



HISTORIC REVIEW OF NEW CONSTRUCTION

PLANNING FILE NO. HI-04-20

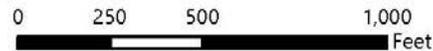
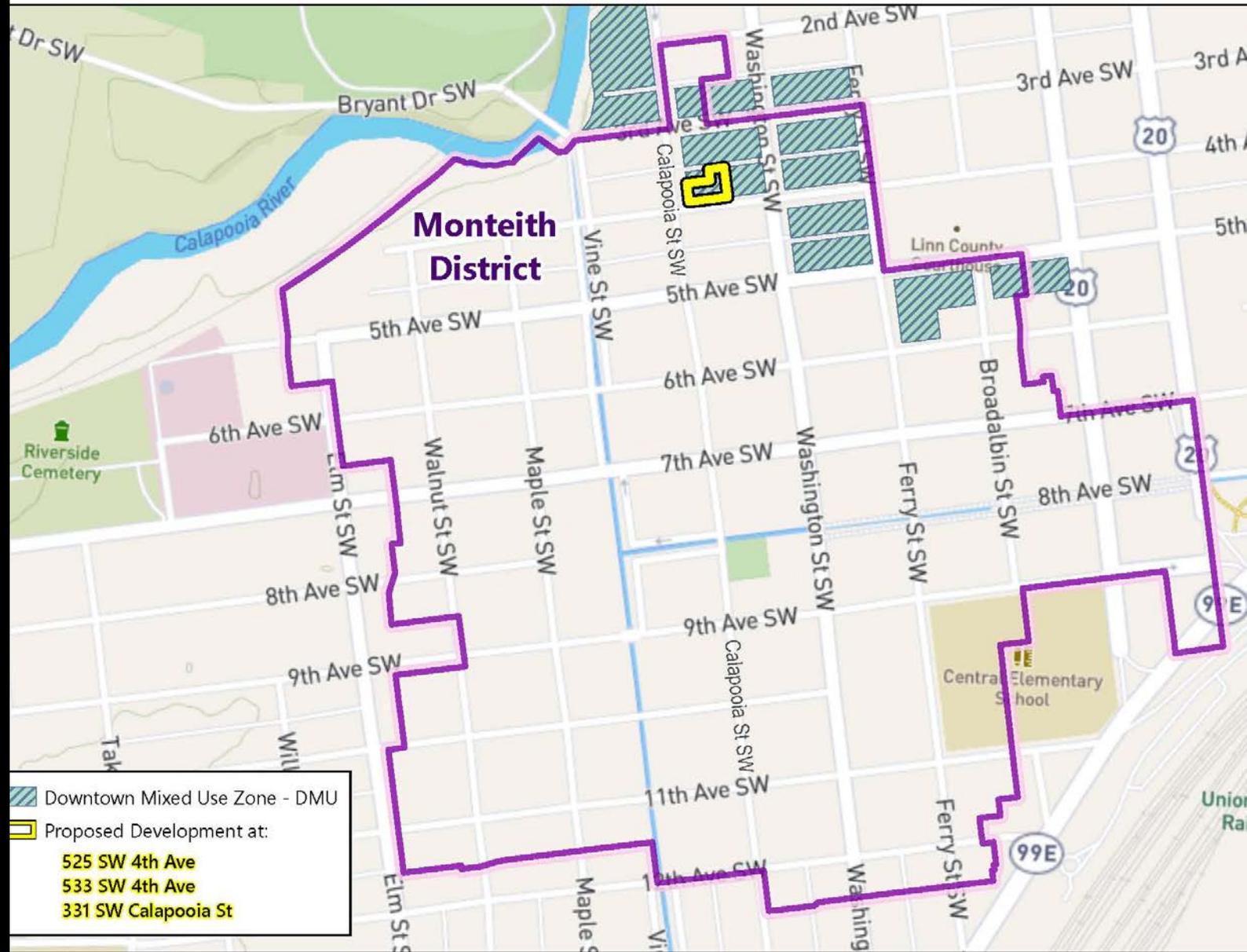
HISTORIC REVIEW OF NEW CONSTRUCTION

Review Criteria (ADC 7.270(I))

Within the Monteith and Hackleman Districts:

- 1) The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.
- 2) The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.
- 3) Building materials are reflective of and complementary to existing buildings within the district.

