



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

# Staff Report

## Site Plan Review – New Construction

SP-07-25

September 9, 2025

### Summary

The proposal is a Site Plan Review application for the construction of self-serve storage units and associated site improvements. The applicant proposes construction of six self-serve storage units in a 3,840 square-foot building.

The site is a 3.3-acre property located at 3055 Salem Avenue SE, Linn County Assessor's Map 11S-03W-05DA, Tax Lot 402, and is developed with an office building. The site is zoned Light Industrial (LI) with a Light Industrial Comprehensive Plan designation. A location and zoning map are included as Attachment A.

The following criteria are addressed in this report: Site Plan Review criteria contained in Albany Development Code (ADC) 2.450, and Site Plan Review criteria for Non-residential Development in ADC 2.455. These criteria must be satisfied to grant approval for this application.

As presented in this report, the proposed development application satisfies all applicable review criteria; therefore, this land use application APPROVED with CONDITIONS.

### Application Information

Type of Application:	Site Plan Review for New Construction
Review Body:	Staff (Type I-L Review)
Staff Report Prepared By:	Liz Olmstead, project planner
Property Owner/Applicant:	Christopher Brawn, BCB QOZB, LLC, 12154 Timber Lane SE, Jefferson, OR 97352
Address/Location:	3055 Salem Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05DA, Tax Lot 00402
Zoning:	Light Industrial (LI)
Comprehensive Plan:	Light Industrial
Overlay Districts:	Riparian Corridor (/RC), Floodplain (/FP)
Total Land Area:	3.3 acres
Existing Land Use:	Office and Light Industrial Uses
Neighborhood:	Willamette
Surrounding Zoning:	North: Heavy Industrial (HI) East: Residential Medium Density (RM) South: R-6.5 Residential District (R-6.5) (across Salem Avenue NE) West: Light Industrial (LI) and Residential Medium Density (RM)
Surrounding Uses:	North: Industrial Uses

East: Cemetery  
South: Park and Lake  
West: Industrial Uses

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## Notice Information

A notice of filing was mailed to property owners located within 300 feet of the subject property on July 30, 2025. Property owners were given 14 days to respond to the notice. At the time the comment period ended on August 13, 2025, no comments were received.

## Analysis of Development Code Criteria – Site Plan Review

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.

**Site Plan Review approval will be granted if the review body finds that the application conforms with the Albany Development Code and meets all of the following criteria that are applicable to the proposed development (ADC 2.450).**

### Criterion 1

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

#### Findings of Fact and Conclusions

- 1.1 In accordance with ADC 1.170, the application was deemed complete as of July 24, 2025.
- 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 site is located within the LI (Light Industrial) zoning district. The LI district is intended primarily for a wide range of manufacturing, warehousing, processing, assembling, wholesaling, specialty contractors and related establishments. Uses will have limited impacts on surrounding properties. This district is particularly suited to areas having good access to highways and perhaps to rail. LI may serve as a buffer around the HI district and may be compatible with nearby residential zones or uses.

The proposed building is intended for self-serve storage. Pursuant to the ADC 4.050 Schedule of Permitted Uses and Table 4.050-1, self-serve storage is an allowed use in the LI zone with Site Plan Review approval.

Self-serve storage developments are subject to the Special Conditions as outlined in ADC 4.060 (12).

- (a) The minimum driveway width between buildings is 20 feet for one-way drives and 24 feet for two-way drives.
  - (b) The maximum storage unit size is 1,000 square feet.
  - (c) All outdoor lighting must be shielded to prevent glare and reflection on adjacent properties.
  - (d) Repair of autos, boats, motors, and furniture and the storage of flammable materials are prohibited on the premises, and rental contracts must so specify.
- 2.2 Lot Size, Dimensional Requirements, and Lot Coverage. Table 4.090-1 within the ADC contains the development standards for the LI zoning district. Pursuant to Table 4.090-1, the LI zoning district does not contain a minimum lot size, maximum lot size, width, or depth.

The LI zone district has a minimum front setback of 15 feet and zero-foot interior setbacks when the property abuts a non-residential zone, and 40 feet when the property abuts a residential zone.

The subject property abuts an HI zoned property to the north, LI zoned property to the west, RM zoned properties to the east, and R-6.5 property to the south. There is an existing office building on the site between the right-of-way and the proposed use.

		<b>Development Standard</b>	<b>Proposal</b>
<b>Lot Size</b>	Minimum	None	No change
<b>Lot Width</b>	Minimum	None	No change
<b>Lot Depth</b>	Minimum	None	No change
<b>Setbacks</b>	North (Rear)	0 feet	10 feet
	East (Side)	40 feet	81 feet
	South (Front)	15 feet	N/A*
	West (Side)	0 feet	13 feet
<b>Building Footprint</b>	Maximum	None	3,840 sq. ft.
<b>Lot Size</b>	Maximum	None	No change
<b>Height</b>	Maximum	None	17 feet
<b>Lot Coverage</b>	Maximum	100,623 sq. ft. / 70%	83,283 sq. feet / 57%

\*Proposed building is located behind an existing building.

The proposal meets the development standards.

- 2.3 Landscaping, Buffering, and Screening. See finding under Criterion 6 below pertaining to Article 9. Landscaping, buffering, and screening standards are incorporated herein by reference.
- 2.4 Outside Storage. According to ADC 4.290(5), in the LI zone, outside storage is permitted in interior yards outside of the required setback. The site plan does not indicate any outdoor storage.
- 2.5 Screening of Refuse Containers. See finding under Criterion 6 below pertaining to Article 9. Screening of refuse container standards are incorporated herein by reference.

### Conclusions

- 2.1 The proposal meets all applicable development standards.
- 2.2 This review criterion is met with one condition.

### Condition

**Condition 1 On-site Repairs by Tenants.** Prior to issuance of Certificate of Occupancy, the applicant must provide evidence to city staff that rental agreements include language restricting onsite repairs and flammable storage by tenants in conformance with ADC 4.060(12)(d).

### 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 horizontal area is 150 feet above the airport elevation and the conical area begins at the periphery of the horizontal zone and slopes 20 feet outward for each foot upward. The runway elevation is 222 feet above mean sea level (NGVD29). The subject property has an elevation of 210 feet (NAVD29). The proposed building height is 17 feet, 217 feet above mean sea level, well below penetrating into the 150 feet of the horizontal surface.
- 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*, shows the FEMA Flood Insurance Rate Map (FIRM), Community Panel No. 41043C0214H, dated December 8, 2016. The northwest corner of the subject property is located in the Special Flood Hazard Area (SFHA), (aka 100-year floodplain). No development has been proposed within this area.
- 3.4 Article 6: Riparian Corridor. *Comprehensive Plan Plate 4: Streams, Rivers, and Lakes*, shows a Riparian Corridor adjacent to Cox Creek along the eastern property line of the subject property. The Riparian Corridor overlay district extends 50 feet upland from the Ordinary High-Water mark, measured horizontally. The proposed site plan does not propose any impacts in the riparian corridor. If work occurs within the riparian corridor, a Natural Resource Impact Review will be required.
- 3.5 Article 6: Topography. *Comprehensive Plan, Plate 7: Slopes*, shows steep slopes along the north and east property lines. The proposed building and parking area are proposed adjacent to the steep slopes. A geotechnical report in accordance with ADC 6.200 will be required at time of building permit application.
- 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 not located within special purpose districts described in Article 7 (Historic Overlay District), as applicable.
- 3.2 According to the FEMA Flood Insurance Rate Map, the northeastern corner of the property is located within the Floodplain Overlay District described in Article 6. No development is proposed within the special flood hazard area.
- 3.3 The proposed development does not propose an impact to the Riparian Corridor Overlay District.
- 3.4 This criterion is met with the following conditions.

## Conditions

- Condition 2 Riparian Corridor.** No grading or other site development work may occur within the Riparian Corridor. Any work within the Riparian Corridor will require a Natural Resource Impact Review.
- Condition 3 Geotechnical Report.** A geotechnical report is required at time of building permit submittal in compliance with ADC 6.200.

## Criterion 4

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

## Findings of Fact and Conclusion

- 4.1 Applicability. ADC 8.315 applies to 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 proposal is for new commercial development (storage use) and is therefore subject to the standards of ADC 8.310 – 8.390.
- 4.2 Relationship to Historic Overlay Districts: ADC 8.320 requires designated historic resources to comply with the standards in Article 7. The site is not located in a historic district, nor does the property contain designated historic resources. This standard is not applicable.
- 4.3 Entrance Orientation and Parking Location: ADC 8.330(1) requires new buildings to be oriented to existing or new public streets by placing the building(s) and public entrance(s) close to streets, except if a proposed building is separated from the street by another building(s). The proposed structure is located behind an existing office/light industrial building. As such, the proposed building is exempt from the standard in accordance with ADC 8.330(1)(b). This standard is met.

