Appendix C

Task 3: Public Event #1

Workshop 1 Summary Report – January 2012 (meeting date December 6, 2011)

SOUTH ALBANY AREA PLAN
Public Workshop #1 - Summary

January 2012

South Albany Area Plan

Public Workshop #1 - Summary

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Section 1—Meeting Agenda

South Albany Area Plan

Public Workshop #1 – Meeting Plan

Envisioning South Albany

7 – 9:15 PM, Tuesday, December 6, 2011
Albany City Hall – Council Chambers
333 Broadalbin Street, Albany

Meeting purpose

- Provide information regarding existing conditions, planned growth, and market conditions in South Albany.
- Share examples of great neighborhoods, village centers, open spaces, streets, pathways, and employment areas.
- Foster a community discussion to envision a positive future for South Albany

Agenda

7:00-7:20 – Sign-In/Walk Around

7:20-7:50 - Welcome and presentation

7:50-8:50 - Discussion group time

8:50-9:15 – 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.

Project Objectives

The City seeks to create a vibrant new community that will be appealing to residents and businesses seeking new sites. The project objectives stated in the grant funding for the project are listed below.

- Identify feasible patterns of land uses that are consistent with the City's goals for urbanization and environmental protection.
- Consider the capacity of existing, planned, and needed infrastructure facilities to serve the new development in a logical and orderly manner.
- Identify transportation facilities needed for circulation of motor vehicles and people walking and cycling.
- Provide rail service to industrial properties by protecting existing and future right-of-way for service to industrial properties.
- Reduce reliance on automobiles for short trips within the area, and between the area and surrounding development.
- Prepare recommendations for Planning Commission and City Council consideration, including Comprehensive Plan and Zoning designations, plan and development code amendments, and facility standards to implement the Preferred Alternative for land use and transportation.
- Establish alignment and design standards for the Oak Creek Parkway to create a street that defines the southern edge of open space along Oak Creek, provides accessibility to parks and recreation facilities and that is integrated with surrounding development and other transportation facilities; prepare recommendations for low-impact development for environmentally-sensitive areas within the vicinity of Oak Creek.

Section 2—Meeting Plan

South Albany Area Plan

Public Workshop #1 – Meeting Plan V3

Envisioning South Albany

Meeting date and time

7 – 9:15 PM, Tuesday, December 6, 2011
Albany City Hall – Council Chambers
333 Broadalbin Street, Albany

Meeting purpose

- Provide information regarding existing conditions, planned growth, and market conditions in South Albany.
- Share examples of great neighborhoods, village centers, open spaces, streets, pathways, and employment areas.
- Foster a community discussion to envision a positive future for South Albany

Meeting format

The workshop will begin with 30 minutes of "walk around" time for participants to look at display boards and talk with staff. The group will then hear a presentation that is preparatory for the discussion groups, including: existing conditions, comments to date on "how do you envision South Albany?", and imagery about elements of the emerging vision. 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 7:00-7:20 – Sign-In/Walk Around

7:20-7:50 - Welcome and presentation – Mayor-5 mins, Greg-5 mins, Joe-20 mins

7:50-8:50 - Discussion group time

8:50-9:15 – 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 vision for South Albany. The discussion questions and table-top materials will utilize past work (e.g. Concept Plan) and address vision elements and project questions that have emerged to date. In this way, the workshop is both envisioning South Albany and helping create a bridge to subsequent design work.

Discussion questions will provide images, diagrams or statements for people to respond to, so the discussion questions are clear and easily facilitated. A few working examples: (1) "Here is a diagram and images showing opportunities for trails. Let's go around the table and note what opportunities you see or questions you have." (2) "Here are principles and pictures that are ideas for making the Oak Creek Greenway a great edge and amenity to South Albany's neighborhoods." What is your response to these ideas? Any other ideas?" The facilitator will pose the question then record responses, encouraging dialogue. This is brainstorming, so there are no wrong answers.

The following topics will be discussed (each with a worksheet, fifteen minutes per topic, up to 3 questions per topic):

- Great Neighborhoods
- A Connected Community
- Great Open Spaces
- Prosperous Economy

We recommend that all the groups discuss the same set of topics and questions. This helps identify areas of consensus, and eases facilitation. It also helps ease the issue of some participants (actually most) wanting to weigh in on multiple topics.

Follow-up After the Meeting

What will be done with the input after the meeting?

1. A briefing will be given to the joint PC/CC meeting on December 12th.
2. The discussion group feedback will be put on the web and available for public input on-line. An on-line continuance of the workshop will occur until December 20.
3. A vision statement will be written and the plan objectives finalized (Otak). Approval of these will occur a the January meetings of the TAC and PAC (City).
4. The design team will use the input in crafting alternatives. A mechanism will be created to catalogue "what we heard and what we did with the ideas" (Otak-City collaboration).

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 already 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 6:15 PM – need to confirm table type and size. City in lead for set up.

Facilitators/Staffing

Facilitator	Confirmed
Joe Dills	Yes
Dave Siegel	Yes
Martin Glastra van Loon	Yes
Shaun Quayle	Yes
Heather Hansen	
City	
City	
City	
City	
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 Project fact sheet Draft plan objectives handout Big project logo sign, with web address *(All above – Tari)*
Existing Conditions (Joe, Martin)	Aerial Habitats map from Task 2 Buildable lands diagrams Collage of site photos Ownerships Zoning *(All above – Otak)*
Market and Population Projections (City)	Boards from Beth's Task 3 presentation *(Otak)*
Transportation (Susie)	Boards from Susie's Task 2 presentation *(Susie)* Trails Framework *(Otak)*
Concept Plan and Great Neighborhoods (Heather)	Concept plan board Board or two from Great Neighborhoods and Balanced Devel Patterns (City)

Other supplies:

- Easels (need to do count. Otak can bring _____)
- Refreshments (City)
- Name tags (City)
- Special name tags or buttons for project staff? Use project logo
- Door prizes: three simple door prizes should be given out. They are fun and a welcome break in the flow of the meeting. Donations should be solicited from local businesses, who can be given recognition in the meeting and on the web site. Value can be in the $10-20 range. (City in lead for door prizes and how to give them out).

Discussion tables:

- Work sheets (Otak)
- Tablet for recording notes (City)
- Dots (City)
- Pens (City)

Plan Update – V2

- Discussion group accommodations will be ready for 14 tables.
- City to decide use of main floor and other rooms. One idea is to have the Council Chambers ready for 10 discussion groups, and have 4 additional spaces elsewhere for if we get a big participation.
- 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 28 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. Option 1 is just go with normal display on flat screen. Option 2 is have projector (be careful – quality of display goes down). Option 3 is to have two displays going. It's the City's call on what is doable.

Section 3—Discussion Group Questions

South Albany Area Plan

Workshop #1 - Envisioning South Albany

Questions and Materials for Discussion Groups – V2

Agenda for the discussion groups:

1. The facilitator will convene the group without delay – "Hi, let's get started." The facilitator and recorder will themselves and their role. Then go around 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, then give folks a moment to consider the question. Then open it up to input.

3. Notes will be taken by the recorder right on the maps and worksheets so there is a sense of "group-notes" that folks can see. We will scan these sheets later.

4. 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.

A printout of the PPT presentation will be at each table so people can reference back to images.

Topic	Questions	Table-Top Materials/Notes
Great Neighborhoods (20 minutes)	Here is a map that shows the potential location of neighborhoods. Each neighborhood will have a variety of housing types, a focal point (example: a park), and walkable streets. A. Question 1 - Imagine you come back in 20 years and the plan for these neighborhoods is completed. Its been done well and you really like what you see. What do you see in South Albany's neighborhoods? B. Question 2 - Are there any specific site conditions that are important to note to help the design?	Land Use and Neighborhoods Framework Map There will also be an 11 x 17 aerial photo at the table.

Topic	Questions	Table-Top Materials/Notes
	Let's create ideas for a Village Center. The Village Center has neighborhood services (e.g. small grocery, coffee shop) and perhaps a public use (e.g. Boys and Girls Club). It is 1-3 stories tall, has small plaza, and is a neighborhood gathering place. A. Question 3 - Using the dots provided, place up to 5 dots where you think a Village Center or centers should be located. Try different configurations. Each dot is approximately 2 acres. You may "spend" your dots any way you like - all in one Village Center or placed into multiple centers. Summarize why you placed your dot where you did and any issues that need to be addressed.	Use same map as above. Start with distributing 5 dots. Ask the group – "Do we all support this plan?" Stick them down. If someone would like to propose another option, that's fine. Place those dots and note it as VC option B.
Great Open Spaces (15 minutes)	Oak Creek is a defining feature for the South Albany Plan. When asked about their vision for the area, many people say they want visual, physical and trail connections and integration with the Oak Creek Open Space area. How can we reach that vision? The worksheet shows three types of "edge-connection" treatments for where the neighborhood meets the open space area. The approach is to: • Define the design principles and preferred uses for these areas. • Provide options to guide development so that there are multiple tools to achieve the vision on different properties, by different people, at different times over the long term.	Worksheet with examples of edge treatments and an aerial photo of the study area.