**MONTEITH
NATIONAL
REGISTER
HISTORIC
DISTRICT /
DOWNTOWN
MIXED-USE (DMU)
ZONE**

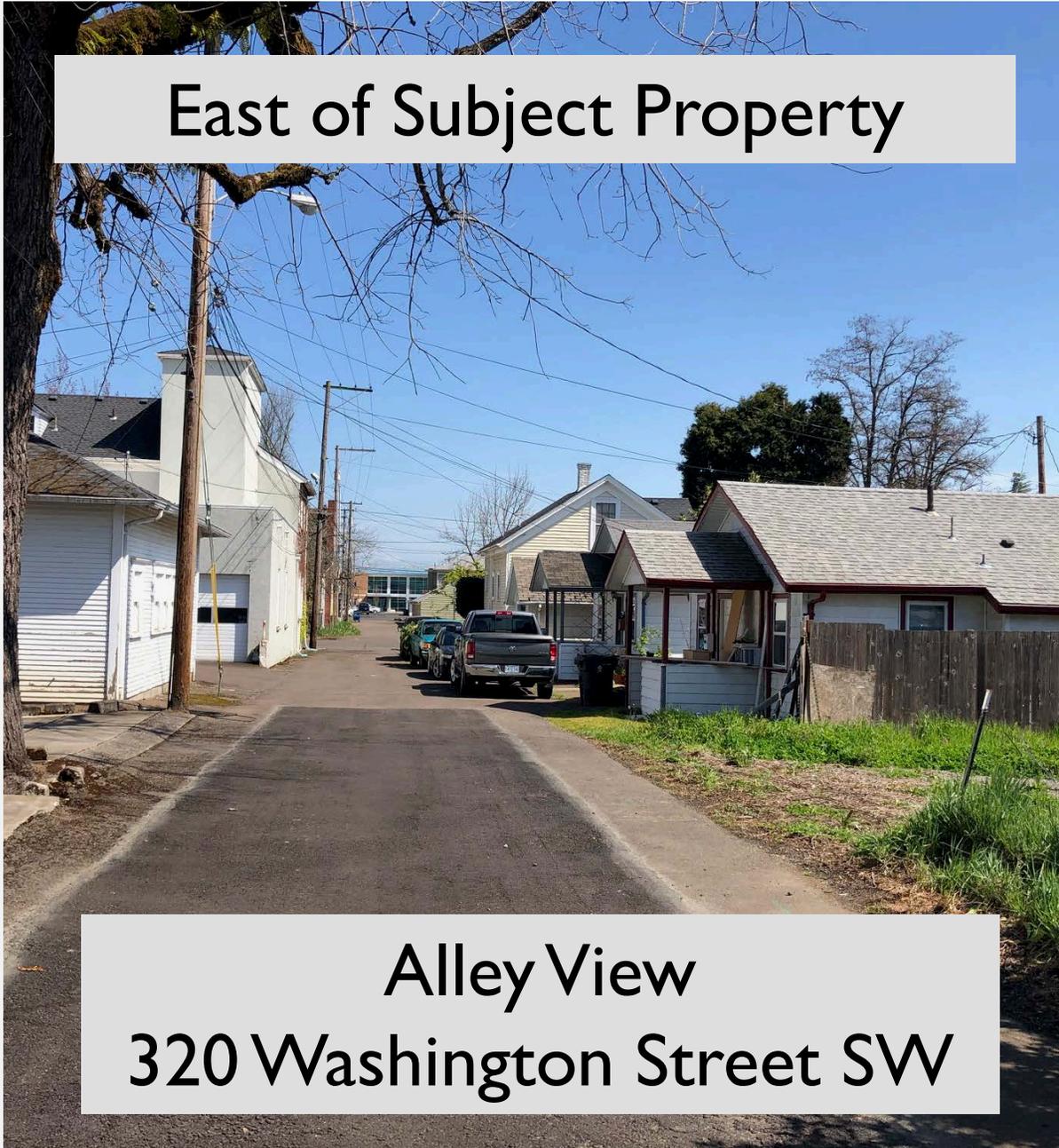


Date: 06/15/2020 Map Source: City of Albany

Proposed Development

Within DMU Zone
Monteith Historic District

East of Subject Property



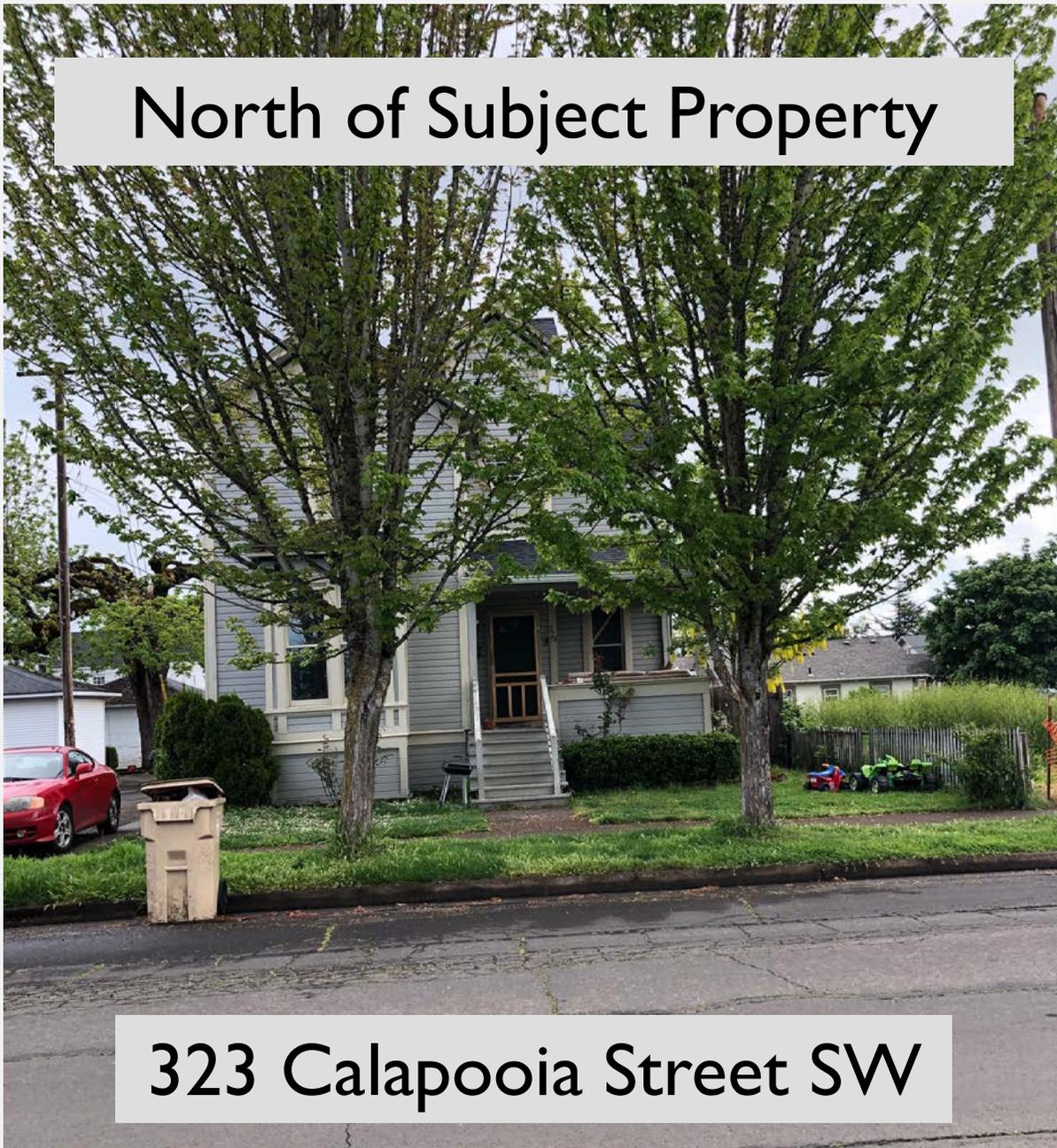
**Alley View
320 Washington Street SW**

East of Subject Property



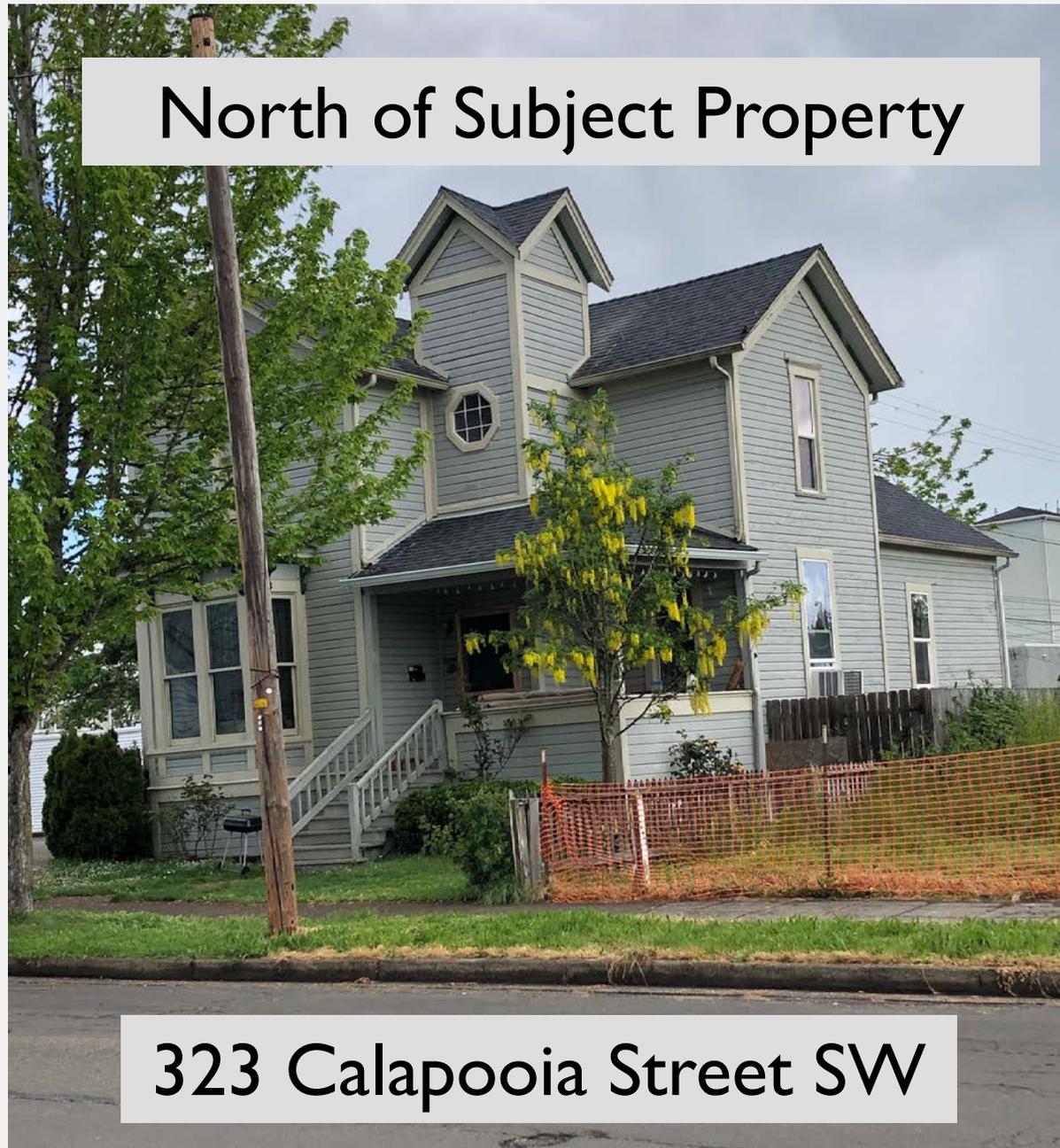
515 Fourth Avenue SW

North of Subject Property



323 Calapooia Street SW

North of Subject Property



