



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

# Staff Report

## Site Plan Review and Minor Variances

SP-16-23 & VR-03-23

August 30, 2023

### Summary

Site Plan Review application SP-16-23 proposes to construct 14 apartment units with associated parking and landscaping improvements. The proposed apartment building will be two stories in height and consist of four, one-bedroom apartments and ten, two-bedroom apartments. The applicant has also requested a minor variance to the 10-foot-wide landscape buffer and a reduction to the parking space buffer.

The Site Plan Review and Minor Variance applications are a Type I-L procedure and are reviewed at the staff level. This report evaluates the proposal for conformance with the applicable Site Plan Review criteria in Section 2.450 in the ADC and Section 2.696 in the ADC. The analysis finds all applicable standards and criteria for a Site Plan Review and Minor Variance are met with conditions of approval outlined in this report.

### Application Information

Proposal:	Construction of a 14-unit multiple family development with two minor variances to the 10-foot-wide landscape buffer and a reduction to the parking space buffer.
Review Body:	Staff Level Review (Type I-L)
Property Owner:	3 Lifestyle Holdings LLC; PO Box 3208, Albany, OR 97322
Applicant:	Udell Engineering & Land Surveying, C/O Laura LaRoque, 63 E Ash Street, Lebanon, OR 97355
Address/Location:	2018 Geary Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08CC; Tax Lot 801
Zoning:	Residential Medium Density (RM)
Overlay:	None
Total Land Area:	1.13 acres
Surrounding Zoning:	North: Residential Medium Density (RM) East: Residential Medium Density Attached (RMA) and Residential Single-Dwelling Unit (RS-6.5) South: RM West: RM
Surrounding Uses:	North: Residential (low/medium density) East: Residential (low/medium density) South: Residential (low/medium density) West: Residential (medium density)
Comprehensive Plan:	Residential Medium Density
Existing Conditions:	Developed with an outbuilding that will remain on site

## Notice Information

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A notice of filing was mailed to property owners located within 300 feet of the subject property on July 19, 2023. At the time of drafting this report, the Albany Planning Division received one comment from the public.

### COMMENT 1:

Jason and Amber Ingraham of 2020 Geary Street SE submitted written comments detailing their concerns of the proposal. Their concerns are detailed below, and the comments are included as Attachment H.

- We are concerned with the loss of property value and the loss of potential future resale of our home. We would become the sole house at the only entrance and exist of the 14-unit multifamily development.
- All aspects of this development will impact our home, starting with the removal of the 100+ year old sequoia trees. These trees are currently located along the easement. It will require the trees to be removed to accommodate the access to and from the development.
- The easement access during this development will impact our ability to access our home and driveway for parking. It is assumed, according to site plans, that Geary St itself will also have disrupted access due to utilities installation for this project. There is not enough street parking to accommodate neither our vehicles let alone construction related vehicles. All residents at our location work full time and require access to vehicles and home at varying hours of the day and night.
- It is assumed there will be curbside advertising for this development. Which is not shown on the review plan, leaving us to wonder if a plan for development of a sidewalk and advertising sign area will be located immediately outside of our fence line, possibly impacting property value and resale of our residence as a single-family home.
- Assuming this multifamily development will follow suite with others in the area, it is assumed this will be a non-smoking property. This will require tenants to leave the complex to smoke. This will force them to leave the complex's property, the concern is where will they congregate to smoke, along Geary St. or possibly even along the sidewalk in front of our home. We see no defined property boundaries for this type of scenario.
- This is only the beginning of many questions we have regarding this development. We would like to hear more on the development and hope there is a meeting that the parties affected will have an opportunity to get answers.

### STAFF RESPONSE:

- The review criteria for a site plan review to allow multifamily development does not consider the impact of development on adjacent property's resale value and property value.
- Albany Development Code (ADC) 9.202-9.206 contains the regulations for tree protection. The applicant is proposing to remove four trees, which does not trigger review for tree felling under ADC 9.204.
- Easements are access agreements between two private parties. The applicant is encouraged to coordinate use of the easement with their neighboring properties owners while construction is happening. Misuse of easements are a civil matter.
- Curbside advertising is subject to the sign regulations in Article 13 of the ADC. If signage is proposed, the applicant shall comply with the applicable standards.
- The ADC does not address smoking areas and does not regulate the usage of public sidewalks.
- This application is subject to a Type I-L review in which the decision is made by the Director. This process does not require a public hearing unless the application is appealed.

## Appeals

A Site Plan Review decision is a limited land use decision and may be appealed in accordance with Albany Development Code Sections 1.220 and 1.410.

### Analysis of Development Code Criteria – Site Plan Review

Albany Development Code (ADC or Development Code) includes the following approval review criteria in Section 2.450 (identified below). These criteria apply in review of case file **SP-16-23**. Development Code criteria are shown in ***bold italic*** followed by findings and conclusions. Certain findings explain how the proposed development can meet review criteria through conditions of approval, where determined feasible.

#### Criterion 1

***The application is complete in accordance with the applicable requirements.***

#### Findings of Fact and Conclusions

- 1.1 In accordance ADC 1.160, the application was deemed complete as of July 19, 2023.
- 1.2 This criterion is met without conditions.

#### Criterion 2

***The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.***

#### Findings of Fact and Conclusions

- 2.1 **Zoning**. The subject property is located within the RM (Residential Medium Density) zoning district. The Article 3 *Schedule of Permitted Uses* identifies residential multi-dwelling unit development as an allowed use subject to Site Plan Review. The applicant proposes to construct an apartment complex consisting of four, one-bedroom, apartment units and ten, two-bedroom apartment units.
- 2.2 **Minimum Lot Size**. The minimum lot size for multi-dwelling unit development is dependent upon the number and bedroom size of the units. ADC Table 3.050-1 provides the minimum property size of 2,000 square feet per unit for studio and one-bedroom unit developments and 2,400 square feet per unit for two and three-bedroom units. Provisions in ADC 3.220 may reduce the minimum area requirements for residential developments. Based on the number of units proposed, the development would require a minimum of 32,000 square feet. As proposed, the property is 49,222 square feet in size (1.13 acres), exceeding the minimum lot size for the proposed use.
- 2.3 **Lot Coverage**. ADC Table 3.190-1 identifies a maximum lot coverage of 70 percent in the RM zone. Per ADC Section 22.400 Definitions, lot coverage for multi-dwelling unit development includes the portion of the lot covered by building, structure, pavement, or any area not vegetated. The applicant's narrative states the proposed buildings and paved areas throughout the site; including the parking area and sidewalks will cover 34,455 square feet or 70 percent of the site. The proposed lot coverage is the same as the maximum allowed in the RM zone (70 percent).
- 2.4 **Density/Intensity/Height**. ADC Table 3.190-1 identifies a maximum building height of 45 feet in the RM zone. The proposed elevation drawings show a building height of 25 feet at the midpoint of the roof and 29 feet at the roof peak for units 1-10 (the two-bedroom development) and a building height of 15 feet at the midpoint of the roof and 19 feet at the roof peak for units 1-4 (the one-bedroom development). The RM zoning district has no minimum density but has a maximum density of 25 units per acre. The proposed development will consist of a total of four, one-bedroom units, and ten, two-bedroom units. The subject property is 1.13 acres in size, which results in a maximum allowed density of 28 units. The proposed development has a total of 14 units, which would not exceed the maximum allowed density.
- 2.5 **Setbacks**. The RM zoning district has a minimum 15-foot front setback, and an interior setback of 10 feet. The Transition to Lower Density uses per ADC 8.270 is applicable to this development as the abutting lots to the south are developed with residential single-dwelling units. On June 29, 2021, the Albany Planning Division approved an Adjustment (AD-01-21), which allowed multi-dwelling units

on the subject property to be located 10 feet from the property lines. The applicant's site plan demonstrates that the building with the one-bedroom units is proposed to be approximately 14 feet from the west property line and the building with the two-bedroom units is proposed to be approximately 20 feet from the south property line. Based on these facts, the development as proposed complies with the setback standards.

- 2.6 Minimum Parking Spaces. Staff refer to the findings provided in response to Criterion Six, below, pertaining to Article 9, Table 9.020-1, describing the off-street parking space requirements, which are incorporated herein by reference.
- 2.7 Open Space, Landscaping, Buffering, and Screening. Staff refer to the findings provided in response to Criterion Six below pertaining to Article 9, which are incorporated herein by reference.
- 2.8 Screening of Refuse Containers. ADC 3.390 requires refuse containers for multi-dwelling unit development to be screened by a sight-obscuring fence, wall, or hedge at least six feet in height. The applicant has provided the location of the refuse containers, but not a sight-obscuring fence, wall, or hedge at least six feet in height.
- 2.9 Conclusion: These review criteria are met with the following conditions.

## Conditions

**Condition 1 Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified to the site plan (e.g., driveways, landscaping, lighting, etc.) shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.

**Condition 2 Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.

## Criterion 3

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

### Findings of Fact and Conclusions

- 3.1 Article 4: Airport Approach. Figure 4-1 of ADC Article 4 shows the subject property is located in the Airport Approach District. This district is comprised of several imaginary surfaces above which aircraft are allowed to operate.

The proposed development will be under the outermost surface called the Conical Surface. The Conical Surface begins at the outer boundary of the Horizontal Surface, at an elevation of 372 feet (NGVD 1929) above the airport elevation. The existing ground elevation is approximately 226 feet (NGVD 1929), and the maximum height limit of the RM zone is 45 feet above grade for a total elevation of 271 feet, which is 101 feet below the maximum height (372 feet) established by the Conical Surface.

There are no design features of the proposed development with navigational signals or radio communications, or that would induce confusing light patterns, or create bird-strike hazards that would endanger or interfere with aircraft intending to use the airport. Sound buffering features are not warranted because the location of the proposed development is located outside the "noise sensitivity property" defined by 55 and 60 ldn noise contours.

- 3.2 Article 6: Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 3.3 Article 6: Riparian Corridor. There are no riparian corridors located on this property.
- 3.4 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0527G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.



- 3.5 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property.
- 3.6 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 3.7 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.
- 3.8 Conclusion: This review criterion is met.

## Criterion 4

*The application complies with all applicable Design Standards of Article 8.*

### Findings of Fact and Conclusions

- 4.1 Applicability. According to ADC 8.205, standards of ADC 8.220 through 8.300 apply to the development of new multi-dwelling unit developments.
- 4.2 Relationship to Historic Overlay Districts. As previously stated, the subject property is not located within a historic district and does not contain a historic resource. Accordingly, this standard is not applicable.
- 4.3 Recreation / Common Open Space in the RMA Zoning District. The subject property is located within the RM zoning district. ADC Table 8.220-1 requires 15 percent of the total development site area to be developed with common open space. ADC Table 8.220-1 also requires a children's play area and private open space for at least 80 percent of the units. ADC 8.220(C)(i) states that a common open space credit up to 25 percent is permitted if there is a direct access by a pedestrian path, not exceeding ¼ mile, from the proposed multiple-family development to an improved public park and recreation area or public-school playground.

The subject property is 1.13 acres in size, with 15 percent of that area equal to 7,383 square feet. The project is eligible for a 25 percent common area open space credit since the site is located within ¼ mile of Periwinkle Trail, with connectivity to Periwinkle Park on the south side of 21st Avenue SE. This reduction results in a total required open space of 5,537 square feet.

The applicant's site plan (Attachment B) shows a total of 5,543 square feet of common space is proved on the site. 3,408 square feet (62 percent) of the common open space appears to be comprised of lawn, ornamental gardens, or landscaped areas. Per ADC 8.220(2)(a)(iv), this type of amenity may not account for more than 70 percent of the required common open space. If this amenity accounts for more than 50 percent of the required common open space, at least once bench or picnic table must be provided. Based on the applicant's site plan, each lawn, ornamental garden, or landscaped area will be provided with a bench. The applicant also proposes a 940-square-foot (17 percent) area that is an approved vegetated post-construction stormwater quality facility. Per ADC 8.220(2)(a)(viii), this amenity may not account for more than 20 percent of the required common open space. Lastly, the applicant indicates that the Children's Play Area will be 1,195 square feet in size. ADC Table 8.220-1 requires a children's play area, which must comply with the standards listed in ADC 8.220(2)(a)(ix). As a condition of approval, prior to issuance of any Certificate of Occupancy, the applicant must submit a final plan for the children's play area in compliance with ADC 8.220(2)(a)(ix) to be approved by staff and constructed accordingly.

- 4.4 Private Open Space. Per ADC Table 8.220-1 private open space is required in the RM zoning district, with at least 80 percent of the units requiring private open space. The applicant has provided private open space for all units. The ten-unit building is proposed to have ground floor patios that are approximately 96 square feet in size, with dimensions of 6 feet by 16 feet. The four-unit building is proposed to have ground floor patios that are approximately 120 square feet in size, with dimensions of 6 feet by 20 feet.
- 4.5 Building Orientation. According to ADC 8.240(3), subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject site has frontage on Geary Street, which is classified as a minor arterial; therefore, these standards are not applicable to this application.

- 4.6 Street-Facing Windows. According to ADC 8.255(1), the standards in this section pertain to any façade that faces towards or within 45 degrees of a front lot line, except where there is more than one building on the site. In this instance, the proposed development is separated from the front lot line by the existing accessory structure on site that is proposed to remain.
- 4.7 Transition to Lower Density Uses. Per ADC 8.270(3), multi-dwelling unit development shall be setback at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.
- a) The abutting lot is in a residential single-dwelling unit zoning district or in the HM zoning district and is developed with single-dwelling unit residential or middle housing uses or is underdeveloped or vacant.
  - b) The abutting lot has a pre-existing single-dwelling home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP zone. For the purposes of this section, a “pre-existing single-dwelling home” is one constructed prior to January 1, 2021.

On June 29, 2021, the Albany Planning Division approved an Adjustment (AD-01-21), which allowed multi-dwelling units on the subject property to be located 10 feet from the property lines. The applicant’s site plan demonstrates that the building with the one-bedroom units is proposed to be approximately 14 feet from the west property line and the building with the two-bedroom units is proposed to be approximately 20 feet from the south property line.

- 4.8 Pedestrian Connections. ADC 8.280 requires an internal pedestrian circulation system and connectivity between the development and each adjacent street and sidewalk for every 200 linear feet of street frontage. The site plan provided by the applicant indicates an internal sidewalk system with connections to the public sidewalk within the Geary Street right-of-way.
- 4.9 Vehicular Circulation and Parking. Staff refer to the findings provided in response to Criterion 6 and Criterion Eight below pertaining to Article 9 and 12, which are incorporated herein by reference.
- 4.10 Parking and Access in DMU, CD, HD, and WF Zoning Districts. The subject property is located in the RM zoning district; therefore, this standard is not applicable.
- 4.11 Conclusion: As proposed and based on conditions of approval all applicable multi-dwelling design standards in Article 8 are met.

## Conditions

- Condition 3 Children’s Play Area**. Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide a final plan for the children’s play area in compliance with ADC 8.220(2)(a)(ix) to be approved by staff and constructed accordingly.

## Criterion 5

*The application complies with all applicable Design Standards of Article 10.*

### Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.
- 5.2 Conclusion: This standard is not applicable.

## Criterion 6

*The application complies with all applicable On-Site Development and Environmental Standards of Article 9.*

### Findings of Fact and Conclusions

- 6.1 Off-Street Parking (ADC 9.020). Per ADC 9.020(1), for the purposes of calculating floor area for parking, vent shafts, courtyards, stairwells, elevator shafts, restrooms, storage rooms and rooms

designed and used for the purpose of storage and operation of maintenance equipment, and covered or enclosed parking are deducted from floor area.

Oregon Administrative Rule 660-012-0440 reduced the parking requirements for new development. Any provided parking must continue to meet the parking standards in Article 9. The applicant proposes a total of 32 parking spaces consisting of: one compact space, 29 standard parking spaces, and two ADA parking spaces.

Per ADC 8.300, provided parking must be located within 100 feet of the building entrances for a minimum of 50 percent on the units in the development. The submitted site plan (Attachment B) indicates this standard is met.

Parking Area Improvements. ADC 9.120 provides standards for parking area improvements for multi-dwelling unit developments.

- 6.2 ADC 9.120(3) requires parking areas to have a durable, dust-free surface. The applicant's site plan indicates the entirety of the parking area will be paved.
- 6.3 ADC 9.120(4) requires all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in this section under Criterion Seven and incorporated here by reference.
- 6.4 ADC 9.120(5) requires perimeter curbing around all parking areas. The applicant's site plan indicates perimeter curbing has been provided along the entirety of the parking lot. This standard is met.
- 6.5 ADC 9.120(6) requires wheel bumpers be used when parking stalls front a sidewalk, alleyway, street, or property line. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required. The applicant's site plan indicates there will be a 7.5-foot landscaped buffer and hedge between the northern parking spaces and the north property line. There is a 9.5-foot-wide sidewalk between the four-unit building and the two ADA parking spaces, two regular spaces, and one compact space that fronts the building. The applicant indicates that the parking in front of the ten-unit building will utilize wheel bumpers.
- 6.6 ADC 9.120(7) requires parking spaces be located and served by an aisle or turnaround so their use will require no backing movements or other maneuvering in a street right-of-way other than an alley. This standard is met.
- 6.7 ADC 9.120(8) requires parking stalls to be permanently and clearly striped. The site plan indicates the parking lot will be striped.
- 6.8 ADC 9.120(9) requires parking lots to connect to adjacent existing or future parking areas. No parking lot connections are proposed with this development.
- 6.9 ADC 9.120(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. These are discussed in findings below.
- 6.10 ADC 9.120(11) allows up to 40 percent of the required parking stalls to be compact, which would allow for a maximum of six compact spaces. The submitted site plan (Attachment B) indicates a total of one compact parking space with a depth of 18.5 feet and a width of 9.50 feet. Table 9.130-1 indicates the minimum stall width for compact spaces is eight feet in width and 16 feet in depth. Additionally, all compact spaces must be signed and/or the space painted with the words "Compact Car Only". As proposed, the parking stall meets the standard.
- 6.11 ADC 9.120(12) requires accessible parking be provided in conformance with the Oregon Specialty Code. As indicated on the applicant's site plan, accessible parking and an accessible route to the building is proposed with the development. Conformance with the Oregon Specialty Code will be assessed at the time of building permits.
- 6.12 ADC 9.120(13)(a) requires multiple dwelling unit developments to provide at least one bicycle parking space per four units. Based on the applicant's submittal, there will be a requirement of three spaces. ADC 9.120(13)(h) requires at least one half of the required bicycle parking spaces to be sheltered. The applicant's site plan indicates bicycle parking spaces will be provided next to the ten-unit building but

does not provide additional information regarding how they will be covered. Prior to any occupancy, the applicant will need to demonstrate how the bicycle parking spaces adhere to ADC 9.120(13)(f) and (g).

- 6.13 ADC 9.120(14) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. The applicant did not submit their lighting plans. As a condition of approval, the applicant must demonstrate how the light will be reflected away from any abutting or adjacent properties.
- 6.14 ADC 9.120(15) requires walkways and accessways to be provided in all new off-street parking lots and additions to connect sidewalks adjacent to new development to the entrances of new buildings. The site plan indicates a sidewalk and access path will be provided from the right-of-way along Geary Street to the ten-unit building and the four-unit building.
- 6.15 ADC 9.120(16) addresses employee parking areas. No employee parking areas are proposed; therefore, this standard is not applicable.
- 6.16 Off-Street Parking Lot Design. ADC 9.130 provides the standards for parking lots over 1,000 square feet (contiguous) as set forth in Table 9.130-1.

**TABLE 9.130-1.  
PARKING LOT DESIGN (in feet)**

A Parking Angle	B Stall Width	C Curb Width	D Aisle Width	E Stall Depth	F Bumper Overhang	G Dead-end Backup
(Parallel)	8.0 feet	8.0 feet	N/A	25.0 feet	N/A	N/A
45°	8.5	12.0	13.0	17.5	2.0	5.0
	9.0	12.7	12.0	17.5	2.0	5.0
	9.5	13.4	11.0	17.5	2.0	5.0
	10.0	14.1	11.0	17.5	2.0	5.0
60°	8.5	9.8	18.0	19.0	2.5	5.0
	9.0	10.4	16.0	19.0	2.5	5.0
	9.5	11.0	15.0	19.0	2.5	5.0
	10.0	11.6	14.0	19.0	2.5	5.0
Compact	8.0 C	8.0 C	26.0 C	16.0 C	3.0	5.0
90°	8.5	8.5	26.0	18.5	3.0	5.0
	9.0	9.0	26.0	18.5	3.0	5.0
	9.5	9.5	26.0	18.5	3.0	5.0
	10.0	10.0	24.0	18.5	3.0 <sub>C</sub>	5.0 <sub>F</sub>

The proposed parking stalls and aisle width are compliant with the parking lot design standards of ADC 9.130, with the exception of the parking space immediately adjacent to the trash enclosure. This parking space has not been provided the required five-foot dead-end backup area. Prior to any certificate of occupancy, the applicant shall be required to demonstrate that a five-foot dead-end backup area is provided to the parking spot adjacent to the trash enclosure.

- 6.17 Landscaping. ADC 9.140(1) provides required landscaping for residential development criteria. ADC 9.140(2) requires all front and interior setback (exclusive of access ways and other permitted intrusions) shall be landscaped prior to any occupancy permits will be issued unless the landscaping is guaranteed in accordance with ADC 9.190. The subject property has frontage on Geary Street SE; however, the entirety of the frontage is taken up with the accessway and the sidewalk.
- 6.18 Tree Protection. ADC 9.202 through 9.206 provides criteria for tree protection. The applicant proposes to fell four trees, which is below the threshold for review; therefore, these standards do not apply.
- 6.19 Buffering. ADC 9.210, Table 9.210-1, and ADC 9.240 requires a 10-foot-wide landscape buffer, but not screening, when a multiple dwelling unit development abuts a dwelling(s) in a residential zone. The subject property abuts existing dwellings in the RM zone to the north, south, east and west of the subject property; therefore, a 10-foot-wide landscape buffer is required. The applicant has applied for a minor variance to reduce the required landscape buffer to seven and a half feet. This is discussed in detail in criteria 1-3 of the Minor Variance review below.

ADC 9.240 states: “The minimum improvements within a buffer consist of the following: (a) One row of trees. These trees will not be less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart, and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart; (b) Five 5-gallon or ten 1-gallon shrubs, trees or accent plants for each 1,000 square feet of required buffer area; (c) The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.”

The subject property abuts dwellings in the RM district to the north, south, east, and west of the subject property. The subject property has 337 linear feet along the south property line which equates to 3,370 square feet of required landscaped buffer area. Thus, the landscaping requirements along the south property line are as follows: 11 deciduous trees at least ten feet tall or 22 evergreen trees at least five feet tall, 15 five-gallon shrubs or 30 one-gallon shrubs, and the remaining area treated with ground cover.

The subject property has 133 linear feet along the west property line which equates to 1,330 square feet of required landscaped buffer area. Thus, the landscaping requirement along the west property line are as follows: 4 deciduous trees at least ten feet tall or 8 evergreen trees at least five feet tall, 5 five-gallon shrubs or 10 one-gallon shrubs, and the remaining area treated with groundcover.

The subject property has 456 linear feet along the north property line which equates to 4,560 square feet of required landscaped buffer area. Thus, the landscaping requirement along the west property line are as follows: 15 deciduous trees at least ten feet tall or 30 evergreen trees at least five feet tall, 20 five-gallon shrubs or 40 one-gallon shrubs, and the remaining area treated with groundcover. The applicant only demonstrates buffering between the north property line and the parking and common opens spaces but does not continue it along the entirety of the property line. While there are driveways approved by the city that reduce the ten-foot required buffer, there is still area that can be buffered with the planting of trees and shrubs. The applicant shall be required to buffer the entirety of the north property line.

The subject property has 96 linear feet along the east property line which equates to 960 square feet of required landscaped buffer area. Thus, the landscaping requirement along the east property line are as follows: 3 deciduous trees at least 10 feet tall or 6 evergreen trees at least 5 feet tall, 5 five-gallon shrubs or 10 one-gallon shrubs, and the remaining area treated with groundcover.

The applicant’s plan notes that compliance with the landscaping requirements will be provided at the time of building permits. The preliminary landscaping plan (Attachment E) is not compliant with the required landscape buffering standard. As shown on the site plan, the site design will accommodate the required landscaping buffer; however, prior to issuance of any building occupancy, the applicant will need to submit a landscaping and irrigation plan for review and approval.

- 6.20 ADC 9.150(1) states parking areas shall be divided into bays of not more than 12 parking stalls and the end of each parking bay shall be a curbed planter at least five feet wide. The applicant’s site plan does not show conformance with this section. As a condition of approval, prior to any certificate of occupancy, the applicant shall be required to demonstrate conformance with ADC 9.150(1).
- 6.21 ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping. As shown on the applicant’s site plan, the residential buildings are separated from parking areas by a seven and a half-foot-wide pedestrian walkway.
- 6.22 ADC 9.160 requires all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation. As a condition of approval, the applicant shall submit a landscaping and irrigation plan for review and approval prior to issuance of any building occupancy.
- 6.23 Environmental Standards. ADC 9.440 – 9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a multiple dwelling unit residential development are comparable to other



residential developments in the vicinity, and therefore, no adverse environmental impacts are anticipated.

- 6.24 Conclusion: As proposed and conditioned, all applicable Article 9 standards are met with the following conditions.

## Conditions

**Condition 4 Bicycle Parking.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide evidence that required bicycle parking meets the standards of ADC 9.120(13) by installing secured parking racks for each space and installing shelter for three spaces (one half of the required bicycle parking).

**Condition 5 Parking.** A separate parking lot permit must be obtained for the proposed development, detailing the conformance to ADC 9.120 and 9.130. Before the City will issue a final certificate of occupancy for the proposed structures, the parking lot shall be installed and approved.

**Condition 6 Landscaping and Irrigation System.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide a landscape plan, which shall include planter bays in conformance with ADC 9.150(1), and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.

**Condition 7 Lighting.** Before the City will issue an electrical permit for the proposed development, the applicant shall provide a lighting plan, detailing the compliance with ADC 9.120(14).

## Criterion 7

*The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.*

## Findings of Fact and Conclusions

### Sanitary Sewer

- 7.1 City utility maps show a 12-inch public sanitary sewer main in Geary Street. The subject property is not currently connected to the public sanitary sewer system.
- 7.2 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 7.3 The applicant's preliminary utility plan indicates that the proposed development will install a new sanitary sewer lateral to serve the site. Installation of a new sewer lateral is the responsibility of the developer. An encroachment permit must be obtained before beginning work on or around a public utility.

### Water

- 7.4 City utility maps show a 6-inch and 12-inch public water main in Geary Street. The subject property is not currently connected to the public water system.
- 7.5 ADC 12.410 requires all new developments to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 7.6 The applicant's preliminary utility plan indicates that the proposed development will install a new fire line and water services to serve the site. Before any work is done on or around a public water main the applicant must obtain a Site Improvement Permit from the Public Works Department.

### Storm Drainage

- 7.7 City utility maps show a 54-inch public storm drainage main along the western property line of the subject property.
- 7.8 Geary Street is improved to city standards with curb, gutter along the subject property frontage.
- 7.9 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. In some



situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.

- 7.10 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.
- 7.11 AMC 12.45.030 and 12.45.040 require that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where more than 8,100 square feet of impervious surfaces will be created or replaced (Ord. 5841 § 3, 2014).
- 7.12 Because the site is larger than one acre and more than 8,100 square feet of impervious surfaces will be created or replaced, the applicant must obtain a stormwater quality permit and construct stormwater quality facilities that meet all City Engineering Standards pertaining to stormwater quality.
- 7.13 The applicant has submitted a preliminary utility plan shows the installation of on-site storm drainage detention system under the parking lot. The applicant's preliminary drainage report indicates that this project will treat stormwater onsite through mechanical treatment. Final design details for these storm drainage facilities will be reviewed in conjunction with the required stormwater quality permit.

## Conclusions

- 7.14 Public sanitary sewer, water, and storm drainage facilities are in place and adequate to serve the proposed development.
- 7.15 Future development on the subject property will require connection to the City's sanitary sewer system. Installation of a new sewer lateral is the responsibility of the developer. An encroachment permit must be obtained before beginning work on or around a public utility.
- 7.16 Before any work is done on or around a public water main for installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department.
- 7.17 The applicant shall construct stormwater detention facilities to provide storm and flood-water controls. Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- 7.18 The applicant must obtain a stormwater quality permit for the project and construct stormwater quality facilities that satisfy the City's Engineering Standards.

## Conditions

- Condition 8 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.
- Condition 9 Public Works.** Before any work is done on or around a public water main for the installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department.
- Condition 10 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- Condition 11 Public Works.** Before any work in the public right-of-way for installation of sewer lateral, an encroachment permit must be obtained from the Public Works Department.

## Criterion 8

*The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.*

### Findings of Fact and Conclusions

- 8.1 The project is located at 2018 Geary Street on the west side of the street. The project will construct a 14-unit multifamily development with associated parking lot.
- 8.2 ADC 12.060 requires all streets within, and adjacent to, new development be improved to City standards.
- 8.3 Geary Street is classified as a minor arterial street and is, with the exception of sidewalk, improved to city standards. Improvements include curb and gutter, a vehicle travel lane in each direction, a two-way center left turn lane, on-street bike lanes, and on-street parking along the west side of the road.
- 8.4 The applicant submitted a trip generation estimate with the application based upon ITE trip generation rates for multifamily developments. When fully constructed, the site is estimated to generate 102 vehicle trips per day, of which six would occur during the peak PM traffic hour. Albany's threshold for submittal of a trip generation estimate is 50 peak hour trips. Developments that generate 100 or more peak hour trips are required to submit a TIA.
- 8.5 The proposed site plan includes construction of a new driveway approach to Geary Street together with public sidewalk along the site's remaining frontage. The size and location of the driveway approach complies with the city's design standards.
- 8.6 Albany's Transportation System Plan does not identify any congestion or capacity issues occurring along the frontage of the site.

