



# Appendix G

## *Task 7: Public Event 3*

Workshop 3 Summary Report – September 2012 (meeting date August 28, 2012)



# Memorandum



**To:** Heather Hansen  
**From:** Martin Glastra van Loon  
**Copies:** David Helton, Jennifer Mannhard  
**Date:** September 26, 2012  
**Subject:** South Albany Area Plan – Public Event Summary  
Task 7.2  
**Project No.:** 16056

## **South Albany Area Plan- Public Event #3 – Open House**

6 – 8 PM

Tuesday, August 28<sup>th</sup>, 2012

Albany City Hall.

333 Broadalbin Street Southwest, Albany, OR 97321

### **Meeting Purpose**

To present and seek input on the Recommended Plan Alternative for the South Albany Area Plan.

### **Meeting Format**

The format of the meeting was “Open House”; recommended plan diagrams and relevant background materials were on display to the public for self-guided viewing. City staff and consultants were on hand to initiate conversations, provide information and answer questions. The public was invited to sign in and provide contact information in order to receive future project updates. Written feedback was solicited via “Comment Sheets”.

### **Presentation material on display**

- Where we are in the process.
- Project Goals and Objectives.
- Land Use and Neighborhood Framework (June 8, 2012).
- Street Framework (June 8, 2012).
- Illustrative Diagram: Creating a Complete Local Street Network in South Albany.
- Trails Framework (June 8, 2012).
- Land Use Concept (August 15, 2012).

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### *South Albany Area Plan – Public Event Summary*

- Illustrative Diagram: Oak Creek Parkway Interface options.
- Park and School Framework (June 8, 2012).
- TSP amendments.
- Proposed Future Street Sections for Ellingson, Lochner, Columbus and the Oak Creek Parkway.
- Project Area Photos.
- Aerial Photo.
- Existing conditions: landform, ownership, habitats, comprehensive plan and zoning.
- Constraints.
- Market and Population Forecast.
- Reference image board depicting: village centers, transition areas, park, institutional and civic uses, complete neighborhoods and street connectivity.

### **City officials in attendance**

- Sharon Konopa, Mayor
- Ray Kopczynski, City Councilor
- Mike Styler, Planning Commissioner
- Kris Richardson, Planning Commissioner
- Lolly Gibbs, Planning Commissioner

### **City staff in attendance**

- Wes Hare, City Manager
- Heather Hansen, Planning Manager
- Anne Catlin, Lead Long-Range Planner
- Ed Hodney, Public Works Director
- Kristin Johns, Community Development Admin

### **Consultants in attendance**

- Shaune Quayle, Kittelson & Associates, Inc.,
- Martin Glastra van Loon, Otak.

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*South Albany Area Plan – Public Event Summary*

**Summary**

The open house kicked off early with the first visitors arriving around 5:45 PM, and lasted until the last visitors left just before 8 PM. In total about 60 visitors attended the event.

The visiting public was varied in nature: some visitors had been following the project and were involved on earlier occasions, while others were exposed to the project and plan for the first time. As a result, the public’s inquiries spanned a broad range: from general questions about the nature of this planning process to specific questions regarding plan details.