323 Calapooia Street SW

West of Subject Property



**334, 324, & 316
Calapooia Street SW**

West of Subject Property



**334 and 324
Calapooia Street SW**

South of Subject Property



528 Fourth Avenue SW

South of Subject Property



538 Fourth Avenue SW

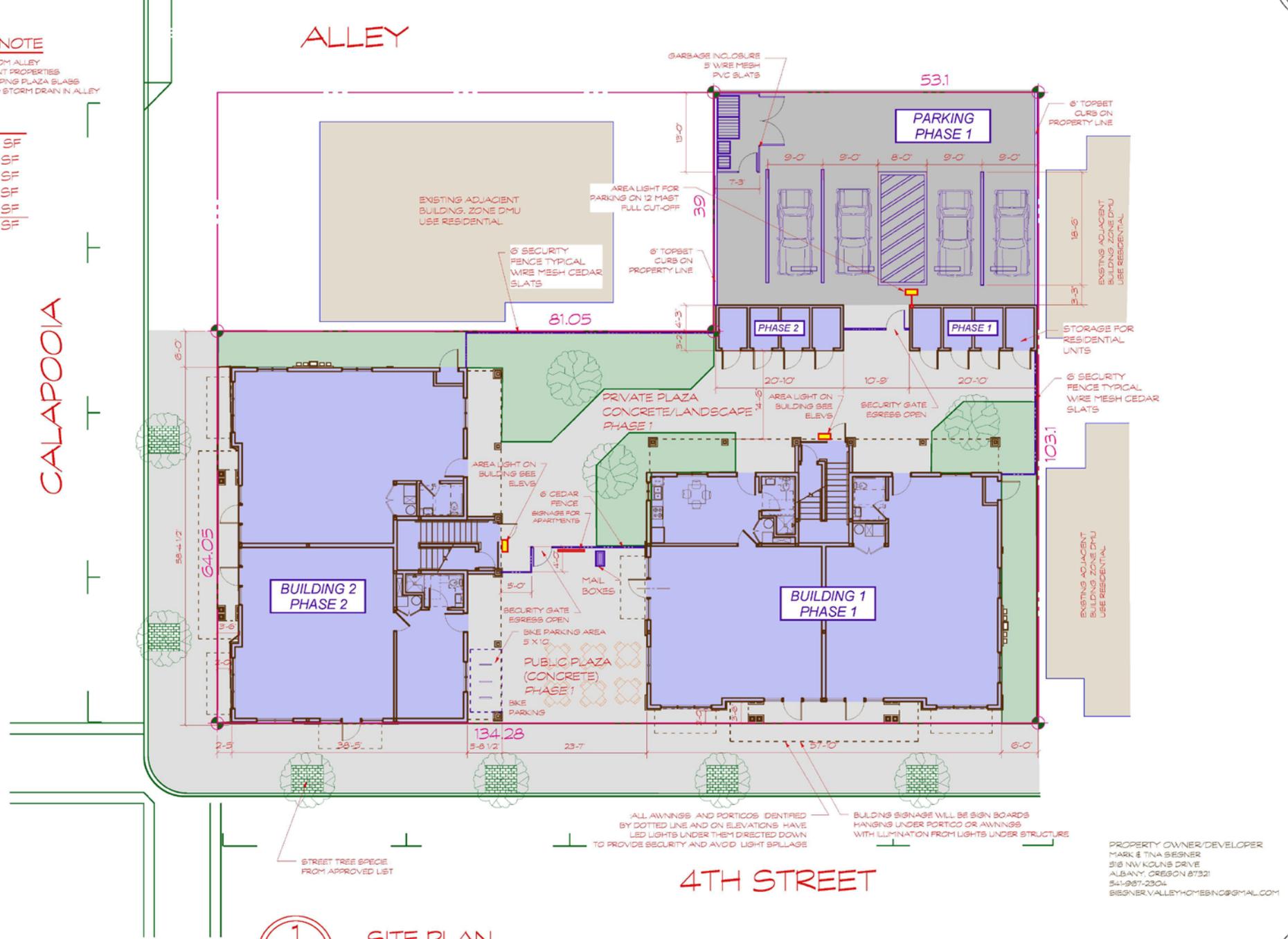
SITE DRAINAGE AND TOPOLOGY NOTE

THE SITE IS BASICALLY FLAT, IT VARIES LESS THAN ONE FOOT FROM ALLEY TO STREET. ALL ELEVATIONS AT SIDEWALK, ALLEY AND ADJACENT PROPERTIES WILL REMAIN AS IS. ON SITE DRAINAGE IS ACCOMPLISHED BY WARDING