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JAMES
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ARCHITECT

1 August 2023

Jim Jacks
Senior Planner
M-WVCoG
100 High Street SE
Salem, Oregon 97301

RE: Family Building Blocks 955 East Santiam, Stayton Oregon

- APPLICATION CHECKLIST FOR SITE PLAN REVIEW
This checklist has been prepared to assist applicants in submitting an application that includes all the submission requirements in Sections 17.12.220 and 17.26.050. Please note that this checklist may paraphrase the requirements from the Code. It is the applicant's responsibility to read and understand the requirements of the Code. Review of an application will not begin until a complete application has been submitted. If you have questions, contact the Planning Department.
- **Response: the following is an item by item response to assist you in your completeness review**
 - Property Owner Authorization: If the applicant is not the owner of the property, the application must include written indication of the applicant's right to file the application. This may be a purchase and sale agreement, an option or other document that gives the applicant some legal interest in the property. If the applicant is to be represented by another individual (planning consultant, engineer, attorney) the application must be accompanied by a notarized statement certifying that the applicant's representative has the authorization of the applicant(s) to file the application.
- **Response: attached find owner statement of authorization**
 - A plan showing the boundary lines of the property as certified by a professional land surveyor.
- **Response: Please see the attached Sheet A1.2, Barker Survey exhibit date 03.30.23**
 - Three copies of the site plan at a scale of 1-inch equals not more than 50 feet and 7 reduced copies of the plan sized 11 inches by 17 inches with the following information included or accompanying the plan.
 - North point, graphic scale, and date of preparation of the proposed site plan.
- **Response: All sheets have the above information requested.**
 - Names and addresses of the landowners, applicant, the engineer, surveyor, land planner, landscape architect, or any other person responsible for designing the proposed site plan.
- **Response: please find cover sheet A1.1**

- An appropriate space on the face of the plan to indicate the action of the Planning Commission, including the date of decision.
- **Response: no previous Planning Commission Action**
 - Map number (township, range and section) and tax lot number of the parcel.
 - The area of the property in acres or square feet.
- **Response: Please find the attached tax map 091w10ad 4800**
 - The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the property.
- **Response: Please see the attached Sheet A1.2, Barker Survey exhibit dated 03.30.23 and tax map 091w10ad 4800**
 - Existing buildings and the addresses for the buildings.
- **Response: no existing buildings on site**
 - Topography of the site with contour intervals of not more than 2 feet.
- **Response: Please see the attached Sheet A1.2, Barker Survey exhibit dated 03.30.**
 - The location of existing sewerage systems for the property.
- **Response: Please see the attached Sheet A1.2, Barker Survey exhibit dated 03.30.**
 - The location of water mains, culverts, drainage ways, or other underground utilities or structures within the property or immediately adjacent to the property.
- **Response: Please see the attached Barker Survey exhibit dated 03.30.23**
 - Predominant natural features such as water courses (including direction of their flow), wetlands, rock outcroppings, and areas subject to flooding or other natural hazards.
- **Response: there does not appear to be any features of note other than the City of Stayton detention pond to the NE of the property. The berm at the perimeter is depicted on attached Barker Survey exhibit dated 03.30.23.**
 - A stormwater management plan

If the proposal will create 500 square feet or more of new impervious surface, then the application shall include a preliminary drainage impact analysis. The analysis shall include a preliminary drainage map and narrative which identifies the impact the development will have on existing stormwater systems. The narrative shall at a minimum include and discuss:

 - The anticipated pre-development and post-development stormwater runoff flow rates.
 - The proposed method for handling the computed stormwater runoff, including the location and capacity of all natural or proposed drainage facilities.
 - The method of discharging stormwater offsite at the naturally occurring location and any anticipated design provisions needed to control the velocity, volume, and direction of the discharge in order to minimize damage to other properties, stream banks, and overall stormwater quality.
- **Response: the report is forth coming shortly**
 - A proposed plan for means and location of sewage disposal and water supply systems in accordance with the City's Wastewater and Water Master Plans.
- **Response: the project was delayed for about 4 months pending the resolution of a policy decision to allow our connection to the Sanitary sewer. All utilities are available in or on East Santiam. See Sheet A1.2**

