

GUIDING PRINCIPLES

These Guiding Principles for the Balanced Development Patterns project are the compilation of ideas, goals and principles generated by different Albany public planning processes over the last few years and community comments from the first BDP meeting. The Guiding Principles provide the foundation for developing the criteria to create alternative development patterns for Albany. Throughout this process, these principles will evolve based on community input to add, delete and modify them.

Support an efficient transportation system.

- First expand transportation choices before expanding the transportation system. Increase transit, pedestrian and bike trips using a combination of land use/transportation planning tools.
- Develop a roadway system that is efficient and safe for the traveling public while preserving neighborhood quality and character.
- Encourage employment areas along existing and future transit routes.

Encourage efficient land uses.

- Directly connect residences to goods and services. Reduce cross-town trips for goods and services. Encourage mixed use infill to include light commercial/retail.
- Provide neighborhood shopping areas (like old Safeway and NA Select Market) with grocers. Encourage "high quality" and "different" grocery stores.
- Reduce consumption of land by providing densities supported by market demand and encourage reuse and recycling of land.
- Encourage creative residential and commercial products/buildings. Allow for creativity within the regulations to find solutions to complex problems and site designs.

Provide a variety of job opportunities for balanced economic growth.

- Accommodate population and employment forecasts.
- Support new industries and the expansion of existing businesses.
- Redevelop downtown, and central Albany area.

Have livable, fun, attractive city that entices people and good jobs.

- Entice people to stop rather than drive through.
- Beautify entrances to Albany and land around I-5. More landscaping.
- Focus on a variety of quality entertainment and places - piazzas (community gathering spots), concerts, theater, sports, open spaces.
- Encourage infill downtown to maintain a healthy downtown that provides entertainment, restaurants, shops, residences and offices.
- Provide new residential and commercial areas along river to take advantage of scenic spots.

Build Great Neighborhoods.

- Balance housing types to accommodate future housing preferences. Provide a variety of housing choices, including mixed use developments throughout Albany and including North Albany.
- Encourage home ownership.
- Support neighborhood identity (rather than just building houses). Provide neighborhood gathering places (parks, coffee shops, daycare, church...).

Preserve Albany's natural resources.

- Support growth that protects our natural and cultural resources while encouraging quality developments at appropriate densities.
- Save natural areas and open spaces by using cluster type housing.
- Incorporate the connection of natural areas into neighborhoods as an amenity.
- Reduce impervious surfaces. Evaluate the use of bio-swales in place of storm drainage.