



## Activating Albany's Downtown Waterfront

Spring 2017 • LA 4/539

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## **Acknowledgements**

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Bob Richardson, City of Albany Planning Manager

Sharon Konopa, City of Albany Mayor

## **About SCI**

The Sustainable Cities Initiative (SCI) is a cross-disciplinary organization at the University of Oregon that promotes education, service, public outreach, and research on the design and development of sustainable cities. We are redefining higher education for the public good and catalyzing community change toward sustainability. Our work addresses sustainability at multiple scales and emerges from the conviction that creating the sustainable city cannot happen within any single discipline. SCI is grounded in cross-disciplinary engagement as the key strategy for improving community sustainability. Our work connects student energy, faculty experience, and community needs to produce innovative, tangible solutions for the creation of a sustainable society.

## **About SCYP**

The Sustainable City Year Program (SCYP) is a year-long partnership between SCI and one city in Oregon, in which students and faculty in courses from across the university collaborate with the partner city on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner city through a variety of studio projects and service-learning courses to provide students with real-world projects to investigate. Students bring energy, enthusiasm, and innovative approaches to difficult, persistent problems. SCYP's primary value derives from collaborations resulting in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

## **SCI Directors and Staff**

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## About Albany, Oregon

The city now known as Albany has an established history as a central hub in the Willamette valley. Founded in 1848 and incorporated in 1864 the city has served as the Linn County seat since 1851. Albany's unique place in Oregon's history is exemplified in its dedication to historical preservation. Albany is often noted to have the most varied collection of historic buildings in Oregon. Its "four historic districts are listed in the National Register of Historic Places by the United States Department of the Interior." This downtown core has served as the center of revitalization efforts since 2001.

Located on the Willamette and Calapooia rivers Albany spans both Linn and Benton counties. With a population of 51,720 people, Albany is Oregon's 11th largest city and the second largest city in Benton County. Albany is administered under a home rule charter, adopted in 1957 establishing a Council and City Manager model. The city's vision, to be a "vital and diverse community that promotes a high quality of life, great neighborhoods, balanced economic growth and quality public services," is exemplified by its administration and government. Albany has a very active civic community with nearly 100 citizens serving on advisory commissions and committees dedicated to municipal issues.

Historically, Albany's economy has relied on natural resources. As the self-styled "rare metals capital of the world," Albany produces zirconium, hafnium and titanium. Major employment sectors include "wood products, food processing, and manufactured homes." Because of its short, dry temperate growing season Albany farmers excel in producing specialized crops like grass flower and vegetable seeds, "tree fruits, nursery stock, nuts, berries, mint and grains." Albany and the surrounding (Linn and Benton) counties are so agriculturally productive it is often called "The Grass Seed Capital of the World."

Albany's central location and mild climate has made it a popular destination for a variety of outdoor and leisure activities. Located in the heart of Oregon's most populous region with the Pacific coast to the west and the Cascade Range to its east, Albany is connected to the wider state by Interstate 5, Oregon Routes 99E and 34, and US Route 20. The city is also served by Amtrak, a municipal airport, and a local and regional bus network.

## **Course Participants**

*Ilia Fiene, Landscape Architecture Graduate*

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*This report represents original student work and recommendations prepared by students in the University of Oregon’s Sustainable City Year Program for the City of Albany. Text and images contained in this report may not be used without permission from the University of Oregon.*

## Executive Summary

Recently, the City of Albany, Oregon, carried out a major revitalization of its historic First Avenue and restored much business and activity to its downtown district. However, historic Water Avenue, which was a site for logging mills and industry along the riverfront, remains relatively unused. The primary purpose of this road in relation to downtown is its many parking lots and access to the Dave Clark River Trail. The city desires to bring new life to its old industrial waterfront by incorporating Water Avenue back into the heart of downtown. In addition, the city would like to see Monteith Park, a local gem for summer concerts, reconnected with downtown and allied to the new Historic Carousel attraction that will open across the street from the park. With these goals in mind, students were tasked to provide the city with detailed designs that explored multiple options for the future development of Water Avenue and Monteith Park.

Students gathered pertinent research for the design process during the first few weeks of the term. The city desired some of this research, including a comprehensive riparian tree assessment. The preliminary research appears in this report before the student designs. Information regarding site analysis and current conditions of Monteith Park and Water Avenue appear as an introduction to the design section along with detailed city goals, followed by student designs.

Two students tackled redesigns for Monteith Park while the remaining nine explored different design scenarios for Water Avenue development. The categories appear in the report in the order listed below, beginning with the most retention of current features and development, to the least:

1. Keep Water Avenue and...
  - a. Replace parking lots with mixed-use buildings and hardscape (i.e. plazas or promenades).
  - b. Replace parking lots with mixed-use buildings and softscape (i.e. vegetation).
  - c. Replace parking lots with open space and hardscape.
  - d. Replace parking lots with open space and softscape.
2. Replace Water Avenue and...
  - a. Replace parking lots with mixed-use buildings and hardscape.
  - b. Replace parking lots with mixed-use buildings and softscape.
  - c. Replace parking lots with open space and hardscape.
  - d. Replace parking lots with open space and softscape (Unfortunately, this design proposal did not reach completion and will not appear in the report).

Design goals were accomplished through rigorous research processes, much of which was done individually according to design interests, collaborative thinking, and helpful critiques from professors, classmates, outside professionals, city staff, and concerned community members along the way.

Each design's proposals and recommendations appears individually. Collectively, the class suggests that the strongest ways to activate Water Avenue included the presence of mixed-use buildings while retaining some open space to carry the energy from the carousel down Water Avenue. Many designs propose ways to expand views down Water Avenue with enticing elements or active areas at focal points to draw people further in. The same concepts apply to Monteith designs either through an engaging path system or visually central access that more thoroughly connects the park to the carousel and the corner of First Avenue and Washington Street.

## Introduction

This report focuses on design proposals for two critical areas in Albany, Oregon. The first, and most likely to be considered in Albany's near future, is a redesign of Monteith Riverpark, which lies at the confluence of the Calapooia and Willamette Rivers near the heart of downtown Albany. This park is part of the waterfront landscape and is adjacent to the new carousel building, which is an attractive anchor in Albany's downtown. The park currently has a special place in the community's heart as a well-loved concert venue, and the city desires to see designs that incorporate this with the spirit of downtown and the carousel.

Water Avenue presents a long-term design consideration. This landscape is currently underused and empty most of the time but hosts the Dave Clark Trail and parks with large trees near the river. The city desires to see designs that consider many possibilities for transforming this space as well as build upon Albany's identity as the city's growth increases in the near future.

Students developed options for redesigning this park and avenue landscape to become the iconic and well-loved place that citizens and visitors will think of first in identifying with Albany as a newly growing and vibrant city. Students designed improvements to the shore trail extending further to the east. Students developed strategies to link the new waterfront with the rest of downtown while also making it part of downtown.

Students collaborated with the city on these goals through site visits and a midterm review to arrive at final design proposals. Preliminary research, site analysis, and student designs appear in the following pages.

## Context

The focus of this report occurs in downtown Albany, Oregon. The city is divided north and south by the Willamette River, with Historic Downtown Albany lying just south of the river.

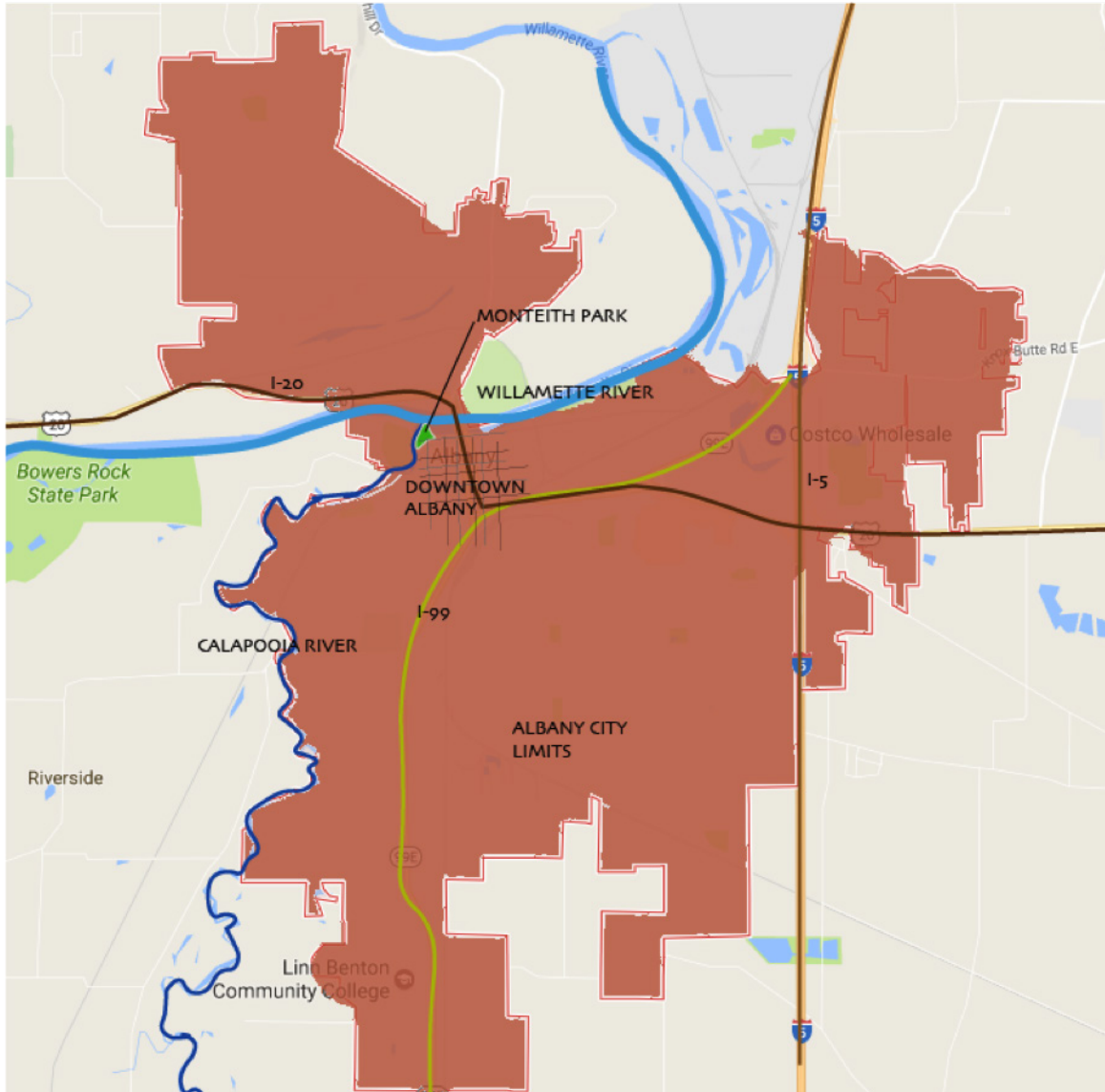


Figure 1: Context map showing the relationship between Albany's downtown and Monteith Park within Albany city limits.

On the map above, Monteith Park appears in green and Water Avenue runs just perpendicular to it, parallel to the Willamette River, on the northernmost reach of downtown.

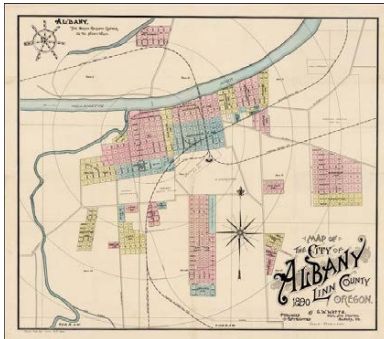
## Preliminary Research

### Culture and History

Before beginning design preparations, the class researched the history of the area in order to build upon Albany's identity in future designs. Some major inspirations are briefly detailed.

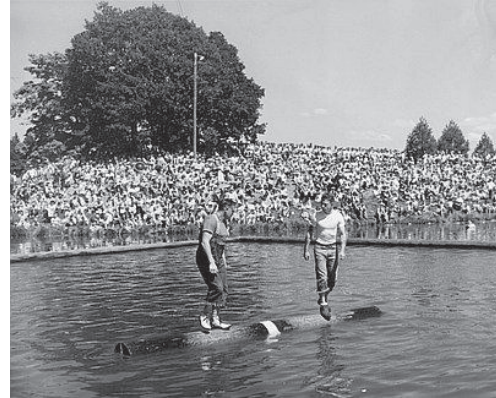
Prior to European settlement in 1845, many native tribes had occupied the Willamette Valley. The Calapooia (or Kalapuya) Native American tribe occupied the area of present day Albany and maintained the valley as an oak savanna for game and cultivated goods. In 1845, the first land claim was placed by Hiram Smead, and shortly after Thomas and Walter Monteith, for whom Monteith Park is named, arrived as influential landowners.

Present day Water Avenue soon became a bustling area, housing the Magnolia Flour Mill and timber mills. By the 1860s, Albany was known for the production, processing, and shipping of agricultural goods, and production continued to increase with the establishment of the Oregon and California Railroad in 1871.



Figures 2 - 5: Historical Photos of Albany

In the 1930s-40s, the timber industry boomed in Albany, and the First World Championship Timber Carnival took place in 1942. Unfortunately, overharvesting of timber and lack of local housing development at the time lead to the rapid decline of the timber industry in the 1980s.



*Figures 6 and 7: Historical Photos of Albany*

Today, Albany is anticipating renewed growth as a hub between Eugene, Salem, Corvallis, and Portland, Oregon. The city accomplished a successful revitalization of First Avenue, which restored historic facades and facilitated businesses to inhabit and activate downtown. As plans proceeded, Albany envisions having an East and West Anchor around the heart of downtown to draw people and business.

The Albany Historic Carousel & Museum, inspired by the Missoula, Montana Historic Carousel, serves as this West Anchor, while the East Anchor awaits further plans. Now open, this building houses a 1909 historic carousel that was generously donated by the Denzel family. The engagement of over 100 volunteers, including skilled craftsmen, to build the animals in the carousel contributes largely to a new Albany culture. This project is anticipated to attract visitors; provide a fun, invested place for children; and enliven the space around it.



*Figures 8 and 9: Summer concerts in Monteith*

The animals themselves became design inspirations, and many designs hoped to see similar sculptures appear down Water Avenue and in Monteith Park. All animals are hand carved and painted by volunteer members of the community and hold their own story.



Figure 10: Renderings of carousel animals

### **Central Albany Revitalization Area (CARA)**

Students used the revitalization plans laid out by the City of Albany to think about how their designs could function. CARA lays out goals to accomplish downtown vitality, such as increasing new private investment; encouraging the use of vacant and underused land and building; rehabilitating structures to increase property value; and creating a core that contains a mixture of entertainment, housing, specialty shops, offices, and commercial use, among other things. For a comprehensive list of downtown revitalization plans, see the City of Albany's website.

The current achievements of CARA include full storefront facade restoration; an increase in food and shopping locations; the appearance of 22 new businesses in two years; a decrease in vagrancy, break-ins, and other misdemeanors; and the general rehabilitation of buildings in the historic downtown.

A major concern that the students had to tackle included a growing demand for parking spaces, and accommodating this demand while potentially removing parking lots. Additionally, funding, while out of this design prescription, was considered in all designs to make a feasible design plan for both Monteith Park and Water Avenue.

CARA plans incorporate many topics. The map that follows shows a CARA plan for retail businesses downtown, and does a good job summarizing the main goals of the city. The carousel currently serves as the West Anchor and the East Anchor has yet to be defined. "Retail Parking" is currently occupied by parking lots, and the "Retail 'Hot-Spot'" is currently occupied by parking and the Lepman building, which may soon sell to the city. Students used these goals for design influence. See Appendix A for more details on CARA goals.

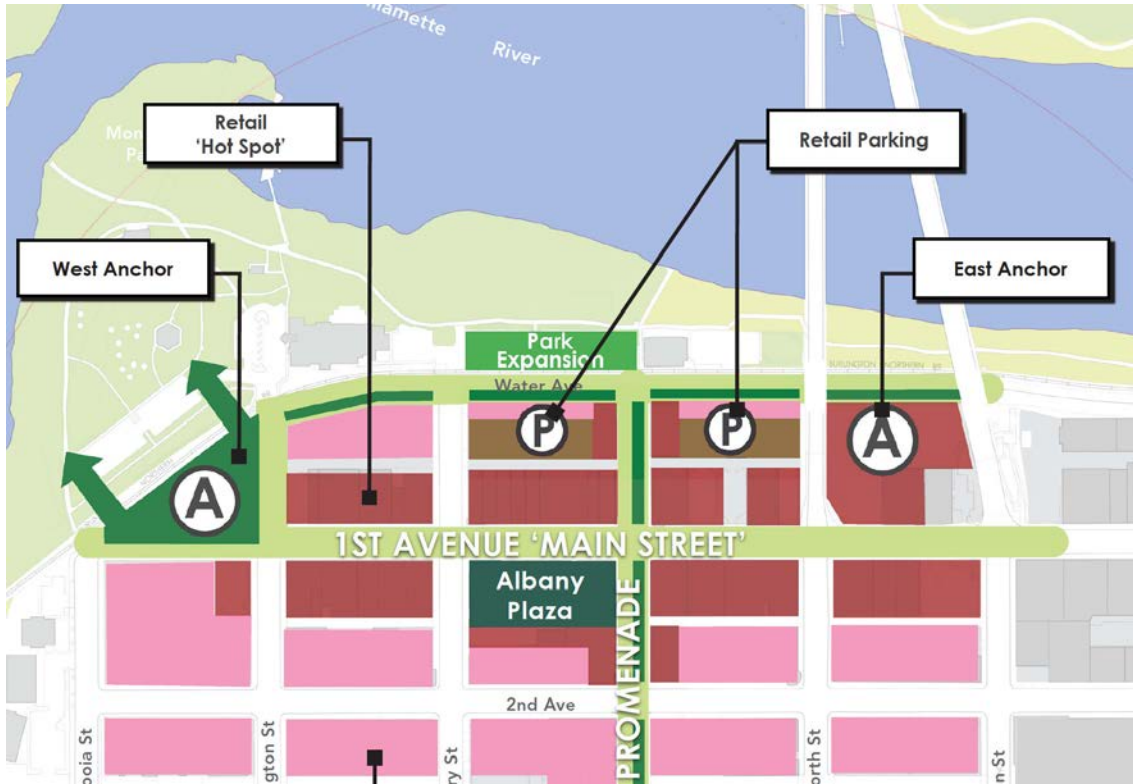


Image Source: Central Albany Retail Revitalization Plan, 2011

Figure 11: CARA diagram for retail plans.

