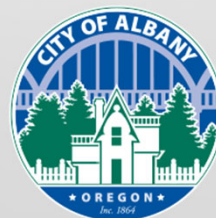


# Albany– Candidate Climate Friendly Areas



Public Engagement Meeting #2

February 21, 2023



# Roles

- Cities – Provide Local Knowledge and Expertise, public notices, anti-displacement planning analysis.
- 3J Consulting – Public Engagement Support, Implementing Community Engagement Plans, Interviews, Focus Groups, etc.
- OCWCOG – Maps, Technical Analysis, Anti-displacement spatial analysis, Climate Friendly Study Report
- DLCD – Technical Assistance about Rules

# Meeting Logistics and Schedule



Presentations from City representatives and OCWCOG



Information share and then time to provide comments on candidate areas



Online questionnaire for those unable to attend the meeting or want to provide additional comments later

# What is a Climate Friendly Area?

- Existing or planned urban centers(including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- Served by high quality pedestrian, bicycle, and transit services
- Sized to accommodate at least 30% of total current and future housing needs
- Must allow mixed use development, including residential, office, retail, services, & public uses as outright permitted
- Subject to specific land use requirements (e.g., densities, building heights, block lengths)

# CFA Requirements

- CFAs may not be in areas where development is prohibited under Statewide Planning Goal 7—Areas Subject to Natural Disasters and Hazards.
- CFAs may be located outside city limits but within a UGB if ALL following requirements are met:
  - The area is contiguous with the city limits boundary
  - The provision of urban services is contingent upon annexation into the city limits and the area is readily serviceable with urban water, sewer, stormwater, and transportation
- Minimum width of 750 feet

Cities Larger than 50,000	Size of CFAs	Minimum Residential Density	Allowed Building Height No Less Than
Primary CFA	At least 25 acres	25 units/net acre	85 feet
Secondary CFAs	No minimum size	15 units/net acre	50 feet

# Required Dwelling Unit Capacity

- One CFA must be at least 25 acres (Primary CFA)
- In total CFAs shall accommodate at least 30% of current and future housing needs.
- According to the analysis in the Albany Housing and Residential Land Needs Assessment the CFA(s) must provide zoned residential building capacity sufficient to accommodate 8,861 units.

	Current Population in UGB (minus Group pop.)	Projected Population in UGB (minus group pop.)	Existing Housing Units	Projected Total Housing Units	30% of Projected and Current Housing Units
Albany (2020-2040)	53,791 (2019)	71,985 (2040)	22,805	29,535	8,861

# Candidate Area – Site Selection Approach

- Areas adjacent to transit service
- Areas adjacent to existing and planned multi-modal paths
- Existing mixed-use zoned areas
- A mix of developed and vacant areas
- Input from Public Meeting #1



# Expected Code Amendments

- The required zoning code amendments will vary by zone. The candidate areas touch several existing Albany zones. Some zone amendments will be minor while others will require more changes.
- Phase I requires cities to evaluate existing development standards and the level of change needed. (More analysis coming)
- Phase II requires the final adoption of development code standards that meet the CFA requirements.



# Prescriptive Path

Capacity calculations are done regardless of existing development. Each parcel is calculated as if the parcel was not developed.

Total housing unit capacity in the CFA is calculated (estimated) using the following variables or factors:

1. The net developable area of all parcels in square feet
2. The maximum number of building floors
3. The assumed percentage of buildings in residential use (30%)
4. The average size of a housing unit in square feet (900 sq. ft.)

# Methods


- OAR 660-012-0320(10) allows for an alternative methodology for calculating capacity.
- The initial estimates appeared high when considering:
  - 1) the small urban character of Albany, as compared with Portland or Eugene;
  - 2) recent mixed use development examples; and
  - 3) broader market realities. This high-capacity estimate would be allowed
- COG used this number as a “high” estimate and then developed more conservative assumptions to calculate a “low” estimate.

# High Estimate

- Public Building lots were assumed to have a zero-capacity including city hall, the Fire Station, etc. The prescriptive path allows public buildings to count towards capacity. However, redevelopment of public buildings is not expected.
- Historic Buildings were assumed to have a zero capacity.
- Assumed full lot build out.

