

## CARA transforming Central Albany

### The evolution of CARA

The Central Albany Revitalization Area (CARA) was created in 2001 as a way to eliminate blight and give wings to the Albany Town Center Plan. The key objectives are straightforward: to attract new private investment and to retain and enhance the value of existing private and public investment in the area. The CARA plan, adopted in 2002, is based on the 1995 Central Albany Land Use and Transportation Study, or CALUTS. Conducted over the course of several months in conjunction with public meetings, open houses, and brainstorming, CALUTS included enhancement of the historic downtown; reuse of the waterfront which had previously been used for industrial purposes; and investment in public projects and private partnerships to transform Central Albany.

### Promises made, promises kept

Here are the objectives and promises of the CARA plan with examples of how CARA has kept those promises:

#### Attract new private investment.

CARA's investment of roughly \$8 million in public/private partnerships has leveraged \$69 million in private investment—for every urban renewal dollar, \$8.50 of private money has been invested.

#### Retain and enhance the value of existing private investment and public investment.

CARA's investments are enhancing the value of existing investments, public and private. One form that takes is an increase in jobs. Example: a local manufacturing firm was considering leaving Albany because it needed more space. Though a partnership

with CARA and a \$120,000 investment, the business stayed in Albany and expanded space, investing \$1 million and creating 14 family-wage jobs, helping to create an economically sustainable community. New retailers coming to town to fill vacant spaces bring jobs. The rehabilitation of two historic downtown



buildings created 12 new jobs. CARA's commitment to a sustainable economy is demonstrated through direct investment in economic development projects like the manufacturing example, as well as the spinoff benefits of jobs created from investing in the rehabilitation of buildings.

#### Create a readily identifiable core that is unique and vibrant with a mixture of entertainment, housing, specialty shops, offices, and other commercial uses.

This year, the Oregon Main Street program held its annual conference in downtown Albany. More than 200 people from around Oregon attended. They shopped in Albany stores, ate in Albany restaurants, and stayed in Albany hotels. The conference was able to be held downtown because of space, including the Flinn Block Hall, was

available. With an elevator in the Flinn Block Hall, thanks to a CARA partnership, the ballroom has been opened up to use by the disabled and governmental groups. CARA investments are not just about the beautification of downtown, but the momentum, in the form of investment, livability, and visitors, that it creates.



#### Preserve the Historic Districts, historic resources, and existing housing.

Investments such as streetscape projects and private partnerships have literally transformed parts of downtown. In the residential districts, CARA is helping to restore four blighted historic buildings. The home at 532 Baker Street SE was headed for demolition. Instead, it has been completely rehabilitated and is owner occupied.

#### Increase residential density.

CARA has 100 new housing units including 40 units of low-income senior housing, seven LEED townhomes, and nine upper-floor apartments which were previously unused, vacant spaces downtown.

#### Provide an enriching environment and livable neighborhoods.

In 2009, City staff reached out to the Salem Avenue neighborhood to see what we could do to help them. Their answer: a community garden. With \$20,000, CARA helped turn a vacant, unused lot into a garden, a community place that



produces much more than vegetables. The neighborhood donated more than a ton of food to local shelters and soup kitchens and planted outside the fence so a passerby or someone really in need could pick a fresh tomato or squash. The garden has improved the neighborhood, brought it together, and created a sense of place.



All of these examples say this: CARA is keeping its promises to transform Albany. It is happening incrementally; and with every project, it gains momentum. CARA funds are being used for more than beautification; they're creating jobs, a livable and inviting downtown, a vibrant historic core, strong neighborhoods, and opportunities for significant private investment. Albany is riding a rising tide, and we're proud to report that CARA is at the heart of it.

Want to learn more? Visit CARA's website at <http://www.cityofalbany.net/citymanager/cara/>, join us for our monthly meetings, or contact Kate Porsche, Urban Renewal Manager, at 541-497-6228.