Topic	Questions	Table-Top Materials/Notes
	A. Question 4 - What comments and questions to you have on these edge-connection treatments and ideas? Which of them are appropriate for South Albany? B. Question 5 - What additional ideas or concerns do you have on this issue?	Facilitator will open it up to comments and questions. Facilitator will open it up to comments and questions.
A Connected Community – Trails (10 minutes)	Here is a diagram and images showing opportunities for trails. It has trails currently listed in the Albany Transportation System Plan, and some new ideas. A. Question 6 - What comments and questions do you have on these trails? B. Question 7 - What revisions or additions should be noted?	Trail Framework Map
A Prosperous Economy (15 minutes)	Imagine you come back in 20 years and you like the development you see in the western part of the study area. A. Question 8a-b-c: What do you see (and what comments do you have) for: a. The employment areas north of Oak Creek? b. The Regional Commercial site? c. The employment areas south of the 53rd Extension?	Use the second Land Use and Neighborhoods Framework Map. The facilitator will record people's comments on the map. An 11 x 17 zoning map is available on the table.

Section 4—Presentation

Envisioning South Albany
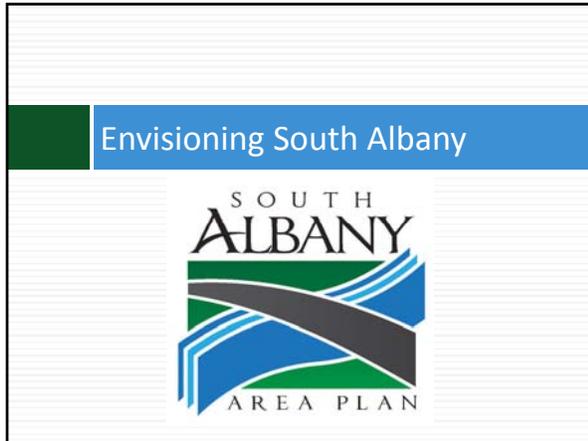
Presentation Overview

- South Albany Background

- Information to Help Us Envision:
  - *Great Neighborhoods*
  - *A Connected Community*
  - *Great Open Spaces*
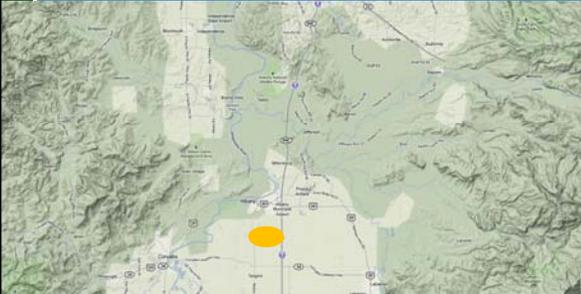 - *A Prosperous Economy*

It's About Livability

Green Spaces

Walkable Neighborhoods

Local Services

Transportation Choices

Where we are in the process

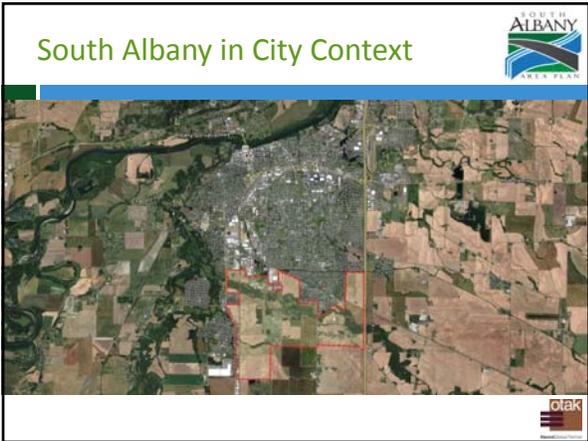|	
Project Kick-off	September
Existing/Future Conditions	Oct – November
Workshop #1	December 6
January PAC-TAC Meeting	January 24
Plan Alternatives	February 23
Workshop #2	March 13
Preferred Alternative	April 23
Plan Implementation	June 28
Workshop #3	July 19
Plan Adoption	Oct- November

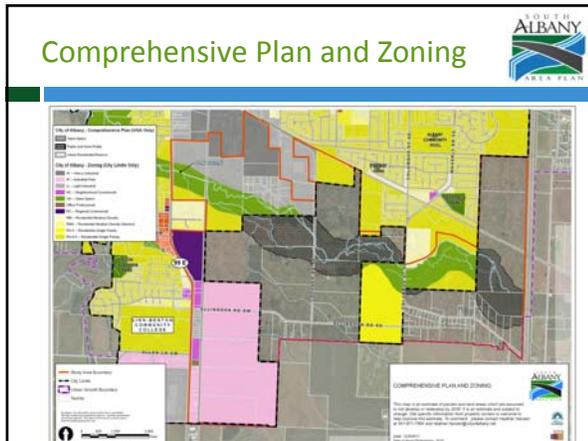## Landscape Context

Willamette Valley Context

Looking South

South Albany in City Context

Big Study Area!

Study Area – 1957 acres

Comprehensive Plan and Zoning

Transportation Context

- Three Highways

Interstate 5
Principal Arterial
Minor Arterial
Major Collector
Minor Collector
Denotes Future Roadway
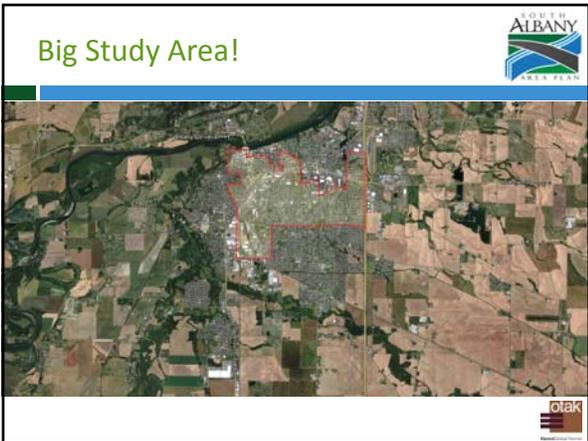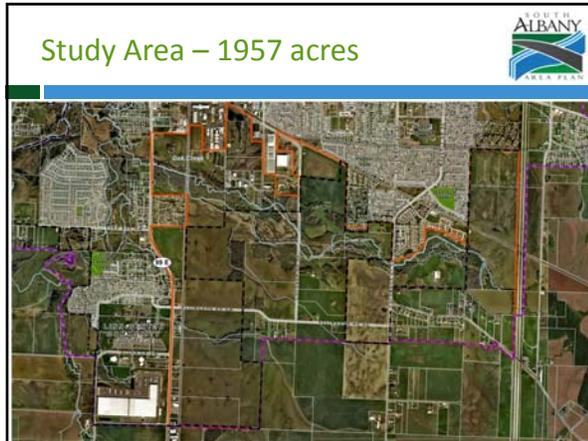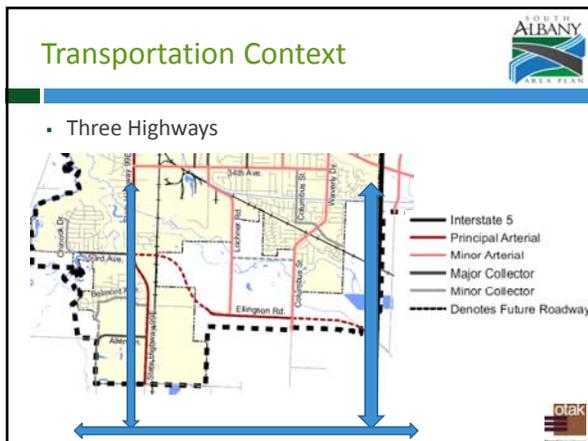
Transportation Issues

- Two Railroads

——	Interstate 5
——	Principal Arterial
——	Minor Arterial
——	Major Collector
——	Minor Collector
-----	Denotes Future Roadway

Transportation Issues

- Three creek crossings

——	Interstate 5
——	Principal Arterial
——	Minor Arterial
——	Major Collector
——	Minor Collector
-----	Denotes Future Roadway

How Many People Are We Planning For?

