

SITE PLAN ~ 'CUP OF JOE'

This site plan is being submitted to renew the temporary use permit for the business known as "Cup of Joe". A few changes have been made to the original site plan which was submitted in May of 2007. The changes are applicable to how the business has run since its inception in October of 2007.

It is our intention to obtain a permanent permit for our business and understand the city is working on revising the applicable ordinance. In conversations with the City Planner, I understand this revision may not be ready until the beginning of next year. As soon as is feasible, we would like to work to obtain a permanent status.

VICINITY MAP---

The site for 'Cup of Joe' is located on tax lot #1705312000200, which is zoned Highway Commercial. The lot is on the corner of Territorial Highway (88267 Territorial) and Luther Lane in the city of Veneta, OR. Located to the north is Highway 126. (See **Appendix A**)

No drainage channels are located within 1,000 feet of the development site.

DEVELOPMENT PLANS---

1) Building and Land Use Plans

- (i) A shopping center, accommodating 13 businesses, exists on the lot. These businesses have been unaffected by the development of the site. "Cup of Joe" is located in the northwest corner of the lot. (See **Appendix B** for an overview of the property site)
- (ii) The unit is trailer mounted with the floor level being approximately 2 to 3 feet in height.
- (iii) The unit is 8 feet wide by 20 feet long. The structure is 12 feet tall at the highest point. The trailer tongue has been removed to ease traffic flow. Steps have been installed at the east end of the unit for access into 'Cup of Joe'. Corrugated metal has been installed as a skirting for the underside of the unit. Architectural plans are included in **Appendices C and D**.
- (iv) Properties immediately adjacent to the parcel are all zoned for commercial use. To the south of the lot lies the city street known as Luther Lane and to the west is Territorial Highway. Directly north of lot 200 is Red Barn Realty located on lot 104 and Fern Ridge Self Storage on lot 105. Lot 300 is located due east of lot 200 and is occupied by the Christ Lutheran Church.

- (v) The unit was built by Cornerstone Manufacturing of McMinnville, Oregon. No construction of the unit occurred at the proposed site; it arrived complete.

2) Parking and Traffic Flow Plans

- (i) No automobile garages exist, nor are any proposed, on lot 200. The parking lot of the shopping center is surfaced with asphalt. There are currently 34 parking spaces next to the shopping center building, plus 3 handicapped spaces. Additionally, there are 40 spaces within the perimeter of the parking lot for additional parking which would not be affected.

Along the northwest boundary of the lot, where “Cup of Joe” will sit, there were another 11 parking spaces not being utilized because they were covered by debris. This area was cleared and is used as part of the traffic flow for our business. At the southwest corner of the building 3 spaces were eliminated to ease the flow of drive-up traffic on the north side of “Cup of Joe”. One of these was a Handicapped space which we relocated just around the corner to the south and east, approximately 25 feet from its current location and within direct access to the covered walkway. Please refer to **Appendix B** for exact location, arrangement and angle of parking spaces.

In accordance with the city of Veneta Land Development Ordinance No. 461, Section 5.2, approximately 63 parking spaces are required to accommodate the existing businesses in the shopping center complex. The shopping center is 16,030 square feet total, of which approximately 13, 800 square feet is utilized by the businesses. The remainder is common area, used for storage, or is vacant. Additionally, 3 handicapped spaces are required by the Oregon State Structural Specialty Code. The following table outlines each business located within the shopping center complex, the business type or category, the corresponding square footage of the business and the required number of spaces based on Ordinance 5.20 (11) Commercial.

BUSINESS	CATEGORY	SQUARE FOOTAGE	NUMBER OF SPACES REQUIRED
David Hurd Insurance	Office (c)	486	2
Barber Shop	Service (b)	480	1
Pet Paws	Retail (a)	1200	6
WestLane Fitness	Service (b)	5000	9
Chiropractic office	Medical (d)	400	3
Rosalinas Restaurant	Eating/drinking (e)	2000	20
Creative Hair Care	Service (b)	625	2
Gambill Insurance	Office (c)	450	2
Fern Ridge Self Storage	Office (c)	300	1
Vacant	Retail (a)	1125	6
Robbies Window Box Cafe	Eating/drinking (e)	300	3
Applegate Eye Center	Medical (d)	1000	6
Looking Glass Counseling	Office (c)	425	2

WestLane Fitness, which requires only 9 parking spaces by Ordinance standards, likely utilizes more spaces during their peak hours.

- (ii) The location of the unit is surrounded by open space, either parking spaces or traffic pattern space. The unit itself, and the traffic flow to the unit, does not interfere with truck loading or unloading operations.
- (iii) There is not a bike path within the shopping center complex. Covered pedestrian walkways are located around the southern and eastern borders of the shopping center building.
- (iv) Currently, there is a triangular marker which traffic is directed around. Traffic entering the shopping center from Territorial Road is directed to the left of the triangle and in line with the parking spaces. As traffic continues through the shopping center, the traffic moves behind the marker. At that point, traffic can either turn right and head back out toward Territorial or turn left, cross traffic and go to the businesses in the back of the shopping center.
Traffic can also enter the back of the shopping center off Luther Lane. To access the businesses at the front of the shopping center, traffic flows to the left of the marker and then crosses traffic to double back to the desired business.
“Cup of Joe” has utilized the same traffic flow pattern as currently exists with success. A car entering off Territorial most commonly uses the south side drive-up window, receives their product and converges back into the traffic pattern. Although rare, a vehicle entering off Luther Lane utilizes the triangular marker, crosses traffic at the southwest corner of the

shopping center building, and uses the north side window. Once finished, the car will converge into the outgoing traffic and exit onto Territorial. **Appendix E** provides an overview of the shopping center complex with measurement details for the triangular marker and the driveway area entering off Territorial. **Appendix F** maps the current traffic flow within the shopping center and how 'Cup of Joe' has utilized this same flow. Peak hours of operation for 'Cup of Joe' are from 7:00 am to 11:00 am. The Veneta Health Club opens at 5:00 am during the week and 8:00 am on the weekends. A few businesses open at 8:00 am during the week, however the majority open at either 9:00 am or later. Traffic congestion has been kept to a minimum due to the staggering of opening times. Our customers have not had any issues with traffic congestion nor have any problems arisen. We have often had 7 cars patronizing our business at one time and there as never been an issue. We feel the way the traffic patterns have been established as been more than sufficient.

