



AGENDA

DESIGN REVIEW COMMITTEE

August 3, 2017

5:30 p.m.

2nd Floor Council Chambers

1095 Duane Street • Astoria OR 97103

1. CALL TO ORDER
2. ELECTION OF OFFICERS
 - a. In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the DRC needs to elect a new Secretary for 2017. The previous Secretary was Sherri Williams; it is recommended that Anna Stamper be elected as Secretary for 2017.
3. ROLL CALL
4. MINUTES
 - a. January 5, 2017
4. PUBLIC HEARINGS
 - a. Design Review DR17-01 by Mike Stults, Cross Development, to construct a new 9,100 square foot commercial building at 2275 Commercial within the Gateway and Greenway Overlay Zone in the LS, Local Service Zone.
5. STATUS REPORTS
 - a. CMH Cancer Clinic Update
 - b. Mill Pond Homeowner's Association Updates
6. REPORT OF OFFICERS
7. PUBLIC COMMENTS (Non-Agenda Items)
8. ADJOURNMENT

**THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER
FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS
OF ORS 192.630 BY CONTACTING ANNA STAMPER, COMMUNITY
DEVELOPMENT DEPARTMENT, 503-338-5183.**

DESIGN REVIEW COMMITTEE

Astoria City Hall

January 5, 2017

CALL TO ORDER:

President Rickenbach called the meeting to order at 5:30 pm and announced the Election of Officers and Approval of Minutes would be conducted after the Public Hearing. The DRC proceeded to Roll Call at this time.

ELECTION OF OFFICERS – ITEM 2:

This Item was addressed immediately following Public Hearings.

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the DRC needs to elect officers for 2017. The 2016 officers were President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams.

President Rickenbach moved that the Astoria Design Review Committee re-elect President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams for 2017. Motion passed unanimously. Ayes: President Rickenbach, Vice President Gunderson, Commissioners Phelps and Hensley. Nays: None.

The Committee proceeded to Approval of Minutes at this time.

ROLL CALL – ITEM 3:

This Item was addressed immediately following the Call to Order.

Commissioners Present: President Jared Rickenbach, Vice President LJ Gunderson, Leanne Hensley, and Hilarie Phelps.

Commissioners Excused: Derith Andrew

Staff Present: Planner Nancy Ferber. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

The DRC proceeded to Public Hearings at this time.

APPROVAL OF MINUTES – ITEM 4:

This Item was addressed immediately following Election of Officers.

President Rickenbach called for approval of the August 4, 2016 minutes. Commissioner Hensley noted the spelling of her name needed to be corrected.

Vice President Gunderson moved to approve the August 4, 2016 minutes as corrected. Motion passed unanimously.

The Committee proceeded to Status Reports at this time.

PUBLIC HEARINGS:

Public Hearings were conducted immediately after Roll Call.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 7:

There were none.

PUBLIC COMMENTS – ITEM 8:

There were none.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 5:48 pm.

APPROVED:

Planner

DRAFT

STAFF REPORT AND FINDINGS OF FACT

July 27, 2017

TO: DESIGN REVIEW COMMITTEE

FROM: NANCY FERBER, PLANNER 

SUBJECT: DESIGN REVIEW REQUEST (DR17-01) BY MIKE STULTS ON BEHALF OF CROSS DEVELOPMENT TO CONSTRUCT A 9,100 SQUARE FOOT ONE-STORY COMMERCIAL RETAIL FACILITY AT 2275 COMMERCIAL STREET

I. BACKGROUND SUMMARY

- A. Applicant: Mike Stults
on behalf of Cross Development
4336 Marsh Ridge Road
Carrollton, TX 75010
- B. Owner: See purchase/sale agreement attached
William Heestand
Heestand Family LLC
2401 Pimilco Drive
West Linn, OR 97068
- C. Location: 2275 Commercial Street; Map T8N-R9W Section 8DA, Tax Lot 1-6 on block 127, 104 block 126;
- D. Zone: LS (Local Services), Gateway and Civic Greenway overlay zones
- E. Proposal: To construct a one-story 9,100 square foot commercial building dedicated to retail sales
- F. Previous Applications N/A-Proposal includes demolition of existing on-site structure and new construction



II. BACKGROUND

Site:

See Exhibit 1

The subject property is located on the north side of Commercial Street, between 23rd street and where Commercial Street merges with Marine Drive. The location lies within the Civic Greenway and Gateway overlay zones, and is one of the first major commercial areas encountered when approaching the City from the east end of town. The project covers two lots, a large portion of which is currently utilized as a loading area for industrial/commercial activity. The site lies in the "Gateway" neighborhood in the comprehensive plan CP.057-Gateway Overlay Area.

This site is located in two design overlay zones: the Civic Greenway Overlay zone is in intended to *"protect views of and access to the Columbia River, provide for an enhanced open space and landscaping, support water-dependent uses consistent with Astoria's working waterfront, and encourage modest scale housing in areas recommended for residential use. It extends from approximately 16th street to 41st Street between Marine Drive and the River."*

The Gateway Overlay Zone is *"intended to be an intensively developed, mixed-use area which complements Downtown Astoria and the community as a whole."*

The area is dominated by major institutional uses, including the Columbia River Maritime Museum, the City of Astoria Aquatics Center, Columbia Memorial Hospital, the Oregon State University Seafood Lab, East End Mooring Basin, and associated Port property. There are several significant vacant land and water areas suitable for redevelopment.

The current site conditions are noted in the photos below as on July 2017:



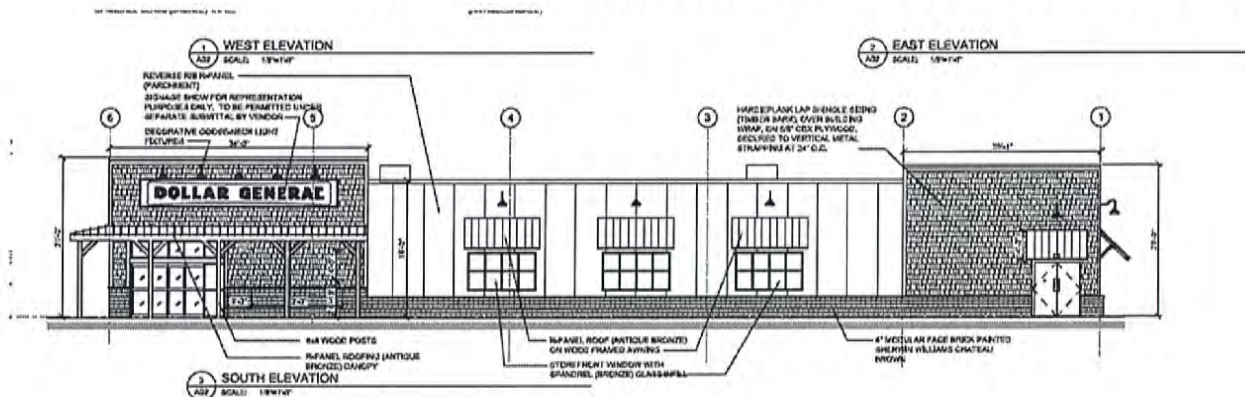
Area:

The proposed location is bounded on the north by Commercial Street, to east by property adjacent to 23rd Street including NAPA Auto Parts and the Mini Mart/Laundromat/Gas station, to the south by Marine Drive and to the west by the intersection of Commercial/Marine and City Lumber. The area includes tax lots 1700 and 1401 and multiple platted lots. Prior to any construction, the applicant shall submit a lot line adjustment permit to the Community Development Department to combine the lots. Note, the public notice mailed July 7, 2017 contained an error in the lots listed. The notice was resent on July 12th with the corrected lots, which are outlined in the diagram below:



Proposed Construction:

This proposal is to construct a 9,100 square foot Dollar General retail store. The proposed new building includes 7,693 square feet of retail sales floor area and 1,063 square feet for receiving/storage. The proposed use of the site is not under review by



the DRC. Retail Sales Establishments are an outright permitted use in the LS-Local Service zone. The applicable criteria, including design aesthetics and orientation of the building are reviewed in this staff report.

As noted in the project narrative provided by the applicant, design elements of this project have been reviewed by staff multiple times, and changes from the original design have been incorporated into the final proposal. Final design documents and site plans are dated June 30, 2017 and July 1, 2017. Previous iterations are included as supplemental information. **Please see exhibit 2** for full more details.

Style: single story rectangular shaped building with a parapet wall. The proposed structure is a corporate prototype "F" footprint as noted in the project narrative, in attempts to incorporate a corner entry in attempt to make the entrance more pedestrian friendly.

Roof: 21' high parapet on the west elevation, 18'-20' high on the other elevations, the roof slopes but is screened with the parapet and signage. Materials include decorative metal corner awning, and reverse rib R-paneling. The roof system does not reflect the pitched or barrel roof designs found elsewhere in the gateway area.

Siding: Majority of the exterior façade is hardieplank lap siding. The applicant proposed staggered edge paneling in sandstone beige. Additional materials proposed include brick veneer on the east side, brick wainscoting to the bottom of the signage area, and bronze finished exterior wall panels.

Windows: Glass windows and windows under the wood awnings are rectangular in shape with true-divided sections. Aluminum frames 2" wide and 4" deep were noted on the original application. The applicant proposes spandrel glass film on the windows, which is a discouraged design element. Transom windows above the doors are also included in the proposal.

Doors: Details on the door design was not included with the application materials

Other Design Elements: Additional decorative elements include awnings and small canopies over the windows with antique bronze on wood frames. Antique bronze is not an encouraged design element and rarely found in the Gateway area.

Wall treatments including 4" modular face painted brick, and decorative metal trellises

Exterior Lighting: Exterior parking lot lighting was not included, goose neck lamps illuminating signage are the only exterior lighting details provided.

Sign: The proposed development includes wall sign. Dimensions and materials shall be submitted with the sign permit including clarification on illumination and location and dimensions for any other proposed signage such as freestanding or monument signs.

Trash Enclosure: A trash enclosure is proposed, no details were submitted. A site plan shall be submitted at the time of the building permit application for review.

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 250 feet pursuant to Section 9.020 on July 7, 2017. An amended notice was mailed July 12, 2017 with corrected lots listed. A notice of public hearing was published in the *Daily Astorian* on July 27, 2016. Any comments received will be made available at the Design Review Committee (DRC) meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed treatment facility would be located in the Local Service (LS) and shall conform to Sections 14.005 through 14.030 of the Development Code. The location is also in the Civic Greenway zone, article 14.035 notes 14.040 B *"Non-residential and mixed use development applications shall be reviewed through the public design review process subject to Design Review Guidelines in Section 14.025."* This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

Finding: The proposed treatment facility is a private development to be constructed within the Gateway and Civic Greenway Overlay Zones and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both "encouraged" and "discouraged"

architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

Finding: The structure is new construction and as such is subject to the Design Review Guidelines. This criteria is met.

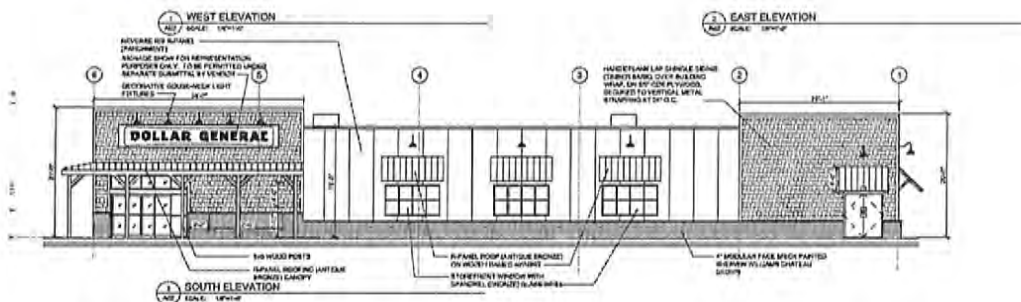
- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan *"encourages new construction to reflect building types found in the Uppertown area."* Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

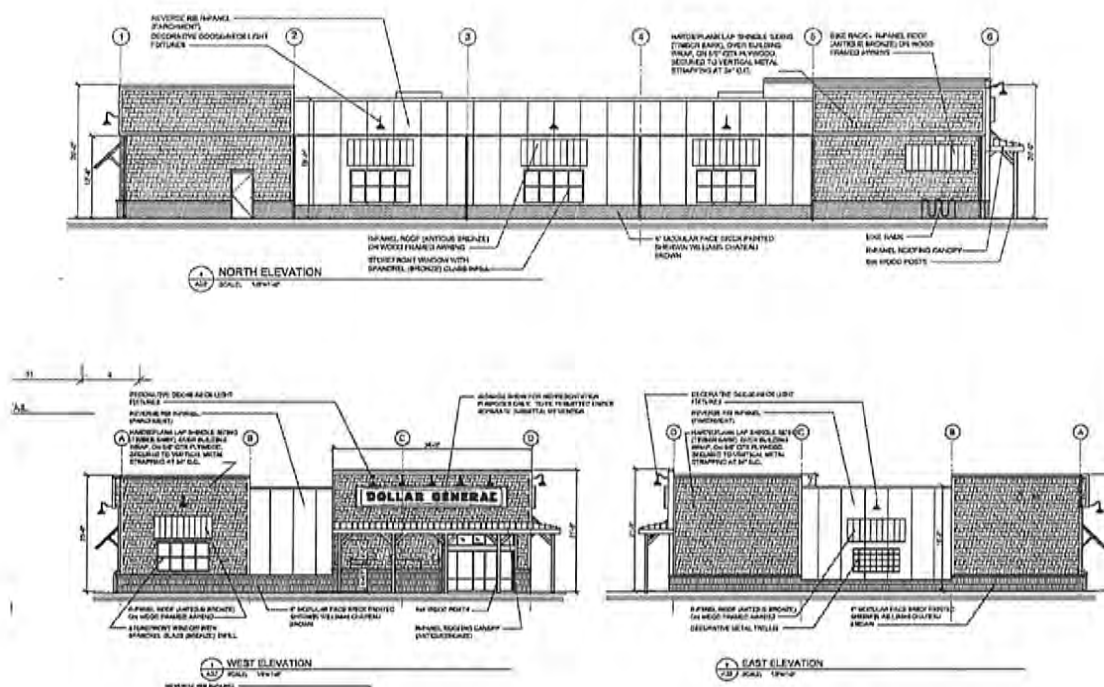
Finding: The proposed development is commercial structure, and at a single story is low in form, which is an encouraged building type. The new building is simple with a general square plan shape, and offset at the entry corner to help identify the building entrance. It is neither complex nor sprawling. However, it is a corporate prototype as mentioned in the application narrative, and as such does not reflect design elements commonly found in the area.

Discouraged window types such as spandrel glass are incorporated. The proposed horizontal siding is an encouraged wall treatment, but wainscoting is unusual for this site. The parapet roofing does not match any of the surrounding roofing designs or pitches. **Examples of adjacent property designs are show in Exhibit 3.** The proposed building elevations are below.

The overall design is not reflective of other commercial properties in the Uppertown area. The criteria is not met.

Proposed building:





E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The building would be rectangular with parking adjacent to the front (south) and west elevations. The building footprint is not complex, nor sprawling. This guideline is met.

F. Section 14.025(D) identifies the windows encouraged.

1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f)

Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.

2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
4. Residential a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

Section 14.025(E) identifies windows discouraged.

1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

Finding: Proposed windows under the awning are rectangular with are true-divided lites. Glass windows with multiple lite transom windows above are proposed, with the entry door noted at 7' tall, and 3' of divided transom windows above the door.

Large window area is allowable for commercial sites. However, spandrel glass is discouraged and a film applied to the glass is being proposed by the applicant to create an opaque appearance. Large blank windowless walls are discouraged, and opaque windows do not provide the same open transparent feeling. The proposed film coating is not an encouraged design element. There are a variety of other options and window designs that are encouraged in the area. The aluminum window design above was approved and installed at the CMH Pavilion building is one example.

Example of previously approved designs



The main entry door is proposed to be similar to the Dollar General Store design in West Pennsboro. Additional design details were not included with the application.



Dollar General Store in West Pennsboro

The applicant has not included enough design details about the proposed man doors or front door to evaluate the design for the doors. The proposed windows do not meet the guidelines.

G. Section 14.025(F) identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be sided with a mixture of sidings. Siding examples are available in **Exhibit 4** The horizontal siding proposed is hardieplanklap siding. The horizontal siding meets the guidelines, the additional bronze detailing does not.

H. Section 14.025(H) identifies the roof elements encouraged.

1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.
2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: The structure will have a flat roof which incorporates a parapet wall. While flat roofs behind a parapet are encouraged, the roof line is at one height, and provides little architectural interest. Other encouraged commercial roof designs include single gables with low pitch,



repetitive gables with steep pitch or design which incorporate skylights. Adjacent commercial structures have a variety of roof designs and levels such as the CMH Cancer clinic, shown above. As noted in the applicant's project narrative, the Benjamin Moore paint store (2240 Commercial- Walter E Nelson Co) is an adjacent structure, but this structure incorporates a pitched roof which is in scale with the building. This site was also an existing structure which was altered, not a new construction project. A similar design with a pitched roof is encouraged at the Dollar General project. The signage proposed on the parapet area shall require a sign permit.

This guideline is met, but an alternative roof design to blend in better with existing adjacent structures of similar massing is suggested.

- I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is noted as panel roofing on wood frames and also clear anodized, metal roof with 3/8" by 12" slope. Additional details on specific materials were not received. Without clarification on the roofing materials, this guideline is not met

J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: The application indicates signage on the south elevation with decorative gooseneck lighting for illumination. The permit application notes internal lighting is proposed. Plastic signage is discouraged, but additional details for the sign would need to be received in order to comply with this guideline and Article 8 requirements.

This guideline is not met any additional signage will need a sign permit and will be reviewed against the signage requirements in Article 8 of the Development Code by the Planner. Without additional details on the proposed materials for the signage, this guideline is not met

K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.
2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: Exterior parking lot lighting has not been addressed. Goose neck lighting is proposed over signage and at each metal roof/wood frame awning. Any additional lighting shall be downcast. The goose neck fixtures proposed meet the guidelines. Historic street lamps along walks and parking lights are encouraged and have not been included in the design. The guideline is met, but additional parking lot lighting has not been addressed.

L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

Section 14.025(Q) identifies other design elements discouraged.

2. Commercial: a) Vinyl awnings; b) Back lit awnings.

Finding:

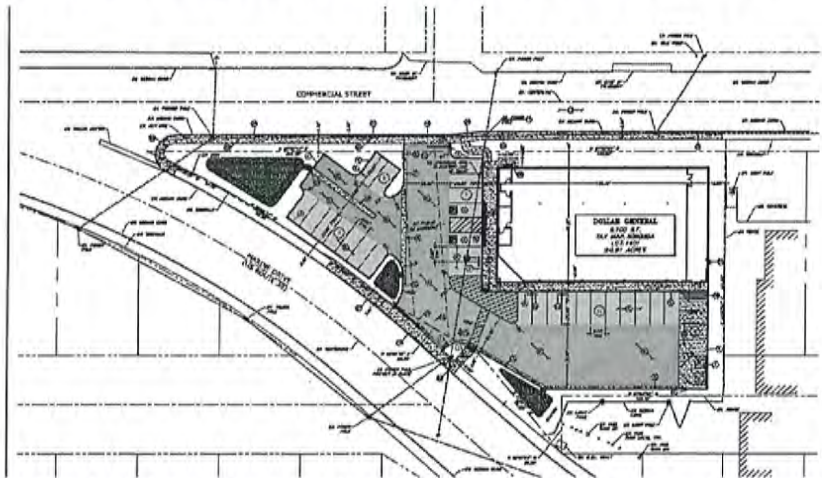
The fixed wooden canopy for rain protection and ease of customer entry is encouraged in commercial buildings. However, the proposed project will have an awning with exposed beams that have a southwestern design flair and are out of place in the Gateway area located near the waterfront and general gateway into the area. The use of wood is encouraged, especially in this location which is near the historic wooden mill that once operated near the site. However, the design of the awning needs to be altered to attach to the structure with visible supports similar to others in the Gateway area. Examples of other awnings appropriate for the area are below:



This guideline is not met.

- M. Section 14.030(A)(1) concerning building orientation states that development projects should form **visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street**. Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project covers two tax lots on an unusually shaped triangular piece of property. The building entrance is on the south west corner.



Staff proposed moving the building closer to the south elevation to create less of a strip mall feel and easier pedestrian access off Marine Drive. The applicant's current proposal maintains the footprint at the north end of the lot with the parking lot and vehicular use located between the building and the street. There is a lack of visually continuous pedestrian-oriented street frontage with the current proposal.

The current design does not promote a pedestrian-oriented street front. The combination of a long front façade of spandrel windows, and decorative elements and awnings does not make up for the lack of entrances or accessibility on the

north, east or southern facades. The current design does not provide an inviting area for pedestrians.

The design and orientation of the building should take more than just vehicular access from the parking lot into account. The neighboring areas are zoned for commercial, residential and family activities, all of which draw populations other than just retail sales customers to the area. The existing non-compliance of neighboring buildings is even more reason to provide a welcoming and pedestrian friendly façades for this area.

Exceptions are outlined in the code as follows: *"Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements."*

No plaza, courtyard, patio or garden are proposed. Other site improvements or a change of building orientation shall be outlined by the applicant and submitted for approval in order to meet this criteria. The guideline is not met.

- N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

Finding: Orientation of the building has not been addressed to take advantage of the Columbia River or hillside views. The applicant as large lot in which to locate the proposed rectangular footprint. In addition, the applicant is not required to have a rectangular shaped footprint, and could adjust the footprint to meet the unusual shaped lot. The criteria is not met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

Finding: The proposed one-story project is large with a footprint of approximately 9,100 square feet. It will be situated in an area with existing commercial structures and the entire structure will be visible from Marine Drive and Commercial Street. The orientation is not compatible with the access points of the adjacent commercial properties. A pedestrian walking from the east would need to walk all the way around to the south west corner of the building to enter the store.

The building is large, and one the first commercial sections of town visible upon entering the east end of town before Marine merges into Commercial. Further expansion of the facilities on this section of Marine Drive will also also fall under

the Gateway Overlay and will require design review to maintain complementary design with the City and surrounding structures. This criteria is not met.

- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Finding: The project would have a floor area to lot ratio (FAR) of 0.25: The applicant has indicated that area of work encompasses an area of approximately 35,283 square feet. However, per Article 14.07- A.1, the FAR criteria requirement is not required as the location falls in the Gateway and Greenway zone and the FAR does not apply to "on-land development in the Civic Greenway Overlay Zone within the Gateway Overlay Zone."

This ratio requirement is waived.

- Q. Section 14.030(B)(2) concerning building massing states that buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075.

Finding: The proposed building height is 21' and does not meet the criteria of 24'. The LS Zone has a maximum height of 35' above grade per Article 2.980.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding The proposed structure is one-story. There are one, two, and three story commercial buildings in this area. Buildings along Exchange Street include the hospital and OSU Seafood Center which are large, multi-story buildings. One of the tallest commercial buildings in the overlay is the Fire Fighters Museum at 30th and Marine Drive, which is a flat roofed building at approximately 38' high. The remaining buildings are mostly one and two stories with a few three story residential structures.

The height, mass and scale of the building are out of proportion with the other commercial structures. At less than 24', the building risks looking like a structure that is out of scale with the neighboring developments. Further, the placement on the site as discussed in the orientation section, is not appropriate to maintain a pedestrian friendly access. Article 2.981 of the Development Code addressing applicable standards for the LS zone also states "access drives and parking areas should, where possible, be located on side streets or non-arterial streets in order to minimize congestion on Marine Drive." The massing and

scale of the building in the proposed spot requires access off Marine and violates this zoning provision. The criteria is not met.

- S. Sections of the Comprehensive plan concerning the Gateway Overlay Area include: CP.058. Gateway Overlay Area Policies. This section states that the City will utilize the general vision of the Gateway Master Plan to direct future development in the Gateway Overlay Area. The overall Comprehensive Plan objectives are to:

- a. promote development that complements the Downtown Area;
- b. enhance the primary uses, such as the Columbia River Maritime Museum and Columbia Memorial Hospital, and work to redevelop areas such as the former John Warren Field site, which has significant development potential;
- c. promote new land uses complementary to the riverfront and existing development, particularly visitor oriented uses and high density housing;
- d. establish visual and physical linkages within and around the Gateway Overlay Area, with special emphasis on the Columbia River riverfront;
- e. create a pedestrian-friendly environment throughout the Gateway Overlay Area through the careful siting of buildings and parking lots, careful consideration of street frontage design, and extension of the Astoria River Trail; and
- f. create investor interest by promoting complementary land uses and quality development in the surrounding area.

Finding: The proposed development does not “complement the Downtown Area”, which is largely comprised of local independent businesses with a variety of building designs, nor does the site establish visual or physical linkages to the Columbia River riverfront area as it is situated in the Gateway Overlay Area. The street frontage and design does not create a pedestrian-friendly environment. The proposal is not in compliance with the Comprehensive Plan.

V. CONCLUSION AND RECOMMENDATION

The request does not meet all of the Design Review Guidelines. Should the Design Review Committee approve the current proposal, the findings of fact will need to be amended.

Staff recommends denial of the request. The applicant should be reminded of the following issues:

1. The current proposal did not meet guidelines or criteria as related to building type, windows, wall treatment, roofing material, signage, lighting in the parking lot, awnings, building orientation, orientation to the river, sensitivity to location as an entrance to the city, height requirements, and building massing.

2. The applicant shall combine the two tax lots and submit a recorded document with a lot line adjustment permit to the Community Development Department.
3. Signage proposed on the parapet, and any signage on the awning shall be submitted on a sign permit to the Community Development Department prior to installation.
4. A trash enclosure was proposed without elevations or proposed materials and supporting documentation submitted. A site plan for the enclosure shall be submitted to the Community Development Department. The final design for the solid waste disposal structure shall be reviewed and approved by the Planner at the time of the building permit application.
5. The applicant shall work with the solid waste disposal company, Recology, concerning the size and location of any refuse collection areas.
6. Any windows with grids shall be true divided or shall have external grids.
7. Any changes to the landscape plan shall be submitted for review and approval of the Planner at the time of the building permit application. Landscaping shall be installed prior to occupancy of the building.
8. The applicant shall work with Public Works to address access concerns at the corner of 23rd and Commercial.
9. Any change in design or material or modifications to the proposed plans as described in this Staff Report shall be submitted to the Community Development Department for review.
10. Further site improvements shall be outlined by the applicant to meet criteria for section 14.010 *"Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy..."* The applicant shall submit additional documentation for review outlining how they intend to meet this criteria.
11. The applicant shall obtain all necessary City and building codes permits.

