



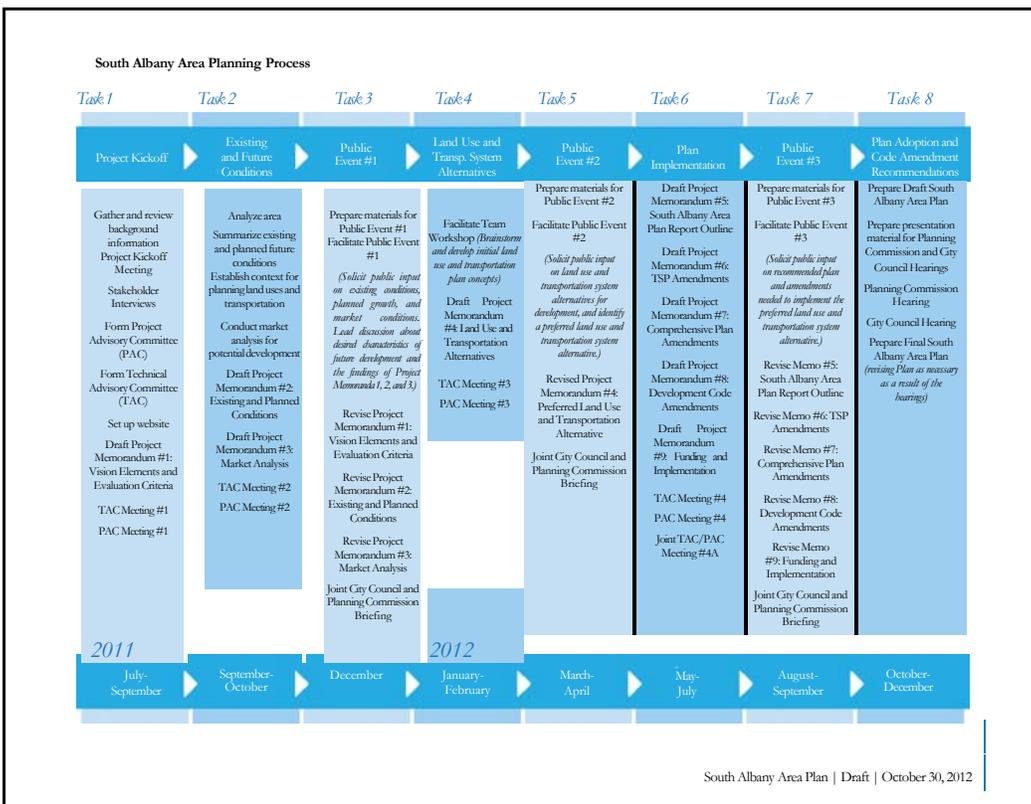
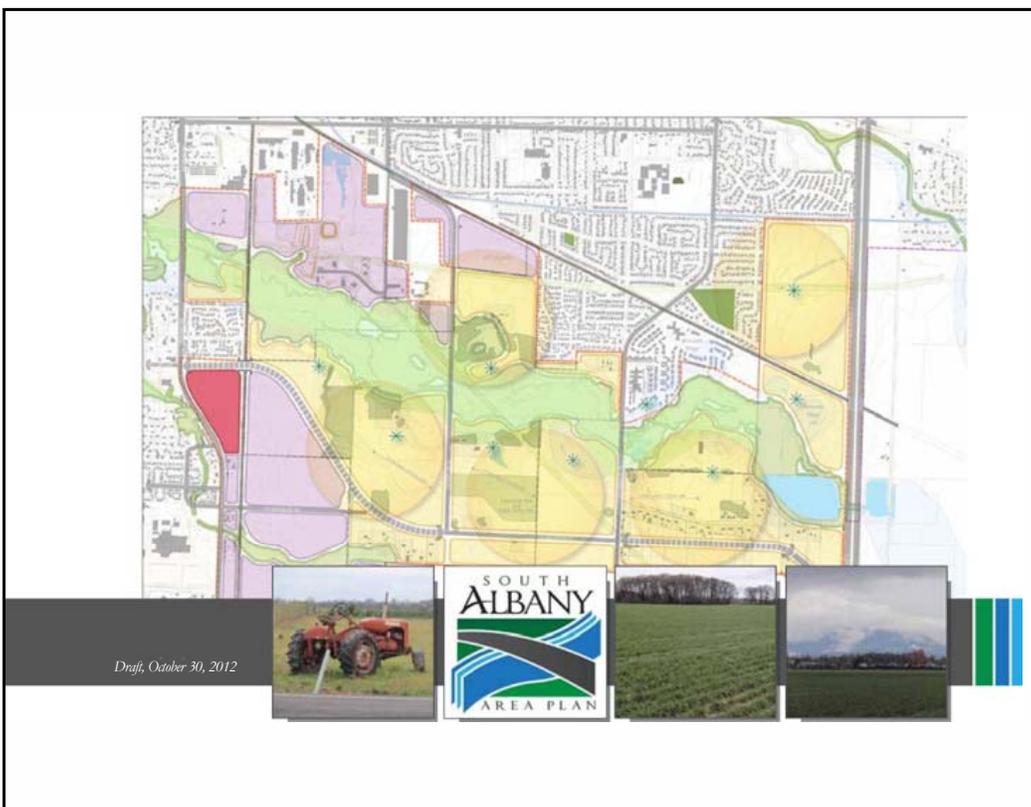
Appendix H

Task 8: Plan Adoption and Code Amendment Recommendations

Presentation for Planning Commission Hearing - November 19, 2012

Presentation for City Council Hearing - December 12, 2012

Presentation for City Council Hearing - February 13, 2013





Existing Conditions



- Planning Area Context
- Past Planning in South Albany
- Existing Land Use Conditions
- Existing Natural Resources Conditions
- Existing Transportation Conditions
- Market Analysis Summary
- Buildable Lands Analysis

South Albany Area Plan | Draft | October 30, 2012

Buildable Lands



This diagram shows buildable land (in green) assuming non-significant wetlands cannot be mitigated and cannot be built upon

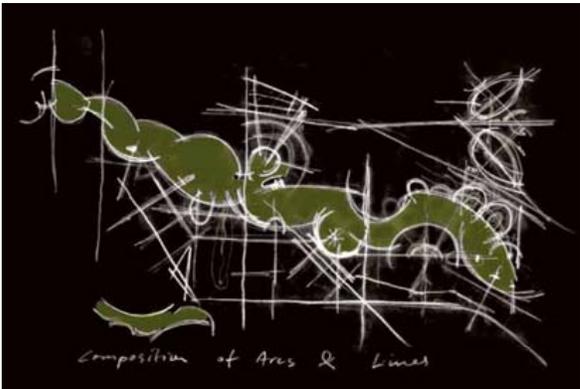


This diagram shows buildable land (in green) assuming 100% of the non-significant wetlands can be mitigation and would be built upon.

South Albany Area Plan | Draft | October 30, 2012



Vision



South Albany will be:

- A complete, walkable and welcoming community
- The home of new “neighborhoods of choice” in Albany
- Known for having Oak Creek as its “front yard”
- A thriving employment center and gateway to Albany
- Integrated with greater Albany and the region
- Developed with a commitment to resource stewardship

