



Appendix E

Task 5: Public Event #2 and Preferred Alternative

Workshop 2 Summary Report – March 2012 (meeting date March 13, 2012)

Revised Project Memo 4: Preferred Alternative - May 18, 2012



SOUTH ALBANY AREA PLAN Public Workshop #2 - Summary

March 2012





South Albany Area Plan
Public Workshop #2 - Summary

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Section I—Meeting Agenda



South Albany Area Plan
Public Workshop #2 – Agenda
Envisioning South Albany – Shaping the Plan

6 – 8:15 PM
Tuesday, March 13, 2012
Albany Senior Center
489 Water Avenue NW, Albany

Meeting Purpose

- To obtain community input on the land use and transportation alternatives and recommendations
- To identify a preferred direction for the plan

Agenda

6:00-6:20 – Sign-In/Walk Around To View Drawings

6:20-6:50 - Welcome and presentation

6:50-7:50 - Discussion group time

7:50-8:15 – Report from groups, summary, and what's next

Project Overview

South Albany contains the largest remaining undeveloped industrial and urban residential reserve lands inside the City's urban growth boundary--approximately 1,900 acres. The Project study area is bounded by the City's urban growth boundary on the south, Interstate 5 on the east, land developed to urban densities on the north and Oregon Route 99E on the west.

Vision Statement

(approved by Project Advisory Committee February 23, 2012)

South Albany will be:

- A complete, walkable and welcoming community
- The home of new “neighborhoods of choice” in Albany
- Known for having Oak Creek as its “front yard”
- A thriving employment center and gateway to Albany
- Integrated with greater Albany and the region
- Developed with a commitment to resource stewardship

Plan Objectives

(approved by Project Advisory Committee February 23, 2012)

A Complete and Livable Community – South Albany will include livable neighborhoods --varied housing, mixed use centers, schools, employment sites (commercial and industrial), parks, natural resource areas – all knit together by a connected pattern of streets, pathways and open space.

A Walkable Community – South Albany will be a walkable community, with pedestrian-friendly streets, good network of blocks and pedestrian ways, and a functional trail system.

Great Neighborhoods – South Albany will be a showcase of implementation for Albany’s Great Neighborhoods principles, policies and guidelines. Each neighborhood will be connected to a community focal point.

Village Centers – South Albany will include one or more village centers to provide local services.

Connectivity and Transportation Options – Multiple options for local, intra-city, and regional travel will be provided through a connected street and pathway network, and land uses which support walking, biking and future public transit.

Prosperous Economy – Commercial and industrial lands will fulfill the City’s Economic Opportunities Analysis, take advantage of the South Albany’s location in the region, and fulfill the economic role of the area defined by the plan. Zoning regulations for employment lands will incorporate flexibility in order to respond to changes in business and industry trends.

Oak Creek Greenway – The Oak Creek Greenway will integrate open space areas, both public and private, near Oak Creek. The Greenway will:

- Be the centerpiece of the South Albany open space system, providing multiple benefits: wetland protection and mitigation, habitat, flood storage, pathways, recreation, history, environmental education and visual identity for the area.
- Be South Albany’s “front yard” - physically and visually accessible to adjacent development.
- Create a multitude of public connections (parks, trails, trailheads, visual, etc.) between “Oak Creek Parkway” (an east-west street) and the public edge of the Greenway area.
- Include a continuous east-west pathway, and other pathways that connect north and south to community destinations.

Resource Stewardship – Wetlands, tree groves, flood storage, and other key resources will be incorporated as amenities and functional elements of the plan.

City Gateway – Highway 99E and Columbus Street/Waverly Road will be planned as safe, aesthetically pleasing, multi-modal gateways into Albany.

Compatible Transitions – Transitions between land uses will be carefully planned to promote compatibility. This objective applies particularly to the transitions between industrial and residential areas, and between developed areas and open space.

Financial Feasibility – The plan will evaluate what types of financial strategies will support feasible public and private investment to make the area development-ready.

Phased Implementation – The plan will evaluate phasing to support orderly and efficient development.

Effective Mitigation of Development Constraints – The plan will identify future policies and planning needed to mitigate the development challenges posed by wetlands and other constraints.

Section 2—Meeting Plan



South Albany Area Plan
Public Workshop #2 – Meeting Plan
Envisioning South Albany – Shaping the Plan

Meeting Date and Time

6 – 8:15 PM

Tuesday, March 13, 2012

Albany Senior Center

489 Water Avenue NW, Albany

Meeting Purpose

- To obtain community input on land use and transportation alternatives
- To identify a preferred direction for the plan

Meeting Format

The workshop will begin with “20” minutes of “walk around” time for participants to look at display boards and talk with staff – note: this will like start with early arrivers about 5:45. The group will then hear a presentation that is preparatory for the discussion groups. Next, participants will work in discussion groups (6-8 people) to work through a series of discussion questions with a volunteer facilitator. Finally, the groups will report back about their discussions.

Comment opportunities will also be available on-line.

Agenda

(5:45 – Team is ready for early arrivers)

6:00-6:20 – Sign-In/Walk Around To View Drawings

6:20-6:50 - Welcome and presentation

6:50-7:50 - Discussion group time

7:50-8:15 – Report from groups, summary, and what's next

Format for Discussion Groups

The purpose of the groups is to provide time for discussion of key elements of the land use and transportation alternatives and recommendations for South Albany. The discussion questions and

table-top materials will utilize past work and focus on the consensus recommendations and comments from the TAC and PAC.

Please see SAAP_Workshop2_discussion_questions_V1.doc for the facilitator instructions, questions and materials intended for the discussion groups.

Follow-up after the Meeting

What will be done with the input after the meeting?

1. A meeting summary will be prepared and posted on the web site. Target date is March 27 for posting.
2. A joint meeting of the TAC-PAC will occur on April 13 to finalize the Preliminary South Albany Area Plan (drawings). At this meeting, the PAC will be asked, “Do we have consensus to move forward with the drawing set and comment list as the basis for Task 6, Plan Implementation, of the project?”
3. A briefing for the City Council and Planning Commission will occur on April 23.

Room Set-up

A basic set-up plan needs to be roughly sketched so we know in advance what goes where (City to provide floor plan if possible). Also, the ability to see the presentation needs to be worked out – everyone at tables needs to be able to see the screen.

The room will be set up with tables-chairs accommodating up to 8 people (need to confirm table type and size). All tables materials will be set up and ready to go by 5:15 PM – need to confirm table type and size. City in lead for set up.

Facilitators/Staffing from Consultant Team

Facilitator	Confirmed
Joe Dills	Yes
Martin Glastra van Loon	Yes
Susie Wright	Yes

Remaining facilitators to be arranged by City.

Greg – floater, resource person

Tari – welcome table and floater

TAC – participates at tables (split up)

PAC – participates at tables (split up)

Stations and Information

Station	Supplies/information (Who brings and sets up)
Welcome table (Tari)	Sign-in sheets Agenda/Vision/Plan Objectives (Tari to organize handouts) Big project logo sign, with web address <i>(All above – Tari)</i>
Background Information (Can David Martineau staff these boards? Main role is to greet folks and answer questions about the what-where-why of the project. The ice breaker questions are: Hi, thanks for coming. Any questions I can answer for you? Where do you live?)	From first workshop: Aerial Constraints Market analysis forecasts Collage of site photos Ownerships/Zoning <i>(All above – Otak)</i> Concept plan board? Board Great Neighborhoods or Balanced Development Patterns? <i>(This are up to the City as to whether or not to include)</i>
Land Use and Transportation Alternatives (Joe, Martin, Susie and Heather to staff)	Collages of the 10 drawings reviewed by the TAC-PAC The three boards to be used for the small group session: Framework Plan: Land Use/Neighborhood +Streets+Trails Concept Plan: Concept Alternative 1 Elementary School and Community Park Alternatives <i>(All above – Otak)</i>

Other Supplies:

- Easels (10-12 needed. Otak can bring 6)
- Refreshments (City)
- Name tags (City)
- Special name tags or buttons for project staff? Use project logo

Discussion Tables:

- Maps (Otak)
- Forms to use as writing paper by recorders. (Otak write, City copy and distribute)
- Pens (City)

Other:

- Discussion group accommodations will be ready for ____ tables.
- Welcome table should have two staff people so sign-in goes quickly. There should be a third “greeter” nearby to steer folks to the sign-in, say hello, and keep a general count of attendees.

- Heather to serve as over-all Meeting Manager, so decisions on logistics can be made quickly and communicated to folks. Joe can help as “announcer” of things if needed.
- Discussion groups will have facilitator and recorder, so the City is pre-arranging ___ folks for these roles. With 8 participants per groups, that’s 10 chairs max per table. **A smaller group is better**, so we should set up 8 chairs per table and have two extra nearby for larger participation.
- City to pre-arrange the PPT display.

Section 3—Discussion Group
Questions



South Albany Area Plan
Workshop #2 - Envisioning South Albany, Shaping the Plan
Questions and Materials for Discussion Groups

Agenda for the discussion groups:

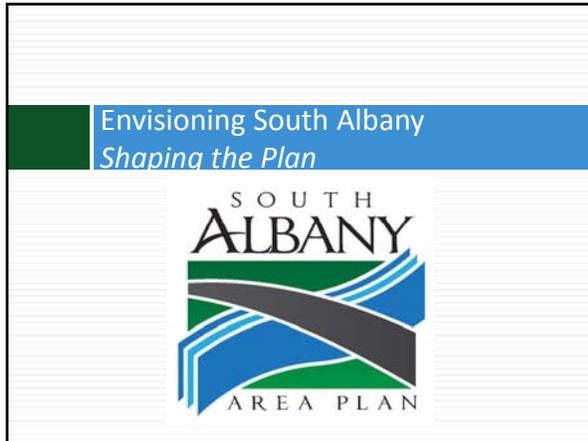
1. The facilitator will convene the group without delay – “Hi, let’s get started.” The facilitator and recorder will introduce themselves and their role. Then, go around the table and do self-introductions of folks’ name and affiliation (neighbor, business owner, etc.)
2. For each question, the facilitator will read the short introduction, then state the question, and then give folks a moment to consider the question. Then open it up to input.
3. Notes will be taken by the recorder on the forms provided.
4. Map notes will also be written on the maps, as a supplement to the forms. The facilitator will listen for comments that are “geographic;” meaning the “where” of the idea or comment can be described and noted. Anyone can annotate the map to help make their point.
5. For the “Report-Out” session at the end: the groups will select three ideas/comments they had that they were really excited about and report those.

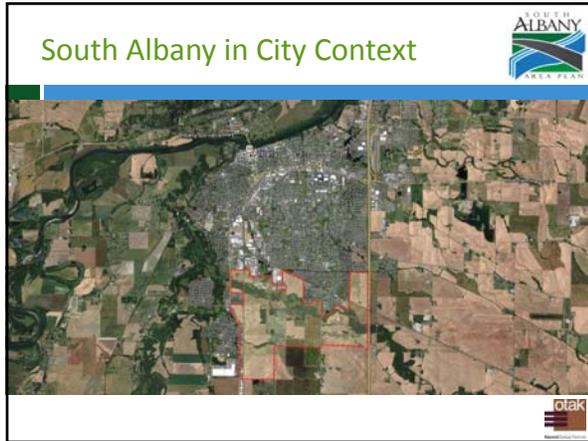
Topic	Questions	Table-Top Materials/Notes
<p>Framework Plan – Land use and Neighborhoods, Streets, and Trails (25 minutes)</p>	<p>Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.</p> <p>Question 1-4: What questions or comments do you have regarding the:</p> <ul style="list-style-type: none"> A. Neighborhood focal points? B. Proposed Oak Creek Parkway? C. Other Streets and intersections (including the roundabouts)? D. Trails? 	<p>A combined map of the three framework plans approved by the PAC: Land Use and Neighborhood + Streets + Trails.</p> <p>There will also be an 11 x 17 aerial photo at the table.</p>

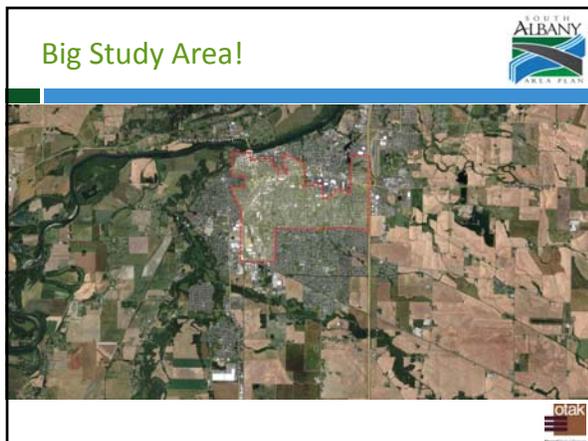
Topic	Questions	Table-Top Materials/Notes
	<p>Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.</p>	
<p>Land Use Concept Alternative 1 (20 minutes)</p>	<p>The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.</p> <p>Question 6-10: What questions or comments do you have regarding the:</p> <ul style="list-style-type: none"> A. Village centers? B. Residential lands – medium and low density? C. Oak Creek Transition Area? D. Business park and large lot industrial lands? E. Other land uses? <p>Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.</p>	<p>Concept Alternative 1</p> <p>A separate 11x17 sheet will be provided that displays images for complete neighborhoods (village centers, housing variety), employment areas, and the Oak Creek Transition Area.</p>
<p>Elementary School and Community Park Alternatives (15 minutes)</p>	<p>Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify <u>alternatives</u>, not a single school site.</p>	<p>Combined map of Alternative Community Park Sites + Alternative Elementary School Sites</p> <p>Notes on the pros and cons of the community park sites will be provided, so the group has the benefit of the discussions to date.</p>

Topic	Questions	Table-Top Materials/Notes
	<p>Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.</p> <p>A. Question 12 - What comments and questions do you have on recommended school sites? Overall, do they fit the vision for South Albany?</p> <p>B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?</p>	

