

Climate Friendly Areas & Walkable Design Standards Amendments

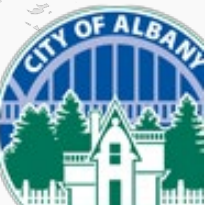
Comprehensive Plan, Zoning, and Development Code changes
to comply with Oregon's

Climate Friendly and Equitable Communities Rules



Climate Friendly Rules (OAR 660-012)

1. Parking Reform: remove minimum requirements (adopted 6/2023)
2. Identify candidate Climate Friendly Areas (2023)
3. Assess code changes needed to adopt CFAs (2024)
- 4. Designate Climate Friendly Areas (2025)** ← **We're here**
- 5. Assess walkable design standards (2024-2025)**
6. Plan for high quality pedestrian, bicycle and transit infrastructure (TSP Update, 2025-2026)



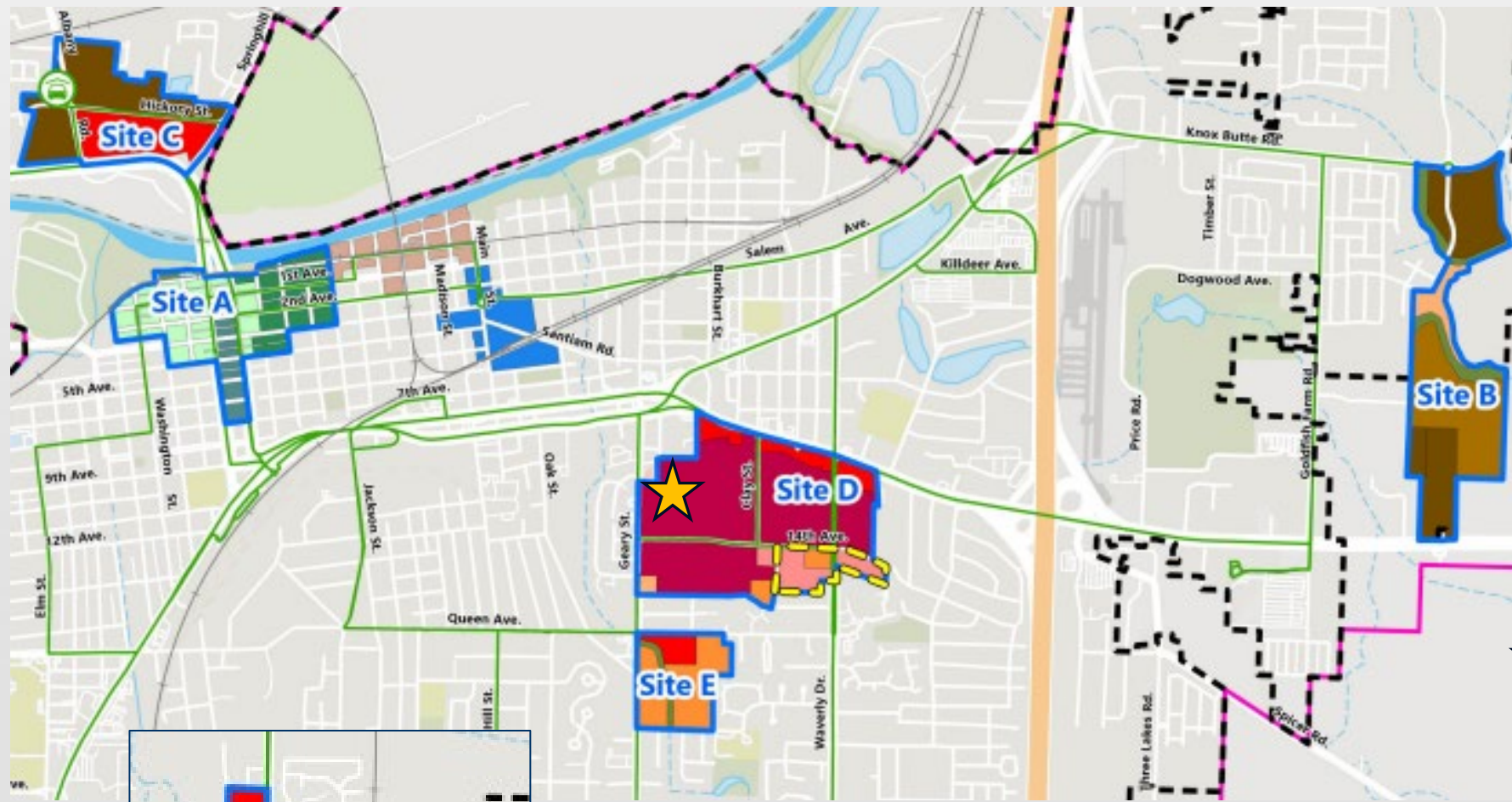
Climate Friendly Areas OAR 660-012-0310