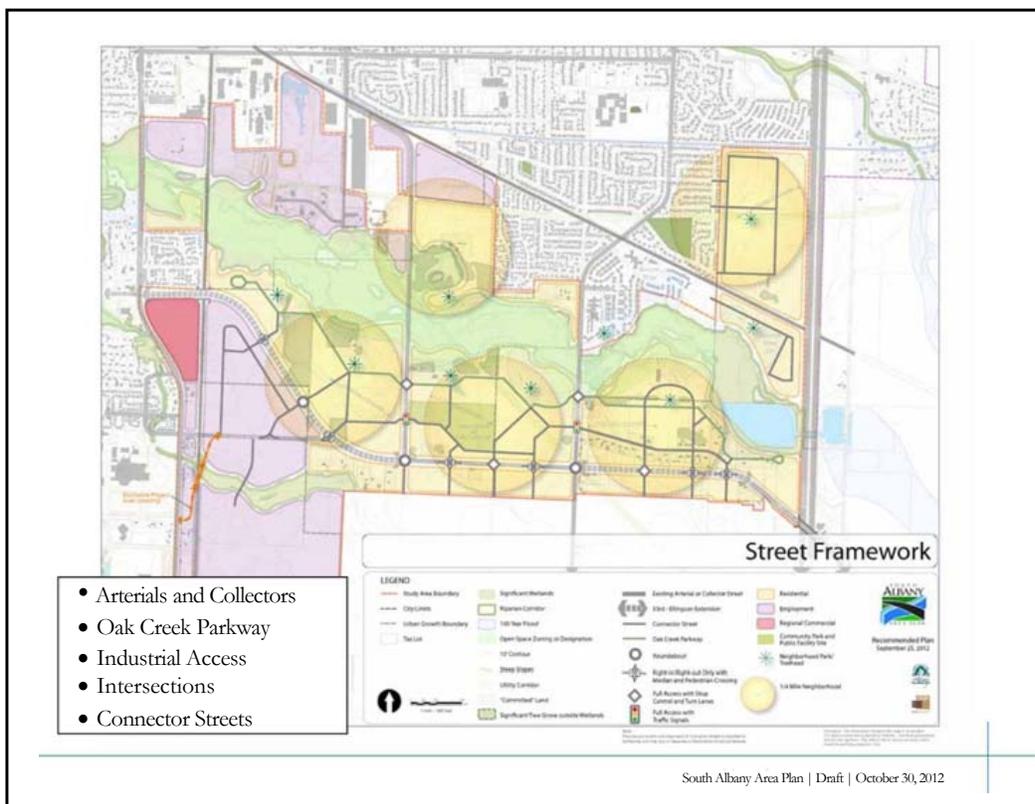
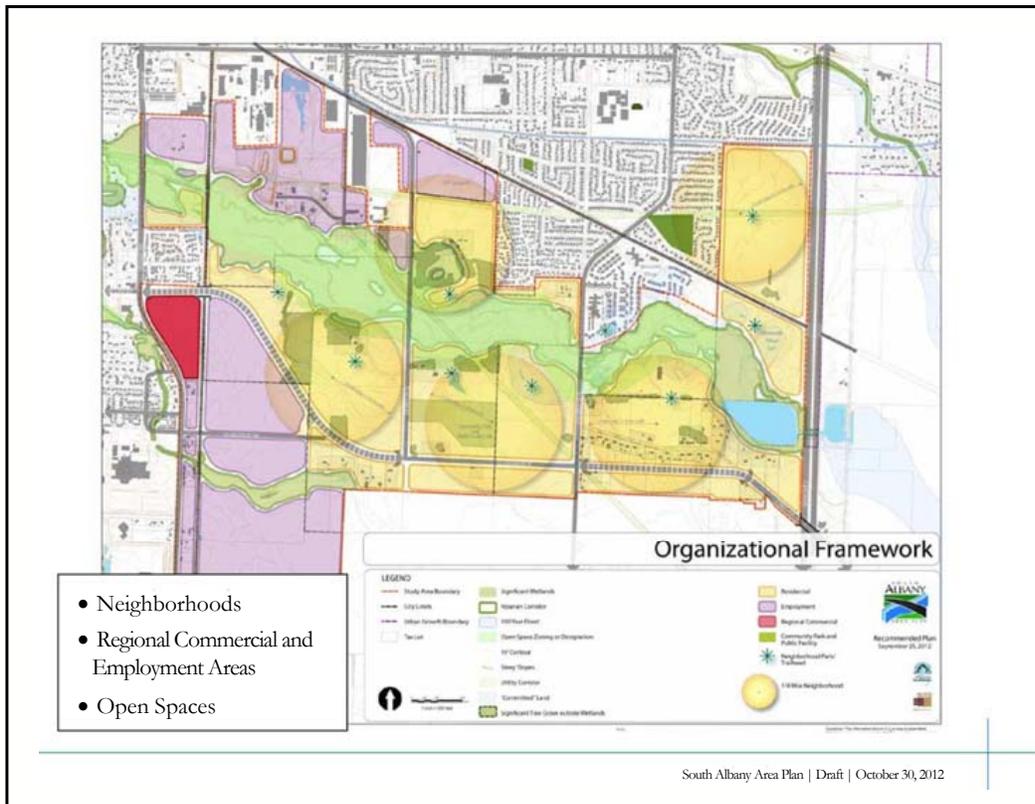
South Albany Area Plan | Draft | October 30, 2012

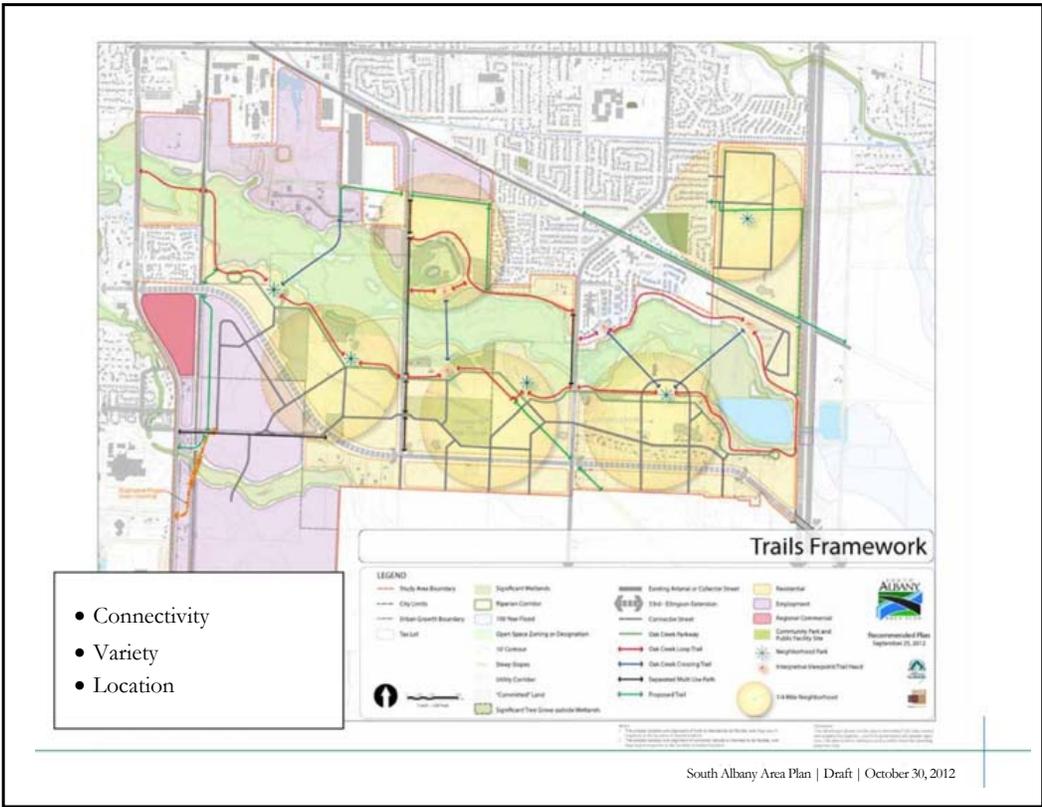


Objectives

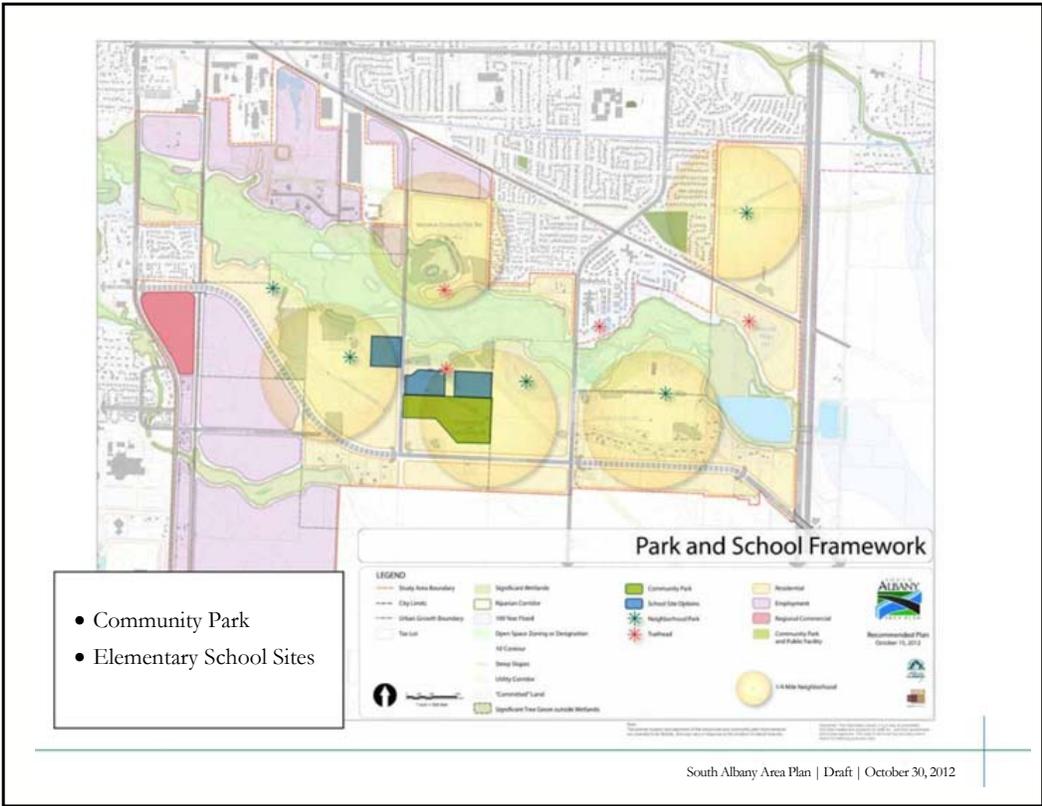
- A Complete and Livable Community
- A Walkable Community Great Neighborhoods
- Village Centers
- Connectivity and Transportation Options
- Prosperous Economy
- Oak Creek Greenway
- Resource Stewardship
- City Gateway
- Compatible Transitions
- Financial Feasibility
- Phased Implementation
- Effective Mitigation of Development Constraints

