

**CITY OF ALBANY  
NORTH ALBANY REFINEMENT PLAN  
TECHNICAL MEMORANDUM #2  
  
WORKSHOP #1 SUMMARY**

TGM Contract 2A-01/22329  
Deliverable 3.9 — Part 1  
Technical Memorandum #2 — Workshop #1 Summary  
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## **1. WORKSHOP #1 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, strengthening the link to downtown, and developing a preferred land use plan for North Albany. The objective for Workshop #1 was to introduce the project. This memorandum summarizes Workshop #1.

## **2. WORKSHOP PROCESS**

Workshop #1 was held at Fairmount School, 1005 Springhill Blvd., on Wednesday evening April 17, 2002, from 7:00 to 9:00 pm. As Workshop #1 was to introduce the project to the community, chairs were set up theater style with a large A/V screen at the front of the room to display a digital presentation. Long tables were set up flanking either side of the screen to display existing conditions maps. To keep the presentation personable, there was no head table or podium. Speakers stood at the front of the room or off to the side of the screen or display maps. A portable microphone and speaker was used.

The presentation was casual yet informative. The public comment session was conversational, with answers provided when possible and all public comment visually captured on large flip charts.

## **3. INFORMATION SHARED**

7:00 p.m. WELCOME

The Workshop was convened by Rich Catlin, Albany Planner and North Albany Refinement Plan project manager.

7:10 p.m. INTRODUCTIONS

Rich introduced staff, local elected and appointed officials, and State of Oregon representatives.

AGENDA OVERVIEW

Rich briefly reviewed the evening's agenda (Attachment A) — to share North Albany information with the audience and review the reasons for updating the North Albany land use plan.

## INTRODUCE THE PROJECT

Rich began the project introduction with a brief review of historical settlement, development and land use in North Albany, including Benton County's land use plan in 1974, the annexation of North Albany in the early 1990s, and the installation of public utilities in the early- and mid-1990s. As community needs and preferences change over time, as state and Federal regulations change, and as development occurs, the need to keep a community's long range land use plan current is to be addressed. This North Albany Refinement Plan is an opportunity for the Albany community to review North Albany needs and adjust planned land uses in the area to reflect requirements, needs and preferences.

7:20 p.m.

## EXISTING CONDITIONS

Rick Satre, project manager for the consultant team, introduced consultant team members present at the workshop and indicated to audience members that this series of workshops for the project was their opportunity to speak up and be heard regarding the future of North Albany.

Rick presented the highlights of an existing conditions analysis that was underway for the project area. Displayed at the workshop were a series of maps (Attachment B), documenting the current planning conditions in North Albany. The maps were presentation-size (30" x 40") full color computer plots. These included:

- 1) Comprehensive Plan Designations — depicting the physical location and arrangement of current Albany Comprehensive Plan land use designations. Land Use designations include General Commercial, Light Commercial, Medium density Residential, Low density Residential, Urban Reserve Residential, Public Facilities, and Open Space. Rivers, lakes and streams, and highways, arterials and streets were shown.
- 2) Zoning Classifications — depicting the location and arrangement of current Albany zoning districts. Zoning districts in North Albany include Community Commercial, Office Professional, Residential Limited Multi-Family, Residential Single Family, 6-8 du/ac, Residential Single Family, 5 du/ac, Residential Reserve, 5 ac. min., and Open Space. Rivers, lakes and stream were shown, as were highways, arterials and streets.
- 3) Land Use — depicting current land uses within the North Albany project area. Land use types included commercial, residential forest/agriculture, and vacant (un-developed). There were a few parcels identified as Not Classified that appears to be publicly owned lands (schools, parks, reservoir sites, and a fire station). Rivers, lakes, streams and existing building footprints were shown. Highways, arterials and streets were also identified.
- 4) Transportation Network — depicting location and classification of existing street network in the study area. Highways, major and residential streets, alleys, access lanes and private roads were shown. The existing railroad line and bike paths

through the study area were shown. Rivers, lakes and streams as well as existing building footprints were indicated.