DR17-01 Exhibit 1
Zoning:

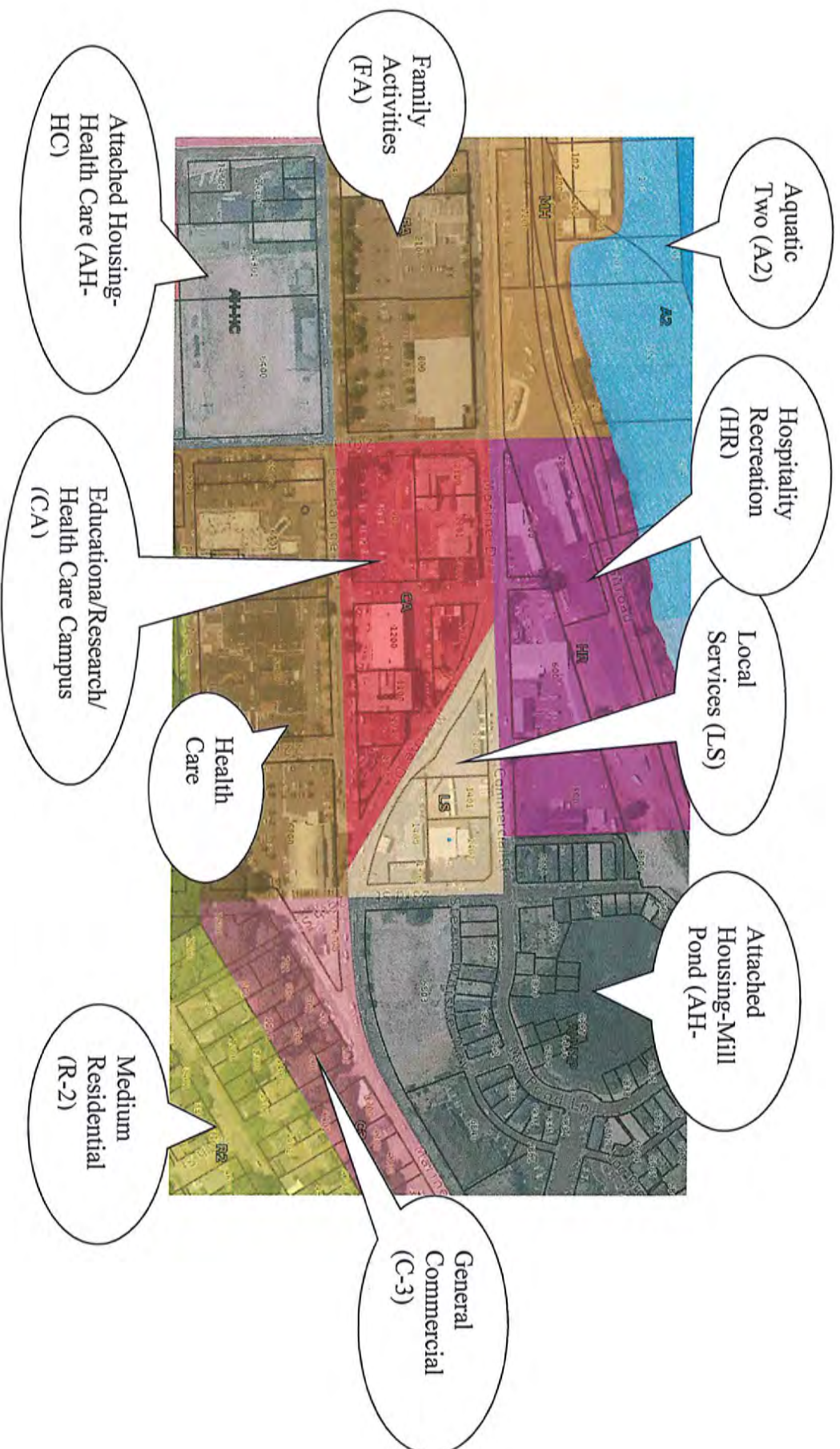


Exhibit 2: Previous iterations of the design, material board

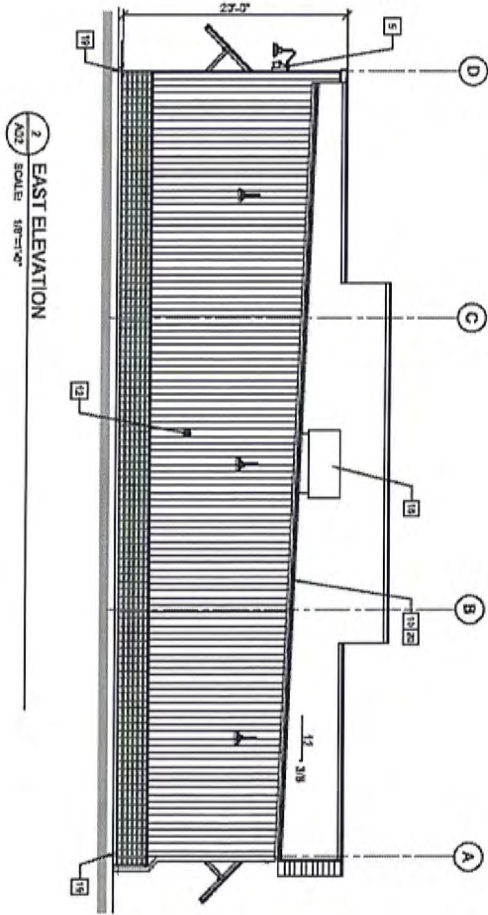


Exhibit 3: adjacent property types in relation to: Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan “encourages new construction to reflect building types found in the Uppertown area.” Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Residential:



Commercial & Industrial

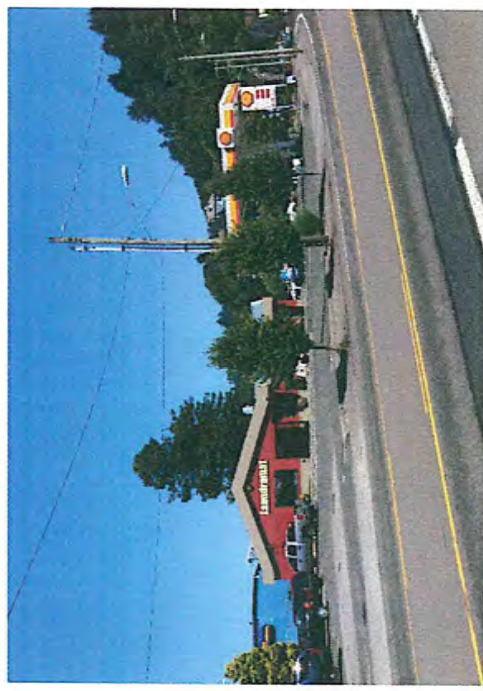


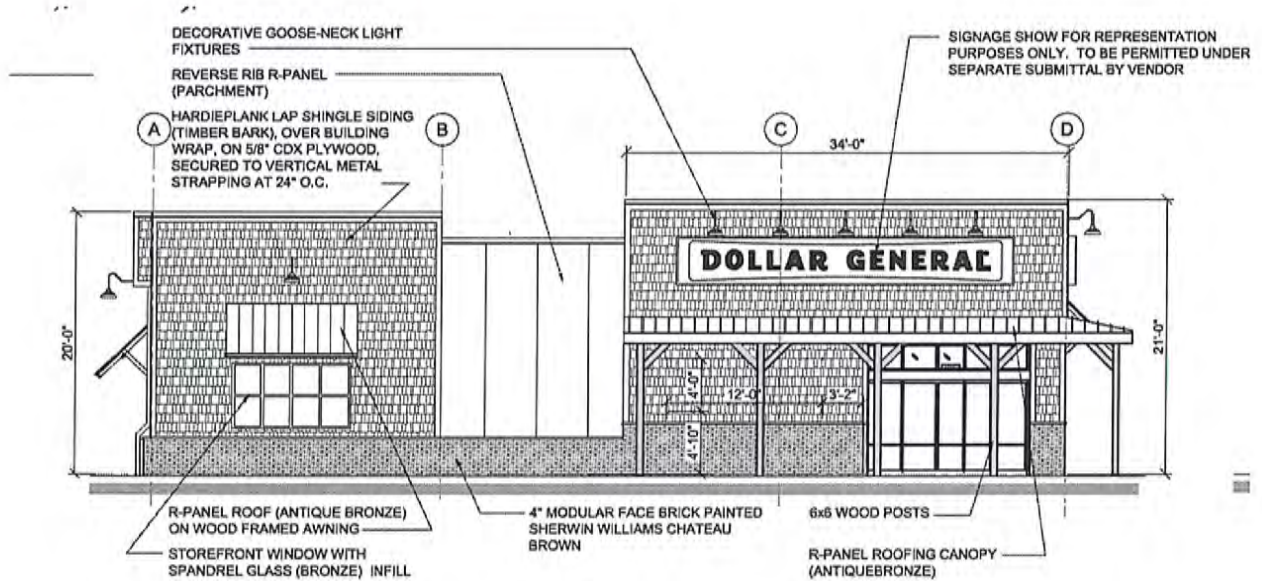
Exhibit 4 : Exterior wall treatments

HardiePlank® Lap Siding

p

STAGGERED EDGE PANEL

Sandstone Beige





CITY OF ASTORIA
Founded 1811 • Incorporated 1856
COMMUNITY DEVELOPMENT

CITY OF ASTORIA

MAY 30 2017

BUILDING CODES

DR 17-01

☐ Fee Paid Date _____ By _____
Fee: \$250.00

DESIGN REVIEW

Property Address: 2275 Commerical Street

Greenwicht Gateway

Lot 1401 1-6 (block 127)
1-4 (block 126)

Block 126 + 127

Subdivision

Map 8DA

Tax Lot 1300, 1400, 1401, 1402, 1700
80908DA

Zone LS (local services)

Applicant Name: Mike Stults

not amended 7/12: 1401+1700

Mailing Address: 4336 Marsh Ridge Rd, Carrollton, Texas 75010

10+5 2,1,6,5,4

Phone 214-614-8252 ex 214

Email: mike@crossdevelopment.net

Property Owner's Name: See purchase agreement

Mailing Address:

Phone: _____ Email: _____

Signature of Applicant: Mike Stults

Date: 5/26/17

Signature of Property Owner: See purchase agreement attached

Date: _____

Proposed Construction: Dollar General store

Site Dimensions & Square Footage: 0.81 acres

Building Square Footage: 1st Floor: 9,100

2nd & 3rd Floor: _____

Garage: _____

Accessory Building Information: _____

FILING INFORMATION: The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Complete applications must be received by the 1st of the previous month. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Design Review Committee meeting is recommended.

For office use only:			
Application Complete:	5-31-17	Permit Info Into D-Base:	
Labels Prepared:		Tentative DRC Meeting Date:	7/6 → bumped @ applicant's request 8/3
120 Days:	9-28-17		

All information concerning construction materials, design, dimensions, etc. is REQUIRED. If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why this request should be approved. **Please provide manufacturer information and/or detailed information for use of any material or design not selected from the "Encouraged" list in the Design Guidelines.** (Use additional sheets if necessary.):

1. **Building Form.**

Basic Shape: 130'x 70', Pre-engineered metal structure.

Porches & Balustrade - Design, Dimension, Features, Materials: Covered entry element

Balconies & Balustrade - Design, Dimension, Features, Materials: _____

Other: _____

2. **Windows.**

Material: Motion detected bi-part sliding entry doors, bronze anodize storefront

Divided Windows (true divided, external muntins, etc): _____

Operation (casement, single hung, etc.): Motion detector, horizontal slide

Size & Material of Exterior Casings (minimum 5/4" x 4"; provide detail diagram): aluminum frames 2" wide x 4" deep

Other: _____

3. **Exterior Wall Treatments.**

Material & Dimensions of Siding (note if material is smooth or textured): Reverse rib metal R-panel at entry element. Wall are a mix of metal panel, hardiplank siding, modular brick

Decorative Features: Wood/Metal roof awnings with decorative metal trellis underneath

Other: _____

4. **Doors.**

Material & Design: Main Entry doors are storefront, bronze anodized

Rear Delivery doors, side exit doors are insulated hollow metal with metal frames

Other: _____

5. **Roof Elements.**

Style and Pitch of Roof: Clear anodized metal roof; 3/8" by 12" slope

Material: _____

Color: _____

Decorative Features (eave brackets, etc): _____

Other: _____

CITY OF ASTORIA

MAY 30 2017

6. **Garage.**
 Garage Door Material & Design: N/A
 Window Material & Design: _____
 Roof Style & Material: _____
 Other: _____
7. **Signs.**
 Dimension & Square footage: 3'x9" by 26'-0" (97.5 sf)
 Location: Building mounted
 Type, Material & Design: Aluminum can with polycarbonate face; internally illuminated
 Other: _____
8. **Exterior Lighting.**
 Fixture & Lamp Design: Type 'G'- wall pack; Type 'H' shielded flood with arm
 Location: West elev: (2) G's. South elev: (3) G's, (2) H's. North elev: (1) G
 Other: _____
9. **Other Design Elements.**
 (Fences, out buildings, corner boards, belt course, etc. with dimensions): _____
 Existing fences along South and West property lines.
Dumpster will be screened with 6' tall wood fence enclosure
10. **Building Orientation.**
Main entry faces West.
11. **Building Massing.**
 Building to Lot Ratio: 1:4 (Bldg 9,100/ Land 35,283) N/A => per C.N.R.C.
 Other: _____
12. **Access and Parking Design.**
 Number of Off-street Spaces: 29 parks. 9' wide X 20' deep
 Other: _____
13. **Landscaping.**
Sod throughout, (10) Red Maple trees, other 5 gallon plants per attached Landscape plan
14. **Underground Utilities.**

PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.

CITY OF ASTORIA
MAY 30 2017
BUILDING CODES

City Hall • 1095 Duane Street • Astoria OR 97103 • Phone 503-338-5183 • Fax 503-338-6538
planning@astoria.or.us • www.astoria.or.us

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

Mail	7/13
Email	7/13
Web	7/13

Published Design A 7/12/17

Note: this notice was previously mailed July 7, 2017. This notice has been amended to reflect the correct lots and tax lots proposed for development:

The City of Astoria Design Review Committee will hold a public hearing on Thursday, **August 3, 2017 at 5:30 p.m.**, in the Astoria City Hall Council Chambers, 2nd Floor, 1095 Duane Street, Astoria. The purpose of the hearing is to consider the following request(s):

1. Design Review DR17-01 by Mike Stults, Cross Development, to construct a new 9,100 square foot commercial building at 2275 Commercial Street (Map T8N-R9W Section 8DA, Tax Lot(s) ~~1300, 1400~~, 1401, 1402, 1700, Lot(s) 4-6 1,2,4,5,6 (block 127), and associated portions of the vacated right of way and ~~1-4 (block 126)~~, within the Gateway and Greenway Overlay Zone in the LS, Local Service Development Zone. Development Code Standards specified in Sections 2.975-2.981, Article 9, 14, and Comprehensive Plan Sections CP.005 to CP.025, CP.057-CP.058, and CP.190-CP.210 are applicable to the request.

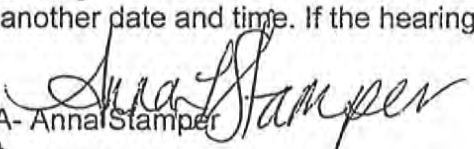
A copy of the application, all documents and evidence relied upon by the applicant, the staff report, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost. A copy of the staff report will be available at least seven days prior to the hearing and are available for inspection at no cost and will be provided at reasonable cost. All such documents and information are available at the Community Development Department at 1095 Duane Street, Astoria. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Contact the Planner at 503-338-5183 for additional information.

The location of the hearing is accessible to the handicapped. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours prior to the meeting.

All interested persons are invited to express their opinion for or against the request(s) at the hearing or by letter addressed to the Design Review Committee, 1095 Duane St., Astoria OR 97103. Testimony and evidence must be directed toward the applicable criteria identified above or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Design Review Committee and the parties an opportunity to respond to the issue precludes an appeal based on that issue.

The Design Review Committee's ruling may be appealed to the City Council by the applicant, a party to the hearing, or by a party who responded in writing, by filing a Notice of Appeal within 15 days after the Design Review Committee's decision is mailed. Appellants should contact the Community Development Department concerning specific procedures for filing an appeal with the City. If an appeal is not filed with the City within the 15 day period, the decision of the Design Review Committee shall be final.

The public hearing, as conducted by the Design Review Committee, will include a review of the application and presentation of the staff report, opportunity for presentations by the applicant and those in favor of the request, those in opposition to the request, and deliberation and decision by the Design Review Committee. The Design Review Committee reserves the right to modify the proposal or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

THE CITY OF ASTORIA- 
Administrative Assistant

MAIL: July 12, 2017

80909CB06813
Keenan Jerry L
260 23rd St
Astoria, OR 97103-2229

80908DA00600
City Lumber Company
2142 Commercial St
Astoria, OR 97103-3326

80909CB06807
Lemacks Barbara
255 23rd St
Astoria, OR 97103-2229

80909CB06808
Thompson Russell E/Donna Lee
265 23rd St
Astoria, OR 97103-2229

80909CB06812
Keown Riley M
2231 Saybrook Ln
Costa Mesa, CA 92627-1677

80909CB06809
Hall David L
275 23rd St
Astoria, OR 97103-2229

80909CB06810
Iverson Trust
285 23rd St
Astoria, OR 97103-2229

80909CB06847
Bower Barbara A
2410 N Aurora Ave Apt #108
Seattle, WA 98109-2268

80909CB06846
Jarvis Ben L
5756 SW Cupola Dr
South Beach, OR 97366

80909CB06849
Saar William A/ Arlee J
736 8th Ave NE #219
Issaquah, WA 98029

80909CB06850
Saar William A
37751 Hwy 30
Astoria, OR 97103

RTND

80908DA01402
Heestand Family LLC
Sunset Auto Parts Inc.
PO Box 669
Scappoose OR 97056

80908DA01401
Heestand Family LLC
T P Freightlines Accounts Payable
PO Box 580
Tillamook, OR 97141-0580

80909CB06803
Astor Venture LLC
Garry Don Vallaster
711 SW Alder St PH
Portland, OR 97205-3429

80908DA01400
CKRD LLC
PO Box 910
Warrenton, OR 97146

80908DA01000
Voeller Paul F Trustee
40188 Highway 30
Astoria, OR 97103-8255

80908DA01500
Pacific Coast Pharmacies LLC
Steve M Choate
124 Westview Pl
Kalama, WA 98625-9640

Legal Notices

**AB6416
CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

The City of Astoria Design Review Committee will hold a public hearing on Thursday, August 3, 2017, at 5:30 pm, in the Astoria City Hall Council Chambers, 1095 Duane Street, Astoria.

The purpose of the hearing is to consider the following request(s):

1. Design Review DR17-01 by Mike Stults, Cross Development, to construct a new 9,100 square foot commercial building at 2275 Commercial within the Gateway and Greenway Overlay Zone in the LS, Local Service Zone.

For information, call or write the Community Development Department, 1095 Duane St., Astoria, OR 97103, phone 503-338-5183.

The location of the hearing is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting the Community Development Department at 503-338-5183 48 hours before the meeting.

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THE CITY OF ASTORIA
Anna Stamper,
Administrative Assistant
Published: July 27th, 2017

MAIL 7/7/17

**YOU ARE RECEIVING THIS NOTICE BECAUSE THERE IS A
PROPOSED LAND USE APPLICATION NEAR YOUR PROPERTY IN ASTORIA**

**CITY OF ASTORIA
NOTICE OF PUBLIC HEARING**

With
Email 7/7/17
Web

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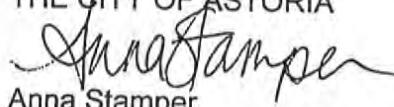
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THE CITY OF ASTORIA



Anna Stamper
Administrative Assistant

MAIL: July 7, 2017

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returned

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Scappoose OR 97056

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Voeller Paul F Trustee
40188 Highway 30
Astoria, OR 97103-8255

80908DA01500
Pacific Coast Pharmacies LLC
Steve M Choate
124 Westview Pl
Kalama, WA 98625-9640



PROJECT NARRATIVE

PROPOSED DEVELOPMENT

SITEWORK: Demolition of existing on-site structures, site grading, extension of public and private franchise utilities, on-site storm drainage system, asphalt paving of drive aisles and parking stalls (29 count), fenced-in trash-enclosure, building sidewalks, site lighting and landscaping.

DESCRIPTION OF NEW BUILDING

- 9,100 SF Dollar General retail store. Includes a 7,693 Retail Sales Floor + 1,063 SF Area for Receiving/Storage.
- West Elevation (Main Entrance Wall) – 70' Wide.
 - Building Entry Vestibule. Centered on the wall facing Marine Drive, this serves as a double-door public entryway. The off-set height, projection from the common wall, and accent color provides easy recognition and accessible to public. Design Elements include:
 - 21' Wide x 10' High Exterior Double-Door Storefront Entry.
 - 18' High placement of Dollar General Building Sign (26' x 3'9")
 - Decorative Metal Awning (21' x 4' projection).
 - Brick Wainscot to bottom of signage area.
 - Bronze-Finished Exterior Wall Panels provide accent to adjacent Hardiplank siding Finish.
 - Common Face Wall that flanks the Projected Building Entry Vestibule.
 - 20' High Parapet Wall
 - Continuous 32" Brick Wainscot
 - Monterey Taupe' Hardiplank siding
- Side Building Elevations – 130' Wide. Pedestrian and Vehicular traffic within and outside the property will easily distinguish the man-door entries at rear of these elevations as service/employee only.
 - North View – Mix of Hardiplank siding, and Light-Stone Finish metal panel. Parapet varies from 18' to 20'. Roof slopes to this side of building but is screened with an extension of similar elevation materials.
 - South View – Similar to North View (without screen extension). This view faces the side parking area.
- Rear Building Elevation (East Wall) – 70' Wide. Offers little-to-no public view. Existing building and fence shield this elevation from view.
 - Continuation of Light-Stone Finish.
 - Brick wainscot across elevation.

CITY OF ASTORIA
MAY 30 2017
BUILDING CODES

ACTIVITIES PROPOSED

- General Retail Store that offers a variety of general household consumables at a competitive price. <http://www.dollargeneral.com/> Typical Brand Name and/or Generic products offered:
 - o Cleaning
 - o Health
 - o Personal Care
 - o Beauty
 - o Food (no Deli or Kitchen)
 - o Household
 - o Pet
 - o Baby
 - o Apparel
 - o Toys
 - o Office and School
 - o Auto and Hardware
- Store Hours 8 a.m. to 9 p.m.
- Number of Employees – approximately Six (6) with both part-time and full-time staff (varies).
- Anticipated New Vehicle Trips and Parking Demand during typical "Peak Hours"
 - o 10 a.m. to 11 a.m.
 - 23 New Trips
 - 9 - 11 Occupied Spaces at 15-Minute Intervals
 - o 3 p.m. to 4 p.m.
 - 41 New Trips
 - 9 - 13 Occupied Spaces at 15-Minute Intervals
 - o Average Occupied Spaces during week = 10.
 - o Average Occupied Spaces during weekend = 11.33

BENEFIT TO THE COMMUNITY:

The proposed location is in Glendale, OR a lower income community. This is an isolated city that is about a 30-minute drive north of Grants Pass, the nearest town with any services. The site is 2.5 miles off I-5 between Grants Pass and Roseburg, where we are beginning to build a presence, so the location should quickly gain brand recognition (such as Canyonville, Winston, Green, Tri City, Myrtle Creek, and Merlin).

There is limited competition in the area. There are currently no drug stores, 99 Cent Only, Dollar Tree or Wal-Mart in the entire community of Glendale. The only grocery store is Glendale Superstore, a small independent grocer. Our grocery study indicates a 48% variance. This is a smaller format store that we would estimate as approximately 10,000 square feet. We have been told by a local resident that the store is poorly stocked and closes early (8 pm), which is a long running complaint from customers. The store is old and outdated, so a new Dollar General will provide a fresh alternative.

The location we chose is where the community is accustomed to shopping. It is located right along near the intersection of Molly Street, which is the street that connects to I-5, and Pacific

Street, which is where the town's limited retail is located (Umpqua Bank, Hardware Store, restaurants, church); there is no retail toward the freeway. Additionally, the site is just down from the elementary school, so customers will quickly become familiar with the location.

ACCESSIBILITY TO NEIGHBORHOOD.

The proposed location will be convenient to the entire community. The site entrance/exit offers safe and easy passage. The parking lot shall be well lit and laid out for easy flow of customer, pedestrian and delivery truck use. All required public and franchise utilities for the building use have been confirmed to be available. Furthermore, the site offers little challenge to meet all grading and drainage criteria to ensure self-contained storm-water management.

PROPERTY MAINTENANCE FOR ENSURED PROPERTY VALUES

Through the Triple-Net Lease, the building tenant (Dollar General) is responsible for maintaining all property: Land, Utilities, Building, Signage, etc. This is a standard arrangement used by Dollar General throughout the Country (including all existing Oregon Dollar General locations). Their incentive to provide long-term quality care, projection of pride, community awareness, customer safety and protection of Corporate Identity is both well-enforced and well-funded through their Corporate Quality Control Standards.

CITY OF ASTORIA
MAY 30 2017
BUILDING CODES

Real Estate Purchase and Sale Agreement

Seller: The Heestand Family, LLC
Purchaser: Cross Development, LLC
Our File No: 8000361600950
For sale of: Astoria, OR

CITY OF ASTORIA

MAY 30 2017

BUILDING CODES

ENDORSEMENT

We are hereby in receipt of the Real Estate Purchase Contract for the above referenced transaction.

No other conditions, stipulations or obligations which may be set out in said contract shall be binding on the undersigned if such be in conflict with the provisions of this endorsement.

The undersigned acknowledges receipt of the earnest money mentioned in the foregoing contract, in the amount of {Purchase Contract Only} represented by:

_____ Personal Check _____ Cashier's Check
_____ Official Check _____ Company check _____ Wire

The undersigned does not assume any liability for the disbursement of said sum to any person, firm or corporation until any and all checks have been paid by the bank or other institution upon which they are drawn.

The undersigned does not agree to pay any portion of said sum to any person, firm or corporation unless written authority is given to the undersigned by all parties whose signatures appear on the foregoing contract, or their duly authorized agent.

Said sum is held without liability for the payment of interest thereon.

Dated this 8th day of December, 2016.

CHICAGO TITLE OF TEXAS, LLC

BY: Nancy Shirar
Nancy Shirar- V. President

REAL ESTATE PURCHASE CONTRACT

THIS REAL ESTATE PURCHASE CONTRACT (the "Contract") is made and entered into by and between Heestand Family, LLC ("Seller") and CROSS DEVELOPMENT, LLC, a Texas limited liability company, its successors and/or assigns ("Buyer"). The Effective Date shall be the date that is five (5) days following the date that this Contract is last executed by either of Buyer or Seller.

