



NOTICE OF PUBLIC MEETING

CITY OF ALBANY
CITY COUNCIL/PLANNING COMMISSION JOINT MEETING
Council Chambers
Monday, August 20, 2012
5:15 p.m.

AGENDA

- 5:15 p.m. **CALL TO ORDER**
- 5:20 p.m. **South Albany Area Plan Update**
Presentation by Martin Glastra Van Loon (OTAK) and City Staff
Action requested: Information, discussion, consideration
- 7:00 p.m. **ADJOURNMENT**

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the Human Resources Director at 541-917-7500.



TO: Albany City Council and Albany Planning Commission
VIA: Wes Hare, City Manager
FROM: Heather Hansen, Planning Division Manager
DATE: August 16, 2012, for the August 20, 2012 Joint City Council/Planning Commission Work Session

SUBJECT: South Albany Area Plan

RELATES TO STRATEGIC PLAN THEME: ● Great Neighborhoods
● Healthy Economy

Action Requested: None - project update.

Discussion:

Status

We are in the "fine tuning" stage of the recommended plan for the South Albany Area Plan (SAAP). There is broad consensus for the South Albany Area Recommended Plan, with some implementation issues still to be resolved (see below). We expect these issues to be resolved within the time frame of the project, to meet the goal of a final South Albany Area Plan in November 2012. The SAAP arrived at the recommended plan after many meetings and input from the Project and Technical Advisory committees, two community forums, several joint City Council/Planning Commission meetings, and special meetings with staff from multiple State agencies (Oregon Department Of Transportation (ODOT), Department of State Lands (DSL), Department of Land Conservation and Development (DLCD)).

In the next two months, the details will be worked out leading to proposed Comprehensive Plan and Development Code amendments to implement the plan. The first Planning Commission public hearing is expected to take place in October.

There is a SAAP Public Open House scheduled for August 28th in City Hall. We plan to schedule another joint work session prior to the first Planning Commission hearing in October.

Outstanding Issues

The following issues are still being discussed and resolution is needed prior to finalizing aspects of the plan that are affected by them:

Transportation System Plan (TSP) Amendments/Funding: In order to use System Development Charge fees to support transportation improvements in the South Albany Plan area, the projects would need to be included in the TSP. Property owners have voiced concerns over the cost of some of the improvements included in the SAAP, such as the Oak Creek Parkway, and they are requesting that the City support at least a portion of the projects rather than the developers paying the full cost. How will the City partner with developers in supporting those improvements?

Comprehensive Plan Amendments: ODOT raised a variety of issues and potential implications regarding Comprehensive Plan amendments to implement the SAAP. ODOT's most recent position will be discussed, as well as a potential City response to resolve these issues

Development Code Amendments: Staff met with property owners on the south side of Oak Creek who will be affected by the "transition area" between the proposed Parkway and Oak Creek. There is general support from the property owners regarding the "transition zone", but some of

the specific details are still being ironed out. Staff are working on Development Code amendments that would implement the vision of the Oak Creek corridor as the "front yard" of South Albany, while still enabling development at the densities allowed in the base zoning.

Summary of Map Updates

The following is a summary of the changes to the maps since the last SAAP joint work session in April:

Land Use and Neighborhood Framework (minor updates):

- The neighborhood Park/Community Facility symbol is renamed Neighborhood Park/Trailhead.
- One "asterisk" for the Neighborhood Park/Trailhead previously shown on the Gerig property is removed (on all plans).

Street Framework

- The collector between Lochner and Columbus was removed, per the transportation analysis.
- The intersection types are identified for the intersections on Lochner and Columbus, as recommended in the transportation analysis.
- The railroad crossing at Allen Lane was removed, per the transportation analysis [*NOTE: an update on RR crossings will be discussed at the work session*].

Trails Framework

- The network has been simplified to focus on the primary trails. Trails previously shown as parallel connectors to streets were removed.
- Trails are "classified" into the following types:
 - Oak Creek Loop Trail (a hard surface trail): On the south side of Oak Creek, this trail will run parallel to Oak Creek Parkway on its north side, separated from the roadway.
 - Oak Creek Crossing Trails (surface type to be determined): The number of crossings was reduced from six to four. Future trail planning and design will determine the appropriate surface for these trails, and where bridges or boardwalks are appropriate.
 - Separated Multi-Use Path (hard surface): A pathway, planned as part of the street cross-section, is designated for portions of Columbus, Lochner, Ellingson, and the 53rd Ave. Extension.
 - Proposed Trails (hard surface): This group comprises all other trails needed to complete the network. Some may be incorporated with sidewalks.
- The Trails Framework shows the Neighborhood Parks and Interpretive Viewpoint/Trailheads identified as separate symbols. This change clarifies that only five neighborhood parks are needed, and where they should be placed generally (also shown on Land Use Concept map).

