

## NOTICE OF PUBLIC MEETING

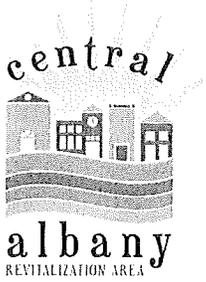
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD  
City Hall Council Chambers  
Wednesday, February 18, 2015  
5:15 p.m.

### AGENDA

1. CALL TO ORDER (Chair Rich Catlin)
2. ROLL CALL
3. APPROVAL OF MINUTES  
➤ October 15, 2014. [Pages 2-5]  
Action: \_\_\_\_\_
4. SCHEDULED BUSINESS
  - a. Business from the Public
  - b. Main Street Roundabout Design. [Pages 6-11] (Porsche)  
Action: \_\_\_\_\_
  - c. Project updates and 2015 Planning. [Verbal] (Porsche)  
Action: \_\_\_\_\_
  - d. Staff updates and issues. [Verbal] (Porsche)  
Action: \_\_\_\_\_
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Wednesday, March 18, 2015*
7. ADJOURNMENT

City of Albany Web site: [www.cityofalbany.net](http://www.cityofalbany.net)

*The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, advance notice is requested by notifying the City Manager's Office at 541-917-7508, 541-704-2307, or 541-917-7519.*



APPROVED: DRAFT

**CITY OF ALBANY**  
**Central Albany Revitalization Area Advisory Board**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, October 15, 2014**

**MINUTES**

Advisory Board Members present: David Abarr, Russ Allen, Rich Catlin, Floyd Collins, Loyd Henion, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, Kevin Manske, Mark Spence

Advisory Board Members absent: Bill Coburn (excused), Dick Olsen (unexcused), Maura Wilson (excused)

**CALL TO ORDER**

Chair Rich Catlin called the meeting to order at 5:15 p.m.

**APPROVAL OF MINUTES**

September 17, and September 18, 2014

MOTION: Loyd Henion moved to approve the September 17 and September 18 minutes. Ray Kopczynski seconded. The motion passed 9-1-1, with Rich Kellum voting no and Catlin abstaining.

Kellum said he voted no because he had not received the packet. Catlin said he abstained because he did not attend the September 17 meeting.

**SCHEDULED BUSINESS**

Business from the Public

There was no business from the public.

Main Street Roundabout

Economic Development and Urban Renewal Director Kate Porsche reviewed a request from the Public Works Department that CARA consider participating in costs to furnish design features in the center of the Main Street Roundabout. She distributed and reviewed renderings of the proposed design. She said that staff worked with City of Albany Graphic Designer Matt Harrington to create the design and that the rough estimate for the design including landscaping was \$70,000 to \$90,000.

In response to inquiries from the Board, Civil Engineer Nolan Nelson further reviewed the proposed design, dimensions, and materials. He said that if CARA does not participate, the roundabout will be landscaped similar to other roundabouts in the City at a cost of roughly \$15,000 to \$20,000.

Kellum suggested that, if the proposal is approved, Corten steel be used for the posts because it withstands the elements and holds up over time better than wrought iron.

Floyd Collins suggested that the posts should be capped off for safety.

Russ Allen said the Police Department might have concerns about creating potential hiding space in the middle of the roundabout. Porsche said staff would work with the Police Department when firming up the design. Mark Spence asked if staff had discussed the proposal with people in the area. Porsche said staff worked much of the previous feedback into the proposed design, but they did not take the design back out to the neighborhood.

MOTION: Kopczynski moved to direct that staff firm up the design and costs. Allen seconded. The motion passed 11-0.

#### Dave Clark Conversation/CPTED Presentation/Discussion

Porsche introduced Officer Sandy Roberts, Community Education Specialist for the Albany Police Department, with whom she has been having conversations about the Dave Clark Trail - ways to make it safer, more inviting, and higher used by the community.

Roberts gave a presentation on Crime Prevention through Environmental Design (CPTED). She said the goal with crime prevention is to anticipate crime before it happens through organized prevention, mechanical prevention, and natural prevention. There is often a focus on target hardening, but that does not address street crime. There is a high rate of street crime in Albany, including property crimes and drug use.

Roberts said that CPTED is defined as “the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.” The purpose of CPTED is to improve quality of life in the community. This is done through four overlapping concepts: access control, natural surveillance, territorial reinforcement and maintenance. She showed photographs and reviewed examples related to each of the CPTED concepts. She said that lighting has two purposes within the CPTED model – illumination of human activity and security. Pedestrian walkways and access routes should be illuminated up to 4FC with uniformity. She reviewed examples of places where lighting has been used to increase safety.