WITNESSETH

For and in consideration of Ten Dollars (\$10.00), the agreements made herein, and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Property. Seller hereby agrees to sell and Buyer hereby agrees to purchase, upon and subject to the terms and conditions herein set forth, that certain tract or parcel of land being a portion of APN# 22918 and APN# 22922 located in Astoria, Oregon (the "Property"), being an approximate .8 acres, which is further described on Exhibit "A" attached hereto and incorporated herein.

2. Earnest Money. \$5,000.00, to be deposited by Buyer with Chicago Title, Attn: Nancy Shirar, 13737 Noel Road, Suite 1210, Dallas, TX 75240 ("Escrow Agent" or "Title Company") within five (5) business days after the Effective Date, paid in accordance with the terms and provisions of this Contract (the above described deposit together with any Extension Fee (as defined below) and referred to collectively as the "Earnest Money"). If deposited in an interest bearing account, all interest earned on the Earnest Money shall be the property of Buyer and shall be applied to the Purchase Price at Closing (as defined below). Buyer and Seller shall indemnify the Escrow Agent and hold the Escrow Agent harmless from all damage, costs, claims and expenses arising from performance of its duties as Escrow Agent including reasonable attorneys' fees, except for those damages, costs, claims and expenses resulting from the gross negligence or willful misconduct of the Escrow Agent. At the closing, the Earnest Money will be applied to the Purchase Price or, at Buyer's option, will be returned to Buyer upon full payment of Purchase Price. After the first 120 days, Buyer shall add to the Deposit an additional \$5,000 for each 30-day period thereafter, which Deposit shall be made within the five days following the end of the initial 120-day period, and within five days following the end of each 30-day period thereafter. Subject to a Seller Default, the deposits shall be non-refundable after the expiration of the Inspection Period as defined below, and applied to the purchase price at Closing.

3. Parcel Map Revision. Intentionally Left Blank

4. Purchase Price. \$562,000.00

5. Closing. The sale and purchase of the Property shall be consummated at a closing (the "Closing") to be held at the offices of the Title Company, to Seller and Buyer. The Closing shall be on or before thirty (30) days after Buyer's receipt of all permits required to build its improvements to the Property, (the "Closing Date"), but in no event shall the closing date be later than November 1, 2017. ~~Buyer, at Buyer's option, may extend the Closing Date for an additional thirty (30) days by (a) providing written notice to Seller of Buyer's election to extend the Closing Date on or before the then applicable Closing Date, and (b) by paying a \$5,000 extension fee (the "Extension Fee") to Escrow Agent on or before the then applicable Closing Date. The Extension Fee shall be applicable to the Purchase Price at Closing.~~

6. Obligations at Closing. At Closing, Seller shall deliver to Buyer, or Buyer's designee, a grant deed conveying to Buyer or its designee good and marketable title in fee simple to the Property, subject only to exceptions accepted by both parties per Paragraph 8 below, and all other documents required by the Title Company for closing, pay for Seller's attorney's fees, costs of recording the deed, state or local conveyance tax and/or documentary transfer tax (if any), sales tax (if any), its portion of prorated property taxes, the base cost of the CLTA Owner's Policy of Title Insurance, and all other costs incurred by Seller or required to be paid by Seller pursuant to any other provision of this Contract, and surrender the Property to Buyer. At Closing, Buyer shall pay the Purchase Price, as adjusted, pay for Buyer's attorney's fees, any endorsements or additional coverages to the title policy, an updated survey, any costs associated with financing the purchase of the Property, and all other costs incurred by Buyer or required to be paid by Buyer pursuant to any other provision of this Contract. All other costs will be allocated between the parties as customary in the county where the Property is located.

Seller shall be responsible for all "roll back" taxes, if any, for the period prior to Closing attributable to land use changes or changes in ownership resulting after the sale of the Property pursuant to this Contract. Seller shall escrow at Closing the Title Company's estimate of such rollback taxes for the period prior to Closing pursuant to an escrow agreement which shall provide inter alia that (i) when rollback taxes are triggered, Buyer may present to the Title Company the rollback tax bill and the Title Company shall disburse from the escrow the portion due for the period prior to Closing, and (ii) Seller's maximum liability for rollback taxes shall be the amount escrowed, and (iii) all funds remaining on the sixth (6th) anniversary of the Closing Date shall be disbursed to Seller. This Section shall survive the Closing.

7. Inspection Period. Buyer's agents, employees and independent contractors shall have one hundred fifty (150) days from the Effective Date (the "Inspection Period") in which to conduct, at Buyer's sole expense, such physical, environmental, engineering and feasibility reports, inspections, examinations, tests and studies, including without limitation soil borings and other geological, engineering, or landscaping tests or studies as Buyer deems appropriate in Buyer's sole discretion. Purchaser shall fully repair any damage to the Property caused by any such inspections, tests, or other activities by Purchaser or its agents, employees, or independent contractors so that the Property is fully restored to its pre-inspection condition. Seller shall provide Buyer copies of any and all materials pertaining to the Property in its possession or within its control including surveys, environmental reports, and title within ten (10) days after the Effective Date.

If Buyer terminates this Contract before the end of the Inspection Period by providing notice to Seller, all Earnest Money shall be returned to Buyer. If Buyer terminates this Contract after the end of the Inspection Period, all Earnest Money shall be sent to Seller, unless Seller defaults under this Contract. Upon the termination of this Contract pursuant to this subparagraph, the parties shall be relieved of any further obligations hereunder.

Buyer shall have the right to extend the Inspection Period for thirty (30) days by notifying Seller in writing of Buyer's election to extend with no less than 30 days' written notice prior to the original Inspection Period.

8. Conditions Precedent. Notwithstanding the foregoing Inspection Period, in no event shall Buyer be obligated to consummate this transaction unless each of the following contingencies (the "Conditions Precedent") has been completed to Buyer's satisfaction prior to the Closing Date:

- (i) Approval of Buyer's intended use by applicable governmental authority;
- (ii) Buyer executing a lease with Dollar General (or its affiliate); and
- (iii) Buyer's receipt of building permit for its improvements to the Property

If Buyer is unable to satisfy (or waive in writing) any of the above Conditions Precedent by the Closing Date, then Buyer may terminate this Contract and forfeit the Earnest Money if such termination follows after the Inspection Period.

9. Survey and Title. Buyer will promptly order a title Insurance commitment ("Title Commitment") to be issued by the Title Company. Within ten (10) days after the Effective Date, Seller shall provide Buyer with copies of any surveys of the Property in its possession or control. Buyer shall be responsible for obtaining an updated survey of the Property (the "Survey"). Buyer will cause copies of the Title Commitment, all documents of record which are listed as exceptions in the Title Commitment and the Survey (collectively, the "Title Materials") to be delivered to Seller. Upon receipt of notice of any objections to the Title Materials (the "Objections"), which Buyer shall deliver to Seller in writing prior to the expiration of the Inspection Period, Seller shall have fifteen (15) days after receipt of such notice to satisfy

or cure such Objections to Buyer's satisfaction. If Seller fails or declines to satisfy the same within such period, the Buyer, at Buyer's option, which option may be exercised by Buyer at any time prior to the Closing Date, may terminate the Contract and all Earnest Money shall be returned to Buyer. Buyer shall be deemed to have agreed to accept title subject to all matters reflected in the Title Commitment and to the state of facts shown on the Survey, other than Objections that have been timely given and provided that, in no event shall Buyer be deemed to have agreed to accept title subject to (i) monetary liens, encumbrances or security interests against Seller and/or the Property, (ii) encumbrances that have been voluntarily placed against the Property by Seller after the Effective Date without Buyer's prior written consent and that will not otherwise be satisfied on or before the Closing, or (iii) exceptions that can be removed from the Title Commitment by Seller's delivery of a customary owner's title affidavit or gap indemnity (all of the foregoing hereinafter collectively referred to as the "Seller's Required Removal Items"). All title matters and exceptions set forth in the Title Commitment and the state of facts shown on the Survey which are not Objections, or which are thereafter deemed to be accepted or waived in writing by Buyer as hereinafter provided, other than the Seller's Required Removal Items, are hereafter referred to as the "Permitted Exceptions".

10. Commissions. Seller and Buyer warrant and represent to each other that they have not employed or dealt with any other real estate agent or broker relative to the sale and purchase of the Property, other than Alex Martinac with CBRE, Inc. and Michael Greeninger with Wyse Real Estate Advisors, whose commission shall be paid by Seller at Closing pursuant to a separate agreement. Each party hereby agrees to indemnify and hold harmless the other from and against any liability (including costs and reasonable attorneys' fees) incurred in the defense thereof to any other agents or brokers with whom such party may have dealt.

11. Representations and Covenants of Seller. Seller represents that to its actual knowledge the current use of the Property or improvements located on the property conform to applicable Federal, State or municipal laws, ordinances, codes or regulations, zoning and permitted uses. Seller represents and covenants to Buyer that there are no actions, suits or proceedings pending or threatened against, by or affecting Seller or the Property; Seller has the authority to convey the Property to Buyer without the joinder of any other person or entity; other than as disclosed in writing to Buyer, there are no environmental issues, damage, or hazards on the Property. If Seller is an entity that entity is in good standing, that this Contract does not violate any other contracts or cause a default, Seller is conveying the Property to Buyer with good and marketable title; on the Closing Date, Seller will not be indebted to any contractor, laborer, mechanic, materialmen, architect or engineer for work, labor or services performed or rendered, or for materials supplied or furnished, in connection with the Property for which any person could claim a lien against the Property; and the Property will be delivered to Buyer at Closing free and clear from any leases, contracts and tenants in possession. Each representation of Seller contained in this Contract shall be true and accurate as of the date hereof and shall be deemed to have been made again at and as of Closing and shall be then true and accurate in all material respects.

12. Damage and Condemnation. All risk of loss to the Property will remain upon Seller before the Closing. If, before the Closing, the Property is damaged or destroyed by fire or other casualty to a Material Extent (defined below), then Buyer may either terminate this Contract by delivering a written termination notice to Seller within ten (10) business days after the date the casualty occurred (and in any event before the Closing), in which case the Earnest Money and any Extension Fee, if applicable, will be returned to Buyer. If the Property is damaged by fire or other casualty to less than a Material Extent, the parties shall proceed to the Closing as provided in this Contract. If the transaction is to proceed to Closing, despite any damage or destruction, there will be no reduction in the Purchase Price and Seller shall do one of the following: (1) fully repair the damage before the Closing, at Seller's expense and to the satisfaction of Buyer; (2) give a credit to Buyer at the Closing for the entire cost of repairing the Property; or (3) assign to Buyer all of Seller's right and interest in any insurance proceeds resulting from the damage or destruction, plus give a credit to Buyer at the Closing in an amount equal to any deductible or other shortfall. The term "Material Extent" means damage or destruction where the cost of repair exceeds ten percent (10%) of the Purchase Price. If the extent of damage or the amount of insurance proceeds to be made available cannot be determined before the Closing Date, or the repairs cannot be completed before the Closing Date, either party may postpone the Closing Date by delivering a written notice to the other party specifying an extended Closing Date that is not more than thirty (30) days after the previously scheduled Closing Date.

If condemnation proceedings are commenced before Closing against any portion of the Property, then Seller shall immediately notify Buyer in writing of the condemnation proceedings, and Buyer may terminate this Contract by delivering a written notice to Seller within ten (10) business days after Buyer receives the notice (and in any event before Closing), in which case the Earnest Money and any Extension Fee, if applicable, will be returned to Buyer. If this Contract is not terminated, then any condemnation award will (a) if known on the Closing Date, belong to

Seller and the Purchase Price will be reduced by the same amount, or (b) if not known on the Closing Date, belong to Buyer and the Purchase Price will not be reduced.

13. Default. If Buyer defaults and such default continues for seven (7) days after written notice is delivered to Buyer, then Seller may terminate this Contract by written notice to Buyer, whereupon the Earnest Money, and any other deposits, if any, hereunder shall be paid to Seller as full and complete liquidated damages for the default of Buyer, in which event neither party shall have any further rights, obligations, or liabilities under this Contract. If Seller defaults and such default continues for seven (7) days after written notice is delivered to Seller, then Buyer may avail itself of the remedy of specific performance or terminate this Contract by written notice to Seller, whereupon the Earnest Money and any Extension Fee shall be refunded to Buyer for such default and Seller shall reimburse Buyer for all out-of-pocket expenses, including but not limited to consultant fees, permitting fees, and any lost revenue due to Seller's default.

14. Assignment. Buyer may at any time assign or transfer its interest in this Contract without Seller's consent only to an entity owned or controlled by Buyer. This Contract shall be binding upon and enforceable against, and shall inure to the benefit of, the parties and their respective legal representatives, successors and assigns. Seller may not assign or transfer its interest in this Contract, without the prior written consent of Buyer.

15. Applicable Law. This Contract shall be governed by and construed and enforced in accordance with the laws of the state in which the Property is located.

16. Miscellaneous. Time shall be of essence in the performance of the terms and conditions of this Contract. In the event any time period specified in this Contract expires on a Saturday, Sunday or bank holiday on which national banks are closed for business, then the time period shall be extended so as to expire on the next business day immediately succeeding such Saturday, Sunday or bank holiday. For purposes of this Contract, business days shall be Monday through Friday, excluding any recognizable state or Federal holidays. All captions, headings, paragraph and subparagraph numbers and letters and other reference numbers or letters are solely for the purpose of facilitating reference to this Contract and shall not supplement, limit or otherwise vary in any respect the text of this Contract. All references to particular paragraphs and subparagraphs by number refer to the paragraph or subparagraph so numbered in this Contract. This Contract supersedes all prior discussions and agreements between Seller and Buyer with respect to the purchase and sale of the Property. This Contract contains the sole and entire understanding between Seller and Buyer with respect to the transactions contemplated by this Contract, and all promise, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties are merged into this Contract. This Contract shall not be modified or amended in any respect unless by a written Contract executed by or on behalf of the parties to this Contract in the same manner as this Contract is executed. This Contract may be executed in multiple counterparts, each of which shall be deemed an original and all of which, collectively, shall be one and the same instrument. In addition, this Contract may be transmitted between the parties via facsimile or electronic transmission, and signatures transmitted by facsimile or electronic transmission shall be deemed originals and shall be binding upon the parties. Seller agrees that the terms of this Contract shall be deemed confidential in nature and shall not be disclosed to any third parties by Seller without the prior written consent of Buyer.

17. If Seller owns any property immediately adjacent to the Property, then, in addition to the above, and for no additional consideration:

A. *Intentionally left blank.*

B. Seller covenants and agrees to record at closing in the public records, the following use restriction, through final Deed or Easement, which restriction shall ~~run in perpetuity~~, run until such time that Dollar General and/or any affiliates of Dollar General shall cease to operate a store at this location, and burden Seller's adjacent property: "Seller, its successors and/or assigns, covenants and agrees not to lease, rent or occupy, or allow to be leased, rented or occupied, any part of Seller's adjacent property, for use as a Family Dollar, Bill's Dollar Store, Fred's, Dollar Tree, Dollar Zone, Variety Wholesale, Ninety-Nine Cents Only, Deals, Dollar Bills, Dollar Express, Bonus Dollar, Maxway, Super Ten, Planet Dollar, Big Lots, Odd Lots, , or any Wal-Mart concept." Any existing tenants are exempted from this restriction.

C. ~~Seller covenants and agrees to record at closing in the public records, the following use restriction, through final Deed or Easement which restriction shall run in perpetuity and burden Seller's Adjacent Property: "Seller, its successors and/or assigns, covenants and agrees not to lease, rent, occupy, or allow to be leased, rented or occupied, any part of its Property to be used or operated for any of the following: (a) for any unlawful purpose or in~~

any way which would constitute a legal nuisance to an adjoining owner or occupant; (b) as a discotheque, dance hall or night club; (c) as a massage parlor; (d) funeral parlor; (e) bingo parlor; (f) car wash; (g) any use which emits a strong, unusual, offensive or obnoxious odor, fumes, dust or vapors, or any sound which can be heard outside of any buildings on the Property, except that any usual paging system be allowed; (h) any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation; (i) any "second hand" store or liquidation outlet; (j) any mobile home park, trailer court, labor camp, junk yard, recycling facility or stock yard; (k) any dumping, disposing, incineration or reduction of garbage (exclusive of garbage compactors located near the rear of any building); (l) any dry cleaners performing on-site cleaning services; (m) any automobile, truck, trailer or recreational vehicles sales, leasing, storage, display or body shop repair operation; (n) any living quarters, sleeping apartments or lodging rooms; (o) any veterinary hospital or animal raising facilities (except this provision shall not prohibit pet shops and shall not prohibit the provision of veterinary services in connection with pet shops or pet supplies business); (p) any establishment selling or exhibiting paraphernalia for use with illicit drugs, and establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult bookstore, adult video store or adult movie theater; (q) any bar or tavern; provided, however, a bar within a restaurant shall be permitted; (r) any pool or billiard hall, gun range or shooting gallery, or amusement or video arcade; and (s) any use which creates fire, explosives or other hazards."

Buyer covenants and agrees to record at closing in the public records, the following use restriction, through final Deed or Easement, which restriction shall run until such time that Napa Auto Parts ceases to operate a store on Seller's adjacent property at 2275 Commercial Street, Astoria, Oregon: "Buyer, its successors and/or assigns, covenants and agrees not to lease, rent or occupy, or allow to be leased, rented or occupied, any part of Buyer's property, for use as an auto parts store."

D. Buyer and Seller shall agree on the form and substance of the above agreements prior to Closing, and shall execute and record in the public records prior to or at Closing.

18. Attorneys' Fees. In the event of any litigation arising out of this Contract, the party prevailing in obtaining the relief sought, in addition to all other sums that it may be entitled to recover, shall be entitled to recover from the other party its reasonable attorneys' fees and expenses incurred as a result of a litigation. This Contract shall be governed, construed and enforced in accordance with the laws of the state in which the Property is located.

19. Notice. All notices shall be in writing, and shall be deemed to have been duly given at the time and on the date when personally delivered, transmitted via facsimile transmission or electronic transmission, or upon being deposited with a nationally recognized commercial courier for next day delivery, to the addresses below. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be in receipt of such communication. By giving prior notice to all other parties, any party may designate a different address for receiving notices.

20. Like-Kind Exchange. At no cost or liability to Seller, Seller agrees to reasonably cooperate with Buyer by executing such documents or taking such action as Buyer reasonably requests in connection with any tax deferred exchange pursuant to Section 1031 of the Tax Code, provided that (i) the transaction contemplated by this Contract shall not be conditioned upon completion of such exchange; (ii) Seller shall not be required to take title to any real property in connection with any such exchange; (iii) Seller shall not incur any liability by reason of any such exchange; and (iv) Buyer shall not be relieved of any of its obligations under this Contract as a result of any such exchange. Each party hereby indemnifies the other party for all obligation, liability, damages, costs, claims, and expenses of any nature, including attorney's fees, arising from any exchange transaction. This indemnity provision shall survive for a period of one (1) year following the Closing.

21. Buyer and its successors and assigns hereby grant to the owner of the parcel located on 2275 Commercial Street, Astoria, Oregon (Adjacent Property) and its successors and assigns a perpetual easement for the right and privilege to place or affix identification panel(s) to a free-standing sign structure which shall be placed on the Property by Buyer. The identification panel(s) shall consist of up to 30% of the available area of the free-standing sign and such area shall be available on both side of the sign with the intent of showing visibility to traffic passing along Highway 30 aka Marine Drive. The easement grant shall include reasonable access over, across and upon the Property to permit such panel(s) to be installed, replaced, maintained and operated. All operating costs of the free-standing sign shall be paid proportionately by each property owner. The owners of the Property and the Adjacent Property shall in good faith work to create a reasonable operation and easement agreement.

Buyer:

Cross Development, LLC
Attn: Steve Rumsey
5317 Inverrary Drive
Plano, Texas 75093
Phone: 214-893-4208
Fax: 214-556-1110
Email: srumsey@crossdevelopment.net

With a copy to:

Byrd Campbell
Attn: Jamie Campbell
5956 Sherry Lane, Suite 1000
Dallas, TX 75225
(214) 764-4106 (Phone)
Email: jcampbell@byrdcampbell.com

Seller:

Heestand Family, LLC
Attn: William Heestand
2401 Pimlico Drive
West Linn, OR 97068
Phone: 503-939-9444
Fax:
Email: billheestand@gmail.com

With a copy to:

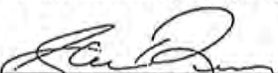
Michael Greeninger
Wyse Real Estate Advisors
810 SE Belmont Street, Suite 100
Portland, OR 97214
Phone: 503-595-9682
Fax: 503-227-2507
Email: mgreeninger@wyserea.com

IN WITNESS WHEREOF, the parties have executed and sealed this Real Estate Purchase Contract, to be effective as of the Effective Date.

BUYER:

Cross Development, LLC
a Texas limited liability company

By:


Steve Rumsey, Managing Member

SELLER:

Heestand Family, LLC

By:


William Heestand, Managing Member

Date: 12/8/2016

Date: 12-5-16

The undersigned joins in this Contract as Escrow Agent for the purpose of agreeing to its obligations hereunder as Escrow Agent.

ESCROW AGENT:

Chicago Title of Texas, LLC

By:

Printed Name:

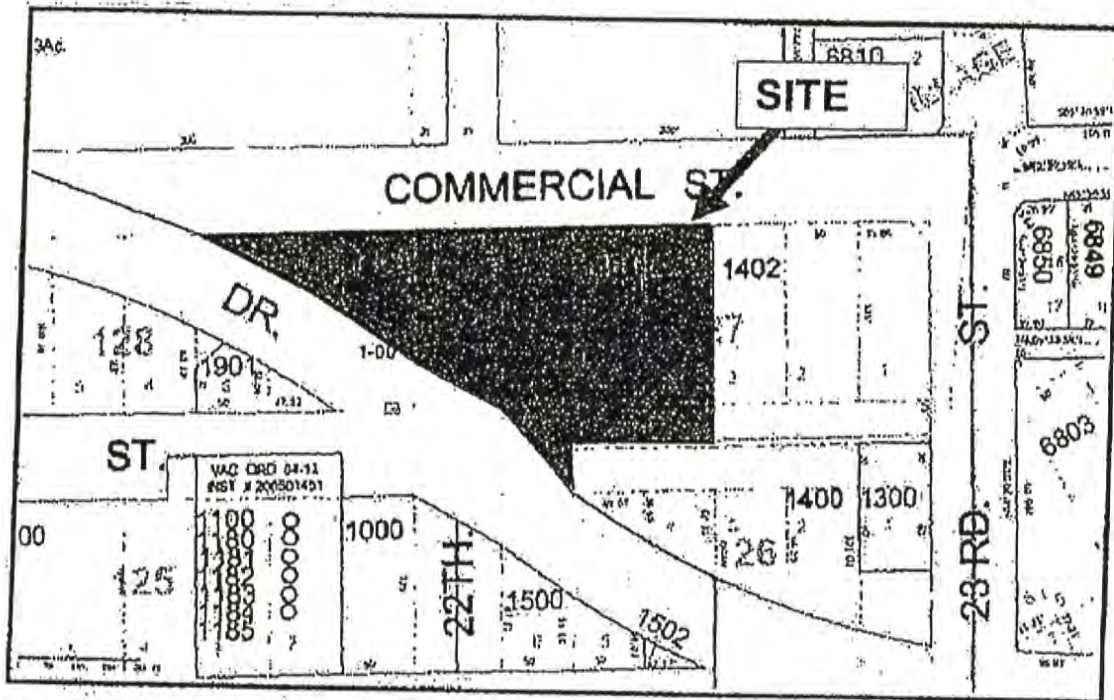
Title:

Nancy Shivar
V. P. & Sr. Escrow Officer

Date:

December 8, 2016

EXHIBIT A
SUBJECT PROPERTY ILLUSTRATION
(LEGAL DESCRIPTION TO BE PROVIDED BY TITLE CO.)



Nancy Ferber

From: Ted Ames
Sent: Thursday, May 04, 2017 10:33 AM
To: Nancy Ferber
Cc: Nathan Crater; Ted Ames
Subject: Matthew Rasmussen, Dollar General Project, 2410 Marine Drive

Nancy,

I had to leave the meeting yesterday before the conversation made its way around the table as we had two separate calls for service going on at the same time.

Below are the comments I have regarding the proposed Dollar General Store at 2410 Marine Drive. Comments are based on the a 9,100 square foot building as noted o the provided plan.

- I am assuming the building will be a Group M mercantile.
- If my assumption is correct, an approved automatic sprinkler system would not be required as the proposed building is not in excess of 12,000 square feet.
- Another assumption I am making is the building will be a Type V-B. As such, it would require a minimum fire flow of 2,500 gallons per minute for two hour duration.
- The applicant will need to provide documentation that the required minimum fire flow is available from a hydrant(s) located within 450 feet of the proposed building.

Any other requirements will need to be addressed by the Building Department during plan review.

Please let me know if you have any questions.

Thank you,

Ted Ames, Fire Chief
Astoria Fire Department
Office: (503) 325-2345 ext. 2520
Cell: (503) 298-8413

CITY OF ASTORIA

MAY -4 2017

BUILDING CODES

Nancy Ferber

From: Nancy Ferber
Sent: Thursday, June 01, 2017 4:13 PM
To: 'Tony Brutsche'
Cc: Mike Stults; Robert Vann; 'Matthew Rasmussen'
Subject: RE: OR Astoria- resubmittal

CITY OF ASTORIA
JUN 01 2017
BUILDING CODES

Hi Tony,

I got your voicemail and received the updated submissions. I have a number of other permits in process but I know you're trying to make the DRC deadline so I've outlined some next steps for you below.

You've submitted the required application materials for the project so I can deem it a complete application for the July DRC meeting. However, even with the most recent design edits, it does not yet meet the criteria outlined in the Gateway and Greenway overlay zones in Article 14. Our code does allow you to send edited designs to the your meeting date, however I have other deadlines and can only write a staff report with the designs I've received so far in your complete application. You had a few weeks between the pre-app meeting and the June 1st deadline to submit plans for feedback and I got the latest draft just yesterday. I can move forward with the permit with the current submission, here are some options:

As I mentioned, DRC won't be looking at the use of the building, but they do review the massing, orientation, and specific designs to make sure it complies with Article 14 so that it complements building designs that are also in that neighborhood.

With the application you've submitted you have the following options:

- I can write the staff report for the July meeting for the application as is, but could not recommend approval. I generally try and avoid sending projects to DRC for denial, but your project does not quite meet criteria yet.
 - At the meeting, DRC has 3 options: they review the findings of fact (staff report) and they can approve a project, deny it, or continue it to the following meeting if there's additional information needed or any other major issues that pop up. The decision is ultimately up to the Committee.
- You can do some significant redesign and submit the new designs at or before the July meeting, but the project will likely be continued, as they'll need to adopt an amended findings of fact with the new design details.
- You can do some significant redesign work to comply with Article 14, resubmit it by the July 1st deadline, and we can schedule you for the August DRC meeting.
- You can move forward with the proposed plans, not amend any design and keep the July meeting date.