### Conclusion

- 8.7 ADC 12.060 requires all public streets adjoining new development be improved to city standards.
- 8.8 The development has frontage on Geary Street. Geary Street is, with the exception of sidewalks, improved to city standards.
- 8.9 The proposed site plan includes construction of a new driveway approach to Geary Street and public sidewalk across the site's remaining frontage. The location and size of the driveway comply with city design standards.
- 8.10 Based on ITE trip generation rates the proposed development will generate 102 average daily trips. Six of those trips will occur during the peak PM traffic hour.
- 8.11 The development is not projected to generate sufficient trips to require submittal of a TIA. Albany's TSP does not identify any congestion or capacity issues occurring adjacent to the site.

### Conditions

**Condition 12 Transportation.** Prior to issuance of any certificate of occupancy for the structure(s), the applicant shall construct a new driveway approach to Geary Street at the size and location shown on the approved site plan, together with public sidewalk along the site's remaining frontage.

## Criterion 9

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

### Findings of Fact and Conclusion

- 9.1 Staff refer to and incorporate the findings prepared in response to Criterion Seven, above by reference.

## Criterion 10

*The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.*

### Findings of Fact and Conclusion

- 10.1 The subject property was created by a partition in 1996 (Planning File PA-02-96). All conditions of approval were met, with the exception of the 7-foot sidewalk that was to be installed along the frontage of 2020 Geary Street, which was also involved in the partition. 2020 Geary Street is no longer in common ownership with the subject property, and as such cannot be brought into compliance by means of this land use review. With the addition of sidewalks as required by Public Works, the subject property will meet all existing conditions of approval from PA-02-96.
- 10.2 The subject property was involved in property line adjustment LA-21-99, also involving 2020 Geary Street. The proposal meets all existing conditions of approval.
- 10.3 On June 29, 2021, adjustment file AD-01-21 was approved to allow multi-dwelling units on the property to be placed 10 feet from the property lines. This proposal complies with the conditions of approval.
- 10.4 A property line adjustment approved by LA-02-02 was approved. This proposal complies with the conditions of approval.
- 10.5 Based on these facts and compliance with conditions of approval, this criterion is met.

## Criterion 11

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

### Findings of Fact and Conclusion

- 11.1 The site is not considered nonconforming. This criterion is not applicable.

## Minor Variance Decision Criteria

### ADC 2.696- Approval Standards

#### Criterion 1

**The Minor Variance is not requested to avoid a land use review process or increase density; AND**

#### Findings of Fact

- 1.1 The applicant is requesting a minor variance to reduce the 10-foot-wide landscape buffer along the north property line and the north parking bay.
- 1.2 The requested minor variance is not requested to avoid a land use review process or increase density.

#### Conclusions

- 1.1 The minor variance is not being requested to avoid a land use review or increase density.

#### Criterion 2

**The need for the Minor Variance is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND**

#### Findings of Fact

- 2.1 ADC 22.400 defines infill as “development of land that has been bypassed, remained vacant, and/or is underused in otherwise built-out areas, or the intensification of an existing use due to redevelopment. Generally, water, sewer, streets, and other public services are available”.
- 2.2 The subject property is located at 2018 Geary Street SE. All adjacent property is developed; therefore, the proposed development can be described as infill development.

## Conclusion

2.1 The site is an infill site that is surrounded on all sides by development.

## Criterion 3

**The Minor Variance is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay district.**

## Findings of Fact and Conclusions

- 3.1 The subject property is zoned RM. Per ADC 3.020(6), the RM district is primarily intended for medium-density residential urban development.
- 3.2 The applicant has also submitted a site plan review to construct a multiple dwelling unit development. One minor variance is requested with this application, which is to reduce the 10-foot-wide landscaping buffer along the north property line along the north parking bay.
- 3.3 Table 9.210-2 (buffering and screening matrix) indicates that a 10-foot-wide buffer and screen is required for multiple family units abutting dwellings in the RM zoning district. Therefore, a 10-foot-wide landscape buffer is required along the south and west property lines between the proposed multi-unit dwellings and abutting residential development.
- 3.4 The applicant states that conformance with the landscape buffer standard would require reductions to travel aisles and/or parking stalls making parking lot maneuvering for passenger and emergency vehicles difficult. They further state that conformance would also require an adjustment of Units 1-10 further to the south which would reduce open space and distance (i.e., buffering) between the proposed multiple unit development and abutting lower density uses.
- 3.5 On balance, the proposed minor variance or 2.5-foot reduction to the landscape buffer standard would result in better on-site traffic maneuverability and increased separation between the proposed and existing development.
- 3.6 The applicant states that this minor variance is the minimum necessary to address the unusual circumstances and is not significantly greater than a 10 percent deviation from a numeric standard.

## Conclusions

- 3.7 The applicant has demonstrated that the minor adjustment is the minimum necessary to address the circumstances on the subject property, and the request is still consistent with the zoning district.

## Overall Conclusion

As proposed and conditioned, the concurrent applications for Site Plan Review and Minor Variance satisfy all applicable review criteria as outlined in this report. Staff recommends approval of this proposal with the following conditions.

## Conditions of Approval

- Condition 1 Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified to the site plan (e.g., driveways, landscaping, lighting, etc.) shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 2 Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.
- Condition 3 Children's Play Area.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide a final plan for the children's play area in compliance with ADC 8.220(2)(a)(ix) to be approved by staff and constructed accordingly.

- Condition 4 Bicycle Parking.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide evidence that required bicycle parking meets the standards of ADC 9.120(13) by installing secured parking racks for each space and installing shelter for three spaces (one half of the required bicycle parking).
- Condition 5 Parking.** A separate parking lot permit must be obtained for the proposed development, detailing the conformance to ADC 9.120 and 9.130. Before the City will issue a final certificate of occupancy for the proposed structures, the parking lot shall be installed and approved.
- Condition 6 Landscaping and Irrigation System.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant shall provide a landscape plan, which shall include planter bays in conformance with ADC 9.150(1), and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.
- Condition 7 Lighting.** Before the City will issue an electrical permit for the proposed development, the applicant shall provide a lighting plan, detailing the compliance with ADC 9.120(14).
- Condition 8 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.
- Condition 9 Public Works.** Before any work is done on or around a public water main for the installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department.
- Condition 10 Public Works.** Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- Condition 11 Public Works.** Before any work in the public right-of-way for installation of sewer lateral, an encroachment permit must be obtained from the Public Works Department.
- Condition 12 Transportation.** Prior to issuance of any certificate of occupancy for the structure(s), the applicant shall construct a new driveway approach to Geary Street at the size and location shown on the approved site plan, together with public sidewalk along the site's remaining frontage.

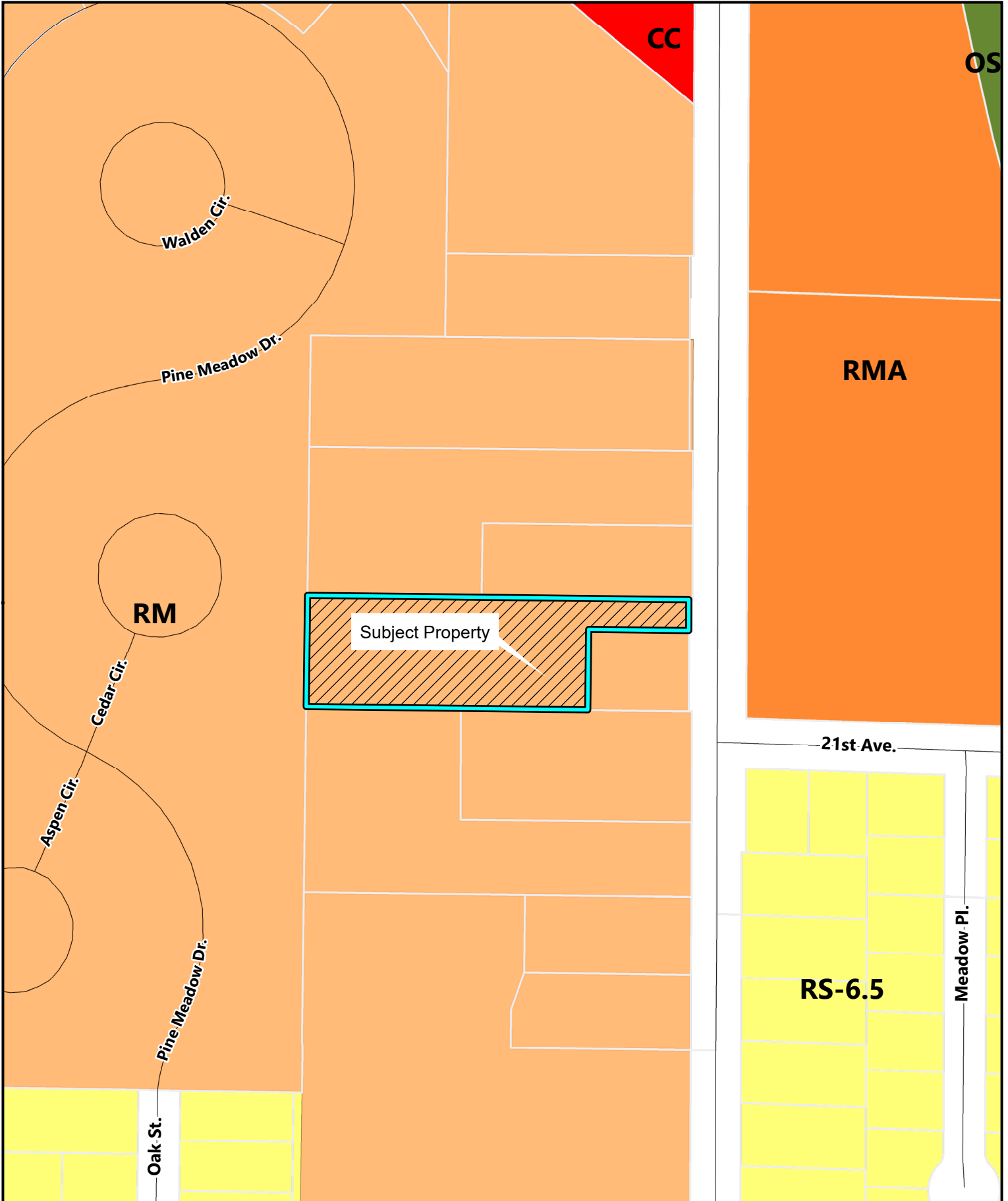
## Attachments

- A. Location Map
- B. Site Plan
- C. Applicant's submitted narrative
- D. Elevations
- E. Preliminary landscaping site plan
- F. Written Comments

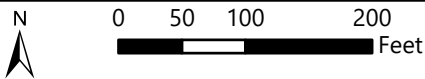
## Acronyms

ADC	Albany Development Code
AMC	Albany Municipal Code
ITE	Institute of Transportation Engineers
LA	Lot Line Adjustment File Designation
ORS	Oregon Revised Statutes
PA	Partition File Designation
RM	Residential Medium Density Zoning District
SP	Site Plan Review File Designation
TIA	Traffic Impact Analysis
TSP	Transportation Systems Plan
VR	Variance Review File Designation





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Date: 6/29/2023 Map Source: City of Albany

**2018 Geary St SE**

**Location Map**



CLIENT: 3LIFESTYLE HOMES  
C/O. MATTHEW FITCHETT  
PO BOX 3308  
ALBANY, OR 97321  
(541) 990-5191  
MATTHEW@3LIFESTYLEHOMES.COM

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

PRELIMINARY SITE PLAN  
3LIFESTYLE HOLDINGS, LLC  
MULTI-FAMILY  
2018 GEARY ST., SE  
ALBANY, OR 97321

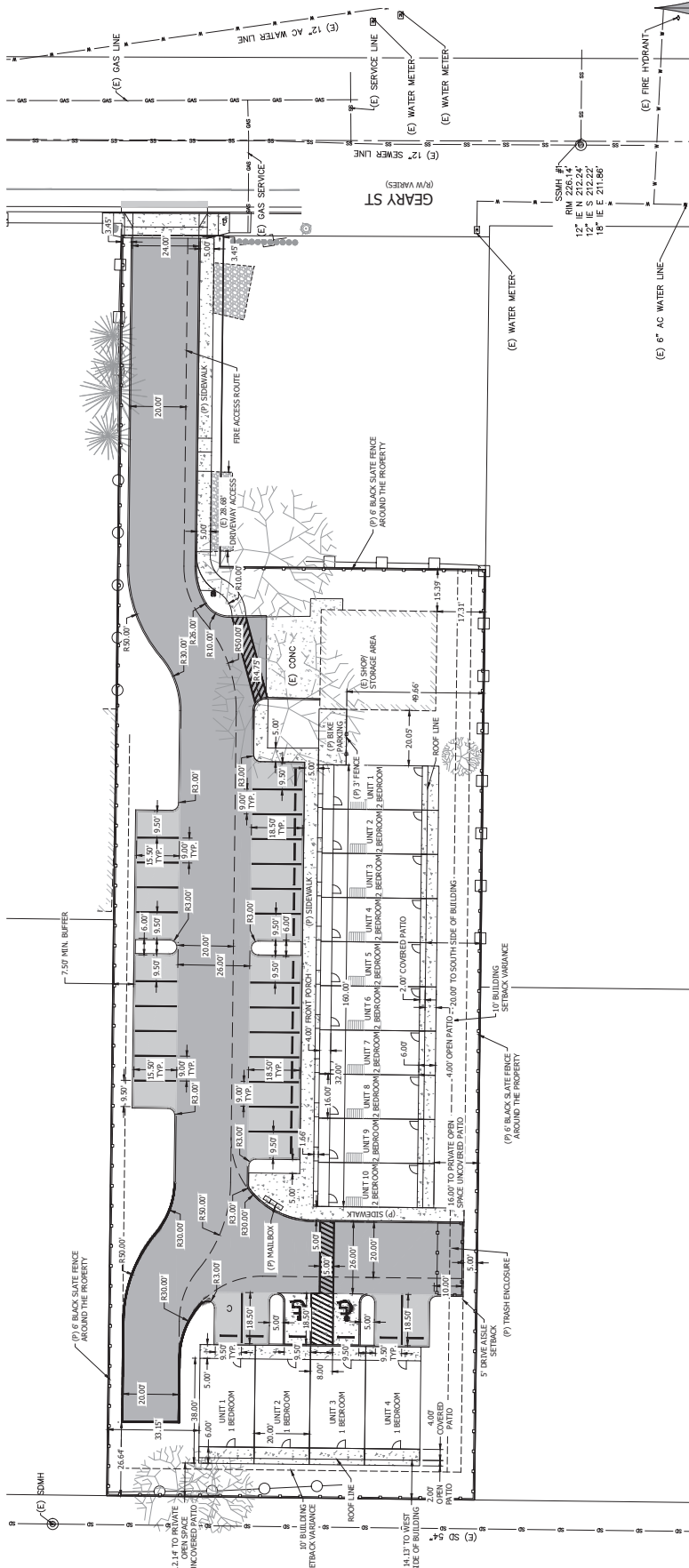
DATE: APR 11, 2023  
PROJECT: 22-281 THE STRAFTER  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]

REVIEW COPY  
NOT FOR  
CONSTRUCTION

Attachment B.1

Sheet C101  
SCALE: SEE BARSCALE

PLAN REVISIONS	DATE



**IMPERVIOUS AREA:**  
(E) 0.05 AC TO REMAIN  
(E) 0.09 AC TO BE REMOVED  
12% OF LOT IS IMPERVIOUS  
(P) 0.74 AC TO BE ADDED  
69.9% OF LOT TO BE IMPERVIOUS

**BIKE PARKING:**  
14 UNITS \* 1 SPACE/4 UNITS  
4 SPACES

**PARKING SUMMARY:**  
2-BEDROOM:  
10 UNITS \* 1.5 SPACES/UNIT  
= 15 SPACES  
+ 10 UNITS \* 1 SPACE/4 UNITS  
= 2.5 SPACES  
17.5 SPACES  
1-BEDROOM:  
4 UNITS \* 1 SPACES/UNIT  
= 4 SPACES  
+ 4 UNITS \* 1 SPACE/4 UNITS  
= 1 SPACES  
5 SPACES  
23 TOTAL SPACES  
32 PROPOSED SPACES

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## SITE PLAN REVIEW APPLICATION & MINOR VARIANCE APPLICATIONS

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Submitted to:	City of Albany Planning Division P.O. Box 490 Albany, Oregon 97321-0144 541-917-7550 <a href="mailto:cd.customerservice@cityofalbany.net">cd.customerservice@cityofalbany.net</a>
Applicants/Property Owners:	3 Lifestyle Holdings LLC; c/o Matthew Fitchett P.O. Box 3208 Albany, OR 97321 (541) 990-5191 matthew@3lifestylehomes.com
Applicant's Representative:	Udell Engineering and Land Surveying, LLC 63 E. Ash Street Lebanon, OR 97355  Contact: Laura LaRoque Email: <a href="mailto:laura@udelleng.com">laura@udelleng.com</a> Phone: (541) 990-8661
Site Location:	2018 Geary St. SE
Linn County Assessor's Map No.:	11S-03W-08CC Tax Lot 801
Site Size:	±1.13-acres
Existing Land Use:	Accessory Structure
Zone Designation:	Residential Medium (RM) District
Comprehensive Plan Designation:	Residential Medium
Surrounding Zoning:	North: RM South: RM East: RM/RMA (across Geary St. SE) West: RM
Surrounding Uses:	North: Residential South: Residential East: Residential West: Residential

## I. Executive Summary

The applicant “3 Lifestyle Homes, LLC” requests approval of a Site Plan Review application to construct a multiple dwelling unit development with associated site and parking lot improvements. One minor variance is requested with this application, which includes a reduction to the 10-foot-wide landscape buffer (Table 9.210-1) along the north property line along the north parking bay.

The site is ±1.13 acres in size and located west of Geary Street SE between Oak Street SE and 21<sup>st</sup> Avenue SE. The site is zoned Residential Medium (RM) density with a Residential Medium Density Comprehensive Plan designation.

The following criteria are addressed in this report: Site Plan Review criteria contained in Albany Development Code (ADC) 2.450. These criteria must be satisfied to grant approval for this application.

## II. Analysis of Development Code Criteria

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

### Criterion 1

**The application is complete in accordance with the applicable requirements.**

#### Findings of Fact and Conclusions

1.1 The application includes the submittal requirements outlined in ADC 1.160(1) and will therefore, be deem complete in accordance ADC 1.160, upon the submittal date.

1.2 This criterion is met without conditions.

### Criterion 2

**The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.**

#### Findings of Fact

2.1 Zoning. The subject property is zoned RM. Per ADC 3.020(6) The RM District is primarily intended for medium-density residential urban development. New RM districts should be located on a collector or arterial street or in Village Centers. Multi-family and townhouse development may not exceed 25 units per gross acre.

2.2 Use. The proposal includes the construction of a multiple family apartment complex with associated site and parking lot improvements. Table 3.00-1 lists multi-dwelling units as allowed uses with Site Plan Review approval.

- 2.3 Lot Size. Per ADC 3.190, Table 3.190-1, the RM zoning district requires a minimum lot size based on unit type. Studios and 1-bedrooms require 2,000 square feet per unit; 2-and 3-bedroom units require 2,400 square feet; and 4 plus bedroom units require 3,000 square feet unless the bonus provisions for area requirements per ADC 3.220 are applicable.

The below table denotes the total required area per unit type:

<b>Site Area/Unit Summary</b>			
<i>Unit Type</i>	<i>Unit Count</i>	<i>Site Area/Unit</i>	<i>Required Area/Unit</i>
1-bdrm	4	2,000 sf	8,000 Sf
2-bdrm	10	2,400 sf	24,000 sf
	14		<b>32,000 sf (0.73-acres)</b>

The ±1.13-acres subject property exceeds the minimum required 0.73-acres parcel size based on the proposed unit type.

Lot Coverage. The maximum lot coverage in the RM zoning district is 70 percent. According to ADC 22.400, lot coverage is defined as the “portion of a lot which, when viewed directly from above, would be covered by a building, or structure, pavement, or any area not vegetated or in a naturally permeable state. Lot coverage for single dwelling unit detached and middle housing development shall only include the area of the lot covered by buildings or structures.” The site is ±1.13-acres with a total lot coverage of 34,455 square foot (70 percent) which meets the maximum lot coverage standard of 34,455 square foot (70 percent).

- 2.4 Building Height. The maximum height in the RM zoning district is 45 feet. According to ADC 22.400, the height of a building is defined as the “vertical distance above “Grade” as (...) the average height of the highest gable of the pitched or hipped roof.” Units 1-10 will be two story structures measuring 25 feet at the midpoint of the roof and 29 feet at the roof peak. Units 1-4 will be one story structures measuring 15 feet at the midpoint of the roof and 19 feet at the roof peak.
- 2.5 Density. Per ADC 3.020, developments in the RM zone may not exceed 25 units per gross acre. The gross acreage of the site is ±1.13-acres. Therefore, the maximum density is 28 units. A total of 14 units are proposed.
- 2.6 Setbacks. The RM zoning district has a minimum fifteen-foot front setback and a maximum setback for sites with frontage on a collector or local public street.

Per ADC 22.400 the terms setback and front lot line are defined as follows:

- *Setback: The minimum distance required between a structure or parking area and an abutting property line. Some zones have a maximum setback where a building may be located no farther from a property line.*
- *Lot Line, Front: A lot line abutting any street. For the purpose of determining setback requirements, all sides of an interior lot or corner lot adjacent to a street shall be considered frontage and setbacks shall be provided as required. For triple frontage lots,*

*one frontage may be considered an interior lot line for calculating setbacks, as long as two frontage lines intersect. For double frontage lots, the lot line abutting the street on the back side of the building may be considered an interior lot line for setback purposes.*

The proposed development site is a flag lot with a 37-foot-wide flag stem. According to the Albany Transportation System Plan, Geary Street is classified as a Minor Arterial. As shown on the site plan, proposed development will exceed the minimum front setback. The maximum front setbacks standard is not applicable since Geary Street is classified as a minor arterial.

RM zoning district has a minimum interior setback of 10 feet for structures that are two or more stories, except for multi-dwelling units which are subject to the standards of ADC 8.270(3) Transition to Lower Density Uses. However, on June 29, 2021, Albany Planning File No. AD-01-21 was approved, which allows multi-dwelling units on the subject property to be placed 10-feet from a property line.

The proposed development includes construction of ten (10) 2-story structures and four (4) 1-story structures. As shown on the site plan, both banks of buildings have variable interior setbacks with no encroachments within the minimum 10-foot front setback.

- 2.7 Special Noise Corridor Setbacks. ADC 3.320 requires residential development adjacent to Geary Street to maintain a ten-foot setback in addition to the required setback for the RM zoning district. As stated above, the subject property is a flag lot with a 37-foot-wide flag accessway along Geary Street. As shown on the site plan, proposed development will exceed the minimum front setback and noise corridor setback.
- 2.8 Minimum Off-Street Parking Space Requirements. Findings under criterion 6 below pertaining to Article 9, Table 9.020-1, are incorporated herein by reference.
- 2.9 Landscaping, Buffering, and Screening. Finding under criterion 6 below pertaining to Article 9 landscaping, buffering, and screening standards are incorporated herein by reference.
- 2.10 Screening of Refuse Containers. ADC 3.390 requires that any refuse container or disposal area that would otherwise be visible from a public street, customer or resident parking area, public facility, or any residential area, must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet tall. All refuse materials must be contained within the screened area. No refuse container or refuse disposal area shall be placed within 15 feet of a dwelling window.

The site plan depicts a refuse area near the south property line at the end of the vehicle travel aisle between Units 4 and 10. The refuse container is not within 15 feet of any dwelling window. A condition of approval may include a requirement of screening detail with submittal of the building permit and installation of approved screening prior to building occupancy.

## Conclusions

- 2.1 The proposed use is allowed in the RM zoning district with site plan approval.



- 2.2 The proposal meets all applicable setbacks.
- 2.3 The proposal meets the maximum required lot coverage of 70 percent in the RM district.
- 2.4 The proposed building height is less than the maximum building height allowed in the RM district.
- 2.5 A screened refuse container, in accordance with ADC 3.390, will be provided for refuse container or disposal areas that are visible from a public street, customer parking area, any public facility, or any residential area.
- 2.6 This review criterion is met.

### Criterion 3

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

### Findings of Fact

- 3.1 Article 4: Airport Approach district. According to Figure 4.410-1 of the ADC, the subject property is located within the Horizontal Area and Conical Area of the Airport Approach Overlay Zone. The maximum height in the RM zoning district is 45 feet, well under the maximum height for both the Horizontal and Conical Areas. No variance is requested to the maximum height standard; therefore, the proposed building height will not conflict with the Airport Approach Overlay.
- 3.2 Article 6 Significant Natural Vegetation and Wildlife Habitat. *Comprehensive Plan Plate 3: Natural Vegetation and Wildlife Habitat*, does not show any areas of vegetation or wildlife habitat on the property.
- 3.3 Article 6: Floodplains. *Comprehensive Plan Plate 5: Floodplains*, does not show a 100-year floodplain on this property. FEMA/FIRM Community Panel No. 41043C0527G, dated September 29, 2010, shows this property is in Zone X, an area determined to be outside the 500-year floodplain.
- 3.4 Article 6: Wetlands. *Comprehensive Plan Plate 6: Wetland Sites*, does not show any wetlands on the subject property; and the National Wetlands Inventory does not show any wetlands on the property.
- 3.5 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, does not show any steep slopes on this property.
- 3.6 Article 7: Historic and Archaeological Resources. *Comprehensive Plan, Plate 9: Historic Districts*, shows the property is not located in a historic district. There are no known archaeological sites on the property.

### Conclusions

- 3.1 The proposed development is located within the Airport Approach special purpose district but will not exceed the maximum height standard of the zone.

## Criterion 4

**The application complies with all applicable Design Standards of Article 8.**

## Findings of Fact

- 4.1 Applicability. ADC 8.205 applies to designs of new developments and to the expansion of existing developments, where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit, with some listed exceptions. The proposed is for new multiple family development and is therefore subject to the standards of ADC 8.200–8.305.
- 4.2 Relationship to Historic Overlay Districts. ADC 8.210 requires designated historic resources to comply with the standard in Article 7. The site is not located in a historic district, nor does it contain a designated historic resource. This standard is not applicable.
- 4.3 Recreation and Open Space Areas. ADC 8.200 requires multiple family developments with 10 or more units to: 1) designate 15 percent of the total development site area as common open in accordance with the standards in ADC 8.200(2); 2) provide a children’s play area in accordance with the standards of ADC 8.200(2)(a)(ix); 3) private open space for at least 80 percent of the units subject to the standards of ADC 8.220(3).

ADC 8.220(C)(i) states that a common open space area credit up to 25 percent is permitted if there is direct access by a pedestrian path, not exceeding ¼ mile, from the proposed multiple-family development to an improved public park and recreation area or public-school playground.

Fifteen percent of the 1.13-acre development site is 7,383 square feet. However, the project is eligible for a 25 percent common open space area credit (i.e., 1,846 square feet) since the site located with ¼ mile of Periwinkle Park with connectivity via Periwinkle trail on the south side of 21<sup>st</sup> Avenue SE. Therefore, the total required open space is 5,537 square feet.

The proposal includes 5,537 square feet or greater of common open space, which will consist of vegetated post-construction stormwater quality facilities, a children’s play area, and landscaped areas.

All dwellings are proposed to have private open space consisting of patios or front porches per the dimensional requirements of ADC 8.220(3)(a)(b).

- 4.4 Setbacks and Building Orientation. According to ADC 8.240(3) subsections (a) and (b) are only applicable to sites with frontage on a collector or local public street. The subject site does not have frontage on a collector or local public street. Therefore, these standards are not applicable to this application.
- 4.5 Façade design, articulation, and windows. According to ADC 8.255(1) the standards in this section pertain to any façade that faces towards or within 45 degrees of a front lot line, except where there is more than one building on the site. In this instance, the standards

do not apply as development faces towards interior property lines and to the rear of an existing structure.

- 4.6 Transition to Lower Density Uses. According to ADC 8.270(3) multi-family buildings shall be set back at least one foot for each foot in building height from a shared property line, up to a maximum required setback of 30 feet, when the abutting lot sharing the property line meets criteria (a) or (b) below, or both.
- (a) The abutting lot is in a residential single-family zoning district or in the HM zoning district and is developed with single-family residential or middle housing uses or is underdeveloped or vacant.
  - (b) The abutting lot has a pre-existing single-family home and is in a zoning district other than the NC, CC, RC, LI, HI, or IP. For the purposes of this section a “pre-existing single-family home” is one constructed prior to January 1, 2021.

However, on June 29, 2021, Albany Planning File No. AD-01-21 was approved, which allows multi-dwelling units on the subject property to be placed 10-feet from a property line. This approval is still valid and supersedes this standard.

- 4.7 Pedestrian Connections. ADC 8.280 requires an internal pedestrian circulation system and connectively between the development and each adjacent street and sidewalk for every 200 linear feet of street frontage. The site plan indicates an internal sidewalk system with connections to the public sidewalk along Geary Street.
- 4.8 Vehicle Circulation System. ADC 8.290 provides standards for on-site vehicle circulation and internal drive aisle(s) when a connecting drive aisle is more than 100 feet in length. Drive aisles are not proposed nor required; therefore, this standard is not applicable.
- 4.9 Parking Location. ADC 8.300 requires all parking areas to be located within 100 feet of the building entrance for a minimum of 50 percent of units in the development. As shown on the site plan, the proposed parking area meets this standard.