## Are you prepared for a flood?

Flooding is the nation's most common natural disaster, but not all floods are alike. In Oregon, floods generally develop slowly during an extended period of rain or in a warming trend after a heavy snow.

The last major flood in Albany was in February 1996. It was the size of flood expected in this area about every 25 years and consisted of two types: surface flooding in the south, east, and north, where small creeks were not able to manage the water flow because of debris in creek beds or culverts were too small, and overflow from the Santiam-Albany Canal in South Albany; and river flooding in West Albany, primarily from the Calapooia and Willamette Rivers. Flooding on the Calapooia occurred with heavy rains. Flooding on the Willamette was delayed because of water entering the river upstream. Both Spring Hill Drive and Quarry Road in North Albany flooded, isolating a large area.

Weather experts predict a wet winter this year due to a moderate-to-strong La Niña system. Precipitation is expected to be above average and, combined with frequent cool weather systems, will result in tons of mountain snow. Flooding in and near Albany this winter is likely.

What can you do to be prepared?

### Step 1: Get a kit

If you don't already have them, put together home and travel emergency kits. If you have them, now is the time to go through the contents to make sure you have what you would need in an emergency. Go to [ready.gov](http://ready.gov) or <http://www.cityofalbany.net/fire/> for information on what should be included in your kits.

### Step 2: Make a plan

Do you and your family have a plan so that, if you become separated, you will know what to do? If not, you need one. If you have a plan, make time to talk about it and exercise it. Information about emergency plans is available at the websites listed above.

### Step 3: Be informed

Floods take time to come about. Make sure you are informed about weather conditions in the area, watch the news, and be observant as you travel: Is water standing in the fields? Are road drainage ditches full of water? Has it been raining steadily for two or three days? Watch the Willamette River real-time stream flow gauge at <http://water.weather.gov/ahps2/hydrograph.php?wfo=pqr&gage=albo3&view=1,1,1,1,1,1> to see the river level current status and what is predicted.

Spring thaw, heavy rains (La Niña conditions), landscape changes due to wildfires, and compromised levees are all flood threats in the Northwest. Any or all of these conditions can occur in the late winter or early spring here.

### Know your risks, know your safety

Find out if your home is at risk for flooding and educate yourself on the impact a flood could have on you and your family. FEMA's Flood Insurance Study compiled statistical data on river flows, hydrologic/hydraulic analyses, and rainfall and topographic surveys to create flood hazard maps that outline Albany's various flood risk areas.

Most homeowners insurance does not cover flood damage. Talk to your insurance provider about your policy and consider if you need additional coverage.

The National Flood Insurance Program (NFIP) can help provide a means for property owners to financially protect themselves if additional coverage is required. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. To find out more about the NFIP visit [www.FloodSmart.gov](http://www.FloodSmart.gov).

*more flood information, p. 3*



For the latest on the recent Albany arson fires visit:

[albanyarsoninvestigation.com](http://albanyarsoninvestigation.com)

## Inside

- The Big Pickup 2011 ..... 2
- How urban renewal works ..... 2
- What to know about floods ..... 3
- Library basement facelift ..... 4
- City saving energy ..... 4

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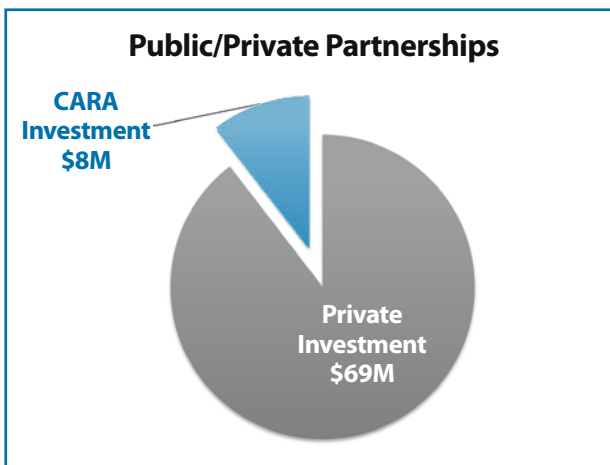
## How does urban renewal work?

