

RESOLUTION NO. 3780

A RESOLUTION ADOPTING THE EVALUATION AND WORK PROGRAM FOR PERIODIC REVIEW OF THE ALBANY COMPREHENSIVE PLAN AND DEVELOPMENT CODE.

WHEREAS, the City of Albany has the opportunity and the obligation to review the effectiveness of its land use program in a process known as Periodic Review; and

WHEREAS, the City has followed the citizen participation program outlined by the Committee for Citizen Involvement to solicit comments from community members; and

WHEREAS, the Planning Commission conducted a public hearing on April 21, 1997, to consider the comments of citizens, the needs of the community, and the requirements for Periodic Review set forth in OAR 660-25-070, and unanimously agreed that the City Council adopt the Evaluation and Work Program.



NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that it does adopt the attached Evaluation and Work Program for Periodic Review of the Albany Comprehensive Plan and Development Code.

DATED THIS 14TH DAY OF MAY 1997.



Mayor

ATTEST:

City Recorder

**An Evaluation
for Periodic Review**

of the

**ALBANY COMPREHENSIVE PLAN
and
ALBANY DEVELOPMENT CODE**

**Prepared by
The City of Albany
Community Development Department
In Fulfillment of OAR Chapter 660, Division 25**

May 14, 1997

Introduction

The Comprehensive Plan is a broad policy statement about growth of the community and management of resources. It is a long range plan, spanning at least twenty years. Over a period of that length, there will likely be swings in the economy and changing topics at the forum of public debate.

Periodic Review is a snapshot in time. It looks back at how well the City's land use program has fared in the short term to accomplish long range goals, and it looks forward to make necessary adjustments to keep the Plan on course. The Albany Comprehensive Plan was adopted in 1980 when an extended period of prosperity was drawing to a close. Housing was

abundant, diverse, and affordable. Jobs were plentiful. The City was poised to serve the needs of the community.

Conditions had changed when it was time for the first Periodic Review in 1987-88. The economic doldrums of the 1980s focused attention on economic development. Unemployment and interest rates had been high. Adjustments made to the Plan at that time were intended to promote economic growth. The ensuing prosperity of the 1990s has now raised questions about growth management and conservation of natural resources at the same time that passage of Ballot Measure 5 in 1990 and Ballot Measure 47 in 1996 have hampered the City's ability to respond to public needs.

Changing Times

INDICATORS	1985	1990	1995
Population, Albany ¹	27,911	33,523	36,205
Consumer Price Index, Portland MSA ²	106.7	127.4	153.2
Unemployment Rate, Linn Co. ²	12.8%	7.6%	6.1%
Nonfarm Payroll Employment, Linn Co. ²	27,900	33,000	37,850
Prime Interest Rate, US ³	9.93%	10.01%	8.80%
House Sale, Average Cost, mid-Willamette Valley (Linn, Benton, Marion, Polk Counties) ⁴	\$53,582	\$66,718	\$107,670
Public School Enrollment, Albany ⁵	7,601	7,241	7,740
Number of land use applications, Albany ⁶	166	205	234
Value of all building permits, not adjusted for inflation, Albany ⁶	\$10,502,280	\$19,595,715	\$64,369,387

¹ US Census, Portland State University

² Oregon Employment Department

³ Statistical Abstract of the United States

⁴ Willamette Valley Multiple Listing Exchange

⁵ Greater Albany Public Schools (GAPS)

⁶ Albany Community Development Department

STATUTORY REVIEW

Three Factors for Periodic Review **OAR 660-25-070**

- **Unanticipated Changes**
- **Effectiveness of Current Regulations**
- **Emerging Regional Issues**

THREE FACTORS FOR PERIODIC REVIEW

The purpose of Periodic Review is to assure that comprehensive plans and land use regulations are achieving statewide planning goals. The scope of Periodic Review is defined by three standards set forth in Oregon law [OAR 660-25-070]. Each standard is followed by a series of questions intended to address the standard and comprise responses for the City of Albany.

Statutory Standard 1: There has been a substantial change in circumstances including but not limited to the conditions, findings, or assumptions upon which the comprehensive plan or land use regulations were based, so that the comprehensive plan or land use regulations do not comply with the statewide planning goal.

- 1. Does recent information on population and employment trends suggest a need to update your comprehensive plan or land use regulations?**

The City of Albany last adopted a 20-year population forecast in 1985 which estimated an annual growth rate of 1.4 percent until the year 2005. Based on population estimates by the Portland State University Center for Population Research, the average annual growth rate for 1985-1990 was 0.11 percent, but for the period 1990-1995 it was 1.55 percent. Total population for 1990-1995 increased by 8.0 percent.

Albany does not have a current 20-year population forecast. As a work program item, the City will update the twenty year population forecast which will be coordinated with Linn and Benton Counties, mid-Willamette Valley cities, and statewide forecasts. This will be completed as an early work product for the residential buildable lands analysis.

Albany is part of a sub-regional economy in the mid-Willamette Valley comprised of Linn and Benton Counties ranging from Lebanon to Philomath. The single largest employment sector is manufacturing including lumber and wood products, paper, primary metals, industrial machinery, electric and electronics. From 1990 to 1995, total employment for the combined counties increased by 17.1 percent. In terms of percentage increase, strongest growth occurred in electronics (179%), construction (49%), agriculture/mining/forestry (43%), finance/insurance/real estate (28%), and services (26%). All other sections have experienced employment growth except lumber/wood products (-16%) and industrial machinery (-16%).