#### Conclusion

- 4.1 Building orientation, parking location, façade design, articulation, and window transparency standards are not applicable since the site does not have any street frontage.
- 4.2 Street connectivity and internal circulation and pedestrian connections associated with this development meet design standards as submitted.
- 4.3 As proposed, all applicable Multiple Family Design Standards are met.

#### Criterion 5

#### **The application complies with all applicable Design Standards of Article 10**

#### Findings of Fact and Conclusion

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.

5.2 This standard is not applicable.

Criterion 6

**The application complies with all applicable On-Site Development and Environmental Standards of Article 9.**

Findings of Fact

6.1 The proposal is an application for Site Plan Review to construct a 14-unit multi-family apartment complex with associated site and parking lot improvements.

6.2 ADC 9.020 requires off-street parking and loading for all developments in the amounts indicated in Table 9.020-1, subject to any applicable reductions permitted in Article 9.

Per ADC 9.020(1), for the purposes of calculating floor area for parking vent shafts, courtyards, stairwells, elevator shafts, restrooms, storage rooms, and room designed and used for the purpose of storage and operation of maintenance equipment and covered or enclosed parking are deducted from floor area.

6.3 ADC 9.020, Table 9-1, stipulates off-street required parking for multiple family development based on unit type. Studios and 1-bedrooms require 1.25 spaces; 2-bedroom units require 1.75; and 3- plus bedroom units require 2.25 spaces. Based on the proposed unit mix 59 vehicle parking spaces are required, 24 of which may be compact.

Parking Summary

Unit Type	Unit Count	Req. Parking
Studio and 1-bdrm	4	5
2-bdrm	<u>10</u>	<u>18</u>
	14	23

32 off-street parking spaces are shown on the site plan, with 11 designated compact spaces.

6.4 ADC 9.120(3) requires parking areas to have a durable, dust-free surface. The applicant's site plan indicates the entirety of the parking area will be paved. This standard is met.

6.5 ADC 9.120(4) requires that all parking lots provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found in this section under Criterion 7 and incorporated here by reference.

6.6 ADC 9.120(5) requires perimeter curbing around all parking areas. The applicant's site plan indicates that perimeter curbing has been provided along the entirety of the parking lot. This standard is met.

6.7 ADC 9.120(6) requires wheel bumpers be used when parking stalls front a sidewalk, alleyway, street, or property line. If the sidewalk is widened to seven feet six inches to allow for vehicle encroachment, no wheel bumpers are required. The site plan indicates

7-foot-wide sidewalks with 6-inch curbs along parking stalls adjacent to the apartment buildings to allow for bumper overhand without wheel stops.

- 6.8 ADC 9.120(8) requires parking stalls to be permanently and clearly striped. The site plan indicates the parking lot will be striped.
- 6.9 ADC 9.120(9) requires parking lots to connect to adjacent existing or future parking areas. There are no adjacent existing or future parking areas abutting the site; therefore, this standard is not applicable.
- 6.10 ADC 9.120(10) requires conformance with the parking lot landscaping standards found in ADC 9.150. These are discussed in findings 6.17 – 6.22 below.
- 6.11 ADC 9.120(11) allows up to 40 percent, or in this case nine, of the required parking stalls to be permitted to be compact. There are no compact spaces proposed with this development.
- 6.12 ADC 9.120(12) requires accessible parking be provided in conformance with the Oregon Specialty Code. As indicated on the site plan, accessible parking and an accessible route to the building are proposed with the development. Conformance with the Oregon Specialty Code will be assessed at the time of building permit.
- 6.13 ADC 9.120(13)(a) requires multiple-family developments to provide at least one bicycle parking space per four units, or in this case four bicycle parking spaces. ADC 9.120(13)(h) requires at least one-half of the required bicycle parking spaces to be sheltered. The site plan indicates that bicycle parking spaces will be provided onsite.
- 6.14 ADC 9.120(14) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. Any new lighting will be arranged to reflect light away from any abutting or adjacent properties.
- 6.15 ADC 9.120(15) requires walkways and accessways to be provided for all new off-street parking lots and additions, to connect sidewalks adjacent to new development to the entrances of new buildings. The site plan indicates a sidewalk and access path will be provided from the public sidewalk adjoining the main building entrances and Gear Street.
- 6.16 ADC 9.120(16) addresses employee parking areas. No employee parking areas are proposed. Therefore, this standard is not applicable.
- 6.17 Landscaping. ADC 9.140 includes landscaping requirements by type of use. ADC 9.140(1) includes residential landscape standards for middle housing land divisions and single lot/parcel development. ADC 9.140(2) includes non-residential landscaping, which is applicable only to setbacks in commercial and industrial districts. Therefore, these standards are not applicable to multi-unit dwelling developments.

ADC 9.150 provides parking lot landscaping standards, which includes requirements for planter bays, entry landscaping, parking space buffers, alternative plans, and landscape protection. As shown on the site plan, the parking lot includes entryway landscaping,

parking space buffers, planter bays, and landscape protection in accordance with the standards of ADC 9.150.

Table 9.210-1 is a buffering and screening matrix, in which a 10-foot-wide buffer and screen is required along parking lots with five or more parking spaces and a 10-foot-wide buffer is required for multiple family units abutting dwellings in the RM zoning district. Therefore, a 10-foot-wide landscape buffer and screening is required along the north interior property line and a 10-foot-wide landscape buffer is required along the south and west property lines between the proposed multi-unit dwellings and abutting residential development.

ADC 9.240 states: *The minimum improvements within a buffer consist of the following: (a) One row of trees. These trees will be not less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart, and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart; (b) Five 5-gallon or ten 1-gallon shrubs, trees or accent plants for each 1,000 square feet of required buffer area; (c) The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.*

The subject property has 226 lineal feet along the north property line abutting the parking lot of required landscaped buffer area. Thus, the landscaping requirements along north property line are as follows: 8 deciduous trees at least 10 feet tall or 15 evergreen trees at least 5 feet tall, 11- five-gallon shrubs or 22- one-gallon shrubs, and the remaining area treated with groundcover.

The subject property has 133 lineal feet along the west property line, which equates to 1,330 square feet of required landscaped buffer area. Thus, the landscaping requirements along the west property line are as follows: 5 deciduous trees at least 10 feet tall or 9 evergreen trees at least 5 feet tall, 7- five-gallon shrubs or 13- one-gallon shrubs, and the remaining area treated with groundcover.

The subject property has 337 lineal feet along the south property line, which equates to 3,370 square feet of required landscaped buffer area. Thus, the landscaping requirements along south property line are as follows: 11 deciduous trees at least 10 feet tall or 24 evergreen trees at least 5 feet tall, 17- five-gallon shrubs or 38- one-gallon shrubs, and the remaining area treated with groundcover.

As shown in the site plan, the site design will accommodate the required landscaping buffer along the north, south, and west property lines. A condition of approval may require the submittal of landscaping and irrigation for review and approval in association with the building permit and installation of required landscaping prior to building occupancy.

- 6.18 ADC 9.150(1) states that parking areas shall be divided into bays of not more than 12 parking stalls and that the end of each parking bay shall be a curbed planter at least five



feet wide. The site plan indicated that all proposed parking areas will conform to this standard.

- 6.19 ADC 9.150(2) requires that both sides of the parking lot entrance should be bordered by a minimum five-foot-wide landscape planter strip. As shown on the site plan and landscaping plan, a planter bay greater than five feet in width is proposed at the parking lot accessways.
- 6.20 ADC 9.150(3) requires parking areas to be separated from the exterior wall of a structure by pedestrian walkways or loading areas, or by a five-foot strip of landscaping materials. As shown on the site plan, the residential buildings are separated from parking areas by a 5-foot-wide sidewalk.
- 6.21 ADC 9.160 requires that all landscaped areas must be provided with an irrigation system unless a licensed landscape architect, landscape construction professional, or certified nurseryman provides documentation that the plants do not require irrigation.
- 6.22 Environmental Standards. ADC 9.440 - 9.500 includes environmental standards related to noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The design and operating characteristics of a multiple family residential development are comparable to other residential developments in the vicinity and therefore no adverse environmental impacts are anticipated.

#### Conclusions

- 6.1 The parking lot plan complies with the travel aisle and stall dimensional standards of ADC 9.130.
- 6.2 23 parking spaces are required. 32 parking spaces are proposed on-site.
- 6.3 Bicycle parking is proposed onsite.
- 6.4 A final landscape and irrigation plan will be provided prior to the issuance of building permits.
- 6.5 The proposal conforms with the applicable environmental standards.
- 6.6 As proposed, all applicable Article 9 standards can be met.

#### Criterion 7

**The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.**

#### Findings of Fact

##### *Public Street Access*

- 7.1 The project is located at 2018 Geary Street, which is to the west of Geary Street SE right-of-way between Oak Street SE and 21<sup>st</sup> Avenue SE. The proposal to construct 14-unit multi-dwelling units with associated site and parking lot improvements.

- 7.2 ADC 12.060 requires that all streets within and adjacent to the new development be improved to city standards.
- 7.3 Geary Street is classified as a minor arterial street and is improved to city standards along the frontage of the abutting site to the north. Improvements include curbs; a vehicle travel lane in each direction; center turn lane; southbound on-street parking and on-street bike lanes. The existing pavement has a variable width of 50 feet and right-of-way width of 64 feet.
- 7.4 Access to the site will be provided via a new driveway connection and encroachment to/from Geary Street. The driveway shown on the proposed site plan is 24 feet wide. ADC 12.100 allows two-lane driveways 24-feet-wide to 32-feet-wide driveways for commercial development.
- 7.5 The ITE trip generation manual breaks up multi-family housing into three categories. Multi-family housing containing one to two stories is classified as low-rise. Low-rise multi-family developments generate 7.32 vehicle trips per day and 0.44 trips during the peak PM traffic hour. The development will create 14 multi-family units. Construction of 14 units would add about 102 new vehicle trips per day to the public street system with six occurring during the peak p.m. traffic hour per day to the public street system.
- 7.6 The development will not generate enough trips to require submittal of a trip generation analysis or Traffic Impact Analysis (TIA). The threshold for requiring submittal of a trip generation analysis is 50 peak hour trips. The threshold for submittal of a TIA is 100 peak hour trips.
- 7.7 Albany's Transportation System Plan (TSP) does not identify any capacity or safety issues occurring along the street frontages of this development.

#### Sanitary Sewer

- 7.8 City utility maps show a 12-inch public sanitary sewer main within Geary Street right-of-way along the frontage of the site.
- 7.9 Albany Municipal Code (AMC) 10.01.010 (1) states the objective of the AMC requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 7.10 ADC 12.470 requires all new developments to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 7.11 Public sewer will be available to the subject property.

#### Water

- 7.12 City utility maps show a 12-inch public water main within Geary Street right-of-way along the frontage of the site.

- 7.13 ADC 12.410 requires all new developments to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 7.14 Public water is available to the subject property.

#### *Storm Drainage*

- 7.15 City utility maps show a 54-inch public storm drainage main within an easement along the west boundary of the subject property.
- 7.16 ADC 12.530 states a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the Building Official. Also, no storm water may be discharged to the public sanitary sewer system.
- 7.17 ADC 12.580 states all new development within the city must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines the extension is needed to provide service to upstream properties.
- 7.18 ADC 12.550 states any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.
- 7.19 A post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).
- 7.20 Applicants for a post-construction stormwater quality permit shall submit, as a part of their permit application, a post-construction stormwater quality plan. Each plan shall comply with the minimum standards outlined in the engineering standards, construction standards, and the provisions of this chapter. Each post-construction stormwater quality plan shall be reviewed, approved, and stamped by a professional licensed in Oregon as a civil or environmental engineer or landscape architect. (Ord. 5841 § 3, 2014).

#### *Conclusions*

- 7.1 The proposed development has the potential to generate 102 new vehicle trips per day. About six of those trips will occur during the PM peak traffic hour.
- 7.2 The development is not projected to generate enough trips to require submittal of a trip generation estimate or traffic impact analysis.
- 7.3 Albany's TSP does not identify any capacity or safety issues occurring along the frontage of this site.

- 7.4 City utilities (sanitary sewer, water, and storm drainage) are available to the subject property. The existing building on the site is connected to the public sewer or water systems.
- 7.5 Sanitary sewer service laterals must be constructed to the subject property. Sewer lateral installation is the responsibility of the developer.
- 7.6 Water services must be installed on the subject property. City personnel install water services two inches and smaller. Water service installation permits must be obtained before any of the water services are installed.
- 7.7 Because the subject property is greater than one acre, stormwater quality facilities, in addition to flow control and storm water detention, will be required for this project. View the attached Preliminary Stormwater Report for details.

#### Criterion 8

**The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.**

#### Findings of Fact and Conclusion

- 8.1 See findings in response to Criteria Two through Seven, above and are incorporated by reference.

#### Criterion 9

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

#### Findings of Fact and Conclusion

- 9.1 See findings in response to Criteria Two through Seven, above and are incorporated by reference.

#### Criterion 10

**The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.**

#### Findings of Fact and Conclusion

- 10.1 A partition plat (PP 1996-68) approved under Albany Planning File No. PA-02-96 was recorded, June 18, 1996.
- 10.2 A property line adjustment approved under Albany Planning File No. LA-21-99 was recorded on January 10, 2000.
- 10.3 On June 29, 2021, Albany Planning File No. AD-01-21 was approved, which allows multi-dwelling units on the subject property to be placed 10 feet from a property line.

10.4 A property line adjustment approved under Albany Planning File No. LA-02-02 was recorded on April 1, 2022.

Criterion 11

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

Findings of Fact and Conclusion

11.1 The site is not considered nonconforming. This criterion is not applicable.

### III. Section 2.696 Minor Variance – Review Criteria

Criterion 1

**The Minor Variance is not requested to avoid a land use review process or increase density; AND**

Findings of Fact and Conclusions

1.1 The submitted application includes a Site Plan Review application to construct a multiple dwelling unit development. One minor variance is requested with this application, which includes a reduction to the 10-foot-wide landscape buffer (Table 9.210-1) along the north property line along the north parking bay.

1.2 The requested minor variance is not requested to avoid a land use review process or increase density. Therefore, this criterion is met.

Criterion 2

**The need for the Minor Variance is created by the unusual configuration of the property, to protect natural features, due to the location of an existing structure on the site, or the site is an infill or redevelopment site less than one acre with development on both sides; AND**

Findings of Fact and Conclusions

2.1 ADC 22.400 defines infill as follows: "Development of land that has been bypassed, remained vacant, and/or is underused in otherwise built-out areas, or the intensification of an existing use due to redevelopment. Generally, water, sewer, streets, and other public services are readily available."

2.2 The subject property is located at 2018 Geary Street SE. All adjacent property is developed; therefore, the proposed development can be described as infill development.

Criterion 3

**The Minor Variance is the minimum necessary to address the unusual circumstance, generally no more than 10 percent from a numeric standard, and the request is still consistent with the purpose of the zoning district and any applicable overlay districts.**

## Findings of Fact and Conclusions

- 3.1 The subject property is zoned RM. Per ADC 3.020(6) The RM District is primarily intended for medium-density residential urban development.
- 3.2 The submitted application includes a Site Plan Review application to construct a multiple dwelling unit development. One minor variance is requested with this application, which includes a reduction to the 10-foot-wide landscape buffer (Table 9.210-1) along the north property line along the north parking bay.
- 3.3 Table 9.210-1 (buffering and screening matrix) indicates that a 10-foot-wide buffer and screen is required along parking lots with five or more parking spaces and a 10-foot-wide buffer is required for multiple family units abutting dwellings in the RM zoning district. Therefore, a 10-foot-wide landscape buffer and screening is required along the north interior property line and a 10-foot-wide landscape buffer is required along the south and west property lines between the proposed multi-unit dwellings and abutting residential development.
- 3.4 Conformance with the landscape buffer standard would require reductions to travel aisles and/or parking stalls making parking lot maneuvering for passenger and emergency vehicles difficult. Conformance would also require an adjustment of Units 1-10 further to the south which would reduce open space and distance (i.e., buffering) between the proposed multiple family development and abutting lower density uses.
- 3.5 On balance the proposed minor variance or 2.5-foot reduction to the landscape buffer standard would result in better on-site traffic maneuverability and increased separation between the proposed and existing development.
- 3.6 This minor variance is the minimum necessary to address the unusual circumstance and is not significantly greater than a 10 percent deviation from a numeric standard.

## IV. Overall Conclusion

As proposed, the application for Site Plan Review and Minor Variances satisfies all applicable review criteria as outlined in this report.

## V. Attachments

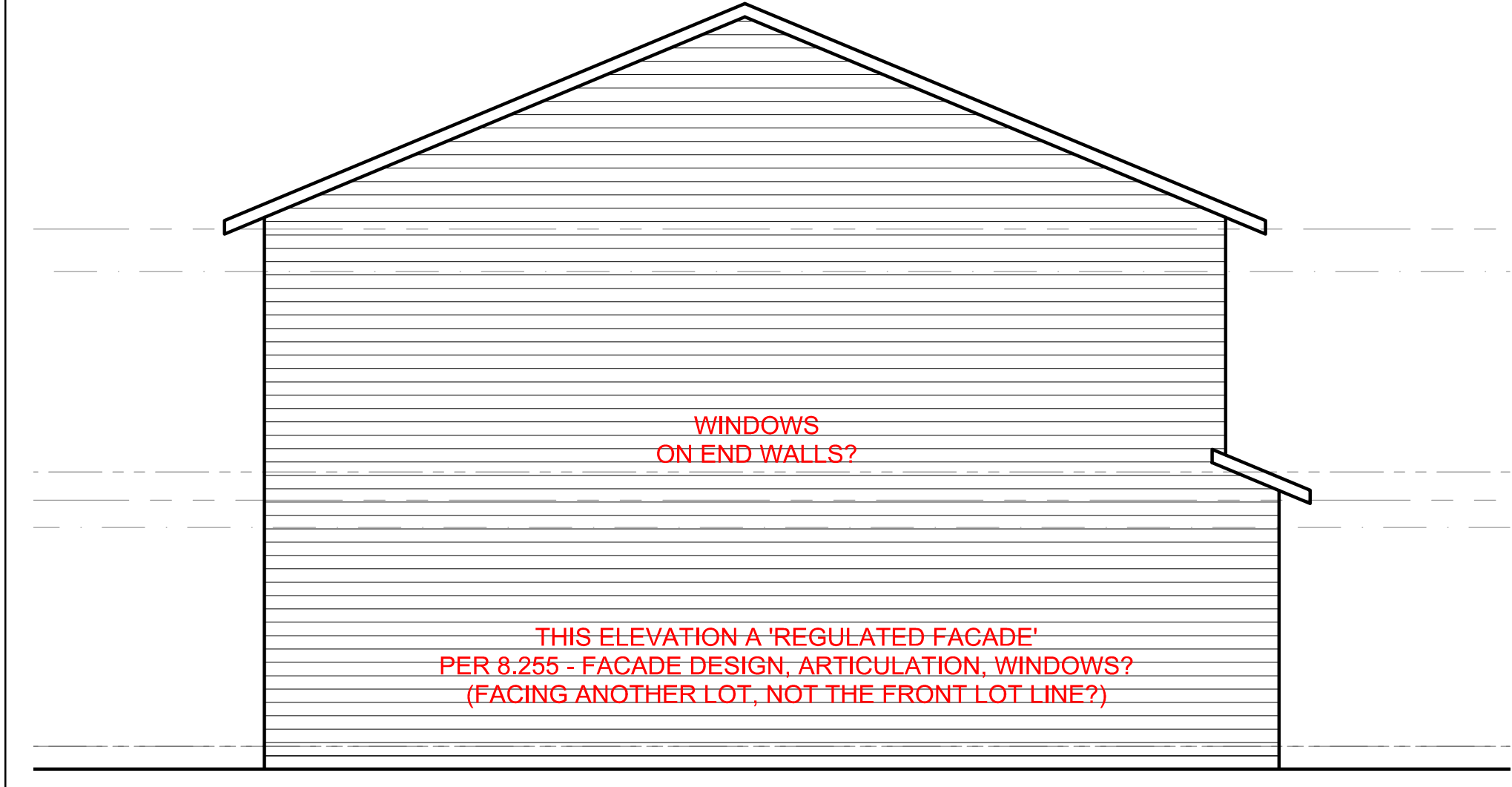
- A. Preliminary Plan Set
  1. Existing Conditions
  2. Preliminary Site Plan
  3. Preliminary Fire Site Plan
  4. Emergency Vehicle Auto turn
  5. Preliminary Landscape Plan
  6. Preliminary Grading and Drainage Plan
  7. Preliminary Utility Plan
- B. Preliminary Stormwater Report





1 FRONT ELEVATION

SCALE: 3/16" = 1'-0"



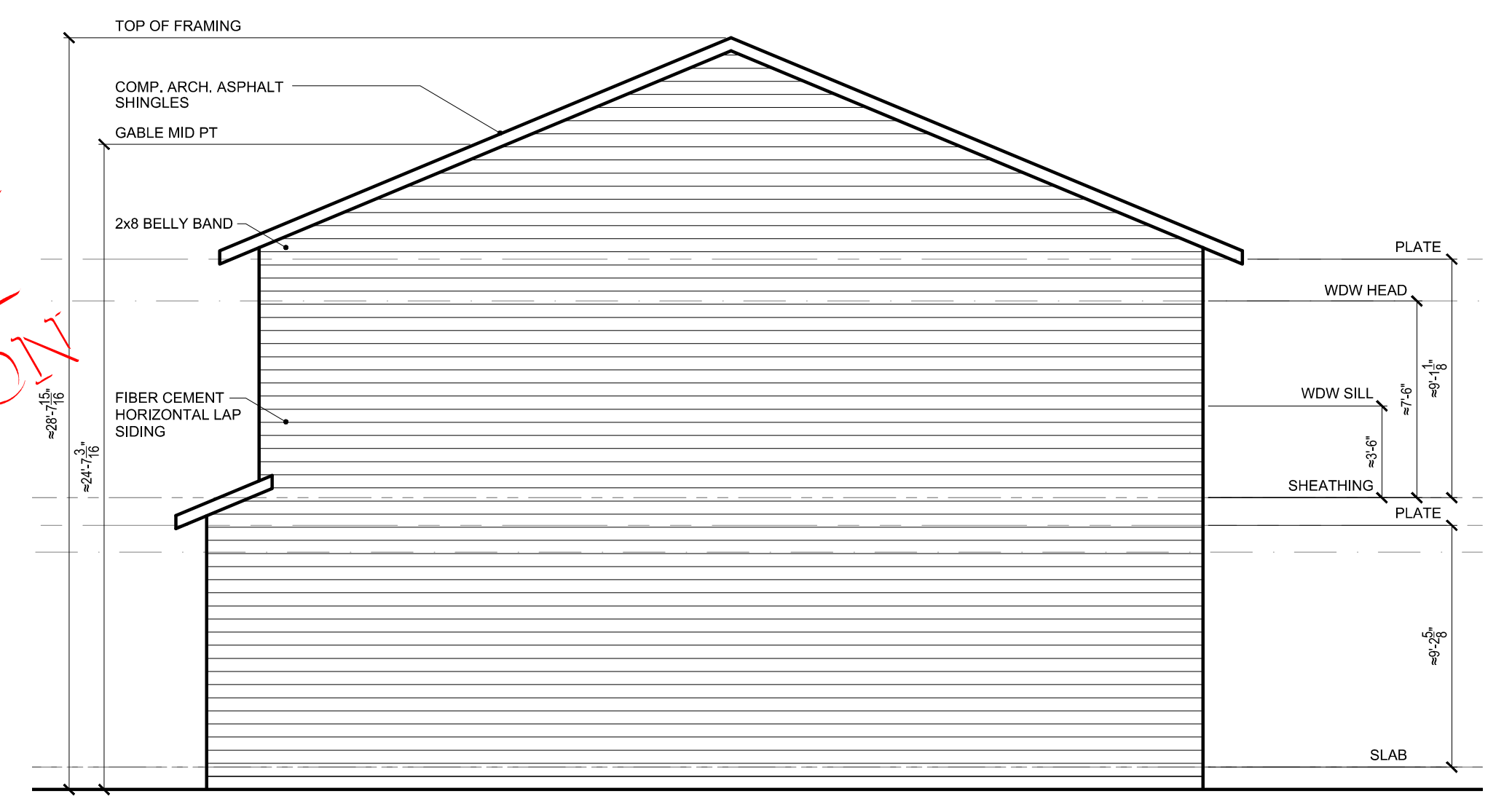
2 LEFT ELEVATION

SCALE: 3/16" = 1'-0"

SHEET INDEX

A1.1	SHEET INDEX, BUILDING ELEVATIONS
A2.1	FLOOR PLANS
A2.2	FOUNDATION PLAN, ROOF PLAN
A3.1	SECTIONS, TYPICAL STAIR DETAILS
A5.1	GENERAL NOTES, TYPICAL DETAILS

PRELIMINARY  
NOT FOR CONSTRUCTION



3 RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



4 REAR ELEVATION

SCALE: 3/16" = 1'-0"

REVISIONS No.	DATE	DESCRIPTION

PROJECT:  
**GEARY STREET BUILDING 1**  
LOCATION:  
2018 GEARY STREET  
ALBANY, OREGON 97321

SHEET TITLE:  
**BUILDING ELEVATIONS**  
CLIENT:  
**3LIFESTYLE HOLDINGS, LLC**

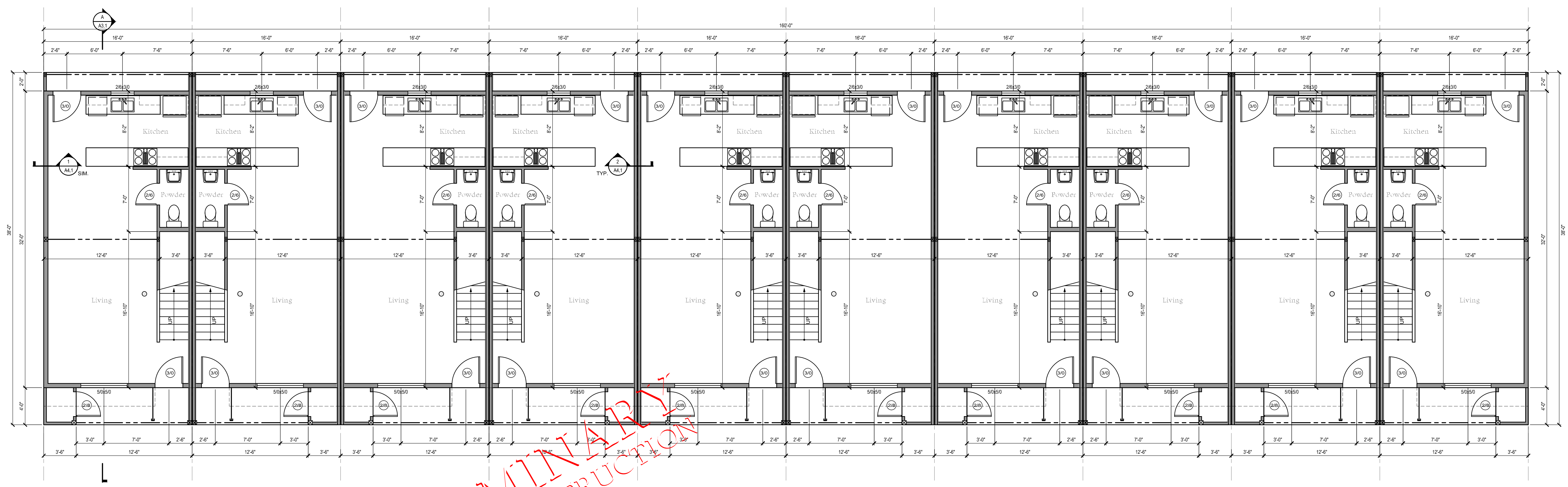
STABILITY ENGINEERING  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2846, CORVALLIS, OR 97339  
TEL: (541)223-5380 FAX: (541)223-5278

JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN

SHEET

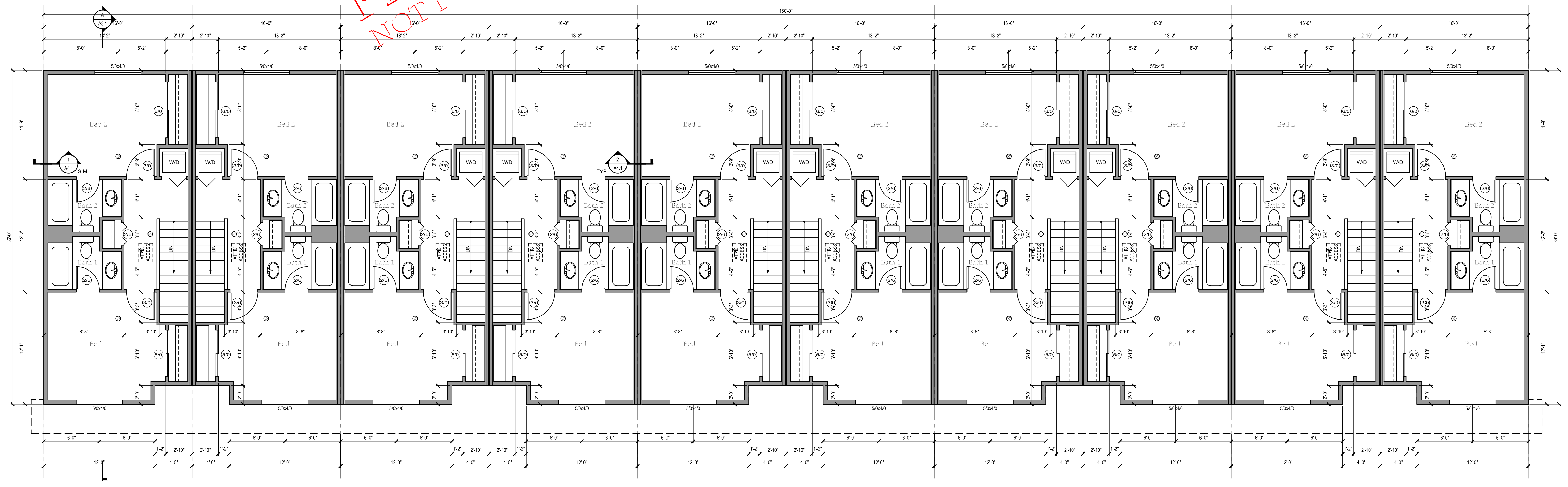
A1.1





80 SQ FT PRIVATE SPACE, MIN 6 FT IN ANY DIRECTION,  
REQ'D PER T8.220-1 & 8.220(3), FENCED AREA BEHIND UNITS?  
SHALL BE DESIGNATED ON SITE PLAN