Growth Forecast – Next 20 years

- 1200 new households
- 2820 people
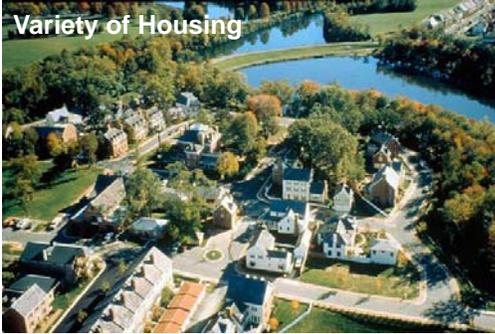- 1370 jobs

Capacity of the Study Area

- 2-3 times as much, depending on how many wetlands are mitigated

What Makes a Great Neighborhood?

Variety of Housing

What makes a great neighborhood?

Walkable streets

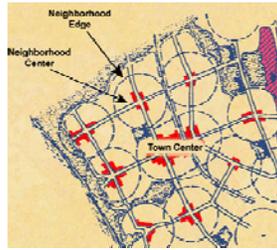## What makes a great neighborhood?

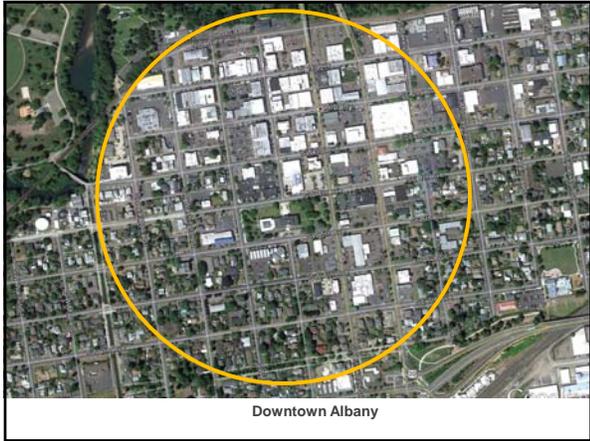**Local Services**

What makes a great neighborhood?

SOUTH ALBANY AREA PLAN

Community Gathering Places

otak

Size matters – 5 minutes to a quart of milk

SOUTH ALBANY AREA PLAN

Neighborhood Edge

Neighborhood Center

Town Center

5 minute walk

otak

Takena Park and Adjacent Neighborhood

Downtown Albany

Ladd's Addition Neighborhood

Sellwood Neighborhood

Orenco Neighborhood

**Potential Neighborhoods for
South Albany**

What is a Village Center?

- Local shops and services
- A community gathering place
- Example uses: small grocery store, coffee shop
- Provides a "walk-to" option for local goods and services
- Design is highly pedestrian-oriented
- Size and shape: Options need to be explored

What makes a great Village Center?

People and Public Spaces

Buildings Oriented to Good Streets

Neighborhood Scale

Interests for All Ages

Why include a Village Center in South Albany?

- Support to date by community – part of the emerging vision

- Big need for grocery store

- Without a Village Center, people will have to drive for local services
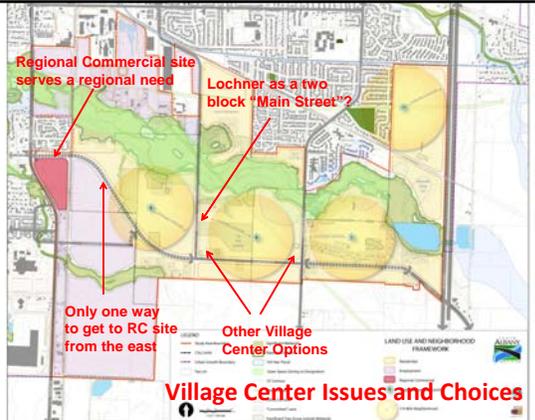
Grocery Stores are Changing

The "new" full service grocery-anchored center (New Seasons, Whole Foods)

New kids on the block (Market of Choice)

Local kids on the block (Sundance)

Regional Commercial site serves a regional need

Lochner as a two block "Main Street"?

Only one way to get to RC site from the east

Other Village Center Options

Village Center Issues and Choices
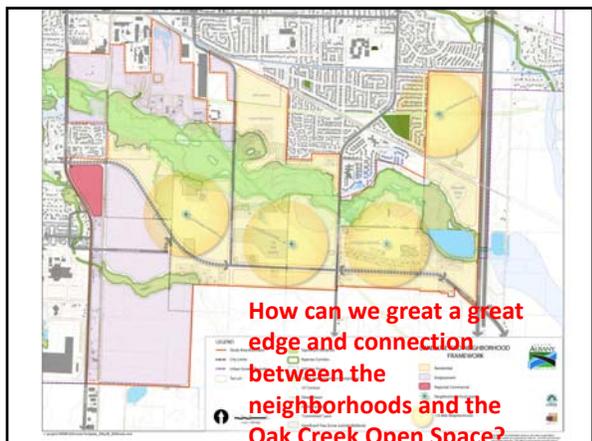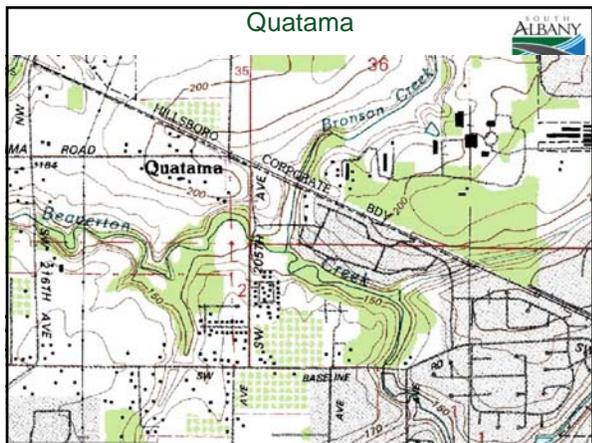
How can we great a great edge and connection between the neighborhoods and the Oak Creek Open Space?

Quatama

Bethany

Sellwood – Eastmoreland

Eastmoreland Detail: Reed College

Sellwood Detail
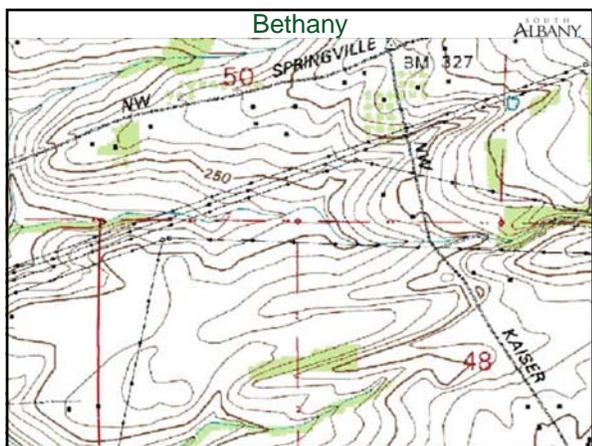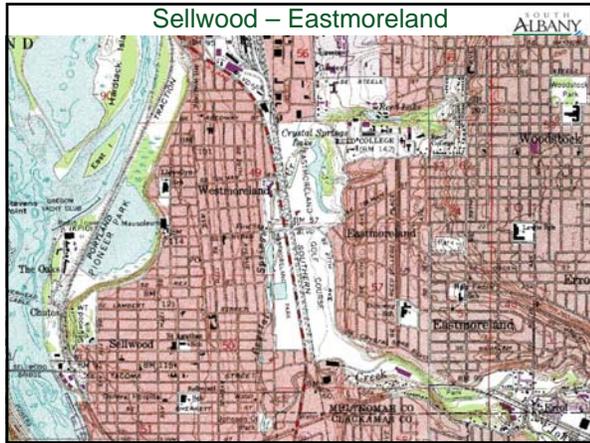
It's About Livability – *Thank You!*