- **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
- **CFA Capacity** to accommodate 30% of total current and future (2040) housing needs projected at **8,861 units**. (OAR 660-012-0315(2))



Albany's CFAs

- A. Downtown
- B. East Albany
- C. North Albany
- ★ D. 14th Avenue
- E. Queen/Geary
- F. 99E & 53rd Ave



CFA Overlay District (**new Article 14**) OAR 660-012-0320

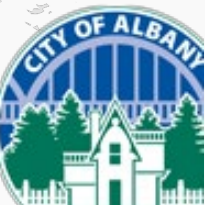
Permitted Uses (in addition to uses allowed in base zones):

- 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.

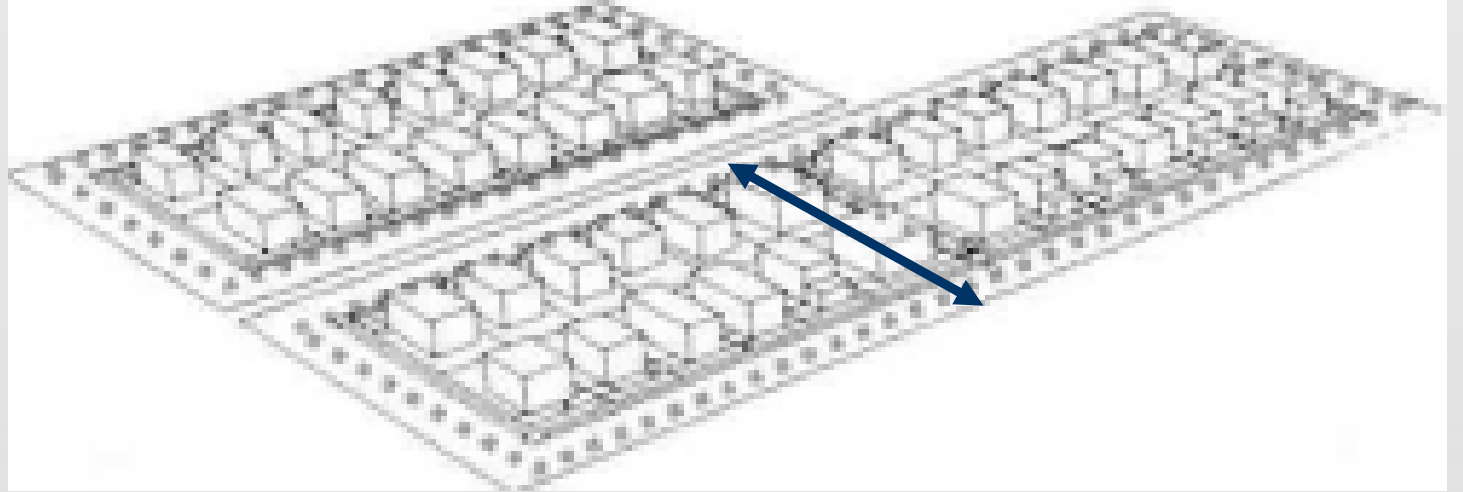
Allowable Heights: 50 ft., except 85 ft. in primary CFA

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**

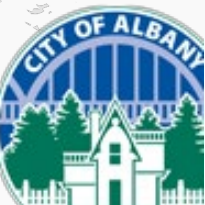


Ped/Bike Accessway (through block)