- 2. Does the industrial and commercial development element need to be updated as required by section OAR 660-09-010 of the Goal 9 rule?**

Albany last adopted a 20-year employment forecast and an inventory of suitable industrial and commercial sites in 1987 for Periodic Review. The Albany-Millersburg Economic Development Corporation maintains a current inventory of zoned vacant sites. As a work program item, the City will update the 20-year employment forecast which will be coordinated with Linn and Benton Counties, mid-Willamette Valley cities, and statewide forecasts. This will be completed as an early work product for the commercial and industrial buildable lands analysis. The

analysis will inventory vacant zoned land and identify sites needing work (wetlands delineation, access, or utilities).

3. **Does recent information on population, housing, and economic trends suggest a need to update the housing element of your Comprehensive Plan or Development Code to comply with the Housing Rule [OAR 660-08-000]?**

An Affordable Housing Needs Assessment was most recently conducted in 1993 for the Albany Partnership for Housing and Community Development. The study found that vacancy rates had been 1% since 1990, limiting the range of housing choices for the consumer and escalating rents and home values.

Residential land has been utilized slower than the rate projected in 1980. The Urban Growth Boundary, adopted in 1980, was based on a population forecast of 61,060 by the year 2000 (and 50,360 by 1995). It was estimated that Albany needed 1,740 acres to add 15,328 new dwelling units to house that population (Table 10-18, 1980 Background Report). For the period 1980-1995, the Albany Building Division has issued permits for 2,999 dwelling units.

The 1980 Background Report to the Albany Comprehensive Plan projected a 2000 housing mix of 50% single family, 40 % multi-family, and 10% mobile homes (Table 10-13). The housing mix for permits issued by the Albany Building Division during 1980-1995 was 32% single family construction, 35% multi-family construction, and 33% manufactured dwellings.

City codes comply with the Fair Housing Act and statutes for manufactured homes. There is no minimum density requirements for residential development. Each zoning district allows for mix of housing types but zoning boundaries do not allow dispersal of density, with the exception of the recently adopted Mixed Use Residential district in the Albany Downtown Plan.

4. **Are public facility plans and financing mechanisms adequate to accommodate planned growth in a timely fashion and to comply with the Goal 11 "Public Facilities Planning Rule" [OAR 660-11-000] and the Goal 12 "Transportation Planning Rule" [OAR 660-12-000]?**

Since the last Periodic Review, Albany has conducted the following planning activities:

Development Code Update (1992)

North Albany Comprehensive Plan and Development Code Amendments (1992)

North Albany Sewer Plan (1992)

Parks and Recreation Master Plan (1993)

East I-5 Vision (1994)

North Albany Water Plan (1994)

Central Albany Land Use and Transportation System Plan (1995)

Site Selection for Mid-Valley Multi-Modal Transit Facility (1995)

North Albany Local Street Plan (1995)

Mayor's Task Force for Transportation Financing (1996)

Regional Airport Plan (1996)
North Albany Storm Drainage Plan (in progress)
Albany Square (in progress)
Transportation System Plan (in progress)
Wastewater Facility Plan (in progress)

Albany uses the following financing mechanisms to fund public facilities improvements:

Systems Development Charges:

- ▶ Water
- ▶ Sanitary Sewer
- ▶ Streets (North Albany only, citywide under development)
- ▶ Parks

Capital Improvement Plan

Local Improvement Districts

Bonds

General Fund

Water and Sewer User Fees

Developer Funding

Gas Taxes

Grants

5. **Does the comprehensive plan provide a 20-year supply of land to accommodate future growth to comply with Goal 14 [ORS 197.296(2)]?**

A residential lands inventory was adopted in 1980 with the Comprehensive Plan and updated for Periodic Review in 1987-88. The City has not maintained the inventory; it must be reconstructed with each application for a zone change. The City has not maintained information regarding number of acres developed or actual density of development. There is anecdotal information from developers that there is a market shortage of medium and high density residential land available for development. The inventory will be updated for the work program using GIS-based methodology following the parameters of HB 2709. The inventory will consider jobs-housing balance, fair-share housing allocation, and relationship to the Transportation System Plan. Albany will consider various strategies to accommodate dispersed rental housing and affordable, entry-level home ownership.

6. **What new information affecting the Comprehensive Plan is available but has not yet been incorporated into the Plan?**

In 1994, the City completed a wetland conservation plan inventory of wetlands for a portion of the Oak Creek basin. This work is currently being updated to include a determination of significant wetlands. The Transportation System Plan will be completed later this year.

7. **What changes in local goals or objectives have occurred since adoption of the comprehensive plan that require amendments to the plan or land use regulations?**

Neighborhood design and citizen participation have become central issues to growth management. Two grants from the State's Transportation and Growth Management fund have enabled Albany to consider how to integrate growth management in the City's downtown area with transportation policies.

