



## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Site Plan Review for Modification of Existing Development

SP-22-24

September 12, 2024

### Application Information

Proposal:	Redevelopment of portions of Deerfield Park with a new play area, basketball court, disc golf course, and associated site improvements
Review Body:	Planning Staff (Type I-L review)
Staff Report Prepared By:	Alyssa Schrems, project planner
Property Owner/Applicant:	City of Albany Parks & Recreation, C/O Kim Lyddane, 333 Broadalbin Street SW Albany, OR 97321
Applicant's Representative:	Lando Hansen Architecture, C/O Katherine Sheie, 1100 NW Glisan Street #3A, Portland, OR 97209
Address/Location:	2627 Del Rio Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor: 11S-03W-20AD-00200
Zoning:	Residential Single-Dwelling Unit (RS-6.5)

On September 12, 2024, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application described above.

The City based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact Alyssa Schrems, project planner, at 541-791-0176 or Current Planning Manager, David Martineau at 541-917-7555. Staff report is available for review at [albanyoregon.gov/cd/projectreview](http://albanyoregon.gov/cd/projectreview) paper copies can be made available by request.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City. This approval expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

*Signature on file*

Community Development Director

**Appeal Deadline: September 23, 2024**

**Approval Expiration Date (if not appealed): September 12, 2027**

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

[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



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

## Conditions of Approval

- Condition 1 Site Improvements.** Prior to the commencement of the use, 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 Landscaping and Irrigation System.** Prior to the commencement of the use, the applicant shall provide a landscape plan, which shall include 40 trees between the path/sidewalk and Del Rio Avenue SE in conformance with ADC 9.140, and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.
- Condition 3 Utilities.** Prior to the commencement of the use, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construction of pervious concrete. The applicant shall enter into an Operation and Maintenance Agreement for the maintenance of pervious concrete.
- Condition 4 Transportation.** Prior to the commencement of the use, the applicant shall obtain an encroachment permit for connection to the public sidewalk within the public right-of-way and construction of a new ADA ramp at the Del Rio Avenue and Del Rio Court intersection.

## Information for the Applicant

Please read through the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations, or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must also comply with state, federal, and local law.

### PLANNING

1. Land use approval does not constitute building or public works permit approvals.

#### Expiration of Land Use Approvals (ADC 1.310)

3. All land use approvals, except Type IV approvals, shall expire three years from the date of approval, unless:
  - a. The applicant has installed all of the required public infrastructure related to the development, and the infrastructure has been accepted by the City, or the applicant has provided financial assurance for all required public infrastructure per Section 12.600, or the first phase, if the development was approved for phased construction; or
  - b. If the development did not require public infrastructure, a valid approved building permit exists for new construction or improvements, and work has commenced; or
  - c. Phased Subdivisions or Planned Developments. When an applicant desires to develop and record final subdivision plats covering portions of an approved tentative plat in phases, the City may authorize a time schedule for platting and otherwise developing the various phases not to exceed five years for all phases. Each phase that is platted and developed shall conform to the applicable requirements of this title; or
  - d. An extension has been filed before the expiration date and subsequently granted approval pursuant to Section 1.320.

## PUBLIC WORKS – ENGINEERING

4. The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.
5. All land disturbing development must meet the requirements of the Albany Municipal Code (AMC) 12.40 Erosion Preventions and Sediment Control (EPSC). The Erosion Prevention and Sediment Control Manual 2.2.1 states:

*“Regardless of whether or not a permit is required, all land disturbing activities must be performed in a manner to prevent or minimize, to the greatest extent practical, soil erosion and the deposition or introduction of sediments upon or into right-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.”*

Prior to any land disturbing activity, the property owner shall apply for and be issued an EPSC permit to ensure best management practices for erosion control. Residential EPSC Permits shall be closed out prior to Certificate of Occupancy per EPSC Manual 2.3.3:

*“After the completion of all land disturbing activities, the owner will make a request to the City to perform a final inspection. Upon verification by the inspector that permanent site stabilization measures have been installed and are functioning effectively, the EPSC permit will be closed.”*