Green Spaces

Walkable Neighborhoods

Local Services

Transportation Choices

Section 5—Discussion Group Notes

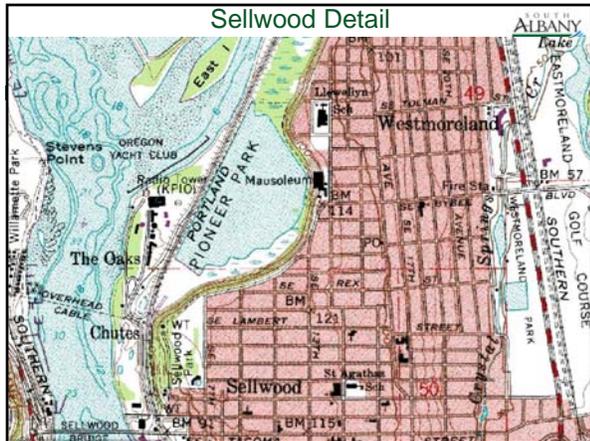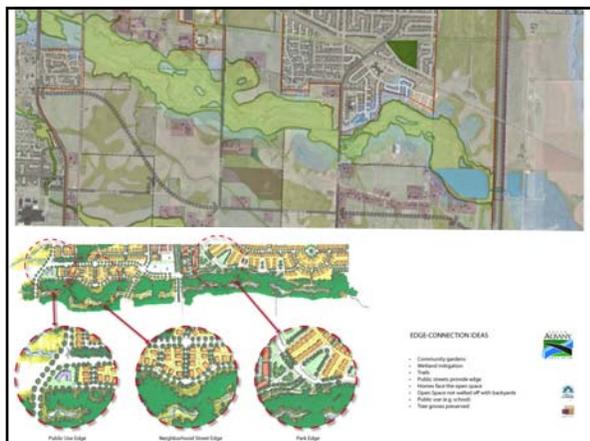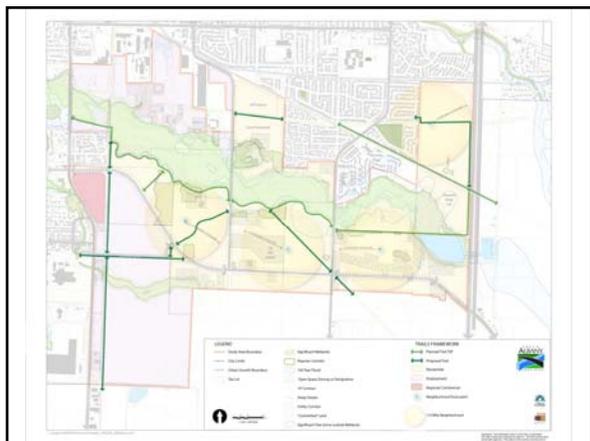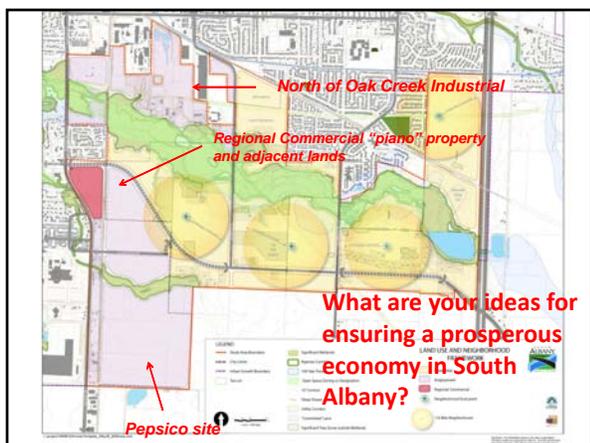| Table/ Facilitator T1 /D. Siegel	Map	Question	Comments
T1 /D. Siegel	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	- Low density housing - Walk/bike along Oak Creek Greenway - Services: Bank, grocery store, coffee shop - Four separate developments similar to Orenco Station - Backyards open to Greenway – no fence - School in a central location - Linked open spaces - Variety of housing types - Each neighborhood would be like an Orenco Station – mixed use and walkable - Oak Creek is accessible and not a "private" resource (fenced in)
		Q 2 Are there any specific site conditions that are important to note to help the design?	- Combination neighborhood street/park "edge" - Wetlands an issue for location of possible school sites
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map.

Table/ Facilitator T1 /D. Siegel	Map	Question	Comments
		General Comments	• Lack of services; create a draw • Addition of school in central neighborhood circle • Need neighborhood centers • No large shopping malls in neighborhood centers • Design studies need to be in place to keep neighborhood commercial feel
	Edge Connections Map	Q 4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	• Good examples include: Monteith Park, Bryant Park, and Portland Waterfront Park • Prefer combination of Park Edge and Neighborhood Street Edge connections
		Q5 Additional ideas or concerns on this issue?	• Open to public use, not "owned" as a backyard resource • Easy access is needed • Need pedestrian bridges at locations to cross Oak Creek
		General Comments	
	Trails Framework Map	Q6 What comments and question do you have on these trails?	Refer to map for additional discussion group notations to trails framework map.
		Q7 What revisions or additions should be noted?	• Linkages across the Oak Creek Greenway • Trail along north side of Oak Creek • Pedestrian only bridges at several locations across Oak Creek
		General Comments	
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	• Status quo, smaller lots and subdivisions

2

Table/ Facilitator T1 /D. Siegel	Map	Question	Comments
		Q8b What do you see for the Regional Commercial site?	• Grocery store
		Q8c What do you see for the employment areas south of the 53rd Extension?	• Large, single-owner facilities/employers
		General Comments	

Table/ Facilitator T2 /M. GVL	Map	Question	Comments
T2 /M. GVL	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Nice place for people 55+ to live and stay in Albany. Nice single-family homes with green design, walking paths, waterways, shared landscape maintenance, nice " flow", shops and stores nearby, RV storage. • Attractive sidewalks and walkways • Neighborhoods for young families • Smaller building footprints • Green/sustainable demonstration projects ("The Oregon Way") • Low-impact development techniques to reduce impact on Oak Creek Corridor • Interpretive center – use Greenway as an educational opportunity for natural environment • Learning or observation center in cooperation with educational facilities and science and volunteering from (senior) residents: a different kind of "connectivity" • Attractive sidewalks and walkways. • Connection by bike from neighborhoods, shops, and parks to the Greenway trail • Golf course: provides rural character and has a more interesting landscape than the current flat character. Also provides open space. • Off-street pathway to downtown

Table/ Facilitator T2 /M. GVL	Map	Question	Comments
			• Bike path between Community College and neighborhoods and Albany • Move the City's ball field park to be along the greenbelt (Oak Creek Corridor) • School along greenbelt • School located on bike paths so kids can safely bike to school • Healthcare center within neighborhoods
		Q 2 Are there any specific site conditions that are important to note to help the design?	• Don't back up homes to railroad. Allow for future rails to trails conversion. • Invasive species will threaten the drainage area. Need to educate community and anticipate active maintenance.
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. Facilitator Remarks: • Mennonite Village participant indicated plans to provide a small village center at the Village on Columbus, open to the general public. 2 acre size. • 4 acre center located on Lochner and Ellingson, looking for synergy with Employment Area users and the City Park. • 4 acre center located on Columbus and Ellingson, to capture traffic going in and out of Albany and Lebanon. • Result: relatively even distribution of 3 individual village centers serving 3 of the 4 envisioned neighborhoods. • Unanimous support for this.

Table/ Facilitator T2 /M. GVL	Map	Question	Comments
		General Comments	• Hydrology is very important and extends beyond Oak Creek corridor into the entire planning area; need holistic vision and hydrology strategy. More than just passive protection; need for active and ongoing preservation. • Need education and activate participation , not just "protect and forget" • School fencing is negative for relationship with Greenway. Why are all school grounds in Albany fenced off? Lost opportunity for after-school hours community benefit. • A park may be better • Will railroad go to trail? • Need more than one large community park: also smaller park(s) in each new neighborhood. • You currently can't get to Oak Creek. Would be nice to experience it. • Would be nice to be able to kayak on it. • Be aware of (negative) impact of actively farmed neighboring areas: dust, rodents, chemicals etc. – need to buffer between this and neighborhoods.
	Edge Connections Map	Q 4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	• Group supports all of the suggested edge connection ideas
		Q5 Additional ideas or concerns on this issue?	• Rest areas and snack shops along trail • Keep Trails outside of riparian buffer • Keep the edge public because City government provides the best opportunity for an overall consistent maintenance plan and can handle it better, as opposed to individual private land