Land Use Concept

- The Neighborhood Center area on the east side of Columbus is reduced from 5 to 3 acres, per the request from Metropolitan Land Group (land owner). Accordingly, the center at Lochner/Ellingson is increased from 5 to 6 acres [*NOTE: The Neighborhood Centers are proposed to be zoned Mixed Use Commercial*].
- A Village Center boundary was added. The boundary encompasses the Neighborhood Center and adjacent Medium Density Residential areas, which is consistent with the intent

of a Village Center *[NOTE: We are discussing the possibility of removing the Village Center designation from these areas to avoid Comprehensive Plan map amendments. We will discuss this at the work session].*

Parks & School Framework: The Community Park locations and preferred Elementary School locations were combined into one plan and re-titled "Park and School Framework. The "Community Park 2" site is included and labeled "Alternative Community Park Site" *[NOTE: We discussed renaming the Community Park Site to "Community Park & Facility Site" – this change is not yet reflected on this plan].*

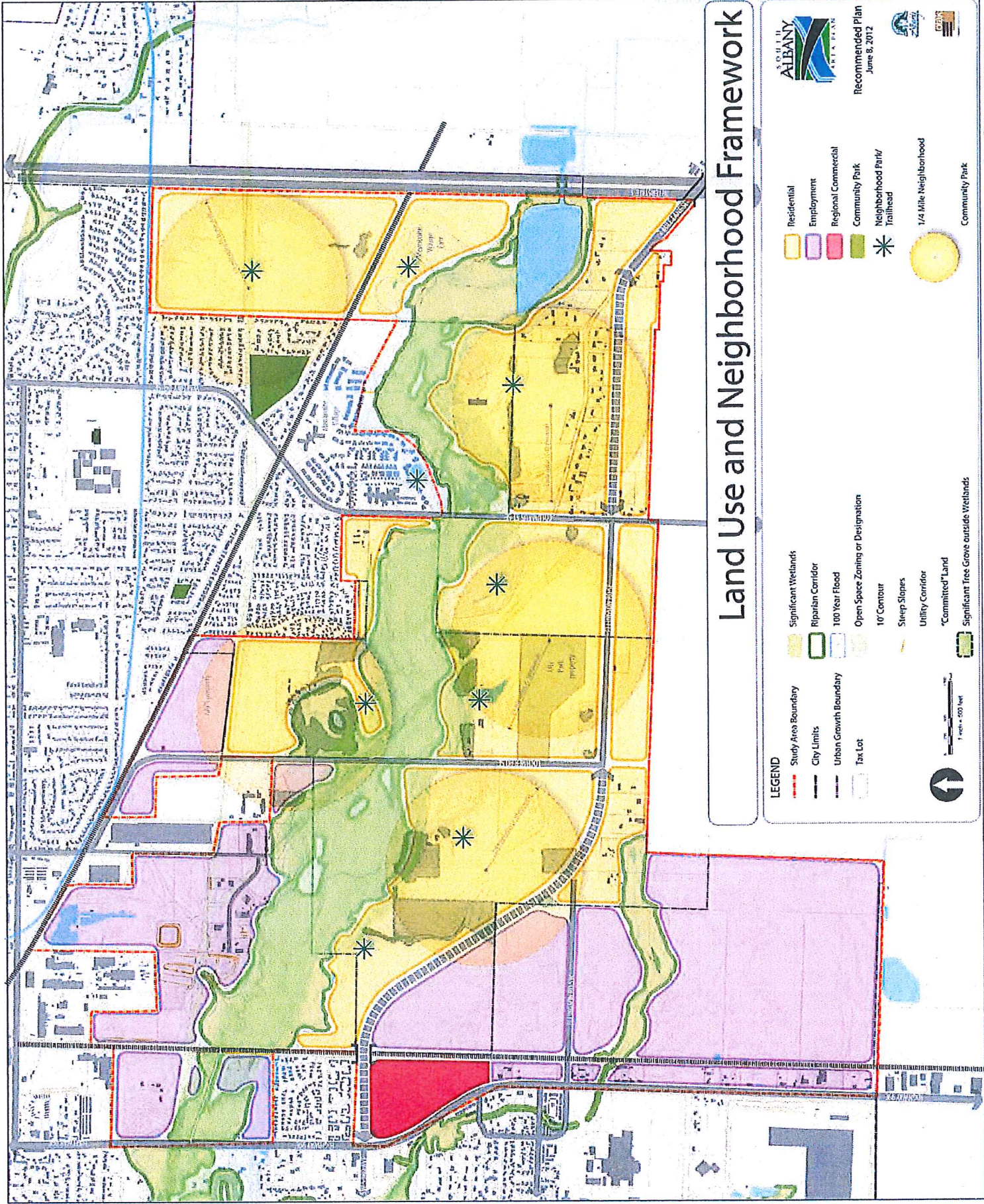
Street Cross-Sections: The agenda packet includes the following cross-sections, which will be reviewed at the work session:

- Oak Creek Parkway – both "Single-loaded" and "Double-loaded" options
- Ellingson Interim and Build-Out options
- Columbus Multi-Use Trail and "Typical" options
- Lochner Multi-Use Trail

Budget Impact: The City received a "pass through" grant of approximately \$180,000 from the State of Oregon, which required 11% match from the Community Development Department. The match is provided "in-kind" and comes from existing staff time.