- A landscaping plan (See section 17.20.090.3 for details).
- **Response: see sheet L1.1, and response to 17.20.390**
 - The location of parking facilities for the site including any parking areas shared with adjacent uses by reciprocal access agreement.
- **Response: Parking is indicated sheet A1.1. No shared parking is anticipated.**
 - The location of any proposed structures including the ground coverage, floor area and the proposed use.
- **Response: See sheet A1.1 this site summary**
 - The location and dimensions of open storage areas or outdoor storage yards.
- **Response: No exterior storage anticipated**
 - The location of any free-standing signage.
- **Response: No free-standing signage anticipated. Signage will be building mounted see sheet A1.1 and A3.1**
 - The location of any proposed screening including fences, walls hedges and berms.
- **Response: proposed fencing is depicted on sheet A1.1**
 - Vicinity Map: The vicinity map may be drawn on the same map as the site plan. All properties, streets, and natural features within 300 feet of the perimeter of the parcel shall be shown on the vicinity map.
- **Response: see sheet A1.1 there does not seem be any natural features of note.**

- □ Building elevations of all building façades drawn to a scale of ¼ inch = 1 foot or 1/8 inch = 1 foot with the following information.
 - Siding materials listed.
- **Response: See elevations and schedule of materials sheet A3.1**
 - Elevations include any accessory structures such as trash enclose structures.
- **Response: There are no accessory structures, except the attached play shed. It is located at the rear of the classrooms.**
 - Outlines of existing surrounding buildings with building heights detailed.
- **Response: there is only adjacent building, a residence to the west. The ridge is 19'-6" high at the ridge and about 9' at the eave. See sheet A1.1**
 - A lighting plan that includes:
 - The location of all existing and proposed exterior lighting fixtures.
 - Specifications for all proposed lighting fixtures.
 - Proposed mounting height.
 - Analyses and illuminance level diagrams.
 - Relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the illuminance levels of the walls, and the aiming points for any remote fixtures.
- **Response: Please see sheet E1.1 Lighting Plan and fixture cut sheets.**
 - Either a Transportation Assessment Letter or a Transportation Impact Analysis. A Transportation Impact
 - Analysis is required if:
 - 1) The development generates 25 or more peak-hour trips or 250 or more daily trips.
 - 2) An access spacing exception is required for the site access driveway(s) and the development
 - generates 10 or more peak-hour trips or 100 or more daily trips.

- 3) The development is expected to impact intersections that are currently operating at the upper limits of the acceptable range of level of service during the peak operating hour.
- 4) The development is expected to significantly impact adjacent roadways and intersections that have previously been identified as high crash locations or areas that contain a high concentration of pedestrians or bicyclists such as a school.
- The Transportation Impact Analysis shall be based on the standards and requirements in Section 17.26.050. If a Transportation Impact Analysis is not required, a Transportation Assessment Letter shall
- be submitted that meets the requirements of 17.26.050.2. The Public Works Director may waive the requirement for a transportation assessment letter if a clear finding can be made that the proposed land use action does not generate 25 or more peak-hour trips or 250 or more daily trips and the existing and or proposed driveway(s) meet the City's sight-distance requirements and access spacing standards.
- **Response: Enloe Consulting, prepared the traffic analysis for the proposed development. The analysis includes information that addresses the traffic impact analysis (TIA) land use requirements. The key findings associated with the proposed development include the following items: The proposed development would generate 27 (24 in and 3 out) AM peak hour vehicle trip. All study intersections are expected to operate within mobility standards with addition of the proposed site for the 2024 opening year.**

Please call with questions.

Ronald James Ped
Architect, PC
President

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Response: Please see lighting plan and fixture cut sheets.

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Analysis is required if:

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be submitted that meets the requirements of 17.26.050.2. The Public Works Director may waive the requirement for a transportation assessment letter if a clear finding can be made that the proposed land use action does not generate 25 or more peak-hour trips or 250 or more daily trips and the existing and or proposed driveway(s) meet the City's sight-distance requirements and access spacing standards.

Response: Enloe Consulting, prepared the traffic analysis for the proposed Development. The analysis includes information that addresses the traffic impact analysis (TIA) land use requirements. The key findings associated with the proposed development include the following items: The proposed development would generate 27 (24 in, 3 out) AM peak hour vehicle trips. All study intersections are expected to operate within mobility standards with the addition of the proposed site for the 2024 opening year.

