CENTRAL ALBANY REVITALIZATION AREA (CARA) ADVISORY BOARD

AGENDA

Wednesday, August 19, 2020

This meeting will be conducted remotely. At 5:15 p.m., join the meeting from your computer, iPad, or smartphone by clicking the link below:

https://www.gotomeet.me/cityofalbany/cara

You can also dial in using your phone.
Toll Free: +1 (312) 757-3121
Access Code: 233-589-909

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

5:15 p.m. CALL TO ORDER

5:15 p.m. ROLL CALL

5:15 p.m. APPROVAL OF MINUTES

a. July 15, 2020 [Pages 2-4]

5:20 p.m. BUSINESS FROM THE PUBLIC

Persons wanting to address the board during "business from the public" must send their written comments by email to sophie.dykast@cityofalbany.net. Please limit comments to one page and include your name and address. Emails received before 5:00p.m. on August 18 will be shared via email with the advisory board.

5:25 p.m. HISTORIC RENOVATION LOAN REQUEST. [Pages 5-25] (Sherry)

5:55 p.m. HISTORIC RENOVATION FUNDING REQUEST. [Pages 26-106] (Sherry)

6:25 p.m. ST. FRANCIS PROJECT UPDATE. [Verbal] (Sherry)

6:45 p.m. STAFF UPDATES

6:50 p.m. BUSINESS FROM THE BOARD

NEXT MEETING DATE: Wednesday, September 16, 2020

6:55 p.m. ADJOURNMENT

Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection. Remote access information is listed at the top of this agenda.

MINUTES

Wednesday, July 15 2020

Remote meeting

Approved: DRAFT

CALL TO ORDER

Chair Rich Catlin called the meeting to order at 5:15 p.m.

ROLL CALL **5:15 p.m.**

Members Present: Members Rich Catlin, Mark Spence, Russ Allen, Ray Kopczynski, Maura Wilson, Bill Coburn, Dick Olsen, Alex Johnson II, Bessie Johnson, Rich Kellum, Mike Sykes (arrived 5:24 p.m.), and Sharon Konopa

Members Absent: Sam Flande (excused), and Lelonni Leeper

APPROVAL OF MINUTES **5:17 p.m.**

MOTION: Member Ray Kopczynski moved to approve the May 20, 2020 minutes as presented. Member Rich Kellum seconded the motion, and it passed 10-0.

BUSINESS FROM THE PUBLIC **5:18 p.m.**

None.

ALBANY WATERFRONT PROJECT DESIGN CONCEPTS **5:18 p.m.**

Economic Development Manager Seth Sherry introduced Chelsea McCann from Walker Macy who presented the board with a PowerPoint that detailed the current state of the Monteith Riverpark, the Dave Clark Trail, and Water Avenue projects. (see agenda file)

Member Bill Coburn suggested the addition of at least one wall, potentially transparent, to the market pavilion to block on foul weather.

Member Maura Wilson said that she likes the third rendering.

Kellum expressed safety concerns about the proposed stage and the potential of attendees rushing the stage. He suggested that Walker Macy consult with the fire department concerning fire lanes and attendee safety. He said that the city does not have the staffing to take care of the proposed increase in green space so new plants should take little to no effort to maintain.

Kopczynski spoke in support of stage designs that allowed for extra lighting for the performers.

Member Alex Johnson II said that he likes the area in front of the stage and suggested details that would support ADA seating and permanent fencing.

Member Bessie Johnson said that she liked the concepts, though did not like the idea of a totally open stage. She also spoke about the orientation of the stage in relation to the setting sun.

Member Mark Spence spoke about shedding parking spaces on Broadalbin and expressed concern about the return on investment for the easternmost parts of Water Ave.

Sherry spoke about the projected return on investment for Water Ave. and the benefits and importance of this project to that investment.

Member Sharon Konopa said that the costs are going to be important and suggested that the project bids come in three segments. She continued that CARA was formed to reconstruct Water Ave. and that project should take funding priority.

Steve Cramer from the public commented on the mindset of "if you build it, they will come" as well as the design of the boat launch.

Catlin spoke about removing tall, invasive, and non-native vegetation to improve the sightline to the river.

HISTORIC RENOVATION GRANT REQUEST **6:18 p.m.**

Economic Development Coordinator Sophie Dykast spoke about the details of the grant request.

The applicant, Oscar Hult, spoke about why the elevator, which was condemned in 2012, needs to be rebuilt, the benefits of repairing the building's windows, and the difficulties of getting accurate bids during the time of COVID. He also took members through a virtual tour of his workspace using a portable video camera.

Kellum said that, though he understands that COVID makes getting elevator bids difficult, the process requires at least two, possibly three bids. He continued that he is hesitant to support the request when so much funding is being lost because of COVID and staff may be cutting back on hours.

Sherry noted that the issue of bids is important. He continued that the board can approve a grant "up to" a certain amount.

Member Russ Allen noted that the recommendation listed in the staff report is more of a summary and does not recommend to either grant or not grant the funds.

Kopczynski and Hult spoke about the two businesses that Hult proposes on putting on the floors accessible by a repaired elevator and about the expertise needed for the additions of those two businesses.

Konopa and Johnson said that any investment is in the building and not in the businesses.

Johnson said that she thinks the board should support the application.

Catlin read a letter from the absent Member Sam Flande that supported a loan but not a grant for the application.

Spence, Hult, and Sherry discussed the current and future taxable value of the building.

Member Dick Olsen spoke in favor of offering a grant for the project.

Coburn said that he cannot support the request as written due to a list of concerns. He said he might consider a loan but was unsure. Sherry responded to some of Coburn's concerns.

Wilson said that she had concerns until she found that the majority of the funds would go to renovate a condemned elevator. She said that a grant would be an investment in an important piece of infrastructure.

Hult used his webcam to give the CARA members a tour of his current business space. He said that none of the procured loans are predicated on receiving money from CARA.

Member Mike Sykes said he has a problem with the lack of estimates and cannot support the application with only ballpark estimates for the elevator renovation.

After discussion, the board asked Hult to return to the August CARA meeting with specific estimates or bids for the renovation of the elevator.

STAFF UPDATES **7:05 p.m.**

None.

BUSINESS FROM THE BOARD **7:06 p.m.**

None.

NEXT MEETING DATE: Wednesday, August 19, 2020

ADJOURNMENT: The meeting was adjourned at 7:06 p.m.

Submitted by, Reviewed by,

Gabriel Shepherd
Recorder

Seth Sherry
Economic Development Manager

MEMO

TO: Central Albany Revitalization Area (CARA) Advisory Board

FROM: Seth Sherry, Economic Development Manager

DATE: August 13, 2020, for the August 19, 2020, CARA Advisory Board Meeting

SUBJECT: C.H.A.N.C.E. Forgivable and Low-Interest Loan Request

Background:

Two years ago, C.H.A.N.C.E. (Communities Helping Addicts Negotiate Change Effectively) purchased the historic King Griff Building on Third Avenue in downtown Albany with plans to expand their offerings in a new location. C.H.A.N.C.E. is a non-profit organization that has been working in Albany for about 15 years, providing much needed services for our community. They plan on renovating this building to provide a teaching kitchen, shower and laundry facilities, conference room, and clinic room, as well provide space to move their many other services to this new location. Work is already well in progress on the interior of the building. C.H.A.N.C.E has secured over $600,000 in financing for this project, mostly from their own organization. Without CARA assistance, they would have to delay opening until more funds could be raised, and some portions of the exterior renovation and/or shower, kitchen, laundry space may not get done.

Action Requested:

C.H.A.N.C.E. requests a forgivable loan of $150,000 and a low-interest loan of $50,000 (approximately 21 percent of the total project cost) to aid in the renovation of their new location at 231 Lyon Street S. Albany.

Note: details and viability of a loan has not been established with the applicant yet. Staff will need direction from the board as to if they want to partner on this project prior to investing the time to establish feasible financing options.

Budget Impact:

This loan request would come from ARA partnership funds and not directly affect other existing programmatic budgets. This fund has a current balance of $1,000,000. However, given the applicant is a registered non-profit and does not pay property taxes, a return on investment is not expected within the foreseeable future. Additionally, any investment in partnerships limit the ARA's ability to invest in other projects. That is to say, with the waterfront redevelopment project taking shape and the sun setting of the CARA district in sight, there is a finite amount of money left for development partnerships.

Recommendation:

Staff has reviewed CARA partnership criteria and has determined that it does not meet most CARA goals and objectives. Criteria met include: preserve the historic resources and provide an enriching environment and livable neighborhoods. This organization contributes extremely valuable resources and services to the community in Albany. However, the specific objectives that determine a responsible CARA partnership do not align with this application very closely. Furthermore, its difficult to recommend using resources for a project that is limited in contributing to CARA goals when it means that there is less money available for more contributing partnerships. Therefore, staff cannot recommend this project for funding.

SS:sd

Attachment

Project Evaluation Grid: CHANCE

Request: $200,000 in forgivable and low-interest loan

	Item	Description	Staff Analysis/Comments
Overall Goals			
A)	**CARA Goal & Objectives:** The purpose of this CARA Plan is to eliminate blighting influences found in the CARA, to implement goals and objectives of the City of Albany Comprehensive Plan, and to implement development strategies and objectives for the CARA. The goal and objectives for the CARA have been defined as follows: ***CARA Goal:*** To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use & Transportation Study (CALUTS) using a citizen-driven process.	Does the project further the Town Center Plan? Which of CARA's objectives does the project meet? ***CARA Key Objectives:*** ◆ Attract new private investment to the area. ◆ Retain and enhance the value of existing private investment and public investment in the area. ***CARA Additional Objectives:*** ◆ Provide a safe and convenient transportation network that encourages pedestrian & bicycle access to and within the town center. ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Increase residential density in the area. ◆ Encourage the development of new forms of housing and home ownership. ◆ Enhance and protect the community and environmental values of waterway corridors in the area. ◆ Provide an enriching environment and livable neighborhoods.	Yes. Leverages private investment. No. Preserves and renovates a historic property. No No No No This organization and its work has significant posititive benefits for the Albany community.
B)	CARA Planned Projects	Which project category and activity in the UR Plan does this project fulfill? (See CARA Project Activities document, or Table 2 of the UR Plan and Report.)	4. Property Redevelopment Assistance
C)	Development Pattern (Highest and Best Use)	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)? Is the proposed project desired in this location and the highest and best use of the property?	While this project is very valuable for the community as a whole, past planning efforts have not identified it as highest and best use of this location.
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	The project will utilize a vacant space.

E)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes
F)	Vitality/People Attractor	Does the general public benefit (i.e. restaurant, carousel, something they can go to; does the project enhance the public's experience of the space; is it a business we are seeking)?	Yes, general public benefit No, not an attractor.
G)	Retail Hotspot (First Avenue between Lyon and Calapooia)	Is the project located in the Retail Hotspot? If so, will the first floor use be active retail, as recommended in the Retail Refinement Plan?	No
H)	Sustainable Building	Will the building be built using sustainable practices including LEED or others?	N/A
I)	Residential	Is there a residential component? How many units?	No
Economic Development			
J)	Bring new business to Albany	Will a new business open or come to Albany as a part of this project?	Not immediately.
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	Provides job training and may create jobs in time with growth.
L)	Local Labor and Materials	Has applicant specifically called out a commitment to use a certain percent or amount of local labor and/or materials?	Yes, they are using an Albany contractor.
Financial			
M)	Ratio	Proposed public funds Private funds % of CARA Investment	approximately 1:5 21% CARA investment in total project
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	Loan default/administration costs. These funds would not be available for other projects that better fit the goals of CARA.
O)	Gap	What is the "Gap" or need of the developer?	$200,000
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	Applicant is conributing over $700,000 towards the whole project.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	No
R)	Tax Increment ROI	Is the ROI on this project less than 5 years, less than 7 years?	Applicant has volunteered to pay property taxes for five years. However, ROI is not expected to accrue in a 5-7 year period.

P.O. Box 490, Albany, Oregon 97321-0144, (541) 917-7639 phone, (541) 917-7511 fax

Dear Applicant:

Thank you for your interest in CARA funding! This letter is intended to help you understand the CARA Advisory Board's expectations related to your application.

It is expected to that you will provide a complete and thorough application, which includes a thorough response to each question. We suggest that you address each of the items outlined in the Project Evaluation Grid that has been included with the application. This is the grid that staff will use to evaluate your proposal; so the more you can link the merits of your project to that grid, the better.

We welcome you to send us your draft application **at least one week in advance** of the submission deadline; and staff would be happy to review it and provide recommendations for your final application. Applications should be completed in electronic format whenever possible. Below is a list of items to check before submitting your application for consideration:

- Have you thoroughly responded to every question within the application?
- Have you addressed each of the items on the Project Evaluation Grid?
- Have you provided written cost estimates with a minimum of included?
- Have you checked that your totals match throughout the application?
- Is the total amount of requested funding within the minimum/maximum parameters of the program for which you are applying.
- Have you signed and dated the application?

We look forward to working with you through this process. If you have any questions or concerns regarding the application, please feel free to contact Sophie Dykast, Economic Development Coordinator, at Sophie.Dykast@cityofalbany.net or by calling 541-917-7654.

Thanks for your efforts to improve Central Albany!

Sincerely,

Seth Sherry
Economic Development Manager
City of Albany

CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

1. APPLICANT

Name: CHANCE Recovery

Mailing Address: 238 3rd Ave SE

Albany, Oregon Zip Code: 97321

Contact Name: Jeff Blackford Phone Number: 541-791-3411

Fax Number: 541-791-3423 E-mail Address: jblackfordjl@live.com

Cell Phone Number: 541-921-7592

2. BUSINESS/BUILDING INFORMATION

Legal Business Name: C.H.A.N.C.E. (Communities Helping Addicts Negotiate Chance Effectively)

Number of Years in Operation: 15

Legal Form: Sole Proprietorship ☐ Partnership ☐ Corporation ☐ S-Corp ☐ LLC ☐

Profit ☐ Nonprofit ☒

In which state are the incorporation and/or organization documents filed? Oregon

Have you ever filed for bankruptcy? ☐ Yes ☒ No

Project Address (if different that mailing address): 231 Lyon Street S. Albany, OR 97321

Property Tax Account Number: 81949

Is the building a historic contributing resource? Yes ☒ No ☐

If so, is it on the historic property-tax freeze? Yes ☐ No ☒

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: C.H.A.N.C.E.

Contact Name: Jeff Blackford

Mailing Address: 238 3rd Ave SE

Albany, Oregon Zip Code: 97321

Phone Number: 541-791-3411

4. AUTHORIZATION TO UNDERTAKE WORK:

If the applicant is not the owner of the property, provide written evidence that the owner authorizes this work to be undertaken. (Typically this is in the form of a lease or other written permission.)

5. DESCRIPTION OF PROJECT *Please give a comprehensive description of project.*

We purchased the building 2 years ago and have renovated a large portion of the interior of the building already. We should be able to move into the building in September 2020. Through the construction process, we have made a few alterations to offer additional services to the people of Albany and Linn County. We are going to be offering support to those who need

Phase 1) Restoration
Restore the historic King Griff Building facade to the original concept. Remove the stucco, the brick will be refreshed and repainted.
The original storefront upper and lower windows will be restored along the with the buildings original entrance.
A side entrance that Pizza King installed will be widened and remodeled to closely resemble the front entrance.
A internal trash area with period looking carriage style doors will be created to store garbage out of public sight and right a-way.

Phase 2) New programs
Build a Teaching Kitchen, building a 5 station kitchen that we can partner with food educators and local chefs to teach people how to cook and use things they might find in a food box or how to expand food stamp dollars.

Showers facilities, building out two separate showers, one ADA to offer showers for people who often don't have access

6. TIMELINE FOR COMPLETION OF PROJECT: 6 months

7. PROJECT COSTS

ESTIMATED COST OF PROJECT: $939,927.00

ESTIMATED VALUE OF PROJECT UPON COMPLETION: $Unknown

Basis for valuation and value upon completion:_____

SOURCES FOR PROJECT:

Owner/Company Contribution	$489,927.00		
Bank (estimated)	$250,000.00	Term: 10 year	Interest Rate: 5.25
Other private funds (please specify)	$_____	Term:_____	Interest Rate: _____
Other governmental (please specify)	$_____	Term:_____	Interest Rate: _____
CARA (proposed)	$200,000	Specify: forgivable & low interest	
TOTAL SOURCES	$939,927.00		

Is your funding for these: ☐ available today ☐ applied for ☐ unknown at this time

USES FOR PROJECT:

Land and/or Building Acquisition	$372,500.00
Soft Costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.) *	$_____
Construction Costs *	$567,427.00
Tenant Improvements	$_____
Machinery/Equipment/Installation Costs	$_____
Working Capital	$_____
Other (please specify)	$_____
TOTAL USES	$_____

*Please provide a detail of Soft Costs and of Construction Costs.

8. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Jeff Blacd / Matt Pyburn (Py Sons)

(If applicant prepared their own estimate, verification may be required. **Please attach minimum of two bids, preferably three**.)

Mailing Address: 238 3rd Ave SE, Albany OR 97321

Phone Number: 541-791-3411 E-mail Address: jblackford@chancerecovery.org

9A. EXPLAIN WHY CARA FUNDING IS NECESSARY TO ENSURE PROJECT COMPLETION. (*Please provide a description of the financial gap requiring CARA assistance.)*

The project ran into a early unforeseen hurdles like, asbestos and mold abatement, rotted sub-floors and foundation, fire damage and other structural items the inspection report did not find.

We had an original budget for reno of $250,000.00. During the demo and abatement, more and more of the sub floor and walls had to be removed, which opened more issues and cost. It ended up being a complete gut inside. This gave us a blank slate, and gave us an opportunity to redo the floor plan. The demo also exposed that the original windows and transom windows were still in-tack, behind the walls. We wanted to add things that no other social service agency was providing, a GAP service. A teaching kitchen, showers and laundry. This is also giving an opportunity to bring the building back to its historic roots.

We need the support from CARA to complete the historic changes outside of the building to bring the building back to what the building once was. We want CHANCE Down Town to be a Historic Gem.
The phase two programs are important to Albany as they would benefit the community and help people engage in programs. We are teaching people basic skills that they might not have ever been taught. We are a small nonprofit that needs some help to ensure the programs we offer has the infrastructure built.

9B. IF YOU DON'T RECEIVE THE FUNDS, WHAT COMPONENTS WILL BE DROPPED? WOULD THE PROJECT GET DONE WITHOUT CARA FUNDS? (*Please provide a detailed explanation.)*

Our time-line would have to be extended 6 months to 1.5 years or until we raised additional funds based on our monthly budget of $5k to $20k for operational / construction cost. We would really like to have the inside and exterior complete for the grand opening / open house so we don't have a disruption of services. We would not be able to utilize our building until construction was completed.

The phase two programs might not happen with out these funds. The kitchen, showers, and laundry would be reviewed or on hold until another funding stream was made available or after we had raised enough funds through our own fundraising efforts. This is a vital part of what we want to offer. Showers and laundry are two of the largest barriers people face in Albany, Not knowing how to cook, is right up there. We can change the health of people in Albany by offering these programs. Give a man a fish, feed him for a day, Teach a man to fish, feed him for a life time.

10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

CHANCE has self funded a large portion of the project.

We are working with Willamette Valley Bank to open a revolving line of credit with our 238 3rd Ave Building (Church Building) as collateral.

We have applied for grants thought both state and federal programs.

11. CONSIDERING THE PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA.

The value the project brings: As outlined in the evaluation grid.
1) It will improve a blighted building and bring the historic nature of a downtown gem back into reality.
2) Preservation- we are restoring the building based on historic pictures and the windows that were found.
3) General public / community benefit. The building and business will benefit from multiple aspects of the project once completed. A downtown conference room and training center for community partners. A clinic room for county health and SHS to provide clinic services, dental, HIV / HEP testing, vaccinations, and other medical related services our peers might need. A teaching kitchen, showers, laundry facilities.
4) It will create new jobs as CHANCE grows.

12. PLEASE OUTLINE ANY OTHER VIRTUES OR BENEFITS YOUR PROJECT PROVIDES. (*To Albany, and the area/neighborhood.*)

CHANCE has been committed to the Albany community for 15 years. We recently started working with the City to provide 24 / 7 supports through t the City Solutions team, We have provided over $64k of direct support back to the community in the form of rent assistance, application fees, id support, food handlers cards, bus tickets, emergency hotel vouchers, and other supports. Support from CARA will allow us to make sure we can continue to provide funds dedicated to community support and not worry about saving those funds for construction. We help with the most vulnerable populations, we will provide a new "One Stop Shop" of social services that Albany can be proud of.

13. HAVE YOU OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?

Yes ☐ No ☐ If so, amount $_____

FOR WHAT PROJECT(S):_____

14. ASSISTANCE REQUESTED

Total Estimated Project Costs:	$939,927.00
Your Total Contribution	$739,927.00
Total Amount Requested from CARA:	$200,000.00

Final payment will be based on actual costs not estimates. Ten percent of CARA funds will be held back for final payment.

15. Breakdown of Use of CARA Funds

CARA funds can only be used for permanent improvements to the building. Please provide a breakout with specific details of how the CARA funds will be used in the project. If more space is needed, please attach a separate page.

Item	Amount	Notes
Phase 1**	150,000	Exterior Historic reno
Phase 2*	50,000	Shower/Laundry/Kitchen
		* asking for low interest loan
		**asking for forgivable loan
TOTAL	200,000	**Total should match total amount requested from CARA from line 14.**

Certification

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Albany Revitalization Area Agency (ARA) and may require approval by the City of Albany Landmarks Advisory Commission or other entities. These entities may require certain changes or modifications before final approval and Commitment of Funds.
2. Commitment of Funds will not be processed until the Applicant satisfies all conditions.
3. **Any work begun before receipt of a Commitment of Funds notice is ineligible for reimbursement.**
4. Any work deviating from that detailed in the Commitment of Funds must be preapproved in writing to be eligible for reimbursement.
5. While only proprietary information may be held in confidence outside of the public record, CARA will attempt to maintain all information provided in a confidential manner.
6. Originals of all materials prepared with CARA assistance belong to CARA and will be maintained in the public record.
7. Application must be completed in its entirety before being considered; if not, it will be returned for completion.
8. Staff is authorized to independently verify any and all information contained in this application.
9. If CARA's total assistance to the project is greater than $750,000, prevailing wage for the project may apply.
10. CARA may withhold approval of this application until information satisfactory to CARA is provided.

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining CARA assistance and is true and complete to the best of the Applicant's knowledge.

Jeff Blackford

Applicant's Printed Name

Applicant's Signature

3/4/2020

Date

Applicant's Printed Name

Applicant's Signature

Date

Return application/attachments to: City of Albany c/o Sophie Dykast, Economic Development Coordinator
333 Broadalbin Street SW/ P.O. Box 490
Albany, Oregon 97321

FOR CITY USE ONLY

Date Received:_____ By:_____ Application Complete: ☐ Yes ☐ No

Comments:_____

Date application returned to applicant for completion:_____

Date application returned to City:_____ By:_____

Pyburn & Sons, Inc.

QUALITY BUILDING *and* **REMODELING**

P.O. Box 986 • Albany, Oregon 97321 • Ph: (541) 926-9616 • Fax: (541) 917-8979
www.pyburnandsons.com • CCB# 44599

Estimate

Date	Estimate #
2/24/2020	3304

Name / Address

Chance
Jeff Blackford
238 3rd AVE SE
Albany, OR 97321

Phone #	Work #/ext.	Customer E-mail
541-791-3411 ext...		jblackford@chancerecovery....
Project:	231 Lyon ST Exterior	

Description	Total
Soft Costs	
Permits Allowance:	3,185.00
Engineering Allowance:	2,200.00
General Conditions	
Site Fencing Allowance:	500.00
Portable Sanitation Allowance:	335.00
Haul Away Debris:	920.00
Equipment Rental Allowance:	1,875.00
Subtotal:	149,450.00
Profit and Overhead Expense:	22,417.50
Total	$171,867.50

Estimate good for 60 days from date of submission. All work performed carries a minimum one year waranty on labor and materials. Payments due within 10 days upon receiving the monthly billing. If the above prices, specifications and conditions are satisfactory and are hereby accepted, please sign and return.

Accepted by/Date _____

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Estimate

Date	Estimate #
2/24/2020	3304

Name / Address

Chance
Jeff Blackford
238 3rd AVE SE
Albany, OR 97321

Phone #	Work #/ext.	Customer E-mail
541-791-3411 ext...		jblackford@chancerecovery....
Project:	231 Lyon ST Exterior	

Description	Total
Exterior Restoration General Costs	
Demolition Labor Allowance:	7,680.00
Construction General Labor Allowance:	9,600.00
Construction General Material Allowance:	5,800.00
Concrete Allowance:	7,720.00
Media Blasting Allowance:	16,000.00
Masonry Allowance:	13,850.00
Door & Window Costs	
Exterior Doors Allowance:	4,250.00
Window Fabrication & Installation Allowance:	22,560.00
Window Materials Allowance:	8,400.00
Window Glazing Allowance:	23,000.00
Finishing Costs	
Exterior Painting Labor Allowance:	16,560.00
Exterior Paint Materials Allowance:	1,685.00
Interior Painting Labor Allowance:	2,880.00
Interior Paint Materials Allowance:	450.00
Total	

Accepted by/Date

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Estimate

Date	Estimate #
2/24/2020	3305

Name / Address

Chance
Jeff Blackford
238 3rd AVE SE
Albany, OR 97321

Phone #	Work #/ext.	Fax #
541-791-3411 ext...		541-791-3423
Project:	231 Lyon ST Exterior	

Project Goals

The main purpose of this project is to restore the King Griff building's facade to its original concept and look on both Lyon ST and 3rd AVE. The stucco will be removed, and the brick will be refreshed and repainted. The original storefront upper and lower windows will be restored along with the buildings original Lyon ST entrance. A side entrance that Pizza King installed will be widened and remodeled to closely resemble the front entrance. An internal trash area with doors opening to the exterior will be created to store trash bins out of public right-of-way.

Scope of Work

- Demo stucco and glue applied to original brick work
- Demo stucco walls that cover historical window openings
- Install structural steel framework for front windows engineered to meet structural and environmental loads
- Recreated building's original front entrance, and upper and lower storefront windows
- Install Marvin Sash insert windows on 3rd ST. Windows to receive new interior and exterior casing and sills
- Form and pour cement stem walls and slabs for 3rd ST entrance and trash containment
- Build 3rd AVE entrance to function as main entrance for building. Look and design to match original front entry
- Restore original upper storefront windows at SW corner of 3rd AVE side of building
- Rebuild walls below original storefront windows on 3rd AVE. Add trash containment doors
- Apply paneling to lower portion of storefront walls
- Media blast brick to remove loose paint, mortar, and stucco remnants
- Re-point exterior brick masonry. Widen opening in brick that serves 3rd AVE entry
- Prime and paint exterior masonry with elastomeric paint to seal and protect
- Note: Elastomeric paint has poor color retention. Re-coat with color coat recommended
- Paint exterior of building and windows / doors with color coat.
- Apply clear finish to interior of fir entry doors, windows, sills, and casings.
- Furnish and install tempered thermal pane glass in window openings. Upper windows to be narrow reed

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Estimate

Date	Estimate #
3/3/2020	3307

Name / Address

Chance
Jeff Blackford
238 3rd AVE SE
Albany, OR 97321

Phone #	Work #/ext.	Fax #
541-791-3411 ext...		541-791-3423
Project:	231 Lyon ST Remodel Phase II	

Project Goals

Phase II of the CHANCE tenant infill includes the creation of two shower rooms, a laundry area, trash / recycling containment area, and a classroom kitchen large enough to support 5-6 residential style ranges. Historical transom windows will be exposed and restored on the interior.

Scope of Work

Structure:
- Rebuild rotten floor in former walk-in cooler location.
- Build 8' walls and ceilings for trash, laundry and shower rooms
- Insulate walls and low ceilings with stone wool insulation for sound and thermal efficiency
- Install PVC Duramax panels in the following locations and heights
  * Kitchen - walls to 10'
  * Trash - walls floor to ceiling 8'
  * All other - walls floor to 5'

Electrical:
- Install general lighting and plugs throughout
- Furnish and install fans for laundry, shower rooms, and trash containment
- Remove last remaining old electrical panel
- Provide dedicated circuits for commercial appliances and ventilation equipment in class kitchen

Mechanical:
- Install hard pipe vents for shower, laundry, and trash containment fans
- Vent drier duct through roof with hard pipe and a booster fan
- Furnish and install third air handler and roof top A/C unit to service back area
- Supply and install ducting and grills to service back area
- Install vent hood and gas piping to serve ranges

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Phone #	Work #/ext.	Fax #
541-791-3411 ext...		541-791-3423
Project:	231 Lyon ST Remodel Phase II	

Project Goals

Phase II of the CHANCE tenant infill includes the creation of two shower rooms, a laundry area, trash / recycling containment area, and a classroom kitchen large enough to support 5-6 residential style ranges. Historical transom windows will be exposed and restored on the interior.

Scope of Work

Plumbing:
- Furnish and install two showers, prep sink, hand sink, and floor sink for dish washer
- Rough-in washing machine box. Install hose bib in trash containment area

Drywall and Paint:
- Overlay existing lathe and plaster ceiling with 1/2" drywall
- New walls and low ceilings to receive 5/8 drywall
- Prime all drywall.
- Exposed areas to receive two coats of finish paint

Floorcovering:
- Install FDA approved vinyl in classroom kitchen
- Install sheet vinyl in shower rooms (same as vinyl in restrooms)
- Install vinyl wood look plank flooring in entry and hall
- Floor in trash containment to be cement with concrete stem walls

Doors & Hardware:
- Furnish and install six interior doors and hardware consistent with Phase I
- Door and frame to trash containment to be hollow metal and welded frame

Roof:
- Flash and weather-in all penetrations including but not limited to:
  * Ventilation fans, plumbing vents, HVAC piping, range hood(S)

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www.pyburnandsons.com • CCB# 44599

Estimate

Date	Estimate #
3/3/2020	3308

Name / Address

Chance
Jeff Blackford
238 3rd AVE SE
Albany, OR 97321

Phone #	Work #/ext.	Customer E-mail
541-791-3411 ext...		jblackford@chancerecovery....
Project:	231 Lyon ST Remodel Phase II	

Description	Total
Herein is an estimated cost of Phase II CHANCE Tenant Infill. This estimate is based on preliminary floor plans provided by Varitone Architecture and material selections made by the client to date. A completed kitchen plan and confirmed code requirements will be needed to obtain more accurate figures.	
Exclusions: Permits, Dishwasher, Appliances	
Construction Labor Allowance:	19,800.00
Construction Material Allowance:	11,750.00
Electrical Allowance:	11,100.00
Mechanical Allowance:	12,800.00
Plumbing Allowance:	8,975.00
Insulation Allowance:	1,598.00
Drywall Allowance:	9,800.00
Painting Labor Allowance:	5,184.00
Paint Materials Allowance:	1,300.00
Total	

Accepted by/Date

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Estimate

Name / Address

Chance
Jeff Blackford
238 3rd AVE SE
Albany, OR 97321

Date	Estimate #
3/3/2020	3308

Phone #	Work #/ext.	Customer E-mail
541-791-3411 ext...		jblackford@chancerecovery....
Project:	231 Lyon ST Remodel Phase II	

Description	Total
Duramax PVC Wall Covering Allowance:	8,650.00
Floor Covering Allowance:	15,470.00
Door and Hardware Allowance:	3,850.00
Roof Allowance:	1,800.00
Kitchen Hood Allowance:	27,366.00
Subtotal:	139,443.00
Profit and Overhead Expense:	20,916.45
Total	$160,359.45

Estimate good for 60 days from date of submission. All work performed carries a minimum one year waranty on labor and materials. Payments due within 10 days upon receiving the monthly billing. If the above prices, specifications and conditions are satisfactory and are hereby accepted, please sign and return.

Accepted by/Date _____

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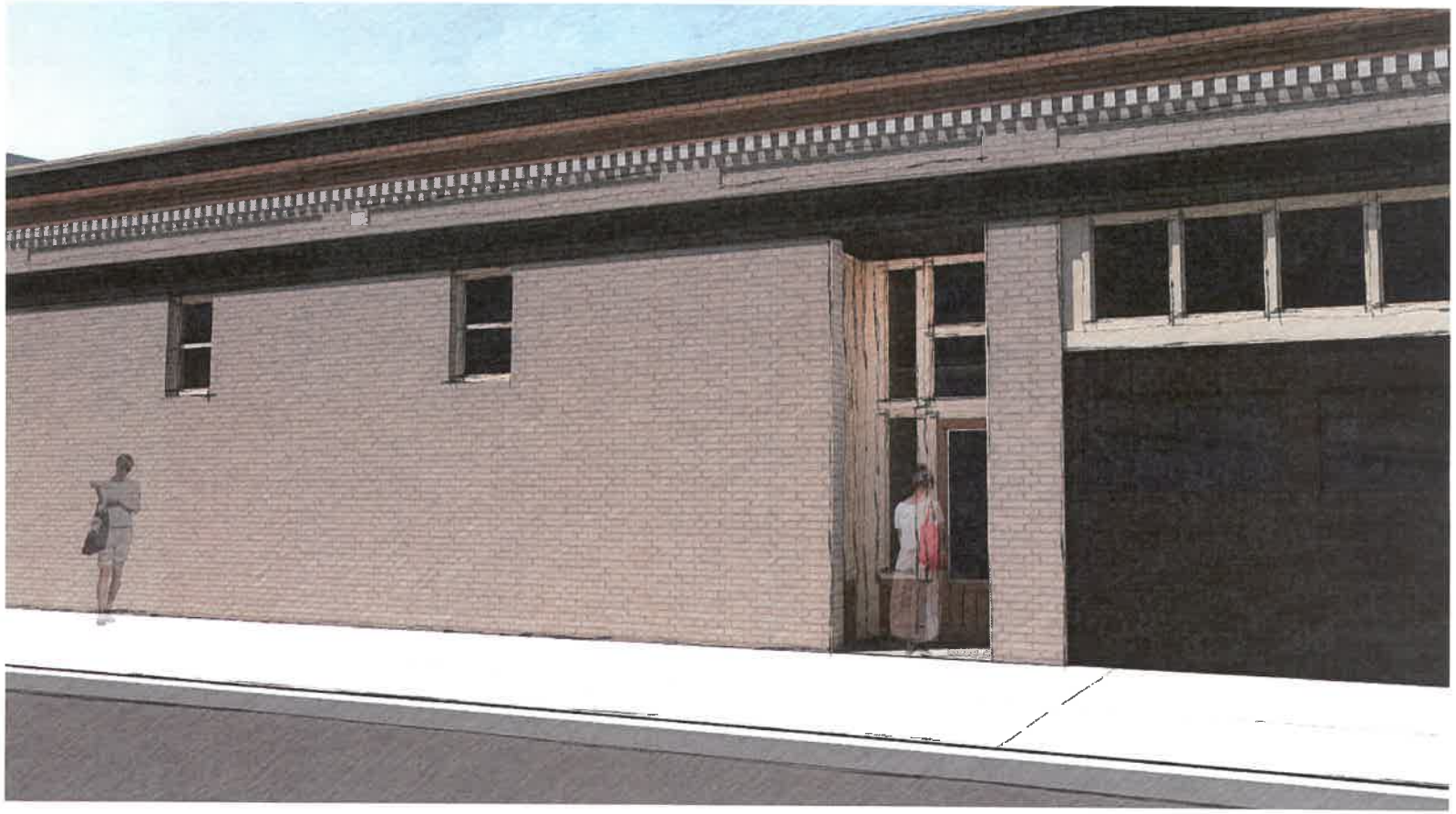
KING GRIFF BUILDING - *View from corner of SE Lyons St. & SE 3rd Ave.*

VARITONE ARCHITECTURE & INTERIOR DESIGN
A LIMITED LIABILITY COMPANY

KING GRIFF BUILDING - *View from SE 3rd Ave.*

VARITONE ARCHITECTURE & INTERIOR DESIGN
A LIMITED LIABILITY COMPANY



KING GRIFF BUILDING - *View of entry along SE 3rd Ave.*

VARITONE & ARCHITECTURE INTERIOR DESIGN
A LIMITED LIABILITY COMPANY

KEYNOTE LEGEND

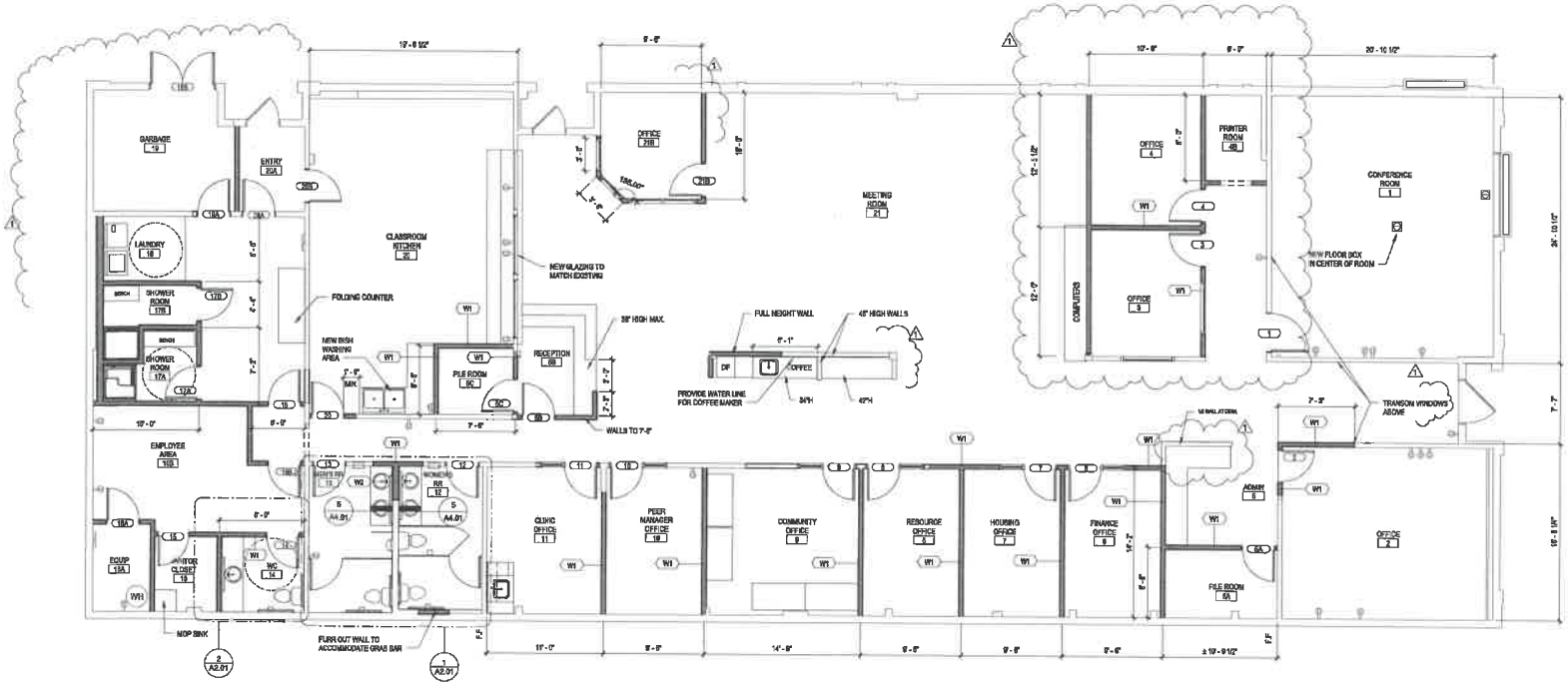
#	Keynote Description

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE BASED ON WOOD FRAMED CONSTRUCTION. ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTER OF STUD U.O.N. DIMENSIONS AT EXTERIOR WALLS ARE TO THE EXTERIOR FACE OF STUD U.O.N.