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Attachments



Land Use and Neighborhood Framework

LEGEND

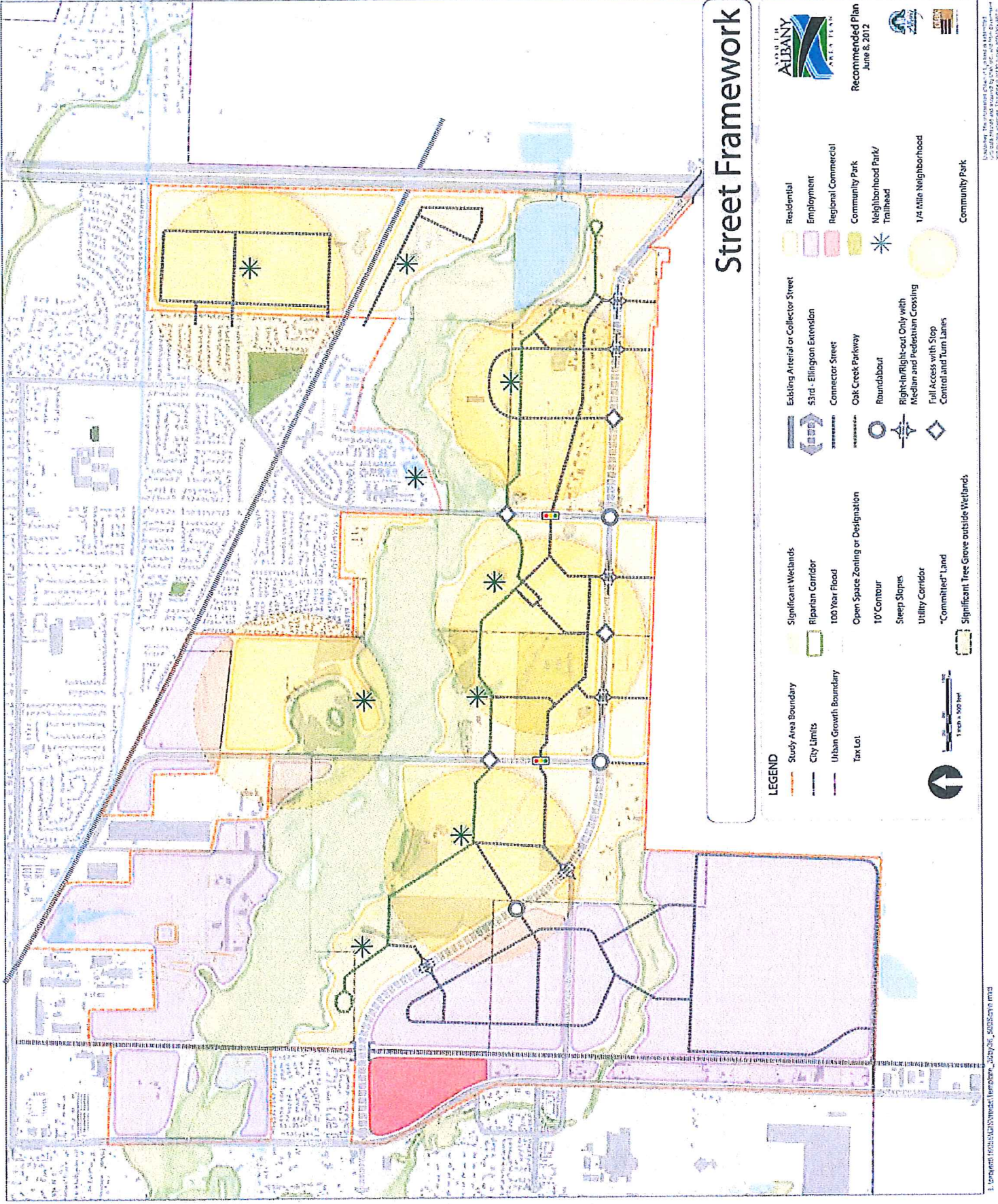
- Study Area Boundary
- City Limits
- Urban Growth Boundary
- Tax Lot
- Significant Wetlands
- Riparian Corridor
- 100 Year Flood
- Open Space Zoning or Designation
- 10' Contour
- Steep Slopes
- Utility Corridor
- "Committed" Land
- Significant Tree Grove outside Wetlands

- Residential
- Employment
- Regional Commercial
- Community Park
- Neighborhood Park/Trailhead
- * 1/4 Mile Neighborhood
- Community Park

City of Albany
ALBANY
ALTA PLANNING

Recommended Plan
June 8, 2012

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 Citywide: The information presented on this map is derived from the most current data available. The City of Albany is not responsible for any errors or omissions. This map is for planning purposes only.