Table 17.16.070.1 Permitted Land Use list Day Care S = Permitted Use after Site Plan Review for new construction.

Table 17.20.060.7.b Commercial and Industrial Parking Requirement

Uses	Per 1,000 Square Feet	Other Requirements
Family Child Care Center or Day Care Facility	2	Drop-off and pick-up facilities
Elementary or Middle School	0	2 spaces per classroom plus off street student drop-off and pick-up facilities

9-A. BICYCLE PARKING REQUIREMENTS

1) The spaces required for bicycle parking is defined in Table 17.20.060.9-A.1. Fractional numbers of spaces shall be rounded up to the next whole space.

Table 17.20.060.9-A.1 Bicycle Parking Requirements **RESPONSE: No bike parking listed for day care.**

8. HANDICAPPED/DISABLED PARKING.

a. Except for single family residences and duplexes, parking spaces and accessible passenger loading zones reserved exclusively for use by handicapped or disabled persons shall be provided in accordance with Table 17.20.060.8.a and shall be located on the shortest possible accessible circulation route to an entrance of the building being accessed:

RESPONSE: Accessible parking is provided in compliance with Table 17.20.060, Oregon Structural Specialty Code 2022 Chapter 11. And ORS 447. 1 space required and is demonstrated by sheet A1.1.

11. PARKING ARE A LANDSCAPING DESIGN STANDARDS. Landscaping required by The Following standards shall be counted towards the overall landscaping requirements of Section 17.20.090.

a. Perimeter Landscaping. All parking areas shall be landscaped along the property boundaries as required by 17.20.090.11

b. Interior Landscaping. Interior landscaping of parking areas with 20 or more parking spaces shall meet the following standards.

1) One landscaped is land shall be required for every 10 parking spaces in a row. The Interior islands shall be a minimum of 6 feet in width (as measured from the inside of The curb to the inside of the curb) and shall include a minimum of 1 tree per island.

RESPONSE: There 13 spaces with 6 islands, we exceed this standard

2) Divider medians between rows of parking spaces, that are a minimum of 6 feet in width (as measured from the inside of the curb to the inside of the curb) may be substituted for Interior islands, provided that 1 tree is planted for every 40 feet and shall be landscaped In accordance with Section 17.20.090. 8. Where divider medians are parallel with the

buildings, there shall be designated pedestrian crossings to preserve plant materials.

RESPONSE: There are not multiple rows of parking to divide, this Standard does not apply.

3) A row of parking spaces shall be terminated on each end by a terminal island that is a minimum of 6 feet in width (from the inside of the curb to the inside of the curb). The terminal island shall have 1 tree is planted and shall be landscaped in accordance with Section 17.20.090.8.

RESPONSE: See Sheet L1.1 for demonstrated compliance

4) At the sole discretion of the decision authority, the requirement for landscaped islands or medians may be met through the design of additional parking area landscaping if the configuration of the site makes the use of islands or medians impractical.

RESPONSE: we comply with standard

5) Approved Parking Area Trees. Tree species for parking area plantings shall be selected from a list of approved species maintained by the Director of Public Works. Other varieties may only be used with approval of the decision authority.

RESPONSE: we are proposing a Crimson King Maple, because they are faster growing tree, low maintenance, they have good color in season, and beautiful fall color. They are available in the mid-Willamette valley and once establish, are draught tolerant.

6) Preservation of existing trees is encouraged in the off street parking area and the City Planner may allow these trees to be credited toward the required total number of trees

RESPONSE: there are six existing trees. We hope to preserve at the perimeter of the property. It is hoped the trees on SW corner will survive street construction due to the proximity to existing curb.

c. Pedestrian Access. Off-street parking areas shall be required to meet the following pedestrian access standards:

1) The off-street parking and loading plan shall identify the location of safe, direct, well Lighted and convenient pedestrian walkways connecting the parking area and the buildings.

RESPONSE: this standard assumes a more rectilinear and larger parking. The irregular property lines, makes it difficult to create pedestrian walkways that have more utility or safety than a direct line to the entrance.