Roberts showed a number of photographs taken on the Dave Clark Trail and reviewed issues associated with trash, alcohol and drug activity, graffiti, illegal camping, and other criminal activity. She said Parks & Recreation crews have done an immense amount of work on the trail to clean up transient camps, remove trash, and trim and prune vegetation for increased visibility. She reviewed existing lighting on the trail – the acorn plastic fixtures yellow over time, the lighting is not capped to put light on the ground, there is glare, and there is no uniformity. There is no lighting on the section of the trail from the Wheelhouse to the Community Garden. She reviewed different types of lighting options. She said the best lighting is a white light that gives good color contrast, is capped so light is directed to the ground, and provides uniformity.

Henion asked how many lights are currently on the Dave Clark Trail and how many are needed. Roberts said that assessment has not been done. A rough estimate for lighting the 2,500-foot currently unlit portion of the trail from the Wheelhouse to the Community Garden is \$200,000.

Bessie Johnson asked how new lighting might affect people who will live along the trail. Roberts said there are many factors and options to consider when deciding on lighting, such as directing the lights in certain ways or limiting the hours they are on. It is also important to consider lighting that is anticipated to occur with future development in the area.

Spence said a lot of transient and crime activity occurs in this area. He thought consideration should be given to this not only in the context of a downtown amenity, but also as a City crime issue.

Kellum discussed differences between the different types of lighting. He said there was a lot of good information presented and he thinks it makes sense to look at lighting. He wouldn't want to do a lot in the area where development is expected to occur before we know what that area will look like.

Kopczynski said he would like to get more information about what is needed. He said that once a plan is in place, the work could be budgeted for and done in stages.

Catlin said he would like to see a comprehensive needs assessment of the entire path which identifies priorities and what is needed for each area. It was agreed that staff will provide that assessment.

### Project Updates

Porsche gave the following updates:

- The Innovative Housing, Inc., project on Salem Avenue is well underway.
- The City has issued building permits for the first five houses of the Edgewater Village Project.
- Scott Lepman's project on Third Avenue has undergone historic review and a plan is expected to come forward soon.
- The Novaks continue to work through financing issues.

Porsche referred to the Wayfinding Signage Program. She said staff has worked in-house to do this project for the least expense possible; however, at this point, she would like to consider professional assistance to help with placement, including quantity and location. This is an important project, and it is important to get it right. She will provide additional information at the next meeting.

Porsche said the street design for Second Avenue, Water Avenue, and portion of Third Avenue, as well as Lyon and Ellsworth Streets, is in process. Public Works Engineering staff is moving forward on the preliminary work and will bring back a proposed design and cost estimates.

### Staff Updates and Issues

There were no additional updates or issues.

### November and December Meeting Schedule

Porsche said she will be out of town on November 19, the next regular meeting date.

It was agreed to cancel the November meeting. The next meeting is scheduled for Wednesday, December 17.

### BUSINESS FROM THE BOARD

Allen referred to the previous discussion about the Dave Clark Trail, and he asked that staff bring back whether there is a need for engineering work to help with the needs assessment. Manske said he would want to come up with a plan for that entire area before spending money on engineers or other experts. Porsche agreed that there was a need for a holistic plan prior to spending funds.

### NEXT MEETING DATE

The next meeting date is Wednesday, December 17, 2014.

ADJOURNMENT

Hearing no further business, Chair Catlin adjourned the meeting at 6:47 p.m.

Submitted by,

Reviewed by,

Teresa Nix  
Administrative Assistant

Kate Porsche  
Economic Development & Urban Renewal Director



TO: CARA Advisory Board

FROM: Kate Porsche, Economic Development & Urban Renewal Director

DATE: February 11, 2015, for February 18, 2015, CARA Advisory Board Meeting

SUBJECT: Main Street Roundabout

## Background

Discussions on the topic of some sort of contribution to the Main Street Roundabout have been going on since last year's budget season.

You may recall that the original request from the City Manager was a CARA contribution to the construction of the roundabout, since the Main Street Streetscape is listed in our plan: "22: Main Street Area Streetscape – Provide traffic calming and pedestrian enhancements as the MS zone redevelops." Feedback from the Board at that time was that you would prefer a CARA contribution go toward design features related to the roundabout, rather than straight infrastructure work.

We received numerous and varied suggestions from the public on what those design features might be. Based on feedback from you, we honed in the design to decorative elements of a wall, sign, and metal fence.

The Public Works team led by Staci Belcastro and Nolan Nelson did the heavy lifting in getting information and bids. We were delayed in receiving the costs from the bidding companies, but now have that information for you.