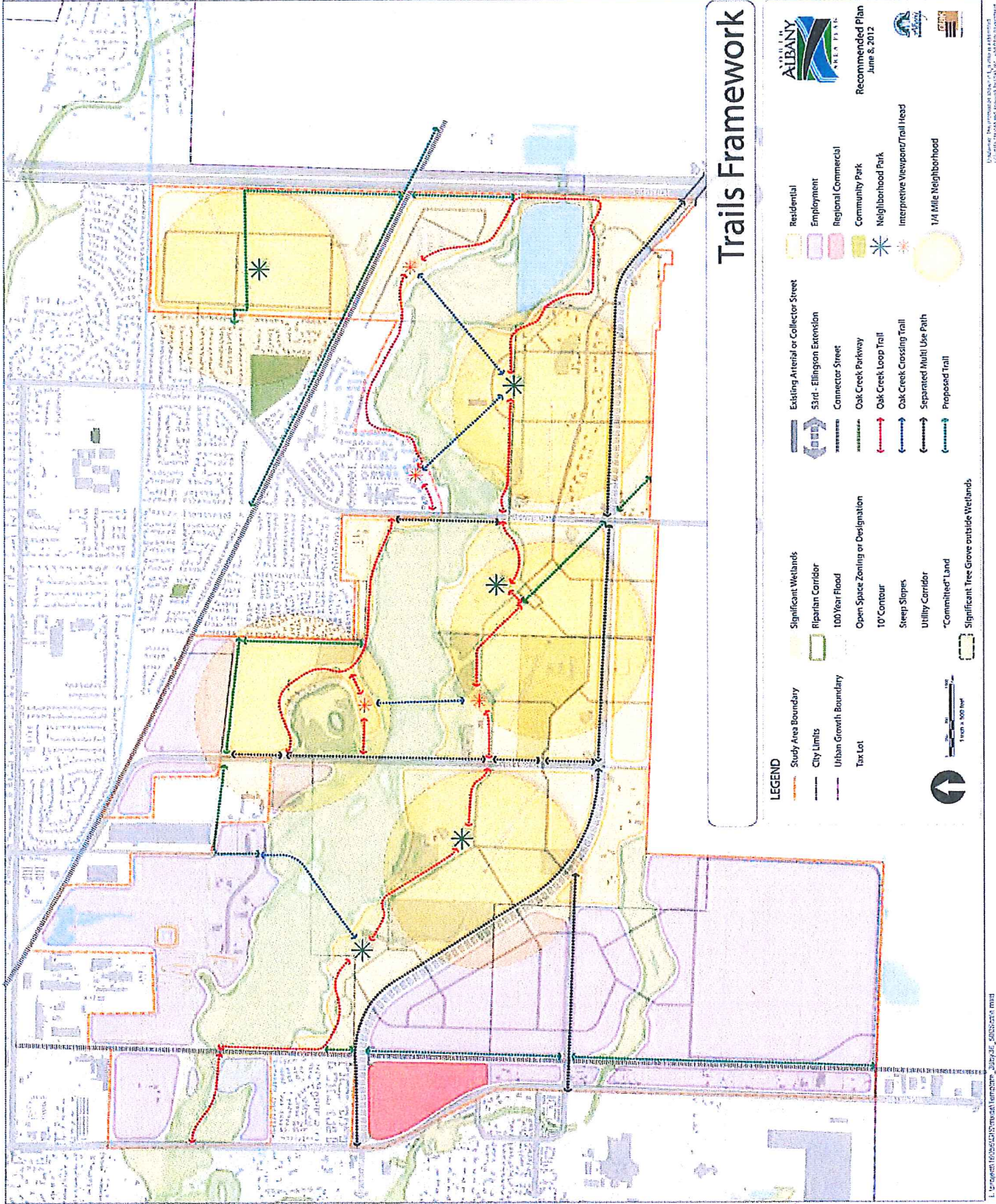


Street Framework

ALBANY AREA PLAN
 Recommended Plan
 June 8, 2012

- LEGEND**
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 - Riparian Corridor
 - 100 Year Flood
 - Open Space Zoning or Designation
 - 10' Contour
 - Steep Slopes
 - Utility Corridor
 - "Committed" Land
 - Significant Tree Grove outside Wetlands
 - Existing Arterial or Collector Street
 - 53rd - Ellington Extension
 - Connector Street
 - Oak Creek Parkway
 - Roundsabout
 - Right-in-Right-out Only with Median and Pedestrian Crossing
 - Full Access with Stop Control and Turn Lanes
 - Residential
 - Employment
 - Regional Commercial
 - Community Park
 - Neighborhood Park/Trailhead
 - 1/4 Mile Neighborhood
 - Community Park





























ALBANY, NEW YORK, ALBANY AREA PLAN, RECOMMENDED PLAN, JUNE 8, 2012. PREPARED BY THE ALBANY AREA PLAN COMMITTEE. THE ALBANY AREA PLAN COMMITTEE IS A PUBLIC-PRIVATE PARTNERSHIP. THE ALBANY AREA PLAN COMMITTEE IS A PUBLIC-PRIVATE PARTNERSHIP. THE ALBANY AREA PLAN COMMITTEE IS A PUBLIC-PRIVATE PARTNERSHIP.