## BUILDING

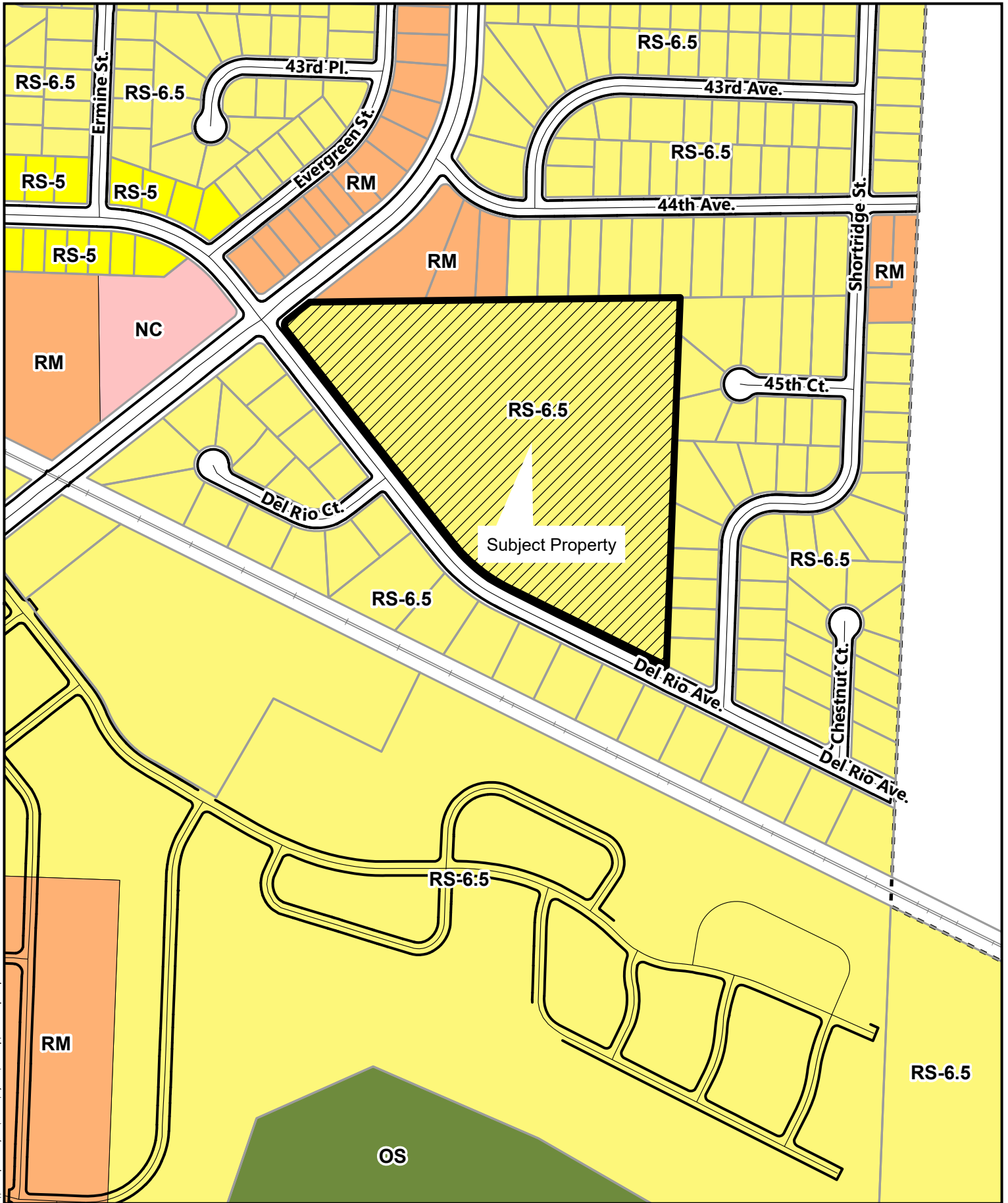
6. The proposed project may require permits that will need to be applied for at: [www.albanyoregon.gov/permits](http://www.albanyoregon.gov/permits). For questions about permitting requirements, please email [cd.customerservice@albanyoregon.gov](mailto:cd.customerservice@albanyoregon.gov).
7. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

## Oregon Department of State Lands (DSL)

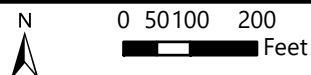
8. There are/may be wetlands, waterways, or other water features on the property that are subject to the State Removal-Fill Law based upon a review of the wetland maps, the county soil survey, and other available information.
9. The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
10. It appears that the proposed project **may** impact wetlands and **may** require a State permit.
11. An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.
12. A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high waterways, within other waters of the state, or below highest measured tide.
13. A federal permit may be required by The Army Corps of Engineers (503-808-4373).

**Bonneville Power Administration (BPA)**

14. BPA has acquired rights for easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easement free and clear of all buildings, sheds, fences, roads, in-ground and above-ground swimming pools, trampolines, or any other type of structure trees, and all vegetation. All activities planned within the BPA easement need to be reviewed by BPA prior to their occurrence. Do NOT building, dig, and install utilities, plant, or burn within the easement area.
15. An application for proposed use must be submitted and approved by BPA prior to the planting of any trees or vegetation within the easement. BPA discourages trees or vegetation in the ROW.



\\con.cityofalbany.net\homas\analysis\desktop\Notice Map Template.mxd



**2627 Del Rio Avenue SE**

Date: 7/10/2024 Map Source: City of Albany

Location Map



NOT FOR  
CONSTRUCTION

GENERAL NOTES

ADDRESS: 2627 DEL RIO AVE SE  
ALBANY, OR 97322  
MAP/TAX LOT: 11S-03W-20AD  
Tax Lot 00200

OWNER: CITY OF ALBANY  
APPLICANT: LANGO HANSEN LANDSCAPE ARCHITECTS  
ENGINEER: HUMBER DESIGN GROUP  
SURVEYOR: K&D ENGINEERING, INC.

SITE AREA: 10.88 ACRES  
ZONING: RS6.5

SURVEY INFO: THESE PLANS ARE BASED ON A SURVEY  
AND REPLAT BY K&D ENGINEERING DATED  
4/11/2024.

HORIZONTAL DATUM: NAD 83 (2011) EPOCH 2010.00 PER  
THE OREGON REALTIME GEODETIC NETWORK.  
COORDINATE SYSTEM IS OREGON COORDINATE  
REFERENCE SYSTEM, SALEM ZONE.

