



APPROVED: August 19, 2009

CITY OF ALBANY  
Central Albany Revitalization Area Advisory Board  
Council Chambers, 333 Broadalbin Street SW  
Wednesday, July 15, 2009

MINUTES

Advisory Board Members present: David Anderer, Rich Catlin, Bill Coburn, Floyd Collins, Bessie Johnson, Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Dick Olsen, Cordell Post, Ralph Reid, Jr., and Kim Sass

Advisory Board Members absent: Loyd Henion and Jeff Christman (excused)

Staff present: City Manager Wes Hare, Community Development Director Greg Byrne, Urban Renewal Manager Kate Porsche, Planner I Evan Fransted, Public Information Officer Marilyn Smith, and Administrative Assistant Teresa Nix

Others present: Approximately nine others in the audience

CALL TO ORDER

Chair Cordell Post called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

May 20, 2009

**MOTION:** Ray Kopczynski moved to approve the May 20 minutes. Ralph Reid, Jr., seconded the motion, and it **passed** unanimously.

June 10, 2009 CARA Advisory Board

June 10, 2009 CARA Advisory Board & Landmarks Advisory Commission

**MOTION:** Kopczynski moved to approve the June 10 CARA Advisory Board minutes and the June 10 CARA Advisory Board and Landmarks Advisory Commission minutes. Bessie Johnson seconded the motion, and it **passed** unanimously with Post abstaining.

SCHEDULED BUSINESS

Business from the Public

Herb Yamamoto, 3345 Highway 99E, Tangent, and Jeff Simon, 4060 NW Glenwood Avenue, came forward. Yamamoto introduced Simon as his general contractor. Yamamoto thanked the CARA Advisory Board for the developer partnership which has assisted him in transforming the blighted corner on Lyons Street into a professional offices project for his company, CAAD Connections. He provided an update on the project work to date and said that he is working toward a September 1 move-in date. He said that he has tried to select contractors and suppliers from Albany and, in cases where that is not possible, from nearby cities. He invited Board members to visit the project at any time.

Johnson said that this will be a great project when it is completed; she asked that the front grass be mowed in the interim. Yamamoto said that he will see to it.

In response to an inquiry from David Anderer, Yamamoto said that he plans to have an open house and that Board members will be invited.

#### Budget and Cash-flow Update

Urban Renewal Manager Kate Porsche distributed and briefly reviewed a budget and cash-flow update.

#### Downtown Parking Study Presentation

Planner I Evan Fransted gave a presentation on the Downtown Parking Study. The study was initiated due to a perception of a parking problem in Downtown Albany. The process included an inventory of parking spaces, a community survey, and a count of occupied parking spaces during three 2-hour time periods. The survey showed that 79 percent of people surveyed felt that there is a parking problem in Downtown Albany and that the area identified in the report as Zone 6 is the largest problem area. Solutions suggested by those surveyed include building a parking garage, providing additional employee parking, turning vacant lots into parking areas, and providing additional parking near City Hall and the Courthouse. A count of occupied spaces showed an overall occupancy rate of 46 percent; the highest being Zone 6 at 65 percent and the Linn County Court House block at 87 percent. Occupancy rates of between 85 and 90 percent are considered ideal. The study showed that the study area does not have a parking problem; however, the public perception is that there is a problem. This report is intended to serve as a beginning for discussions and as a basis for future study. Fransted said that the full report goes into more detail and that he will make it available to any Board member upon request.

#### Broadalbin Promenade Design Discussion

Porsche recalled that, at a joint meeting last month, the CARA Advisory Board and the Landmarks Advisory Commission directed staff to take a holistic look at a design for the entire Broadalbin promenade. After that meeting, she said, a work group consisting of Community Development Director Greg Byrne, Planner II Anne Catlin, Transportation Systems Analyst Ron Irish, Albany Downtown Association Director and Landmarks Advisory Commission member Oscar Hult, Landmarks Advisory Commission member Roz Keeney, and herself held an internal work session and then attended a meeting at CARA architect George Crandall's office to discuss an overarching design for all of Broadalbin. The Landmarks Advisory Commission has reviewed and expressed unanimous support for the concepts developed by Crandall.

Kopczynski asked how this proposal would impact the business owners whose request initiated this process. Porsche advised that the business owners who are leasing the Olivetti Building plan to begin construction in early spring. They are also working on an easement to use the area in a smaller way for outdoor seating for the remainder of this summer.

Community Development Director Greg Byrne reviewed two concepts developed by Crandall for the Broadalbin Promenade – a green design and an urban design. The urban design provides for more ornamental and street trees and hardscape for outdoor seating; the green design calls for more planter areas. The idea is that Broadalbin would serve as a central organizing element for Downtown Albany and provide a strong pedestrian link from the County Courthouse to the Willamette River. An Albany Square plaza is proposed to be developed at the river; the design is intended to draw people up the corridor and into the downtown area. Many of the design details are as yet undecided.