### Downtown Parking Analysis

Of the changes that could affect Albany’s downtown, considering available parking for business customers and visitors to Albany’s attractions was of the utmost importance. Water Avenue is currently the site of many parking lots that service the downtown businesses. See Appendix B for parking guidelines adhered to, both in this initial design and in later student designs.



Figure 12: Current street traffic flow and parking conditions of downtown Albany.

As part of the initial research, a group of students was tasked with designing parking conditions under the assumption that Water Avenue Parking lots were removed. The solution that created the most parking spaces and increased safety involved changing all north-south streets to one-way traffic with angled back-in parking, which is safer for bicyclists and pedestrians. The new angled parking would replace previous parallel parking along the two-way streets. The resulting amount of spaces in this part of downtown was 139. While this increased street parking, these numbers do not nearly mitigate the loss of spaces provided by the parking lots on Water Avenue, which had double this amount. With available funds, the construction of a parking garage would be the best solution. However, until this is possible, eliminating and building on one parking lot at a time while retaining others would suffice.

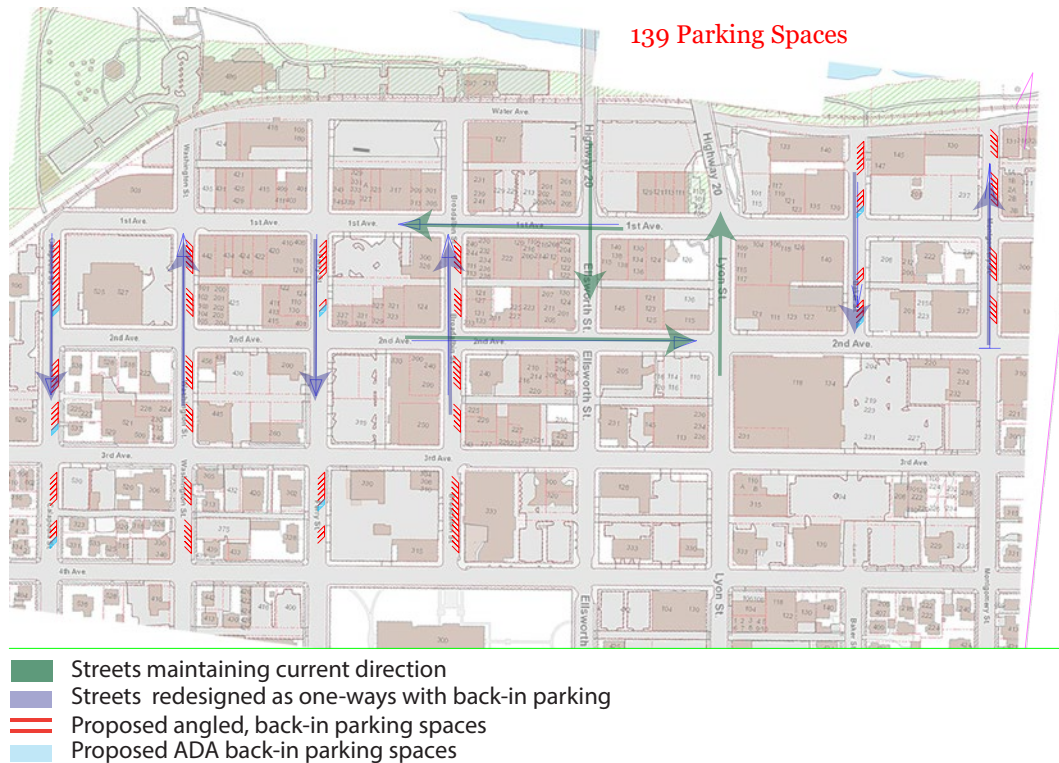


Figure 13: Proposed street traffic flow and parking conditions of downtown Albany to mitigate removal of parking lots on Water Avenue.

## Store Inventory of First Avenue

For those that were composing Water Avenue designs, and to some extent Monteith Park, it was necessary to look for building design inspiration and understand the nature of Albany’s downtown.

Water Avenue lies between downtown and the Willamette River and runs parallel to First Avenue, which recently underwent revitalization efforts and is flourishing with a diversity of businesses.

An inventory was taken of the current uses for the buildings and spaces, as pictured in the map that follows. The majority of the buildings are being used as retail space followed by food and beverage services. There are, however, few food attractions on the north blocks between First and Water Avenues, and many students chose increased food attractions as part of their designs.

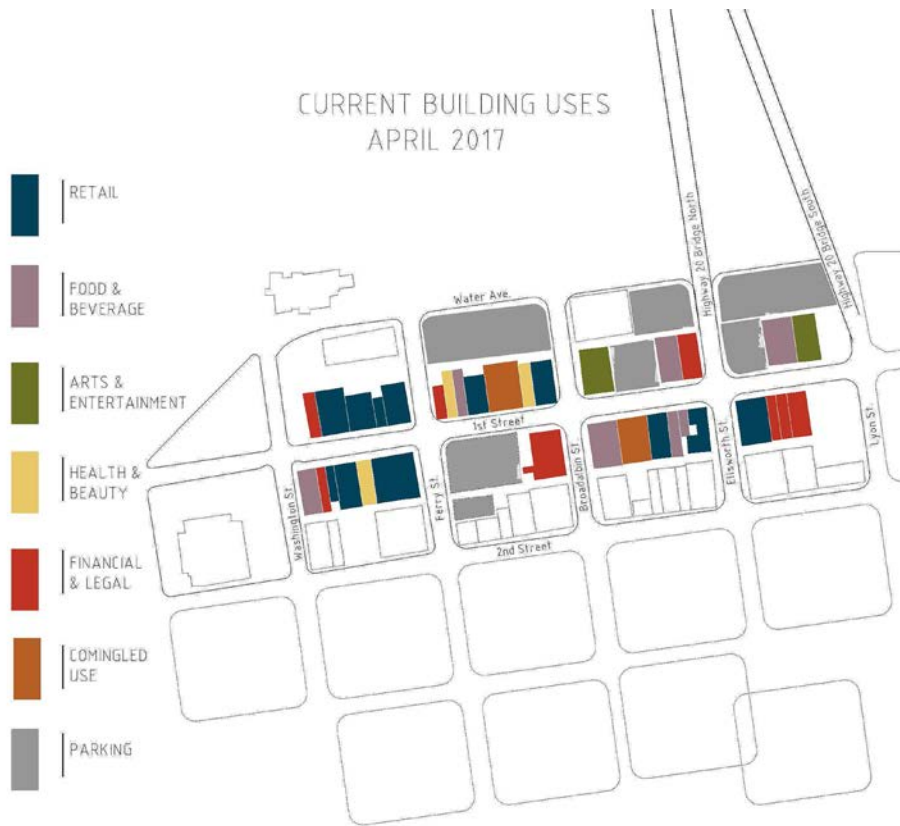


Figure 14: Current building uses in downtown Albany in April 2017

## Facade of First Avenue

In addition to evaluating building uses, the class evaluated the building facades along First Avenue. Albany boasts more than 700 historic buildings with the most varied collection of architectural styles in the state. Students that added mixed-use buildings drew upon these documented styles so that designs would respond to the existing context and history of Albany.

The facade documentation shows both north and south views on First Avenue and progresses west to east from Washington Street to Ellsworth Street.

# FIRST STREET FACADES

ALBANY, OREGON



Figure 15: Façade details from Washington Street to Ferry Street.



Figure 16: Façade details from Ferry Street to Broadalbin Street.

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Figure 17: Façade details from Broadalbin Street to Ellsworth Street.

### Waterfront Tree Assessment

As part of the analysis for design, the City of Albany desired a comprehensive waterfront tree assessment for the Water Avenue stretch as well as in Monteith Park. This information was important to student designers as they considered opportune places to open views to the river while unifying downtown Albany with its riverfront history.

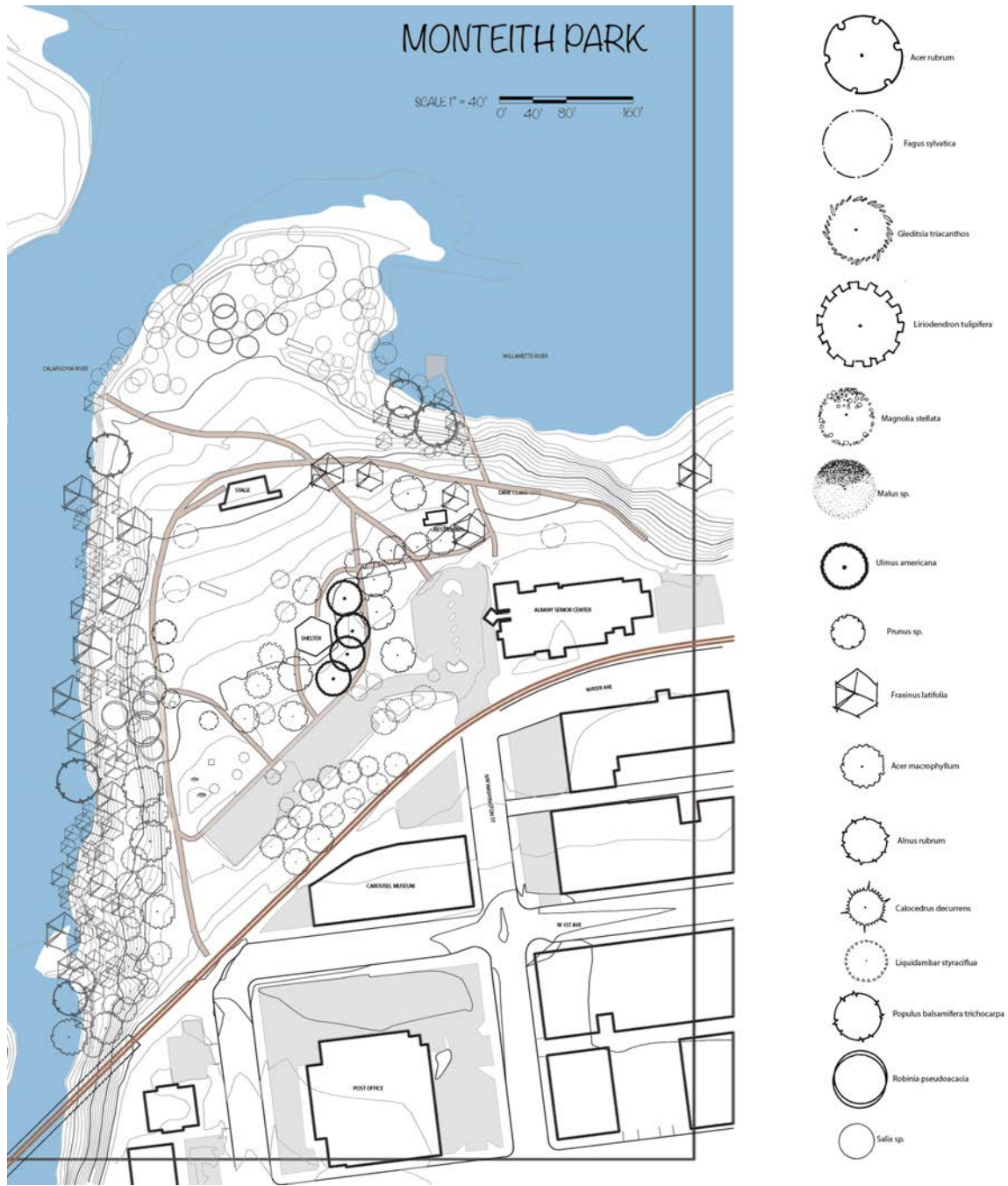


Figure 18: Tree inventory of Monteith Park.



*Figure 19: Riparian tree assessment along Water Avenue and Monteith Park with recommendations for viewing opportunities or invasive removal.*

## Native Vegetation of Water Avenue and Monteith Park

Before settlement, the site location for Water Avenue and Monteith Park was historically an oak savanna maintained by the Calapooia Native American tribe. The waterfront, and most of Monteith park was, and remains today closed riparian forest. Knowledge of the historic vegetation influenced designs for ecosystem service, and reestablishes a relationship with the area's history.

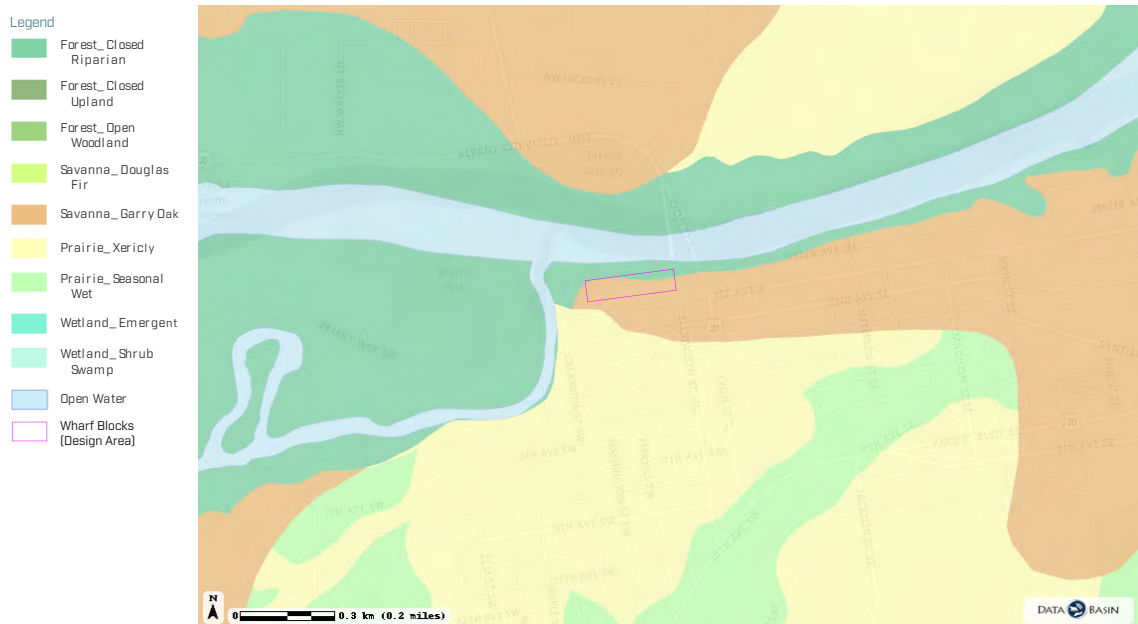


Figure 20: Map showing the 1850 pre-settlement vegetation in Albany, Oregon.

## Soil Survey for Water Avenue and Monteith Park

Rather than design inspiration, the soil survey provides preliminary, critical information as to where and how to build upon certain areas of the site. Most of Monteith Park is designated 46- Holcomb silt loam, and Water Avenue occupies mostly 106A- Woodburn silt loam with 0-3% slopes.

Custom Soil Resource Report  
Soil Map



Figure 21: Map showing soil type within the site context.

Benton County, Oregon (OR003)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
66	Fluents-Fluvaquents complex, 0 to 2 percent slopes	0.2	0.3%	
132	Pilchuck fine sandy loam, 0 to 3 percent slopes	0.1	0.1%	
159	Water	6.5	10.3%	
<b>Subtotals for Soil Survey Area</b>		<b>6.8</b>	<b>10.7%</b>	
<b>Totals for Area of Interest</b>		<b>63.4</b>	<b>100.0%</b>	

Linn County Area, Oregon (OR639)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
25	Cloquato silt loam	0.1	0.2%	
39	Fluents-Fluvaquents complex, nearly level	3.4	5.3%	
46	Holcomb silt loam	15.8	24.9%	
85	Riverwash	0.7	1.2%	
106A	Woodburn silt loam, 0 to 3 percent slopes	22.6	35.7%	
W	Water	14.0	22.1%	
<b>Subtotals for Soil Survey Area</b>		<b>56.6</b>	<b>89.3%</b>	
<b>Totals for Area of Interest</b>		<b>63.4</b>	<b>100.0%</b>	

Figure 22: Soil Map legend

The Holcomb silt loam is a silty and clayey alluvium derived from mixed parent material. The majority of the soil profile is silt loam to silty clay loam with a 12-18" depth to the water table. The soil is classified as somewhat poorly drained and lies within the regulatory floodplain. These qualifications make major construction in Monteith Park difficult and potentially prone to flooding and drainage issues.

The Woodburn silt loam on which the majority of Water Avenue lies is ideal for larger construction. The parent material is a silty alluvium derived from mixed sources and the profile is a silty clay loam down to a 60" depth. The depth to the water table is 25-32", and the land lies on a 0-3% slope, which is ideal for grading and construction.