VERTICAL DATUM: NGVD 29 BASED ON LINN COUNTY  
GPS POINT. SAID B.M. IS A 2" ALUMINUM  
CAP LOCATED NEAR THE INTERSECTION  
SHORTTRIDGE & MORAGA, ELEVATION 236.17

LEGEND

- FOUND MONUMENT
- ▲ SURVEY CONTROL POINT
- SS EXISTING SANITARY SEWER MANHOLE
- SD EXISTING STORM DRAIN MANHOLE
- SDCI EXISTING STORM DRAIN CURB INLET (SDCI)
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- EXISTING DISC GOLF BASKET
- EXISTING DISC GOLF TEE
- EXISTING BASKETBALL HOOP
- EXISTING PICNIC TABLE
- EXISTING BARBECUE
- EXISTING GAS MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING IRRIGATION VALVE COVER
- EXISTING WATER METER
- EXISTING UNDERGROUND POWER TRANSFORMER
- EXISTING LIGHT POLE
- W EXISTING WATER LINE
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- EP EXISTING EDGE OF PAVEMENT
- UCP EXISTING UNDERGROUND POWER LINE
- OHP EXISTING OVERHEAD POWER LINE
- X EXISTING FENCE LINE
- TEL EXISTING TELEPHONE LINE
- CNT CONTROL
- MAG MAGNETIC NAIL
- N.W.N. NORTHWEST NATURAL

Point #	Elevation	Northing	Easting	Description
501	237.13	97193.26	166818.71	cnt mag
502	237.27	97380.86	166578.47	cnt mag
503	235.37	97788.95	166235.13	cnt mag

EXISTING UTILITIES  
EXISTING UTILITIES SHOWN ON  
THIS MAP ARE BASED ON  
OBSERVED EVIDENCE, A B11 FIELD  
LOCATE AND CITY OF ALBANY  
GIS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 9, 2002  
**JOE J. COTA**  
#58561LS  
Renews: 12/31/25

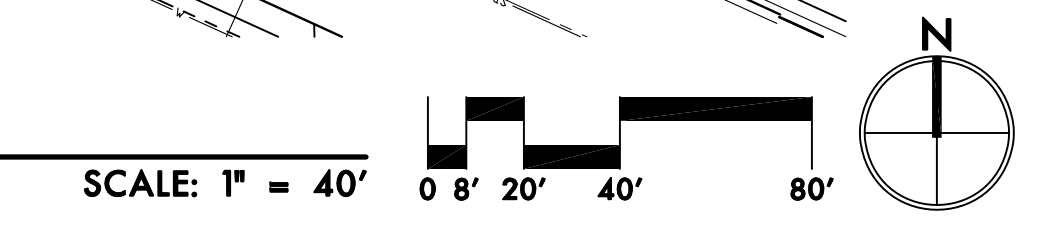
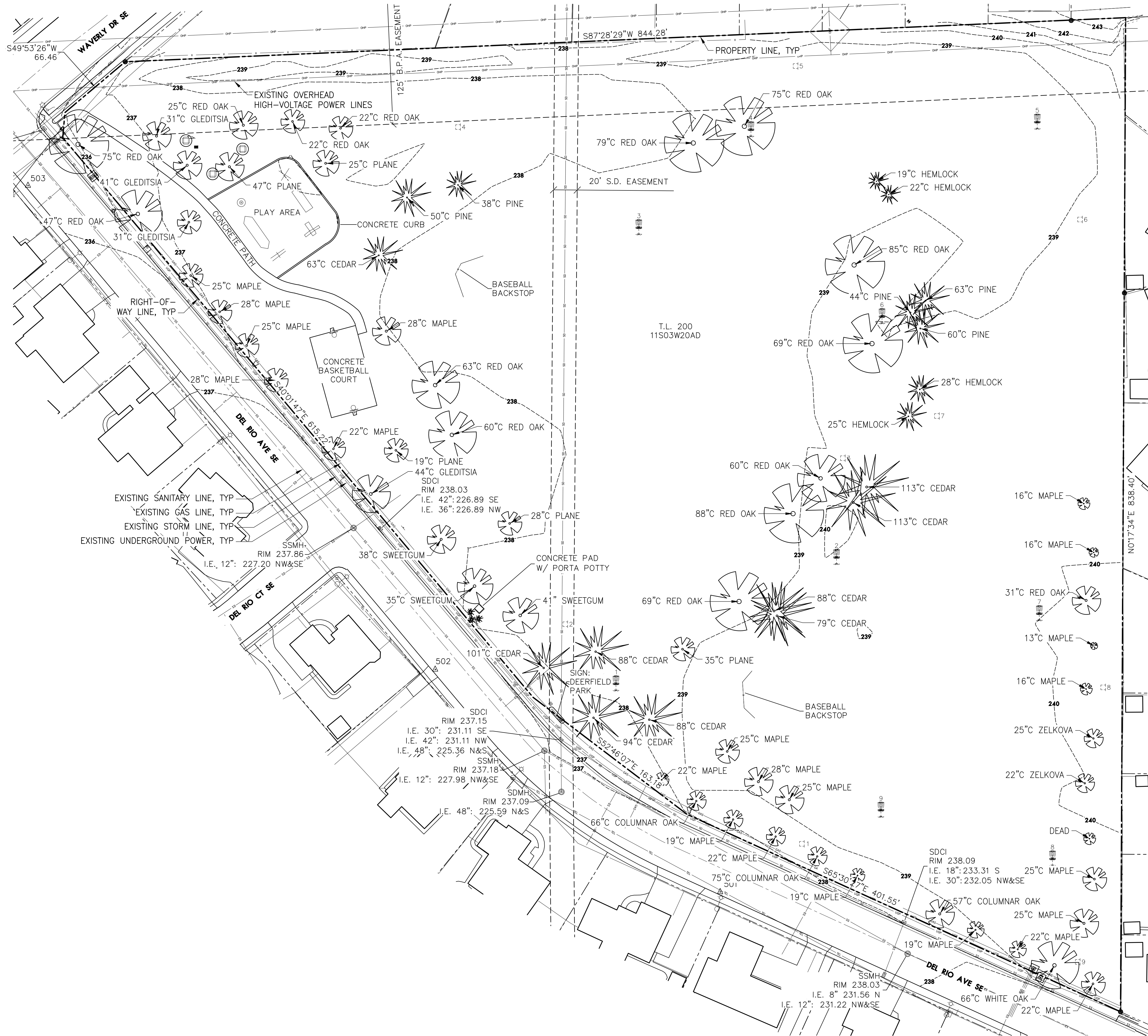
REVISIONS