- 4.4 Parking Location: According to ADC 8.330(2), off-street parking must be located to the side or rear of the building(s) and not between the building and the street, except there the applicant demonstrates that one or more situations listed in (a) through (e) applies, and the buffer standard in subsection (3) is met. The application does not include construction of a new parking area. This standard is not applicable.
- 4.5 Parking Lot Buffer: ADC 8.330(3) states that where a landscape buffer is required pursuant to subsection (2), a minimum 10-foot-wide landscape buffer meeting the landscape standards in ADC 9.240 must be placed between the parking area and the street. The application does not include construction of a new parking area. This standard is not applicable.
- 4.6 Regulated Facades. According to ADC 8.345(1), the following standards apply to any façade that faces toward or within 45 degrees of a front lot line, with exceptions. ADC 8.345(1)(a) states that when there is more than one building on the site, these standards do not apply to any portion of a building that is separated from the front lot line by another building, based on a line perpendicular to the front lot line. The proposed structure is separated from the front lot line by another building; therefore, this standard is not applicable.
- 4.7 Connectivity between sites: ADC 8.350(2) requires connectivity between sites to promote connectivity and dispersal of traffic and efficient circulation between properties. New developments may be required to provide street or driveway stubs and reciprocal access easements to, and for, adjacent properties. The proposed development does not include construction of new parking areas or driveways; therefore, this standard is not applicable.
- 4.8 Internal Circulation System: ADC 8.350(3) requires an internal circulation system on the site. Interior drive aisles are required when a connecting drive aisle is more than 100 feet in length. The proposed development does not change the existing internal circulation system; therefore, this standard is not applicable.
- 4.9 Pedestrian Amenities: according to ADC 8.360 pedestrian amenities are required to enhance pedestrian comfort by providing awnings, seating, special paving, planters, and similar improvements. New buildings or expansions or modifications to existing buildings shall provide pedestrian amenities with a total point value not less than the minimum amount shown in Table 8.360-1. Proposed new building areas between zero and 20,000 square feet require one pedestrian amenity point per 2,500 square feet. The proposed building is 3,840 square feet; therefore, the proposal requires two pedestrian points ( $3,840 / 2,500 = 1.5$  (2)). Table 9.360-2 assigns point values of pedestrian amenities. The applicant proposes to provide one 4-person bench (1 point) and one sidewalk planter (1) point, for a total of two points. The applicant did not indicate the location of the bench. At time of building permit submittal, the proposed bench must be shown on the site plan. The applicant proposed a sidewalk planter incorporated into the vegetated stormwater quality facility. Because the planter is not adjacent to a sidewalk, it cannot be counted as a pedestrian amenity. The applicant must choose an alternate pedestrian amenity totaling one point and show on the site plan at time of building permit submittal. This standard is met with conditions.
- 4.10 Pedestrian and Bicycle Connections: According to ADC 8.370, pedestrian and bicycle standards are required to help ensure convenient pedestrian and bicycle access to nearby streets, adjacent uses, and transit stops. Except where impractical, pedestrian and bicycle connections shall be provided between existing or planned transit stops and new development that is at or within 200 feet of the existing or planned transit stop. The proposed development is more than 200 feet from existing transit stops. This standard is met.
- 4.11 Pedestrian Route: A direct and convenient pedestrian route shall be provided between the main building entrance(s) and the nearest sidewalk abutting the site or roadway where there is no sidewalk, and a direct and convenient bicycle route shall be provided between the bicycle parking and the nearest bicycle path abutting the site or roadway where there is no bicycle path. The proposed bicycle parking spaces are located at the existing office/light industrial building, which has a path from the building to the right-of-way. The applicant did not show the location of a five-foot wide striped crosswalk for pedestrians from the proposed building to Salem Avenue SE. As a condition of

approval, a five-foot wide striped crosswalk for pedestrians must be provided from the proposed building to an existing pedestrian path on the site which connects to Salem Avenue SE.

- 4.12 **Pedestrian and Bicycle Connections:** Pedestrian and bicycle connections shall be constructed of concrete, asphalt, brick, masonry pavers, or other hard surface not less than five feet wide. The proposed pedestrian connection from the self-serve storage building to the existing pedestrian path will be constructed on asphalt and marked with paint. This standard is met.
- 4.13 **Light Shielding:** ADC 8.390(1) requires any light source or lamp that emits more than 900 lumens to be concealed or shielded to minimize the potential for glare and unnecessary diffusion on adjacent property. The applicant stated that site lighting will consist of downcast parking lot lighting and building wall packs in compliance with the standard.
- 4.14 **Screening:** ADC 8.390(4) requires service areas, equipment, utilities, and similar exterior improvements to be screened. The site plan indicates a proposed refuse containers area. The applicant states the refuse container area will be screened with a six-foot-tall sight obscuring fence.

**Conclusions**

- 4.1 This criterion is met with the following conditions.

**Conditions**

- Condition 4 Pedestrian Amenity.** The proposed pedestrian amenity bench must be shown on the site plan at time of building permit submittal. The location of the bench must conform with ADC 8.360(3).
- Condition 5 Pedestrian Amenity.** The applicant must propose an additional pedestrian amenity totaling one point which must be shown on the site plan at time of building permit submittal.
- Condition 6 Pedestrian Path.** A five-foot wide striped crosswalk for pedestrians must be provided from the proposed building to an existing pedestrian path on the site which connects to Salem Avenue SE.

**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. The applicant does not propose to develop the site with a manufactured home, manufactured home park, or RV park.
- 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 **Maximum Parking.** ADC Table 9.020-1 allows the following:

Proposed Use	Maximum Permitted	Proposed
Self-Serve Storage Units	1 per 100 units, with a minimum of 3 plus 1 per employee/caretaker	1

The applicant does not propose adding additional parking for the proposed use, except on ADA parking space as required by the Building Code. This standard is met.

- 6.2 **Bicycle Parking.** ADC Table 9.030-1 requires the following:

Proposed Use	Required	Proposed	Total
Self-serve Storage Unit Complex	The greater of 2 spaces or 1 space per 20 units	6 units	2 spaces

The applicant proposes four additional covered bicycle parking spaces at the main office building with a path to the public right-of-way. As proposed, bicycle parking is met.

- 6.3 Access and Lighting. ADC 9.030(4)(a) requires that bicycle parking areas have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and barriers. Bicycle parking areas must be well lit. The proposed bicycle parking spaces are located on the south side of the primary building, in a well-lit area, adjacent to the path providing direct and accessible access to the public right-of-way and the primary building entrance. This standard is met.
- 6.4 Sheltered. ADC 9.030(4)(d) requires that 50 percent of required bicycle parking spaces must be sheltered, including 50 percent of spaces sized for larger/cargo bicycles. 100 percent of the proposed bicycle parking spaces are sheltered. This standard is met.
- 6.5 Space and Access Dimensions. ADC 9.030(4)(e) requires bicycle parking spaces and access dimensions to comply with the standards in Table 9.030-2, except that at least 25 percent of bicycle parking spaces must be 3 feet wide by 8 feet long, with a 5-foot-wide access aisle and on the ground to accommodate cargo bicycles, including family and cargo bicycles. This standard is met with a condition of approval.
- 6.6 Carpool/Vanpool Spaces. ADC 9.035 requires at least one standard-size parking space to be reserved for carpool/vanpool parking, or ten percent of employee-use parking spaces provided, whichever is greater. The applicant is not adding additional parking spaces. This standard is not applicable.
- 6.7 Electrical Vehicle Charging Capacity. ADC 9.050 requires no less than 20 percent of all vehicle parking spaces serving newly constructed non-residential buildings to be served by electrical service capacity for a level 2 electric vehicle charging station and 50 percent of ADA and carpool/vanpool spaces. The applicant is proposing to add one ADA space; therefore, the ADA space must be served by electric vehicle charging capacity. This standard is met with a condition.
- 6.8 Loading Standards. ADC 9.060 requires all loading spaces to be off street, to be located where vehicles in the berth do not protrude into a public right-of-way or sidewalk, and a minimum of 250 square feet in area. The applicant proposes a loading area of approximately 6,000 square feet. The loading spaces are located off street and will not protrude into a public right-of-way or sidewalk. This standard is met.
- 6.9 Surfacing. ADC 9.100(3) requires parking, including travel aisles and access shall have a durable, dust-free surface. The submitted site plan shows the entirety of the parking lot as paved. This standard is met.
- 6.10 Drainage. ADC 9.100(4) requires all parking lots to provide a drainage system to dispose of stormwater runoff. Findings regarding the proposed stormwater system are found below under Criterion Seven and incorporated here by reference.
- 6.11 Perimeter Curb. ADC 9.100(5) requires perimeter curbing around all parking areas. The applicant's site plan indicates perimeter curbing will be provided around all parking areas. This standard is met.
- 6.12 Wheel Bumper. ADC 9.100(6) requires wheel bumpers to be used when parking stalls abut a sidewalk, alleyway, street, or property line. Wheel bumpers must be installed in parking spaces facing the building unless the adjacent sidewalk is at least seven feet six inches wide to accommodate vehicle encroachment. The submitted site plan depicts a seven-foot six-inch-wide pedestrian sidewalk adjacent to the proposed parking spaces. This standard is met.
- 6.13 Turnaround. ADC 9.100(7) requires groups of more than two parking spaces to be located and served by an aisle or turnaround so that their use will require no backing movements or other maneuvering in a street right-of-way other than an alley. The proposed parking area has been designed to ensure no backing movement or other maneuvering in a street right-of-way will be required. This standard is met.

- 6.14 Striping. ADC 9.100(8) requires parking stalls to be permanently and clearly striped. The applicant's site plan indicates the parking lot will be striped and accessible pavement markings are shown per applicable ADA requirements. This standard is met.
- 6.15 Connecting to Adjacent Parking Areas. ADC 9.100(9) requires parking lots to connect to adjacent existing or future parking areas. This requirement for connections to adjacent parking areas can be waived when it is deemed impractical or inappropriate due to the nature of the adjoining uses. A privacy berm will be created to screen the proposed use from adjacent residential uses and future industrial uses; therefore, it is impractical to provide a connection to adjacent future parking areas. This standard is met.
- 6.16 Parking Lot Landscaping. ADC 9.100(10) requires parking lots over 1,000 square feet (contiguous) to conform with the parking lot landscaping standards found in ADC 9.150. A more detailed finding is provided below.
- 6.17 Compact Car Parking. ADC 9.100(11) allows up to 40 percent of the required parking stalls to be compact; however, no parking is required with this development. The applicant does not propose compact parking stalls.
- 6.18 Accessible Parking. ADC 9.040 and 9.100(12) requires accessible parking be provided in conformance with the Oregon Structural Specialty Code. As indicated in the proposed site plan, the applicant has provided accessible parking and an accessible route to the building. Conformance with the Oregon Structural Specialty Code will be assessed at the time of building permit application.
- 6.19 Lighting. ADC 9.100(13) requires lighting to be arranged to reflect light away from any abutting or adjacent properties. The applicant did not provide an outdoor lighting plan for the development site. All outdoor lighting shall provide glare shields as required to ensure light intrusion does not occur on adjacent properties or within the public right-of-way. As a condition of approval, all exterior lighting shall be directed down, contained on site, and shielded, with a full cut-off design in accordance with ADC 9.100(13).
- 6.20 Pedestrian Access. ADC 9.100(14) requires walkways and accessways to be provided from the front door of new buildings to public sidewalks. The site plan does not show pedestrian access from the proposed building to the public sidewalk. As a condition of approval, a walkway must be provided between the proposed building and the public right-of-way. It may connect with an existing walkway on the site.
- 6.21 Off-Street Parking Lot Design. ADC 9.120 states that all off-street parking lots over 1,000 square feet (contiguous) must be designed in accordance with City standards for stalls and aisles set forth in Table 9.130-1. The applicant proposes to install one ADA parking space with the new development. The parking area is less than 1,000 square feet. This standard is not applicable.
- 6.22 Driveways. ADC 9.120 (3)(b) requires driveways to have raised curbs and a pedestrian facility with a minimum five-foot-wide sidewalk on at least one side the entire length of the driveway, which is unobstructed by obstacles. The site plan indicates raised curbs and a pedestrian facility meeting the standards. This standard is met.
- 6.23 Trees. ADC 9.120(3)(c) requires trees to be provided in a minimum six-foot-wide landscape strip on at least one side of the driveway in accordance with Section 9.240(1). The proposed building is accessory to the primary building on the site. No new driveway is proposed, therefore this standard is not applicable.
- 6.24 Traffic Calming. ADC 9.120(3)(d) requires traffic calming to be provided though driveways. The proposed building is accessory to the primary building on the site. No new driveway is proposed; therefore this standard is not applicable.
- 6.25 Pedestrian Crossings. ADC 9.120(3)(e) requires pedestrian facility crossings at intersections with drive aisles and other driveways to be demarcated by a raised surface or different surface materials. This proposal does not add new drive aisles, therefore this standard is not applicable.