The cost estimates came in at \$129,534.65 (see Attachment A), and I have included the final design diagram as Attachment B.

## Discussion

With any proposal that comes before you, I try very hard to give you a straightforward appraisal and analysis of the costs versus the benefits. When I look at where we have ended up in terms of design and the associated costs, I cannot recommend moving forward with this expenditure as I do not feel you, or the neighborhood, is receiving enough benefit for the associated price tag. Let me step you through my thought process:

- Expending zero CARA dollars will still result in a nice-looking, landscaped amenity for the neighborhood, similar to the roundabouts on North Albany Road and Knox Butte Road. When I consider the expenditure of almost \$130,000 for wall, decorative fence, and signage, I don't feel that you or the neighborhood is getting the best value for the investment of funds.
- The Main Street and East Salem Avenue neighborhood is an area you have deemed to be a high-priority in terms of blight removal and working to increase the livability, vitality, and economic viability of the neighborhood. So far, you have invested in catalyst projects including the redevelopment of the old Woodland Square into the Woodwind Apartments, Edgewater Village, the community garden, and partnerships with local small businesses. When I think of other ways in which this \$130,000 could be used, I believe there is a higher and better use for the funds that would result in a more significant impact for the area.

With that said, I have received feedback that the possibility of a simplified gateway or monument sign could still be a desired option on the roundabout. We are actively working with a firm specialized in signage systems on our Wayfinding project, and I would like to have them consider the question of placement and locations of gateway signs, with this location as one possibility. That work, and any CARA contribution, would be considered at a later date.

### **Recommended Action**

Staff, including our partners in Public Works, believes that the best course of action at this point is to implement the standard landscaping design used on other roundabouts in the City, with no contribution of CARA funding. Public Works staff is aware of the potential for a future gateway sign and will design the landscaping in a way that allows for its installation in the future.

KCP:ldh

Attachments 2

*G:\Economic Development\CARA\CARA Advisory Board\2015\Staff Reports\2015.02.18 Main Street Roundabout.docx*



## PROPOSAL

Proposal #: 20265A

Proposal Date: 02/04/15  
 Customer #: 10269  
 Page: 1 of 7

SOLD TO:	JOB LOCATION:
CITY OF ALBANY ATTN: ACCOUNTS PAYABLE PO BOX 490 ALBANY OR 97321	CITY OF ALBANY MAIN STREET ROUNDABOUT  CORVALLIS OR 97330  REQUESTED BY: Nolan Nelson

ES&A SIGN CORP. (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	<p>QUOTE #20265A1</p> <p>Common - PREVAILING WAGE - ES&amp;A Project Management of Site and Subcontractors during entire project through completion - Site Survey and Layout for project so concrete can come in and set forms - Final detailed construction Drawings for Permits - Engineering of concrete footings, wall and fencing.</p>		
1	<p>QUOTE #20265B1</p> <p>Concrete work - Brown Construction to Provide erosion control and "in-house" erosion narrative, Excavation as required to complete scope of work, provide and place aggregate compacted base for new concrete footings and wall, set forms, install reinforcing rebar, place concrete footings and walls, sack finish textured walls, supply and install decorative concrete caps, haul off all spoils after back-fill of excavated areas upon completion.</p>		
1	<p>QUOTE #20265C1</p> <p>Wrought Iron Fence - Eugene Ornamental iron works to Provide and install approx 145 linear ft of fence and (1) 12 ft double gate per design using 1-1/2" channel for horizontal bars and 5/8" pickets with blunt spear points, fence to powder coated black and be attached to top of wall between all pillars per design. Cost includes all labor, materials for fabrication and installation of completed job.</p>		
1	<p>QUOTE #20265D1</p> <p>Fab and Install (1) set of Halo lite Channel Letters per ES&amp;A Design 20265A Specifications: 18"H x 3"D Painted aluminum letters with Halo Lighting. Mounted to concrete using 1 1/2" stand offs - LED illum</p>		
1	<p>QUOTE #20265E1</p> <p>Fab &amp; Install (1) Welcome Sign and Aluminum Arch per ES&amp;A Design 20265A-00 Specifications: Arch is 9"H x 3"D x 7'-3"W painted aluminum mounted to concrete, WELCOME Letters are 5"H x 1/4"D Aluminum FCO Letters Painted white flush mounted to Arch.</p>		
1	<p>QUOTE #20265F1</p> <p>Fab &amp; Install (1) set of FCO Letters HISTORIC DISTRICTS per ES&amp;A Design</p>		