1 First Floor Plan  
A2.1 SCALE: 3/16" = 1'-0"



2 Second Floor Plan  
A2.1 SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	DESCRIPTION
No.   DATE	

PROJECT: GEARY STREET BUILDING 1  
LOCATION: 2018 GEARY STREET ALBANY, OREGON 97321

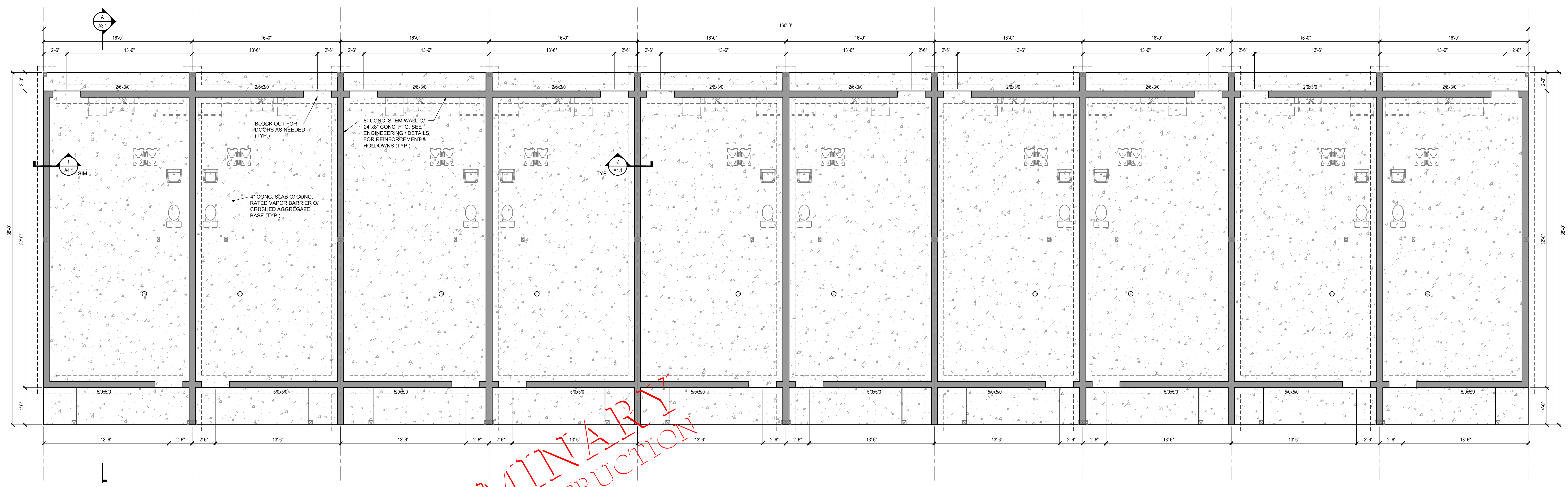
SHEET TITLE: FLOOR PLANS  
CLIENT: 3LIFESTYLE HOLDINGS, LLC

STABILITY ENGINEERING  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2646, CORVALLIS, OR 97339  
TEL: (541)223-5380 FAX: (541)223-5278

JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN  
SHEET

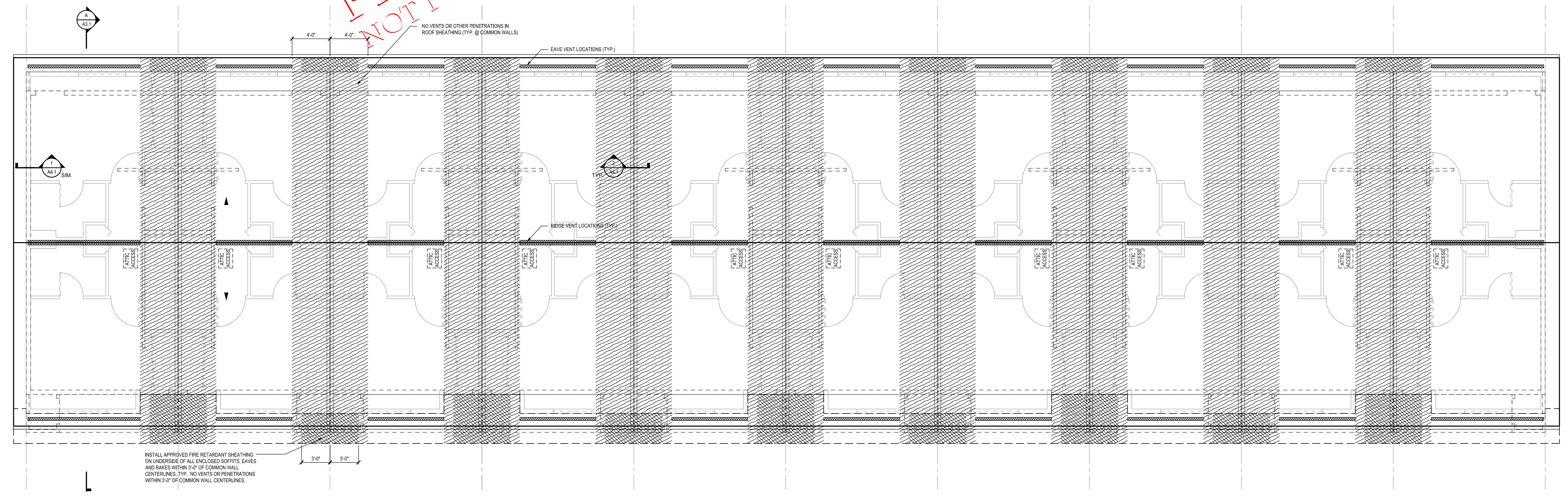
A2.1





1 Foundation Plan  
A2.2 SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION



2 Roof Plan  
A2.2 SCALE: 3/16" = 1'-0"

WALL LEGEND

---	UPPER LEVEL WALL
---	LOWER LEVEL WALL

MIN. ATTIC VENTING REQ'D @ 1/150	501 sq. in.
CEILING AREA (INTERIOR UNIT)	521 sq. ft.
CEILING AREA (END UNIT)	519 sq. ft.

UNLESS NOTED OTHERWISE:

ROOF PITCH	5 : 12
OVERHANGS	1' - 6"

REVISIONS	DESCRIPTION
No.	DATE

PROJECT: **GEARY STREET BUILDING 1**  
 LOCATION: **2018 GEARY STREET ALBANY, OREGON 97321**

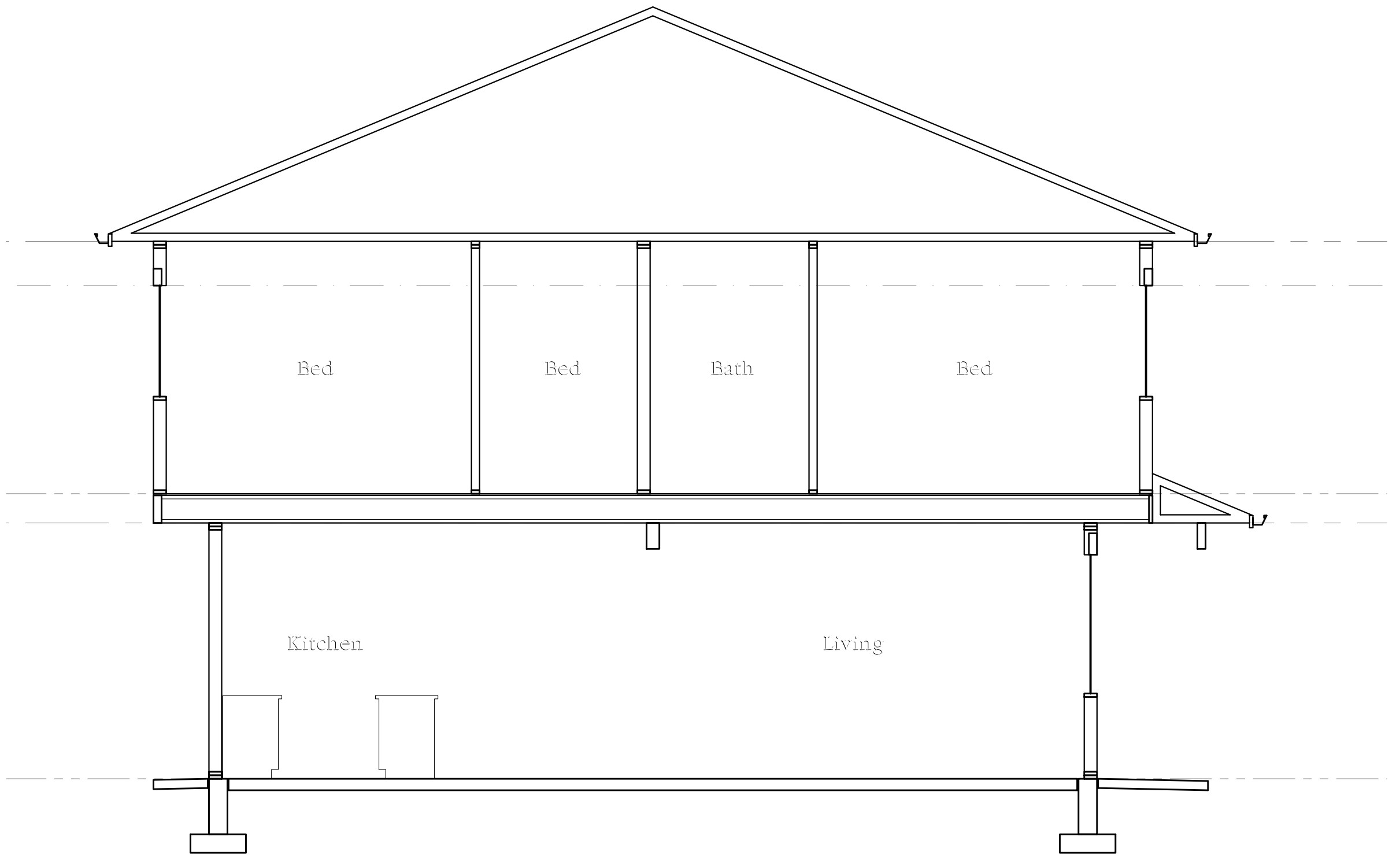
SHEET TITLE: **FOUNDATION PLAN ROOF PLAN**  
 CLIENT: **3LIFESTYLE HOLDINGS, LLC**

STABILITY ENGINEERING  
 777 NE SECOND STREET, SUITE 200  
 P.O. BOX 2646, CORVALLIS, OR 97339  
 TEL: (541)223-5380 FAX: (541)223-5278

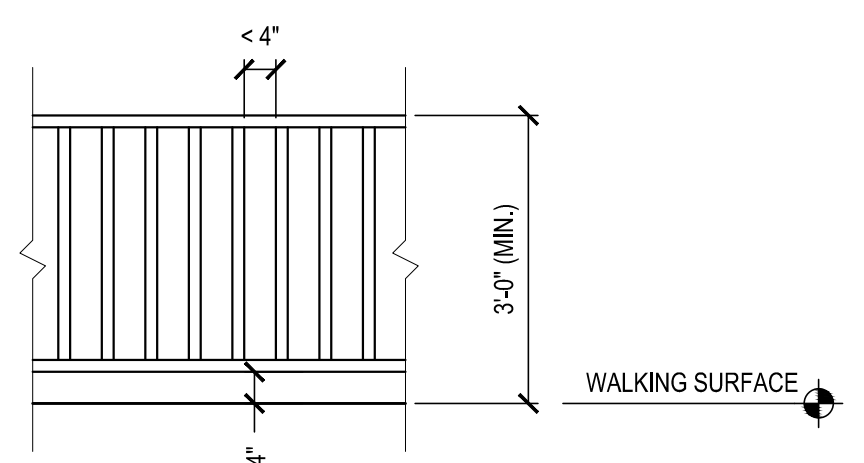
JOB NO. -  
 DATE: 6/1/2023  
 DRAWN: CCS  
 SCALE: AS SHOWN  
 SHEET

A2.2

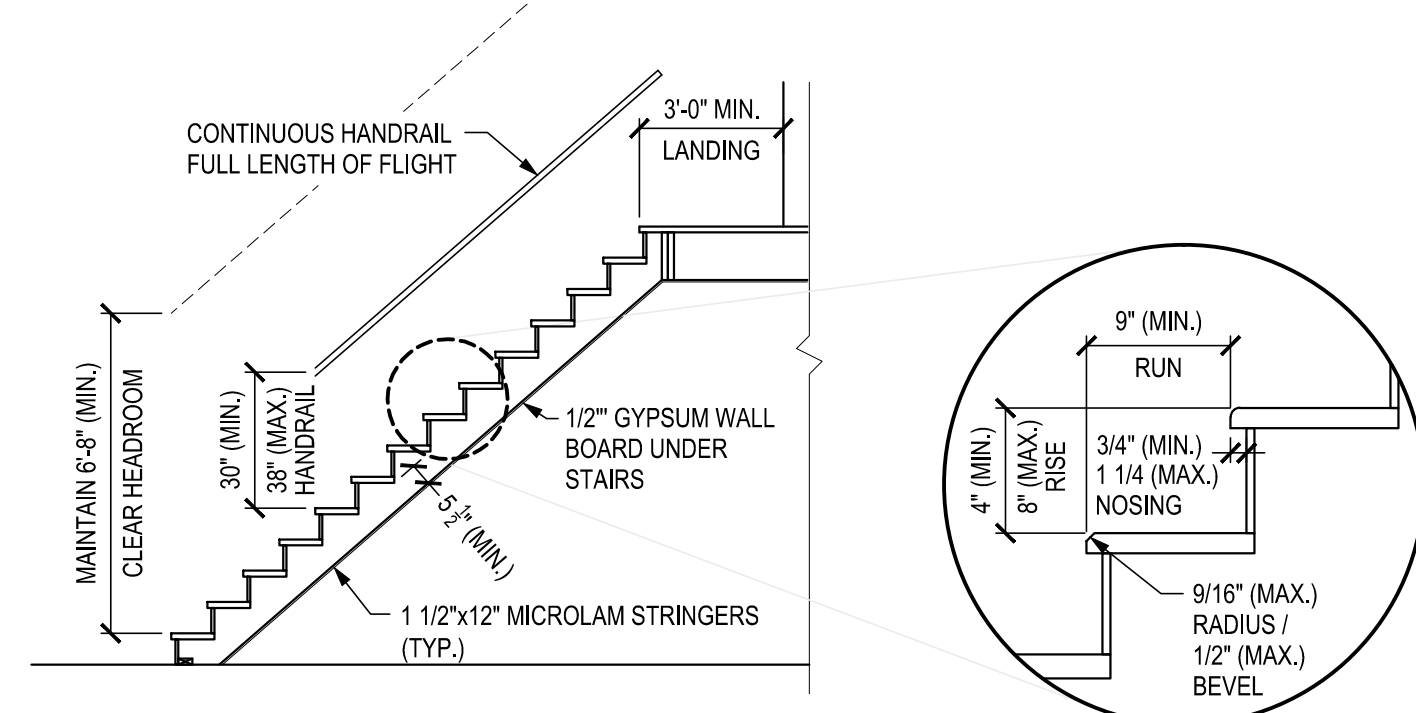




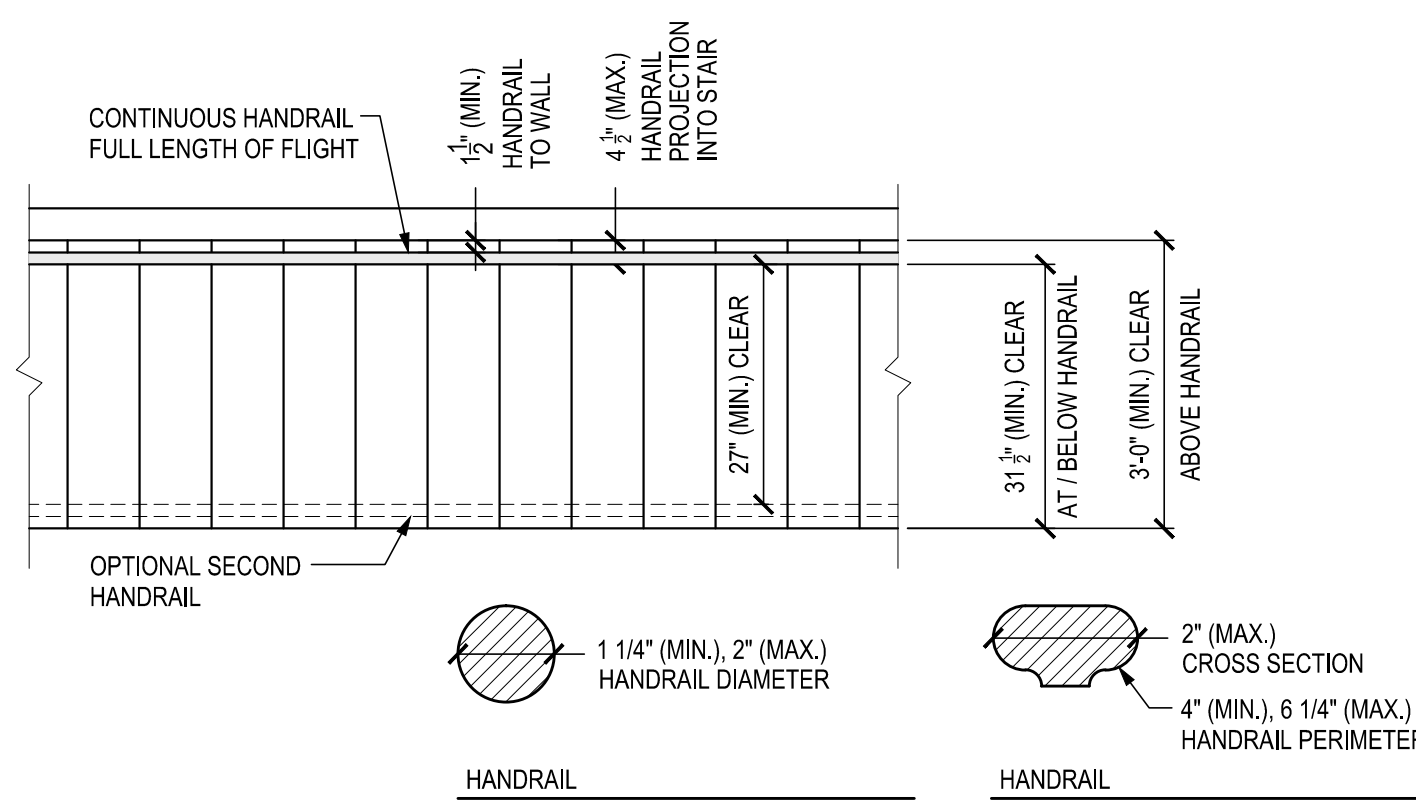
**B BUILDING SECTION**  
A3.1 SCALE: 1/4" = 1'-0"



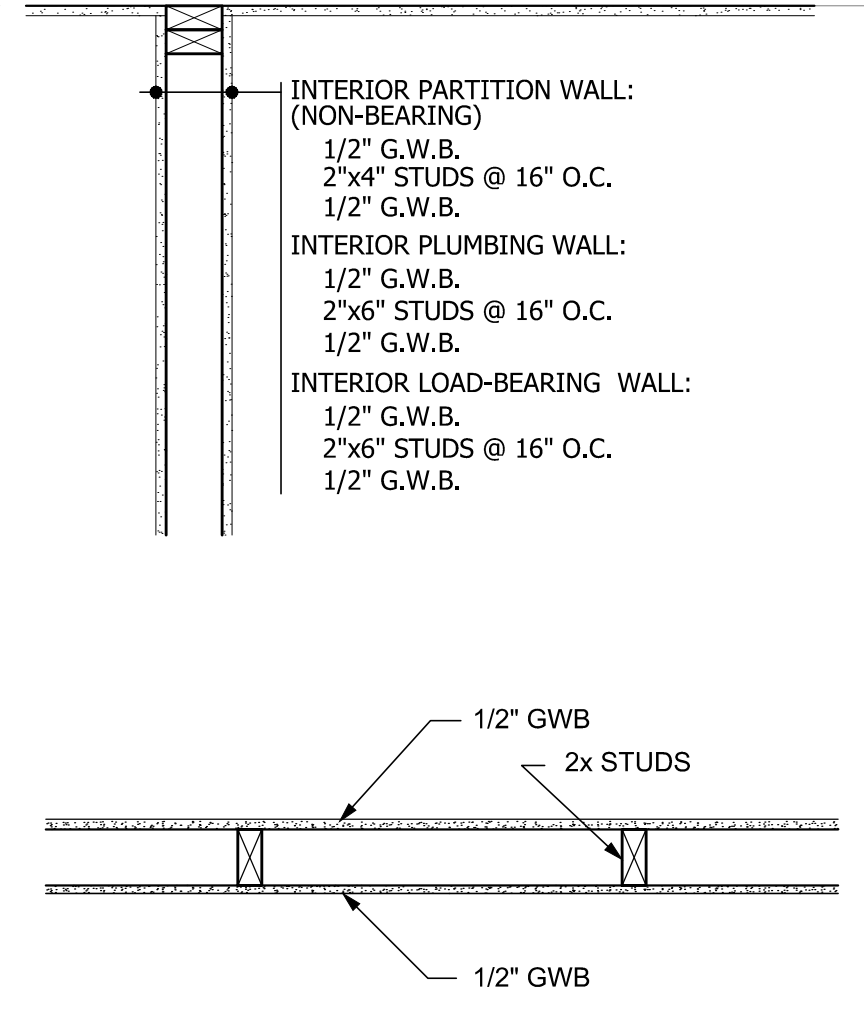
**3.1 TYPICAL GUARDRAIL ELEVATION**  
SCALE: 1/2" = 1'-0"



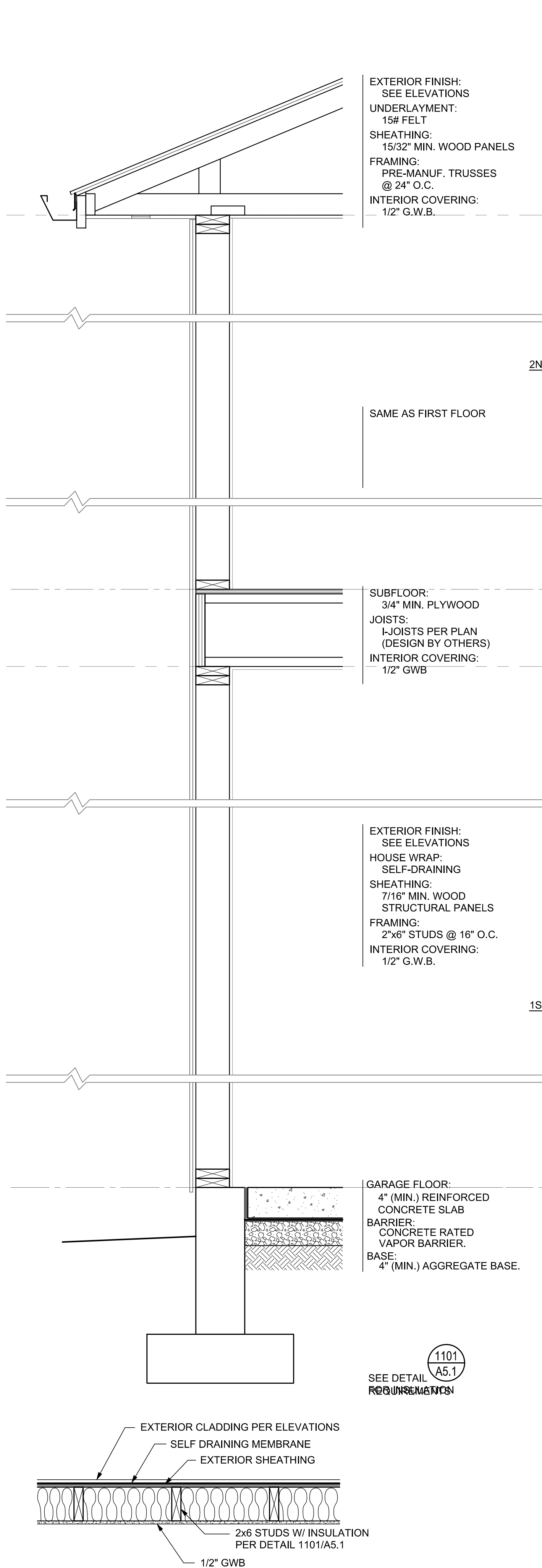
**1 TYPICAL STAIR SECTION**  
A3.1 SCALE: 1/4" = 1'-0"



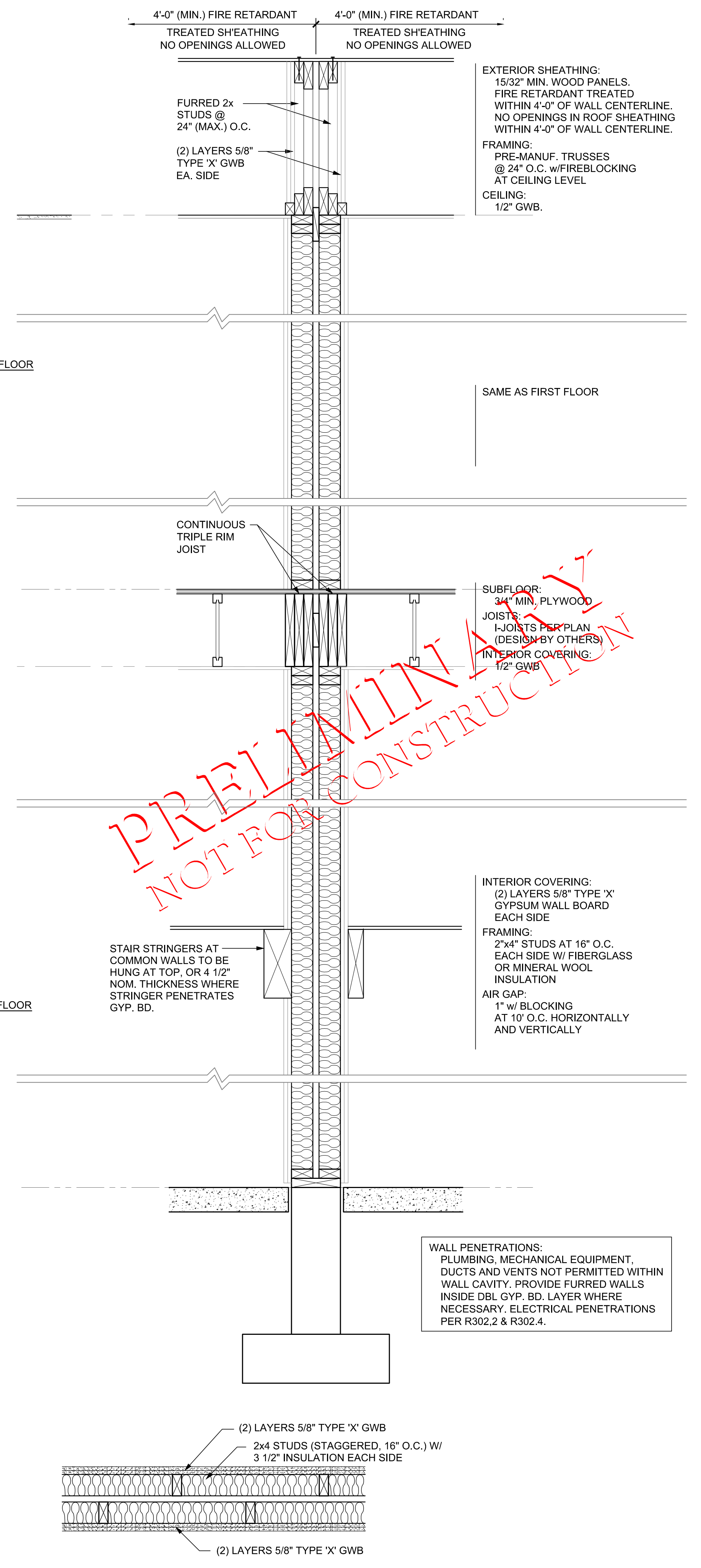
**2 TYPICAL HANDRAIL PLAN**  
A3.1 SCALE: 1/2" = 1'-0"



**3 TYPICAL INTERIOR WALL UNRATED**  
A4.1 SCALE: 1" = 1'-0"



**1 TYPICAL EXTERIOR WALL UNRATED**  
A4.1 SCALE: 1" = 1'-0"



**2 TYPICAL TOWNHOUSE SEPARATION WALL UNRATED**  
A4.1 SCALE: 1" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	DESCRIPTION

**PROJECT:**  
GEARY STREET  
BUILDING 1

**LOCATION:**  
2018 GEARY STREET  
ALBANY, OREGON 97321

**SHEET TITLE:**  
SECTIONS  
TYPICAL STAIR DETAILS

**CLIENT:**  
3LIFESTYLE HOLDINGS, LLC

**STABILITY ENGINEERING**  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2846, CORVALLIS, OR 97339  
TEL: (541) 223-5360 FAX: (541) 223-5278

JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN  
SHEET

**A4.1**

2 HR



**NOTES**

**GENERAL**

ALL WORK IS TO COMPLY WITH THE CURRENT EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE AND ANY ADDITIONAL REGULATIONS THAT APPLY.