Urban renewal was authorized by the people of Oregon in 1960 to help communities improve and revitalize areas that have deteriorated, are unsafe, or show signs of economic or physical conditions that are detrimental to the community as a whole. Today, more than 50 cities and counties in Oregon have active urban renewal programs.

Urban renewal is a tool to help communities focus on and finance the rehabilitation of their most blighted areas. Urban renewal districts (URDs) are funded through what's called tax increment. Though it contains the word, it is not an assessed tax or an increase in taxes for properties in the district. Instead, it works like this: When the 991-acre CARA was created, the tax-assessed values on the properties there were recorded at their 2001 value, the "frozen base." Tax revenue from the frozen base (about \$4.2 million a year) continues to fund the taxing districts (City of Albany, Linn County, Albany School District, and Linn-Benton Community College) for the life of the URD. Only the increase in assessed value over that frozen base goes to the district to implement the plan. The taxing districts agreed to forgo this amount of revenue for 20 years with the idea that investing those dollars in the underutilized, blighted, and economically challenged core will stimulate growth, eliminate the blight, and create vitality in the area, resulting in a stronger, livelier community for all.

Example: the Ironworks project between Water and First Avenues on Montgomery Street. This CARA partnership project had been a vacant, contaminated lot. It now has seven LEED-certified townhomes, a 15,000 square-foot office building, and a 12-unit loft apartment building. Ironworks received an Oregon Brownfield Award this year as exemplary of how developers, municipalities, and other government agencies can work together to bring a blighted property back to life. The project came about thanks to the belief and investment by a private developer and a partnership with CARA.

It is important to note that CARA's urban renewal funds are not, and, by state law, cannot be, a part of the City's General Fund. The urban renewal district is a separate entity from the City: CARA income is separate, and CARA money can only be used for specific projects as outlined in the Urban Renewal Plan. These special, unique funds can only be used for very specific purposes—to eliminate blighting influences in the district, revitalize the area, and implement the Town Center Plan. Simply put, we invest dollars today to overcome blight and build a stronger, more livable and economically viable community. CARA gives wings to projects that simply wouldn't have happened without it.



## Albany earns Good Governance Award

The City of Albany received the Good Governance Award from the League of Oregon Cities at the League's annual conference September 25, 2010, in Eugene, Oregon.

The award was presented for "Where Does My Money Go" and "The Dashboard," two innovative Web applications designed to increase government transparency and provide easy access to tax, financial, and performance information.

This award follows the September 8, 2010, recognition by the Sunshine Review, an independent national organization devoted to governmental transparency, of a perfect A+ score for the City of Albany. Albany is one of only 27 governmental agencies nationwide and the only one in Oregon to receive this ranking.

The City of Albany presented these applications to governmental managers from across the United States and other countries at the International City/County Management Association national conference in San Jose, California, on October 18, 2010.

## Have you signed up for Linn-Benton ALERT?

The Linn-Benton ALERT emergency notification system is a mass notification system that allows public safety officials to provide rapid notifications to Linn County and Benton County residents of emergencies, evacuations, and other urgent events.

By signing up for the Linn-Benton ALERT, you will receive time-sensitive emergency and safety alerts from public safety officials in the county where you work or live. You may choose how and where to receive alerts, including your cell phone, home landline, work phone, or all three; by e-mail, text messages, or TTY (a device for individuals with impaired hearing). You may also prioritize how you would like to be informed.

The service is available to anyone who lives, works, or has family, friends, or property in Linn or Benton Counties. It is sponsored by a partnership of Linn County, Benton County, and the City of Corvallis.

By signing up for the Linn-Benton ALERT emergency notification system, you agree to and accept sole responsibility for the accuracy of the information you provide to the Linn-Benton ALERT emergency notification system. All information is confidential and not shared with outside organizations. Linn-Benton ALERT is only for use in emergency situations.

