

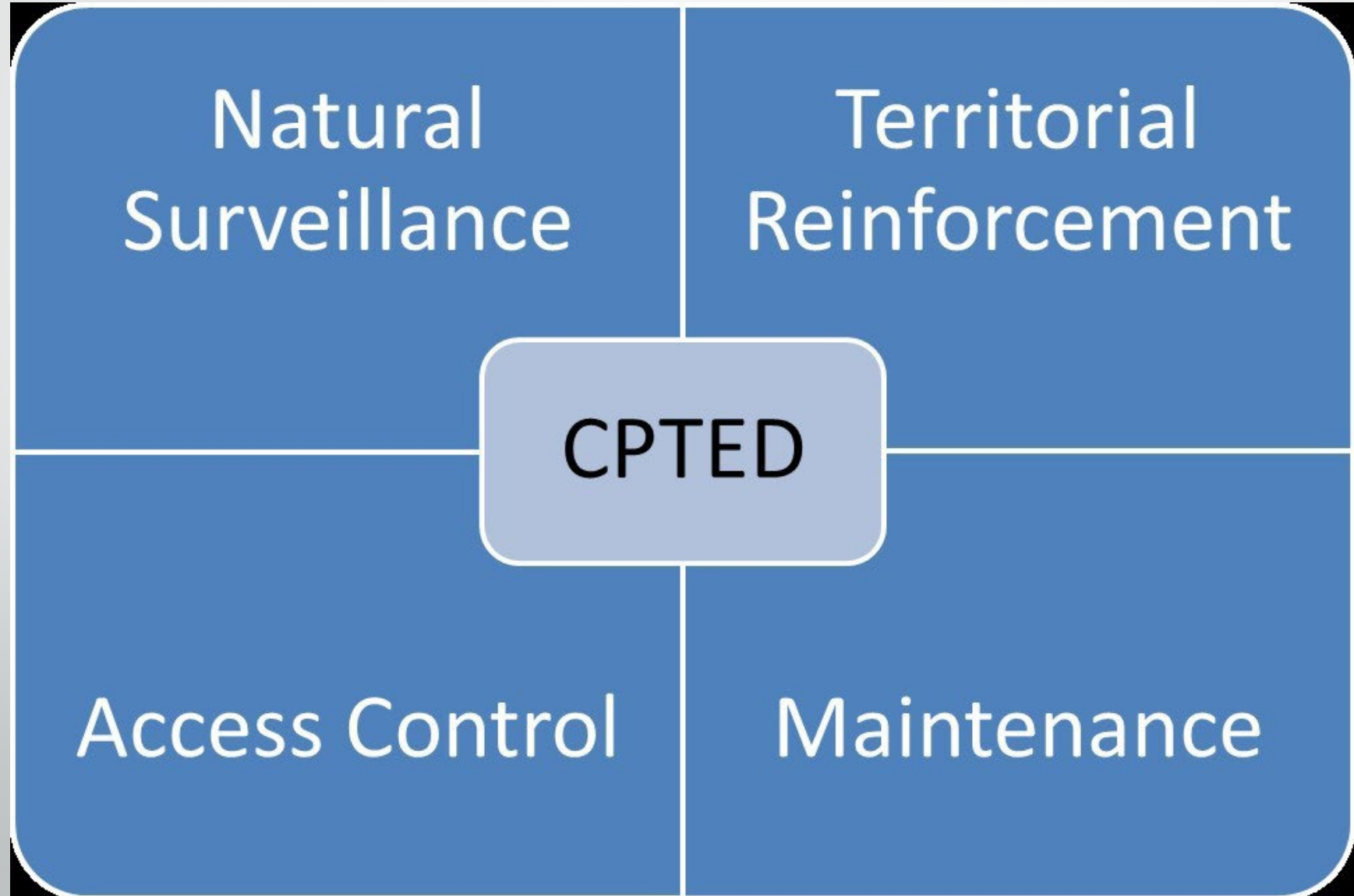


Crime Prevention Through Environmental Design (CPTED)