With either of these options I recommend you take a look at the following suggestions to help with the orientation/massing issue for the site:

1. Relocate the entire building to the south side of the lot, and put the parking lot and swap that parking to the north side of lot
2. Re-orient the entrance to the south side to create a more pedestrian friendly façade rather than have a large parking lot and blank wall without windows. FYI-spandrel glass is not a recommended material for the site. Recommended wall treatments including avoiding walls without windows are included in Article 14.

3. Change the entrance to an angled entrance on the southwest corner of the building (something similar to the store in West Pennsboro Township) that I found here:
http://www.pennlive.com/business-news/index.ssf/2016/09/dollar_general_1.html
4. Alter the roof design to a pitch or design of similar commercial buildings in the area

Let me know how you'd like to proceed. As I mentioned just now on the phone, public notice for the July meeting will be sent out on Monday the 5th, so let me know by Monday afternoon what your team would like to do.

Thanks,
Nancy

From: Tony Brutsche [mailto:icon-arch@outlook.com]
Sent: Wednesday, May 31, 2017 2:23 PM
To: Nancy Ferber <nferber@astoria.or.us>
Cc: Mike Stults <Mike@crossdevelopment.net>; Robert Vann <rv@crossdevelopment.net>; 'Matthew Rasmussen' <matt@tdg-inc.com>
Subject: OR Astoria- resubmittal

Nancy-
Thanks for taking my call earlier.

As we discussed, I have added (3) goose neck fixtures along the East elevation. Also attached is an updated Landscape plan showing (2) additional trees and planting along the East side of the building.

I will call in a bit to see if there are any other items needed for our submittal.

Thanks for working with us, and I really appreciate your patience!

Tony Brutsche'
ICONArchitects
6104 Fannin Dr
Arlington, Texas 76001
817-946-7503 cell

Nancy Ferber

CITY OF ASTORIA

From: Tony Brutsche <icon-arch@outlook.com>
Sent: Wednesday, May 31, 2017 10:46 AM
To: Nancy Ferber
Cc: Mike Stults; 'Matthew Rasmussen'
Subject: RE: Dollar General- Astoria Design Review
Attachments: 17049_DG Astoria - 17.05.25.pdf; 09 A02.9100 5-31-17.pdf; Gooseneck Light Spec.pdf

MAY 31 2017

BUILDING CODES

Nancy-

I will work to answer some of your questions while Matt and Mike work on others.

1. We are taking lots: block 127, tax lots 1700 and 1401. 1402 is the existing Auto Part store- which we are not touching. And, block 126 is the convenience store (I believe).
2. Attached is a revised elevation showing a few updates. I added goose neck light fixtures (spec attached) over each of the awnings along the side elevations. I also added awnings and goose neck fixtures to the front elevation on each side of the entry element.
3. At the main elevation, I am now showing storefront windows below the awnings. We have struggled in the past adding windows to the front elevation of all Dollar General footprints because the front walls have either restroom/offices on the store side of the wall or sales fixtures. So, any windows are either spandrel glass, or 'clear glass covered by walls/wall fixtures.' My question is: which window option would the city prefer? Dollar General will NOT modify their footprint to allow for windows. We (and every other architect) have asked this question, and it is a deal breaker for them. We want to be compliant with the code, and place a building that the city accepts, but we are limited with window options.
4. Attached is the current Landscape plan. We are currently showing trees, shrubs and other plants at the curb cuts into our site. We have multiple planting areas along each street side also. We feel pretty confident this is a nice, inviting landscape plan. It certainly on par with Urgent Care facility across the street, and an upgrade from the laundry shop around the corner from us.

If its ok, I would like to call shortly and review these modifications. We want to be sure we are compliant and help move the project forward.

Thanks and I will call soon!

Tony Brutsche'
ICONArchitects
6104 Fannin Dr
Arlington, Texas 76001
817-946-7503 cell

From: Nancy Ferber [mailto:nferber@astoria.or.us]
Sent: Tuesday, May 30, 2017 7:51 PM
To: Tony Brutsche <icon-arch@outlook.com>
Cc: Mike Stults <Mike@crossdevelopment.net>; 'Matthew Rasmussen' <matt@tdg-inc.com>
Subject: RE: Dollar General- Astoria Design Review

Hi Tony

Thanks, I got them. Before I can deem this complete for the July 6th meeting, I also need the following that we discussed at the pre-application meeting:

- Updated easement language for utilities and/or storm line/storm drainage

- Copy of the deed that shows the street vacation on 22nd street

I'm looking at our maps, and I also need you to confirm which lots you're purchasing. We then need to do a lot line adjustment to combine these lots, which is an easy process I can do administratively. Which lots are you purchasing below? I assume it's block 126 and 127, tax lots 1700, 1401, 1402, 1300 and 1400 and that vacated little corner?



I will likely include the following as a condition of approval

- From public works:
 - Right of way permit
 - Grading and erosion permit
 - Utility service application
- Planning:
 - Sign permit
 - Business licenses for contractors working on the project and Dollar General operation itself
- ODOT
 - May require a construction permit pending review of the traffic impact analysis.

Most importantly though, for the design review piece that you're submitting for:

The design I received today does not quite meet the Civic Greenway or Gateway Overlay zone criteria. We require that facades be as pedestrian friendly as possible. Ideally this means creating an inviting façade, with windows, and a streetscape with landscaping that fits well with the feel of the neighborhood. So while I could deem your application complete with what you've submitted, I couldn't write it for approval given there is a lack of windows on the front façade. The criteria for review is in article 14. I suggest you take a look at the lighting recommendations in that section as well. If you have specific questions on any of it please give a call.

You have a couple options: you can proceed with the current design for review, but I can't write it for recommendation as is. It would likely be denied at the DRC, or continued to the August meeting for additional review. Or, resubmit an altered design that can be heard for the August 1st meeting.

Let me know what you decide.

Best,
Nancy

From: Tony Brutsche [mailto:icon-arch@outlook.com]
Sent: Tuesday, May 30, 2017 7:46 AM

To: Nancy Ferber <nferber@astoria.or.us>

Cc: Mike Stults <Mike@crossdevelopment.net>; 'Matthew Rasmussen' <matt@tdg-inc.com>

Subject: Dollar General- Astoria Design Review

Nancy-

I hope you had a great weekend!

Below is a link to the Design Review documents for our proposed Dollar General. You should be receiving a hard copy of this info (along with a Material Board) today. Please look over the info and let me know if you need anything else!

We want to be sure you have all the necessary documents to place us on the July 6th Design Review meeting agenda.

Thanks for all your help!

<https://www.dropbox.com/sh/a4j37fl7y5e5woh/AAAiltKohSabM92dv5oKxXd9a?dl=0>

Tony Brutsche'

ICONArchitects

6104 Fannin Dr

Arlington, Texas 76001

817-946-7503 cell



CITY OF ASTORIA
JUN 30 2017
BUILDING CODES

PROJECT NARRATIVE

PROPOSED DEVELOPMENT

SITEWORK: Demolition of existing on-site structures, site grading, extension of public and private franchise utilities, on-site storm drainage system, asphalt paving of drive aisles and parking stalls (29 count), fenced-in trash-enclosure, building sidewalks, site lighting and landscaping.

DESCRIPTION OF NEW BUILDING

- 9,100 SF Dollar General retail store. Includes a 7,693 Retail Sales Floor + 1,063 SF Area for Receiving/Storage.
- **West Elevation (Corner Entrance Wall) – 70' Wide.** (see Weed, CA picture as similar design)
 - **Building Entry Vestibule.** Located on the South West corner of the wall facing Marine Drive, this serves as a double-door public entryway. The off-set height, projection from the common wall, and accent color provides easy recognition and accessible to public. Design Elements include:
 - 21' High parapet wall at entry element.
 - Wide x 10' High Clear Storefront glass window.
 - 18' High placement of Dollar General Building Sign (26' x 3'9"), with decorative goose-neck light fixtures above. (see attached spec sheet)
 - Decorative Metal Corner Awning (34' x 5' projection), with 6x6 wood posts. (Similar to adjacent Benjamin Moore building- see attached photo)
 - Brick Wainscot to bottom of signage area.
 - Bronze-Finished Exterior Wall Panels provide accent to adjacent Hardieplank Shingle-Style siding Finish. (see attached Hardieplank spec sheet)
 - Signage shown on façade is representative only. The final signage design will be submitted by the sign vendor under separate permit submittal, and will comply with the local code.
 - **Common Face Wall** that flanks the Projected Building Entry Vestibule.
 - 18' High Parapet wall - Reverse Rib R-Panel (parchment color), with painted brick base.
 - 20' High Parapet Wall – Hardieplank Shingle Siding (Timber Bark color) with painted brick base.
 - R-panel roofing on wood frame awning, over storefront window with spandrel glass infill.
- **Side Building Elevations – 130' Wide.** Pedestrian and Vehicular traffic within and outside the property will easily distinguish the man-door entries at rear of these elevations as service/employee only.
 - **North View** – Mix of Hardieplank siding, and Parchment color metal panel. Parapet varies from 18' to 20'. Roof slopes to this side of building but is completely

screened with an extension of similar elevation materials. Additionally, we have added bike parking, and a canopy over the bike parking on this elevation.

- **South View** – This view faces the side parking area.
 - 21' High parapet wall at entry element.
 - Wide x 10' High Exterior Double-Door Storefront Entry.
 - 18' High placement of Dollar General Building Sign (26' x 3'9"), with decorative goose-neck light fixtures above.
 - Decorative Metal Corner Awning (34' x 5' projection), with 6x6 wood posts.
 - Brick Wainscot to bottom of signage area.
 - Bronze-Finished Exterior Wall Panels provide accent to adjacent Hardieplank Shingle-Style siding Finish.
 - Signage shown on façade is representative only. The final signage design will be submitted by the sign vendor under separate permit submittal, and will comply with the local code.
- **Common Face Wall** that flanks the Projected Building Entry Vestibule.
 - 18' High Parapet wall - Reverse Rib R-Panel (parchment color), with painted brick base.
 - 20' High Parapet Wall – Hardieplank Shingle Siding (Timber Bark color) with painted brick base.
 - R-panel roofing on wood frame awning, over storefront window with spandrel glass infill.
- **Rear Building Elevation (East Wall) – 70' Wide.** Offers little-to-no public view. Existing building and fence shield this elevation from view.
 - 18' High Parapet wall - Reverse Rib R-Panel (parchment color), with painted brick base.
 - 20' High Parapet Wall – Hardieplank Shingle Siding (Timber Bark color) with painted brick base.
 - R-panel roofing on wood frame awning, over decorative metal trellis.

City of Astoria Development Code Compliance

- **14.025 Design Review Guidelines**
 - **B.1.b.- Rectangular in Plan.** Our building footprint is 130'x70' following a rectangular building type.
 - **B.3.a. Low in Form.** Our building is a single-story structure, that raises the corners of the building to avoid monotony of design, and announce the entry element.
 - **D.1.d.- Rectangular windows.** The windows under the wood awnings are rectangular in shape with true-divided sections. Due to the interior fixture plan, these windows will have a spandrel glass film on the inside face.
 - **D.3.a.1-Storefronts.** Glass windows with multiple-light transom windows above. The Dollar General entry doors are 7' tall, with approximately 3' of divided transom windows above the doors.
 - **F.1. a.- Weatherboard siding.** A large portion of our exterior façade is Hardieplank siding. This has 'shingle' type appearance.

- **F.3.b.- Brick Veneer.** The entire building, including the limited visibility East façade, has a brick base.
- **H.2. d. Flat roof behind parapet wall.** Our building has a low slope roof with raised parapets on all four sides. (Similar to Lumber store- see attached photo)
- **N.2.a- Industrial pan light with goose neck.** We currently show goose neck light fixtures over our signage, and at each metal roof/wood frame awning. This fits in the with the local design character.
- **P.1.a- Fixed canopies for rain protection.** We are proposing a 34' long x 5' deep canopy at the both sides of the corner entry.
- **14.030 Other Applicable Use Standards**
 - **D.1- Landscaping.** We are proving trees on 30' center lines along both street frontages (Marine Drive & Commercial Street). All areas between the trees are landscaped with various shrubs and ground cover. We are required by the Landscape code to provide 289 sf of landscape area, and we are proposing 775 sf of landscape area.
- **14.060 Standards for On-Land Development**
 - **A.1- Maximum Building height is 28'.** Our maximum height on our building is 21'.

ACTIVITIES PROPOSED

- General Retail Store that offers a variety of general household consumables at a competitive price. <http://www.dollargeneral.com/> Typical Brand Name and/or Generic products offered:
 - Cleaning
 - Health
 - Personal Care
 - Beauty
 - Food (no Deli or Kitchen)
 - Household
 - Pet
 - Baby
 - Apparel
 - Toys
 - Office and School
 - Auto and Hardware
- Store Hours 8 a.m. to 9 p.m.
- Number of Employees – approximately Six (6) with both part-time and full-time staff (varies).
- Anticipated New Vehicle Trips and Parking Demand during typical "Peak Hours"
 - 10 a.m. to 11 a.m.
 - 23 New Trips
 - 9 - 11 Occupied Spaces at 15-Minute Intervals
 - 3 p.m. to 4 p.m.
 - 41 New Trips
 - 9 – 13 Occupied Spaces at 15-Minute Intervals
 - Average Occupied Spaces during week = 10.
 - Average Occupied Spaces during weekend = 11.33

SUMMARY OF SITE AND BUILDING DESIGN

The proposed building has been significantly changed after review and comment from the City of Astoria. The city presented a photo of the new location in West Pennsboro Township (photo attached). That building is the same Prototype footprint ('F' corner entry) as our proposed updated Astoria building. The city also noted the storefront shown on the Pennsboro building. Those windows are storefront, but are infilled with spandrel glass- the same as we are proposing in Astoria. The spandrel glass is a film applied to the back side of the glass. It is not mirrored, and does not change the reflective property of the glass. It only makes the glass 'opaque'.

The resubmitted building has been improved in design, character, and an inviting appeal to customers. The updated corner-entry is easily visible from the street and adjacent sidewalks, and offers extensive pedestrian weather coverage at the entry. We feel this design and layout is not only a significant upgrade to the current site, but also the adjacent tenants on the block (Laundromat, and North Coast Auto service- see attached photos).

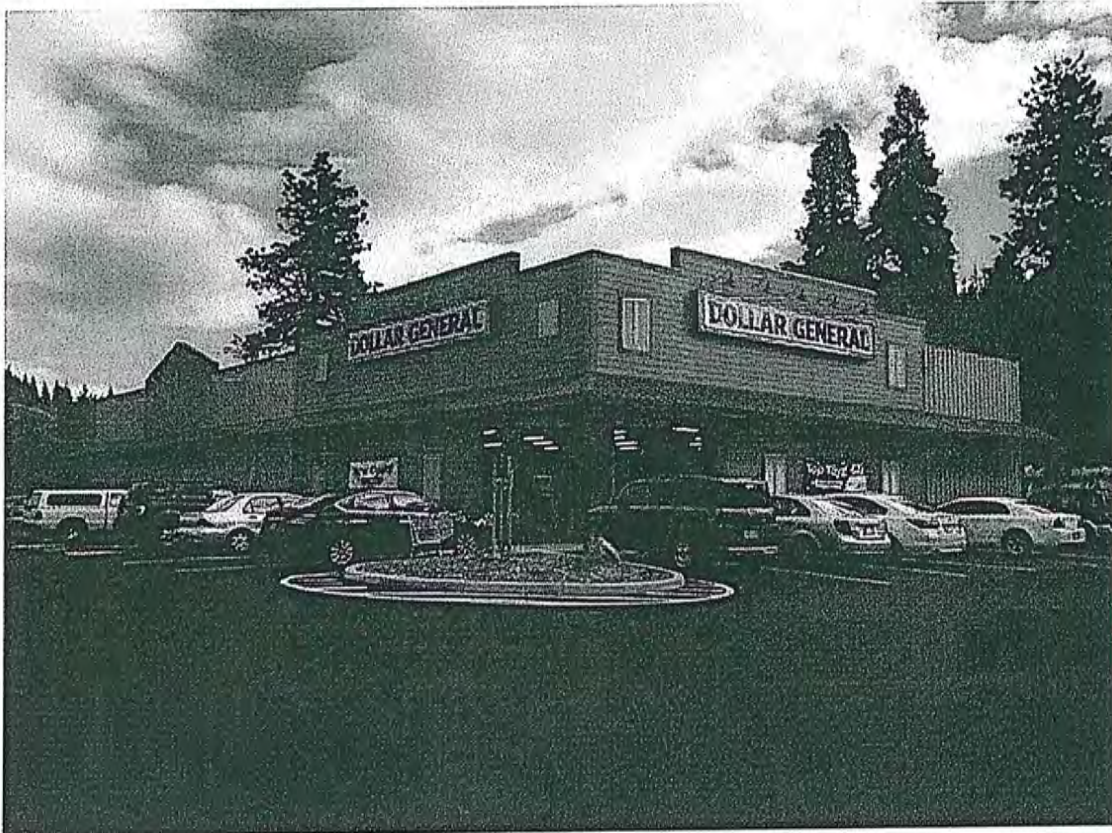
ACCESSIBILITY TO NEIGHBORHOOD.

The proposed location will be convenient to the entire community. The site entrance/exit offers safe and easy passage. The parking lot shall be well lit and laid out for easy flow of customer, pedestrian and delivery truck use. All required public and franchise utilities for the building use have been confirmed to be available. Furthermore, the site offers little challenge to meet all grading and drainage criteria to ensure self-contained storm-water management.

PROPERTY MAINTENANCE FOR ENSURED PROPERTY VALUES

Through the Triple-Net Lease, the building tenant (Dollar General) is responsible for maintaining all property: Land, Utilities, Building, Signage, etc. This is a standard arrangement used by Dollar General throughout the Country (including all existing Oregon Dollar General locations). Their incentive to provide long-term quality care, projection of pride, community awareness, customer safety and protection of Corporate Identity is both well-enforced and well-funded through their Corporate Quality Control Standards.

Supplemental Photos/Specifications



Dollar General – Weed, CA. Similar design and foot print.

R Series

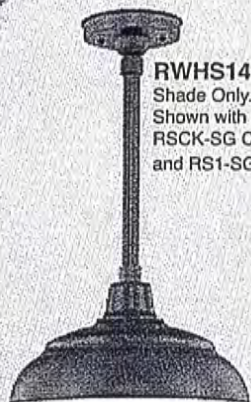
14" Warehouse Shades

UL LISTED FOR WET LOCATIONS

RWHS14-SR
Shade Only.
Shown with optional
RSCK-SR Canopy Kit,
RS1-SR Stem and
RWG14-SR Wire Guard



RWHS14-SG
Shade Only.
Shown with optional
RSCK-SG Canopy Kit
and RS1-SG Stem

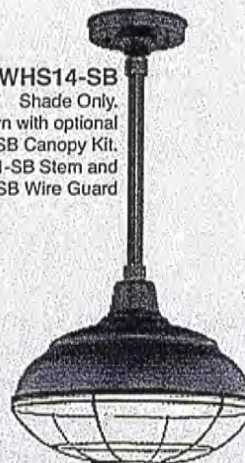


RWHS14-GA
Shade Only.
Shown with optional
RSCK-GA Canopy Kit
and RS1-GA Stem



Galvanized
finishes may be
inconsistent

RWHS14-SB
Shade Only.
Shown with optional
RSCK-SB Canopy Kit,
RS1-SB Stem and
RWG14-SB Wire Guard



RWHS14-ABR
Shade Only.
Shown with optional
RSCK-ABR Canopy Kit
and RS1-ABR Stem



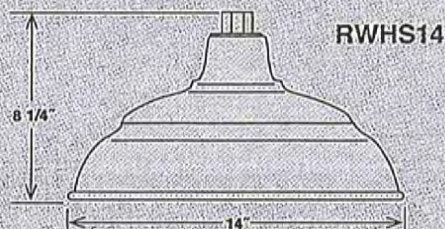
RWHS14-WH
Shade Only.
Shown with optional
RSCK-WH Canopy Kit
and RS1-WH Stem



EASY TO ORDER:

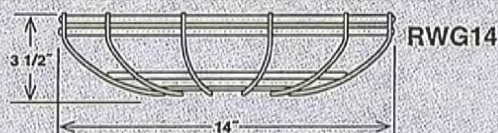
1. Choose a Shade
2. Choose a Goose Neck
for Wall Mount OR
Choose a Stem & Canopy Kit
for Ceiling Mount
3. Wire Guard Optional

Warehouse Shades



ITEM #	WIDTH	LAMPS	WIRE	FINISH
RWHS14-ABR	14"	Med. 200W A21	100"	Architectural Bronze
RWHS14-GA	14"	Med. 200W A21	100"	Galvanized
RWHS14-SB	14"	Med. 200W A21	100"	Satin Black
RWHS14-SG	14"	Med. 200W A21	100"	Satin Green
RWHS14-SR	14"	Med. 200W A21	100"	Satin Red
RWHS14-WH	14"	Med. 200W A21	100"	White

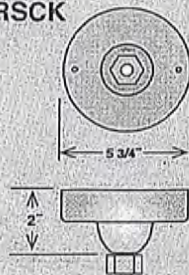
Wire Guards



ITEM #	WIDTH	FINISH
RWG14-ABR	14"	Architectural Bronze
RWG14-GA	14"	Galvanized
RWG14-SB	14"	Satin Black
RWG14-SG	14"	Satin Green
RWG14-SR	14"	Satin Red
RWG14-WH	14"	White

Canopy Kits (for Ceiling Applications)

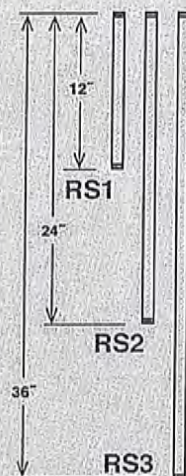
RSCK



ITEM #	WIDTH	FINISH
RSCK-ABR	5 3/4"	Architectural Bronze
RSCK-GA	5 3/4"	Galvanized
RSCK-SB	5 3/4"	Satin Black
RSCK-SG	5 3/4"	Satin Green
RSCK-SR	5 3/4"	Satin Red
RSCK-WH	5 3/4"	White

Canopy Kits will Swivel up to 25°

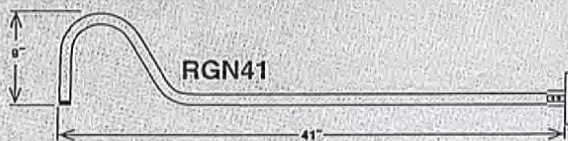
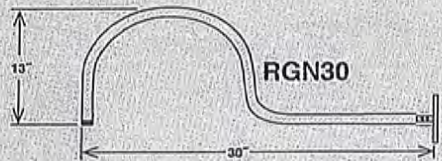
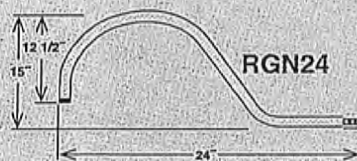
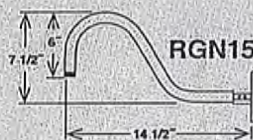
Stems



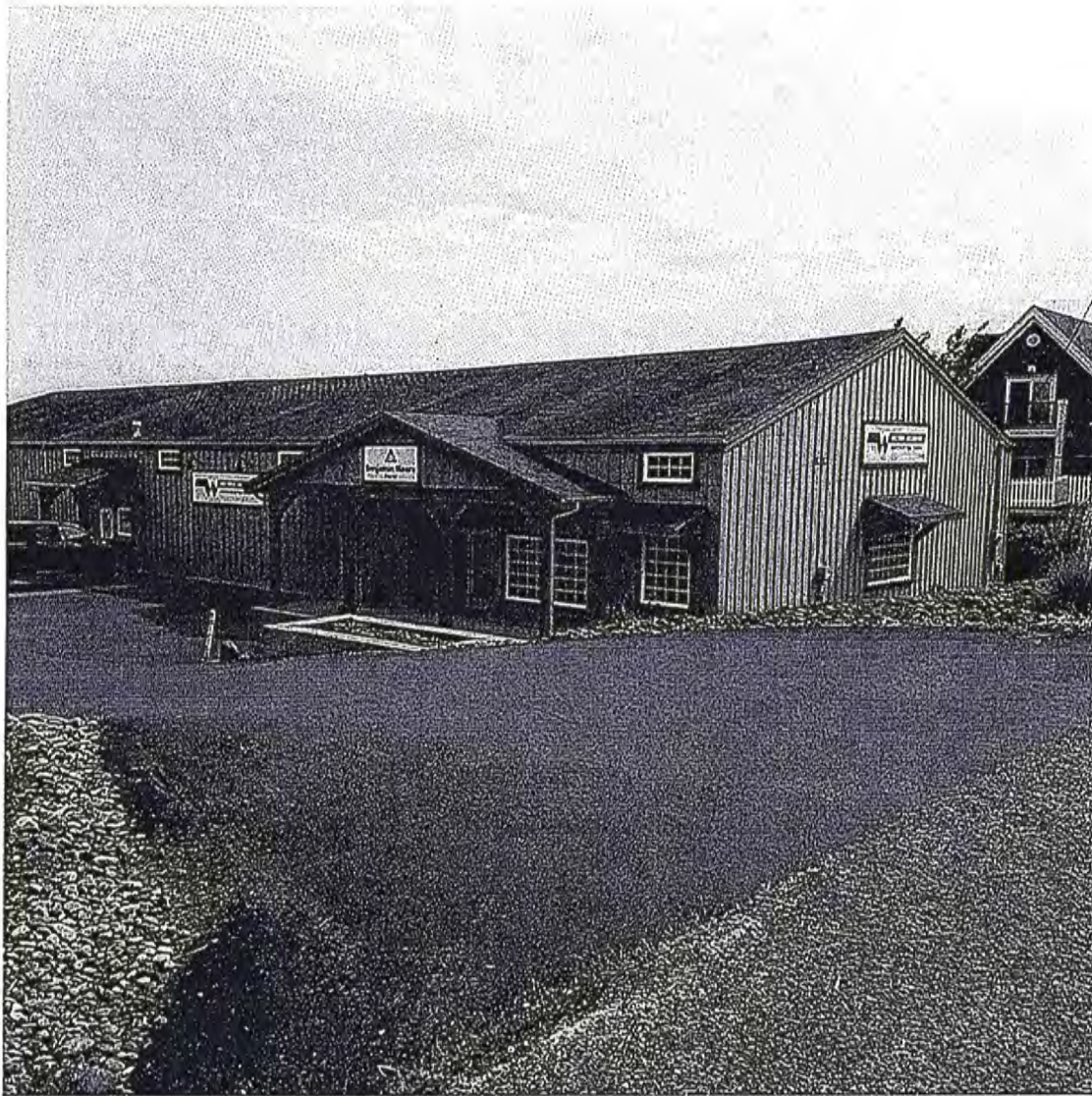
ITEM #	ID	LENGTH	FINISH
RS1-ABR	3/4"	12"	Architectural Bronze
RS1-GA	3/4"	12"	Galvanized
RS1-SB	3/4"	12"	Satin Black
RS1-SG	3/4"	12"	Satin Green
RS1-SR	3/4"	12"	Satin Red
RS1-WH	3/4"	12"	White
RS2-ABR	3/4"	24"	Architectural Bronze
RS2-GA	3/4"	24"	Galvanized
RS2-SB	3/4"	24"	Satin Black
RS2-SG	3/4"	24"	Satin Green
RS2-SR	3/4"	24"	Satin Red
RS2-WH	3/4"	24"	White
RS3-ABR	3/4"	36"	Architectural Bronze
RS3-GA	3/4"	36"	Galvanized
RS3-SB	3/4"	36"	Satin Black
RS3-SG	3/4"	36"	Satin Green
RS3-SR	3/4"	36"	Satin Red
RS3-WH	3/4"	36"	White