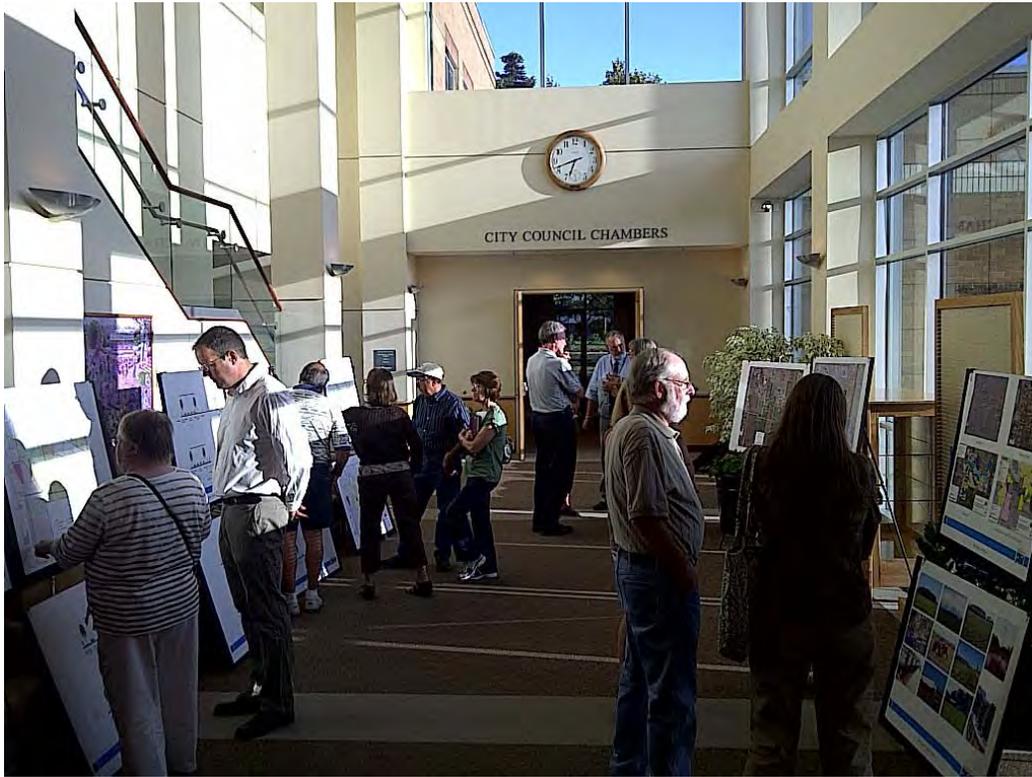
In general, the response from the public to the presented Recommended Plan was neutral to positive.

No explicitly negative feedback was expressed regarding the recommended plan, but a few specific concerns were raised:

- Traffic impacts of the 53<sup>rd</sup>/Ellingson extension on existing neighborhoods, in particular truck traffic impacts.
- Location of public trails on Mennonite Village private property.
- The need for a grocery store in this part of town.