Brief History

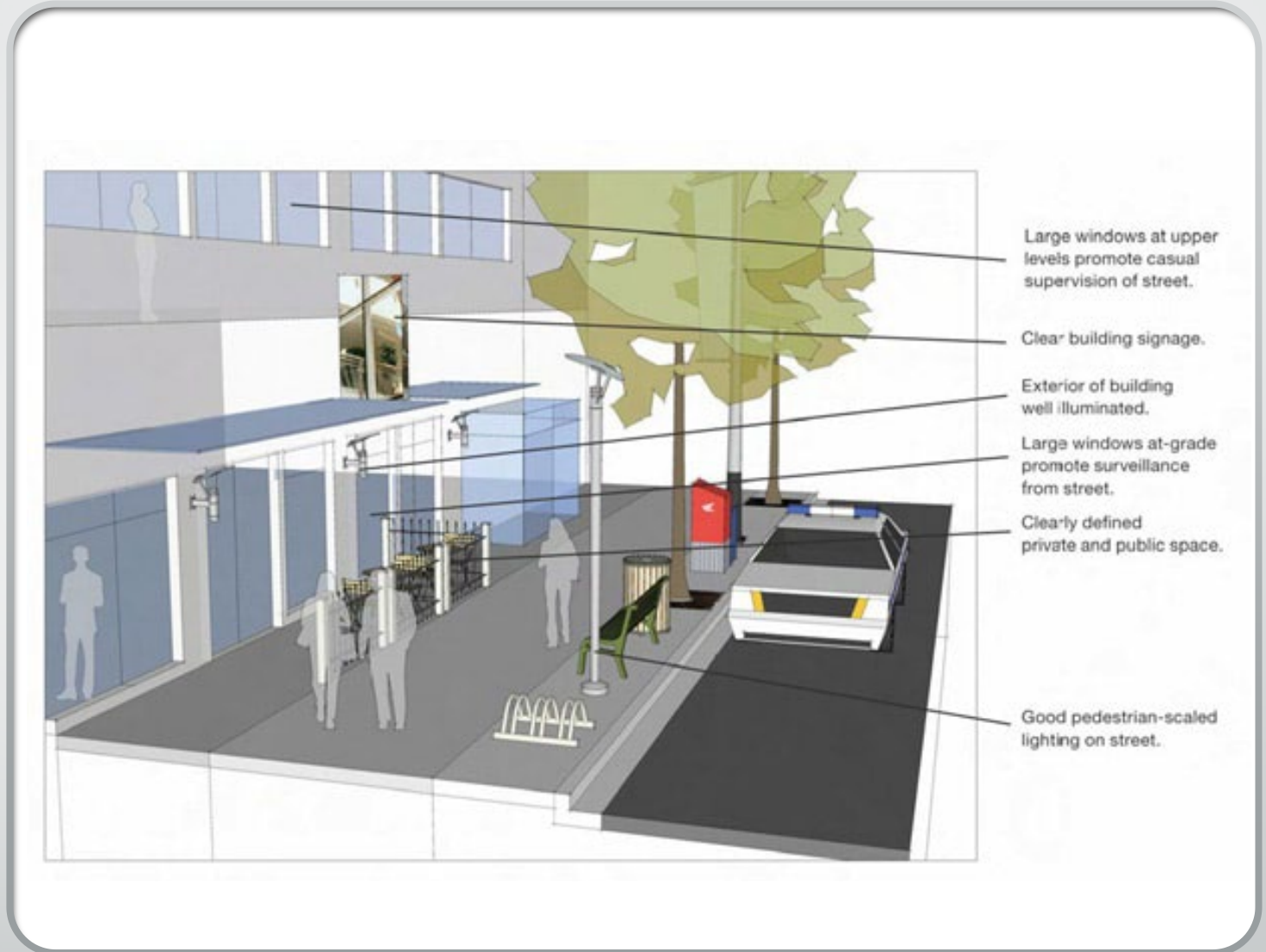
- 1971 – First coined by C. Ray Jeffery.
- 1972 – Oscar Newman’s book *Defensible Space: - Crime Prevention through Urban Design*.
- 1980 – “Situational Crime Prevention” theory.
- 1982 – “Broken Window” theory.
- 1990s – HUD funded stakeholder training of CPTED in public and assisted housing. Self-reported Part 1 Crimes reduced between 17%-76% in the high crime / low-income setting.
- 2000s – Continued advancements of the practice while tying in new research.

Founding Principles



Natural Surveillance

- Establish clear sightline.
- Create a space to allow for vision.
 - 2' foot / 6' foot rule
 - Lighting
- Generate witness potential.
 - Window orientation.
 - Building access location.



Natural Access Control

- Clear division of private and public space.
- Guiding/defined path to entrances.
- Single point of entry.
- Locking windows and doors.