Section 4—Presentation







Study Area – 1957 acres

SOUTH ALBANY AREA PLAN

Comprehensive Plan and Zoning

SOUTH ALBANY AREA PLAN

It's About Livability

SOUTH ALBANY AREA PLAN

Where we are in the process



Project Kick-off	September
Existing/Future Conditions	Oct – November
Workshop #1	December 6
January PAC-TAC Meeting	January 24
Plan Alternatives	February 23
Workshop #2	March 13
Joint PAC-TAC Meeting – Preferred Alternative	April 12
Plan Implementation	May - June
Workshop #3	July 19
Plan Adoption	Oct- November



December 6th Workshop








December 6th Workshop

What we heard – key themes



1. Support for complete, walkable neighborhoods
2. Integrate and connect with Oak Creek
3. Support for several, small Village Centers
4. Trails, trails, trails!
5. Retain "jobs" lands in west area




South Albany Vision

South Albany will be:



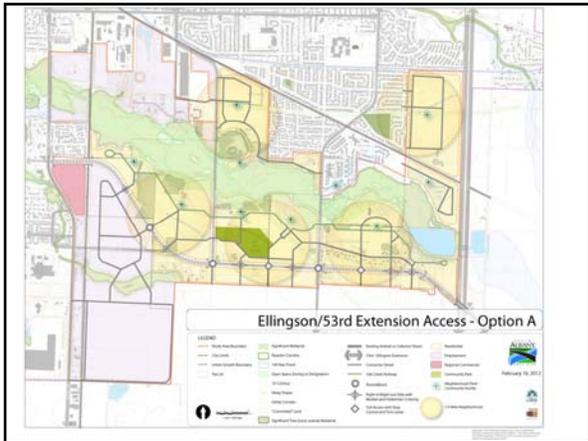
- A complete, walkable and welcoming community
- The home of new "neighborhoods of choice" in Albany
- Known for having Oak Creek as its "front yard"
- A thriving employment center and gateway to Albany
- Integrated with greater Albany and the region
- Developed with a commitment to resource stewardship



Albany-Willamette River Context

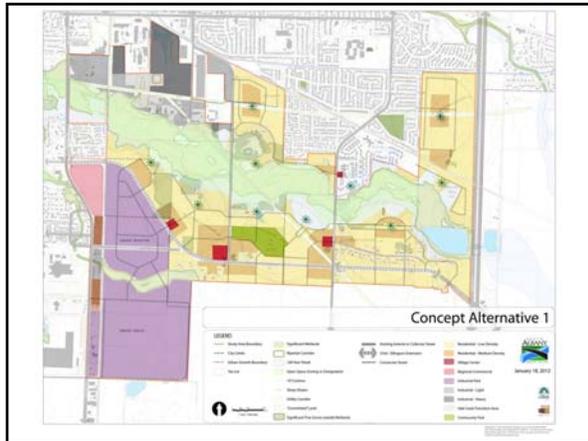


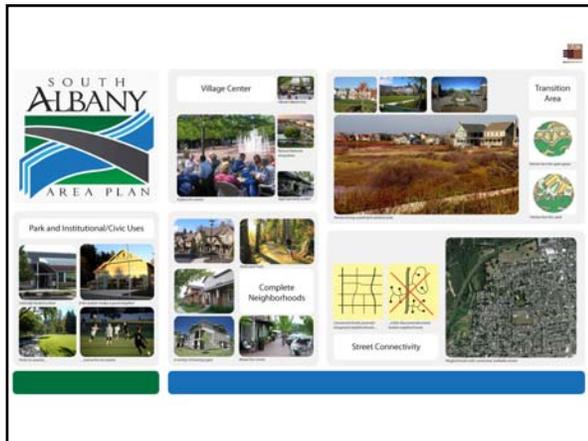








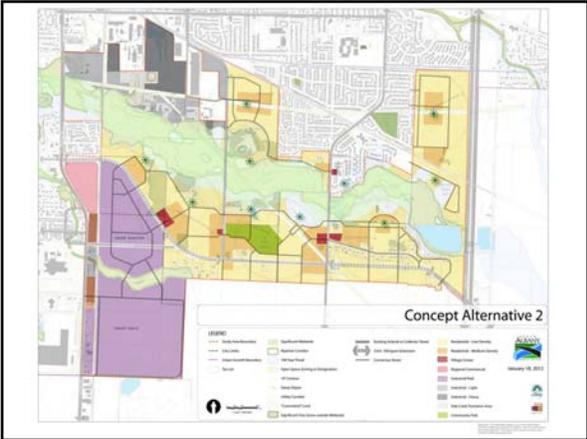




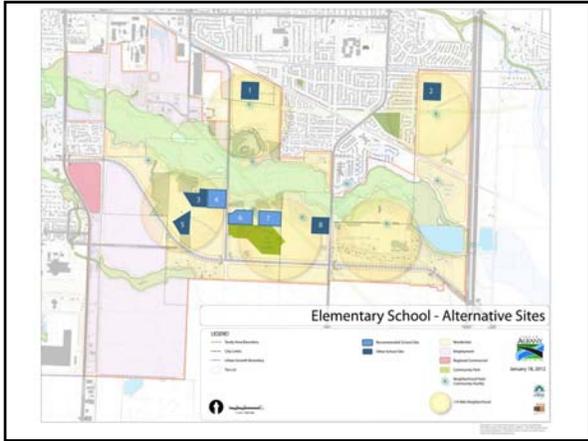


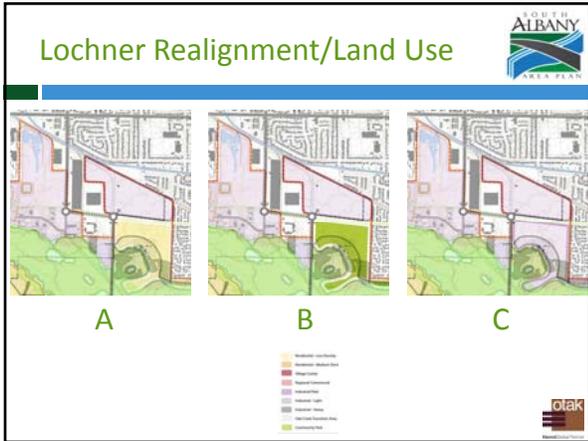
Oak Creek Transition Area

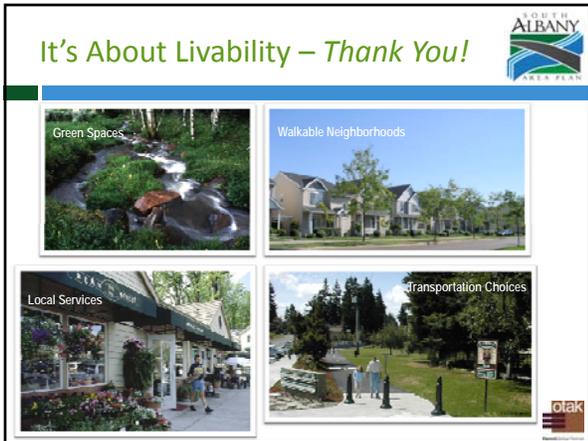












Section 5—Discussion Group Notes

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 1
Facilitators: Bob Woods / Heather Hansen

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

A. Neighborhood focal points?

- Concerns about maintenance – who will own and maintain? By the City?
- How will existing neighborhoods get involved?
- Access?
- Can you drive to them?

B. Proposed Oak Creek Parkway?

- Are trucks allowed or limited?

C. Other Streets and intersections (including the roundabouts)?

- Roundabouts are dangerous; no one knows what to do – don’t make sense
- Do we really need traffic lights or roundabouts? Will there be enough traffic?
- Bridges flood at Lochner and other crossings
- 7 Mile Lane – concerned about traffic on proposed new road

D. Trails?

- Good idea
- Don’t use them

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- I-5 hems whole area in – limited – needs a lot of connectivity

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 1
Facilitators: Bob Woods / Heather Hansen

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

- A. Village centers?
 - Busy? How much traffic? Safety?
 - Would be nice to be able to walk
 - Grocery store
 - Combine some for a larger one – medical facility, grocery – not just convenience
 - Have a larger one closer to business park

- B. Residential lands – medium and low density?
 - Single-family along open space, why a golf course?

- C. Oak Creek Transition Area?
 - Why the transition area concept?
 - Makes sense to have medium density near major streets

- D. Business park and large lot industrial lands?
 - Yes, good idea

- E. Other land uses?
 - Fire station
 - Oak groves – who will maintain them

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 1
Facilitators: Bob Woods / Heather Hansen

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

- A. Question 12 - What comments and questions do you have on recommended school sites? Overall, do they fit the vision for South Albany?
- Condition of the road, safe access to school
 - Collocate with park!
 - #6 is best, #7 is okay too, Ellingson - #5 is too close
 - General concern about the speed limit on road next to school. Keep schools far from Ellingson
- B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?
- #1 – purchased already
 - #2 – away from new neighborhoods
 - Better served for residential

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 2
Facilitator: Ed Moore

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

- A. Neighborhood focal points?
 - Location seems right
 - Compatibility of business park with neighborhood
 - PO concern

- B. Proposed Oak Creek Parkway?
 - Like concept
 - Not like Periwinkle– too much hardscape
 - How is parking going to be accommodated
 - Lighting is important

- C. Other Streets and intersections (including the roundabouts)?
 - Street connectivity – hard to find where you are going/intersections
 - Roundabouts okay
 - Trucks and farm equipment
 - Need more crossings across RR

- D. Trails?
 - Trails north-south should follow street crossings
 - Softer surface
 - Springwater Trail , Portland
 - SRTS

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 2
Facilitator: Ed Moore

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Okay

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

- A. Village centers?
 - Economic viability of centers

- B. Residential lands – medium and low density?
 - Okay

- C. Oak Creek Transition Area?
 - Okay

- D. Business park and large lot industrial lands?
 - Traffic on 53
 - Keep RR access at Ellingson and south
 - RR speed
 - Large industrial access to 99E (direct)

- E. Other land uses?
 - Medical facilities (Urgent Care)

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 2
Facilitator: Ed Moore

- Fire department / EMS

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Okay

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

A. Question 12 - What comments and questions do you have on recommended school sites? Overall, do they fit the vision for South Albany?

- School next to community park

B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?

- #1 most accessible
- #2 across from JV

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 3
Facilitators: Ron Litviller / Candace

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

A. Neighborhood focal points?

- Like it
- Good for neighborhoods

B. Proposed Oak Creek Parkway?

- Like connection to parks
- Can City force the developer to locate per City plan?
- Moves bike/walk path from greenbelt to parkway
- Takes more land
- Prefer path along greenbelt rather than along the parkway

C. Other Streets and intersections (including the roundabouts)?

- Don't like roundabouts
- A lot of semi-truck traffic making left turns
- Speed of Columbus traffic from Highway 34

D. Trails?

- Every trail crossing Oak Creek would require a bridge on every path
- The more access the higher the impact
- Crossing at streets is enough
- Maintenance costs

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 3
Facilitators: Ron Litviller / Candace

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes, parks, trails
- Cost of public lands, parks, trails

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

A. Village centers?

- Like it
- Spread out well
- Move commercial at 7 Mile Lane and Columbus to Ellingson and Columbus

B. Residential lands – medium and low density?

- Good
- Higher density around commercial
- Higher density by industrial

C. Oak Creek Transition Area?

- Too much area
- Too restrictive to developer
- Is it negotiable?
- Line the concept

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 3
Facilitators: Ron Litviller / Candace

D. Business park and large lot industrial lands?

- Okay

E. Other land uses?

- Okay

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

A. Question 12 - What comments and questions do you have on recommended school sites?

Overall, do they fit the vision for South Albany?

- Any of 4, 6, or 7 are okay
- Community Center incorporated on school site
- Intergenerational Community Center

B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?

- Prefer #2
 - Less impact on residential
 - Adjacent to greenbelt and park give place for inactive to go
 - Less traffic impact on residential from north
- Provide a small park by school
- Larger park on Gehrig property

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 4
Facilitator: Bill Draper

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

- A. Neighborhood focal points?
 - Overall support with the concept
 - Support of focal points incorporated with or close to schools
 - Cost and maintenance

- B. Proposed Oak Creek Parkway?
 - Overall support of the parkway design
 - Concern over distribution of costs at Oak Creek Parkway
 - Who bears the cost with build-up only on one side?

- C. Other Streets and intersections (including the roundabouts)?
 - Overall support of design
 - With significant upfront infrastructure costs how are we going to finance the infrastructure needed before development begins?
 - Large roundabouts, big enough for commercial and public safety is fine
 - Industrial access is limited

- D. Trails?
 - Concept is great
 - Trails need to be balanced with public safety

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 4
Facilitator: Bill Draper

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

- A. Village centers?
 - Concern of size/scale
 - Concern of sustainability as close as commercial property is to the Village Centers
 - Question the Village Center lay over the Mennonite Village main building

- B. Residential lands – medium and low density?
 - Overall support of the density mix

- C. Oak Creek Transition Area?
 - Overall support

- D. Business park and large lot industrial lands?
 - Overall support
 - Some concern for the lack of access into the industrial property

- E. Other land uses?
 - Because of possible flooding issues it is recommended that provisions for fire stations be located south of Oak Creek

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 4
Facilitator: Bill Draper

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

A. Question 12 - What comments and questions do you have on recommended school sites?

Overall, do they fit the vision for South Albany?

- Option #6 and #7 coupled with park location of #1 seems to be best option, more open space
- Great partnership

B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?