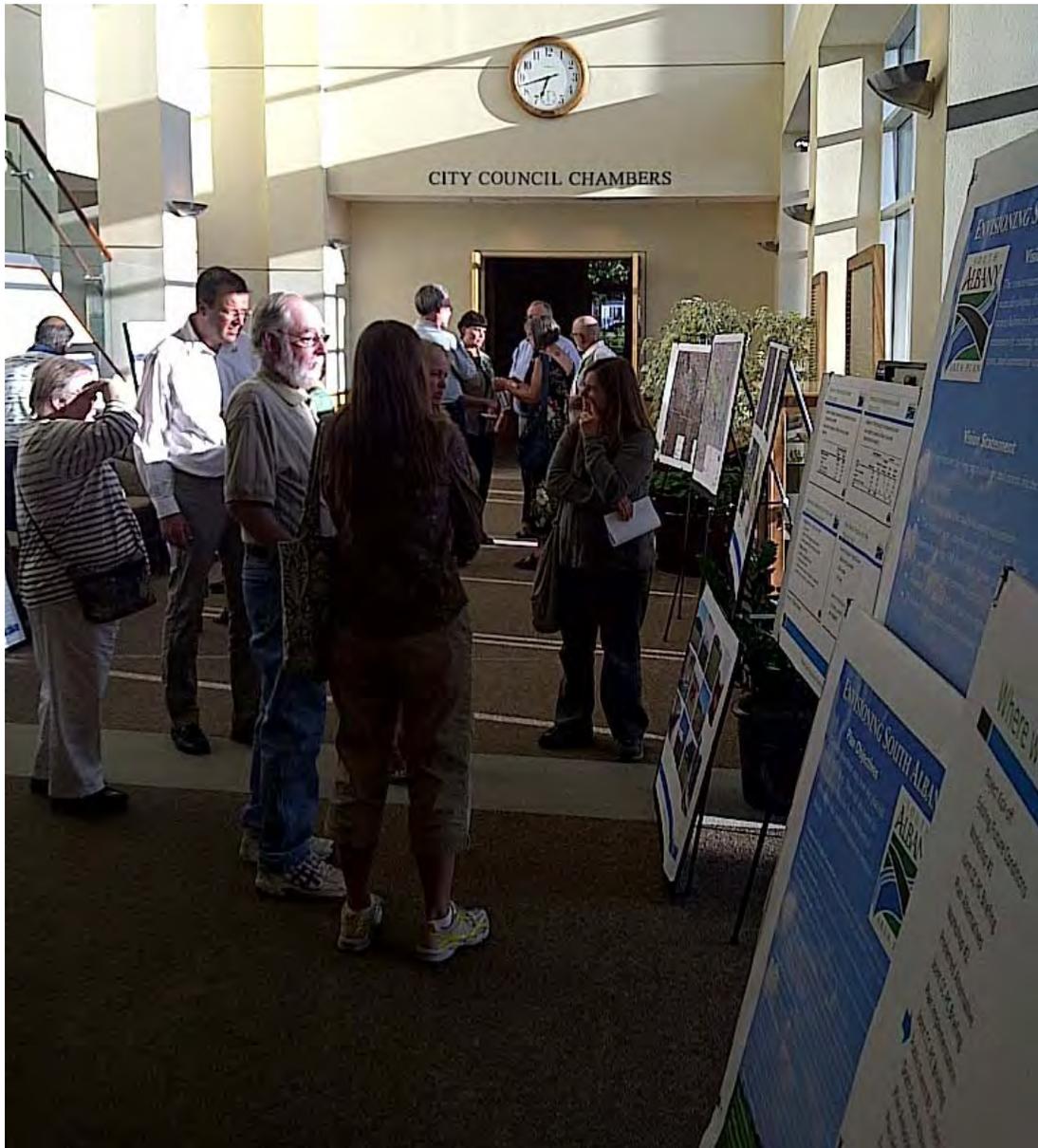


*Heather Hansen*  
*South Albany Area Plan – Public Event Summary*



*Heather Hansen*

*South Albany Area Plan – Public Event Summary*



## **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.

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*South Albany Area Plan – Public Event Summary*

## **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.

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*South Albany Area Plan – Public Event Summary*

- 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.

## **Appendix 1**

### **Presentation boards**

**"Envision South Albany-Recommended Plan"**  
Public Open House – August 28, 2012



### Goals

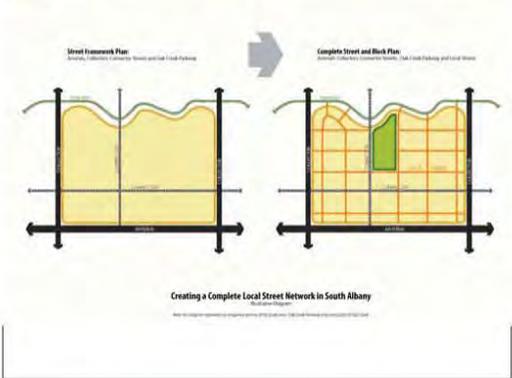
The Vision Statement for the South Albany Area Plan establishes the Goals for the area, cited below.

South Albany will be:

1. A complete, walkable and welcoming community;
2. The home of new "neighborhoods of choice" in Albany;
3. Known for having Oak Creek as its "front yard";
4. A thriving employment center and gateway to Albany;
5. Integrated with greater Albany and the region;
6. Developed with a commitment to resource stewardship; and
7. A community with village centers that provide local services.