# Low Estimate

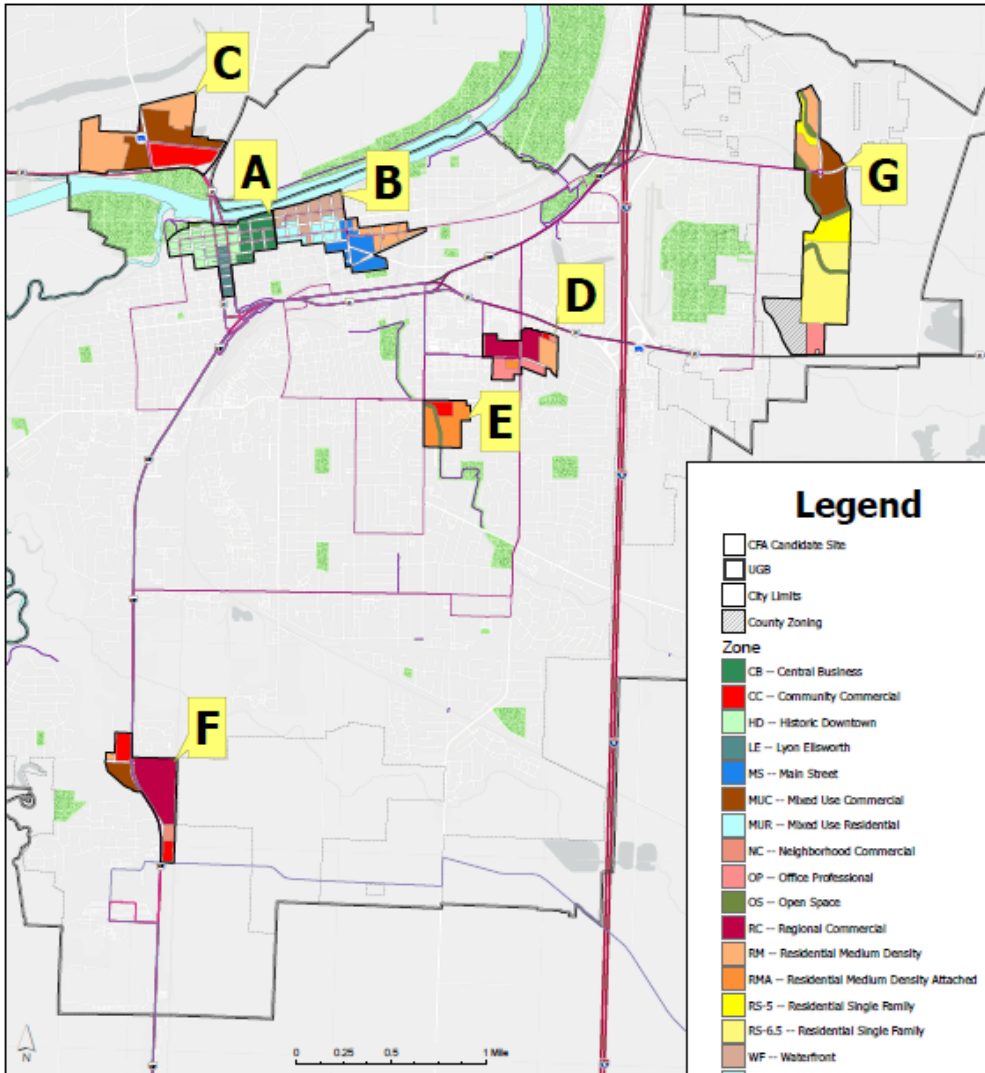
- Same public building and historic building assumption as the high estimate.
- The low estimate recognizes that full build out of every block is not likely even in the long-range planning period. The low estimate assumes 30% of block area in the downtown areas and 40% of block area in the other areas would be utilized for parking, drive aisles landscaping, sidewalks, open space, etc.



# Open House – Questions to Consider when reviewing candidate areas

- What are the challenges and opportunities you see for each proposed area? (Proximity to Transit, Pedestrian and Bicycle infrastructure, natural hazard areas, Infrastructure, etc.)
- Do these candidate areas meet community desires in terms of what you envision for a CFA?
- Did we miss any areas you think should be considered?

# Albany CFA Candidates - Overview



\*Acres Net – Nets out the ROWs, Historic Properties, Parks, Public Building Lots. The calculation in this column does not net out the setback area.

Site	Site Name	Acres Total	Acres Net	Low Estimate (Units)	High Estimate (Units)
Site A	Downtown Area	79.4	25.0	1,358	1,940
Site B	East Downtown Area	99.7	59.8	2,083	3,471
Site C	North Albany Area	129.0	59.3	2,065	3,442
Site D	14th/Waverly Area	50.4	21.4	747	1,244
Site E	Queen/Geary Area	34.4	12.7	444	740
Site F	South Albany Area	69.9	22.9	798	1,329
Site G	East Albany Area	197.9	72.8	2,911	4,851
			Totals	10,406	17,017

### Legend

- CFA Candidate Site
- UGB
- City Limits
- County Zoning

**Zone**

- CB – Central Business
- CC – Community Commercial
- HD – Historic Downtown
- LE – Lyon Ellsworth
- MS – Main Street
- MUC – Mixed Use Commercial
- MUR – Mixed Use Residential
- NC – Neighborhood Commercial
- OP – Office Professional
- OS – Open Space
- RC – Regional Commercial
- RM – Residential Medium Density
- RMA – Residential Medium Density Attached
- RS-5 – Residential Single Family
- RS-6.5 – Residential Single Family
- WF – Waterfront

**Local Bus Providers**

- Benton County Transportation
- Linn Shuttle
- Linn-Benton Loop
- Albany Transit System
- Park and Ride Lot