8. **What major activities or events affecting land use have occurred which were not anticipated in the plan, but which may necessitate updating the plan?**

A significant event unanticipated at last Periodic Review was the annexation of the entire North Albany Urban Growth Boundary. Threatened by forced health hazard annexation by the State, the citizens of North Albany petitioned to annex the entire urban fringe. The Plan was updated in 1992 to include specific area policies. No other action is being considered at this time.

Statutory Standard 2: That implementation decisions, or the effects of implementation decisions, including the application of acknowledged plan and land use regulation provisions, that are inconsistent with the goals.

9. **Are land use decisions made pursuant to the acknowledged Comprehensive Plan and Development Code achieving the purpose and intent of the statewide planning goals?**

Most uses listed in the Albany Development Code are allowed outright or by site plan review through the limited land use process. This strategy has provided a timely response to most development proposals and proven to be an efficient use of staffing. Albany is presently examining how to make better use of clear and objective standards for most residential, commercial, and industrial developments.

With few exceptions, the integrity of open space, historic, and natural resources have been maintained because of effective land use regulations in the Albany Development Code. Existing provisions for wetlands and flood plain have promoted communication between the developer and the appropriate State or federal agency. Grants from the State Historic Preservation Office have enabled the City to update the inventory of homes in the three historic districts. Additional Code provisions are needed to protect recognized landmarks situated outside the districts with the same degree of protection from conflicting adjacent uses as those located within the districts.

Existing Code provisions have been effective to protect new development from flood hazards. Funded by a grant from the Economic Development Administration, Albany has supported the formation of a regional four county flood mitigation plan to address the needs of development previously exposed to flood hazards. In the future, this plan will be expanded to include mitigation against other hazards such as earthquake, wind, and fire.

10. **Which, if any, of the implementation measures are inadequate to carry out the policies of the comprehensive plan?**

When the results of the buildable lands analysis are available, Albany will consider modifications to the residential zoning districts as needed to better achieve the housing policies of the Plan.

The Transportation Planning Rule has been adopted verbatim into the Albany Development Code. Albany will consider methods to implement the Rule through the buildable lands analysis.

Funding for transportation system and storm drainage improvements is inadequate. The Mayor's Task Force recommended a monthly tax to all residents of Albany.

Statutory Standard 3: That there are issues of regional or statewide significance, intergovernmental coordination or state agency plans or programs affecting land use which must be addressed in order to bring the comprehensive plans and land use regulations into compliance with provisions of the goals.

- 11. Is the level of coordination between the city and county, other cities, special districts, and state and federal agencies adequate to effectively implement the comprehensive plan? Do the urban growth management agreements need to be reviewed?**

Albany shares facilities with neighboring jurisdictions. The City of Millersburg contracts with Albany for water and limited non-process sewer service. Water service extends to rural North Albany residents. The Albany Rural and North Albany Rural Fire Protection Districts contract with the Albany Fire Department for fire suppression service. Albany coordinates with Linn and Benton Counties and with the Oregon Department of Transportation for transportation planning and permit issuance.

The only special district operating within the Urban Growth Boundary is the Grand Prairie Water District, a ditch maintenance district in undeveloped Linn County. There is no interagency agreement between the City and the District.

Albany annexed to the Urban Growth Boundary of North Albany in 1991, but coordination on housing, transportation, water, and storm drainage policies extends outside the boundary. There has been limited development in the urban fringe in Linn County. The urban growth management agreements with both counties will be updated as a work program item.

- 12. What regional or state plans, programs or issues affecting land use may necessitate an amendment of the Comprehensive Plan in order to bring the Plan and Development Code into compliance with the statewide planning goals?**

The site of the existing Amtrak station in Albany was selected for a multi-modal transportation hub serving the mid-Willamette Valley, linking high speed rail, local and regional bus service, bicycles, and automobiles. A pending request for funding from the Intermodal Surface Transportation Efficiency Act will complete the project planning, property acquisition, and preliminary construction of the project. Albany will also partner in a joint application submitted by the Cascades West Council of Governments for a Transportation and Growth Management grant to study the feasibility of a regional transit district.

The Oregon Economic Development Department has indicated that the mid-Valley cities of Albany, Millersburg, Tangent, Corvallis, and Philomath share a labor pool, housing stock and

economic base, and that the two critical issues are land availability for industrial development and for housing. This sphere of common influence also extends to Lebanon, rural Linn County, and rural Benton County. Albany will assess its role in these issues by coordinating with these communities during the work program item for buildable lands.

The Oregon Department of Environmental Quality requests that Albany consider take steps to protect water quality in the Willamette River. The type of standards suggested by DEQ are similar to those to be considered in the protection of riparian corridors as part of the work program task item related to Goal 5.

The Oregon Department of Fish and Wildlife has indicated that Albany needs to update the Plan inventory for fish and wildlife habitat, riparian corridors, and wetlands. This task will be addressed in the work program under compliance with new Goal 5 rules.

The Albany municipal water system complies with federal water quality standards under the Safe Drinking Water Act as indicated by the Oregon Health Division. The municipal water supply for Albany is diverted from the South Santiam River just upstream from Lebanon and transmitted via the Albany-Lebanon Canal. Albany is an active participant in the South Santiam Watershed Council.

The Oregon Water Resources Department indicated that Albany should analyze water rights and water supplies. Albany has a water right for the South Santiam River to assure the long-term access to a source of water.