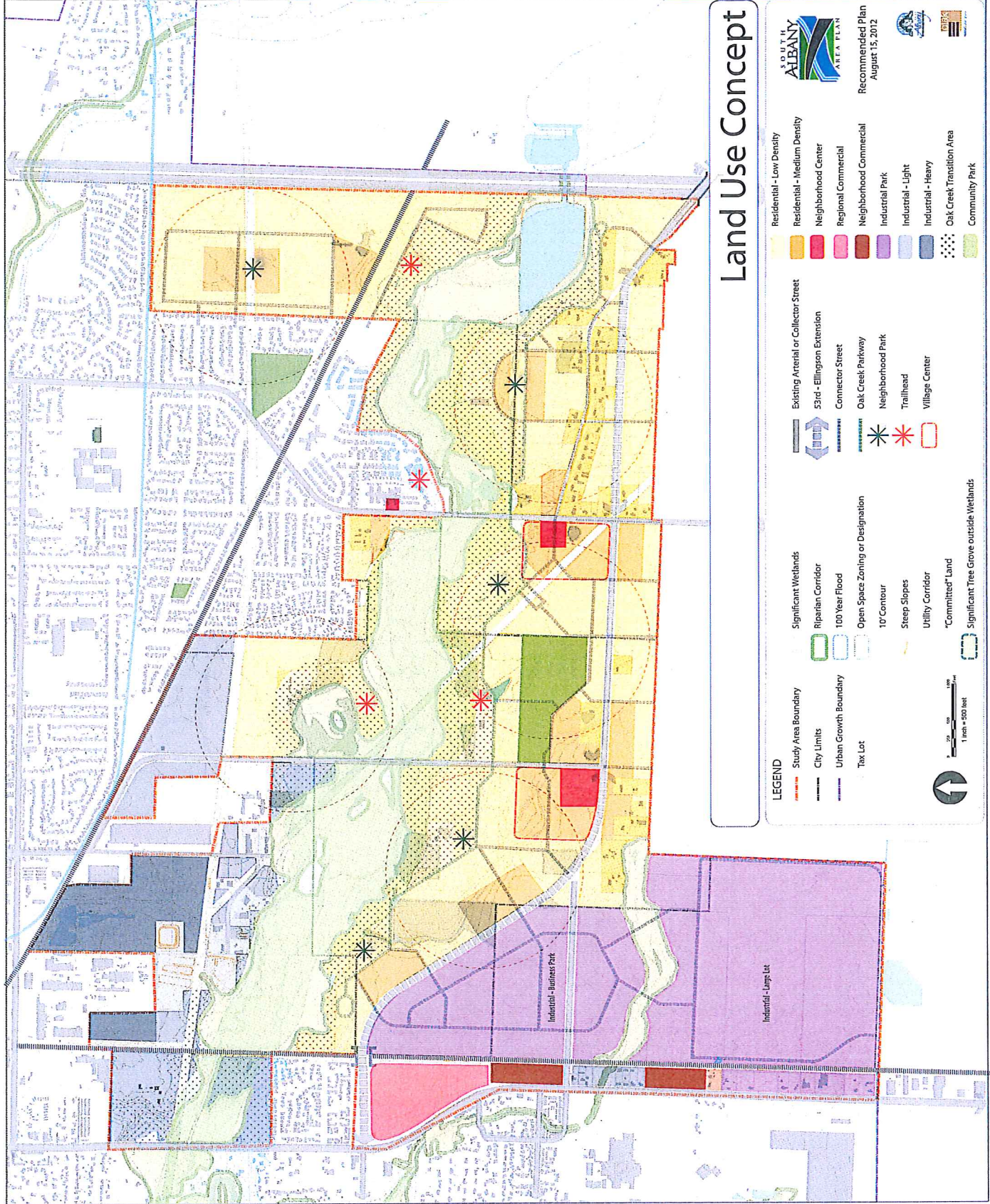
Trails Framework



Recommended Plan
 June 8, 2012

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 -  "Committed" Land
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 -  Existing Arterial or Collector Street
 -  S3rd - Ellington Extension
 -  Connector Street
 -  Oak Creek Parkway
 -  Oak Creek Loop Trail
 -  Oak Creek Crossing Trail
 -  Separated Multi Use Path
 -  Proposed Trail
 -  Residential
 -  Employment
 -  Regional Commercial
 -  Community Park
 -  Neighborhood Park
 -  Interpretive Viewpoint/Trail Head
 -  1/4 Mile Neighborhood