Large windows promote casual supervision of sidewalk.

Porches and sidewalk encourage interaction between neighbors.

Paving and architectural treatments define public and private zones.

Good pedestrian-scaled lighting on street.

Low landscaping and fences define property lines without creating hiding places.

Territorial Reinforcement

- Clearly marked transitions.
- Attracting “good users” to a location.
- Assigning a use to each space.
- Making it clear that a space is owned by and cared for by someone.



Maintenance

- 2'/6' Rule.
- Replacing lighting when no longer working.
- Removing graffiti quickly.
- Removing trash and debris.
- Pride of place.



In Practice

Before



After



In Practice

Before



After



In Practice

Before



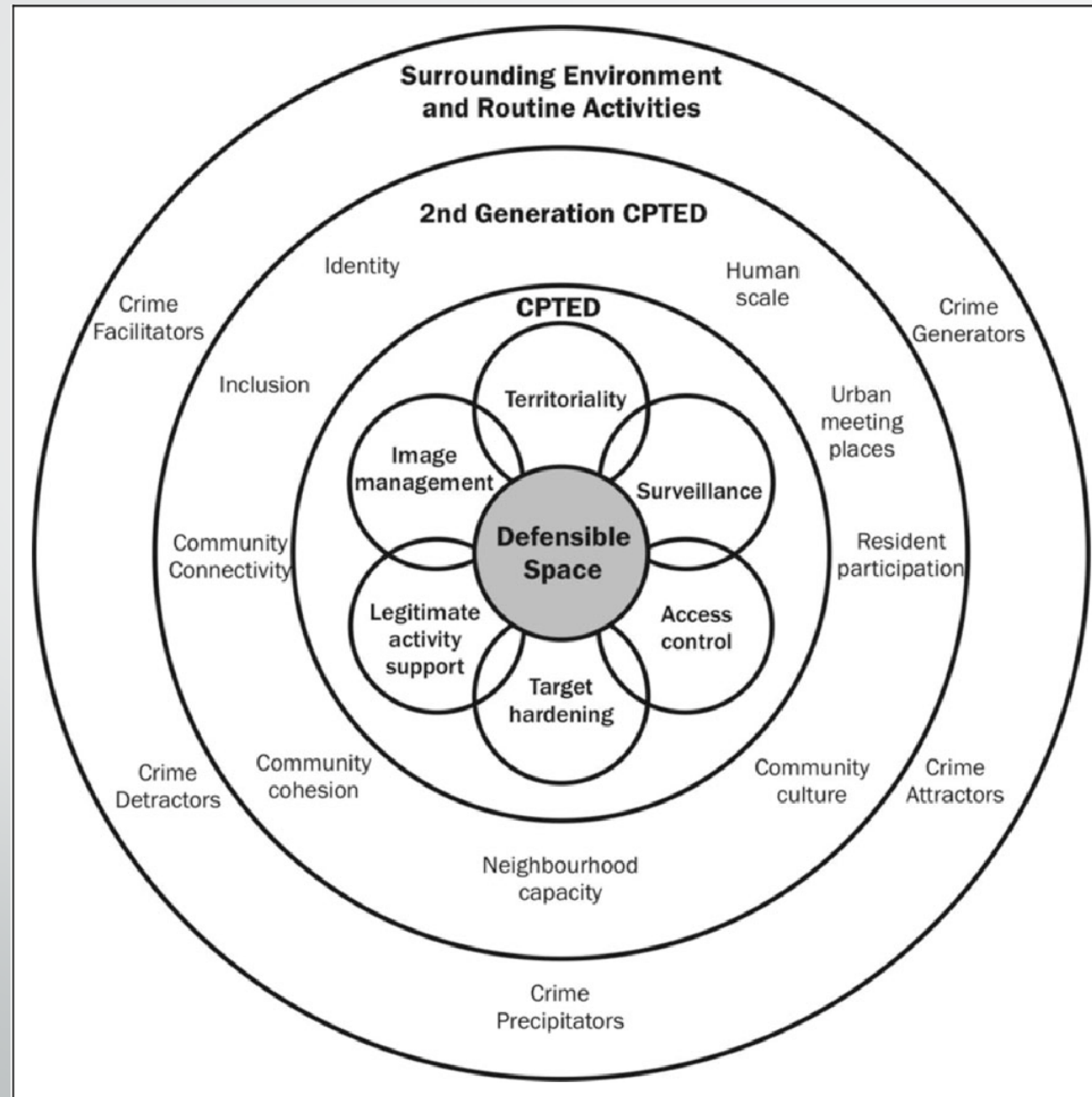
After



In Practice



CPTED – The Whole Picture





Questions?