13. What other issues relating to the periodic review standards need to be addressed within the scope of periodic review?

No other issues relating to the Periodic Review standards have been identified.

14. What local issues would you like to address within your periodic review work program?

Albany has been successful in complying with the 120-day rule for final action on land use applications because we continue to find ways to streamline the review of applications and to communicate with the applicant as early as possible.

APPENDIX A

CITIZEN INVOLVEMENT

- Narrative
- Easel Notepads
- Worksheets
- Letters
- Newspaper Articles

CITIZEN INVOLVEMENT

Active citizen involvement has been the hallmark of land use planning in Albany. The City's first General Land Use Plan was adopted in 1971 under the direction of the Project 80 Committee. With the initiation of the Neighborhood Planning Program in 1974, representatives from each of twelve neighborhoods were elected to serve on the Committee for Citizen Involvement (CCI). The first Comprehensive Plan Review Committee (CPRC) was selected from membership on the CCI in 1978 to oversee adoption of the Albany Comprehensive Plan in 1980. A second CPRC was convened to update the Comprehensive Plan in 1985 prior to the initial Periodic Review.

For this current effort, a Committee for Citizen Involvement (CCI) was appointed by the City Council. Rather than reconvene the former CPRC, which was comprised of 29 members representing various interests, the City Council appointed eight members who have expertise in knowing how to reach people. The CCI was charged with helping to identify stakeholders in various land use issues and to suggest how to most effectively engage those persons in dialogue. The CCI is a process group; separate citizen advisory committees will be established to discuss the substantive aspect of each issue.

Because land use issues are complex in nature, the CCI recommended that the City identify those individuals who have recently participated in land use proceedings. A mailing list of approximately 500 citizens was compiled from existing development community mailing lists, applicants, and opponents. They were invited by personal letter to a Planning Commission meeting that would be conducted in a small group setting for round table discussion of issues. Comments from the general public were also solicited through news articles appearing in the City newsletter *Bridges* and the *Albany Democrat-Herald*.

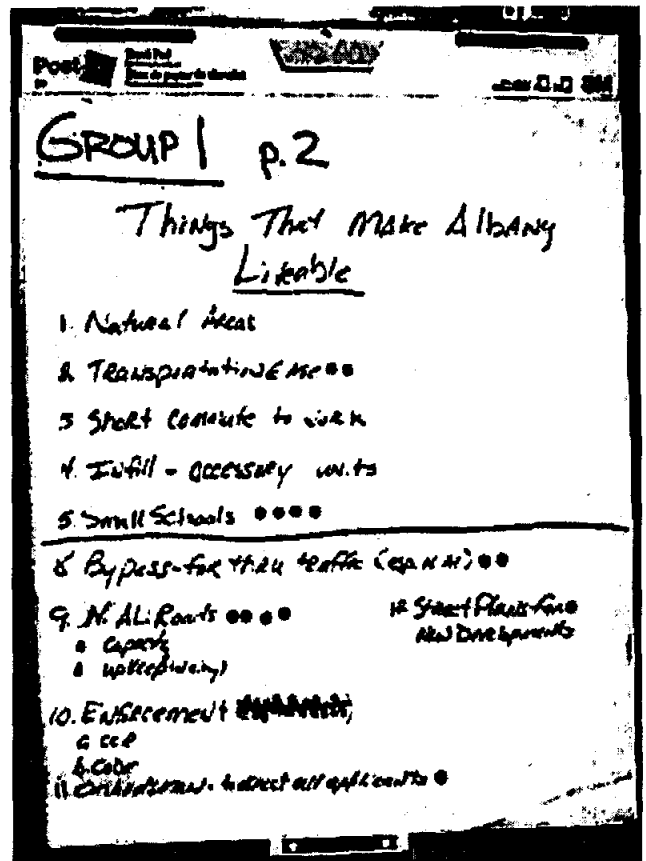
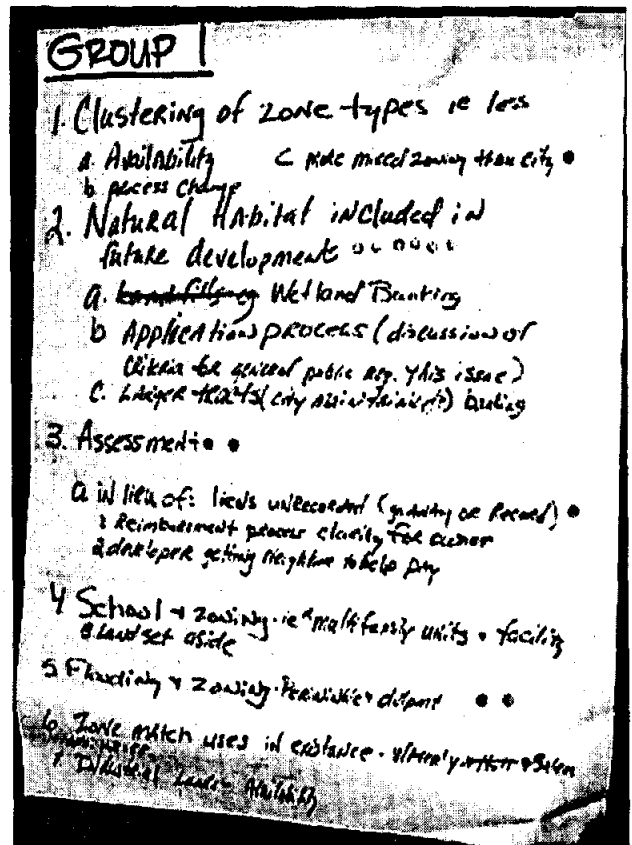
About 50 persons attended the meeting on December 16, 1996. They were divided into four discussion groups that were facilitated by a planning staff person, and Planning Commission members were assigned to listen at each table. During the one-hour discussion, issues were outlined on easel boards. Group members then "voted" with dots placed on the boards to rank the issues in terms of significance. Those boards were captured digitally and transcribed on the following pages.