- Site #2 loses the option of the partnership of school and park use
- Site #2 is undesirable due to Oak Creek Correctional Facility
- Overall support for site #1

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 5
Facilitator: David Helton

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

- A. Neighborhood focal points?
 - Okay – nicely placed and distributed

- B. Proposed Oak Creek Parkway?
 - Okay – most transition areas impacted by water and not buildable

- C. Other Streets and intersections (including the roundabouts)?
 - Roundabouts allow freight and farm equipment?
 - How large, impact on nearby residences?
 - Access to Highway 99 needed to serve large lot industrial site

- D. Trails?
 - All paved? Combination of hard/soft
 - Soft/gravel in floodplain
 - Bridge crossings – boardwalks, walkways

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 5
Facilitator: David Helton

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

- A. Village centers?
 - Alt 2 served the neighborhood better
 - One in Mennonite Village? Move from east to west side of Columbus

- B. Residential lands – medium and low density?
 - Why are parts of committed land zones as medium or low density residential

- C. Oak Creek Transition Area?
 - Good – most land not buildable anyway

- D. Business park and large lot industrial lands?
 - Great – it's in the right place, not sprinkled around
 - If Beta provides access to large lot industrial site

- E. Other land uses?
 - Piano property most suitable for large grocery store

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Paths and Oak Creek = neighborhood of choice

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 5
Facilitator: David Helton

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

- A. Question 12 - What comments and questions do you have on recommended school sites? Overall, do they fit the vision for South Albany?
- #4 cuts off driveway to homes; north half is impacted by high water
 - #6 and #7 close to park; pond near these sites may be a hazard
- B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?
- #1 more community-oriented
 - Maybe both #1 and #2
 - Ball fields north
 - Smaller community park south

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 6
Facilitator:

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

- A. Neighborhood focal points?
 - More accessible to open/green space

- B. Proposed Oak Creek Parkway?
 - Yes

- C. Other Streets and intersections (including the roundabouts)?
 - Pros and cons to roundabout

- D. Trails?
 - Yes
 - Along RR
 - Likes link to Deerfield area

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 6
Facilitator:

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

- A. Village centers?
 - Yes

- B. Residential lands – medium and low density?
 - Residences set back from RR east side north of overpass

- C. Oak Creek Transition Area?

- D. Business park and large lot industrial lands?
 - Yes
 - Employ 1500 people

- E. Other land uses?

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Future fire station

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 6
Facilitator:

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

- A. Question 12 - What comments and questions do you have on recommended school sites? Overall, do they fit the vision for South Albany?
- Not on Waverly
 - Not #5
 - Like options #6 or #7
- B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?
- Both

General Notes by Facilitator

- Like neighborhood focal points
- Yes Oak Creek Parkway
- Pros and cons on roundabouts
- Set back along RR north of overpass, residential
- Yes for business and industrial parks
- Fire station
- School – not on Waverly, like 6 or 7
- Both park sites

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 7
Facilitators: David Martineau / Wes

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

A. Neighborhood focal points?

- Who pays for focal points? Does that limit property owner options?
- Focal points at commercial spots
- Power line right-of-way - open space areas
- Not too early to develop nearby
- Feasibility of focal points near Oak Creek – subject to flooding, wetlands
- Traffic calming: street width should narrow to slow traffic and accommodate pedestrians. Should have room for fire trucks – need to consider cars and parking.

B. Proposed Oak Creek Parkway?

- No fatal flaws
- The property owner is asked to pay for parkways and trails
- No serious problems with the plan
- Fire danger surrounding Oak Creek because of high grasses during summer

C. Other Streets and intersections (including the roundabouts)?

- How big will roundabouts be?
- Not sold on roundabouts – Knox Butte works but there are only two ways to go.
- If they are too small, trucks will drive over them.
- Is this going to be a collector between 99 and Columbus?
- Roundabouts would limit truck traffic
- Will roundabouts be landscaped?
- Art work?
- Roundabouts should be considered “park like”
- 7 Mile Lane connection

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 7
Facilitators: David Martineau / Wes

D. Trails?

- Should connect to commercial areas
- Should be paved to accommodate people with disabilities
- Security for adjacent property owners – trespassers already a problem

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

A. Village centers?

- Is there enough business (population) to support a small commercial enterprise?
- Perhaps one bigger commercial area rather than several others (North Albany Village)
- Megafoods (surrounded by apartments) trail close by – food keeps people in the community

B. Residential lands – medium and low density?

- Have to have dense enough to support businesses

C. Oak Creek Transition Area?

- Don't take property owner's land

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 7

Facilitators: David Martineau / Wes

D. Business park and large lot industrial lands?

- Okay

E. Other land uses?

- Concern about location of regional commercial

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

A. Question 12 - What comments and questions do you have on recommended school sites?

Overall, do they fit the vision for South Albany?

- Periwinkle Park is a good example – kids go through the park to get to school
- Don’t think it makes much difference
- School next to park and/or trail (Periwinkle)
- People’s property open to park and train

B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?

- Is the terrain level?
- Land swap for park - 2nd location is best
- Preserves a special place
- 2nd location would not want lights

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 8
Facilitator: Vicky Woods

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

A. Neighborhood focal points?

- Looks balanced
- What happens when developers make plans?
- Nicely placed in relation to Oak Creek to enhance it
- Transition area is quite deep
- Oak Creek Parkway is quite far away from the Creek
- What will draw people to the focal points? If it is not the commercial village centers is it too passive? Might be better in the village centers where people will congregate
- Would be nice if park was next to village center or vice versa
- Looks like there are not enough crossings of creek to connect to rest of Albany

B. Proposed Oak Creek Parkway?

- If the intention is to experience the creek from it, we are creating too much open space, it should be closer to the creek.

C. Other Streets and intersections (including the roundabouts)?

- Very effective – personal experience positive in France, North Albany example is not good
- Like it - people need to learn how to drive them
- Only three collectors into this, how busy are they going to be?
- Leave Ellingson open, we need it
- Will all business traffic go through Ellingson Road?
- Need to access Highway 99 and RR crossing

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 8
Facilitator: Vicky Woods

D. Trails?

- The more the better
- Need better connections to Albany across RR.
- Pedestrian overpass?
- Trails seem to depend on the focal points – what if they are not attractive?

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Generally, yes but see notes above: location of Oak creek, location of focal points

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

A. Village centers?

- Since everybody travels on arterials, good spot for them
- Integrate the focal points with the village center – the trail system comes together there
- Seems exclusive and not well integrated with Albany North. Take advantage of existing connections to north

B. Residential lands – medium and low density?

- More medium density around community park is better – community park south allows people to walk to it

C. Oak Creek Transition Area?

- See comments above – too big? What goes on it? Use it for wetland mitigation

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 8
Facilitator: Vicky Woods

- Worried about complications with zoning code if it becomes an overlay

D. Business park and large lot industrial lands?

- Right place and amount
- Who is going to be using it?
- Keep old Ellingson open

E. Other land uses?

- No

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes, with a few comments – see map

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

A. Question 12 - What comments and questions do you have on recommended school sites?

Overall, do they fit the vision for South Albany?

- Schools should be on south
- #6 is preferred location for synergy with path and village centered trails
- #7 also has nice relation with path
- Nice by tree groves

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 8
Facilitator: Vicky Woods

B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?

- Group opinion is split
- Opinion 1: keep park and schools away from prison
- Opinion 2: north park is better for park than residential
- Suggestion: industrial

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 9
Facilitators: Susie / Chad

Framework Plan –Land use and Neighborhoods, Streets, and Trails (25 minutes)

Here is a map that shows the general location of neighborhoods, general land uses, neighborhood focal points, streets, and trails. It is a “Framework Plan” because it is a guiding concept for the physical plan for South Albany. It is conceptual, not exact.

Questions 1-4: What questions or comments do you have regarding the:

A. Neighborhood focal points?

- Clarity as to what a community focal point would represent
- The number of focal points seems too high
- Will all focal point locations become focal points?

B. Proposed Oak Creek Parkway?

- Clarification as to the designation of Oak Creek Parkway

C. Other Streets and intersections (including the roundabouts)?

- Roundabouts can be a problem if not constructed large enough – roundabouts that we see in Albany today are too small
- Emergency access needs to be considered
- Lochner floods – does that create challenges for the 34th Street fire station?
- Consider other fire station locations – engage the fire district
- Consider 7 Mile Lane as interchange

D. Trails?

- Like trail loops
- Safety – well lit and open
- Variety of surface types – soft surfaces near Oak Creek for flooding?

Question 5: Overall, does this Framework Plan support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- No comment - yes

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 9
Facilitators: Susie / Chad

Land Use Concept Alternative 1 (20 minutes)

The Land Use Concept shows the proposed land uses for South Albany. It is like a refined Comprehensive Plan map for the area. It builds upon the Framework Plan (discussed above) to organize the residential, commercial, industrial, and open space uses – creating complete neighborhoods and a complete community.

Question 6-10: What questions or comments do you have regarding the:

- A. Village centers?
 - South Albany needs grocery
 - Consider moving Lochner/Ellingson to east side of Lochner or having commercial on both sides
 - Consider Village Center at end of 7 Mile Lane
 - Two Village Centers on west end seem to close together

- B. Residential lands – medium and low density?
 - How will industrial and residential be buffered? Just 53rd as a buffer?
 - Good example – 99 from 34th to 24th
 - Higher density by industrial

- C. Oak Creek Transition Area?
 - Clarity as to the dynamic between the 100 year floodplain and the transition area

- D. Business park and large lot industrial lands?
 - Like separation
 - Business park is good buffer to large lot and residential
 - Consideration of added buffers between industrial and residential

- E. Other land uses?
 - In dire need of a grocery

South Albany Area Plan - Public Workshop 2, March 13, 2012
Discussion Group Notes

Group 9
Facilitators: Susie / Chad

Question 11: Overall, does this Land Use Concept support the vision for South Albany that has been stated by the community? Please note any changes you think the PAC should consider.

- Yes

Elementary School and Community Park Alternatives (15 minutes)

Here is a diagram showing alternative locations for an elementary school and a community park. The “recommended” alternatives for the school have been reviewed by GAPS, and have their support. The South Albany Area Plan will identify alternatives, not a single school site.

Community Park alternative 1 is owned by the City. Community Park 2 is currently private property. The PAC has identified pros and cons for each alternative.

A. Question 12 - What comments and questions do you have on recommended school sites? Overall, do they fit the vision for South Albany?

- Like the idea of school and community park co-located - #6 and #7

B. Question 13 - What are the pros and cons you see for Community Park Site 1 and 2 revisions or additions should be noted? What is your advice to the PAC on how to proceed with inclusion of one or both of these sites in the South Albany plan?

- Unanimous support for #1
- Community Park location #1 is the more appropriate location
- Concerns with location #2 – railroad, industrial, detention facility, truck traffic

Section 6—End of Meeting Report



South Albany Area Plan
Workshop #2 - Envisioning South Albany, Shaping the Plan
End of Meeting Report

Group 1

- Missed who is paying
- How will existing neighborhoods have access to new neighborhood
- Mixed review on roundabout
- Combine two centers for a larger one
 - Large grocery store
- Collocate school with park
- Concern with speed limits next to school

Group 2

- Compatibility of industrial and residential
- Roundabouts – trucks and farm equipment
- Overall connectivity of 53rd and Highway 99 – residential impact may bottleneck
- Village Centers: are they economically viable
- Mix of residential was good
- Parkway was a good idea
 - Parking for visitors outside the area
- Add medical/urgent care and fire department/EMS

Group 3

- Pedestrians/bike on greenbelt rather than on Parkway
- Does developer have to plan for Parkway?

- Truck traffic on roundabouts
- Too many crossings at Oak Creek
 - Maintenance costs
- Columbus & 7 Mile Lane
- Columbus & Ellingson
- Transition area too large, could it be negotiated during development?
- Park at site #2, adjacent to greenway, access to Gehrig, less impact on residential
- Want Youth Center

Group 4

- Cost of maintenance for infrastructure
- Correct level of access for entry into industrial areas
- Size and sustainability in Village Centers
- Proper mix of residential densities
- #6 or #7 and park next to it
- Crossing Oak Creek – protect wetland and wildlife
- Plan for fire south of Oak Creek

Group 5

- Yes, it meets the vision
- Path on network of trails – Oak Creek
 - Makes it desirable
 - Mixed use and textures
 - Elevated boardwalks, different bridges and structures
- Roundabouts & Proposed Road
 - Adequate for freight
 - What is the size of the road and roundabouts and impact on the residents?

