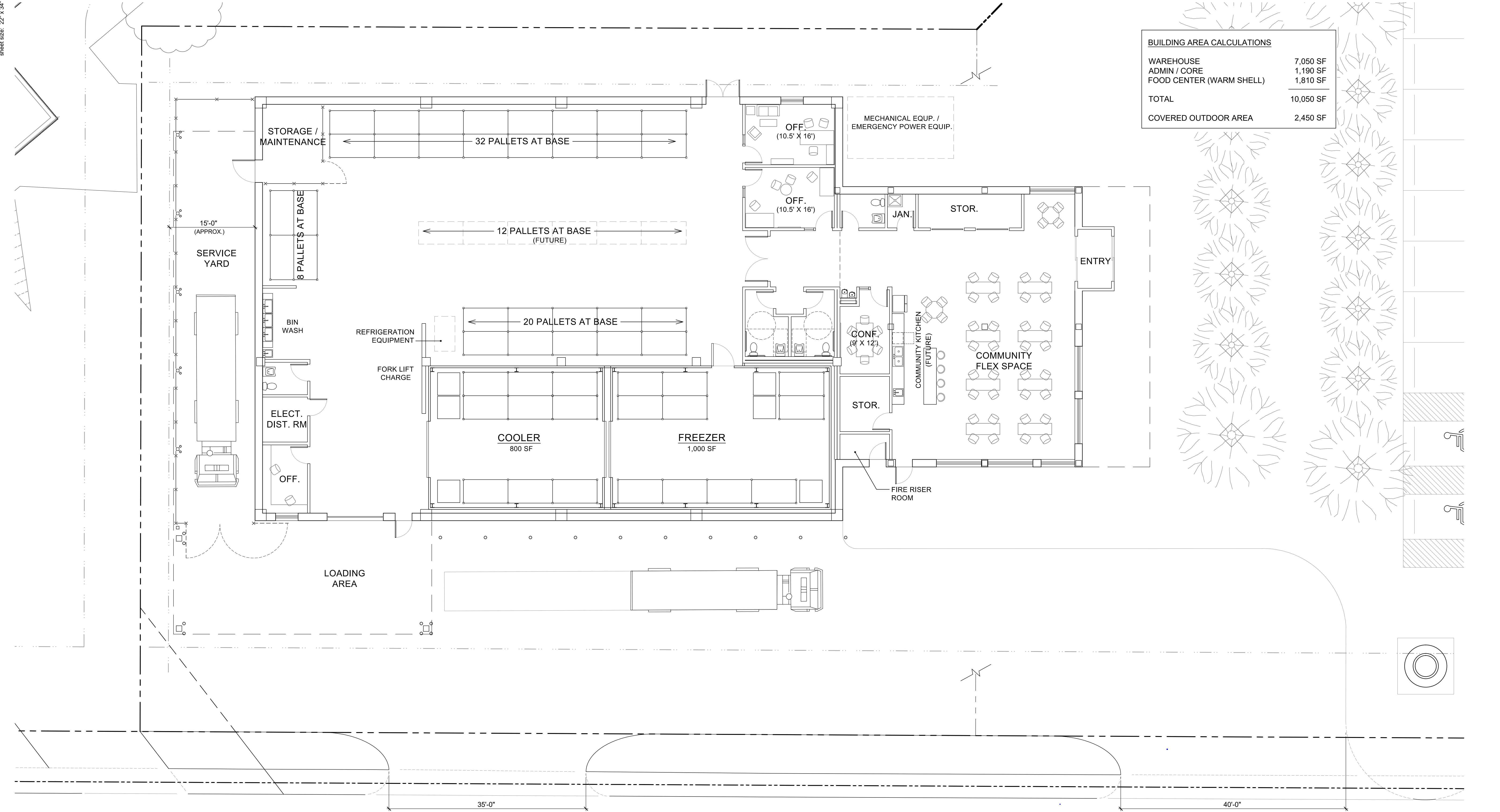


sheet size: 22" x 34"



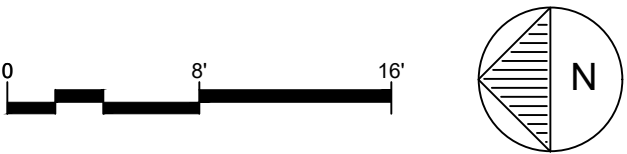
BUILDING AREA CALCULATIONS	
WAREHOUSE	7,050 SF
ADMIN / CORE	1,190 SF
FOOD CENTER (WARM SHELL)	1,810 SF
<hr/>	
TOTAL	10,050 SF
<hr/>	
COVERED OUTDOOR AREA	2,450 SF

OREGON FOOD BANK / NORTHWEST HOUSING ALTERNATIVES
WESTERN TREASURE VALLEY FOOD SYSTEMS PARTNERSHIP
ONTARIO COMMUNITY FOOD CENTER

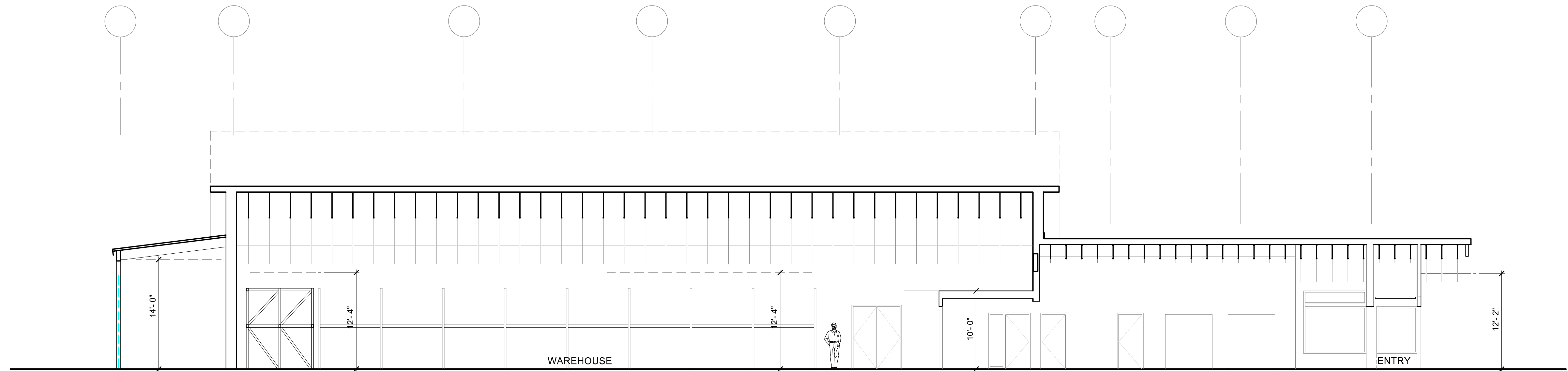
916 FORTNER ST
ONTARIO, OR 97914

CONCEPT DESIGN
PRELIMINARY BUILDING PLAN (SCALE 1/8" = 1'- 0")