2) All pedestrian walkways constructed with in parking lots areas be raised to standard Side walk height.

RESPONSE: no pedestrian walkways are anticipated. The sidewalk at the required drop-off is flush with asphalt paving to maximize accessibility

3) Pedestrian walkways shall be attractive and include landscaping and trees.

RESPONSE: no pedestrian walkways are anticipated. There 13 parking spaces with 6 islands, the increased tree islands will make the parking seem smaller, reduce heat islands, and be more attractive.

17.20.090 LANDSCAPING AND SCREENING GENERAL STANDARDS

1. PURPOSE. The purposes of this Section are to provide a process and definable standards for landscaping, buffering, and screening of land Use within the City of Stayton. The City recognizes the aesthetic and economic value of landscaping and encourages its use: to establish a pleasant community character, unify developments, and buffer or screen unsightly features, to soften and buffer large scale structures and parking lots, and to aid in energy conservation by providing shade from the sun and shelter from the wind, to prevent erosion and dust problems generated as a product of development, to aid in preventing excessive runoff due to increased impervious surfaces, and to protect and promote tree growth.

2. BASIC PROVISIONS. Landscaping and screening standards apply to all zones except the Low Density(LD) Residential and Commercial Core Mixed Use. The minimum area of a Site to be Retained in landscaping shall be as follows:

Table 17.20.090.2 Minimum Landscape Percentage

Zoning District or Use	Minimum Improvement Per Lot
Commercial General (CG)	15%

RESPONSE: Proposed percentage is 23%

a. Buffering is required for any commercial, industrial, or multi-family development with more than 4 parking spaces. Buffering shall occur in the following manner:

1) Any parking area, loading area, or vehicle maneuvering area shall be landscaped along Property boundaries. The landscaped area shall meet the minimums in Table 17.20.090.11.a.1

Table 17.20.090.11.a.1 Buffering Requirements in Feet

Use of Property	Adjacent Use at Property Line		Adjacent Street		
	Single Family & Duplexes	Commercial	Local	Collector	Arterial
Commercial	10	0	15	10	10

RESPONSE: Compliance demonstrated sheet L1.1

Table 17.16.070.3 Dimensional Requirements for Structures

zone	CG	Actual
Front Yard Setback (feet) ¹	0	0 at building 10' elsewhere
Side Yard Setback (feet)	0 ³	10' and 15' on west.
Rear Yard Setback (feet)	0 ³	5' on the NE
Building Height (feet) ⁵	60	34'

Footnotes

3 10 feet when adjacent to a residential district, or as may be established through a site plan review.

5 Chimneys and antennas may exceed this limit. The maximum height of antennas shall be 55 feet, unless conditional use approval is obtained.

7 Chimneys and antennas may exceed this limit. The maximum height of antennas shall be 15 feet above the highest point of the principal structure existing on the structure unless conditional use approval is obtained.

RESPONSE: Compliance demonstrated sheets A1.1 L1.1

Feature	Commercial Zones
Maximum Mounting Height	20 feet
Minimum Illumination Level	0.3 foot-candle
Maximum Average Illumination Level	1.6 foot-candle
Uniformity Ratio	4:1
Minimum Color Rendering Index	65

RESPONSE: Compliance demonstrated sheets E1.1 and attached fixture cuts

2. COMMERCIAL AND DOWN TOWN ZONES.

a. Fences in the front yard must be placed on private property and no text end in toor over the street right-of-way. Fences in the front yard shall

1) be no more than 42 inches tall;

RESPONSE: fences near the front property line will not exceed 42"

2) be made of wrought iron, tubular steel or aluminum, or wood;

RESPONSE: construction will be of tubular steel of alluminium

3) have vertical members no more than 1½ inches in diameter or width;

RESPONSE: noted

4) have vertical members no less than 4 inches apart; and

RESPONSE: noted

5) be painted black, white, silver, brown or dark green.

RESPONSE: Black

b. Fencing of outdoor service areas shall meet the standards of Section 17.20.200.3.b.4.

RESPONSE: no outdoor service areas

c. Open fences up to 10 feet in height and solid fences up to 7 feet in height shall be allowed for screening of open storage areas.