GROUP 1

1. Clustering of zone types, i.e. less
 - a. Availability
 - b. Process change
 - c. More mixed zoning through city (1 dot)
2. Natural Habitat included in future developments (6 dots)
 - a. Landfills eg Wetland banking
 - b. Application process (discussion of criteria for general public reg. this issue)
 - c. Larger tracts (city maintained?) banking (1 dot)
3. Assessment (2 dots)
 - a. In lieu of liens unrecorded (go away or record) (1 dot)
 - 1) Reimbursement process - clarity for owner
 - 2) Developer getting neighbor to help pay
4. School & zoning ie.
 - a. Multifamily units & facility
 - b. Land set aside
5. Flooding & zoning - Periwinkle & dvlpmt (2 dots)
6. Zone match uses in existence - Waverly & Salem apts; Hill & RR
7. Industrial lands - Availability
8. Bypass - for thru traffic (esp. N. Al.) (2 dots)
9. N. Al. Roads (4 dots)
 - a. capacity
 - b. upkeep (in city)
10. Enforcement (XXX)
 - a. CCR
 - b. Code
11. Ombudsman - to direct all applicants (1 dot)
12. Street plans for new developments (1 dot)

Things That Make Albany Liveable:

1. Natural areas
2. Transportation ease (2 dots)
3. Short commute to work
4. Infill - accessory units
5. Small schools (4 dots)



GROUP 2

County boundary changes. North Albany/Peoria area swap
If residents feel it's beneficial they should pressure the city/county to pursue this. (3 dots)

Growth - Review of industrial/residential allocation of land and placement of schools

Growth - Streets and transportation

Adequacy, maintenance, new streets and traffic signals (2 dots)

Sewage, storm drainage, storage ponds

City or developer wetland mitigation bank (3 dots)

Retain as many of the natural beauty amenities of the original area before it was developed. (1 dot)

The mix of housing between sf. dwellings and apartments should be mixed. Zoning can /should be adjusted to match what's there. (1 dot)

Mfd. Housing - separate development areas from established housing developments. (6 dots)

Is there land for ind. growth? (2 dots)

Is there desire for industrial growth?

Livability =

Good neighborhood parks(2 dots)

Good streets well planned for durability and traffic impact (6 dots)

Convenient and uncrowded schools

Non-cramped houses

Bike paths (1 dot)

Indoor and outdoor sports and cultural facilities (2 dots)

GROUP 2

County Boundary Changes N. Albany/swap
• If residents feel it's beneficial they should pressure the city/county to pursue this. Peoria area

Growth - Review of Industrial/Residential allocation of land and placement of schools

• Growth - Streets and transportation
• Adequacy of maintenance / new streets and traffic signals
Sewage + Storm drainage + Storage ponds
City or developer wetland mitigation bank

Retain as many of the natural beauty amenities of the original area before it was developed.

• The mix of housing between s.f. dwellings and apartments should be mixed. Zoning can + should be adjusted to match what's there.

• e.g. Housing - Separate development areas from established housing developments

• Is there land for ind. growth?
• Is there desire for ind. growth?

Group 2 p.2

• Livability - Good neighborhood Parks
• Good streets - well planned for durability + traffic impact
Convenient Schools
Non-cramped houses
• Bike paths
• Indoor + Outdoor Sports + Cultural facilities.

GROUP 3

Large scale development - 800 units near new juv. jail
Restrict high density development (1 dot)
Congested traffic
Developers pay full infrastructure costs (1 dot)

Fairness of assessments (12 dots)
streets\ no growth w/out services
sewer/ Drainage, roads, sewer, water

Grants - other sources of capital/drug forfeiture
Bridge over Willamette/north to Millersburg
Bike routes - alternate modes of transportation

Quality - open space - veg. screening, planters (6 dots)
water - lakes in N. Albany, clarity, quality
air - quality, pollution
noise - quiet day, shorten hours of equip operation