OCTOBER 22, 2024

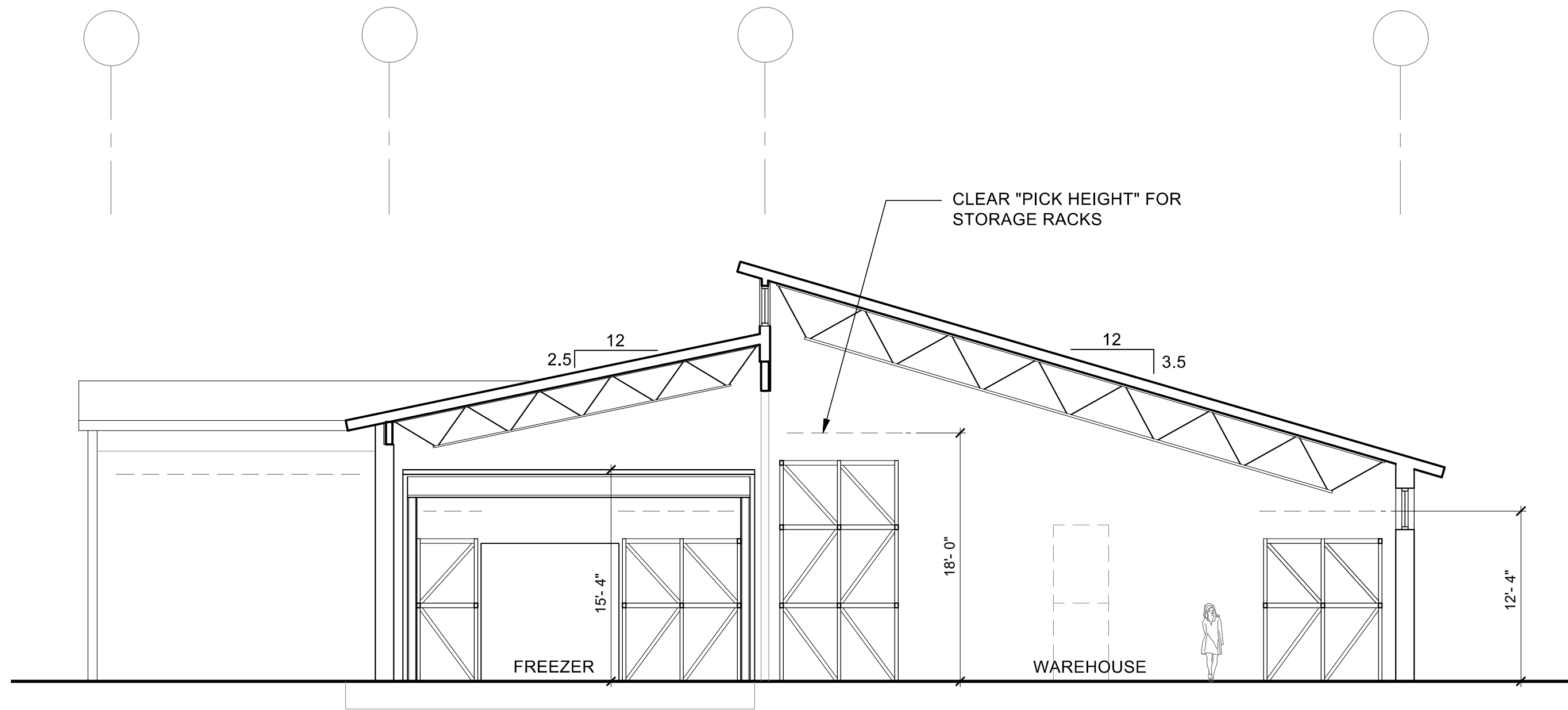


RESOLVE
ARCHITECTURE + PLANNING



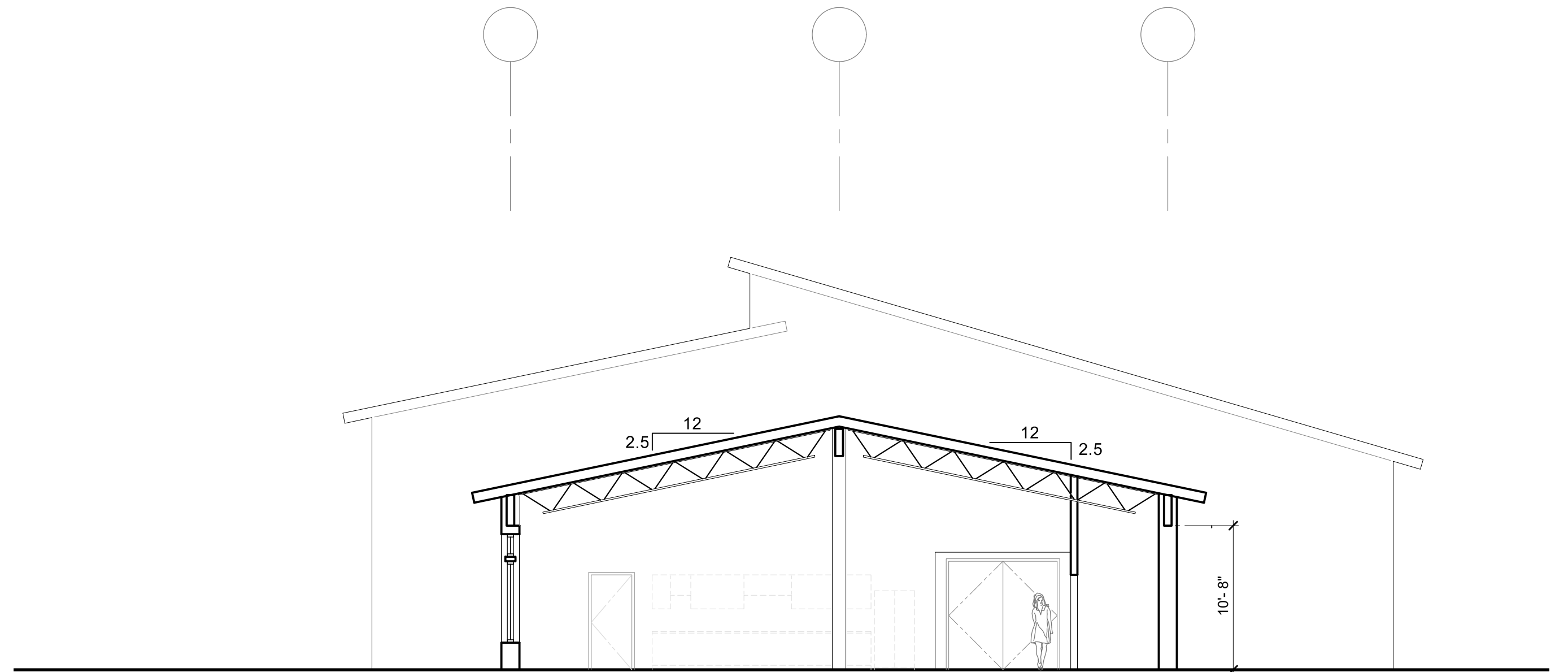
1 LONGITUDINAL SECTION

$\frac{1}{8}" = 1'-0"$



2 CROSS SECTION -- THROUGH WAREHOUSE

$\frac{1}{8}" = 1'-0"$



3 CROSS SECTION -- THROUGH FOOD CENTER

$\frac{1}{8}" = 1'-0"$

OREGON FOOD BANK / NORTHWEST HOUSING ALTERNATIVES
WESTERN TREASURE VALLEY FOOD SYSTEMS PARTNERSHIP