## **Monteith Park**

### **Design Criteria**

The City of Albany provided a comprehensive list of criteria they wished to see as changes in Monteith Park. Students who tackled Monteith considered these goals as well as the potential design aspirations for Water Avenue. The comprehensive list appears below.

### **Design Brief:**

- Design a substantial but reasonably affordable renovation to the whole park
- Expand the park southward to include the new carousel building
- Make the park useful year-round for many kinds of people and activities
- Include a picnic area of five to 15 tables with good views toward the river
- Include a picnic/social shelter of similar scale to the current one, or keep it
- The transmission line and tower must stay where and as they are
- Make the park function much better as a theater space that:
  - gives as many people as possible good sightlines to the stage
  - offers ways for audience to be comfortable in chairs or on the ground
  - provides good places for port-a-potties for bio-breaks
  - provides good egress pathways for audience crowds in emergencies
  - may include relocating and redesigning a new more functional theater/concert stage

- gives the whole park/theater space a coherent visual identity as a 'room'
- provides permanent lighting of the whole park in a discrete beautiful way
- gives the park/theater an iconic image element
- includes a dry and level space in front of the stage for dancing in the summer
- maintains or enhances vehicular access to the stage for show logistics
- makes the theater useful for more types of events of different sizes
- Keep all valuable facilities and activities up out of the floodplain
- Keep neighboring Albany Senior Center (long-term removal can be discussed)
- Maintain integration of the park with old river infrastructure and walkable piers
- Design a beautiful park/theater landscape that can appear in books and magazines
- Make this park a place that is loved and sought out by residents and visitors
- Make a park that people have pride in, feel collective ownership of, and care for
- Maintain similar number of proximate parking spaces for park and senior center
- Make the park 'connect' with the carousel building in visual and other ways
- Significant excavation is allowed but should be minimized to save costs

### **Current Conditions**

Monteith Park holds special meaning for Albany as a center for summer festivities, and as an access point to the Dave Clark Trail. This trail traverses the riparian corridor between the Willamette River and Water Avenue. The current conditions map below points out the current major features for redesign in the site.



Figure 23: Rendered current conditions in Monteith Park

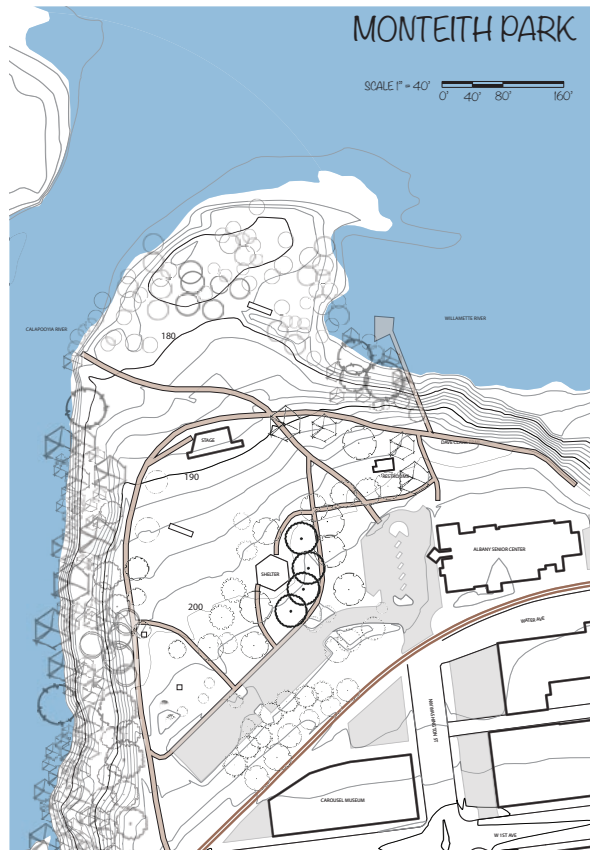


Figure 24: Contours of Monteith Park

MONTEITH PARK



Figure 25: Aerial image of Monteith Park

## Design Challenges for Monteith Park: Access

Monteith Park lies at the terminus of Washington Street and Water Avenue. The main entrance into the park is vehicular passage through the senior center entrance and off to the left into the main parking lot. Pedestrian access is limited by vehicular and railroad crossing, making improvements to pedestrian crossing important design considerations, especially when considering unification with the rest of downtown.



Figure 26: View from Google Earth detailing the entrance of Monteith Park.

Railroad and street crossings may discourage people from walking to the park and isolate it from downtown.

### Design Challenges for Monteith Park: Flood Zone

The majority of Monteith Park, as seen in the current conditions map, lies below the regulatory floodplain. The current stage at Monteith Park has been occasionally submerged as witnessed by the high watermark signs that rest on the facade. Students considering redesigning the stage had to make sure the new design roughly matched the surface area and location of the current stage as to not influence water turbulence down the river.

Seasonal flooding damages property and increases the risk and cost of developing near the river.



Figure 27: Aerial photo with lines displaying pedestrian crossing barriers into Monteith Park.



Figure 28: Photograph of the stage at Monteith Park surrounded by high flood waters.



Figure 29: Map showing that the majority of Monteith Park lies within the regulatory floodplain, thus limiting major construction of the area.

## Design Inspirations for Monteith Park

Monteith Park is located just a few blocks north of downtown, and is the site for many summer festivities. Designs were tasked with improving park amenities for the River Rhythms and Sounds of Summer Concert Series as well as theater events such as Movies at Monteith.



Figure 30: Current stage at Monteith



Figures 31 and 32: Summer concerts in Monteith

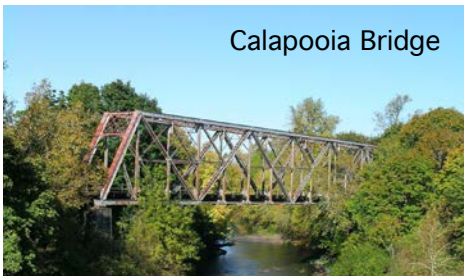
Additionally, the location of the park at the confluence of the Willamette and Calapooia Rivers provides many opportunities to view the historic bridges that cross the rivers.



Ellsworth Bridge



Ellsworth Bridge



Calapooia Bridge

Figure 33: Bridges visible in Monteith Park

Other inspirations are addressed on a case-by-case basis as they appear in student designs.

### **The Senior Center**

The Albany Senior Center currently hosts many activities for the community. The building shares a parking lot with Monteith Park, and now potential carousel users. As an asset to the community and a long-time host of its park location, most students wanted to see the senior center stay in its current location. However, it was impressed upon the class that the organization might be considering relocation because of the age of the current building. Students were tasked with considering opportunities for the space if the senior center was relocated, and many designs proposed using the soon-to-be city-owned Eagle's building as a future site for the senior center, thereby keeping the center at the heart of downtown. Other designs chose to keep the senior center in its current location.



*Figure 34: Aerial photograph of the Albany Senior Center and parking lot adjacent to Monteith Park and Water Avenue.*

## **Student Design-Nick Sund: “Confluence at Monteith”**

This project uses the confluence of the Willamette and Calapooia Rivers as design inspiration to connect the rivers to downtown Albany. A path that mimics the flowing rivers connects the park to downtown through a meandering, unfolding landscape experience. The stage and shelter are reimaged in the form of waves. Other amenities, like the nature playground, are made to resemble eddies and tide pools. A series of fountains from the corner of First Street leads visitors into the park and adds water elements to complete the design concept.

Design goals include:

- Reconnect downtown Albany to its historic riverfront and Water Avenue.
- Expand and improve existing park facilities while designing new uses and activities.
- Make a special place for all ages to play and iconic features that draw people from near and far.
- Celebrate natural processes related to the park’s position in the floodplain.
- Do a little with a lot by reusing existing resources and minimizing site grading.

Programmatic elements include:

- A continuous walkway from downtown to the riverfront.
- A reimaged outdoor theater in the heart of the park.
- A water feature that thematically connects the park with downtown.



Figure 35: Perspective showing views to the park from the corner of First and Washington Streets as well as the beginning of the fountain sequence



Figure 36: Monteith Park Site Plan

This design utilizes Albany’s historic waterfront to connect nature and culture at the confluence of the Willamette and Calapooia Rivers. Inspiration taken from the geography of the river confluence can be seen in the flowing nature of design elements in plan view

**DESIGN ANALYSIS**  
**Circulation**

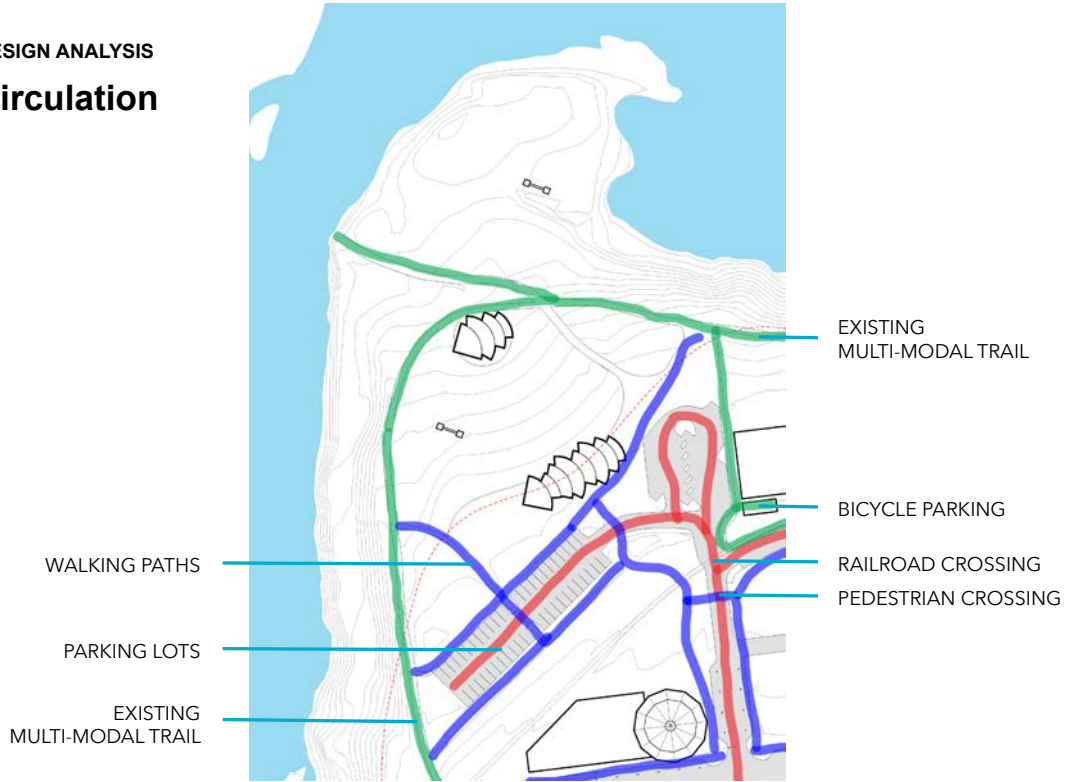


Figure 37: Major circulation in proposed design.

**DESIGN ANALYSIS**  
**Activity Areas**

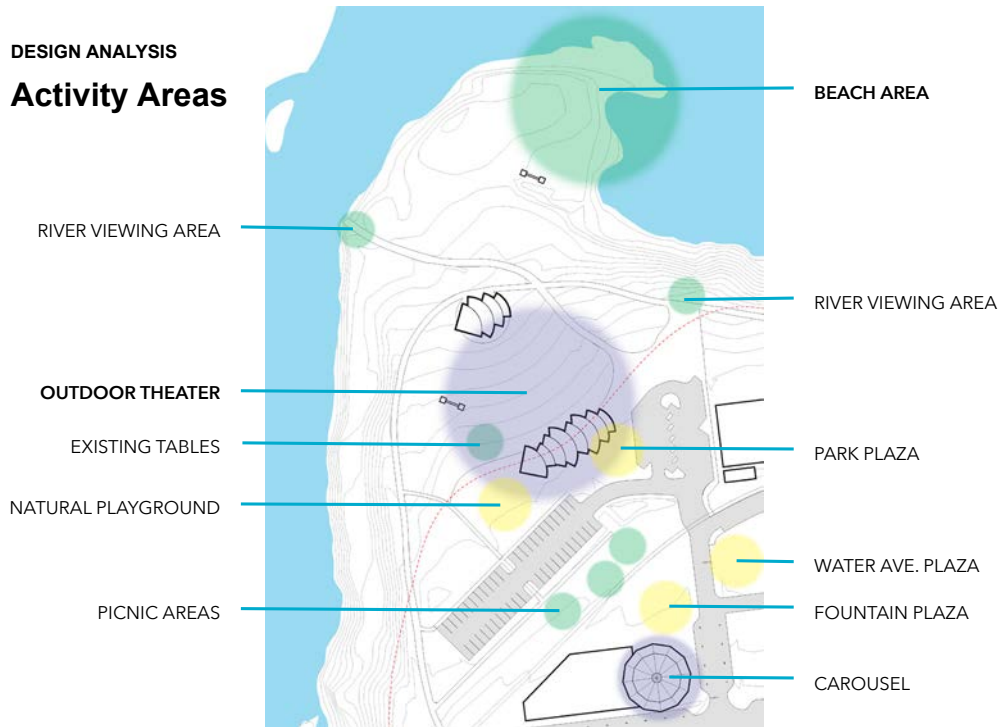


Figure 38: Major activity areas throughout the design.

DESIGN ANALYSIS  
**Social Intensity**

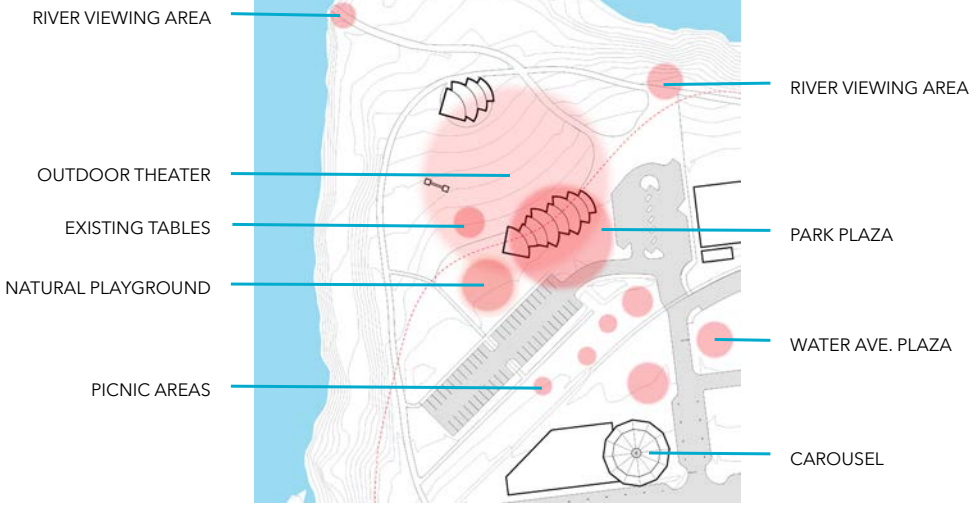


Figure 39: Social intensities in park design.

The design balances social areas with spaces to enjoy the park's natural beauty.

DESIGN ANALYSIS  
**Landmarks**

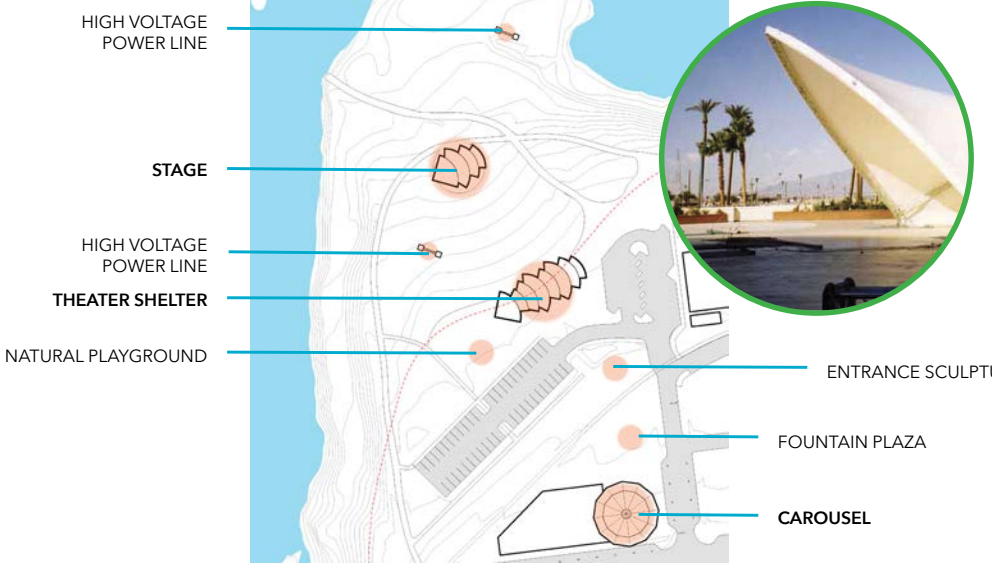


Figure 40: Major landmarks in park design.

Major landmarks in the design are spaced progressively further into the park to provide a continually cohesive experience.