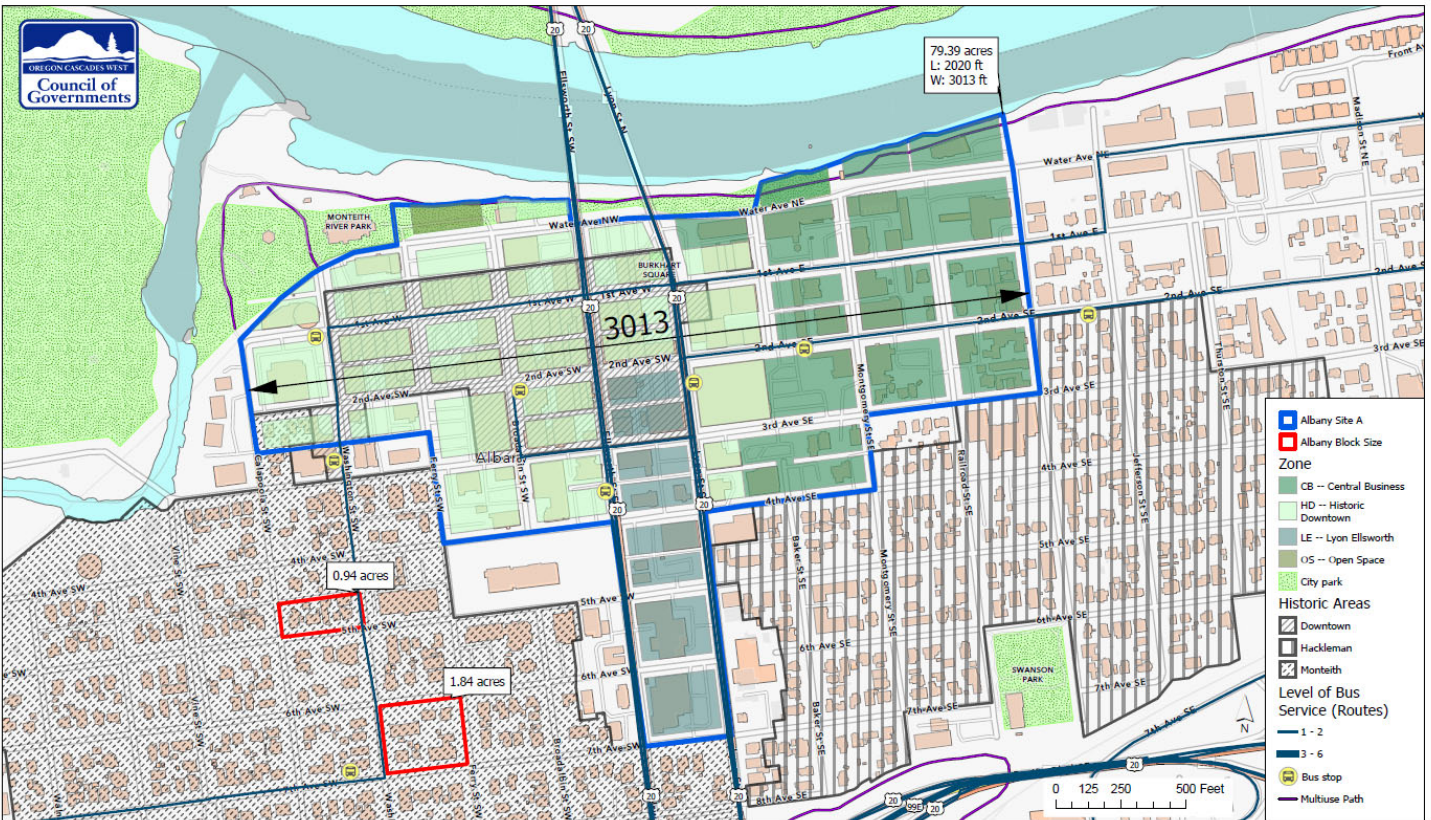
River  
City park  
Multituse Path

# Overview Map

- A. Downtown
- B. East Downtown Area
- C. North Albany Area
- D. 14<sup>th</sup> / Waverly Area
- E. Queen/ Geary Area
- F. South Albany Area
- G. East Albany Area