To sign up, go to <http://www.co.benton.or.us/sheriff/> or <http://www.linnsheriff.org>.

## Pay Your Water & Sewer Bill Online

Go to [cityofalbany.net/utilitybilling](http://cityofalbany.net/utilitybilling) to sign up today!

## The Big Pickup 2011

WILL YOUR NEIGHBORHOOD BE NEXT?

Albany's annual neighborhood cleanup, The Big Pickup, is coming up and organizers are looking for a neighborhood that wants a facelift.

The fifth annual Big Pickup is scheduled for Saturday, May 21, 2011. Sponsored by the City of Albany and Allied Waste of Albany-Lebanon, the event is an opportunity for neighbors and volunteers to get together to spruce up private properties, pick up litter on public streets, weed and prune landscaping in public

rights-of-way, and drop off unwanted items that can be recycled. The event coincides with SOLV's spring river cleanup, and Allied Waste's Recycle Roundup.

City staff is looking for an area of Albany that could use some cleaning up with two or three private properties where volunteers can make a real difference by helping clear brush and weeds, get rid of junk, or do other work to improve how the places look. Project properties often belong to individuals or families who are unable to

do the work themselves and truly need some help.

Neighbor volunteer organizers are the key to the Big Pickup. We need your help to make it happen.

If you want The Big Pickup in your neighborhood this year and you have neighbors willing to help with planning, contact Marilyn Smith, 541-917-7507; Lynn Hinrichs, 541-917-3208; or Heather Slocum, 541-791-0058, no later than Friday, January 14, 2011.

## CITY OF ALBANY Directory

### Mayor

Sharon Konopa ..... 541-926-6812

### Ward I Councilors

Dick Olsen ..... 541-926-7348  
Floyd Collins ..... 541-928-2961

### Ward II Councilors

Bill Coburn ..... 541-928-0649  
Ralph Reid, Jr. .... 541-928-7382

### Ward III Councilors

Bessie Johnson ..... 541-791-2494  
Jeff Christman ..... 541-926-0528

### City Manager

Wes Hare ..... 541-917-7505

### City Hall Phone Numbers

General Information ..... 541-917-7500  
Ambulance Billing ..... 541-917-7710  
Building Inspection ..... 541-917-7553  
Carnegie Library ..... 541-917-7585  
City Manager ..... 541-917-7500  
Engineering ..... 541-917-7676  
Finance Office ..... 541-917-7500  
Fire Department ..... 541-917-7700  
Human Resources ..... 541-917-7500  
Main Library ..... 541-917-7580  
Mayor/Council Line ..... 541-917-7503  
Municipal Court ..... 541-917-7740  
Parks & Recreation ..... 541-917-7777  
Planning and Zoning ..... 541-917-7550  
Police Department ..... 541-917-7680  
Public Information Office ..... 541-917-7507  
Senior Center ..... 541-917-7760  
Transit ..... 541-917-7667  
Water/Sewer Billing ..... 541-917-7547  
Water/Sewer/Streets ..... 541-917-7600

### Publishing Information

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**Emergencies (Fire, Police, Ambulance)**  
**DIAL 911**

# What you need to know about floods

Albany was settled near the confluence of the Calapooia and Willamette Rivers. Upstream, the Willamette River watershed drains approximately 4,840 square miles of mostly mountainous timberland. Development in the watershed can increase the magnitude and frequency of flooding. As fields and forests are replaced by “impervious surfaces” (such as pavement and buildings), the development changes the way the water is stored and how it moves through the watershed.

**Flood Insurance** Flood insurance protects you from the financial devastation caused by floods. If you don't have flood insurance, talk to your insurance agent. Even a few inches of water can bring thousands of dollars in repair and restoration costs. Most homeowners' insurance does not cover flood damage, and disaster relief funds cover only a small portion of flood damage.