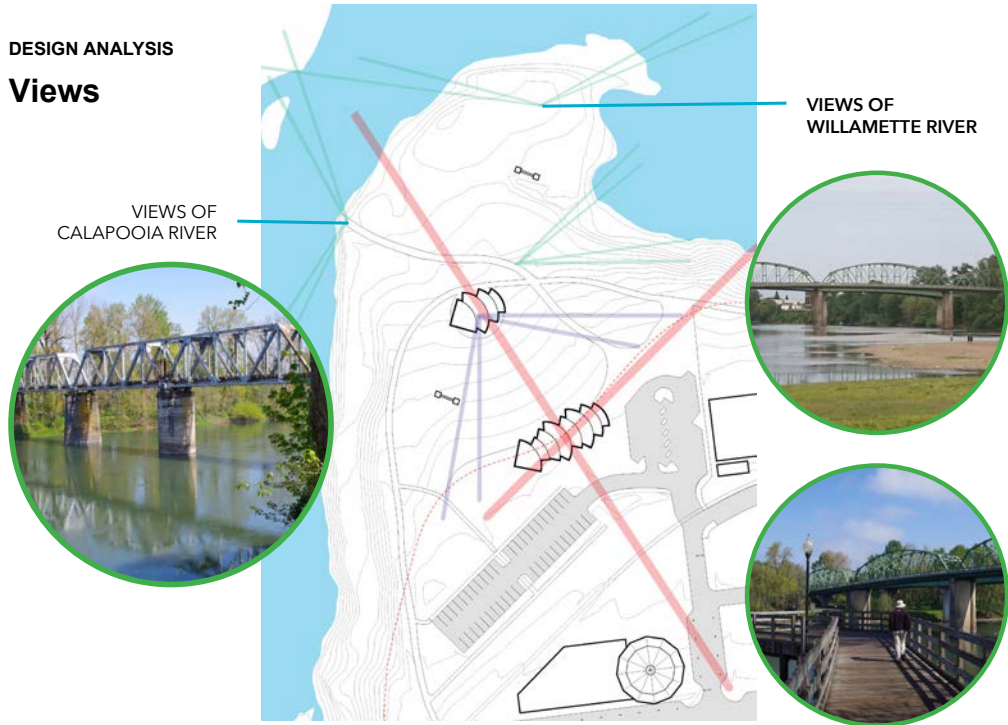


Figure 41: Viewsheds in park design.

Creating views of historic architectural features brings to life the importance of the river confluence in Albany's history.

### ***The Fountain Sequence***

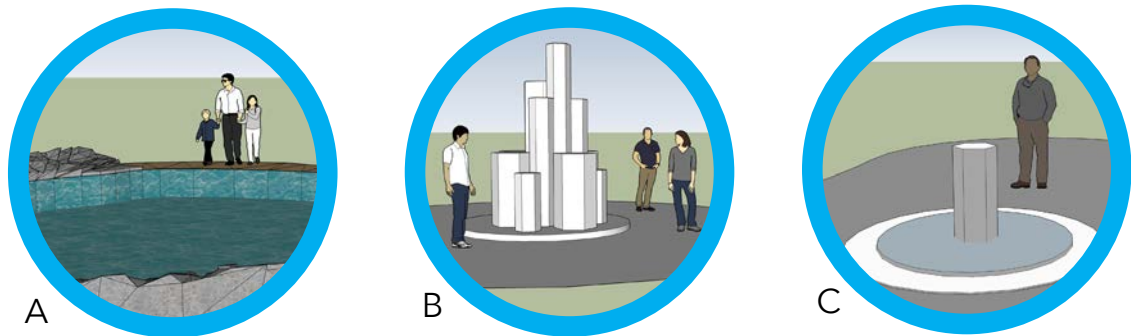


Figure 42: Perspectives of the proposed Fountain Sequence.

A series of water features thematically connects Monteith Park to Water Avenue and Downtown Albany. Starting inside the park, a quiet pool greets visitors at Monteith Park's main plaza. While many adults like to swim in the river, younger children can safely play in the pool's shallow waters while being near their friends at the playground (A). Water cascades down tall stone pillars at the entrance

to Monteith Park. The roaring fountain entices people from nearby streets to discover its source and perhaps visit the carousel (B). A bubbling stone fountain stands across the street from Albany's Historic Carousel and offers a welcome drink to those who have walked to the end of First Street (C).

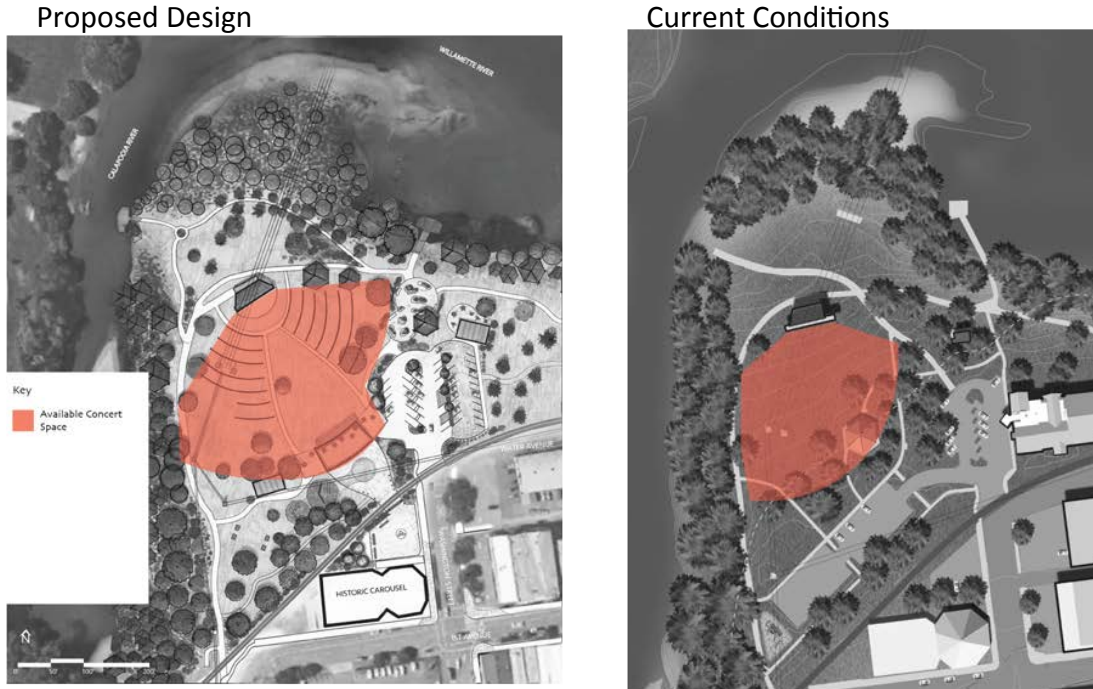


Figure 43: Monteith Park Site Plan

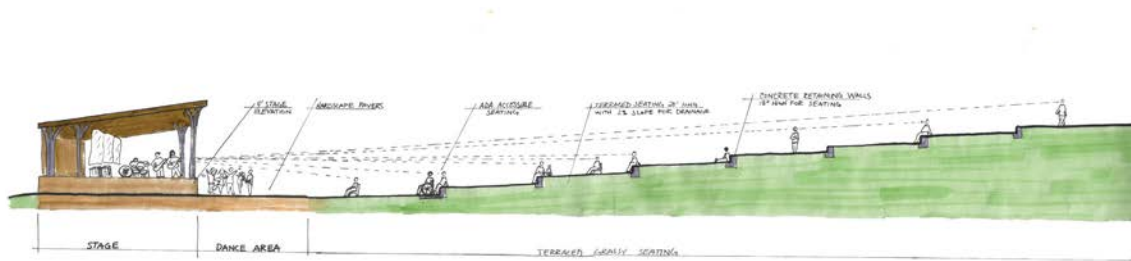


Figure 44: Section cut showing views across the proposed terraced seating and the new stage design.



## Student Design-Brianna Heese: “Gateway to the River”

This design proposal focuses on the functionality of the park by means of dynamic central access and a series of activity and social areas. The driving forces behind this design are the views from the stage to the carousel building and onto the corner of First Avenue and Washington Street. The main goals are to connect downtown to the Willamette and Calapooia Rivers, and to celebrate the park as a continuation of downtown Albany in spirit and physical connectivity. Inspiration was drawn from Albany’s historic bridges, logging history, and the new cultural history being created by community construction of the carousel.

Design goals include:

- Create visual and physical connection to the Calapooia and Willamette Rivers.
- Celebrate Monteith as a continuation of downtown Albany in both spirit and connectivity.
- Merge the iconography of Albany’s past with the new cultural history built through the creation of the historic carousel and First Avenue revitalization.

Programmatic elements include:

- Entrance plaza by carousel building that connects to a main park plaza
- High-roofed covered shelter for shade and rain events
- New stage with an extended back for equipment storage and changing
- Terraced grassy seating for concerts with retention of slope seating tradition
- New enlarged restrooms close to nature playground
- Proposed café and patio
- Flower/Pollinator garden ideal for photos and meandering as well as ecosystem services
- Two new viewing piers
- A splash pad and nature play area located near the plaza and restrooms
- Relocated horseshoe pits
- Nature exploration trail leading to Water Avenue (Reference to Ilia Fiene’s Water Avenue proposal)
- Potential market and festival space through an expanded senior center parking lot (senior center relocated to downtown building, such as the Eagle’s building two blocks away)



Figure 45: Reorienting the park on a central access maximizes concert capacity.

A new stage is rotated to allow views all the way from the corner of First Street, and a series of engagements along the central access draw people into the park.

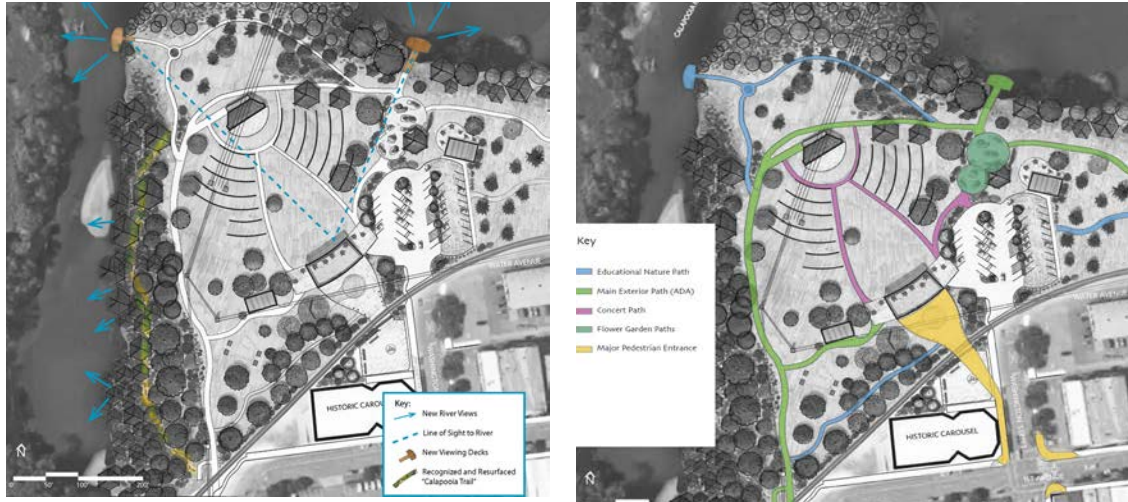


Figure 46: River views are enhanced by the addition of the new viewing docks as well as recognizing, and improving the unofficial trail along the Calapooia River.

Anticipated circulation material for nature paths (blue) would be wood chip from recycled trees on site, broom swept concrete for durability and safety on main pedestrian paths (green and pink), colored concrete paver for aesthetics of the main entrance (yellow), and a fine grain gravel for the pollinator garden (dark green).



Figure 47: Map showing vehicular circulation park

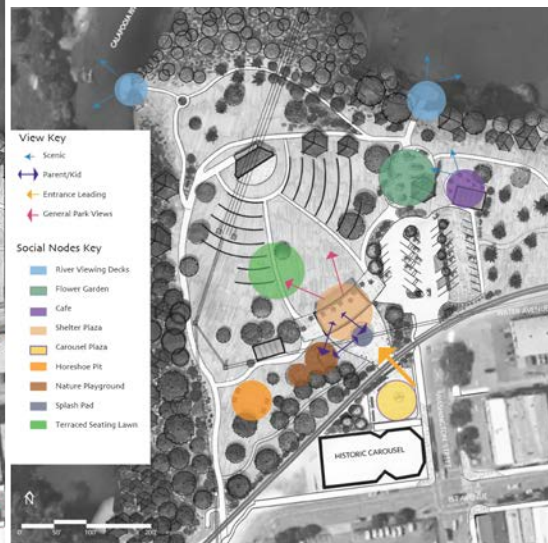


Figure 48: Map showing anticipated social nodes throughout park

The proposed design creates a space with many activity options, possible social nodes for people-watching, and places to be active or seek quiet, such as the pollinator garden depicted below. This area of the park provides an ecosystem service by supporting pollinators and provides a place of iconic beauty that would become a leisure and photo destination.



Figure 49: Perspective of the Monteith Garden.

An important design idea was to improve concert seating capacity and options while working with the existing topography to minimize cut and fill expenses with grading. The terraces take advantage of the existing slope (roughly 7.5%) by composing a 20-foot run with an 18-inch rise. Sightlines to the stage are accessible at all terraces from the shelter where merchandise booths and food carts could be set up during concert events.

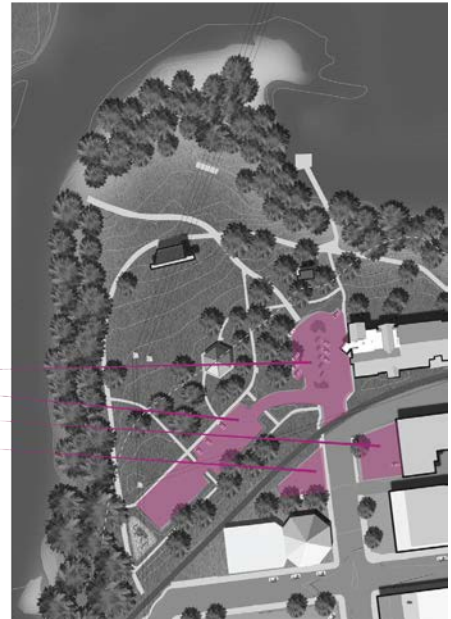


Figure 50: A section showing views to the stage.



Figure 51: Proposed parking design

- 22 SPOTS
- 19 SPOTS
- 16 SPOTS
- 57 SPOTS



- 22 SPOTS
- 48 SPOTS
- 16 SPOTS
- 8 SPOTS
- 94 SPOTS

Figure 52: Current parking conditions

A parking proposal based on the relocation of the senior center removes the parking lot in Monteith Park to increase park space and open a central access into the park. While this decreases the amount of available parking spaces, the relocation of the senior center eliminates much of the demand for space. Additionally, the expansion of this parking lot can be used as a farmer’s market and festival space, and function as parking during everyday use.

To accomplish the centralization of the park, and open views to the river, certain trees had to be removed. However, removing the parking lot and senior center allows for mitigation of tree loss.



Figure 53: Map showing trees that would have to be eliminated to open views to the river and into the park from First Ave.

The proposed structures in the design are meant to build a cohesive identity of Albany's history in the logging and metal industries. Structures would be made with a combination of cedar and steel with design inspiration stemming from the historic bridges that can be seen from Monteith Park. The two viewing docks, concert stage, covered shelter, café, restrooms, and entrance signs would have cohesive design motifs as visualized by the inspirations below.

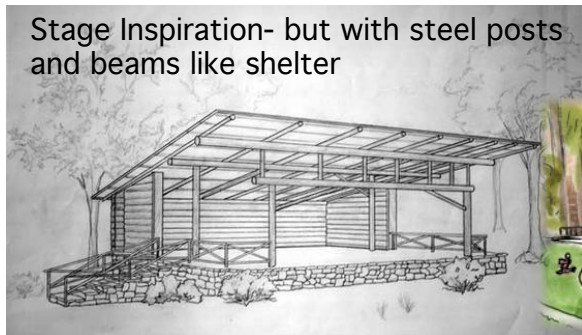


Figure 54: Map showing proposed structures in Monteith Park

# Structural Design Inspirations



Shelter Inspiration (but to apply to a one-pitch shelter roof like below)



## Bring Carousel Culture into Monteith



The diagram above shows a suggestion of like animal sculptures to those on depicted to the left (Martha the Quail, Sir Hugo the Griffin, and Chipper the Beaver).

At least three sculptures inspired by the carousel animals will be located in the park as iconic features in addition to the concert venue. These would be crafted by local artists and could be related to their location (e.g. the beaver in the riparian zone and the quail on the Dave Clark Trail).



Figure 55: Entrance at Monteith Park.

The entrance at Monteith incorporates the fun from the carousel with basalt bubblers, open views to the splash pad, and open views to the nature play area with the stage viewable in the distance. The narrowing of the pedestrian walkway and cedar bollards are meant to discourage stationary activities at the railroad crossing. Ropes are available for parents to block the crossing to the railroad if a train is coming. As is the case now, parents and visitors should cross with individual care.

## Water Avenue Design Criteria

The City of Albany provided a comprehensive list of criteria they wished to see as changes in Water Avenue. Students who tackled Monteith had to consider these goals, as well as the potential design aspirations outlined for Monteith Park. The comprehensive list appears below.