Group 6

- Like focal points

- Roundabout at Columbus & Ellingson
- Setback of RR at residential transition
- Like industrial and employment land
- #6 and #7 both park sites

Group 7

- Who would pay for focal points?
- Power line easements should be used
- Oak Creek Parkway – no fatal flaws, property owner asked to pay for it
- Discourage truck traffic on roundabouts
- Trails
 - Paved for carts
 - Property owner again asked to pay
- Enough business to support several small Village Centers? One larger combined center
- School next to park – Periwinkle example, open to school/park and homes

Group 8

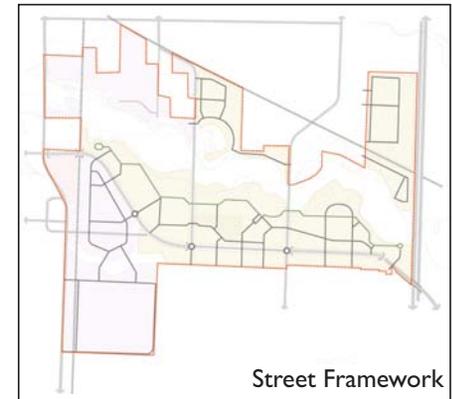
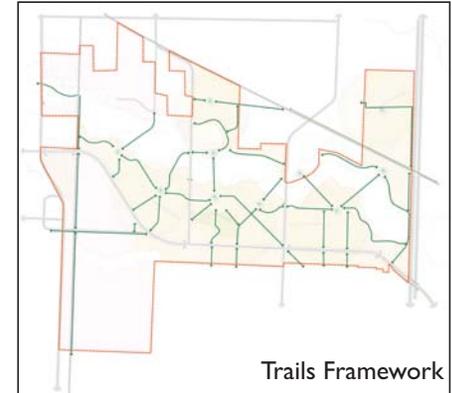
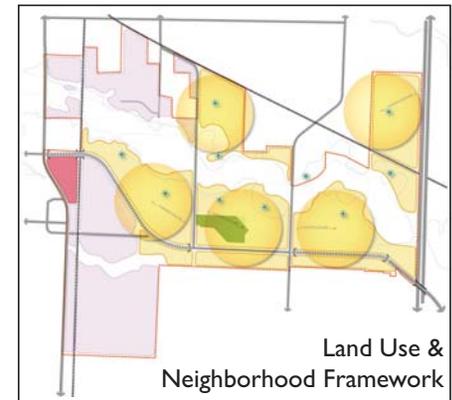
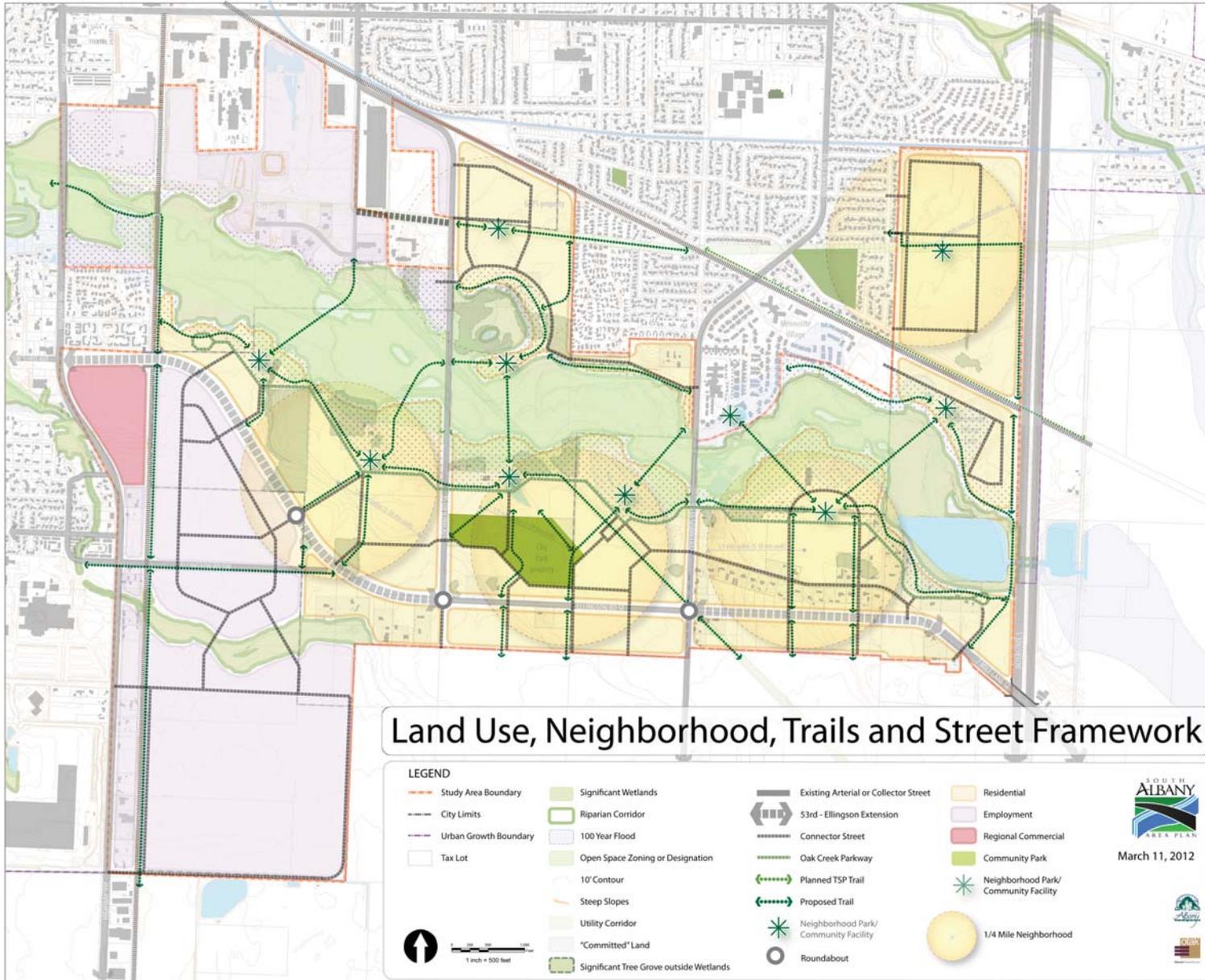
- Roundabouts
- Focal points need more active point
 - Combine with Village Centers
- Better connection to Highway 99
- Want to be closer to Oak Creek
- Use transition area for wetland mitigation
- More medium density residential next to park
- Couldn't agree on park location – #6 or #7

Group 9

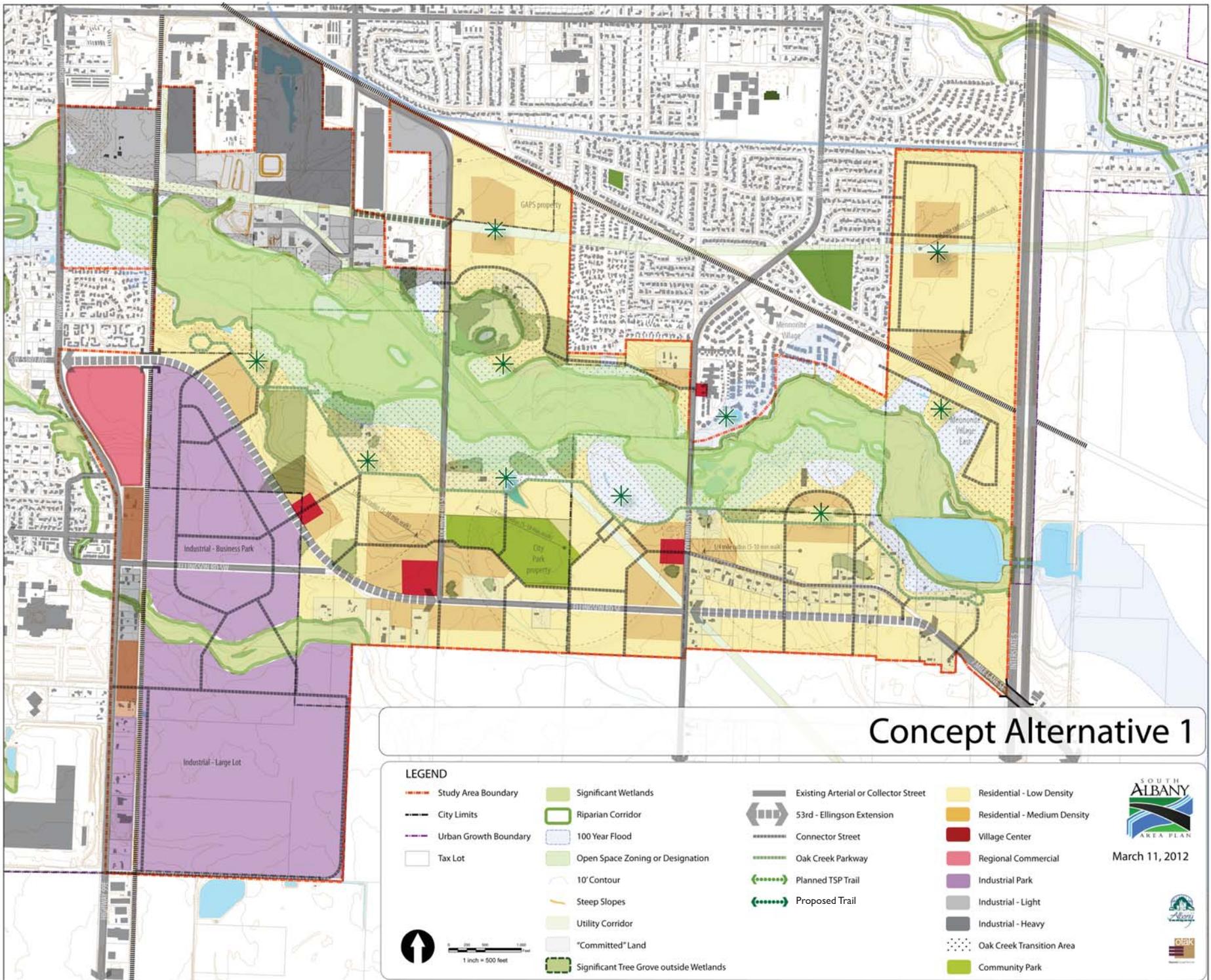
- Roundabouts large enough for trucks, cars, and farm equipment

- Access for emergency vehicles
- Engage Fire District – maybe need a station
- Trails: safe and well lit with a variety of surfaces
- Village Centers at Lochner and Ellingson
 - One at east end of 7 Mile Lane
- More buffer between industrial and residential, not just at 53rd
- #6 or #7 parked with park #1
- RR – Industrial OYCC no go for site #2

Section 7—Discussion Group Maps



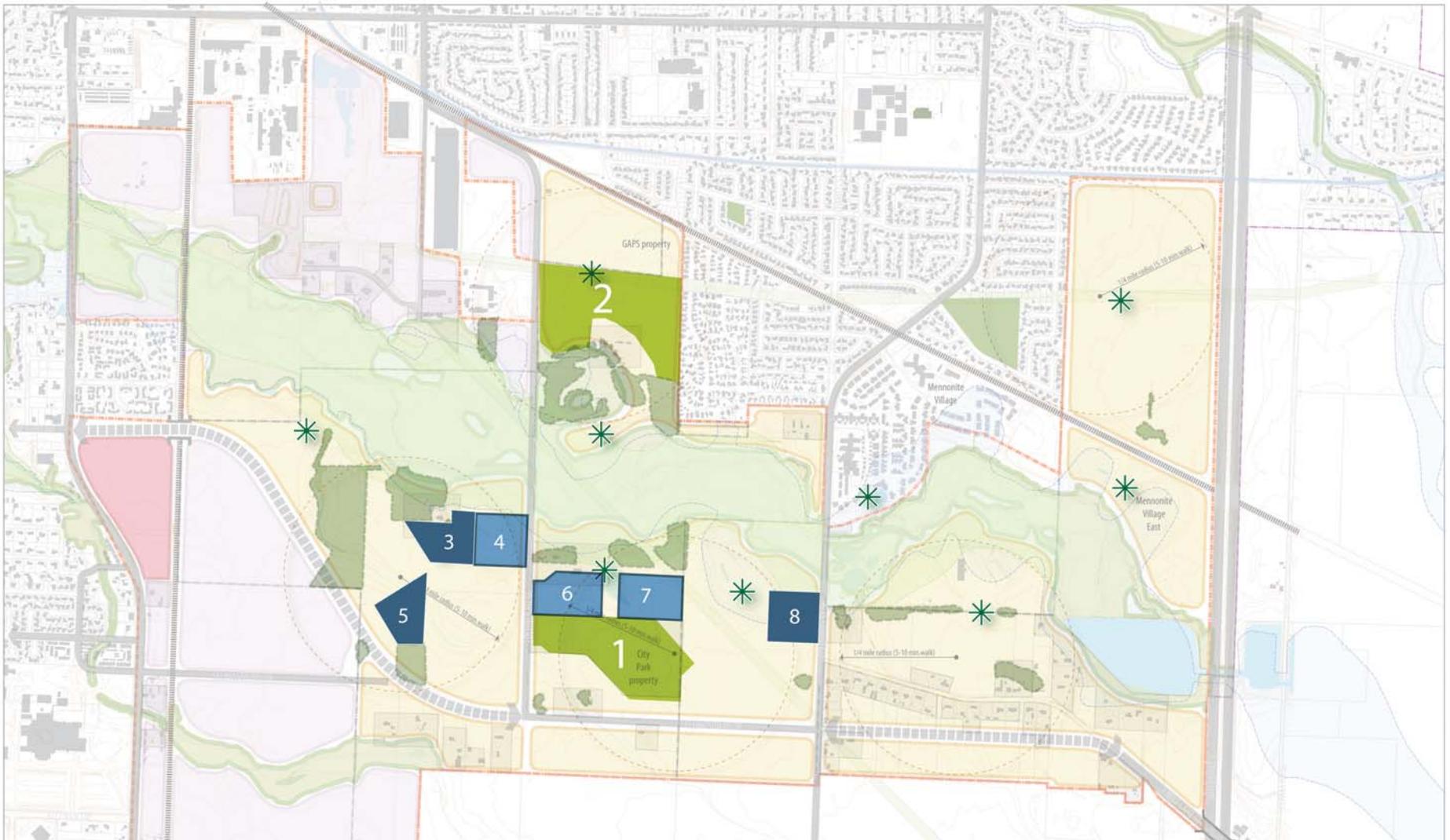
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March 11, 2012



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Community Park and School - Alternative Sites

LEGEND

Study Area Boundary	Significant Wetlands	Existing Arterial or Collector Street	Residential
City Limits	Riparian Corridor	53rd - Ellingson Extension	Employment
Urban Growth Boundary	100 Year Flood	Recommended School Site	Regional Commercial
Tax Lot	Open Space Zoning or Designation	Considered School Site	Community Park
North Arrow	10' Contour		Neighborhood Park/Community Facility
1 inch = 500 feet	Steep Slopes		1/4 Mile Neighborhood
	Utility Corridor		
	"Committed" Land		
	Significant Tree Grove outside Wetlands		

