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 28th, 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).
Heather Hansen  
*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 Kopezynski, 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.
**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 53rd/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
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.
Heather Hansen  
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
**Goals**

The basic statement for the South Albany Area Plan establishes the goals for the area, listed 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.

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**Where we are in the process**

- Project kickoff
  - Existing Picture Conditions
  - Workshop #1: Joint CEC/PC Meeting
  - Plan Alternatives
  - Workshop #2: Preferred Alternative
  - Joint CEC/PC Meeting
  - Public Review/Open House

- Draft South Albany Area Plan
- Plan Adoption – Planning Commissioners Hearing
- Plan Adoption – City Council Hearing

- Final South Albany Area Plan

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**Land Use and Neighborhood Framework**

**Street Framework**

**Walkable Network**

**Creating Complete Local Street Network in South Albany**

**Land Use Concept**
Appendix 2

Open house sign-in sheet
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<thead>
<tr>
<th>Name</th>
<th>Email</th>
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<tbody>
<tr>
<td>Mary Beyer</td>
<td><a href="mailto:mbeyer123@peoplepc.com">mbeyer123@peoplepc.com</a></td>
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</tr>
<tr>
<td>Barbara &amp; Ed Stitel</td>
<td><a href="mailto:dstitcel05@comcast.net">dstitcel05@comcast.net</a></td>
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<tr>
<td>Mike &amp; IDEE Montgomery</td>
<td><a href="mailto:cnemoMontgomery@yahoo.com">cnemoMontgomery@yahoo.com</a></td>
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<tr>
<td>Ray Koczyński</td>
<td></td>
<td></td>
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<tr>
<td>Bill Printz</td>
<td><a href="mailto:b.printz@co.comcast.net">b.printz@co.comcast.net</a></td>
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<tr>
<td>Leona &amp; David Coats</td>
<td><a href="mailto:coats@doc.net">coats@doc.net</a></td>
<td>yes</td>
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<tr>
<td>Pat Doess</td>
<td><a href="mailto:ptdcountry@qwest.com">ptdcountry@qwest.com</a></td>
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<tr>
<td>Martha Linberg</td>
<td><a href="mailto:email2marsha@comcast.net">email2marsha@comcast.net</a></td>
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<tr>
<td>Carol Speck</td>
<td><a href="mailto:carol@cmug.com">carol@cmug.com</a></td>
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</tr>
<tr>
<td>Melanie Dryden</td>
<td><a href="mailto:melwad@comcast.net">melwad@comcast.net</a></td>
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<tr>
<td>Grady Silverthorne</td>
<td><a href="mailto:es9s444@comcast.net">es9s444@comcast.net</a></td>
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<tr>
<td>Karen &amp; Simon Levear</td>
<td><a href="mailto:klevear@aol.com">klevear@aol.com</a></td>
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<tr>
<td>Duncan Leveer</td>
<td><a href="mailto:dleveer@gmail.com">dleveer@gmail.com</a></td>
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<tr>
<td>Kay S. McKinney</td>
<td></td>
<td>just</td>
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<tr>
<td>Loren Geric</td>
<td><a href="mailto:lpgerig@gmail.com">lpgerig@gmail.com</a></td>
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<td>Simon</td>
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<tr>
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<tr>
<td>Ken + Carole Huston</td>
<td><a href="mailto:kchuston@comcast.net">kchuston@comcast.net</a></td>
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<td>Alicia Diazman</td>
<td><a href="mailto:alicia535@comcast.net">alicia535@comcast.net</a></td>
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<td>Janet Stollie</td>
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<td>Dawn Nobile</td>
<td><a href="mailto:djnobile@gmail.com">djnobile@gmail.com</a></td>
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<td>Sandy Bobrick</td>
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<td>Kathleen Kerkhoff</td>
<td><a href="mailto:k.kerkhoffs@comcast.net">k.kerkhoffs@comcast.net</a></td>
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<td>Ken Stark</td>
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<tr>
<td>Jay Burcham</td>
<td><a href="mailto:burchamj@comcast.net">burchamj@comcast.net</a></td>
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<tr>
<td>Neave Beckit</td>
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<tr>
<td>Dana C. Jensen</td>
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<td>Ben Johnson</td>
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# South Albany Area Plan Open House
## Public Meeting #3 - August 28, 2012

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<th>Email</th>
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<td>Nancy Cristo</td>
<td>n/ac13@yahoo.com</td>
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<tr>
<td>Dave Detweiler</td>
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<tr>
<td>Ivar Ling</td>
<td><a href="mailto:li.gerin@juno.com">li.gerin@juno.com</a></td>
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<tr>
<td>Debbie Hammond</td>
<td><a href="mailto:wbham@comcast.net">wbham@comcast.net</a></td>
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<td>Walt Hammond</td>
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<tr>
<td>Kris Richardson</td>
<td><a href="mailto:castilla13@12acres.com">castilla13@12acres.com</a></td>
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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 Litwiller
Address: ______________________

Feedback:
1. Looks good 😊

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

Signed: ____________

www.southalbanyplan.com

Envisioning South Albany- Recommended Plan-Open House, August 28th, 2012
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 of property and security. This trail would invite public onto our campus which is private property. We have had 4-5 incidents of theft from homes 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.

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Envisioning South Albany- Recommended Plan-Open House, August 28th, 2012
Your opinion is important.
Please use this sheet to record your feedback on the Recommended Plan.

Name: Ronald Lynn Simpson
Address: 1312 Sitka Ct SW
Albany, OR 97321

Feedback:

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

Winco would be wonderful there!
Your opinion is important.
Please use this sheet to record your feedback on the Recommended Plan.

Name: Ken Stahl
Address: 2380 40th Ave SE
Albany

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.

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

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 Wilke St
          Albany, OR

Feedback:
Not in favor of roundabout
Elingson road or 53rd overpass
I would like to see Elingson road options explored
Make Elingson road primary overpass option
Turn Elingson road into one way traffic.

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Envisioning South Albany- Recommended Plan-Open House, August 28th, 2012
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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Envisioning South Albany- Recommended Plan-Open House, August 28th, 2012