Table/ Facilitator T2 /M. GVL	Map	Question	Comments
			owners with differing ideas about maintenance degrading the overall quality of the Oak Creek open space corridor.
			• Better for Creek preservation and protection
			• Keep parks that attract a lot of cars (parks with ball fields) away from homes to avoid parking pressure on residential streets
			• Locate Parks along trail system
			• Locate School along trail system
			• Make edge Continuous
			• Good examples of trails and interface between city and natural open space : Willamette Landing – Corvallis, Boise Greenbelt, Cherry Creek Trail – Denver.
			• Grade separate crossings between trails and busy streets (expensive but important)
			• Good example of collocating parks and shops: Downtown Lake Oswego – parking serves shops and parks. Integrated. Seamless.
		General Comments	
	Trails Framework Map	Q6 What comments and question do you have on these trails?	• How to get downtown? Need to be able to get there both on-street and off-street. Provide complete system of convenient connections between planning area and existing destinations such as downtown, Community College and employment areas.
		Q7 What revisions or additions should be noted?	• Include the proposed village Centers into the trails system
			• Trail along canal to get to Lebanon

Table/ Facilitator T2 /M. GVL	Map	Question	Comments
			• Keep the continuous trails along the Oak Creek Open Space out of the areas where Archeology artifacts are most likely to be found! Put this constraint on the map. Or does the trail constriction provide an opportunity for excavation, discovery and education? • Need a way to safely cross the freeway to connect trails to Freeway lakes.
		General Comments	
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	• More of the same kind of industrial development that is currently there. Good Resource.
		Q8b What do you see for the Regional Commercial site?	(not discussed)
		Q8c What do you see for the employment areas south of the 53rd Extension?	• Buffer light industrial and industrial from the residential uses with perhaps business park.
		General Comments	

South Albany Area Plan

Workshop #1 - Envisioning South Albany

Comments from Discussion Groups

Table/ Facilitator T3 / D. Martineau	Map	Question	Comments
T3 / D. Martineau	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Housing diversity – market support, mostly single-family residential • Walkable • Aging • Better public transportation • Aging population needs to get around • Do not want to see empty commercial development • Should reflect actual populations • Need grocery store • Plan responsibly • Cognizant of land use • Let market drive the direction of development • Retain flexibility and protect property rights • Public transportation (bus) into neighborhoods
		Q 2 Are there any specific site conditions that are important to note to help the design?	• Nothing much • Grass rescue – Ryegrass • Existence of city park property • Is the neighborhood focal point in the city park property oriented towards park or community/commercial?
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. • Flexibility to allow market conditions to control

Table/ Facilitator T3 / D. Martineau	Map	Question	Comments
			• Village Center is desirable around piano property • Putting "dots" might make map more difficult with development later (predetermines what future land uses will be and where there'll be); takes away freedom and the market • Nobody knows what the future will bring, i.e. fuel-based or electric cars; charging stations today may not be necessary in the future • Plans lock in uses • Having residential property around Piano property • Direction, not mandates • Village Center should not be like 7-11; need better quality
		General Comments	
	Edge Connections Map	Q 4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	
		Q5 Additional ideas or concerns on this issue?	• Let market determine • Combination between building houses and public uses – opposed to seeing all value along creek be taken away • Could still have flexibility for trails • Roads should be thoughtful – could detract from the creek area • Flexibility is important; difficult to project into the future

Table/ Facilitator T3 / D. Martineau	Map	Question	Comments
		General Comments	
	Trails Framework Map	Q6 What comments and question do you have on these trails?	
		Q7 What revisions or additions should be noted?	• Suggest interior trails, access to creek, spur • Hard surface to meet ADA requirements with spurs for walking – natural, unpaved areas
		General Comments	
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	
		Q8b What do you see for the Regional Commercial site?	
		Q8c What do you see for the employment areas south of the 53rd Extension?	
		General Comments	

Table/ Facilitator T4 / J. Dills	Map	Question	Comments
T4 / J. Dills	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Corridor preserved natural area • Safe neighborhoods • Mature trees • Mix of housing – shouldn't all look the same • Everyone walks • Walk to school • Curve the streets – network • Parks • "Connectedness" along Oak Creek • Safe for kids to go outside • "Explorable" along Oak Creek • Orenco Station is a good example for walking • Boardwalk to get out of the water • Boardwalks across the creek (several crossings were drawn and the idea of connecting across the creek to key destination was discussed).
		Q 2 Are there any specific site conditions that are important to note to help the design?	• Oak Creek only spring fed in the summer • Spring fed pool • Preserve near Oak groves • Wildlife continue living in the area • Preserve nature and native trees • 1856 home in Cluster Development could be turned into a museum and park • Where to put school?

Table/ Facilitator T4 / J. Dills	Map	Question	Comments
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. Facilitator Remarks: • The group supported the idea of the Village Center being in the center of neighborhoods or along Oak Creek. This idea was related to those locations as special places. • There was not discussion or guidance of what location that small Village Center businesses would find most feasible.
		General Comments	
	Edge Connections Map	Q 4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	• Be cautious about overuse next to wildlife (park edge connections) • Yes to street along meandering the edge • Yes to trails • Agree wetlands mitigation needs to be maintained
		Q5 Additional ideas or concerns on this issue?	• Use permeable pavements • Trails are good, but safety is <u>very</u> important; provide lighting • Options – can some areas have backyard at Creek? • How does dedication of land to the public work into this issue? • Conditions of approval are often the vehicle by which the City can achieve public objectives when it is reviewing a land use application.
		General Comments	

Table/ Facilitator T4 / J. Dills	Map	Question	Comments
	Trails Framework Map	Q6 What comments and question do you have on these trails?	• Where does the proposed trail crossing the intersections of Columbus St. and Ellington Rd. go as it heads southeast? • Why is the planned trail TSP running east-west between Columbus St and I5 straight?
		Q7 What revisions or additions should be noted?	• Create looped trail(s) • Interpretive center at wetlands • Boardwalk through wetlands • Boardwalks across the creek (several crossings were drawn and the idea of connecting across the creek to key destination was discussed).
		General Comments	
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	• Buffer the GAPS property • Not much buildable land in this area • Industrial is okay
		Q8b What do you see for the Regional Commercial site?	• Community commercial preferred
		Q8c What do you see for the employment areas south of the 53rd Extension?	
		General Comments	

South Albany Area Plan

Workshop #1 - Envisioning South Albany

Comments from Discussion Groups

Table/ Facilitator T5 / S. Quayle	Map	Question	Comments
T5 / S. Quayle	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Small children • Family focus • Transit accessible and convenient • Walkable grid – small blocks • Human dimensions • Walk to schools • Know your neighbors
		Q 2 Are there any specific site conditions that are important to note to help the design?	• Concerns over lack of connectivity (north/south and east/west). Need redundancy in routes, point loading 53rd extension at 99E. • Avenue close to walking trails and access to transit • Open space draws people • Emergency access, services such as a fire station? • Point load redundancy
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. • Specialization of various Village Centers • Connect Village Centers by both roads and trails

Table/ Facilitator T5 / S. Quayle	Map	Question	Comments
			Facilitator Remarks: - Want a grocery store, not too expensive, liked Trader Joes. - Want parks and open spaces.
		General Comments	- Group recognized that the market will respond to the size/type of development. - Village centers should be close to or connected by trails. Consider floodplain with type and locations of transportation (roads/trails) and development.
	Edge Connections Map	Q 4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	- Use a mix of all three edge-connection treatments. - Use grid system – residential should be more like old Albany; square blocks
		Q5 Additional ideas or concerns on this issue?	- Boardwalk - Could be a trail and road - Use topography to create views for public spaces (Uphill views) - No houses - back up property sharing - Particular area of concern interfacing with the creek - Envision something like Corvallis waterfront
		General Comments	
	Trails Framework Map	Q6 What comments and question do you have on these trails?	Trail crossing creek, connectivity

Table/ Facilitator T5 / S. Quayle	Map	Question	Comments
		Q7 What revisions or additions should be noted?	• More trails would be better • Use road/trail combinations • Utilize power line ROW as a trail
		General Comments	• May not want to connect trail system to industrial land use area.
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	• Access • Find marshy constraints • No garbage dump or other "smelly" uses • School and emergency services
		Q8b What do you see for the Regional Commercial site?	• Commuter rail station
		Q8c What do you see for the employment areas south of the 53rd Extension?	• Western access to 53rd, not just Highway 99 • Apartments and traffic congestion create chokepoint at 53rd & Hwy 99 • Small, inexpensive grocery store; Trader Joe's • Restaurants • Mix retail and industrial • Buffer industrial and commercial development
		General Comments	• Fire station • Size-economics of services • Schools within walking distance • Good access to all housing • Transit ROWs

South Albany Area Plan

Workshop #1 - Envisioning South Albany

Comments from Discussion Groups

Table/ Facilitator T6 / R. Irish	Map	Question	Comments
T6 / R. Irish	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	
		Q2 Are there any specific site conditions that are important to note to help the design?	
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map.