### Where we are in the process

<ul style="list-style-type: none"> <li>Project Kick-off</li> <li>Existing/Future Conditions</li> <li>Workshop #1</li> <li>Joint CC-PC Briefing</li> <li>Plan Alternatives</li> <li>Workshop #2</li> <li>Preferred Alternative</li> <li>Joint CC-PC Briefing</li> <li>Plan Implementation</li> <li>Joint CC-PC Briefing</li> <li>Public Event #3 - Open House</li> <li>Draft South Albany Area Plan</li> <li>Plan Adoption – Planning Commission Hearing</li> <li>Plan Adoption – City Council Hearing</li> <li>Final South Albany Area Plan</li> </ul>	<ul style="list-style-type: none"> <li>September</li> <li>Oct – November</li> <li>December 6</li> <li>December 12</li> <li>February 28</li> <li>March 13</li> <li>April 23</li> <li>April 23</li> <li>June – August</li> <li>August 20</li> <li>August 28</li> <li>October</li> <li>November</li> <li>November</li> <li>December</li> </ul>
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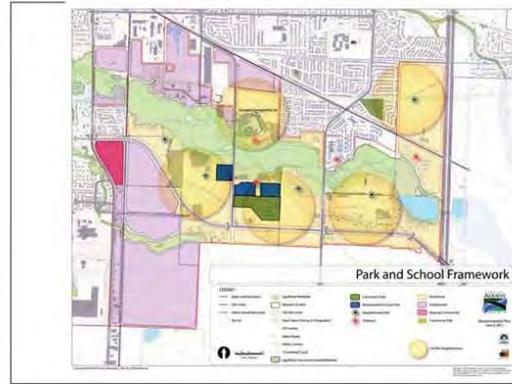
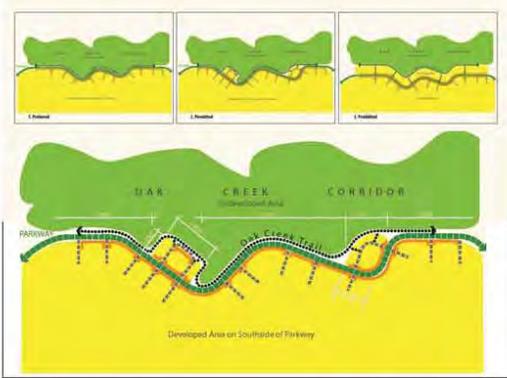
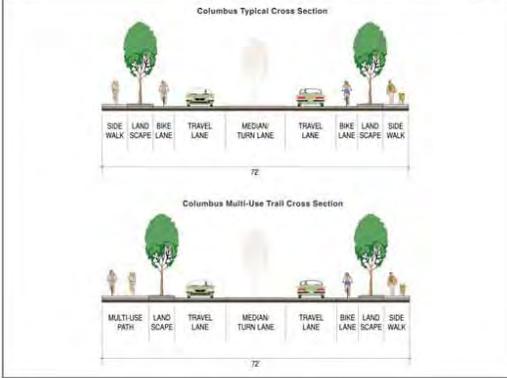
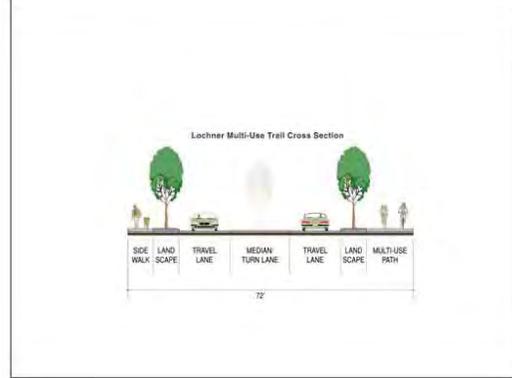
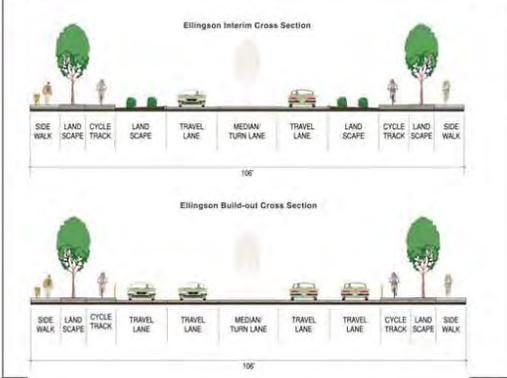
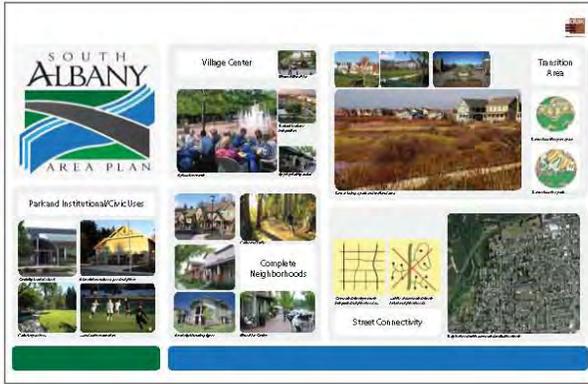