PLAZA SLABS AND PARKING LOT AREA TO NEW CATCH BASINS CONNECTED TO STORM DRAIN IN ALLEY

NEW LOT COVERAGE

PARKING LOT:	1,862 SF
STRUCTURE ONE	2,244 SF
STRUCTURE TWO	2,244 SF
STORAGE UNITS	310 SF
SIDEWALKS/COURTYARDS	2,583 SF
LOT COVERAGE:	9,243 SF

LOT RATIO 9,243/10,632 = .87



CITY OF OREGON

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NOV 13, 2020 - SUBMITTED FOR SITE PLAN REVIEW

CALAPOOIA COMMONS

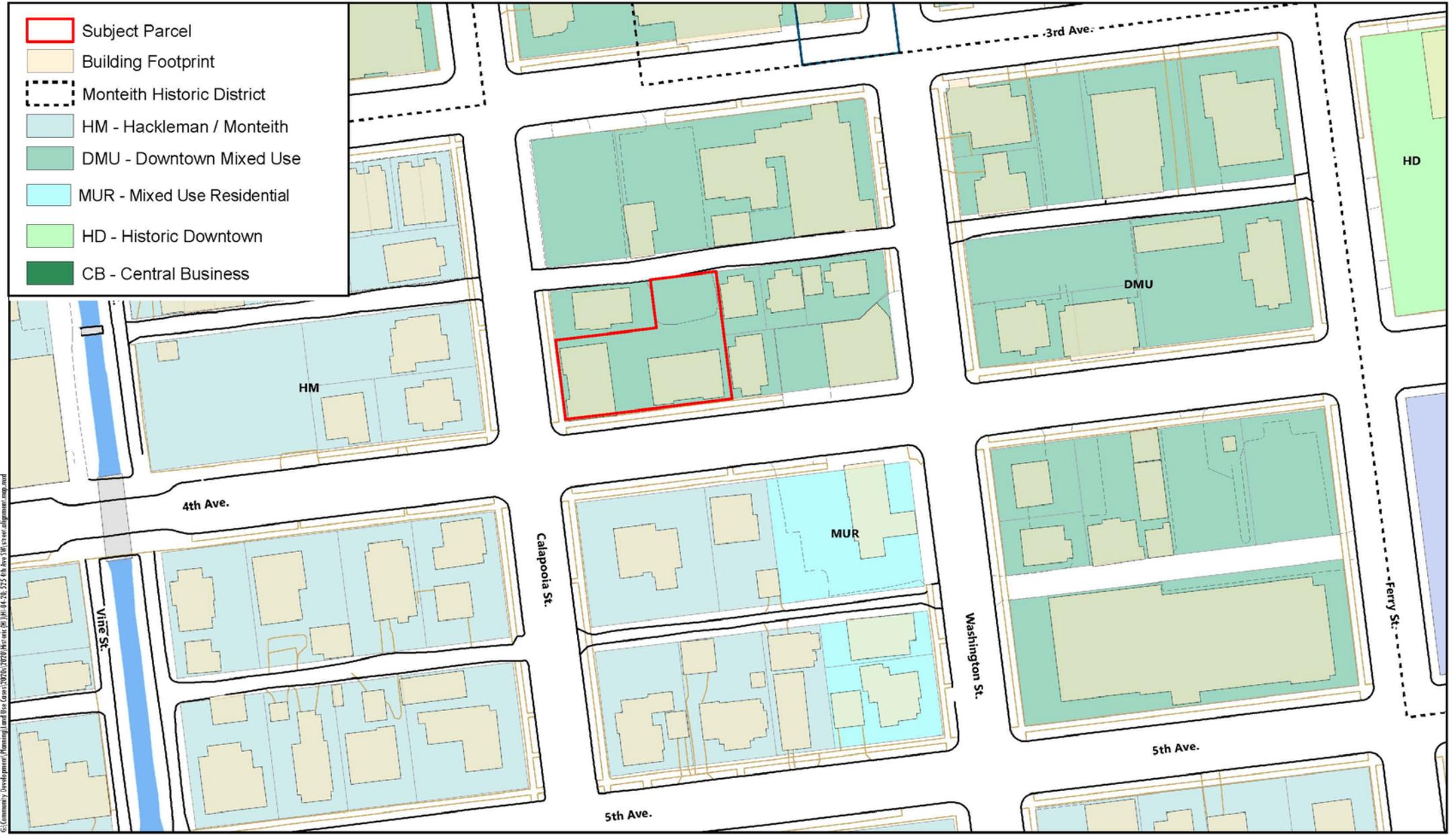
Downtown LIVE/WORK/PLAY
 331 NW CALAPOOIA STREET
 ALBANY, OREGON 97321