VERIFY PLANS AND SITE CONDITIONS, AND NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

**ENGINEERING**

WHERE STRUCTURAL, GEOTECHNICAL OR OTHER ENGINEERING IS PROVIDED, RECONCILE PLANS WITH ENGINEERING REQUIREMENTS. IN THE EVENT OF DISCREPANCIES, ENGINEERING TAKES PRECEDENCE.

**EGRESS WINDOWS:**

EACH BEDROOM TO BE PROVIDED WITH 1 (MIN.) ESCAPE AND RESCUE OPENING. NET CLEAR OPENINGS TO BE 20" (MIN.) WIDTH BY 24" (MIN.) HEIGHT AND HAVE A NET CLEAR AREA OF 5.7 SQ. FT. (MIN.), OPENING SILL HEIGHT TO BE 44" (MAX.) ABOVE THE FLOOR, WHERE THE SILL IS WITHIN 44" OF EXTERIOR GRADE, THE NET CLEAR OPENING AREA MAY BE REDUCED TO 5.0 SQ. FT. (MIN.)

**GLASS IN HAZARDOUS LOCATIONS**

INSTALL TEMPERED/SAFETY GLASS: IN ALL SWINGING, SLIDING OR BI-FOLD DOORS, EXCEPT FOR GLAZED OPENINGS THROUGH WHICH A 3" DIA. SPHERE CANNOT PASS, IN ALL BATHTUB AND SHOWER ENCLOSURES; OTHER AREAS AS REQUIRED BY CODE (R308.4).

**DOORS**

ALL DOORS 6'-8" IN HEIGHT UNLESS SHOWN OTHERWISE.

**SMOKE ALARMS**

SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

SMOKE ALARMS TO BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WITHIN A DWELLING UNIT WILL ACTIVATE ALL OF THE ALARMS WITHIN THAT DWELLING UNIT.

**CARBON MONOXIDE ALARMS**

CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH BEDROOM OR WITHIN 15 FEET OF EACH BEDROOM DOOR.

**28-DAY CONCRETE STRENGTH:**

3000 psi, AIR ENTRAINED (5% - 7%) FOR: BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER / BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER / GARAGE FLOOR SLABS.

2500 psi FOR:

BASEMENT WALLS, FOUNDATIONS AND OTHER VERTICAL CONCRETE WORK NOT EXPOSED TO THE WEATHER / BASEMENT WALLS AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOOR SLABS).




**SOLAR READINESS**

N1107.4. SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES (102 MM BY 102 MM) WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24 INCHES (610 MM) HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM 3/4-INCH RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36 INCHES (914 MM), WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR."




**NOTE:**

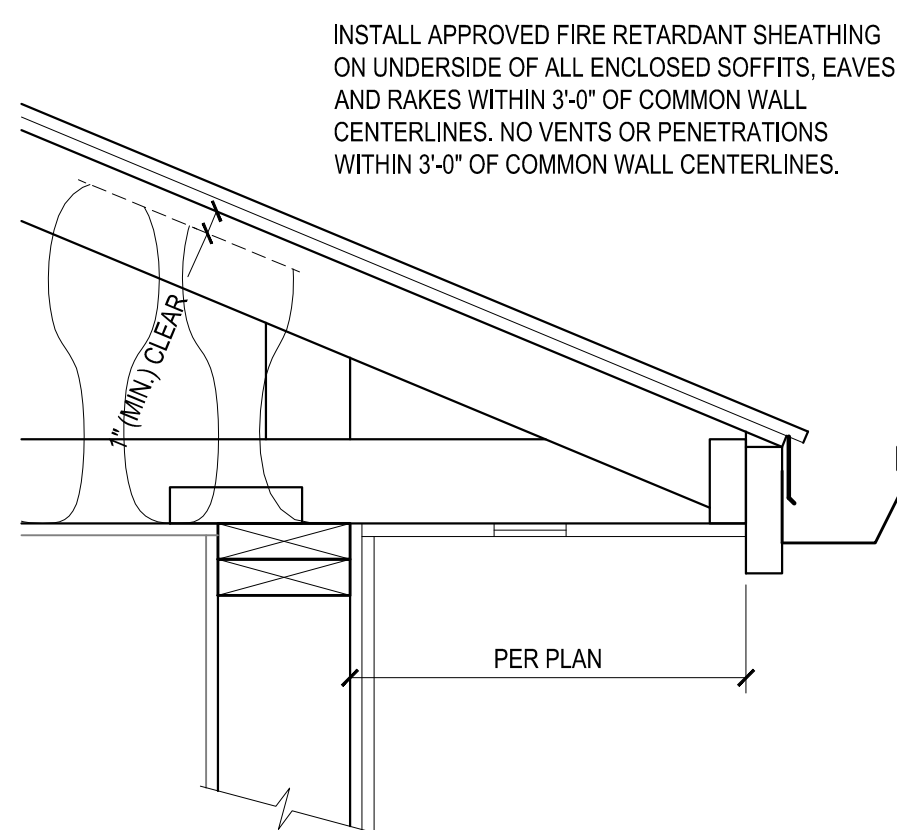
PROVIDE CONTINUOUS KING STUDS AT EACH WINDOW PER ORSC TABLE R602.7.5 (USE 24" SPACING)

**PLAN SYMBOLS**

-  FAN, VENT TO OUTDOORS
-  SMOKE ALARM
-  COMB. SMOKE & CARBON MONOXIDE ALARM

**DOORS & WINDOWS**

-  EGRESS WINDOW
-  OBSCURE WINDOW
-  TEMPERED WINDOW



**806 EAVE DETAIL**  
SCALE: NONE

**EAVE & VENTING NOTES:**

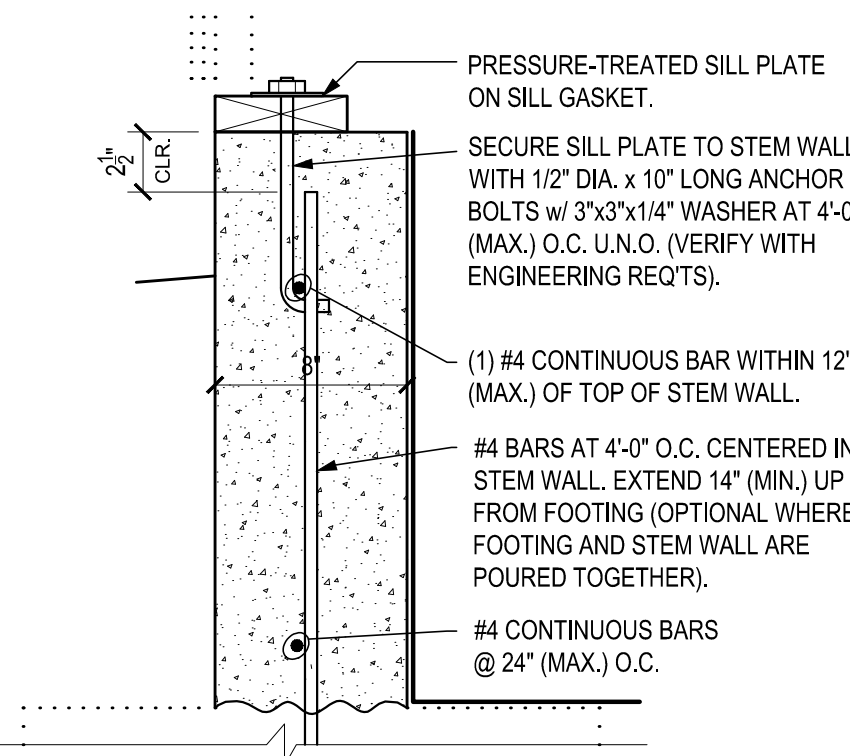
**VENTING AT EAVES:**  
PROVIDE SCREENED VENTING WITH CORROSION RESISTANT WIRE MESH WITH 1/8" (MIN.) TO 1/4" (MAX.) OPENINGS. MAINTAIN 1" (MIN.) CLEAR ABOVE INSULATION FOR AIR FLOW BY PROVIDING A BAFFLE OR OTHER APPROPRIATE MEANS.

**VENTING AT RIDGE:**  
PROVIDE 40% (MIN.) TO 50% (MAX.) OF TOTAL REQUIRED ATTIC VENTILATION IN UPPER PORTION OF ROOF LOCATED WITHIN THREE FEET OF THE RIDGE OR HIGH POINT OF THE SPACE. ALTERNATIVELY, INSTALL CLASS I OR II VAPOR BARRIER ON WARM-IN-WINTER SIDE OF THE CEILING.

**TRUSS TIES:**  
TRUSS TIES PER TRUSS MANUFACTURER UNLESS NOTED OTHERWISE.

**FLASHING:**  
LAP UNDERLAYMENT OVER END OF METAL EAVE FLASHING. LAP METAL EAVE FLASHING OVER GUTTER AND FASCIA.

**BLOCKING:**  
PROVIDE 2x BLOCKING BETWEEN TRUSSES OVER ALL SUPPORTS.



**404 CONTINUOUS EXTERIOR STEM WALL**  
SCALE: NONE

**FOUNDATION NOTES:**

**FINISHED GRADE AT EXTERIOR:**  
6" (MIN.) BELOW TOP OF STEM WALL AND UNTREATED WOOD. SLOPE AWAY FROM FOUNDATION WALLS TO FALL 6" (MIN.) IN THE FIRST 10'-0" UNLESS OTHERWISE APPROVED.

**HEIGHT:**  
SEE ENGR. FOR CONCRETE WALLS SUPPORTING MORE THAN 4'-0" OF UNBALANCED BACKFILL.

**GROUNDING ELECTRODE:**  
PROVIDE (1) UNCOATED #4 BAR EXTENDING 12" MIN. ABOVE PLATE LINE FOR GROUNDING ELECTRODE. LAP BAR IN FOOTING 12" (MIN.)

**SLEEVES:**  
PROVIDE SLEEVES AS REQ'D FOR CRAWL SPACE DRAINAGE AND UTILITY PENETRATIONS. VERIFY LOCATIONS AND SIZES WITH CONTRACTOR / SUBCONTRACTORS PRIOR TO POURING FOUNDATION.

**STRUCTURAL / GEOTECHNICAL ENGINEERING:**  
VERIFY DETAIL REQUIREMENTS WITH ANY STRUCTURAL AND/OR GEOTECHNICAL ENGINEERING. IN THE EVENT OF OMISSIONS OR DISCREPANCIES, ENGINEERING TAKES PRECEDENCE.

Prescriptive Envelope Requirements per ORSC Table 1101.1(1)		
Above Grade Walls with intermediate framing	U-0.059	R-21
Below Grade Walls	C-0.063	R-21
Continuous insulation		R-15
Flat Ceilings	U-0.021	R-49
Vaulted Ceilings	U-0.033	
vaulted area <= 50% of heated area		
Scissor truss + advanced framing		R-30
Rafters		R-30
vaulted area > 50% of heated area		
Scissor truss + advanced framing		R-38
Rafters		R-38
Underfloors	U-0.026	R-30
Slab Edge Perimeter	F-0.520	R-15
Exterior Windows	U-0.27	
Skylights	U-0.50	
Exterior Doors	U-0.20	
Exterior Doors with > 2.5 sq. ft. Glazing	U-0.40	

Additional Measure per ORSC Table 1101.1(2) Measure 2 - High Efficiency Water Heating System

Natural gas/propane water heater UEF 0.90 min.; OR  
Electric heat pump water heater COP 2.0 min.; OR  
Natural gas/propane tankless heater UEF 0.80 min. Install Drain Water Heat Recovery on minimum of one shower or tub/shower.

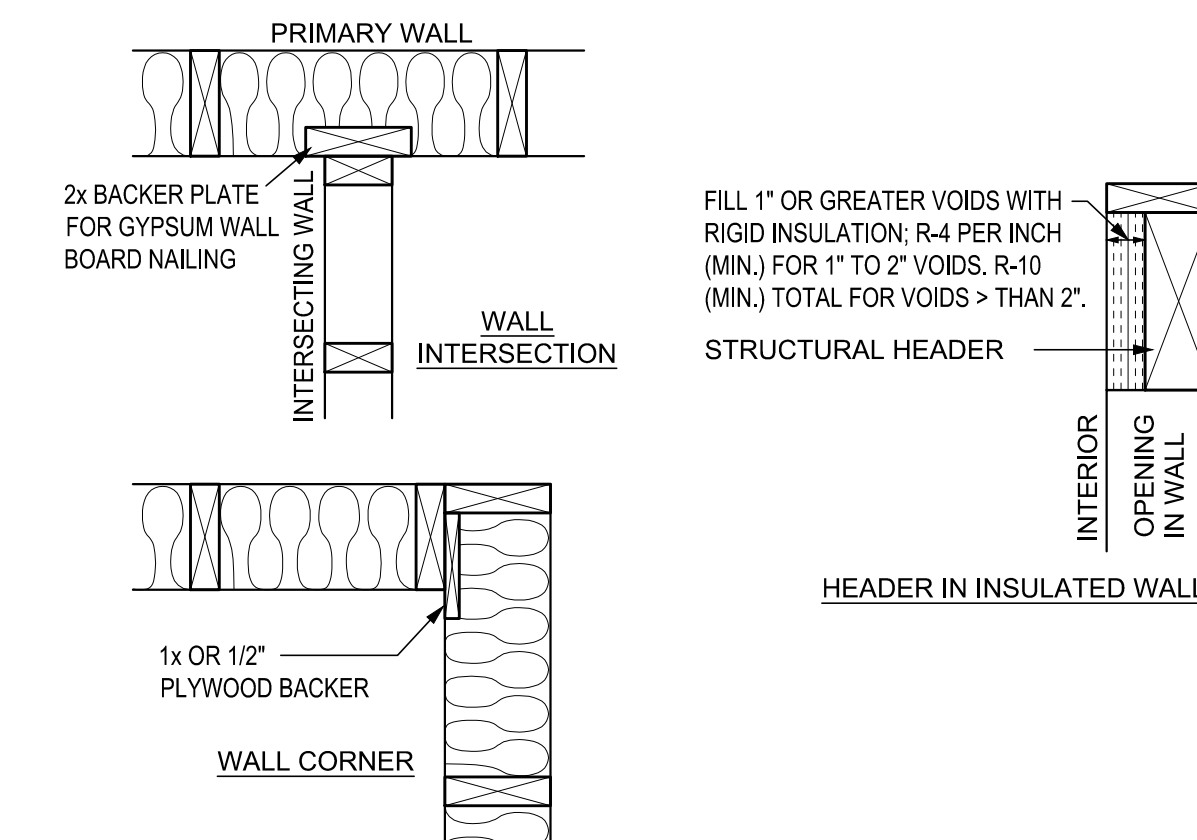
**HVAC:**  
ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES TO BE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE EXCEPT WHERE ALLOWED PER N1105.3.

**BUILDING ENVELOPE:**  
SEAL ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE AGAINST AIR INFILTRATION INCLUDING JOINTS AT EXTERIOR DOORS AND WINDOWS.

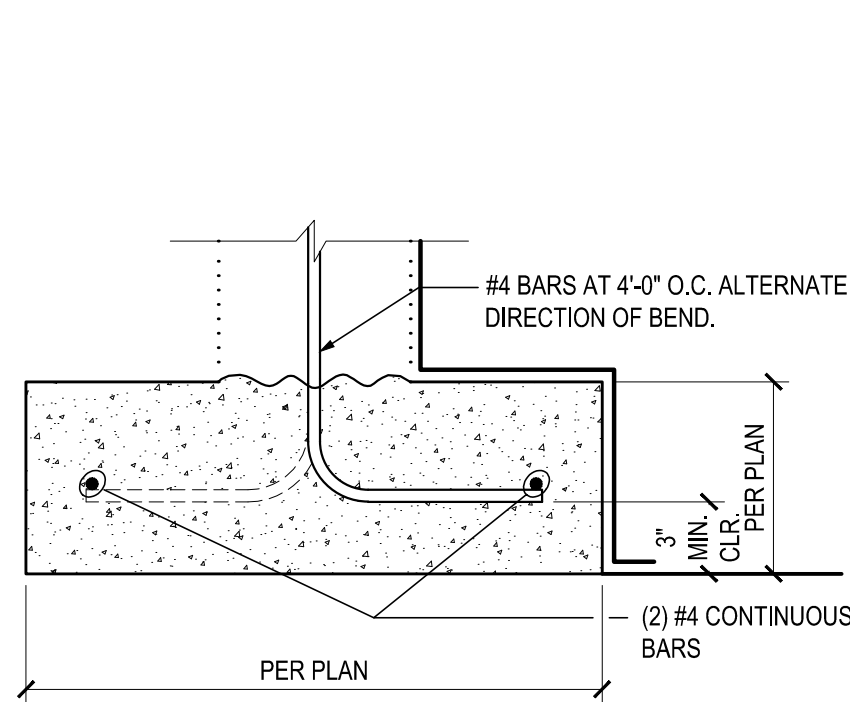
**FRAMING:**  
USE INTERMEDIATE FRAMING AT ALL EXTERIOR WALLS PER N1104.5.2.

**LIGHTING:**  
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES TO CONTAIN HIGH-EFFICACY LAMPS WITH EXCEPTION FOR (2) INTERIOR AND (2) EXTERIOR FIXTURES CONTROLLED BY AUTOMATIC CONTROL.

**1101 ENERGY EFFICIENCY COMPLIANCE**  
SCALE: 1 1/2" = 1'-0"



**104.5.2 INTERMEDIATE FRAMING DETAILS**  
SCALE: 1 1/2" = 1'-0"



**403 CONTINUOUS FOOTING AT BUILDING EXTERIOR**  
SCALE: NONE

**SLAB EDGE INSULATION NOTES:**

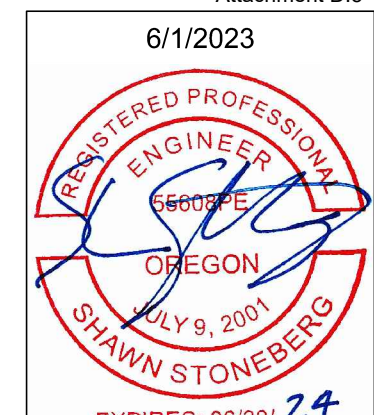
**SCOPE:**  
APPLIES WHERE SLAB IS WITHIN 24 INCHES OF THE FINAL ELEVATION OF THE NEAREST EXTERIOR GRADE. SLAB EDGE INSULATION NOT REQUIRED WHERE SLAB EDGE IS GREATER THAN 24 INCHES BELOW GRADE. SEE INSULATION REQUIREMENTS FOR BELOW GRADE WALLS.

**STEM WALL SLAB (INSULATED ON EXTERIOR):**  
INSULATION TO EXTEND DOWNWARD FROM TOP OF SLAB 24 INCHES (MIN.) OR DOWNWARD TO 12 INCHES (MIN.) BELOW EXISTING GRADE, THEN HORIZONTALLY FOR 24 INCHES (MIN.) COMBINED TOTAL LENGTH. BEVEL AND AND FLASH FOR DRAINAGE @ TOP. PROVIDE INSULATION PROTECTION PER CODE.

**STEM WALL SLAB (INSULATED ON INTERIOR):**  
INSULATION TO EXTEND DOWNWARD FROM TOP OF SLAB 24 INCHES (MIN.) OR DOWNWARD TO BOTTOM OF SLAB THEN HORIZONTALLY UNDER SLAB FOR 24 INCHES (MIN.) COMBINED TOTAL LENGTH. OPTIONAL 45 DEG. BEVEL @ TOP.

**MONOLITHIC SLAB:**  
INSULATION TO EXTEND TO BOTTOM OF THICKENED EDGE.

**405 FOUNDATION DRAINAGE**  
SCALE: 1 1/2" = 1'-0"



REVISONS No.	DATE	DESCRIPTION

**PROJECT:**  
**GEARY STREET BUILDING 1**

**LOCATION:**  
**2018 GEARY STREET ALBANY, OREGON 97321**

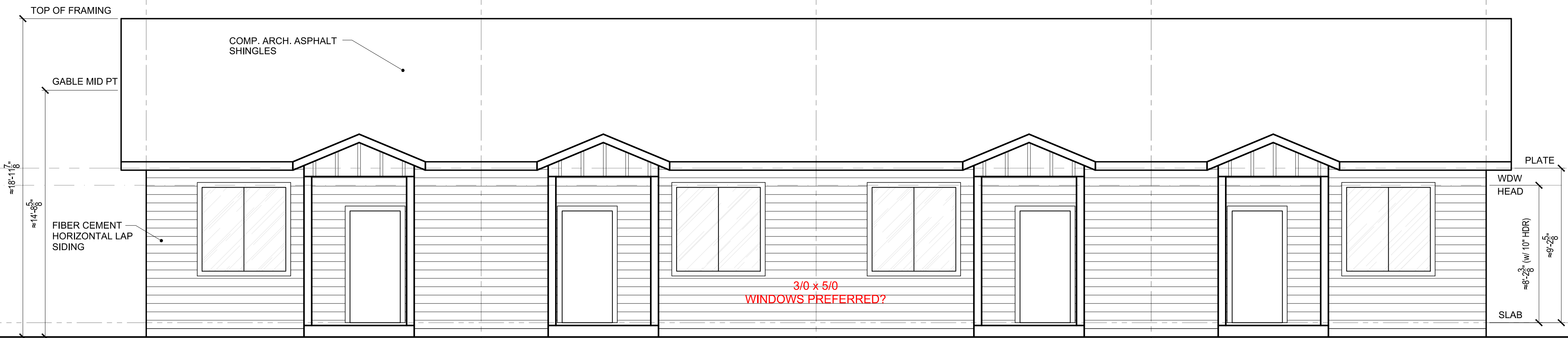
**SHEET TITLE:**  
**TYPICAL DETAILS**

**CLIENT:**  
**3LIFESTYLE HOLDINGS, LLC**

**STABILITY ENGINEERING**  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2646, CORVALLIS, OR 97339  
TEL: (541)223-5380 FAX: (541)223-5278

JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN

SHEET  
**A5.1**



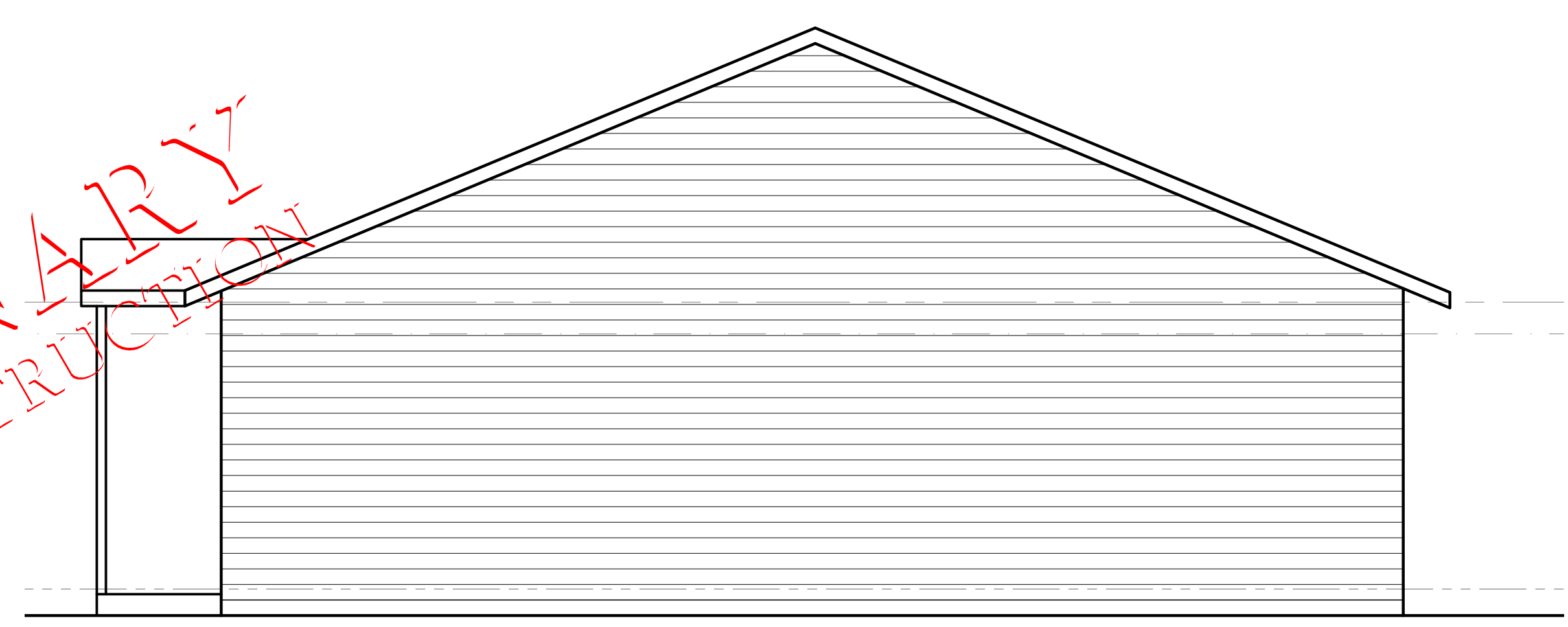
1 FRONT ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



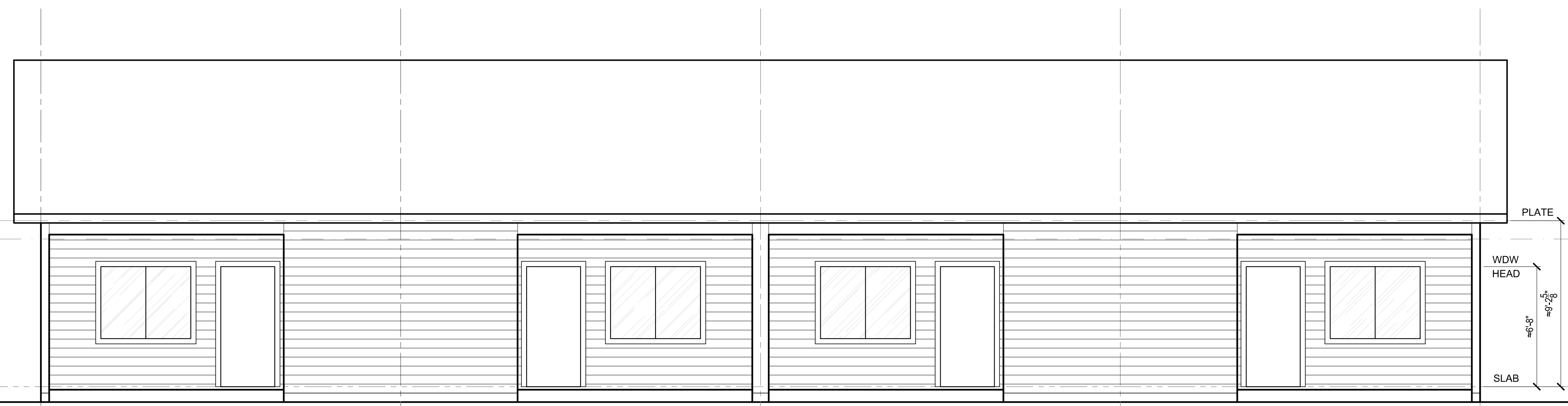
2 LEFT ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

SHEET INDEX

A1.1	SHEET INDEX, BUILDING ELEVATIONS
A2.0	FOUNDATION PLAN
A2.1	FLOOR PLAN
A2.2	ROOF PLAN
A3.1	SECTIONS
A5.1	GENERAL NOTES, TYPICAL DETAILS
A6.1	ACCESSIBILITY DETAILS



