

Chapter 7: Implementation

7.1 Overview

Because full build-out of the Albany UGB and NARP planning area may not occur for some 100 years or more, implementation strategies are divided into near-term and long-term recommendations needed to implement the NARP in a manner consistent with the project's objectives. This phased growth strategy allows near term implementation measures to occur immediately as a part of the NARP adoption process through the 2020 planning horizon. Long term implementation strategies are considered those that may be implemented during the period from 2020 through build-out, although any of the long-term strategies could be implemented sooner should the community choose to do so.

7.2 Land Use

The NARP Plan Diagram illustrates an arrangement of land uses designed to achieve Albany Comprehensive Plan policies and the NARP project objectives. Key among these land uses are the proposed village center in the Hickory Street area and three proposed neighborhood centers. Together with an integrated transportation network and parks and open space system, the recommended land uses shape the future vision for North Albany. Future subdivisions and planned developments shall submit development plans consistent with the contents of this plan. Means to implement the recommended configuration of land uses are outlined below.

7.2.1 Near-term Implementation Strategies

- a. Amend the Albany Comprehensive Plan diagram where necessary to reflect the changes in plan designations proposed in the NARP. Rezone parcels to correspond with their new plan designation.
- b. Establish new zoning districts of Low Density Cluster Residential (LDCR) and Medium Density Cluster Residential (MDCR) and apply them to the areas indicated on the adopted NARP Plan Diagram.

- c. Apply site design guidelines and development standards recommended in the NARP and promulgated through the Albany Development Code to new development within the proposed Village Center.
- d. Consider developing planning tools or other incentives to encourage affordable housing, public amenities, or recommended stormwater Best Management Practices (BMPs) that also help achieve NARP planning objectives.
- e. Establish natural resource benchmarks on which performance standards will be developed to evaluate the cumulative impacts of development projects (e.g., relative to changes in tree canopy, stormwater management, impervious cover, and water quality). Should impacts to these natural systems exceed the benchmark, the performance standards shall be reviewed to identify their system wide shortcomings and shall be modified appropriately.
- f. Encourage designs that promote energy efficiency and the use of renewable energy resources.

7.2.2 Long-term Implementation Strategies

- a. Review SDC program assumptions regarding the costs of providing new types of facilities and the impacts of development on public facilities, particularly with regard to trip reductions associated with the village center and neighborhood centers and the water quality implications of the green infrastructure system. Modify the charges imposed on development accordingly.
- b. Consider public/private partnerships to provide essential public services (e.g., transit or roadway improvements) to effect targeted development within identified neighborhood centers.

7.3 Parks, Open Spaces and Natural Resources

Building on recommendations in the 2000 Albany Park, Recreation, and Open Space Plan, the NARP proposes development of five new neighborhood parks, as well as open spaces and off-street trails within the planning area. Trail systems are integral to hillsides, open spaces, and stream corridors identified as significant natural resources in the NARP area, and help form a comprehensive network of trails for alternative transportation, educational and interpretive opportunities, and recreational access.

7.3.1 Near-term Implementation Strategies

Parks and Open Spaces

- a. Discuss acquisition of suitable land for future neighborhood parks identified in the NARP.

- b. Assure that future neighborhood park sites meet the recommended standards for configuration, frontage, and size outlined in the 2000 Albany Park, Recreation, and Open Space Plan.
- c. Work to secure dedications for off-street multi-use trails consistent with the NARP.
- d. Consider accepting dedications of land suitable for open space, passive recreational use, and environmental education as part of undevelopable wetland and natural resource areas.

Natural Resources

- a. Locate multi-use trails at the outside edge of stream corridor buffers and modify trail alignments to minimize potential impacts to riparian vegetation, stream hydrology and adjacent land uses. Trail design (width, surfacing material, load-bearing capacity, etc.) shall be based upon standards in the Albany Parks and Recreation Master Plan.
- b. Protect wetlands, floodplains, riparian corridors and other critical natural resources through appropriate practices (e.g., cluster development, setbacks, corridor protection, and reduction of impervious surfaces) and through use of stormwater management measures that include identified “Best Management Practices.”
- c. Incorporate new natural resource inventory as available into updated NARP mapping to protect natural resources through the land division and development review processes.