- 5) Utility Infrastructure — depicting existing trunk lines for water supply, sanitary and storm sewers.
- 6) Natural Features Hard Constraints — depicting existing natural resources that are protected or otherwise prohibit land development. These include wetlands, rivers, lakes, streams and other surface drainageways, and slopes over 25%. Contour lines, at 10-foot intervals, were shown to indicate landform.
- 7) Natural features Soft Constraints — depicting existing natural features that will limit or otherwise encumber (but not outright prohibit) land development. These included riparian vegetated edges to wetlands, the 100-year floodplain, and slopes 12 to 25%

7:40 p.m.

#### BALANCED DEVELOPMENT FOR NORTH ALBANY

Ron Kellett and Cynthia Girling, members of the consultant team, facilitated a digital slide presentation (Attachment C) illustrating growth in Albany over the past 20 years, projected growth over the next 20 years and what that growth could mean for North Albany. The presentation included graphs, charts, diagrams and photographs as follows:

- 1) Recent Growth — population, dwelling units and acres of growth over the last 20 years.
- 2) Projected Growth — population, dwelling units and acres of growth projected to occur over the next 20 years.
- 3) Albany Great Neighborhoods — neighborhood planning principles that emerged from recent Albany community planning processes.
- 4) Albany Balanced Development Patterns — planning guidelines and development tools which emerged from recent Albany Balanced Development Patterns project.
- 5) Density and why it matters — a review of what is density, how density relates to consumption of land for developments of differing amounts of dwelling units per acre, and what other land needs occur as development and population growth occur.
- 6) Examples — residential developments at differing densities and representing differing dwelling unit types.

- 7) Density and development in North Albany — how use of cluster development and rural by design planning concepts can accommodate growth in North Albany yet preserve open space and rural character.

8:20 p.m. PUBLIC COMMENT AND QUESTIONS

Rick Satre facilitated the public comment session, while David Richey and Cynthia Girling recorded comments on larger flip charts (Attachment D). Comment centered on the two identified planning areas for the project, the Hickory Street neighborhood and the overall North Albany planning area.

Themes regarding Hickory Street included concern that the amount and scale of commercial development in North Albany balance everyday shopping needs for North Albany with commercial viability. The commercial area should not be so large to draw outside traffic into the congested Highway 20, Springhill Road, North Albany Road area or draw customers away from downtown, yet be of sufficient size and activity to draw enough shoppers to provide for the necessary numbers of customers and volume of sales that a commercial venture would remain open for business.

Themes regarding North Albany included balancing residential growth with provision of parks and schools, managing traffic congestion, minimizing floodplain and wetland impacts, and preserving rural character.

Rich Catlin and Anne Giffen utilized a comment card methodology to provide attendees an opportunity to write down comments or questions and submit them to staff for consideration (Attachment E). Similar concerns emerged, including traffic congestion, rural character, balanced commercial development, and floodplain and wetlands impacts.

8:50 p.m. REVIEW WORKSHOP #2

Rick Satre briefly reviewed Workshop #2 activities. The Saturday morning workshop will focus on attendees forming small, 6-8 person teams and, using resources, templates, examples and tools provided by the consultants, generate their own team vision for the future of North Albany. Some of the teams will focus on the Hickory Street neighborhood and some teams will focus on the overall North Albany area. The Balanced Development Patterns Guiding Principles (Build Great Neighborhoods, Preserve Natural Resources, Encourage Efficient Land Uses, and Support Efficient Transportation System) will be specific themes at the North Albany tables.

9:00 p.m. ADJOURN AND THANKS

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

**NORTH ALBANY REFINEMENT PLAN**

**WORKSHOP #1**  
**Wednesday, April 17, 2002**  
**7:00 p.m., Fairmount School**

**AGENDA**

<b>7:00 p.m.</b>	<b>WELCOME</b>	Rich Catlin
<b>7:10 p.m.</b>	<b>INTRODUCTIONS</b> Elected officials, staff, consultants	Rich Catlin
	<b>AGENDA OVERVIEW</b>	
	<b>INTRODUCE THE PROJECT</b>	
<b>7:20 p.m.</b>	<b>EXISTING CONDITIONS</b> Planning Context, Site Conditions, Transportation and Infrastructure	Rick Satre
<b>7:40 p.m.</b>	<b>BALANCED DEVELOPMENT FOR NORTH ALBANY</b> Balanced Development Patterns, Great Neighborhoods, Examples	Ron Kellett
<b>8:20 p.m.</b>	<b>PUBLIC COMMENT &amp; QUESTIONS</b> Participants may ask questions or provide comments regarding the project and tonight's workshop	Rick Satre
<b>8:50 p.m.</b>	<b>REVIEW WORKSHOP #2</b>	Rick Satre
<b>9:00 p.m.</b>	<b>ADJOURN &amp; THANKS</b>	Rich Catlin