LEGEND:

- NEW DOOR
- NEW WALL
- EXISTING DOOR
- EXISTING WALL
- WALL TAG
- WINDOW TAG
- DOOR TAG
- GRID LINE IDENTIFICATION - NEW
- GRID LINE IDENTIFICATION - EXISTING



1 FLOOR PLAN
3/16" = 1'-0"

REGISTERED ARCHITECT
CHRISTINA M. KOHLER
ALBANY, OREGON
6654
STATE OF OREGON
12/31/2020

VARITONE ARCHITECTURE INTERIOR DESIGN
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

CONTRACTOR
PYBURN & SONS
PH: 541-926-3818
CCB#44699

KING GRIFF BUILDING

231 SE Lyon St Albany, OR 97321

Issue:	CD SET
Date:	06/03/19

Revision:		Date:
1	ASI 1	10-31-19

FLOOR PLANS

A2.00

MEMO

TO: Central Albany Revitalization Area (CARA) Advisory Board

FROM: Seth Sherry, Economic Development Manager

DATE: August 13, 2020, for the August 19, 2020, CARA Advisory Board Meeting

SUBJECT: Opera House Funding Partnership Request

Background:

In 2015, Glorietta Bay LLC (Scott Lepman) purchased the former Spruce Apartment building on First Avenue in downtown Albany. The building had been neglected for several years and is currently empty. Mr. Lepman is renovating the entire building, which will provide 18 residential units with a laundry room in the basement; it will be renamed the Opera House in honor of its historic use in Albany. He is also planning to improve the adjacent alley and provide seven off street parking spaces in the vacant lot adjoining the apartment building. Mr. Lepman has invested over $750,000 in private funds for this project and will receive an additional $800,000 from a local bank, contingent upon a partnership with CARA. Without CARA assistance, he will not be able to finance the exterior renovations or improvements to the alley.

The request for assistance comes in the form of an interest rate buy-down of ($11,508/year). This essentially an annual grant to Glorietta Bay that reduces the cost of borrowing money from the bank and improves their cash flow position, while allowing them to borrow more money to complete the historic renovation and alley way improvements. As Mr. Lepman will explain, the cost of the interest rate buydown is less than the additional taxable value of the project at completion and results in a net gain in monetary value for the community. This grant would occur in the form of a direct transfer to Glorietta Bay annually upon proof of full annual debt service payment to the bank.

Action Requested:

Scott Lepman requests an interest-rate "buy down" not to exceed $115,084 over a ten year period; (7.4 percent of the total project cost) to aid in the renovation of the building known as the Opera House and a portion of the adjoining alley. If Mr. Lepman is able to secure financing for a lower interest rate than currently projected (4%), a commensurate reduction in the grant will also occur.

Budget Impact:

This grant request would come from ARA partnership funds and not directly affect other existing programmatic budgets. This fund has a current balance of $1,000,000.

Recommendation:

Staff has reviewed CARA partnership criteria and has determined that it meets many of the CARA goals including: preserve the historic resources, create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, and specialty shops, offices, and other commercial uses, provide an enriching environment and livable neighborhoods, enhance and protect the community and environmental values of waterway corridors in the area, increase residential density, and encourage the development of new forms of housing and home ownership. As such, staff recommends partnering with the applicant to help complete the project.

SS:sd

Attachment

Project Evaluation Grid: Opera House

Request: $115,084.00 in interest rate subsidy over ten years

	Item	Description	Staff Analysis/Comments
Overall Goals			
A)	**CARA Goal & Objectives:** The purpose of this CARA Plan is to eliminate blighting influences found in the CARA, to implement goals and objectives of the City of Albany Comprehensive Plan, and to implement development strategies and objectives for the CARA. The goal and objectives for the CARA have been defined as follows: ***CARA Goal:*** To revitalize the Central Albany Revitalization Area by implementing the Town Center Plan developed through the Central Albany Land Use & Transportation Study (CALUTS) using a citizen-driven process.	Does the project further the Town Center Plan? Which of CARA's objectives does the project meet? ***CARA Key Objectives:*** ◆ Attract new private investment to the area. ◆ Retain and enhance the value of existing private investment and public investment in the area. ***CARA Additional Objectives:*** ◆ Provide a safe and convenient transportation network that encourages pedestrian & bicycle access to and within the town center. ◆ Preserve the Historic Districts, historic resources and existing housing in the area. ◆ Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses. ◆ Increase residential density in the area. ◆ Encourage the development of new forms of housing and home ownership. ◆ Enhance and protect the community and environmental values of waterway corridors in the area. ◆ Provide an enriching environment and livable neighborhoods.	Yes. Leverage private investment. Yes (alley work and parking lot) Yes Yes Renovates and fills existing but vacant/ blighted residential building. Yes (alley work) Yes
B)	CARA Planned Projects	Which project category and activity in the UR Plan does this project fulfill? (See CARA Project Activities document, or Table 2 of the UR Plan and Report.)	12) Housing rehabilitation 33) Alley redevelopment
C)	Development Pattern (Highest and Best Use)	Does it achieve desired land use (e.g., mixed-use, higher density) and/or transportation objectives (e.g., Esplanade, pedestrian-friendly areas)? Is the proposed project desired in this location and the highest and best use of the property?	Yes
D)	Blight	Would it remedy a severely blighted building? How? Does the project utilize a vacant space?	Yes, utilizes a vacant space

E)	Preservation	Would it rehabilitate or sensitively redevelop a historic property?	Yes
F)	Vitality/People Attractor	Does the general public benefit (i.e. restaurant, carousel, something they can go to; does the project enhance the public's experience of the space; is it a business we are seeking)?	Not an "attractor," but there is a public benefit to increased quality and quantity of housing.
G)	Retail Hotspot (First Avenue between Lyon and Calapooia)	Is the project located in the Retail Hotspot? If so, will the first floor use be active retail, as recommended in the Retail Refinement Plan?	No
H)	Sustainable Building	Will the building be built using sustainable practices including LEED or others?	Not discussed
I)	Residential	Is there a residential component? How many units?	Yes, 18
Economic Development			
J)	Bring new business to Albany	Will a new business open or come to Albany as a part of this project?	No
K)	Job Creation	Will the project create additional jobs? How many, what types and what salary level?	No
L)	Local Labor and Materials	Has applicant specifically called out a commitment to use a certain percent or amount of local labor and/or materials?	Salem, Oregon company provided bid
Financial			
M)	Ratio	Proposed public funds Private funds % of CARA Investment	Approximately 1:14 public to private 7.4%
N)	Financial Impacts	What are the financial risks and/or financial benefits to CARA?	Little financial risk to CARA. Benefit through increased property taxes.
O)	Gap	What is the "Gap" or need of the developer?	$115,084 and partnership agreement with CARA to secure bank funding.
P)	Private Risk	What is the risk for the developer? What is their skin in the game?	The developer is bearing almost all the risk and financial burden.
Q)	CARA/City funds	Has the project received other CARA/City funding in the past?	No
R)	Tax Increment ROI	Is the ROI on this project less than 5 years, less than 7 years?	Yes.

Scott Lepman Company

100 Ferry Street NW
Albany, Oregon 97321
(541) 928-9390 Phone
(541) 928-4456 Fax

July 31, 2020

Seth Sherry
Economic Development Director
CARA Board Members
City of Albany
333 Broadalbin St SW
Albany OR 97321

RE: 222 1st Avenue SE (Albany Opera House)
HI-18-18 Historic Review for exterior alterations
HI-10-19 Historic Review for the use of substitute materials
SP-32-18 Site Plan Review for site improvements associated with the remodeling of the existing 18-unit apartment building.
CU-08-18 Conditional Use, to provide off-street parking on the adjoining lot also owned by Glorietta Bay

Dear Mr. Sherry and CARA Board Members,

My Company, Glorietta Bay LLC, has been restoring the above reference property since 2018. We have completed the above referenced City processes and secured various City permits. Interior reconstruction is currently underway. I am providing you the following synopsis of the project that we are undertaking so that you will understand the scope of the project that we have undertaken.

The Linn County Assessor's office lists the existing structure as being constructed in 1922 which is consistent with the following information:

In approximately 1905, the second Opera House in Albany was constructed on the subject property after the first Opera House in Albany located at First Avenue and Ferry Street burnt to the ground in 1897. The "Opera" building (formerly known as the Spruce Apartments) was built by prominent Albany architect, Charles Burggraf and his business partner I. R. Shultz, a carpenter and later insurance agent.

The building has been described as a two-story wooden frame building with shiplap siding and stucco on the front facade. It wasn't long lived as a Theatre as it closed in 1916 and remained vacant. According to the "Democrat" and "Herald" newspapers, the opera house building and a landmark tree were torn down on September 8, 1921, to build an apartment house using most of the construction materials from the Opera House. The building housed eight one-bedroom apartment units on two floors with an unfinished basement under the entire building.

In approximately 1943, due to the severe housing shortage in Albany and surrounding area, one of the apartment units on both the first and second floors was turned into two studio units and nine studio units with two common restrooms each with a shower (men and women) were added to the basement level. In addition, a common coin-operated washer and dryer was added at the end of the hallway in the basement.

At some time after 1985, the wood lap siding was covered with vinyl siding and the second story porch was removed. We have been approved by the Landmarks Commission to reconstruct the first and second story porches and to remove the vinyl siding and underlying wood siding as it is beyond repair with a smooth HardiPlank lap siding that will be painted a medium gray. The HardiPlank siding will be placed with the same vertical reveal as is typical for craftsman style buildings of the 1922 era.

Due to current Building and Fire Life Safety Codes, the porches will resemble the original porches as close as possible. However, the enclosing railings will have to be higher to meet current Code requirements. In addition, in order to meet current access requirements, a Vestibule will be added to the rear of the building to provide separated access to the building for the 6 basement units and 12 units on the upper floors.

As of this date we have not approached CARA for assistance in terms of either a grant or loan. However, we would like to meet with you and discuss two potential concepts that we believe would benefit both the City and the property: 1) joint partnership to improve the existing failed alley way between Baker and Montgomery Streets and; 2) an assistance concept potentially new to CARA, Pay As You Go (PAGO) where assistance is not provided by CARA until after the project is completed and the property is actually producing increased property tax revenue. Each concept is briefly described below.

Exterior Improvements – (Ref Exhibit 1)

Currently CARA has principally used either a grant or loan to assist the private sector meet the objectives of the adopted CARA Plan. Each technique has its own pros and cons. At least two other states have used an alternative process of Pay As You Go (PAGO) to implement the objectives of Urban Renewal. In this process the URD District does not provide any assistance until after the final project completion and the District actually starts receiving increased tax revenue.

In our case we propose that assistance be in the form of loan interest buy down, currently estimated from 4.0% to 1% over a 10-year payment period. The cost of exterior improvements, is $434,832 (May 6, 2020 EST). The proportional cost of our portion of repairing the alley is estimated by Udell Engineering at $43,379.60. We would be responsible for all improvement costs through project completion, excluding alley improvement pending City Council agreement for the option resolution. The subsidy is based only upon estimates of exterior improvements to the actual building and estimated alley cost and therefore the subsidy request is for a set amount of $450,000.

We see several advantages to utilizing this alternative technique, including but not limited to:

1) The District would not have to utilize either bonding or reduction of existing cash on hand;

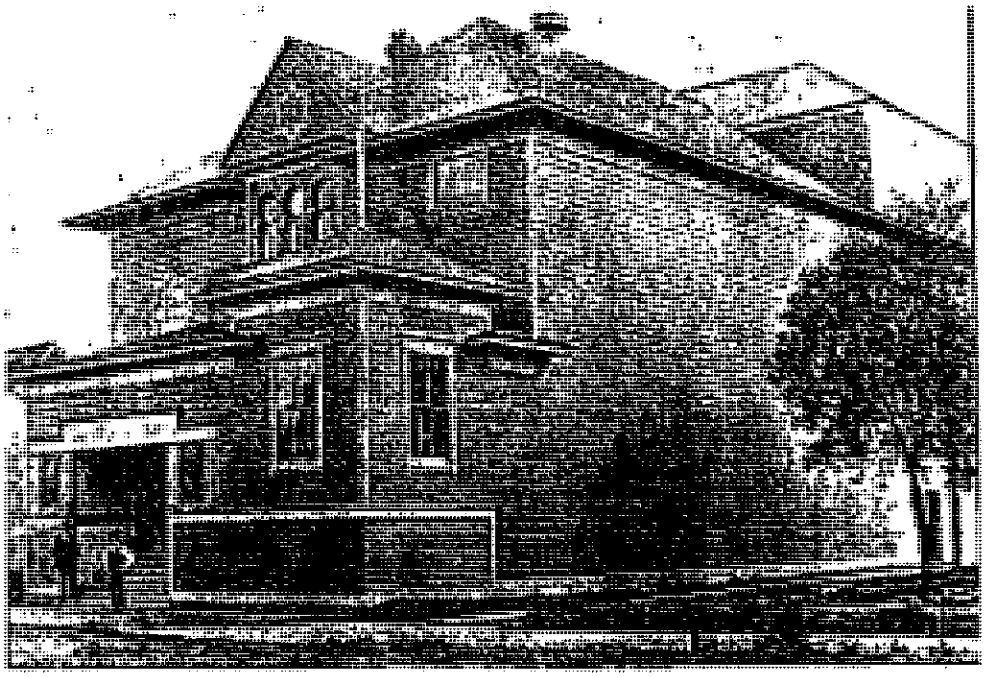
2) The amount of assistance would be based upon actual increased Assessed Value;

3) Public perception of CARA assistance would improve because we are not interested in a typical grant nor are we interested in a loan. We are interested in obtaining an annual payment to subsidize an interest rate buydown from the current market rate. The assistance obtained from CARA would be from taxes generated by this property.

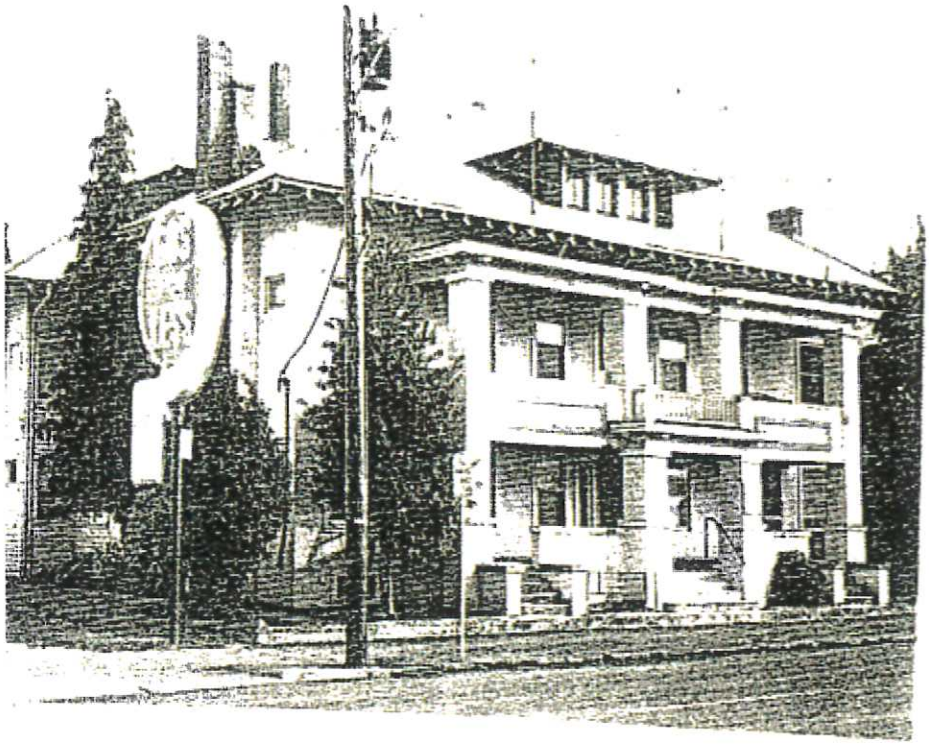
4) Total project assistance would be approximately $115,561.23. This assistance over 10 years would subsidize $450,000. The costs of the exterior improvements and our proportionate cost of the alley repair totals $478,212. The subsidy, as proposed, would require less CARA capital than a grant or a loan.

5) An additional assistance alternative for CARA to partner with the private sector for redevelopment is established.

The following three (3) images reflect the appearance of the historic Opera House in 1916 before it was razed in 1921, the current condition of the subject structure and the proposed completed facility. These images are followed by Table 2 (Two) showing relevant financial data using the buy down option.



***Description:** The second Opera House in Albany, located on the south side of First Avenue, east of Baker Street, c. 1905.*



Description: The Spruce Apartment Building c1976.

Description: The Spruce Apartment Building c1985.

<u>Existing Exterior Elevation Pictures June 2018</u>

Description: Existing Front Elevation Facing First Avenue E

Description: Existing East Side Elevation Facing Vacant Lot at the Corner of First Avenue E and Montgomery Street SE

Description: Existing Rear and East Elevation From Alley Between Baker Street SE and Montgomery Street SE

Table 2 – Financial Data - 222 1st Avenue SE

• Proposed Market Value	$1,431,000.00
• Changed Property Ratio	0.619
• Current Assessed Value	$214,850.00
• Projected Assessed Value	$947,689.00
• Current Tax Rate	0.020064
• Estimated First Year Increase in Taxes	$14,703.68
• Estimated Annual Interest Subsidy	$11,508.44

Also the attached Exhibit 2 provides the referenced approval decision, construction cost estimates, estimated rental levels, operating costs and other relevant financial information for these issues in greater detail.

Alley Partnership – (Ref Exhibit 2 Attachment)

Condition 5 of CU-08-18 and SP-32-18 indicate there are two acceptable alternatives to provide storm water system improvements; "either,

a. Construct a public storm drain pipe in the alley between Montgomery Street and Baker Street that will connect to the drainage system in Baker Street and repair the area of pipe installation.... OR,

b. make improvements to the eastern portion of the alley to assure storm runoff is properly routed to existing public drainage system.

Our engineer estimates the cost of Option "a" at $121,899 and Option "b" at $43,380 respectively. Option "a" would provide service for the full length of the alley, while Option "b" would only serve the subject properties. Our opinion is that the entire ally surface has failed and needs reconstruction. We propose that Glorietta LLC and the City, partner to provide Option "a".

The adopted CARA Plan contains at least four (4) projects which could act as sources of funding for such projects as detailed below in Table 1:

Table 1 – CARA Projects – Potential Funding Sources

Project #31 –	Storm water	$3,000,000
Project #33 -	Alley Redevelopment	$725,000
Project #12 -	Housing Rehabilitation	$700,000
Project #14 -	Gateways	$150,000

We believe that a joint partnership between CARA and Glorietta LLC to improve the entire alley best meets the objective of the URD Plan. Should only the eastern portion adjacent to 222 and 236 First Avenue be improved at this time, major disruptions to our approved parking area off the alley could occur as a result of a future construction project to improve the rest of the alley. The fully improved alley would provide enhanced storm water collection for all 6 properties abutting the alley between Baker and Montgomery Streets. We would be pleased to discuss the benefits of this potential joint alley project in more detail if we can meet with you.

Company Description and Prior Successful Lepman-CARA Partnerships

We are excited about completing the renovation of this historic property both on the exterior and interior. My company currently consists of 52 employees of which 18 of the employees are involved in the construction projects that we have undertaken in Albany, Brownsville, Corvallis, Dallas, Lebanon, Philomath, Salem, Silverton and Sweet Home.

In 2003, we purchased the Jenks-White Seed Company building (also known as the Willamette Seed Warehouse) for $74,000 and we renovated the building into a 16-unit apartment building (Jefferson Lofts, 125 Jefferson Street NE). We were the first Urban Renewal Project supported by CARA and we obtained $115,000 in CARA assistance for the project that was used allocated by CARA for the System Development Charges (SDCs) for the units. The property now has a real market value of $1,121,170 and an assessed value of $761,900.

In 2010, we purchased a 7-unit apartment building located at 305 Sixth Avenue SE for $175,000. The interior and exterior of the building and property were in poor condition. We obtained $34,818.17 in CARA assistance for the exterior renovations to the building and the property now has a real market value of $478,790 and an assessed value of $333,730.

In 2015, we renovated a former Funeral Home that had been converted to offices into 2 offices and 9 apartment units (Fortmiller Building, 420 Third Avenue SW). We purchased the building and adjoining Tax Lot for $219,155 and obtained $322,929.02 in CARA assistance for the project. The property now has a real market value of $861,810 and an assessed value of $519,110. In addition, we are still committed to constructing 4 townhouses on the adjoining Tax Lot to the west (432 Third Avenue SW) and 8 townhouses on properties located at 224, 226, 228, 230, 232 and 234 Third Avenue SE without CARA assistance. We are only waiting for the final changes to the revisions to the Albany Development Code to be able to start these 2 residential projects within the downtown area.

Glorietta LLC has established a history of developing successful projects in partnership with CARA in the downtown area. We look forward to working with the City and CARA to redevelop this historic property. In

the near future we will be undertaking the renovation of the "Old City Hall or Old Post Office Building" located at Second Avenue and Broadalbin Street.

As indicated we would like to meet with you to discuss our proposals and move forward to a full presentation to the CARA Board. I am available on Wednesday, June 24th any time; on Wednesday, July 1st, at either 1:00 or 2:00 p.m.; and on Wednesday, July 8th anytime between 1 and 4 p.m. We would prefer to meet with you and the Board as soon as possible following the restart of normal business according to COVID 19 Phase 1I requirements.

Sincerely,

Scott Lepman
Lepman Company dba Glorietta LLC
100 Ferry Street
Albany OR 97321

Enclosures: Opera House Loan Subsidy Request – Exhibit 1
Alley Repair Report – Partnership Exhibit 2

P.O. Box 490, Albany, Oregon 97321-0144, (541) 917-7639 phone, (541) 917-7511 fax

Dear Applicant:

Thank you for your interest in CARA funding! This letter is intended to help you understand the CARA Advisory Board's expectations related to your application.

It is expected to that you will provide a complete and thorough application, which includes a thorough response to each question. We suggest that you address each of the items outlined in the Project Evaluation Grid that has been included with the application. This is the grid that staff will use to evaluate your proposal; so the more you can link the merits of your project to that grid, the better.

We welcome you to send us your draft application **at least one week in advance** of the submission deadline; and staff would be happy to review it and provide recommendations for your final application. Applications should be completed in electronic format whenever possible. Below is a list of items to check before submitting your application for consideration:

- Have you thoroughly responded to every question within the application?
- Have you addressed each of the items on the Project Evaluation Grid?
- Have you provided written cost estimates with a minimum of included?
- Have you checked that your totals match throughout the application?
- Is the total amount of requested funding within the minimum/maximum parameters of the program for which you are applying.
- Have you signed and dated the application?

We look forward to working with you through this process. If you have any questions or concerns regarding the application, please feel free to contact Sophie Dykast, Economic Development Coordinator, at Sophie.Dykast@cityofalbany.net or by calling 541-917-7654.

Thanks for your efforts to improve Central Albany!

Sincerely,

Seth Sherry
Economic Development Manager
City of Albany

CARA Funding Application

333 Broadalbin Street SW, Albany, OR 97321

1. APPLICANT

Name: Scott D. Lepman dba Glorietta Bay LLC

Mailing Address: 100 Ferry Street NW

Albany OR Zip Code: 97321

Contact Name: Candace Ribera Phone Number: 541-928-9390

Fax Number: 541-928-4456 E-mail Address: scottlepman@gmail.com

Cell Phone Number: 541-979-4646

2. BUSINESS/BUILDING INFORMATION

Legal Business Name: Glorietta Bay LLC

Number of Years in Operation: 36

Legal Form: Sole Proprietorship ☐ Partnership ☐ Corporation ☐ S-Corp ☐ LLC ■

Profit ☐ Nonprofit ☐

In which state are the incorporation and/or organization documents filed? Oregon

Have you ever filed for bankruptcy? ☐ Yes ■ No

Project Address (if different that mailing address): 222 & 236 First Avenue SE

Property Tax Account Number: 82269

Is the building a historic contributing resource? Yes ■ No ☐

If so, is it on the historic property-tax freeze? Yes ☐ No ■

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Glorietta Bay LLC

Contact Name: Candace Ribera

Mailing Address: 100 Ferry Street NW

Albany OR Zip Code: 97321

Phone Number: 541-704-0364

4. AUTHORIZATION TO UNDERTAKE WORK:

If the applicant is not the owner of the property, provide written evidence that the owner authorizes this work to be undertaken. (Typically this is in the form of a lease or other written permission.)

5. DESCRIPTION OF PROJECT *Please give a comprehensive description of project.*

The development on Tax Lot 5100 (222 First Avenue SE) is currently know as the "Spruce Apartments." Based upon the site being the location of the second Opera House located in Albany, the "Spruce" Apartment name will be changed to the Opera House Apartments. A commemoration plaque will be place on the building detailing the history of the site. At the time of purchase of the property by Glorietta Bay LLC on January 15,2015, the building contained 19 apartment units which consisted on 3 one-bedroom units and 2 studio units on both the first and second floors with a full basement that contained 9 studio apartments with kitchenettes and two common restrooms with a shower in each (one male and one female) for the 9 units. A coin operated washer and dryer were also provided in the basement area at the end of the hallway.

The renovation of the building will provide eighteen (18) units in the building. The first and second floors will each contain 2 studio units and 3 one-bedroom units. The third floor will contain 1 studio unit and 1 one-bedroom unit. The basement level will contain 6 one-bedroom units and a dedicated laundry room.

Tax Lot 5200 (236 First Avenue SE) is currently vacant and once contained a small service station site. The building and canopy burnt to the ground on August 5, 1998. The property is currently owned by the applicant and is proposed to contain 7 off-street parking spaces provided with direct access to the alley. The alley has failed and adequate storm drainage to serve all of the properties abutting the alley exists in Baker Street and not Montgomery Street.

6. TIMELINE FOR COMPLETION OF PROJECT: 2021

7. PROJECT COSTS

ESTIMATED COST OF PROJECT: $ 1,437,000.00

ESTIMATED VALUE OF PROJECT UPON COMPLETION: $ 1,531,000.00

Basis for valuation and value upon completion: Value Estimate attached prepared by Scott Lepman

SOURCES FOR PROJECT:

Owner/Company Contribution	$ 636,827.98		
Bank (estimated)	$ 800,000.00	Term: 25	Interest Rate: 4%
Other private funds (please specify)	$	Term:	Interest Rate:
Other governmental (please specify)	$	Term:	Interest Rate:
CARA (proposed)	$ 115,084.00	Specify: 11,508.44 per year for 10 years	
TOTAL SOURCES	$ 1,551,911.96		

Is your funding for these: ☐ available today ■ applied for ☐ unknown at this time

USES FOR PROJECT:

Land and/or Building Acquisition	$ 215,000.00
Soft Costs (architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.) *	$ 130,827.31 paid to date
Construction Costs *	$ 506,000.67 estimated
Tenant Improvements	$ 800,000.00
Machinery/Equipment/Installation Costs	$
Working Capital	$
Other (please specify)	$
TOTAL USES	$ 1,436,827.96

*Please provide a detail of Soft Costs and of Construction Costs.

8. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Scott Lepman based upon attached costs, exterior building improvements and an engineer's estimated for alley improvements

(If applicant prepared their own estimate, verification may be required. **Please attach minimum of two bids, preferably three.**)

Mailing Address: 100 Ferry Street NW

Phone Number: 541-979-9782 E-mail Address: scottlepman@gmail.com

9A. EXPLAIN WHY CARA FUNDING IS NECESSARY TO ENSURE PROJECT COMPLETION. (*Please provide a description of the financial gap requiring CARA assistance.*)

Bank financing has been approved ($800,000.00) subject to CARA assistance of requested $115,084.00 over a 10-year period.

9B. IF YOU DON'T RECEIVE THE FUNDS, WHAT COMPONENTS WILL BE DROPPED? WOULD THE PROJECT GET DONE WITHOUT CARA FUNDS? (*Please provide a detailed explanation.*)

Exterior Renovations (removal of 2 layers of existing siding and replacement with new siding and demolition of single story porch with 2-story porch as historically correct will not be financed. In addition, reconstruction of existing failed alley and construction of storm drainage for entire alley will not be funded. (See attached submitted attachments.)

10. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

Local and Regional banks

11. CONSIDERING THE PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA.

The project will upgrade and enhance a blighted building that is located in the downtown area and is adjacent to an arterial street and near the waterfront. The proposed improvements are in compliance with Historic standards and Fire and Life Safety standards (windows, porches, vestibule and siding). The project will provide 18 apartment units in the downtown area. The 18 to 34 residents of the building will contribute to the viability of the downtown by utilizing downtown restaurants and other retail and service outlets. Residents of the building will also be able to walk or bike to work.

12. PLEASE OUTLINE ANY OTHER VIRTUES OR BENEFITS YOUR PROJECT PROVIDES. *(To Albany, and the area/neighborhood.)*

Bringing the exterior of the building to Historic Standards and up to current Building and Fire and Life Safety requirements make the project unfeasible without CARA assistance. In addition, the necessary alley improvements will correct the existing failed alley improvement and provide stormwater to all 6 abutting lots. (see submitted attachments.)

13. HAVE YOU OR THIS PROPERTY RECEIVED CARA FUNDING AT ANY POINT IN THE PAST?

Yes ■ No ☐ If so, amount $ 1) $135,000 2) $34,182 3) $336,000

FOR WHAT PROJECT(S): 1) Jefferson Lofts, street improvements 2) 306 6th SE, exterior bldg improvements 3) Fortmiller Bldg, renovation & change of use to 9 apts. & 2 offices

14. ASSISTANCE REQUESTED

Total Estimated Project Costs:	$ 1,436,827.08
Your Total Contribution	$ 636,827.06
Total Amount Requested from CARA:	$ 115,084.00 ($11,508.44 per year for 10 years

Final payment will be based on actual costs not estimates. Ten percent of CARA funds will be held back for final payment.

15. Breakdown of Use of CARA Funds

CARA funds can only be used for permanent improvements to the building. Please provide a breakout with specific details of how the CARA funds will be used in the project. If more space is needed, please attach a separate page.

Item	Amount	Notes
Interest Rate buy down	$115,084.00	$11,508.44 per year for 10 years
TOTAL	$115,084.00	**Total should match total amount requested from CARA from line 14.**

Certification

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Albany Revitalization Area Agency (ARA) and may require approval by the City of Albany Landmarks Advisory Commission or other entities. These entities may require certain changes or modifications before final approval and Commitment of Funds.
2. Commitment of Funds will not be processed until the Applicant satisfies all conditions.
3. **Any work begun before receipt of a Commitment of Funds notice is ineligible for reimbursement.**
4. Any work deviating from that detailed in the Commitment of Funds must be preapproved in writing to be eligible for reimbursement.
5. While only proprietary information may be held in confidence outside of the public record, CARA will attempt to maintain all information provided in a confidential manner.
6. Originals of all materials prepared with CARA assistance belong to CARA and will be maintained in the public record.
7. Application must be completed in its entirety before being considered; if not, it will be returned for completion.
8. Staff is authorized to independently verify any and all information contained in this application.
9. If CARA's total assistance to the project is greater than $750,000, prevailing wage for the project may apply.
10. CARA may withhold approval of this application until information satisfactory to CARA is provided.

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining CARA assistance and is true and complete to the best of the Applicant's knowledge.