COMPANY INITIALS \_\_\_\_\_

ES&A SIGN AND AWNING  
 89975 PRAIRIE RD EUGENE, OR 97402  
 P 541-485-5546; F 541-485-5813

CUSTOMER INITIALS \_\_\_\_\_

## PROPOSAL

Proposal #: 20265A

Proposal Date: 02/04/15

Customer #: 10269

Page: 2 of 7



20265A-00 Specifications: 5"H x 1/2"D Aluminum FCO Letters Painted and mounted to face of concrete using 1/4" spacers. Color of FCO (TBD)

- 1 QUOTE #20265G1  
Masonry - Haps Masonry to provide and install (6) CMU, grout and reinforced rebar as required onto new concrete base per drawings and install all brickwork to CMU pillars per design, brickwork to be Portsmouth by Robinson Brick Company.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

**TOTAL PROPOSAL AMOUNT: \$129,534.65**

**TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION**

**THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.**

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

### TERMS AND CONDITIONS

Payment terms: 50% down with order. Balance due upon delivery or installation. Work will not begin until down payment and written acceptance have been received. Permits, engineering, and special inspections are additional at cost plus 10%, and \$200.00 permit procurement fee. Primary Electrical to display(s) and hook-up is not included. All signs will be manufactured for 120 Volts unless otherwise requested in writing. Dedicated circuit(s) must be provided with a continuous ground to panel. Voltage at sign must be within 117v to 123v or warranty will be void. Sales tax is additional.

Face changes and modifications to existing signs: Unless specified in writing, repairs to ballasts, power supplies, LED's, transformers, neon, fluorescent lamps, lamp sockets, and all other lighting components are not included in price. Not responsible for underground obstructions and damage to same.

Expiration: Due to fluctuations in fuel, energy, labor, and material costs, sale agreements may be withdrawn if not accepted within (60) sixty days.

1. **Agreement.** Seller agrees to sell, and Buyer agrees to purchase, an advertising display, sign, or awning (Display) in conformity with the terms of this agreement.
2. **Buyer's Duties.** Unless this agreement provides otherwise, Buyer shall, at Buyer's expense:
  - 2.1 Provide unobstructed access for personnel, vehicles and equipment directly adjacent to display location including attic, roof, and fascia.
  - 2.2 Prior to installation, supply unobstructed, dedicated electrical circuits within 5'-0" to the Display of an appropriate capacity in conformance with Federal, State, and local laws.
  - 2.3 Perform all necessary blocking, modifications and/or reinforcements to the building on which Display is to be installed.

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89975 PRAIRIE RD EUGENE, OR 97402  
P 541-485-5546; F 541-485-5813

CUSTOMER INITIALS \_\_\_\_\_

# Specifications

**Scope of Work:**

Build structure for Round About.

**Base:**

Concrete with textured finish. Color T.B.D.

**Columns:**

(6) columns with 30"(w)x 30"(d)x 24"(h) concrete base, 24"(w)x 24"(d)x 30"(h) brick and concrete cap.

**Fence:**

Wrought Iron painted Black.

**Gate:**

12'-0" wide wrought iron painted Black.

**Sign:**

24"(h)x 24"(d)x 9'-6"(w) concrete background substructure.

"Albany" - 3"(d)x 18"(h) halo-lit letters with 1 1/2" standoff.

"HISTORIC DISTRICTS" - 1/2"(D)x 5"(h) aluminum F.C.O. letters with 1/4" spacers.

Fabricated aluminum arch, 3"(d)x 9"(h)x 7'-3"(w), with 1/4"(d)x 5"(h) flush mounted aluminum F.C.O. letters painted White.



Perspective View

Attachment B

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VARIOUS PRINTERS & MONITORS WILL INTERPRET COLORS IN DIFFERENT TONES & SHADES.

