

**CITY OF ALBANY
NORTH ALBANY REFINEMENT PLAN
TECHNICAL MEMORANDUM #3

WORKSHOP #2 SUMMARY**

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Technical Memorandum #3 – Workshop #2 Summary
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1. WORKSHOP #2 OBJECTIVE

To assist in the development of the North Albany Refinement Plan, a series of four (4) community workshops are planned. The overall objective of the workshop series is to develop a preferred land use plan for North Albany, including assessment of the potential to design the Hickory Street area as a walkable neighborhood commercial center, creating a gateway to North Albany, and strengthening the link to downtown. The objective for Workshop #2 was to organize workshop attendees into teams of 6 to 8 persons and facilitate a team exercise whereby each team was to generate their preferred land use plan for North Albany and Hickory Street. This memorandum summarizes Workshop #2.

2. WORKSHOP PROCESS

Workshop #2 was held at Fairmount School, 1005 Springhill Blvd., on Saturday morning, April 20, 2002, from 9:00 a.m. to 12:30 p.m. Round tables were set up throughout the room, each with 6 to 8 chairs. At each table base sheets, templates, drafting tools, and land use definitions and examples were provided. Each table was also randomly assigned a theme. Themes included preserve natural resources, provide efficient transportation system, provide efficient land uses, build great neighborhoods, and Hickory Street as a Village Center. There were nine (9) tables. Due to the level of interest in Hickory Street, four tables were assigned the village center theme. The remaining five tables addressed the overall North Albany area, with two tables hosting the efficient land use theme and one table each for the remaining three themes.

Following the team exercise, each team selected a spokesperson and posted their land use plan on the wall. The team spokesperson then shared the significant attributes of their plan with the overall workshop attendees. The workshop concluded with a general question and comment period.

3. INFORMATION SHARED

9:00 a.m. WELCOME AND INTRODUCTIONS

The Workshop was convened by Rich Catlin, city staff and North Albany Refinement Plan project manager. Rich introduced staff, local elected and appointed officials, and State of Oregon representatives.

AGENDA OVERVIEW

Rich briefly reviewed the morning's agenda (Attachment A) – to generate a land use plan for North Albany, including a walkable commercial center in the Hickory Street area.

REVIEW WORKSHOP #1

Rick Satre, consultant team leader, briefly reviewed the activities of Workshop #1, held just three days previously. Workshop #1 focused on introducing the North Albany Refinement Plan project to the community. The evening included a digital presentation of planning principles and examples of smart development, including land use, density, transportation and natural resource issues and how each is interrelated to the other. A printed copy of the public comment received at Workshop #1 was distributed (Attachment B). As many of those in attendance for Workshop #2 were also at Workshop #1, there was general understanding of the project and planning principles and examples shared at that earlier session.

WORKSHOP DETAILS

Rick explained the procedures for the team exercise (Attachment C). The details included a review of each team's assignment, decision-making ground rules, themes and their definitions, specific development programs for the land use exercise, and reference materials at each table and posted around the room. The specific development programs included a Base Case, North Albany, and Hickory Street development program.

The Base Case program was based on current land use designations in North Albany and the historic densities (dwelling units per acre) at which residential development has occurred in Albany. This identified a specific number of dwelling units that would need to be provided to accommodate the projected build-out population of 19,075 people. The build-out population is not targeted to any specific timeframe, nor is it a given that it will be reached, but is the carrying capacity of the North Albany area given current Comprehensive Plan land use designations. This build-out capacity became one of the elements of the North Albany development program.

The North Albany development program identified the existing North Albany population, the projected additional population to occur by the year 2020, and the number of existing and year 2020 dwelling units, given Albany's average household size. The program also identified the build-out capacity population and the number of dwelling units that would be needed to accommodate the 19,075 people. The program listed possible land uses (residential, commercial, open space, and public facilities) and identified a minimum/maximum range of acreages and, in the case of residential land use, the number of dwelling units to be provided. The program was designed so that it was not possible to simply follow the low end or the high end of the land use allocations. Following the low end would consume more acres that were available and accommodate only about 30% of the needed dwelling units. Following the high end of the land use allocations would also consume more acres than was available, yet provide nearly 150% of the needed dwelling units. Teams were required to find a reasonable balance of the various land uses to solve the development program assignment.