Scott David Lepman
Applicant's Printed Name

Applicant's Signature — Date: July 31, 2020

Applicant's Printed Name

Applicant's Signature — Date

Return application/attachments to: City of Albany c/o Sophie Dykast, Economic Development Coordinator
333 Broadalbin Street SW/ P.O. Box 490
Albany, Oregon 97321

FOR CITY USE ONLY

Date Received:_____ By:_____ Application Complete: ☐ Yes ☐ No

Comments:_____

Date application returned to applicant for completion:_____

Date application returned to City:_____ By:_____

Details of Soft Costs and Construction Costs To Date

Opera House - 222 1st Ave

Date	Vendor	Invoice #	Wages - Paid by Scott	Land Improvements	Building Improvements	Misc Expenses	Soft Costs - Expensed	Check #	Chk Date	Comments
1/25/2015	Evashevski, Elliott, Cihak	42518					150.00	33566	3/2/2015	Legal Fees
2/19/2015	David McClain	2015-222-2		135.00				33593	3/10/2015	Exterior Cleaning
3/3/2015	Northstar Surveying, Inc.	9501					2,137.00	2137	3/24/2015	Survey Services
3/11/2015	David McClain	2015-222-3			1,830.00			33605	3/12/2015	Demolation Services
4/27/2015	Northstar Surveying, Inc.	9601					250.00	33979	6/1/2015	Survey Services
5/2/2015	David McClain	2015-222-4			2,085.00			33843	5/6/2015	Demolation Services
5/2/2015	David McClain	2015-222-4			2,085.00			33994	6/4/2015	Demolation Services
5/21/2015	Northstar Surveying, Inc.	9501					713.00	33938	5/21/2015	Survey Services
6/10/2015	W.L. Thomas, Environmental	4908					1,650.00	34352	9/1/2015	Asbestos Testing
6/30/2015	W.L. Thomas, Environmental	4926					11,900.00	34267	8/5/2015	Asbestos Removal
7/20/2015	David McClain	2015-222-5			2,265.00			34144	7/20/2015	Demolation Services
7/31/2015	Republic Services	0450-00197				1,554.01		34417	9/1/2015	Dump Fees
8/26/2015	Precision Locating	IN-0175					270.00	34410	9/1/2015	Locate Services
8/31/2015	Republic Services	0450-01199				340.20		34478	9/18/2015	Dump Fees
9/1/2015	David McClain	2015-222-6			400.00			34445	9/17/2015	Demolation Services
9/3/2015	Brothers Concrete	136746			2,060.00			34546	10/9/2015	Slab Sawing
9/9/2015	Home Depot	2015501				36.82		35049	11/17/2015	Misc Supplies
9/10/2015	SP&B Reprographics	37478					10.50	34486	9/18/2015	Copy Services
9/14/2015	Parr Lumber	23584633			109.10			34629	10/15/2015	Misc Supplies
9/25/2015	Home Depot	6273602			119.00			34910	11/2/2015	Misc Supplies
9/28/2015	Big Wood Tree Expert	6/5/2015		100.00				34576	10/15/2015	Stump Grinding
9/30/2015	E.D. Hughes Excavating Inc.	14889		11,105.60				34809	11/2/2015	Excavation Services
10/1/2015	SP&B Reprographics	37602					4.50	34856	11/2/2015	Copy Services
10/9/2015	Parr Lumber	23588456			143.06			34852	11/2/2015	Misc Supplies
10/9/2015	Parr Lumber	23588451			239.55			35078	11/17/2015	Misc Supplies
10/12/2015	SP&B Reprographics	37643					12.60	35520	12/31/2015	Copy Services
10/13/2015	Parr Lumber	23588808			80.68			35078	11/17/2015	Misc Supplies
10/13/2015	SP&B Reprographics	37652					21.00	35279	12/16/2015	Copy Services
10/14/2015	Parr Lumber	23588990			81.65			35078	11/17/2015	Misc Supplies
10/15/2015	Parr Lumber	23589184			23.90			35078	11/17/2015	Misc Supplies
10/15/2015	Parr Lumber	23589316			139.80			35078	11/17/2015	Misc Supplies
10/16/2015	Parr Lumber	23589541			521.99			34852	11/2/2015	Misc Supplies
10/16/2015	Parr Lumber	23589551			335.62			35078	11/17/2015	Misc Supplies
10/19/2015	Green & White	67-2181874			445.25			34979	11/11/2015	Concrete
10/19/2015	Parr Lumber	23589615			(6.49)			34852	11/2/2015	Misc Supplies
10/19/2015	Parr Lumber	23589614			37.47			34852	11/2/2015	Misc Supplies
10/20/2015	Parr Lumber	23589808			96.55			34852	11/2/2015	Misc Supplies
10/21/2015	Parr Lumber	23590000			559.36			34852	11/2/2015	Misc Supplies
10/21/2015	Parr Lumber	23590006			(55.94)			34852	11/2/2015	Misc Supplies
10/22/2015	Parr Lumber	23590121			20.07			34852	11/2/2015	Misc Supplies
10/22/2015	Parr Lumber	23590152			36.86			34852	11/2/2015	Misc Supplies
10/22/2015	SP&B Reprographics	37742					109.00	35279	12/16/2015	Copy Services
10/23/2015	Albany Rental	367909-1			172.00			34726	11/2/2015	Equipment Rental

10/23/2015	Parr Lumber	23590288	36.86			34852	11/2/2015	Misc Supplies
10/23/2015	Complete Plumbing Systems	4099	1,778.70			34967	11/9/2015	Plumbing of New Water Service
10/26/2015	Green & White	67-2185245	1,551.25			34979	11/11/2015	Concrete
10/29/2015	Parr Lumber	23591038	598.99			35078	11/17/2015	Misc Supplies
11/2/2015	Sure Flow Concrete Pumping	C4105	554.04			34978	11/11/2015	Concrete Pumping
11/2/2015	Petty Cash Reimbursement	5031			6.05	35076	11/17/2015	Postage
11/4/2015	David McClain	2015-226	1,175.00			34958	11/4/2015	Services
11/5/2015	Parr Lumber	23591942	40.96			35078	11/17/2015	Misc Supplies
11/11/2015	SP&B Reprographics	I104700			93.32	35274	12/16/2015	Misc Supplies
11/12/2015	Albany Rental	369722-1	41.50			35031	11/17/2015	Equipment Rental
11/13/2015	SP&B Reprographics	37859			22.60	35279	12/16/2015	Copy Services
11/18/2015	SP&B Reprographics	37678			24.00	35210	12/4/2015	Copy Services
11/18/2015	Home Depot	2014019	34.09			35263	12/16/2015	Misc Supplies
11/19/2015	Platt	I176671	93.32			35274	12/16/2015	Misc Supplies
11/19/2015	Home Depot	1970547	223.87			35263	12/16/2015	Misc Supplies
11/20/2015	Home Depot	970556	66.40			35263	12/16/2015	Misc Supplies
11/25/2015	Platt	I179804	93.32			35507	12/31/2015	Misc Supplies
11/30/2015	W.L. Thomas, Environmental	5068			250.00	35285	12/16/2015	Asbestos Testing
11/30/2015	Complete Plumbing Systems	4122	2,757.00			35260	12/16/2015	Window Well Drains
11/30/2015	Repubic Services	0450-002055395		340.20		35277	12/16/2015	Dump Fees
11/30/2015	Repubic Services	0450-002052623		108.07		35277	12/16/2015	Dump Fees
12/2/2015	Stability Engineering, Inc.	3414			335.50	35281	12/16/2015	Engineering
12/9/2015	Assured Electric LLC	15-43-01	2,100.00			35220	12/10/2015	Electrical Services
12/18/2015	SP&B Reprographics	37700			14.25	35831	2/8/2016	Copy Services
12/23/2015	City of Albany	5660			1,006.95	35306	12/28/2015	Plan Review Fee
12/29/2015	DJ Architecture	2015-70			2,600.00	35386	12/31/2015	Architecture Design
12/31/2015	Repubic Services	0450-002073054		525.46		35595	1/18/2016	Dump Fees
1/29/2016	Davis Glass	22568	4,220.00			35982	3/1/2016	Window's
2/16/2016	Home Depot	2972868	37.81			36038	3/16/2016	Supplies
2/18/2016	SP&B Reprographics	189260			12.00	36100	3/16/2016	Copy Services
3/8/2016	Parr Lumber	23604001	30.68			36198	4/1/2016	Supplies
3/14/2016	Home Depot	5973642	3.25			36211	4/1/2016	Supplies
3/24/2016	Sunbelt Rentals	59084055-001	758.22			36286	4/15/2016	Equipment Rental
4/8/2016	Weatherford	102959			1,390.00	36346	5/6/2016	Legal Fees
5/31/2016	MSS, Inc.	6072			3,675.00	36668	7/5/2016	Engineering
6/3/2016	DJ Architecture	2016-052			180.00	36665	7/5/2016	Architecture Design
8/9/2016	SP&B Reprographics	39558			65.92	37345	10/14/2016	Copy Services
8/15/2017	Greenscape Solutions LLC		6,930.64			39303	8/21/2017	Excavation Services
8/29/2016	Home Depot	7973834	229.72			37046	9/7/2016	Misc Supplies
8/30/2016	Home Depot	6973886	72.46			37046	9/7/2016	Misc Supplies
8/31/2016	Albany Rental	389165-1	264.53			37089	9/15/2016	Equipment Rental
8/31/2016	Home Depot	5973902	17.15			37046	9/7/2016	Misc Supplies
9/3/2016	Selectemp	522376	173.89			37246	10/3/2016	Labor
10/1/2016	DJ Architecture	2016-075			3,500.00	37371	10/25/2016	Architecture Design
10/20/2016	MSS, Inc.	6721			1,200.00	37389	11/2/2016	Engineering
11/25/2016	DJ Architecture	2016-101			1,400.00	37637	12/8/2016	Architecture Design
11/29/2016	Fresh Aire Engineering Inc	2016-23-1			4,800.00	37592	12/6/2016	Services
3/28/2017	MSS, Inc.	6860			300.00	38502	5/8/2017	Engineering

5/8/2017	DJ Architecture	2017-055			96.00	38667	5/2/2017	Architecture Design
7/27/2017	Columbia Concrete Sawing	53873		600.00		39218	8/15/2017	Cut Concrete
8/11/2017	Ferguson	CZ298179		2,550.56		40897	2/8/2018	Misc Supplies
9/1/2017	Home Depot	9974870		98.77		40188	12/7/2017	Misc Supplies
9/1/2017	Home Depot	9084414		146.22		40188	12/7/2017	Misc Supplies
9/8/2017	Cascade Concrete Accessories	51211		728.80		39493	9/21/2017	Rebar
9/11/2017	Home Depot	9012570		216.73		40188	12/7/2017	Misc Supplies
9/11/2017	Home Depot	9581158		77.81		40188	12/7/2017	Misc Supplies
9/11/2017	Home Depot	9571151		97.79		40188	12/7/2017	Misc Supplies
9/12/2017	Home Depot	8023185		103.34		40188	12/7/2017	Misc Supplies
9/13/2017	Home Depot	7970205		77.69		39594	10/2/2017	Misc Supplies
9/13/2017	Home Depot	7970222		51.47		39594	10/2/2017	Misc Supplies
9/15/2017	Home Depot	5051356		55.42		40956	2/22/2018	Misc Supplies
9/15/2017	Bill Goff Construction	852		7,920.00		39504	9/22/2017	Outside Services
9/18/2017	DJ Architecture	2017-115			276.00	39521	9/28/2017	Architecture Design
9/26/2017	City of Albany	B-1163-17			92.04	39517	9/26/2017	Permit
9/29/2017	Home Depot	1014621		41.91		40956	2/22/2018	Misc Supplies
10/9/2017	Home Depot	1012627		254.06		40020	11/17/2017	Misc Supplies
10/19/2017	Greenscape Solutions LLC			2,892.77		39747	10/19/2017	Outside Services
10/21/2017	Home Depot	9043446		42.93		40188	12/7/2017	Misc Supplies
10/27/2017	FEI Testing Inc.	25797			372.75	40019	11/17/2017	Inspection
11/10/2017	Best Pots	A-347599		81.20		40015	11/17/2017	Equipment Rental
11/2/2017	City of Albany	B-1163-17			176.59	39803	11/3/2017	Permit
11/4/2017	Home Depot	5031095		27.96		40271	12/11/2017	Misc Supplies
11/6/2017	Parr Lumber	23676598		11.69		40064	11/17/2017	Misc Supplies
11/6/2017	Parr Lumber	23676607		250.22		40064	11/17/2017	Misc Supplies
11/6/2017	Parr Lumber	23676702		139.16		40064	11/17/2017	Misc Supplies
11/7/2017	Parr Lumber	23676767		219.97		40064	11/17/2017	Misc Supplies
11/7/2017	Parr Lumber	23676812		47.90		40064	11/17/2017	Misc Supplies
11/7/2017	Parr Lumber	23676886		14.49		40064	11/17/2017	Misc Supplies
11/8/2017	Parr Lumber	23677018		44.47		40330	12/11/2017	Misc Supplies
11/8/2017	Parr Lumber	23677001		8.78		40330	12/11/2017	Misc Supplies
11/8/2017	Parr Lumber	23677032		629.82		40064	11/17/2017	Misc Supplies
11/8/2017	Parr Lumber	23676955		139.39		40330	12/11/2017	Misc Supplies
11/8/2017	Green & White	2532612		2,279.00		40429	12/18/2017	Concrete
11/8/2017	Chuck's Concrete	21870		460.00		40490	12/29/2017	Pumping Service
11/13/2017	Albany Rental	416475-1		135.00		40482	12/29/2017	Equipment Rental
11/13/2017	Albany Rental	417309-1		36.00		40482	12/29/2017	Equipment Rental
11/13/2017	Albany Rental	417359-1		75.00		40482	12/29/2017	Equipment Rental
11/15/2017	Usiel Castro	Payroll	713.16				11/15/2017	Payroll
11/15/2017	Jose Diaz	Payroll	802.29				11/15/2017	Payroll
11/15/2017	BJ Moreno	Payroll		539.59			11/15/2017	Payroll
11/16/2017	Parr Lumber	23677800		1,193.14		40330	12/11/2017	Misc Supplies
11/16/2017	Parr Lumber	23677883		1,536.65		40330	12/11/2017	Misc Supplies
11/22/2017	Albany Rental	417796-1		48.00		40167	12/7/2017	Equipment Rental
12/1/2017	Rodrigo Carrillo	Payroll	505.81				12/1/2017	Payroll
12/1/2017	Usiel Castro	Payroll	433.56				12/1/2017	Payroll
12/1/2017	Jose Diaz	Payroll	569.04				12/1/2017	Payroll
12/8/2017	Best Pots	A-349303		81.20		40483	12/29/2017	Equipment Rental

EXHIBIT '1'

Opera House Loan Subsidy Request
For Historic Exterior Alteration
For Property Located at
222 First Avenue SE

Proposed Development: The development on Tax Lot 5100 (222 First Avenue SE) is currently known as the "Spruce Apartments." Based upon the site being the location of the second Opera House located in Albany, the "Spruce" Apartment name will be changed to the Opera House Apartments. A commemoration plaque will be placed on the building detailing the history of the site. At the time of purchase of the property by Glorietta Bay LLC on January 15, 2015, the building contained 19 apartment units which consisted of 3 one-apartment units and 2 studio units on both the first and second floors with a full basement that contained 9 studio apartment units with kitchenettes and two common restrooms with a shower in each (one male and one female) for the 9 units. A coin operated washer and dryer were also provided in the basement area at the end of the hallway.

The renovation of the building will provide eighteen (18) residential units in the building. The first floor and second floors will each contain 2 studio units and 3 one-bedroom units. The third floor will contain 1 studio unit and 1 one-bedroom unit. The basement level will contain 6 one-bedroom units and a laundry room.

Existing View of Front of Building From First Avenue

Tax Lot 5100 (236 First Avenue SE) is currently vacant and once contained a small service station site. The building and canopy burnt to the ground on August 5, 1998. The property is currently also owned by the Glorietta Bay LLC and is proposed to contain seven off-street parking spaces provided off the alley with the rest of the lot being undeveloped at this time.

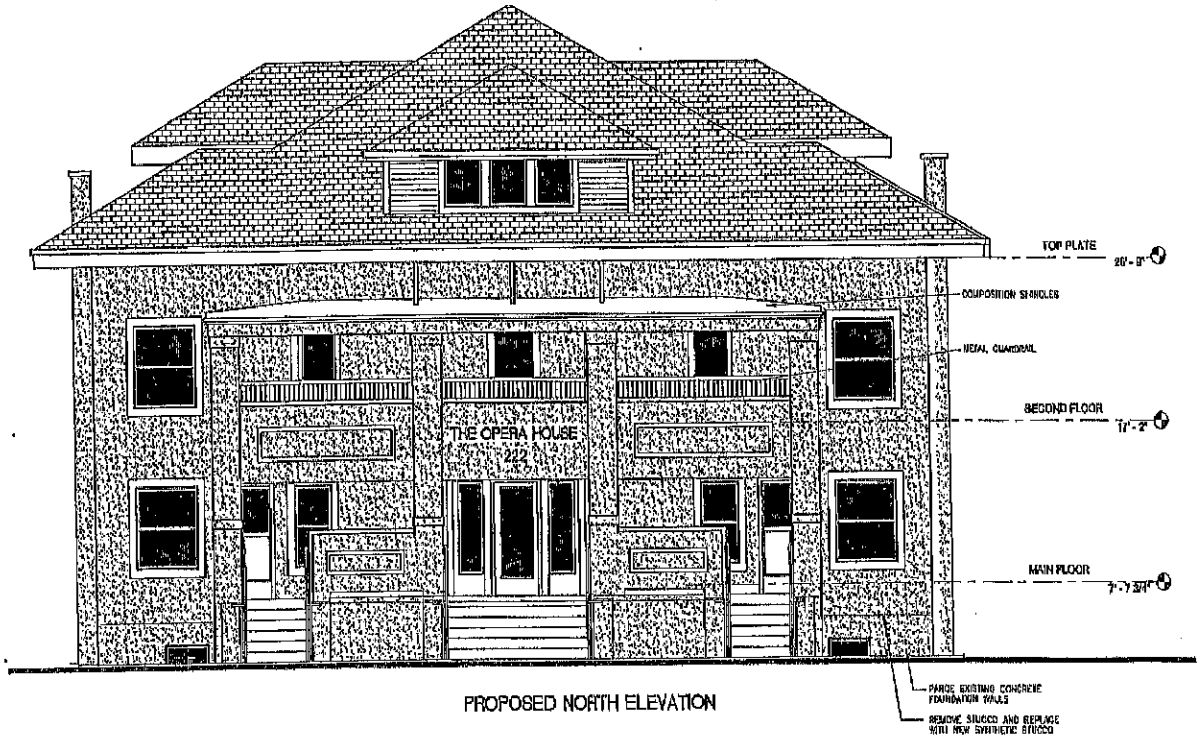
CARA PROPOSAL OUTLINE:

We are requesting that CARA support the exterior rehabilitation of this structure, which has been neglected for many years. The building is currently empty. The building, while occupied, failed to meet standards of habitability according to the City of Albany Fire and Building Departments.

We are requesting funding from CARA to assist in repairing the exterior of the Opera House Apartments to reflect the design considerations and requirements of the City of Albany Landmarks Commission on August 7, 2019 (Case No.s HI-18-18 and HI-10-19). A copy of the Landmarks Commission Notice of Decisions and conditions of approval are enclosed (see Appendix 'A-2,' pages 1 to 10). We obtained building permits on November 3, 2017 and April 17, 2020 for work on the interior of the building (see Appendix A-4,' pages 1 to 4).

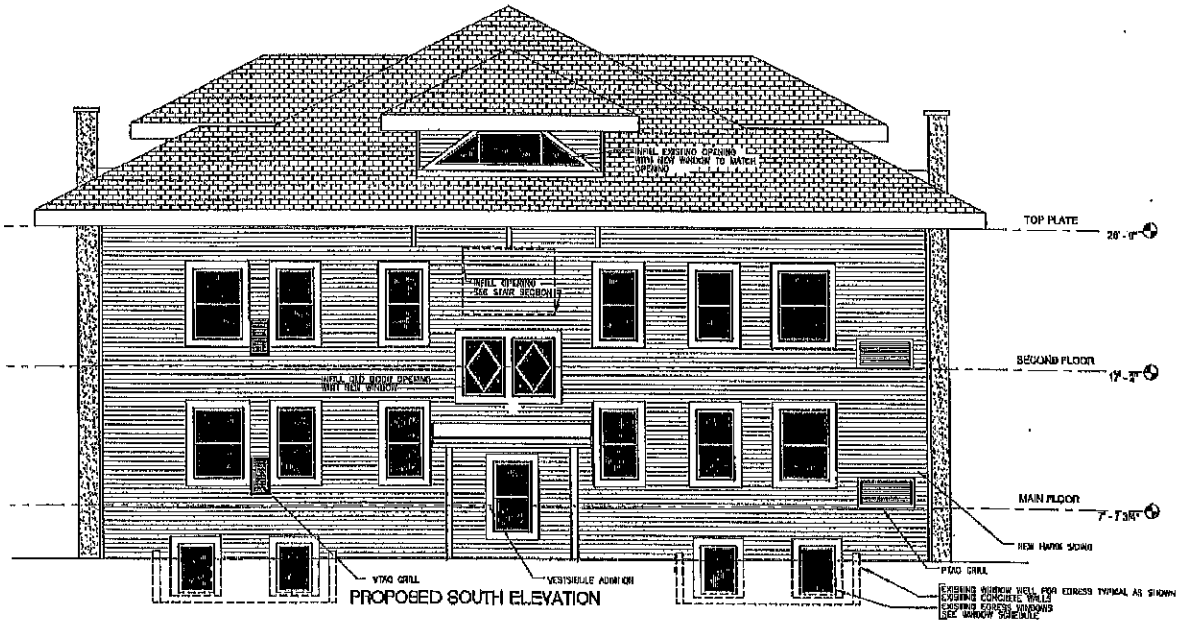
The following architectural drawings reflect the current exterior elevations of the building and the finished elevations of the building upon completion of the exterior renovations.

EXISTING NORTH ELEVATION



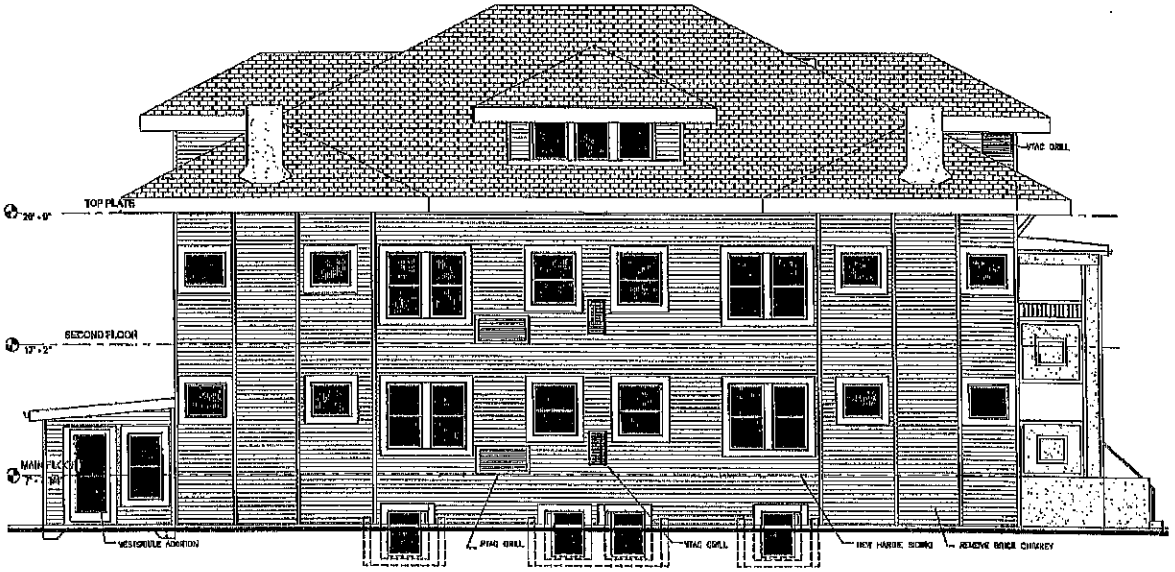
PROPOSED NORTH ELEVATION

EXISTING SOUTH ELEVATION



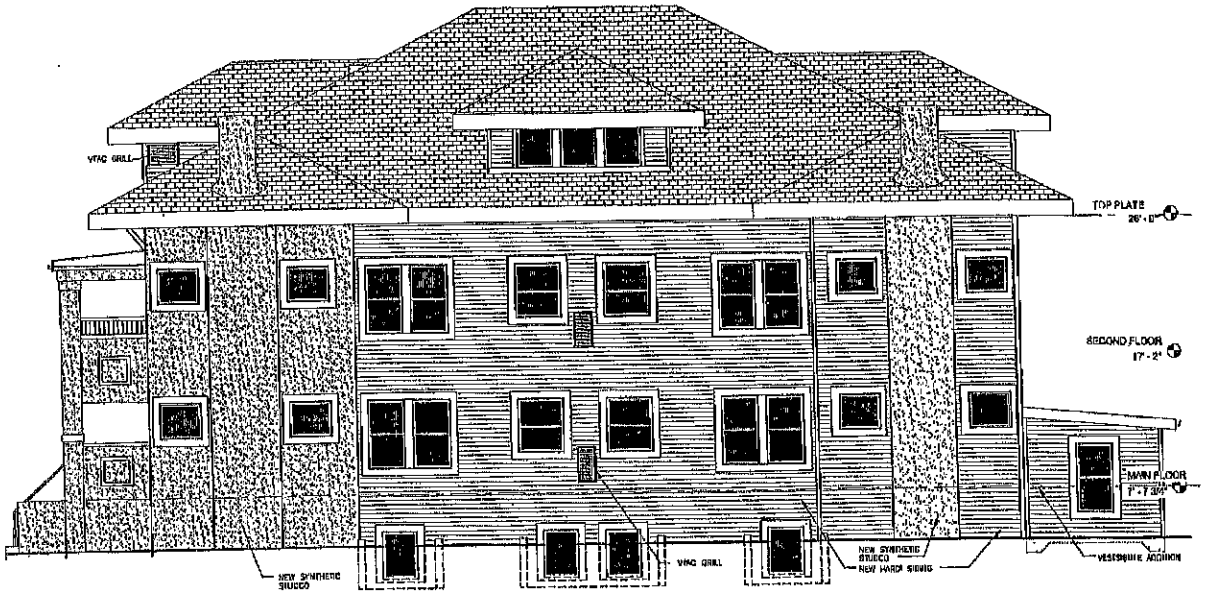
PROPOSED SOUTH ELEVATION

EXISTING EAST ELEVATION

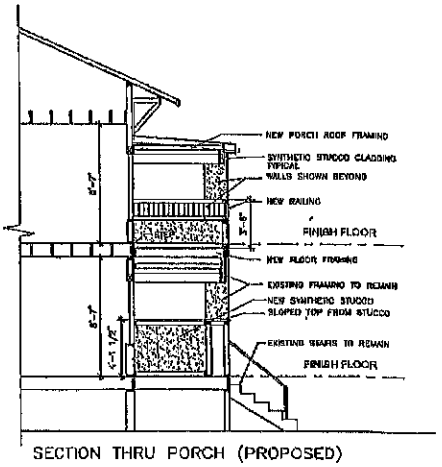


PROPOSED EAST ELEVATION

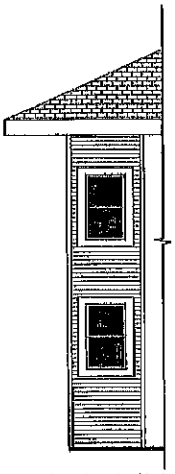
EXISTING WEST ELEVATION



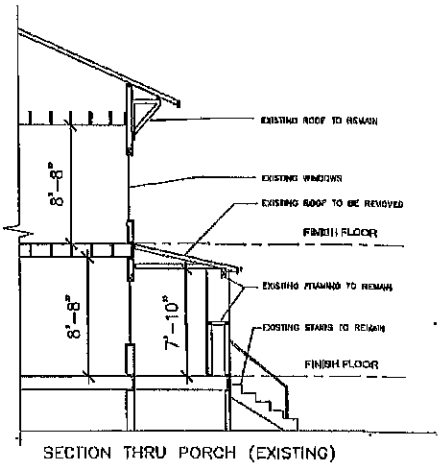
PROPOSED WEST ELEVATION



SECTION THRU PORCH (PROPOSED)



PROPOSED ALCOVE ELEVATION
TYPICAL OF ALL FOUR LOCATIONS



SECTION THRU PORCH (EXISTING)

The purpose of this CARA request is to allow the use of increase in taxes generated by the renovation of this property to finance 1) The exterior building repairs needed to meet the requirements of the Landmarks Commission and 2) The $43,380 determined to our portion of the costs for repairing the alley. The request for CARA funding to repair the alley is included in a separate request for these public improvements.

The purpose of this CARA request is to allow the use of increase in taxes generated by the renovation of this property to finance 1) The exterior building repairs needed to meet the requirements of the Landmarks Commission and 2) The $43,380 determined to our portion of the costs for repairing the alley. The request for CARA funding to repair the alley is included in a separate request for these public improvements

This request is to provide assistance for repairing the exterior of the building only together with our portion of the cost to repair the alley. All the remaining construction costs will be my responsibility of Glorietta Bay, LLC, except for the resolution to partner with the City of Albany for fully alley improvements. The scope of the alley work is greater than the minimum required to provide storm water service to the referenced property.

The costs associated with this request are as follows:

EXTERIOR IMPROVEMENTS TO OPERA HOUSE AND PROPORTIONATE ALLEY COST

The Opera House	
222 1st Avenue	
Exterior Improvements	
Prepared: May 6, 2020	
Exterior Siding Repair and Replacement	
Siding and weather barrier system labor	$45,600
Siding and weather barrier system materials	$44,040
Window installation including window wrap	$19,152
Stucco front elevation and chimneys	$72,240
New Roof	
Material and labor for new metal roof	$106,800
New Front Porch	
Removal cost budget	$9,000
New first and second story porch	$138,000
Our Proportionate Cost of the Alley Repair	$43,380
GRAND TOTAL EXTERIOR RENOVATION	$478,212

The costs associated with this request are as follows as obtained from Dalke Construction of Salem. All other contractors declined to provide a proposal. The Dalke Construction proposal is attached in the Appendix for reference (see Appendix 'A-3,' pages 1 to 2). The cost estimate to repair the alley was obtained from Udell Engineering and Surveying.

CARA LOAN SUBSIDY REQUEST:

We are requesting CARA's financial assistance with a loan subsidy to repair the exterior of the structure and our $43,380 proportionate cost to repair the alley. The interest rate subsidy requested is for $450,000. This is less than the total for the exterior building improvement cost and our proportionate cost of the alley. We are not interested in a typical grant of funds nor are interested in a loan. We are interested in obtaining an annual payment to subsidize an interest rate buydown from the current market rate of 4.0% to 1%. However, interest rates have fallen recently and the possibility exists that the market rate could be less than 4.0% if the bank loan is obtained timely.

If CARA supports this interest rate buydown subsidy proposal it is likely that the interest rate terms of the loan may be less than 4.0%. We prepared the enclosed proposal at a 4.0% interest rate but any lower loan rate would lessen the interest subsidy requested. We anticipate obtaining funding from a local commercial bank. Support for the cumulative interest buydown is enclosed in the Interest Rate Buydown Amortization Table (Appendix 'A-1,' pages 1 to 4).

The interest rate buy-down will permit a local bank to fund the exterior improvements and our proportionate cost of the alley at a 1% interest cost. CARA would be subsidizing the loan at 3.0%, which is the difference between the current market rate of 4.0% and the owners 1% interest cost.

The taxable value of the property will increase significantly upon completion and the subsequent increase in taxes will subsidize its own exterior improvements. The upgrades to the exterior of the building will meet the requirements of the Landmarks Commission to reflect the properties historical charm and appeal.

The subsidy is an annual request, for a ten-year period and would not begin until after the project was completed and the assessed value is increased by Linn County. Essentially, a portion of the increase in taxes generated by this property's renovation will subsidize the interest portion of a loan payment for a ten-year period.

At the end of the ten-year period, the interest rate buy-down subsidy would end. This CARA request will finance the exterior improvements and our proportionate cost of the alley repairs to a limit of the $450,000 loan subsidy requested.

ESTIMATED RENT AND VALUE ESTIMATE:

I am currently a certified real estate appraiser and my first job in Albany was as an appraiser for the Linn County Assessor's Office. To determine how this project will increase taxes in the community, I have prepared support for:

1) A value estimate for the property using standard appraisal valuation techniques.
2) Estimate of projected property taxes reflecting current Oregon Revised Statutes.

To estimate the value of the property, I have estimated the projects market rent. I have evaluated the market rents for this project as follows:

OPERA HOUSE APARTMENTS RENT SCHEDULE			
	Unit	Size	Rent
Basement			
	0A	361	$786.00
	0B	370	$786.00
	0C	428	$802.00
	0D	464	$829.00
	0E	358	$786.00
	0F	398	$808.00
Total	6	2379	$4,797.00
First Floor			
	1A	649	$931.00
	1B	656	$931.00
	1C	614	$931.00
	1D	328	$744.00
	1E	351	$761.00
Total	5	2598	$4,298.00
Second Floor			
	2A	649	$931.00
	2B	678	$931.00
	2C	636	$931.00
	2D	328	$744.00
	2E	351	$761.00
Total	5	2642	$4,298.00
Third Floor			
	3A	877	$1,186.00
	3B	624	$999.00
Total	2	1501	$2,185.00
Totals	**18**	**9120**	**$15,578.00**
		Annual:	**$186,936.00**

To estimate the value of the property, I evaluated the expenses to operate the property and then estimated the Net Operating Income. This results in a value estimate illustrated as follows:

ANNUAL PROPERTY OPERATING DATA AND VALUE ESTIMATE							
LOCATION:			Opera House Apartments 222 First Avenue SE Albany, Oregon				
Net Rentable Area					9,120		
Gross Rentable Area					10,612		
Project Rent Per Net Square Foot					$1.71		
Potential Monthly Rent					$15,578.00		
Potential Annual Rent					$186,936.00		
Real Market Value		Acreage:	Land:	Improvements	Total		Current Taxes
		0.18	$43,130	$352,170	$395,300		$4,375.54
Assessed Value				$217,990			
SCHEDULED GROSS POTENTIAL INCOME:					$186,936		
Less Vacancy @ 5%					$7,477		
Other Income	Laundry Income			$2,250.00			
	Late Fees			$1,050.00			
	Total			$3,300.00			
EFFECTIVE GROSS INCOME:					$182,759		
GROSS OPERATING INCOME:							
LESS OPERATING EXPENSES:							
MAINTENANCE AND REPAIR:					$4,500		
UTILITIES							
ELECTRICITY, SECURITY AND CABLE					$4,882		
WATER					$4,400		
TRASH REMOVAL					$2,800		
SEWER					$9,500		
TOTAL UTILITIES						$26,082	
ADMINISTRATIVE							
INSURANCE					$3,800		
FIRE PROTECTION					$936		
Monthly Landscaping and Cleaning					$5,400		
PROPERTY TAXES					$14,704		
MANAGEMENT					$11,800		
SUPPLIES					$4,500		
WAGE/SALARIES					$4,569		
TOTAL ADMINISTRATIVE						$45,709	
TOTAL OPERATING EXPENSES:				$0.39	$71,791		
NET OPERATING INCOME:					$110,968		
Estimated Value Rounded	$1,531,000						
ESTIMATED VALUE:	$1,530,592						
Cap Rate	7.25%						
Gross Rent Multiplier	8						
Total Units, Complete	18						

ILLUSTRATION OF LOAN SUBSIDY REQUEST:

Enclosed below is the estimate for the change in value, change in taxes, and the requested interest rate subsidy. During the ten-year term, the estimated taxes would be $168,561.23, the estimated

interest rate subsidy would be $115,084, and the taxes paid ABOVE the requested interest rate subsidy would be $53,476.79.