**NORTH ALBANY REFINEMENT PLAN**

**WORKSHOP #1  
MAPS**

*NOTE: Due to large file size, the maps of existing conditions have not been reproduced here. They are available in the Community Development office.*

(ATTACHMENT C)

**NORTH ALBANY REFINEMENT PLAN**

**WORKSHOP #1  
DIGITAL SLIDE PRESENTATION**

*NOTE: Due to large file size, the digital slide presentation has not been reproduced here. It is available in the Community Development office.*

## NORTH ALBANY REFINEMENT PLAN

### WORKSHOP #1 PUBLIC COMMENT

#### NORTH ALBANY

1. Post maps, reports on City web site.
2. Address future school facility needs.
3. Railroad blocks traffic, access on both North Albany Road and Springhill Road.
4. State highway access restrictions along Highway 20 limit access to Hickory Street area and North Albany.
5. Access through traffic as well as local traffic on the highway.
6. Update maps to include Covey Run Phase 3.
7. Add elevation data to contour map.
8. What is status of Highway 20 bridge and its capacity?
9. Streets elevated for flood plain issues become dams, blocking flow of storm water.
10. Like rural character of local streets (no curbs, sidewalks, lights).
11. Recent North and South Albany residential growth based in large part on employment base in Corvallis.

#### HICKORY STREET

1. What is a Village ? Is that what we planning for at Hickory Street?
2. What is the population of a Village ?
3. What is the physical area of the Hickory Street planning area?
4. Will the elevation of Hickory Street be raised? Flood plain, relationship to adjacent raised development.
5. Number of arterial streets and access into Hickory Street will be impacted with the development of a Village or any commercial/higher density residential. How will traffic be managed?
6. Will Hickory Street have an urban or rural character?
7. Is it possible to influence the character, design, and architecture of the Hickory Street area?
8. Look at strategies to address (solve) the flood plain problem (to encourage development to occur there before occurring elsewhere in North Albany).
9. There is a common opinion that North Albany does need a grocery store.
10. What is the definition of Neighborhood Center , of Minor Neighborhood Center , of common everyday commercial needs ?
11. What will it take to support a successful neighborhood commercial center at Hickory Street?
12. Important to avoid competing with downtown commercial services.
13. Important to balance size of North Albany commercial services — so it is a success, so there isn't vacant space, so traffic isn't overly drawn north across the bridge into North Albany.

**NORTH ALBANY REFINEMENT PLAN**

**WORKSHOP #1  
PLAN COMMENTS**

**TRAFFIC / ROADS**

- The intersection at N. Albany Road and W. Thornton Lake Drive--we think it needs a left turn refuge lane.
- Traffic--light at Quarry and North Albany? Thornton Lake and North Albany Rd.?

**ENVIRONMENTAL/FLOODPLAIN**

- Concerned about 100-year floodplain. Need to know what elevation is in the flood plain.
- In favor of an open-air swimming pool with lawn areas for sunning for whole city, especially its youth.

**VILLAGE CENTER & OTHER COMMERCIAL**

- The Village Center would be best served and supported south the railroad tracks. Anything further north, people are still going to come into town. A store in Hickory street area would prevent or help. When North Albany Road goes through, please do not put a village center there.
- Concentration of goods and groceries on Hickory creates a bottleneck in the transportation system due to limited options to travel from the center of the area (to the center). How can Hickory Street be a Village Center when it is located at the extreme edge of the area?
- Consider neighborhood commercial at the corner of Crocker and Gibson Hill Road. The south side of that intersection seems ideal. Unless some commercial is allowed north of the railroad tracks, it will be 3 miles from Scenic and Valley View Drive to any commercial.
- Why are all of the shopping centers clear across town? North Albany needs shopping opportunity on this side of the river or we will have to spend our money in Corvallis.

**HOUSING**

- Concern about manufactured housing not being compatible.