Even if you don't carry a mortgage, you should still have flood insurance. If you

erosion. Here are some suggestions and information for understanding how floodplains function and how the City regulates the floodplain to protect property and lives while affording residents the ability to obtain flood insurance:

- **Do not dump or throw anything in ditches, creeks, or drains:** A plugged channel cannot carry water and, when it rains, the excess water must go somewhere. Trash and vegetation dumped into drainageways degrades water quality and contributes to flooding. Dumping is a violation of the Albany Municipal Code. Even grass clippings and branches can accumulate and plug storm drains and channels. If you see dumping or debris in ditches, creeks, or drains, contact the Public Works Department at 541-917-7600.
- **Obtain a floodplain development permit and/or building permit, if required:** Always check with the Community Development Department at 541-917-7550 (Planning) or 541-917-7553 (Building), or visit the customer counter on the second floor of City Hall before you build on or alter your property in the floodplain. A permit may be needed to ensure that projects do not cause flooding problems on other properties. If you see construction work without a building permit posted, contact the Building Division at 541-917-7553.
- **Recognize the natural and beneficial functions of floodplains:** Flooding in streams is a natural process. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. Vegetation serves as a natural filter, trapping sediments and capturing



Aerial view of North Albany during the 1996 Willamette River flood.



Historically, most flooding in the Albany area affects low-lying areas of North Albany near the Willamette River. The Christmas flood of 1964 was the largest flood in recent history but fell short of being a “100-year flood.” The 1996 flood was considered a 6-year flood, based on regulated flow with dams upriver. Weather watchers and emergency managers in the Willamette Valley are warning of the potential for heavy flooding this winter due to the La Nina weather pattern and limited capacity at the dams.

## Causes of flooding in Albany

Albany is subject to two types of flooding:

- **Riverine** flooding is the overbank flooding of rivers and streams. In Albany, those include the Willamette and Calapooia Rivers; Oak, Periwinkle, Cox, Burkhart, and Truax Creeks, and the Santiam-Albany Canal.
- **Urban** flooding results from an unusual and rapid accumulation of storm water that temporarily exceeds the capacity of the local storm water drainage system.

Flooding of streams and rivers in Albany generally results from large winter storms from the Pacific Ocean. When heavy rainfall comes at the same time as snow-melt runoff, winter storms can result in simultaneous flooding on all rivers and streams in an affected area. Historically, most major floods in Albany have occurred in December, January, and February, although flooding in other months is possible.

**Past Floods:** Flood records for the City of Albany indicate no regular pattern in which floods occur. Heavy rains that saturate the ground and fill rivers and creeks coupled with warming weather that melts heavy mountain snow created the major flooding that Albany has seen over the last 150 years. The last major flooding since the dams were built on rivers upstream took place in 1964 and 1996.

The February 1996 flood was the highest in recent memory but was considered significantly less than a “100-year flood,” which is a flood that has a 1 in 100 (1%) chance of happening in any given year. The record flood of 1861 had almost three times the volume of water in the Willamette River as measured at the Albany gauge. The 1964 flood would have rivaled the 1861 flood without the flood control dams, but instead was considered an 80-year flood.

If you are in the floodplain, odds are that someday your property will be damaged. Even if you don't live in a floodplain, knowing what to do (and not to do) in a flood can be life-saving.

rent, your landlord is responsible for the structure but not your belongings. You can purchase a separate flood insurance policy because Albany participates in the National Flood Insurance Program (NFIP). The premiums are discounted because Albany also participates in FEMA's Community Rating System program, which requires floodplain management activities above and beyond minimum NFIP standards.

Coverage applies whether flooding results from heavy or prolonged rains, snow melt, blocked storm drainage systems, levee dam failure, or other causes. To be considered a flood, the waters must cover at least two acres or affect at least two properties.