RESPONSE: fences will not exceed 6 feet

d. Except as provided in Section 17.20.090.13, fences located in rear and side yards shall be no more than 7 feet in height.

RESPONSE: fences will not exceed 6 feet

17.20.200 COMMERCIAL DESIGN STANDARDS

1. PURPOSE. The purpose of the commercial standards to ensure that the public health, safety and general welfare are protected and the general interest of the public is served. The standards provide for originality, flexibility, and innovation in site planning and development including architecture, landscaping, parking design and enhancement of the special characteristics that make Stayton a unique place to live. The standards of this section apply to all types of non-residential development and to any building with a mix of non-residential and residential uses, except in the Downtown zones, where the standards of Section 17.20.220 apply.

2. SIZE RESTRICTIONS.

a. All retail stores are limited to 45,000 square feet of gross floor area.

RESPONSE: Not applicable, this is not a retail store

b. Malls are limited to 100,000 square feet of gross floor area with no retail store exceeding 30,000 square feet.

RESPONSE: Not applicable this is not a mall

c. A mall that is larger than 30,000 square feet gross floor area shall not be located on a lot that is contiguous with or directly across a street from an existing mall that is larger than 30,000 square feet gross floor area.

RESPONSE: Not applicable, this is not a mall

3. SITE DESIGN.

a. Height Step Down. To provide compatible scale and relationships between new multi-story commercial buildings and existing adjacent single-story dwellings, the multi-story building(s) shall "step down" to create a building height transition to adjacent single-story building(s). The transition standard is met when the height of any portion of the taller structure does not exceed 1 foot of height for every foot separating that portion of the multi-story building from the adjacent dwelling.

RESPONSE:

b. Building Orientation. All new commercial developments shall have their buildings oriented to the street. The following standards will apply: Except as provided in subsections 2 and 3 below, all buildings shall have at least 1 primary building entrance facing an adjoining street (i.e. within 45 degrees of the street property line), or if the building is turned more than 45 degrees from the street (i.e. the front door is on a side elevation), the primary entrance shall not be more than 20 feet from a street sidewalk and a walkway shall connect the primary entrance to the sidewalk.

RESPONSE: this is a challenging site; the text of the code assumes the front of the front property line is perpendicular to the interior side. East Santiam is at a 45-degree angle to the interior property line. With dedication for round-about the front property line is not only at an acute angle (to interior property line) and a radius that follow the splitter island and a reverse curve that transition back to align with the North right-of-way of East Santiam. The long axis of the building is parallel to the North East interior property line. The primary entrance is approximate 45 degrees oriented to the center of the round-about. The Door is 9' from the new right-of-way line

1) In commercial districts, off street parking, driveways, and other vehicle areas shall not be placed between buildings and the street(s) to which they are oriented, except as provided under subsection 3. Off street parking in the commercial districts shall be oriented internally to the site and divided by landscaped areas meeting the standards of Section 17.20.060.10.

RESPONSE: the parking is accessed from Eighth Street and is westerly of the building. The vehicular use areas are not between the building and East Santiam

2) In commercial districts, the building orientation standard may be met with vehicle areas allowed between the street right-of-way and a building's primary entrance when the decision authority finds that the following criteria are met:

RESPONSE: Not applicable we meeting the requirements of 17.20.200 COMMERCIAL DESIGN STANDARDS 3.b.1

a) Placing vehicle areas between the street right-of-way and the building's primary entrance will not adversely affect pedestrian safety and convenience based on: the distance from the street sidewalk to the building entrance, projected vehicle traffic volumes, available pedestrian walkways, and Section 17.26, Title 12, Standard Specifications and the adopted Transportation System Plan.

RESPONSE: Not applicable we meeting the requirements of 17.20.200 COMMERCIAL DESIGN STANDARDS 3.b.1

b) The proposed vehicle areas are limited to 1 driveway meeting the requirements of 17.26, Title 12, Standard Specifications and the adopted Transportation System Plan, with adjoining bays of not more than 8 consecutive parking spaces per bay (including ADA accessible spaces) on the side(s) of the drive aisle.

RESPONSE: Not applicable we meeting the requirements of 17.20.200 COMMERCIAL DESIGN STANDARDS 3.b.1

c) The building's primary entrance is connected to an adjoining street by a pedestrian walkway that meets the standards of Section 17.26.020.5.