LAND USE REVIEW  
JUNE 26, 2024

DRAWN BY KS  
CHECKED BY KL

TOPOGRAPHIC  
SURVEY

DEERFIELD PARK  
2627 DEL RIO AVE SE  
ALBANY, OR 97322





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GPS POINT, SAID B.M. IS A 2" ALUMINUM CAP LOCATED  
NEAR THE INTERSECTION SHORTRIDGE & MORAGA,  
ELEVATION 236.17

1. THE SITE AND ALL ADJACENT PARCELS ARE ZONED RS6.5, EXCEPT FOR THE PARCEL IMMEDIATELY TO THE NORTH AND ADJACENT TO WAVERLY DRIVE WHICH IS ZONED RM.
2. TOTAL EXISTING ON-SITE IMPERVIOUS AREA APPROXIMATELY 5,715 SF (1.2% OF SITE AREA).
3. TOTAL AREA OF DISTURBANCE (DEMOLITION PLUS PLANNED DEVELOPMENT) IS APPROXIMATELY 50,000 SF (1.15 ACRES).
4. ALL EXISTING TREES ON SITE WILL BE PROTECTED AND PRESERVED DURING DEVELOPMENT. PROTECTION FOR TREES LOCATED NEAR CONSTRUCTION ACTIVITIES WILL BE PROTECTED WITH 4' TALL CONSTRUCTION FENCING.

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- /// TOTAL AREA OF DISTURBANCE: DEMOLITION AND PROPOSED DEVELOPMENT
- EXISTING CONCRETE CURB
- - - 239 - - - EXISTING 1' CONTOUR LINE
- FOUND MONUMENT
- △ SURVEY CONTROL POINT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CURB INLET (SDCI)
- ⊕ EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING DISC GOLF BASKET
- # EXISTING DISC GOLF TEE
- EXISTING BASKETBALL HOOP
- ▽ EXISTING GARBAGE CAN
- EXISTING PICNIC TABLE
- EXISTING GRILL
- ⊙ EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
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- X — EXISTING FENCE LINE
- TEL — EXISTING TELEPHONE LINE
- EXISTING TREES TO REMAIN

NOT FOR CONSTRUCTION

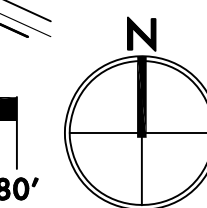
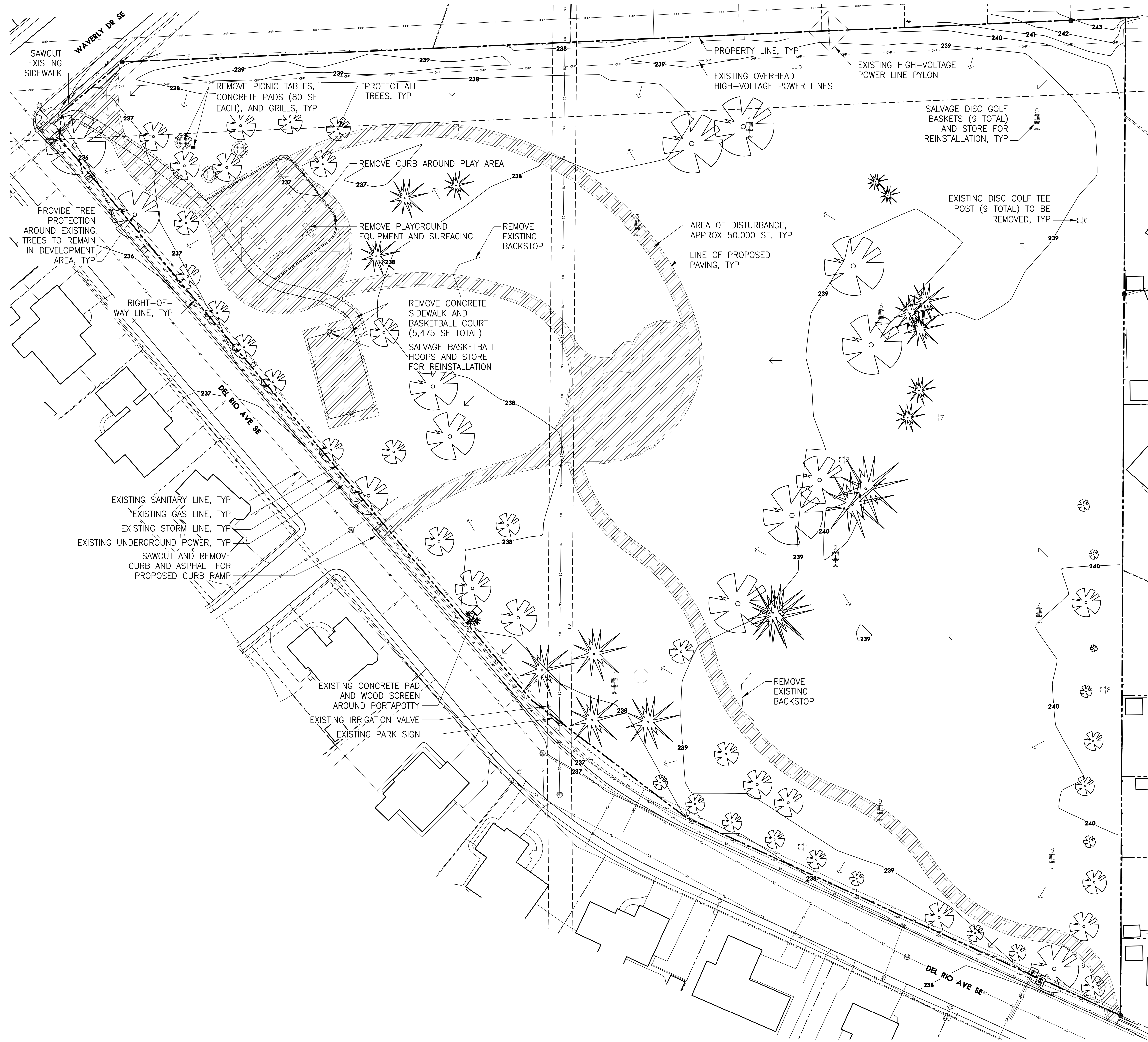
DEERFIELD PARK  
2627 DEL RIO AVE SE  
ALBANY, OR 97322