The CARA interest subsidy is calculated below:

CARA URBAN RENEWAL DISTRICT INTEREST RATE BUYDOWN COMPUTATIONS						
Proposed Real Market Value				$1,531,000		
Changed Property Ratio				0.619		
Proposed Assessed Value				$947,689		
Current Assessed Value				$214,850		
Increase In Taxable Value				$732,839		
Tax Rate				0.020064		
Annual Increase In Taxes				$14,703.68		
3% Statutory Increase In Assessed Value				**Projected Tax Increase**	**CARA Subsidy**	**Taxes Over Buydown**
First Year On Tax Rolls	Year 1		2021	$14,703.68	$11,508.44	$3,195.24
	Year 2	1.03	2022	$15,144.79	$11,508.44	$3,636.35
	Year 3	1.06	2023	$15,599.14	$11,508.44	$4,090.69
	Year 4	1.09	2024	$16,067.11	$11,508.44	$4,558.67
	Year 5	1.13	2025	$16,549.12	$11,508.44	$5,040.68
	Year 6	1.16	2026	$17,045.60	$11,508.44	$5,537.15
	Year 7	1.19	2027	$17,556.96	$11,508.44	$6,048.52
	Year 8	1.23	2028	$18,083.67	$11,508.44	$6,575.23
	Year 9	1.27	2029	$18,626.18	$11,508.44	$7,117.74
	Year 10	1.30	2030	$19,184.97	$11,508.44	$7,676.53
Total TIF Taxes Paid				$168,561.23	$115,084.44	$53,476.79

Interest Rate Buydown Illustration		
10 Year Increase In Property Taxes		$168,561.23
Average Tax Increase Per Year		$11,508.44
Average Tax Increase Per Month		$959.04
CARA Loan Subsidy Principle		
CARA Loan Yearly Buydown	$11,508	
Ten Year CARA Buydown	$115,084.44	
Remaining Loan Balance Year 10	$309,010	
Average CARA Support Per Year		$11,508.44
Total 10 Year Increase In Taxes		$168,561.23
Ten Year CARA Buydown		$115,084.44
TIF Taxes Above Interest Buydown		$53,476.79

We would obtain all required funds from a local community bank or credit union or use existing working capital. The term of the interest rate buydown subsidy would be ten years. This subsidy **only** pays for the interest on the loan during the ten-year term **and not** any principle.

The CARA Loan subsidy request may be lower than illustrated for the following reasons:

1. The Lepman Company has expertise repairing and renovating challenging older buildings to current market standards of design and appeal. This appeals to lenders.
2. We are actively evolved with self-performing both residential and commercial projects successfully despite market conditions. This appeals to lenders.
3. Interest rates are currently very favorable.
4. Any lender will consider the additional quality and upgrades supported by the CARA Loan subsidy and the consequent increase in competitive market appeal of the project to provide additional security for any loan. This appeals to lenders.
5. A CARA loan subsidy will provide additional security to any lender protecting the lenders loan. This certainty of financial assistant will very much appeal to lenders. I anticipate that this will result in a more favorable interest rate and result in a reduced CARA subsidy.

Simply, this proposal leverages the capital from a local bank or credit union, not CARA. It is the taxes generated by improving this blighted building that will subsidize its own renovation.

"PAY-AS-YOU-GO" URBAN RENEWAL SUBSIDY EXAMPLES:

While we believe that this proposal is a unique request to CARA, it has been used in variations in Idaho and Minnesota. Idaho does not permit its urban renewal agencies to grant tax money to private interests for development or lend its credit to back loans for private interests. However, it does allow the increase in a property's value to be used for private redevelopment when an increase in property value would not otherwise have occurred. The developed property must be in an area defined as blighted. The taxes generated by improving a property can be used to finance improvements to the property.

Urban Renewal in Minnesota is different than Oregon since Minnesota law does not allow bonding. Therefore, the favored practice is having the developer pay the cost of development and then to be reimbursed over time with taxes generated by the property. This approach is called, "Pay-As-You-Go-Financing".

The urban renewal authority can advance money to encourage development anticipating future taxes or it can support the project with future taxes "captured" from the change in value and resulting increase in taxes that is generated by the properties development. Its primary use is redeveloping areas with substandard buildings that are considered blighted.

My request essentially finances a portion of the costs of the exterior improvements and a proportionate cost of the alley with a portion of the "captured" increase in taxes from its own development.

SUBSIDY FINANCIAL TIMING:

This interest rate subsidy reimbursement would be made annually at the end of each tax year. This would occur at the end of the tax season the completed Opera House is placed on the tax rolls and the property taxes are paid. This would simplify the arrangement to all parties. This is estimated to

be December, 2022. It is important to obtain CARA support at a time due to historically low interest rates and to this financial support may help obtain more favorable financing terms.

CARA REQUEST

This request is intended to allow a blighted building to be repurposed to present market standards in design and appeal and repair the entire alley. The additional goal is to not imposing any financial burden on CARA during the life of the loan subsidy by using "Pay-As-You-Go-Financing". The "captured" increase in taxes from its own development will finance a portion of its own development.

Appendixes

A-1 Interest Rate Buydown Amortization Table (pages 1 to 4)

A-2 Notice of Decision for Historic Review (Includes Staff Report and Applicants Findings (pages 1 to 10)

A-3 Dalke Construction Cost Proposal for External Repair (Includes Windows, Exterior Siding, Roofing, Stucco) (pages 1 to 2)

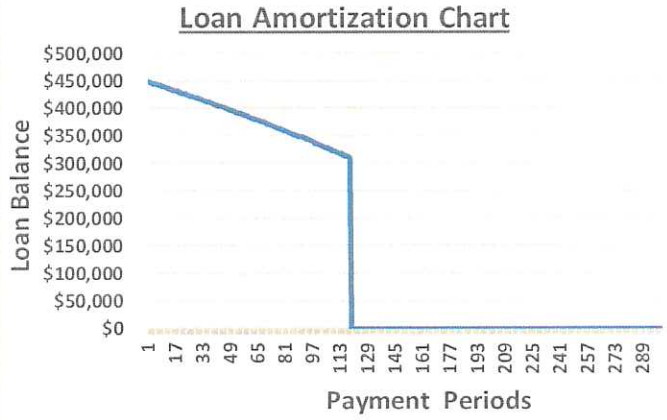
A-4 Copy of Building Permits Issued May 3, 2018 and April 17, 2020 (pages 1 to 4)

APPENDIX "A-1"

Put this on all following pages

AMORTIZATION | **EXPAND FOR INTEREST CALCULATION**

Lender Name	CARA Buydown	Lender Yield (APR)	3.00%
Interest Method	365/Actual	Payoff (Year 10)	$309,010
Loan Type	Bank	Duration	7.44 years
Rate Type	Fixed	Average Life	17.97 years
Analysis Start	1-Dec-22		
Loan Amount	$ 450,000.00		
Loan Fee	0% $0		
Rate	3.00%		
Amortization	300 months		
Interest-Only Period	0 months		
Term	120 months		
Monthly Amort. Pmt	$2,134		



														Interest Calculation					Duration Calculation		
Date	Mth	Year	I/O	Payoff	Mhly Pmt	Interest Rate	Interest	Principal	Beginning Principal	Ending Principal	Lender Cash Flow	Interest	Rate	365/Actual	360/Actual	360/30	Days in Year	Days in Month	PV	Duration/Period	Mth
30-Nov-22	0	0		$0							($450,000)						365	31			
31-Dec-22	1	1	No	$0	$2,134	0.25%	$1,147	$987	$450,000	$449,013	$2,134	$1,147	0.25%	$1,147	$1,163	$1,125	365	31	$2,129	$177	1
31-Jan-23	2	1	No	$0	$2,134	0.25%	$1,144	$990	$449,013	$448,023	$2,134	$1,144	0.25%	$1,144	$1,160	$1,123	365	28	$2,123	$354	2
28-Feb-23	3	1	No	$0	$2,134	0.25%	$1,031	$1,103	$448,023	$446,920	$2,134	$1,031	0.25%	$1,031	$1,045	$1,120	365	31	$2,118	$530	3
31-Mar-23	4	1	No	$0	$2,134	0.25%	$1,139	$995	$446,920	$445,925	$2,134	$1,139	0.25%	$1,139	$1,155	$1,117	365	30	$2,113	$704	4
30-Apr-23	5	1	No	$0	$2,134	0.25%	$1,100	$1,034	$445,925	$444,890	$2,134	$1,100	0.25%	$1,100	$1,115	$1,115	365	31	$2,107	$878	5
31-May-23	6	1	No	$0	$2,134	0.25%	$1,134	$1,000	$444,890	$443,890	$2,134	$1,134	0.25%	$1,134	$1,149	$1,112	365	30	$2,102	$1,051	6
30-Jun-23	7	1	No	$0	$2,134	0.25%	$1,095	$1,039	$443,890	$442,850	$2,134	$1,095	0.25%	$1,095	$1,110	$1,110	365	31	$2,097	$1,223	7
31-Jul-23	8	1	No	$0	$2,134	0.25%	$1,128	$1,006	$442,850	$441,845	$2,134	$1,128	0.25%	$1,128	$1,144	$1,107	365	31	$2,092	$1,394	8
31-Aug-23	9	1	No	$0	$2,134	0.25%	$1,126	$1,008	$441,845	$440,837	$2,134	$1,126	0.25%	$1,126	$1,141	$1,105	365	30	$2,087	$1,565	9
30-Sep-23	10	1	No	$0	$2,134	0.25%	$1,087	$1,047	$440,837	$439,790	$2,134	$1,087	0.25%	$1,087	$1,102	$1,102	365	31	$2,081	$1,734	10
31-Oct-23	11	1	No	$0	$2,134	0.25%	$1,121	$1,013	$439,790	$438,776	$2,134	$1,121	0.25%	$1,121	$1,136	$1,099	365	30	$2,076	$1,903	11
30-Nov-23	12	1	No	$0	$2,134	0.25%	$1,082	$1,052	$438,776	$437,724	$2,134	$1,082	0.25%	$1,082	$1,097	$1,097	365	31	$2,071	$2,071	12
31-Dec-23	13	2	No	$0	$2,134	0.25%	$1,115	$1,019	$437,724	$436,706	$2,134	$1,115	0.25%	$1,115	$1,131	$1,094	365	31	$2,066	$2,238	13
31-Jan-24	14	2	No	$0	$2,134	0.25%	$1,113	$1,021	$436,706	$435,684	$2,134	$1,113	0.25%	$1,113	$1,128	$1,092	366	29	$2,061	$2,404	14
29-Feb-24	15	2	No	$0	$2,134	0.25%	$1,036	$1,098	$435,684	$434,586	$2,134	$1,036	0.25%	$1,036	$1,053	$1,089	366	31	$2,056	$2,569	15
31-Mar-24	16	2	No	$0	$2,134	0.25%	$1,104	$1,030	$434,586	$433,556	$2,134	$1,104	0.25%	$1,104	$1,123	$1,086	366	30	$2,050	$2,734	16
30-Apr-24	17	2	No	$0	$2,134	0.25%	$1,066	$1,068	$433,556	$432,488	$2,134	$1,066	0.25%	$1,066	$1,084	$1,084	366	31	$2,045	$2,897	17
31-May-24	18	2	No	$0	$2,134	0.25%	$1,099	$1,035	$432,488	$431,453	$2,134	$1,099	0.25%	$1,099	$1,117	$1,081	366	30	$2,040	$3,060	18
30-Jun-24	19	2	No	$0	$2,134	0.25%	$1,061	$1,073	$431,453	$430,380	$2,134	$1,061	0.25%	$1,061	$1,079	$1,079	366	31	$2,035	$3,222	19
31-Jul-24	20	2	No	$0	$2,134	0.25%	$1,094	$1,040	$430,380	$429,340	$2,134	$1,094	0.25%	$1,094	$1,112	$1,076	366	31	$2,030	$3,383	20
31-Aug-24	21	2	No	$0	$2,134	0.25%	$1,091	$1,043	$429,340	$428,297	$2,134	$1,091	0.25%	$1,091	$1,109	$1,073	366	30	$2,025	$3,544	21
30-Sep-24	22	2	No	$0	$2,134	0.25%	$1,053	$1,081	$428,297	$427,216	$2,134	$1,053	0.25%	$1,053	$1,071	$1,071	366	31	$2,020	$3,703	22

1

31-Oct-24	23	2	No	$0	$2,134	0.25%	$1,086	$1,048	$427,216	$426,168	$2,134	$1,086	0.25%	$1,086	$1,104	$1,068	366	30	$2,015	$3,862	23
30-Nov-24	24	2	No	$0	$2,134	0.25%	$1,048	$1,086	$426,168	$425,082	$2,134	$1,048	0.25%	$1,048	$1,065	$1,065	366	31	$2,010	$4,020	24
31-Dec-24	25	3	No	$0	$2,134	0.25%	$1,080	$1,054	$425,082	$424,028	$2,134	$1,080	0.25%	$1,080	$1,098	$1,063	366	31	$2,005	$4,177	25
31-Jan-25	26	3	No	$0	$2,134	0.25%	$1,077	$1,056	$424,028	$422,972	$2,134	$1,077	0.25%	$1,077	$1,095	$1,060	365	28	$2,000	$4,333	26
28-Feb-25	27	3	No	$0	$2,134	0.25%	$973	$1,161	$422,972	$421,811	$2,134	$973	0.25%	$973	$987	$1,057	365	31	$1,995	$4,488	27
31-Mar-25	28	3	No	$0	$2,134	0.25%	$1,075	$1,059	$421,811	$420,752	$2,134	$1,075	0.25%	$1,075	$1,090	$1,055	365	30	$1,990	$4,643	28
30-Apr-25	29	3	No	$0	$2,134	0.25%	$1,038	$1,096	$420,752	$419,655	$2,134	$1,038	0.25%	$1,038	$1,052	$1,052	365	31	$1,985	$4,797	29
31-May-25	30	3	No	$0	$2,134	0.25%	$1,069	$1,065	$419,655	$418,591	$2,134	$1,069	0.25%	$1,069	$1,084	$1,049	365	30	$1,980	$4,950	30
30-Jun-25	31	3	No	$0	$2,134	0.25%	$1,032	$1,102	$418,591	$417,489	$2,134	$1,032	0.25%	$1,032	$1,047	$1,046	365	31	$1,975	$5,102	31
31-Jul-25	32	3	No	$0	$2,134	0.25%	$1,064	$1,070	$417,489	$416,419	$2,134	$1,064	0.25%	$1,064	$1,079	$1,044	365	31	$1,970	$5,254	32
31-Aug-25	33	3	No	$0	$2,134	0.25%	$1,061	$1,073	$416,419	$415,346	$2,134	$1,061	0.25%	$1,061	$1,076	$1,041	365	30	$1,965	$5,404	33
30-Sep-25	34	3	No	$0	$2,134	0.25%	$1,024	$1,110	$415,346	$414,236	$2,134	$1,024	0.25%	$1,024	$1,038	$1,038	365	31	$1,960	$5,554	34
31-Oct-25	35	3	No	$0	$2,134	0.25%	$1,055	$1,079	$414,236	$413,157	$2,134	$1,055	0.25%	$1,055	$1,070	$1,036	365	30	$1,955	$5,703	35
30-Nov-25	36	3	No	$0	$2,134	0.25%	$1,019	$1,115	$413,157	$412,042	$2,134	$1,019	0.25%	$1,019	$1,033	$1,033	365	31	$1,951	$5,852	36
31-Dec-25	37	4	No	$0	$2,134	0.25%	$1,050	$1,084	$412,042	$410,958	$2,134	$1,050	0.25%	$1,050	$1,064	$1,030	365	31	$1,946	$5,999	37
31-Jan-26	38	4	No	$0	$2,134	0.25%	$1,047	$1,087	$410,958	$409,871	$2,134	$1,047	0.25%	$1,047	$1,062	$1,027	365	28	$1,941	$6,146	38
28-Feb-26	39	4	No	$0	$2,134	0.25%	$943	$1,191	$409,871	$408,681	$2,134	$943	0.25%	$943	$956	$1,025	365	31	$1,936	$6,292	39
31-Mar-26	40	4	No	$0	$2,134	0.25%	$1,041	$1,093	$408,681	$407,588	$2,134	$1,041	0.25%	$1,041	$1,056	$1,022	365	30	$1,931	$6,437	40
30-Apr-26	41	4	No	$0	$2,134	0.25%	$1,005	$1,129	$407,588	$406,459	$2,134	$1,005	0.25%	$1,005	$1,019	$1,019	365	31	$1,926	$6,582	41
31-May-26	42	4	No	$0	$2,134	0.25%	$1,036	$1,098	$406,459	$405,361	$2,134	$1,036	0.25%	$1,036	$1,050	$1,016	365	30	$1,922	$6,725	42
30-Jun-26	43	4	No	$0	$2,134	0.25%	$999	$1,134	$405,361	$404,226	$2,134	$999	0.25%	$999	$1,013	$1,013	365	31	$1,917	$6,868	43
31-Jul-26	44	4	No	$0	$2,134	0.25%	$1,030	$1,104	$404,226	$403,122	$2,134	$1,030	0.25%	$1,030	$1,044	$1,011	365	31	$1,912	$7,010	44
31-Aug-26	45	4	No	$0	$2,134	0.25%	$1,027	$1,107	$403,122	$402,015	$2,134	$1,027	0.25%	$1,027	$1,041	$1,008	365	30	$1,907	$7,152	45
30-Sep-26	46	4	No	$0	$2,134	0.25%	$991	$1,143	$402,015	$400,873	$2,134	$991	0.25%	$991	$1,005	$1,005	365	31	$1,902	$7,293	46
31-Oct-26	47	4	No	$0	$2,134	0.25%	$1,021	$1,113	$400,873	$399,760	$2,134	$1,021	0.25%	$1,021	$1,036	$1,002	365	30	$1,898	$7,433	47
30-Nov-26	48	4	No	$0	$2,134	0.25%	$986	$1,148	$399,760	$398,612	$2,134	$986	0.25%	$986	$999	$999	365	31	$1,893	$7,572	48
31-Dec-26	49	5	No	$0	$2,134	0.25%	$1,016	$1,118	$398,612	$397,493	$2,134	$1,016	0.25%	$1,016	$1,030	$997	365	31	$1,888	$7,710	49
31-Jan-27	50	5	No	$0	$2,134	0.25%	$1,013	$1,121	$397,493	$396,372	$2,134	$1,013	0.25%	$1,013	$1,027	$994	365	28	$1,883	$7,848	50
28-Feb-27	51	5	No	$0	$2,134	0.25%	$912	$1,222	$396,372	$395,151	$2,134	$912	0.25%	$912	$925	$991	365	31	$1,879	$7,985	51
31-Mar-27	52	5	No	$0	$2,134	0.25%	$1,007	$1,127	$395,151	$394,023	$2,134	$1,007	0.25%	$1,007	$1,021	$988	365	30	$1,874	$8,121	52
30-Apr-27	53	5	No	$0	$2,134	0.25%	$972	$1,162	$394,023	$392,861	$2,134	$972	0.25%	$972	$985	$985	365	31	$1,869	$8,257	53
31-May-27	54	5	No	$0	$2,134	0.25%	$1,001	$1,133	$392,861	$391,728	$2,134	$1,001	0.25%	$1,001	$1,015	$982	365	30	$1,865	$8,392	54
30-Jun-27	55	5	No	$0	$2,134	0.25%	$966	$1,168	$391,728	$390,560	$2,134	$966	0.25%	$966	$979	$979	365	31	$1,860	$8,526	55
31-Jul-27	56	5	No	$0	$2,134	0.25%	$995	$1,139	$390,560	$389,421	$2,134	$995	0.25%	$995	$1,009	$976	365	31	$1,855	$8,659	56
31-Aug-27	57	5	No	$0	$2,134	0.25%	$992	$1,142	$389,421	$388,280	$2,134	$992	0.25%	$992	$1,006	$974	365	30	$1,851	$8,792	57
30-Sep-27	58	5	No	$0	$2,134	0.25%	$957	$1,177	$388,280	$387,103	$2,134	$957	0.25%	$957	$971	$971	365	31	$1,846	$8,924	58
31-Oct-27	59	5	No	$0	$2,134	0.25%	$986	$1,148	$387,103	$385,955	$2,134	$986	0.25%	$986	$1,000	$968	365	30	$1,842	$9,055	59
30-Nov-27	60	5	No	$0	$2,134	0.25%	$952	$1,182	$385,955	$384,773	$2,134	$952	0.25%	$952	$965	$965	365	31	$1,837	$9,185	60
31-Dec-27	61	6	No	$0	$2,134	0.25%	$980	$1,154	$384,773	$383,620	$2,134	$980	0.25%	$980	$994	$962	365	31	$1,832	$9,315	61
31-Jan-28	62	6	No	$0	$2,134	0.25%	$977	$1,157	$383,620	$382,463	$2,134	$977	0.25%	$977	$991	$959	366	29	$1,828	$9,444	62

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29-Feb-28	63	6	No	$0	$2,134	0.25%	$909	$1,225	$382,463	$381,238	$2,134	$909	0.25%	$909	$924	$956	366	31	$1,823	$9,573	63
31-Mar-28	64	6	No	$0	$2,134	0.25%	$969	$1,165	$381,238	$380,073	$2,134	$969	0.25%	$969	$985	$953	366	30	$1,819	$9,700	64
30-Apr-28	65	6	No	$0	$2,134	0.25%	$935	$1,199	$380,073	$378,874	$2,134	$935	0.25%	$935	$950	$950	366	31	$1,814	$9,827	65
31-May-28	66	6	No	$0	$2,134	0.25%	$963	$1,171	$378,874	$377,702	$2,134	$963	0.25%	$963	$979	$947	366	30	$1,810	$9,954	66
30-Jun-28	67	6	No	$0	$2,134	0.25%	$929	$1,205	$377,702	$376,497	$2,134	$929	0.25%	$929	$944	$944	366	31	$1,805	$10,079	67
31-Jul-28	68	6	No	$0	$2,134	0.25%	$957	$1,177	$376,497	$375,320	$2,134	$957	0.25%	$957	$973	$941	366	31	$1,801	$10,204	68
31-Aug-28	69	6	No	$0	$2,134	0.25%	$954	$1,180	$375,320	$374,140	$2,134	$954	0.25%	$954	$970	$938	366	30	$1,796	$10,328	69
30-Sep-28	70	6	No	$0	$2,134	0.25%	$920	$1,214	$374,140	$372,926	$2,134	$920	0.25%	$920	$935	$935	366	31	$1,792	$10,452	70
31-Oct-28	71	6	No	$0	$2,134	0.25%	$948	$1,186	$372,926	$371,739	$2,134	$948	0.25%	$948	$963	$932	366	30	$1,787	$10,575	71
30-Nov-28	72	6	No	$0	$2,134	0.25%	$914	$1,220	$371,739	$370,520	$2,134	$914	0.25%	$914	$929	$929	366	31	$1,783	$10,697	72
31-Dec-28	73	7	No	$0	$2,134	0.25%	$942	$1,192	$370,520	$369,327	$2,134	$942	0.25%	$942	$957	$926	366	31	$1,778	$10,818	73
31-Jan-29	74	7	No	$0	$2,134	0.25%	$938	$1,196	$369,327	$368,132	$2,134	$938	0.25%	$938	$954	$923	365	28	$1,774	$10,939	74
28-Feb-29	75	7	No	$0	$2,134	0.25%	$847	$1,287	$368,132	$366,845	$2,134	$847	0.25%	$847	$859	$920	365	31	$1,770	$11,060	75
31-Mar-29	76	7	No	$0	$2,134	0.25%	$935	$1,199	$366,845	$365,646	$2,134	$935	0.25%	$935	$948	$917	365	30	$1,765	$11,179	76
30-Apr-29	77	7	No	$0	$2,134	0.25%	$902	$1,232	$365,646	$364,413	$2,134	$902	0.25%	$902	$914	$914	365	31	$1,761	$11,298	77
31-May-29	78	7	No	$0	$2,134	0.25%	$929	$1,205	$364,413	$363,208	$2,134	$929	0.25%	$929	$941	$911	365	30	$1,756	$11,416	78
30-Jun-29	79	7	No	$0	$2,134	0.25%	$896	$1,238	$363,208	$361,969	$2,134	$896	0.25%	$896	$908	$908	365	31	$1,752	$11,534	79
31-Jul-29	80	7	No	$0	$2,134	0.25%	$922	$1,212	$361,969	$360,758	$2,134	$922	0.25%	$922	$935	$905	365	31	$1,748	$11,650	80
31-Aug-29	81	7	No	$0	$2,134	0.25%	$919	$1,215	$360,758	$359,543	$2,134	$919	0.25%	$919	$932	$902	365	30	$1,743	$11,767	81
30-Sep-29	82	7	No	$0	$2,134	0.25%	$887	$1,247	$359,543	$358,296	$2,134	$887	0.25%	$887	$899	$899	365	31	$1,739	$11,882	82
31-Oct-29	83	7	No	$0	$2,134	0.25%	$913	$1,221	$358,296	$357,075	$2,134	$913	0.25%	$913	$926	$896	365	30	$1,735	$11,997	83
30-Nov-29	84	7	No	$0	$2,134	0.25%	$880	$1,254	$357,075	$355,821	$2,134	$880	0.25%	$880	$893	$893	365	31	$1,730	$12,111	84
31-Dec-29	85	8	No	$0	$2,134	0.25%	$907	$1,227	$355,821	$354,594	$2,134	$907	0.25%	$907	$919	$890	365	31	$1,726	$12,225	85
31-Jan-30	86	8	No	$0	$2,134	0.25%	$903	$1,230	$354,594	$353,363	$2,134	$903	0.25%	$903	$916	$886	365	28	$1,722	$12,338	86
28-Feb-30	87	8	No	$0	$2,134	0.25%	$813	$1,321	$353,363	$352,043	$2,134	$813	0.25%	$813	$825	$883	365	31	$1,717	$12,450	87
31-Mar-30	88	8	No	$0	$2,134	0.25%	$897	$1,237	$352,043	$350,806	$2,134	$897	0.25%	$897	$909	$880	365	30	$1,713	$12,562	88
30-Apr-30	89	8	No	$0	$2,134	0.25%	$865	$1,269	$350,806	$349,537	$2,134	$865	0.25%	$865	$877	$877	365	31	$1,709	$12,673	89
31-May-30	90	8	No	$0	$2,134	0.25%	$891	$1,243	$349,537	$348,293	$2,134	$891	0.25%	$891	$903	$874	365	30	$1,704	$12,784	90
30-Jun-30	91	8	No	$0	$2,134	0.25%	$859	$1,275	$348,293	$347,018	$2,134	$859	0.25%	$859	$871	$871	365	31	$1,700	$12,893	91
31-Jul-30	92	8	No	$0	$2,134	0.25%	$884	$1,250	$347,018	$345,768	$2,134	$884	0.25%	$884	$897	$868	365	31	$1,696	$13,003	92
31-Aug-30	93	8	No	$0	$2,134	0.25%	$881	$1,253	$345,768	$344,516	$2,134	$881	0.25%	$881	$893	$864	365	30	$1,692	$13,111	93
30-Sep-30	94	8	No	$0	$2,134	0.25%	$849	$1,284	$344,516	$343,231	$2,134	$849	0.25%	$849	$861	$861	365	31	$1,688	$13,219	94
31-Oct-30	95	8	No	$0	$2,134	0.25%	$875	$1,259	$343,231	$341,972	$2,134	$875	0.25%	$875	$887	$858	365	30	$1,683	$13,326	95
30-Nov-30	96	8	No	$0	$2,134	0.25%	$843	$1,291	$341,972	$340,681	$2,134	$843	0.25%	$843	$855	$855	365	31	$1,679	$13,433	96
31-Dec-30	97	9	No	$0	$2,134	0.25%	$868	$1,266	$340,681	$339,415	$2,134	$868	0.25%	$868	$880	$852	365	31	$1,675	$13,539	97
31-Jan-31	98	9	No	$0	$2,134	0.25%	$865	$1,269	$339,415	$338,146	$2,134	$865	0.25%	$865	$877	$849	365	28	$1,671	$13,645	98
28-Feb-31	99	9	No	$0	$2,134	0.25%	$778	$1,356	$338,146	$336,790	$2,134	$778	0.25%	$778	$789	$845	365	31	$1,667	$13,749	99
31-Mar-31	100	9	No	$0	$2,134	0.25%	$858	$1,276	$336,790	$335,514	$2,134	$858	0.25%	$858	$870	$842	365	30	$1,662	$13,854	100
30-Apr-31	101	9	No	$0	$2,134	0.25%	$827	$1,307	$335,514	$334,208	$2,134	$827	0.25%	$827	$839	$839	365	31	$1,658	$13,957	101
31-May-31	102	9	No	$0	$2,134	0.25%	$852	$1,282	$334,208	$332,925	$2,134	$852	0.25%	$852	$863	$836	365	30	$1,654	$14,060	102

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30-Jun-31	103	9	No	$0	$2,134	0.25%	$821	$1,313	$332,925	$331,612	$2,134	$821	0.25%	$821	$832	$832	365	31	$1,650	$14,163	103
31-Jul-31	104	9	No	$0	$2,134	0.25%	$845	$1,289	$331,612	$330,323	$2,134	$845	0.25%	$845	$857	$829	365	31	$1,646	$14,265	104
31-Aug-31	105	9	No	$0	$2,134	0.25%	$842	$1,292	$330,323	$329,031	$2,134	$842	0.25%	$842	$853	$826	365	30	$1,642	$14,366	105
30-Sep-31	106	9	No	$0	$2,134	0.25%	$811	$1,323	$329,031	$327,708	$2,134	$811	0.25%	$811	$823	$823	365	31	$1,638	$14,467	106
31-Oct-31	107	9	No	$0	$2,134	0.25%	$835	$1,299	$327,708	$326,409	$2,134	$835	0.25%	$835	$847	$819	365	30	$1,634	$14,567	107
30-Nov-31	108	9	No	$0	$2,134	0.25%	$805	$1,329	$326,409	$325,080	$2,134	$805	0.25%	$805	$816	$816	365	31	$1,630	$14,666	108
31-Dec-31	109	10	No	$0	$2,134	0.25%	$828	$1,306	$325,080	$323,775	$2,134	$828	0.25%	$828	$840	$813	365	31	$1,625	$14,765	109
31-Jan-32	110	10	No	$0	$2,134	0.25%	$825	$1,309	$323,775	$322,466	$2,134	$825	0.25%	$825	$836	$809	366	29	$1,621	$14,863	110
29-Feb-32	111	10	No	$0	$2,134	0.25%	$767	$1,367	$322,466	$321,098	$2,134	$767	0.25%	$767	$779	$806	366	31	$1,617	$14,961	111
31-Mar-32	112	10	No	$0	$2,134	0.25%	$816	$1,318	$321,098	$319,780	$2,134	$816	0.25%	$816	$830	$803	366	30	$1,613	$15,058	112
30-Apr-32	113	10	No	$0	$2,134	0.25%	$786	$1,348	$319,780	$318,433	$2,134	$786	0.25%	$786	$799	$799	366	31	$1,609	$15,155	113
31-May-32	114	10	No	$0	$2,134	0.25%	$809	$1,325	$318,433	$317,108	$2,134	$809	0.25%	$809	$823	$796	366	30	$1,605	$15,251	114
30-Jun-32	115	10	No	$0	$2,134	0.25%	$780	$1,354	$317,108	$315,754	$2,134	$780	0.25%	$780	$793	$793	366	31	$1,601	$15,346	115
31-Jul-32	116	10	No	$0	$2,134	0.25%	$802	$1,332	$315,754	$314,422	$2,134	$802	0.25%	$802	$816	$789	366	31	$1,597	$15,441	116
31-Aug-32	117	10	No	$0	$2,134	0.25%	$799	$1,335	$314,422	$313,087	$2,134	$799	0.25%	$799	$812	$786	366	30	$1,593	$15,535	117
30-Sep-32	118	10	No	$0	$2,134	0.25%	$770	$1,364	$313,087	$311,723	$2,134	$770	0.25%	$770	$783	$783	366	31	$1,589	$15,629	118
31-Oct-32	119	10	No	$0	$2,134	0.25%	$792	$1,342	$311,723	$310,381	$2,134	$792	0.25%	$792	$805	$779	366	30	$1,585	$15,722	119
30-Nov-32	120	10	No	$309,010	$2,134	0.25%	$763	$1,371	$310,381	$0	$311,144	$763	0.25%	$763	$776	$776	366	#VALUE!	$230,588	$2,305,877	120
Total Subsidy							$115,084														

COMMUNITY DEVELOPMENT
[illegible]

Notice of Decision

Historic Review of Exterior Alterations and Use of Substitute Materials

HI-18-18 & HI-10-19 **August 12, 2019**

Proposal:	**HI-18-18: Historic Review of Exterior Alterations to:** 1) reconstruct the first floor and second floor porch; 2) remove four windows on the front (north) facade; 3) remove and relocate two windows on the rear (south) facade; 4) allow exterior mechanical ventilation vents on the east, west, and south facades on the first, second, and third floors; 5) construct a vestibule addition on the rear (south) facade; 6) replace the composition roofing shingles with steel or aluminum interlocking shingle panels. **HI-10-19: Historic Review of Substitute Material Used for Siding, Windows, and Trim to:** 1) replace existing vinyl lap siding on the east, west, and south façade of the building with smooth cement fiber lap siding; 2) replace all aluminum trim with wood trim; 3) replace existing wood attic windows on the north, east, and west façade with vinyl windows; 3) allow the use of composite flooring and ceiling material on the first and second floor porches and under the soffits.
Review Body:	Landmarks Advisory Commission
Property Owner/Applicant:	Scott Lepman, dba Glorietta Bay LLC; 100 NW Ferry Street, Albany, OR 97321
Representative:	Candace Ribera; 100 NW Ferry Street, Albany, OR 97321
Architect:	Don Johnson, dba Skyline Architecture; 2806 SE 45th Court, Albany, OR 97322
Address/Location:	222 SE First Avenue, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No.; 11S-03W-06CD Tax Lot 5000
Zoning & Historic District:	Central Business (CB) Zone with Historic Overlay (Local Inventory)

On August 7, 2019, the Albany Landmarks Advisory Commission granted **APPROVAL WITH CONDITIONS** of the applications described above. The Landmarks Advisory Commission based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code and consideration of public testimony. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Project Planner **Laura LaRoque** at [illegible] or 541-917-7640 or Planning Manager David Martineau, at 541-917-7561.

The City's decision may be appealed to the City Council if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The

applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements, and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Kerry McDonald
Landmarks Commission Chair

Appeal Date: **August 22, 2019**
Approval Expiration Date (if not appealed): **August 12, 2022**

Attachments: Information for the Applicant, Location Map, Exhibit H, Exhibit I, HRS Attachment B

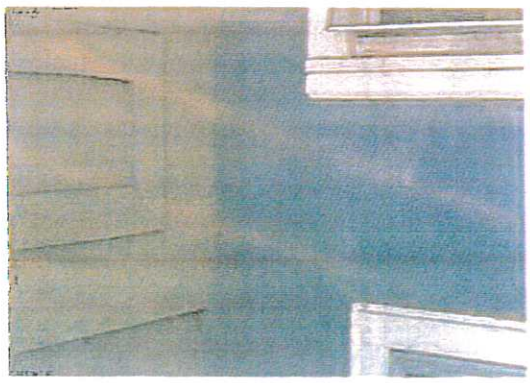
Condition of Approval for HI-18-18, Exterior Alterations Requests

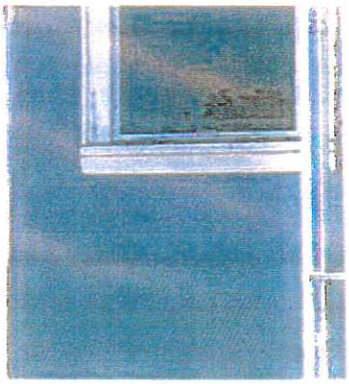
Condition 1 **Second Floor Front Porch.** Prior to the issuance of a building permit, the applicant shall submit final front (north) elevation plans and/or porch detail for review and approval by the Community Development Division. The center balcony railing of the second-floor porch shall be as depicted in the application applicant's materials or as shown in the Historic Resource Survey (HRS) photograph circa 1985 (*see Exhibit H and HRS Attachment B*).

Conditions of Approval for HI-10-19, Requests for Use of Substitute Materials

Condition 2 **Siding and Trim.** All new lap siding shall be smooth fiber cement or wood and match as closely as possible the dimensions and reveal of the existing siding and shall not be installed over areas previously finished with stucco. The existing wood trim shall be repaired and replaced in kind and shall not be installed over areas with a stucco finish. New siding and trim shall be installed consistent with the ADC 7.210 and construction specifications such that moisture infiltration and deterioration is discouraged.

Condition 3 **Stucco.** The areas of the building originally finished in stucco and the new front porch walls and columns shall be finished in synthetic or non-synthetic stucco. The stucco shall be a smoother finish to resemble the stucco finish that remains on the building walls and chimneys. (The blue painted finish in the photos below.)