South Albany Area Plan | Draft | October 30, 2012

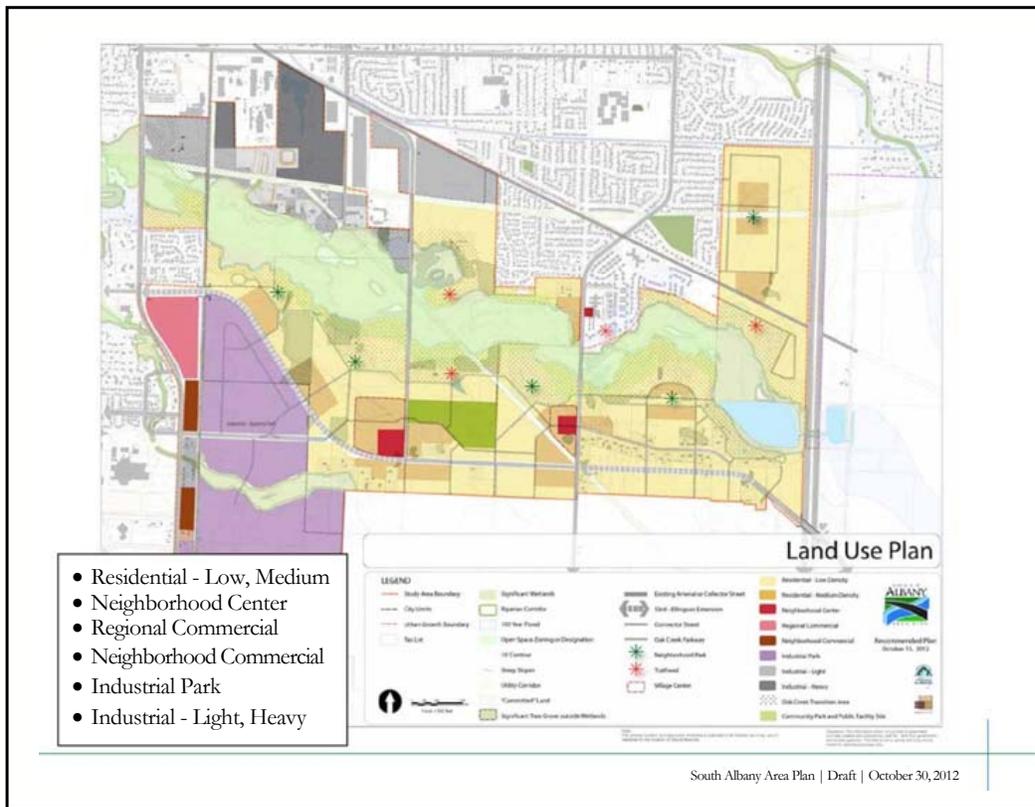




- Connectivity
- Variety
- Location



- Community Park
- Elementary School Sites



SOUTH ALBANY AREA PLAN

Implementation

- Comprehensive Plan Amendments
- Development Code Amendments
- Transportation System Plan Amendments

South Albany Area Plan | Draft | October 30, 2012

SAAP Implementation

CP-04-12: The SAAP proposes changes to the Comprehensive Plan text and six sites on the Comp Plan map.

Text Amendments will add goals and policies specific to South Albany related to open space, natural resources, neighborhood commercial nodes, village centers, public utilities and transportation. The SAAP will be adopted as a supporting document to the Comprehensive Plan.

The proposed Map Amendments will be discussed along with the Zoning Map Amendments (ZC-07-12).

DC-06-12: The SAAP proposes new supplemental design standards in ADC Article 8-Design Standards are proposed for the Oak Creek Transition Area in order to guide the amount, location, and design of development in the area adjacent to Oak Creek.

Amendments to the standards in ADC Article 11-Land Divisions are proposed for Planned Development and Cluster Development in order to provide more flexibility in transferring development density from areas being protected.

Refinements to the Schedule of Permitted Uses in Article 3-Residential Zoning Districts are proposed in order to encourage protection for South Albany's natural features, and allow for the transfer of development density. The proposed revisions create a new use category - 3 or 4 units, to allow for a variety of housing types as long as density limits are not exceeded by zone.

ZC-07-12/CP-04-12: Six sites on five properties are being proposed for map amendments to implement the SAAP – six changes to the plan designations, and two changes to zoning districts. Some highlights include:

- A roughly 50-acre area on the west side of the study area, below the planned 53rd Ave-Ellingson Rd connector, is proposed to be redesignated to Industrial-Light so that it can be added to adjacent industrial property and provide more flexibility for future development.
- Two areas totaling 40 acres would be redesignated to Village Center to allow for a Neighborhood Center surrounded by Medium Density Residential.
- A portion of the 104-acre "Henshaw Farms" property on the west side of Columbus St. would be rezoned to Mixed Use Commercial (3 acres) and Residential Medium Density (approximately 27 acres).

Review Criteria

Amendments to the Comprehensive Plan (CP-04-12) will be approved if the Council finds that the application meets the following applicable criteria:

- (1) A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the statewide planning goals, and any relevant area plans adopted by the City Council.
- (2) A legislative amendment is needed to meet changing conditions or new laws.
- (3) The requested designation for a quasi-judicial map amendment meets all of the following tests:
 - (a) The requested designation for the site has been evaluated against relevant Comprehensive Plan policies and on balance is more supportive of the Comprehensive Plan as a whole than the old designation.
 - (b) The requested designation is consistent with any relevant area plans adopted by the City Council.
 - (c) The requested designation is consistent with the Comprehensive Plan Map pattern.
 - (d) The requested designation is consistent with the statewide planning goals.

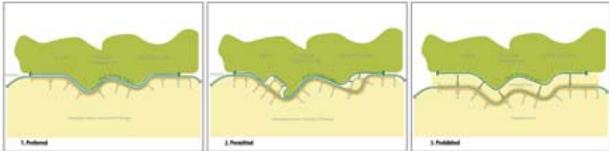
Development Code Amendments (DC-06-12) may be approved if the Council finds that the application meets the following criteria:

- (1) The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing language.
- (2) The proposed amendments are consistent with Development Code policies on purpose and with the purpose statement for the base zone, special purpose district, or development regulation where the amendment is proposed.

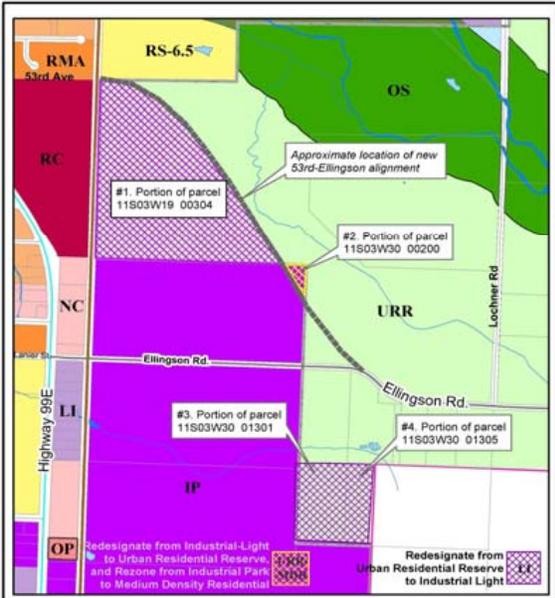
Zoning Map amendments (ZC-07-12) will be approved if the Council finds that the applicant has shown that all of the following criteria are met:

- (1) The proposed base zone is consistent with the Comprehensive Plan map designation for the entire subject area unless a Plan map amendment has also been applied for.
- (2) Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation.
- (3) Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.
- (4) The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan.
- (5) The land use and transportation pattern recommended in any applicable City-contracted or funded land use or transportation plan or study has been followed, unless the applicant demonstrates good cause for the departure from the plan or study.