REVISIONS

LAND USE REVIEW  
JUNE 26, 2024

DRAWN BY KS  
CHECKED BY KL

LANDSCAPE  
DEMOLITION PLAN





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- ALL EXISTING TREES ON SITE ARE PLANNED TO BE PROTECTED AND PRESERVED.
- PROPOSED GRADES WILL MATCH EXISTING AT ALL PROPERTY AND R.O.W. LINES. PROPOSED GRADES FOR PAVED AREAS WILL GENERALLY MATCH EXISTING GRADES, AND WILL MEET OR EXCEED ADA ACCESSIBILITY REQUIREMENTS.
- NO ON-SITE PARKING OR VEHICULAR FACILITIES ARE PROPOSED. THERE IS EXISTING STREET PARKING ALONG THE ENTIRE FRONTAGE OF DEL RIO AVE SE.
- NO NEW STORM SEWER CONNECTIONS ARE PROPOSED. NEW IMPERVIOUS PAVED AREA: 4,426 SF. NEW PERVIOUS PAVED AREA: 23,310 SF. NEW PERVIOUS PLAY AREA: 5,566 SF. IMPERVIOUS SURFACE AREA FOR THE ENTIRE SITE WILL NOT EXCEED THE 5,000 SF THRESHOLD FOR STORMWATER MANAGEMENT.
- WATER SERVICE FOR THE NEW DRINKING FOUNTAIN WILL BE TIED OFF OF THE EXISTING ON-SITE WATER LINE, AND WILL INCLUDE A DEDICATED BACKFLOW PREVENTER. DRINKING FOUNTAIN DRAINAGE WILL BE TO AN IN-GRADE SUMP/DRYWELL.
- ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE SEEDED WITH LAWN TO MATCH EXISTING. A SMALL AREA OF THE SITE NEAR THE EXISTING PARK SIGN IS CURRENTLY IRRIGATED; ADDITIONAL IRRIGATION (IF ANY) WILL EXTEND FROM THE EXISTING IRRIGATION SERVICE.

NOT FOR CONSTRUCTION

DEERFIELD PARK  
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ALBANY, OR 97322

LEGEND

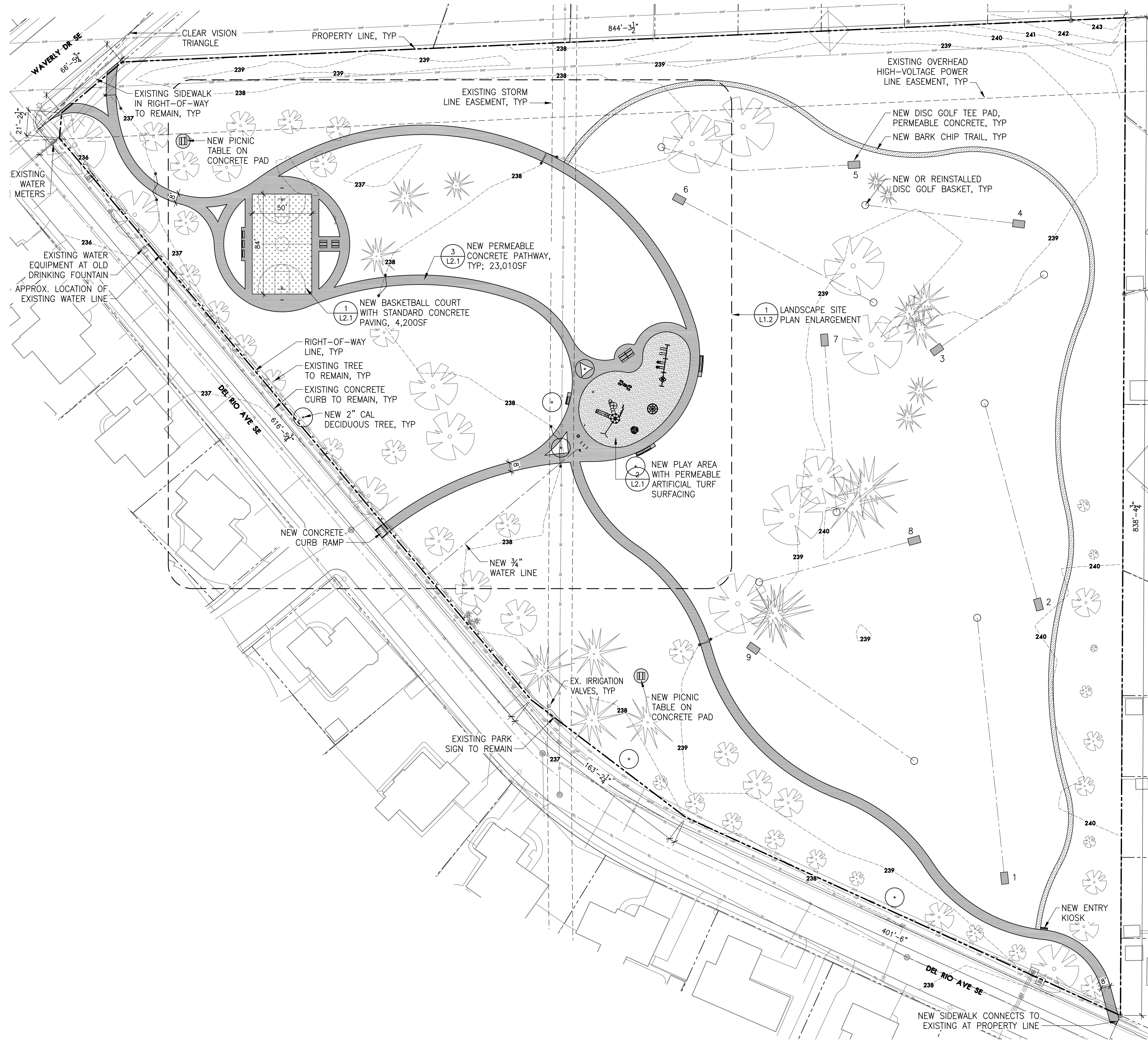
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- PERVIOUS PEDESTRIAN CONCRETE PAVING
- PLAY AREA PROTECTIVE SURFACING
- BARK CHIP TRAIL
- EXISTING CONCRETE CURB
- PICNIC TABLE
- 6' BENCH WITH BACK
- TRASH RECEPTACLE
- DRINKING FOUNTAIN
- EXISTING 1' CONTOUR LINE
- EXISTING UNDERGROUND POWER BOX
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- EXISTING UTILITY POLE
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JUNE 26, 2024