- 6.26 Driveways. ADC 9.120(3)(f) does not allow driveways to be located between the building(s) and the sidewalk(s) unless excepted due to a drive-thru window or drop off facilities. The driveway is not located between the building and sidewalk. This standard is met.
- 6.27 Minimum Driveway and Drive Aisle Widths. ADC 9.120(4) a minimum of a 24-foot-wide driveway for two-way traffic and emergency vehicles. The site plan indicates an existing 24-foot-wide driveway and drive aisle. This standard is met.
- 6.28 Parking Lot Design. ADC 9.120(5) requires parking stalls and aisles to comply with Table 9.120-1. The site plan indicates conformance with these standards.
- 6.29 Compact Spaces. ADC 9.120(6) states that compact spaces shall be at least 8 feet wide by 16 feet long. The proposed spaces are eight and a half feet wide and thirteen feet long. No compact spaces are proposed. This standard is met.
- 6.30 Accessible Spaces. According to ADC 9.120(7), accessible spaces shall be a minimum of 9 feet wide and 17 feet long and designed in accordance with the Oregon Structural Specialty Code (OSSC). An adjacent aisle must be provided that is at least 8 feet wide and 17 feet long for a van-accessible space, and 6 feet wide for a standard accessible space. The proposed accessible spaces are at least nine feet wide and 18 feet long, with an 8-foot aisle. This standard is met.
- 6.31 Stall Width. ADC 9.120(8) requires long term parking spaces to be at least 8.5 feet wide and parking stalls for grocery stores or adjacent to planter islands to be at least 9.5 feet wide. As the development is not for a grocery store, the proposed parking stalls are at least nine feet wide and nine and a half feet wide adjacent to planter islands. No new parking stalls aside from an ADA space are being added. This standard is not applicable.
- 6.32 Surface Parking Areas. ADC 9.130(1) requires parking areas of more than 0.25 acres (10,890 square feet) to comply with standards to minimize visual impact of surface parking and improve environmental and climate impacts. The site plan indicates a new parking area of less than 0.25 acres. This standard is met.
- 6.33 Pedestrian and bicycle connections. ADC 9.133(4) requires pedestrian and bicycle connections to be provided via a direct route between the building's main entrance and the nearest sidewalk or the roadway where there is no sidewalk. The site plan indicates an existing pedestrian walkway and bicycle connection between the bicycle parking to the sidewalk. This standard is met.
- 6.34 Landscaping. ADC 9.140(2) requires all front and interior setbacks (exclusive of accessways and other permitted intrusions) must be landscaped, or have landscaping guaranteed in accordance with ADC 9.190 before an occupancy permit will be issued. The subject property is located within the LI zoning district which does not have an interior setback; therefore, interior landscaping is not required for this development.
- The front property line is currently landscaped in accordance with the standards. This standard is not applicable.
- 6.35 Environmental Standards. ADC 9.435, 9.440 - 9.500 includes environmental standards related to neighborhood compatibility, noise, visible emissions, vibrations, odors, glare, heat, insects, rodents, and hazardous waste. The applicant states that there will be no unusual noise, vibration, odors, degraded water quality, or glare caused by the development and operation of the proposed dental office.

## Conclusions

- 6.1 The proposal conforms with the applicable site development standards, as conditioned.

## Conditions

- Condition 7 Cargo Bicycle Parking Space.** One bicycle space must be three feet wide by eight feet long, with a five-foot-wide access aisle and on the ground to accommodate cargo bicycles, including family and cargo bicycles. A plan showing this standard is met must be provided prior to building permit issuance.
- Condition 8 Exterior Lighting.** Site lighting shall be directed down, contained on site, and shielded, full cut-off design in accordance with ADC 9.120(13).
- Condition 9 Pedestrian Connection.** A walkway must be provided between the proposed building and the public right-of-way, connecting with an existing walkway on the site.

## 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

### *Sanitary Sewer*

- 7.1 City utility maps show an eight-inch public sanitary sewer main located in Salem Avenue SE. The subject property is currently connected to City sewer.
- 7.2 The applicant's preliminary utility plan shows no changes or additional connections to the existing sanitary sewer mains.

### *Water*

- 7.3 City utility maps show a 20-inch public water main in Salem Avenue SE. The subject property is currently connected to City water.
- 7.4 The applicant's preliminary utility plan shows no changes or additional connections to the existing water mains.

### *Storm Drainage*

- 7.5 City utility maps show a 10-inch public culvert in Salem Avenue SE that discharges from the subject property to Waverly Lake. Salem Avenue SE is improved to City standards with sidewalk, curb, and gutter.
- 7.6 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. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. 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.
- 7.7 ADC 12.530 states that the review body will approve a development request only when adequate provisions for storm and flood water run-off have been made as determined by the City Engineer.
- 7.8 AMC 12.45.030 requires 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 5,000 square feet or more of impervious surface area, including all phases of the development. (Ord. 6012 § 2, 2023; Ord. 5841 § 3, 2014).
- 7.9 The applicant provided a preliminary drainage plan and storm report for the project. The preliminary site plan shows the proposed conveyance system flowing to a proposed on-site vegetated water quality swale and discharging to existing onsite system.

- 7.10 AMC 12.01.090 the Public Works Director may require best management practices (BMPs) for any activity, operation, or facility which may cause or contribute to the introduction of pollutants to rights-of-way, wetlands, drainage ways, the municipal stormwater system, receiving waters, and/or areas that include or contribute directly to the Waters of the State. Where BMP requirements are promulgated by the Director, the owner or operator of such activity, operation, or facility shall provide, at their own expense, reasonable protection from the discharge of pollutants, as described above, through the use of these structural and/or nonstructural BMPs. An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030).

## Conclusions

- 7.1 Existing public sanitary sewer, water, and storm currently serve the existing property and can serve the proposed development. The applicant does not propose any additional connections to public utilities.
- 7.2 The applicant must provide stormwater quality and detention facilities for the proposed development as generally shown on the preliminary utility plans.
- 7.3 The applicant shall install Best Management Practices prior to any ground disturbing activities under Public Work's Erosion Prevention and Sediment Control Permit.
- 7.4 This criterion is met as conditioned.

## Conditions

**Condition 10** 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 and detention facilities that comply with the City's Engineering Standards.

**Condition 11** Prior to any ground disturbing activities, the applicant shall obtain an Erosion Prevention and Sediment Control Permit for Public Works Department and install Best Management Practices.

## 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

- 8.1 The project will construct an approximately 3,840 square feet in size self-service storage building with six units.
- 8.2 The subject property takes access off the existing access to Salem Avenue SE. Salem Avenue SE is developed to City standards with curb, gutter and sidewalk. The proposed project will not modify or add additional access to the site.
- 8.3 Staff have estimated the site trip generation based on the Institute of Transportation Engineers (ITE) trip generation rates. Trip generation for the proposed use was estimated by using ITE trip rates for category 151 "Mini-Warehouse. The proposal is to construct a building approximately 3,840 square-feet in size. The trip generation study showed construction of the building would add approximately 5.6 new vehicle trips per day to the public street system with 0.5 occurring during the peak p.m. traffic hour per day to the public street system.
- 8.4 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 and the threshold for submittal of a TIA is 100 peak hour trips.
- 8.5 Albany's Transportation System Plan (TSP) does not identify any level of service or congestion issues adjacent to the proposed development.

## Conclusions

- 8.1 The development is to construct a self-storage building approximately 3,840 square feet in size with six storage units.
- 8.2 ADC 12.060 and 12.290 requires all public streets adjoining new development to be improved to city standards. The frontage along the subject property is improved to city standards.
- 8.3 The development is expected to generate approximately 5.6 new vehicle trips per day, with 0.5 occurring during the peak p.m. traffic hour.
- 8.4 Albany's Transportation System Plan (TSP) does not identify any level of service or congestion issues to the proposed development.

## 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 under Site Plan Review Criterion 7 (above) related to stormwater quality standards in response to this review criterion. These findings are incorporated here by reference.
- 9.2 This criterion is met as conditioned in Criterion 7 (above).

## 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 primary building on the site consisting of an office and manufacturing facility was approved by SP-28-21. All conditions of this approval were met at time of development.
- 10.2 This criterion is not applicable.

## 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.

## Analysis of Development Code Criteria

Section 2.455 of the ADC includes the following review criteria applicable to non-residential development, 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 transportation system can safely and adequately accommodate the proposed development.**

### Findings of Fact and Conclusions

- 1.1 Transportation findings and conclusions under Site Plan Review Criterion 8 (above) are incorporated here by reference.
- 1.2 Based on the findings and conclusions under Site Plan Review Criterion 8, the existing transportation system can safely and adequately accommodate the proposed development. This criterion is met.

## Criterion 2

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

## Findings of Fact and Conclusions

- 2.1 Vehicle, pedestrian, and bicycle access to the site will be provided by a driveway and sidewalk from Salem Avenue SE.
- 2.2 As proposed parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- 2.3 This criterion is met.

## Criterion 3

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

## Findings of Fact and Conclusions

- 3.1 The proposed self-service storage facility is an allowed use in the Light Industrial zone.
- 3.2 As proposed, the design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses.
- 3.3 This criterion is met.