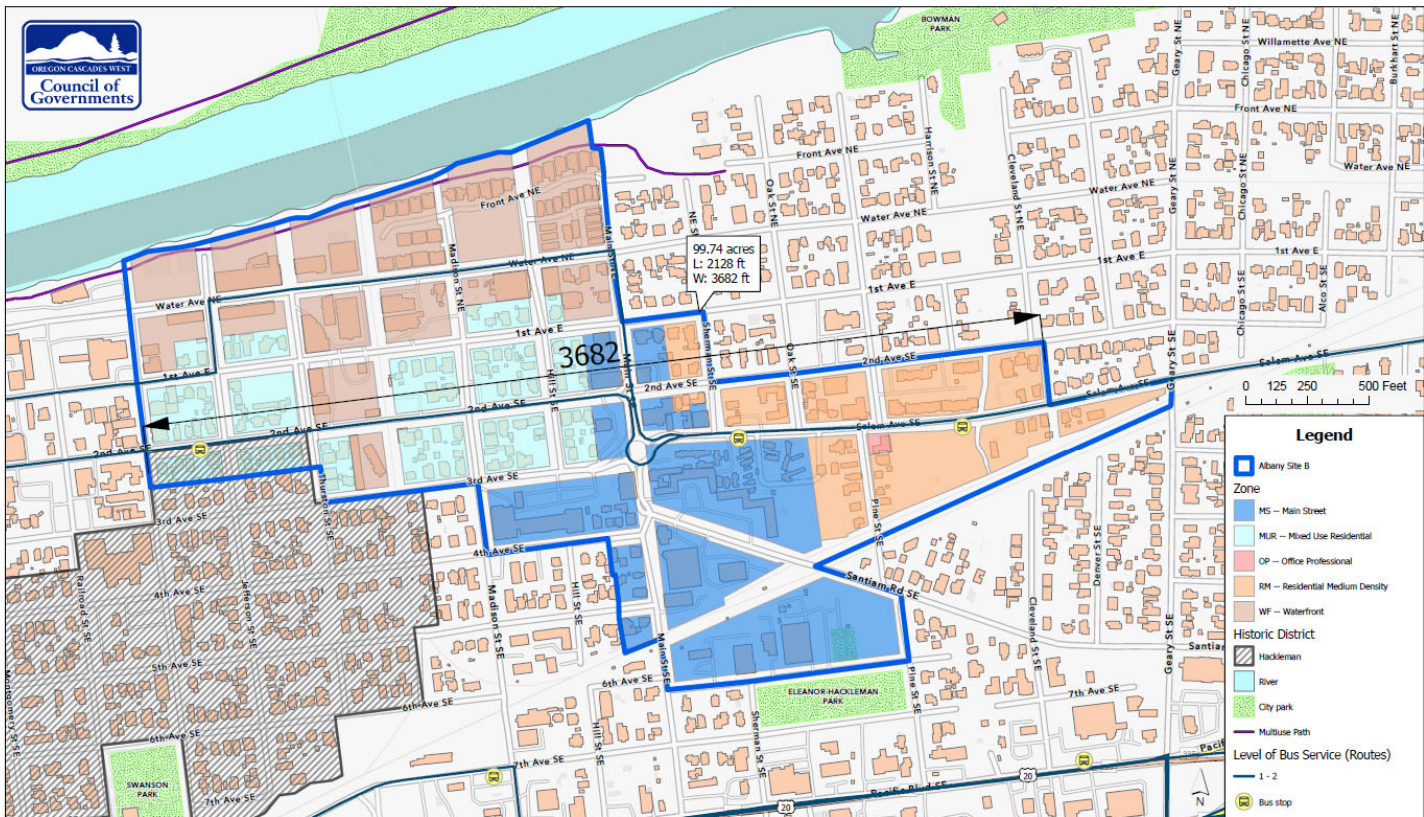
# Albany Site A



Albany - CFA Candidates Site A

02/13/23 - Created by OCWCOG GIS

- Downtown
- Existing Zoning – Central Business (CB), Historic District (HD), and Lyon Ellsworth (LE)
- Bldg. Height – HD – 85 feet/ 65 feet in Downtown historic overlay, CB – 65 feet, LE – 60 feet
- Approximately 79.4 Total Acres and 25.0 Net Acres
- Estimated Capacity
  - Low – 1,358 Units
  - High – 1,940 Units
- Key Destinations/ Features
  - City Hall, Albany Carousel, Post Office, Dave Clark Path, and Transit Stops