Oak Creek Parkway Transition Area

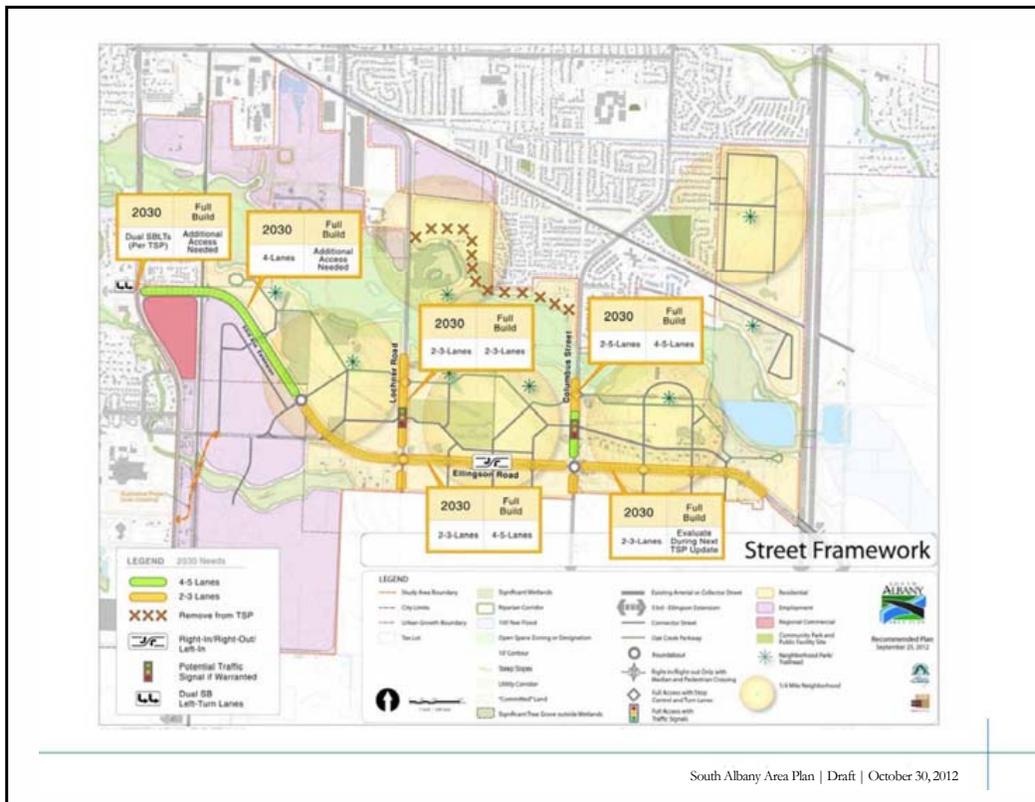
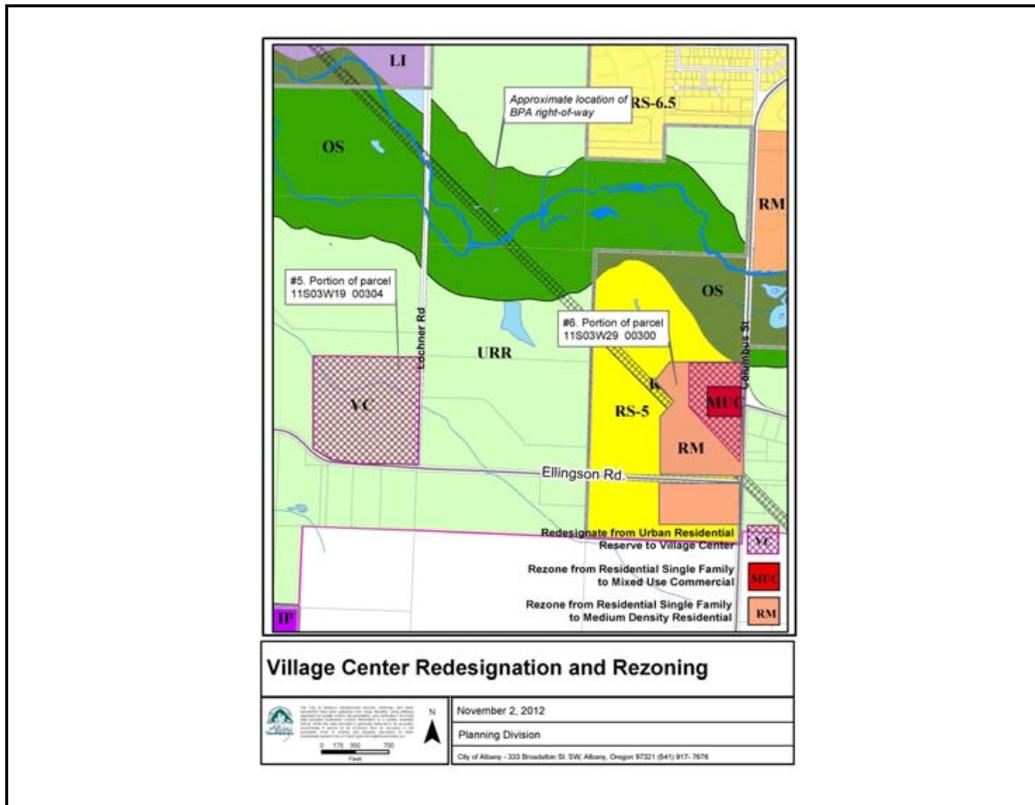


Oak Creek Parkway Interface Options



Industrial Land Redesignation and Rezoning

November 2, 2012
 Planning Division
 City of Albany - 333 Broadwater St. SW Albany, Oregon 97321 (541) 817-7676



South Albany Area Plan | Draft | October 30, 2012

Table 4. Recommended TSP Amendments

ID	Project Name	Project Type	TSP Amendment	2030 Need	Build-out Need	TSP Project Cost	Amended Cost
L1	53rd Avenue Extension	New Road or Alignment	Extend 4-lane section to 1st roundabout	2-4 Lanes	4 Lanes	\$17,986,000	\$18,600,000
L8	Lochner-Columbus Connector	New Road or Alignment	Remove from TSP	NA	NA	\$2,742,000	\$0
L28	Ellingson Road Extension	New Road or Alignment	Widen from 2 to 3 lanes	2-3 Lanes	4-5 Lanes if interchange identified in future TSP	\$4,430,000	\$5,740,000
L46	Columbus Street	Urban Upgrade	5-lane ROW preservation near Ellingson Road	3-5 Lanes (near Ellingson only)	5 Lanes (north to Oak Creek Parkway only)	\$2,727,000	\$4,549,000
L53	Ellingson Road	Urban Upgrade	Update cross-section for high quality bike facility	3 Lanes	5 Lanes	\$5,847,000	\$5,847,000
L54	Lochner Road	Urban Upgrade	Update cross-section for high quality bike facility	2-3 Lanes	2-3 Lanes	\$5,756,000	\$8,270,000
NEW 1	Oak Creek Parkway	New Road	Add new local roadway	2 lanes	2 lanes	NA	\$16,456,000
I16	Ellingson Road/Columbus Street	Intersection Control Change (Roundabout)	Change from signal to roundabout	Partial multi-lane roundabout	Multi-lane roundabout	\$345,000	\$500,000
M2	Oak Creek Trail	Multinuse Path	Expanded and split into 3 projects (see below)	NA	NA	\$2,645,000	see segment cost estimates
M2-a	Oak Creek Loop Trail (south of Oak Creek)	Multinuse Path	Create trail	NA	NA	NA	\$2,680,000
M2-b	Oak Creek Loop Trail (north of Oak Creek)	Multinuse Path	Create trail	NA	NA	NA	\$1,787,000
M2-c	Oak Creek Crossing Trails	Multinuse Path	Create trail	NA	NA	NA	\$838,000
NEW 2	Ellingson Road/Lochner Road	Roundabout	Identify roundabout as treatment	Single Lane roundabout	Multi-Lane roundabout	NA	\$500,000
NEW 3	53rd Avenue Extension/Industrial Property Access	Roundabout	Identify roundabout as treatment	Partial multi-lane roundabout	Multi-lane roundabout	NA	\$500,000

South Albany Area Plan | Draft | October 30, 2012



Funding Strategy

Key sources of revenue for development:

- Local Improvement District (LID)
- Tax Increment Financing (TIF)
- General Obligation (GO) Bonds
- System Development Charges (SDCs)

Three subareas deemed most likely develop in the near future:

1. South Albany Industrial Park site, zoned for employment use
1. The “Piano Site” property, zoned for regional commercial development
1. The “Central Area” planned for residential development as well as co-location of multiple public facilities



South Albany Area Plan | Draft | October 30, 2012



Funding Strategy

IMPLICATIONS

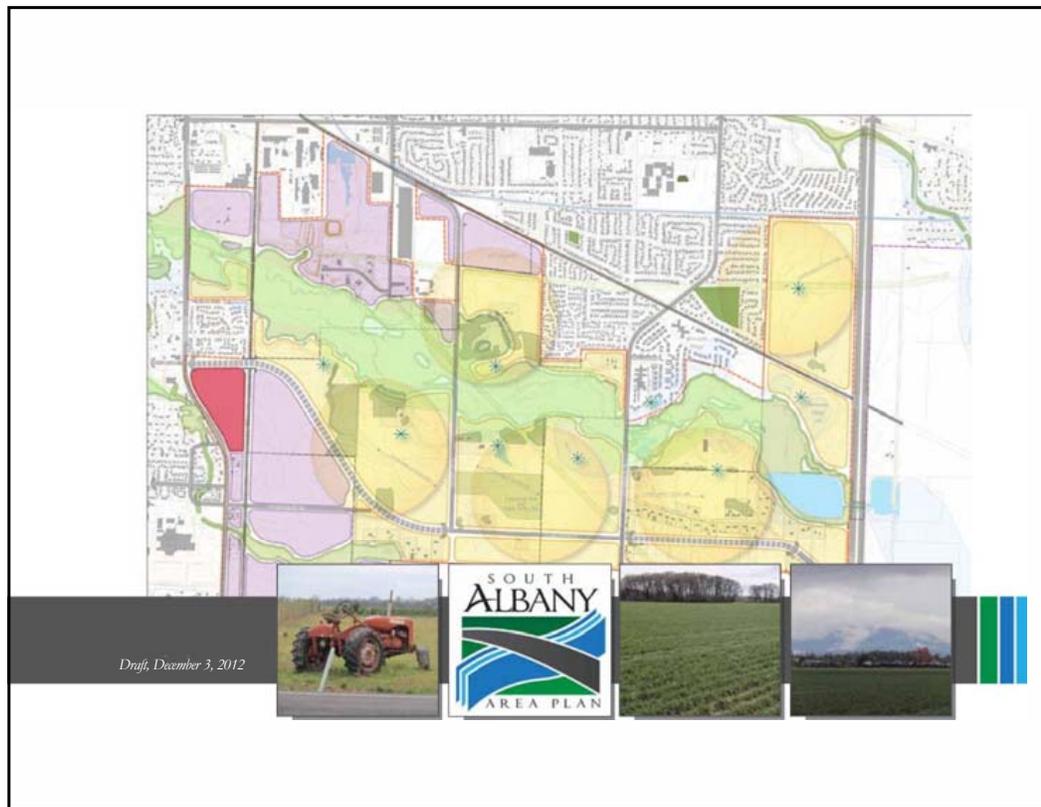
- Public-private partnerships will be crucial.
- The 53rd Ave. extension will be the most difficult project to fund.
- Urban renewal has great potential to help, if used strategically.
- Adopt public investment principles to help guide the broad strategy for opportunity and market driven partnerships in South Albany.