### Design Brief:

- Make this place the newest, most memorable, and most iconic place in Albany
- Make this place a place that is loved and sought out by residents and visitors
- Make this place fully part of downtown and vice versa
- Connect this waterfront area to downtown visually and make it pedestrian-friendly
- Activate the spaces by creating places for eating, shopping, and socializing
- Safely include the railroad in the space as an organizing feature
- Create well-lit pedestrian places for walking and people-watching
- Create spaces for temporary markets, fairs, displays, and social events
- Create places to sit, talk, and watch in groups of many sizes
- Make the river as visible as possible and included as part of the area
- Integrate the Dave Clark Trail into the area
- Provide ways for people to go to and be at the river's edge
- Give the whole waterfront landscape clear structure or visual identity
- Create landmarks that provide landscape centers and nodes
- Make the whole waterfront landscape green in a comfortable way
- Make places for year-round active fun and play for all ages
- Make social and solitary spaces with visual penetration for safety and security
- Create visual triangulation where people watch others, etc. watching them
- Make a place that people have pride in, feel collective ownership of, and care for
- Make a place for all kinds of people, for families, all ages, and at all times of day
- Enable people to have and feel friendly proximity to many people and each other
- Make a place for its residents, neighbors, all Albany citizens and visitors
- Make a place that attracts new residents as much as new visitors
- Make a place where people can be quiet in 'corners' and watch

- Make a place where people can run into each other stop and talk
- Make a place where people can get their feet wet or play in water
- No significant excavation is allowed

## Water Avenue

Context



Current Conditions:

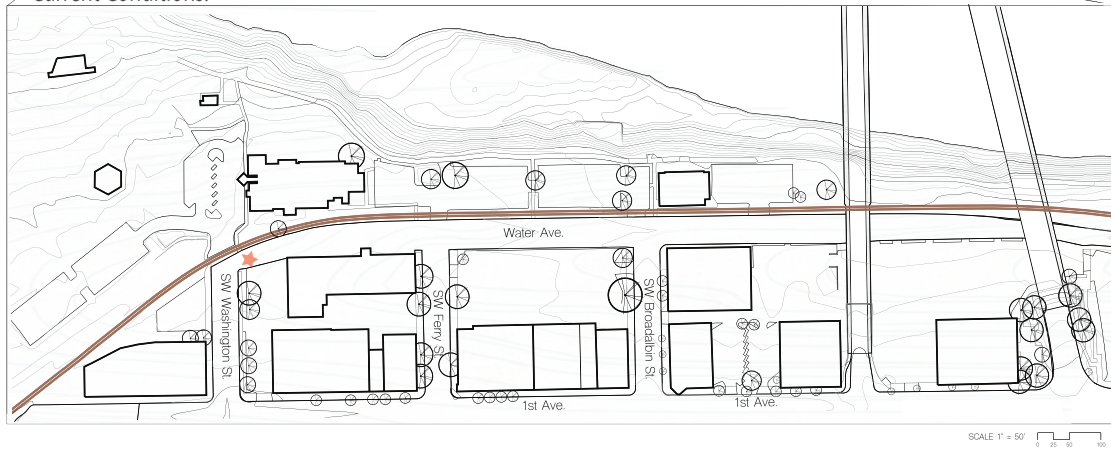


Figure 56: Context Map of Water Avenue showing greater location and contours



Figure 57: Boundaries of Water Avenue site on aerial image

Currently, Water Avenue stands as a remnant to a once bustling riverside industry. The area involved in design considerations runs from SW Washington Street east to the Ellsworth Street Bridge.

Parking occupies a large amount of the area considered for redesign, as are two buildings that could soon be owned by the city: The Lepman building on the corner of SW Washington Street and Water Avenue, and the Eagle's Building on the corner of SW Broadalbin Street and Water Avenue.

The railroad provides a design challenge for creating pedestrian or vehicular crossing, although some designs considered the possibility of its future termination. It currently runs at low speeds, and travels twice daily.

All the major facades and businesses of First Street face away from the waterfront, with the exception of residential improvements.

Additionally, Water Avenue is wide, and coupled with the surface area of parking lots, subject to heat sink from the predominant hardscape. However, across the railroad and parking lots, the Dave Clark Trail provides a nice riverside walk and piers for river viewing.

Finally, the river is not immediately accessible to downtown. It lies approximately 15 feet below the city's topography and the slope is steep. Clearing of the riparian forest for viewing should be considered carefully and lightly as it could create erosion.

### **Current Conditions**

The Water Avenue design brief is mostly based on the projected future of the site. Unlike Monteith Park, there is no existing program for this area other than parking use. Designs were built "on a blank slate," and therefore the most useful insights come from a series of images below the current site conditions.



Figure 58: View east down Water Avenue near the Senior Center.



Figure 59: View east down Water Avenue at the corner of Water Avenue and Ferry Street.



Figure 60: View east down Water Avenue toward the Senior Center parking lot and the Willamette River's riparian zone.



Figure 61: View east down Water Avenue toward the Avery Mill and Elsworth Bridge.



Figure 62: View west back down Water Avenue toward the Senior Center.

# Zoning

Individual designs took into account the zoning guidelines from the City of Albany.

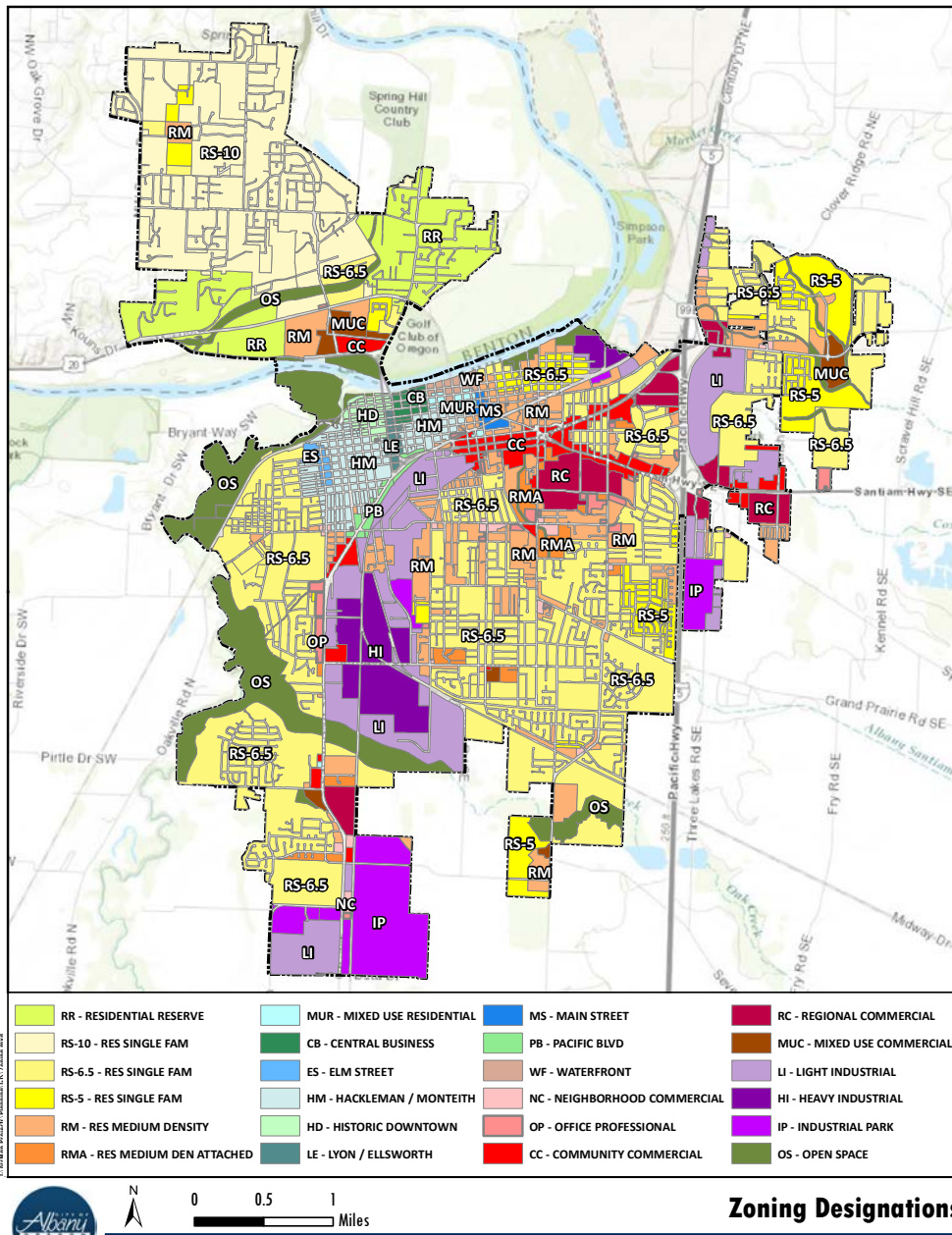


Figure 63: Central Albany zoning districts and index.

Student designers had to investigate how to include certain elements into their designs. While they built upon inspirations such as the First Avenue facades, Albany history and culture, and pre-settlement history, other elements like plazas, mixed use buildings, and fountain designs were researched on an individual basis

## Student Design-Jeffery Keubler: “Albany’s Esplanade”

- Keep Water Avenue.
- Replace parking lots with mixed-use buildings.
- Hardscape emphasis

This project is focused on transforming parking lots and city-owned buildings along Water Avenue into a lively esplanade that features many diverse areas for playing, living, shopping, and socializing. This project proposes the use of historically styled arbors, pergolas, and shelters to connect to Albany’s identity of diverse building facades and use those buildings as anchor points and areas for safe street crossing. The following project is detailed from the west esplanade at the carousel building through the east esplanade terminating at the Ellsworth Street Bridge.

Design goals include:

- Reclaim the waterfront
- Create a destination
- Activate spaces with living, working, and eating
- Improve the waterfront’s connection to Albany’s historic districts
- Make welcoming structures for community gathering

Programmatic elements include:

- Residential and commercial mixed-use buildings
- An enhanced esplanade
- Introduce historically inspired structures and facades
- Synergistic buildings for entertainment, dining and neighborhood building
- Multigenerational play areas
- Improved road and rail crossings to enhance pedestrian safety

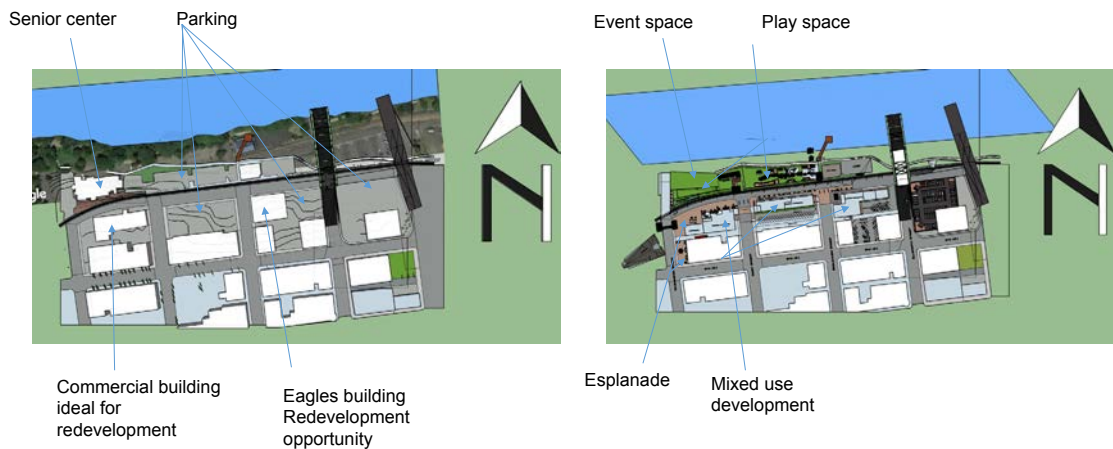


Figure 64: Current and Proposed Site Plan

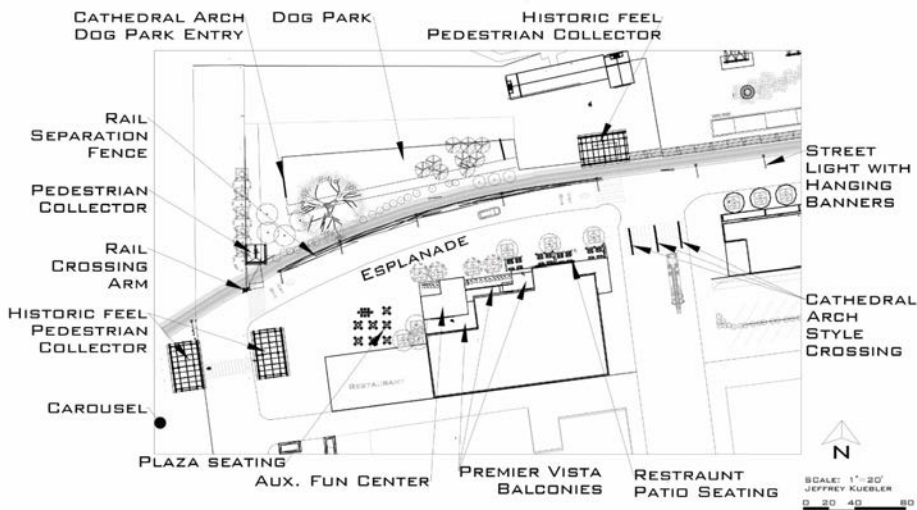


Figure 65: Site Plan of the West Esplanade

Enhanced crossings connect the historic carousel to the esplanade, engaging visitors in a welcoming space. Opportunities for dining and entertainment exist beneath upper story dwelling spaces. Connection to the riverfront occurs in the event area and neighborhood dog play area.



Figure 66: View east down the West Esplanade toward the Ellsworth Bridge.

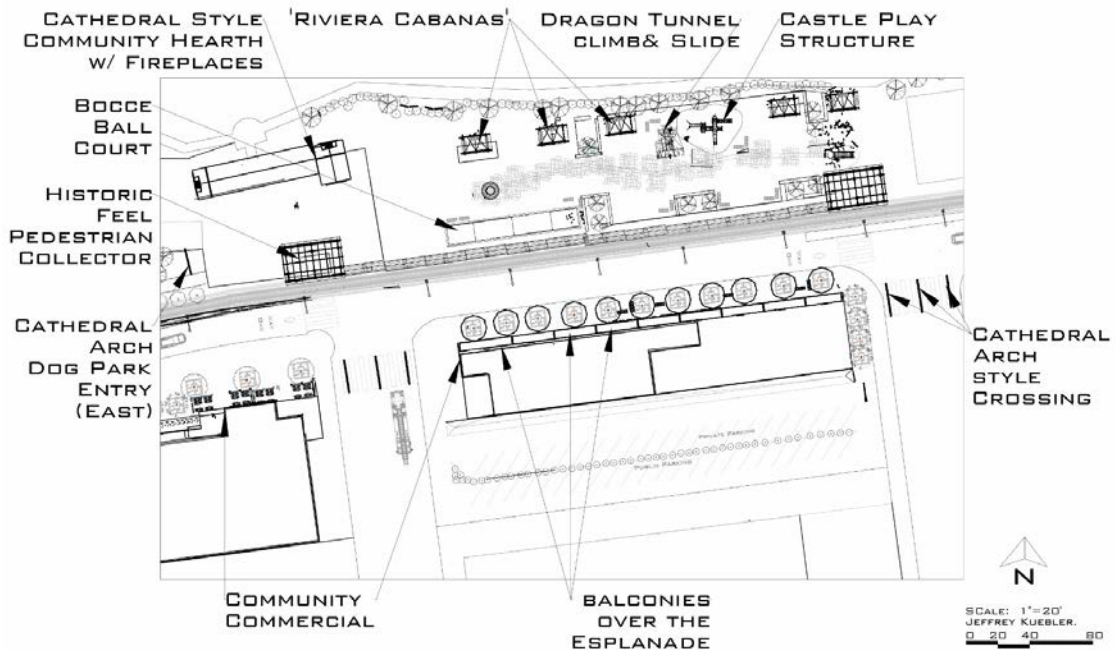


Figure 67: Middle Esplanade Site Plan

The design proposes additional community and commercial spaces as well as housing development along Water Avenue's one-way street through multistory mixed-use buildings. In this midsection there is play for all ages as well as a path that references the Mill Race that used to run through Monteith Park.

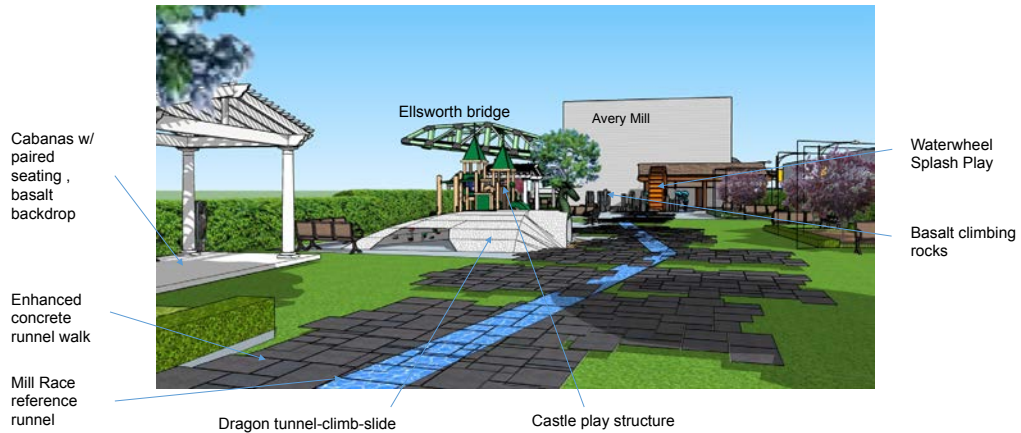


Figure 68: View of the play space across Water Avenue with the Avery Mill in the background.