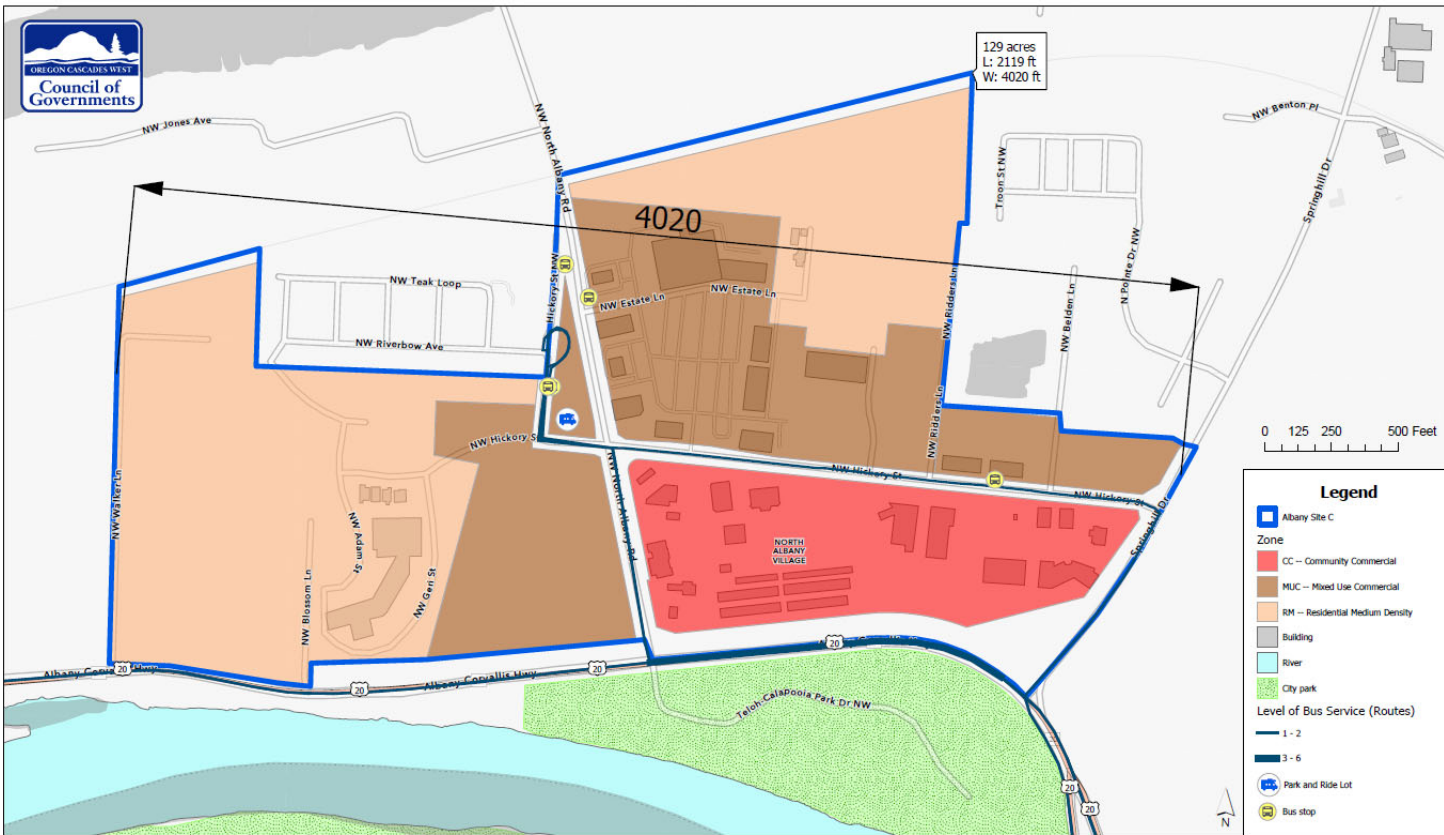
# Albany Site B

Albany - CFA Candidates Site B

02/13/23 - Created by OCWCOG GIS

- East Downtown
- Existing Zoning – Main Street (MS), Mixed Use Residential (MUR), Office Professional (OP), Residential Medium Density (RM) and Waterfront (WF)
- Bldg. Height – MS – 50 feet, MUR – 45 feet, OP – 30 feet, RM – 45 feet, WF – 55 feet
- Approximately 99.7 Total Acres and 59.8 Net Acres
- Estimated Capacity
  - Low – 2,083 Units
  - High – 3,471 Units
- Key Destinations/ Features
  - Dave Clark Path and Transit Stops



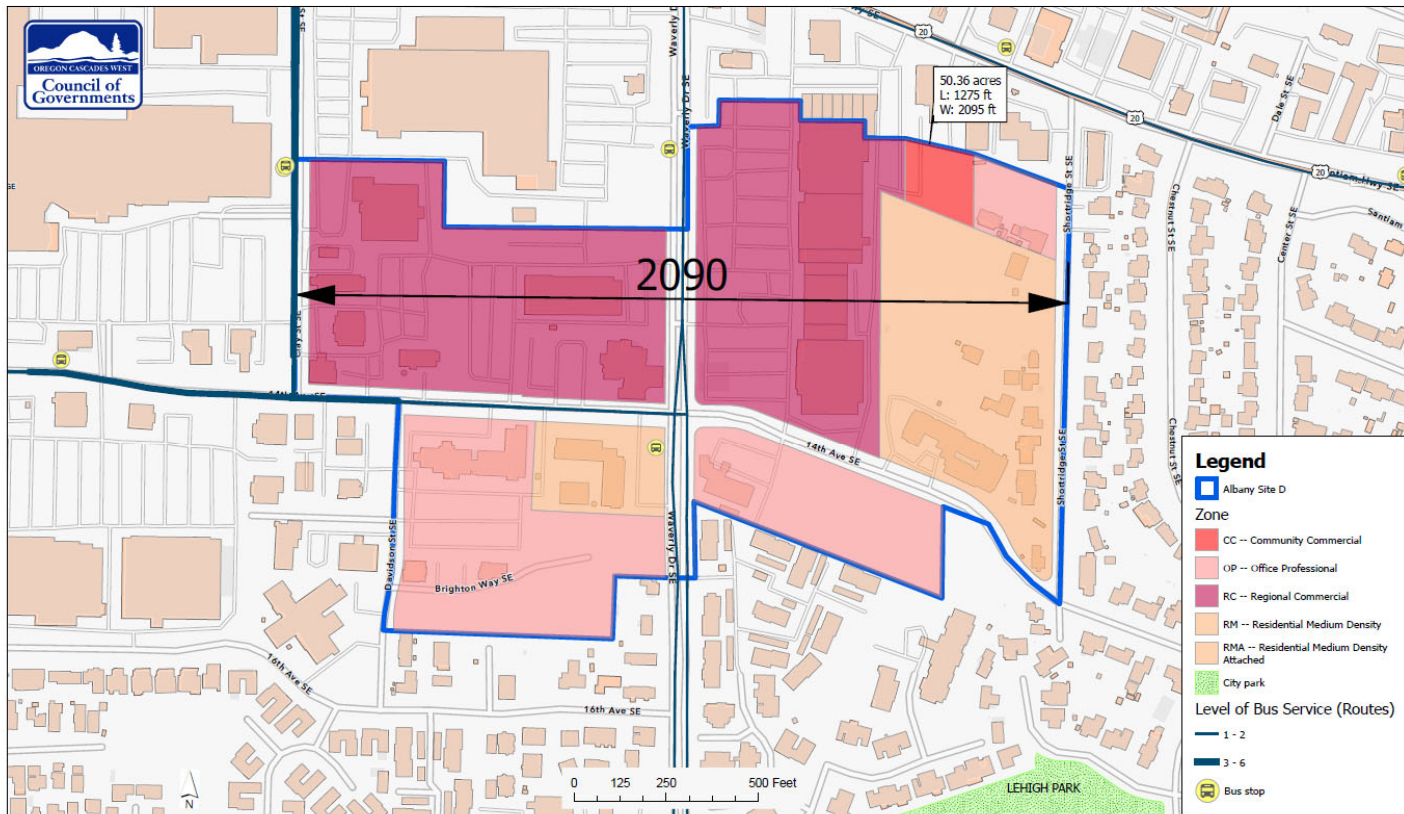


# Albany Site C

Albany - CFA Candidates Site C

02/13/23 - Created by OCWCOG GIS

- North Albany
- Existing Zoning – Community Commercial (CC), Mixed Use Commercial (MUC), Residential Medium Density (RM)
- Bldg. Height – CC – 50 feet, MUC – 50 feet, RM – 45 feet
- Approximately 129 Total Acres and 59.3 Net Acres
- Estimated Capacity
  - Low – 2,065 Units
  - High – 3,442 Units
- Key Destinations/ Features
  - North Albany Supermarket, Samaritan, Park and Ride, “big box” development, some vacant area, and Transit Stops