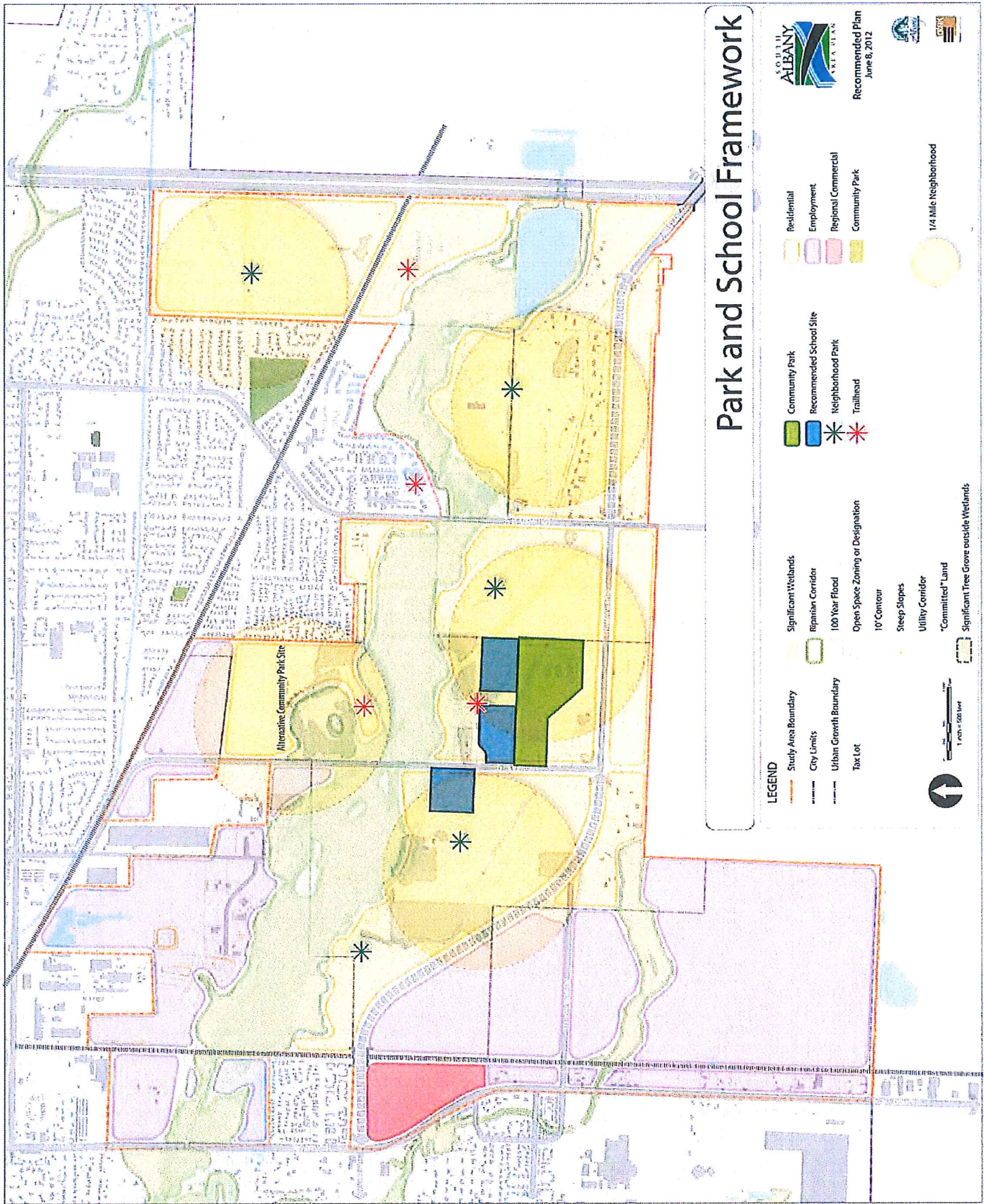
Prepared by:  URS |  City of Albany
 Albany, New York
 Project: Trails Framework
 Date: June 8, 2012



Land Use Concept

SOUTH ALBANY AREA PLAN
 Recommended Plan
 August 15, 2012

Disclaimer: The information shown on this map is as provided by the City of Albany and is not intended to be used for any other purpose.



Park and School Framework

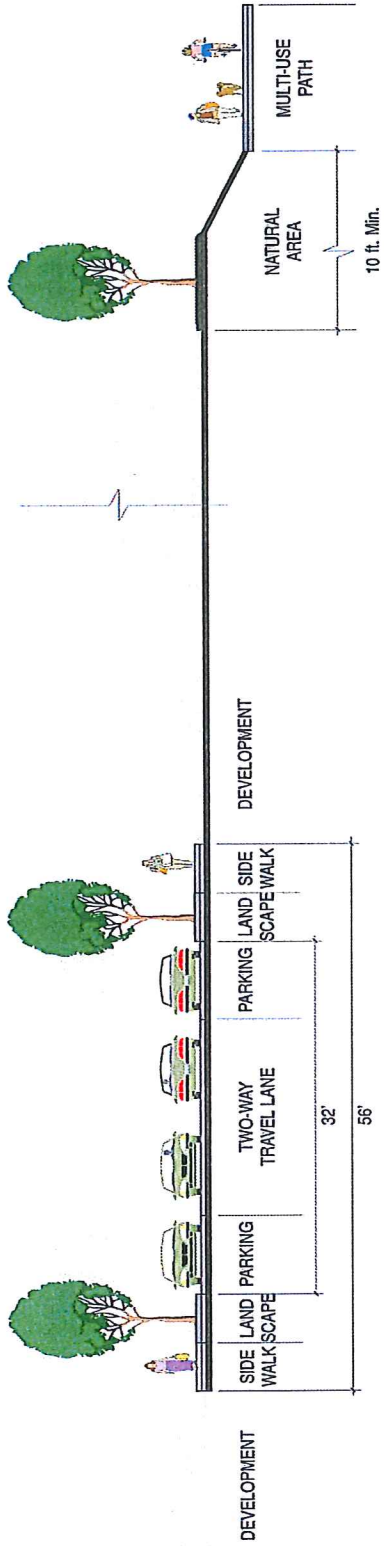
Recommended Plan
 June 8, 2012

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 - Community Park
 - Recommended School Site
 - Neighborhood Park
 - Trailhead
 - Residential
 - Employment
 - Regional Commercial
 - Community Park
 - 1/4 Mile Neighborhood

