

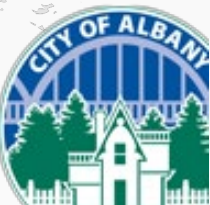
# **Legislative Amendments to the: Comprehensive Plan Text & Map, Zoning Map, and Development Code**

**(Planning files:CP-01-25, ZC-01-25, DC-02-25)  
to comply with Oregon's  
Climate Friendly and Equitable Communities Rules**

**March 17, 2025**

**Planning Commission Public Hearing**

**Project Planner: Anne Catlin**



# Climate Friendly Areas (CFAs) OAR 660-012-0310 to 320

**Albany is required to create CFAs that have the capacity to accommodate 30% of total current and future (2040) housing needs projected at 8,861 units. [OAR 660-012-0315(2)]**

## **Climate Friendly Areas (CFAs) are:**

- **Existing or planned urban centers** - downtowns, transit-served corridors, or similar areas
- **Allows mixed use development**, including residential, office, retail, services, and public uses as outright permitted uses
- **Walkable and accessible** - Served or planned to be served by pedestrian, bicycle, and transit



# Albany CFAs: Zoning & Plan map amendments

A. Downtown

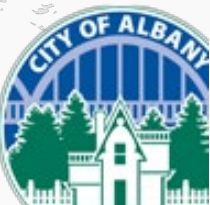
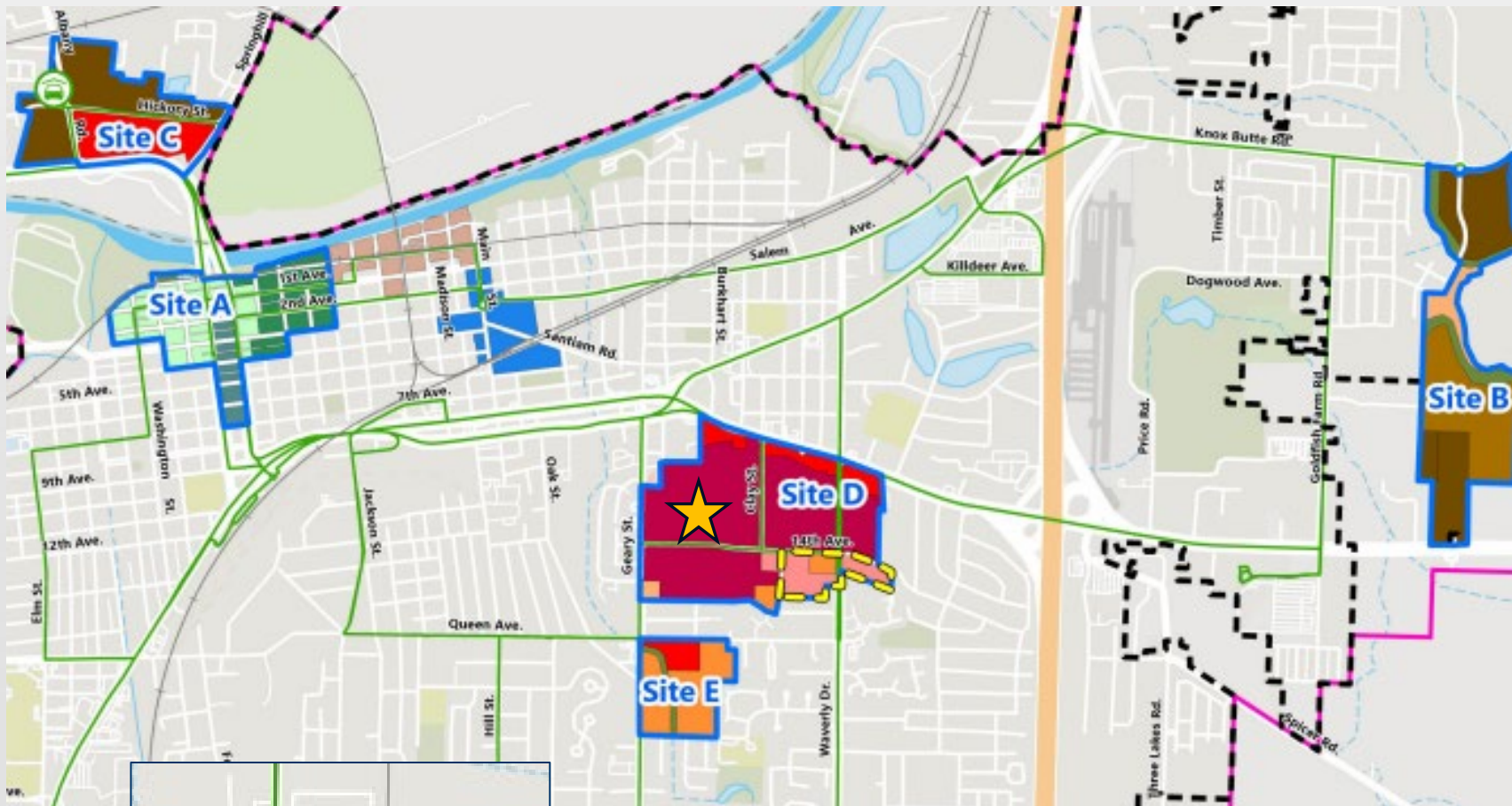
B. East Albany