## Overall Conclusion

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

## Conditions of Approval

- Condition 1 On-site Repairs by Tenants.** Prior to issuance of Certificate of Occupancy, the applicant must provide evidence to city staff that rental agreements include language restricting onsite repairs and flammable storage by tenants in conformance with ADC 4.060(12)(d).
- Condition 2 Riparian Corridor.** No grading or other site development work may occur within the Riparian Corridor. Any work within the Riparian Corridor will require a Natural Resource Impact Review.
- Condition 3 Geotechnical Report.** A geotechnical report is required at time of building permit submittal in compliance with ADC 6.200.
- Condition 4 Pedestrian Amenity.** The proposed pedestrian amenity bench must be shown on the site plan at time of building permit submittal. The location of the bench must conform with ADC 8.360(3).
- Condition 5 Pedestrian Amenity.** The applicant must propose an additional pedestrian amenity totaling one point which must be shown on the site plan at time of building permit submittal.
- Condition 6 Pedestrian Path.** A five-foot wide striped crosswalk for pedestrians must be provided from the proposed building to an existing pedestrian path on the site which connects to Salem Avenue SE.
- Condition 7 Cargo Bicycle Parking Space.** One bicycle space must be three feet wide by eight feet long, with a five-foot-wide access aisle and on the ground to accommodate cargo bicycles, including family and cargo bicycles. A plan showing this standard is met must be provided prior to building permit issuance.
- Condition 8 Exterior Lighting.** Site lighting shall be directed down, contained on site, and shielded, full cut-off design in accordance with ADC 9.120(13).
- Condition 9 Pedestrian Connection.** A walkway must be provided between the proposed building and the public right-of-way, connecting with an existing walkway on the site.

**Condition 10 Stormwater.** 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 and detention facilities that comply with the City's Engineering Standards.

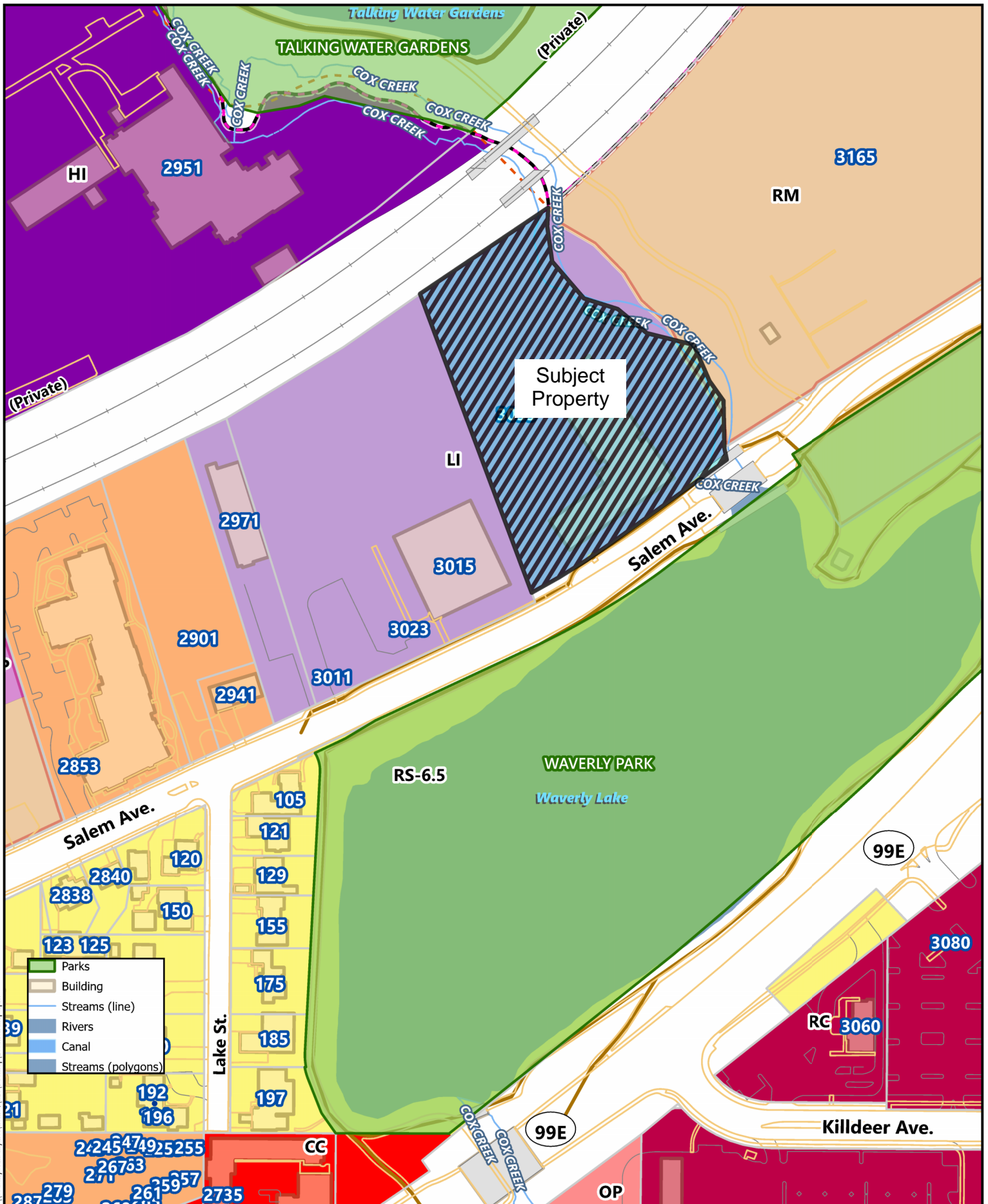
**Condition 11 Erosion Control.** Prior to any ground disturbing activities, the applicant shall obtain an Erosion Prevention and Sediment Control Permit for Public Works Department and install Best Management Practices.

## Attachments

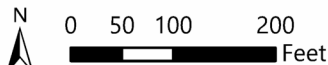
- A. Location Map
- B. Applicant's Narrative
- C. Site Plan

## Acronyms

ADC	Albany Development Code
ADT	Average Daily Trip
AMC	Albany Municipal Code
DSL	Department of State Lands
FEMA	Federal Emergency Management Administration
FIRM	Flood Insurance Rate Map
ITE	Institute of Transportation Engineers
LI	Light Industrial Zoning District
SFHA	Special Flood Hazard Area
TIA	Traffic Impact Analysis
TSP	Transportation Systems Plan



\\loc.cityofalbany.net\homes\liza\Desktop\Location Map.aprx



Date: 4/25/2025 Map Source:

# 3055 Salem Ave SE

## Location Map

## Site Plan Review

Existing Address:  
3055 Salem Ave SE  
Albany, OR 97321

Property and Building Owner:  
BCB QOZB, LLC – 3055 Salem Ave SE, Suite 103, Albany OR 97321

LLC Owners:  
Christopher and Blanca Brawn – 12154 Timber Ln SE, Jefferson, OR 97321 – 503-805-6986

April 21, 2025

Project Information:  
BCB QOZB, LLC  
3055 Salem Ave SE, Suite 103  
Albany, Oregon 97321  
Owners Name: BCB QOZB LLC  
Tax Lot Number: 11S03W05DA00402

Zoning: LI – Light industrial  
Historic Property: No  
Adjacent Property Current Uses:  
North: HI – Heavy Industrial Railroad Tracks  
South: RS - 6.5 Residential Single Family - Waverly Lake  
East: RM Residential Medium Density – Jewish Cemetery  
West: LI – Light industrial – Business Office Light manufacturing

## Site Plan Review Criteria

1. Criterion: The application is complete in accordance with the application requirements.
  - a. Facts: Each part of the criteria has been addressed to the best knowledge of the owner.  
Conclusion: The application is in accordance with the application requirements.
  
2. Criterion: The building development will comply with the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
  - a. Facts: Zoning for the lot is LI - Light Industrial- is intended primarily for a wide range of manufacturing warehousing processing, assembling wholesaling, specialty contractors and retail establishments. Uses will have limited impacts on the surrounding properties.  
The proposed use of this development is for a self-serve storage building.
    1. Self-serve Storage – Allowed with Site Plan Review per Table 4.050-1
  - b. Facts: Development standards.
    - i. Minimum Lot Size, Width, and Depth: None.
    - ii. Setbacks Frontage, Minimum Setback, 15'-0" required. When adjacent to or across the street from residentially zoned land the setback shall be 1 foot for each foot of building height over 30', building may increase in height as the setback increase.
      1. 15'-0" Minimum provided. ← 400+ feet

iii. Interior setback, Residential – 40'-0". When adjacent to or across the street from residentially zoned land, the setback shall be 1 foot for each foot of building height over 30', building may increase in height as the setback increase.

1. 10'-0" minimum setback provided.

iv. Max building size: None.

1. Building gross square footage provided 3,840 square feet.

v. Max Height: None - Building height provided: Peak 16'- 8" on south elevation.

vi. Maximum Lot Coverage - Provided lot coverage – 74% (74% of the site is outside of the High Water Mark setback and is currently developed. No additional area will be developed beyond existing area. Storm water treatment facilities have been designed to process the full 74% of the site coverage.)

vii. Landscaped area – Stormwater quality features and areas directly adjacent will be landscaped. – Post-construction storm water quality facilities are allowed in landscaped areas. See Civil for Storm water plan.

viii. Off street parking and loading requirements:

1. Parking count addressed in Criterion 6

2. Loading Zone is not required for buildings under 10,000 sf.

ix. Buffering and Screening, - Addressed in Criterion 6

xi. Airport approach addressed in Criterion 3.

xii. Airport Sound level Addressed in Criterion 3.

Conclusion: The building is meeting all the requirements for the LI – Zone.

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

a. Facts: Article 4 Airport Approach District: Yes, Located Within.

i. Height, the development is located in the Horizontal surface area. Horizontal surface is located at 372', the building finish floor elevation is 212.20', giving the building a max height of 229'. This is 143' less than the requirement.

ii. Other Interference, no exterior up lighting, radio signals, or glare producing items proposed.

iii. Noise standards: The building is located outside of the noise standards.

b. Facts: Article 6 Riparian Corridor Overlay District (Natural Resources).

i. Riparian Corridor: The development is planned to be a greater distance than 50'-0" upland from the ordinary High Water Mark of Cox Creek.

c. Facts Article 7 Historic Overlay District.

i. This property is outside of the historic overly district.

Conclusion: The site is meeting the requirements of the Overlay Districts.