SITE PLAN REVIEW

1
 AO.1
SITE PLAN
 SCALE 1/8" = 1'-0"



AO.1



S:\Community Development\Planning\Land Use Cases\2020\Revisions\01_HH_04_28_525 4th Ave SW view alignment map.mxd

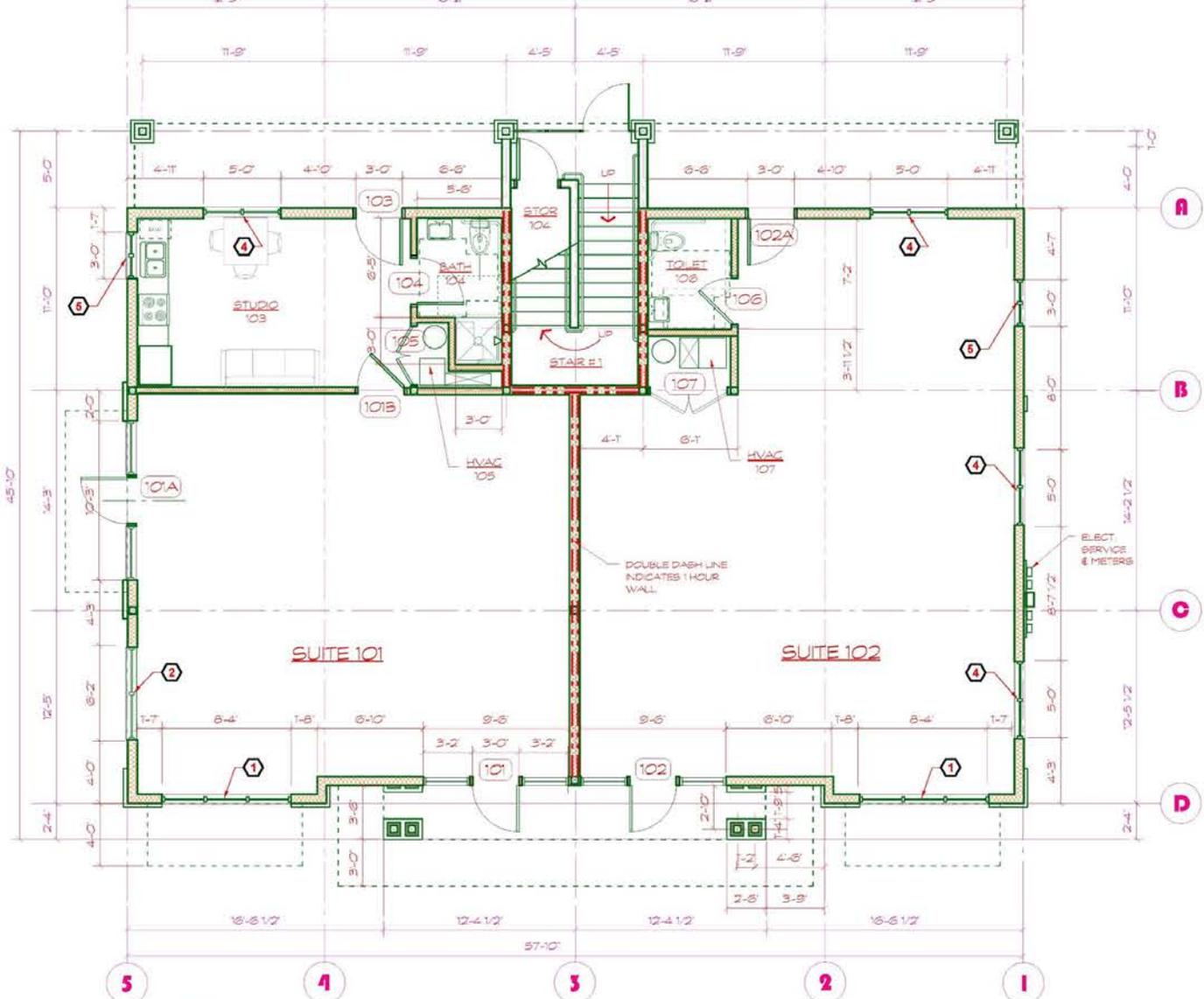


Date: 4/10/2020

525 & 533 4th Avenue SW; 331 Calapooia Street SW

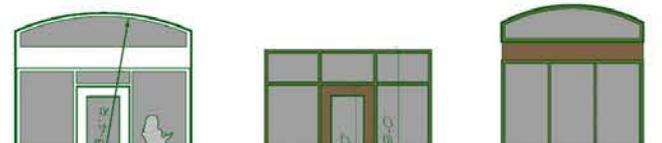
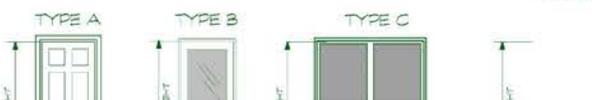
Building Footprints