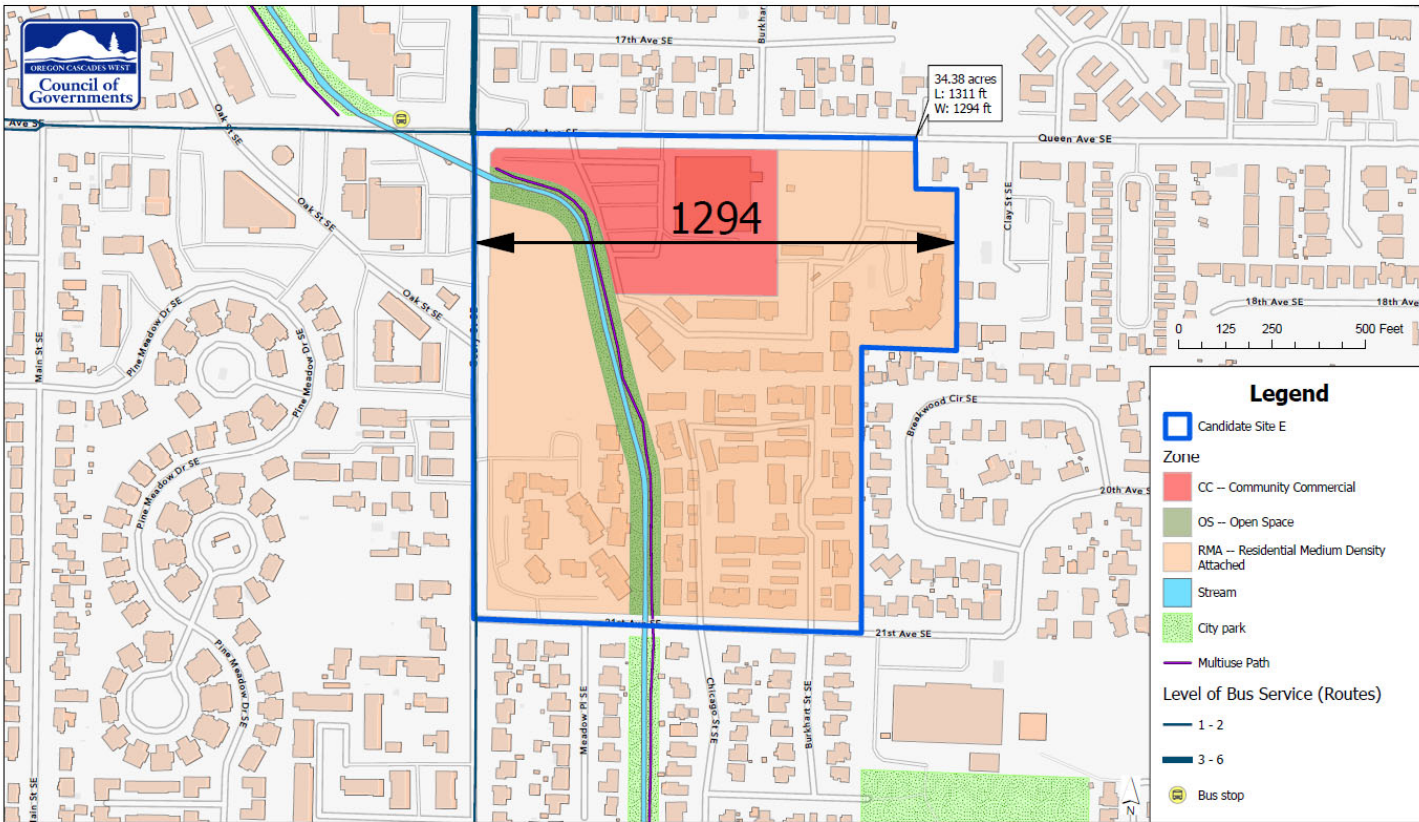


Albany - CFA Candidates  
Site D

02/13/23 - Created by OCWCOG GIS

# Albany Site D

- 14<sup>th</sup> / Waverly Area
- Existing Zoning – Community Commercial (CC), Office Professional (OP), Regional Commercial (RC), Residential Medium Density (RM), Residential Medium Density Attached (RMA)
- Bldg. Height – CC – 50 feet, RM – 45 feet, RMA – 60 feet, RC – none listed, OP – 30 feet
- Approximately 50.4 Total Acres and 21.4 Net Acres
- Estimated Capacity
  - Low – 747 Units
  - High – 1,244 Units
- Key Destinations/ Features
  - Albany Public Library, “big box” development, some vacant areas, and Transit Stops