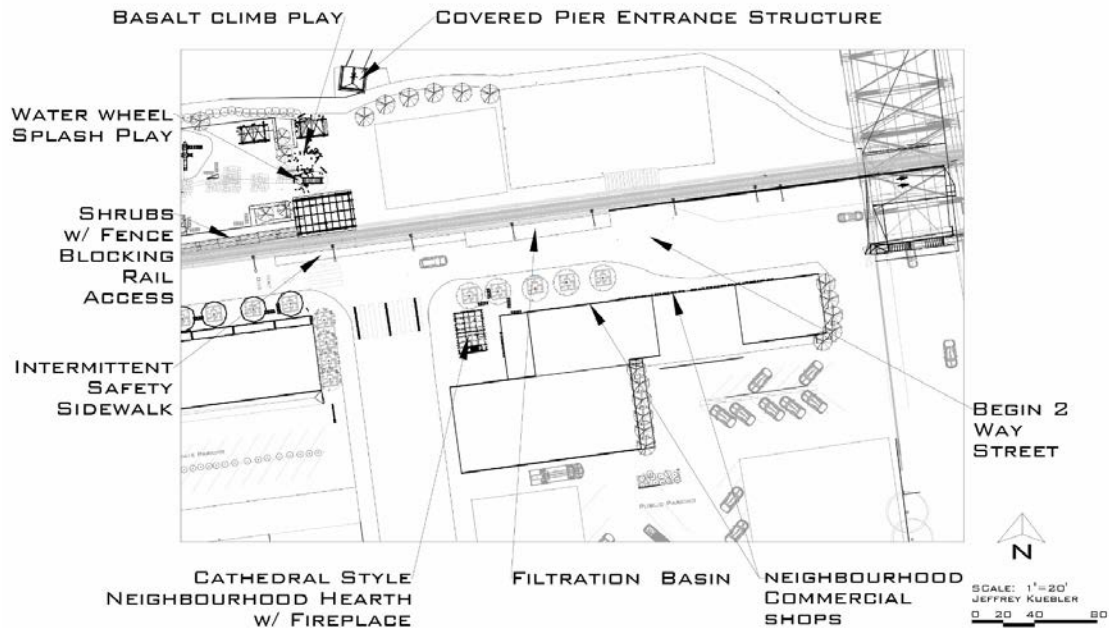


Figure 69: East Esplanade Site Plan

The east esplanade brings the visitor to shops that also serve residents of the mixed-use buildings. Local stores that serve the daily needs of apartment dwellers encourage the growth of neighborhood and community, and stimulates local economy. The east end engages the waterfront and improves crossings of Broadalbin Street. A community hearth with a fireplace provides rentable space for family parties and structured events.



Figure 70: View north of pedestrian crossings at Broadalbin Street and Water Avenue.

## **Student Design-Ilia Fiene: “Splash and Socialize”**

- Keep Water Avenue
- Replace parking lots with mixed-use buildings
- Hardscape emphasis

This project proposes the relocation of Water Avenue over the existing railroad, thereby decreasing the surface area of transportation hardscape and providing more space for downtown extension. The railroad, which operates roughly twice a day, moves at slow speeds, and vehicular pull-offs along the purposed road allow a space to wait for train passage. The design utilizes a series of plaza spaces, seated planters, and basalt bubbler fountains to activate movement through the space surrounding the proposed mixed-use buildings. The senior center takes the suggested location inside the former Eagle’s Building and the lot is transformed into a nature forest walk as a transition play space to Monteith Park.

Design goals include:

- Connect the community with the Willamette River watershed
- Transform Water Avenue into a pedestrian-oriented space
- Provide a space for markets and events
- Promote downtown livability
- Design realistic options for Albany’s urban revitalization
- Expose the potential of green infrastructure

Programmatic elements include:

- Nature play area
- Basalt column fountains and splash play area
- Seated planters
- A pavilion and plaza area
- Connection to the Dave Clark Trail
- Stormwater planters throughout Water Avenue
- Integration of the railroad with a one-way Water Avenue
- A retrofitted parking lot with stormwater facilities
- A relocated senior center in the former Eagle’s Building



- A. Carousel
- B. 1st Floor: Retail Shops & Restaurants  
2nd/3rd Floor: Apartments
- C. 1st Floor: Retail, Restaurant  
2nd Floor: Artist Lofts, Apartments
- D. Senior Center & Offices
- E. Historic Avery Mill
- F. To Monteith Park & Parking
- 1. Nature Play Forest
- 2. "Rail-Road" Combined Street
- 3. Plaza
- 4. Pavillion
- 5. Retrofitted Parking lot with Stormwater Facilities
- 6. Dave Clark Trail
- 7. River Pier
- 8. Basalt Column Splash Area
- 9. Built-in Seating
- 10. Stair Seating/Stage
- 11. Seated Planters with Vine Maples
- 12. Columnar Basalt Fountain
- 13. Grass Berms
- 14. Stormwater Planter with Built-in benches
- 15. Stormwater Planers with River Birch
- 16. Seated Planters with Quaking Aspens
- 17. Columnar Basalt Feature
- 18. Seated Planters with Meadow Grass
- 19. Swale
- 20. Various Ash Tree
- 21. Douglas-fir Tree
- 22. California Incense Cedar
- 23. Existing Big Leaf Maple
- 24. Meadowscape

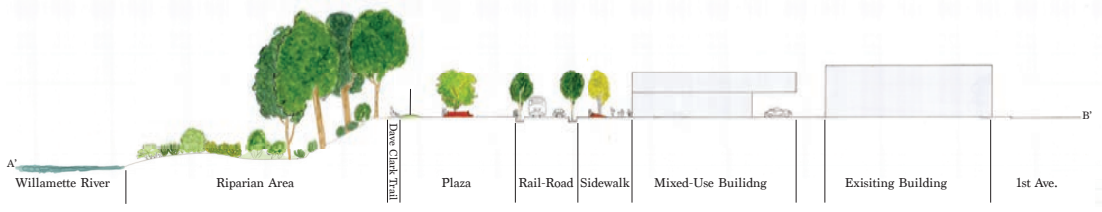


Figure 71: Water Avenue Design Site Plan and Section Elevation

The proposed narrowing and conversions of Washington, Ferry, and Broadalbin Streets into one-ways with stormwater facilities and extended sidewalks is intended to slow traffic in and out of the waterfront to the downtown interface. The sidewalks along Water Avenue are divided with planters to create a similar effect for pedestrians.

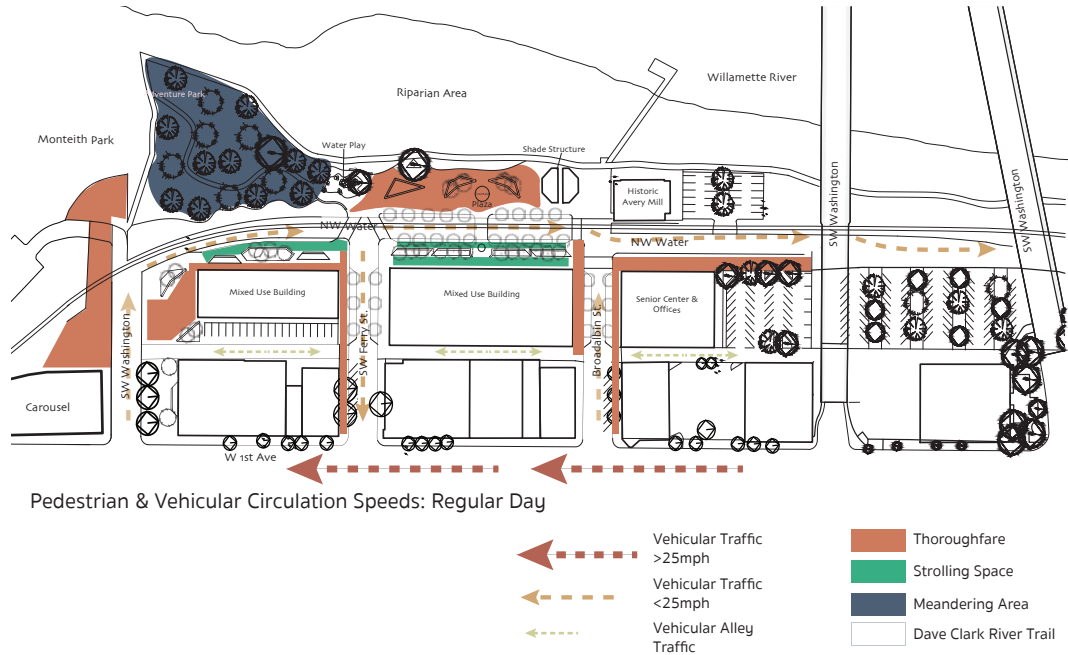


Figure 72: Diagram showing the pedestrian and vehicular circulation through the site.

The conversion of all the shown streets into one-ways allows for stormwater facilities to be created along with angled-in parking. New buildings are proposed to have green roofs to increase evaporation and slow down runoff before continuing into the street systems. Parking lots have also been retrofitted with planting strips and swales to increase infiltration, specifically between two bridges, as well as provide shade where increased pollution is expected.

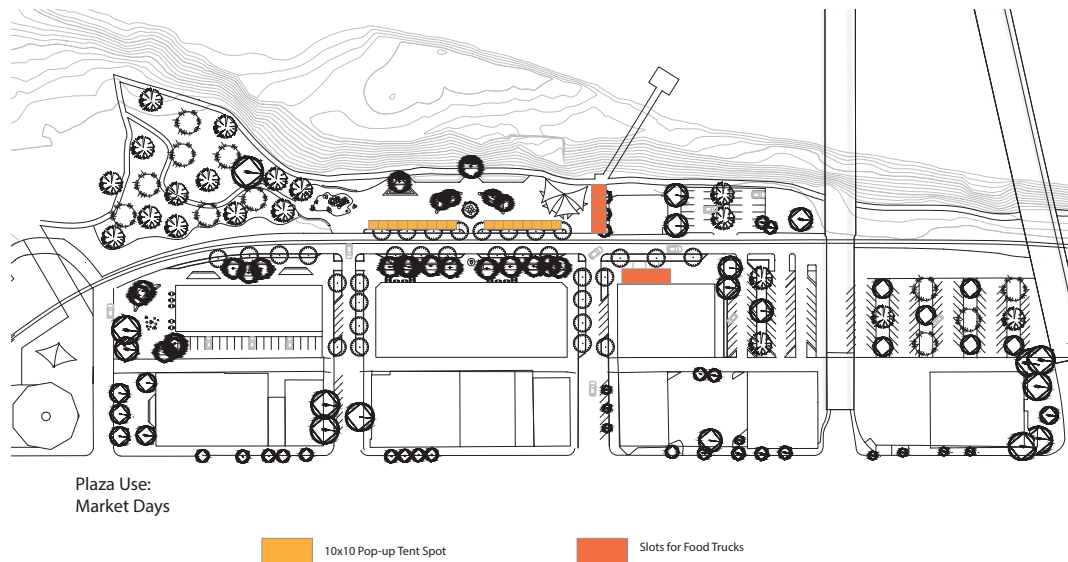


Figure 73: Diagram showing the proposed stormwater facilities across the site.

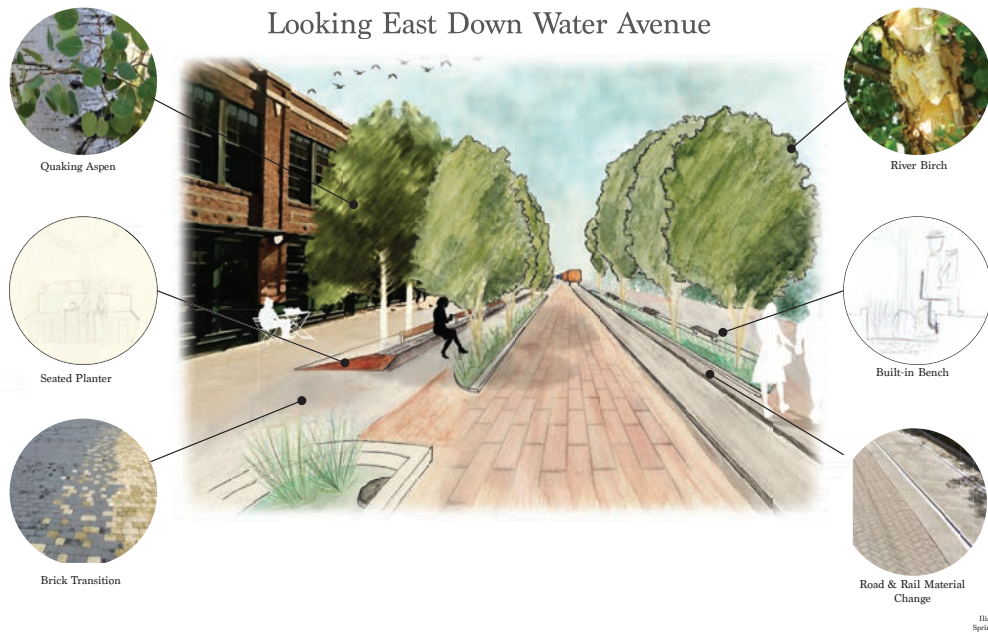


Figure 74: Perspective looking east down Water Avenue toward Monteith Park details the seated planters, storm water facilities, and material changes from walkway to road and back again.

Additionally, the plaza space to the north of Water Avenue provides space for a small farmers market, beer, or art festival with accompanying spaces for food trucks. With the projection that the railroad might not be running in the future, a large market or festival can take place within Water Avenue, limiting it for pedestrian use only.

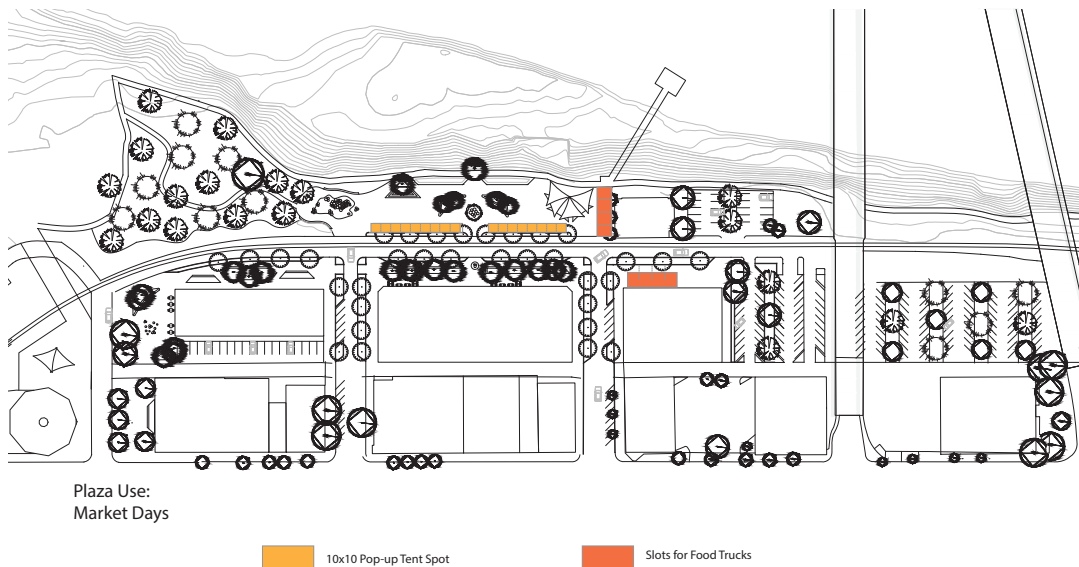


Figure 75: Lot spaces for market vendors and tents.

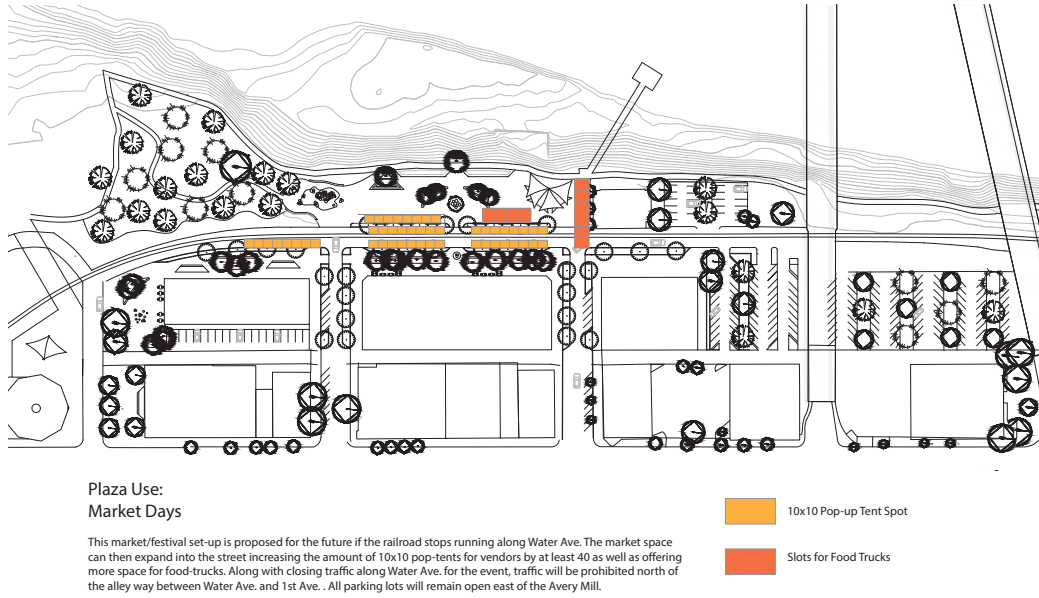


Figure 76: Diagram of the potential market and tent space that could be provided in the future if the railroad stops running.