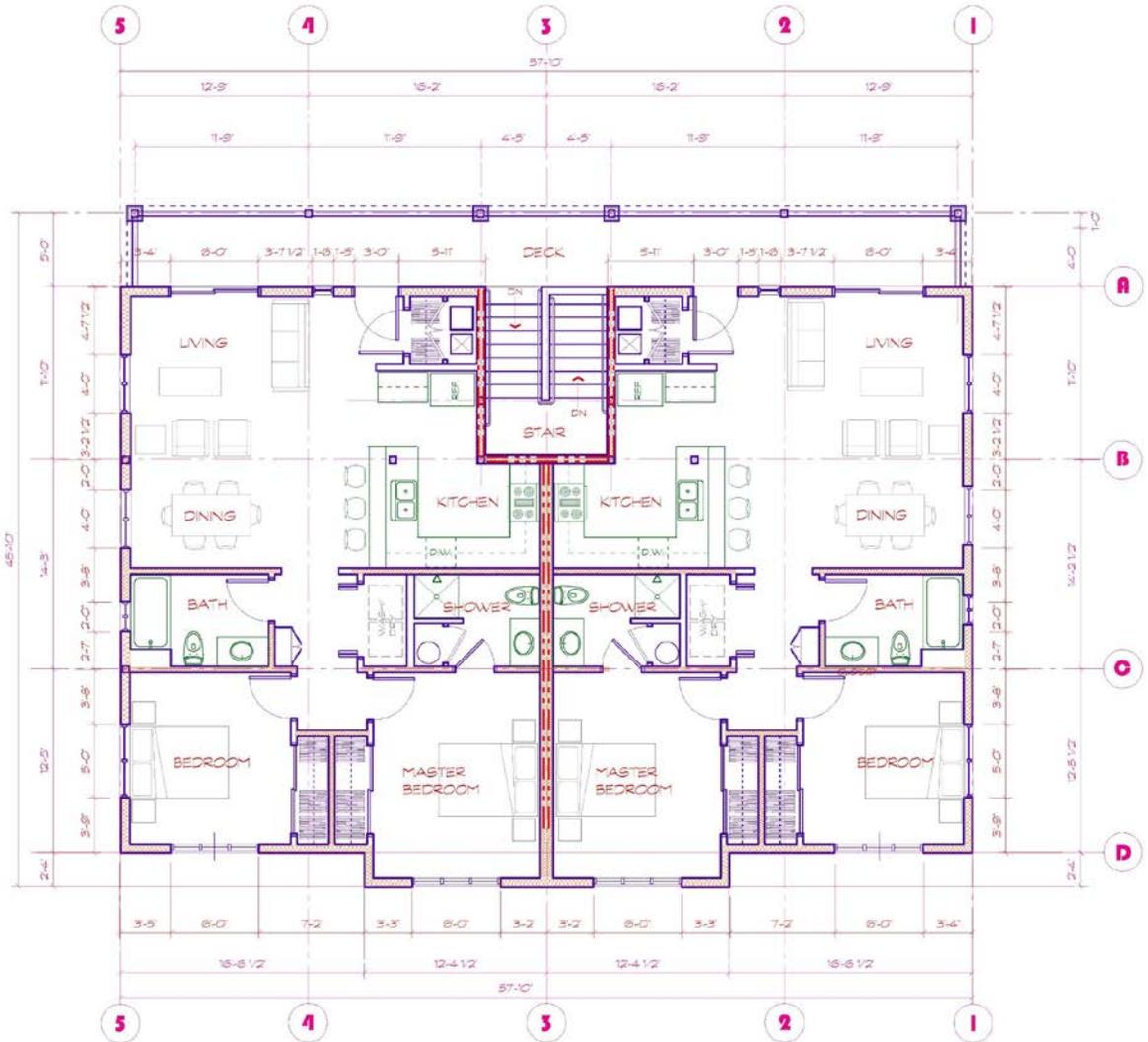
NO.	WIDTH	HEIGHT	CONSTR.	FRAME	TYPE	GLAZING	NOTES
101	3'-0"	7'-0"	MED EMLE ALUM	ALUM THERM BRKAL	B	INSULATED/TEMPERED	CLOSER PLUMB FULL DEADENOT. SWH REMAIN OPEN DURING BUSY 12H HOUR
102	3'-0"	7'-0"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LANDGET
103	3'-0"	7'-0"	INSULATED 4" H	WELDED I.P.	C	INSULATED/TEMPERED	LOOKOUT AND CLOSER
104	3'-0"	7'-0"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
105	3'-0"	7'-0"	INSULATED 4" H	TRIPLE METAL	A	NONE	LANDGET
106	3'-0"	7'-0"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET (NON REWIND)
107	3'-0"	7'-0"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
108	3'-0"	7'-0"	INSULATED 4" H	WELDED I.P.	D	INSULATED/TEMPERED	LOOKSET
109	3'-0"	7'-0"	INSULATED OVERHEAD	FIBER	---	NONE	POWER OPERATED OVERHEAD DOOR INSULATED
110	3'-0"	7'-0"	INSULATED OVERHEAD	FIBER	---	NONE	POWER OPERATED OVERHEAD DOOR INSULATED
201	2'-6"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
202	6'-0"	6'-8"	INSULATED PATIO DOOR	VEAL	---	INSULATED/TEMPERED	LOOKSET
203	2'-6"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
204	3'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
204A	4'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	AA	NONE	CLOSE SLIDER
204B	4'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	AA	NONE	CLOSE SLIDER
205	4'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
205A	4'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	AA	NONE	CLOSE SLIDER
205B	4'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	AA	NONE	CLOSE SLIDER
206	2'-6"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LOOKSET
207	3'-0"	6'-8"	S.C. STAIN GRADE BRD	TRIPLE METAL	A	NONE	LANDGET