3 RIGHT ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

REVISIONS	NO.	DATE	DESCRIPTION

PROJECT:  
**GEARY STREET BUILDING 2**  
LOCATION:  
2018 GEARY STREET  
ALBANY, OREGON 97321

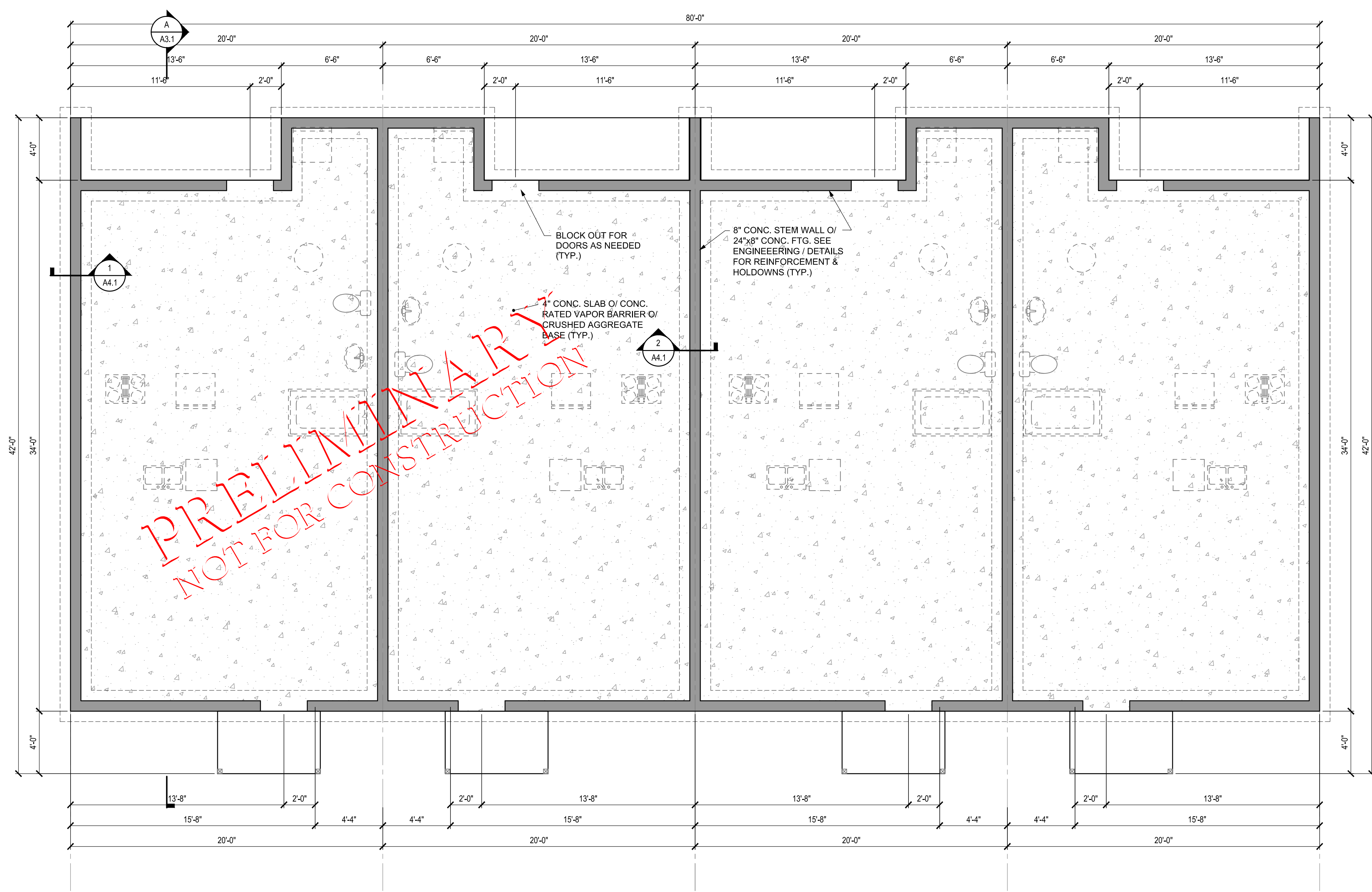
SHEET TITLE:  
**BUILDING ELEVATIONS**  
CLIENT:  
**3LIFESTYLE HOLDINGS, LLC**



JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN  
SHEET

**A1.1**





PRELIMINARY  
 NOT FOR CONSTRUCTION

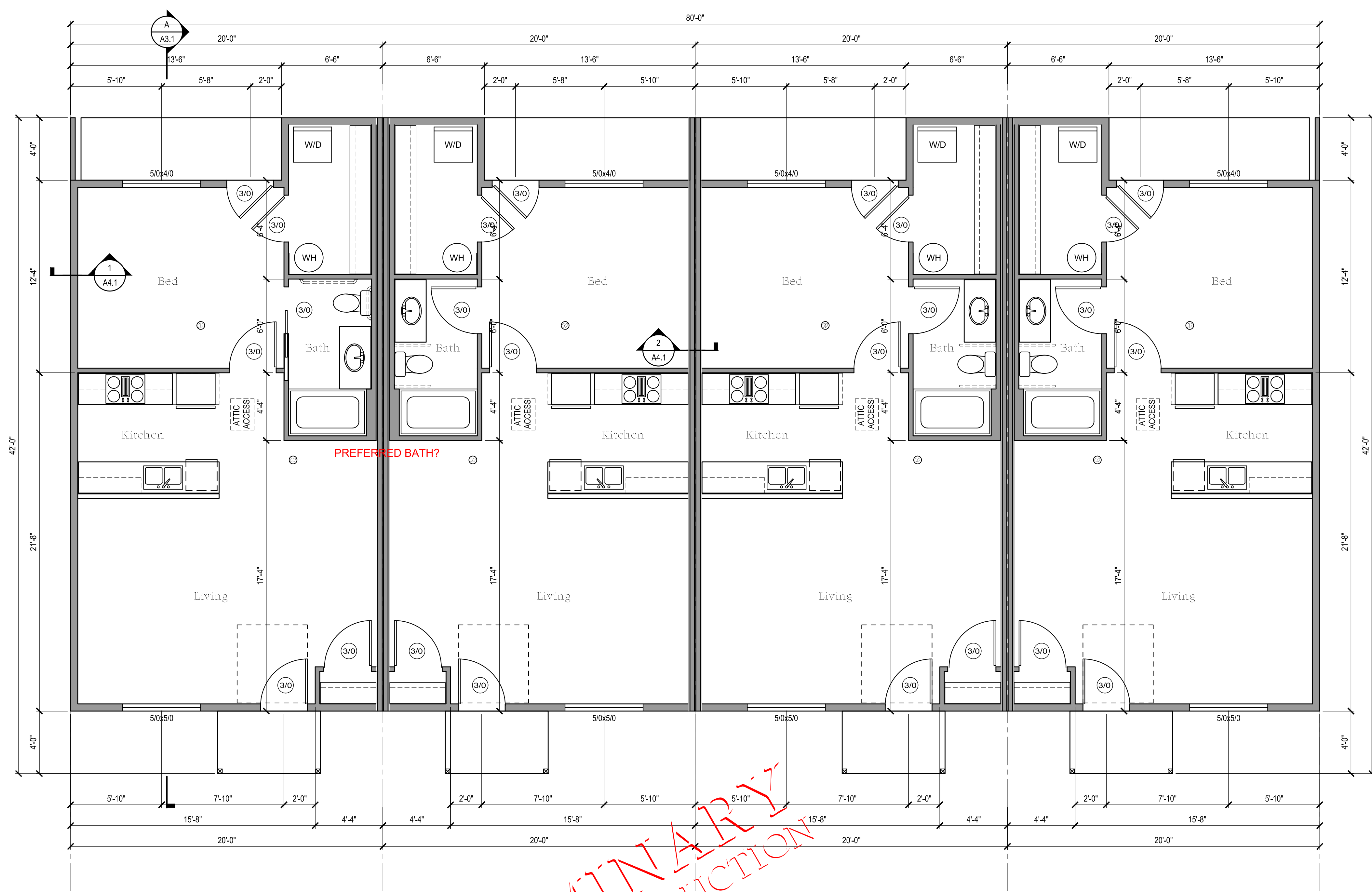
REVISIONS	DESCRIPTION
No. DATE	

PROJECT:  
**GEARY STREET BUILDING 2**  
 LOCATION:  
 2018 GEARY STREET  
 ALBANY, OREGON 97321

SHEET TITLE:  
**FOUNDATION PLAN**  
 CLIENT:  
**3LIFESTYLE HOLDINGS, LLC**

STABILITY ENGINEERING  
 777 NE SECOND STREET, SUITE 200  
 P.O. BOX 2646, CORVALLIS, OR 97339  
 TEL: (541)223-5380 FAX: (541)223-5278

JOB NO. -  
 DATE: 6/1/2023  
 DRAWN: CCS  
 SCALE: AS SHOWN  
 SHEET



80 SQ FT PRIVATE SPACE, MIN 6 FT IN ANY DIRECTION,  
REQ'D PER T8.220-1 & 8.220(3), FENCED AREA BEHIND UNITS?  
SHALL BE DESIGNATED ON SITE PLAN

ANY PORTION OF BUILDING 'REGULATED FACADE'  
PER 8.255 - FACADE DESIGN, ARTICULATION, WINDOWS?  
IF SO, JUST THE PART FACING THE 'FLAGPOLE'?  
OR EVERYTHING NOT BEHIND BUILDING 1?

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

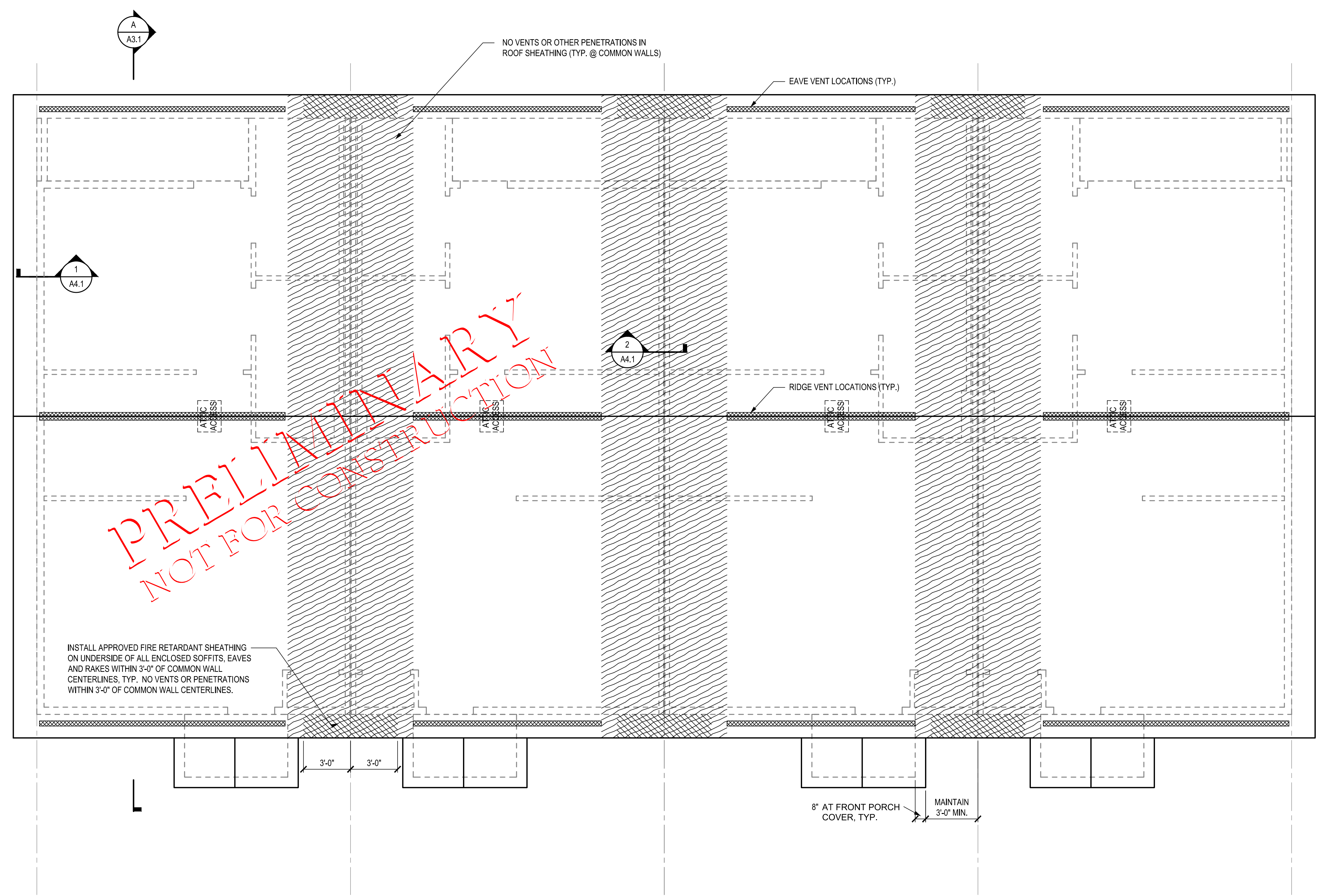
REVISIONS	DESCRIPTION
No.	DATE

PROJECT: **GEARY STREET BUILDING 2**  
LOCATION: **2018 GEARY STREET ALBANY, OREGON 97321**

SHEET TITLE: **FLOOR PLAN**  
CLIENT: **3LIFESTYLE HOLDINGS, LLC**



JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN  
SHEET



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

INSTALL APPROVED FIRE RETARDANT SHEATHING ON UNDERSIDE OF ALL ENCLOSED SOFFITS, EAVES AND RAKES WITHIN 3'-0" OF COMMON WALL CENTERLINES, TYP. NO VENTS OR PENETRATIONS WITHIN 3'-0" OF COMMON WALL CENTERLINES.

8" AT FRONT PORCH COVER, TYP. MAINTAIN 3'-0" MIN.

REVISIONS No.	DATE	DESCRIPTION

PROJECT: **GEARY STREET BUILDING 2**  
 LOCATION: **2018 GEARY STREET ALBANY, OREGON 97321**

SHEET TITLE: **ROOF PLAN**  
 CLIENT: **3LIFESTYLE HOLDINGS, LLC**

STABILITY ENGINEERING  
 777 NE SECOND STREET, SUITE 200  
 P.O. BOX 2646, CORVALLIS, OR 97339  
 TEL: (541)223-5380 FAX: (541)223-5278

JOB NO. -  
 DATE: 6/1/2023  
 DRAWN: CCS  
 SCALE: AS SHOWN  
 SHEET

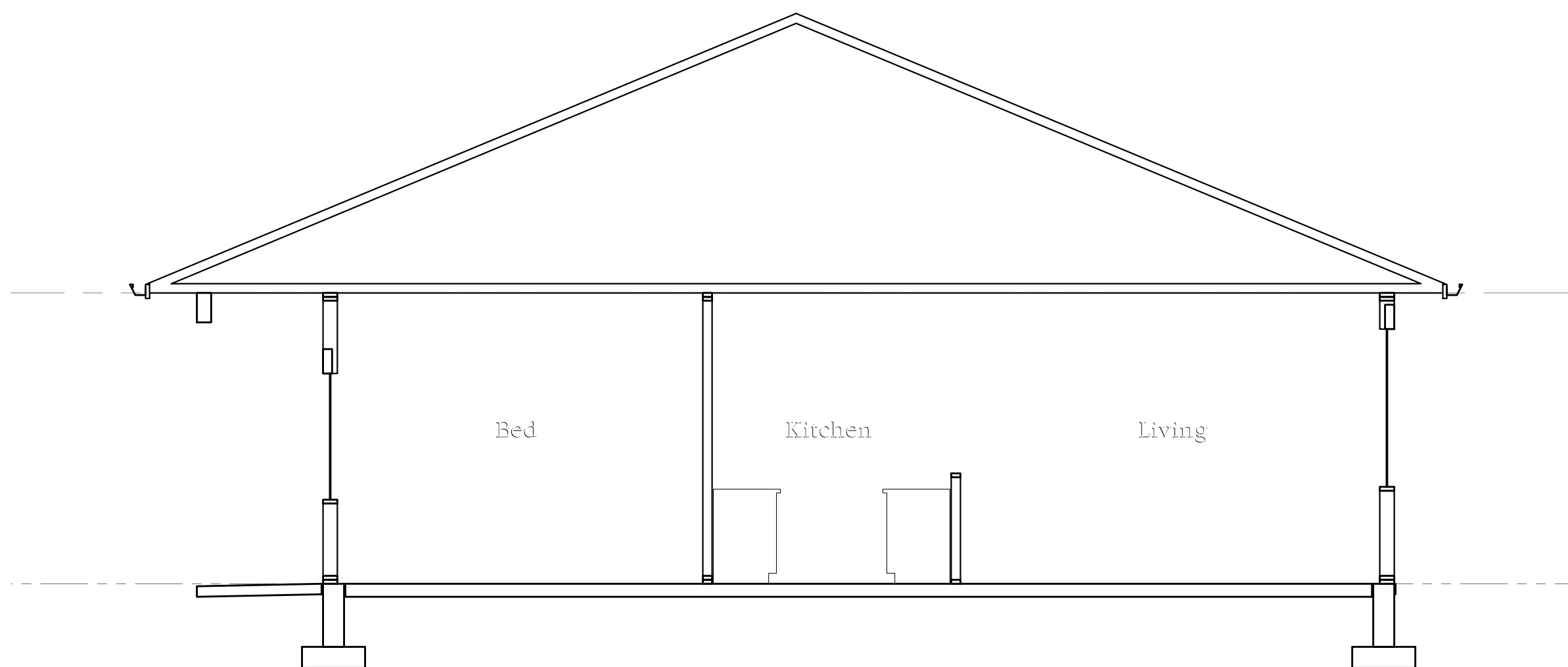
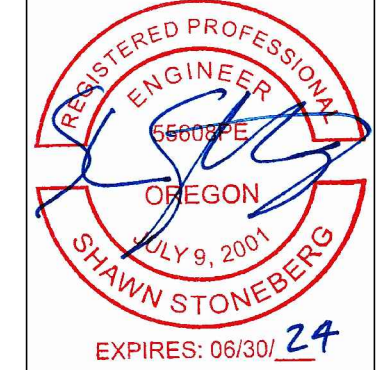
**A2.2**

1 Roof Plan  
A2.2 SCALE: 1/4" = 1'-0"

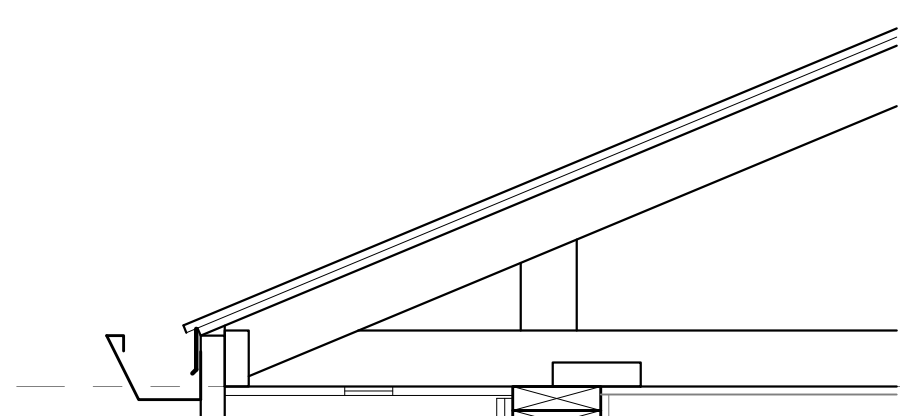
MIN. ATTIC VENTING REQ'D @ 1/150	680 sq. in.	ROOF PITCH	5 : 12
CEILING AREA (INTERIOR UNIT)	708 sq. ft.	OVERHANGS	1' - 6"
CEILING AREA (END UNIT)	705 sq. ft.		

UNLESS NOTED OTHERWISE:

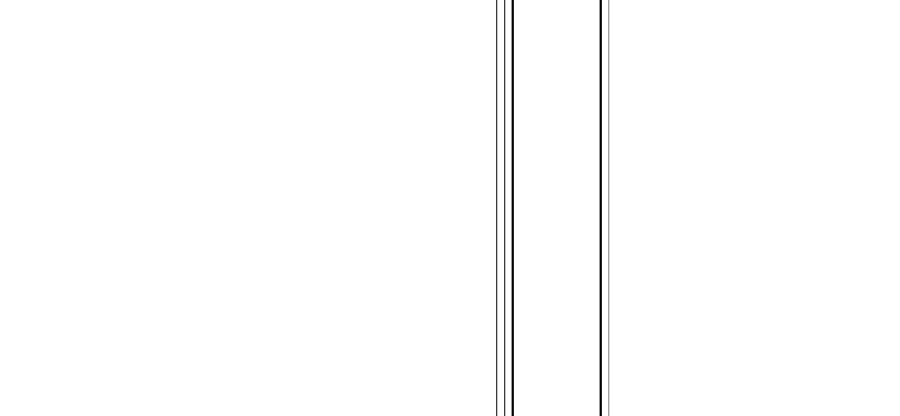




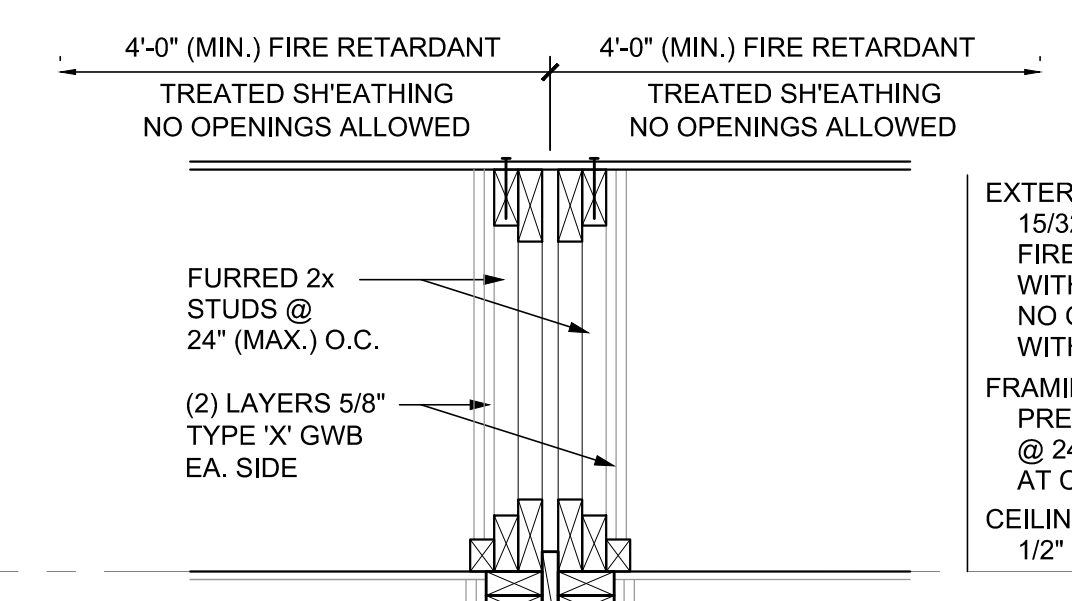
**B**  
A3.1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



EXTERIOR FINISH:  
SEE ELEVATIONS  
UNDERLAYMENT:  
15# FELT  
SHEATHING:  
15/32" MIN. WOOD PANELS  
FRAMING:  
PRE-MANUF. TRUSSES  
@ 24" O.C.  
INTERIOR COVERING:  
1/2" G.W.B.



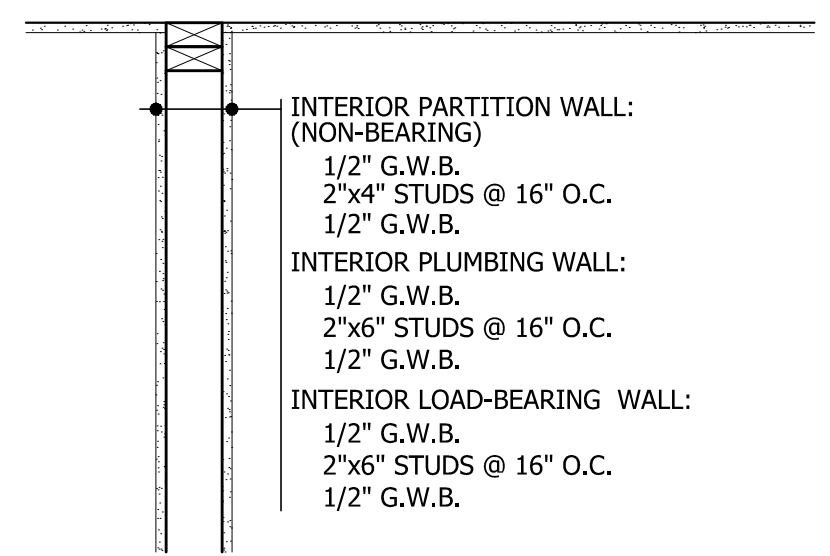
EXTERIOR FINISH:  
SEE ELEVATIONS  
HOUSE WRAP:  
SELF-DRAINING  
SHEATHING:  
7/16" MIN. WOOD  
STRUCTURAL PANELS  
FRAMING:  
2"x6" STUDS @ 16" O.C.  
INTERIOR COVERING:  
1/2" G.W.B.



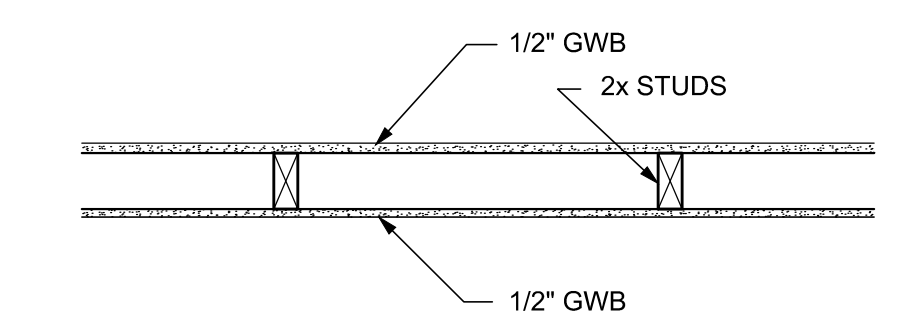
4'-0" (MIN.) FIRE RETARDANT  
TREATED SHEATHING  
NO OPENINGS ALLOWED  
FURRED 2x  
STUDS @  
24" (MAX.) O.C.  
(2) LAYERS 5/8"  
TYPE 'X' GWB  
EA. SIDE

EXTERIOR SHEATHING:  
15/32" MIN. WOOD PANELS,  
FIRE RETARDANT TREATED  
WITHIN 4'-0" OF WALL CENTERLINE.  
NO OPENINGS IN ROOF SHEATHING  
WITHIN 4'-0" OF WALL CENTERLINE.  
FRAMING:  
PRE-MANUF. TRUSSES  
@ 24" O.C. w/FIREBLOCKING  
AT CEILING LEVEL  
CEILING:  
1/2" GWB.

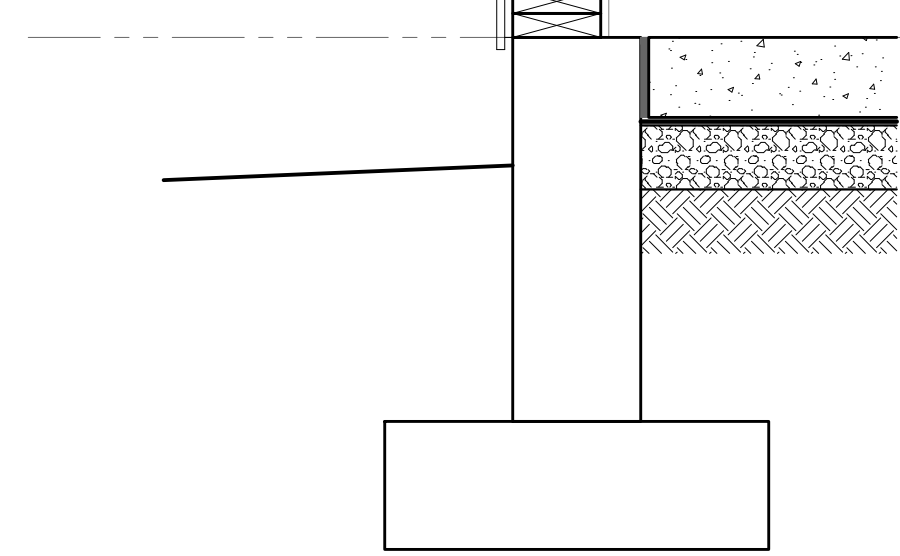
**PRELIMINARY  
NOT FOR CONSTRUCTION**



INTERIOR PARTITION WALL:  
(NON-BEARING)  
1/2" G.W.B.  
2"x4" STUDS @ 16" O.C.  
1/2" G.W.B.  
INTERIOR PLUMBING WALL:  
1/2" G.W.B.  
2"x6" STUDS @ 16" O.C.  
1/2" G.W.B.  
INTERIOR LOAD-BEARING WALL:  
1/2" G.W.B.  
2"x6" STUDS @ 16" O.C.  
1/2" G.W.B.

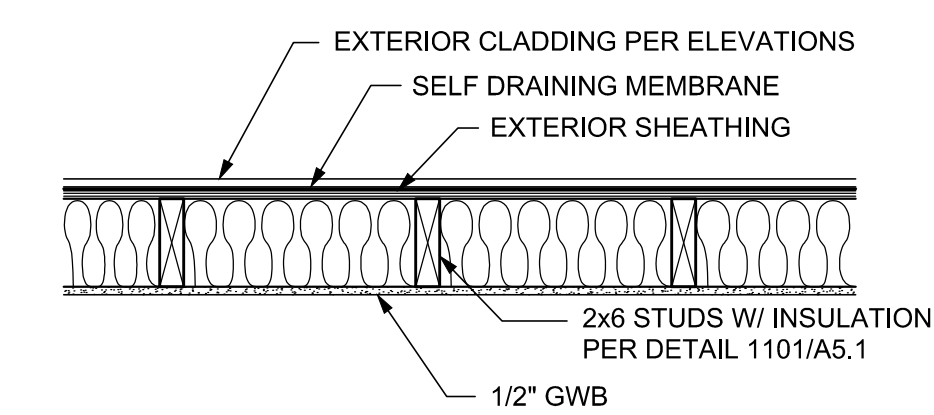


**3**  
A4.1 TYPICAL INTERIOR WALL UNRATED  
SCALE: 1" = 1'-0"

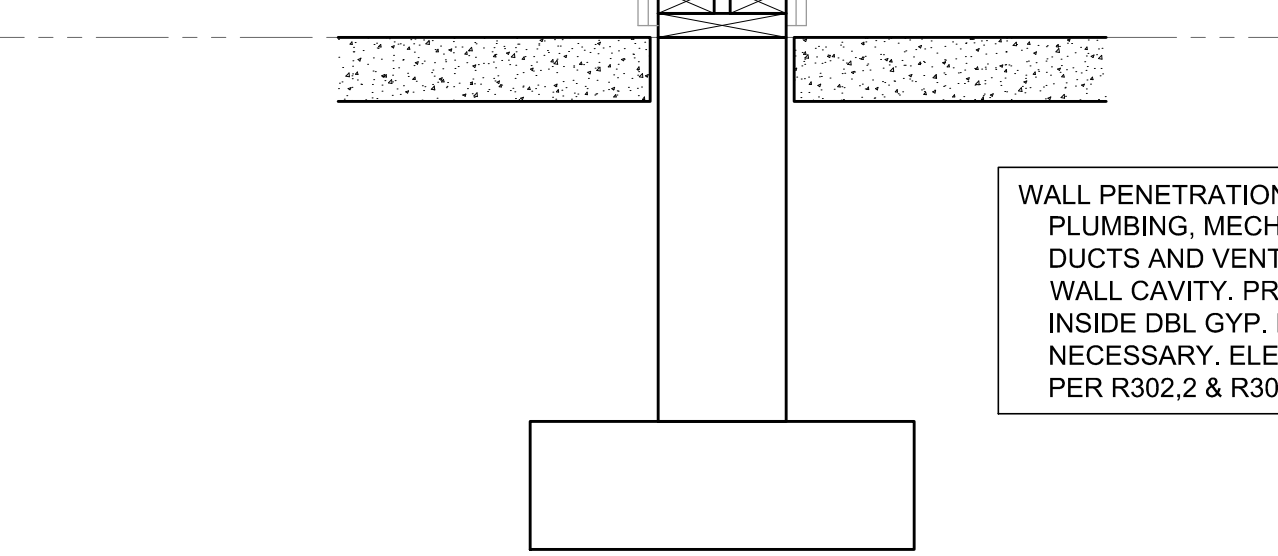


GARAGE FLOOR:  
4" (MIN.) REINFORCED  
CONCRETE SLAB  
BARRIER:  
CONCRETE RATED  
VAPOR BARRIER.  
BASE:  
4" (MIN.) AGGREGATE BASE.