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CHECKED BY KL

LANDSCAPE  
SITE PLAN





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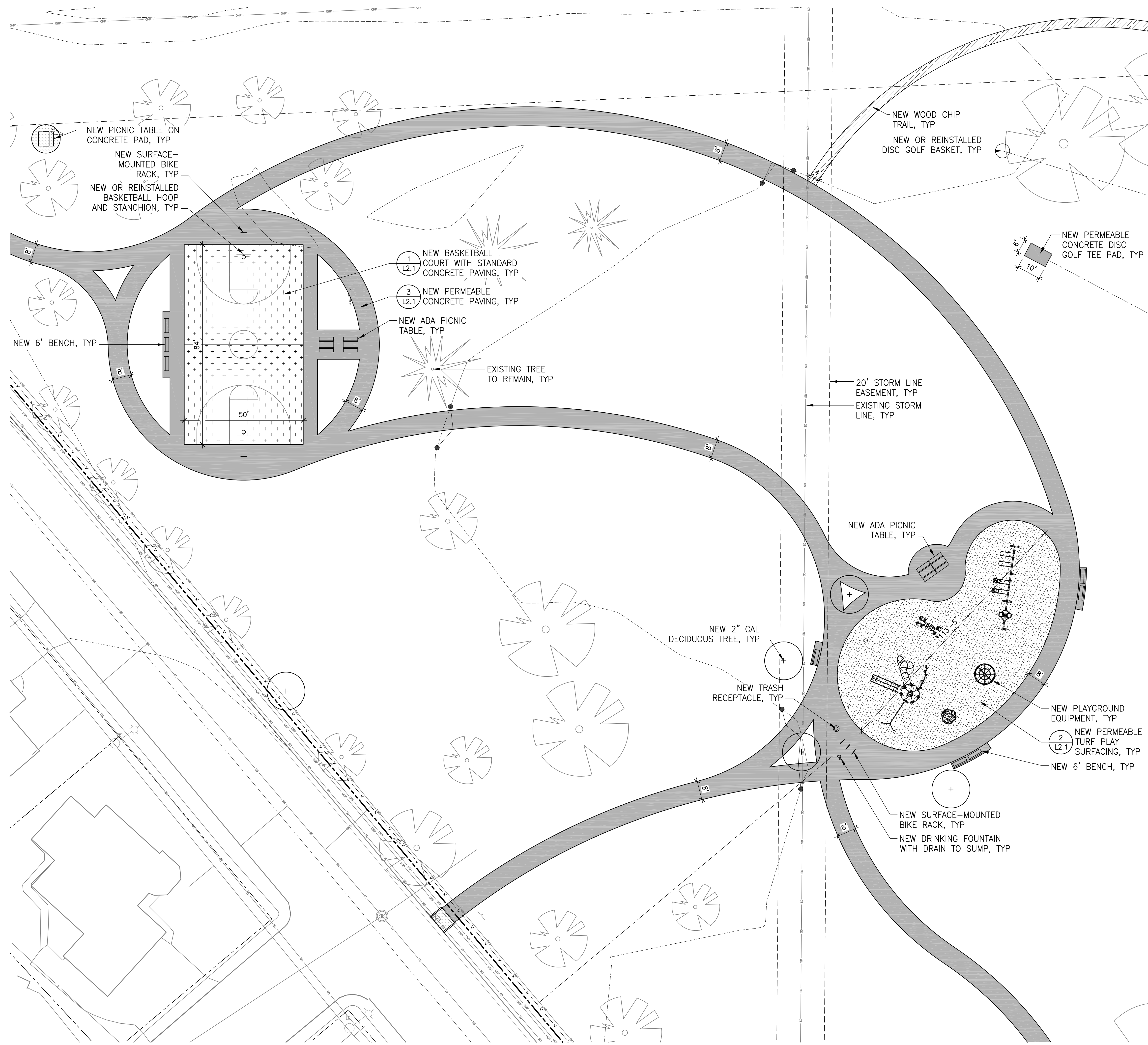
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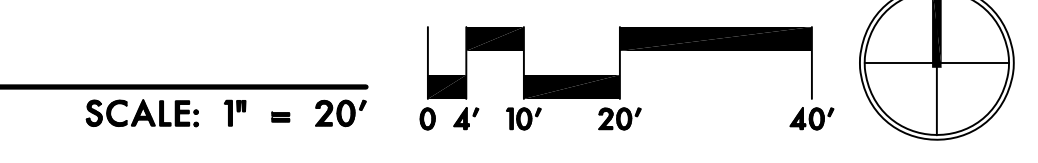
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- [Symbol] EXISTING IRRIGATION VALVE BOX
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REVISIONS