7.4 Transportation and Circulation

The NARP integrates proposed land uses with a network of major and residential roadways and means of alternative transportation. The timing of proposed major street extensions will primarily be a function of proposed development.

As roadway and intersection alignments are developed to establish the transportation network envisioned in the North Albany Refinement Plan, careful consideration shall be given to natural features such as floodplains, riparian areas, and wetlands, minimizing negative impacts to these features to the greatest extent practicable, while continuing to address the multi-modal transportation needs of the area.

The NARP transportation system, including proposed street extensions and trail locations, is conceptual and will be established primarily through review of development proposals. The exact location of the transportation system shall be fixed by site-specific development proposals as they are presented to the city. Within this context, the following implementation strategies are offered.

7.4.1 Near-term Implementation Strategies

- a. Amend the Albany Transportation System Plan and the North Albany Local Street System Plan to incorporate the recommended major street extensions, on-street bicycle transportation system, off-street trail network, and alternative street cross-sections established in the NARP.
- b. Require through the land development process that sufficient transit facilities be incorporated into development designs. Proposals for development within identified neighborhood centers should integrate transit facilities as key design features and as public amenities.
- c. Provide local street connections consistent with the NARP and the North Albany Local Street System Plan and Land Development Code standards for local streets which allow for reduced street pavement width, and promote reduced impervious cover and enhanced stormwater management, where practical.
- d. Require through the land division and development review processes that all development proposals include right-of-way dedications and/or reservations for street extensions proposed in the NARP and street connections to and through proposed development areas to facilitate development on adjoining parcels. Allow for street and sidewalk alignment and design modifications as necessary to preserve significant natural resources and/or to minimize topographic alterations.
- e. Correlate street extensions proposed in the NARP with extension of other utility infrastructure.
- f. Through the land division and development review processes secure dedication and/or reservation for future road right-of-way to incorporate traffic calming designs at locations identified in the NARP and at other local street locations subsequently identified.
- g. Apply Oregon Department of Transportation (ODOT) parameters for triggering highway widening in the future, but seek right-of-way dedications through the development process now.
- h. Through the land division and development review processes, require development within the Village Center and future neighborhood centers to meet building, orientation, and design standards proposed in the NARP and promulgated through the Albany Development Code.

7.4.2 Long-term Implementation Strategies

- a. Optimize the North Albany street network to facilitate intra-city trips to reserve capacity on Highway 20.

- b. Monitor transportation conditions at key roadways and apply mitigation and transportation system management measures identified in the NARP as necessary to restore adequate levels of service.

7.5 Infrastructure

As outlined in Chapter 6, the NARP proposes alternative methods of managing stormwater runoff to minimize impacts to wetlands, waterways, and riparian systems in watersheds within the NARP planning area.

Extension of other public utilities to undeveloped areas is a function of approved development. Fundamental to the provision of sanitary sewer utilities to serve future development in the NARP area is the assumption that the sanitary sewer system will be based on gravity flow and extended from developable areas in North Albany without the use of pump or lift stations where practical.

Stormwater management techniques (i.e., “green infrastructure”) identified in the North Albany Refinement Plan should provide a basis for addressing stormwater issues in the North Albany area; however, with adoption of the City of Albany Stormwater Facilities Plan and any associated modifications to that plan recommended through an approved Goal 5 Natural Resources Plan, appropriate other or additional stormwater management techniques may be applied.