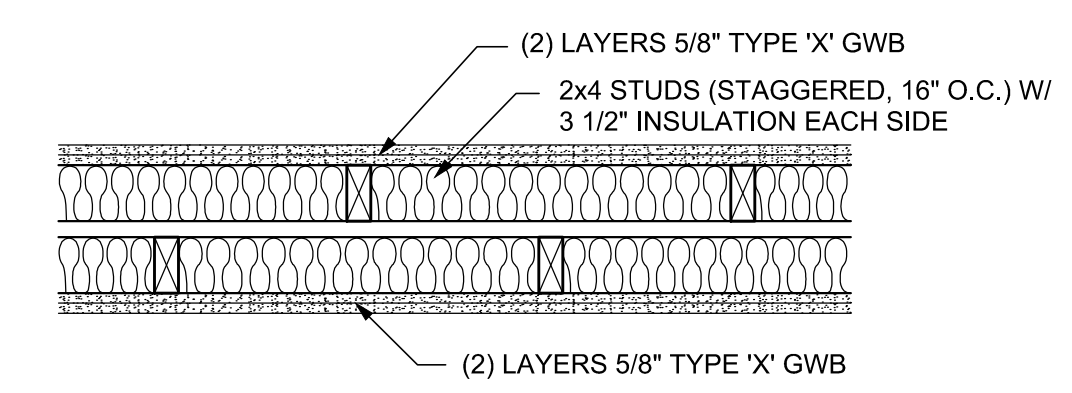
SEE DETAIL  
**1101**  
A5.1  
REQUIREMENTS



**1**  
A4.1 TYPICAL EXTERIOR WALL UNRATED  
SCALE: 1" = 1'-0"



WALL PENETRATIONS:  
PLUMBING, MECHANICAL EQUIPMENT,  
DUCTS AND VENTS NOT PERMITTED WITHIN  
WALL CAVITY. PROVIDE FURRED WALLS  
INSIDE DBL GYP. BD. LAYER WHERE  
NECESSARY. ELECTRICAL PENETRATIONS  
PER R302.2 & R302.4.



**2**  
A4.1 TYPICAL TOWNHOUSE SEPARATION WALL 2 HR  
SCALE: 1" = 1'-0"

REVISIONS	DESCRIPTION
No.	DATE

PROJECT:  
**GEARY STREET  
BUILDING 2**  
LOCATION:  
2018 GEARY STREET  
ALBANY, OREGON 97321

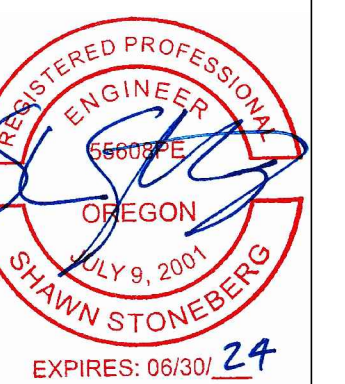
SHEET TITLE:  
**SECTIONS  
TYPICAL STAIR DETAILS**  
CLIENT:  
**3LIFESTYLE HOLDINGS, LLC**

STABILITY  
ENGINEERING  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2646, CORVALLIS, OR 97339  
TEL: (541)223-5380 FAX: (541)223-5278

JOB NO. -  
DATE: 6/1/2023  
DRAWN: CCS  
SCALE: AS SHOWN

SHEET  
**A4.1**





REVISONS No.	DATE	DESCRIPTION

**NOTES**

**GENERAL**

ALL WORK IS TO COMPLY WITH THE CURRENT EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE AND ANY ADDITIONAL REGULATIONS THAT APPLY.

VERIFY PLANS AND SITE CONDITIONS, AND NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

**ENGINEERING**

WHERE STRUCTURAL, GEOTECHNICAL OR OTHER ENGINEERING IS PROVIDED, RECONCILE PLANS WITH ENGINEERING REQUIREMENTS. IN THE EVENT OF DISCREPANCIES, ENGINEERING TAKES PRECEDENCE.

**EGRESS WINDOWS:**

EACH BEDROOM TO BE PROVIDED WITH 1 (MIN.) ESCAPE AND RESCUE OPENING. NET CLEAR OPENINGS TO BE 20" (MIN.) WIDTH BY 24" (MIN.) HEIGHT AND HAVE A NET CLEAR AREA OF 5.7 SQ. FT. (MIN.). OPENING SILL HEIGHT TO BE 44" (MAX.) ABOVE THE FLOOR. WHERE THE SILL IS WITHIN 44" OF EXTERIOR GRADE, THE NET CLEAR OPENING AREA MAY BE REDUCED TO 5.0 SQ. FT. (MIN.).

**GLASS IN HAZARDOUS LOCATIONS**

INSTALL TEMPERED/SAFETY GLASS: IN ALL SWINGING, SLIDING OR BI-FOLD DOORS, EXCEPT FOR GLAZED OPENINGS THROUGH WHICH A 3" DIA. SPHERE CANNOT PASS. IN ALL BATHUB AND SHOWER ENCLOSURES; OTHER AREAS AS REQUIRED BY CODE (R308.4).

**DOORS**

ALL DOORS 6'-8" IN HEIGHT UNLESS SHOWN OTHERWISE.

**SMOKE ALARMS**

SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

SMOKE ALARMS TO BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WITHIN A DWELLING UNIT WILL ACTIVATE ALL OF THE ALARMS WITHIN THAT DWELLING UNIT.

**CARBON MONOXIDE ALARMS**

CARBON MONOXIDE ALARMS TO BE INSTALLED IN EACH BEDROOM OR WITHIN 15 FEET OF EACH BEDROOM DOOR.

**28-DAY CONCRETE STRENGTH:**

3000 psi, AIR ENTRAINED (5% - 7%) FOR: BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER / BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER / GARAGE FLOOR SLABS.

2500 psi FOR:

BASEMENT WALLS, FOUNDATIONS AND OTHER VERTICAL CONCRETE WORK NOT EXPOSED TO THE WEATHER / BASEMENT WALLS AND INTERIOR SLABS ON GRADE (EXCEPT GARAGE FLOOR SLABS).

**SOLAR READINESS**

N1107.4. SOLAR INTERCONNECTION PATHWAY. A SQUARE METAL JUNCTION BOX NOT LESS THAN 4 INCHES BY 4 INCHES (102 MM BY 102 MM) WITH A METAL BOX COVER SHALL BE PROVIDED WITHIN 24 INCHES (610 MM) HORIZONTALLY OR VERTICALLY OF THE MAIN ELECTRICAL PANEL. A MINIMUM 3/4-INCH RIGID METAL RACEWAY SHALL EXTEND FROM THE JUNCTION BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE LOCATION IN THE ATTIC WITH A VERTICAL CLEARANCE OF NOT LESS THAN 36 INCHES (914 MM), WHERE THE RACEWAY TERMINATES IN THE ATTIC, THE TERMINATION SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) ABOVE THE INSULATION. THE END OF THE RACEWAY SHALL BE MARKED AS "RESERVED FOR SOLAR."

**NOTE:**

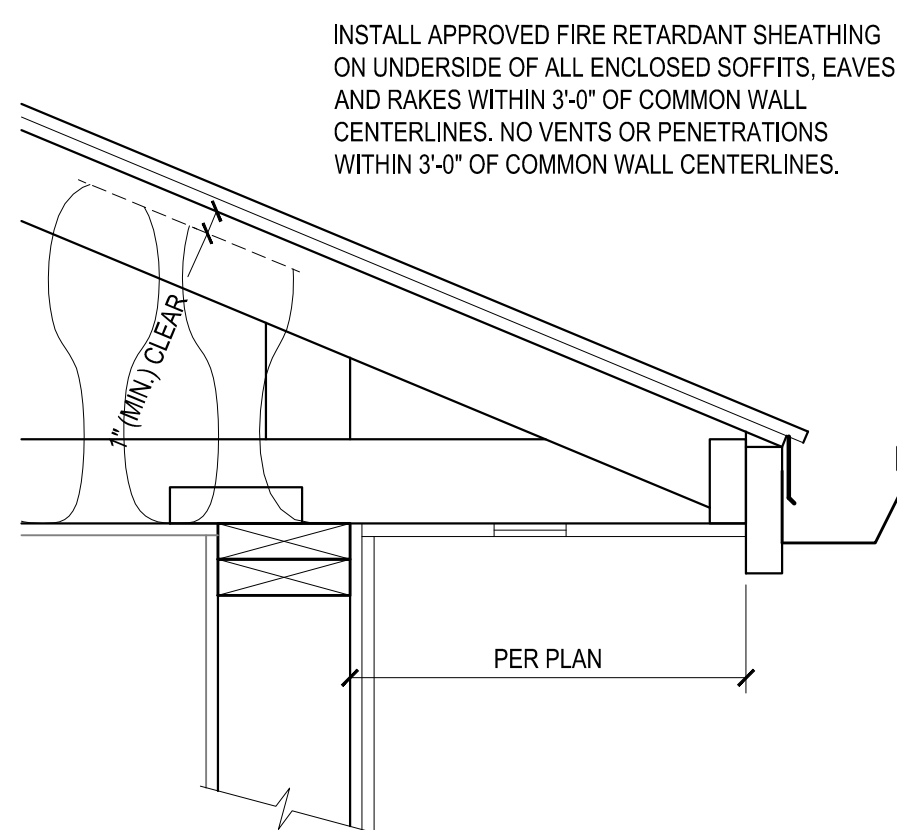
PROVIDE CONTINUOUS KING STUDS AT EACH WINDOW PER ORSC TABLE R602.7.5 (USE 24" SPACING)

**PLAN SYMBOLS**

- FAN, VENT TO OUTDOORS
- SMOKE ALARM
- COMB. SMOKE & CARBON MONOXIDE ALARM

**DOORS & WINDOWS**

- EGRESS WINDOW
- OBSCURE WINDOW
- TEMPERED WINDOW



**806 EAVE DETAIL**  
5.1 SCALE: NONE

**EAVE & VENTING NOTES:**

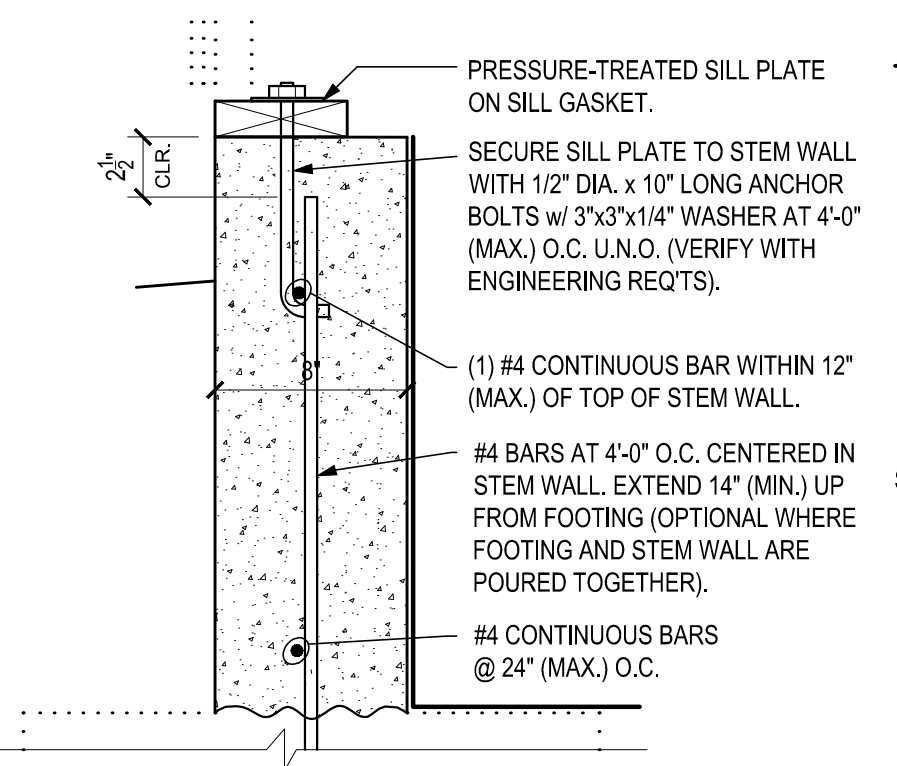
**VENTING AT EAVES:**  
PROVIDE SCREENED VENTING WITH CORROSION RESISTANT WIRE MESH WITH 1/8" (MIN.) TO 1/4" (MAX.) OPENINGS. MAINTAIN 1" (MIN.) CLEAR ABOVE INSULATION FOR AIR FLOW BY PROVIDING A BAFFLE OR OTHER APPROPRIATE MEANS.

**VENTING AT RIDGE:**  
PROVIDE 40% (MIN.) TO 50% (MAX.) OF TOTAL REQUIRED ATTIC VENTILATION IN UPPER PORTION OF ROOF LOCATED WITHIN THREE FEET OF THE RIDGE OR HIGH POINT OF THE SPACE. ALTERNATIVELY, INSTALL CLASS I OR II VAPOR BARRIER ON WARM-IN-WINTER SIDE OF THE CEILING.

**TRUSS TIES:**  
TRUSS TIES PER TRUSS MANUFACTURER UNLESS NOTED OTHERWISE.

**FLASHING:**  
LAP UNDERLAYERMENT OVER END OF METAL EAVE FLASHING. LAP METAL EAVE FLASHING OVER GUTTER AND FASCIA.

**BLOCKING:**  
PROVIDE 2x BLOCKING BETWEEN TRUSSES OVER ALL SUPPORTS.

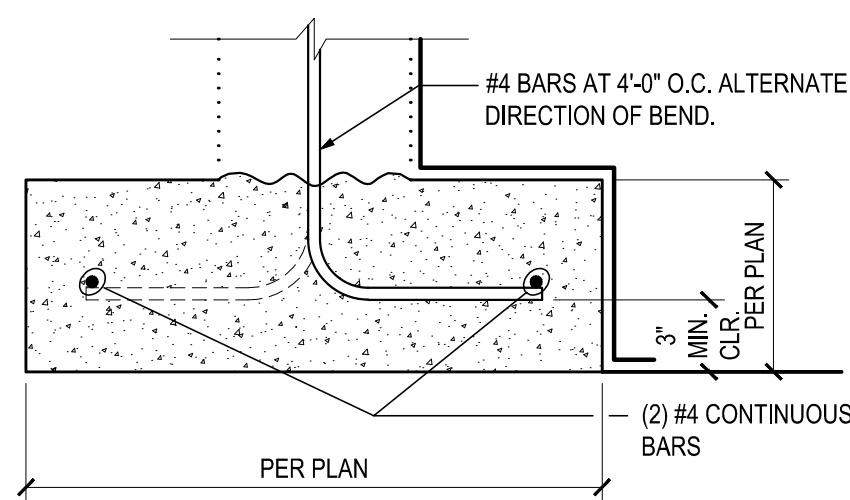


**404 CONTINUOUS EXTERIOR STEM WALL**  
5.1 SCALE: NONE

**FOUNDATION NOTES:**

ASSUMED SOIL BEARING CAPACITY: 1500 psi (VERIFY)  
**SITE:** CLEAR GROUND OF ALL VEGETATION AND ORGANIC MATERIAL. ALL FOOTINGS TO BEAR ON UNDISTURBED NATURAL SOIL.  
**DEPTH:** FOOTING TO BE 12" (MIN.) BELOW FINISHED GRADE  
**GROUNDING ELECTRODE:** PROVIDE (1) UNCOATED #4 BAR 20'-0" (MIN.) IN LENGTH FOR GROUNDING ELECTRODE. PLACE 3" (MIN.) FROM BOTTOM OF FOOTING AND MAINTAIN 2" (MIN.) ENCASEMENT IN CONCRETE. LAP BAR IN STEM WALL 12"(MIN.).

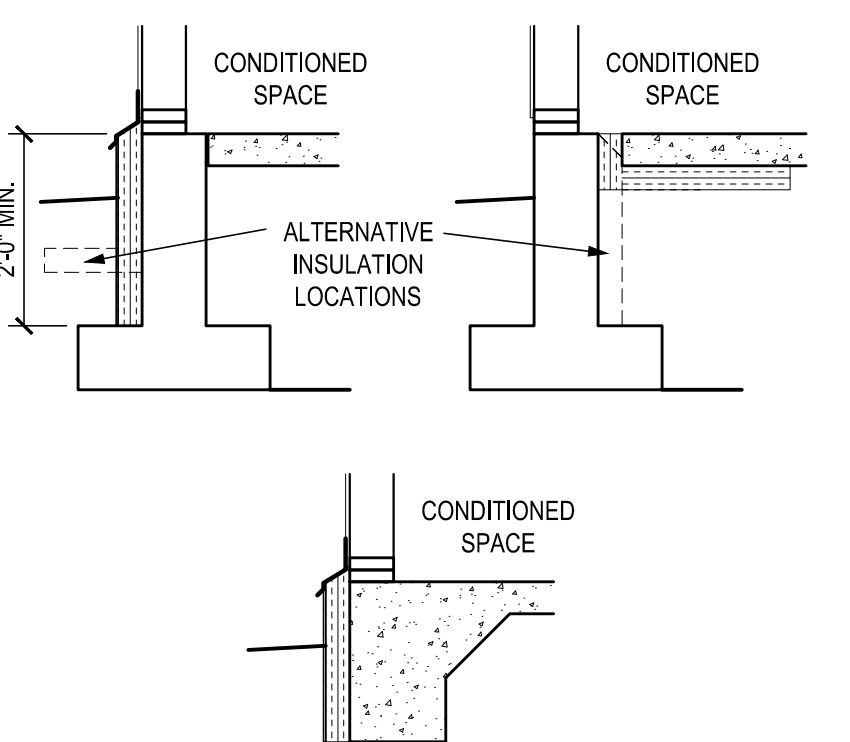
**STRUCTURAL / GEOTECHNICAL ENGINEERING:** VERIFY DETAIL REQUIRMENTS WITH ANY STRUCTURAL AND/OR GEOTECHNICAL ENGINEERING. IN THE EVENT OF OMISSIONS OR DISCREPANCIES, ENGINEERING TAKES PRECEDENCE.



**403 CONTINUOUS FOOTING AT BUILDING EXTERIOR**  
5.1 SCALE: NONE

**SLAB EDGE INSULATION NOTES:**

**SCOPE:** APPLIES WHERE SLAB IS WITHIN 24 INCHES OF THE FINAL ELEVATION OF THE NEAREST EXTERIOR GRADE. SLAB EDGE INSULATION NOT REQUIRED WHERE SLAB EDGE IS GREATER THAN 24 INCHES BELOW GRADE. SEE INSULATION REQUIREMENTS FOR BELOW GRADE WALLS.  
**STEM WALL SLAB (INSULATED ON EXTERIOR):** INSULATION TO EXTEND DOWNWARD FROM TOP OF SLAB 24 INCHES (MIN.) OR DOWNWARD TO 12 INCHES (MIN.) BELOW EXISTING GRADE, THEN HORIZONTALLY FOR 24 INCHES (MIN.) COMBINED TOTAL LENGTH. BEVEL AND AND FLASH FOR DRAINAGE @ TOP. PROVIDE INSULATION PROTECTION PER CODE.  
**STEM WALL SLAB (INSULATED ON INTERIOR):** INSULATION TO EXTEND DOWNWARD FROM TOP OF SLAB 24 INCHES (MIN.) OR DOWNWARD TO BOTTOM OF SLAB THEN HORIZONTALLY UNDER SLAB FOR 24 INCHES (MIN.) COMBINED TOTAL LENGTH. OPTIONAL 45 DEG. BEVEL @ TOP.  
**MONOLITHIC SLAB:** INSULATION TO EXTEND TO BOTTOM OF THICKENED EDGE.

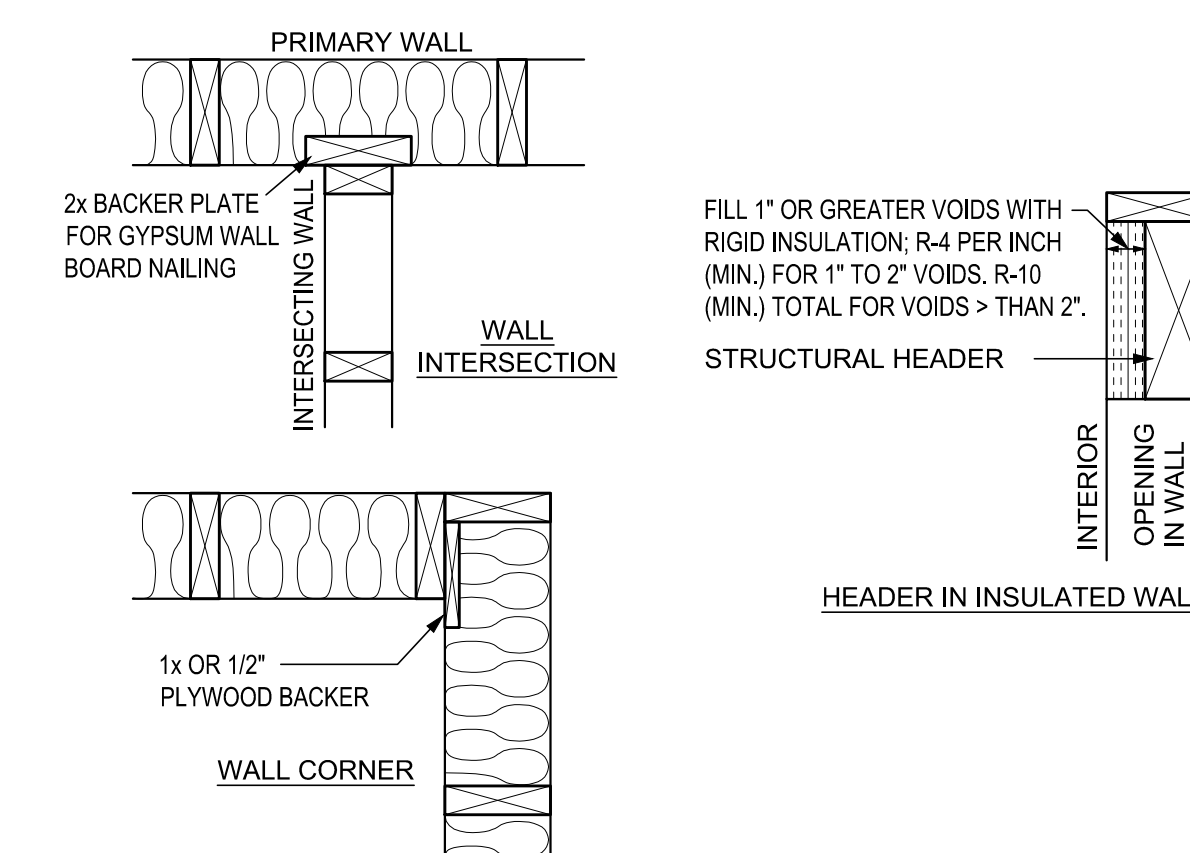


**405 FOUNDATION DRAINAGE**  
5.1 SCALE: 1 1/2" = 1'-0"

Prescriptive Envelope Requirements per ORSC Table 1101.1(1)		
Above Grade Walls with intermediate framing	U-0.059	R-21
Below Grade Walls	C-0.063	R-21
Continuous insulation		R-15
Flat Ceilings	U-0.021	R-49
Vaulted Ceilings	U-0.033	
vaulted area <= 50% of heated area		R-30
Scissor truss + advanced framing		R-30
Rafters		R-30
vaulted area > 50% of heated area		R-38
Scissor truss + advanced framing		R-38
Rafters		R-38
Underfloors	U-0.026	R-30
Slab Edge Perimeter	F-0.520	R-15
Exterior Windows	U-0.27	
Skylights	U-0.50	
Exterior Doors	U-0.20	
Exterior Doors with > 2.5 sq. ft. Glazing	U-0.40	

**Additional Measure per ORSC Table 1101.1(2) Measure 2 - High Efficiency Water Heating System**  
Natural gas/propane water heater UEF 0.90 min.; OR  
Electric heat pump water heater COP 2.0 min.; OR  
Natural gas/propane tankless heater UEF 0.80 min. Install Drain Water Heat Recovery on minimum of one shower or tub/shower.  
**HVAC:** ALL NEW DUCT SYSTEMS AND AIR HANDLING EQUIPMENT AND APPLIANCES TO BE LOCATED WITHIN THE BUILDING THERMAL ENVELOPE EXCEPT WHERE ALLOWED PER N1105.3.  
**BUILDING ENVELOPE:** SEAL ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE AGAINST AIR INFILTRATION INCLUDING JOINTS AT EXTERIOR DOORS AND WINDOWS.  
**FRAMING:** USE INTERMEDIATE FRAMING AT ALL EXTERIOR WALLS PER N1104.5.2.  
**LIGHTING:** ALL PERMANENTLY INSTALLED LIGHTING FIXTURES TO CONTAIN HIGH-EFFICACY LAMPS WITH EXCEPTION FOR (2) INTERIOR AND (2) EXTERIOR FIXTURES CONTROLLED BY AUTOMATIC CONTROL.