Rampant Growth (8 dots)
What is Albany going to "Look" like in 5-10 yr

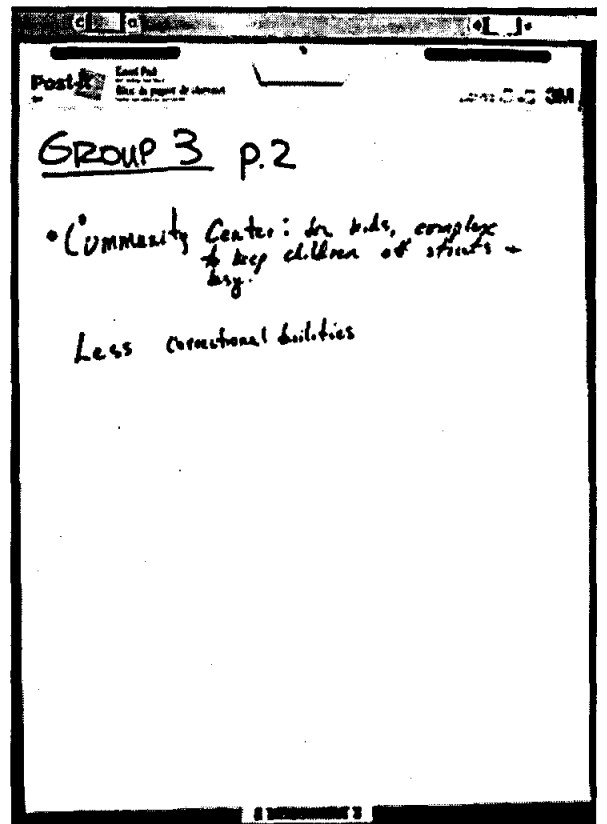
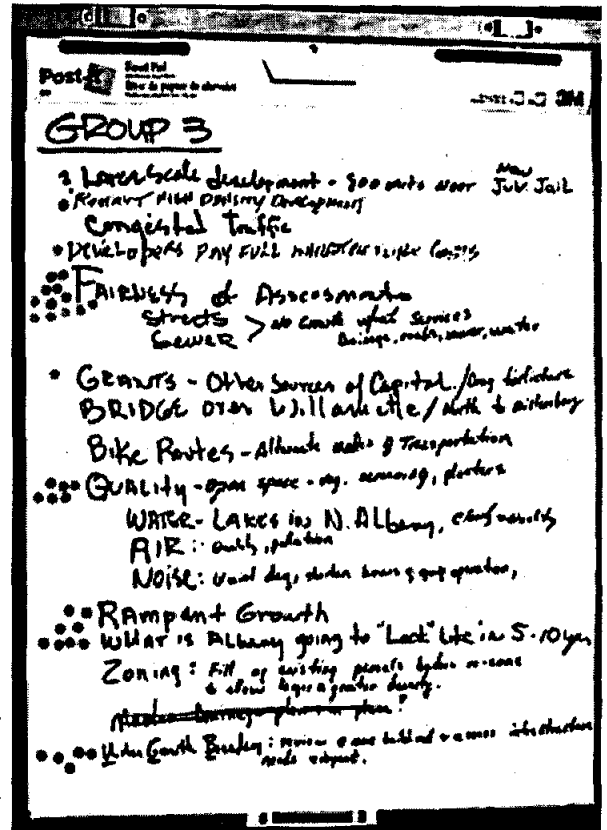
Zoning: Fill up existing parcels before re-zone to allow larger or greater density.

Master Drainage plan in place?

Urban Growth Boundary: review @ max build out, assess infrastructure needs, impact (5 dots)

Community Center: for kids, complex to keep children off streets & busy. (1 dot)

Less correctional facilities



GROUP 4

Thornton Lake (water quality)

Manufactured homes (quality of home & site development)

North Albany drainage (lack of planning & lack of a drainage system) (5 dots)

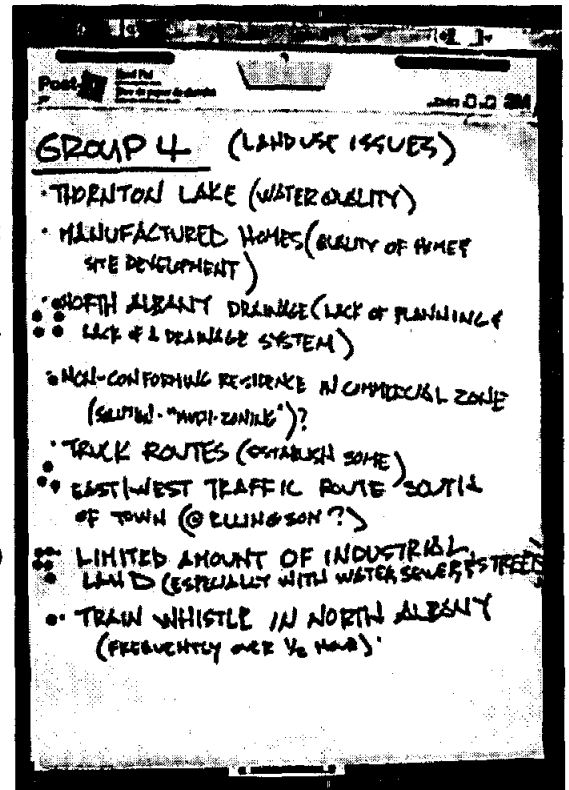
Nonconforming residence in commercial zone (solution: "multi-zoning")?