Table 1. Recommended TSP Amendments

ID	Project Name	Project Type	TSP Amendment	1000 Road	Build-out Road	TSP Project Cost	Revised Cost
L1	53rd Avenue Extension	New Road on Alignment	Extend 4.5 mile section to 5 <sup>th</sup> roundabout	2-4 Lanes	4 Lanes	\$17,886,000	\$18,890,000
L8	Lochner-Columbus Connector	New Road on Alignment	Remove from TSP	NA	NA	\$2,742,000	0
L28	Ellingson Road Extension	New Road on Alignment	Withdraw from 2 to 3 lanes	2-3 Lanes	3 Lanes	\$4,430,000	\$3,740,000
L48	Columbus Street	Urban Upgrade	3 lanes RTSP (revised) near Ellingson Road	3-5 Lanes (near Ellingson only)	3 Lanes (north to Oak Creek Parkway)	\$2,737,000	\$4,349,000
L53	Ellingson Road	Urban Upgrade	Upgrade intersection for high quality bike facility	3 Lanes	3 Lanes	\$5,847,000	\$5,847,000
L54	Lochner Road	Urban Upgrade	Upgrade intersection for high quality bike facility	2-3 Lanes	2-3 Lanes	\$3,756,000	\$2,270,000
L58	Ellingson Road/ Columbus Street	Intersection Control Change (Roundabout)	Change from signals to roundabout	Roundabout	Roundabout	\$345,000	\$300,000
M6	DR 990/25 <sup>th</sup> Avenue	Intersection Add (Lane(s))	None	Dual 18 lanes	2 <sup>nd</sup> Avenue to Study Area	\$150,000	\$300,000
M2	53rd Street Trail	Multi-Use Path	Expand trail	NA	NA	\$1,543,000	\$4,430,000
M8	Lochner Trail	Multi-Use Path	None	NA	NA	\$391,000	\$391,000
M12	990/Oak Creek	Crossing Improvement	None	Revised when 1000 built to DR	DR	\$119,000	\$129,000
M16	Ellingson Road/ Lochner Road	Roundabout	Identify roundabout as treatment	Single lane roundabout	Multi-lane roundabout	\$300,000	\$300,000
M20	53 <sup>rd</sup> Avenue 2-Block Industrial Property Access	Roundabout	Identify roundabout as treatment	Multi-lane roundabout	Multi-lane roundabout	NA	\$300,000
M28	Lochner Road/ Columbus Street	Traffic Signal	Identify potential signal	If warranted	If warranted	NA	\$345,000
M30	Ellingson Road/ Columbus Street	Traffic Signal	Identify potential signal	If warranted	If warranted	NA	\$345,000







**Appendix 2**

**Open house sign-in sheet**

South Albany Area Plan Open House  
Public Meeting #3 - August 28, 2012

	Name	Email	Interested in updates
1	Mary Beyer	mbeyer123@peoplepc.com	yes
2	Barbara & Ed Sital	bstitalos@comcast.net	yes
3	Clide & CASARELLI/BRONZONI	CNE MONTGOMERY@iuhoe.com	YES.
4	RAY KORCZYNSKI	-	-
5	Bill Pintard	b.pintard@comcast.net	YES
6	Karna & David Coats	coats@dnc.net	yes
7	FAT Diness	PTDCountry@quest.com	yes
8	Naksha Lindberg	email@naksha@comcast.net	yes
9	Carol Lyak	CARDL@CMUG.COM	yes
10	Melissa Snyder	melvad@Comcast.net	yes
11	Grady Silverthorne	es9544@comcast.net	yes
12	Karen & Simon Levear	klevear@aol.com	yes
13	Duncan Levear	dlevar@gmail.com	no
14	Faye McKinney	Mark	yes
15	Loren Gerig	lgerig@gmail.com	yes

South Albany Area Plan Open House  
 Public Meeting #3 - August 28, 2012

	Name	Email	Interested in updates
1	Mark Seifert		
2	Peggy Kroessin	Kroessin54@centurylink.net	yes
3	Kim + Caryl Huston	kehuston@comcast.net	yes
4	Alicia Muzman	alicia535@comcast.net	yes
5	Janet Stoltz		
6	Dawn Nobile	dlnobile@gmail.com	yes
7	Pam Seitz	pamseitz@yahoo.com	yes
8	Sandy Babcock		
9	Pennie (Pendleton) Coe		yes
10	Kathleen Kerkhoff	k.kerkhoffs@comcast.net	yes
11	KEN STAHK	Kstahl5@comcast.net	yes
12	Jay Burcham	burchamj@comcast.net	yes
13	Wynne Beckif		YES
14	Dana C. Jansen		
15	Dan Johnson		

South Albany Area Plan Open House  
 Public Meeting #3 - August 28, 2012

	Name	Email	Interested in updates
1	Nancy Estrilo	wlac13@yahoo.com	yes
2	Dave Detweiler		
3	Lynn Brigg	L1GERIG@JUNO.COM	
4	Deanne Hammond	wdham@COMCAST.NET	Yes
5	WALT Hammond	" "	Yes
6	Kris Richardson	castilla13@12acres.com	
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South Albany Area Plan Open House  
 Public Meeting #3 - August 28, 2012