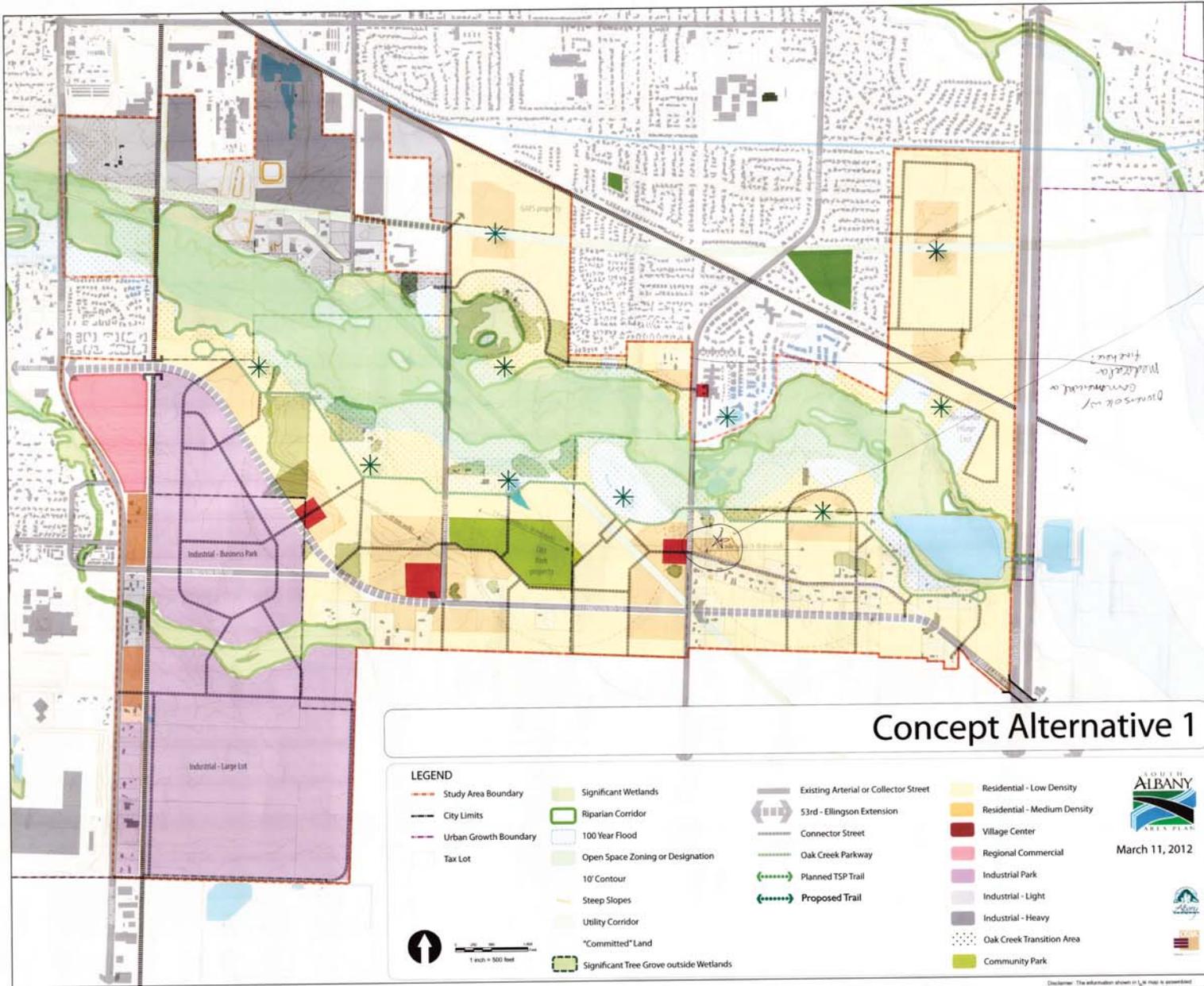


March 11, 2012



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Section 8—Map Scans



Concept Alternative 1

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
- Existing Arterial or Collector Street
- S3rd - Ellingson Extension
- Connector Street
- Oak Creek Parkway
- Planned TSP Trail
- Proposed Trail
- Residential - Low Density
- Residential - Medium Density
- Village Center
- Regional Commercial
- Industrial Park
- Industrial - Light
- Industrial - Heavy
- Oak Creek Transition Area
- Community Park

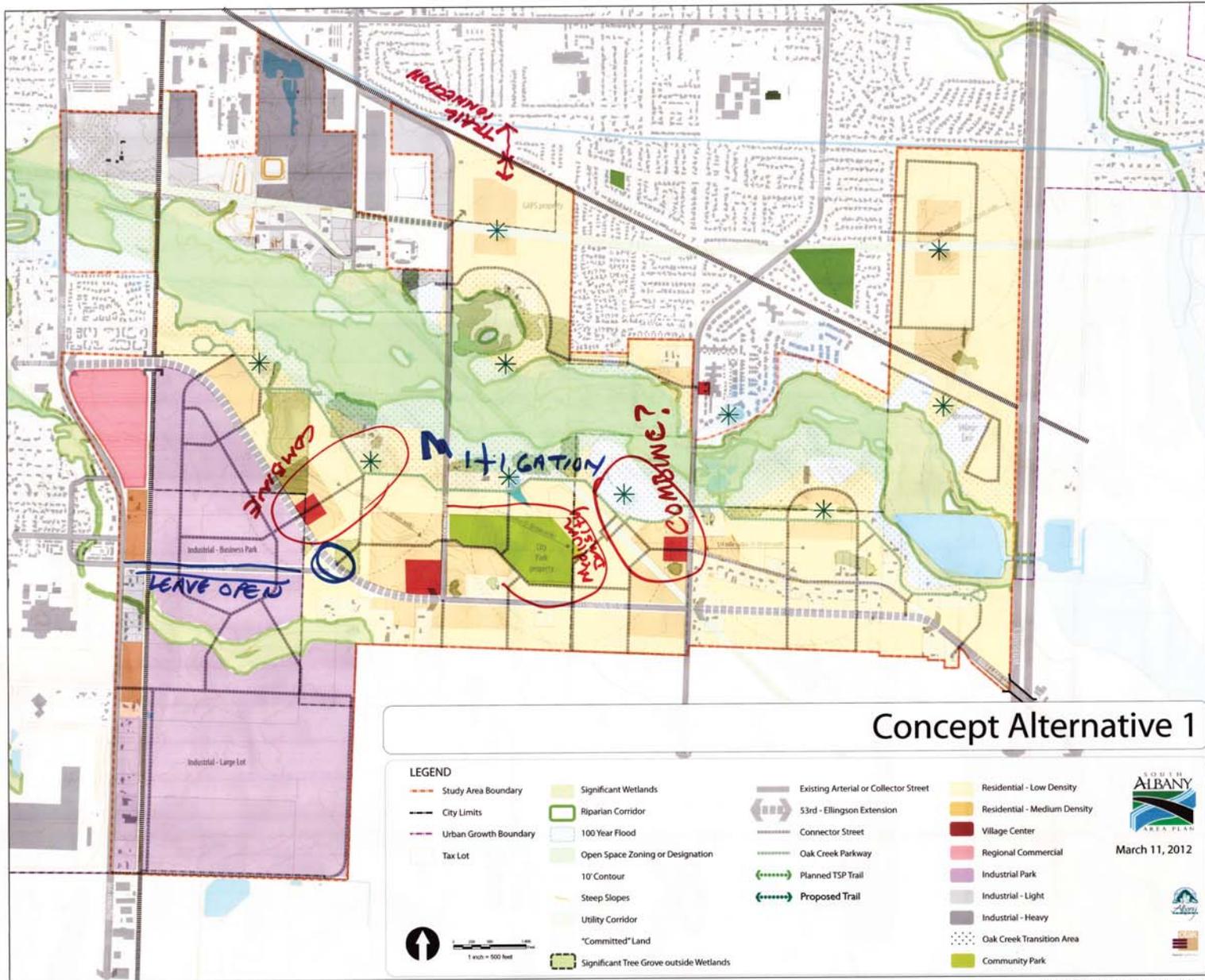


March 11, 2012

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Anne Catlin & Ted Halsey's table
 - Concern w/ medium density east of Glenbury
 N. of Snow Hill
 Diversify commercial mix
 Increase fire hazard

VICKY



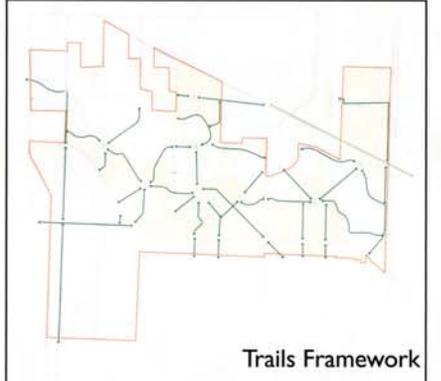
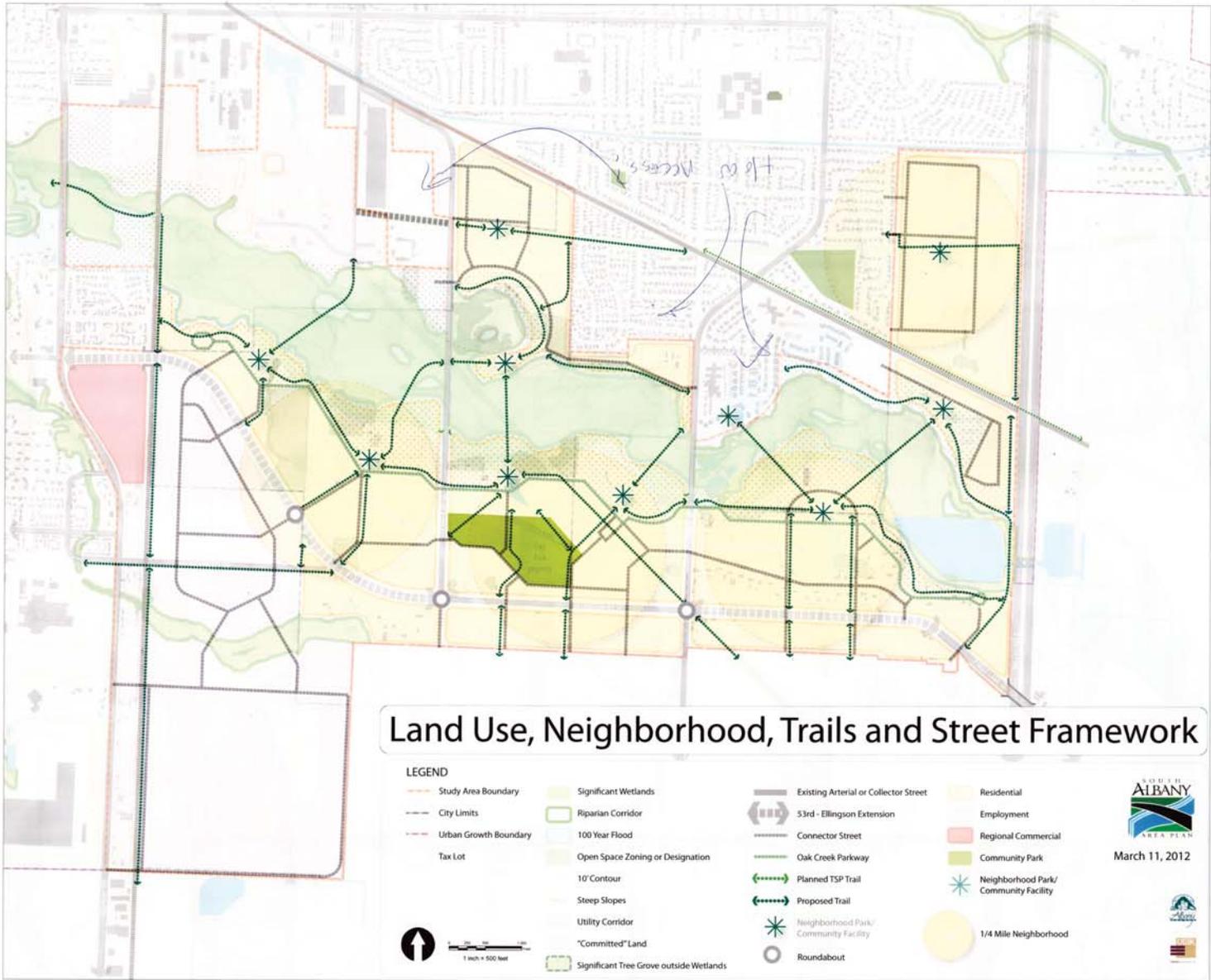
Concept Alternative 1

LEGEND			
Study Area Boundary	Significant Wetlands	Existing Arterial or Collector Street	Residential - Low Density
City Limits	Riparian Corridor	53rd - Ellingson Extension	Residential - Medium Density
Urban Growth Boundary	100 Year Flood	Connector Street	Village Center
Tax Lot	Open Space Zoning or Designation	Oak Creek Parkway	Regional Commercial
	10' Contour	Planned TSP Trail	Industrial Park
	Steep Slopes	Proposed Trail	Industrial - Light
	Utility Corridor		Industrial - Heavy
	"Committed" Land		Oak Creek Transition Area
	Significant Tree Grove outside Wetlands		Community Park

SOUTH ALBANY
AREA PLAN
March 11, 2012

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BOR & HEATHER



Disclaimer: The information shown on this map is a general overview and should not be used for legal purposes. This data is not to be taken literally, and it is subject to change without notice.



To: Heather Hansen
From: Joe Dills, AICP
Copies: David Helton, SAAP Project Team
Date: May 18, 2012
Subject: South Albany Area Plan – Preferred Alternative,
Final Memorandum
Project No.: 16056

Overview

The purpose of this memorandum is to describe the approved Preferred Alternative for the South Albany Area Plan (SAAP). This memo fulfills Task 5.5 (Final Revised Project Memorandum #4) of the project scope of work. The graphics referenced in this memorandum are attached as Appendix A.

The “Preferred Alternative” is the result by review of draft alternatives in a five step process:

- Technical and Project Advisory Committee reviews on February 18th and 23rd.
- A Community Workshop on March 13.
- A Joint TAC-PAC meeting on April 12.
- A Joint Planning Commission City Council review on April 23.
- A review of this memorandum by the City, TAC and PAC.

During this review, several issues were identified for Task 6, Implementation. They are noted below in text boxes. This memorandum represents the direction received in the above-listed process, i.e. the Preferred Alternative as approved by the PAC and reviewed/revised in the joint review by the Planning Commission and City Council.

Comments received during review of the draft memorandum are summarized on page 13. A letter from Jamie Stasny of Metropolitan Land Group is attached as Appendix B.