In CFAs on sites < 5.5 acres: 350ft max block length, up to 500 ft if ped/bike accessway:

20-foot-wide public access easement = 10 feet paved surface + 5 feet of landscaping or approved surface on both sides of walkway

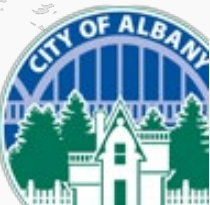


Walkable Design Standards (OAR 660-012-0330)

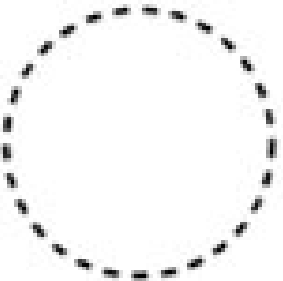
Purpose: Create more compact, pedestrian-friendly, mixed-use development patterns in urban areas

Outcomes: More accessible, inclusive, safe, livable, and vibrant areas.

- **Create well-connected transportation networks** for all modes that provide direct and convenient access to key destinations to reduce travel distances and times
- **Create pedestrian-oriented environments** - enhance the pedestrian realm (sidewalks and paths) to improve the experience and safety
- **Foster the efficient use of land and infrastructure** - locate higher intensity uses together in areas served by multiple travel modes



WHAT DOES A WALKABLE COMMUNITY LOOK LIKE?



1/4 Mile Walk Radius

- Multi-Modal Connections
- Connected Street Grid
- Compact Development
- Parking Oriented Behind Buildings
- Public Transportation



Improve Pedestrian Access & Comfort

Building Location and Orientation: Locate buildings and entrances along the front lot line or close to it to promote a sense of enclosure and more welcoming walking environment that is more visually interesting and accessible.

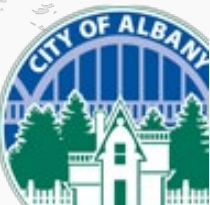
- **Require a percentage of buildings/pedestrian amenities to be located at a maximum setback (40%)**
- **Main entrances face the street or are visible from the street** with a direct accessible walkway from sidewalk to main entrance

Article 8, Sections 8.330 & 8.420

**Direct
access to
front door**



14th Ave

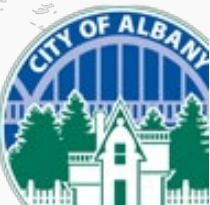


Building Location & Access

Maximum setbacks assure buildings and entrances are closer to streets

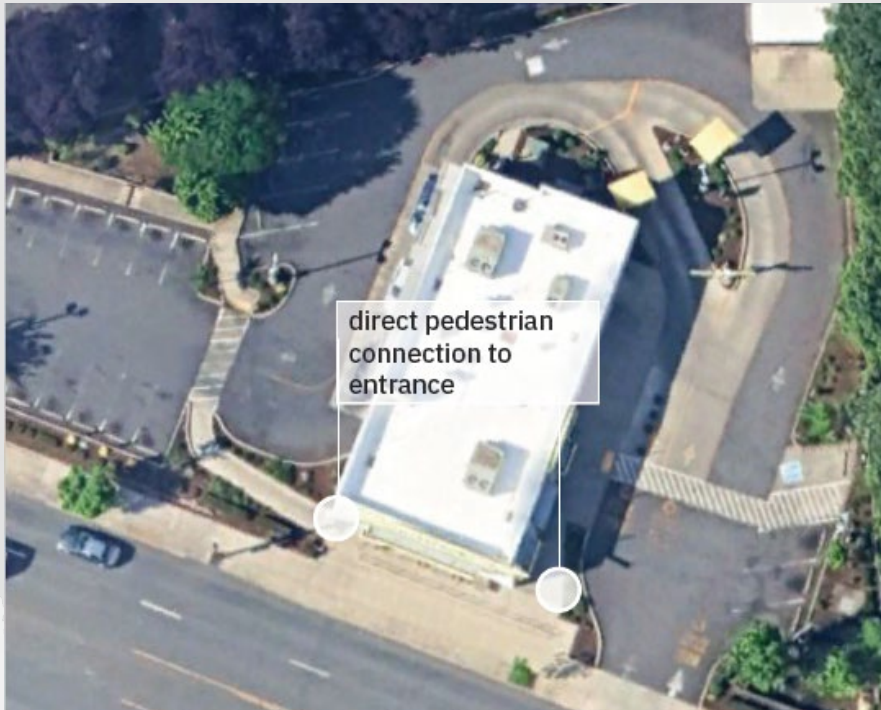
- Set maximum setbacks in CFAs for zones without one: **20 feet**
- Allow maximum setback of **25 feet** when outdoor seating/ped amenities provided between building and lot line
- If lot has 2 street frontages, applies to one. **If 3 or more street frontages, apply to 2 frontages?**
- **When 2 or more frontages, require the main entrance to face one of the streets where building is at the maximum setback?**