Goose Necks (Actual Photos Shown on Page 58)

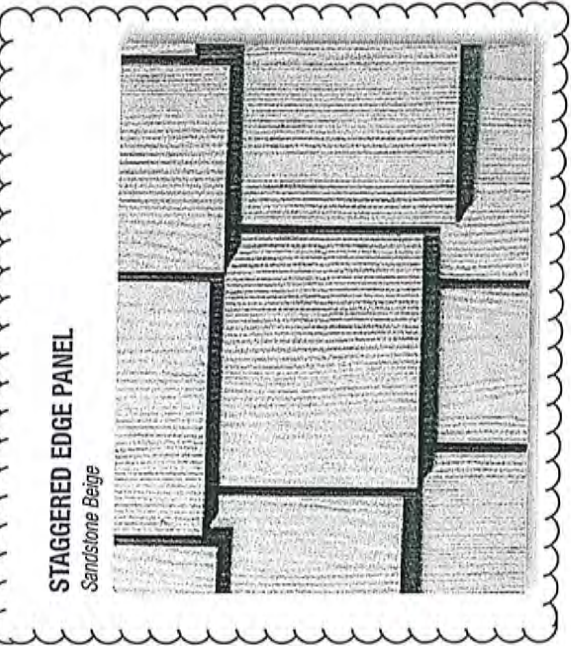
Back Plate included with goose neck



ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White



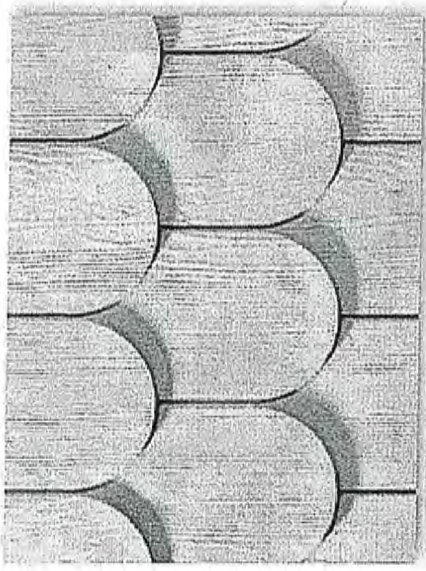
Benjamin Moore Paint- close to proposed Dollar General



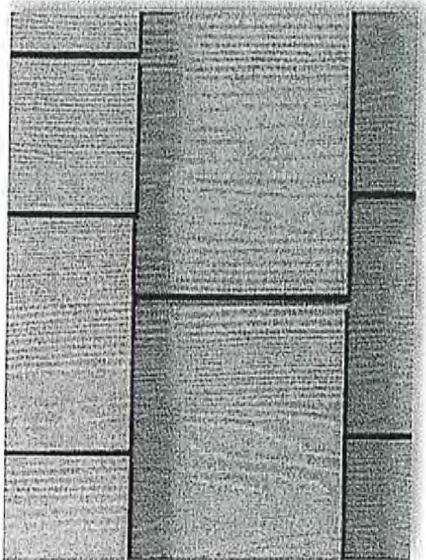
STRAIGHT EDGE PANEL
Iron Gray



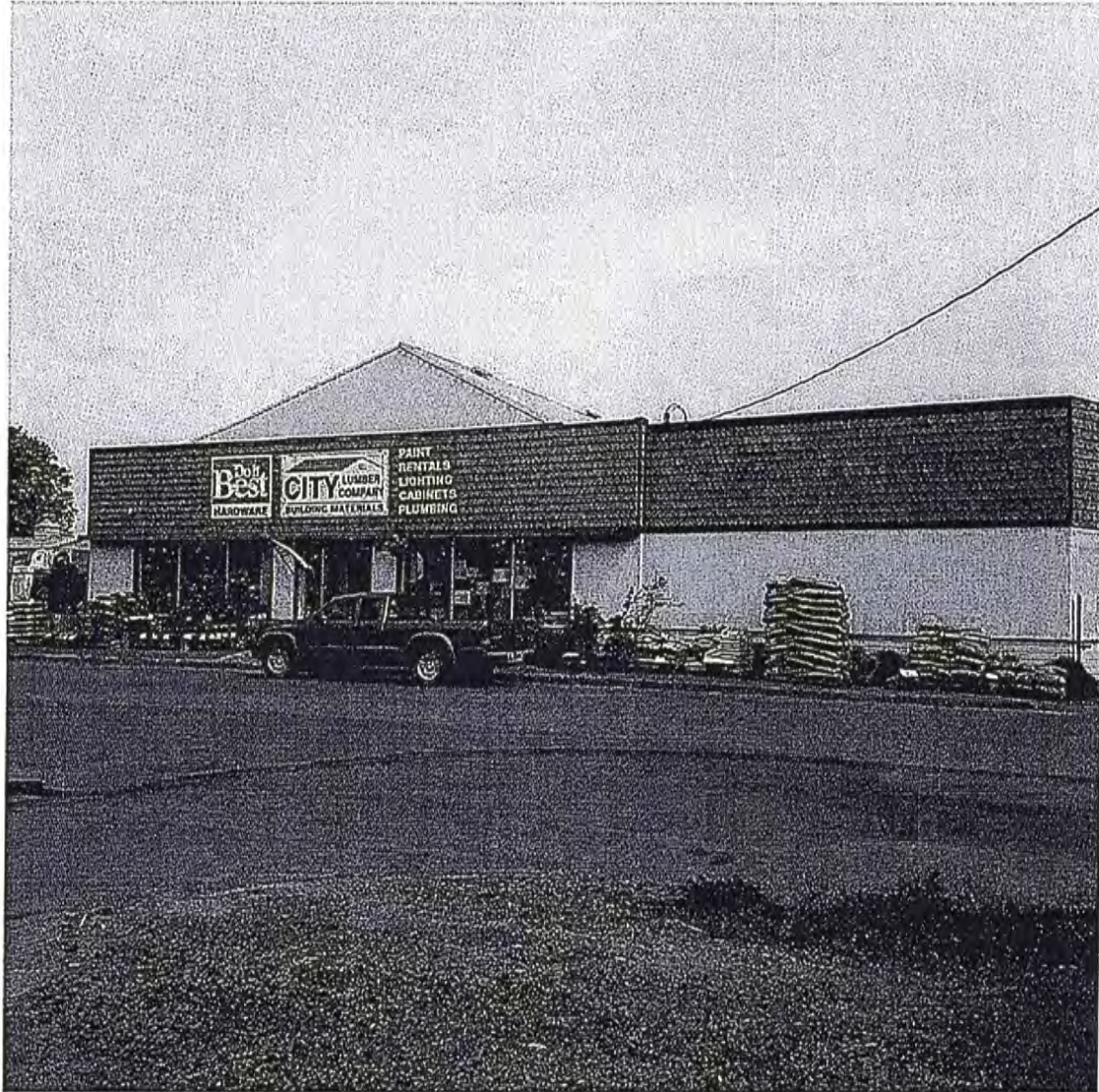
HALF ROUNDS
Not available with ColorPlus Technology



INDIVIDUAL SHINGLES
Monterey Taupe



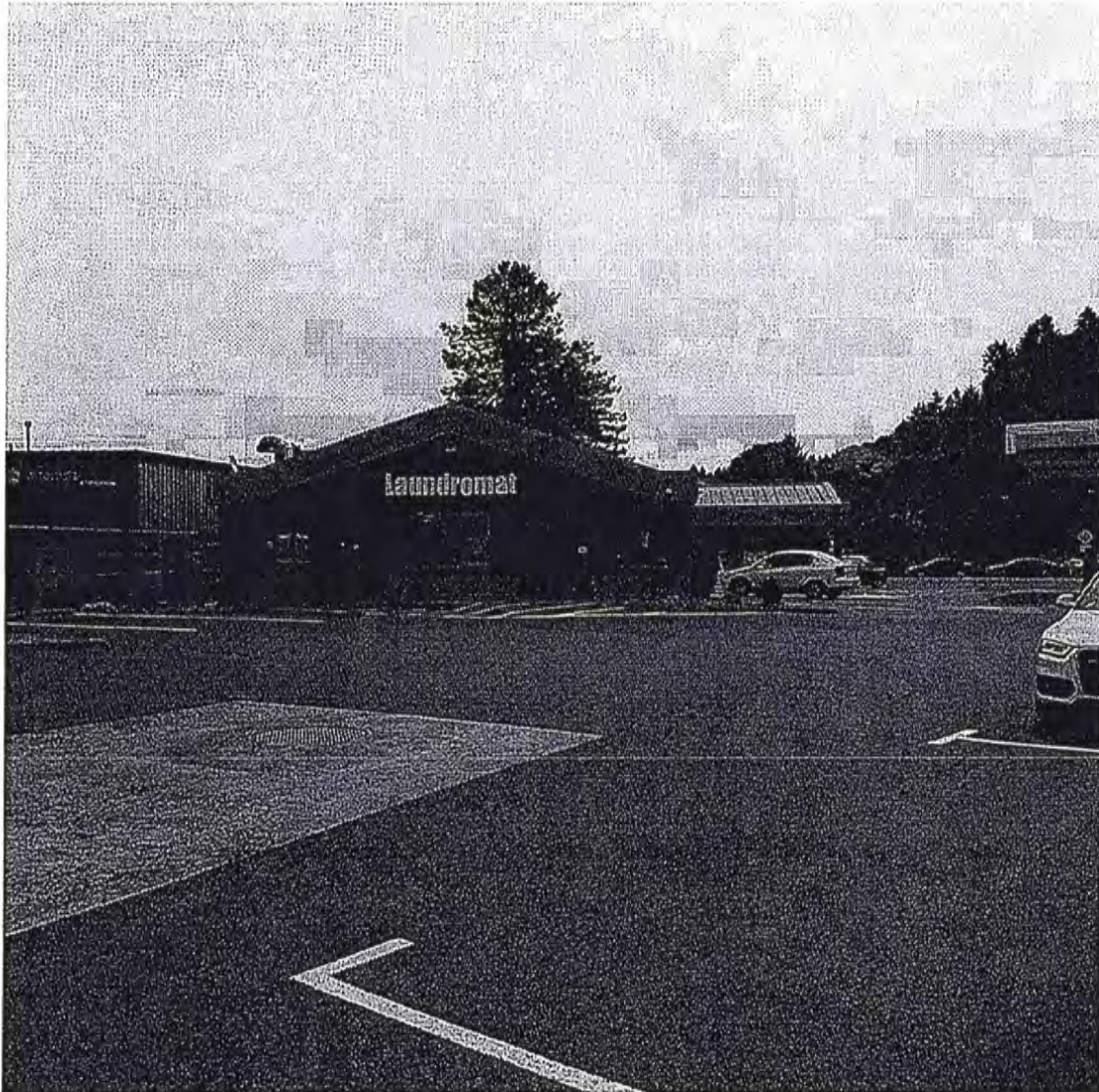
Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com



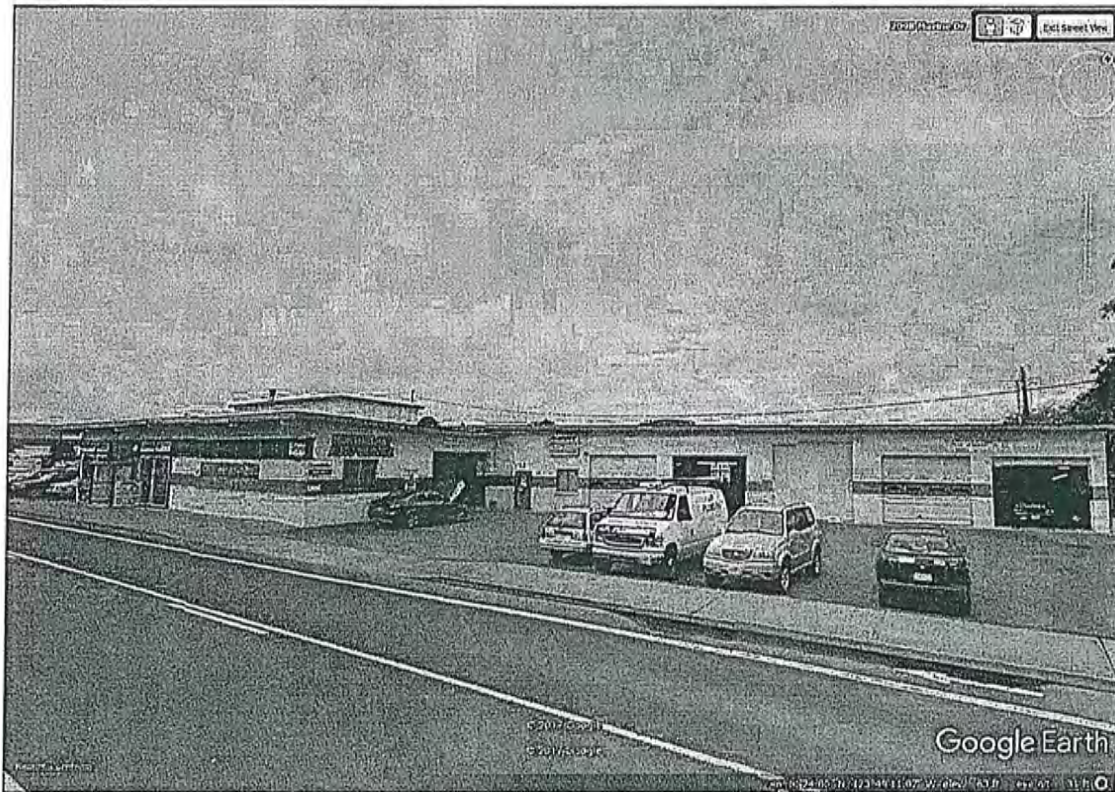
Do It Best Hardware- close to proposed Dollar General



Dollar General Store in West Pennsboro



Laundromat- close to proposed Dollar General



North Coast Auto- close to proposed Dollar General

Product

Wave Style Bike Rack Heavy Duty

Model: 543-1002, 1003, 1004, 1005, 1006, 1007

Materials:

2.0" Schedule 40 Steel Pipe (2.375" OD)

Finishes:

☐ Galvanized

An after fabrication hot dipped galvanized finish is available

☐ Powder Coat

Our powder coat finish assures a high level of adhesion and durability by following these steps:

1. Sanded down
2. Washed and Dried
3. Zinc Primer
4. Powder Coat
5. UV Clear Topcoat

☐ SealGuard

Polyethylene Thermoplastic applied by fluidized bed to maintain even and complete coating. UV stabilized, impact resistant, mold and mildew resistant, graffiti resistant.

Color Options:

☐ Standard Color

Black

☐ Colors

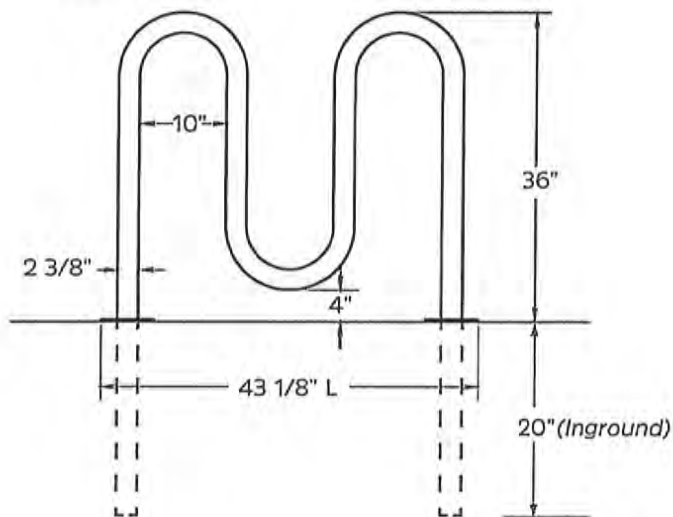
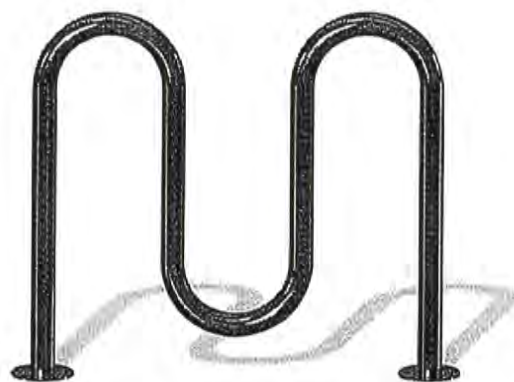
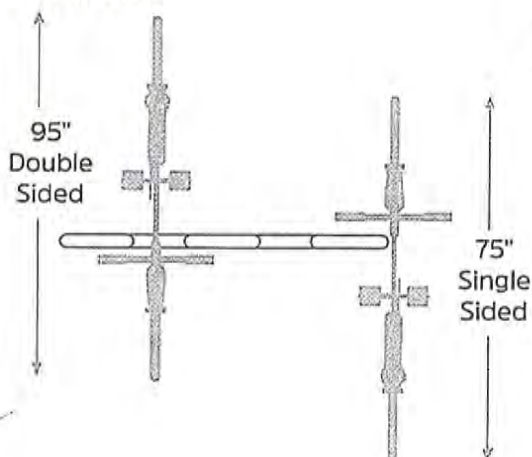
Black | Burgundy | Burnt Red
Red | White | Ivory | Silver
Brown | Orange | Hunter Green

Mount Options:

☐ In-Ground

☐ Surface

Setbacks:



Capacity:

☐	543-1002	Parks 5 Bikes 43" L
☐	543-1003	Parks 7 Bikes 68" L
☐	543-1004	Parks 9 Bikes 93" L
☐	543-1005	Parks 11 Bikes 117" L
☐	543-1006	Parks 13 Bikes 142" L
☐	543-1007	Parks 15 Bikes 167" L

thepark AND FACILITIES
CATALOG

* These setbacks represent generally recommended distances.
Be sure to consult local building and city codes before installing racks.

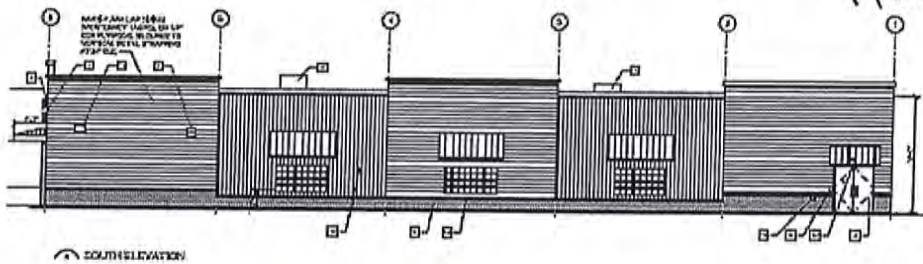
Nancy Ferber

From: Tony Brutsche <icon-arch@outlook.com>
Sent: Wednesday, June 28, 2017 7:43 AM
To: Nancy Ferber
Cc: Mike Stults; Matthew Rasmussen
Subject: OR Astoria- updated elevations.
Attachments: Astoria A02-update 6-28-17.pdf; James Hardie- HardieShingleSiding.pdf; Bike Rack - Spec sheet.pdf; DG-Weed, CA corner entry.JPG

CITY OF ASTORIA
JUN 28 2017
BUILDING CODES

Nancy-
Thanks for calling me back yesterday. Attached are updated elevations, and a few items to show the building we are proposing. Below are the comments Mike generated based on the call with you, Mr. Cronin, and Mike on 6/2/17. I have comments in red to note potential compliance.

- The City considers the South Elevation (ref below) too much of a long-empty wall (not enough breakout/materials/etc.). The City would like for us to be more creative in applying building elements implied in both the City Design Guidelines. We also need to photograph and implement design elements used by other nearby buildings. The City advised that we consider the Pavillion (photo attached) as a reference.
 - We revised our footprint to a Corner Entry version of the prototype. This option allows us to face the pedestrian thoroughfare (Marine Drive). We are showing a long canopy over the entry element, with 6x6 wood posts. There are also decorative canopies over storefront window (with spandrel glass), a brick base, Hardiplank lap siding (shaker shingle type siding- see attached product picture), and Reverse Rib R-Panel siding.



- The use of Timber as a building feature was recommended.
 - 6x6 wood posts at long entry canopy, wood frame awnings.
- The City would like a different type of roof, but understands our limitations. They are asking for our creativity.
 - We have added parapet on all four sides of the building, so the roof is not visible.
- Need details on the Bike Rack.
 - We have added a bike rack to the North elevation with a canopy over that area. I have attached a cutsheet (7 Bike version). on for review.
- Use of Brick-Pavers for pedestrian route off Marine would help "pedestrian friendly". Need details on what we would submit.
 - The Site Plan is being updated, and will include a more 'pedestrian friendly' route. The attached Site Plan is NOT completed, but only show for Corner-Entry access.

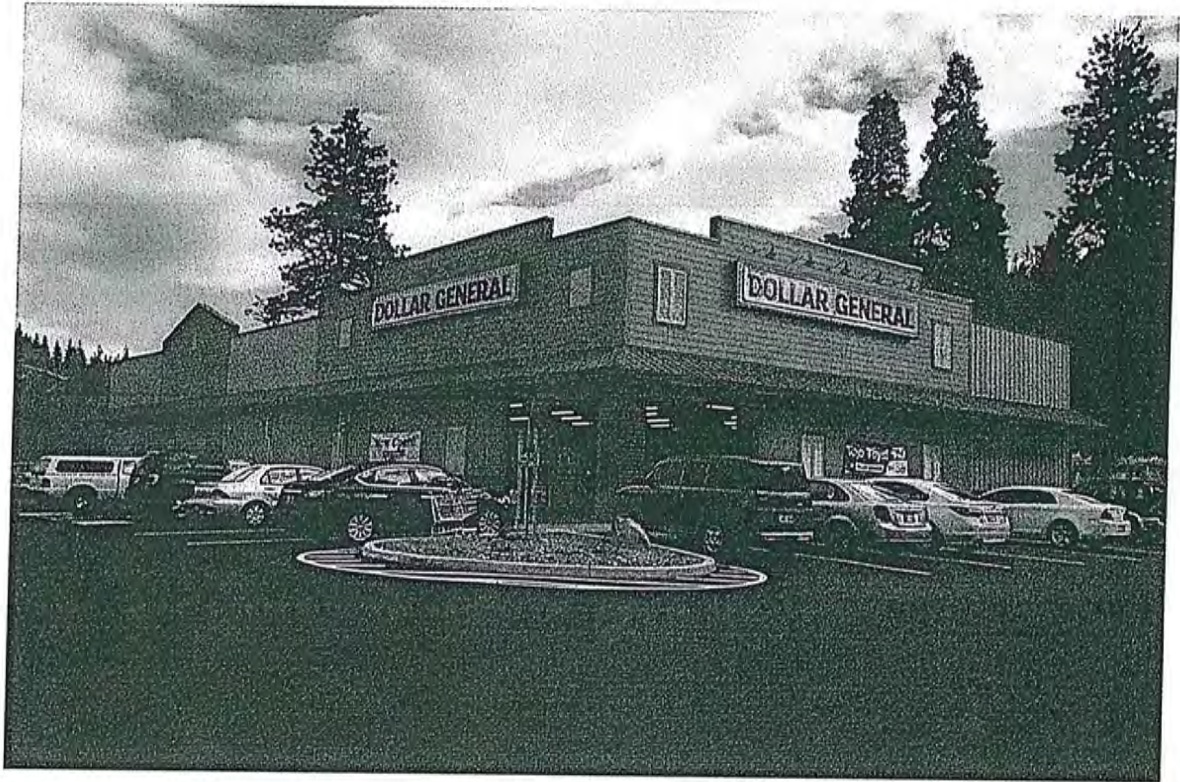
- Traffic Impact Analysis. While a full-blown study is not required, we need a Report specific to this site. Trip generation with peak hours will work. We just can't use the reference studies from other locations (i.e., Silverton, CA, etc.).
 - The TIA is complete and will be submitted with the package.
- Using a Side-Entrance layout may offer better visual impact from Marine Drive line of site.
 - As noted earlier, we have changed to a Corner-Entry version of our building.

Lastly - Our case will not be presented in July board. We have until July 3 to resubmit an "acceptable" application for the August 3 (Thursday) hearing.

Please let us know if you have any questions, or tweaks- and we will get the formal submittal package out tomorrow!
Thanks

Tony Brutsche'
ICONArchitects
6104 Fannin Dr
Arlington, Texas 76001
817-946-7503 cell

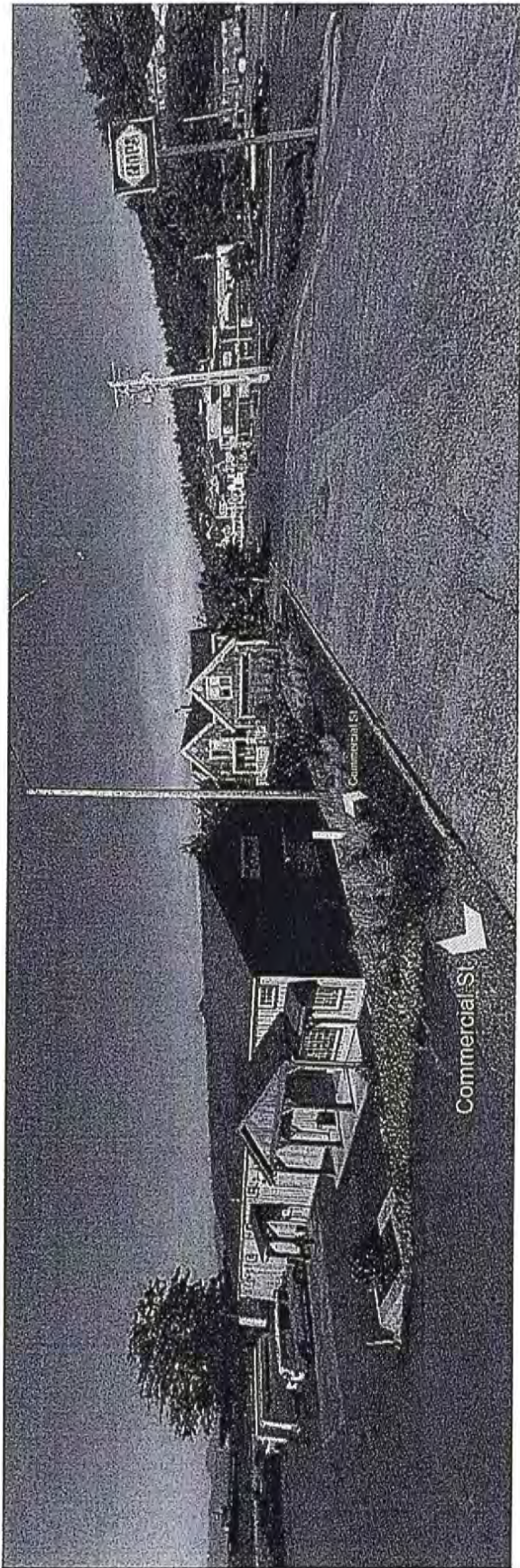
CITY OF ASTORIA
JUN 28 2017
BUILDING CODES



CITY OF ASTORIA

JUN 28 2017

BUILDING CODES



6/28/17

Walter E Nelson

2240

Commercial

ogreenway

o gateway

re modeled

~~2000~~

2012

Through DRC

Lisa Suggestion -

Was this reviewed
by DRC?