ONTARIO COMMUNITY FOOD CENTER

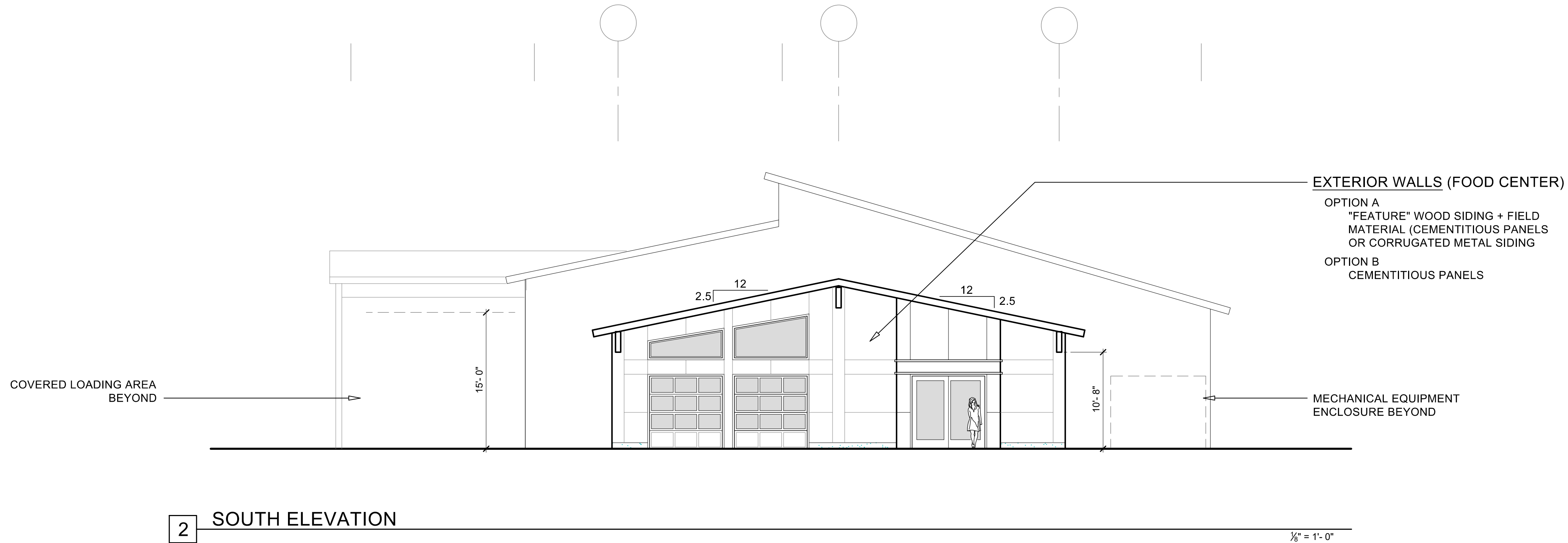
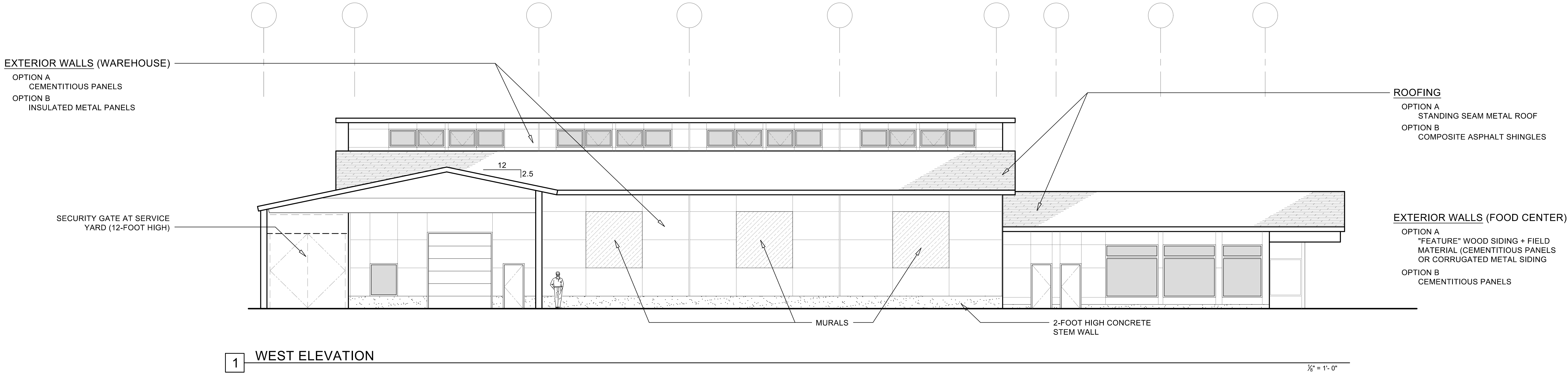
916 FORTNER ST
ONTARIO, OR 97914

CONCEPT DESIGN
BUILDING SECTION STUDIES

OCTOBER 22, 2024



RESOLVE
ARCHITECTURE + PLANNING



OREGON FOOD BANK / NORTHWEST HOUSING ALTERNATIVES
WESTERN TREASURE VALLEY FOOD SYSTEMS PARTNERSHIP
ONTARIO COMMUNITY FOOD CENTER