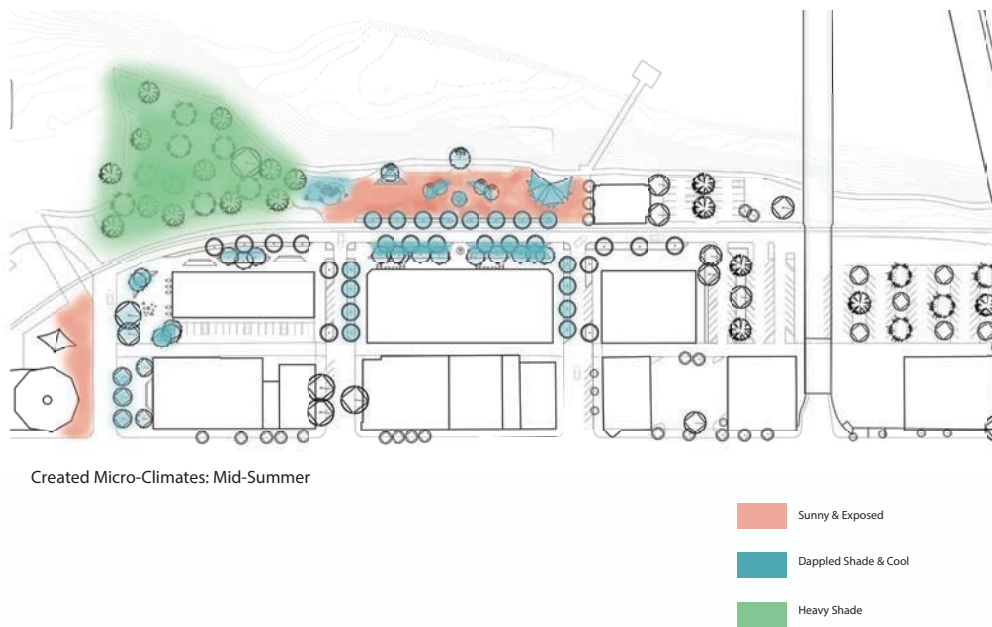


Figure 77: Diagram of microclimates.

The proposed design offers a variety of microclimates for people seeking cool shade or a warm sunny spot.

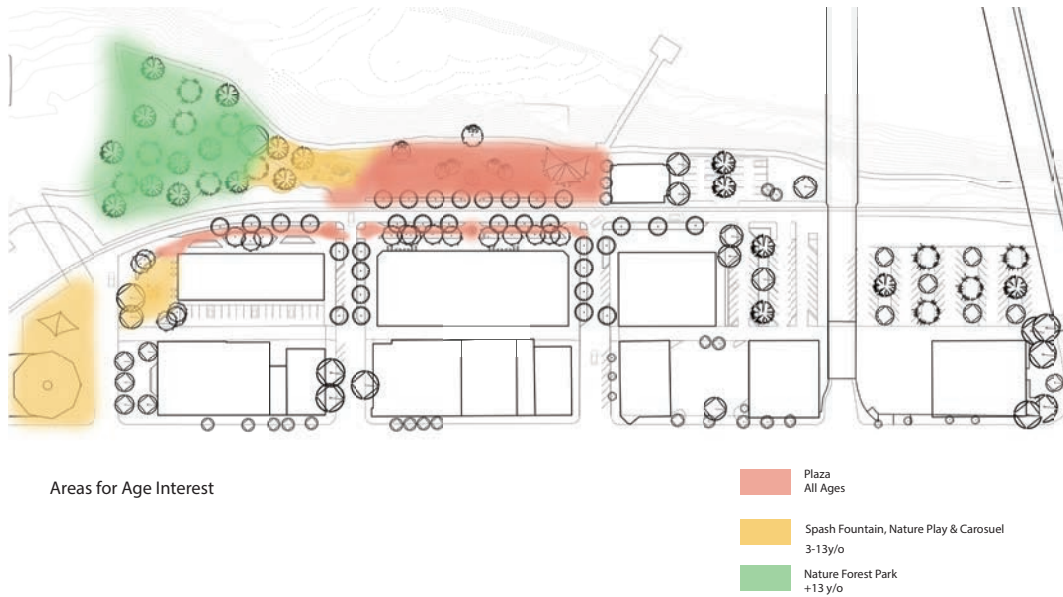


Figure 78: Diagram of areas for differing age interests.

While most of the riverfront space is open plaza, there is a strong emphasis on children and pre-teen activities stemming from the carousel at the east end. Thirty to 40 years after planting, the Nature Forest Park will be mature enough to construct a high ropes course for ages thirteen and up. This unique amenity provides a financial opportunity for the City of Albany, and offers a play area alongside the carousel.



- Key:
- |                              |                                     |  |   |
|------------------------------|-------------------------------------|--|---|
| 1. Nature Play Forest        | 5. Seated Planters with Vine Maples | 9. River Pier                                | 13. Stormwater Planers with River Birch |
| 2. Basalt Column Splash Area | 6. Grass Berms                      | 10. Riparian Area                            | 14. Seated Planters with Quaking Aspens |
| 3. Built-in Seating          | 7. Pavilion                         | 11. Columnar Basalt Fountain                 | 15. Seated Planters with Meadow Grass   |
| 4. Stair Seating/Stage       | 8. Dave Clark Trail                 | 12. Stormwater Planter with Built-in benches | 16. Meadowscape                         |

Figure 79: Detailed site plan of the plaza area

### Splash Area and Nature Play



Figure 80: Perspective of the Splash and Nature Play Areas.

The perspective above shows what the Nature Play Area might look like 60 years from now with a mature stand of Douglas fir trees. In the meantime, an installed nature playground and basalt bubbler splash pad provides fun for young children.

## Student Design-Emma Hershey: “The Play Grounds”

- Keep Water Avenue.
- Replace parking lots with mixed-use buildings.
- Soft-scape emphasis

This design proposes a revitalized Water Avenue that uses the concept of play to connect the community’s generations, and tell Albany’s history from its logging days through technical industry. The Play Grounds incorporates mental and physical recreational zones alongside Water Avenue’s storefronts with multi-family housing above. Some major suggestions include transforming Water Avenue into a one-way street with shared bike access and the addition of mixed-use buildings, which are described in detail in the design.

Design goals include:

- Focus on social activities for different ages and times of day that enliven the space.
- Display a continual thread of play throughout the streetscape in the form of physical and mental exercise.
- Increase safety and connectivity from Downtown Albany to the riverfront.
- Unify the identity of Albany’s downtown with its waterfront history along Water Avenue.

PROGRAMMATIC ELEMENTS		
OPEN SPACE	STREETS	BUILDINGS
<ul style="list-style-type: none"> <li>• Astroturf lawn</li> <li>• 2 turf fields</li> <li>• Covered structure for picnics and farmer’s markets</li> <li>• Bocce ball court</li> <li>• Climbing net structure</li> <li>• Balancing course</li> <li>• 2 fountains</li> <li>• 2 splash pads</li> <li>• 5 immobile picnic tables for picnics and farmer’s markets</li> <li>• 4 sitting walls</li> <li>• 14 movable eating tables and chairs</li> <li>• 7 movable chess tables and chairs</li> <li>• 16 double-sided benches facing open space</li> </ul>	<ul style="list-style-type: none"> <li>• One-way NW Water Avenue with shared bike access, moving East</li> <li>• One-way bike lane, moving West</li> <li>• 81 street standard parking units</li> <li>• 29 street compact parking units</li> <li>• 5 street ADA parking units</li> <li>• 5 bike parking locations</li> <li>• 5 bulb outs</li> <li>• 7 pedestrian crossings</li> <li>• 75 street lamps</li> <li>• 10 trash bins</li> <li>• 7 drinking fountains</li> <li>• 32 stormwater management facilities</li> <li>• 6 sidewalk benches facing storefronts</li> <li>• Parklet</li> </ul>	<ul style="list-style-type: none"> <li>• 2 multi-family housing buildings, including:               <ul style="list-style-type: none"> <li>- 70 units</li> <li>- 2 green roofs</li> </ul> </li> <li>• Culinary arts Linn-Benton Community College extension, including:               <ul style="list-style-type: none"> <li>- 6 culinary arts labs</li> <li>- Green roof culinary garden</li> <li>- Outdoor-facing demonstration kitchen</li> </ul> </li> <li>• 3-story parking garage with high-rise housing, including:               <ul style="list-style-type: none"> <li>- Living wall facing bridges</li> <li>- Green roof recreational field</li> <li>- 30 units</li> </ul> </li> <li>• Recreational center, including:               <ul style="list-style-type: none"> <li>- rock climbing and bouldering gym</li> <li>- miniature grocery store</li> <li>- bike repair and rental</li> <li>- paddleboard and kayak rental</li> <li>- upstairs restaurant</li> <li>- 2 public restrooms</li> </ul> </li> </ul>

Figure 81: Table of programmatic elements included in this design.

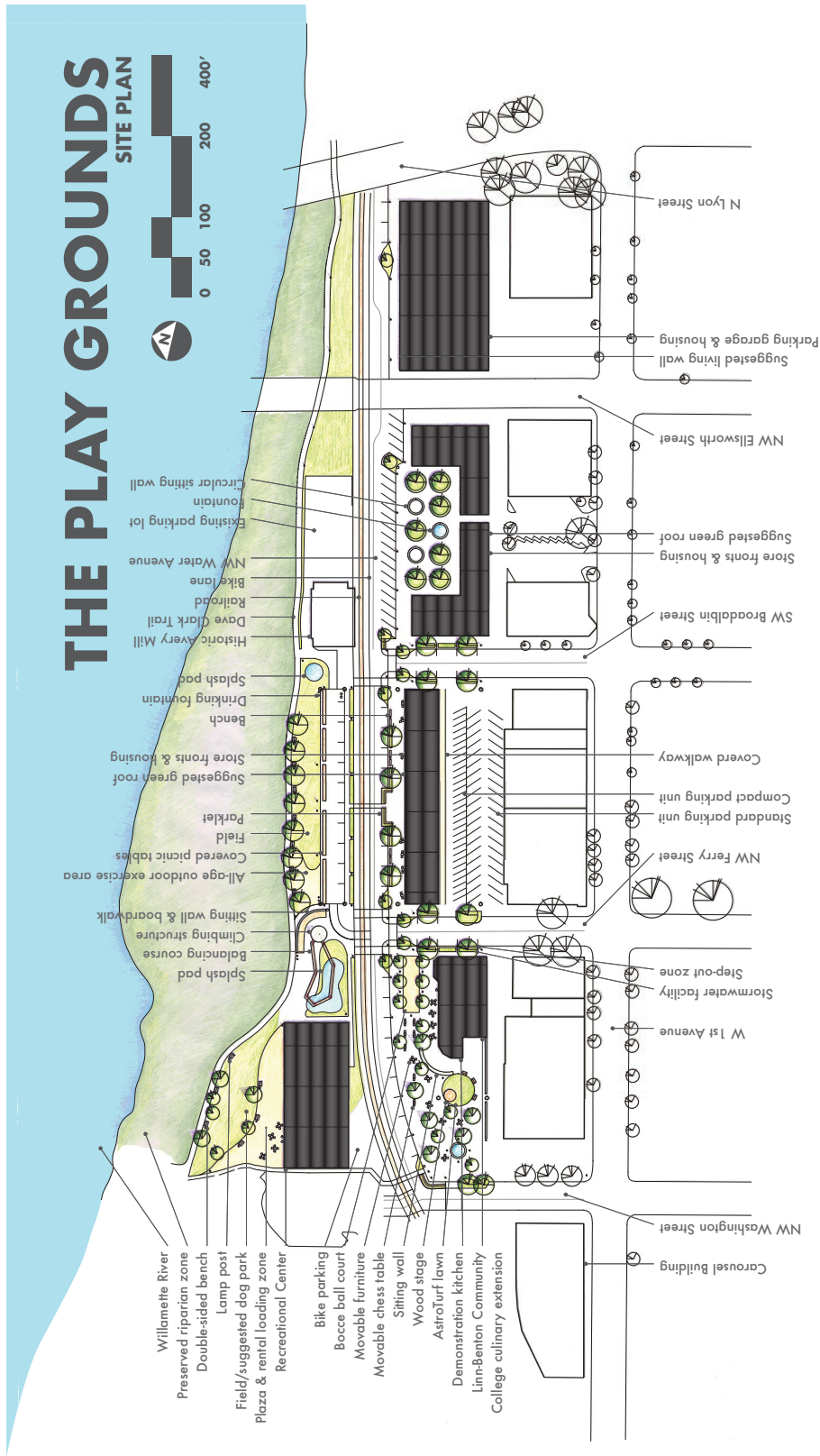


Figure 82: The Play Grounds Site Plan

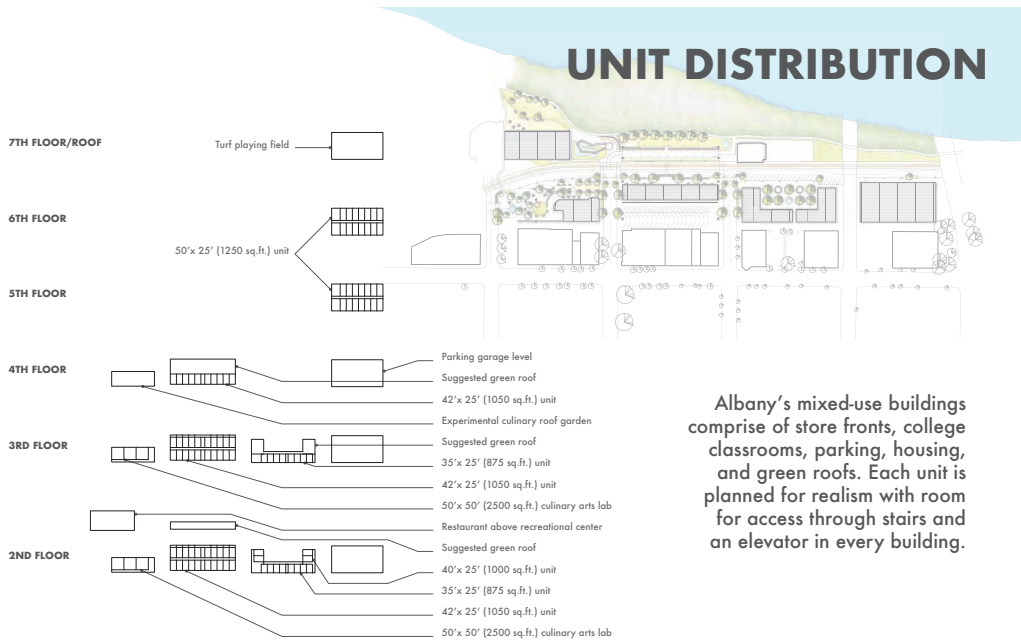


Figure 83: Distribution of proposed mixed-use buildings.



Figure 84: Site Plan and Section

Water Avenue has become a one-way street with shared bike access and an additional bike lane. Parking and plantings on either side of the street act as buffers between pedestrians and vehicles.

SYSTEMS ANALYSIS: ACTIVITY CATEGORIES | SOCIAL NODES

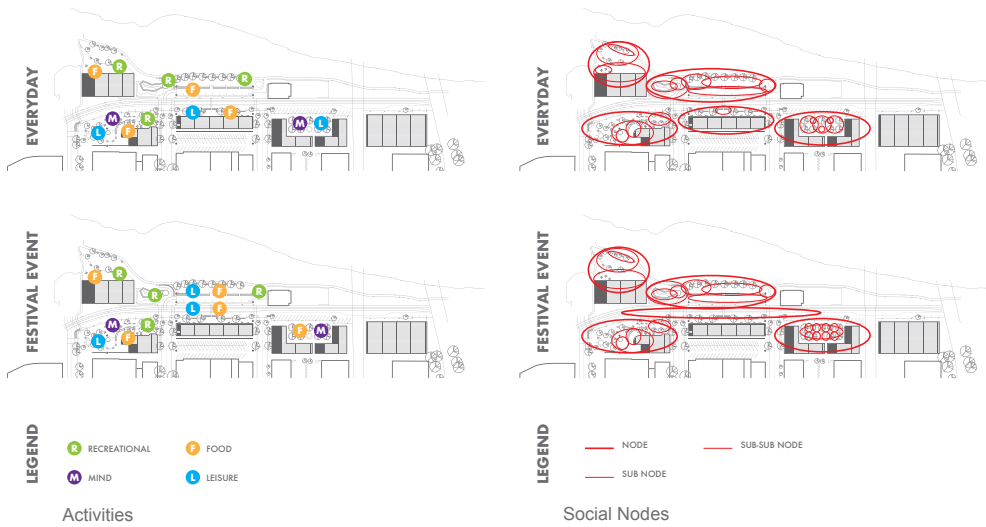


Figure 85: Diagram showing the variance in activities and social nodes throughout the site. Circumstances are considered for an everyday scenario and a festival event.

Special events cause activity to centralize, giving the surrounding nodes more supporting roles. The major activities revolve around recreation and eating.

SYSTEMS ANALYSIS: CIRCULATION | AGE DISTRIBUTION



Figure 86: Diagrams showing vehicular circulation and possible age distribution across the site based on activities.

Special events may cause the street to close, allowing for easier access across the site. The Play Grounds encourage interaction, play, and education across and between all ages.

**BEFORE AND AFTER**

**VIEW C: LOOKING EAST, GROVE PLAZA**



*Figure 87: Perspective showing the current parking lot transformed into a community plaza.*

The final plaza space is simpler and calmer, acting as a refuge within the surrounding bustle. It is purposefully simple so it can be flexible with the community's programming.



*Figure 88: Perspective showing the transformation of parking lots into mixed use buildings and a sheltered even space.*

The linear design of planting, lighting, and structures pulls the viewer's gaze down the street, enticing them to explore further amenities.