Flood insurance is available for properties within and outside of floodplains. Your property's flood risk is shown on flood hazard maps. Different types of policies are available depending on your flood risk:

- If you live in a high-risk area, you will need a standard policy. Most mortgage lenders will require that you have such a policy before they will approve your loan, including refinancing.
- Outside of high-risk areas, flood insurance is also available, usually at lower cost. A preferred risk policy covers both a home and its contents. While you aren't federally required to have flood insurance in a low-to-moderate risk area, it doesn't mean you won't ever need it. Large floods often extend beyond the boundaries of high-risk areas and smaller floods occur outside high-risk areas as well. In fact, about 25% of all flood insurance claims come from low-to-moderate risk areas.

FEMA has the latest information about flood insurance policies and premiums at <http://www.floodsmart.gov/floodsmart/>. FEMA's [Answers to Questions about the National Flood Insurance Program](http://www.fema.gov/library/viewRecord.do?id=1404) is at <http://www.fema.gov/library/viewRecord.do?id=1404>.

## Floodplain Function and Regulation

Maintaining the flow capacity of rivers and streams requires cooperation and assistance to prevent flooding and bank

toilets, and other sewer connections; and storing important documents and other irreplaceable items where they are unlikely to be damaged.

- **City floodplain information services:** Flood maps and flood protection references are available at the Albany Public Library, on the City's website, and at the Community Development Department on the second floor of City Hall. If you live in the city limits and find that your property is located within a floodplain, City staff can provide information such as a FEMA elevation certificate, if one is available for your property. They can also help you estimate the risk of flooding to your home; find ways to reduce or prevent flood damage to your property; make site visits to review flood, drainage and sewer problems; or provide tips on how to select a contractor. For more information, check the City's website <http://www.cityofalbany.net/comdev/floodplain>.

## Flood Safety Tips

**Do not walk through flowing water:** Drowning is the No.1 cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to ensure that the ground is still in front of you.

**Do not drive through a flooded area:** More people drown in their cars than anywhere else. Don't drive around road barriers; the road or bridge may be washed out.

**Stay away from power lines and electrical wires:** The No. 2 flood killer is electrocution. Electrical current can travel through water. Report downed power lines to your electric utility (Pacific Power & Light or Consumers Power) or the county Emergency Management Office.

**Shut off gas and electricity and move valuable contents upstairs:** Be prepared in advance with a detailed checklist because warning of an impending flood may provide little time for preparation prior to evacuation.

**Look out for animals:** Small animals that have been flooded out of their homes may seek shelter in yours. Use a pole or stick to poke and turn things over and scare away small animals.

**Look before you step:** After a flood, the ground and floors are covered with debris including broken bottles and nails. Floors and stairs that have been covered with mud can be very slippery.

**Be alert for gas leaks:** Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know that the gas has been turned off and the area has been ventilated. And don't turn the gas back on yourself; call Northwest Natural to do it.

pollutants; it also anchors stream banks, reducing bank erosion and providing shade, which helps reduce water temperatures. In most cases, removing vegetation near a watercourse is a violation of the Albany Municipal Code.

- **Reduce risk of damage:** Practical and cost-effective methods for reducing or eliminating the risk of flooding are available. Techniques include preparing a household evacuation plan; elevation of the home; relocating the home to higher ground; constructing floodwalls or berms; flood-proofing the structure; having a licensed electrician protect utilities and electrical components; having a licensed plumber install backflow valves or plugs to prevent floodwaters from entering drains,

FEMA's *Homeowner's Guide to Retrofitting: Six Ways to Protect Your House from Flooding* is on FEMA's Web site at <http://www.fema.gov/rebuild/mat/fema312.shtm>.

- **Flood Warning System.** A warning of potential flooding is conveyed to the community through the Emergency Alert System. Regular programming on radio and television will be interrupted to describe the nature of the flooding, the locations likely to be affected, and what protective action citizens in the area should take. Emergency services personnel will also conduct door-to-door notification when flooding is imminent. You should heed these warnings and take appropriate action to safeguard your life and property.