**1101 ENERGY EFFICIENCY COMPLIANCE**  
5.1 SCALE: 1 1/2" = 1'-0"



**1104.5.2 INTERMEDIATE FRAMING DETAILS**  
5.1 SCALE: 1 1/2" = 1'-0"

PROJECT: **GEARY STREET BUILDING 2**  
LOCATION: 2018 GEARY STREET ALBANY, OREGON 97321

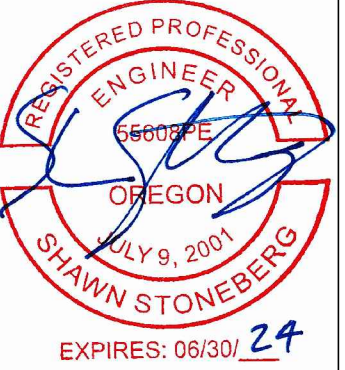
SHEET TITLE: **TYPICAL DETAILS**  
CLIENT: **3LIFESTYLE HOLDINGS, LLC**

**STABILITY ENGINEERING**  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2646, CORVALLIS, OR 97339  
TEL: (541)223-5380 FAX: (541)223-5278

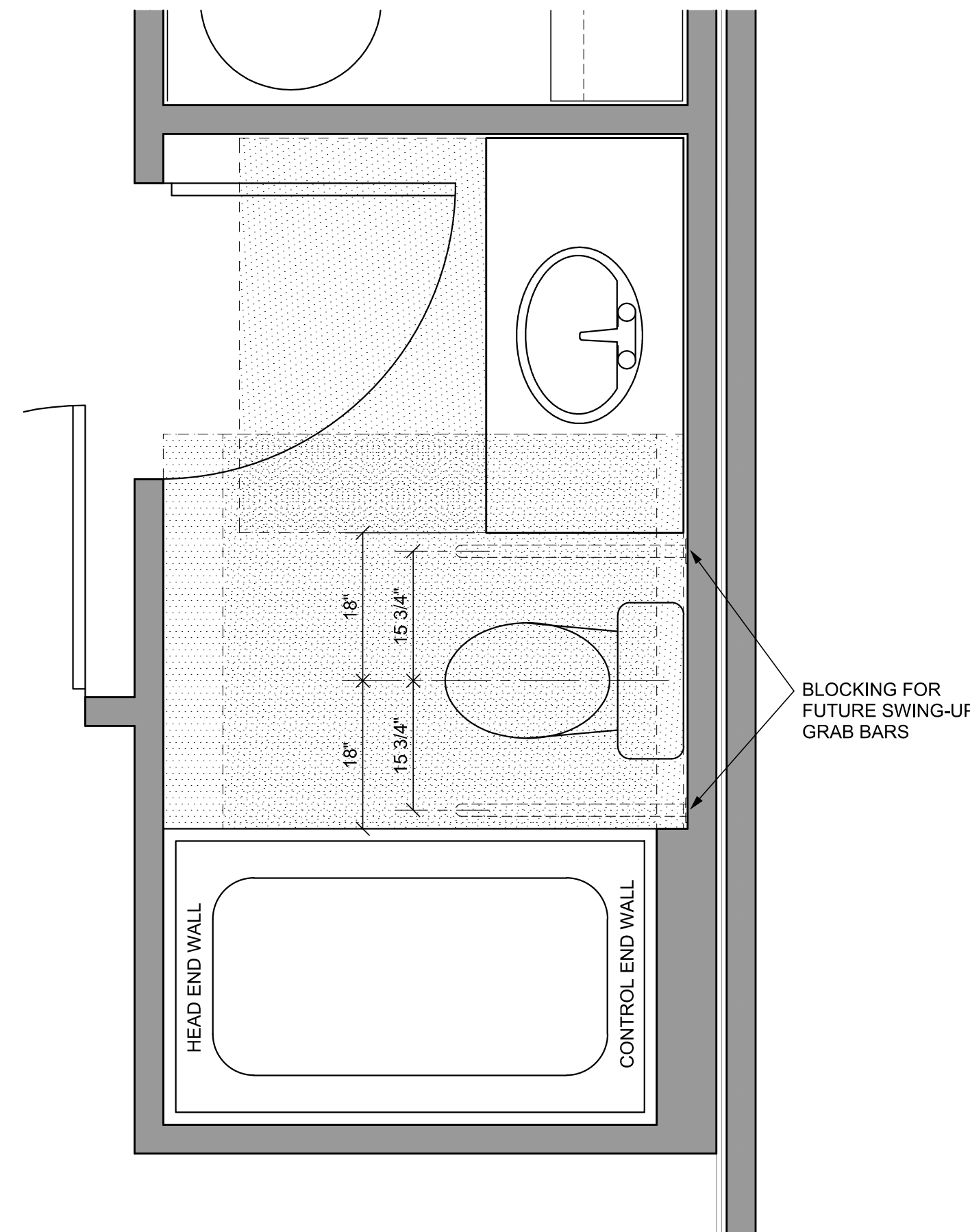
JOB NO.	-
DATE:	6/1/2023
DRAWN:	CCS
SCALE:	AS SHOWN
SHEET	

**A5.1**

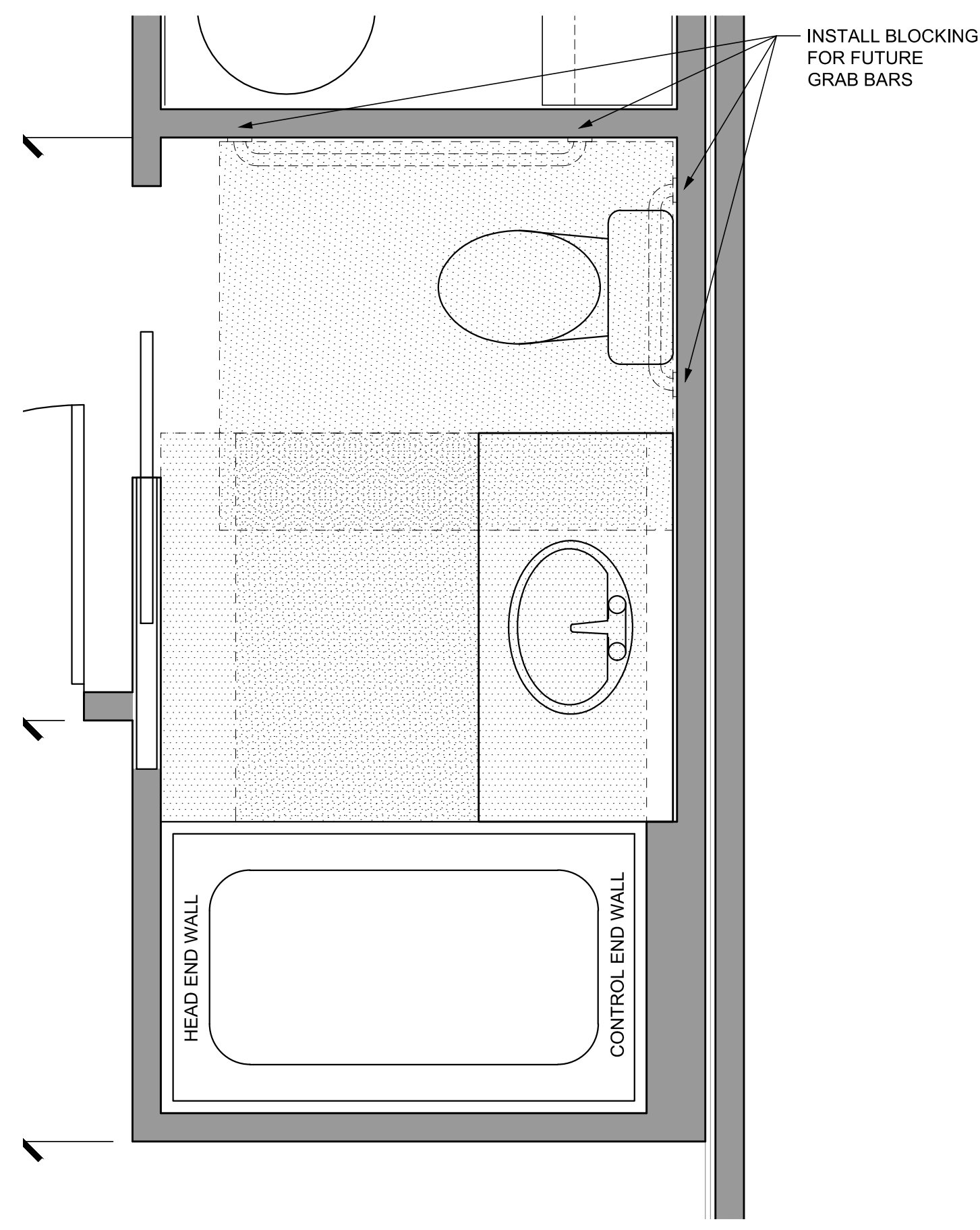




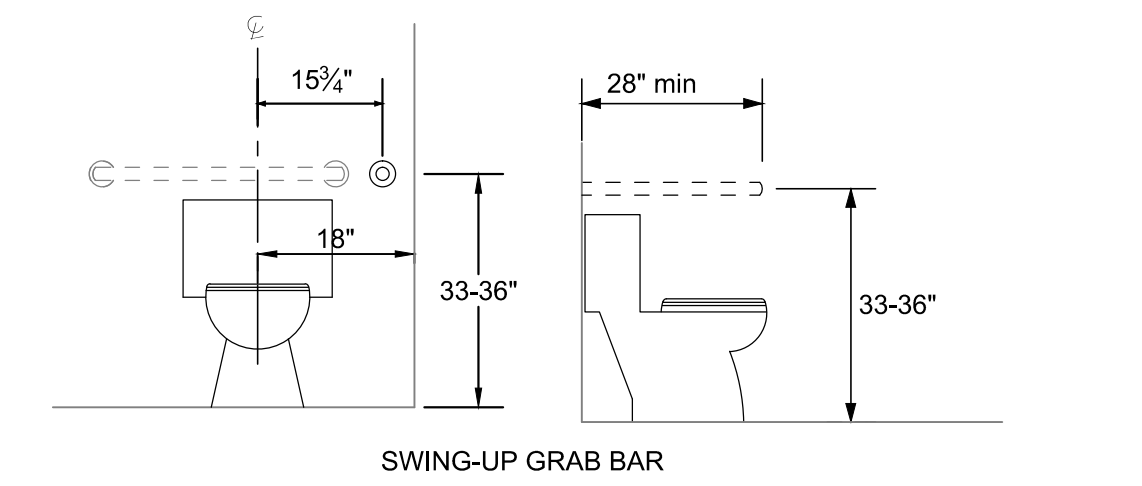
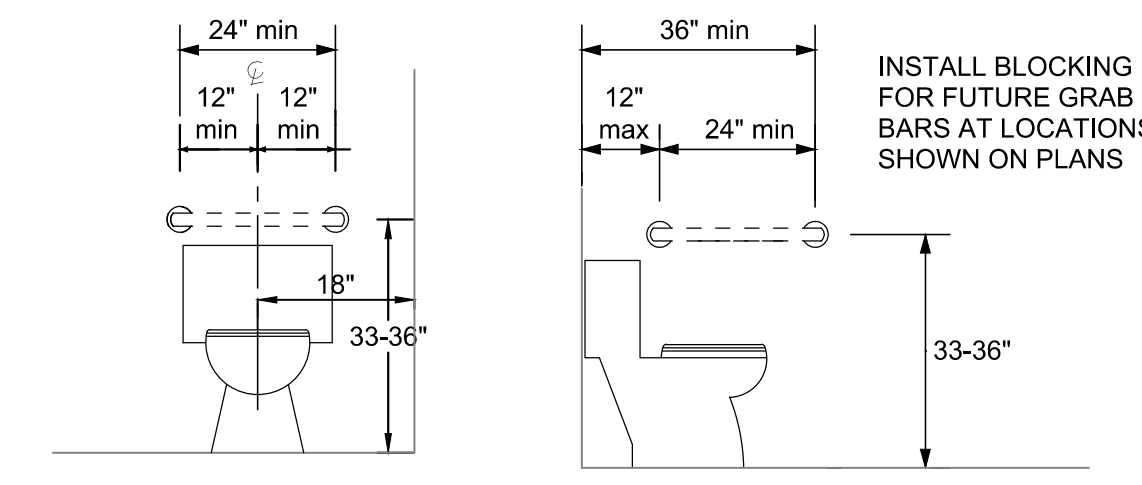
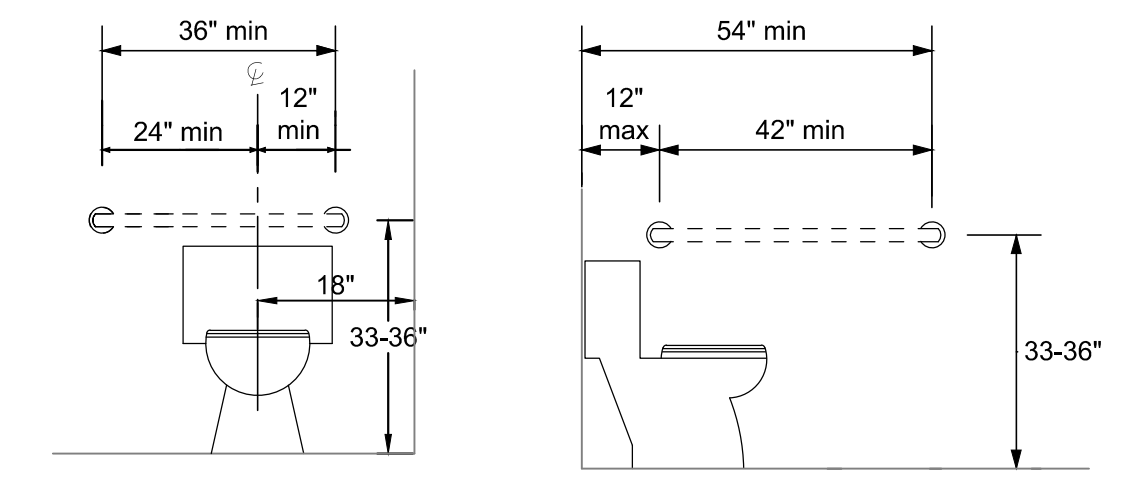
PRELIMINARY  
NOT FOR CONSTRUCTION



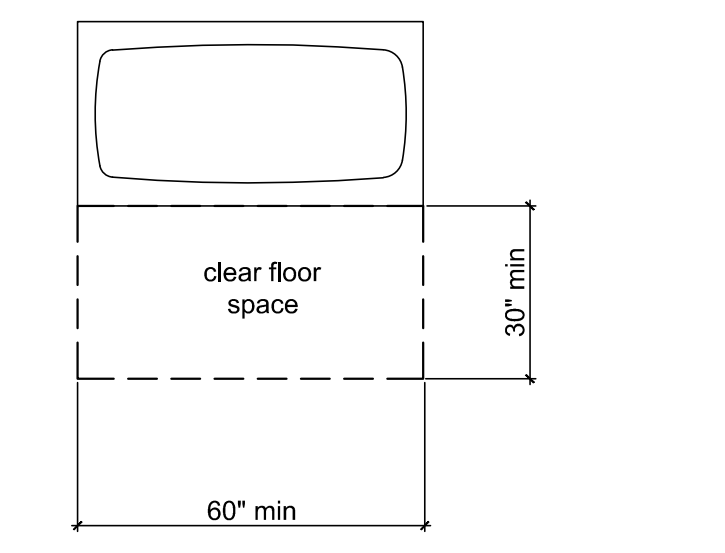
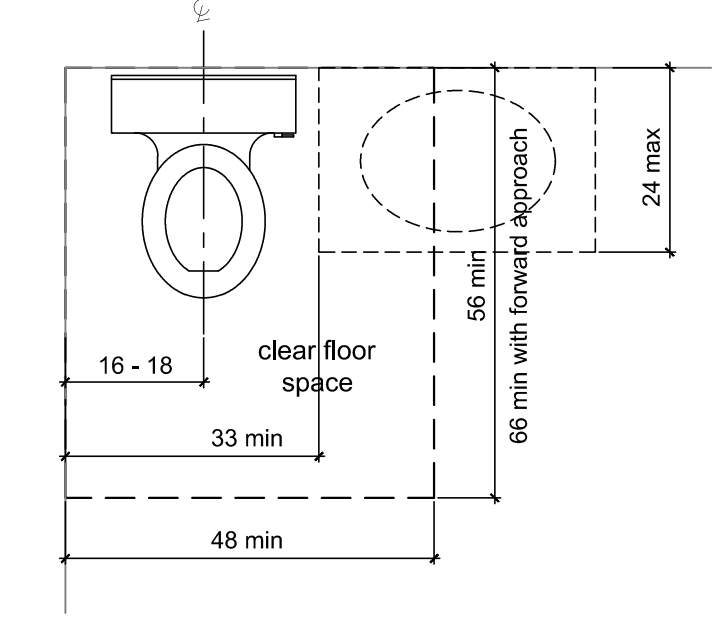
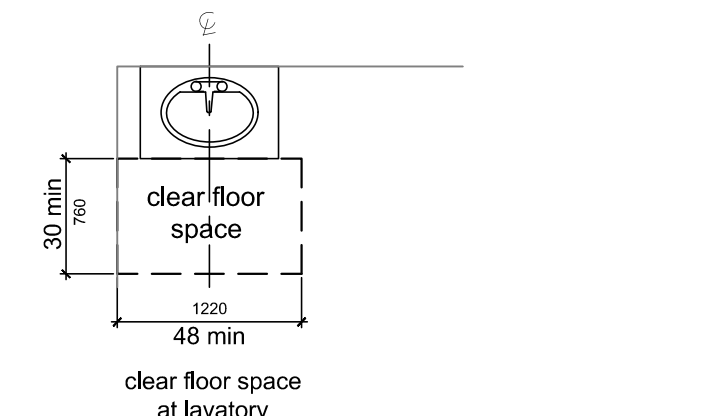
5 ENLARGED RESTROOM PLAN  
A6.1 SCALE: 3/4" = 1'-0"



5 ENLARGED RESTROOM PLAN  
A6.1 SCALE: 3/4" = 1'-0"

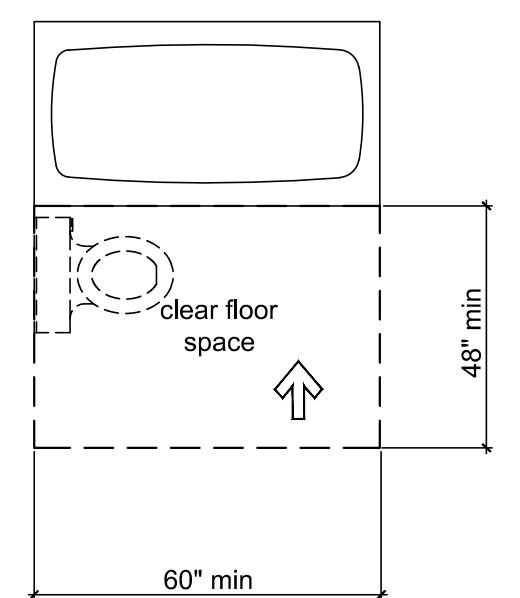


5 BLOCKING LOCATION FOR FUTURE GRAB BARS  
A6.1 SCALE: N.T.S.

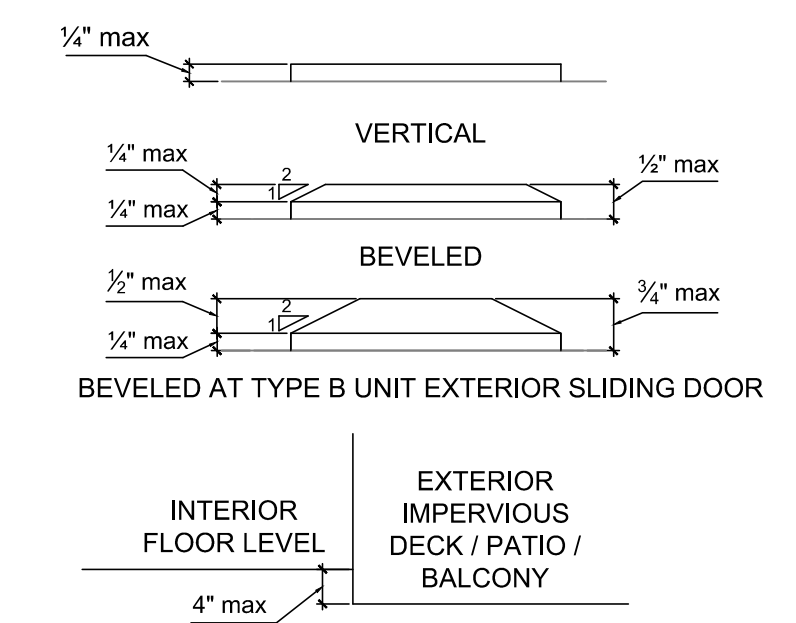
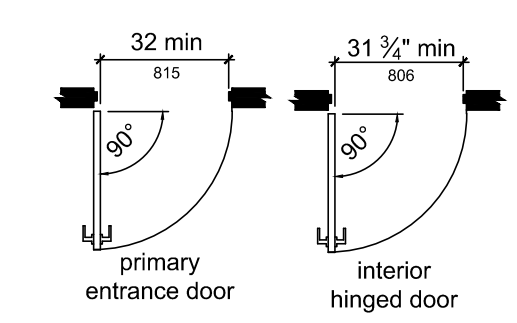


lavatory permitted at one end if 48" clear remains

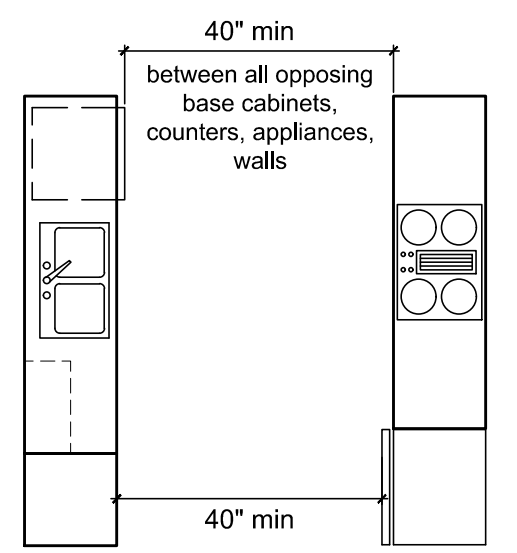
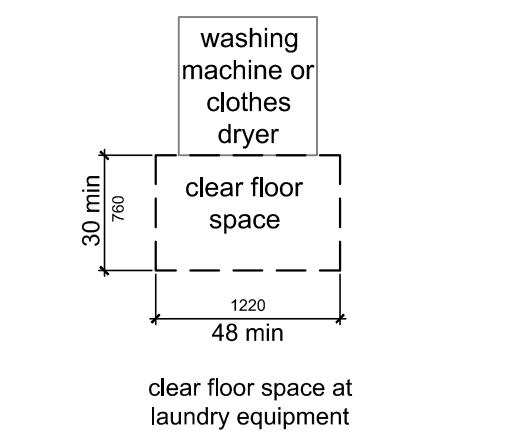
6 RESTROOM ACCESSIBILITY DETAILS (OPTION A)  
A6.1 SCALE: N.T.S.



water closet and lavatory permitted at one end



8 THRESHOLDS  
A6.1 SCALE: N.T.S.



7 KITCHEN & LAUNDRY ACCESSIBILITY DETAILS  
A6.1 SCALE: N.T.S.

REVISIONS No.	DATE	DESCRIPTION

PROJECT: GEARY STREET BUILDING 2  
LOCATION: 2018 GEARY STREET ALBANY, OREGON 97321

SHEET TITLE: ACCESSIBILITY DETAILS  
CLIENT: 3LIFESTYLE HOLDINGS, LLC

STABILITY ENGINEERING  
777 NE SECOND STREET, SUITE 200  
P.O. BOX 2646, CORVALLIS, OR 97339  
TEL: (541)223-5380 FAX: (541)223-5278

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SHEET

A6.1

OPEN SPACE SUMMARY:

TOTAL SITE 1.13 ACRES  
15% REQUIRED COMMON OPEN SPACE 7,383 SQF  
25% REDUCTION DUE TO PARK PROXIMITY 5,537 SQF

LAWN WITH BENCH 3,408 SQF 62% OF REQUIRED COMMON OPEN SPACE  
VEGETATED POST CONSTRUCTION STORMWATER QUALITY FACILITY 940 SQF 17% OF REQUIRED COMMON OPEN SPACE  
PLAY AREA 1,195 SQF 21% OF REQUIRED COMMON OPEN SPACE  
TOTAL COMMON OPEN SPACE 5,543 SQF > 5,537 SQF

PRIVATE OPEN SPACE PER 2-BEDROOM 96 SQF  
PRIVATE OPEN SPACE SINGLE BEDROOM 120 SQF  
TOTAL PRIVATE OPEN SPACE 1,440 SQF

LANDSCAPING LEGEND

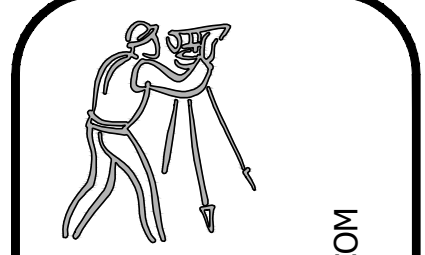
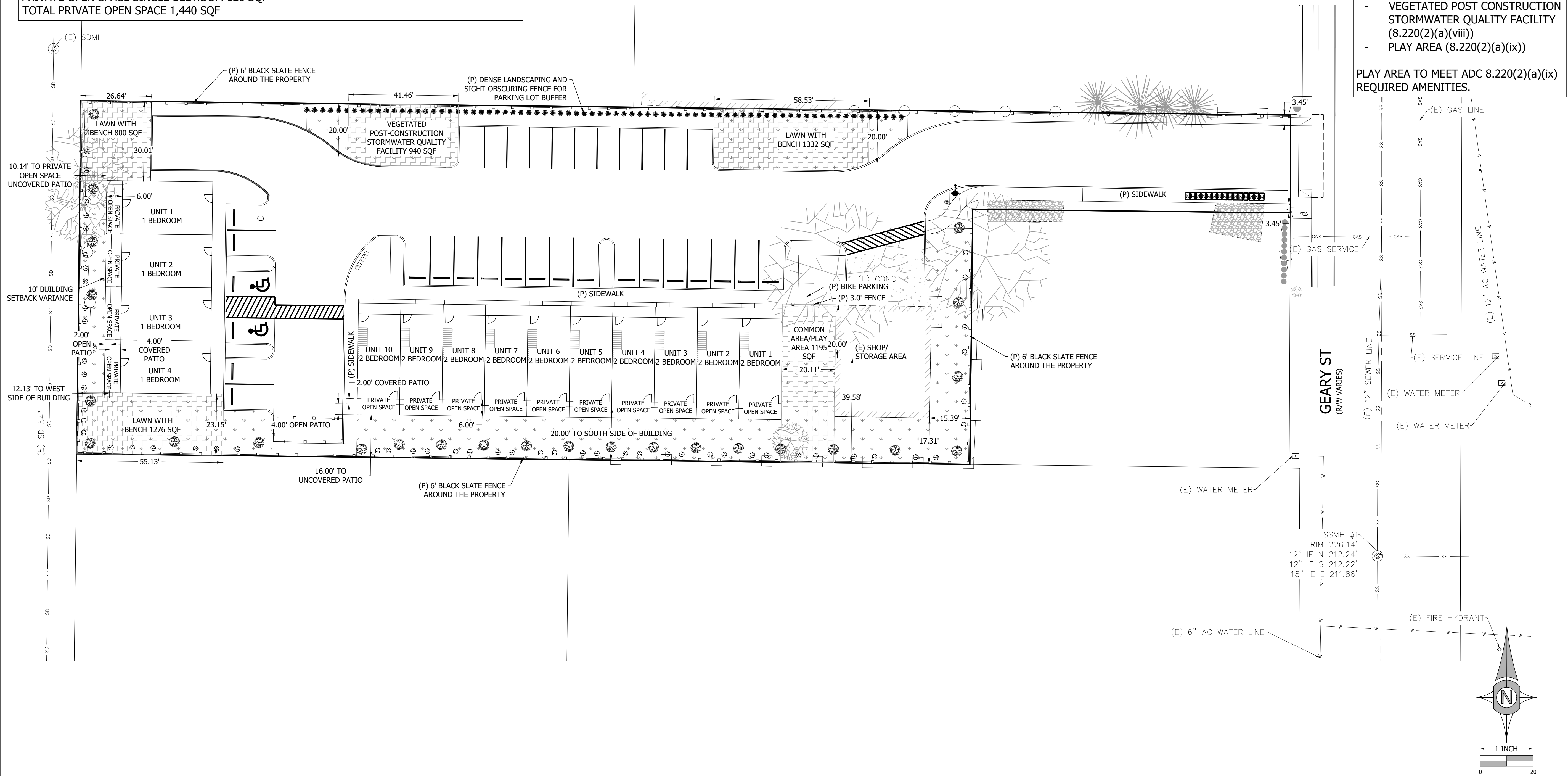
- OPEN SPACE
- 10' LANDSCAPE BUFFER
- 10' TALL DECIDUOUS TREES NO MORE THEN 30' ON CENTER
- DENSE LANDSCAPING FOR PARKING LOT BUFFER
- 1-GALLON SHRUBS, 10 PER 1000 SQF REQUIRED BUFFER AREA

LANDSCAPING NOTE:

LANDSCAPING TO FOLLOW ADC 9.240. REQUIRED BUFFERING TREES AND SHRUBS SUBJECT TO CHANGE AND THUS ALTERING SPACING OR AMOUNT.

OPEN SPACE NOTE:

COMMON OPEN SPACE TO MEET ADC 8.220(2) REQUIRED AMENITIES.  
- LAWN WITH BENCH (8.220(2)(a)(iv))  
- VEGETATED POST CONSTRUCTION STORMWATER QUALITY FACILITY (8.220(2)(a)(viii))  
- PLAY AREA (8.220(2)(a)(ix))  
PLAY AREA TO MEET ADC 8.220(2)(a)(ix) REQUIRED AMENITIES.



CLIENT:  
3LIFESTYLE HOMES  
C/O: MATTHEW FITCHETT  
PO BOX 3208  
ALBANY, OR 97321  
(541) 990-5191  
MATTHEW@3LIFESTYLEHOMES.COM

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

PRELIMINARY LANDSCAPE PLAN  
3LIFESTYLE HOLDINGS, LLC  
2018 GEARY ST. SE  
MULTI-FAMILY  
ALBANY, OR 97321

DATE: MAY 31, 2023  
PROJECT: 22-281 3LIFESTYLE  
DRAWN BY: NDJ  
CHECKED BY: ISV

REVIEW COPY  
NOT FOR  
CONSTRUCTION

PLAN REVISIONS	DATE

Sheet **C103**  
SCALE: SEE BARSCALE

07/30/23

City of Albany Planning Division,



Regarding the purposed property development application for 2018 Geary St SE Albany, Or 97322.

We are the owners of the property at 2020 Geary St SE that shares the easement and property immediately entering the 2018 site location. We have many concerns and questions regarding this application.

- First and foremost, we are concerned with the loss of property value and the loss of potential future resale of our home. We would become the sole house at the only entrance and exit of the 14-unit multifamily development.
- All aspects of this development will impact our home, starting with the removal of the 100 + year old sequoia trees. These trees are currently located along the easement. It will require the trees to be removed to accommodate the access to and from the development.
- The easement access during this development will impact our ability to access our home and driveway for parking. It is assumed, according to site plans, that Geary St itself will also have disrupted access due to utilities installation for this project. There is not enough street parking to accommodate neither our vehicles let alone construction related vehicles. All residents at our location work full time and require access to vehicles and home at varying hours of the day and night.
- It is assumed there will be curbside advertising for this development. Which is not shown on the review plan, leaving us to wonder if a plan for development of a sidewalk and advertising sign area will be located immediately outside of our fence line, possibly impacting property value and resale of our residence as a single-family home.
- Assuming this multifamily development will follow suite with others in the area, it is assumed this will be a non-smoking property. This will require tenants to leave the complex to smoke. This will force them to leave the complex's property, the concern is where will they congregate to smoke,



RECEIVED  
MAY 2 2004

[The following text is extremely faint and largely illegible. It appears to be a multi-paragraph document, possibly a letter or report, with several lines of text per paragraph. The content is too light to transcribe accurately.]

along Geary St. or possibly even along the sidewalk in front of our home.  
We see no defined property boundaries for this type of scenario.

This is only the beginning of many questions we have regarding this development.  
We would like to hear more on the development and hope there is meeting that  
the parties affected will have an opportunity to get answers.

Sincerely,

Jason & Amber Ingraham

2020 Geary St SE

Albany, Or 97322

541-220-8506