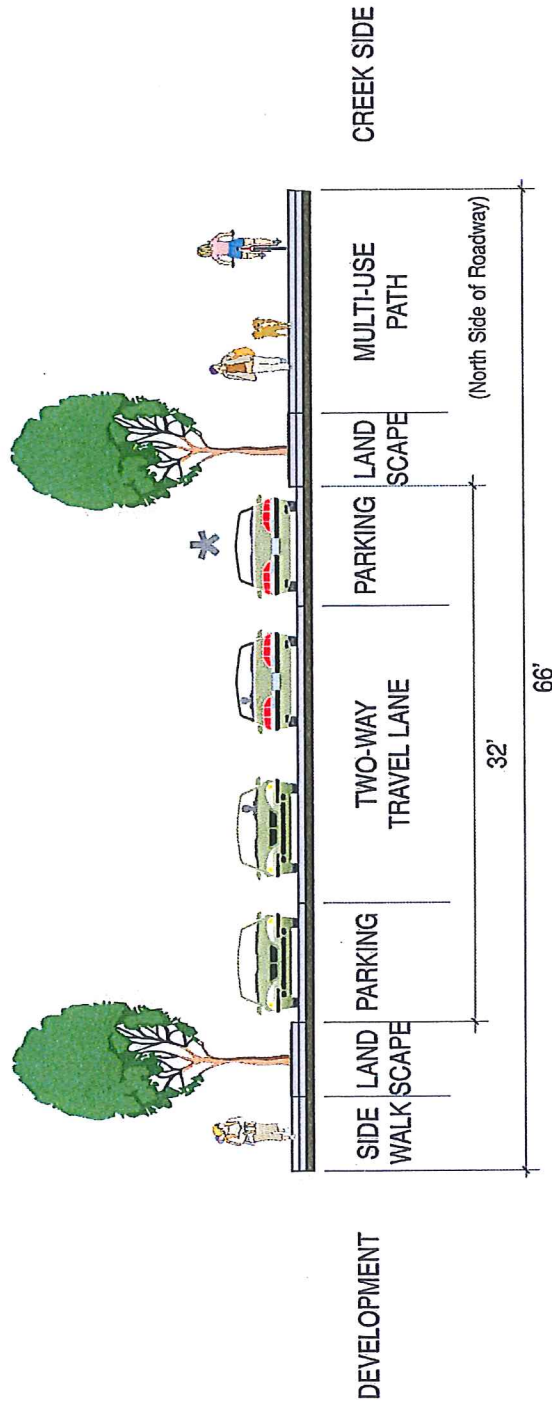
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This map was prepared by the City of Albany, Oregon, and is intended to provide information only. It is not intended to be used as a legal document. The City of Albany, Oregon, and its employees and agents assume no liability for any errors or omissions in this map.

Oak Creek Parkway (Double-Loaded Development)

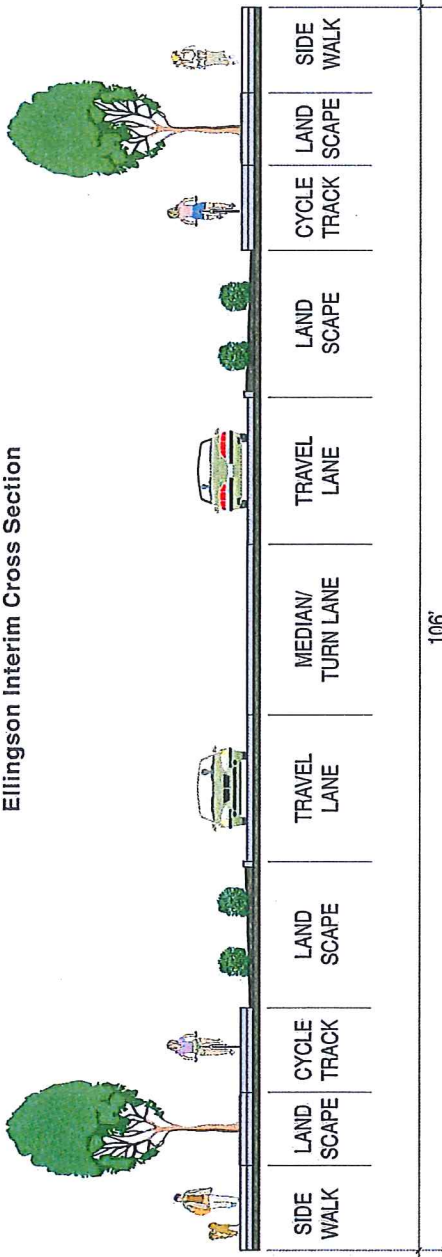


Oak Creek Parkway (Single-Loaded Development)