## Downtown Library gets basement facelift

The basement of the downtown Carnegie Library underwent an extensive facelift this spring. Decades of paint, 8-12 layers thick in places, was removed from all the original woodwork and walls were repainted with a two-tone beige and brown color scheme thought to be the way things looked when the building first opened in 1914. The basement was once home to the Albany Regional Museum, which had painted sections of the walls in a variety of bright colors to separate exhibits. Library staff and many longtime patrons welcomed the change.

Fresh plaster was applied in some places, some ground-level window sills were replaced, and obsolete telephone wiring was removed. Restrooms, hallways, the book sale room, and staff office got fresh paint on walls and ceilings; and paint was removed from wood accents and moldings.

The basement was closed for about a month while work was completed. Library staff moved the children's collection, nearly 10,000 books, into storage and then back to the shelves once work was finished.

Library staff thanks the Albany Public Library Foundation, which provided



half of the project funding; Fitzpatrick Painting for the bulk of the work; and Library patrons for their patience during the closure and wonderful feedback since reopening.

### The Downtown Carnegie Library

Andrew Carnegie, a steel magnate, was a philanthropist who began building libraries in the United States in the early 1900s. In

1911, he offered the City of Albany \$12,500 to build a free public library if the City would match his donation and staff the new building. The final building cost came to \$20,000.

As early as 1907, Sarah Adams, then president of the Modern Travelers Club, initiated the idea of a public library by creating a committee to gather a collection of books and naming a board of directors. A single-room brick building near

Second and Ferry was selected to house the collection. The library was open to the public on Monday, Wednesday, and Friday. Over the next few years, the club gathered 1,163 volumes. The library became a tax-supported service in December 1910 when the City of Albany assumed its operation.

Mr. and Mrs. S.E. Young donated land on the corner of Third Avenue and Ferry Street for the Carnegie building. Ground was broken June 5, 1913. Willard F. Tobey was chosen as the architect. Mrs. Young herself carried in the first book, a Bible, three days prior to the building's dedication on June 26, 1914. A community of volunteers carried the rest of the 3,200-volume collection into the new facility.

The Downtown Carnegie Library has been in continuous use as a library since. It currently houses nearly 25,000 titles for public use, provides public Internet access, free Wi-Fi, and a special historic preservation book collection. It is included as a landmark contributing property in the Monteith National Register Historic District of Albany.



Zeki, a 9-foot tall steel and titanium sculpture, has found a new home outside the Carnegie Library. The \$30,000 Raymond Hunter piece was commissioned by the Wanita Robb Sculptural Trust to honor the education profession. The sculpture is the brainchild of John Boock, Jr., who administers the trust. Libraries are the premier institutions of lifelong education, and so the corner of Third Avenue and Ferry Street is the perfect fit to honor education and to inspire lifelong learning.

## Energy savings around the City

### Fire station lights the way to saving energy

In today's economy, public and private organizations look for ways to save energy and control operating costs. Many find that lighting upgrades are the best, and often, the easiest first step in any energy-efficiency program because of the long-term cost savings, short payback period, and incentives.

The City of Albany began its sustainability initiative with a lighting replacement program in which they upgraded older fixtures to energy-saving high-performance fixtures.

In September 2009, the City completed a lighting retrofit at Albany Fire Station #12, 120 34th Avenue SE. Built in the 1970s, the 8,000 square-foot building needed a lighting upgrade. The building is used 24 hours a day; so lights are on all the time and the older fixtures needed to be replaced frequently. City facilities staff replaced outdated T12 lamps and ballasts with 31 new high-performance T8 lamps and four hard-

wired compact fluorescent light bulbs. At installation, the City expected to save 32,437 kilowatt hours of electricity per year for an annual cost savings of \$2,234. The Energy Trust of Oregon provided an incentive of \$2,127 towards the overall project cost of \$9,246, and the project qualified for an Oregon Business Energy Tax Credit. The payback is less than two years.

Firefighters noticed the difference immediately and appreciate the improved lighting quality. The project helped reduce further equipment replacement costs, increased the longevity of lighting fixtures, and is saving energy and operating costs.