Facilitator Remarks: |
		General Comments	• Need more industrial/employment opportunities
	Edge Connections Map	Q 4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	
		Q5 Additional ideas or concerns on this issue?	• Should roads run along wetlands or lots on both sides? Concern about control of overgrowth of brush, land values, and possible wildlife habitat

Table/ Facilitator T6 / R. Irish	Map	Question	Comments
		General Comments	
	Trails Framework Map	Q6 What comments and question do you have on these trails?	• The proposed trail running north-south adjacent to Highway 99 would be a good bike path
		Q7 What revisions or additions should be noted?	• Incorporate bike path on east side of Pacific, maybe along railroad tracks to allow better biking for LBCC riders • Road connections between neighborhoods across Columbus Street an Lochner Road • The straight, planned trail TSP, between Columbus St and I5 could be curved and follow the line of the riperian corridor • Homes on one side, road/bike path along wetlands
		General Comments	
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	
		Q8b What do you see for the Regional Commercial site?	
		Q8c What do you see for the employment areas south of the 53rd Extension?	

Table/ Facilitator T6 / R. Irish	Map	Question	Comments
		General Comments	- More mixed use incorporated into the plan - Freeway interchange at 7 Mile Lane and I5 - Seems like an exercise in futility until we get enough industry to support more growth, and until the uncertainty about the wetlands are resolved

Table/ Facilitator T7/D. Helton	Map	Question	Comments
T7/D. Helton	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Welcoming and inviting a variety of people (i.e. various income levels all on one street) • Including various levels of residential zoning • Mixed use buildings with commercial on lower levels and apartments upstairs
		Q2 Are there any specific site conditions that are important to note to help the design?	• Safety concerns due to isolated area (police and fire stations) • Transportation connections (bus service, walking paths) • Keeping the south parts of the proposed neighborhood areas "connected" to the rest of the neighborhood when there is a 5 lane road going through it (Ellingson Rd)
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. Facilitator Remarks:
		General Comments	• Add fire • Add additional connection from Lochner Rd west across the southern employment zone (refer to map)

Table/ Facilitator T7/D. Helton	Map	Question	Comments
	Edge Connections Map	Q4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	• Centers not all on collectors – married crossings, overpasses • Streets – not barriers • Oak Creek street/trail set back from flood plain
		Q5 Additional ideas or concerns on this issue?	• Parking needed for parks • Pedestrian trail needed along open space; bark dust trails for runners • Parks can use flood plain (use flood plain to mitigate wetlands) • Set street back from flood plain
		General Comments	
	Trails Framework Map	Q6 What comments and question do you have on these trails?	
		Q7 What revisions or additions should be noted?	• Refer to map for trail mirrored along northern edge of riparian corridor with smaller connector trails through the center to connect to the proposed trails to the south • Curve the straight, planned trail TSP, to follow the riparian corridor
		General Comments	• Add school
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	

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Table/ Facilitator T7/D. Helton	Map	Question	Comments
		Q8b What do you see for the Regional Commercial site?	
		Q8c What do you see for the employment areas south of the 53rd Extension?	
		General Comments	• MFR needed somewhere near LBCC/reg comm. • Commercial center • Relocate signal at Ellingson Rd and Highway 99 to intersections further north • Connect Allen Lane with Lochner Rd

Table/ Facilitator T8 / E. Moore	Map	Question	Comments
T8 / E. Moore	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	- Trails connecting neighborhoods that are safe for biking and walking - Good public transportation - Neighborhood Parks in each neighborhood - Albany Canal as a OS resource - Preserved Oregon White Oak Groves; significant local feature to area - Tree-lined streets - All houses have porches and few shout houses - Street spaces have human scale and don't feel crowded (not like development south of Knox Butte. - One large village center designed like Oakway Mall in Eugene. Smaller neighborhood center located near Mennonite Village to service that area. - Professional business park east of Regional Commercial Center. Large employment center in SW along 99E

Table/ Facilitator T8 / E. Moore	Map	Question	Comments
		Q2 Are there any specific site conditions that are important to note to help the design?	• Oak Creek and its flood plain as a significant natural OS area • Preserve existing Oak groves • Incorporate locally significant wetlands into development design
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. • One large village center designed like Oakway Mall in Eugene. Smaller neighborhood center located near Mennonite Village to service that area.
	Edge Connections Map	Q4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	• All three may work at different areas • Don't want trail system where you walk past people's backyards; abutment to trail is not attractive • Minnehaha Parkway in Minneapolis as example
		Q5 Additional ideas or concerns on this issue?	• Privacy is an issue with backyard on park/path
	Trails Framework Map	Q6 What comments and question do you have on these trails?	Refer to map for additional discussion group notations to trails framework map. • Trail along Oak Creek should be outside the flood plain on top of the bench to keep from flooding • Construction of trail will need to consider flooding and soil conditions.

2

Table/ Facilitator T8 / E. Moore	Map	Question	Comments
		Q7 What revisions or additions should be noted?	- Have trail on both side of the creek - connected circle - Plan for trail supervision and maintenance - Have trail connect all villages and commercial centers - Emergency access to trail along the river - Trails should connect to neighborhood parks
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	- No heavy industrial; warehouse/distribution - Office/business park and professional services - Landscape buffering important along streets and between conflicting uses. - leave rail industrial area north of Oak Creek alone - Minimum outdoor storage
		Q8b What do you see for the Regional Commercial site?	Regional commercial
		Q8c What do you see for the employment areas south of the 53rd Extension?	Warehouse/distribution with traffic focused out to 99E

Table/ Facilitator T9 / H. Hansen	Map	Question	Comments
T9 / H. Hansen	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Walk to shopping • Safety of walking and biking • Reduce time to grocery and other stores, services, and restaurants • Good public transportation • Street spaces opened up like development at Goldfish and south of Knox Battle north of…...
		Q2 Are there any specific site conditions that are important to note to help the design?	• Need better crossings at Columbus Street; safety is a concern • Preservation of Oak Groves in commercial and other areas - example: Oakway Mall • Tree-lined streets • Keeps stands of trees • Oak Creek a significant feature • Albany - canal - resources

Table/ Facilitator T9 / H. Hansen	Map	Question	Comments
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map and attached photos/comments. • Similar to North Albany Village: supermarket and shops Facilitator Remarks:
		General Comments	• Include neighborhood parks in each of the 1/4 mile neighborhood circles • Regional/community shopping is good in the area notes • Encourage porches
	Edge Connections Map	Q4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	• A balance between private at public at Neighborhood Street Edge and Park Edge • Park Edge offers great access to park • Park Edge similar to Minnehaha Parkway in Minneapolis
		Q5 Additional ideas or concerns on this issue?	
		General Comments	

Table/ Facilitator T9 / H. Hansen	Map	Question	Comments
	Trails Framework Map	Q6 What comments and question do you have on these trails?	• Seasonal flooding and soil conditions (?)
		Q7 What revisions or additions should be noted?	• Offer opportunities for wildlife viewing • Trail should be on bench to avoid high water • Trails should connect neighborhood parks • Include off-shoot trail from proposed Trail TSP near northern edge of Mennonite Village to nearby green space (refer to map for discussion group notation)
		General Comments	
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	• Do not replicate
		Q8b What do you see for the Regional Commercial site?	• Office/business park • Professional services
		Q8c What do you see for the employment areas south of the 53rd Extension?	• Use buffers and good landscaping to screen industrial materials • No heavy industrial • Minimize outdoor storage • Warehouse distribution

Table/ Facilitator T9 / H. Hansen	Map	Question	Comments
		General Comments	• Easy access for emergency services • Elementary school in center neighborhood circle

Table/ Facilitator T10 / M. Smith	Map	Question	Comments
T10 / M. Smith	Land Use and Neighborhoods Framework Map	Q1 Imagine you come back in 20 years……What do you see in South Albany's neighborhoods?	• Will be doing more walking, cycling, scooters • Coffee shops • Gas station • Amenities that people can use on a daily basis • Non-polluting manufacturing, electrical, plumbing • Christmas tree farm • Technology
		Q2 Are there any specific site conditions that are important to note to help the design?	• Need to draw people, and include parks and trails • Not too densely populated like NAVC • Oak Creek is dry part of the year and then spreads out
		Q3 Locate a Village Center or centers using dots provided. Do you support this plan?	For placement of dots, refer to the Land Use and Neighborhoods Framework Map. • Village Centers should be between neighborhoods and share on 2-lane roads vs. arterials