The Hickory Street program was similarly designed, with two primary land use variables – medium density residential and neighborhood commercial. Of the 150

acres available in the Hickory Street area, medium density residential needed to utilize between 68 and 103 acres, with commercial utilizing between 10 and 30 acres and streets and open space utilizing between 15 and 45 acres. Again, simply applying the low end of the range or the high end of the range would not provide the targeted number of dwelling units or square feet of commercial area. Teams needed to find some reasonable balance between land uses.

Reference Materials (Attachment D) at each table included:

- The Guiding Principles excerpt from Albany’s recently completed Balanced Development Patterns project, and example of density and land consumption, and an explanation of alternative stormwater management concepts.
- A set of Development Tool excerpts from the Balanced Development Patterns project regarding various land uses, their definitions and a examples with plans and photographs of various land use types at various densities.
- A legend and template to use in generated the land use diagram.

9:30 a.m. FORM TEAMS

Rick Satre encouraged attendees to take a seat at a table that represented their preferred theme.

9:40 a.m. TEAM EXERCISE

Attendees congregated at each of the nine tables. A consultant team or City staff member was at each table to aide the team in utilizing the tools and references and applying their assigned theme to the development program. The 90-minute exercise provided for lively discussion, insightful idea generation, and serious deliberations at each of the tables. Thirty- and ten-minute warnings were provided, with friendly encouragement of each team to monitor its progress. With ten minutes remaining, teams were asked to complete their land use diagram and confirm their acre and dwelling unit allocation.

11:10 a.m. POST RESULTS

Each of the nine teams posted their land use plan.

11:20 a.m. TEAM PRESENTATIONS

The selected team spokesperson presented their team’s plan. While each team had the same development program and a particular development theme, each generated a unique land use vision for the future of North Albany or Hickory Street. The team summaries are as follows (Attachment E):

North Albany – Preserve Natural Resources

- Preserve natural areas for open space
- Provide connections for water, wildlife and trails
- Do not fill in areas near the river
- Support foot traffic across the river
- Minimize traffic flow along/near wetlands and riparian zones

North Albany – Efficient Transportation System

- Preserve natural areas for open space
- Distribute neighborhood commercial area in three locations
- Medium density housing adjacent to open space and arterial streets
- Low density housing near steep hillsides
- Provide new east-west arterial
- New connections for existing arterials

North Albany – Efficient Land Uses

- Preserve natural areas for open space
- Distribute very low density housing in North Albany
- Maintain status quo land uses, including wetlands
- Adhere to compatible housing recommendations
- Locate medium density housing at Hickory Street
- Neighborhood commercial, not community commercial at Hickory Street

North Albany – Efficient Land Uses

- Preserve natural areas for open space
- Cluster housing along wetlands
- Connector or bridge north across river
- Village center and medium density housing at Hickory Street
- Bike bridge across river
- New east-west road west of North Albany Road
- Very low density housing on steep hillsides
- Safer connection Scenic Drive to Highway 20

North Albany – Build Great Neighborhoods

- Preserve natural areas for open space
- Provide neighborhood parks
- Make connections of major roads
- Locate low density housing and commercial center at Hickory Street
- Provide small neighborhood commercial center in north North Albany
- Distribute clusters of low density housing

Hickory Street – Balanced Economic Growth

- Nodes of activity
- Flexibility for market place
- Live close to work
- Informality – no urban village center
- Rural character
- Condominiums = medium density

Hickory Street – Driven by Economics

- Multi-family dwellings
- Centrally located park

- Good automobile access
- Gas station, grocery store, bank, video, restaurant, drug store, garden/hardware

Hickory Street

- Large scale commercial
- Commercial adjacent to highway
- Mixed-use residential
- Distributed medium density residential
- Park & ride with amenities adjacent to North Albany Road

Hickory Street

- Large scale commercial
- Commercial adjacent to highway and North Albany Road
- Medium density residential clustered at northeast corner of site
- Multi-family housing at southwest corner of site
- Park & ride with amenities along North Albany Road

12:00 p.m. PUBLIC COMMENT AND QUESTIONS

Rick Satre facilitated the public comment session, while David Richey and Cynthia Girling, consultant team members, recorded comments on larger flip charts (Attachment F).

Themes regarding North Albany included minimizing negative impacts of growth, maintaining a rural character, and addressing impacts to transportation system.

Themes regarding Hickory Street included not overdeveloping the commercial area such that it would compete with downtown or draw shoppers across the river thus impacting bridge traffic, addressing transportation impacts, and creating an inviting shopping area.

12:30 p.m. ADJOURN AND THANKS

Rich Catlin thanked attendees for their participation and encouraged everyone to remain involved.