4. Criterion: The application complies with all applicable design Standards of Article 8, Commercial and Institutional site design.

a. Facts: Entrance orientation and parking locations:

i. Self-storage facility will utilize the office of the existing office building. Entrance orientation and parking will remain unchanged.

b. Facts: Off street parking:

i. A driveway connects Old Salem Road to the parking provided behind the building.

c. Facts: Façade Design.

i. The self-serve storage building is separated from the front lot line by the existing building and is therefore exempt per 8.345 (1)(a).

d. Facts: Pedestrian Amenities.

i. One pedestrian amenity is required per per 2,500 sf (Table 8.360-1). The building Gross sq footage is 3,840 sf/2,500 sf = 2 points required. 2 points proposed by providing an outdoor bench and sidewalk planter.

1. Outdoor bench – seating for 4 people provided = 1 Point total.

2. Sidewalk planter enclosing a minimum of 8SF – Vegetated stormwater quality planter Provided 1 point total.

e. Facts: Compatibility Standards.

i. Lighting will be shielded.

ii. All areas requiring screening are identified on site, with required screening provided.

Conclusion: This site will meet the intent of the design standards of article 8.

5. Criterion: The application complies with all applicable design Standards of Article 10.

a. Facts: This project is not providing a new manufactured home park or expanding and existing one.

Conclusion: Manufactured home development standards are not applicable to this site.

6. Criterion: The application complies with all applicable On-Site Development and Environmental standards of Article 9.

a. Facts: Off Street Parking.

i. Self-Serve Storage Units -1 per 100 units (6 units) with 3 minimum + 1 per employee/caretaker (1 employee) = 2 parking spaces required. Existing parking lot provides 61 parking spaces. 38 were required for the existing building providing an excess of 23. Excess spaces from prior development will serve new building.

iv. Bicycle parking: Self-Service Storage Unit Complex – “The greater of 2 spaces or 1 space per 20 units” Required: 2 spaces. Existing development required 4 bicycle parking spaces. The existing building has 8 bicycle parking spaces with 4 under cover. Excess spaces from prior development will serve new building. One ADA space is being provided next to the new storage building. No other new parking is proposed.

b. Facts: Bicycle Parking.

i. Two bicycle parking spaces are required per Table 9.030-1.

i. Existing bicycle parking spaces are provided at office and tenant space entrances at parking lot side of the existing building. 8 parking spaces provided, 4 parking spaces were required at prior development. Therefore, 4 additional existing parking spaces satisfy the requirement for 2 parking spaces in the current development.

c. Facts: Landscaping.

One new ADA space is being provided. Area of new parking is less than 1,000 SF, therefore no landscaping is required. A vegetated stormwater quality swale is required and will be landscaped along with the surrounding area.

d. Facts: Tree Protection.

i. No existing trees require protection in the development area.

e. Facts: Buffering and Screening.

i. 30' with screening is required between RS-6.5 and RM per table 9.210-1.

1. To the East Cox Creek separates the two lots which provides a minimum of 50' separation with mature trees on each side of the creek.

f. Facts: Fencing.

i. No fences are proposed. Site is currently fenced.

g. Facts: Environmental.

i. Neighborhood compatibility: This building is within 300' of a residential zoned property. The residential Zoned properties are a cemetery, and Waverly Lake, so disturbance to occupants should be a minimum. The use of the self-service storage will not produce noise above those allowed per table 7,8, and 9 of (OAR) 340-035-0035.

ii. No vibrations, odors, glare, heat, hazardous waste, or pests shall be created or increased by the proposed development.

Conclusion: This site will meet the standards for off street parking, landscaping, and will be compatible within the zone and neighborhood.

7. Criterion: 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.

a. Facts: The self-serve storage building will not include water nor sanitary sewer.

Conclusion: The proposed development will not change the property's use of public utilities.

8. Criterion: 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.

a. Facts: The portion of SE Salem Ave fronting the property has been fully developed with curbs and sidewalks. There is a properly constructed driveway approach in the frontage to serve the property. There is a transit stop approximately 350' to the west.

Conclusion: Transportation improvements are available to serve the proposed development.

9. Criterion: 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.

a. Facts: Runoff from impervious surfaces of the redevelopment will be routed to a stormwater quality swale adjacent to the west property line. Swale is sized at a factor of 0.03 times the amount of tributary impervious area. Planter will collect runoff from less than 20,000 square feet of impervious area. Swale will be constructed in accordance with the standards prescribed in the City of Albany Design Standards Division E.

b. Facts: Downstream of the water quality treatment planters, runoff will be detained onsite in the existing detention facility with a flow control structure. This device matched pre-development peak outflow rates for the 2, 5, 10, and 25-year design storms.

Conclusion: The proposed post-construction stormwater quality facilities can accommodate the proposed development.

10. Criterion: The proposal meets all existing conditions of approval for the site, or use, as required by prior lands use decisions, as applicable.

a. Facts: Land use decision requirements from the 2022 development of the property have been met.

Conclusion: This criterion is satisfied.

11. Criterion: 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.

a. Facts: This site does not have a nonconforming status.

Conclusion: This criterion is not applicable.

**Additional Criterion**

1. **Criterion:** The transportation system can safely and adequately accommodate the proposed development.

a. **Facts:** The proposed development of a six unit self-serve storage is not expected to generate any significant increase in trips to the site.

**Conclusion:** The existing transportation system can safely and adequately accommodate the proposed development. Since the anticipated trip generation for this project is less than the City of Albany threshold of 50 peak hour trips, no further analysis is required to substantiate this conclusion.

2. **Criterion:** Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.

a. **Facts:** There is an existing setback sidewalk in the SE Salem Ave frontage, as well as a properly constructed driveway approach serving the property.

b. **Facts:** The onsite vehicle circulation path is an intuitive loop through the parking area.

c. **Facts:** There is a private sidewalk connection from the building and bicycle parking to the public sidewalk on SE Salem Ave.

d. **Facts:** There are no proposed parking stalls within 20' of the driveway throat.

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

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

a. **Facts:** The existing office space and manufacturing space on the site are allowed in this zone. The proposed self-serve storage is allowed in the zone with a Site Plan Review. The office hours and use are similar to adjacent businesses, and the building will not create excessive traffic, noise, or light pollution.

b. **Facts:** The design of the building will use similar finish materials to what is used in adjacent buildings. The building uses typical Pre-Engineered Metal Building materials to create a building that is visually interesting while maintaining an efficient layout.

**Conclusion:** The operation of the building and the exterior design will be compatible with the surrounding development and land uses.

Sincerely,



Christopher Brawn, Owner  
BCB QOZB, LLC

**SHEET INDEX**

- C1 SITE PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 UTILITY PLAN
- C4 GRADING AND DRAINAGE PLAN
- C5 SITE DETAILS
- C6 SITE DETAILS
- C7 LANDSCAPE PLAN
- C8 PLANTING DETAILS
- C9 EROSION AND SEDIMENTATION CONTROL PLAN
- C10 EROSION AND SEDIMENTATION CONTROL DETAILS

**BUILDING CODE DATA:**

OCCUPANCY: S-1 (MINI STORAGE)  
 CONSTRUCTION TYPE: IIB  
 FIRE SPRINKLERS: NOT PROVIDED  
 BASE ALLOWABLE AREA: 9,000 SF  
 ACTUAL AREA: 3,840 SF

**BICYCLE PARKING:**

EXISTING SITE INCLUDES 8 BICYCLE PARKING SPACES CONFORMING TO ADO REQUIREMENTS. EXISTING DEVELOPMENT REQUIRES 2 SPACES AND CURRENT DEVELOPMENT REQUIRES 2 SPACES. TOTAL SPACES ARE 10. 2 SPACES CAN ACCOMMODATE OVERSIZE CARGO BIKES.

**GENERAL CONSTRUCTION NOTES**

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES, LAWS AND ORDINANCES OF THE JURISDICTION HAVING AUTHORITY. OBTAIN ALL REQUIRED PERMITS.
2. DO NOT SCALE THE DRAWINGS.
3. DRAWINGS ARE SCHEMATIC IN NATURE. MAJOR COMPONENTS AND REQUIREMENTS ARE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUPPLY AND INSTALL ALL MINOR COMPONENTS AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT WHETHER OR NOT ALL SUCH COMPONENTS ARE NOTED IN THE DRAWINGS.
4. ALL MANUFACTURED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
5. CLEAN ENTIRE WORK AREA AT CONCLUSION OF PROJECT AND LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.
6. SEE BUILDING FOUNDATION PLAN DRAWINGS FOR FOUNDATION REQUIREMENTS.
7. SEE BUILDING PLANS FOR BUILDING REQUIREMENTS.