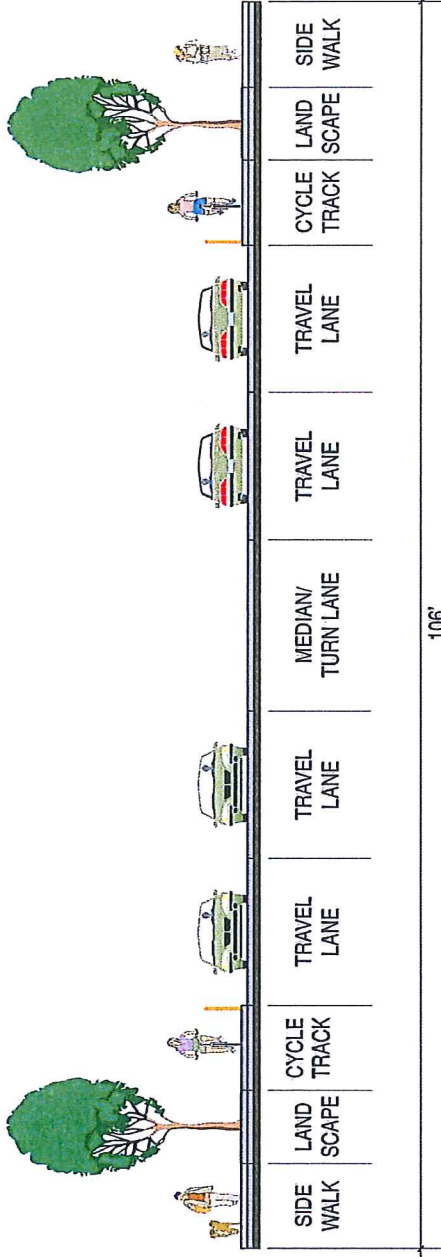


* Parking on both sides only near trailheads otherwise, no parking on creek side of roadway

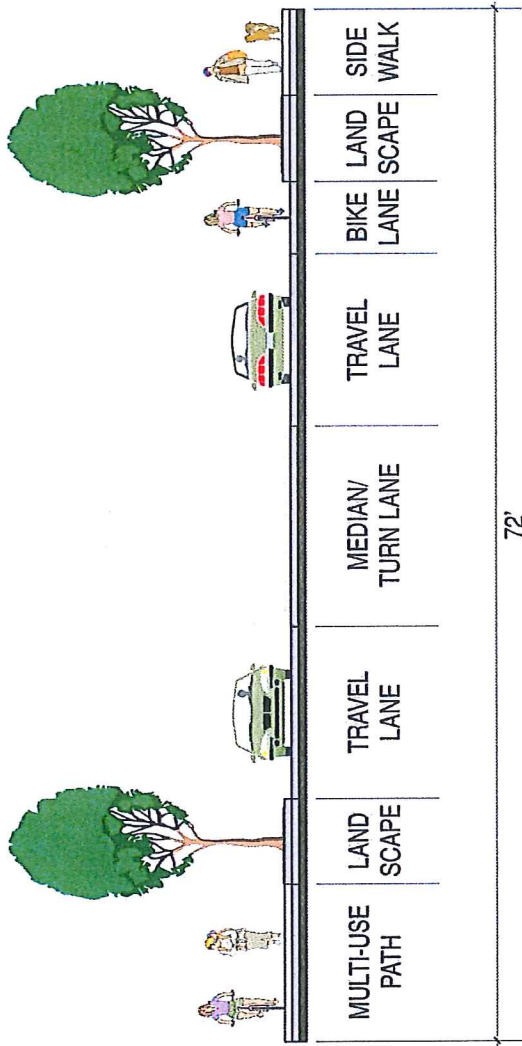
Ellingson Interim Cross Section



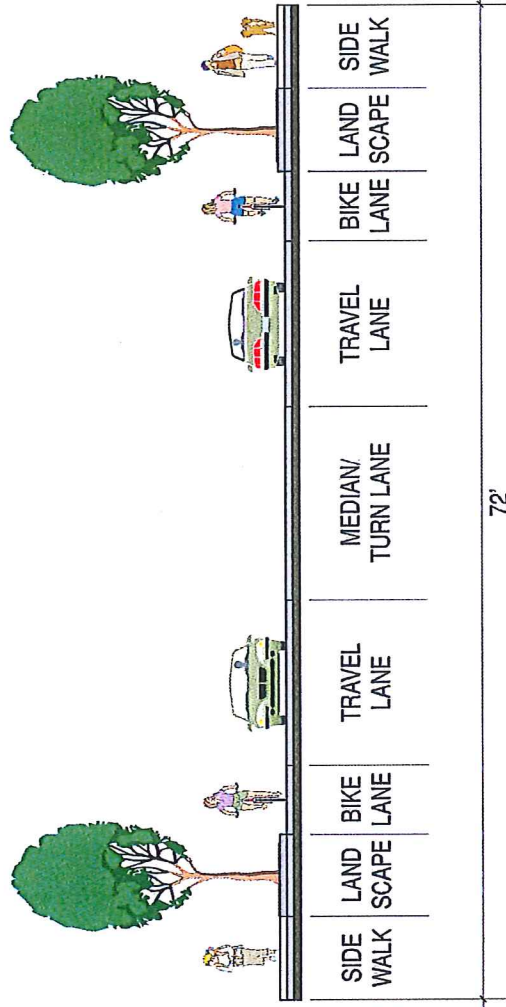
Ellingson Build-out Cross Section



Columbus Multi-Use Trail Cross Section



Columbus Typical Cross Section



Lochner Multi-Use Trail Cross Section