JUN 28 2017

BUILDING CODES

Product**Wave Style Bike Rack Heavy Duty**

Model: 543-1002, 1003, 1004, 1005, 1006, 1007

Materials:

2.0" Schedule 40 Steel Pipe (2.375" OD)

Finishes:☐ **Galvanized**

An after fabrication hot dipped galvanized finish is available

☐ **Powder Coat**

Our powder coat finish assures a high level of adhesion and durability by following these steps:

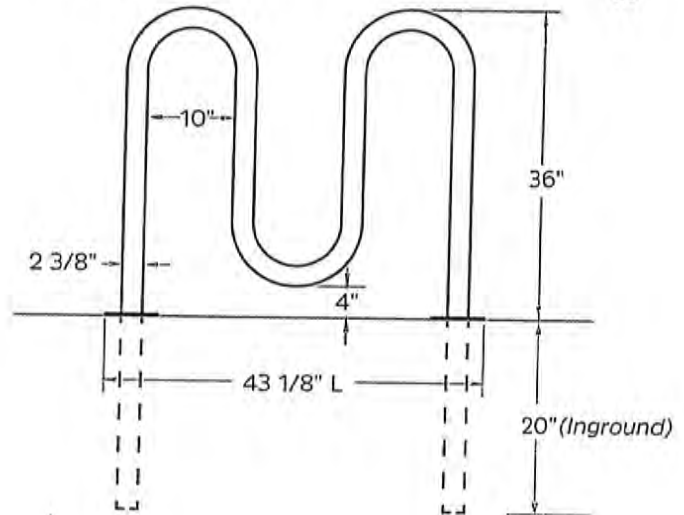
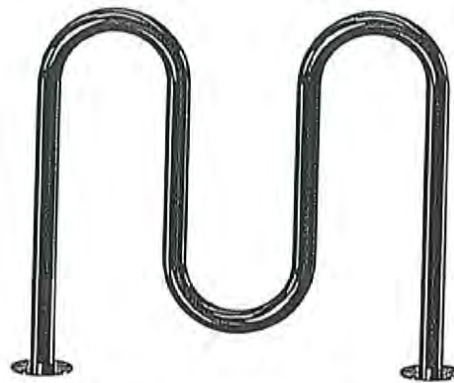
1. Sanded down
2. Washed and Dried
3. Zinc Primer
4. Powder Coat
5. UV Clear Topcoat

☐ **SealGuard**

Polyethylene Thermoplastic applied by fluidized bed to maintain even and complete coating. UV stabilized, impact resistant, mold and mildew resistant, graffiti resistant.

Color Options:☐ **Standard Color**

Black

☐ **Colors**Black | Burgundy | Burnt Red
Red | White | Ivory | Silver
Brown | Orange | Hunter Green**Mount Options:**☐ **In-Ground**☐ **Surface****Setbacks:**95"
Double
Sided75"
Single
Sided**Capacity:**

☐ 543-1002	Parks 5 Bikes 43" L
☐ 543-1003	Parks 7 Bikes 68" L
☐ 543-1004	Parks 9 Bikes 93" L
☐ 543-1005	Parks 11 Bikes 117" L
☐ 543-1006	Parks 13 Bikes 142" L
☐ 543-1007	Parks 15 Bikes 167" L

thepark AND FACILITIES
CATALOG

* These setbacks represent generally recommended distances.
Be sure to consult local building and city codes before installing racks.

Cross Development, LLC

4336 Marsh Ridge Rd

Carrollton, TX 75010

Cell (Primary): 515-491-6942

Phone: 214-614-8252

Mike@crossdevelopment.net



From: Mike Stults

Sent: Friday, June 2, 2017 5:15 PM

To: Nancy Ferber; Tony Brutsche; Kevin Cronin

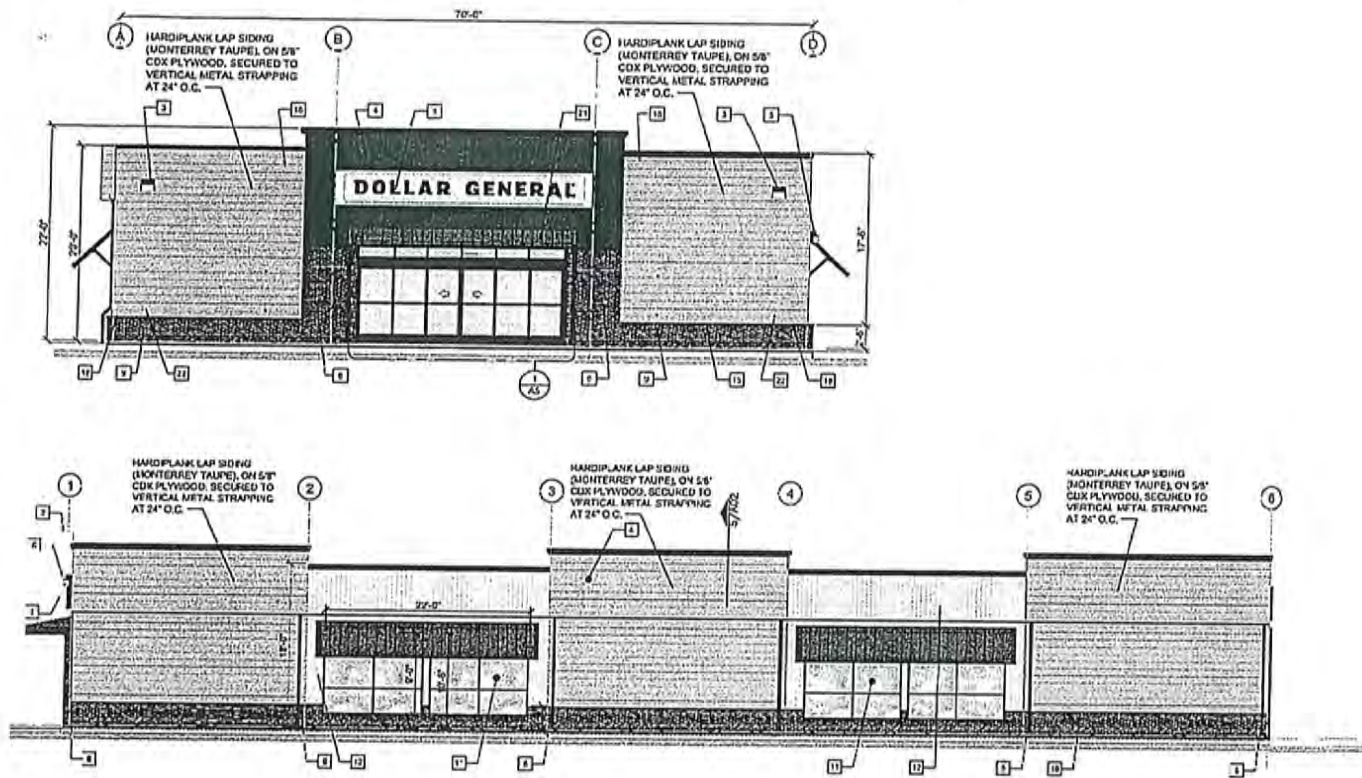
Cc: Robert Vann; 'Matthew Rasmussen'

Subject: Re: OR Astoria- resubmittal

Hi Nancy,

I will be on our call today in a few minutes. I have a few conceptual ideas that I think may benefit our discussion. Attached is an elevation of our Corner Entry Concept. Perhaps the location of the entrance offers additional curb-appeal for East-Bound Traffic along Marine Drive (?). Just a thought.

Otherwise, below is a reference location where windows were required. With restroom/breakroom areas being located to the east/west side of our entrance door, placing windows on the South side of the building becomes a logical alternative.



Thanks.

Mike Stults

Cross Development, LLC

4336 Marsh Ridge Rd

Carrollton, TX 75010

Cell (Primary): 515-491-6942

Phone: 214-614-8252

Mike@crossdevelopment.net



From: Nancy Ferber <nferber@astoria.or.us>

Sent: Friday, June 2, 2017 12:03 PM

To: Tony Brutsche; Kevin Cronin

Cc: Mike Stults; Robert Vann; 'Matthew Rasmussen'

Subject: RE: OR Astoria- resubmittal

Hi Tony,

Kevin and I are available at 3:30 today (pacific) or next week. Feel free to call Anna, our admin assistant, who can get a meeting scheduled with all 3 of us 503.338.5183

Nancy

From: Tony Brutsche [mailto:icon-arch@outlook.com]
Sent: Friday, June 02, 2017 6:52 AM
To: Nancy Ferber <nferber@astoria.or.us>; Kevin Cronin <kcronin@astoria.or.us>
Cc: Mike Stults <Mike@crossdevelopment.net>; Robert Vann <rv@crossdevelopment.net>; 'Matthew Rasmussen' <matt@tdg-inc.com>
Subject: RE: OR Astoria- resubmittal

Nancy-

Thanks for the information below. We got our team together this morning and discussed the options you detailed. Our consensus is we really like the location and want to proceed with the July 6th meeting date. Also, if possible, can we spend a few minutes today for a phone call with you, Kevin Cronin and Mike Stults from Cross Development? Mike met with Kevin earlier this year to discuss the potential Dollar General project. I know you have other projects you are working on but hopefully you both have a time slot today for a short call.

Please let us know what a time that works for you both and we appreciate all your efforts here!

Tony Brutsche'
ICONArchitects
6104 Fannin Dr
Arlington, Texas 76001
817-946-7503 cell

From: Nancy Ferber [mailto:nferber@astoria.or.us]
Sent: Thursday, June 1, 2017 6:13 PM
To: Tony Brutsche <icon-arch@outlook.com>
Cc: Mike Stults <Mike@crossdevelopment.net>; Robert Vann <rv@crossdevelopment.net>; 'Matthew Rasmussen' <matt@tdg-inc.com>
Subject: RE: OR Astoria- resubmittal

Hi Tony,

I got your voicemail and received the updated submissions. I have a number of other permits in process but I know you're trying to make the DRC deadline so I've outlined some next steps for you below.

You've submitted the required application materials for the project so I can deem it a complete application for the July DRC meeting. However, even with the most recent design edits, it does not yet meet the criteria outlined in the Gateway and Greenway overlay zones in Article 14. Our code does allow you to send edited designs to the your meeting date, however I have other deadlines and can only write a staff report with the designs I've received so far in your complete application. You had a few weeks between the pre-app meeting and the June 1st deadline to submit plans for feedback and I got the latest draft just yesterday. I can move forward with the permit with the current submission, here are some options:

As I mentioned, DRC won't be looking at the use of the building, but they do review the massing, orientation, and specific designs to make sure it complies with Article 14 so that it complements building designs that are also in that neighborhood.

With the application you've submitted you have the following options:

- I can write the staff report for the July meeting for the application as is, but could not recommend approval. I generally try and avoid sending projects to DRC for denial, but your project does not quite meet criteria yet.
 - At the meeting, DRC has 3 options: they review the findings of fact (staff report) and they can approve a project, deny it, or continue it to the following meeting if there's additional information needed or any other major issues that pop up. The decision is ultimately up to the Committee.
- You can do some significant redesign and submit the new designs at or before the July meeting, but the project will likely be continued, as they'll need to adopt an amended findings of fact with the new design details.
- You can do some significant redesign work to comply with Article 14, resubmit it by the July 1st deadline, and we can schedule you for the August DRC meeting.
- You can move forward with the proposed plans, not amend any design and keep the July meeting date.

With either of these options I recommend you take a look at the following suggestions to help with the orientation/massing issue for the site:

1. Relocate the entire building to the south side of the lot, and put the parking lot and swap that parking to the north side of lot
2. Re-orient the entrance to the south side to create a more pedestrian friendly façade rather than have a large parking lot and blank wall without windows. FYI-spandrel glass is not a recommended material for the site. Recommended wall treatments including avoiding walls without windows are included in Article 14.
3. Change the entrance to an angled entrance on the southwest corner of the building (something similar to the store in West Pennsboro Township) that I found here: http://www.pennlive.com/business-news/index.ssf/2016/09/dollar_general_1.html
4. Alter the roof design to a pitch or design of similar commercial buildings in the area

Let me know how you'd like to proceed. As I mentioned just now on the phone, public notice for the July meeting will be sent out on Monday the 5th, so let me know by Monday afternoon what your team would like to do.

Thanks,
Nancy

From: Tony Brutsche [<mailto:icon-arch@outlook.com>]

Sent: Wednesday, May 31, 2017 2:23 PM

To: Nancy Ferber <nferber@astoria.or.us>

Cc: Mike Stults <Mike@crossdevelopment.net>; Robert Vann <rv@crossdevelopment.net>; 'Matthew Rasmussen' <matt@tdg-inc.com>

Subject: OR Astoria- resubmittal

Nancy-
Thanks for taking my call earlier.

As we discussed, I have added (3) goose neck fixtures along the East elevation. Also attached is an updated Landscape plan showing (2) additional trees and planting along the East side of the building.

I will call in a bit to see if there are any other items needed for our submittal.

Thanks for working with us, and I really appreciate your patience!

Tony Brutsche'
ICONArchitects
6104 Fannin Dr
Arlington, Texas 76001
817-946-7503 cell

Nancy Ferber

From: CASWELL Matthew C <Matthew.C.CASWELL@odot.state.or.us>
Sent: Thursday, July 20, 2017 9:01 AM
To: Nancy Ferber
Cc: KEARNS Richard A; WILLIAMS Virginia L; MCFADDEN David J
Subject: DR17-01 Astoria - Dollar General
Attachments: OR Astoria DG - Project Drawings 7-1-17.pdf; OR Astoria DG - Project Narrative Update 7-1-17- final.pdf; REV629-DollarGeneral-TripGenerationReport.pdf; Astoria A02-update 6-28-17.pdf; Bike Rack - Spec sheet.pdf; DG-Weed, CA corner entry.JPG

Nancy,
Thank you for the opportunity to review and comment on the attached land use notice. ODOT has no objections in regards to the use of the existing approach and the issuance of a building permit for the Dollar General. However, the applicant is required to obtain a construction permit from ODOT for sidewalk, ADA ramps, and approach improvements. Please condition the issuance of a building permit on the approval of plans for the improvements.

Thank you,

Matt Caswell, P.E.

Oregon Department of Transportation
Development Review Coordinator
Region 2, 455 Airport Rd SE, Bldg. B
Salem, OR 97301-5395
503.986.2849 (Office)
503.986.2630 (FAX)
e-mail: matthew.c.caswell@odot.state.or.us

CITY OF ASTORIA
JUL 20 2017
BUILDING CODES





Access Engineering LLC

134 E. 13th Ave. Suite 2

Eugene, Oregon 97401

Phone & Fax

541-485-3215

info@accesseng.com

CITY OF ASTORIA

JUN 30 2017

BUILDING CODES

Dollar General Store Trip Generation & Distribution Report

**Marine Drive at Commercial Street
Astoria, Oregon**

Transportation Engineering

Traffic Design

Trip Generation

Access Management

Traffic Counts

Street Lighting

June 29, 2017

Dollar General Store Trip Generation & Distribution Report

+

1. Introduction, Location and Vicinity Map

The Dollar General Store is proposing to develop a variety store located on US 30 (Hwy. No. 92) at the intersection of Marine Drive at Commercial Street in Astoria, Oregon. Figure 1 in Appendix A shows the location of the site in east Astoria. The purpose of this study is to document the site development, its access locations, potential impacts to the surrounding area caused by the peak hour trips generated by the proposed Dollar General Store and provide analysis of the distribution of these trips to determine if further analysis is necessary.

2. Description of Development Site

The Dollar General Store will be sited on tax lot 1401 on map 8-9-8DA and contains approximately 0.81 acres. The site is located between Marine Drive (US 30) and Commercial Street east of 21st Street. The site is zoned LS (Local Service). Retail Sales establishments are allowed outright in this zone.

The Dollar General Store is proposed to be 9,100 square feet in size. The site plan (see Figure 2 in Appendix A) shows the building will be located northeast corner of the site with parking spaces surrounding it to the south and west with a detention basin located in the triangle where Marine Drive angles south from Commercial Street. A total of 29 parking spaces are provided including two disabled accessible space at the main entrance. Truck receiving and garbage pick up are located in the southeast corner of the site. The development is scheduled to be completed in late 2017. Two access driveways are shown. A 30-foot wide driveway on Commercial Street opposite 21st Street to the north and a 40-foot driveway on Marine Drive that will accommodate delivery trucks and emergency vehicles.

3. Existing Study Area Conditions

The remaining properties in the Marine Drive, Commercial Street, and 23rd Street triangle are zoned LS - Local Service.

The area north of Commercial Street to the railroad tracks between 20th and the alley west of 23rd Street are zoned HR - Hospitality/Recreation.

All properties east of 23rd Street between Marine Drive and the railroad tracks are zoned AH-MP - Attached Housing - Mill Pond.

The area south of Marine Drive and north of Exchange Street between 20th and 23rd Streets is zoned CA - Education / Research / Health Care Campus.

The area south of Exchange street between 20th and 23rd Streets is zoned FA - Family Active and contains the Columbia Memorial Hospital.

The properties on the south side of Marine Drive east of 23rd Street area zoned C3 - General Commercial.

Six of the eleven reported collisions involved turning movements. The sideswipe overtaking occurred as both vehicles turned right onto Marine Drive from Exchange Street. The bike crash occurred when an eastbound bicycle proceeding straight through the Marine Drive at Commercial Street intersection was struck by a passenger car turning south on Marine Drive. The bike had the right of way. A pedestrian was crossing south to north at the 23rd Street intersection and struck by westbound passenger car. The report stated that the pedestrian was illegally in the roadway with dark clothing.

Overall, six of the eleven crashes during the 5 years study resulted in property damage only. The low speeds in the area minimize the severity of collisions, however the pedestrian and bicycle collisions did result in injuries. The fact that six of the crashes occurred in 2015 indicates this area should be monitored.

5. Trip Generation

The trip generation for the proposed Dollar General store is taken from the Ninth Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual using the land use code 814 - Variety Store. The Manual does not provide inbound versus outbound percentages for the peak hours. Since trips to the Dollar Store are of relatively short duration, we have assume 50% inbound and 50% outbound during both peak hours.

A portion of the Dollar General Store's trip generation will be pass-by trips. Pass-by trips are attracted from traffic passing the site on an adjacent roadways that has access to the site (US 30). Pass-by trips for variety stores have been compiled in Appendix F, Table F.5 of the Trip Generation Handbook, Third Edition. Pass-by trips are listed at 34%. Table 3 shows the expected weekday trips generated by the Dollar General Store.

Table 3: Trip Generation, Weekday, AM and PM Peak Hours

Land Use (ITE Code)	Size	Units	Weekday		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Variety Store (814)	9.10	1000 SF GLA	64.03	583	3.81	35	18	17	6.82	62	31	31
Less Pass-by Trips			-34%	-198	-34%	-12	-6	-6	-34%	-21	-10	-11
New Trips				385		23	12	11		41	21	20

6. Trip Distribution

The Dollar General Store will generate new trips to and from the greater Astoria area. The store will be located in the northeastern part of the urban area. Based on the site location in relation households in the Astoria urban area, we estimate the directional split of new trips will be 75% West; 25% East. Pass-by trips that are already on US 30 would be assigned in proportion to the directional peak hour volumes on the highway assumed to close to 50% in each direction. Figure 3 in Appendix A shows the distribution of new and pass-by trips in the immediate study area.

2. The Dollar General store is a low traffic generator. The site will generate 385 new daily trips with 23 new trips in the AM peak hour and 41 new trips in the PM peak hour. This compares to the ~ 1650 peak hour trips on Marine Drive. Figure 3 shows that trips to and from the site primarily use US 30 within one-half mile of the site. In this case US 30 will not have an increase in peak hour volume of any where near 20%.

3. The Dollar General store's driveways will require a deviation from the ODOT access spacing and channelization standards but meets the sight distance standards. The driveway on Marine Drive is widened to serve delivery and emergency vehicles.

4. The site will provide missing curbs sidewalks on the south side of Commercial Street adjacent to the site.

Based on the above analysis, traffic from the Dollar General store will have a minimal impact on the surrounding streets. We do not believe a full traffic impact analysis should be required however, deviations for the ODOT access spacing and channelization standards need to be pursued.

Figure 1
Traffic Impact Study
Vicinity Map

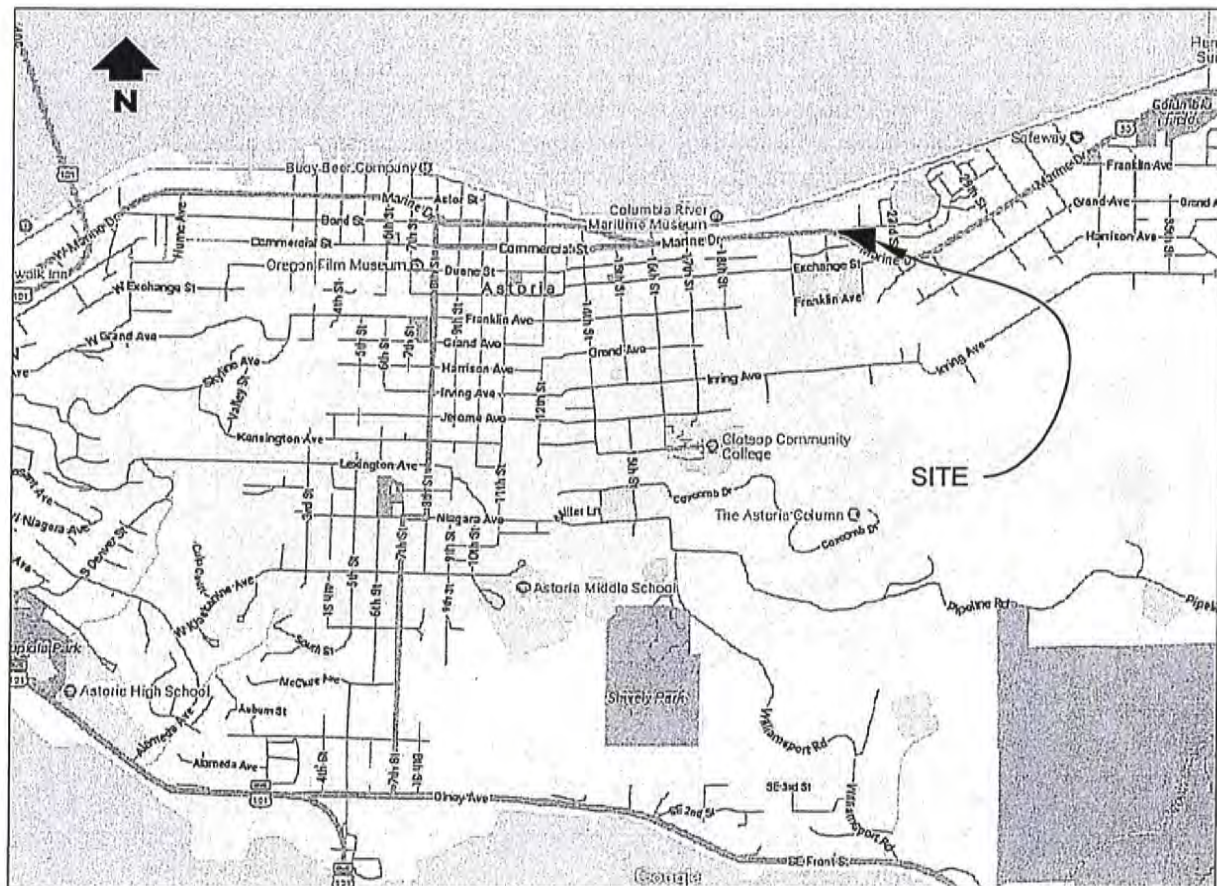


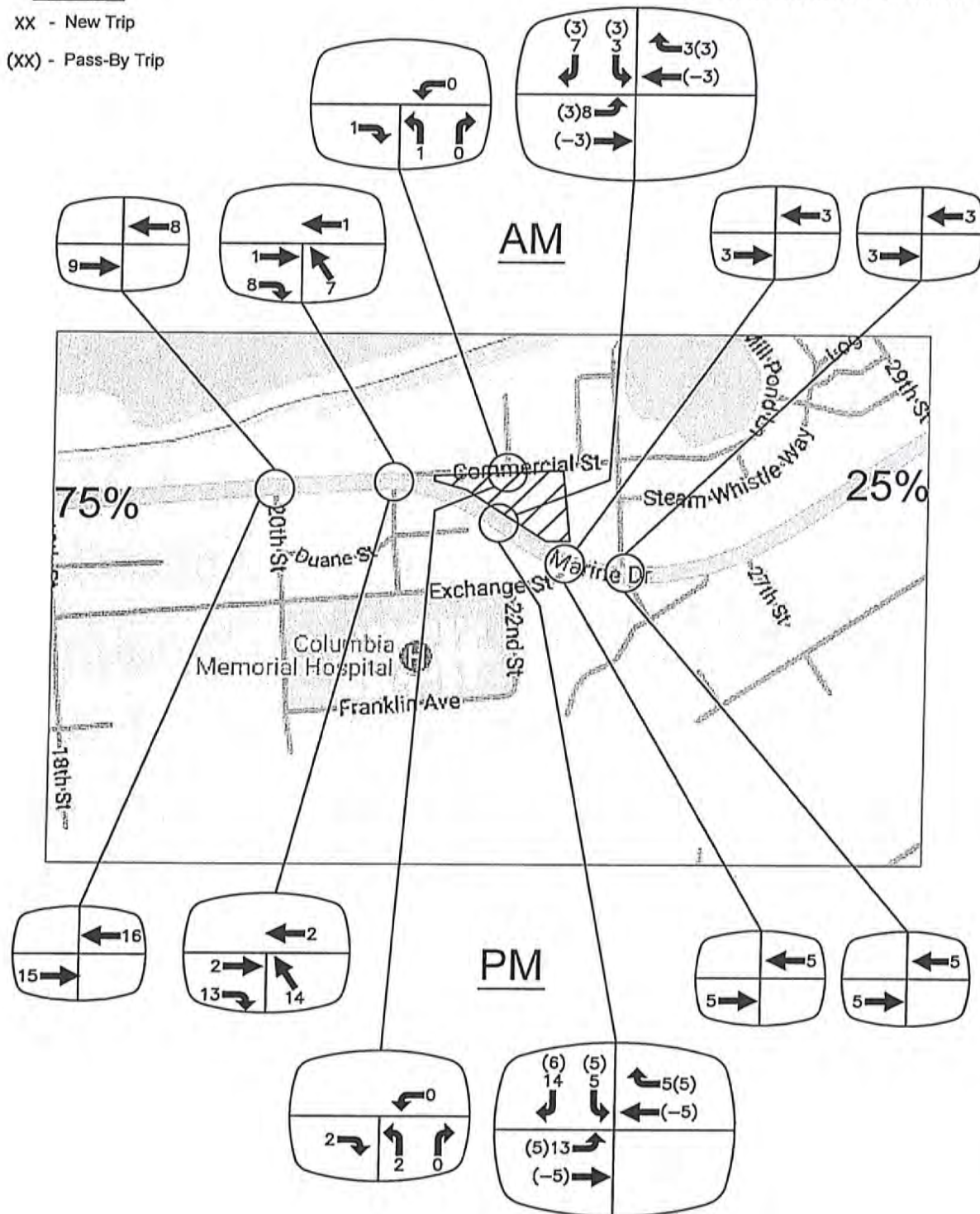
Figure 3

Dollar General Store Traffic Impact Study Trip Distribution & Assignment

LEGEND

XX - New Trip

(XX) - Pass-By Trip



CONTINUOUS SYSTEM CRASH LISTING

Total crash records: 11

Disclaimer: The information contained in this report is compiled from individual driver and police crash reports submitted to the Oregon Department of Transportation as required in ORS 811.720. The Crash Analysis and Reporting Unit is committed to providing the highest quality crash data to customers. However, because submitters of crash report forms take primary responsibility for the individual driver, the Crash Analysis and Reporting Unit cannot guarantee that all qualifying crashes are represented nor can assumptions be made that all details pertaining to a single crash are accurate. Some legislative changes to DMV's vehicle crash reporting requirement, effective 01/01/2004, may result in fewer property damage only crashes being eligible for inclusion in the Statewide Crash Data File.