Public Works Fee Adjustments




Council Work Session

5-20-2024

Public Works Fee Adjustments

- Inflationary increase 3.07%
- Inflation is based on the change of the April '23 to April '24 Engineering News Record (ENR) Construction Cost Index (CCI) for the Northwest (Seattle)
- Two categories of fees.
 - System Development Charges (SDC)
 - Utility Connection Charges & Post-Construction Stormwater Quality fees (PCSWQ)

SDC Inflationary and Phased Adjustment Summary¹

System Development Charges for the Average Single Dwelling Unit (SDU)	Current	Inflationary Adjusted	Inflationary and Fifth Phase-in Step
Water SDC (SDU)	\$4,394 (\$1.85/SF)	\$4,513 (\$1.90/SF)	\$4,750 (\$2.00/SF)
Wastewater SDC (SDU Tier 3)	\$5,541	\$5,711	\$6,019
Transportation SDC (SDU Tier 3)	\$4,852	\$5,001 	\$5,001
Storm Drainage SDC ²	\$330 (\$0.1032/SF Imp)	\$340 (\$0.1063/SF Imp.) 	\$340
Parks SDC ²	\$5,105	\$5,262 	\$5,262

SDU = Single Dwelling Unit

1. Inflationary increase is 3.07%.

2. SDC based on a 2,250 SF home with 3,200 SF of Impervious area per lot

SDC Community Comparison

City	Total SDC ^{1&3}	Median Home Value ² (MHC)	Percentage SDC to MHC
Philomath	\$30,542	\$494,350	6.18%
Corvallis	\$23,900	\$541,450	4.41%
Salem	\$22,003	\$427,500	5.15%
Millersburg	\$21,530	\$574,900	3.74%
Albany³ – Inflation & Phased Adjustment	\$21,372	\$490,072	4.36%
Albany³ – Inflation Adjusted Only	\$20,827	\$490,072	4.25%
Albany³ – Current Fees	\$20,222	\$490,072	4.13%
Lebanon	\$19,158	\$386,000	4.96%
Sweet Home	\$15,000	\$352,500	4.26%

¹ SDC fees current for FY 23-24

² March 2024 median home values as listed at <https://www.zillow.com/city-or/home-values/>

³ Based on a 2,250 SF Home with 3,200 SF of impervious are per lot; includes all City SDC's.

Connection Charges and PCSWQ - Inflationary Adjustments¹

Connection Fees/PCSWQ Fee	Current Fees	Inflationary Adjusted Fees ²
Water: Single Family Residential		
With Water Service	\$76 (\$75.68) /ft of frontage	\$78 (\$78.00) /ft of frontage
Without Water Service	\$57 (\$57.40) /ft of frontage	\$59 (\$59.17) /ft of frontage
Water: All other zones		
With Water Service	\$97 (\$96.55) /ft of frontage	\$100 (\$99.51) /ft of frontage
Without Water Service	\$86 (\$86.11) /ft of frontage	\$89 (\$88.76) /ft of frontage
Wastewater		
Property without Service Lateral	\$82 (\$82.20) /ft of frontage	\$85 (\$84.72) /ft of frontage
Property with Service Lateral	\$99 (\$99.16) /ft of frontage	\$102 (\$102.21) /ft of frontage
Transportation/Street	\$192 (\$191.80) /ft of frontage	\$198 (\$197.69) /ft of frontage
Storm Drainage	\$106 (\$105.68) /ft of frontage	\$109 (\$108.93) /ft of frontage
PCSWQ: Off-Site	\$67 (\$66.59) /sf	\$69 (\$68.63) /sf
PCSWQ: Transfer of Landscape Responsibility to City – First 1000 sf	\$22 (\$22.20) /ft	\$23 (\$22.88) /ft
PCSWQ: Transfer of Landscape Responsibility to City – Additional sf	\$15 (\$14.79) /ft	\$15 (\$15.25) /ft

¹The numbers in parentheses are the calculated number. The bold numbers are the actual fees charged.

² Inflation increase of 3.07%

Questions?