- (v) Please refer to **Appendix A** for existing streets, public ways, and railroads.

3) Landscaping and Site Improvements

- (i) Landscaping for the site has not required a large scale, underground irrigation system to be installed. Hanging baskets from the sides of the building and barrels/pots near the front deck will primarily be utilized and will be hand watered.
On the North side of our building there was 13 feet of debris (blackberries, weeds, etc.) which was cleared for aesthetic and utilization purposes. This area may eventually be landscaped with shrubs and/or flowers if feasible.
- (ii) Three (3) trees exist (see **Appendix B**) on the west end of the parcel, but they have not be affected. The most southern tree is 33" in diameter, the middle tree has a 25" diameter, and the northern most tree is 40" in diameter.
- (iii) There have been no walls or fences constructed on the site.
- (iv) There exists one neon sign inside the west side window of the building which indicates that we are "open". A larger sign has been painted on the west and south facing upper "boxes" of the building and indicate our 'Cup of Joe' logo. At the top of each "box" on the building, a light shines down over the service windows and front window. (See **Appendix D**)
The building is 160 total square feet and, in accordance with Ordinance 5.15 which states that signs "shall not exceed 6% of that buildings...square footage", 10 sq. ft. is the maximum allowable for signage. The 'Cup of Joe' sign will be approximately 5 sq. ft. None of the signs extend above the roof of the building.

- (v) Not applicable
- (vi) There are no areas proposed to be dedicated or reserved for public parks, playgrounds, school sites, public buildings within the development of this site.

4) Utility Plans

- (i) The unit is placed in the middle of a currently paved parking lot. There will be no increase in overland flow from storm waters and no additional drainage systems should be necessary. For a contour map of the site, refer to **Appendix G**.
- (ii) The water main for the shopping center is located in the southeast corner of the property. Installation of a new water main will not be necessary for 'Cup of Joe'. Once a permanent permit is granted, water needs will be adequately met by connecting to an existing water supply line for the shopping center. This water line is located outside the shopping center building near the northwest corner. Water needs for 'Cup of Joe' are not expected to exceed 50 gallons a day.
- (iii) We have connected to an existing 4-inch sewage line that serves the west side of the shopping center. The line is located 3 feet outside the western wall of the building at a minimum depth of 27" and crosses underneath the paved parking lot to the south. All excavation work was completed by Braun Excavation. Discharge amounts from 'Cup of Joe' are minimal.
- (iv) Electrical needs have been met by the installation of a power line extending from a power pole and transformer roughly 75 feet from the location of the business. All work was completed by Turnbo and Carter under the requirements from EPUD.

5) Emissions or Potential Hazards

At this point, no known emissions or potential hazard conditions exist.

A garbage can is within the building for immediate disposal. This can is emptied when full, about every third day. There is also a recycle bin within the building that is emptied each night at a dumpster near the business.

'Cup of Joe' personnel have access to restrooms located within the shopping center complex. These restrooms are denoted on **Appendix B** as an "RR" at the locations. We also have permission to utilize the restrooms at WestLane Fitness, which we do quite often.

PROGRAM ELEMENTS

'Cup of Joe' is a specialty beverage retailer. In a drive-thru arrangement, we offer hot and cold beverages in a convenient and time-efficient manner. A trained Barista provides our customers a choice of a custom-blended espresso drink, smoothie, Italian soda, tea, or other beverage. Additionally, 'Cup of Joe' offers fresh-baked pastries, and/or pre-packaged products, which complement the beverage.

'Cup of Joe' is situated in the most accessible and feasible location. The facility is designed to accommodate consumers on two opposing sides of the building and dispense the products in less time than is required for a walk-in café. Veneta residents commuting to other areas for work most appreciate the location. It is located on the "going-to-work" side of Territorial Road.

'Cup of Joe' focuses on three primary markets: The Daily Commuter, the Local Consumer, and the Traveler:

The Daily Commuter refers to those persons who live in Veneta and work out of the area, primarily Eugene. Commuters have a 20 minute drive (at least) to Eugene and have just enough time to consume a coffee and pastry. To accommodate these commuters, 'Cup of Joe' opens at 5:00 a.m. Two Barista's are present in these early morning hours to make certain our commuters are serviced in a timely-manner.

The Local Consumer is an integral component to the success of 'Cup of Joe'. Establishing local, repeat patrons is vital to our business.

To capture both of these market groups, 'Cup of Joe' offers incentives for both the consumer and the community. Loyalty cards are offered which reward the consumer with free product after purchasing 10 drinks. The community has benefited in a number of ways. At fundraising events for schools, product and/or gift cards have been donated. We have sponsored local sports groups, as well as fundraisers for other non-profit organizations. We started a program for our local elementary teachers by sponsoring a "Teacher of the Week" in which the selected teacher receives a free drink on us. Management will constantly evaluate new and innovative ways to give back to our community.

The Traveler refers to those persons who travel through our community to enjoy our beaches, mountains and various community events.