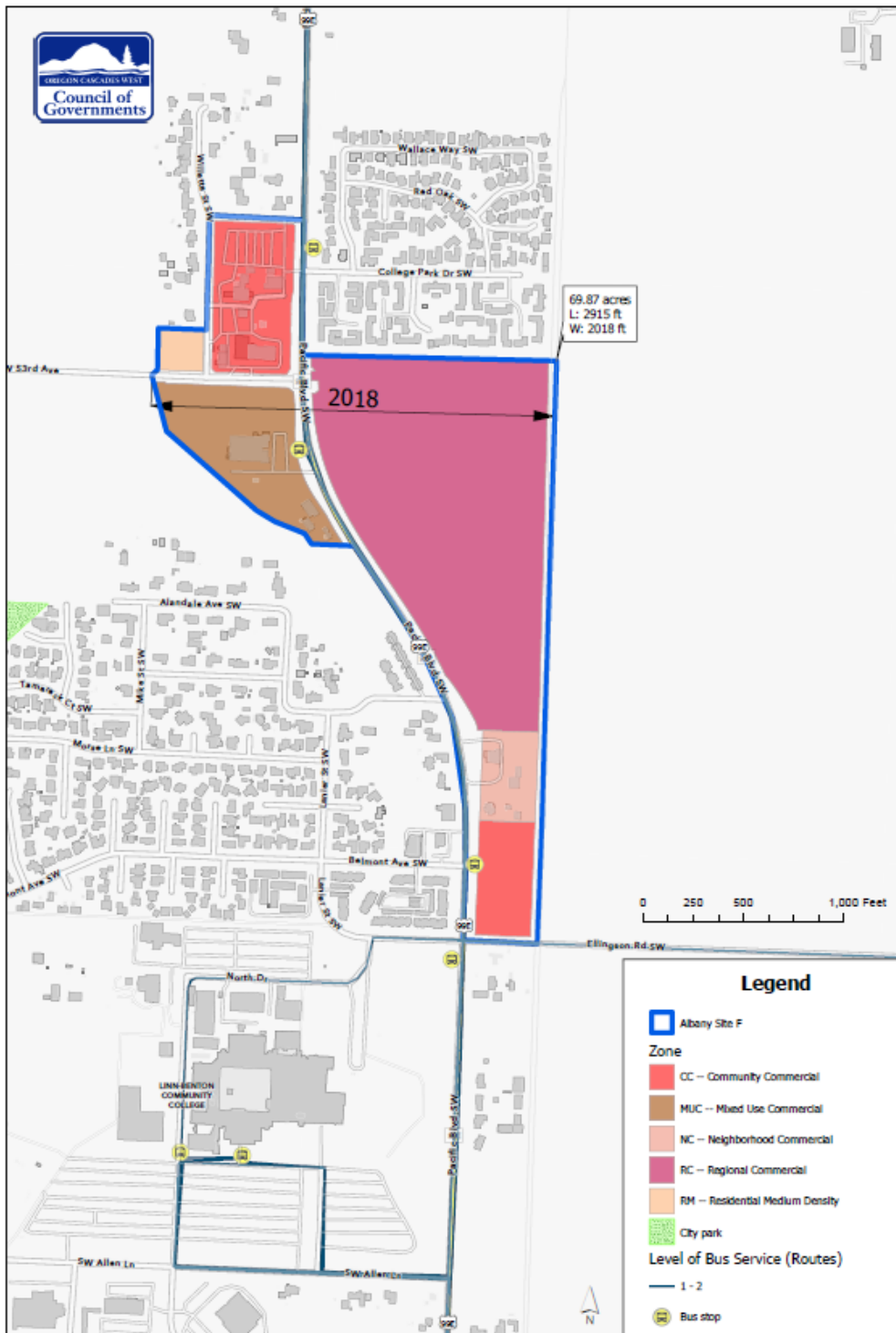


# Albany Site E

Albany - CFA Candidates  
Site E

02/13/23 - Created by OCVCOG GIS

- Queen / Geary
- Existing Zoning – Community Commercial (CC), Residential Medium Density Attached (RMA)
- Bldg. Height – CC – 50 feet, RMA – 60 feet
- Approximately 34.4 Total Acres and 12.7 Net Acres
- Estimated Capacity
  - Low – 444 Units
  - High – 740 Units
- Key Destinations/ Features
  - Existing apartments, proposed apartment developments, some vacant areas, and periwinkle path