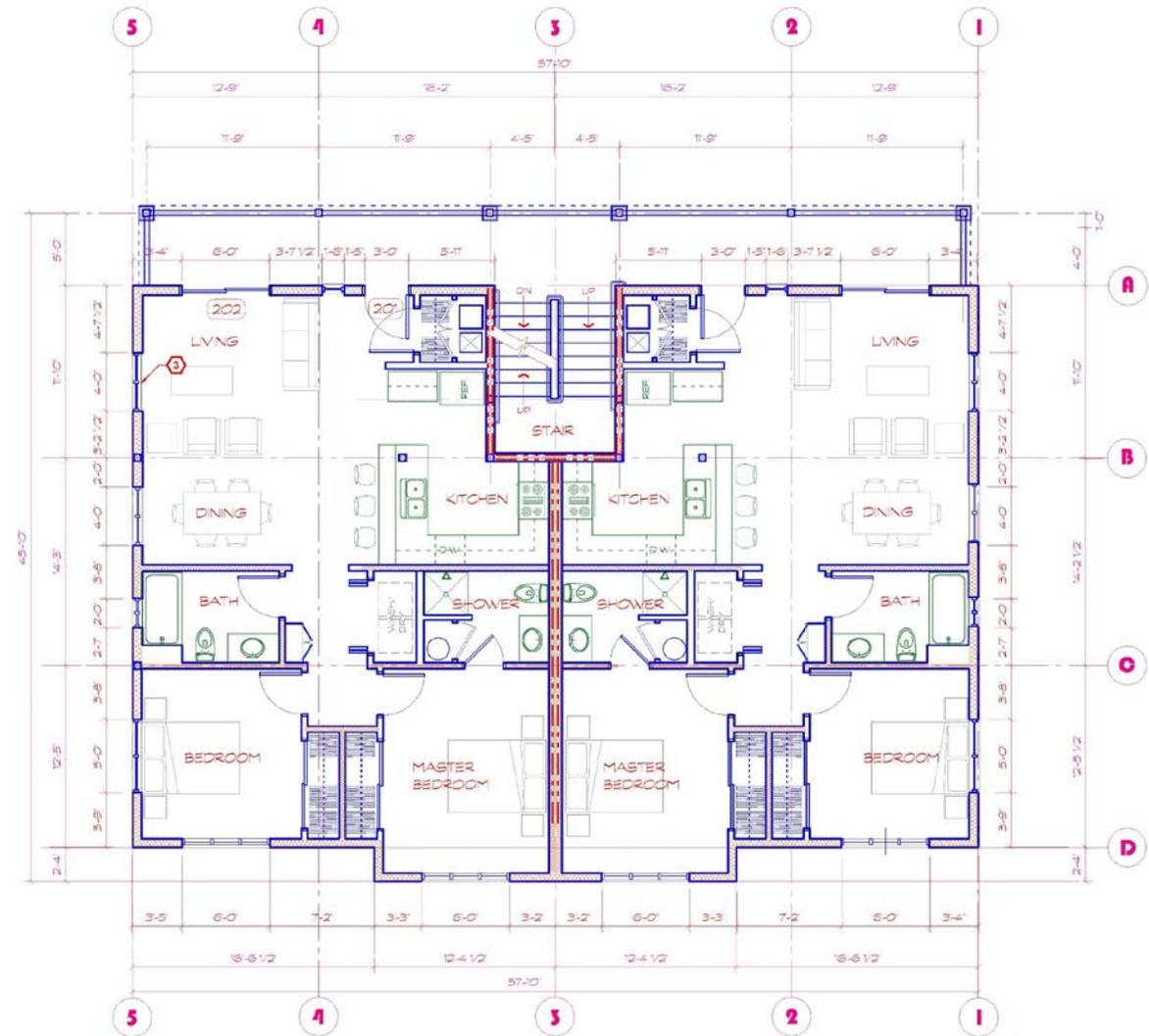
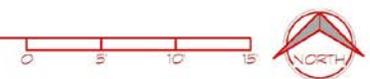
1 GROUND FLOOR PLAN
 A1:1 1/4" = 1'-0"
 0 5 10 15 NORTH