Condition 4 **New Windows and Doors.** The windows proposed to be replaced as described in the application materials shall be wood or vinyl inserts that match the style and dimensions of the original windows. (This condition applies to the windows in Exhibit I labeled as A, B, D, E, F, N, or P.)

Condition 5 **Third Floor (Attic) Windows.** The third-floor attic windows proposed to be replaced with vinyl inserts as described in the application materials shall be repaired/refurbished; or replaced with wood inserts if so deteriorated or damaged that they cannot be repaired. (This condition applies to the windows in Exhibit I labeled as L and L1.)

Condition 6 **Existing Windows and Doors.** Existing wood windows and doors proposed to be repaired/refurbished as noted and described in the application materials and this report (Exhibit I styles H, I, J, K, and D1) shall not be replaced with vinyl or other substitute materials without seeking historic approval. If repair is not possible and replacement is necessary, new windows shall be wood and match the original window in dimensions, design and material.

Condition 7 **Roof.** New metal roof shingles shall resemble a wood shingle and not a slate shingle and shall be a neutral grey or brown shade (i.e., not shades of red, blue and green).

Condition 8 **Consistency with Plans.** The proposed exterior alterations and requests for the use of substitute materials shall be installed and constructed as described and depicted in the application materials and this report and in the above stated conditions except as modified by approved revisions and conditions of approval.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Planning

Land use approval does not constitute Building or Public Works permit approvals.

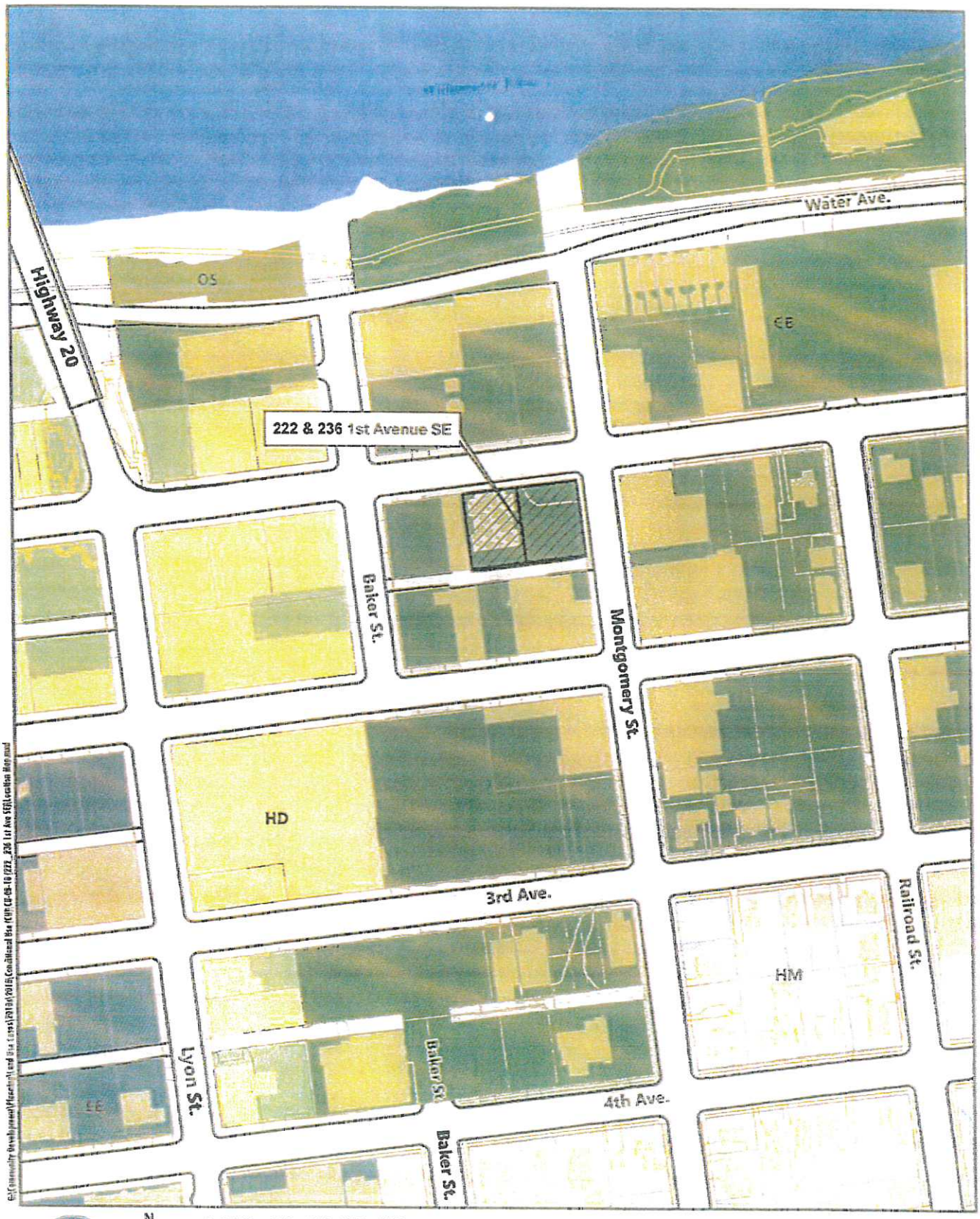
Building

Permits

Obtain Building Permits prior to any construction.

Plan Review for Permits

All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [illegible] for details and instructions prior to submittal.



N

0 25 50 100 150 200 250 Feet

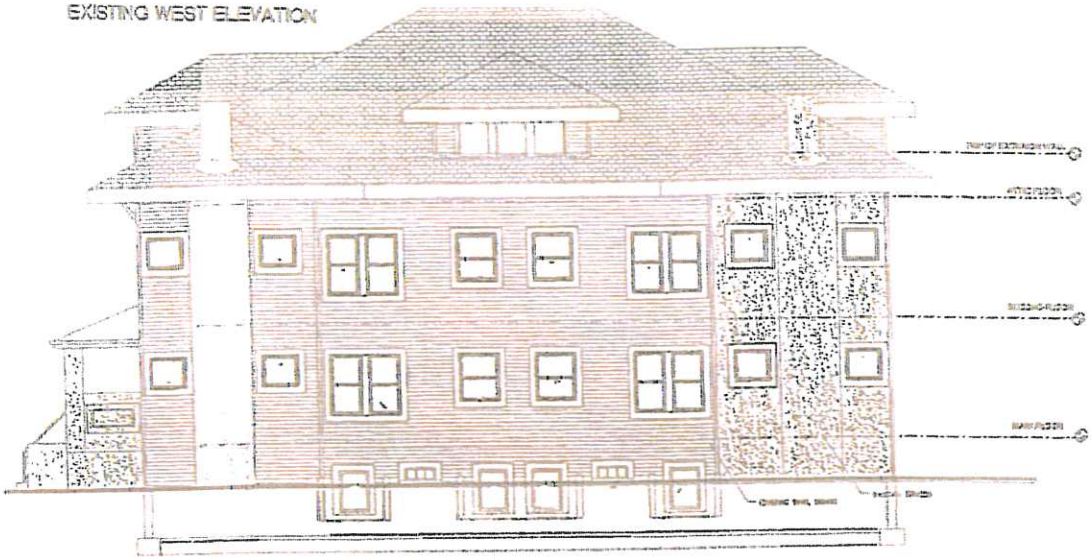
Date: 9/5/2018 Map Source: City of Albany

222 & 236 1st Avenue SE

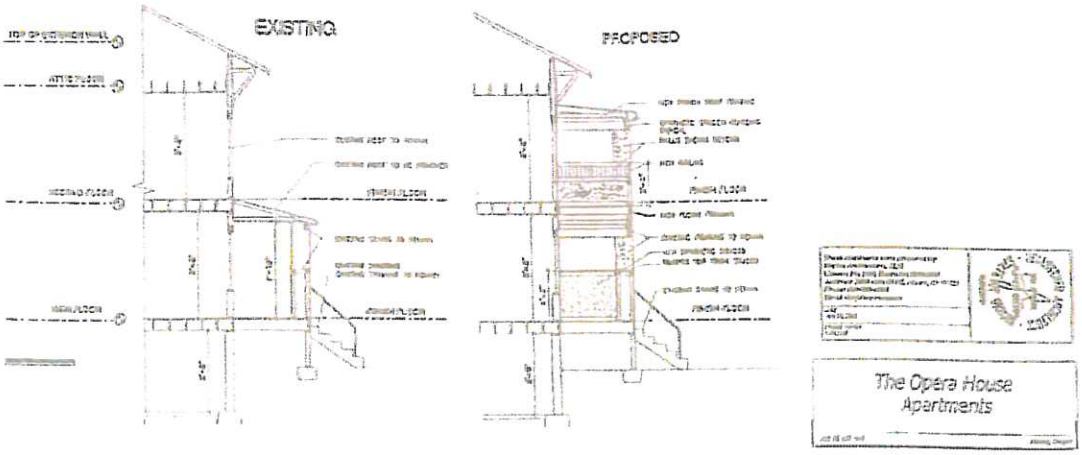
Location / Zoning Map

Exhibit 'H'
Existing and Proposed
Exterior Elevations
3 of 4

EXISTING WEST ELEVATION



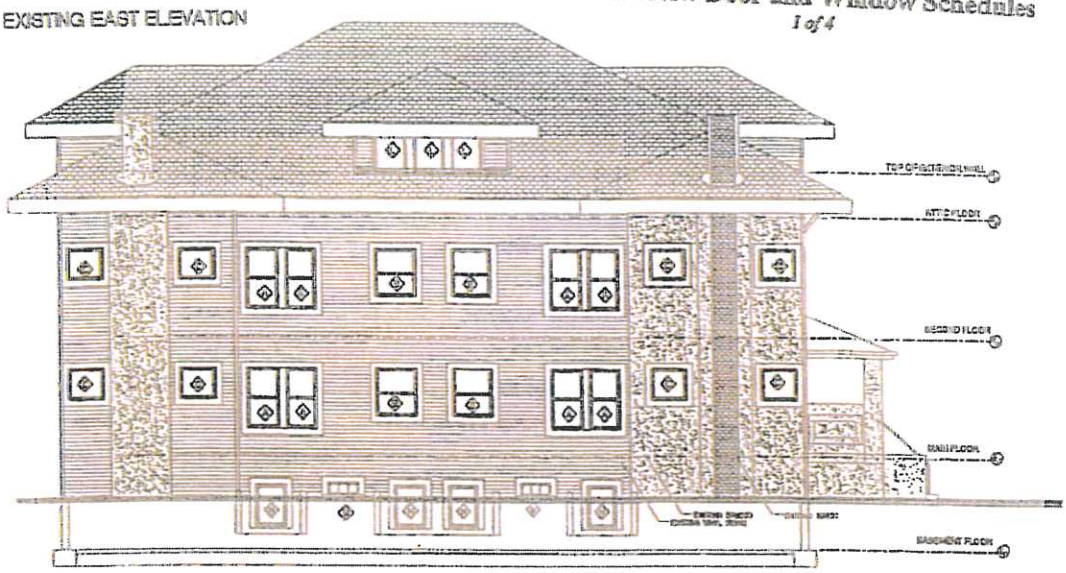
PROPOSED WEST ELEVATION



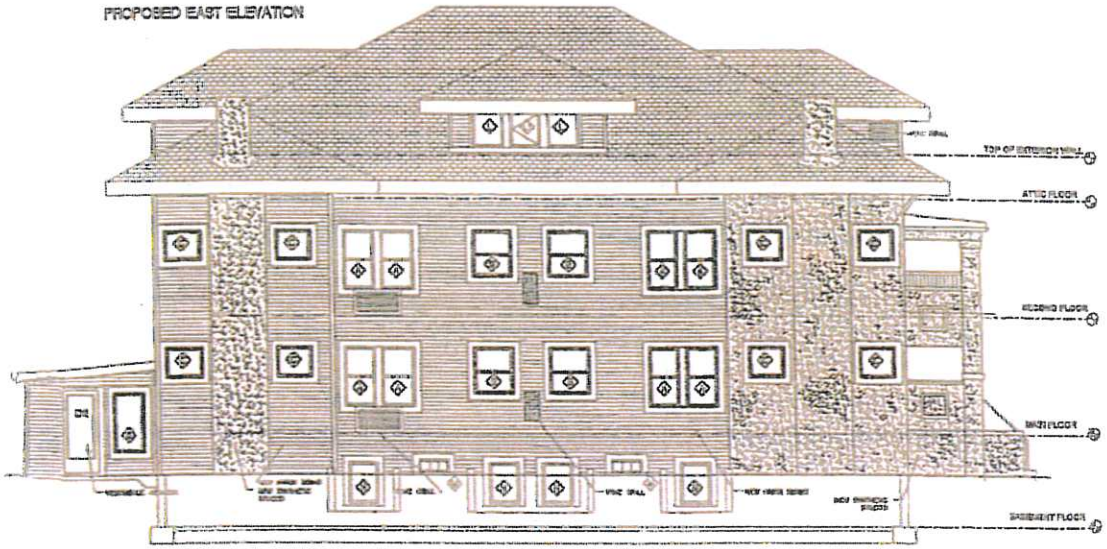
6

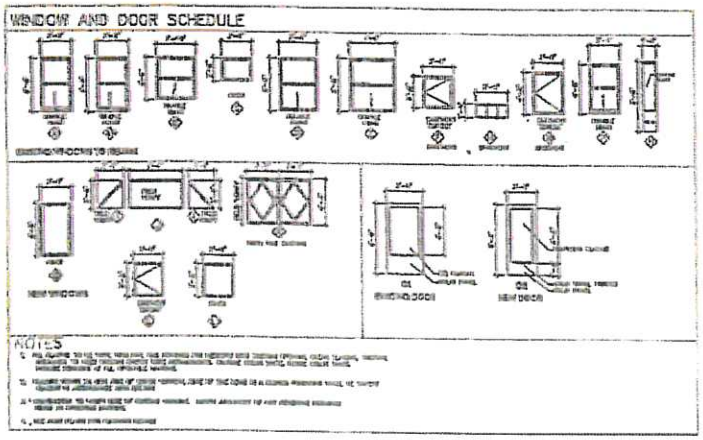
Exhibit 'I'
Existing Door and Window Schedules and New Door and Window Schedules
1 of 4

EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

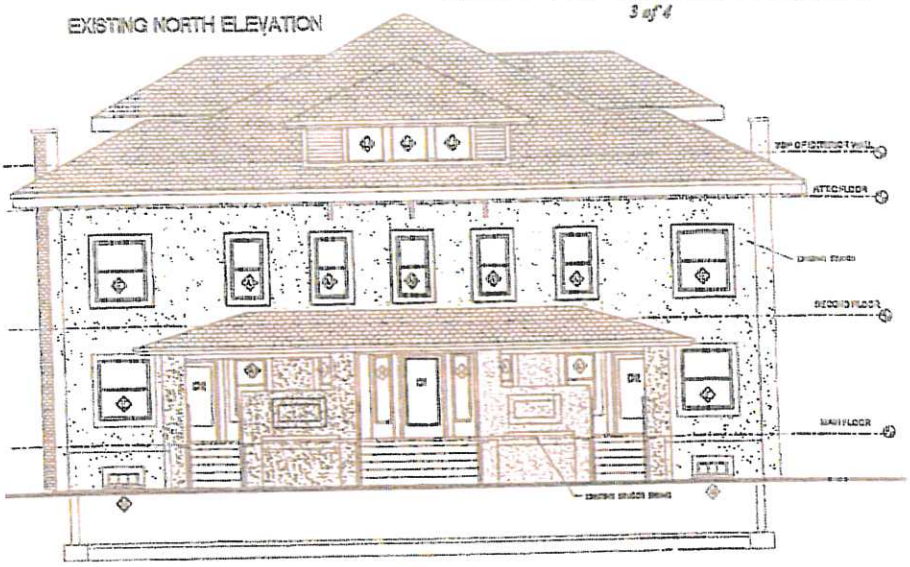




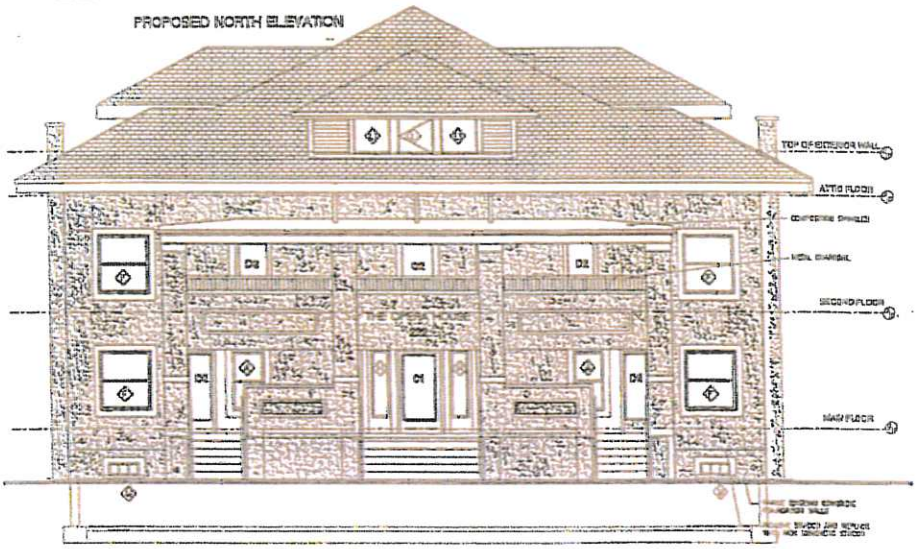
The Opera House Apartments

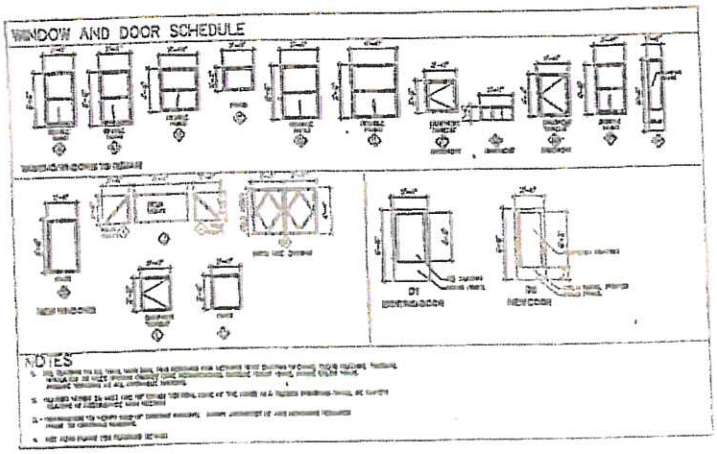
Exhibit 'I'
Existing Door and Window Schedules
and New Door and Window Schedules
3 of 4

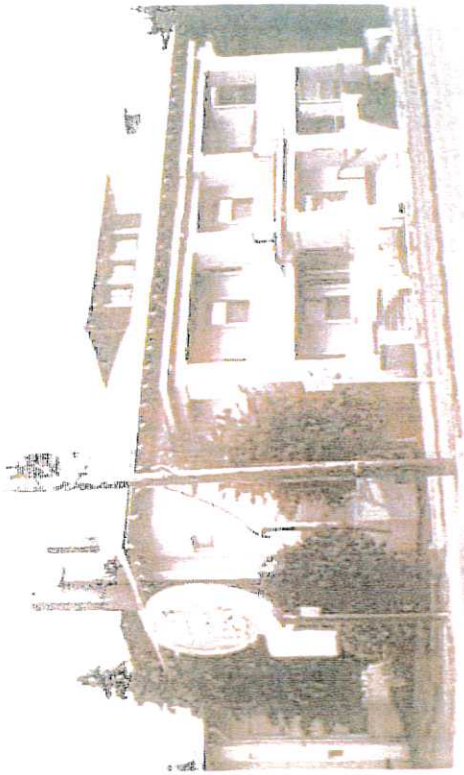
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION







STATE OF OREGON INVENTORY
HISTORIC SITES AND BUILDINGS
State Historic Preservation Office
Oregon State Parks, Salem, 97310

County Linn

Theme

Name
(Common) Spruce Apartments

(Historic) Albany Opera House

Address 222 East First Street

Albany, Oregon

Present Owner

(Address)

Original Use Opera House

Date of Construction c. 1900

Physical description of property and statement of historical significance:

The former Albany Opera House is a two 2.5 story, wood frame building which stands about one block south of the Willamette River in Albany, Oregon. This structure has one-over-one, double hung sash windows, shiplap siding, and a hip roof.

Following the closure of the Opera House about 1916, this building was converted into apartments. Dormers were cut in the roof for another story and a large, double verandah was attached on the north (front) elevation.

Continue back if necessary

Recorded by Stephen Dow Beckham Date 27 June 1976 Sources Consulted:

For Oregon State Historic Preservation Office

Mullen, Floyd. Interview with Stephen Dow Beckham, 9 June 1976, Albany, Oregon.

Please enclose map Township 11 (S) Range 3 (W) Section 6 (over)

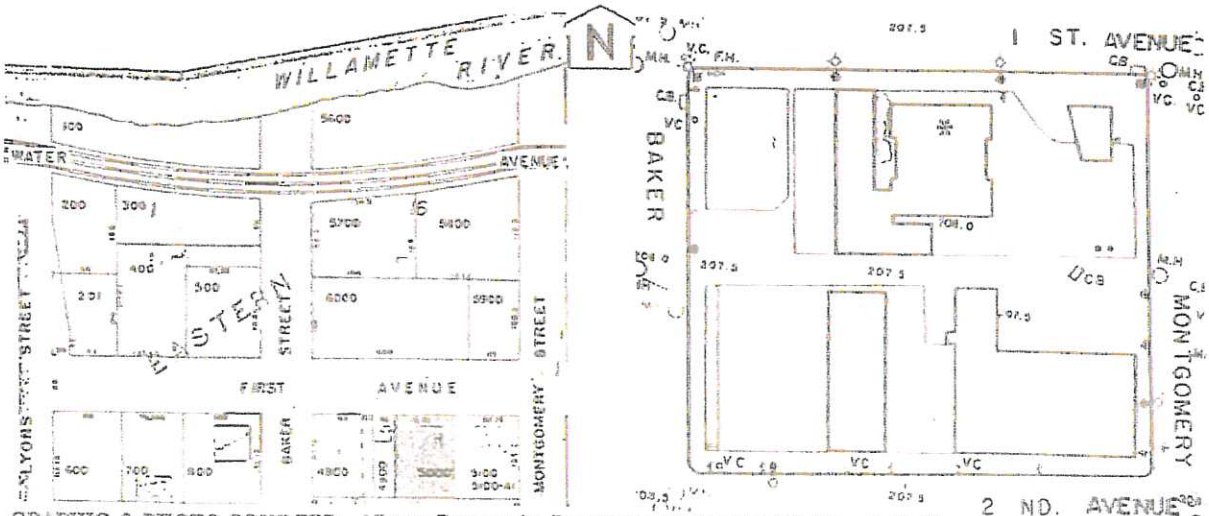
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 5
NAME: Robert F. Phillips
ADDRESS: 222 First Avenue SE
QUADRANGLE: Albany

T/R/S: 11S, 3W, 6
MAP NO.: 11-3W-6CD TAX LOT: 5000

NEGATIVE NO.: 0-1

SLIDE NO.: 5



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: 46

dalke construction co. inc.

2180 16th Street, Salem, Oregon 97301

Business (503) 585-7403 FAX (503) 585-1978 CCB#63080

PROPOSAL

May 5, 2020

Scott Lepman Company
100 Ferry Street NW
Albany, Oregon 97321

Attention: Candice Ribera

Project: The Opera House Apartments Exterior Renovation

Scope of Work:

Dalke Construction will provide the materials, labor, equipment and supervision to complete the exterior renovation per the drawings dated November 10, 2019 drawn by Skyline Architecture, LLC and documents provided by Candice Ribera.

Base Budget Includes:

1. Removal of existing siding (vinyl on top of wood); new siding (HardiPlank) and new trim (see conditions of approval)
   - Siding and weather barrier system labor: $45,600
   - Siding and weather barrier material: $44,040
   - Window Installation including window wrap: $19,152
2. Stucco of Front elevation of building and chimneys: $72,240

3. New roofing (see conditions of approval) - it will be a metal roof: $106,800
   - See link below. This is the roofing material that has been budgeted for this project. If we could use Standard Architectural comp, it would cost around $36,000.
   - https://www.boralroof.com/product-profile/steel/

4. Removal of existing single-story front porch and replacement with new first and second story porches.
   - Removal cost budget: $9,000
   - New first and second story porch budget: $138,000

Total Budget: **$434,832.00**

Clarifications:

- Interior is Excluded from this budget

- Painting is not included in this budget. To add painting cost to budget, add $9,900
- New windows are to be provided by others

This proposal is based on a building walk-thru and the following qualifications and clarifications:

1. Dalke Construction has excluded all city required items (permits, fees, etc.), taxes, builders risk insurance (typically an owner provided item at less cost), surveying and staking, testing, special inspections, any unforeseen conditions, any dry rot repairs, any cost associated with hazardous materials, asbestos survey & removal, architectural, engineering, plumbing, HVAC, electrical, temporary heat, tenting, wet weather conditions

2. Dalke Construction understands the importance of keeping a clean, safe and secure work environment during the life of the project.

If you have any questions, please give me a call

Respectfully,

Scott Dalke
Vice President
503.932.3630

5/3/18

Spruce Apts
Slab/footings

COMMERCIAL-ALTERATION OR ADDITION PERMIT

PO Box 490
333 Broadalbin St SW
Albany, OR 97321

Inspections:
541-917-7551
Permit Applications:
541-917-7553
www.cityofalbany.net/drc

Permit Number	B-1163-17	SubType:	ACOM
Permit Description:	ACOM - Add reinforced concrete to existing footings and add concrete floor to basement.	Validated By	BUILDCO
Status	Approved	Applied:	9/27/2017
Job Address	222 SE 1ST AVE, ALBANY, OR 97321	Approved:	11/3/2017
Project Name:		Final:	
Parcel No:	11S03W06CD05000	Expired:	5/3/2018
Subdivision:	Eastern Addition		
Owner:	GLORIETTA BAY LLC	Owner Phone:	
Applicant:	KIP ALAN	Applicant Phone:	541-905-5942
Contractor:	LEPMAN, SPENCER CLEMENS	Contractor Phone:	541-928-9390
Contractor License No.:	107988		
		Valuation:	$8,000.00

Occupancy	Unit Type

Comments

This permit is for the basement slab and footings only and does not include any other structural work.

This permit is for the basement slab and footings only and does not include any other structural work.

Conditions

Fee	Quantity	Sum
Commercial Building Plan Review	1	$92.04
Commercial Structure	8000	$141.60
Document Images per page	18	$18.00
Structural State Surcharge	142	$16.99
Total All Fees		$268.63

APPENDIX 'A-4'

NOTE: FIELD INSPECTOR MAY IMPOSE REQUIREMENTS TO INSURE MINIMUM CODE COMPLIANCE.

Inspections

- Inspections can only be scheduled on BUILDING permits in APPROVED Status.
- Inspections requested prior to 7:00 am may be scheduled for the same working day.
- Inspections requested after 7:00 am will be scheduled for the next working day.
- Inspections scheduled with a 5:00 am time is a morning inspection.
- Inspections scheduled with a 10:00 pm time is an afternoon inspection.

Upcoming

Request an Inspection

You have not added any inspections.
Click the link above to schedule or request one.

Completed (5)

Approved - 3; Rescheduled - 2

Rescheduled Footings - Reinforcing (105069)
Rescheduled by: Jim Alexander on 11/06/2017 at 07:47 AM — View Details

Approved Footings - Reinforcing (105096)
Result by: Brian Smith on 11/06/2017 at 12:00 AM — View Details

Approved Footings - Reinforcing (105207)
Result by: Brian Smith on 11/07/2017 at 12:00 AM — View Details

Rescheduled Footings - Reinforcing (105200)
Rescheduled by: Jim Alexander on 11/08/2017 at 07:26 AM — View Details

Approved Footings - Reinforcing (105313)
Result by: Joel Heenan on 11/08/2017 at 12:00 AM

Reinforcing Inspection
Kip - I called & Scheduled 4/19/2019 2:00 PM

2

4-17-20

COMMERCIAL-ALTERATION OR ADDITION PERMIT

333 Broadalbin St SW
Albany, OR 97321
541-917-7553

Inspections:
www.cityofalbany.net/permits

Permit Applications:
cd.cityofalbany.net/forms

Permit Number	B-1649-19	SubType:	
Permit Description:	ACOM - Interior remodel of an existing building into 18 residential apartments. Addition of a vestibule area to create access form the first to second floor. DOES NOT INCLUDE MECHANICAL OR PLUMBING WORK.	Validated By	VITSIM
Status	Approved	Applied:	11/27/2019
Job Address	222 SE 1ST AVE, ALBANY, OR 97321	Approved:	4/17/2020
Project Name:		Final:	
Parcel No:	11S03W06CD05000	Expired:	10/14/2020
Subdivision:	Eastern Addition		
Owner:	GLORIETTA BAY LLC	Owner Phone:	
Applicant:	GLORIETTA BAY LLC	Applicant Phone:	541-928-9390
Contractor:	LEPMAN, SPENCER CLEMENS	Contractor Phone:	541-928-9390
Contractor License No.:	107988		
		Valuation:	$1,240,360.00

Occupancy	Unit Type
R2	VB

Comments

Conditions

Fee	Quantity	Sum	
Commercial Building Permit		1240360	$6,083.00
FLS Plan Review		1	$2,433.20
Document Images per page		1	$1.00
Document Images per page		260	$260.00
Structural State Surcharge		6083	$729.96
Land Use Plan Review		1	$593.09
Total All Fees			$10,100.25

Electrical/Water/Encroachment Fees--SEE INDIVIDUAL PERMITS

3

NOTE: FIELD INSPECTOR MAY IMPOSE REQUIREMENTS TO ENSURE MINIMUM CODE COMPLIANCE.

FAILURE TO OBTAIN REQUIRED INSPECTIONS FOR WORK PERFORMED UNDER THIS PERMIT MAY RESULT IN THE RECORDING OF A NOTICE ON THE TITLE OF THE AFFECTED PROPERTY PER AMC 18.10.180.

All permits issued by the Building Official shall expire by limitation and become null and void 36 months after the date of permit issuance; or 180 days from permit issuance if no work has been performed; or if the work has been suspended or abandoned 180 consecutive days after work has commenced. Extensions may be granted for good and satisfactory reasons per AMC 18.06.090 (1) through (4).

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND IT IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY ORDINANCES AND/OR STATE AND FEDERAL LAWS. IF I AM A CONTRACTOR, MY STATE REGISTRATION IS IN FULL FORCE AND EFFECT.

You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Work hours are limited per AMC 7.08.050.

Signature:_____Date_____

_____Owner _____Contractor _____Authorized Agent

4

NOTE: FIELD INSPECTOR MAY IMPOSE REQUIREMENTS TO ENSURE MINIMUM CODE COMPLIANCE.

EXHIBIT '2'

Potential Alley Reconstruction Partnership In Conjunction with Property Restoration at 222 and 236 First Avenue SE

Proposed Development: The development on Tax Lot 5100 (222 First Avenue SE) is currently known as the "Spruce Apartments." Based upon the site being the location of the second Opera House located in Albany, the "Spruce" Apartment name will be changed to the Opera House Apartments. A commemoration plaque will be placed on the building detailing the history of the site. At the time of purchase of the property by Glorietta Bay LLC on January 15, 2015, the building contained 19 apartment units which consisted of 3 one-apartment units and 2 studio units on both the first and second floors with a full basement that contained 9 studio apartment units with kitchenettes and two common restrooms with a shower in each (one male and one female) for the 9 units. A coin operated washer and dryer were also provided in the basement area at the end of the hallway.

The renovation of the building will provide eighteen (18) residential units in the building. The first floor and second floors will each contain 2 studio units and 3 one-bedroom units. The third floor will contain 1 studio unit and 1 one-bedroom unit. The basement level will contain 6 one-bedroom units and a dedicated laundry room.

Tax Lot 5100 (236 First Avenue SE) is currently vacant and once contained a small service station site. The building and canopy burnt to the ground on August 5, 1998. The property is currently also owned by the Glorietta Bay LLC and is proposed to contain seven off-street parking spaces provided off the alley

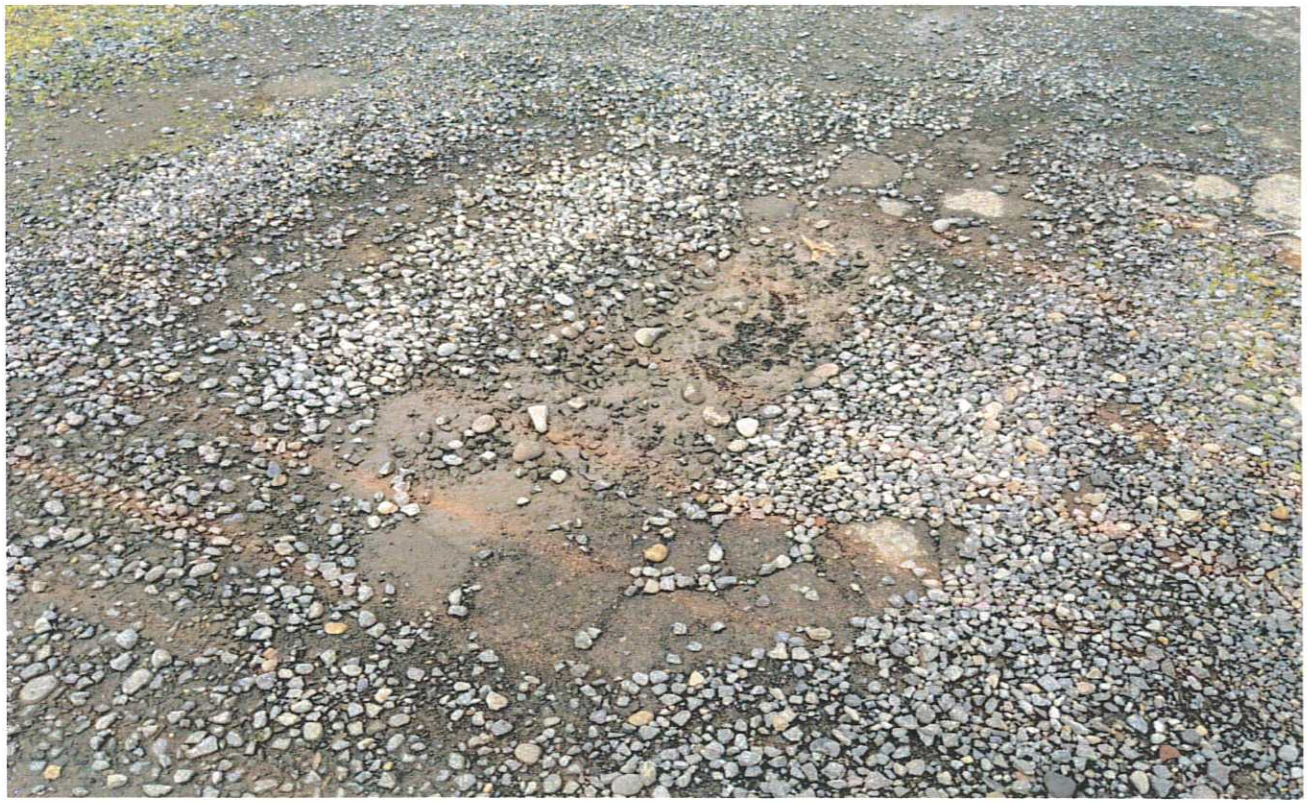
Existing Alley View Looking West From Montgomery Street To Baker Street

Existing Conditions and Request: The entire alley a distance of approximately 268.29 feet (see Appendix A-1, page 7) between Baker Street and Montgomery Street has failed. This is a public right-of-way that is the responsibility of the City of Albany. We are requesting to partner with the City to repair and replace the public alley behind the property owned by Glorietta Bay LLC. This includes installing a storm water system which will supply service to all abutting properties (see Appendix A-1, page 7). Currently a public 24" storm water line is located on the westerly side of Baker Street, with a line shown within the alley on the City's Utility maps between Baker Street and Montgomery Street. This line extends from the manhole at the alley intersection with Baker Street to approximately 48 feet from southeast corner of the subject property. The City's maps also show a short line connecting to the storm sewer located in the westerly side of Montgomery Street. However, the line in Montgomery Street is too shallow to serve the needs of the subject properties. The public storm water line in Baker Street is of adequate size and depth to serve the existing "Opera House" building and proposed parking spaces fronting on the alley and the drainage from the other 4 parcels located along the alley (see Appendix A-3, pages 14 to 24).