C. North Albany

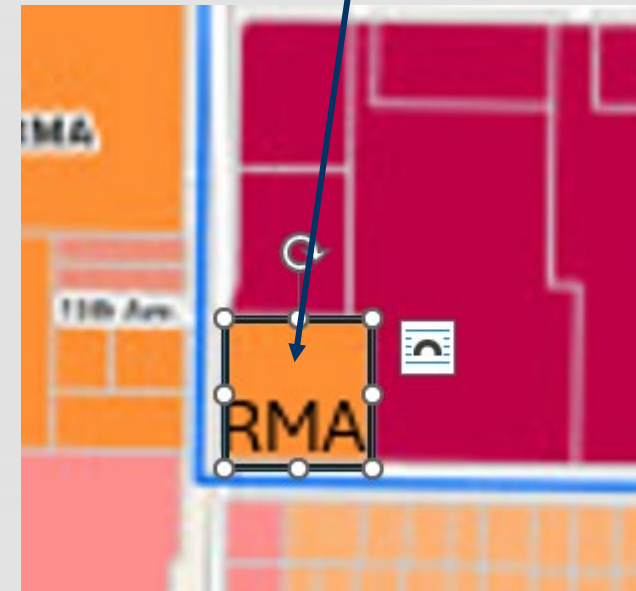
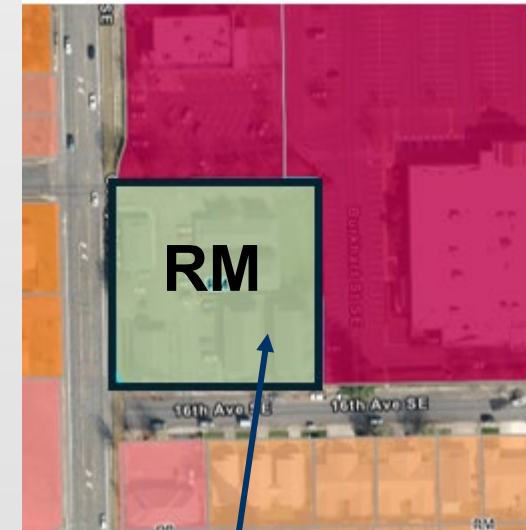
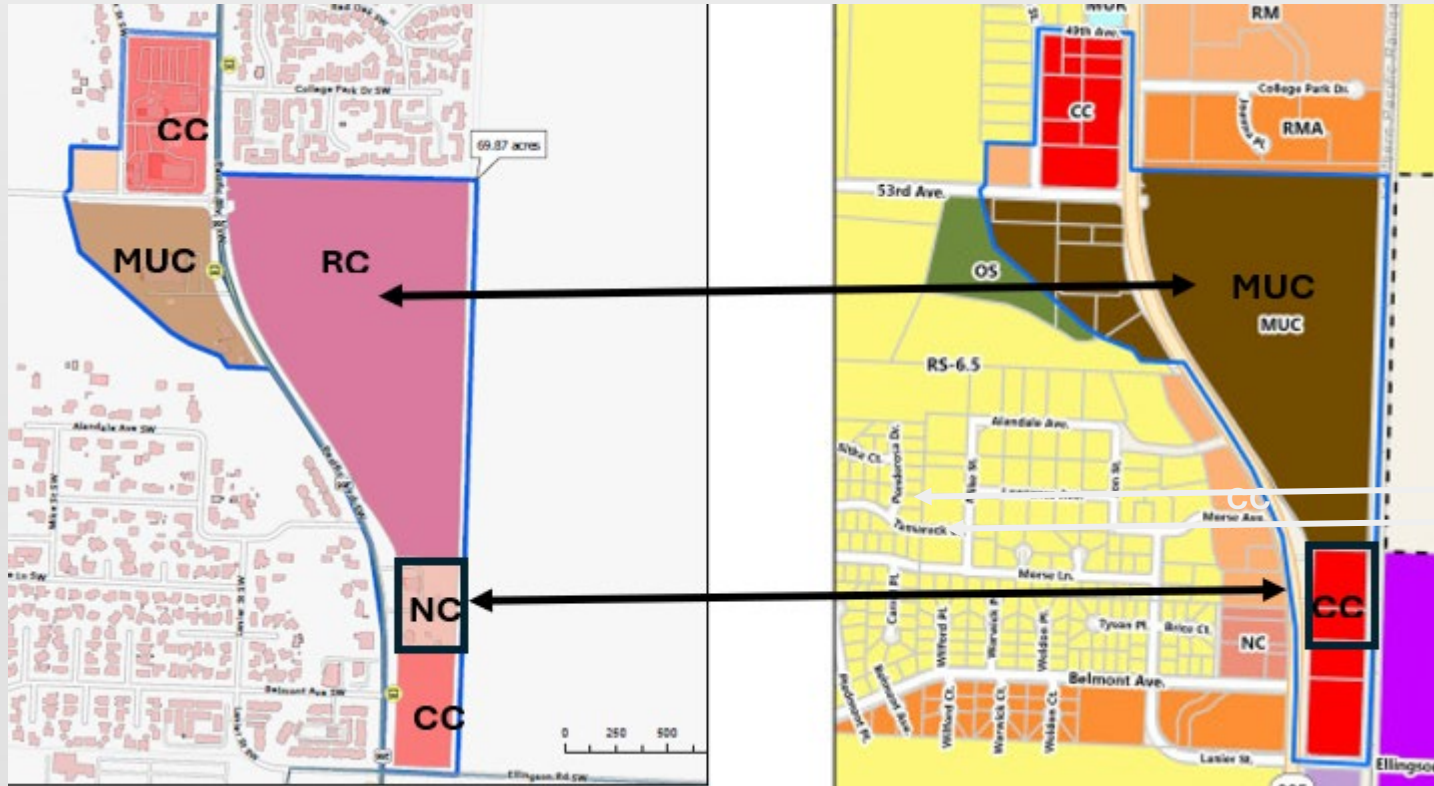
**D. 14<sup>th</sup> Avenue** ★

E. Queen/Geary

F. 99E & 53<sup>rd</sup> Ave

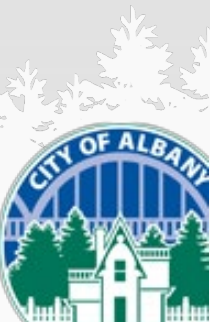


# Other Map Amendments:



## Map Change Criteria Findings:

- Zone changes are consistent with Comp Plan designation and existing facilities and services are adequate to support the changes