As public infrastructure alignments are determined to provide for the development envisioned in the North Albany Refinement Plan, careful consideration shall be given to natural features such as floodplains, riparian areas, and wetlands, minimizing negative impacts to these features to the greatest extent practicable, while continuing to address the facility needs of the area. As public facilities are designed and constructed, factors to be evaluated shall include, but not be limited to:

1. Risk to the environment of a specific design, such as impacts resulting from construction/installation, and impacts from operational situations (infiltration, inflow, line surcharge, or pump failure);
2. Impacts on developable land including ultimate cost of residential and commercial projects and timely availability of developable land;
3. Opportunities for co-location of public facilities; and
4. An analysis of the costs/benefits associated with a facility’s design, addressing elements such as installation, operation, resource mitigation, need for redundancy.

7.5.1 Near-term Implementation Strategies

Stormwater Management

- a. Establish through the Stormwater Master Plan:
 - i. goals to use on-site storm water management practices that minimize change in the quality and quantity of post-development off-site runoff;

- ii. objectives to encourage small-scale, on-site interventions and treatment opportunities while meeting City standards for storm water detention;
 - iii. specific goals to filter storm water runoff during certain storm events (e.g., 2-year or smaller storm);
 - iv. an expanded menu of allowable Best Management Practices (BMPs); and
 - v. modifications to the existing land development codes as necessary to allow the “green infrastructure” storm water management concept to be incorporated into new development proposals.
- b. Adopt as part of the Albany Transportation System Plan and Development Code additional street design cross-sections that may be allowed to achieve stormwater management objectives.
 - c. Secure stormwater management and utility access dedications consistent with the NARP through the land division and development review processes.

Water, Sanitary Sewer, and Other Utilities

- a. Secure utility easements in conjunction with trail and road right-of-way dedications to minimize potential impacts on surrounding areas.

7.5.2 Long-term Implementation Strategies

- a. Work with the Albany School District to secure land which may be needed for school development, integrate new school development with surrounding residential development, and protect any on-site natural resource features through school site design.

7.6 Recommendations for Further Study

To keep the Plan current and effectively respond to changes applicable to the planning area through build-out, the NARP should be reviewed periodically for consistency with the Albany Comprehensive Plan, statewide planning goals, and other applicable plans and policies. The following scheduled projects and recommended additional projects may warrant further review and Plan revision depending upon the timing of these projects.

7.6.1 Scheduled Projects

Several planning projects are underway or will be conducted as part of periodic review for the City of Albany. These projects largely concern analysis of and considerations to natural resources within the Albany UGB, including natural features within the NARP planning area. Scheduled projects include:

Goal 5 Inventory

This project establishes a method to inventory and assess natural features and natural hazards, completes the inventory work, and proposes management policies and protection strategies.

Stormwater Facility Plan

Albany's stormwater management program currently consists of two different stormwater master plans, the 1988 City of Albany Drainage Master Plan and the draft North Albany Stormwater Master Plan. The draft North Albany Plan identifies many of the same strategies as Chapter 6 of this plan.

These projects will be carried out to further policies in the City's Comprehensive Plan, to meet requirements and objectives associated with statewide planning Goal 5, and the City's programs and policies responding to the federal Clean Water and Endangered Species Acts.

7.6.2 Additional Projects

To assure that the objectives of the NARP are met, the following additional projects are recommended:

- Conduct assessments of watershed hydrology and dynamics, water quality and water quantity both within the NARP area and upstream.
- Develop a program to establish natural resource benchmarks (e.g. waterways, wetlands, riparian corridors, impervious surfaces, etc.) within the planning area to determine baseline conditions and set thresholds for mitigating impacts from development.
- Develop performance standards or other objective measures to gauge the efficacy and approval of development proposals in meeting the benchmarks through the land division or development review processes.
- Collaborate with allied organizations and agencies to establish and/or expand monitoring processes and protocols to gauge the effects of development over time relative to established benchmarks.
- Participate with ODOT in a corridor study of Highway 20 from Scenic Drive to Pacific Boulevard in order to maintain sufficient capacity and levels of service.