Truck routes (establish some)

East/west traffic route south of town (@ Ellingson ?) (3 dots)

Limited amount of industrial land (especially with water, sewer & streets)

Train whistle in North Albany (frequently over hour) (1 dot)



Livable Community

Small business centers (to create neighborhood feel - allow walking) (2 dots)

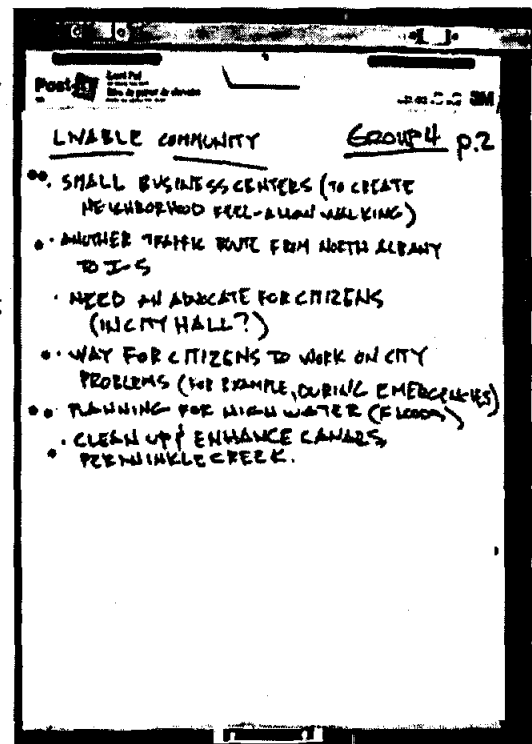
Another traffic route from North Albany to I-5 (1 dot)

Need an advocate for citizens (in city hall?)

Way for citizens to work on city problems (for example, during emergencies) (1 dot)

Planning for high water (floods) (2 dots)

Clean up & enhance canals, Periwinkle Creek (1 dot)



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and
ALBANY DEVELOPMENT CODE**

**Prepared by
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In Fulfillment of OAR Chapter 660, Division 25**

May 14, 1997

WORK PROGRAM

An evaluation of the Albany Comprehensive Plan and Development Code has been completed. Based on the three statutory standards for Periodic Review and on the comments of members of the Albany community, the evaluation concluded that a work program was needed to address the issues raised in the evaluation.

URBAN GROWTH MANAGEMENT AGREEMENTS

Urban Growth Management agreements with Benton County and Linn County were last updated during the previous Periodic Review in 1988. North Albany was annexed in 1991 leaving no unincorporated Benton County land inside the Urban Growth Boundary (UGB), but there are still city/county coordination issues pertaining to housing, transportation, water service, storm drainage, waste disposal, and floodplain regulation. Similar issues pertain to Linn County. The Lebanon-Linn County agreement will be used as a model to address regional issues.

To be completed in-house by January, 1998.

TRANSPORTATION SYSTEM PLAN

Work on the Transportation System Plan began in 1994. An early work product was the North Albany Local Street Plan completed in 1995. The citywide plan is nearing completion.

Adoption of the Transportation System Plan and implementing land use regulations will occur during FY 97-98.

BUILDABLE LANDS

A Buildable Lands Inventory was compiled for adoption of the Comprehensive Plan in 1980 and Periodic Review in 1988. That work was done using databases and maps. It has not been maintained over the years except as zone change applicants have tried to recreate and update the information.

The inventory is out of date and the method used to compile it is outdated. Working with a Geographic Information System (GIS) initiated in 1994, Albany will apply the methodology adopted by the 1995 Legislature and codified as ORS 197.296 and 195.036.

The Committee for Citizen Involvement (CCI) will assist in selecting community members to serve on a Citizen Advisory Committee (CAC). The CAC will conduct public meetings and make public policy recommendations.

Task 1 Inventory the supply of buildable residential lands.

The GIS database is incomplete; Benton County tax lot maps are due by July 1997. To be completed in-house during FY 97-98.

Task 2 Determine the actual density/mix of housing.

To be completed in-house during FY 97-98.

Task 3 Conduct a housing needs analysis. Determine if the needed density is the same as or less than the actual density. Determine whether the needed mix is the same as the actual mix. Identify and evaluate measures to increase the likelihood that needed residential development will occur.

To be completed during FY 97-98.

Task 4 Determine whether the UGB contains enough buildable land at actual densities. Determine whether the measures for needed housing forego the need to expand the UGB. Take action to accommodate housing needs for 20 years.

To be completed in-house during FY 98-99.

Buildable lands will also consider the needs for a serviced industrial and commercial land base. A similar process will be followed.

To be completed in-house during FY 98-99.

GOAL 5

Statewide Planning Goal 5 and rules were amended in 1996. Periodic Review work programs adopted after September 1, 1996, must address all aspects of the Goal 5 rules. Albany is required to inventory riparian corridors, wetlands, wildlife habitat, federal wild and scenic rivers, state scenic waterways, groundwater resources, approved Oregon recreation trails, natural areas, wilderness areas, mineral and aggregate resources, energy sources, and cultural areas. Albany is encouraged to inventory historic resources, open space, and scenic views.

For each Goal 5 resource, the Committee for Citizen Involvement (CCI) will assist in selecting community members to serve on a Citizen Advisory Committee (CAC). There will be a workshop for citizen education at the outset of the inventory work. The CAC will conduct public meetings and recommend a conservation plan for each significant resource.