RESPONSE: Not applicable we meeting the requirements of 17.20.200 COMMERCIAL DESIGN STANDARDS 3.b.1

3) When there is insufficient street frontage to orient buildings to the street in a development with multiple buildings, a primary entrance may be oriented to a common green, plaza or courtyard. When oriented this way, the primary entrance(s) and common green, plaza or courtyard shall be connected to the street by a pedestrian walkway meeting the standards of Section 17.26.020.5.

RESPONSE: Not applicable

4) Outdoor Service Areas. Outdoor service areas shall face either a fenced interior area, side or rear property line, a separate service corridor, a service alley, or a service courtyard.

a) If the location of an outdoor service area as proscribed by this Section is difficult to accommodate because of site considerations, the decision authority may determine that the service area may be located in another location with additional screening requirements.

RESPONSE: Not applicable, no outdoor service area

b) Screening of outdoor service areas. Screening shall be provided at the ends of all service corridors or courtyards.

RESPONSE: Not applicable, no outdoor service area

i. Outdoor service areas shall be screened either with a solid evergreen hedge or solid fence of materials similar to the rest of the development that is a minimum of 6 feet in height.

RESPONSE: Not applicable, no outdoor service area

ii. Screening from public view by chain-link fence with or without slats is prohibited.

RESPONSE: Not applicable, no outdoor service area

4. ARCHITECTURAL STANDARDS.

a. Pedestrian Orientation. The design of all buildings on a site shall support a safe and attractive pedestrian environment. This standard is met when the decision authority finds that all of the following criteria are met:

1) Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk.

RESPONSE: A primary entrance is less than 9 feet from the new right-of-way and will be connected to the existing sidewalk along 10th Street, until such time as the City constructs the round-about

2) Corner buildings shall have corner entrances or shall provide a least 1 entrance within 20 feet of the street corner or street plaza.

RESPONSE: the site is not a corner lot, but will front on the round-about when constructed. A primary entrance is less than 9 feet from the new right-of-way and will be connected to the existing sidewalk along 10th Street, until such time as the City constructs the round-about

3) Ground floor windows or window displays shall be provided along at least 45% of the building's ground floor street-facing elevations(s); windows and display boxes shall be integral to the building design.

RESPONSE: the façade of the building oriented to East Santiam is 78 feet in width so: $78' \times .45 = 35.1$ feet of window required < 40 feet of storefront provided

4) Primary building entrance(s) are designed with weather protection such as awnings, canopies, overhangs, or similar features.

RESPONSE: A primary entrance is less than 9 feet from the new right-of-way, the entire walkway to the new right-of-way line is covered

5) Drive-through facilities, when allowed, shall conform to Section 17.20.860.6.t.

RESPONSE: Not applicable, no driveway included in the proposed

b. Human Scale design. The design of all buildings on a site shall be at a scale that is safe and inviting.

RESPONSE: the building is a human scale, the portion of building closet to the round-about is one story the second floor is setback 26' behind.

1) Regularly spaced and similarly shaped windows are provided on all building stories.

RESPONSE: The window on the two-story portion of the building are stacked. See south elevation on sheet A3.1

2) Ground floor retail spaces shall have display windows on the ground floor. At a minimum, the lower edge of the display windows shall be no higher than 4 feet above the sidewalk and the top edge shall be no less than 7 feet above the sidewalk.

RESPONSE: Not applicable not a retail, however; the window head is at or greater than 7'

3) On multi-story buildings, ground floors are defined and separated from upper stories by appropriate architectural features that visually identify the transition from ground floor to upper story. These features should be compatible with the surrounding architecture. Such features include, but are not limited to: cornices, trim, awnings, canopies, arbors, trellises, overhangs, string courses, or other design features.

RESPONSE: The first and second floor are separated by different with different material. The portion of the second floor are two-foot relief between proud of the first floor below. There are deep overhangs at the first and second floor portions. This is a tip of the hat to the adjacent residents on the opposing side of the streets.

c. Standards for breaks in building length.