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT DIVISION
TRANSPORTATION DATA SECTION - CRASH ANALYSIS AND REPORTING UNIT

CONTINUOUS SYSTEM CRASH LISTING

Highway 052 ALL ROAD TYPES, MP 97.39 to 97.69 01/01/2011 to 12/31/2015, Both Add and Non-Add mileage

092: LOWER COLUMBIA RIVER.

Total crash records: 11

[illegible]

Disclaimer: The information contained in this report is compiled from individual driver and police crash reports submitted to the Oregon Department of Transportation as required in ORS 811.720. The Crash Analysis and Reporting Unit is committed to providing the highest quality crash data to customers. However, because submittal of crash report forms is the responsibility of the individual driver, the Crash Analysis and Reporting Unit can not guarantee that all qualifying crashes are represented nor can assumptions be made that all details pertaining to a single crash are accurate. *Note: Legislative changes to OAR's vehicle crash reporting requirement, effective 01/01/2004, may result in fewer reports. Damage only crashes being eligible for inclusion in the Statewide Crash Data File.*

Nancy Ferber

From: Tom Leiner <twleiner@gmail.com>
Sent: Thursday, July 13, 2017 12:13 PM
To: Nancy Ferber
Subject: New dollar store design comment.....

CITY OF ASTORIA

JUL 13 2017

Hi Nancy,

While I'm not thrilled about the kind of business that wants to build, I would like to encourage the city to minimize the "strip mall" appearance of their typical signage and building style and require something that blends in with the motif that is Astoria. I have been to towns where I was standing in front of a Starbucks or 7-11 and didn't realize it because it blended in with the small shops and stores next door. Sedona AZ is a great example as well as Cannon Beach. Both have a "theme" in their respective towns. Not sure if we have one, but if not, we need one.

Best of luck,

Tom Leiner
1008 Grand Ave.
Astoria OR 97103
Cell 503-720-4999
www.patspantryastoria.com

It's not the size of your dreams that determines whether or not they come true, but the size of the actions you take that imply their inevitable arrival. The Universe

Nancy Ferber

From: Erin Hulti <hultierin@gmail.com>
Sent: Sunday, July 16, 2017 1:40 PM
To: Nancy Ferber
Subject: Dollar General

CITY OF ASTORIA

JUL 17 2017

BUILDING CODES

Dear Nancy Ferber,

I am writing this email to you today to voice my personal opinion about the proposed 23rd Street and Marine Drive Dollar General store. I would like to ask why the city thinks this is a good idea? We have plenty of chain stores, one of which being Safeway that is less than a mile away from the proposed location. Clatsop county also has Walmart looming over us as we start to see construction develop at a fast pace, meanwhile across the street from that is the Dollar Tree. Although located in Warrenton one could consider the shopping locations interchangeable. The idea of another small convenience store feels cluttered and tacky to me. As I've gotten older I think that a minimalist approach is what communities need, less materialistic ideas, less things to just fill up space because we have it. I don't know if the pro to having the Dollar General there would be convenience? Meanwhile right in front would be the Shell station, and right down the road would be Safeway. I think having that store there would make some even lazier and even less inclined to get outside and do something. I think that if our city still intends to try to hold on to our tourism bug that keeping out chain corporations would be the best fit for it. Preserving what we have and trying to make each corner special. I am not sure of all the legalities but I think that the building could be used for something better than just another chain store. Thank you for your time and I hope the communities voice is heard.

All the best,

Erin Hulti

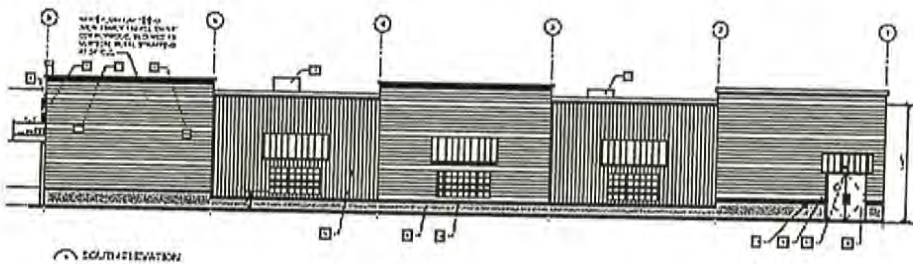
Nancy Ferber

From: Mike Stults <Mike@crossdevelopment.net>
Sent: Friday, June 02, 2017 4:29 PM
To: Nancy Ferber; Tony Brutsche; Kevin Cronin
Cc: Robert Vann; 'Matthew Rasmussen'
Subject: Re: OR Astoria- resubmittal
Attachments: Pavillion Elevation - Reference Architecture.pdf

Nancy and Kevin,

Thanks for taking your time to discuss with me your concerns about our package submittal. Below is a summary of notes I took. I will distribute these to our Team. I assure you, we aim to provide you with an approvable plan.

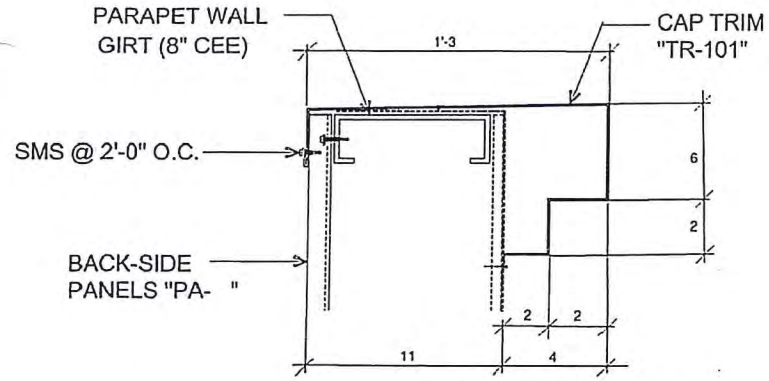
- The City considers the South Elevation (ref below) too much of a long-empty wall (not enough breakout/materials/etc.). The City would like for us to be more creative in applying building elements implied in both the City Design Guidelines. We also need to photograph and implement design elements used by other nearby buildings. The City advised that we consider the Pavillion (photo attached) as a reference.



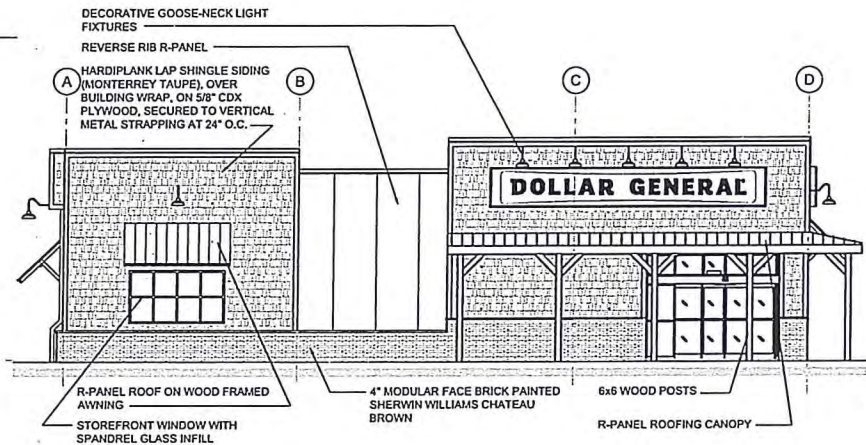
- The use of Timber as a building feature was recommended.
- The City would like a different type of roof, but understands our limitations. They are asking for our creativity.
- Need details on the Bike Rack.
- Use of Brick-Pavers for pedestrian route off Marine would help "pedestrian friendly". Need details on what we would submit.
- Traffic Impact Analysis. While a full-blown study is not required, we need a Report specific to this site. Trip generation with peak hours will work. We just can't use the reference studies from other locations (i.e., Silverton, CA, etc.).
- Using a Side-Entrance layout may offer better visual impact from Marine Drive line of site.

Lastly - Our case will not be presented in July board. We have until July 3 to resubmit an "acceptable" application for the August 3 (Thursday) hearing.

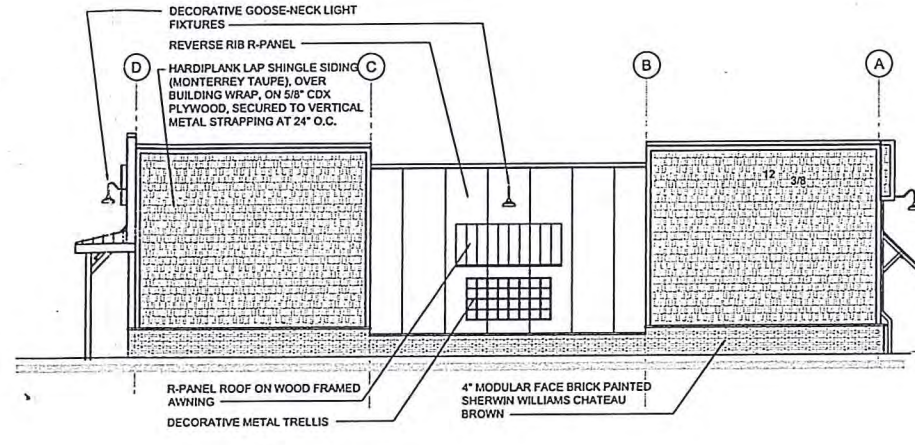
Thanks.
Mike Stults



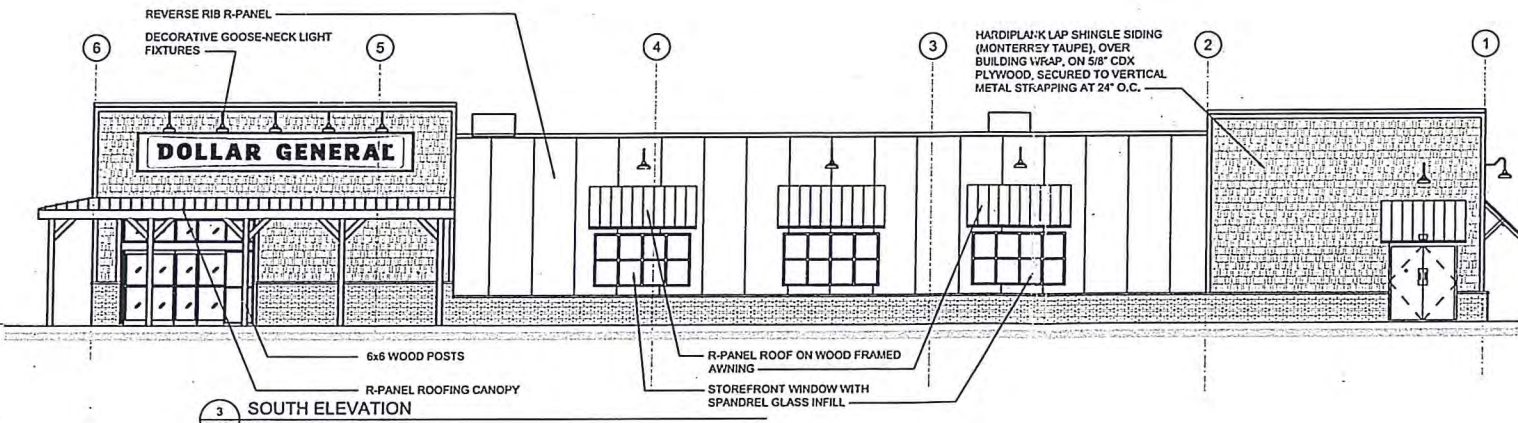
6 PREFIN. METAL CAP DETAIL
A02 SCALE: N.T.S.



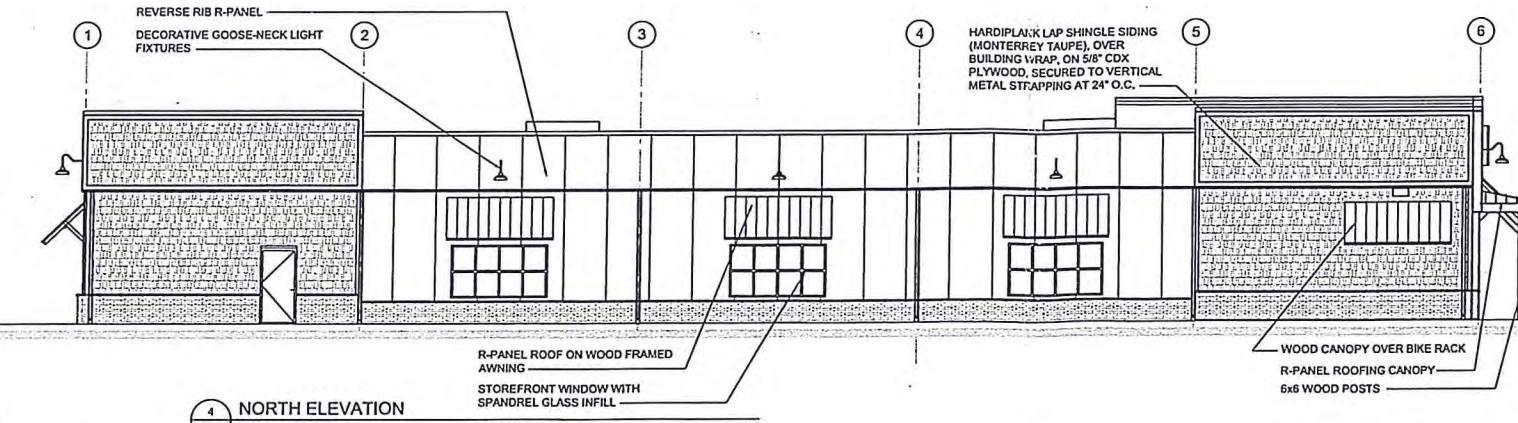
1 WEST ELEVATION
A02 SCALE: 1/8"=1'-0"



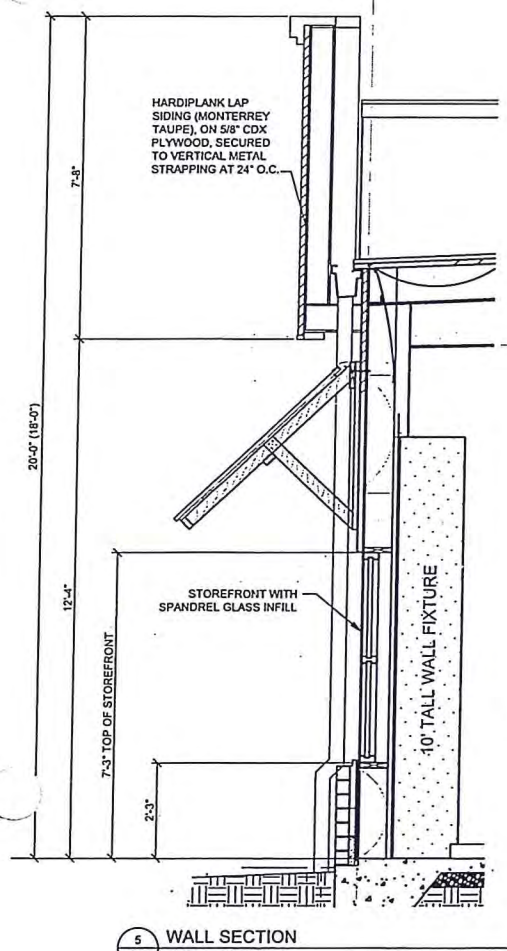
2 EAST ELEVATION
A02 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
A02 SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
A02 SCALE: 1/8"=1'-0"



5 WALL SECTION
A02 SCALE: 1/2"=1'-0"

PRE-ENGINEERED METAL BUILDING VENDOR	CNC STEEL BUILDINGS ATTN: EMER FLORES (209) 983-0910				
EXTERIOR FINISHES	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	GALVALUME
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.					
GUTTERS					
DOWN SPOUTS					
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)					
ARCHITECTURAL BRICK AT BUILDING FACADE: 4" FACE BRICK, PAINT SHERWIN WILLIAMS SW7510 CHATEAU BROWN					
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA					
BUILDING PARAPET WALL AND CANOPY					
STOREFRONT SYSTEM					
STANDING SEAM METAL ROOF PANELS					
LINER PANELS (INTERIOR SALES FLOOR)					

NOTE:
1. REFER TO SHEET T-1 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

DOLLAR GENERAL
2275 COMMERCIAL STREET
ASTORIA, OREGON

4/23/17 ISSUE FOR REVIEW	REV.
5/23/17 ISSUE FOR REVIEW	REV.
6/28/17 ISSUE FOR REVIEW	REV.

EXTERIOR ELEVATIONS

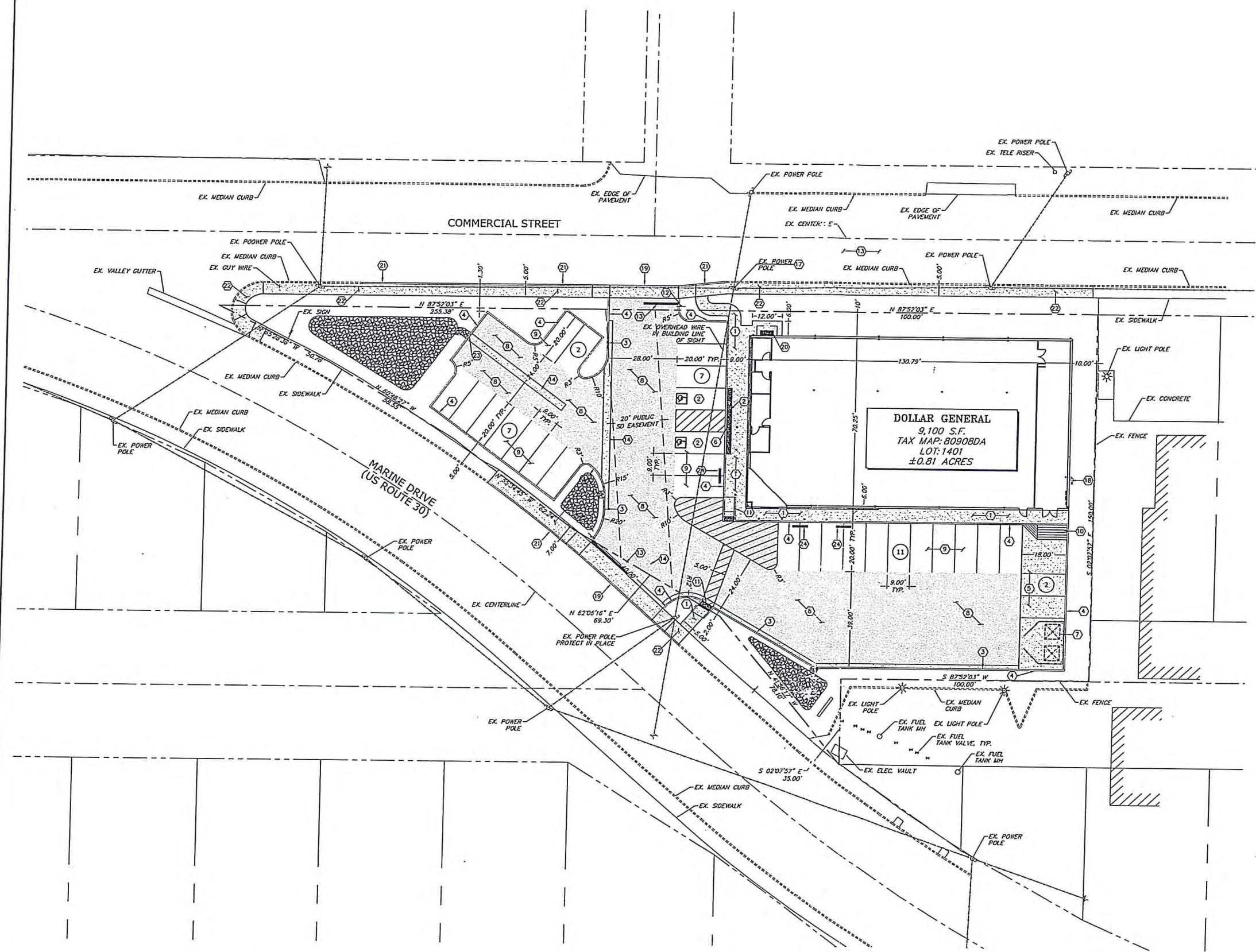
PROJECT #: SHEET #:
DATE: A02
DRAWN BY: OF

CITY OF ASTORIA
JUN 30 2017
BUILDING CODES

PROJECT LEGEND	
MAP NUMBER:	80908DA
TAX LOT:	1401
PARCEL ZONING:	LS (LOCAL SERVICE)
SITE SETBACKS:	
FRONT YARD:	= 10 FEET
SIDE YARD:	= 10 FEET
BACK YARD:	= 10 FEET
PARKING REQUIREMENTS	
REQUIRED = 5,100/500 =	19 SPACES
SPACES PROVIDED =	27 SPACES

- SHEET NOTES:**
- PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "M.U.T.C.D."
 - PARKING SPACE LINES SHALL BE 4-INCH WIDE WHITE STRIPES.
 - ACCESSIBLE VAN LOADING & UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE WITHIN THE BLUE BORDER. HATCHED LINES A MAXIMUM OF 36" (914 mm) ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 8" (2438 mm) LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" (305mm) HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
 - PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. & TO THE "OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION"
 - ALL EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING CONDITIONS SHOULD BE RATED AT 4,000 PSI MINIMUM. AIR ENTRAINMENT ADMIXTURE TO RESULT IN 4.5% - 7.5% AIR CONTENT.
 - REFERENCE "GENERAL NOTES" ON SHEET C6.1
 - REFERENCE "ABBREVIATIONS" ON SHEET C6.1
 - REFERENCE "LEGEND" ON SHEET C6.1

- CONSTRUCTION NOTES:**
- CONSTRUCT CONCRETE SIDEWALK AS PER DETAIL 2, SHEET C6.2
 - CONSTRUCT ACCESSIBLE RAMP AND STALL AS PER DETAIL 3, SHEET C6.2
 - CONSTRUCT CURB & GUTTER AS PER DETAIL 6, SHEET C6.2
 - CONSTRUCT MEDIAN CURB AS PER DETAIL 6, SHEET C6.2
 - CONSTRUCT 6" CONCRETE SECTION OVER 6" AGGREGATE BASE OVER RE-DENSIFIED SUBGRADE AS PER DETAIL 7, SHEET C6.2. FOR JOINTS IN CONCRETE SEE DETAILS 8 & 9A, SHEET C6.2
 - INSTALL ACCESSIBLE PARKING STALL SIGNAGE/6" BOLLARD AS PER DETAIL 1, SHEET C6.3
 - INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL SHEET A11 FOR DETAILS
 - CONSTRUCT HEAVY ASPHALT SECTION AS PER DETAIL 2, SHEET C6.3
 - CONSTRUCT LIGHT ASPHALT SECTION AS PER DETAIL 3, SHEET C6.3
 - CONSTRUCT CONCRETE DELIVERY RAMP AS PER DETAIL 4, SHEET C6.3
 - CONSTRUCT PEDESTRIAN RAMP AS PER DETAIL 5, SHEET C6.3
 - INSTALL TYPE R1-1 30"x30" STOP SIGN AS PER DETAIL 6, SHEET C6.3
 - CONSTRUCT 12" WIDE WHITE STOP BAR AND STOP LEGEND AS PER OREGON M.U.T.C.D. STANDARDS
 - CONSTRUCT 3" WIDE PCC VALLEY GUTTER AS PER DETAIL 7, SHEET C6.3
 - LIGHTED SITE Pylon SIGN WITH UNDERGROUND ELECTRICAL, COORDINATE WITH ELECTRICAL
 - INSTALL SITE LIGHTING, COORDINATE LOCATION AND SIZE WITH LIGHTING PLANS. SEE STRUCTURAL PLANS FOR LIGHT POLE BASE
 - INSTALL POLE MOUNTED TRANSFORMER, COORDINATE FINAL LOCATION & DESIGN WITH LOCAL ENERGY PURVEYOR
 - INSTALL GAS METER, COORDINATE LOCATION & SIZE WITH LOCAL GAS PURVEYOR
 - CONSTRUCT DRIVEWAY APRON AS PER DETAIL 8, SHEET C6.3
 - INSTALL PERMANENT ANCHORED BIKE RACK ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
 - CONSTRUCT STANDARD CURB AS PER DETAIL 6, SHEET C6.2
 - CONSTRUCT SIDEWALK AS PER DETAIL 1, SHEET C6.4
 - INSTALL 2' WIDE CURB OPENING AS PER DETAIL 2, SHEET C6.4
 - INSTALL PRECAST CONCRETE WHEEL STOP AS PER DETAIL 2, SHEET C6.6



SITE PLAN
SCALE: 1" = 20'-0"



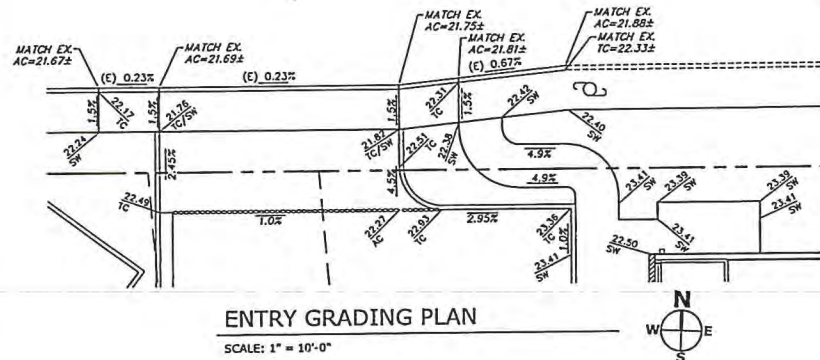
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DRAWN: N.D.J.
DESIGNED: N.D.J.
CHECKED/STAMPED: MATT K. RASMUSSEN, P.E.