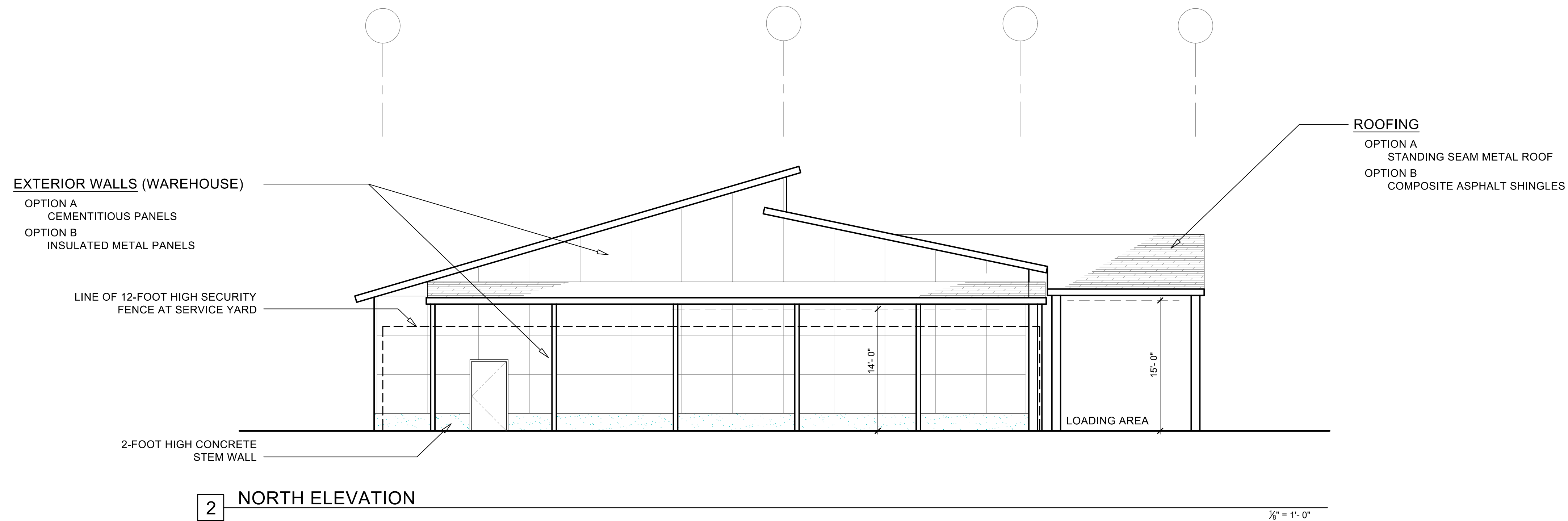
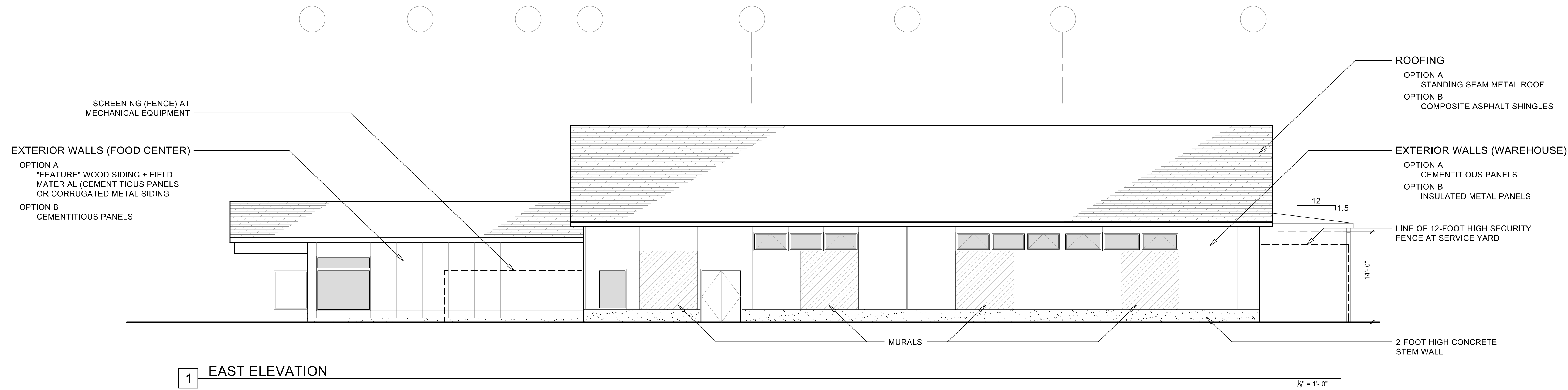
916 FORTNER ST
ONTARIO, OR 97914

CONCEPT DESIGN
BUILDING ELEVATION STUDIES

OCTOBER 22, 2024



RESOLVE
ARCHITECTURE + PLANNING



OREGON FOOD BANK / NORTHWEST HOUSING ALTERNATIVES
WESTERN TREASURE VALLEY FOOD SYSTEMS PARTNERSHIP
ONTARIO COMMUNITY FOOD CENTER