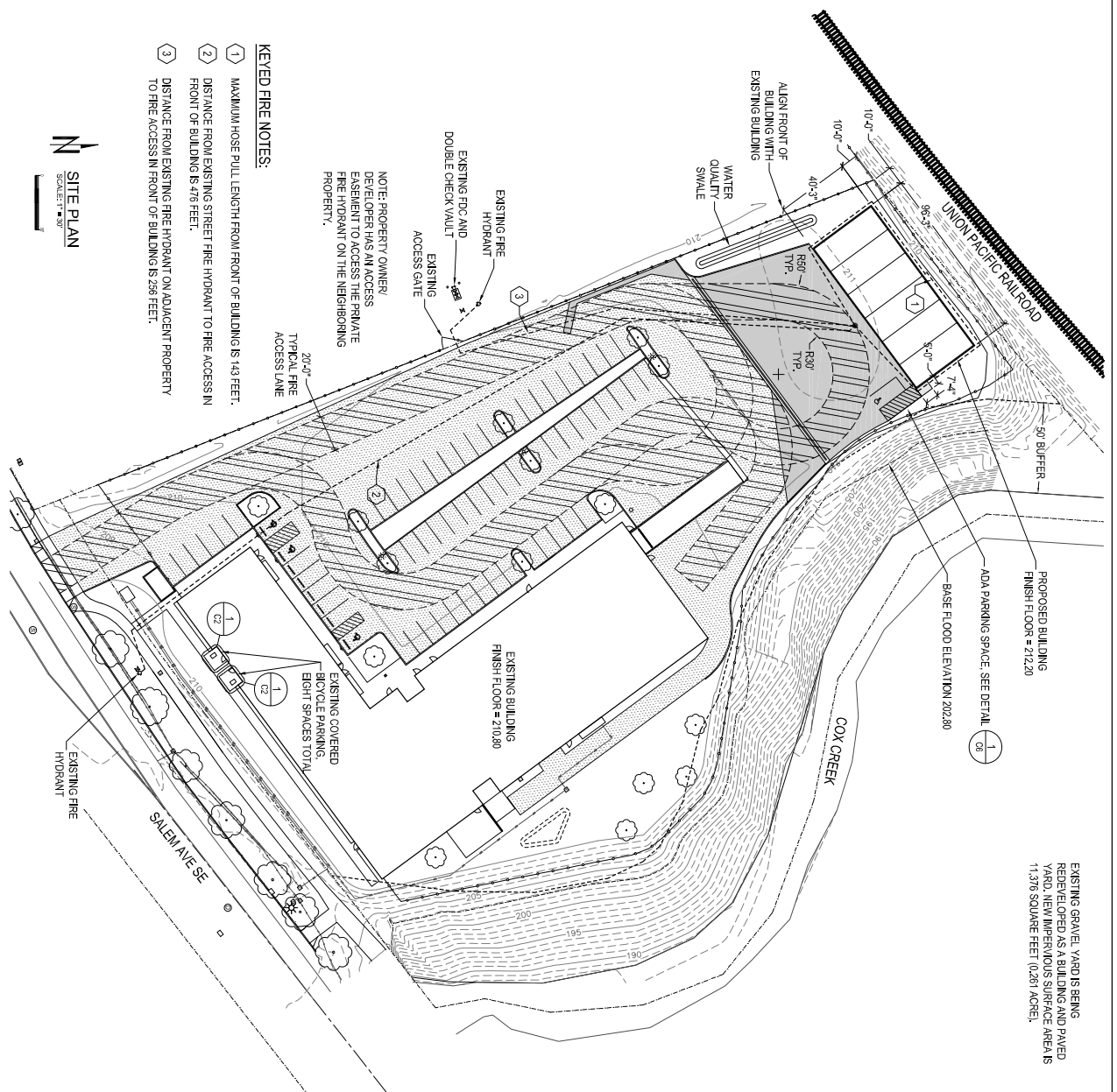
**GENERAL FIRE NOTES**

1. REQUIRED FIRE FLOW FOR THE NEW BUILDINGS 1,500 GALLONS PER MINUTE FOR A DURATION OF 2 HOURS PER OREGON FIRE CODE APPENDIX B, TABLE B1032 FOR A TYPE IIB BUILDING OF 3,840 SQUARE FEET.
2. 1 FIRE HYDRANT IS REQUIRED FOR THE NEW BUILDING AT 1,500 GALLONS PER MINUTE FLOW PER OREGON FIRE CODE APPENDIX C, TABLE C105.1.
3. REQUIRED AVERAGE FIRE HYDRANT SPACING IS 500 FEET PER OREGON FIRE CODE APPENDIX C, TABLE C105.1.

**SCOPE RESPONSIBILITY NOTES:**

- BUILDING CONTRACTOR SCOPE:**
- ERECT SELF-SERVICE STORAGE BUILDING ON CONCRETE FOUNDATION PREPARED BY OTHERS.
  - COORDINATE WITH WORK BY OTHERS.
- ELECTRICAL CONTRACTOR SCOPE:**
- PLACE ELECTRICAL CONDUITS IN TRENCHES PROVIDED BY OTHERS.
  - RELOCATE GROUND ELECTRICAL JUNCTION BOX.
  - INSTALL ELECTRICAL SYSTEM IN BUILDING ERECTED BY OTHERS.
  - COORDINATE WITH WORK BY OTHERS.

- SITE WORK CONTRACTOR SCOPE:**
- CONSTRUCT CONCRETE MINI STORAGE BUILDING SLAB AND FOUNDATIONS.
  - PROVIDE AND BACKFILL TRENCHES FOR ELECTRICAL CONDUITS INSTALLED BY OTHERS.
  - ALL WORK SHOWN IN THESE DRAWINGS NOT SPECIFICALLY NOTED TO BE BY OTHERS.
  - COORDINATE WITH WORK BY OTHERS.

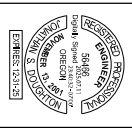


EXISTING GRAVEL YARD IS BEING REDEVELOPED AS A BUILDING AND PAVED YARD. NEW IMPERVIOUS SURFACE AREAS IS 11,376 SQUARE FEET (0.261 ACRE).

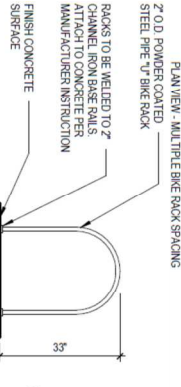
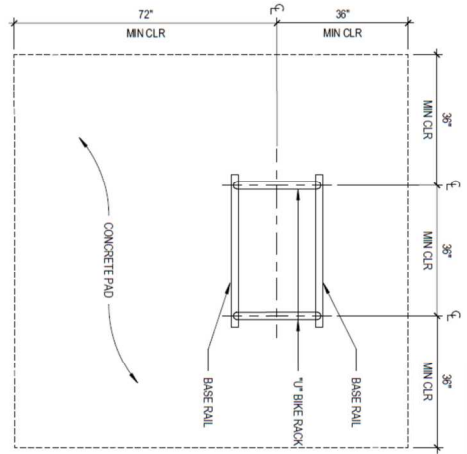
DATE: 4/12/25  
 JOB NUMBER: 2318  
 DRAWING: C1  
 SHEET: 1 OF 10

**CORRQUEST AUTOMATION  
 SELF-SERVE STORAGE BUILDING**  
 3055 SALEM AVE SE, ALBANY, OREGON 97321

Jonathan S. Doughton, P.E., S.E.  
 CIVIL & STRUCTURAL ENGINEERING  
 13325 MYERS LN S  
 JEFFERSON, OR 97352  
 PHONE: 503-608-0716



CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE JURISDICTION.



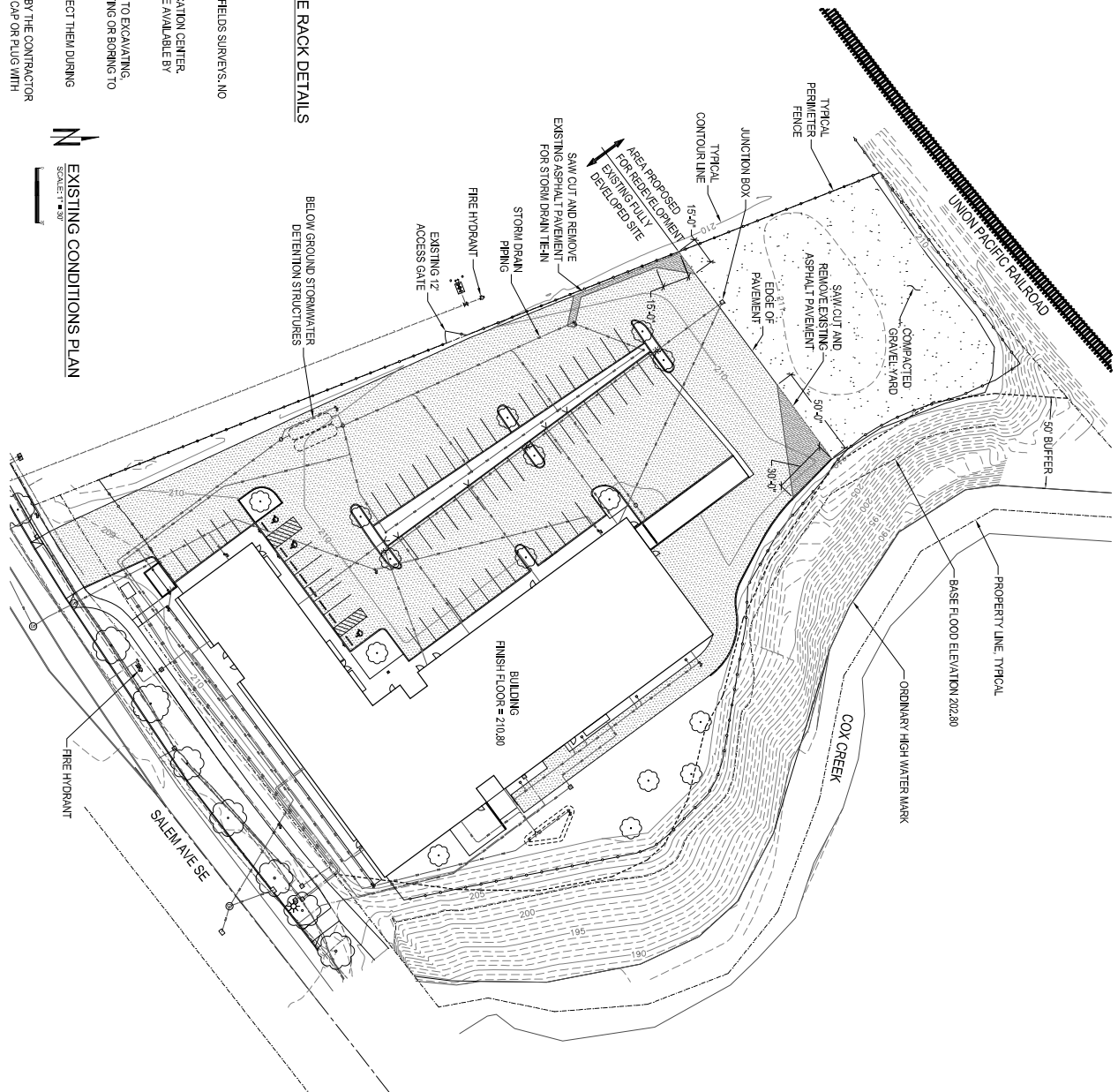
- NOTES**
- BIKE RACK TYPE & CLEARANCES TO MEET CITY OF ALBANY CODE REQUIREMENTS
  - BIKE RACKS TO HAVE GLOSS BLACK POLYESTER POWDER COAT FINISH IN BLACK
  - FINISH IN BLACK TO BE FINISHED WITH MOUNTING HOLES & VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE EACH 1/2" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS
  - PROVIDE PIPE CROSS BAR AT 18" HEIGHT AT ENDS OF BIKE RACKS WHERE THEY ARE OPEN TO REDESTRAN TRAFFIC
  - WHERE THEY ARE OPEN TO REDESTRAN TRAFFIC

**1** EXISTING BIKE RACK DETAILS  
SCALE: 1/2" = 1'-0"

**COORDINATION WITH UTILITIES**

- THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES SHOWN ARE FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. NO GUARANTEE OF THE ACCURACY NOR COMPLETENESS OF SUCH INFORMATION IS MADE.
- OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 832.300-040 THROUGH OAR 832.300-0399. COPIES OF THE RULES ARE AVAILABLE BY CALLING THE OREGON UTILITY NOTIFICATION CENTER AT (800) 532-2344.
- THE CONTRACTOR SHALL NOTIFY EACH UNDERGROUND UTILITY AT LEAST 48 BUSINESS HOURS PRIOR TO EXCAVATING, BORING, OR SPLICING. ALL UTILITY CROSSINGS SHALL BE FORTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PRESENT GRADE OR ALIGNMENT CONDITIONS.
- PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION.
- UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK WHERE PRACTICABLE. THE CONTRACTOR SHALL CAP OR PLUG WITH CONCRETE BOTH ENDS OF ABANDONED UTILITIES.