# Code Changes: **New Article 14, CFA Overlay District**

OAR 660-012-0320

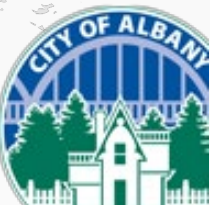
**Permitted Uses** (in addition to uses allowed in base zones):

- Townhouses, apartments, and condos
- Offices, retail, services, and other non-auto oriented commercial uses
- Childcare, schools, and other public uses such as public-serving government facilities and parks.

**Allowable Heights:** 50 ft., except 85 ft. in primary CFA

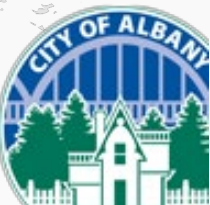
**Minimum Density:** 15 u/net acre, except 25 u/net acre in primary CFA

**Maximum Block Length:** 350 ft., but sites less than 5.5 acres max length can increase to 500 ft. if through-block accessway provided for pedestrians/cyclists



# Summary of Other ADC Amendments:

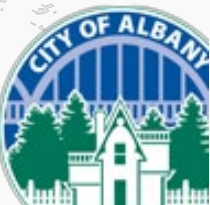
- 1. Relate to Standards and Uses in Climate Friendly Areas** (CFA base zone references, new/updated definitions, and a few minor amendments)
- 2. Apply pedestrian-oriented design standards to improve connectivity** (apply existing Village Center standards to development in CFAs)
  - Require direct pedestrian connectivity throughout site and to adjacent properties/key destinations
  - Require a percentage of buildings/pedestrian amenities to be located at a maximum setback (40%) and street orientation
  - In CFAs, garages in back – not facing street, and blocks may be broken up with ped/bike throughways
  - Drive-thru lanes limited to one lane between building and street



# Comp Plan and ADC Amendment Criteria

**CP Criterion 1:** Amendments are consistent with Comp Plan goals and policies, statewide planning goals, and any adopted area plans.

- **Goal 2, Land Use Planning** – ensure plans remain current and responsive to needs and consistent with state laws and rules, efficient use of land
- **Goal 10, Housing** – will provide more diverse housing options and neighborhoods
- **Goal 12, Transportation** – will increase connectivity and development near transit and transportation choices
- **Goal 14, Urbanization** – efficient land use patterns, create walkable mixed-use areas
- **Goal 5, Natural and Cultural Resources** – vibrant new mixed-use areas support natural and historic resource protection
- **Goal 6, Air, water and land resource quality** – reduce pollution from transportation
- **Goal 9: Economic Development** – support vibrant mixed use/commercial areas, and keep land available for employment



**CP Criterion 2:** amendments are needed to meet changing conditions or new laws.

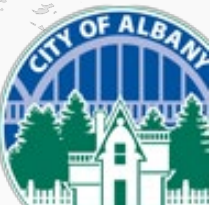
- The changes are needed to comply with Oregon Administrative Rules to address changing conditions, better connectivity, and more housing and job options near transit

**ADC Criterion 1:** The amendments better achieve the goals and policies of the Comp Plan than existing standards.

- Creating CFAs and establishing walkable design standards within CFAs will better achieve the goals and policies of the Comprehensive Plan and statewide planning goals as described earlier.

**ADC Criterion 2:** The amendments are consistent with the ADC on purpose and with the base zones and special purpose districts.

- The base zoning is not changing except for the few properties identified
- All existing overlay district standards, including historic review still apply.





Public Notice: Mailed to all property owners, published in paper, and email to interested parties

Testimony received:

- Suzanne Phillips – in support
- Camron Settlemier – does not believe CFAs will protect historic resources – feels they will be threatened. Downtown is near natural resource (Willamette River)

# Questions?

Next: City Council Hearing is April 9, 2025 @ 6:00 p.m.