Wetlands

Estimated completion during FY 98-99

1. Conduct a Local Wetlands Inventory (LWI).

The Oak Creek Wetland Conservation Plan Inventory (WCPI) completed in 1995 covers a portion of the Oak Creek basin. The East I-5 LWI is under way. Additional project areas include the remainder of the Oak Creek basin, Calapooia River fringe, and portions of North Albany.

2. Develop an ordinance to protect significant wetlands:
 - a. Using the "safe harbor" approach in undeveloped areas; or
 - b. Following the standard ESEE process for developed areas.

Riparian Corridors

Estimated completion during FY 98-99

1. Apply the safe harbor approach to identify the location of all fish-bearing lakes and streams from existing inventories compiled by the Oregon Department of Forestry and the Oregon Department of Fish and Wildlife.
2. Develop an ordinance to protect all fish-bearing lakes and streams:
 - a. Using the safe harbor approach in undeveloped areas *subject to completion of the wetlands inventory*; or
 - b. Following the standard ESEE process for developed areas.

Wildlife Habitat

To be completed in-house during FY 97-98.

1. Compile existing inventories from the Oregon Department of Fish and Wildlife, and other state and federal agencies.
2. Develop an ordinance to protect all fish-bearing lakes and streams:
 - a. Using the safe harbor approach in undeveloped areas; or
 - b. Following the standard ESEE process for developed areas.

State Scenic Waterways, Federal Wild and Scenic Rivers, Groundwater Resources, Approved Oregon Recreation Trails, Natural Areas, Wilderness Areas, Mineral and Aggregate Resources, Energy Sources

To be completed in-house during FY 97-98.

Compile existing inventories from appropriate state and federal agencies. *It is expected that these resources have not been designated within the Albany UGB; adopt findings to that effect.*

Historic Resources, Open Space, Scenic Views

Historic resources inventories are being updated. No other work for these resources is proposed.

To be completed by a citizens' group, with the assistance of a consultant, during FY 98-99.

GROWTH MANAGEMENT IMPLEMENTATION

Albany will integrate the findings of the transportation system plan, buildable land analysis, and Goal 5 resources into a series of implementation measures to manage community growth into the next

millennium. Albany will consider how to alter land use patterns, densities, and designs in order to increase the efficiency of land use inside the UGB, to provide alternatives to major transportation improvements, to achieve the goals for needed housing, and to avoid expansion of the UGB.

The Committee for Citizen Involvement will assist in selecting community members to serve on a citizen advisory committee. The CAC will conduct public meetings and make public policy recommendations.

Livable Neighborhoods

This project would help us identify the ingredients that make a neighborhood "liveable" and carry those concepts into the Comprehensive Plan and Development Code. There are opportunities to have more of a mixture of residential densities and land uses in new neighborhoods while at the same time improving how neighborhoods look and feel. This work program item would involve examining development patterns and looking at other elements of urban design such as street standards. This project will also evaluate the role of citizen participation in development review.

Policy Development

Mixing uses, increasing densities, and advocating neighborhood employment opportunities along transit corridors will be one alternative considered to implement the land use aspects of the Transportation Planning Rule and to achieve the goals for needed housing and employment resulting from the buildable lands analysis. The implications on transportation system design would be considered at next periodic review.

Policy Implementation

The Transportation System Plan will contain a funding package to remedy critical transportation needs over the next 5-7 years. To coordinate the land use implications of transportation planning, Albany will identify how these improvements will facilitate development. The implementation of the buildable lands analysis will place a high priority on strategies to encourage infill, redevelopment and new development to those areas.

Legislative Zone Changes

The East I-5 Vision (completed in 1995) identified areas where zone changes were needed east of I-5 within the urban growth boundary. Implementation was deferred to Periodic Review. In addition, the owners of several nonconforming properties have requested that the City consider zone changes during Periodic Review.

The buildable lands analysis will identify any needs for vacant, serviced residential, commercial, and industrial lands. One strategy for meeting those needs will be a series of legislative zone changes. Within the context of these citywide needs, Albany will consider the zone changes requested by property owners and zone changes to implement the East I-5 Vision.

The Committee for Citizen Involvement (CIC) will assist in selecting community members to serve on a Citizen Advisory Committee (CAC). The CAC will conduct public meetings and make public policy recommendations.

To be completed in-house during FY 98-99.

Albany has submitted preapplication notices for Transportation and Growth Management grant funding for several possible special area plans that would extend the effectiveness of growth management strategies. The City Council has indicated that these are needed projects, but staffing and budget constraints must be considered in later decisions on whether to submit applications.

- **Pacific/9th Avenue Couplet Corridor Redevelopment Plan.** This project would help convert a dysfunctional, eyesore portion of Highway 99E into a corridor that works for cars, pedestrians, bicyclists, and the environment. The timing is ideal, given the start of the state's major construction project.
- **Regional Multimodal Transportation Center.** Master Plan for development of this site, which includes not only the existing AMTRAK building, but a future station for bus, shuttle, and taxi providers and a large park and ride lot.
- **Special Area Plan for Canal Esplanade.** Development of Albany's unique canal system into a bicycle/pedestrian corridor has been identified in the CALUTS Plan and a recent ISTEAs application.

PRESENTATION

Production of camera-ready products, reproduction and distribution of the adopted Comprehensive Plan, Development Code, and other work products.

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