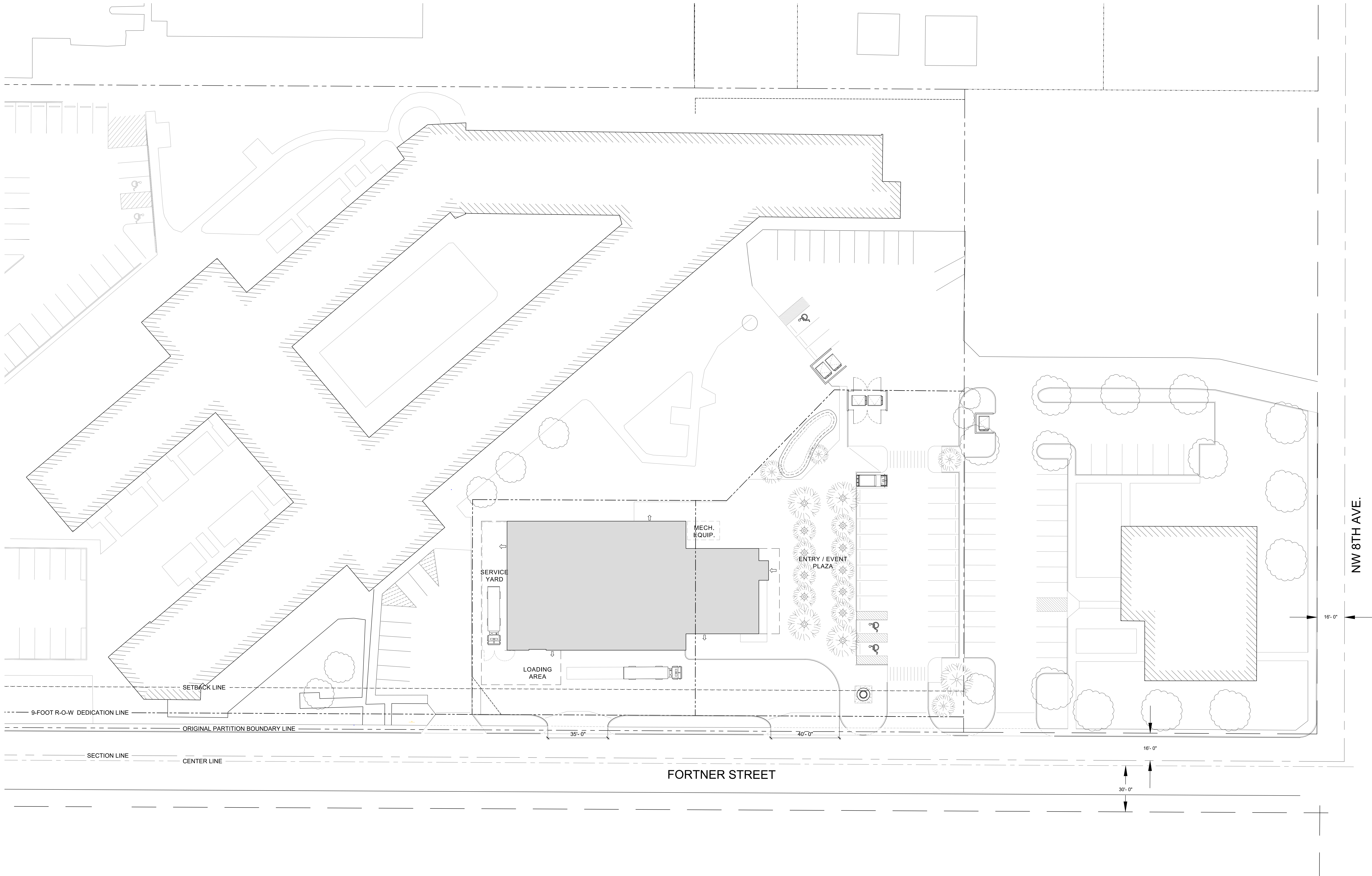
916 FORTNER ST
ONTARIO, OR 97914

CONCEPT DESIGN
BUILDING ELEVATION STUDIES

OCTOBER 22, 2024



RESOLVE
ARCHITECTURE + PLANNING

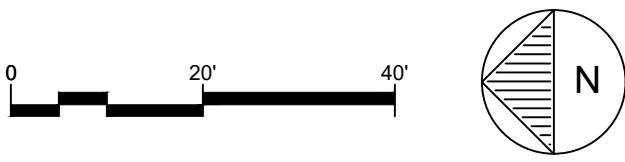


OREGON FOOD BANK
WESTERN TREASURE VALLEY FOOD SYSTEMS PARTNERSHIP
ONTARIO COMMUNITY FOOD CENTER

916 FORTNER ST
ONTARIO, OR 97914

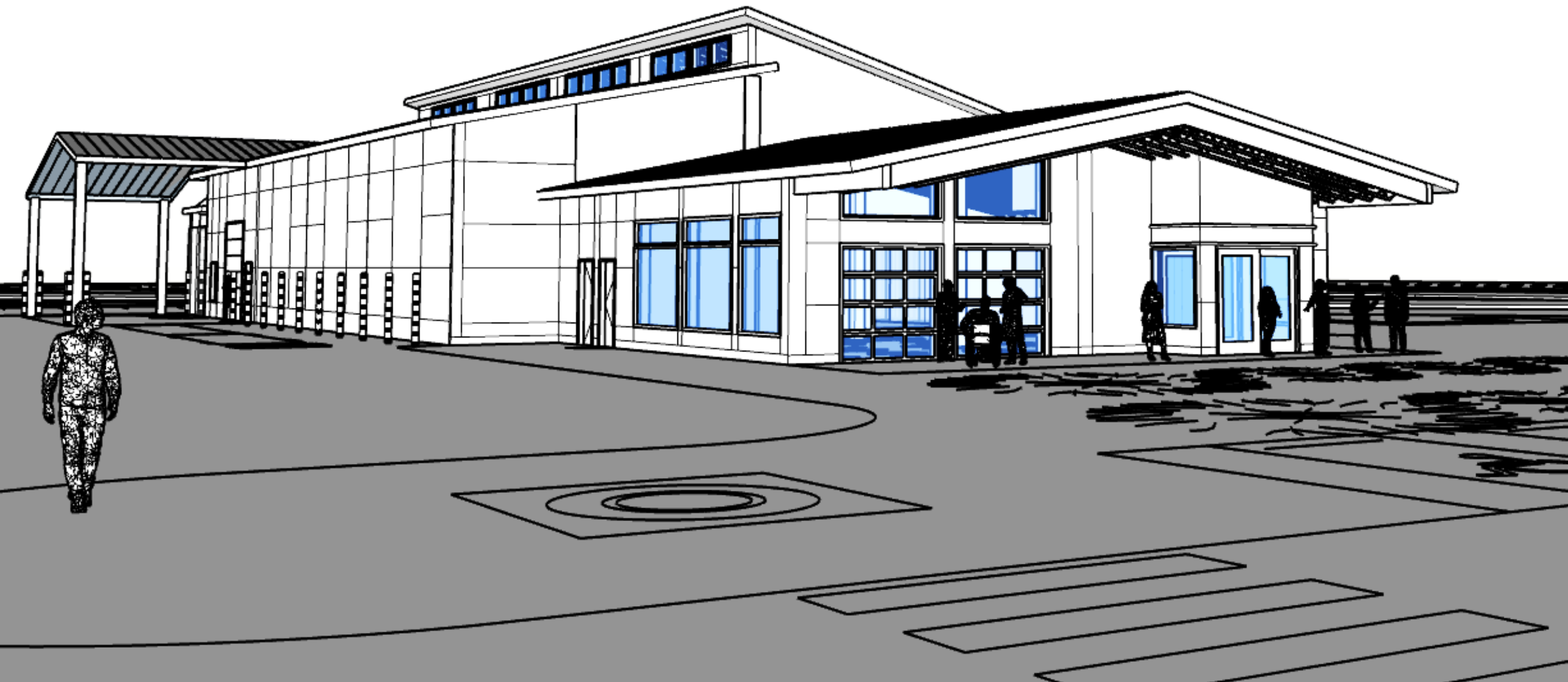
SITE CONTEXT PLAN (SCALE 1" = 20'- 0")