PRINCIPLES

Public investments in South Albany will:

1. Be consistent with and help implement the long-term vision expressed in the SAAP;
1. Emphasize co-investment with private development and project partners;
1. Support catalytic projects that set the stage for additional investment;
1. Support orderly and efficient development and infill.

South Albany Area Plan | Draft | October 30, 2012



South Albany Area Planning Process

Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8
Project Kickoff	Existing and Future Conditions	Public Event #1	Land Use and Transp. System Alternatives	Public Event #2	Plan Implementation	Public Event #3	Plan Adoption and Code Amendment Recommendations
Gather and review background information Project Kickoff Meeting Stakeholder Interviews Form Project Advisory Committee (PAC) Form Technical Advisory Committee (TAC) Set up website Draft Project Memorandum #1: Vision Elements and Evaluation Criteria TAC Meeting #1 PAC Meeting #1	Analyze area Summarize existing and planned future conditions Establish context for planning land uses and transportation Conduct market analysis for potential development Draft Project Memorandum #2: Existing and Planned Conditions Draft Project Memorandum #3: Market Analysis TAC Meeting #2 PAC Meeting #2	Prepare materials for Public Event #1 Facilitate Public Event #1 <i>(Solicit public input on existing conditions, planned growth, and market conditions. Lead discussion about desired characteristics of future development and the findings of Project Memoranda 1, 2, and 3)</i> Draft Project Memorandum #1: Vision Elements and Evaluation Criteria TAC Meeting #2 PAC Meeting #2 Draft Project Memorandum #2: Existing and Planned Conditions Draft Project Memorandum #3: Market Analysis Joint City Council and Planning Commission Briefing	Facilitate Team Workshop (brainstorm and develop initial land use and transportation plan concepts) Draft Project Memorandum #4: Land Use and Transportation Alternatives TAC Meeting #3 PAC Meeting #3	Prepare materials for Public Event #2 Facilitate Public Event #2 <i>(Solicit public input on land use and transportation system alternatives for development, and identify a preferred land use and transportation system alternative)</i> Revised Project Memorandum #4: Preferred Land Use and Transportation Alternative Joint City Council and Planning Commission Briefing	Draft Project Memorandum #5: South Albany Area Plan Report Outline Draft Project Memorandum #6: TSP Amendments Draft Project Memorandum #7: Comprehensive Plan Amendments Draft Project Memorandum #8: Development Code Amendments Draft Project Memorandum #9: Funding and Implementation TAC Meeting #4 PAC Meeting #4 Joint TAC/PAC Meeting #4A	Prepare materials for Public Event #3 Facilitate Public Event #3 <i>(Solicit public input on recommended plan and amendments needed to implement the preferred land use and transportation system alternative)</i> Revised Memo #5: South Albany Area Plan Report Outline Revised Memo #6: TSP Amendments Revised Memo #7: Comprehensive Plan Amendments Revised Memo #8: Development Code Amendments Revised Memo #9: Funding and Implementation Joint City Council and Planning Commission Briefing	Prepare Draft South Albany Area Plan Prepare presentation material for Planning Commission and City Council Hearings Planning Commission Hearing City Council Hearing Prepare Final South Albany Area Plan (revising Plan as necessary as a result of the hearings)
2011			2012				
July-September	September-October	December	January-February	March-April	May-July	August-September	October-December

South Albany Area Plan | Draft | December 3, 2012



Existing Conditions



- Planning Area Context
- Past Planning in South Albany
- Existing Land Use Conditions
- Existing Natural Resources Conditions
- Existing Transportation Conditions
- Market Analysis Summary
- Buildable Lands Analysis

South Albany Area Plan | Draft | December 3, 2012

Buildable Lands



This diagram shows buildable land (in green) assuming non-significant wetlands cannot be mitigated and cannot be developed.

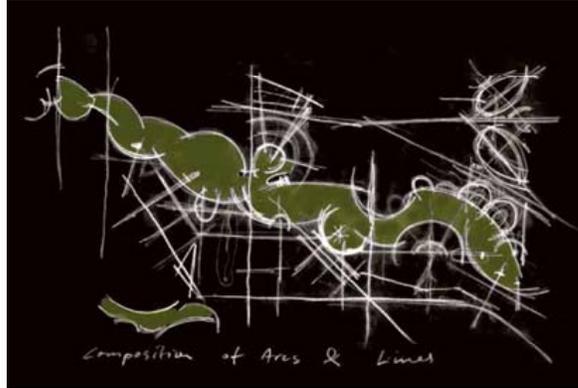


This diagram shows buildable land (in green) assuming 100% of the non-significant wetlands can be mitigated and would be developed.

South Albany Area Plan | Draft | December 3, 2012



Vision



South Albany will be:

- A complete, walkable and welcoming community
- The home of new “neighborhoods of choice” in Albany
- Known for having Oak Creek as its “front yard”
- A thriving employment center and gateway to Albany
- Integrated with greater Albany and the region
- Developed with a commitment to resource stewardship

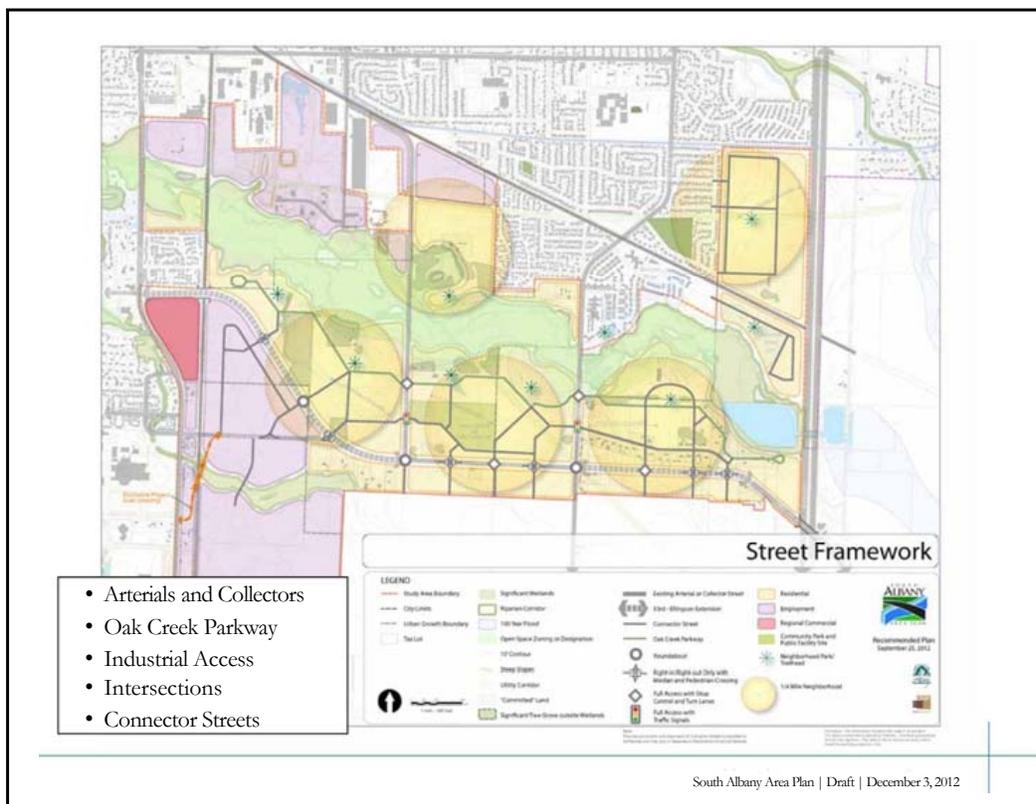
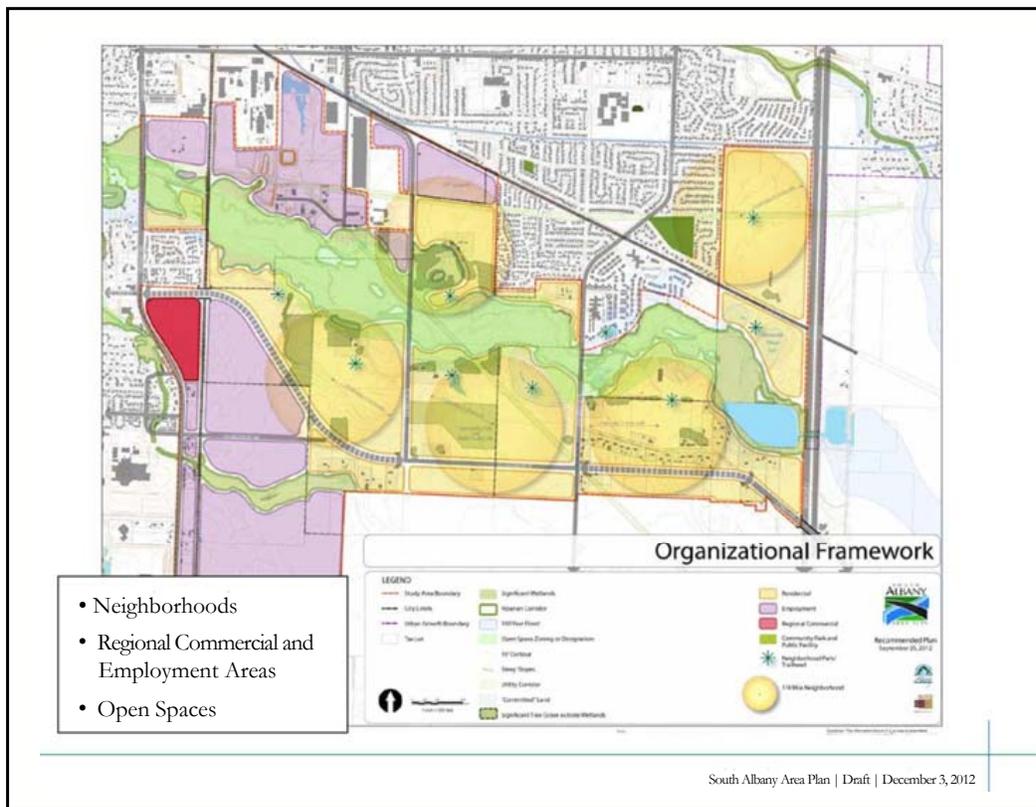
South Albany Area Plan | Draft | December 3, 2012