Description of Preferred Alternative

The following figures comprise the plan set for the SAAP Preferred Alternative (see Appendix A):

- Land Use and Neighborhood Framework
- Street Framework

- Trails Framework
- Land Use Concept
- Community Park and Elementary School Sites

Each of the above are discussed below.

Land Use and Neighborhood Framework

The Land Use and Neighborhood Framework establishes the broad pattern for great neighborhoods, employment growth, and open space in South Albany. With 40-60 years of residential growth capacity in the study area, the clear identification of this framework is essential to fulfilling the project's vision over the long term. The key components of the Land Use and Transportation Framework are described below.

Neighborhoods

Residential land use is organized into a series of neighborhoods that are approximately a quarter mile from center to edge (a comfortable 5-10 minute walk). The neighborhoods are intended to implement Albany's Great Neighborhoods principles, policies, and standards as tailored to South Albany. Walkable neighborhood design, a variety of housing, local parks and open spaces, and community uses are all part of the vision for the neighborhoods shown on the framework plan.

Neighborhood Focal Points

Neighborhood focal points are identified as Neighborhood Parks/Community Facilities. The location of these nodes reflects community input indicating the areas near Oak Creek are important for public and open space uses. The Trails Framework illustrates how these focal points are connected with other areas of the plan. Focal points are conceptually located and will serve as guidance during future planning, development review, and plan implementation. During the land use alternatives discussion, participants requested that the next draft of the plan include clarity about which focal points are neighborhood parks, and that some community facilities may be built as part of the Village Centers and the Community Park (see text box below).

Direction to Task 6 Implementation Work:

- Further describe the Neighborhood Park/Community Facility focal points, and clarify that some community facilities may be built as part of Village Centers and the Community Park.

Regional Commercial and Employment Areas

The existing Regional Commercial site (the "piano" property) is shown as part of the framework. Zoning-related land use and design recommendations will be explored later in the process. The lands currently designated as Industrial, and the Urban Reserve site east of the piano property are

designated as employment lands, based on recommendations in the market analysis and support shown by the community in the first public workshop. These job-supporting sites are important to the city as a whole. They also provide local job opportunities that help make South Albany a complete community.

Open Spaces

Oak Creek is a central feature of the framework, both geographically and from a community design perspective. It is envisioned as the “front door” of South Albany – integrated with, and accessible to, the community. The framework shows the various types of open space and resources that have been identified in the process: significant wetlands, riparian corridors, 100-year floodplain, Open Space zoning, utility corridors, and the oak groves. There is an extensive pattern of non-significant wetlands that not shown on the land use framework.

The spatial pattern of the above-listed open spaces, and how they might be linked together, has been considered in preparing the other plans and alternatives in this memorandum.

Community Park

The City of Albany owns 27 acres east of Lochner Road for the purpose of a future community park.

Street Framework

The Street Framework illustrates how the neighborhoods and employment areas of South Albany can be connected by future streets. The framework includes arterial, collector and “connector” streets – additional local streets will be included but are not shown at the framework level.

Key features of the Street Framework include:

- The arterial and collector streets (Highway 99E, 53rd-Ellingson Roads, Lochner Road, and Columbus Street are planned per the recommendations in Albany’s Transportation System Plan (TSP).
- Transportation system improvements outside of the study area are also planned per the recommendations of the TSP.
- All connector streets and intersections on the framework are conceptual and guiding. They are the recommended corridors and “point A to point B” connections for the plan. They have been drawn to implement the vision and plan objectives for South Albany, linking land use, transportation and open space. Site-specific location and design of these streets will be determined in future planning and development review.
- The connectors on the Street Framework Concept are assumed to be two lane streets.

- Two east-west connectors are provided between Ellingson Road and Oak Creek. These two-lane streets provide parallel routes to Ellingson Road and inter-neighborhood connectivity. They connect important designations in each of the neighborhoods: neighborhood focal points, village centers, the community park, Seven Mile Lane, etc.
- The connector street that parallels Oak Creek on the creek's south side is Oak Creek Parkway. This two lane street connects five neighborhood focal points. It is the southern edge of the Oak Creek Transition Area. Where feasible, it will be an actual physical edge to the flood plain, or other undeveloped parts of the Oak Creek Greenway – this is intended as recommended and guiding, not mandatory.
- The minimum intersection spacing along Lochner Road and Columbus Street is 800 feet.
- A Lochner Road to Columbus Street connection is made north of Oak Creek, consistent with the TSP. This street is purposefully shown north of the Gerig historic home site – this property is an opportunity for a history museum or other use honoring its past. The potential street connection should support, not negatively impact, this site.
- In the Employment areas south of Ellingson Road, a series of loop connections north of the open space indicates a street pattern supportive of a business park. For the PepsiCo property, the perimeter street pattern is intended as supportive of larger lot industrial uses.
- The minimum intersection spacing along Ellingson Road is a key issue requiring further study, as discussed below.

Ellingson Road Intersections

After discussing several alternatives and issues related to the intersections along Ellingson Road, the PAC approved the following intersections for further study (see Street Framework):

- Roundabouts at Columbus/Ellingson, Lochner/Ellingson, and west of Lochner at the entrance to the Business Park;
- Full movement (stop controlled) intersections located approximately half way between Lochner Road and Columbus Avenue on Ellingson;
- Right-in/right-out intersections at six other locations along Ellingson Road.

The above-described intersections represent a balance of mobility, accessibility, connectivity, and multi-modal issues. Between the roundabout and full access intersections, Ellingson Road is planned to have a planted median.

Direction to Task 6 Implementation Work:

- Evaluate the option of one less intersection between Columbus and Lochner during the transportation analysis. The evaluation will comment on the influence of the Community Park site on intersections between Columbus and Lochner. The evaluation will also consider connectivity, turning movements, costs, pedestrian needs, and placement of intersections.
- Evaluate the segment of Oak Creek Parkway just west of Columbus, looking at whether to keep it as a street or change it to a pedestrian-only connection, or some combination of the two.
- Describe the intersection locations and types for the intersections along Lochner and Columbus.
- Provide additional information regarding the proposed roundabouts. Land requirements should be evaluated. Note: roundabouts in South Albany should be larger than the one in North Albany – it is undersized.
- Coordinate further with ODOT Rail to inform the City’s proposals on the number and type of rail crossings to be included in the SAAP and Albany Transportation System Plan. The three crossings shown on the Street Framework are preliminary. The final number and types of crossings is contingent upon further work and coordination with ODOT. The transportation analysis will be used to examine local connectivity, capacity, and emergency access together with state policy on limiting rail crossings.
- Describe, generally, the intended type of crossings (e.g. open bottom culvert) of the tributary road crossings north of the PepsiCo property.

Trails Framework

One of the key outcomes of the first community workshop was the strong support for trails in South Albany. The Trails Framework combines this vision with the Land Use and Streets Frameworks to create a network of trails and support the goal of a walkable community. Specific trail elements include:

- Trail connections between all key destinations and focal points within the study area, forming a network of direct and convenient routes for walking.
- Trails lead to: neighborhood parks, a future elementary school site, the community park, Oak Creek, the Gerig historic property, the oak groves, the village centers, the freeway lakes, Mennonite Village (present and future phases), and employment lands.
- The trail network provides opportunities for varying loops ranging from a 10 minute stroll within a neighborhood to a 4-mile hike encircling Oak Creek.
- All trails from the Transportation System Plan (TSP) are included, including the Oak Creek trail. The TSP routes are supplemented by many other trails, both on-street and off-street.
- Trails are planned within the power line rights-of-way.

- The trails shown paralleling the railroad rights-of-way are assumed to be: outside of the right-of-way; fenced from the railroad, and buffered from adjacent land uses.
- The trail connection at Highway 99E near Oak Creek (northwest corner of study area) is an opportunity for an undercrossing at the Oak Creek bridge.

Direction to Task 6 Implementation Work:

- “Classify” the trails into types so it is clear which are part of the Transportation System Plan, and which are hard versus soft surface.
- Evaluate the number of Oak Creek crossings, specifically whether they should be reduced. Use existing bridges to substitute for some new crossings.
- Describe the character of the trails that cross Oak Creek, i.e. whether any boardwalks, small pedestrian bridges, etc. are involved. This may be subject to future planning and field location at time of development – the SAAP should establish an initial concept.

Land Use Concept

The Land Use Concept uses the above-described framework plans and adds land use in form of neighborhood centers, medium density residential, low density residential, industrial park (large lot and business park), light industrial, heavy industrial, regional commercial, and neighborhood commercial. In addition, an overlay called the “Oak Creek Transition Area” is included. For the purposes of housing and population estimates, the Land Use Concept is assumed to have 75 percent of its non-significant wetlands mitigated and developed.

The Land Use Concept shows broad patterns of land use integrated with transportation. In the next task of the project, implementing regulations and guidelines will be prepared. These may include changes to existing zoning, cluster development options, planned developments, etc.

Residential – Low Density

This designation provides a variety of low density detached and attached (duplexes) housing types at approximately five dwellings per acre. Approximately 65 percent of dwelling units would be low density, occupying approximately 78 percent of buildable residential land.

Example uses: single family homes, cottage homes, duplexes

Residential – Medium Density

This designation provides a variety of detached and attached housing types. The maximum density for apartments would be set at 20 dwelling units per acre, per the market analysis. The average density across all housing types would be 12.7 dwelling units per acre. Approximately 35 percent of dwelling units would be medium density, occupying approximately 22 percent of buildable residential land.

Example uses: cottage homes, tri-plexes, townhomes, apartments, condominiums, live-work units

Neighborhood Centers

This designation is an adaptation of the village center designation in the Albany Comprehensive Plan. The neighborhood centers are intended for neighborhood serving retail, personal services, and community uses. Medium density residential is located adjacent to the centers to activate them with people, organize the housing choices, meet housing needs identified in the market study, and support future transit. The neighborhood centers comprise a total of 10 acres, in three locations. These centers were originally called village centers on the plan, but the City Council and Planning Commission directed that they be called neighborhood centers to recognize their small size of 3-5 acres.

Example uses: grocery store, coffee shop, day care, civic center, library

The neighborhood center locations include:

- A one-acre center at Mennonite Village.
- A 3-5 acre center (drawn as 4 acres) on the west side of Columbus Avenue across from the current intersection with Seven Mile Lane.
- A 3-5 center (drawn as 5 acres) at the northwest quadrant of intersection of Lochner Road and Ellingson Road.

Direction to Task 6 Implementation Work:

- Explore how/whether there is flexibility in detailed location of the Neighborhood Centers. Can they be “shaped” as part of future development plans and how does that work with the zoning?

Neighborhood Commercial

Properties currently zoned neighborhood commercial along Highway 99E are shown as neighborhood commercial on the alternatives.

Example uses: retail serving nearby businesses, Linn-Benton Community College, and neighborhoods west of Highway 99E

Regional Commercial

The 36-acre “piano” property is currently zoned Regional Commercial and shown as such on the alternatives.

Example uses: large format retail, regional shopping center, residential above or attached to a business

For this memorandum, the uses and development standards of RC sites are not addressed. They will be discussed in Task 6 of the project.

Industrial Uses

Industrial-Large Lot

This designation reflects the market analysis recommendation to provide large lot sites for industrial uses. The concept is to retain the same or similar zoning as the current Industrial Park designation. While large lot industrial is a need, it is assumed flexibility would be retained to locate a range of employment uses in this area.

Example uses: manufacturing, regional warehousing

Industrial-Business Park

This designation is consistent with the market analysis findings for light industrial uses and medium sized sites in the area. Located south of the 53rd Extension, the site is a logical addition to the employment-oriented land on the west side of the study area. The business park would be a more compatible neighbor to the adjacent neighborhoods than other industrial uses. Development would have more of a campus setting than other industrial areas. It should be designed to create flexibility for parcels to be combined or divided to accommodate a diversity of users.

Example uses: assembly and light manufacturing within enclosed buildings, flex space, offices

Industrial-Light and Heavy

The pattern of Light Industrial and Heavy Industrial zoning has been included on the alternatives.

Example uses: manufacturing

Compatibility Measures

The following are initial ideas for promoting compatibility between the industrial properties and adjacent areas:

- a. Continue the City's current development review practices for conditional uses and review for environmental performance for some industrial uses.
- b. Establish design guidelines for the east edge of the Industrial-Business Park site so it has appropriate landscaping, signage, building design, and other features.
- c. To the extent possible, locate mitigation sites and stormwater features in the areas between industrial use and other uses to create a green buffer.
- d. Increase setbacks when adjacent to residential uses.

- e. Promote “good neighbor agreements” that are based on dialogue between area businesses and their neighborhoods. This is a non-regulatory approach intended to identify compatibility ideas based on a working relationship between industry and the community.

Land Uses East of Lochner Road and North of Oak Creek

Land uses were evaluated in this area in the context of a potential realignment of Lochner Road. After further review, the realignment was eliminated from further consideration, but several land use concepts were expressed by participants. The following ideas were discussed:

- GAPS representatives have stated they do not have plans for a school at their property east of Lochner Road, north of the power lines.
- The GAPS property is along the rail road and could support a rail spur.
- Given the adjacent industrial uses and rail line, light industrial or industrial park is appropriate for the GAPS property, with compatibility measures to ensure compatibility with adjacent residential areas.
- The historic Gerig farm is located south of the power lines. It is appropriate for low density residential uses, with an ample buffer between new development and the home and other historic buildings. The property would also be appropriate for an open space use as well.

Direction to Task 6 Implementation Work:

- Designate the GAPS property north of the power lines along Lochner Road as light industrial.
- Designate the Gerig property south of the power lines along Lochner Road as low density residential.

Community Park

The City-owned community park site is included on the plan. Per the Albany Park and Recreation Masterplan, this site is planned “...to provide space for other facilities (soccer/football fields, skate park) and to make certain facilities (picnic pavilion, community scale play area) more geographically accessible to residents living in this part of the City.”