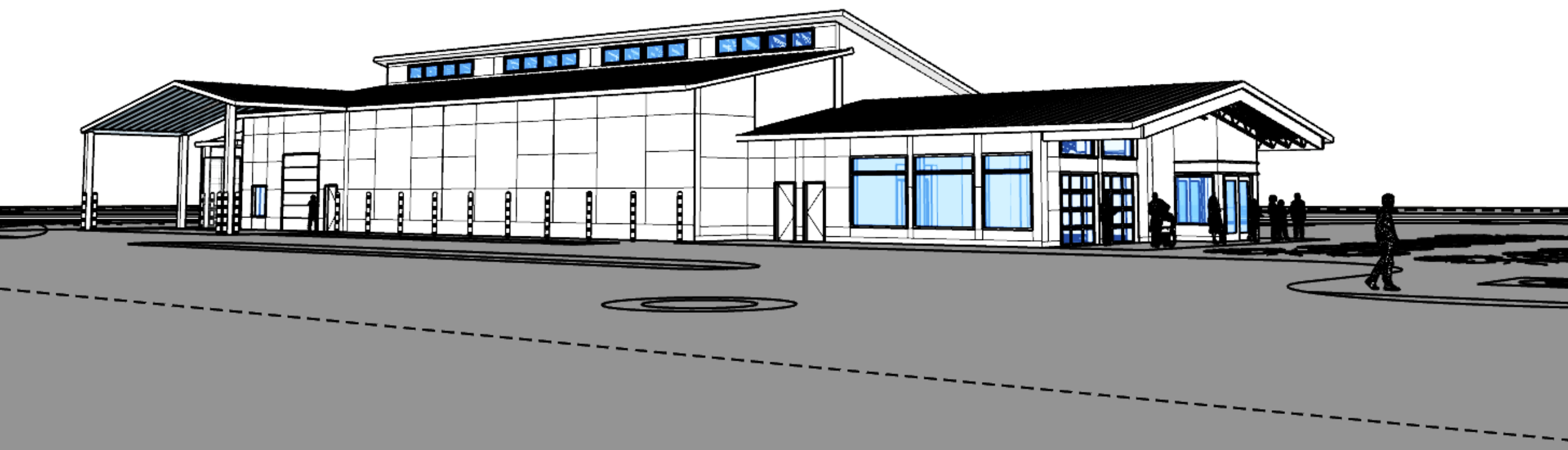
OCTOBER 11, 2024

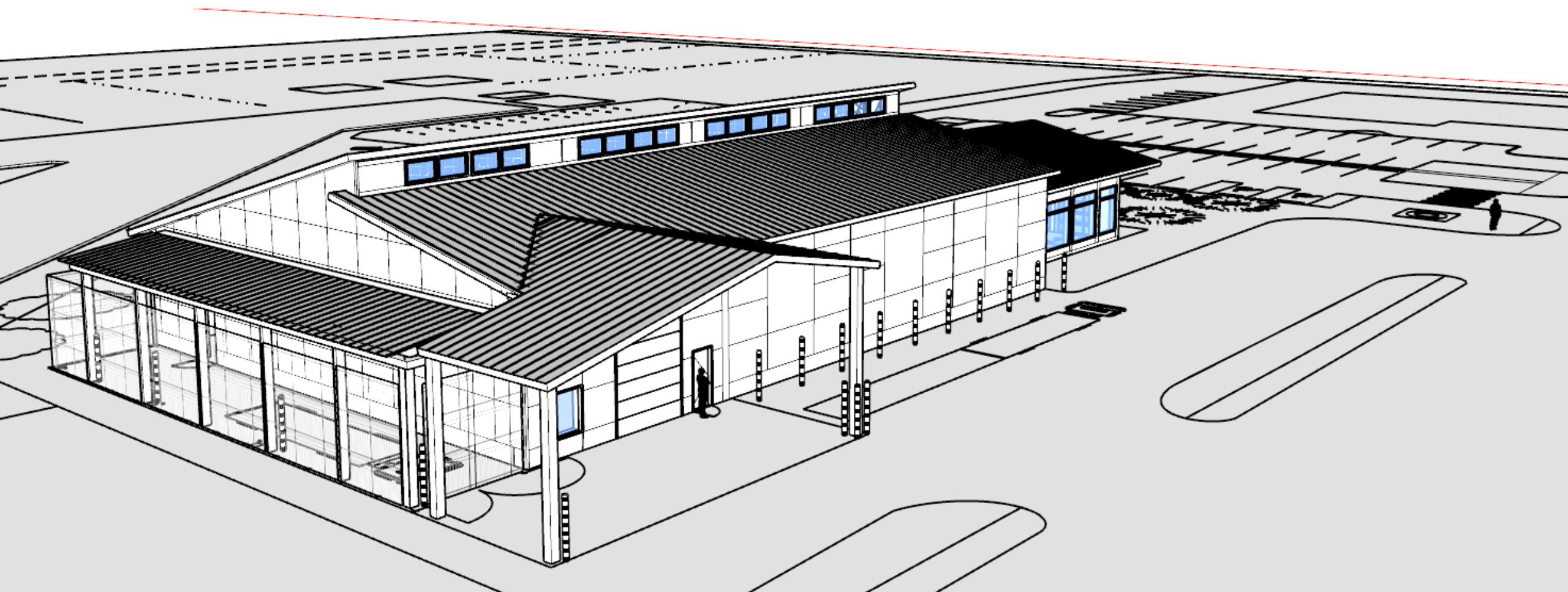


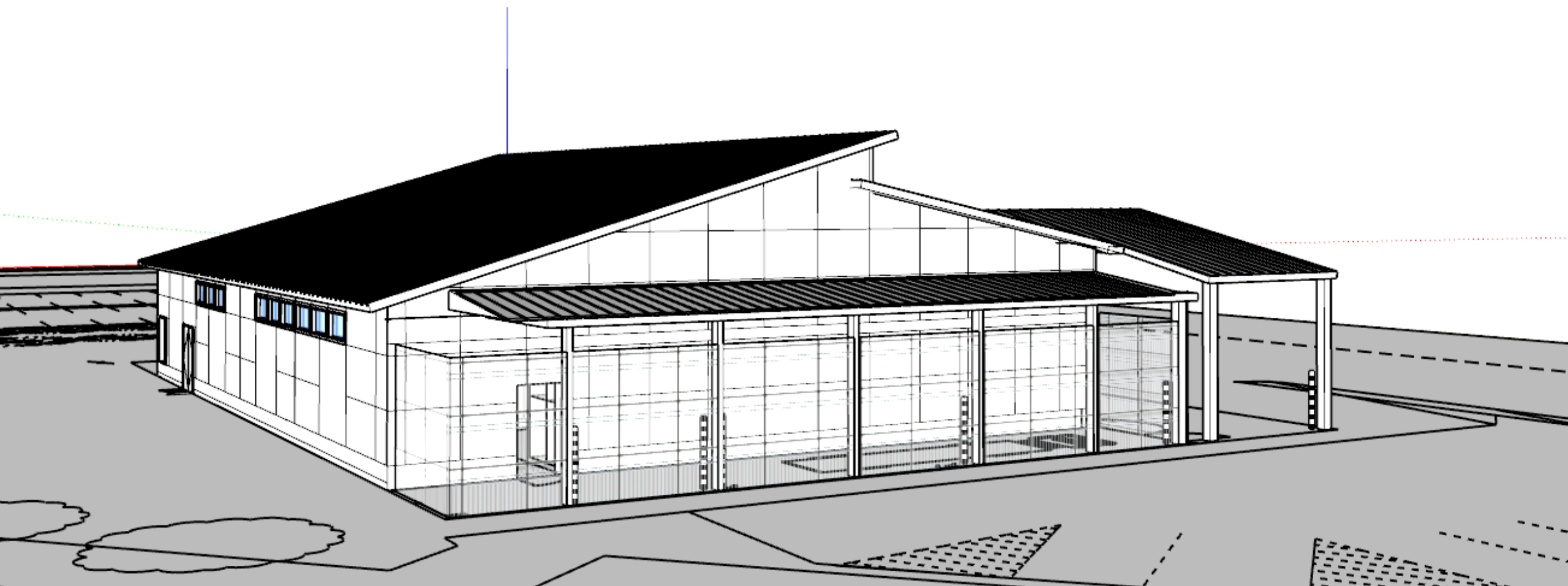
RESOLVE
ARCHITECTURE + PLANNING

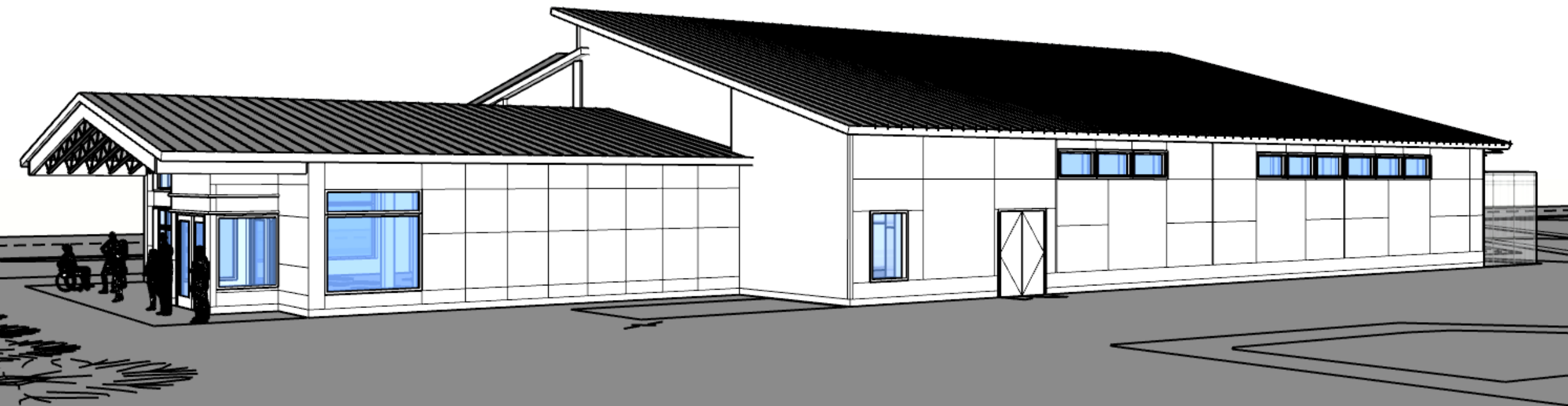


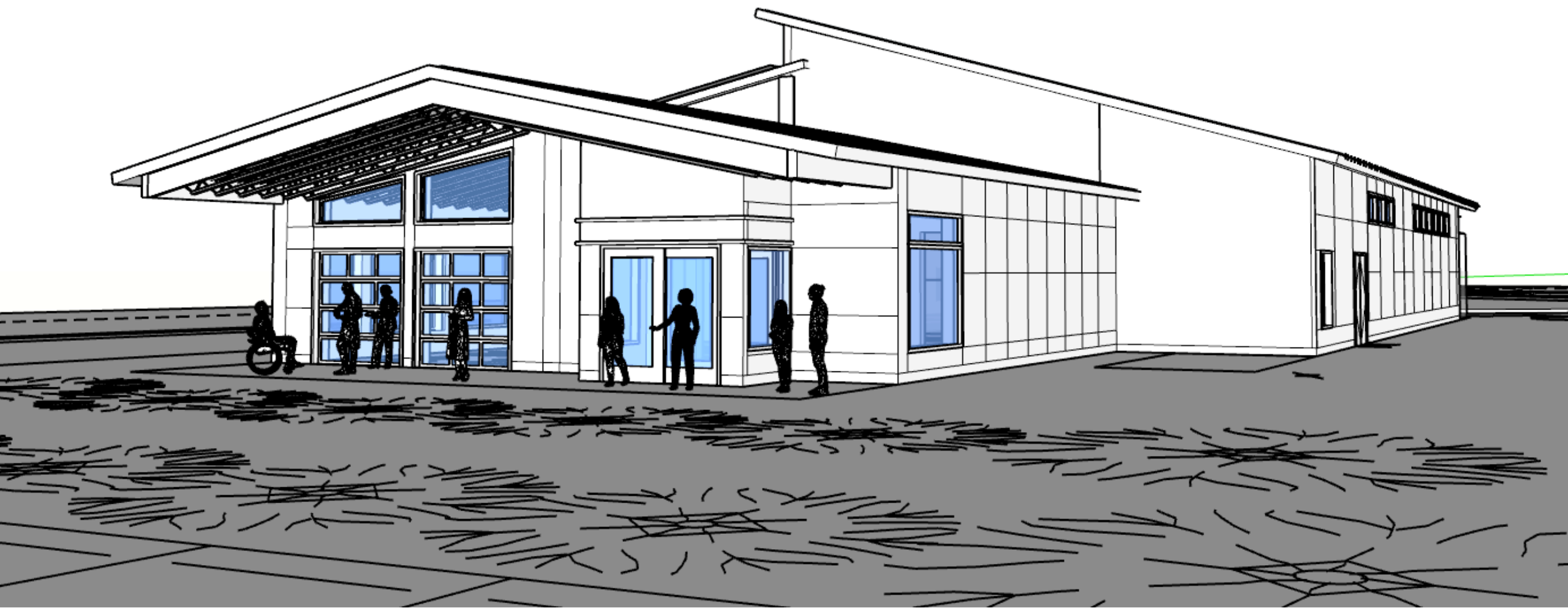












City of Ontario PDAC Meeting

DATE 12/11/24

TIME 1:30PM

Objection to recording? No

Confidential? No

This review is preliminary and is not a substitute for final plan review. All developments are subject to City of Ontario, Malheur County and State of Oregon land development regulations. Additional Federal regulations may apply. This review shall not constitute or imply consent or approval of any development proposal, and does not relieve the applicant from any additional responsibilities pursuant to irrigation and/or drainage, environmental, transportation, and other requirements that may be beyond the City of Ontario's jurisdiction. The City will attempt to identify all applicable Code requirements and necessary applications at this meeting, but does not guarantee that every conceivable requirement, application, issue or barrier will be addressed.

Proponents (attended online):

Sheila Hiatt	(541) 889-9206	shiatt@oregonfoodbank.org
Clayton Crowhurst	(828) 778-9656	crowhurst@nwhousing.org
Lindsay Grosvenor	(541) 889-9206	lgrosvenor@oregonfoodbank.org
Kira Harrow		kharrow@oregonfoodbank.org
Jen Turner		jturner@oregonfoodbank.org
Danny Faccinetti		dfaccinetti@oregonfoodbank.org
Suenn Ho		suennho@resolvearchitecture.com
John Flynn		johnflynn@resolvearchitecture.com

Project description:

Address: Tax Lots 801, 802 on Fortner Street

Proposed use: Ontario Food Bank - New Facility

Property to be purchased by the Oregon Food Bank. Existing building to be demolished. New building will be 11,000 sq ft., one level, will have warehouse space, Community Food Center and potential event space in the plaza at front of building.

Planning Department & Public Works comments:

Both tax lots will be considered as one site for development.

Not in the flood plain.

Zone is RM-10. All required setbacks met, per the provided site plans.

Parking requirements dependent on use of building: minimum of 14 parking spaces required. Parking as proposed exceeds minimum requirements. Parking space design standards are in Ontario Municipal Code [10A-57-100](#).