Proposed Tree Code Amendments



Jay Sharpe

Albany City Forester and Natural Resource Specialist

Current tree code

“Remove” is defined by felling or full removal of the tree



Current Tree Code



Current Tree Code



Proposed Change

~~(8) "Remove or removal" means to fell or sever a tree or the intentional use of any procedure, the natural result of which is to cause the death or substantial destruction of the tree. Removal does not in any context include normal pruning of trees.~~

"Remove" or "Removal" means to cut down a tree or remove 40 percent or more of the crown, trunk, or root system of a tree; or to damage a tree so as to cause the tree to decline or die. The term "removal" includes, but is not limited to, topping, damage inflicted upon a root system by application of toxic substances, operation of equipment and vehicles, storage of materials, change of natural grade due to unapproved excavation or filling, or unapproved alteration of natural physical conditions. The term "removal" does not include normal trimming or pruning of trees.

Current Tree Code

Removal of all private trees greater than six and one-half feet in circumference at breast height (25" diameter) are protected and require a permit for removal.

Proposed changes

Protect all private trees greater than five and one-quarter feet in circumference at breast height (20" diameter).

This change will increase the number of protected trees in Albany.



MEMO

FTO: Albany City Council

VIA: Peter Troedsson, City Manager
Chris Bailey, Public Works Director *CB*

FROM: Staci Belcastro, P.E., City Engineer *SB*
Aaron Hiemstra, P.E., Engineering Manager *AA*

DATE: May 7, 2024, for the May 20, 2024, City Council Work Session

SUBJECT: Create New Public Works Fee for Building Permit Review

Action Requested:

Staff recommends the City Council move forward with the creation of new fees for Public Works review of Building Permits.

Discussion:

Public Works reviews all building permit applications to verify development is consistent with the City’s standards and codes for public infrastructure; determine Public Works fees including Connection Charges, Stormwater Utility Fees, and System Development Charges; and identify if there are conflicts with public infrastructure (for example a public sewer pipe could run through the property within a utility easement). Public Works currently does not assess a fee to review building permits. This is inconsistent with other City departments, including Planning and Fire who also review building permits.

The Planning Department charges a fee of 25 percent of the base permit fee for all building permits. Public Works is the only City department that reviews building permits at no cost. The Fire Department charges a fee of 15 percent of the base fee for Commercial Permits only. In 2023, Staff spent 429 hours reviewing building permits, which equates to an estimated staff cost of approximately \$47,000. The Engineering Services budget covers this cost and is supported by transfers from transportation, sewer, stormwater, and water funds.

The table below summarizes an audit staff completed to compare what Public Works Departments in other jurisdictions charge for building permit reviews. Fees have been rounded to the nearest dollar.

Building Plan Review Fee Comparison								
Engineering Review	Albany	Corvallis*	Eugene**	Salem	Lebanon	Gresham	Springfield	Keizer
Residential New	\$0	33%	\$960	\$107	\$50	\$359	\$593 + cy escalator	\$0
Residential Add/Alt	\$0	33%	\$960	\$54	\$50	\$359	\$593 + cy escalator	\$0
Commercial New	\$0	33%	\$960	\$447/0.1 acre +\$29/0.1 acre	\$500 plus \$350/acre	\$359	\$593 + cy escalator	\$0
Commercial Alt	\$0	33%	\$960	\$447/0.1 acre +\$29/0.1 acre	\$500 plus \$350/acre	\$359	\$593 + cy escalator	\$0

*Percent of building permit base fee

**Public Works and Planning fee with inspections



Staff is seeking council direction on whether to pursue implementation of a Public Works review fee for building permits. The current base fee for a 1500 square foot home is \$710. Implementing a Public Works fee of 10 percent of the base fee would increase the permit cost by \$71 and generate revenue of approximately \$24,000 based on building permits issued in 2023. Implementing a Public Works fee of 15 percent of the base fee would increase the permit cost by approximately \$100 and generate revenue of approximately \$37,000 based on building permits issued in 2023. Staff's recommendation is that a Public Works fee of 10 percent of the base fee be implemented and with council's approval will bring the new fee to be considered through a public hearing at the June 14, 2023, council meeting.

Budget Impact:

The Engineering Services budget covers the cost of Public Works staff to review building permits. Revenue received as a result of a new building permit fee would be transferred to the transportation, sewer, stormwater, and water funds that support the Engineering Services budget.

AH:SB:kc