Table/ Facilitator T10 / M. Smith	Map	Question	Comments
		General Comments	- How many homes in each neighborhood - Can't see commercial development - See more apartments near Mennonite Village - No one wants to live between Walmart & Correctional facilities - North Albany has done a good job - get something like Rays, NAVC on piano property - OSU Credit Union in grocery store - Hate driving through Albany due to traffic - Could use a school - Need grocery store in employment zone above Ellingson Rd SW - Population above 53rd Ave adjacent to creek is waiting for retail
	Edge Connections Map	Q4 What comments and questions do you have on the edge-connection treatments and ideas? Which of them are appropriate for South Albany?	
		Q5 Additional ideas or concerns on this issue?	- Pedestrian connections - Use wetlands as focal point, edges face the water/green space - Higher densities at public use edge - Wooden walkways with overlooks - Similar to Hilton Head green spaces
		General Comments	

Table/ Facilitator T10 / M. Smith	Map	Question	Comments
	Trails Framework Map	Q6 What comments and question do you have on these trails?	
		Q7 What revisions or additions should be noted?	• Refer to trails framework map for discussion group notation regarding placement of trail along I5.
		General Comments	• Connection of Oak Creek Trail in animal s/d barrier
	Land Use and Neighborhoods Framework Map 2	Q8a What do you see for the employment areas north of Oak Creek?	• Retail/commercial deficit - grocery
		Q8b What do you see for the Regional Commercial site?	
		Q8c What do you see for the employment areas south of the 53rd Extension?	
		General Comments	

Section 6—End of Meeting Report
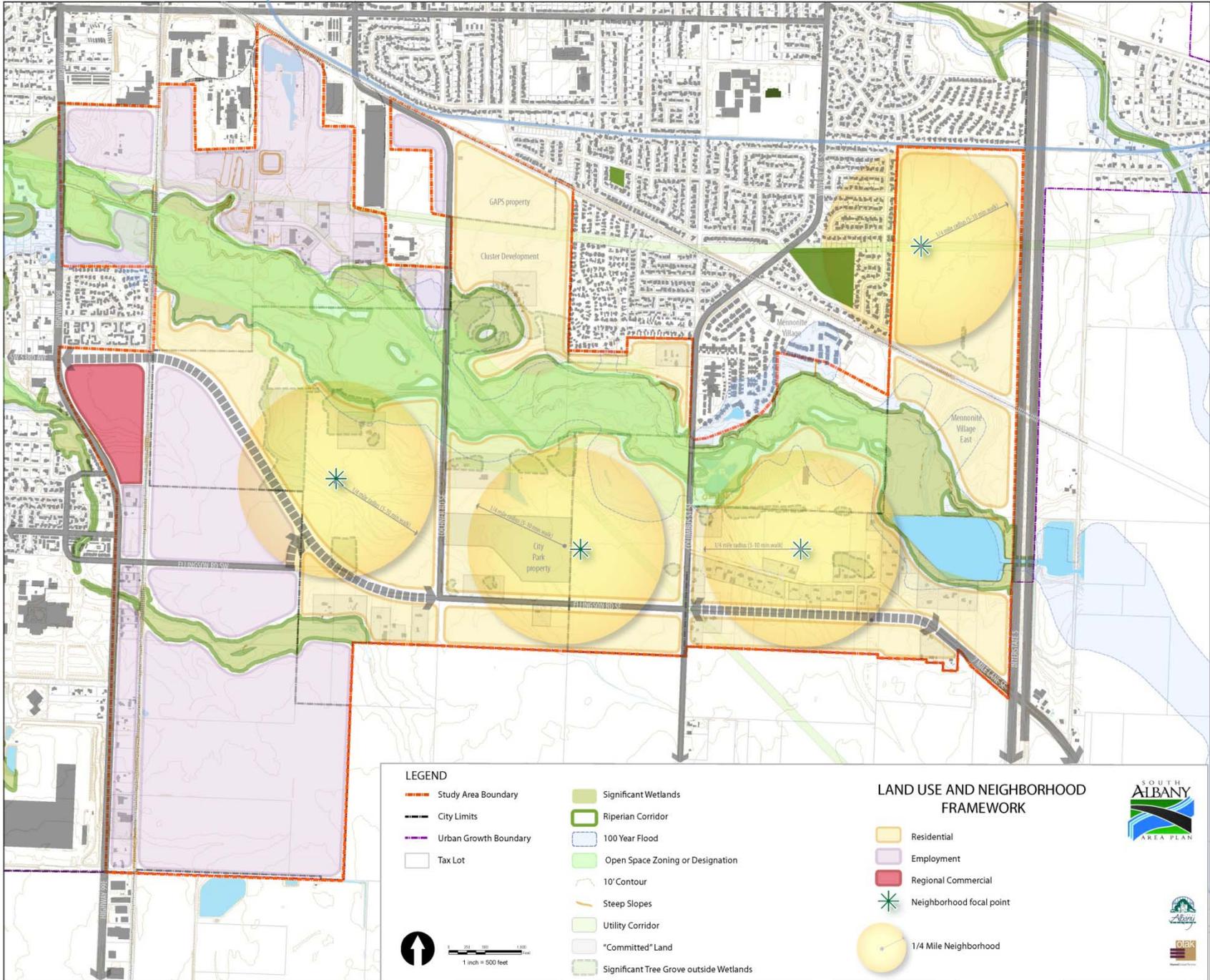
SAAP Public Workshop #1 - Wrap Up

3 ideas on your maps

- Can we make streets like spokes of a wheel, towards the center
- European model, villages are connected by paths, paths along both sides of Oak Creek
- Residential zone down by LBCC instead of industrial
- Neighborhood orientated uses within the 4 circles
- Oak Creek treated as an amenity for all to use, rather than just a house backing up to it
- Commercial and employment uses, large format or single employer at the bottom, and maybe the piano property as a industrial park buffer
- Zone the western areas, three levels of industry from south to north, with a buffer to the east of the industrial zone
- Road (w/paths) on the south side of the Creek. Connected system
- Let the planning occur through market demand
- Transit from the City down through the neighborhoods
- Non surface paths off the pathway by Oak Creek to let the public get closer to the water
- Ditto market to drive development, industrial important to support housing
- Mixed use, paths along creek, homes along one side
- Bike path along 99 to LBCC
- Hospice house plans include medical offices and pharmacy
- Safe walking and biking, especially in Mennonite Village area, services in that area
- Trees are a high priority, especially the Oak Grove (Oak Way Center Mall is good example)
- Three centers, one @ Mennonite, Columbus & Ellison, Ellison & Lochner
- Trails connect all the way through, integrated and takes you through the project area and also Lebanon, City downtown
- Opportunities for education and stewardship, active management plan along the public access of the creek
- Livability – 55 and older and walkable and active
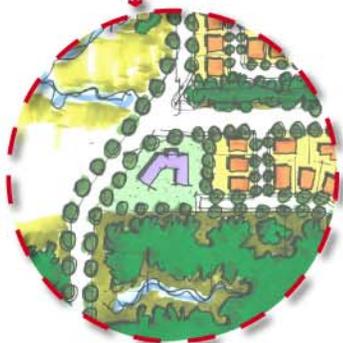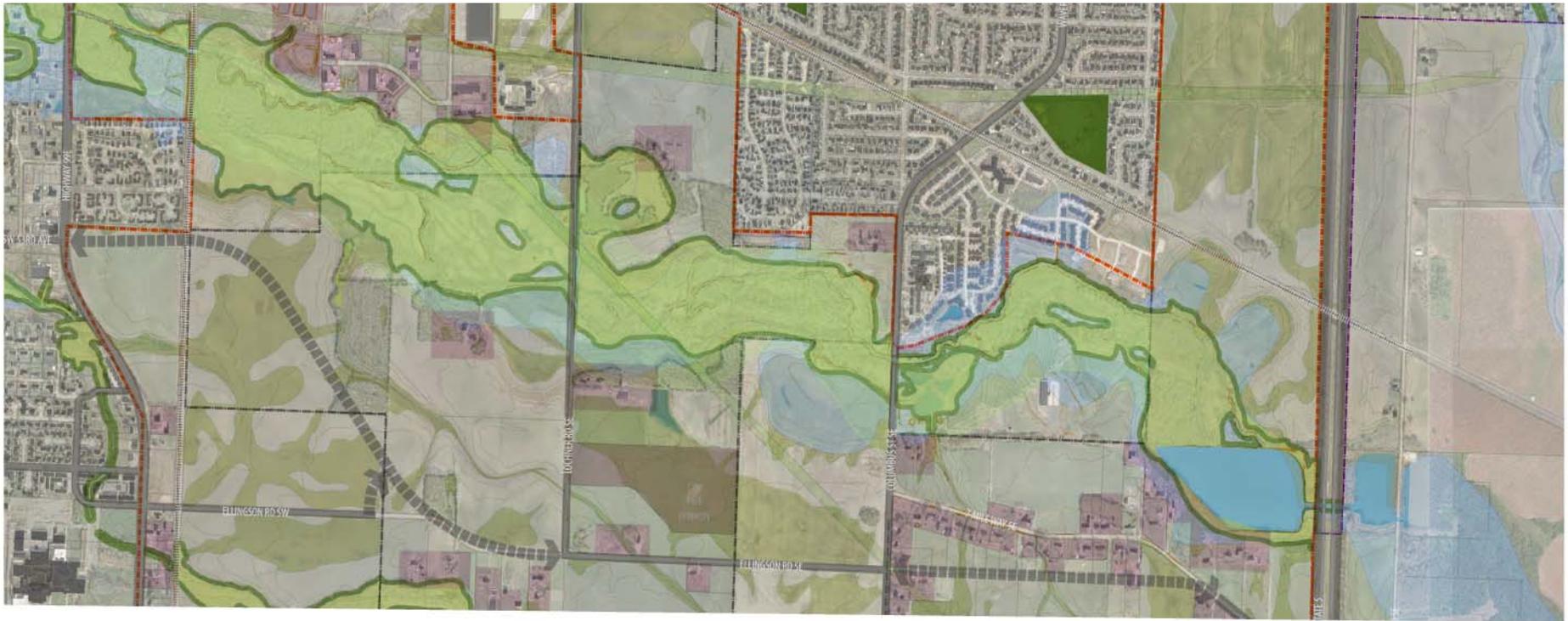
SAAP Public Workshop #1 - Wrap Up