Two loading spaces required. Loading spaces must be marked/painted on pavement and must not impede street traffic. No minimum size required for loading space, size should be consistent with the most applicable use.

Landscaping mostly along frontage: 6% of total lot must be landscaped, 65% of which must be green and growing (2,588 sq ft landscaped, 1,682 sq ft green and growing).

Recommend meeting with Planner and City Manager to discuss potential grant money.

SDC fees for new building: \$708/1,000 sq ft for warehouse, \$924/1,000 sq ft for community space.

Existing sewer line used by River Bend place is not available for this development.

Existing 2" water service may be utilized with no additional fees. If new water service location is required, fees will be assessed at that time (approx. \$10-\$12k for new).

Sewer SDC fee for new sewer service: \$2,405, sewer tap fee \$375.

Contractor required to expose the sewer main, City would do the tap.

One 36' Commercial curb cut allowed; City will allow the 2nd 40' entrance for loading and unloading only.

Existing sidewalks repaired where needed. Sidewalk must have ADA approaches.

Grease traps required per plumbing code in the flex space/kitchen space.

On-site retention for hard surfaces. May use bioswale as proposed on plan, must show that retention is capable for hard surfaces.

Fire hydrant estimated cost of \$8,000 to \$11,000, depending on location. Contractor to install.

New hydrant would include a tap fee of \$400 (water hot tap).

Hydrant would be operated and maintained by the City of Ontario.

Fire Department comments:

Sprinkled building, fire riser room on plans.

Existing hydrants to north of lot and on corner of Fortner and NW 8th Ave. Fire hydrant coverage will depend on fire flow test result. FDC must be within 100 feet of a fire hydrant, may need to add a hydrant if not able to connect to an existing hydrant. Placement for a potential new hydrant dependent on FDC location.

Flow test, fire flow calculations for sprinkler system and new fuel load of building required, per OFC.

Fire sprinkler contractors will provide flow test results, Public Works would only operate the hydrant.

Fire and Public Works can witness fire flow test instead of PE being on-site, if needed.

Dry system required for covered area, will require an air compressor.