DOOR TYPES

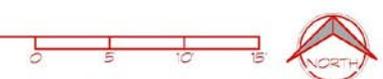


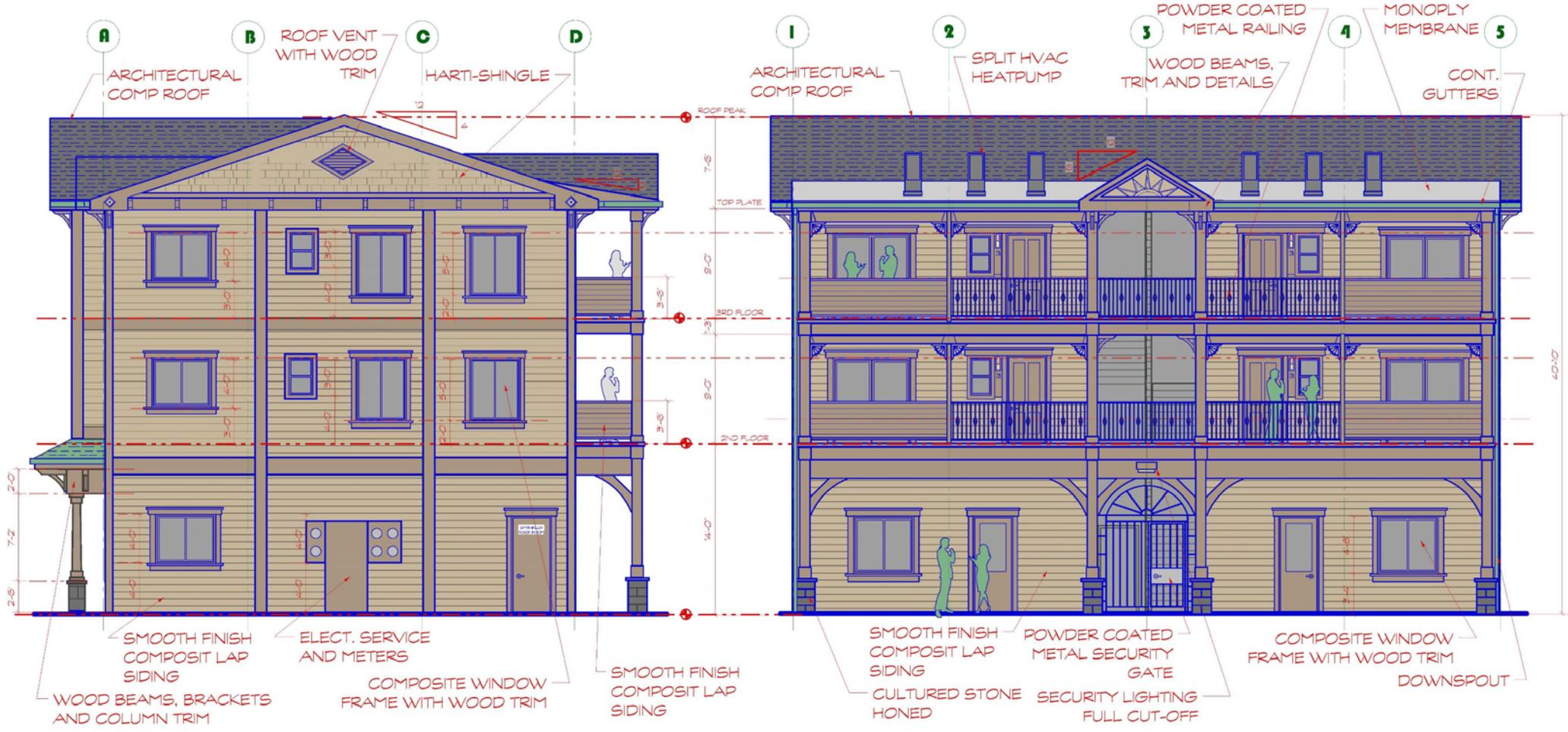


1 THIRD FLOOR PLAN
A1.3 1/4" = 1'-0"



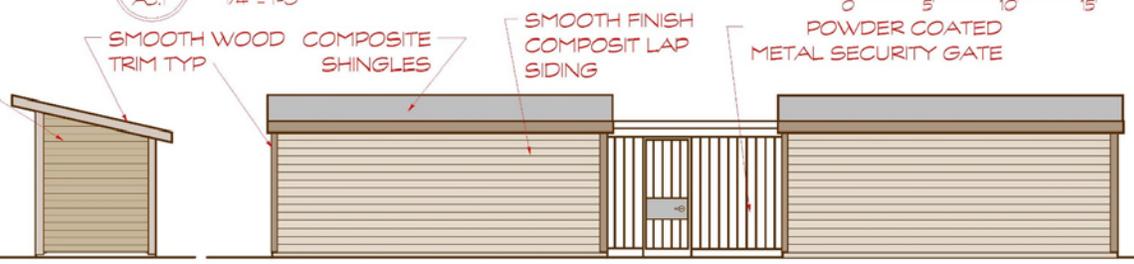
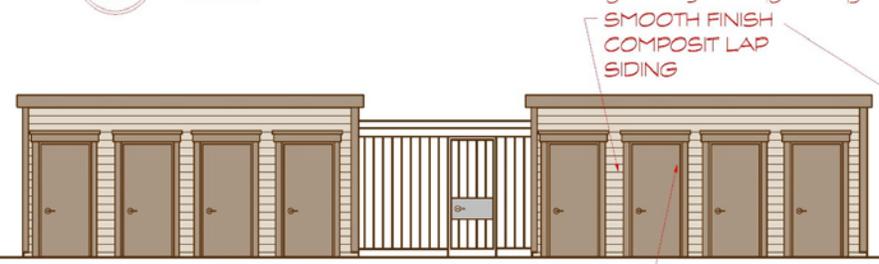
1 SECOND FLOOR PLAN
A1.2 1/4" = 1'-0"





2 EAST BUILDING ELEVATION
 A3.1 1/4" = 1'-0"

1 NORTH BUILDING ELEVATION
 A3.1 1/4" = 1'-0"



3 TENANT STORAGE FRONT ELEVATION
 A3.1 1/4" = 1'-0"

4 TENANT STORAGE ALLEY ELEVATION
 A3.1 1/4" = 1'-0"

CALAPOOIA COURT

DownTown LIVE/WORK/PLAY
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BUILDING ELEVATIONS



		Jul - Sept FTE Cost
Revenues	EcDev Op Fund loan	\$89,406
ADA	Wages/Salaries and Benefits	\$13,500
AVA	Wages/Salaries and Benefits	\$57,531
City	Wages/Salaries and Benefits	\$18,375

Both ADA line items combined

		Jul - Sept M&S Cost	From TLT FY20-21 expected allocation
Revenues	TLT (ALL Revenues)	\$28,752	
ADA	M&S	\$8,066	\$32,262
AVA	M&S	\$13,794	\$130,752
City	M&S	\$6,893	\$27,570

Total for Jul - Sept \$118,158

Intra-fund loan terms:

- Loan term max 10 years
- Local Gov Investment Pool (LGIP) rate is between 1% - 1.5%