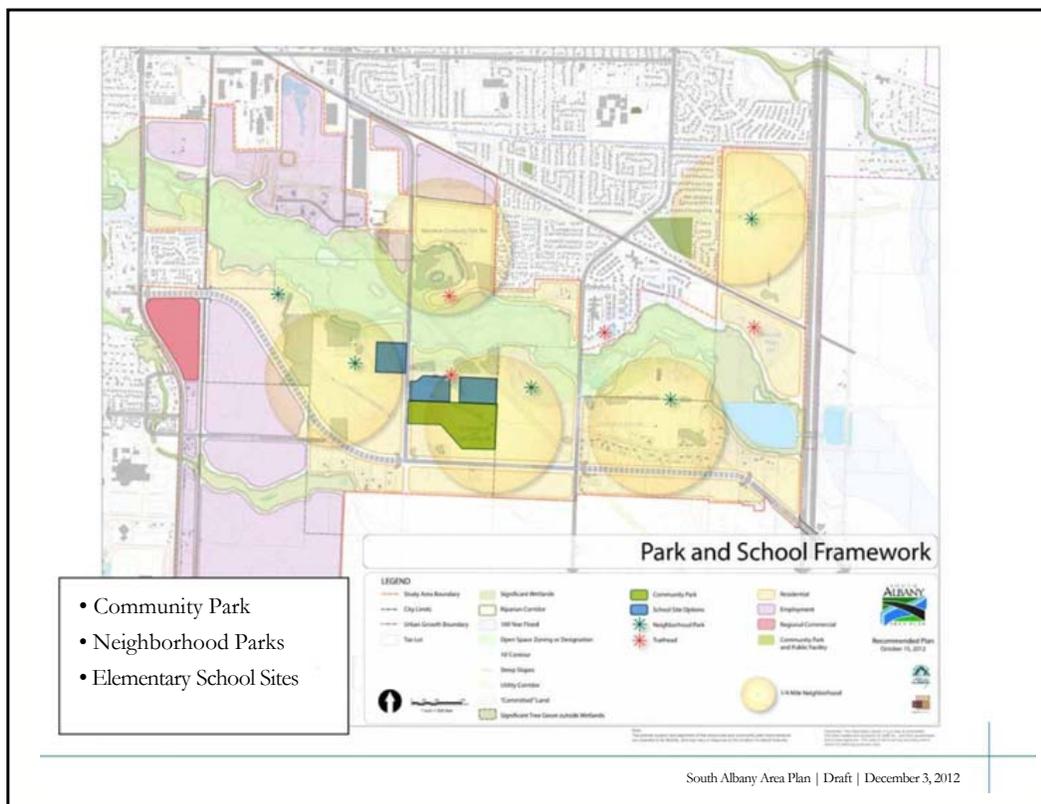
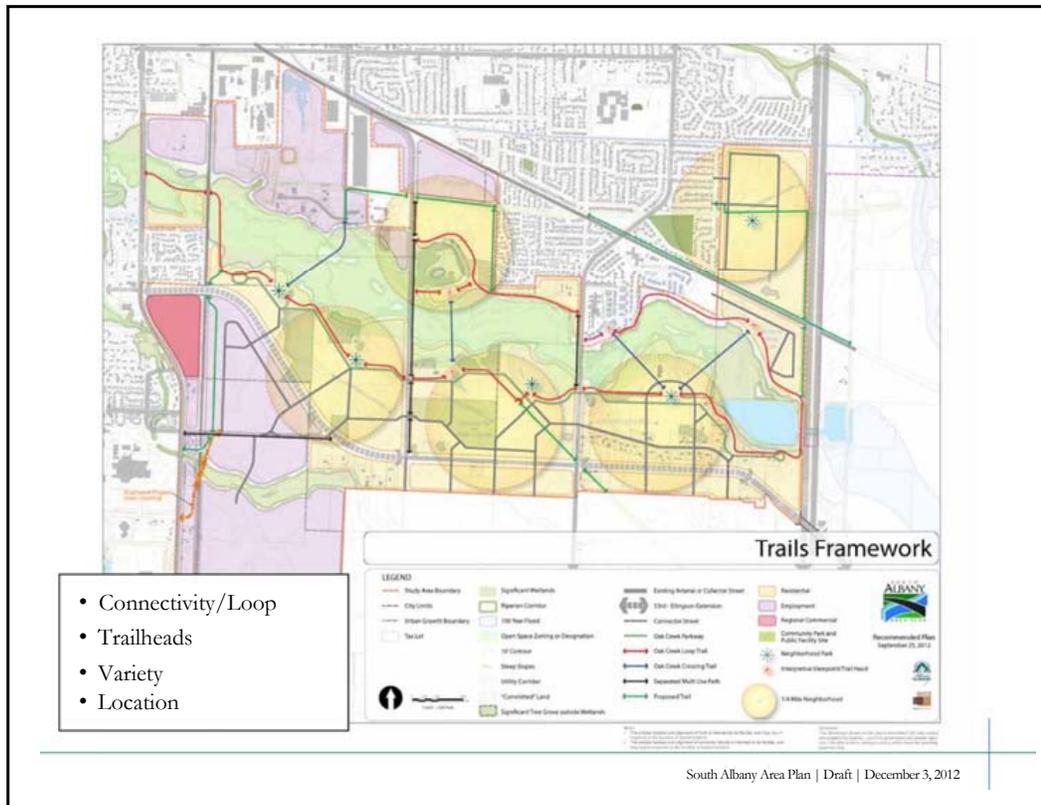