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**TECTONICS
DESIGN GROUP**
10451 Double R Boulevard, Reno, NV 89521
www.tectonicsdesigngroup.com
tel 775-824-9988
fax 775-824-9988

Dollar General
Astoria, Oregon
Cross Development
4336 MARSH RIDGE ROAD, CARROLLTON, TEXAS 75010

PROJECT/CLIENT:	#17049
DATE:	3/15/17
SUBMITTAL RECORD:	SUBMITTAL
SHEET TITLE:	SITE PLAN
SHEET:	C2.1



GEOTECHNICAL NOTES:

1. THE "GEOTECHNICAL DESIGN REPORT DOLLAR GENERAL ROCKAWAY BEACH, OREGON" PREPARED BY THE CALL GROUP, DATED JANUARY 11, 2017, AND ANY SUBSEQUENT UPDATES, SHALL BE CONSIDERED PART OF THESE PLANS AND REFERENCED FOR ALL SITE CONSTRUCTION.
2. EXCAVATION, GRADING TESTING AND SUBSEQUENT PLACEMENT SHALL BE COMPLETED AS PER RECOMMENDATIONS OF THE REPORT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER AND TESTING FIRM DURING ALL STAGES OF GRADING TO ALLOW FOR SCHEDULING ON SITE VISITS, TESTING, AND SPECIAL INSPECTION.

SHEET NOTES:

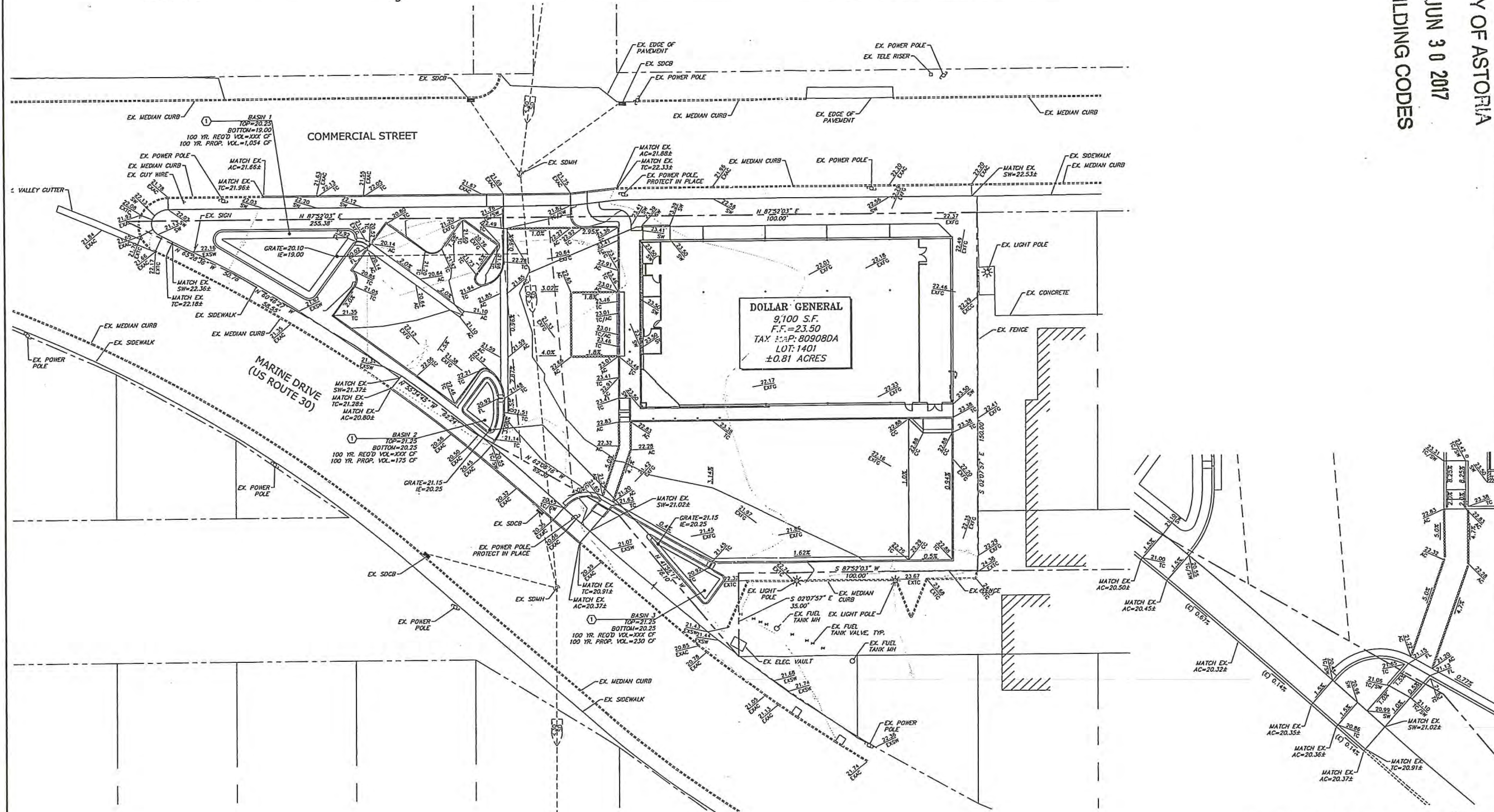
1. REFERENCE "GENERAL NOTES" ON SHEET C6.1
2. REFERENCE "ABBREVIATIONS" ON SHEET C6.1
3. REFERENCE "LEGEND" ON SHEET C6.1
4. ALL SLOPES GREATER THAN 3:1 SHALL BE TREATED WITH 0.5' DEEP 6"-8" ROCK RIPRAP
5. COORDINATE POWER POLE RELOCATION WITH TILAMOOK PUBLIC UTILITY DISTRICT.

CONSTRUCTION NOTES:

1. CONSTRUCT LANDSCAPE DETENTION BASIN AS PER DETAIL 3, SHEET C6.4
2. CONSTRUCT RIP RAP LINED DRAINAGE SWALE AS PER DETAIL 4, SHEET C6.4
3. ALL SLOPES GREATER THAN 3:1 SHALL BE TREATED WITH 0.5' DEEP 6"-8" ROCK RIPRAP
4. CONSTRUCT FOUNDATION DRAIN TRENCH EXCAVATION & BACKFILL AS PER DETAIL 5, SHEET C6.4
5. INSTALL 4" DIAMETER, RIGID, SMOOTH WALL PERFORATED PIPE WITH SOLVENT-WELDED CONNECTIONS, LENGTH AS SHOWN ON PLANS.
6. INSTALL 4" PVC BACKWATER VALVE TO PREVENT WATER FROM BACKING UP INTO BUILDING AREA
7. INSTALL 4" DIAMETER, RIGID, SMOOTH WALL PIPE WITH SOLVENT-WELDED CONNECTIONS, LENGTH AS SHOWN ON PLANS.
8. CONSTRUCT TRENCH EXCAVATION & BACKFILL AS PER DETAIL 7, SHEET C6.4
9. CONSTRUCT EXTRUDED CONCRETE CURB WITH OR WITHOUT GUTTER PAN, SEE STRUCTURAL PLANS FOR DETAILS
10. CONSTRUCT THICKENED EDGE SIDEWALK WITH HANDRAIL, SEE SHEET S06 FOR THICKENED EDGE SIDEWALK DETAIL & SEE SHEET A11 FOR HANDRAIL DETAIL
11. INSTALL KEYSTONE SEGMENTED BLOCK RETAINING WALL OR APPROVED EQUAL

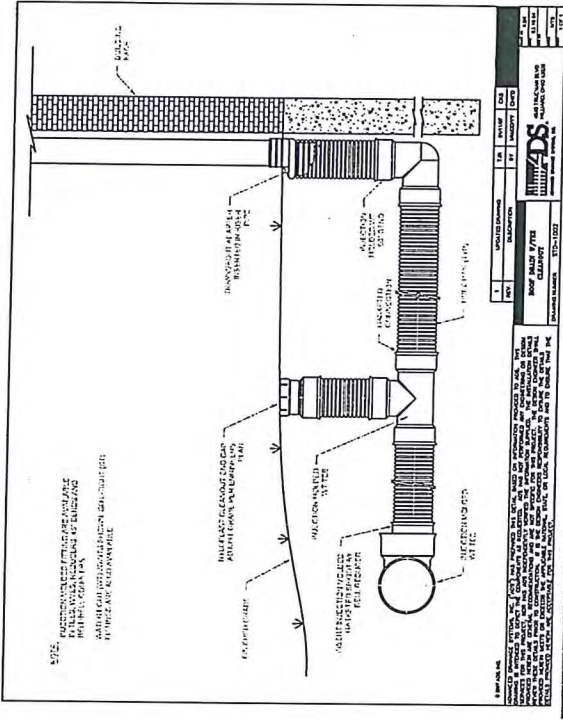


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JUN 30 2017
BUILDING CODES

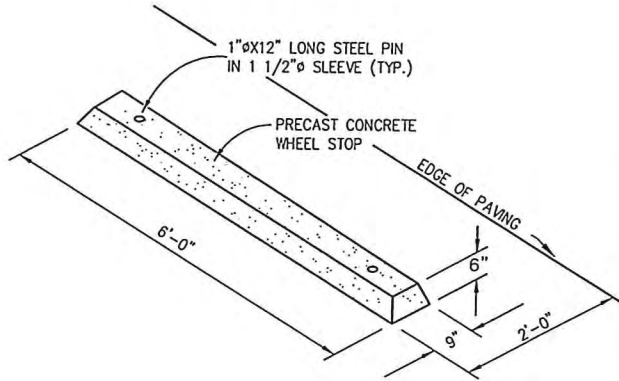


ENTRY GRADING PLAN
SCALE: 1" = 10'-0"

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DRAWN: N.D.J. DESIGNED: N.D.J. CHECKED/STAMPED: MATT K. RASHUSSEN, P.E.	PRELIMINARY NOT FOR CONSTRUCTION
TECTONICS DESIGN GROUP 10451 Double B Boulevard, Reno, NV 89521 Tel: 775-824-9888 Fax: 775-824-9886 www.tectonicsdesigngroup.com	
Dollar General Astoria, Oregon Cross Development 4336 MARSH RIDGE ROAD, CARROLLTON, TEXAS 75010	
PROJECT/CLIENT: #17049 DATE: 3/15/17 SUBMITTAL RECORD: SUBMITTAL	SHEET TITLE: GRADING PLAN SHEET: C3.1



1 ROOF DRAIN TEE CONNECTION
SCALE: N.T.S.



2 WHEEL STOP DETAIL
SCALE: N.T.S.

3 NOT USED
SCALE: N.T.S.

4 NOT USED
SCALE: N.T.S.

5 NOT USED
SCALE: N.T.S.

6 NOT USED
SCALE: N.T.S.

7 NOT USED
SCALE: N.T.S.

8 NOT USED
SCALE: N.T.S.

CITY OF ASTORIA
JUN 30 2017
BUILDING CODES

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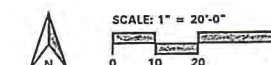
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TECTONICS
DESIGN GROUP
10451 Double R Boulevard, Reno, NV 89521
tel 775-824-9988
fax 775-824-9986
www.tectonicsdesigngroup.com

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SUBMITTAL
SUBMITTAL RECORD:
SHEET TITLE:
DETAIL SHEET
C6.6



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Oregon Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1978 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including nuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during wet periods and cultivate beds once a month after final acceptance.
 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to the Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing storm, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or decoloration of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
 - a. Clay - between 7-22 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.

- E. Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEG Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: "Mirafi Mirascape" by Mirafi Construction Products or approved equal.
- E. River Rock: Round Rock, 1 1/2" dia.
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".

- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

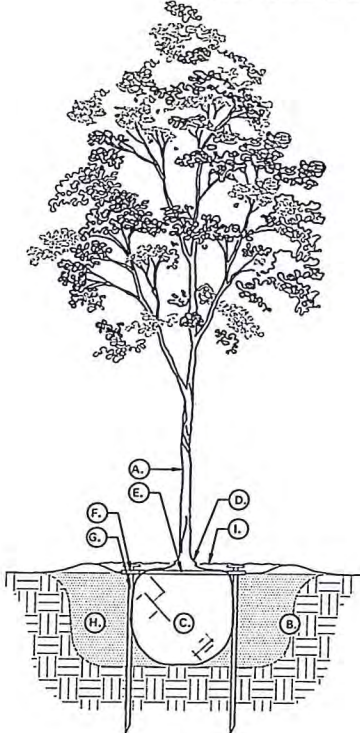
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 1/2" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION

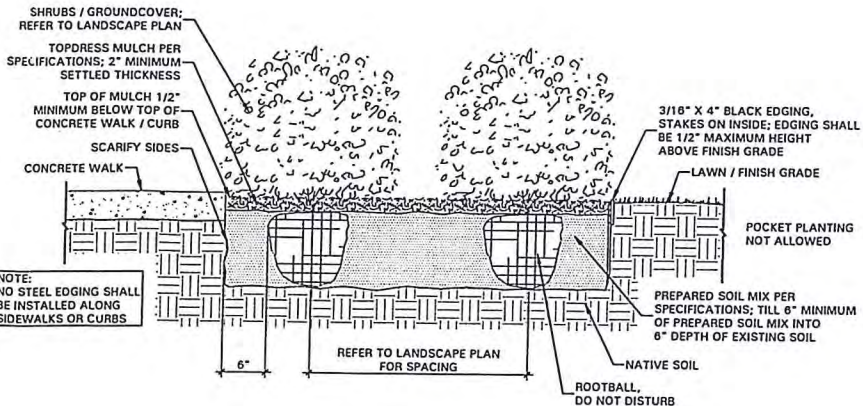


TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK, www.anfs.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. "U" BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jett@treestakesolutions.com www.treestakesolutions.com
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



SHRUB / GROUNDCOVER DETAIL

KORI HAUG, ASLA, CLARB
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



06/30/17

Dollar
General
2275 Marine Drive
& 2190 Commercial S.
Astoria, OR

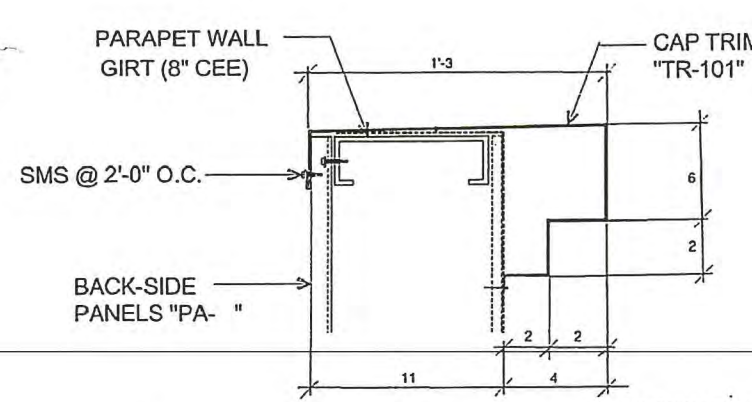
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Issue Date: 05.25.17
Drawn By: AKS
Checked By: KAH

Revisions
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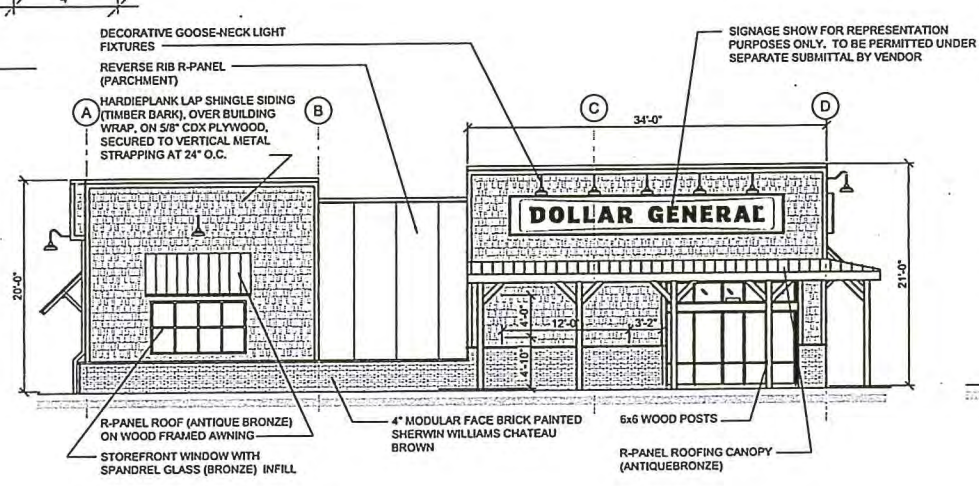
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LANDSCAPE
SPECIFICATIONS
AND DETAILS

Sheet Number:

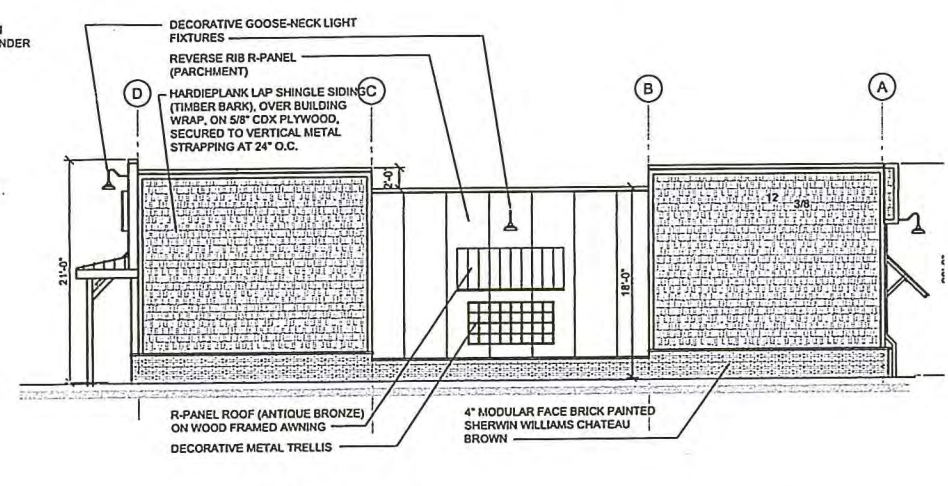
L1.02



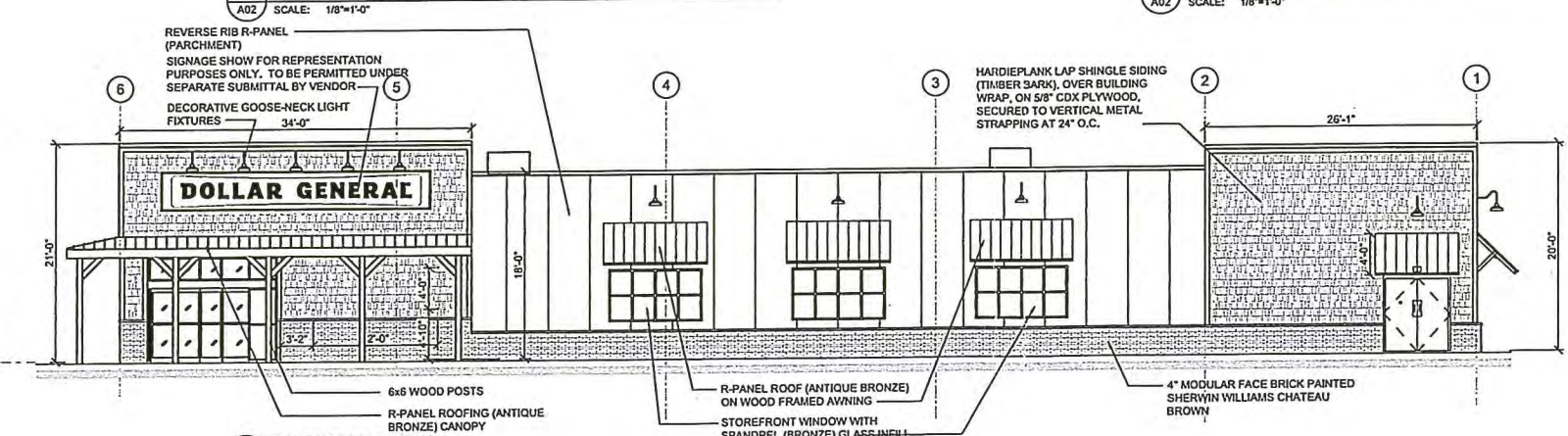
6 PREFIN. METAL CAP DETAIL
A02 SCALE: N.T.S.



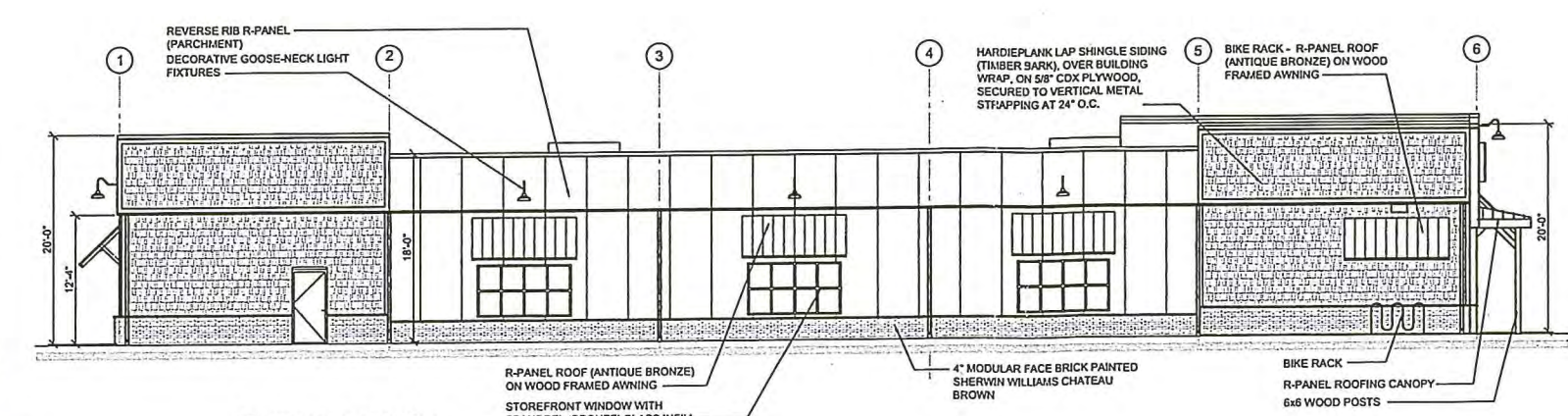
1 WEST ELEVATION
A02 SCALE: 1/8"=1'-0"



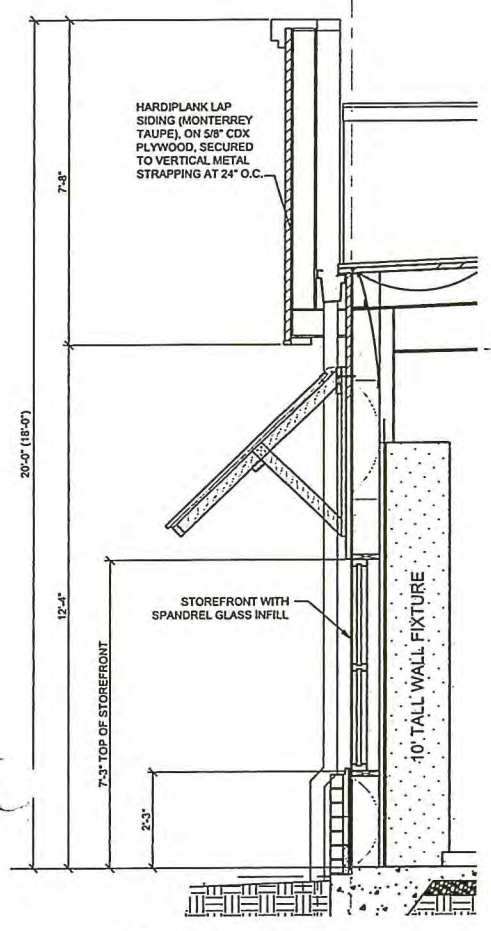
2 EAST ELEVATION
A02 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
A02 SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
A02 SCALE: 1/8"=1'-0"



5 WALL SECTION
A02 SCALE: 1/2"=1'-0"

PRE-ENGINEERED METAL BUILDING VENDOR	CBC STEEL BUILDINGS ATTN: EMER FLORES (209) 953-0910				
EXTERIOR FINISHES	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	GALVALUME
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.					
GUTTERS					
DOWN SPOUTS					
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)					
ARCHITECTURAL BRICK AT BUILDING FACADE: 4" FACE BRICK, PAINT SHERWIN WILLIAMS SW7510 CHATEAU BROWN					
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA					
BUILDING PARAPET WALL AND CANOPY					
STOREFRONT SYSTEM					
STANDING SEAM METAL ROOF PANELS					
LINER PANELS (INTERIOR SALES FLOOR)					

NOTE:
1. REFER TO SHEET T-1 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

4/27/17 - ISSUE FOR REVIEW	REV.
5/31/17 - ISSUE FOR REVIEW	REV.
7/1/17 - ISSUE FOR REVIEW	REV.
	REV.
	REV.
	REV.

EXTERIOR ELEVATIONS

PROJECT #: SHEET #:
DATE: A02
DRAWN BY: OF