afternoon</td>
<td>118</td>
<td>193</td>
</tr>
<tr>
<td>February 4, 2020</td>
<td>Morning</td>
<td>108</td>
<td>193</td>
</tr>
<tr>
<td>February 4, 2020</td>
<td>Afternoon</td>
<td>121</td>
<td>193</td>
</tr>
<tr>
<td>February 5, 2020</td>
<td>Morning</td>
<td>121</td>
<td>193</td>
</tr>
<tr>
<td>February 5, 2020</td>
<td>Afternoon</td>
<td>116</td>
<td>193</td>
</tr>
<tr>
<td>February 6, 2020</td>
<td>Morning</td>
<td>114</td>
<td>193</td>
</tr>
<tr>
<td>March 9, 2020</td>
<td>Afternoon</td>
<td>107</td>
<td>193</td>
</tr>
<tr>
<td>March 10, 2020</td>
<td>Morning</td>
<td>106</td>
<td>193</td>
</tr>
<tr>
<td>March 10, 2020</td>
<td>Afternoon</td>
<td>91</td>
<td>193</td>
</tr>
<tr>
<td>March 11, 2020</td>
<td>Afternoon</td>
<td>46</td>
<td>193</td>
</tr>
</tbody>
</table>

Data gathered by the YMCA demonstrates a surplus of parking stalls during their peak parking demand period. During peak morning hours, an average of 107 parking stalls are occupied by YMCA members. Meanwhile, during peak afternoon hours, an average of 85 parking stalls are occupied. As previously mentioned, Albany Development Code requires 37 parking stalls for the indoor turf recreation area and 32 stalls for the cross-fit gym. In either peak hour periods, the existing parking infrastructure has the ability to provide all requires spaces for both uses.

The greatest recorded number of occupied stalls was 135 during the peak morning period; in the peak afternoon hour, the greatest recorded number of occupied stalls was 121. While existing parking facilities cannot provide enough stalls for both uses during the highest recorded intensity, it does not necessarily need to. The indoor turf recreation area will not share peak operating hours with the cross-fit gym. The YMCA intends for their indoor turf area to experience primarily after-school and weekend traffic. Unlike cross-fit, which typically experiences the most traffic during early morning hours. These off-set times allows the parking area to provide parking even during unusually high parking demand.
Conclusion

Reece & Associates, Inc. has concluded the existing number of YMCA parking stalls is sufficient to meet the new facilities’ needs.

Sincerely,
Reece & Associates, Inc.

David J. Reece, PE
Principal

Exhibit A – YMCA Parking Data
### YMCA - Parking Calculation Worksheet

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>2:40</td>
<td>12</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>2:40</td>
<td>29</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>2:40</td>
<td>5</td>
<td>14 total</td>
</tr>
</tbody>
</table>

**TOTAL Vehicles:** 46 
**213 TOTAL spaces**

---

**Note to Inspectors:** The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
YMCA - Parking Calculation Worksheet

Date: 3/10/2020
Inspector Name: Sheri Stephen
Special Event(s): None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>10:45 AM</td>
<td>33</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>10:45 AM</td>
<td>55</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>10:45 AM</td>
<td>8</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL Vehicles</td>
<td></td>
<td>106</td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

Note to Inspectors: The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
YMCA - Parking Calculation Worksheet

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>11:20 AM</td>
<td>24</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>11:20 AM</td>
<td>41</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>11:20 AM</td>
<td>4</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL Vehicles</td>
<td></td>
<td>91</td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

Note to Inspectors: The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
### YMCA - Parking Calculation Worksheet

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>5:15pm</td>
<td>36</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>5:15pm</td>
<td>66</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>5:15pm</td>
<td>5</td>
<td>14 total</td>
</tr>
</tbody>
</table>

**TOTAL Vehicles:** 107

213 TOTAL spaces

**Note to Inspectors:** The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
YMCA - Parking Calculation Worksheet

Date: 2/10/20
Inspector Name: Fred Patterson
Special Event(s): None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>Time: 11:23a</td>
<td>Vehicles: 28</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>Time: 10:03a</td>
<td>Vehicles: 78</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>Time: 10:07a</td>
<td>Vehicles: 8</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL Vehicles</td>
<td></td>
<td></td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