**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 30'



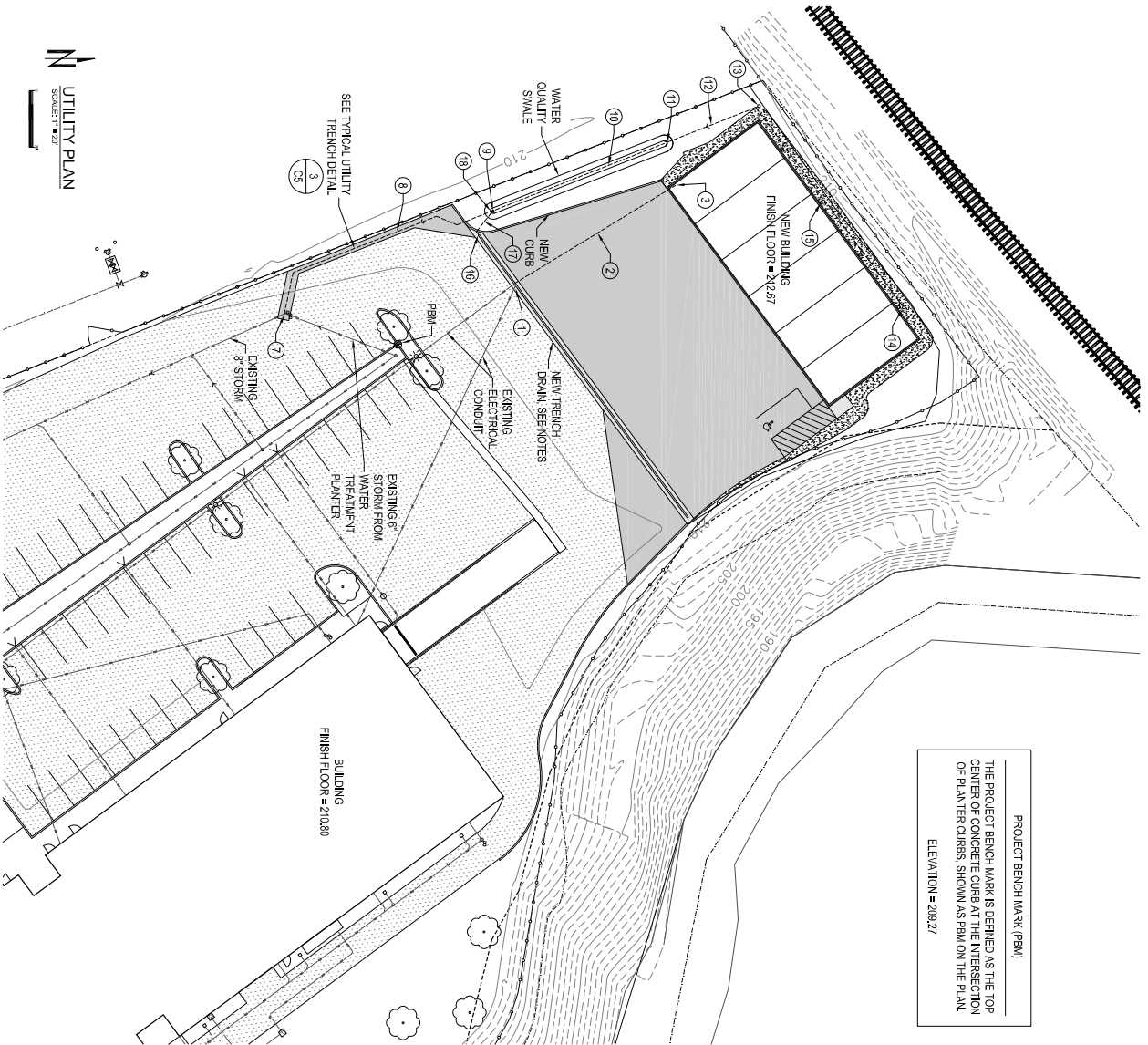
PROJECT: <b>CORRQUEST AUTOMATION          SELF-SERVE STORAGE BUILDING</b> 3055 SALEM AVE SE, ALBANY, OREGON 97321	Jonathan S. Doughton, P.E., S.E. <b>CIVIL &amp; STRUCTURAL ENGINEERING</b> 13323 MYERS LN S JEFFERSON, OR 97352 PHONE: 503-508-0716		DRAWN BY: JLD CHECKED BY: JLD DATE: 4/2/25 JOB NUMBER: 210
<b>EXISTING CONDITIONS PLAN</b>		SHEET 2 OF 10 <b>C2</b>	

**KEYED UTILITY PLAN NOTES**

- 1 REMOVE EXISTING ELECTRICAL JUNCTION BOX, CONNECT TO AND EXTEND (3) EXISTING ELECTRICAL CONDUITS TO THE CORNER OF THE NEW BUILDING.
- 2 INSTALL (3) NEW SCHEDULE 40 PVC ELECTRICAL CONDUITS FROM CONNECTION POINT TO THE CORNER OF THE NEW BUILDING.
- 3 COORDINATE THE INSTALLATION OF NEW ELECTRICAL CONDUITS UP THROUGH THE BUILDING SLAB INTO THE BUILDING, VERIFY SPECIFIC LOCATION.
- 4 NOT USED.
- 5 NOT USED.
- 6 NOT USED.
- 7 SAW CUT AND REMOVE EXISTING ASPHALT PAVEMENT TO EXPOSE EXISTING 6" STORM DRAIN PIPE, VERIFY DEPTH OF EXISTING STORM DRAIN PIPE, AS-BUILT INFORMATION INDICATES AN INVERT DEPTH OF 205.10 AT THE EXISTING CLEANOUT, INSTALL NEW 6" WVE CONNECTION FOR CONNECTION OF NEW STORM DRAIN PIPING.
- 8 SAW CUT AND REMOVE EXISTING ASPHALT PAVEMENT ALONG EDGE OF DRIVEWAY AS REQUIRED TO INSTALL NEW STORM DRAIN, INSTALL APPROXIMATELY 9' LF OF 6" DIA. ASTM D3024 SDR 35 PVC STORM DRAIN AT 1% SLOPE, MIN.
- 9 CONNECT 6" STORM DRAIN TO 4" DIA. PERFORATED SWALE UNDERDRAIN AND SWALE OVERFLOW PIPE.
- 10 INSTALL 65' LF OF 4" DIA. ASTM D2729 PERFORATED SWALE UNDERDRAIN PIPE LEVEL, INVERT ELEVATION IS 208.60.
- 11 DAYLIGHT 6" ROOF DRAIN PIPE INTO END OF SWALE AT INVERT ELEVATION 209.40, PROVIDE 2'X2' EROSION PROTECTION AT OUTFALL, PLACE 2" THICKNESS OF 1"X2" SMOOTH ROUND ROCK EROSION PROTECTION SURFACE.
- 12 INSTALL APPROXIMATELY 125' LF OF 6" DIA. SCHEDULE 40 PVC STORM DRAIN AT 1% SLOPE TO CONNECT ROOF DRAINS.
- 13 INSTALL 4" CLEANOUT TO GRADE WITH WATERTIGHT CAP AT ANGLE CHANGE, APPROXIMATE INVERT IS 209.75.
- 14 INSTALL 4" CLEANOUT TO GRADE WITH WATERTIGHT CAP AT END OF PIPE, APPROXIMATE INVERT IS 210.65.
- 15 EXTEND 4" DIA. LEADER TO BUILDING DOWNSPOUT, PROVIDE APPROPRIATE ADAPTER BETWEEN BUILDING DOWNSPOUT AND PIPING, TYPICAL AT (4) PLACES AT BACK OF BUILDING, VERIFY SPECIFIC CONNECTION POINTS WITH BUILDING PLANS.
- 16 BEGIN TRENCH DRAIN RUN AS NOTED ON GRADING AND DRAINAGE PLAN, INSTALL TRENCH END CAP TO 4" DIA. PIPE ADAPTER, CONNECT TO 4" DRAIN PIPE.
- 17 INSTALL APPROXIMATELY 10' LF OF 4" DIA. SCHEDULE 40 PVC STORM DRAIN AT 4% MINIMUM SLOPE BETWEEN TRENCH DRAIN AND SWALE.
- 18 DAYLIGHT 4" TRENCH DRAIN PIPE INTO SWALE AT INVERT ELEVATION 209.40, PROVIDE 2'X2' EROSION PROTECTION AT OUTFALL, PLACE 2" THICKNESS OF 1"X2" SMOOTH ROUND ROCK EROSION PROTECTION SURFACE.

**TRENCH DRAIN NOTES**

1. PROVIDE ACO DRAIN PRE-SLOPED POLYMER CONCRETE K100 KLASIKDRAIN TRENCH DRAIN UNITS WITH GALVANIZED EDGE RAILS.
2. PROVIDE PRE-SLOPED CHANNEL, SECTION NUMBERS 1 THROUGH 39 (39' TOTAL) FOR FULL TRENCH DRAIN RUNS TO DRAIN WEST.
3. PROVIDE TYPE 4800 IRON SLOTTED GRATES.
4. INSTALL IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.
5. SEE GRADING PLAN FOR REQUIRED ELEVATIONS.