Byrne said that the architects strongly support the idea of incorporating small, short-term “teaser” parking bays; the Landmarks Advisory Commission did not feel these should be included. The proposed street profile calls for a 22-foot sidewalk on the east side, two 12-foot travel lanes, an 8-foot parking lane, and a 12-foot sidewalk on the west side. It was determined that 10-foot travel lanes would not provide sufficient turning radius for emergency vehicles and delivery trucks. Byrne said that Crandall also presented the possibility of a hybrid design utilizing the urban design in some blocks and the green design in other blocks, based on the areas where outdoor seating is desired.

Byrne advised that the waterline under Broadalbin Street will be replaced in the near future. Discussion is underway about combining that work with this proposal. The Public Works Department will cooperate in getting the block between First and Second Avenues done as a pilot project. Subsequent phases would be for the block between First Avenue and the river and then for the two blocks going toward the Courthouse.

Sharon Konopa asked whether Crandall considered the possibility of alternating the side of the street that has the wider sidewalk and creating a meandering street; this would slow traffic and provide the visual effect of more greenery. Byrne said that the Landmarks Advisory Commission opposed the idea of a meandering street; it felt that the linear approach is important to the historic look of the downtown. It is also felt that the straight design would provide a clear view in both directions from the Courthouse to the Albany Square. Porsche added that there was discussion about incorporating trees and pedestrian accoutrements on the west side to create balance.

Kopczynski asked whether any thought was given to creating unobstructed flow up and down Broadalbin. Byrne said this did not come up in discussion; it would be an interesting concept to explore. He added that two-way streets along First and Second Avenues would help to slow traffic.

Gordon Kirbey noted that the plan does not appear to include accommodations for bicyclists. Byrne agreed; he will pass that along to the architects.

Floyd Collins expressed support for the hybrid design.

Rich Catlin said that he is glad additional time was taken to consider a global look for the area; he hopes that this is not holding up occupancy of the Olivetti Building. Porsche said that the business owners who will be occupying that building have been great to work with and are excited to be part of this project.

Konopa suggested that consideration be given to using longer lasting materials such as concrete when the street is rebuilt concurrent with the waterline work. Reid countered that, if there are utilities under the street, he would oppose using concrete because of the extra time that would be required when repairs are needed.

Byrne said that he feels this work would stimulate private investment and redevelopment of underutilized and vacant buildings in the downtown.

Following brief discussion, there was general consensus that staff may continue working with Crandall on additional details for the Broadalbin Promenade and on creating a detailed design for the one-block project.

#### CARA Overview – Background

Porsche introduced intern Michael Campbell. Campbell is in the Public Policy Program at OSU and has been helping with CARA policy issues.

Porsche gave a PowerPoint presentation of CARA's work to date which included the following information:

The 1995 "Town Center Plan" laid out an award-winning redevelopment framework. A couple of years later, parts of Central Albany were rezoned to allow the mix of uses proposed in the Town Center Plan. In 2001, CARA was created to make the identified goals become a reality. The CARA urban renewal district has been in place for eight years. The current tax increment income is about \$1.3 million per year. The maximum indebtedness is \$56 million of which \$10.2 million (or 18 percent) has been spent or committed on grants, loans, developer partnerships, public improvements, and noncapital projects.

Projects for which CARA has provided funding include the Throop Project, the First Avenue Streetscape, the Ames Building, the Flinn Building, Jordan Jewelers, Oregon Furniture Mart, the Cusick Bank Building, the Riverview Place Apartments, the Pix Theater, the Albany Civic Theater, the Venetian Theater, and Willamette Community Bank (which has in turn provided funding for other urban renewal projects).

Projects underway and recently completed include the Sears building, the JC Penney building, the Labor Temple building, and the Washington Studio apartments. Economic development projects include Hydration Technologies, Viper NW, Habitat for Humanity, Calapooia Brewing, and Yamamoto's project on Lyons Street. Blighted residential projects include the house at 532 Baker Street SE, a house on Montgomery, the Keyhole House (underway), and the Van Rossman project (underway). Riverfront District projects include Jefferson Lofts, Ironworks, Wheelhouse, and Edgewater Village. For the recently implemented CARA blight removal project, staff has participated in six meetings in the identified area resulting in the creation of neighborhood coordination, partnerships and momentum, and the identification of possible projects with maximum impact. CARA has also participated in paint programs, storefront improvement, upper floor redevelopment, grants and loans, developer partnerships, residential loans, and the Small Grant program.

Porsche suggested that a primary focus of the August meeting be a discussion of CARA's future direction, public vs. private projects, a review of a survey of other urban renewal districts that is being conducted by staff, and a discussion of a formalized approach to project selection. She invited Board members to contact her with any suggestions in advance of the next meeting.

#### Staff Updates and Issues

There were no additional staff updates or issues.

#### BUSINESS FROM THE BOARD

There was no business from the Board.

#### NEXT MEETING DATE

The next regular meeting of the CARA Advisory Board will be held on Wednesday, August 19, 2009, at 5:15 p.m. in the Council Chambers.

#### ADJOURNMENT

Hearing no further business, Chair Post adjourned the meeting at 6:37 p.m.

Submitted by,



Teresa Nix  
Administrative Assistant

Reviewed by,



Kate Porsche  
Urban Renewal Manager