The Station 12 lighting upgrades have sparked other initiatives: improved tracking of electrical power use in all City buildings and other energy-efficiency and water-conservation measures.

At Albany Public Library, energy-efficient lighting includes LED exit signs, hard-wired compact fluorescent light bulbs, pulse-start metal halides, and high-efficiency and high-performance T8 fixtures.

A variable-volume refrigerant system has the ability to share heat energy back and forth across the building without activating the outside compressor unit, reducing the system's energy consumption. Energy recovery ventilators further reduce heating and air conditioning costs.

The Library qualified for \$44,067 in Energy Trust cash incentives for the energy-efficiency upgrades. The upgrades should save approximately \$10,000, or 157,614 kilowatt-hours, in the Library's annual energy costs.

### Albany Senior Center

With a federal American Recovery and Reinvestment Act grant, the City replaced T12 fluorescent lamps and ballasts with higher efficiency T8s. The initial investment was \$7,539 and annual energy savings are expected at 32,498 kilowatt-hours or \$3,087. Payback will be a little more than two years.

An energy efficiency block grant from the Department of Energy paid for replacement

of outdated heating, ventilation, and air conditioning equipment with a high energy-efficiency centralized system. Total project cost was \$119,016 with an estimated energy cost savings of \$1,775 per year.

### Albany City Hall

The City's entire Information Technology hub replaced 12 hard-drive computer host servers with one virtual server, funded entirely by a Department of Energy energy-efficiency block grant of \$46,231. Power consumption for these systems has been reduced by 30% and cut City Hall's power bill by \$4,967 per year.

Variable-speed drive high-efficiency motors have been installed on two rooftop heating/ventilation/air conditioning units with new carbon dioxide sensors and programming controls to increase energy efficiency and indoor air quality. This project was paid for with a \$35,754 DOE energy-efficiency block grant. Estimated energy savings is 38,284 kilowatts or \$2,291 per year.

## Public Works Department earns accreditation

The Albany Public Works Department has become the third in Oregon and the 62nd in the United States to receive an American Public Works Association (APWA) accreditation award.

The accreditation award was announced on November 5, 2010. Albany, Eugene, and Bend are the only Oregon to earn the APWA accreditation award.

"The City of Albany is to be congratulated on earning their accreditation," said Ann Daniels, director of credentialing for APWA. "They have continually improved their public works performance and the provision of services, as well as increased professionalism, provided for succession planning, recognized good

performance and instilled pride among agency staff."

The APWA accreditation program recognizes public works agencies that go beyond the requirements of the management practices established nationally in the public works industry. Every day, accredited agencies meet or exceed standards of performance in areas such as water, solid waste management, street/sewer repair and maintenance, engineering, building maintenance, storm water drainage, traffic safety, environmental services, and vehicle maintenance.

A team of public works professionals from Florida, Texas, and Utah completed a thorough evaluation of operations during a visit to Albany October 20-22, 2010.

"The APWA accreditation award is an acknowledgement of all the hard work over the years done by our public works employees," said Diane Taniguchi-Dennis, Public Works Director. "The Albany Public Works Department has reached an important milestone with this award. Only cities that are willing to have all of their work policies, procedures, and practices examined in a rigorous audit and meet the standards of APWA can be accredited.

"It's exciting to complete the detailed review of an agency's policies and procedures, and then recommend them for accreditation," said Daniels. "Albany's Public Works Department is to be highly commended for their excellent commit-

ment to improving operations."

For more information, contact Public Works Accreditation Manager Angelia Sousa at [angie.sousa@cityofalbany.net](mailto:angie.sousa@cityofalbany.net).

### About APWA

The American Public Works Association ([www.apwa.net](http://www.apwa.net)) is a not-for-profit, international organization of more than 29,500 members involved in the field of public works. APWA serves its members by promoting professional excellence and public awareness through education, advocacy, and the exchange of knowledge. APWA is headquartered in Kansas City, Missouri, has an office in Washington, D.C., and 64 chapters in North America.