Example uses: sports fields, skatepark

Oak Creek Transition Area

An “Oak Creek Transition Area” is shown on the Land Use Concept. Several key findings from Tasks 1-3 support this recommendation. They are:

- The vision statement cites Oak Creek as the “front yard” of the community.

- An “Oak Creek Greenway” is identified in the plan objectives. The Greenway is intended as integrating public and private open space, providing multiple benefits, being physically and visually accessible, having a multitude of public connections at its edge, including continuous east-west pathways, and connecting north-south pathways.
- The “edge” of buildable land versus unbuildable land is not a hard edge that can be mapped with certainty. It will be highly influenced by future wetland delineations, and state and federal decisions regarding permitting of wetland modifications and mitigation. On the ground, the process of site specific design and permitting – with resultant establishment of the Oak Creek Greenway edge – will occur over many, many years.
- There are challenges to integrated planning, such as (a) protecting natural resources versus economic use of property, (b) the reality of multiple property ownership spread over a large area, and, (c) both private companies and public agencies may have plans and policies that potentially conflict with the SAAP.

Given the above, the plan seeks to create a balance of: (1) certainty for the vision for Oak Creek; and, (2) flexibility to address unknowns and long term implementation. The Oak Creek Transition Area is the proposed concept and tool to strike that balance. The Transition Area includes approximately 63 acres of land outside of constrained lands (e.g. Open Space zoning, significant wetlands).

The following describes the proposed Oak Creek Transition Area:

- a. Purpose - The purpose of the Oak Creek Transition Area is to guide development review and more detailed planning for the transitional edge of the Oak Creek Greenway. The Greenway is intended to integrate open space areas, both public and private, near Oak Creek. Per the Plan Objectives, the Greenway will:
 - Be the centerpiece of the South Albany open space system, providing multiple benefits: wetland protection and mitigation, habitat, flood storage, pathways, recreation, archaeological and historic resources, environmental education, and visual identity for the area;
 - Be South Albany’s “front yard” - physically and visually accessible to adjacent development;
 - Include “Oak Creek Parkway” (an east-west street), and other public uses;
 - Include a continuous east-west pathway, and other pathways that connect north and south to community destinations; and
 - Have a multitude of public connection (parks, trails, trailheads, visual, etc.) between “Oak Creek Parkway” (an east-west street) and the public edge of the Greenway.

- b. Preferred Uses - The Transition Area is the preferred location for neighborhood parks, community facilities, the elementary school, wetland mitigation areas, storm-water facilities, community gardens, and other community-oriented and open space uses.
- c. Uses in Base Zone Permitted - The “preferred” uses listed above are guiding, not binding. In addition to the preferred uses, the transition area may be developed for uses permitted by the base zoning, where development is allowed by the comprehensive plan, development code, and state/federal permitting. All development would be required to meet the City’s standards and design guidelines.
- d. Design Review - All development in the transition area would undergo design review. A new Transition Area Overlay or similar tool would be created. Design review would ensure that the purposes of the Greenway are met by proposed development. The standards and guidelines would ensure that development does not “wall off” Oak Creek. Industrial and other non-neighborhood areas will be addressed on a case-by-case basis, with standards and guidelines tailored to their needs.
- e. Oak Creek Parkway - The east-west connector street south of Oak Creek is Oak Creek Parkway. The alignment shown is conceptual – the specific alignment will be established in future planning or development review. It is preferred, but not mandatory, that the Parkway be located at the interface of the developed area and open area. This will place residential and other neighborhood uses to the south of the Parkway and the “preferred” open space and community uses listed above to the north.
- f. Oak Creek Trail - A continuous east-west pathway is planned to parallel Oak Creek within the transition area. Other trails will also be provided per the Trails Framework Concept.
- g. Historic and Archeological Resources - Historic resources, such as the Gerig home site, are included in the transition area to assist with their preservation as an honored part of the area’s heritage and integrated part of its future. The Transition Area also encompasses much of the area with potential for archeological resources.

In addition to the design review recommended above, Annexation Agreements may also be used to help achieve the vision for Oak Creek. Annexation agreements are a tool used by the City to ensure that the proposed annexation is in the public interest. The terms of annexation agreements may include, but are not limited to, dedication of land for future public facilities, construction of public improvements, waiver of compensation claims, or other commitments and public benefits deemed valuable to the City of Albany. The agreement is recorded as a covenant running with the land.

The key to long term success for the Oak Creek vision is that it does not rely solely on regulation. There should be a combined, collaborative effort of public investments, land owner initiatives, pilot

projects, wetland banking/coordinated permitting, and community involvement that collectively help implement the plan.

Direction to Task 6 Implementation Work:

- Prepare draft Comprehensive Plan policies and zoning to implement the Oak Creek Transition Area concept. Provide text of discretionary review criteria and/or standards so the TAC and PAC can examine how much flexibility there will be, and how “balancing” decisions are made.

Community Park and Elementary School Sites

Two sites for a future community park were evaluated. The community park site shown on the Community Park and Elementary School Plan is the “preferred site” for purposes of the SAAP. A second site is shown as an asterisk on the plan.

The preferred community park site (aka Site 1) is the city’s existing 27-acre site east of Lochner Road. This property has several assets: it is in public ownership, flat, and has good access from Lochner Road. Adjacent lands are currently undeveloped, but would eventually be residential and a village center. It could be “co-located” with future community facilities in the area: an elementary school; fire station; and water reservoir. At 27 acres, Site 1 is a relatively large individual use within its neighborhood. It would provide a signature open space – slightly over-scaled in a neighborhood setting. After extensive discussion, it was determined to utilize this site in the SAAP because it is already owned by the City and has the above-described advantages.

The alternative site (aka Site 2) is located north of Oak Creek along Lochner Road. This property is also flat and has good access from Lochner Road. It is privately owned (Irwin Gehrig). Adjacent uses are residential (east), vacant (north, the GAPS property), and industrial/youth correction center (west). The presence of the historic Gerig home site creates a unique opportunity to combine the community park with the historic site. A history museum or “living farm” could be located adjacent to the park, expanding its attraction and perceived acreage. The utility corridor at the north end of Site 2 provides a trail connection over to Columbus Street. While this alternative is not the “preferred” community park site in the SAAP, it is recognized as a future option.

An elementary school is part of the future land uses anticipated for South Albany. One elementary is potentially needed within the 20-year time, and a second may be needed for growth beyond the 20-year timeframe. Eight potential alternative sites were evaluated. The sites shown on the Community Park and Elementary School Plan provide the best implementation of the Oak Creek Transition Area concept and are therefore labeled as recommended. Good access to the transportation system and adjacent neighborhoods are important considerations for the school site.

Direction to Task 6 Implementation Work:

- Community Park Site 1 is the site to be included in the SAAP. Community Park Site 2 was an alternative considered during the process but not favored by a majority of participants. It could be considered in the future by the City if a specific proposal is brought forward.
- Community Park 2 will be indicated on the plans with an asterisk symbol and note.
- In the SAAP Plan report, describe the preference to locate future schools within the Oak Creek Transition Area and that the three sites shown were the ones favored by most participants. Be clear that the school sites are guiding, not binding, on GAPS.

Comments Received On This Memorandum

Two comments were received and are summarized below:

Ron Litviller, Mennonite Village (email dated May 4, 2012) commented: “Thanks for the updated SAAP document. I appreciate the revisions. One I was expecting to see was the elimination of a connector road north of Oak Creek. I did see the comment that the “streets and intersections are conceptual and guiding” however, with the school not likely to be built on the current GAPS property it seems that the huge expense of a street and the wetlands disruption between Columbus and Lochner would not be appropriate. A proposed road still shows up on the maps also.

I think the trail map looks better. The crossing of Oak Creek near Columbus fits our planning well. The second proposed crossing closer to I5 and the railroad would also fit into our plans. Thanks for the good work.”

The street referenced above is being reviewed as part of the transportation analysis, which also includes a review of the trails.

Jamie Stasny, Metropolitan Land Group (email and letter dated May 11, 2012, attached as Appendix B) – in sum, the comments are:

- The Neighborhood Center (NC) designation on the MLG property adjacent to Columbus is too large. The 5 acre designation should be 2-3 acres to be more feasible.
- New language for the NC zoning should include flexibility similar to the current Village Center provisions. Specifically, MLG would like the option to not include commercial development. Their concern is related to development flexibility generally, and the location of the NC site along Columbus where initial development needs to occur.

The size of the center and draft zoning are being reviewed and will be part of the materials provided to the TAC and PAC in June.

Heather Hansen

South Albany Area Plan – Preferred Alternative

Page 14

May 18, 2012

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Appendix A
Preferred Alternative Plan Set

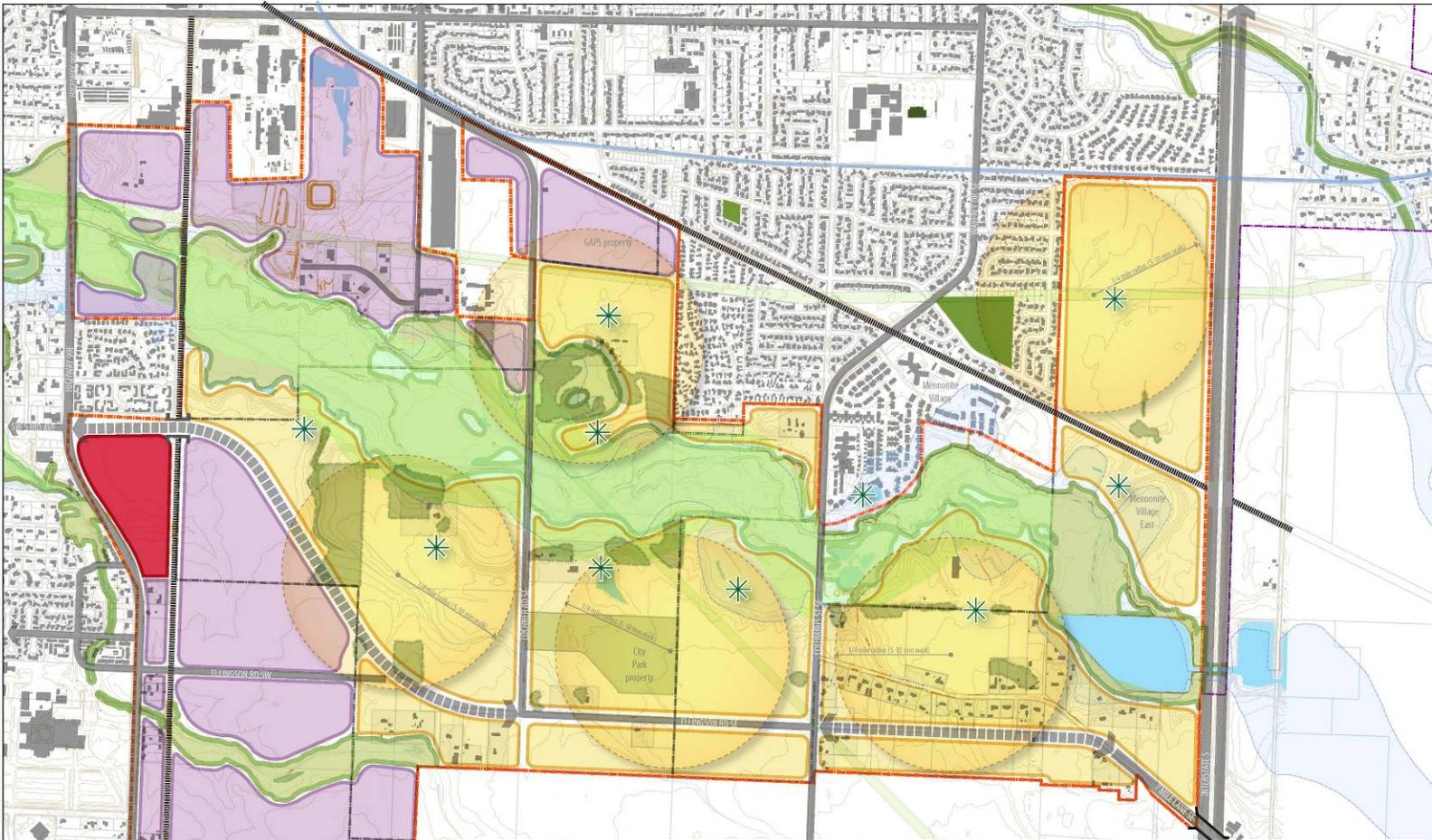
Heather Hansen

South Albany Area Plan – Preferred Alternative

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May 18, 2012

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Land Use and Neighborhood Framework

LEGEND

Study Area Boundary	Significant Wetlands	Residential
City Limits	Riparian Corridor	Employment
Urban Growth Boundary	100 Year Flood	Regional Commercial
Tax Lot	Open Space Zoning or Designation	Community Park
	10' Contour	Neighborhood Park/Community Facility
	Steep Slopes	1/4 Mile Neighborhood
	Utility Corridor	
	"Committed" Land	
	Significant Tree Grove outside Wetlands	

SOUTH ALBANY
AREA PLAN

Preferred Alternative
May 3, 2012

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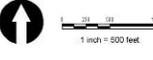
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Street Framework