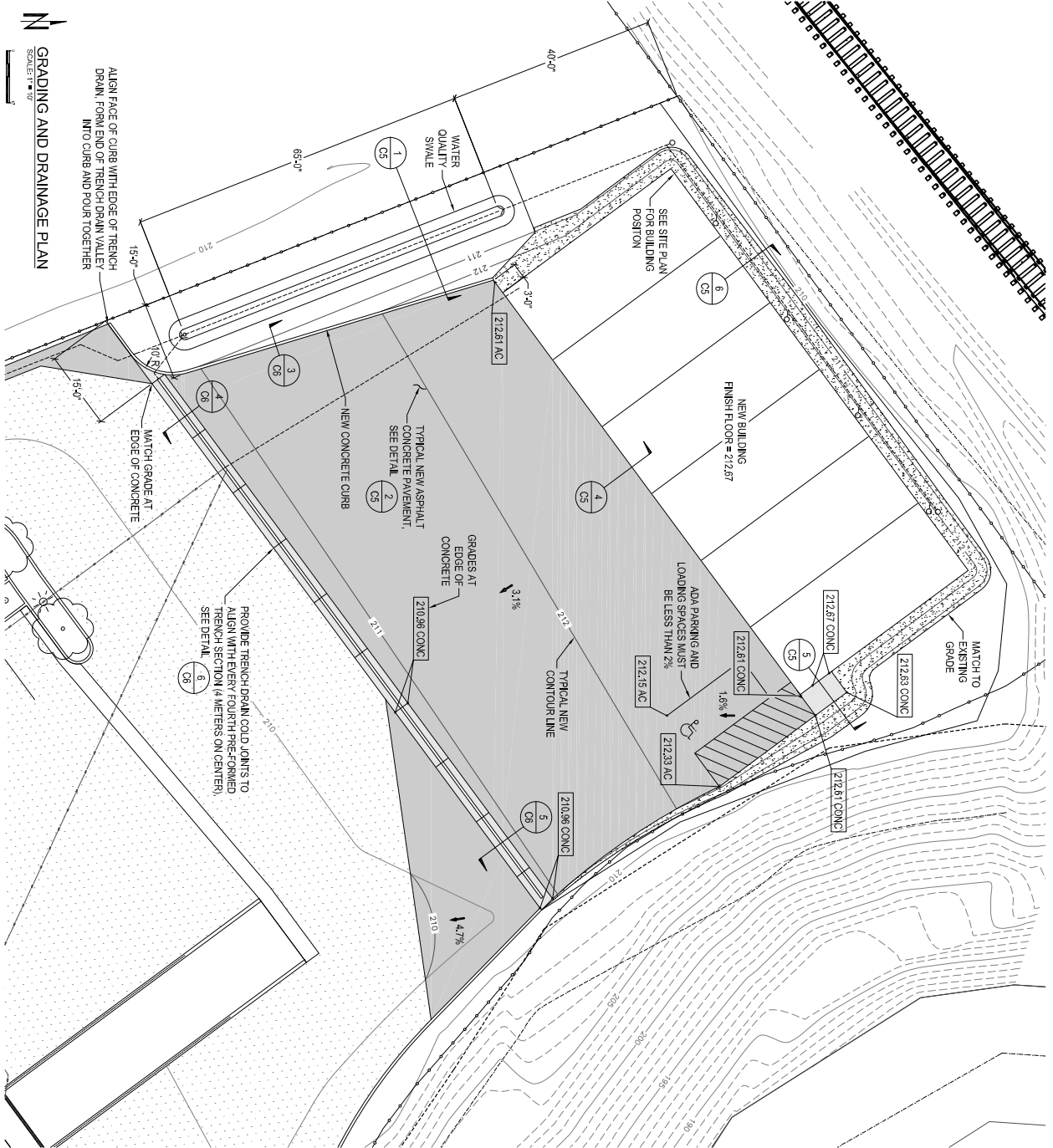
PROJECT BENCH MARK (PBM)  
 THE PROJECT BENCH MARK IS DENIED AS THE TOP CENTER OF CONCRETE CURB AT THE INTERSECTION OF PLANTER CURBS, SHOWN AS PBM ON THE PLAN.  
 ELEVATION = 208.27

UTILITY PLAN  
 SCALE: 1" = 20'

<p>PROJECT: DATE: 4/12/25 JOB NUMBER: 210</p>	<p><b>CORRQUEST AUTOMATION                  SELF-SERVE STORAGE BUILDING                  3055 SALEM AVE SE, ALBANY, OREGON 97321</b></p>	<p>Jonathan S. Doughton, P.E., S.E.                  CIVIL &amp; STRUCTURAL ENGINEERING                  13329 MYERS LN S                  JEFFERSON, OR 97352                  PHONE: 503-508-0716</p>	<p>DATE PLOTTED: 4/12/25                  PLOTTED BY: JSD                  CHECKED BY: JSD                  APPROVED BY: JSD</p>
<p>SHEET 3 OF 10</p>	<p>UTILITY PLAN</p>		<p>DRAWING NUMBER: 210</p>

**SITE CONSTRUCTION NOTES**

1. FOLLOW THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL SITE REPORT.
2. REMOVE CONTAMINATED, LOOSE MATERIAL, ORGANICS, AND ANY OTHER UNSUITABLE MATERIAL FROM PROJECT AREA AND DISPOSE OF OFF-SITE.
3. COMPACT ALL EXISTING SUBGRADES TO REMAIN IN PLACE UNDER NEW CONSTRUCTION. COMPACTION WILL BE CONSIDERED ACCEPTABLE WHEN PROOF ROLLING WITH A LOADED (30,000 LB) ROLLER PRODUCES NO VISIBLE DEFLECTION UNDER THE MOVING TIRES.
4. INSTALL BAYAL GEOTEXT REINFORCING OVER EXISTING COMPACTED SITE SOILS PRIOR TO PLACING BASE ROCK AND STRUCTURAL FILL. SEE GEOTEXT SPECIFICATIONS IN GEOTECHNICAL REPORT.
5. COMPACTED CRUSHED AGGREGATE BASE ROCK SHALL BE 1 1/2" MINUS OR 3/4" MINUS SIZED GEOTEXT REINFORCING SHALL BE 1/2" MINUS OR 3/4" MINUS SIZED. PASSING THE #200 SIEVE SHOULD BE FREE OF FOREIGN OBJECTS, DEBRIS, ORGANICS, AND ANY OTHER DELETERIOUS MATERIALS.
6. STRUCTURAL FILL SHALL BE 1 1/2" MINUS OR 3/4" MINUS SIZED GRADED CRUSHED ROCK HAVING NO MORE THAN 10% PASSING THE #200 SIEVE. ROCK SHALL BE FREE OF FOREIGN OBJECTS, DEBRIS, ORGANICS, AND ANY OTHER DELETERIOUS MATERIALS. PROVIDE SAMPLES IN SUFFICIENT QUANTITY TO TESTING LABORATORY AS REQUIRED FOR PROCTOR TESTING. PLACE FILL IN LIFTS NOT TO EXCEED 8" LOOSE. COMPACT ALL STRUCTURAL FILL TO 95% MINIMUM PER ASTM D1557.
7. ARRANGE FOR COMPACTION TESTING OF STRUCTURAL FILL WITH A QUALIFIED TESTING AGENCY. PROVIDE A MINIMUM OF 3 TESTS PER LIFT. PROVIDE TEST REPORTS TO THE JURISDICTION, OWNER AND ENGINEER.
8. ASPHALT CONCRETE SHALL BE 1/2" DENSE GRADED LEVEL 3 MIX, CONFORMING TO THE 2024 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. ARRANGE FOR COMPACTION TESTING OF ASPHALT CONCRETE WITH A QUALIFIED TESTING AGENCY. PROVIDE A MINIMUM OF 2 TESTS PER LIFT. PROVIDE TEST REPORTS TO OWNER AND ENGINEER.
10. CONCRETE FOR CURB, TRENCH DRAIN AND ADA LANDING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MAXIMUM SLUMP IS 6". DO NOT ADD WATER AT THE JOB SITE. PROVIDE AIR ENTRAINING ADMIXTURE FOR A TOTAL AIR CONTENT OF 6 TO 7 PERCENT. PROVIDE SYNTHETIC MICROFIBER EUCILD CHEMICAL PSYBERSTRAND OR EQUIVALENT. AT 1 POUNDS PER CUBIC YARD. DO NOT USE FIBRILLATED MICROFIBERS. CONSOLIDATE ALL CONCRETE WITH A MECHANICAL VIBRATOR.
11. APPLY EVAPORATION RETARDER AND FINISHING AD TO CONCRETE SURFACE AS SOON AS POSSIBLE AFTER FLOATING. FOLLOW MANUFACTURERS APPLICATION INSTRUCTIONS. USE EUCILD CHEMICAL COMPANY EUCOBAR OR EQUIVALENT.
12. FINISHES SHALL MATCH EXISTING SITE FINISHES FOR EQUIVALENT WORK. PROVIDE WHITE PIGMENTED CURING COMPOUND AND BACKROLL WITH A ROLLER TO ENSURE COMPLETE COVERAGE OF EXPOSED SURFACES.
13. CONCRETE REINFORCING SHALL BE GRADE 60 CONFORMING TO ASTM A615.
14. ARRANGE FOR CONCRETE TESTING WITH A QUALIFIED TESTING AGENCY. PROVIDE AT LEAST ONE CONCRETE TEST FOR EACH SCHEDULED POUR. TEST AIR CONTENT, SLUMP, AND COMPRESSIVE STRENGTH. TAKE A MINIMUM OF 3 CYLINDERS PER TEST. PROVIDE TEST REPORTS TO OWNER AND ENGINEER.
15. FINAL GRADE SURFACES TO MATCH ELEVATIONS SHOWN ON THE DRAWINGS. GRADES ARE TO BE UNIFORMLY SLOPING BETWEEN ADJACENT ELEVATIONS. IN SOME CASES IT IS NECESSARY TO CURBE SURFACES TO MATCH BOUNDARY CONDITIONS. ALL GRADE CHANGES SHALL BE SMOOTH AND GRADUAL WITH NO BREAKS OR SHARP CURVATURE.
16. REMOVE EXCESS EXCAVATION SPOILS FROM THE SITE.



**GRADING AND DRAINAGE PLAN**  
SCALE: 1/8\"/>

<p>DATE: 4/12/25 DRAWING NUMBER: 210</p>	<p><b>CORRQUEST AUTOMATION SELF-SERVE STORAGE BUILDING</b> 3055 SALEM AVE SE, ALBANY, OREGON 97321</p>	<p>Jonathan S. Doughton, P.E., S.E.  <b>CIVIL &amp; STRUCTURAL ENGINEERING</b>          13329 MYERS LN S          JEFFERSON, OR 97352          PHONE: 503-608-0716</p>	
<p><b>GRADING AND DRAINAGE PLAN</b></p>	<p>CONTRACT TITLE: CORRQUEST AUTOMATION SELF-SERVE STORAGE BUILDING          DRAWING NUMBER: 210          SHEET: 4 OF 10</p>		