Warming kitchen acceptable. Type 1 hood required if grease laden vapors are produced.

Fire access area must be marked "No Parking" to preserve access (loading time is ok).

Freezer/cooler may require gas detection (see Building Dept comments).

Knox box required. Recommend placing next to fire riser room. (Go to knoxbox.com 3200 series for Ontario, OR location.)

Building Department comments:

Construction will be V-B, roof structure will be hybrid wood and steel trusses.

Classifying storage area as S-2, and community flex space as a possible B or A occupancy.

Firewalls required between occupancies.

Energy codes must be met on both spaces.

Mechanical permits required for all HVAC and mechanical ventilation. Mechanical plans must be engineered by Oregon licensed engineer.

Sprinkler heads required inside freezer/cooler area. Must be a dry system.

Demolition permit required for existing building. Asbestos testing required. (Demo permit fee \$112.)

Demo may begin before construction. Debris must be cleaned up, dust contained on-site as much as possible, area must be clearly roped off from public.

Current plans show warming kitchen only. Type 1 and fire suppression or Type II Hood required if grease-laden vapors are produced.

Fire alarm system should monitor the riser room and would monitor a Hood system, if installed.

Electrical and plumbing permits through the County Building Department.

Mechanical, structural, fire alarm/sprinkler, and Hood systems permitted through the City Building Department.

Freezer/coolers alarm required, will be dependent on size of freezer/coolers (mechanical engineer will provide that information.) Gas detection system for alarm dependent on size of units and amount of gas/freon used.

Racking cannot interfere with fire sprinkler heads.

Must have accessible route from ADA parking into the building into ADA restrooms.

City of Ontario Staff Present

Tatiana Burgess	City Planning Director	541-881-3222	tatiana.burgess@ontariooregon.org
Clint Benson	Fire Chief	541-881-3230	clint.benson@ontariooregon.org
Al Haun	Jacobs, Public Works	541-889-8572	al.haun@jacobs.com
Marshall Pierce	City Engineer	703-347-2363	marshall.pierce@jacobs.com
Eddie Alvarez	Building Inspector	541-881-3220	eddie.alvarez@ontariooregon.org
Jennifer Braden	Planning & Office Tech	541-881-3224	jennifer.braden@ontariooregon.org