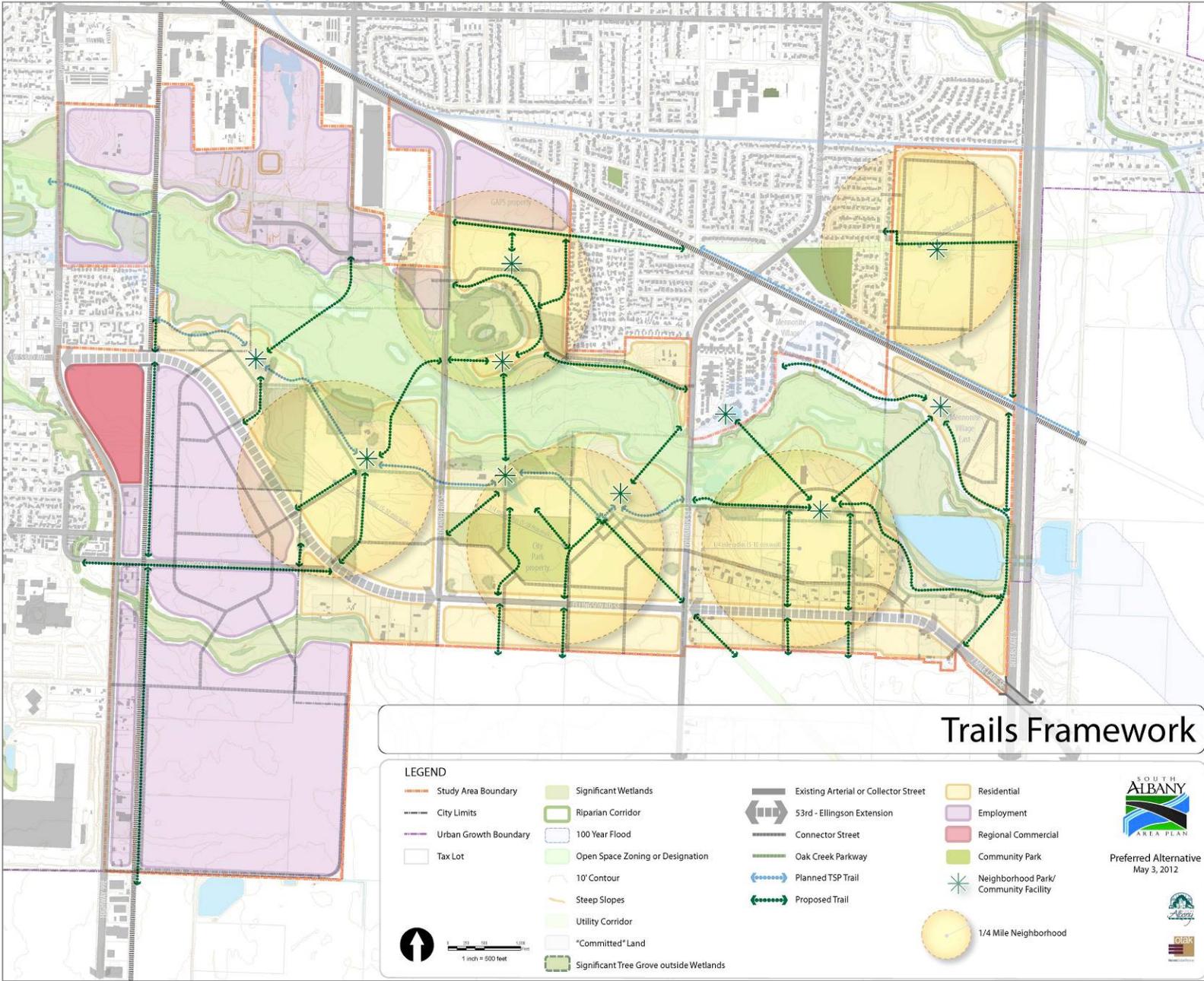
LEGEND

- | | | | |
|-----------------------|---|---|--------------------------------------|
| Study Area Boundary | Significant Wetlands | Existing Arterial or Collector Street | Residential |
| City Limits | Riparian Corridor | S3rd - Ellingson Extension | Employment |
| Urban Growth Boundary | 100 Year Flood | Connector Street | Regional Commercial |
| Tax Lot | Open Space Zoning or Designation | Oak Creek Parkway | Community Park |
| | 10' Contour | Roundabout | Neighborhood Park/Community Facility |
| | Steep Slopes | Right-in/Right-out Only with Median and Pedestrian Crossing | |
| | Utility Corridor | Full Access with Stop Control and Turn Lanes | 1/4 Mile Neighborhood |
| | "Committed" Land | | |
| | Significant Tree Grove outside Wetlands | | |



Preferred Alternative
May 3, 2012

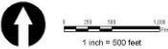




Trails Framework

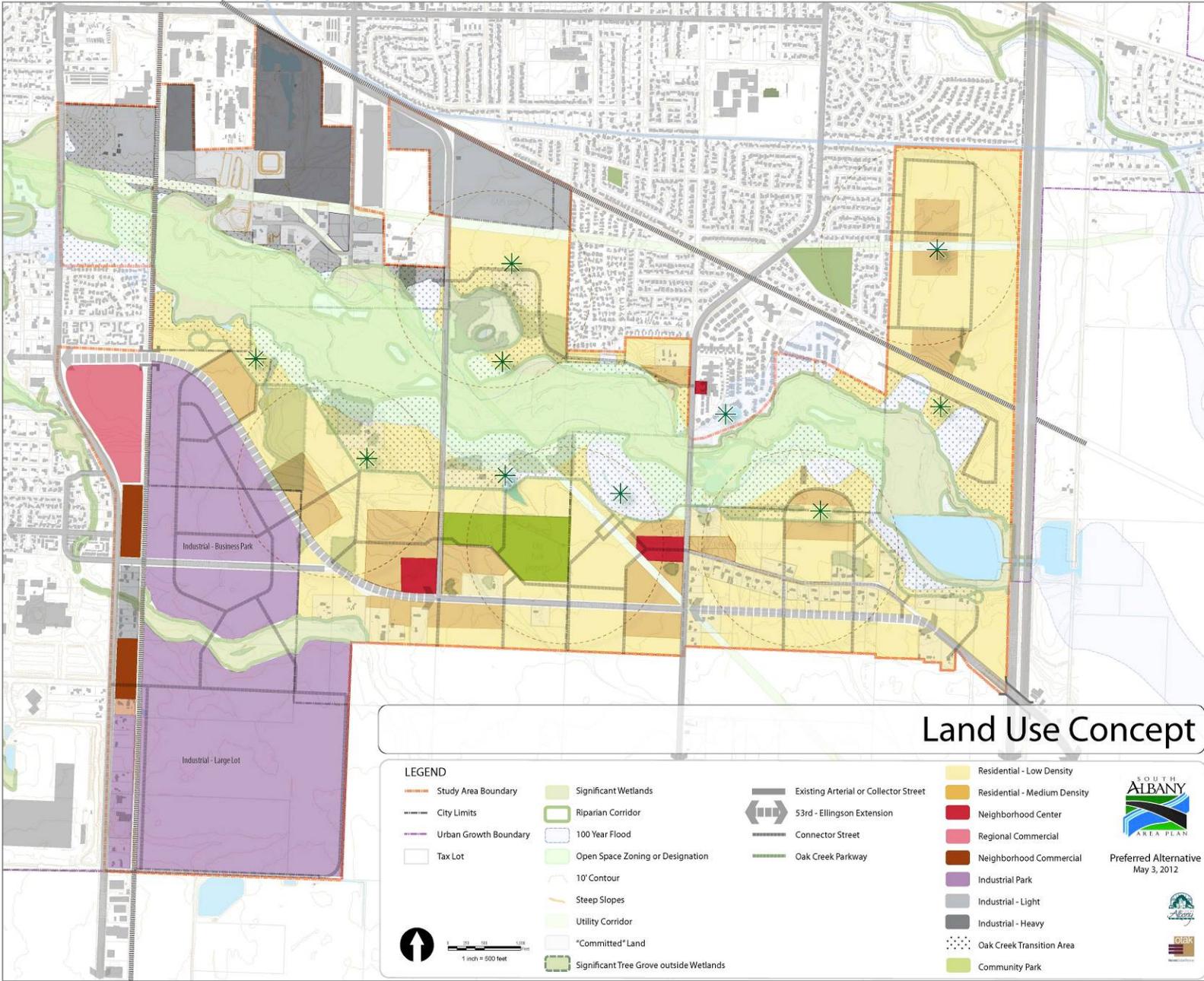
LEGEND

- 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
- Existing Arterial or Collector Street
- 53rd - Ellingson Extension
- Connector Street
- Oak Creek Parkway
- Planned TSP Trail
- Proposed Trail
- Residential
- Employment
- Regional Commercial
- Community Park
- Neighborhood Park/Community Facility
- 1/4 Mile Neighborhood



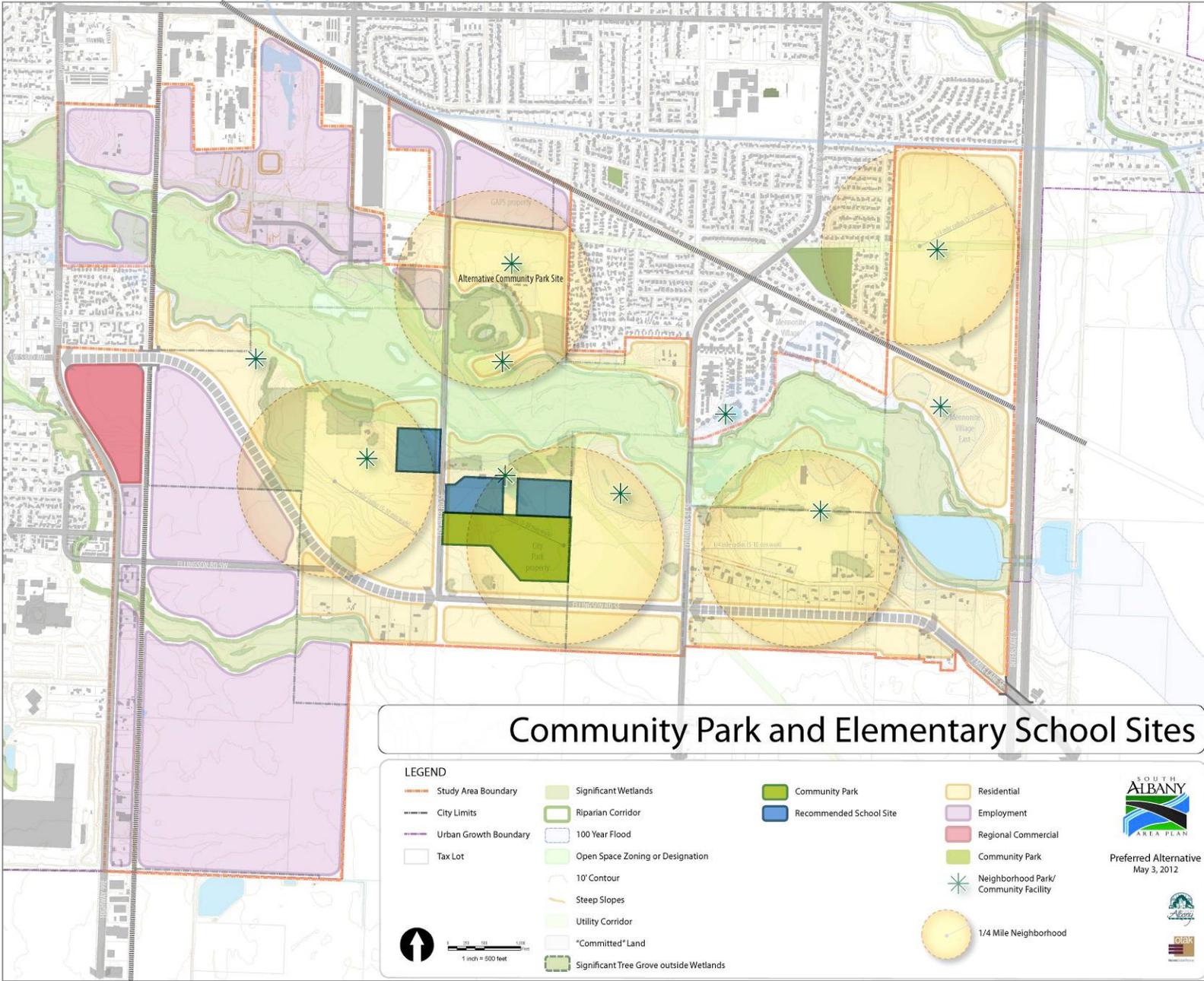
Preferred Alternative
May 3, 2012





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SOUTH ALBANY
 AREA PLAN
 Preferred Alternative
 May 3, 2012



May 11, 2012

City of Albany

Attn: Heather Hanson

Cc: Tari Hayes, Joe Dills - OTAK

RE: South Albany Area Plan – Preferred Alternative Memo 4

Dear Heather,

We have reviewed the SAAP Preferred Alternative Memo 4 and would like to provide a couple of comments at this time.

Our comments address the Neighborhood Center (“NC”) shown on our parcel at the intersection of Columbus and Seven Mile Lane.

First, we are concerned that the area on our parcel being proposed for NC designation is too large. In previous conversations and TAC meetings, we had discussed the Neighborhood Center portion being smaller – perhaps 2 – 3 acres in size. However, the updated Preferred Alternative document has the area drawn as 4 acres. We have some concerns with market feasibility at this size. In our experience and after speaking with some commercial brokers in the area, we have discovered that 4 acres is an awkward size for a commercial development in this context. 4 acres is really too small for a standard grocery and too large for a more local “mom and pop” type store. 2-3 acres would be much better suited for the small-scale commercial uses appropriate for this area. We would like to request that the area be redrawn as 2-3 acres to address parking, appropriate market sizing and land use efficiency considerations.

Secondly, we strongly urge that the new language developed for NC zoning ensure flexibility for development. The current Village Center code provides great flexibility as it allows a wide variety of development options including the option not to include commercial development into a proposed project. We are concerned that the new NC code will not allow the same level of flexibility, which is critical to allow development projects to succeed, and in some cases even move forward, in an ever-changing market place.

Finally, due to the extended timeframes associated with the development and build-out of South Albany, commercial development on our parcel will lag behind residential development in order to establish rooftops to support any commercial uses. With the proposed NC parcel located near the location of the front-end utilities required for the development of our entire site, the development of the residential portion of our site cannot wait until the commercial use becomes viable. This would have the effect of providing a very real financial roadblock to the development of our entire project. Therefore, having the flexibility to not develop the NC portion solely as a commercial use becomes very important.

Thank you for the opportunity to comment on the updated Preferred Alternative draft. We feel that the South Albany Planning process has been very inclusive and has offered many opportunities to comment which we sincerely appreciate.

Regards,

Jamie Stasny