Article 8, Section 8.420



Drive-through facilities in CFAs

Auto-oriented land uses (drive-through facilities, gas stations, etc.), when permitted, must be compatible with pedestrians in CFAs. Drive thru lanes can be challenging to cross for pedestrians.



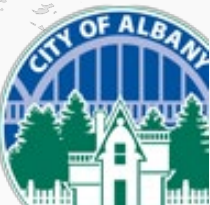
Current standards: Drive thru restaurants are prohibited in most mixed-use zones but are allowed in standard commercial zones.

POTENTIAL STANDARDS IN CFAs:

- Require accessible **walk-up service window**.
- Limit drive-through lanes between building and public sidewalk to **one lane or no lanes**. **Thoughts?**



See Article 8, 8.420(5) and 8.425



Residential Driveways and Garages

In Climate Friendly Areas and the MDU and WF zones:



- On sites 1 acre or larger or sites that abut an alley, vehicle access must be from the back or side of the dwelling.
- On sites less than 1 acre that do not abut an alley and where a shared access easement is not feasible, may have shared driveways to the front façade.

See Article 8, Section 8.150

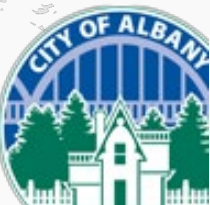
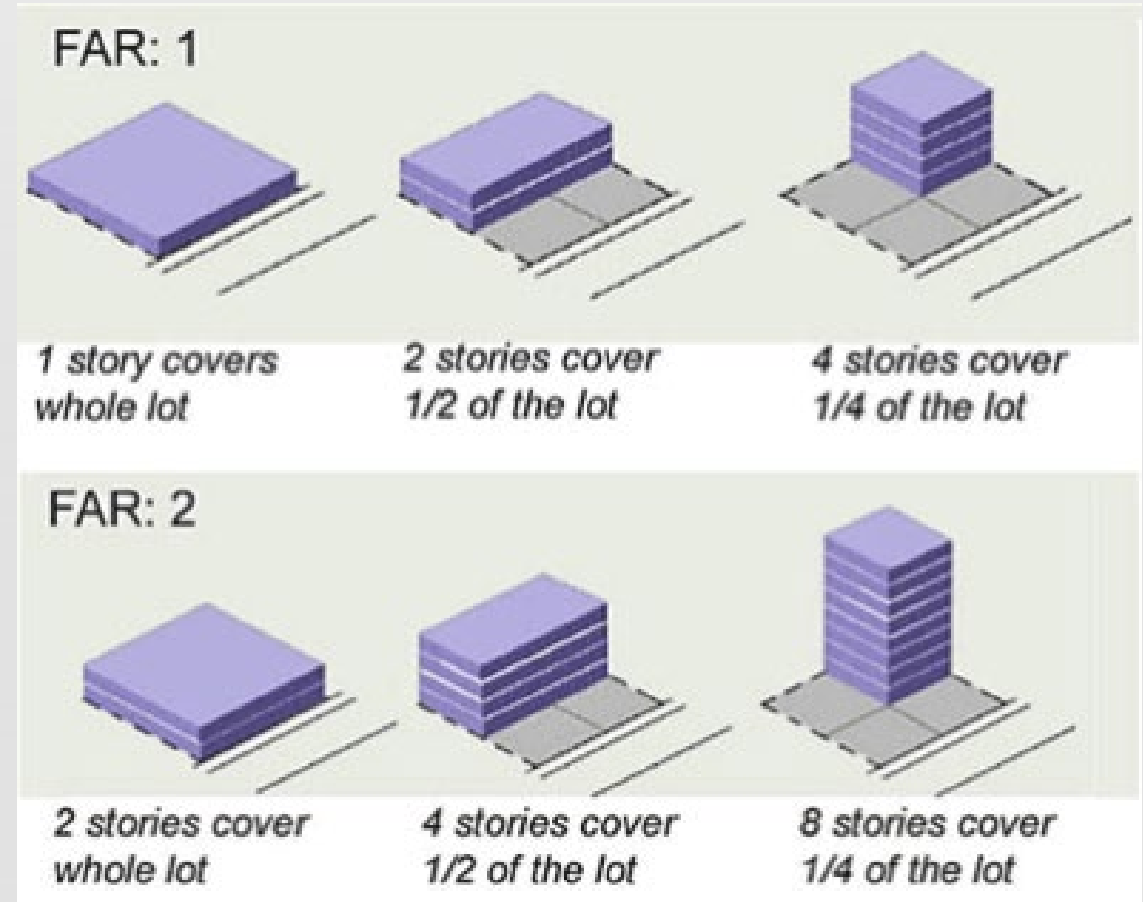