- Intersections of roadways and also at Ellingson & 53rd extension, school or other public facility on or around the park land
- Collector streets not become a barrier for walkability, (parking, biking, travel, green space, etc) marked crossings w/beacons and pedestrian overpasses
- Oak Creek trail along the northside as well. Set the street back from the 100 year flood plain as well.
- Need additional connections to Hwy 99, extend Allen
- Retail center in that area
- School in the area
- Pedestrian connections across waterways
- Oak Creek the front yard for everyone
- Protecting wild nature of corridor, farmstead with 1850's buildings, some sort of museum or interpretive center, connected to trail system
- Village center adjacent to the open space
- Larger commercial in the area
- Trail loops and walkways through the corridor as well as parallel
-

Section 7—Discussion Group Maps

LEGEND

Study Area Boundary	Significant Wetlands
City Limits	Riperian Corridor
Urban Growth Boundary	100 Year Flood
Tax Lot	Open Space Zoning or Designation
	10' Contour
	Steep Slopes
	Utility Corridor
	"Committed" Land
	Significant Tree Grove outside Wetlands

LAND USE AND NEIGHBORHOOD FRAMEWORK

SOUTH ALBANY AREA PLAN

Residential
Employment
Regional Commercial
Neighborhood focal point
1/4 Mile Neighborhood

1 inch = 500 feet

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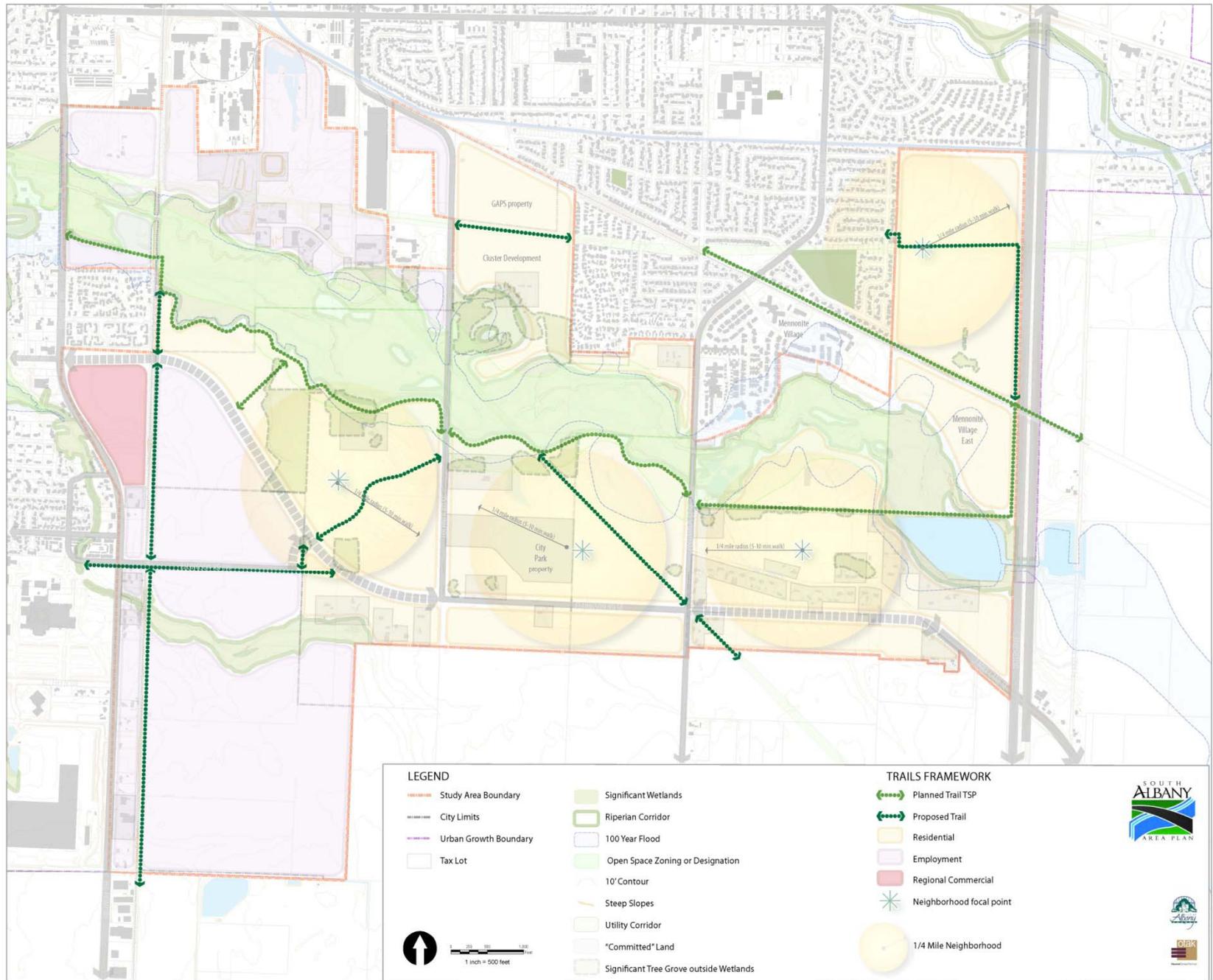
EDGE-CONNECTION IDEAS

- Community gardens
- Wetland mitigation
- Trails
- Public streets provide edge
- Homes face the open space
- Open Space not walled off with backyards
- Public use (e.g. school)
- Tree groves preserved

Public Use Edge

Neighborhood Street Edge

Park Edge

LEGEND

Study Area Boundary

City Limits

Urban Growth Boundary

Tax Lot

Significant Wetlands

Riperian Corridor

100 Year Flood

Open Space Zoning or Designation

10' Contour

Steep Slopes

Utility Corridor

"Committed" Land

Significant Tree Grove outside Wetlands

TRAILS FRAMEWORK

Planned Trail TSP

Proposed Trail

Residential

Employment

Regional Commercial

Neighborhood focal point

1/4 Mile Neighborhood

1 inch = 500 feet

SOUTH ALBANY AREA PLAN

GAPS property

Cluster Development

Mennonite Village

Mennonite Village East

City Park property

1/4 mile radius (5-10 min walk)

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Disclaimer: The information shown in this map is assembled GIS data created and acquired by Otak Inc., and from government and private agencies. This data is not to survey accuracy and is meant for planning purposes only.