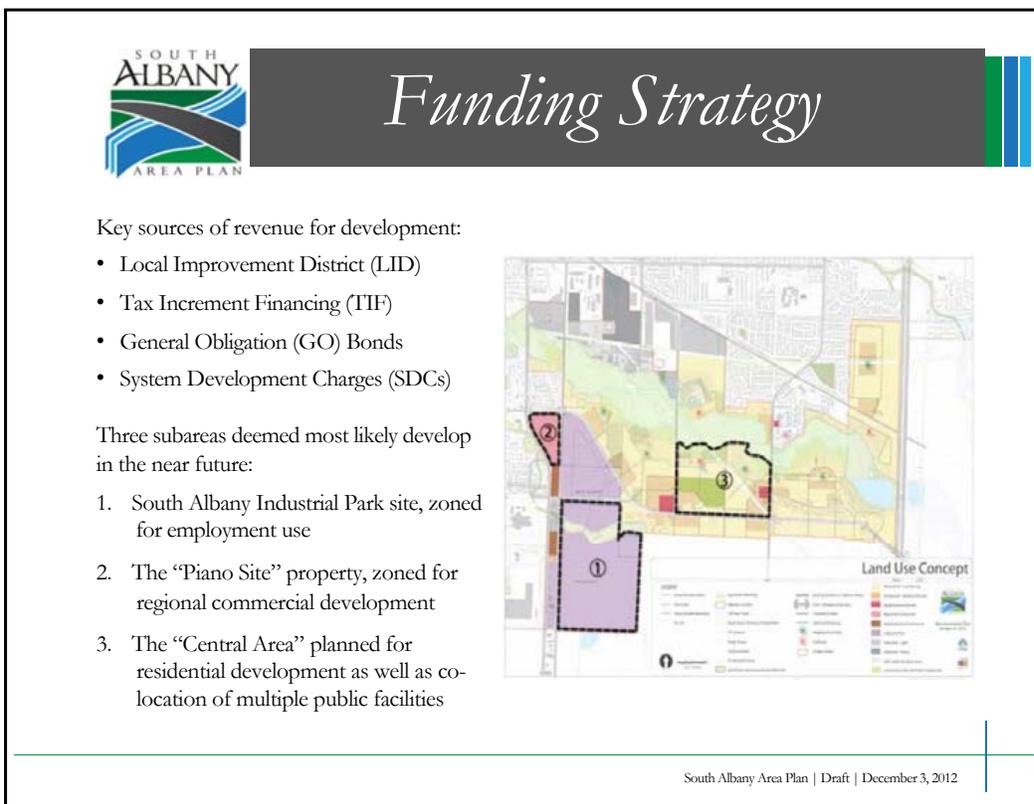
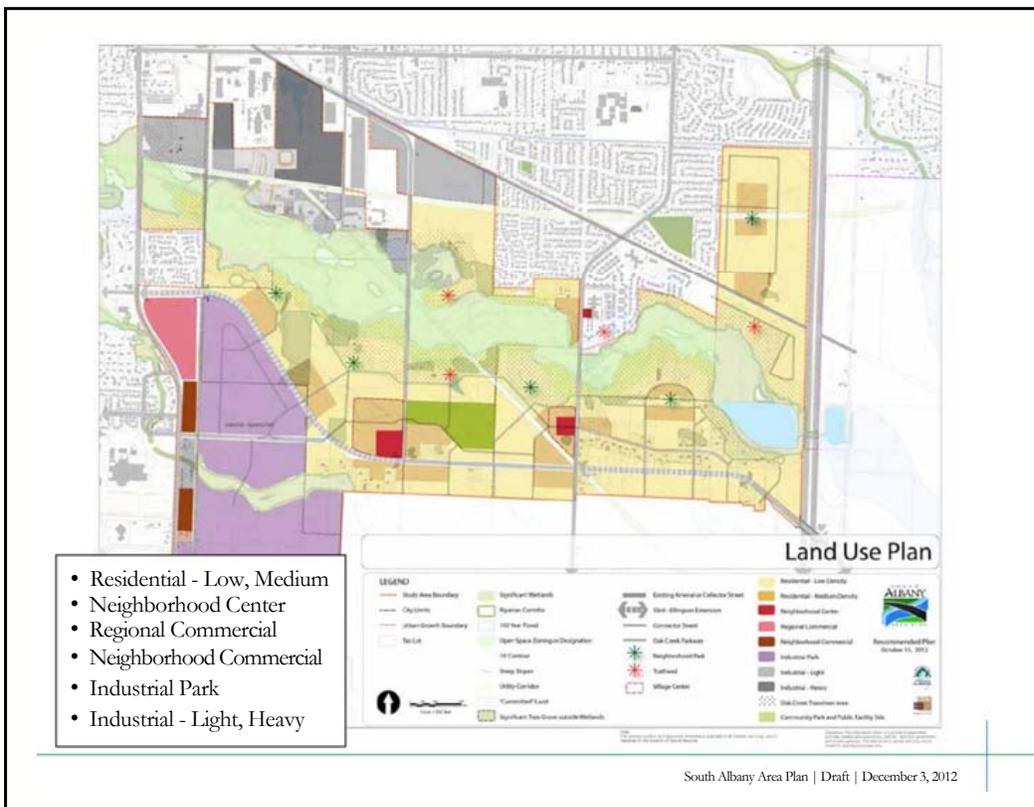
Objectives

- A Complete and Livable Community
- A Walkable Community Great Neighborhoods
- Village Centers
- Connectivity and Transportation Options
- Prosperous Economy
- Oak Creek Greenway
- Resource Stewardship
- City Gateway
- Compatible Transitions
- Financial Feasibility
- Phased Implementation
- Effective Mitigation of Development Constraints

South Albany Area Plan | Draft | December 3, 2012









Funding Strategy

IMPLICATIONS

- Public-private partnerships will be crucial.
- The 53rd Ave. extension will be the most difficult project to fund.
- Urban renewal has great potential to help, if used strategically.
- Adopt public investment principles to help guide the broad strategy for opportunity and market-driven partnerships in South Albany.

PRINCIPLES

Public investments in South Albany will:

1. Be consistent with and help implement the long-term vision expressed in the SAAP;
2. Emphasize co-investment with private development and project partners;
3. Support catalytic projects that set the stage for additional investment;
4. Support orderly and efficient development and infill.

South Albany Area Plan | Draft | December 3, 2012



Implementation

- Comprehensive Plan Amendments
- Development Code Amendments
- Transportation System Plan Amendments

South Albany Area Plan | Draft | December 3, 2012

SAAP Implementation

CP-04-12: The SAAP proposes changes to the Comprehensive Plan text and six sites on the Comp Plan map.

Text Amendments will add goals and policies specific to South Albany related to open space, natural resources, neighborhood commercial nodes, village centers, public utilities and transportation. The SAAP will be adopted as a supporting document to the Comprehensive Plan.

The proposed Map Amendments will be discussed along with the Zoning Map Amendments (ZC-07-12).

DC-06-12: The SAAP proposes new supplemental design standards in ADC Article 8–Design Standards are proposed for the Oak Creek Transition Area in order to guide the amount, location, and design of development in the area adjacent to Oak Creek.

Amendments to the standards in ADC Article 11-Land Divisions are proposed for Planned Development and Cluster Development in order to provide more flexibility in transferring development density from areas being protected.

Refinements to the Schedule of Permitted Uses in Article 3-Residential Zoning Districts are proposed in order to encourage protection for South Albany's natural features and open spaces, and allow for the transfer of development density. The proposed revisions would allow 2-unit structures in single-family zones for up to 25% of the total units as long as density limits are not exceeded by zone.

ZC-07-12/CP-04-12: Five sites are being proposed for map amendments to implement the SAAP – five changes to the plan designations, and two changes to zoning districts. Some highlights include:

- Two areas totaling 40 acres would be redesignated to Village Center to allow for a Neighborhood Center surrounded by Medium Density Residential.
- A portion of the 104-acre "Henshaw Farms" property on the west side of Columbus St. would be rezoned to Mixed Use Commercial (3 acres) and Residential Medium Density (approximately 27 acres).

Review Criteria

Amendments to the Comprehensive Plan (CP-04-12) will be approved if the Council finds that the application meets the following applicable criteria:

- (1) A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the statewide planning goals, and any relevant area plans adopted by the City Council.
- (2) A legislative amendment is needed to meet changing conditions or new laws.
- (3) The requested designation for a quasi-judicial map amendment meets all of the following tests:
 - (a) The requested designation for the site has been evaluated against relevant Comprehensive Plan policies and on balance is more supportive of the Comprehensive Plan as a whole than the old designation.
 - (b) The requested designation is consistent with any relevant area plans adopted by the City Council.
 - (c) The requested designation is consistent with the Comprehensive Plan Map pattern.
 - (d) The requested designation is consistent with the statewide planning goals.

Development Code Amendments (DC-06-12) may be approved if the Council finds that the application meets the following criteria:

- (1) The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing language.
- (2) The proposed amendments are consistent with Development Code policies on purpose and with the purpose statement for the base zone, special purpose district, or development regulation where the amendment is proposed.

Zoning Map amendments (ZC-07-12) will be approved if the Council finds that the applicant has shown that all of the following criteria are met:

- (1) The proposed base zone is consistent with the Comprehensive Plan map designation for the entire subject area unless a Plan map amendment has also been applied for.
- (2) Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation.
- (3) Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.
- (4) The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan.
- (5) The land use and transportation pattern recommended in any applicable City-contracted or funded land use or transportation plan or study has been followed, unless the applicant demonstrates good cause for the departure from the plan or study.