Glorietta Bay LLC is proposing to be responsible for approximately 29.5 percent of the cost of the alley improvement. Glorietta Bay LLC's portion of the project consists of 158.07 feet of frontage on the alley of a total of 536.59 feet of alley frontages which is required to be improved in conjunction with the exterior alteration, interior renovation, and site changes being made to the properties at 222 and 236 First Avenue SE.

ALLEY HAS FAILED BETWEEN BAKER AND MONTGOMERY STREETS: As shown by the following pictures, the alley between Montgomery and Baker Streets has deteriorated and been reduced to broken pavement and potholes. The alley no longer facilitates the coordinated storm water connection to the community's storm water system. The alley no longer provides safe or unobstructed passage for pedestrians or vehicles.

Alley Failure



Alley Failure

Alley Failure

Alley Failure

Alley Failure

OPERA HOUSE CONDITION OF APPROVAL: The Notice of Decision for Site Plan Review and Conditional Use review (see Appendix A-2, pages 8-13) conditions our project with either of the following options:

1) Improve the entire alley to current city standards.
2) Improve the east portion of the alley to accommodate storm water.

We believe that the just improving the east portion of the alley is not a complete and desired option for Glorietta Bay LLC, the other property owners that abut the alley or the community.

CARA REQUEST:

Option 1) The alley is a public right of way and is the responsibility of the City of Albany. The cost of improving the alley, to city standards is estimated by our engineer at $121,898.80 (see Appendix A-4, page 25). This cost includes installation of a public storm drain design to serve all properties abutting the alley between Montgomery Street and Baker Street.

Option 2) To improve the alley to accommodate storm water to serve just Tax Lots 5000 and 5001 that are part of the improvements proposed for 222 First Avenue will require Glorietta Bay LLC to make improvements to only a small portion of the alley and installing a storm pipe to serve only Tax Lots 5000 and 5001. This is estimated by the engineer to be $43,379.60 (see Appendix A-5, page 26).

This is illustrated in the table below:

Proposed Cost Share Proposal

The Opera House	
222 1st Avenue	
Public Alley and Exterior Improvements	
Prepared: May 6, 2020	
Public Alley Improvements	
Reconstruction of alley between Montgomery & Baker Streets	$116,460
One Half block south of 1st Avenue	
Public Improvement Engineering Costs	$5,439
Total Estimated Alley Construction and Engineering Costs	$121,899
Frontage Alley Improvements By Glorietta Bay, LLC	$43,380
REQUESTED CARA ASSISTANCE FOR ALLEY	**$78,519**

The support for the above costs is enclosed in the appendix (see Appendix 'A-4', page 25).

The property associated with the Opera House exterior alteration and interior renovation contains approximately 29.5 percent of the total frontage of all the existing properties fronting on the alley. Under this proposal Glorietta Bay LLC would pay approximately 35.6 percent of the project's cost for the improvement of the full alley. My estimated contribution to the full estimated alley improvement cost of $121,899 would be $43,380 leaving an estimated balance of $78,519.

Conclusion: We believe that the reconstruction of the entire alley at this time presents the best alterative discussed. Should we only improve the eastern portion of the alley with our development (Condition Option B) the balance of the alley would require reconstruction at a future date as development or redevelopment occurs on the remaining 4 Tax Lots. That activity would adversely impact our approved parking which uses the alley for access. In addition, full improvement at this time would enhance stormwater collection from all abutting parcels. It only makes sense to do it correctly at this time.

Appendixes:

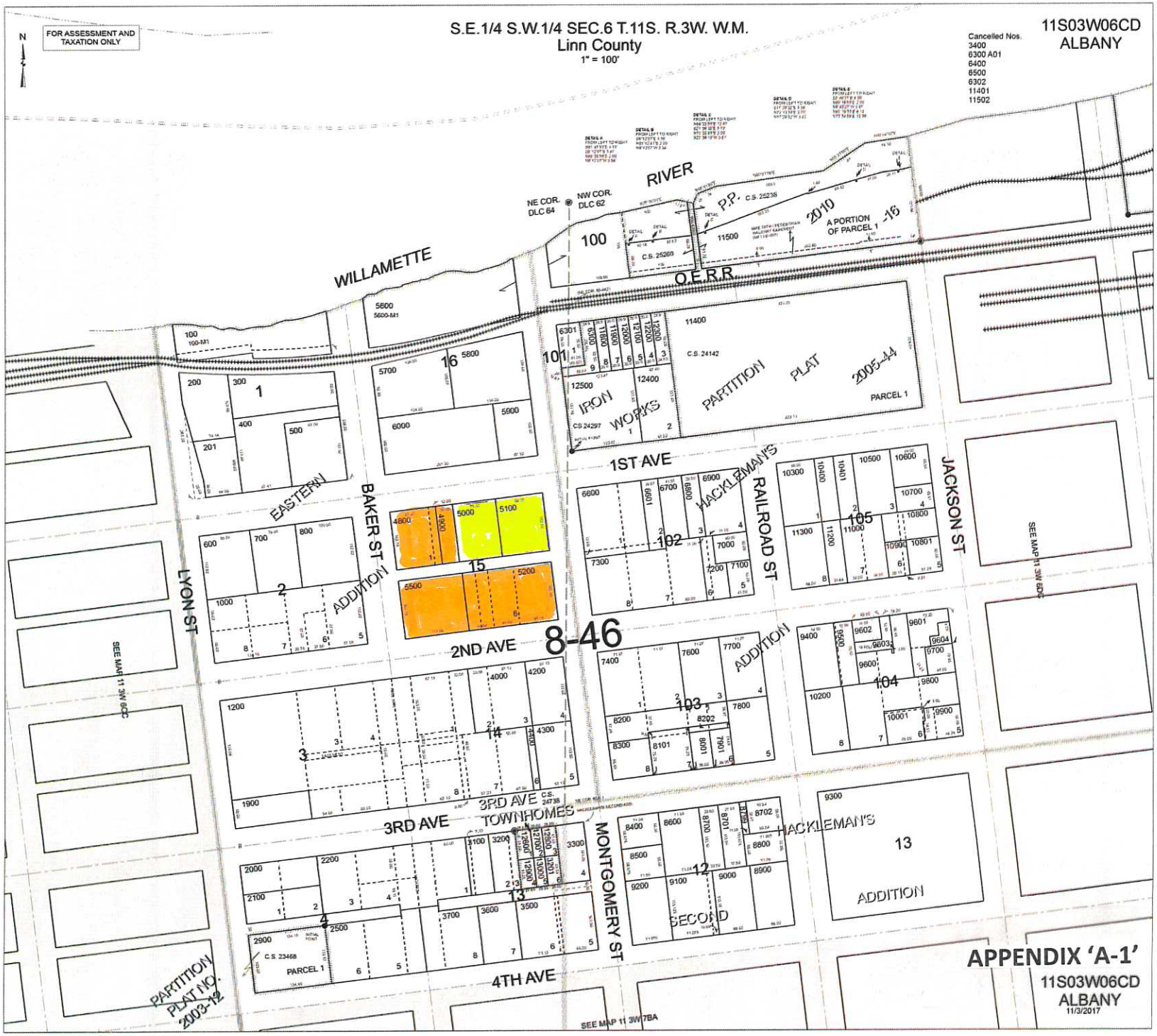
A-1. Linn County Assessor's Map 11S-03W-06CD (page 7)

A-2 Notice of Decision for Site Plan View and Conditional Use Review includes Staff Report and Applicants Findings (pages 8 to 13)

A-3 Civil Engineers Drawings for Alley and Site Improvements (pages 14 to 24)

A-4 Engineers Estimate of Alley Improvements for Complete Alley Repair (page 25)

A-5 Engineers Estimate of Alley Improvements Required at East Portion of Alley (page 26)


FOR ASSESSMENT AND TAXATION ONLY
N
S.E.1/4 S.W.1/4 SEC.6 T.11S. R.3W. W.M.
Linn County
1" = 100'
11S03W06CD
ALBANY
Cancelled Nos.
3400
6300 A01
6400
6500
6302
11401
11502
WILLAMETTE
RIVER
O.E.R.R.
NE COR. DLC 64
NW COR. DLC 62
P.P. C.S. 25238
A PORTION OF PARCEL 1
2010
-16
C.S. 25260
PARTITION PLAT 2005-44
PARCEL 1
C.S. 24142
IRON WORKS
C.S. 24297
1ST AVE
2ND AVE
3RD AVE
4TH AVE
EASTERN
BAKER ST
LYON ST
HACKLEMAN'S
RAILROAD ST
JACKSON ST
MONTGOMERY ST
ADDITION
3RD AVE TOWNHOMES
C.S. 24738
HACKLEMAN'S
ADDITION
13
SECOND
C.S. 23468
PARCEL 1
PARTITION PLAT NO. 2003-12
SEE MAP 11 3W 6CC
SEE MAP 11 3W 6DC
SEE MAP 11 3W 7BA
8-46
APPENDIX 'A-1'
11S03W06CD
ALBANY
11/3/2017

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 450, Albany, Oregon 97321-0144 | Phone: 541-917-7553 | Fax: 541-917-7550

Notice of Decision

Site Plan Review & Conditional Use Review

222 and 236 First Avenue SE

CU-08-18 and SP-32-18 **January 18, 2019**

Application Information

Proposal:	Conditional Use Review to construct 7 parking spaces on a vacant property and Site Plan Review for site improvements to the adjacent property associated with the remodel of an existing 18-unit apartment building.
Review Body:	Hearings Board
Applicant/Property Owner:	Glorietta Bay LLC; 100 Ferry Street NW; Albany, OR 97321
Applicant Representative:	Candace Ribera, Scott Lepman Company; 100 Ferry St. NW; Albany, OR 97321
Civil Engineer:	Brian Vandetta, Udell Engineering and Surveying; 63 East Ash Street; Lebanon, OR 97355
Address/Location	222-236 First Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CD, Tax Lots 5000, 5100
Zoning:	Central Business (CB)

On January 17, 2019, the City of Albany Hearings Board granted **Approval with Conditions** of the applications referenced above. The Hearings Board based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Anne Catlin, Project Planner,** or David Martineau, Planning Manager, at 541-917-7550.

The City's decision may be appealed to the City Council if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision.

Dala Rouse

Hearings Board Chair

Appeal Deadline: January 28, 2019
Approval Expiration Date (if not appealed): January 17, 2022

Conditions of Approval

Compatibility

Condition 1 Prior to issuance of the final certificate of occupancy, a final landscape and irrigation plan shall be submitted for review and approval by the Albany Planning Division and all landscaping and irrigation shall be installed in accordance with an approved final landscape plan. The final landscape plan shall include planting and irrigation details, calculations, and notes as necessary to verify the required landscaping standards of ADC 9.140(2), ADC 9.150, and irrigation standards of ADC 9.160 are satisfied.

Condition 2 Prior to installation, all landscape materials shall be inspected and approved by the Albany Planning Division to ensure consistency with the approved plans.

Condition 3 Prior to issuance of the final certificate of occupancy, all proposed and required site improvements (e.g. vehicle and bicycle parking, landscaping, refuse screening, lighting, etc.), shall be constructed and installed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and comply with applicable ADC standards.

Lighting

Condition 4 Prior to issuing a building permit for the project, the applicant shall submit a lighting plan or detailed drawings to the Albany Planning Division for review and approval, which illustrates the type, height, illumination, and location of lighting proposed for the development. The lighting must be directed down, contained on site, and shielded, full cut-off design.

Utilities

Condition 5 Before the City will issue building permits for parking lot improvements, the applicant must make improvements or financially assure the construction of improvements to the storm drainage system in the abutting alley. Specifically, the applicant shall either:

a. construct a public storm drain pipe in the alley that will connect to the drainage system in Baker Street and repair the alley in the area of the pipe installation to assure that the alley will drain properly. This option will require that the storm drain piping from the development (building and parking lot) is directly connected to the new public storm drain piping; OR

b. The applicant shall make improvements to the eastern portion of the alley to assure that runoff is properly routed to the existing public drainage system. This option would allow development on the site to sheet flow into the alley without making a direct connection to the public storm drain piping. The limits of the improvement must be approved by the City Engineer.

Condition 6 Before the City will issue building permits for this project, the applicant shall pay any systems development charges required by the development.

Parking Areas

Condition 7 Prior to issuance of an occupancy permit, the applicant shall record an easement that allows the creation and use of a parking space over the shared property line between Tax Lots 5000 and 5100, 222 First Avenue SE and 236 First Avenue SE.

Condition 8 Prior to the City issuing a building permit, a final landscape plan shall be submitted for review and approval by the Albany Planning Division that includes planting details, calculations, and notes as necessary to verify the required landscaping standards of ADC 8.460(3) and 8.470 are satisfied.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Attachments: Information for the Applicant, Location Map, Site Plan

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Municipal Code (AMC) or Development Code (ADC) regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute Building or Public Works permit approvals.
2. Construction of the development must substantially conform to the conditions of approval and approved plans. Planning division staff must approve any changes to the plans.

Public Works - Engineering

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

System development charges for sanitary sewer and water may be due at the time of building permit and/or water service installation permit issuance.

Building

The Building division has reviewed the proposal for conformance to applicable Codes and has the following comments:

1. The proposed remodel and change of use of portions of the structure and new facilities shall comply with the requirements of the Oregon Structural Specialty Code adopted by the state of Oregon at the time of application for building permits.
2. The accessible parking shall comply with Section 1106 of the Oregon Structural Specialty Code (OSSC) and shall not exceed a 2 percent slope in any direction.
3. An accessible route shall be provided from the public way and accessible facilities to the accessible entrances (OSSC Section 1105) as required in Section 1104 of the OSSC.

Fire Department

The fire department has reviewed the site improvements for conformance to the 2014 Oregon Fire Code (OFC) and has the following comments.

If fire sprinklers are installed in the building, the location of any Fire Department Connections (FDCs) that will serve any fire sprinkler system(s) protecting your buildings shall be installed at a location approved by the Albany Fire Department and shall be provided with approved STORZ fitting. ***The FDC shall be located near the site entrance as not to obstruct subsequent arriving fire apparatus and within 40 feet of a fire hydrant*** (public fire hydrants whenever possible).

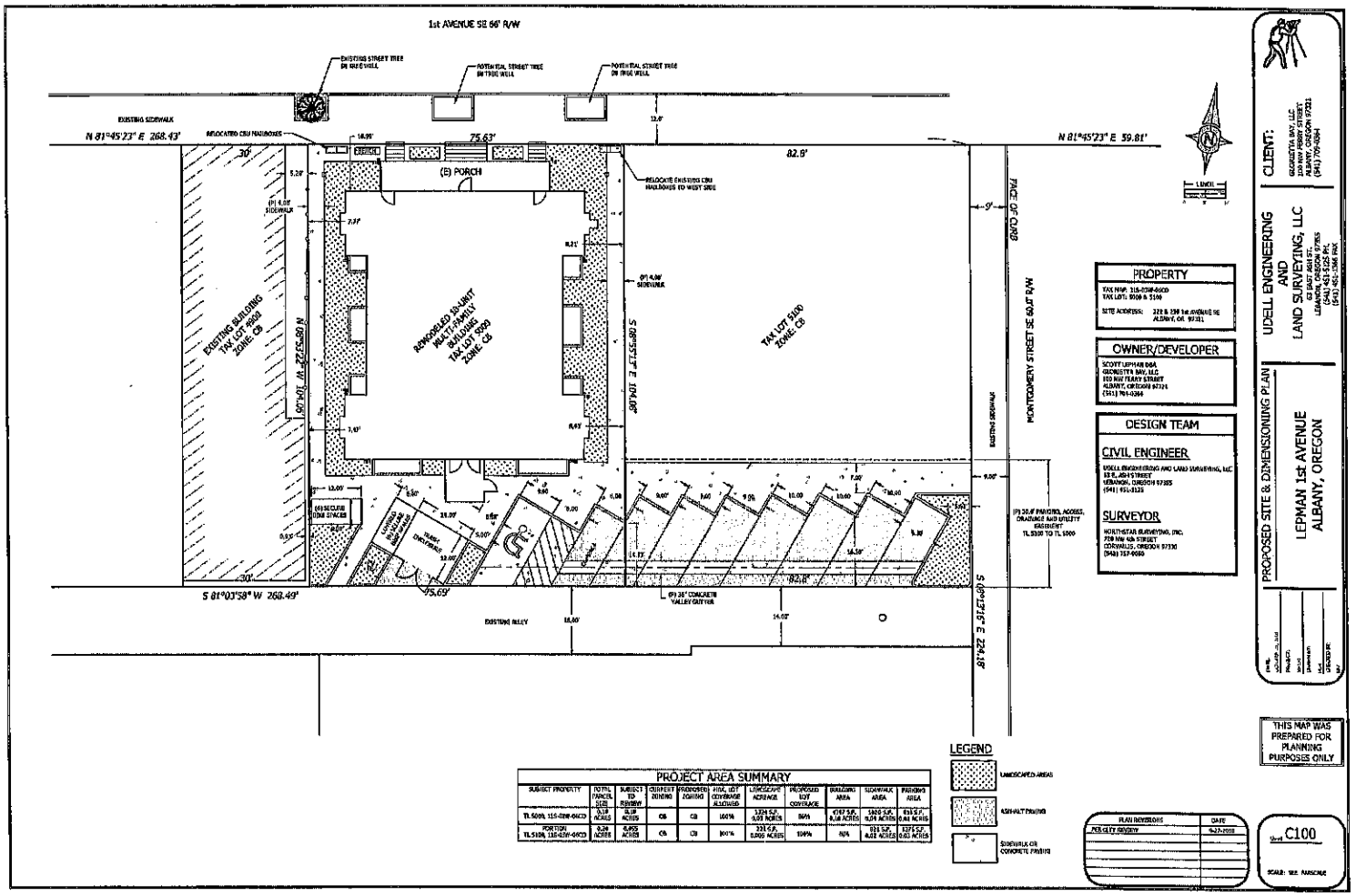
N

0 25 50 100 150 200 250 Feet

Date: 9/5/2018 Map Source: City of Albany

222 & 236 1st Avenue SE

Location / Zoning Map


1st AVENUE SE 66' R/W
EXISTING STREET TREE IN TREE WELL
POTENTIAL STREET TREE IN TREE WELL
POTENTIAL STREET TREE IN TREE WELL
EXISTING SIDEWALK
N 81°45'23" E 268.43'
RELOCATED CBU MAILBOXES
75.63'
82.8'
N 81°45'23" E 59.81'
(E) PORCH
RELOCATE EXISTING CBU MAILBOXES TO WEST SIDE
EXISTING BUILDING TAX LOT 4900 ZONE: CB
REMODELED 10-UNIT MULTI-FAMILY BUILDING TAX LOT 5000 ZONE: CB
TAX LOT 5100 ZONE: CB
N 08°53'22" W 104.06'
S 08°55'13" E 104.06'
FACE OF CURB
MONTGOMERY STREET SE 60.0' R/W
EXISTING SIDEWALK
S 81°03'58" W 268.49'
75.69'
82.8'
EXISTING ALLEY
S 08°13'16" E 224.18'
PROPERTY
OWNER/DEVELOPER
DESIGN TEAM
CIVIL ENGINEER
SURVEYOR
LEGEND
LANDSCAPED AREAS
ASPHALT PAVING
SIDEWALK OR CONCRETE PAVING
PROJECT AREA SUMMARY
PROPOSED SITE & DIMENSIONING PLAN
LEPMAN 1st AVENUE
ALBANY, OREGON
UDELL ENGINEERING AND LAND SURVEYING, LLC
CLIENT:
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY
PLAN REVISIONS
DATE
PER CITY REVIEW
C100

PUBLIC GENERAL NOTES

1. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL PERMITS REQUIRED BY THE CITY OF ALBANY, LINN COUNTY, ODOT, AND OTHER AGENCIES AS REQUIRED.

2. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.

3. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY OF ALBANY, COUNTY, AND STATE. ALL WORK OCCURRING ON PRIVATE PROPERTY SHALL CONFORM TO THE CURRENT STATE OF OREGON BUILDING CODE AND/OR PLUMBING SPECIALTY CODE AS APPLICABLE.

4. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY.

5. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, PROJECT REPORT, AND PROJECT SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE CODE AND AGENCY REQUIREMENTS AND PROVIDE A COMPLETE PROJECT.

6. CONTRACTOR TO NOTIFY CITY OF ALBANY, LINN COUNTY AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION, AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 757.542 TO 757.562.

7. ANY INSPECTIONS BY THE PROJECT ENGINEER, CITY OF ALBANY, LINN COUNTY, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, PROJECT REPORTS, PROJECT SPECIFICATIONS, APPLICABLE CODES AND AGENCY REQUIREMENTS.

8. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY, COUNTY, AND ODOT REQUIREMENTS IN ACCORDANCE WITH THE CURRENT MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.

9. RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY UPON REQUEST.

10. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE DESIGN ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE CITY.

11. CONTRACTOR SHALL CONFORM TO CITY OF ALBANY EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PERMIT.

12. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR PER ORS 209.150 AT THE CONTRACTOR'S EXPENSE.

13. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS. THE CITY WILL NOT PROVIDE POTHOLING.

14. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL TO OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.

15. SUBGRADE TO BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACING BASE ROCK.

16. CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS. TRENCH CRUSHED ROCK BACKFILL SHALL BE COMPACT TO 93% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 MODIFIED PROCTOR TEST METHOD. THE CONTRACTOR IS REQUIRED TO PROVIDE TESTING RESULTS FROM A CERTIFIED LABORATORY. WRITTEN COMPACTION RESULTS MUST BE RECEIVED BY THE ENGINEER PRIOR TO PLACING AC PAVEMENT.

17. AC PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS. AC PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD. THE CONTRACTOR IS REQUIRED TO PROVIDE TESTING RESULTS FROM A CERTIFIED LABORATORY. WRITTEN COMPACTION RESULTS MUST BE RECEIVED BY THE ENGINEER.

18. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 6H:1V FOR YARDS AND 4H:1V FOR BANKS.

19. THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING ON ALL EXPOSED SLOPES AND DISTURBED AREAS FOR EROSION PREVENTION.

20. THE CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING UTILITY FACILITIES.

21. ALL MATERIALS AND WORKMANSHIP FOR PUBLC ALLEY, PUBLIC WATER, PUBLIC SANITARY SEWER, AND PUBLIC STORM DRAIN SHALL BE PERFORMED IN CONFORMANCE WITH THE CITY OF ALBANY STANDARD CONSTRUCTION SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP FOR PRIVATE WATER, PRIVATE SANITARY SEWER, AND PRIVATE STORM DRAIN SHALL CONFORM TO THE CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE FOR PRIVATE UTILITIES.

22. BEDDING AND BACKFILL. ALL PIPES SHALL BE BEDDED WITH MINIMUM 6" OF 3/4"-0 CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4"-0 CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12" OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS, INCLUDING SIDEWALKS, VEHICLE ACCESS WAYS, AND VEHICLE PARKING AREAS.

23. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, MANPOWER AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPING IN ACCORDANCE WITH CITY STANDARDS AND/OR THE CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.

24. IN THE ABSENCE OF DIRECTION ON THE LANDSCAPE PLAN, ALL LANDSCAPE PLANTER AREAS SHALL BE BACKFILLED TO AN ELEVATION 1-INCH BELOW THE TOP OF THE ADJACENT CURB. THE TOP 6" OF SOIL IN THE PLANTER AREAS SHALL BE CLEAN TOPSOIL FREE OF ROCKS AND OTHER DEBRIS OVER 1/2" IN NOMINAL SIZE.

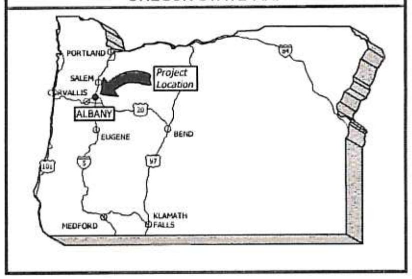
25. ALL PUBLIC PEDESTRIAN WALKWAYS MUST COMPLY WITH CURRENT ADA REQUIREMENTS OF FEDERAL, STATE, AND LOCAL REGULATIONS.

PROJECT VERTICAL DATUM -- NGVD 29/47

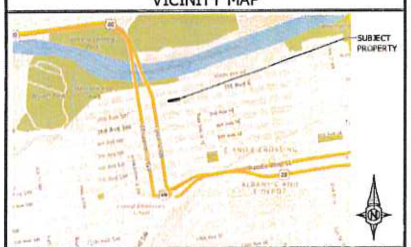
THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

OREGON STATE MAP



VICINITY MAP



NOT TO SCALE

CITY OF ALBANY
SI-20-03 PERMIT

SHEET INDEX

C100	- COVER SHEET
C101	- SITE & DIMENSIONING PLAN
C102	- PAVING & STRIPING PLAN
C200	- STORM DRAIN PLAN
C201	- STORM DRAIN PLAN & PROFILE
C202	- GRADING PLAN
C203	- GRADING DETAILS
C300	- UTILITY PLAN
C400	- DETAILS
EPSC500	- EROSION CONTROL PLAN
EPSC501	- EROSION CONTROL DETAILS

SHEET REVISIONS

PERMIT NOTE #1:
IT IS THE RESPONSIBILITY OF THE LAND OWNER TO OBTAIN ALL NECESSARY CITY OF ALBANY, LINN COUNTY AND/OR STATE OF OREGON AND/OR FEDERAL PERMITS PRIOR TO ANY CONSTRUCTION.

PERMIT NOTE #2:
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO FOLLOW ALL CITY OF ALBANY, LINN COUNTY, STATE OF OREGON AND FEDERAL REGULATIONS, CODES, AND PERMITS DURING CONSTRUCTION

PROJECT LEGENDS

EXISTING SYMBOL LEGEND

- EXISTING CONTROL POINT
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING CLEAN-OUT AS NOTED
- EXISTING PHONE PEDESTAL
- EXISTING CATCH BASIN
- EXISTING CHAIN LINK FENCE
- SD — EXISTING SD LINE LOCATE
- SS — EXISTING SS LINE LOCATE
- W — EXISTING WATER LINE LOCATE
- PH — EXISTING PHONE LINE LOCATE
- OHP — EXISTING OVERHEAD POWER
- GAS — EXISTING GAS LINE LOCATE
- 356' — EXISTING CONTOUR ELEVATION
- EXISTING CONCRETE
- EXISTING PAVEMENT

ABBREVIATIONS LEGEND

SS	- SANITARY SEWER
SD	- STORM DRAIN
MH	- MANHOLE
CB	- CATCH BASIN
CO	- CLEAN OUT
PP	- UTILITY POLE
IE	- INVERT ELEVATION (FLOW LINE)
FF	- FINISH FLOOR
R.O.W.	- RIGHT-OF-WAY
FD	- FOUND
CS	- COUNTY SURVEY
IR	- IRON ROD
R	- RADIUS
PH	- PHONE/COMMUNICATIONS
SL	- STREET LIGHT
TC	- TOP FACE OF CURB
BW	- BACK OF WALK
CL	- CENTERLINE
FH	- FIRE HYDRANT
CI	- CURB INLET
T.O.P.	- TOP OF PIPE
FL	- FLOW LINE
PUE	- PUBLIC UTILITY EASEMENT
EX OR (E)	- EXISTING
(P)	- PROPOSED
DS	- DOWNSPOUT
FLGD OR FLG	- FLANGED
MJ	- MECHANICAL JOINT
D.I.	- DUCTILE IRON
W/L	- WATERLINE
WV	- WATER VALVE
UP	- UTILITY POLE
TRANS	- TRANSFORMER MOUNTED ON UTILITY POLE

GRADING LEGEND

S = 0.00%	- SURFACE DRAIN DIRECTION
(E)P 000.00	- EXISTING TOP OF PAVEMENT ELEVATION
(E)TC 000.00	- EXISTING TOP OF CURB ELEVATION
(E)G 000.00	- EXISTING GROUND ELEVATION
P 000.00	- DESIGN TOP OF ASPHALT PAVEMENT ELEVATION
C 000.00	- DESIGN TOP OF CONCRETE PAVEMENT ELEVATION
W 000.00	- DESIGN TOP OF SIDEWALK ELEVATION
TC 000.00	- DESIGN TOP OF CURB ELEVATION
GR 000.00	- DESIGN TOP OF GRAVEL ELEVATION
GND 000.00	- DESIGN TOP OF GROUND ELEVATION
TW 000.00	- DESIGN TOP OF WALL ELEVATION

DESIGN SYMBOL LEGEND

- DESIGN WATER METER
- DESIGN CURB INLET
- DESIGN CATCH BASIN
- DESIGN CLEAN-OUT AS NOTED
- DESIGN SD MANHOLE
- DESIGN WATER VALVE
- DESIGN FIRE HYDRANT

PROPERTY

TAX MAP: 11S-03W-06CD
TAX LOT: 5000 & 5100

SITE ADDRESS: 222 & 236 1st AVENUE SE ALBANY, OR 97321

OWNER/DEVELOPER

SCOTT LEPMAN DBA
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 704-0364

DESIGN TEAM

CIVIL ENGINEER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

FRANCHISED UTILITIES

POWER:
PACIFIC POWER
EDDIE STEINER
P.O. BOX 248
830 OLD SALEM ROAD
ALBANY, OREGON 97321
541.967.6146

PHONE:
CENTURYLINK
KERRY POZDER
P.O. BOX 337
LEBANON, OREGON 97355
541.259.7275

CABLE:
COMCAST
RYAN HANSEN
150 NW LEWISBURG AVENUE
CORVALLIS, OREGON 97330
541.230.0079

GAS:
NORTHWEST NATURAL
DAVID BELLINGER
150 SUPRA DRIVE
ALBANY, OREGON 97321
541.926.4253

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department

Reviewed by: Aaron Hergens
Date of Approval: 11/8/2019
Approved: Matthew Ruettgers

Brian Vandetta PE
BRIAN VANDETTA
OREGON
RENEWAL JUNE 30, 2020

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11 2019

Sheet C100

SCALE: SEE BARSCALE

CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

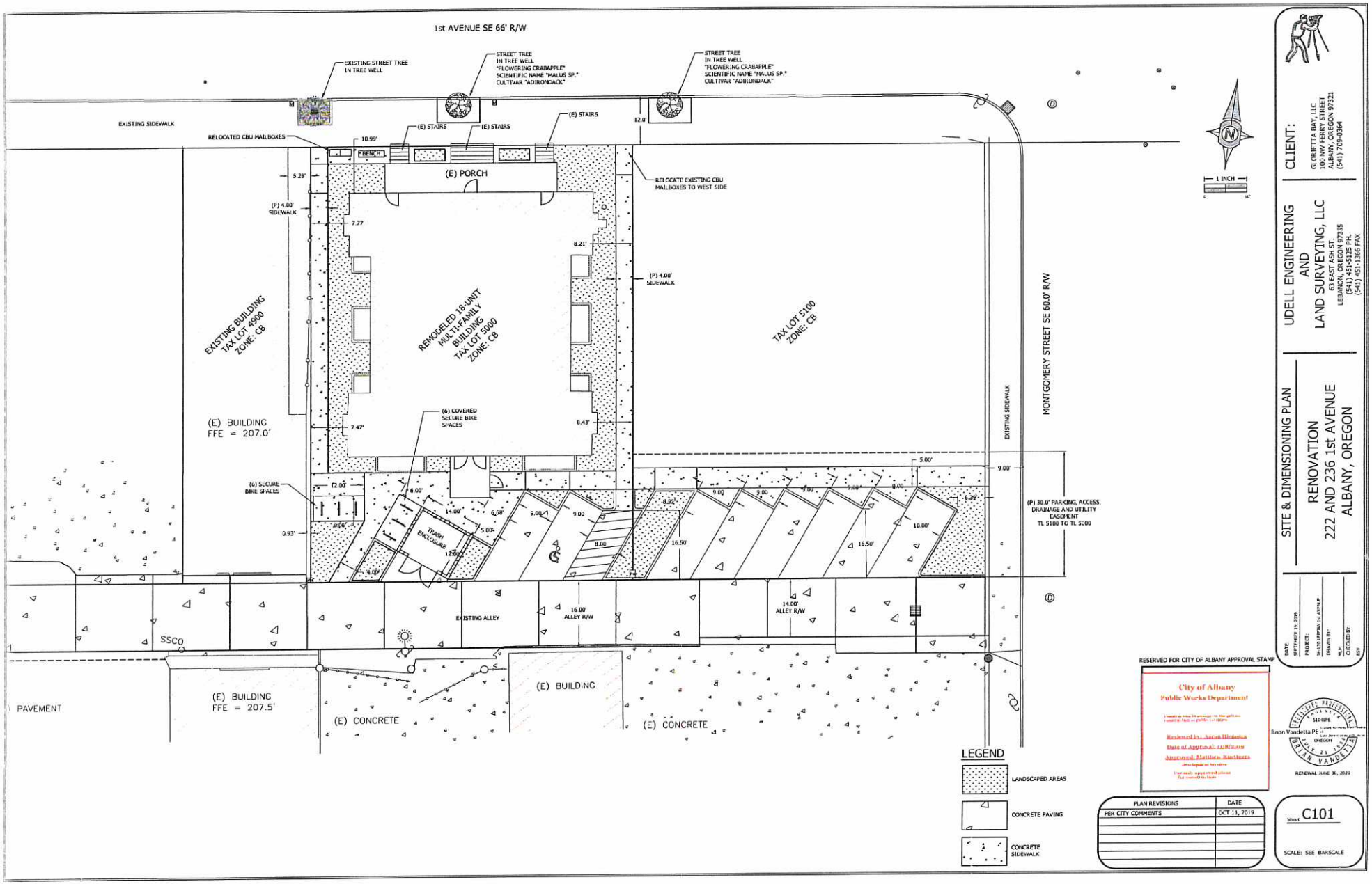
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