**REVISIONS:**

**CLIENT APPROVAL**

INCLUDES COLORS, SPELLING, ARTWORK

PLEASE INITIAL: \_\_\_\_\_

PLEASE DATE: \_\_\_\_\_

DRAWING NUMBER: 20265-A-00

DATE OF ORIGINAL DRAWING: 01.14.15

SALES: JOHN

DESIGN: BS

PAGE NO: 1 of 2

**PRESENTATION FOR:**

CITY OF ALBANY

310 WAVERLY DR. N.E.

ALBANY, OR. 97322

89975 PRAIRIE RD.

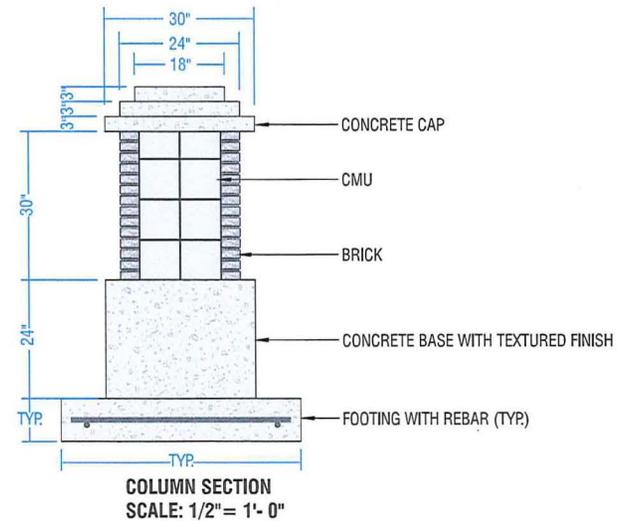
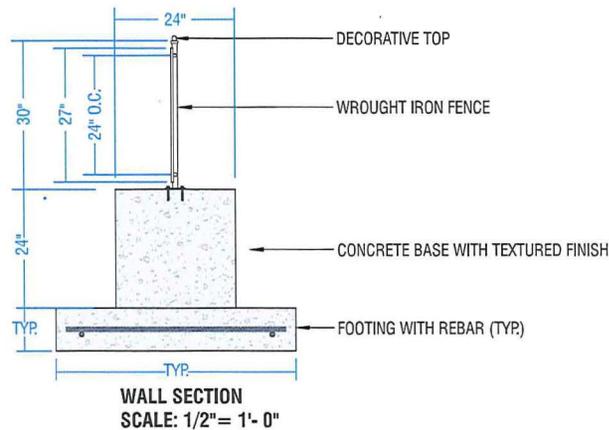
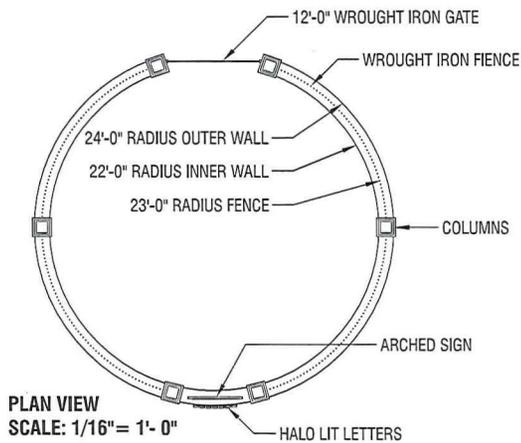
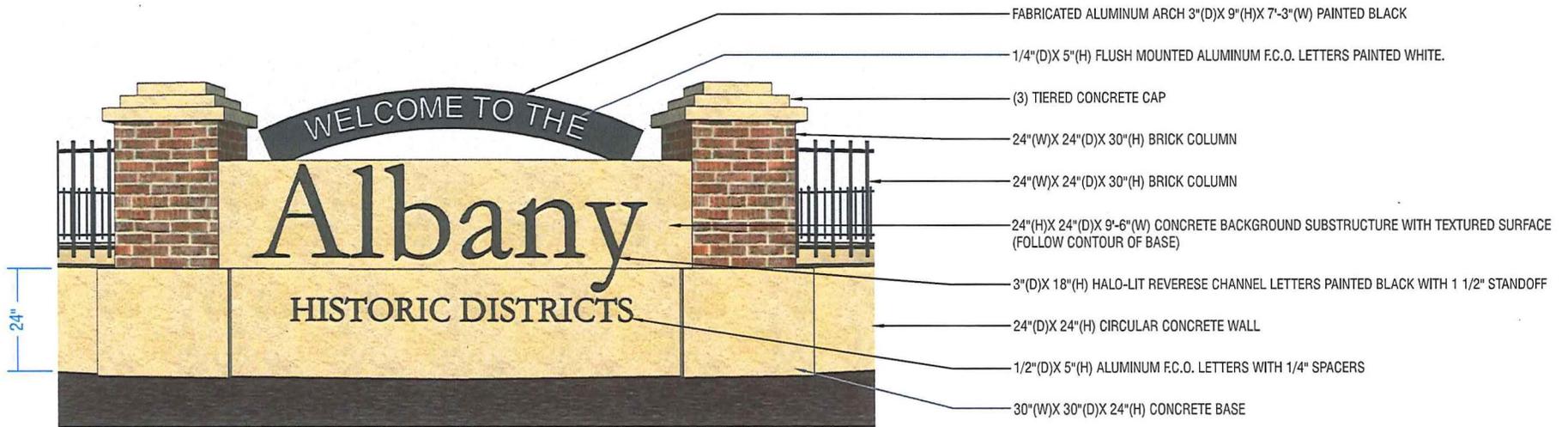
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Attachment B