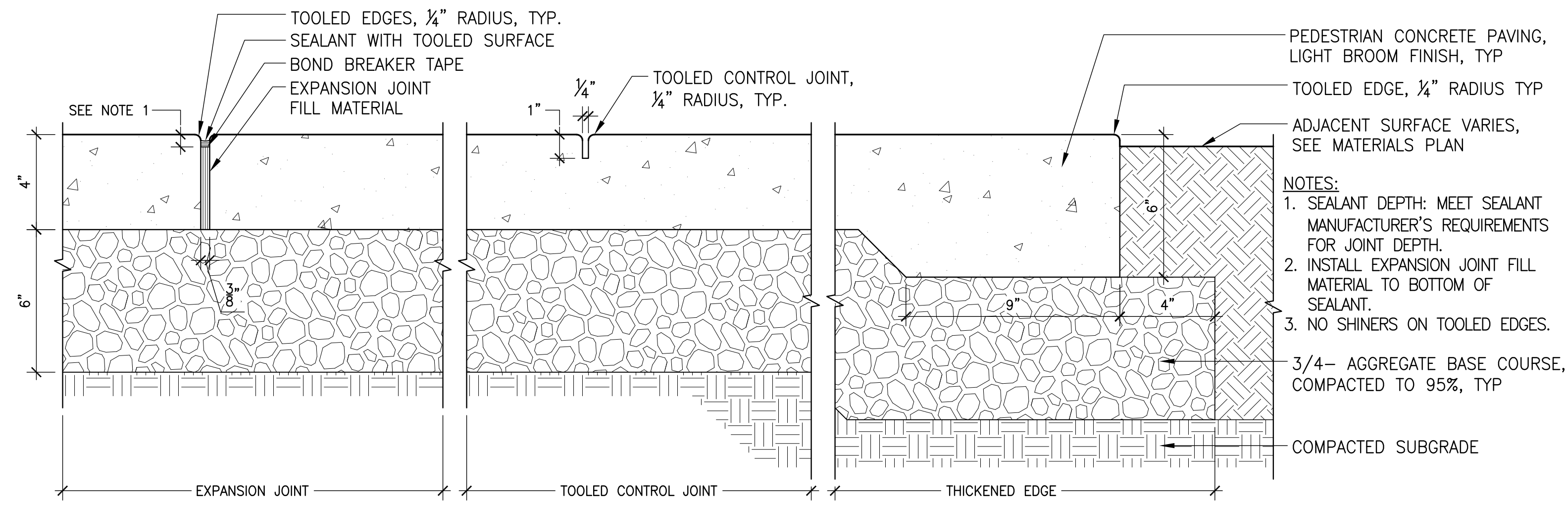
LAND USE REVIEW  
JUNE 26, 2024

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LANDSCAPE  
SITE PLAN  
ENLARGEMENT