Note to Inspectors: The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
Note to Inspectors: The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
**YMCA - Parking Calculation Worksheet**

**Date:** 2/5/20  
**Inspector Name:** Fred Patterson  
**Special Event(s):** None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>10:05 a</td>
<td>39</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>11:30 a</td>
<td>67</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>10:51 a</td>
<td>5</td>
<td>14 total</td>
</tr>
<tr>
<td><strong>TOTAL Vehicles:</strong></td>
<td></td>
<td><strong>121</strong></td>
<td><strong>213 TOTAL spaces</strong></td>
</tr>
</tbody>
</table>

Note to Inspectors: The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
**YMCA - Parking Calculation Worksheet**

**Date:** 2/4/20  
**Inspector Name:** Fred Patterson  
**Special Event(s):** None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>4:49 P</td>
<td>32</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>5:35 P</td>
<td>72</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>6:21 P</td>
<td>7</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>121</td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

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### YMCA - Parking Calculation Worksheet

**Date:** 2/4/20  
**Inspector Name:** Fred Patterson  
**Special Event(s):** None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>10:18a</td>
<td>32</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>10:45a</td>
<td>70</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>10:47a</td>
<td>6</td>
<td>14 total</td>
</tr>
<tr>
<td><strong>TOTAL Vehicles:</strong></td>
<td><strong>168</strong></td>
<td><strong>213 TOTAL spaces</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Note to Inspectors:** The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
YMCA - Parking Calculation Worksheet

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>5:40</td>
<td>34</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>5:44</td>
<td>76</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>5:22</td>
<td>8</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL Vehicles</td>
<td></td>
<td>118</td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

Note to Inspectors: The map at the top of the page will help you correctly identify parking areas. Please ensure this form is completed in full by entering current information in "Date", "Inspector Name" and "Special Event(s)" fields. If no special events are ongoing, indicate "none" in the space provided. In the "Time of day" data column, write the time that you enter each parking area to begin the count. In the "# of Vehicles" data column, write the total number of vehicles parked in designated parking spaces for each corresponding parking area. Do not count vehicles queued in drive isles waiting for pick-up or drop-off.
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YMCA - Parking Calculation Worksheet

Date: 8/2/20
Inspector Name: Fred Patterson
Special Event(s): None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>1:35p</td>
<td>15</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>3:57p</td>
<td>22</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>4:19p</td>
<td>2</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL Vehicles</td>
<td></td>
<td>39</td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

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YMCA - Parking Calculation Worksheet

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>12:02 P</td>
<td>4</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>12:09 P</td>
<td>39</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>10:27 A</td>
<td>6</td>
<td>14 total</td>
</tr>
</tbody>
</table>

TOTAL Vehicles: 49 213 TOTAL spaces

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**YMCA - Parking Calculation Worksheet**

**Date:** 2/1/20  
**Inspector Name:** Fred Patterson  
**Special Event(s):** None

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>5:57p</td>
<td>14</td>
<td>114 total (14 total)</td>
</tr>
<tr>
<td>Front Lot</td>
<td>5:06p</td>
<td>24</td>
<td>85 total (85 total)</td>
</tr>
<tr>
<td>North Lot</td>
<td>7:13p</td>
<td>7</td>
<td>14 total (14 total)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>45</strong></td>
<td><strong>213 TOTAL spaces</strong></td>
</tr>
</tbody>
</table>

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YMCA - Parking Calculation Worksheet

Date: 3/1/20  
Inspector Name: Fred Patterson  
Special Event(s): None  

<table>
<thead>
<tr>
<th>Parking Area</th>
<th>Time of day</th>
<th># of Vehicles</th>
<th>TOTAL available spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lot</td>
<td>11:40 AM</td>
<td>52</td>
<td>114 total</td>
</tr>
<tr>
<td>Front Lot</td>
<td>10:48 AM</td>
<td>71</td>
<td>85 total</td>
</tr>
<tr>
<td>North Lot</td>
<td>10:09 AM</td>
<td>8</td>
<td>14 total</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>131</td>
<td>213 TOTAL spaces</td>
</tr>
</tbody>
</table>

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