Floor Area Ratio – establish a minimum?

The ratio of gross floor area of all buildings on a lot or development site divided by the net area of the lot or development site on which the buildings are located.

$$\text{FAR} = \text{Building area} \div \text{site area}$$

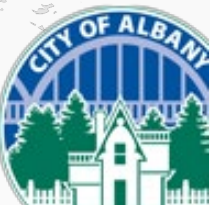
Minimum FARs are a tool to require a minimum level of development, and to encourage multi-story buildings.





What is the Comprehensive Plan?

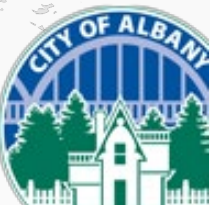
A plan that directs all activities related to the natural and built environment





The Comp Plan:

- Sets a vision for the future
- Directs all activities related to the natural and built environment
- Prepares for and manages growth– maximizes strengths, identifies opportunities
- Framework for decision-making and informing other plans and investments
- Regulatory – required by state to comply with state goals



Oregon Land Use Planning Goals

1919: Oregon enabling legislation; 1973: Senate Bill 100

1. Citizen Involvement
 2. Land Use Planning
 3. Agriculture
 4. Forest Lands
 5. Natural Resources, Scenic & Historic, Open Spaces
 6. Air, Water and Land Resource Quality
 7. Natural Hazards (Floods & Hillsides)
 8. Recreational Planning
 9. Economic Development
 10. Housing
 11. Public Facilities & Services
 12. Transportation
 13. Energy Conservation
 14. Urbanization
 15. Willamette River
- Goal 3: Agriculture
Goal 4: Forest Lands
Goals 16-19: Coastal



Comp Plan Development Process

Phase 1: Evaluate existing conditions, population and employment projections, assess needs citywide

Phase 2: Establish a community vision for future growth (indicators, values, themes)

Phase 3: Scenario and alternatives analysis

Phase 4: Develop plan (policies, strategies, coordination, partnerships) to implement the community's vision

Public Engagement: Input/Feedback Loop





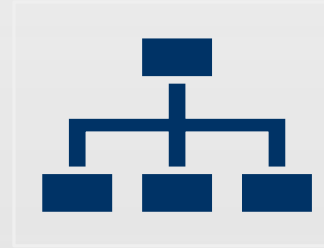
Community Engagement:

council, city committees, focus groups, surveys, community conversations, etc.



Align Visions and Goals across Plans:

Strategic Plan, facility & utility plans
implement Comp Plan



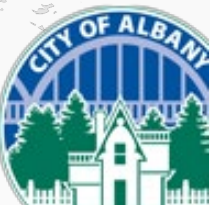
Implementation Strategies:

align with department facility and operational plans, budgets



Monitor Progress

Questions?



Large retailer example:

Street frontage – has a door



Parking lot side

