

UPPER FLOOR REDEVELOPMENT IN DOWNTOWN ALBANY

Prepared for the Central Albany Revitalization Area (CARA), 1/03

Where to begin... The City of Albany's Community Development Department provides technical assistance to owners and prospective owners of Downtown buildings. If you are interested in exploring redevelopment options, begin by making an appointment with:

*Pam Silbernagel, Community Development Planner
City of Albany Community Development Department
541/917-7565*

In addition to working with the City Building Division and Planning Division, this "point person" has access to financial and professional assistance provided by CARA.

Exploring redevelopment concepts...

Housing: Generating additional housing units is important to the vitality of Downtown Albany. Not only do residents provide foot traffic for Downtown businesses, but they also create a "24-hour neighborhood" that builds on the business district's energy. Our Downtown housing stock includes a mix of owner- and renter-occupied units, a variety of unit types and sizes (from basic studio units to a 6,000-square-foot rental to a roof-top house) and a blend of household types.

Professional Offices: Downtown Albany is designated as the financial, government and legal center of the community. As such, quality professional office space is in high demand in the Downtown area. Flexible zoning regulations also allow minor-assembly firms to locate in Downtown's upper floors.

The road to redevelopment...

City of Albany Community Development - Planning Division: The City's Planning Division provides land use review of all uses in the City of Albany. Some uses require review through a hearings process, but most (especially in the Downtown) can go through a fairly simple internal review. The Planning Division also provides historic review of exterior changes to properties in the Historic Districts or listed on the City of Albany's local inventory. *Planning Questions: 541/917-7550, or visit the Planning and Building counter upstairs in City Hall, 333 Broadalbin SW.*

City of Albany Community Development - Building Division: The City's Building Division reviews plans and oversees construction-related activities following state and federal regulations. Through the City's point person, the Building Division is available to review proposed redevelopment projects on site. *Contact the Building Division at 541/917-7553 or visit the Planning and Building counter upstairs in City Hall, 333 Broadalbin SW.*

Architectural and Engineering Assistance: CARA will have an architect and related professionals available to offer preliminary design assistance this winter. Contact the City's point person (above) to find out what CARA is currently offering and how you might obtain assistance.

Financial Assistance: While CARA is not currently prepared to directly provide grants for building redevelopment, it may be able to assist with filling gaps on loan proposals. Please contact the City's point person (above) to find out what, if any, CARA assistance is currently available.

We're still learning... The City and CARA welcome your comments on perceived redevelopment barriers and how we might better address those barriers. Please feel free to attend our CARA Advisory Board meetings or to direct your comments to us through City staff. We appreciate your interest!

SPEAKERS LIST

**DOWNTOWN UPPER FLOOR REDEVELOPMENT
Two Rivers Market
January 27, 2003**

DAVID LIVINGSTON
Endex Engineering, Inc.
223 NW Second Street
Corvallis, OR 97330
Phone: 541/754-9517
Fax: 541/754-8111

PAM SILBERNAGEL
City of Albany Community Development Dept.
333 Broadalbin SW // P.O. Box 490
Albany, OR 97321
Phone: 541/917-7565
Fax: 541/917-7598

JULIE JACKSON
Albany Downtown Association
250 Broadalbin SW #110
Albany, OR 97321
Phone: 541/928-2469
Fax: 541/926-1500

GARY NORMAN
433 4th SW
Albany, OR 97321
Phone: 541/928-6193
Fax: 541/967-8935

LARRY HEER
Larry O. Heer and Associates Property Management
404 1st Avenue SE
Albany, OR 97321
Phone: 541/926-3324
Fax: 541/926-3942

BLAINE BRASSFIELD
GARY STUTZMAN
City of Albany Building Division
333 Broadalbin SW // P.O. Box 490
Albany, OR 97321
Phone: 541/917-7553
Fax: 541/917-7598