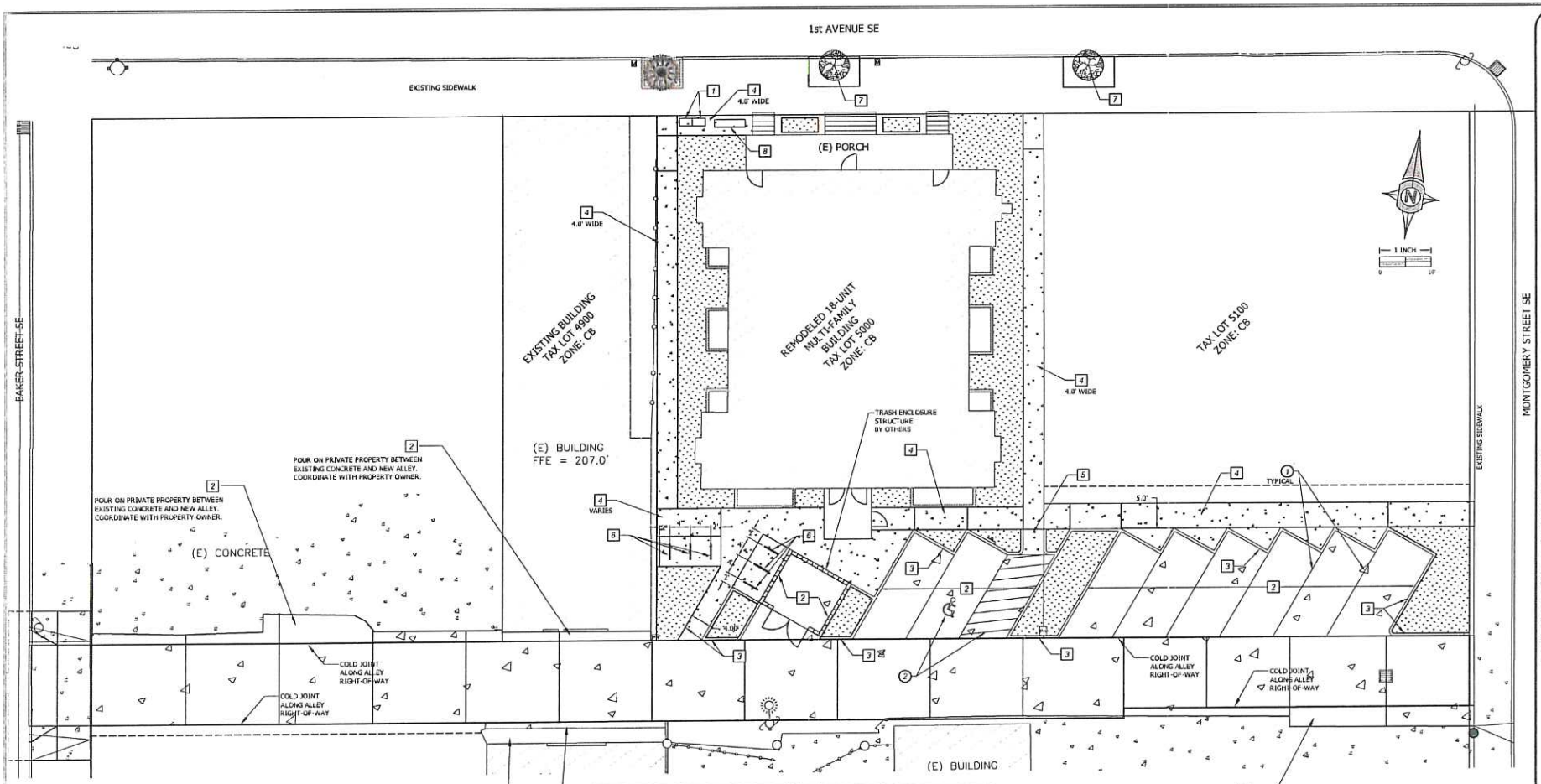
COVER SHEET

RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

DATE: SEPTEMBER 19, 2019
PROJECT: 19-130 LEPMAN 1st AVENUE
DRAWN BY: MLM
CHECKED BY: BSV

APPENDIX 'A-3'


1st AVENUE SE 66' R/W
EXISTING STREET TREE IN TREE WELL
STREET TREE IN TREE WELL "FLOWERING CRABAPPLE" SCIENTIFIC NAME "MALUS SP." CULTIVAR "ADIRONDACK"
STREET TREE IN TREE WELL "FLOWERING CRABAPPLE" SCIENTIFIC NAME "MALUS SP." CULTIVAR "ADIRONDACK"
EXISTING SIDEWALK
RELOCATED CBU MAILBOXES
(E) STAIRS
(E) STAIRS
(E) STAIRS
BENCH
(E) PORCH
RELOCATE EXISTING CBU MAILBOXES TO WEST SIDE
(P) 4.00' SIDEWALK
(P) 4.00' SIDEWALK
EXISTING BUILDING TAX LOT 4900 ZONE: CB
REMODELED 18-UNIT MULTI-FAMILY BUILDING TAX LOT 5000 ZONE: CB
TAX LOT 5100 ZONE: CB
(E) BUILDING FFE = 207.0'
(6) COVERED SECURE BIKE SPACES
(6) SECURE BIKE SPACES
TRASH ENCLOSURE
EXISTING SIDEWALK
MONTGOMERY STREET SE 60.0' R/W
(P) 30.0' PARKING, ACCESS, DRAINAGE AND UTILITY EASEMENT TL 5100 TO TL 5000
EXISTING ALLEY
16.00' ALLEY R/W
14.00' ALLEY R/W
SSCO
PAVEMENT
(E) BUILDING FFE = 207.5'
(E) CONCRETE
(E) BUILDING
(E) CONCRETE
1 INCH
LEGEND
LANDSCAPED AREAS
CONCRETE PAVING
CONCRETE SIDEWALK
RESERVED FOR CITY OF ALBANY APPROVAL STAMP
City of Albany
Public Works Department
Reviewed By: Aaron Hieronymus
Date of Approval: 10/8/2019
Approved: Matthew Ruettgers
CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX
SITE & DIMENSIONING PLAN
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON
DATE: SEPTEMBER 16, 2019
PROJECT: 36-18 LITPROD 1st AVENUE
DRAWN BY: NLM
CHECKED BY: BJV
Brian Vandetta PE
OREGON
RENEWAL JUNE 30, 2020
PLAN REVISIONS
PER CITY COMMENTS
DATE
OCT 11, 2019
Sheet C101
SCALE: SEE BARSCALE



STRIPING NOTES	
1	APPLY 4" WHITE PAINTED PAVEMENT STRIPE. TWO COATS TYPICAL
2	INSTALL ADA PAVEMENT MARKINGS, STRIPING AND SIGNAGE PER DETAIL 1/C102

PAVING NOTES	
1	INSTALL (2) x 12-UNIT CBU CLUSTER MAIL BOX UNIT MEETING USPS/ADA SERVICE STANDARDS
2	CONSTRUCT CONCRETE PAVING SECTION PER DETAIL 1/C102
3	CONSTRUCT STRAIGHT CURB TYPE "C" PER DETAIL 1/C102
4	CONSTRUCT CONCRETE SIDEWALK SECTION PER DETAIL 1/C102 WIDTH AS SPECIFIED ON PLAN
5	CONSTRUCT ADA RAMP CONFORMING TO CURRENT ICC-ANSI A117.1-2003 EDITION SECTION 405 FOR RAMPS AND SECTION 406 FOR CURB RAMPS. SEE GRADING PLAN SHEETS FOR ELEVATION DETAILS.
6	INSTALL 'U' BIKE ANCHOR PER DETAIL 1/C102
7	INSTALL STREET TREE PER CITY OF ALBANY STANDARD DRAWING 201.
8	INSTALL SEATING BENCH. COORDINATE STYLE WITH OWNER. ANCHOR PER MANUFACTURER'S RECOMMENDATIONS

LEGEND

6" OF CONCRETE OVER
4" OF 1"-0" CRUSHED QUARRY ROCK COMPACTED TO 93% MAXIMUM DENSITY PER ASTM T-180 (MODIFIED PROCTOR) OVER GEO-TEXTILE FABRIC OVER
COMPACTED SUB-GRADE.

1 / C102 CONCRETE PARKING SECTION
NTS

PAVING SECTION NOTES:

SUBGRADE IS TO BE COMPACTED AND ROLLED SMOOTH PRIOR TO PLACING GEOTEXTILE FABRIC.

SUBGRADE IS TO BE PROOF ROLLED WITH A FULLY LOADED 10-YD TRUCK PRIOR TO PLACING GEOTEXTILE FABRIC AND BASEROCK.

ANY AREAS WHICH EXHIBIT "PUMPING" WHILE BEING PROOF ROLLED SHALL BE OVER EXCAVATED 12" AND REPLACED WITH 12" OF 3"-0" BASEROCK PRIOR TO THE ABOVE SECTION.

THESE SECTIONS ARE INTENDED FOR DRY WEATHER CONSTRUCTION. IF WET WEATHER IS ENCOUNTERED THE GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR RECOMMENDED CONSTRUCTION PRACTICES AND A WET WEATHER SECTION.

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
Construction Drawings for the private construction of public facilities.
Reviewed by: Jason Hemstreet
Date of Approval: 11/8/2019
Approved: Matthew Ruettgers
Development Services
Use only approved plans for construction.

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

ONSITE PAVING & STRIPING PLAN

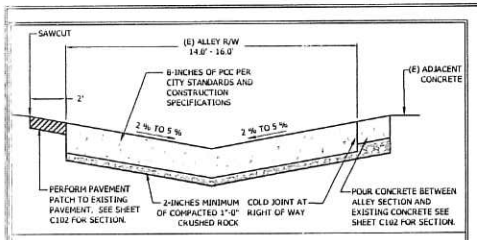
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

DATE: SEPTEMBER 18, 2019
PROJECT: 19-130 (PRIOR 18-147)
DRAWN BY: RLH
CHECKED BY: BJV

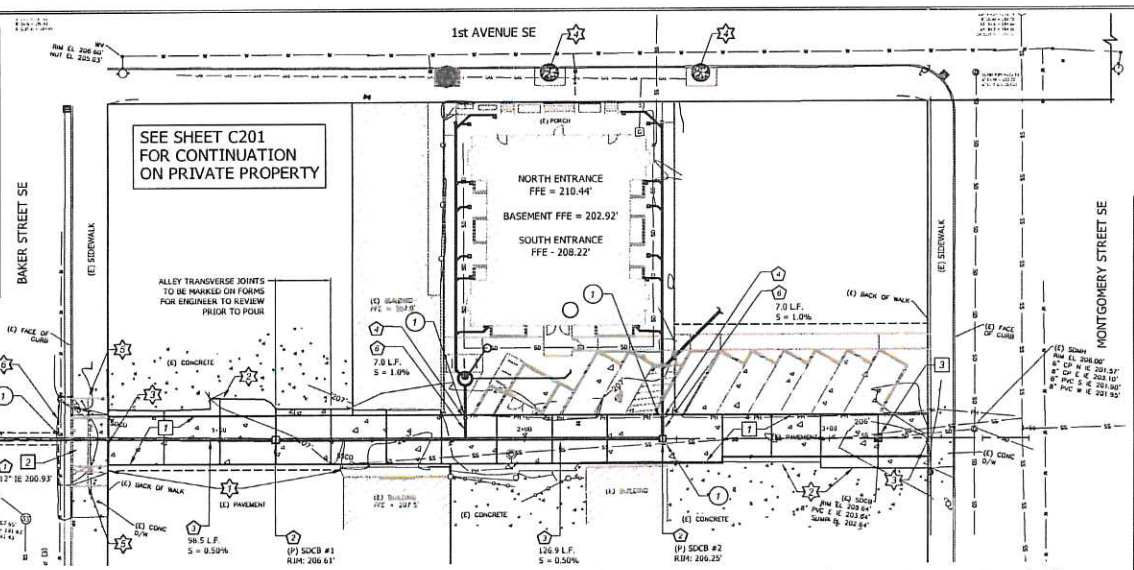
Brian Vandetta PE
OREGON
RENEWAL JUNE 30, 2020

Sheet C102

SCALE: SEE BARSCALE



1 C200 **TYPICAL ALLEY SECTION**



1 INCH

PAVING NOTES

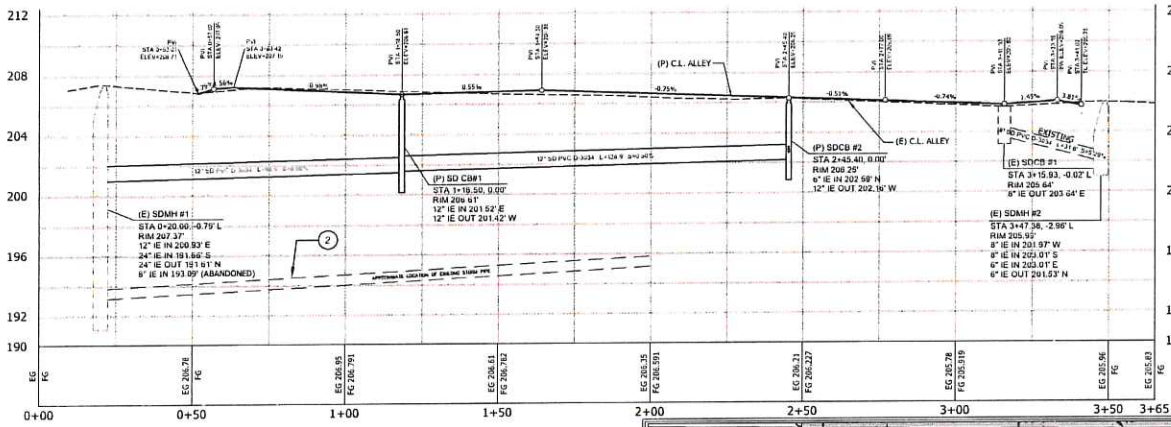
1. CONSTRUCT PUBLIC ALLEY SECTION PER CITY STANDARDS AND DETAIL (1/C200)
   STA 0+91.42 TO STA 3+33.15
2. CONSTRUCT PUBLIC CURB AND GUTTER PER CITY OF ALBANY STANDARD DWG NO 304 AND COMMERCIAL DRIVEWAY APPROACH TO ALLEY PER CITY OF ALBANY STANDARD DWG NO 308A SEE DETAIL (2/C200) FOR DIMENSIONS AND GRADING
3. INSTALL 2-INCH PAVING FRAME ADJUSTMENT IN EXISTING WATCH BASIN TO ACHIEVE DESIGN ELEVATION

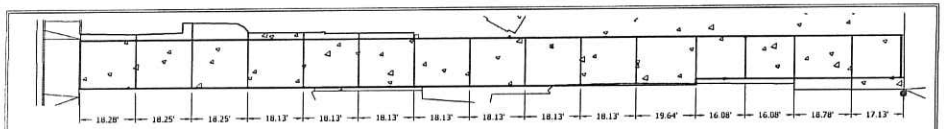
ALLEY ELEVATION SUMMARY

STATION	C.L. ELEV	EP RIGHT	RT CROSS SLOPE	EP LEFT	LT CROSS SLOPE
0+79.92	206.95	207.11	2.0%	207.11	2.0%
1+16.50	206.61	206.97	4.5%	206.77	2.0%
1+54.60	206.81	207.21	5.0%	206.97	2.0%
1+64.30	206.86	207.26	5.0%	207.02	2.0%
1+80.71	206.73	206.89	2.0%	206.89	2.0%
2+20.24	206.40	206.56	2.0%	206.64	3.0%
2+45.40	206.25	206.41	2.0%	206.50	3.0%
2+59.39	206.18	206.53	4.0%	206.42	3.0%
2+77.00	206.09	206.44	5.0%	206.33	3.0%
2+97.00	205.94	206.28	4.8%	206.18	3.0%
3+15.93	205.80	206.12	4.0%	206.04	3.0%

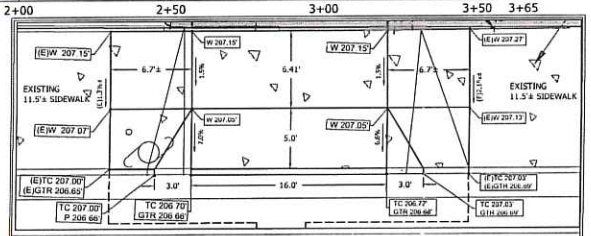
POTHOLE NOTES

1. POTHOLE AND TV INSPECT THE EXISTING SANITARY SEWER SERVICE PRIOR TO THE ALLEY AND STORM PIPE CONSTRUCTION TO DETERMINE ITS ALIGNMENT AND CONDITION. TV INSPECT THE EXISTING SANITARY SEWER AFTER THE INSTALLATION OF THE NEW STORM PIPE JUST PRIOR TO THE CONCRETE PLACEMENT OF THE ALLEY TO CONFIRM NO DAMAGE WAS CAUSED TO IT BY CONSTRUCTION OF THIS PROJECT
2. POTHOLE THE EXISTING ABANDONED STORM DRAIN PIPE IN A MINIMUM OF TWO LOCATIONS TO DETERMINE ITS EXISTING ALIGNMENT AND DEPTH BELOW THE PROPOSED STORM MAN





1 C200 **TRANSVERSE JOINT LAYOUT**



2 C200 **COMMERCIAL DRIVEWAY DETAIL**

1 INCH

STORM DRAIN NOTES

1. CORE DRILL EXISTING PUBLIC STORM DRAIN MANHOLE TO ACCEPT NEW 12" STORM PIPE. GROUT VOIDS WITH NON-SHRINK GROUT.
2. INSTALL PUBLIC CATCH BASIN PER CITY OF ALBANY STANDARD DRAWING 414.
3. INSTALL PUBLIC 12" PVC D-3034 SDR-35 STORM PIPE PER CITY OF ALBANY STANDARDS.
4. INSTALL TWO-WAY CLEAN-OUT PER CITY OF ALBANY STANDARDS AND STANDARD DRAWING 411
5. INSTALL PRIVATE 6" PVC D-3034 SDR-35 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
6. INSTALL PRIVATE 6" PVC D-3034 SDR-35 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
7. INSTALL PRIVATE 4" PVC D-3034 SDR-35 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
8. INSTALL PRIVATE PACKAGED DUPLEX SUMP PUMP BASIN AND ASSEMBLY PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. SUBMIT SHOP DRAWING FOR REVIEW PRIOR TO INSTALLATION
9. INSTALL PRIVATE 24-INCH CONCRETE MANHOLE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE AND DETAIL (1/C400)
10. EXTEND 4" STORM PIPE TO DOWNSPOUT AND CONNECT WITH MANUFACTURED FITTINGS PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
11. INSTALL PRIVATE WYE MATCH THROUGH AND BRANCH PIPE DIAMETERS
12. INSTALL PRIVATE 45° BEND
13. INSTALL PRIVATE 12" x 12" POLY LANDSCAPE DRAIN PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE AND DETAIL (2/C400)
14. INSTALL PRIVATE 2" PVC SCH 40 PRESSURE STORM PIPE FOR CONNECTION TO SUMP PUMP
15. INSTALL PRIVATE STORM DRAIN CLEAN-OUT PER DETAIL (2/C400)
16. INSTALL PRIVATE REDUCER MATCH PIPE SIZES

DEMOLITION NOTES

1. SAWCUT EXISTING PAVEMENT 2' 0" FROM THE ALLEY RIGHT-OF-WAY PRIOR TO FINISH PAVING WORK TO OBTAIN A CLEAN VERTICAL EDGE TO ALIT AS FORMT OR NEW CONCRETE POUR. REMOVE AND DISPOSE OF EXISTING PAVEMENT IN A LAWFUL MANNER.
2. REMOVE THE EXISTING ASPHALT TO THE LIMIT OF THE EXISTING CONCRETE ON ADJACENT PROPERTY. USE THE EXISTING CONCRETE AS FORM FOR NEW CONCRETE POUR. REMOVE AND DISPOSE OF EXISTING PAVEMENT IN A LAWFUL MANNER.
3. REMOVE THE EXISTING ASPHALT TO THE BACK OF THE EXISTING SIDEWALK. REMOVE AND DISPOSE OF EXISTING PAVEMENT IN A LAWFUL MANNER.
4. SAWCUT AND REMOVE EXISTING SIDEWALK AS NECESSARY TO PLANT NEW STREET TREE
5. SAWCUT AND REMOVE EXISTING CURB AND GUTTER AND SIDEWALK AS NECESSARY TO CONSTRUCT NEW COMMERCIAL DRIVEWAY APPROACH. REMOVE TO THE NEAREST JOINT
6. SAWCUT AND REMOVE EXISTING PAVEMENT 2'0" FEET FROM EXISTING GUTTER EDGE AS NECESSARY TO INSTALL NEW CURB AND GUTTER
7. SAWCUT AND REMOVE EXISTING PAVEMENT AS NECESSARY TO INSTALL NEW STORM PIPE

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
Reviewed by: Aaron Hansen
Date of Approval: 11/8/2019
Approved: Matthew Bartlett

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH
(541) 451-1366 FAX

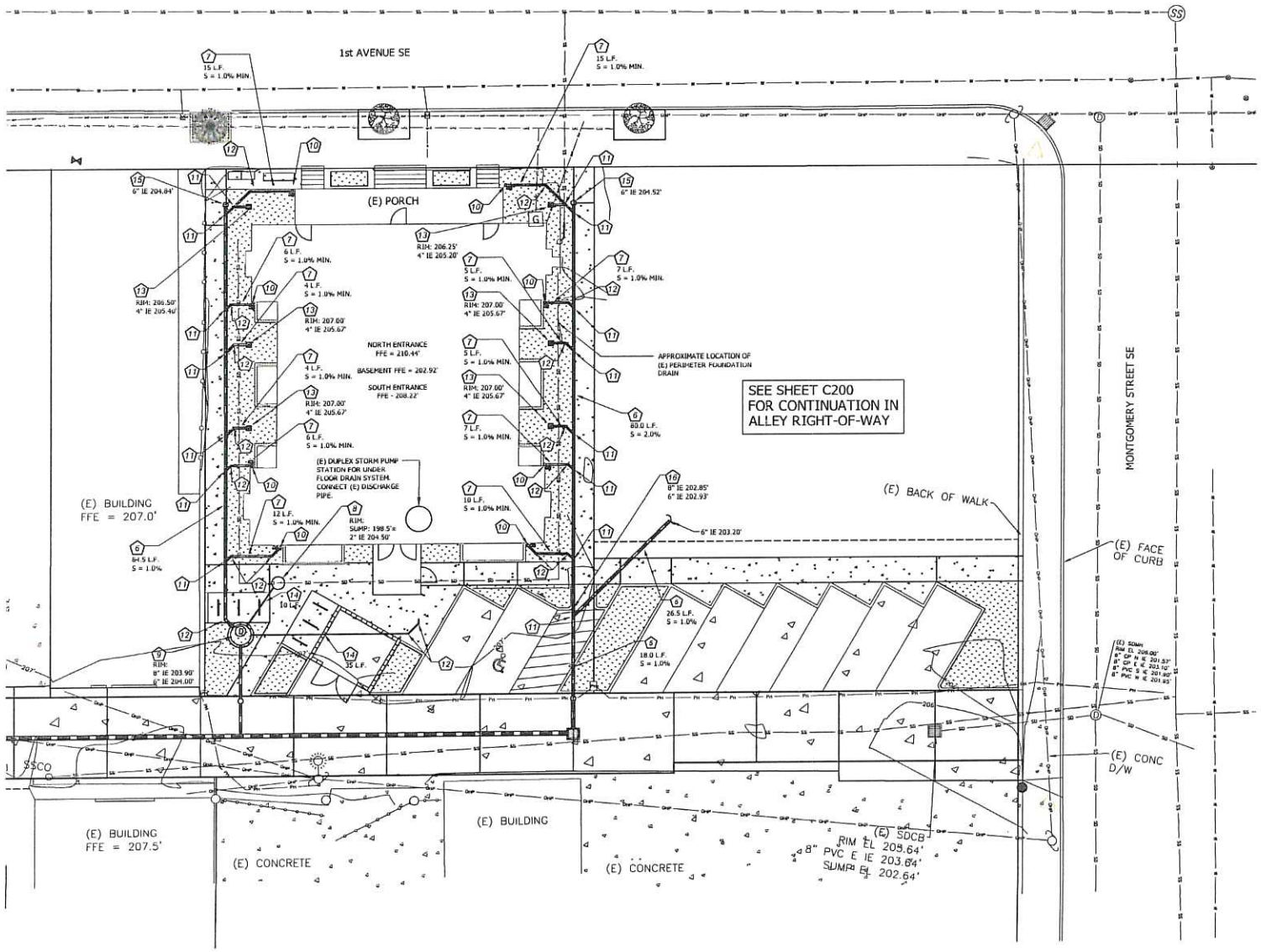
PUBLIC ALLEY AND STORM DRAIN RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

DATE: SEPTEMBER 16, 2019
PROJECT: 3+33 (FRANKLIN 1st AVENUE)
DRAWN BY:
PLAN CHECKED BY:
REV

Brian Vandetta PE
RENEWAL JUNE 30, 2020

Sheet C200

SCALE: SEE BARSCALE



STORM DRAIN NOTES	
1	CORE DRILL EXISTING PUBLIC STORM DRAIN MANHOLE TO ACCEPT NEW 12" STORM PIPE. GROUT VOIDS WITH NON-SHRINK GROUT
2	INSTALL PUBLIC CATCH BASIN PER CITY OF ALBANY STANDARD DRAWING 414
3	INSTALL PUBLIC 12" PVC D-3034 SDR-35 STORM PIPE PER CITY OF ALBANY STANDARDS
4	INSTALL TWO-WAY CLEAN-OUT PER CITY OF ALBANY STANDARDS AND STANDARD DRAWING 411
5	INSTALL PRIVATE 8" PVC D-3034 SDR-35 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
6	INSTALL PRIVATE 6" PVC D-3034 SDR-35 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
7	INSTALL PRIVATE 4" PVC D-3034 SDR-35 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
8	INSTALL PRIVATE PACKAGED DUPLEX SUMP PUMP BASIN AND ASSEMBLY PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. SUBMIT SHOP DRAWING FOR REVIEW PRIOR TO INSTALLATION
9	INSTALL PRIVATE 24 INCH CONCRETE MANHOLE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE AND DETAIL 1/C200
10	EXTEND 4" STORM PIPE TO DOWNSPOUT AND CONNECT WITH MANUFACTURED FITTINGS PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE
11	INSTALL PRIVATE WYE, MATCH THROUGH AND BRANCH PIPE DIAMETERS
12	INSTALL PRIVATE 45° BEND
13	INSTALL PRIVATE 12" x 12" POLY LANDSCAPE DRAIN PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE AND DETAIL 2/C200
14	INSTALL PRIVATE 2" PVC SCH 40 PRESSURE STORM PIPE FOR CONNECTION TO SUMP PUMP
15	INSTALL PRIVATE STORM DRAIN CLEAN-OUT PER DETAIL 3/C200
16	INSTALL PRIVATE REDUCER. MATCH PIPE SIZES

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
FOR REFERENCE ONLY

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRIVATE DRAINAGE PLAN

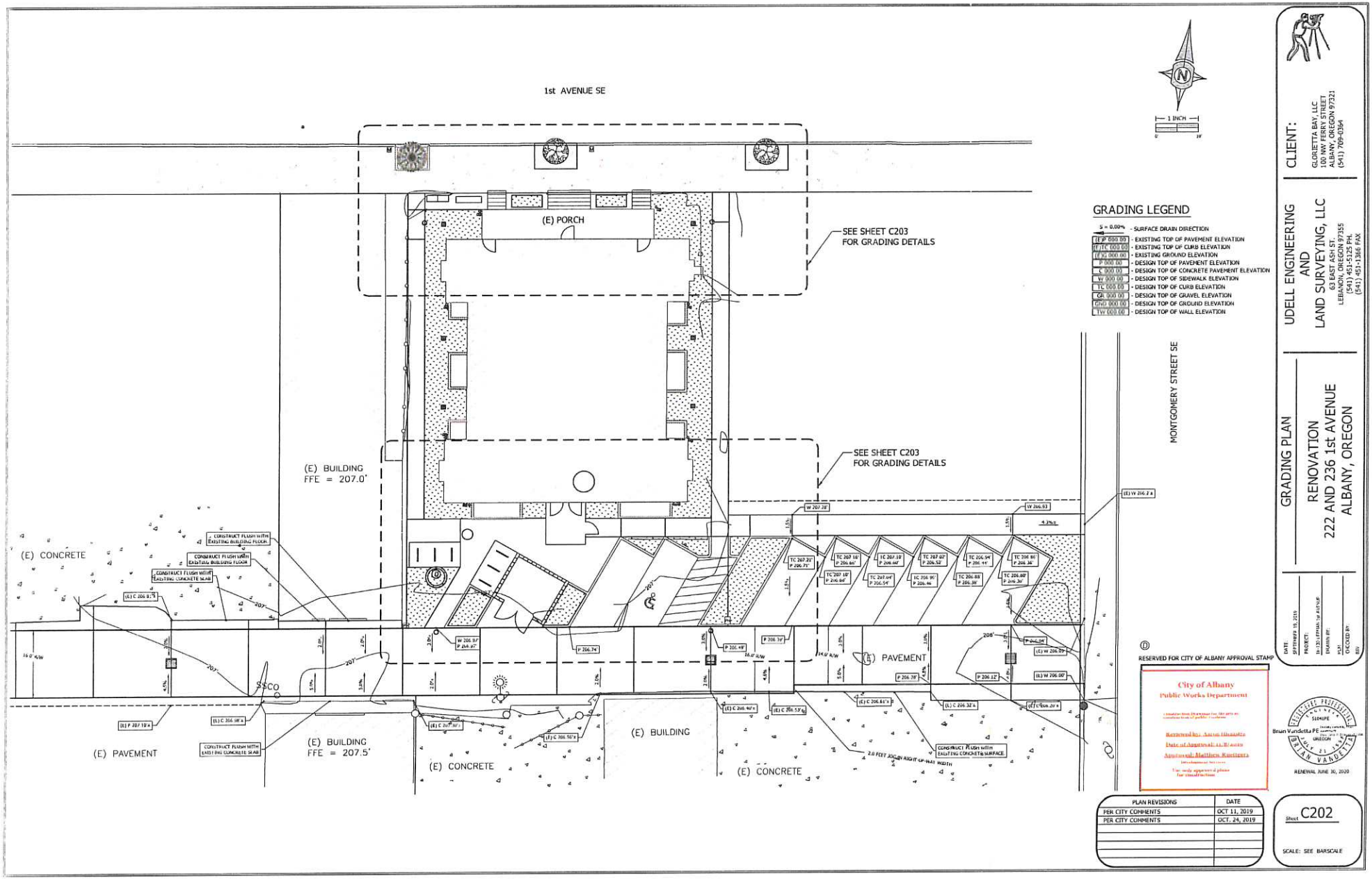
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

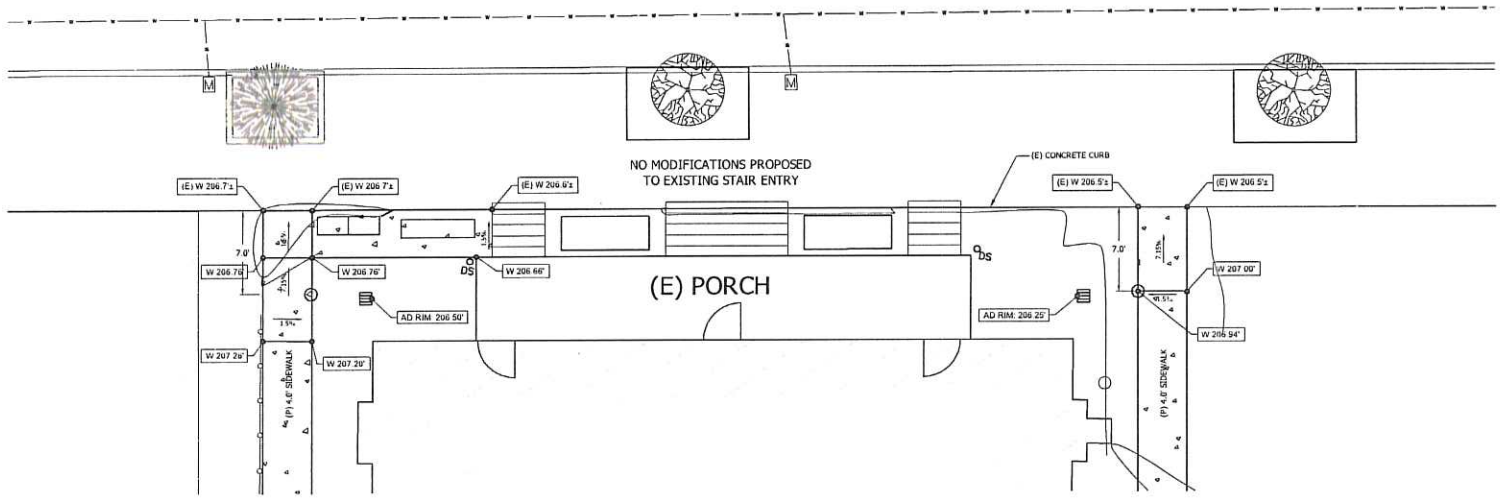
DATE: SEPTEMBER 19, 2019
PROJECT: 16-132 LEFMAN 1st AVENUE
DRAWN BY: MLM
CHECKED BY: BSV

Brian Vandetta PE
REGISTERED PROFESSIONAL ENGINEER
STAMPE
OREGON
JULY 21, 1998
BRIAN VANDETTA
RENEWAL JUNE 30, 2020

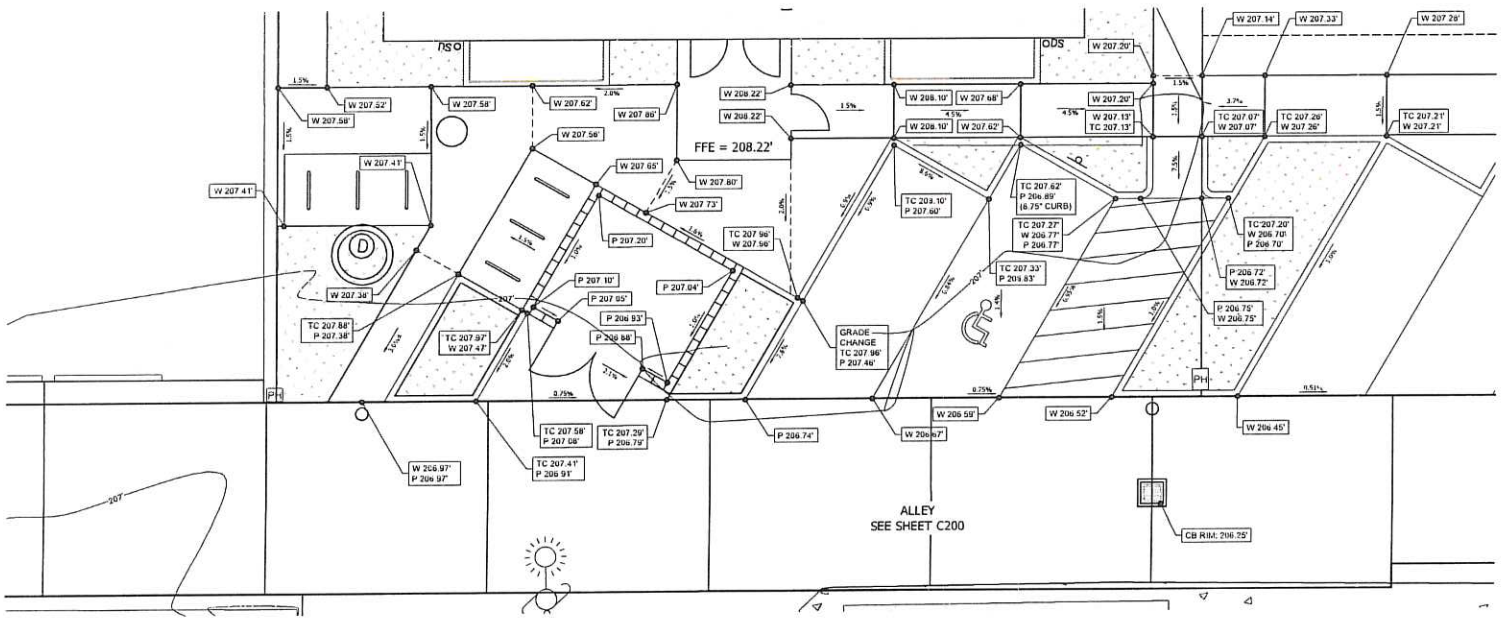
Sheet C201

SCALE: SEE BARSCALE


1st AVENUE SE
(E) PORCH
SEE SHEET C203
FOR GRADING DETAILS
SEE SHEET C203
FOR GRADING DETAILS
(E) BUILDING
FFE = 207.0'
(E) CONCRETE
(E) PAVEMENT
(E) BUILDING
FFE = 207.5'
(E) CONCRETE
(E) BUILDING
(E) CONCRETE
(E) PAVEMENT
MONTGOMERY STREET SE
1 INCH
GRADING LEGEND
S = 0.00% - SURFACE DRAIN DIRECTION
(E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
(E)TC 000.00 - EXISTING TOP OF CURB ELEVATION
(E)G 000.00 - EXISTING GROUND ELEVATION
P 000.00 - DESIGN TOP OF PAVEMENT ELEVATION
C 000.00 - DESIGN TOP OF CONCRETE PAVEMENT ELEVATION
W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
TC 000.00 - DESIGN TOP OF CURB ELEVATION
GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
GND 000.00 - DESIGN TOP OF GROUND ELEVATION
TW 000.00 - DESIGN TOP OF WALL ELEVATION
RESERVED FOR CITY OF ALBANY APPROVAL STAMP
City of Albany
Public Works Department
Reviewed by: Aaron Hostetler
Date of Approval: 11/8/2019
Approval: Matthew Ruettgers
CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0354
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX
GRADING PLAN
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON
DATE: SEPTEMBER 19, 2019
PROJECT: D:\B\LEPROJ\SP\SP.DWG
DRAWN BY: PJU
CHECKED BY: BV
Brian Vandetta PE
OREGON
RENEWAL JUNE 30, 2020
PLAN REVISIONS
PER CITY COMMENTS OCT 11, 2019
PER CITY COMMENTS OCT. 24, 2019
Sheet C202
SCALE: SEE BARSCALE