1) For all buildings more than 50 feet long:

RESPONSE: the building is 78' wide and is divided roughly in half, 38' is less than 50'

a) A pitched roof building shall have a break in the roof plane or wall plane, or articulation of the building face at least every 50 feet.

RESPONSE: the building is 78' wide and is divided roughly in half, 38' is less than 50'. Roughly half of the street façade is one-story and the other half is two story.

b) A flat roof building shall have a horizontal or vertical change in the wall plane, or articulation of the building face at least every 50 feet.

RESPONSE: not applicable, not a flat roof building

2) Horizontal and vertical offsets required by this Section shall relate to the overall design and organization of the building, its entrances, and door and window treatments.

Features shall be designed to emphasize building entrances.

RESPONSE: both horizontal and vertical offset are apparent in the 3D modeling on Sheet A1.1 and A3.1

3) Offsets should be grouped and organized in a manner to provide variation in scale and massing rather than providing a series of identical repeating masses.

4) Exceptions.

a) For walls not visible from public view.

b) An exception to the horizontal offset provisions for zero lot line setbacks on interior or side yards to enable a building to utilize the property fully.

RESPONSE: not applicable both horizontal and vertical offset are apparent in the 3D modeling on Sheet A1.1 and A3.1

c) Exceptions to the horizontal offset provisions for buildings abutting the public sidewalk. When a building abuts a public sidewalk, the horizontal offset provisions may be reduced from a depth of 3 feet to 12 inches

RESPONSE: both horizontal and vertical offset are apparent in the 3D modeling on Sheet A1.1 and A3.1

5) Standards for massing.

a) Building(s) with a pitched/false pitched roof. No building shall have a sloping roof plane more than 50 feet in length measured at the eave line without a break in the roof plane between the ridge/peak and the eave line at least 3 feet in height and 12 feet wide. A combination of offsets and breaks in the roof plane may be used to satisfy this requirement. The total width of the offset combination shall not be less than 12 feet wide.

RESPONSE: there is no roof plain greater 50' that is not broken, by relief in the roof plane. The width of the mechanical well is 68'.

b) Building(s) with a flat roof. No building shall have a wall plane more than 50 feet in length without a horizontal or vertical break in the cornice line at least 18 inches in height or 3 feet in depth and at least 12 feet wide. A combination of horizontal and vertical offsets may be used to satisfy this requirement. The total width of the offset combination shall not be less than 12 feet wide.

c) Grouping, variation and a combination of features is desirable to avoid repetition of offsets that are identical in size and shape.

RESPONSE: not applicable, not a flat roof building

5. LIGHTING. All new commercial development shall provide a lighting plan that meets the standards of Section 17.20.170.

a. Rooftop Illumination. Buildings

RESPONSE: Please see lighting plan. We comply with 17.20.170.

17.20.090 LANDSCAPING AND SCREENING GENERAL STANDARDS

3. SUBMITTAL REQUIREMENTS FOR LANDSCAPE PLAN. The following information shall be included on a landscape plan:

- a. Lot dimensions and footprint of structure(s), drawn to scale.

Response: see sheet L1.1

- b. The dimensions and square footage of all landscaped areas, the total square footage of the parking lot, building square footage, and total number of parking spaces.

Response: see sheet L1.1

- c. The location and size of the plant species, identified by common and botanical names, and expected size within 5 growing seasons.

Response: see sheet L1.1 for Plant list schedule

- d. The type and location of landscaping features other than plant materials, including, but not limited to, wetlands, creeks, ponds, sculptures, benches, and trash receptacles.

Response: there are no inventory wetlands. The site was previously a bowling alley most of the site is gravel or A/C paving. There are no creeks or pond. There will be water quality and storage facility located in the perimeter (south and west). No sculpture, benches or trash receptacles are anticipated

- e. Adjacent land-uses. For any residence within 50 feet of the subject site, indicates the building's location and its distance from the subject property boundary.

Response: to the NE is a city storm water detention facility. The site is surrounded by streets with single family beyond. In the NW corner there is a single family residence

- f. Location and classification of existing trees greater than 4 inches caliper and measured at 4 feet above ground. Where the site is heavily wooded, only those trees that will be affected by the proposed development need to be sited accurately. The remaining trees may be shown on the plan in the general area of their distribution.

Response: See sheet L1.1