Oak Creek Parkway Transition Area

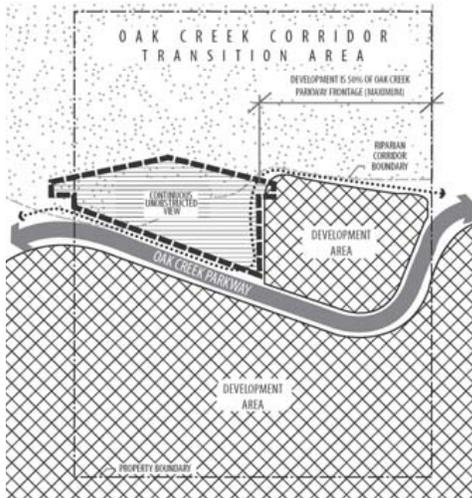


FIG. 1 PERMITTED

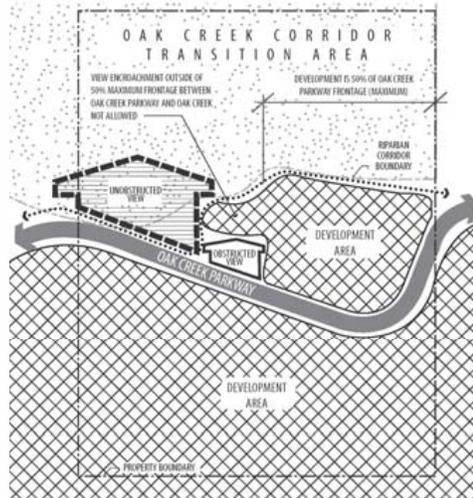


FIG. 2 PROHIBITED

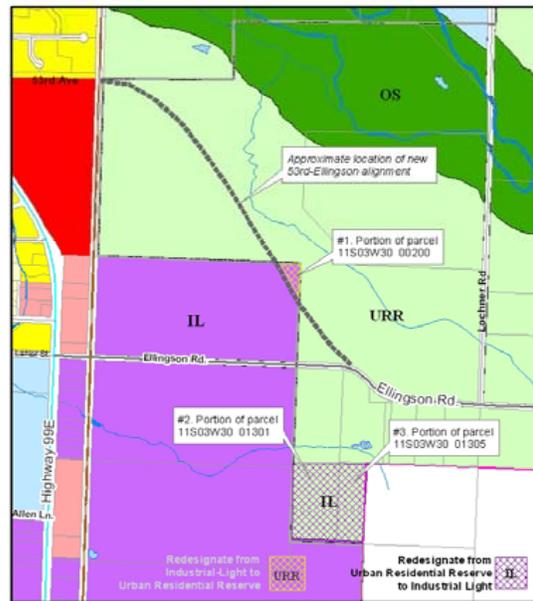
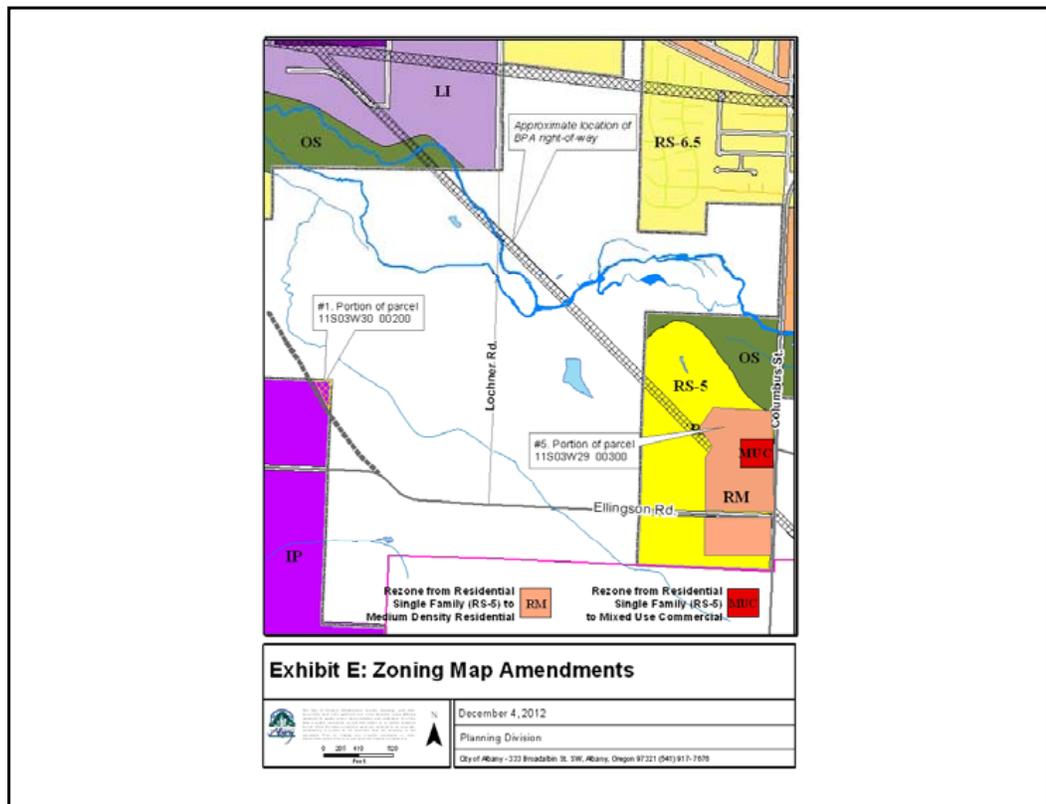
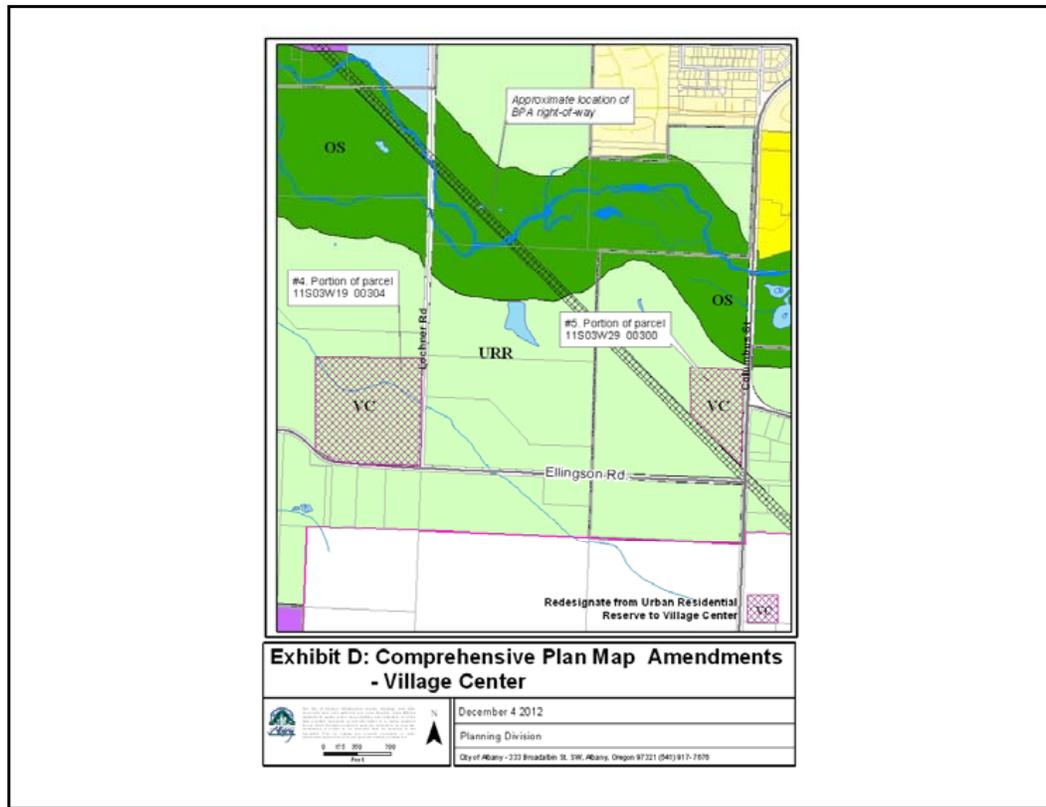
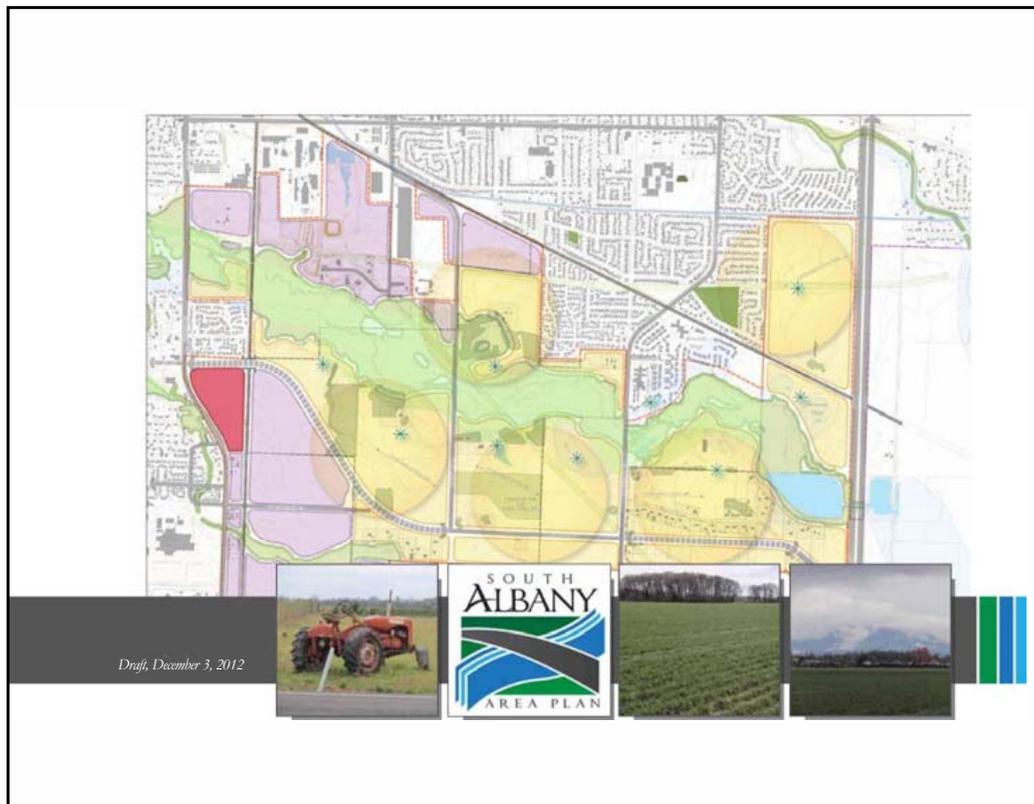


Exhibit C: Comprehensive Plan Map Amendments - Industrial Land

	December 4, 2012
	Planning Division
City of Albany - 225 Broadbent St. SW, Albany, Oregon 97221 (541) 917-7878	





Oak Creek Parkway (OCP) Alignment *Location Parameters Used by Otak Consultants*

- Locate in a general east-west direction north of Ellingson-53rd
- Locate close to the south side of the riparian corridor in order to:
 - Maximize functional/visual access
 - Minimize the developable land between Parkway and the riparian corridor
 - Follow the top of slope as much as possible, to avoid vertical alignment challenges in future road design
 - Avoid 100-year floodplain (*floodway fringe could be developed*)
 - Avoid significant wetlands
 - Minimize impact on insignificant wetlands
 - Avoid committed lands (*residences*)
 - Avoid existing tree groves
 - Straddle property lines where possible
 - Comply with 800' intersection spacing on arterials

1