1 C202 **NORTH ENTRY GRADING DETAIL**



2 C202 **SOUTH ENTRY GRADING DETAIL**

1 INCH

GRADING LEGEND

S = 0.00%	- SURFACE DRAIN DIRECTION
(E)P 000.00	- EXISTING TOP OF PAVEMENT ELEVATION
(E)TC 000.00	- EXISTING TOP OF CURB ELEVATION
(E)G 000.00	- EXISTING GROUND ELEVATION
P 000.00	- DESIGN TOP OF PAVEMENT ELEVATION
C 000.00	- DESIGN TOP OF CONCRETE PAVEMENT ELEVATION
W 000.00	- DESIGN TOP OF SIDEWALK ELEVATION
TC 000.00	- DESIGN TOP OF CURB ELEVATION
GR 000.00	- DESIGN TOP OF GRAVEL ELEVATION
GND 000.00	- DESIGN TOP OF GROUND ELEVATION
TW 000.00	- DESIGN TOP OF WALL ELEVATION

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
Reviewed by: Aaron Hansmann
Date of Approval: 11/8/2019
Approved: Matthew Ruettgers

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

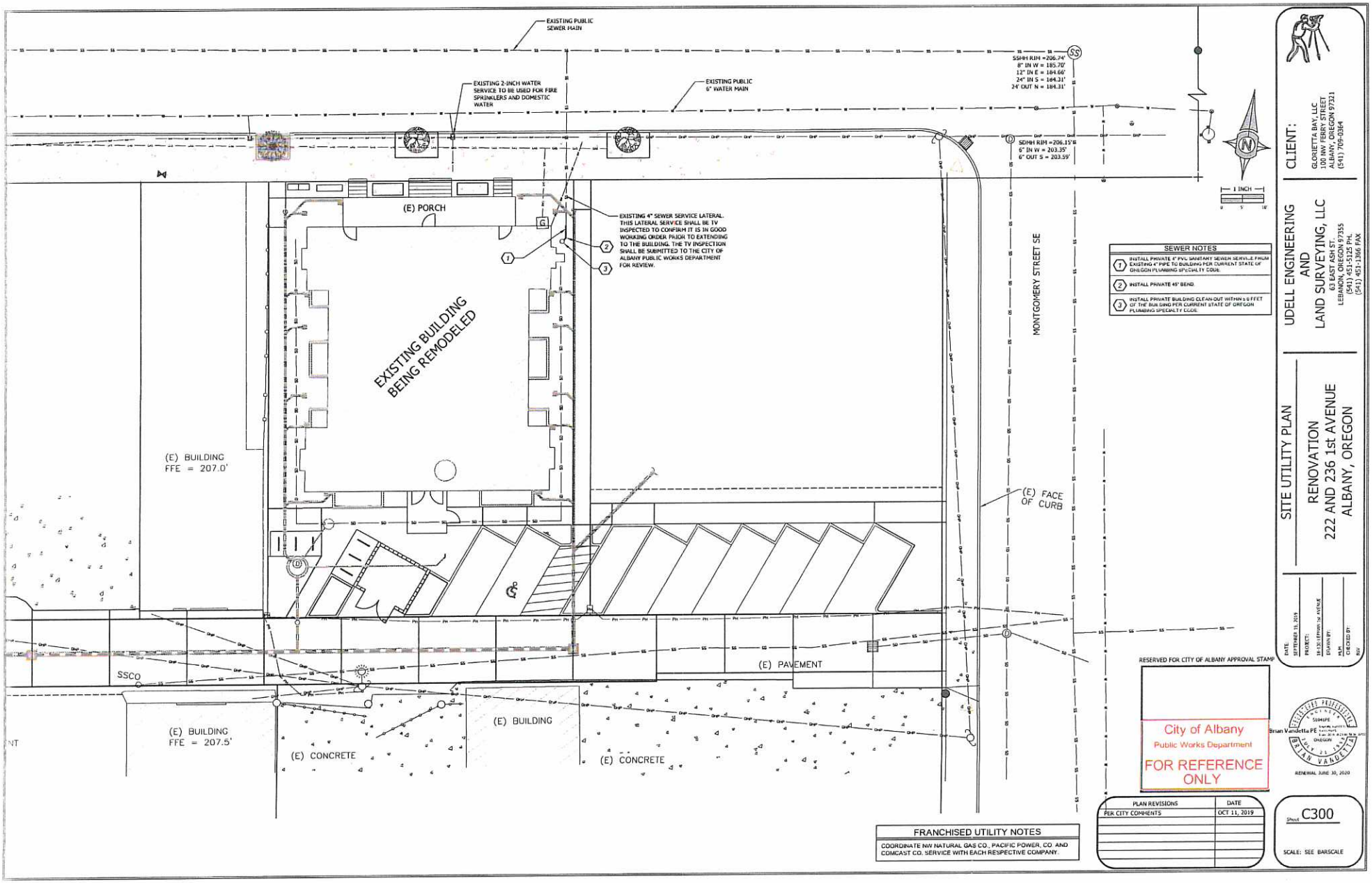
GRADING DETAIL PLAN
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

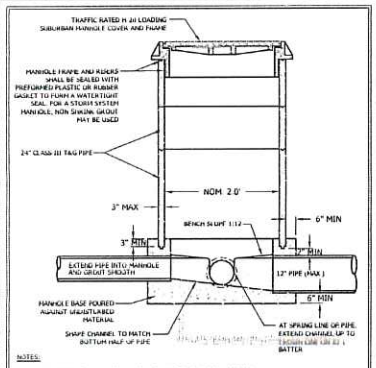
DATE: SEPTEMBER 19, 2019
PROJECT: 36-33-17TH&1st AVENUE
DRAWN BY: PLM
CHECKED BY: BJV

Brian Vandetta PE
OREGON 51041PE
RENEWAL JUNE 30, 2020

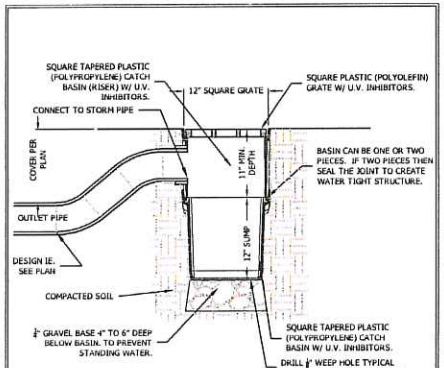
Sheet C203

SCALE: SEE BARSCALE

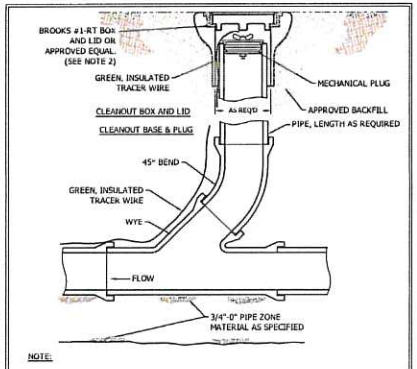

EXISTING PUBLIC SEWER MAIN
EXISTING 2-INCH WATER SERVICE TO BE USED FOR FIRE SPRINKLERS AND DOMESTIC WATER
EXISTING PUBLIC 6" WATER MAIN
SSMH RIM =206.74'
8" IN W = 185.70'
12" IN E = 184.66'
24" IN S = 184.31'
24" OUT N = 184.31'
SDMH RIM =206.15'
6" IN W = 203.35'
6" OUT S = 203.59'
(E) PORCH
EXISTING 4" SEWER SERVICE LATERAL. THIS LATERAL SERVICE SHALL BE TV INSPECTED TO CONFIRM IT IS IN GOOD WORKING ORDER PRIOR TO EXTENDING TO THE BUILDING. THE TV INSPECTION SHALL BE SUBMITTED TO THE CITY OF ALBANY PUBLIC WORKS DEPARTMENT FOR REVIEW.
EXISTING BUILDING BEING REMODELED
(E) BUILDING FFE = 207.0'
MONTGOMERY STREET SE
(E) FACE OF CURB
(E) PAVEMENT
SSCO
(E) BUILDING FFE = 207.5'
(E) CONCRETE
(E) BUILDING
(E) CONCRETE
1 INCH
SEWER NOTES
1 INSTALL PRIVATE 4" PVC SANITARY SEWER SERVICE FROM EXISTING 4" PIPE TO BUILDING PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
2 INSTALL PRIVATE 45° BEND.
3 INSTALL PRIVATE BUILDING CLEAN-OUT WITHIN 5 0 FEET OF THE BUILDING PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
FRANCHISED UTILITY NOTES
COORDINATE NW NATURAL GAS CO., PACIFIC POWER, CO AND COMCAST CO. SERVICE WITH EACH RESPECTIVE COMPANY.
RESERVED FOR CITY OF ALBANY APPROVAL STAMP
City of Albany
Public Works Department
FOR REFERENCE ONLY
PLAN REVISIONS
DATE
PER CITY COMMENTS
OCT 11, 2019
CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PHL
(541) 451-1366 FAX
SITE UTILITY PLAN
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON
DATE: SEPTEMBER 13, 2019
PROJECT: 18-235 (RENOVATION AVENUE)
DRAWN BY: MLK
CHECKED BY: BVV
Brian Vandetta PE
OREGON
RENEWAL JUNE 30, 2020
Sheet C300
SCALE: SEE BARSCALE



1 C400 **24" STORM DRAIN MANHOLE**
NTS

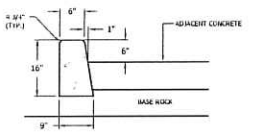


2 C400 **PLASTIC AREA DRAIN**
NTS



3 C400 **CLEAN-OUT (NON-TRAFFIC COVER)**
NTS

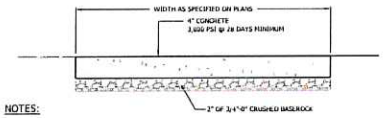
4 C400 **ACCESSIBLE PARKING STALL & AISLE W/SIGNAGE**
NTS



NOTES:

1. ALL RADII SHALL BE ¼" UNLESS SPECIFIED OTHERWISE.
2. ISOLATION AND EXPANSION JOINTS SHALL BE PLACED ONLY AS SPECIFIED AGAINST FIXED OBJECTS SUCH AS COLUMNS AND FOUNDATIONS.
3. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS AND OVER WEEPHOLE LOCATIONS UNLESS SPECIFIED OTHERWISE. JOINTS SHALL EXTEND AT LEAST 50% THROUGH THE CURB OR CURB & GUTTER SECTION.
4. STANDARD P.C.C. CURBING SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.

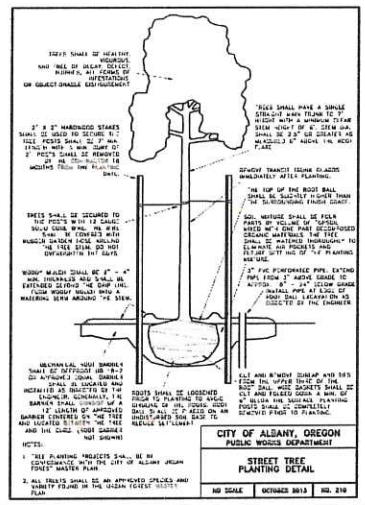
5 C400 **16" STRAIGHT CURB**
NTS

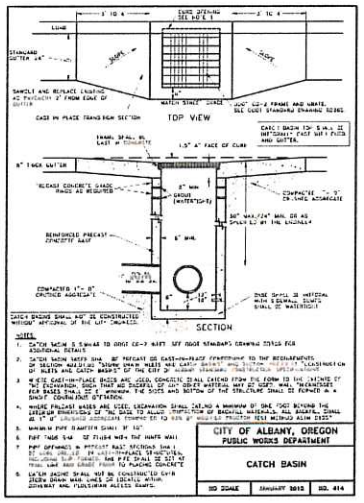


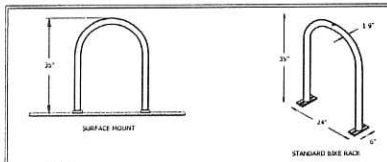
NOTES:

1. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1.5% AND SHALL SLOPE AWAY FROM BUILDINGS.
2. SIDEWALK NOMINAL DEPTH IS 4.0"; P.C.C. SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. SIDEWALKS SHALL HAVE A WIDTH AS SPECIFIED ON THE APPROVED CONSTRUCTION DRAWINGS.
4. EXPANSION JOINTS (FULL DEPTH) WITH PRE-MOLDED FILLER SHALL BE INSTALLED BETWEEN SIDEWALK AND FIXED STRUCTURES SUCH AS COLUMNS AND FOUNDATIONS.
5. CONTRACTION JOINTS (2" DEPTH) SHALL BE INSTALLED AT APX. 15' INTERVALS.
6. TOOLED JOINTS (¼" DEPTH) SHALL BE INSTALLED AT APX. 5' INTERVALS IN WET CONCRETE WITH A JOINTER TOOL. TOOLED JOINTS SHALL MATCH CURB CONTRACTION JOINTS WHERE APPLICABLE.
7. DAMAGED SIDEWALK SECTIONS MUST BE REPLACED AS FULL PANELS. PARTIAL REMOVAL OF PANELS IS PROHIBITED.

6 C400 **PRIVATE SIDEWALK**
NTS







NOTES:

1. RACK TO BE 12 GAUGE GALVANIZED STEEL.
2. RACK TO BE POWDER COATED IN BLACK COLOR.
3. ANCHOR TO CONCRETE WITH 3/8" ANCHOR BOLTS.
4. PLACE BICYCLE RACK IN LOCATION AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

7 C400 **BICYCLE RACK**
NTS

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
Reviewed by: Aaron Hinnens
Date of Approval: 12/8/2020
Approved: Matthew Ruetgsen

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

Brian Vandetta PE
SIGNATURE
OREGON
BRIAN VANDETTA
RENEWAL JUNE 30, 2020

Sheet C400

SCALE: SEE BARSCALE

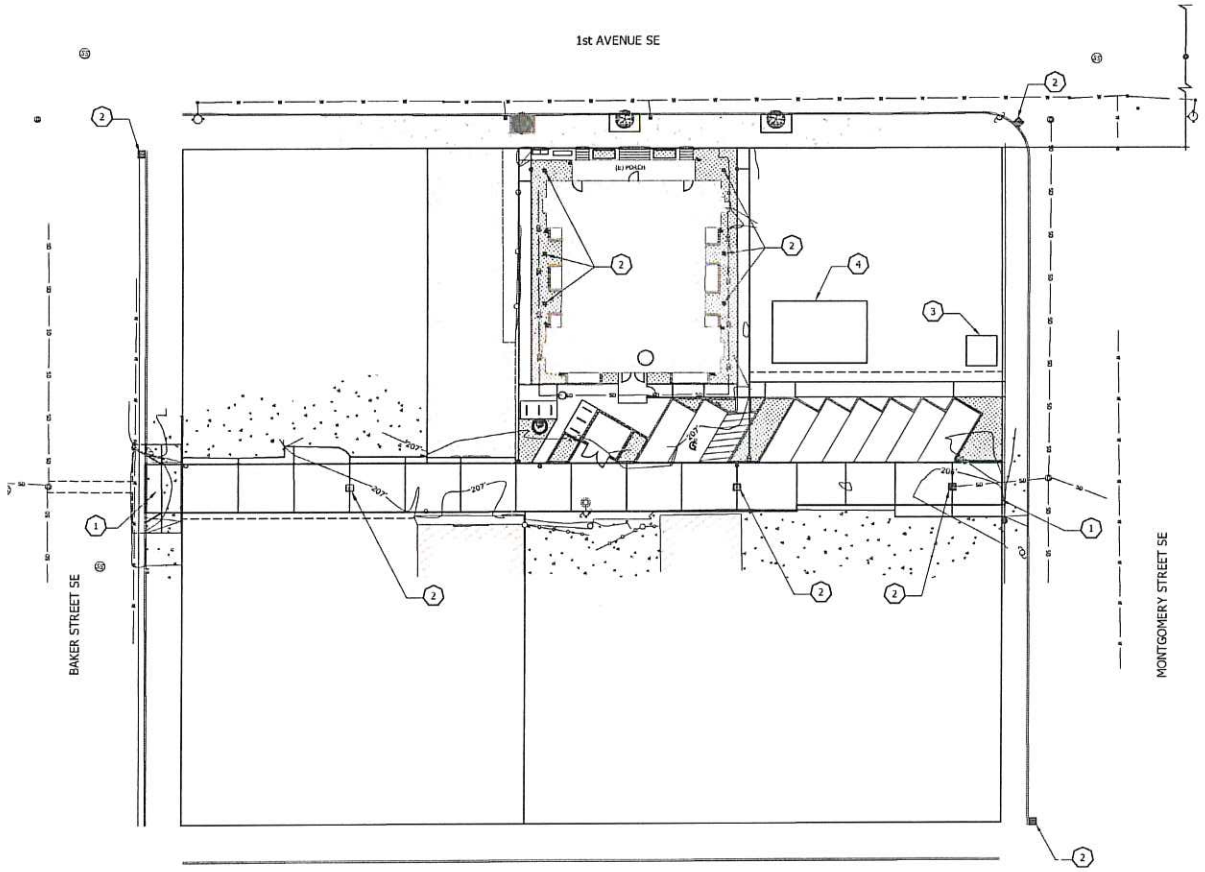
CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

DETAILS

RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

DATE: SEPTEMBER 19, 2019
PROJECT: 19-135 (STAMP 1st APPLIP)
DRAWN BY: MAK
CHECKED BY: BRV



EROSION CONTROL NOTES

1. EXISTING PAVED ENTRANCE COMPLIES WITH EROSION CONTROL CONSTRUCTION ENTRANCE REQUIREMENTS
2. INSTALL INLET PROTECTION PER DETAIL
3. INSTALL SEDIMENT FILTER MATERIAL ON SOIL FABRIC UNDER THE CATCH BASIN GRATE IN CATCH BASINS.
   INSTALL STRAW BALE ENCLOSED CONCRETE WASH DOWN AREA LINED WITH PLASTIC PER DETAIL
   CONTRACTOR SHALL BE CAUTIOUS TO NOT OVERFILL CONTAINER.
4. CONSTRUCTION STAGING AREA FOR EQUIPMENT AND MATERIAL STAGING (STOCKPILE) AREA PER DETAIL
   PREVENT SEDIMENT RUNOFF BY COVERING STOCKPILE IN PLASTIC SHEATHING AND A SEDIMENT CURTAIN AROUND BASE.

EROSION CONTROL LEGEND

—220—	EXISTING SURFACE CONTOUR ELEVATIONS (NGVD 29)
	SEDIMENT FENCE
	EXISTING RUNOFF FLOW DIRECTION
	PROPOSED RUNOFF FLOW DIRECTION

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
FOR REFERENCE ONLY

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

CLIENT:
GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
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UDELL ENGINEERING AND LAND SURVEYING, LLC
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EROSION CONTROL PLAN
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

DATE: SEPTEMBER 12, 2019
PROJECT: 18-20 EPSMAN 1ST AVENUE
DRAWN BY: PLM
CHECKED BY: BSV

Brian Vandetta PE
SIGNATURE
OREGON
BRIAN J. VANDETTA
RENEWAL JUNE 30, 2020

Sheet EPSC500

SCALE: SEE BARSCALE

CITY OF ALBANY EPSC NOTES

1. A pre-construction meeting of project construction personnel (that includes the inspector) is required to discuss erosion and sediment control measures and construction limits.

2. The ESCP must be kept onsite and all erosion and sediment control measures shown on the plan must be installed in such a manner to ensure that sediment or sediment laden water that enters or is likely to enter surface waters or conveyance systems leading to surface water, roadway, or other properties does not occur.

3. The implementation of the ESCP and construction, maintenance, replacement, and upgrading of the erosion and sediment control measures is the responsibility of the contractor and permit registrant until all construction is completed and approved by the local development agency and vegetation/landscaping is established.

4. The contractor and permit registrant must be responsible for proper installation and maintenance of all erosion and sediment control measures, in accordance with local, state, or federal regulations.

5. Erosion and sediment control measures including perimeter sediment control must be in place before vegetation is disturbed and must remain in place and be maintained, repaired, and promptly implemented following procedures established for the duration of construction, including protection for active storm drain inlets and catch basins and appropriate non-stormwater pollution controls.

6. Begin land clearing, excavation, trenching, cutting or grading and earthwork-surface roughing after installing applicable sediment, erosion prevention and runoff control measures not in the direct path of work.

7. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses and for all roadways including gravel roadways.

8. Wet Weather BMPs: Construction activities must avoid or minimize excavation and creation of bare ground on slopes greater than five (5) percent from October 1 through May 31 each year.

9. Wet Weather BMPs: Temporary stabilization of the site must be installed at the end of the shift before a holiday or weekend or at the end of each workday if rainfall is forecast in the next 24 hours and each weekend and holiday.

10. Identify, mark, and protect (by fencing off or other means) critical riparian areas and vegetation including important trees and associated rooting zones and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. Preserve existing vegetation and re-vegetate open areas when practicable before and after grading or construction.

11. Provide permanent erosion prevention measures on all exposed areas to prevent from becoming a source of erosion and remove all temporary control measures, unless local ordinances require otherwise, as areas are stabilized.

12. All temporary sediment controls must remain in place until permanent vegetation or other permanent covering of exposed soil is established. Identify the type of vegetative seed mix used.

13. Sediment controls must be installed and maintained along the site perimeter on all down gradient sides of the construction site and at all active and operational internal storm drain inlets at all times during construction.

14. Prior to any land disturbing activities each site must have graveled, paved, or constructed entrances, exits and parking areas with exit tire wash to reduce the tracking of sediment onto public or private roads.

15. When trucking saturated soils from the site, either water-tight trucks must be used or loads must be drained on-site until dripping has been reduced to minimize spillage on roads.

16. Temporary stabilization or covering of soil stockpiles and protection of stockpile located away from construction activity must occur at the end of each workday or other BMPs, such as diversion of uncontaminated flows and installation of sediment fences around stockpiles, must be implemented to prevent turbid discharges to surface waters.

17. BMPs that will be used to prevent or minimize stormwater from being exposed to pollutants from spills, no discharge of concrete truck wash water, vehicle and equipment cleaning, vehicle and equipment fueling, maintenance, and storage, other cleaning and maintenance activities, and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, leftover paints, solvents, and glues from construction operations.

18. Any use of toxic or other hazardous materials must include proper storage, application, and disposal.

19. Solid Waste and Hazardous Materials Management: Follow project written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles and machinery; and material delivery and storage controls, training and signage, material use, covered storage areas for waste and supplies.

20. The contractor must properly manage hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction and meet all state and federal regulations and approvals.

21. The ESCP measures shown on this plan are minimum requirements for anticipated site conditions. During the construction period, these measures must be upgraded as needed to comply with all applicable local, state, and federal erosion and sediment control regulations. Changes to the ESCP must also be submitted in the form of an Action Plan to DEQ or its Agent for approval.

22. The City of Albany Code requires that no sediment be permitted to leave the construction site. In the event of an accidental discharge of sediment from the site, the contractor shall stop work immediately and clean up the discharge. The cause of the sediment release must be found and prevented from causing a recurrence of the discharge within the same 24 hours. Any in-stream clean up of sediment shall be performed according to the Oregon Division of State Lands required time frame.

23. Vacuuming or dry sweeping must be used to clean-up released sediment and must not be intentionally washed into storm sewers, drainage ways, or water bodies.

24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Time release fertilizers should be used with care within any water way riparian zone.

25. Sediment must be removed from behind a Sediment Fence when it has reached a height of 1/3 the height of the fence aboveground and before fence removal.

26. Sediment must be removed from behind Bio Bags and other barriers it has reached a height of two (2) inches and before BMP removal.

27. Removal of trapped sediment in a Sediment Basin or Sediment Trap must occur when the sediment retention capacity has been reduced by fifty (50)% and at completion of project.

28. DEQ must approve of any treatment system and operational plan that may be necessary to treat contaminated construction dewatering or sediment and turbidity in stormwater runoff.

29. Should all construction activities cease for thirty days or more, the entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method.

30. Should construction activities cease for fifteen (15) days or more on any significant portion of a construction site temporary stabilization is required for that portion of the site with straw, compost, or other tackified covering that prevent soil or wind erosion until work resumes on that portion of the site.

31. Daily inspections of the BMPs and discharge outfalls must be performed and logged by the project ESCP inspector (OTHER THAN THE CITY INSPECTOR) when rainfall and runoff occurs. These inspections and observations must be recorded in a log that is kept available on site.

32. BMPs must be inspected by the project ESCP inspector (OTHER THAN THE CITY INSPECTOR) before, during, and after significant storm events.

33. All ESCP controls and practices must be inspected visually once to ensure that BMPs are in working order prior to the site becoming inactive or in anticipation of site inaccessibility and must be inspected visually once every two (2) weeks during inactive periods greater than seven (7) consecutive calendar days. This inspection shall occur by the project ESCP inspector (OTHER THAN THE CITY INSPECTOR).

34. If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location during periods which the site is inaccessible due to inclement weather. This inspection shall occur by the project ESCP inspector (OTHER THAN THE CITY INSPECTOR).

Standard permit conditions:

1. Prior to any ground disturbing activity on the site, an initial inspection by City staff is required. Erosion Prevention and Sediment Control (EPSC) measures must be in place prior to the inspector arriving. Call (541) 791-0116 to schedule your inspection.
2. EPSC measures must be installed in such a manner as to ensure that sediment and sediment-laden water does not enter upon adjacent properties or rights-of-way, the stormwater system, wetlands, or Waters of the State.
3. EPSC measures shown on the plans are minimum requirements for anticipated site conditions. During the construction period, the EPSC measures shall be upgraded as needed for changing conditions and to ensure that sediment and sediment-laden water does not leave the site.
4. EPSC measures shall be inspected daily by the permit holder, and maintained as necessary to ensure their function.
5. Stabilized gravel construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
6. EPSC measures shall be kept in place until permanent ground cover is established.
7. Exposed soil must be permanently stabilized against wind and water erosion before the EPSC permit can be closed. Once the site is stabilized, schedule a final inspection by calling (541) 791-0116. Permanent soil stabilization includes landscaping, seeding, or covering exposed soil with a minimum 2-inch layer of bark or wood chips.
8. It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to or from adjacent properties.

Wet weather permit conditions:

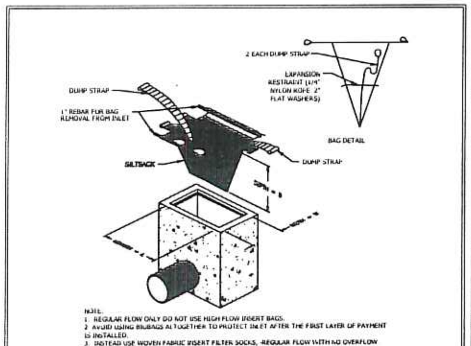
1. Wet weather erosion prevention measures will be in effect from October 1 through April 30.
2. Soil exposed for more than 2 days shall be covered with plastic sheeting, matting, or a 2-inch layer of mulch, bark, wood chips, sawdust, or straw to minimize erosion potential.
3. Exposed soils shall be seeded no later than September 1 to allow time for proper germination and growth before the wet weather season.

EROSION CONTROL BMP SCHEDULE

BEST MANAGEMENT PRACTICES	YES	NO	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	COMMENTS
BIOBAGS		X													
BIOSWALES		X													
CHECK DAMS		X													
COMPOST BERMS		X													
COMPOST BLANKETS		X													
COMPOST SOCKS		X													
CONCRETE TRUCK WASHOUT	X		X	X	X	X	X	X	X	X	X				
CONSTRUCTION ENTRANCE	X		X	X	X	X	X	X	X	X	X				EXISTING
DEWATERING (... SCHEMATIC & SUPPORTING PLAN REQUIRED)		X													
DRAINAGE SWALES		X													
EARTH DIKES (STABILIZED)		X													
ENERGY DISSIPATERS		X													
HYDROSEEDING		X													
INLET PROTECTION	X		X	X	X	X	X	X	X	X	X				
MULCHES (SPECIFY TYPE)		X													
MYCORRHIZAE/BIOFERTILIZERS		X													
NATURAL BUFFER ZONE		X													
ORANGE FENCING (PROTECTING SENSITIVE/PRESERVED AREAS)		X													
OUTLET PROTECTION		X													
PERMANENT SEEDING & PLANTING		X													
PIPE SLOPE DRAINS		X													
PLASTIC SHEETING	X		X	X	X	X	X	X	X	X	X				COVER STOCKPILING
PRESERVE EXISTING VEGETATION		X													
SEDIMENT FENCING		X													PERIMETER SIDEWALK IS BARRIER
SEDIMENT BARRIER		X													
SEDIMENT TRAP		X													
SODDING		X													
SOIL TACKIFIERS		X													
STORM DRAIN INLET PROTECTION	X		X	X	X	X	X	X	X	X	X				
STRAW WATTLES (OR OTHER MATERIALS)		X													
TEMPORARY DIVERSION DIKES		X													
TEMPORARY OR PERMANENT SEDIMENTATION BASINS		X													
TEMPORARY SEEDING AND PLANTING		X													
TREATMENT SYSTEM (O & M PLAN REQUIRED)		X													
UNPAVED ROADS GRAVELED OR OTHER BMP ON THE ROAD		X													
VEGETATIVE BUFFER STRIPS		X													

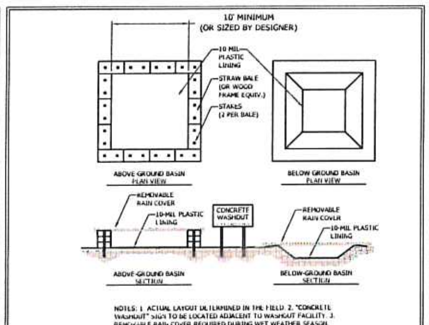
RATIONALE STATEMENT

A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.



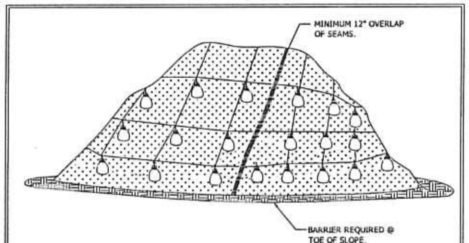
NOTE:
1. REGULAR FLOW ONLY DO NOT USE HIGH FLOW INSERT BAGS.
2. AVOID USING BIOBAGS ALTOGETHER TO PROTECT INLET AFTER THE FIRST LAYER OF PAYMENT IS INSTALLED.
3. INSTEAD USE WOVEN FABRIC INSERT FILTER SOCKS, REGULAR FLOW WITH NO OVERFLOW

1 EPSC501 **EROSION CONTROL CATCH BASIN INSERT** NTS



NOTES: 1. ACTUAL LAYOUT DETERMINED IN THE FIELD 2. "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT FACILITY. 3. REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.

2 EPSC501 **CONCRETE WASHOUT DETAIL** NTS



PLASTIC SHEETING

NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

3 EPSC501 **PLASTIC SHEETING** NTS

STOCK PILING

LOCATION OF STOCK PILE MATERIAL TO BE STORED ON SITE SHALL BE APPROVED BY ENGINEER PRIOR TO PLACEMENT. STOCK PILES SHALL BE COVERED AND MAINTAINED DURING CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE SITE

PLAN REVISIONS	DATE
PER CITY COMMENTS	OCT 11, 2019

RESERVED FOR CITY OF ALBANY APPROVAL STAMP

City of Albany
Public Works Department
FOR REFERENCE ONLY

CLIENT: GLORIETTA BAY, LLC
100 NW FERRY STREET
ALBANY, OREGON 97321
(541) 709-0364

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

EROSION CONTROL DETAILS
RENOVATION
222 AND 236 1st AVENUE
ALBANY, OREGON

DATE: SEPTEMBER 15, 2019
PROJECT: 18-130 LEPMAN 1st AVENUE
DRAWN BY: KLM
CHECKED BY: BSV

RENEWAL JUNE 30, 2020

Sheet EPSC501

SCALE: SEE BARSCALE

Project: Glorietta Bay -- Alley Improvements
Date: November 12, 2019

Engineer's Estimated Construction Costs

Streets

NO.	ITEM	UNITS	QUANTITY	UNIT COST	TOTAL COST
1	Mobilization	ls	1	$10,587.00	$10,587.00
2	Excavation street (Hauled from Site)	cy	224	$19.00	$4,256.00
3	Over Excavation/Stabilization	cy	10	$50.00	$500.00
4	2" of Baserock	ton	57.4	$22.00	$1,262.80
5	8-Inch Concrete Pavement Alley	sf	4162	$14.00	$58,268.00
6	6-Inch Concrete Pavement Transitions	sf	539	$12.50	$6,737.50
7	4-Inch Asphalt Pavement Transitions	ton	4	$200.00	$800.00
8	5-Inch Asphalt Pavement Street Patch	ton	6	$200.00	$1,200.00
9	8-Inch Concrete Driveway Approach	sf	198	$16.00	$3,168.00
10	30-Inch Curb and Gutter	lf	30	$40.00	$1,200.00
11	4-Inch Sidewalk	sf	140	$9.50	$1,330.00
12	Catch Basin	ea.	2	$2,400.00	$4,800.00
13	Erosion control	ls	1	$2,500.00	$2,500.00
14	Street Tree	ea	2	$550.00	$1,100.00
15	Sawcut existing Asphalt	ls	1	$1,000.00	$1,000.00
				Subtotal	**$98,709.30**

Storm Drain

NO.	ITEM	UNITS	QUANTITY	UNIT COST	TOTAL COST
16	Connection to Existing	ea	1	$1,500.00	$1,500.00
17	6" Storm Drain	lf	14	$50.00	$700.00
18	12" Storm Drain	lf	225.4	$65.00	$14,651.00
19	Property Line Clean-Out	ea	2	$450.00	$900.00
				Subtotal	**$17,751.00**

CONSTRUCTION TOTAL **$116,460.30**

Project: Glorietta Bay -- Frontage Alley Improvements
Date: March 10, 2020

Engineer's Estimated Construction Costs

Streets

NO.	ITEM	UNITS	QUANTITY	UNIT COST	TOTAL COST
1	Mobilization	ls	1	$3,944.00	$3,944.00
2	Excavation street (Hauled from Site)	cy	79.8	$19.00	$1,516.20
3	Over Excavation/Stabilization	cy	5	$50.00	$250.00
4	2" of Baserock	ton	30.2	$22.00	$664.40
5	8-Inch Concrete Pavement Alley	sf	2395	$14.00	$33,530.00
6	6-Inch Concrete Pavement Transitions	sf	198	$12.50	$2,475.00
7	4-Inch Asphalt Pavement Transitions	ton	0	$200.00	$0.00
8	5-Inch Asphalt Pavement Street Patch	ton	0	$200.00	$0.00
9	8-Inch Concrete Driveway Approach	sf	0	$16.00	$0.00
10	30-Inch Curb and Gutter	lf	0	$40.00	$0.00
11	4-Inch Sidewalk	sf	0	$9.50	$0.00
12	Catch Basin	ea.	0	$2,400.00	$0.00
13	Erosion control	ls	1	$1,000.00	$1,000.00
14	Street Tree	ea	0	$550.00	$0.00
15	Sawcut existing Asphalt	ls	0	$1,000.00	$0.00
				Subtotal	**$43,379.60**

Storm Drain

NO.	ITEM	UNITS	QUANTITY	UNIT COST	TOTAL COST
16	Connection to Existing	ea	0	$1,500.00	$0.00
17	6" Storm Drain	lf	0	$50.00	$0.00
18	12" Storm Drain	lf	0	$65.00	$0.00
19	Property Line Clean-Out	ea	0	$450.00	$0.00
				Subtotal	**$0.00**

CONSTRUCTION TOTAL	**$43,379.60**