	Name	Email	Interested in updates
1	Candace Ribera	Candace@slcompany.com	yes
2	Scott Lepman	Scott@slcompany.com	yes
3	Lolly Gibbs	—	—
4	Rondlyn Simpson	r1msimpson@comcast.net	yes
5	Matthew Conser	matthew@conserreality.com	yes
6	Ron Thiville	none	yes
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**Appendix 3**

**Received Comment Sheets**



## Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

Name: Ron Litwiler

Address: \_\_\_\_\_

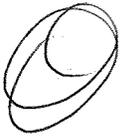
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### Feedback:

1. Looks good 😊

2. Some Mennonite Village property may need more flexibility regarding homes and support building. 😊

*R*



## Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

Name: Dave Detweiler  
Address: 6325 Columbus St. SE  
Albany, OR.

### Feedback:

I am a property owner in the SAAP area and I am Facilities Director at Mennonite Village.

My concern is on behalf of the residents of Mennonite Village. This latest set of trail plans shows a trail on the north side of Oak Creek along the entire south boundary of Mennonite Village currently developed area. The residents are not going to like that. They are already concerned about safety and security. This trail would invite public on to our campus which is private property. We have had 4-5 incidents of theft from homes and garages in recent months. A trail in this location would raise their concern about more of such activity.

We are open to trail along or through the property on south side of Oak Creek and along west side of Interstate.

[www.southalbanyplan.com](http://www.southalbanyplan.com)

Dave



## Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

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Name: Ronald Lynn Simpson

Address: 1312 Sittler Ct SW  
Albany, OR 97321

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### Feedback:

Would love to see a major grocery store in  
the regional commercial section.

Winn-Dixie would be wonderful there!



## Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

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Name: KEN STAHL

Address: 2380 40TH AVE SE  
ALBANY

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**Feedback:**

*I see no provision for any mass transit. It seems to me if we are planning for the future; mass transit is part of that!*



## Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

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Name: Mary Beyer  
Address: 1054 Tyson Pl. SW.  
Albany, OR 97321

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Feedback:

Interesting!  
I'm curious to see how the city  
will be changing in the near &  
far future.



# Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

Name: Dan Johnson

Address: 5148 Willets SW  
Albany, OK

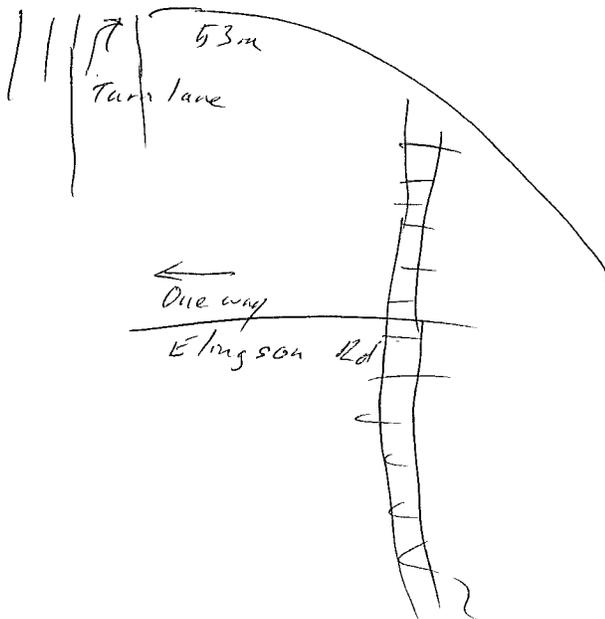
Feedback: Not in favor of roundabouts

Elingson road or 53<sup>rd</sup> over pass

I would like to see Elingson road options explored

Make Elingson road primary over pass option

Turn Elingson road into one way traffic.





## Your opinion is important.

Please use this sheet to record your feedback on the Recommended Plan.

Name: Dawn Nobile  
Address: 1918 Antelope Cir SW  
Albany OR 97321

Feedback:

- Thank you! It's a wonderful plan, thoughtful and balanced, including many parties and aspects.
- A few concerns I have relative to our particular neighborhood:
- Access between existing trails and proposed trails
  - Flexibility of proposed park areas to various uses, including neighborhood gardens
  - A local grocery store is very much needed, but I would hope it should not be too large, and should be a store that has a good natural foods section.
  - Connecting 53rd would definitely ease access between west and east ends of south Albany. I would hope though that it should not cause too much increase in traffic into the neighborhood.
  - From what I've seen, I'm sure environmental concerns will be respected. Appreciate that!

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