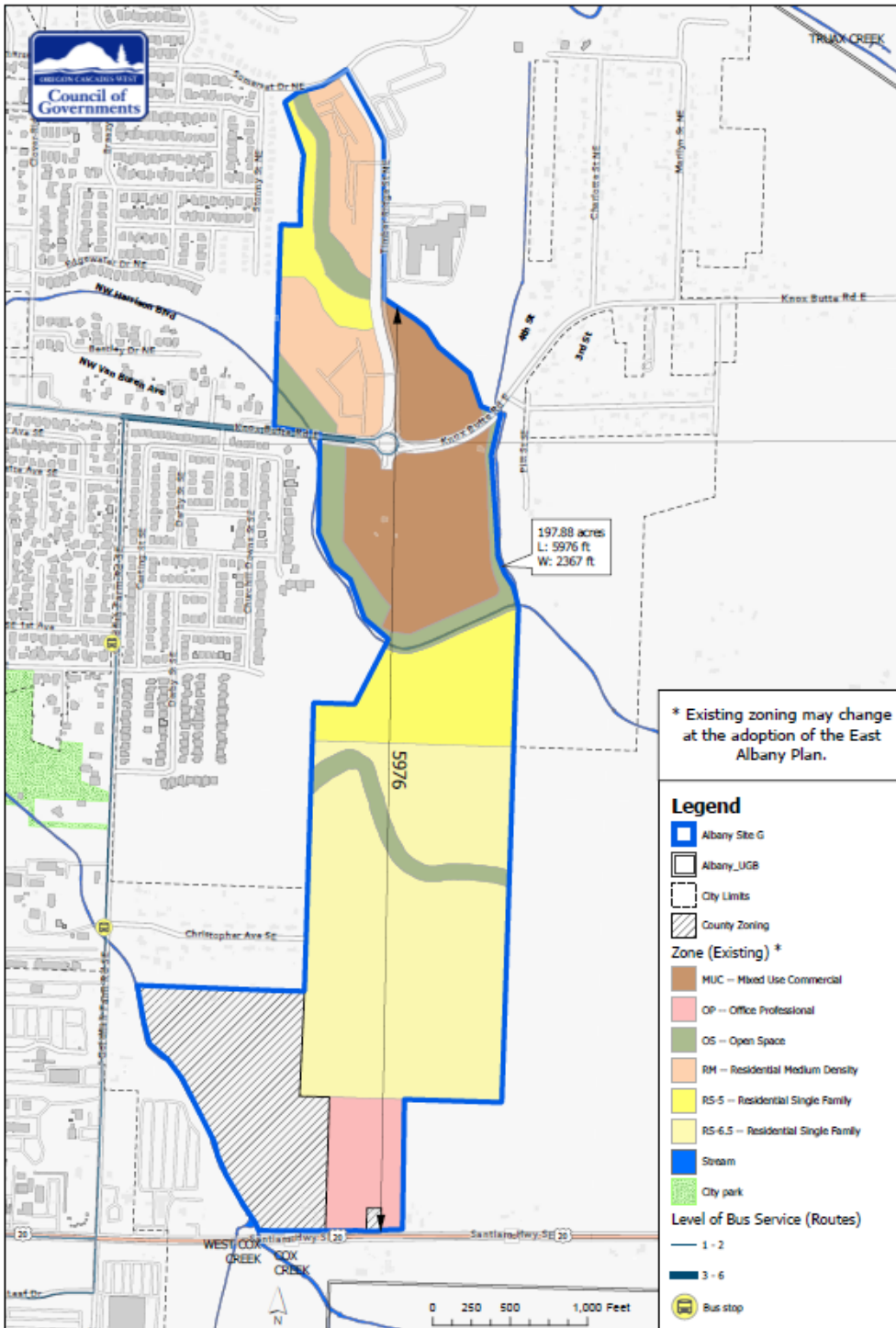
Albany - CFA Candidates  
Site F

02/13/23 - Created by OCWCOG GIS

# Albany Site F

- South Albany (99W/53<sup>rd</sup>)
- Existing Zoning – CC, MUC, NC, RC, and RM
- Bldg. Height – CC – 50 feet, MUC – 50 feet, NC – 30 feet, RC – none listed, RM - 45 feet
- Approximately 69.9 Total Acres and 22.9 Net Acres
- Estimated Capacity
  - Low – 798 Units
  - High – 1,329 Units
- Key Destinations/ Features
  - Vacant area, some wetland area, and Transit Stops

# Albany Site G



Albany - CFA Candidates  
Site G

02/13/23 - Created by OCWCOG GIS

- East Albany
- Existing Zoning – MUC, OP, RM, RS-5, and RS-6.5
- Bldg. Height –MUC – 50 feet, OP – 30 feet
- Approximately 69.9 Total Acres and 22.9 Net Acres
- Estimated Capacity
  - Low – 2,911 Units
  - High – 4,851 Units
- Key Destinations/ Features
  - Vacant Area, existing apartments, Part of East Albany Plan, some area outside city limits, some wetland area

# Estimated Capacity Ranges

Site	Site Name	Size (Acres) - Total	Size (Acres) - Net*	Low Estimate	High Estimate
Site A	Downtown Area	79.4	25.0	1,358	1,940
Site B	East Downtown Area	99.7	59.8	2,083	3,471
Site C	North Albany Area	129	59.3	2,065	3,442
Site D	14th/Waverly Area	50.4	21.4	747	1,244
Site E	Queen/Geary Area	34.4	12.7	444	740
Site F	South Albany Area	69.9	22.9	798	1,329
Site G	East Albany Area	197.9	72.8	2,911	4,851
<b>Estimated Capacity Numbers</b>				<b>10,405</b>	<b>17,018</b>

\*Size (Acres) Net – Nets out the ROWs, Historic Properties, Parks, Public Building Lots. The calculation in this column does not net out the setback area.

\*Estimates are draft and may change based on adjusted methods.

# How to Engage?



CONTACT YOUR  
LOCAL CITY STAFF



[SIGN UP FOR THE  
MAILING LIST](#)



ATTEND PUBLIC  
MEETINGS



TAKE ONLINE  
SURVEYS



VOLUNTEER FOR A  
FOCUS GROUP  
DISCUSSION



OTHER ACTIVITIES WILL FOCUS  
ON UNDERREPRESENTED  
POPULATIONS.



[REVIEW THE CITY  
WEBSITE](#)

# Project Schedule

## CFA Study Phase

- Identify potential Climate Friendly Areas
- Public Engagement Round 1 - November/December 2022
- Public Engagement Round 2 – February/March 2023
- Public Engagement Round 3 – April/May 2023
- OCWCOG CFA Study – June 30, 2023

31 Dec. 2023

31 Dec. 2024

## CFA Adoption Phase

- Make and adopt all necessary zoning map and development code changes
- Provide documentation of all adopted land use requirements.



# Next steps

- Any water, sewer, or stormwater impediments to CFA-level of development that would be challenging to address beyond the scope of capital improvement plans or improvements required with development? (Infrastructure Evaluation)
- Is there the potential for the displacement of members of underserved groups that could result from CFA designation? If yes, what are some potential mitigation strategies to avoid displacement that would be feasible for Corvallis to implement? (Equity Analysis)

Questions