NOT FOR  
CONSTRUCTION



1 STANDARD PEDESTRIAN CONCRETE PAVING

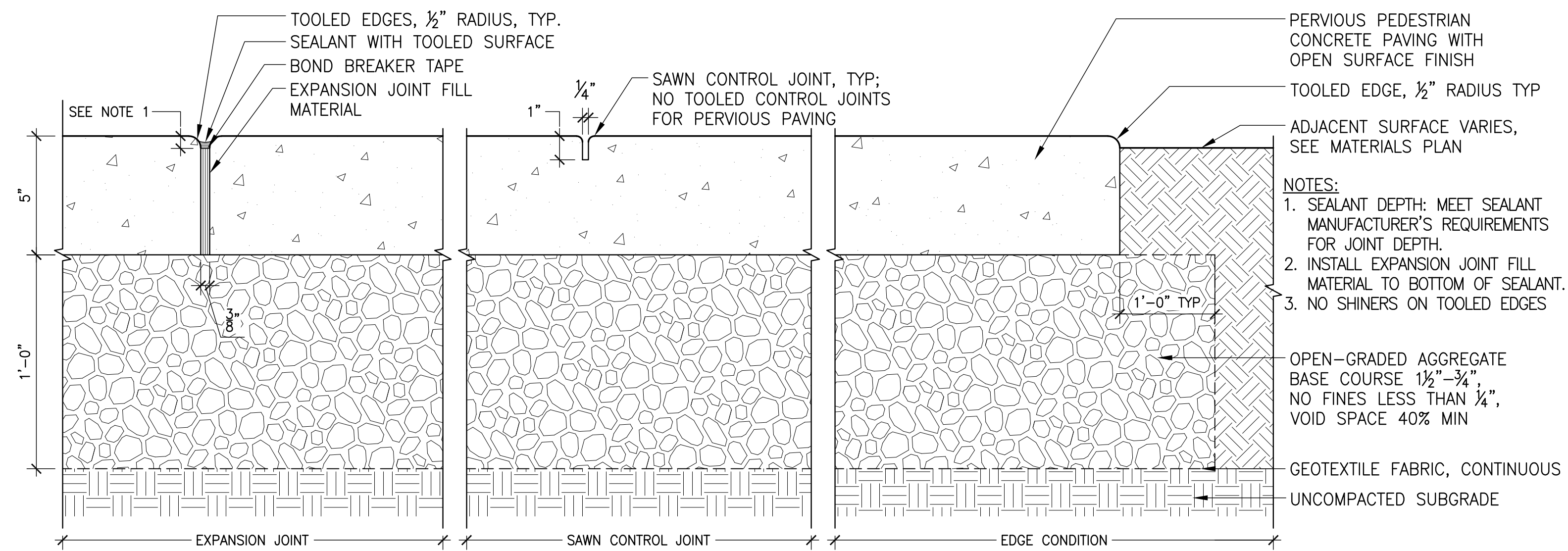
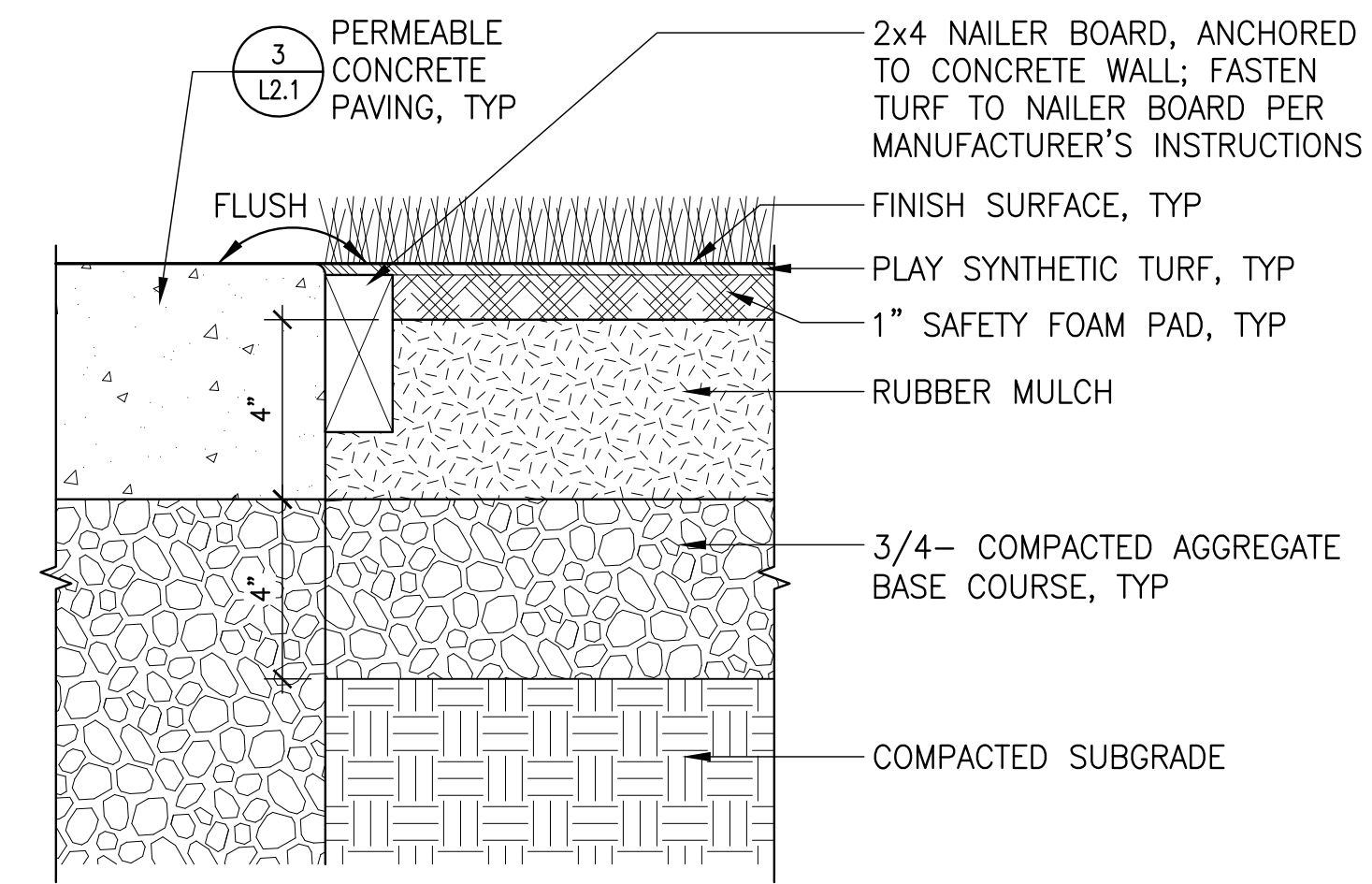
Section

SCALE: 3" = 1'-0"

2 ARTIFICIAL TURF PLAY SURFACING

Section

SCALE: 3" = 1'-0"



3 PERVIOUS PEDESTRIAN CONCRETE PAVING

Section

SCALE: 3" = 1'-0"

REVISIONS

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JUNE 26, 2024

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LANDSCAPE  
DETAILS