## Student Design-Emma Stone: “Timber!”

- Keep Water Avenue
- Replace parking lots with open space
- Hardscape emphasis

This design draws inspiration from Albany’s history within the timber industry. The park suggests attempting to revive and celebrate this spirit through nostalgic and educational play areas centered on the timber history. This design also proposes the creation of a large market space that can be moved under shelter to allow year round attraction to the waterfront. Awareness of the timber history not only appears through spaces and play, but through large design elements apparent from plan view (e.g. the saw shaped lawn and irregular boardwalk).

Design goals include:

- Create a nostalgic and playful park
- Foster a sense of community
- Attract visitors to Albany’s waterfront
- Celebrate Albany’s unique past

Programmatic elements include:

- Timber carnival events such as themed play area, logroll statue in the Market Plaza fountain, an axe in a log sculpture, a saw blade field, and a statue of a woman doing a handstand on a chair
- Tall conifers throughout the park that pay homage to the timber industry
- A path made to look like lumber boards
- Two cafés and a brew pub to provide dining options all day
- Saturday farmers market space
- Splash pad and play area for children
- A field for recreational sports and contemplative spaces for quiet reflection
- Moveable seating
- Meadow planters to contrast dark conifers and provide seasonal interest



Figure 89: Water Avenue Site Plan

# SITE PLAN



LOOKING WEST AT THE FARMERS MARKET PAVILION & PLAZA

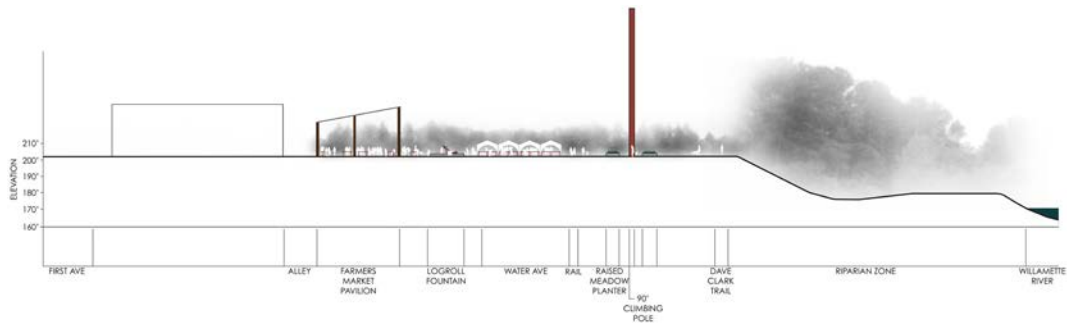


Figure 90: Section West toward the farmers market.

One of the main attractions to Albany’s waterfront will be the Saturday farmers market, which currently takes place in the parking lot at city hall. The shelter will allow the market to continue throughout the year. If needed, Water Avenue can be closed to accommodate more vendors.

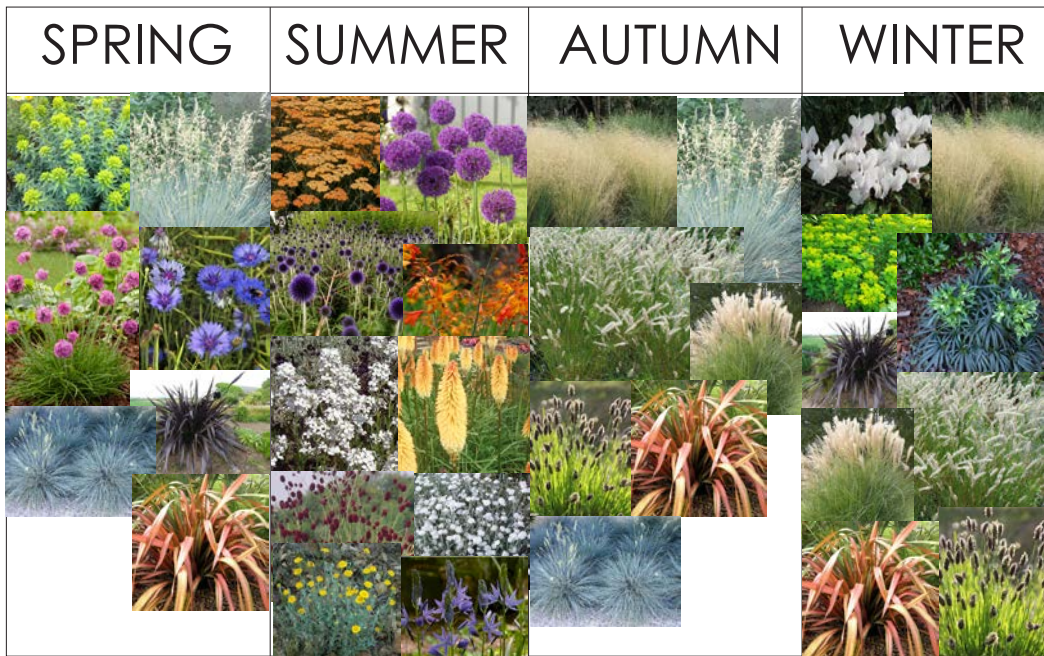


Figure 91: Images show how plants shine in all seasons in the park.

In addition to the many social features, the park proposes a design with a seasonal focus. Raised meadow planters will provide an aesthetic contrast to the evergreen silhouettes of the Douglas firs, hemlocks, and cedars. Spring and summer blooms offer an attraction to visitors, while seed heads and winter flowering shrubs and bulbs provide hope for spring.

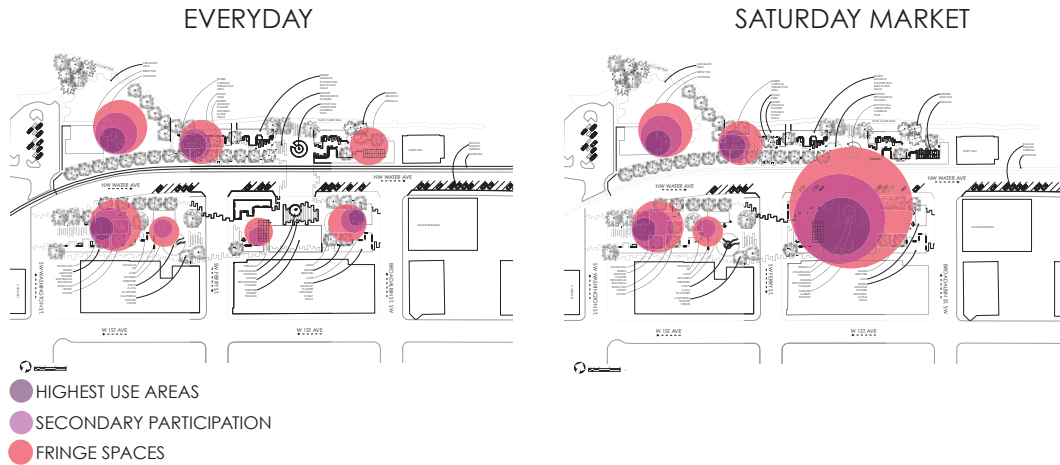


Figure 92: Diagram showing social uses and intensities in the proposed design.

The highest used areas of the park will be in play and food areas. On weekends, the farmers market will be the main attraction for visitors. Even with some primary attractions, there are activities to engage people of all ages and interests.



Figure 93: Diagram of activities in the design.

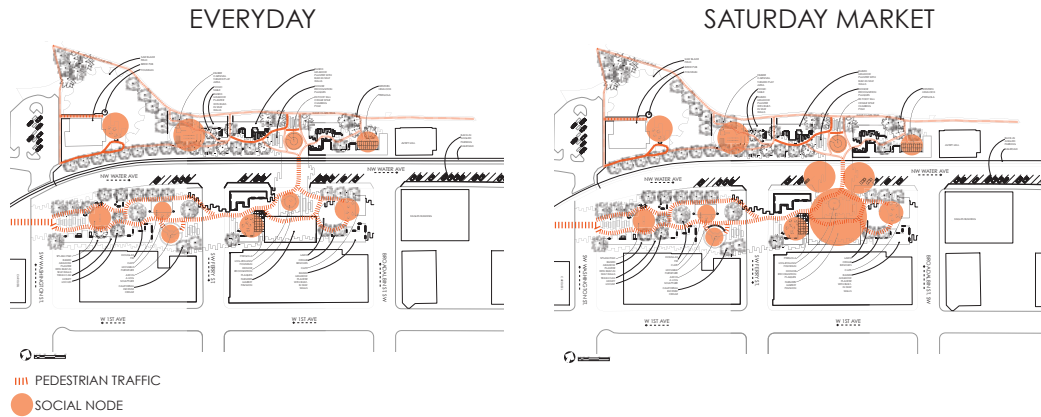


Figure 94: Diagram of pedestrian circulation and social nodes.

The park is dominated by pedestrian traffic as people travel from one node to the next. During markets, Water Avenue can be closed to vehicles and allow food trucks and vendors to spread out from the pavilion.

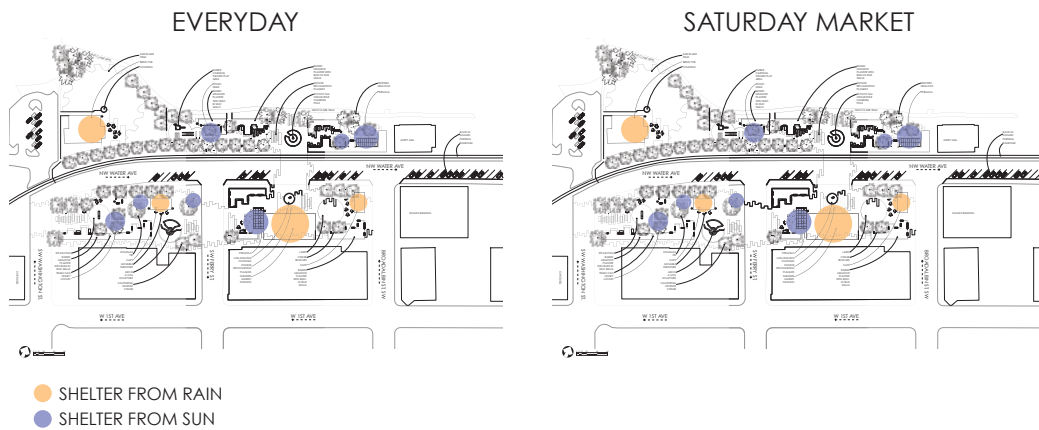


Figure 95: Microclimates in park design.

Dappled shade from honey locust trees can provide relief for parents watching their children in the splash area. Pergolas could be constructed with the added potential for rain shelter, or the addition of vines for shade.

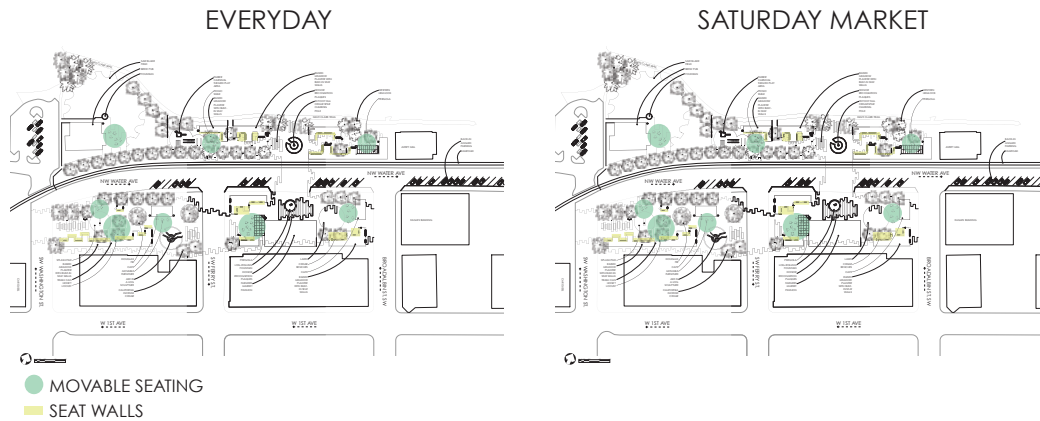


Figure 96: Available seating options throughout park design.

This design proposes moveable seating to provide comfort for groups of all sizes. Meadow planters are prospect points for those who seek a quiet corner alone.

One of the main anchors to the park, the splash pad, draws visitors from the carousel as an extension of its energy and playfulness. The sculpture in the center is an icon of the historic timber carnival.



Figure 97: Perspective of the splash pad in summertime.



Figure 98: Perspective of Timber Carnival inspired playground.



COURTESY OF THE CITY OF ALBANY

Figure 99: Historic Timber Carnival games



COURTESY OF THE CITY OF ALBANY

*Figure 100: Historic Timber Carnival games*

The play area evokes nostalgia from older residents, while educating the next generation about Albany's unique history as a timber capitol in Oregon.

## **Student Design-Hannah Six: “Historical Narratives: Albany’s Wharf Blocks”**

- Keep Water Avenue
- Replace parking lots with open space
- Hardscape emphasis

This project uses a collection of historic narratives to tell the story of Albany’s waterfront. Sculptural elements, planting design, and interactive features provide visual explanations about how Albany’s landscape was shaped by human habitation and development over time.

Design goals include:

- Incorporate social and cultural histories.
- Allow citizens of Albany, children and all, to rediscover Albany’s history.
- Create active play areas for all ages.
- Create spaces for friends to visit with one another, friends new or old.
- Develop a special relationship with the Willamette waterfront.
- Create large and small event spaces for music, dancing, yoga, and art workshops.

Programmatic elements include (letters relate as a key to the site plan):

- (a) Flower to Flour Garden
- (b) Oregon Oak (*Quercus garryana*)
- (c) Local Eatery (buildings leased by city)
- (d) Dawn Redwood Planting (*Metasequoia glyptostroboides*)
- (e) Long-house-Inspired Gathering & Market Structure
- (f) Existing Big Leaf Maple (*Acer macrophyllum*)
- (g) Alley Colonnade & Additional Covered Market Space
- (h) Flexible Stage/Seating Areas
- (i) Plane Tree Bosque (*Platanus x acerfolia*)
- (j) North Lawn
- (k) Avery Mill-Potential Eatery, Brewery, or Winery
- (l) Water Play Area-rebuilding the High Dive
- (m) Hill Slide & Rock Feature inspired by Teardrop Park
- (n) Zirconium Stone Sculpture
- (o) Periscopes
- (p) Major Pedestrian Corridor
- (q) River Overlook (Existing)



Figure 101: Water Avenue Site Plan



Figure 102: Images of historic influences behind the design.

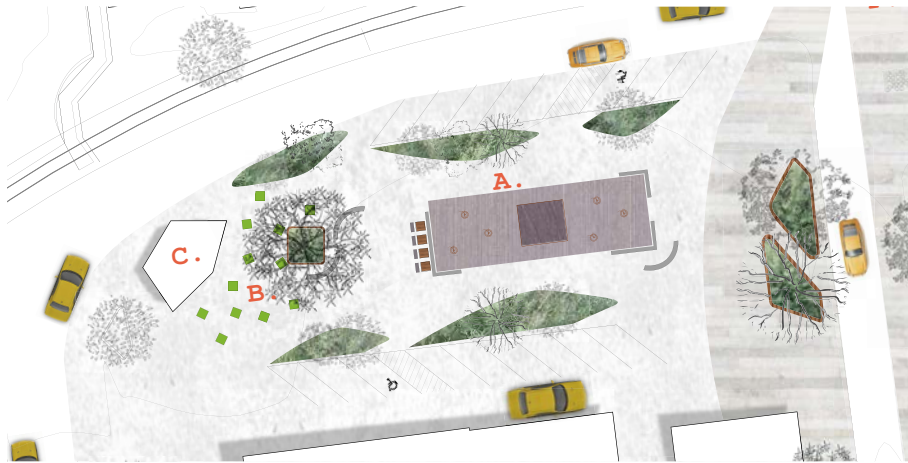
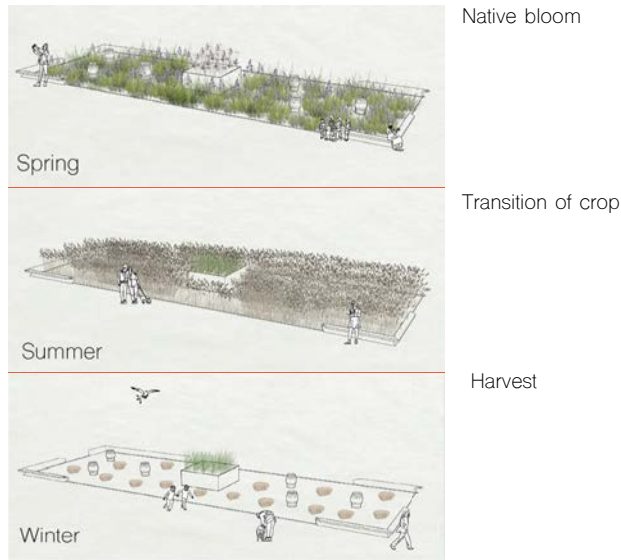


Figure 103: Site Plan of the Flower to Flour Garden.

In this zone, the project uses sculpture and plantings to commemorate the native Calapooia population that resided in the area before settlement. The area along the waterfront was once the site of a flour mill, tying in the allegory of the camas flower. Fifteen thousand Camas flowers are planted here to represent the decline of the native Calapooia population from 1750 to 1910, which is contrasted with 130 Iris to represent the current population in 1910.

## Food to Food, Flower to Flour, 15,000 to 130



## Materials Palette

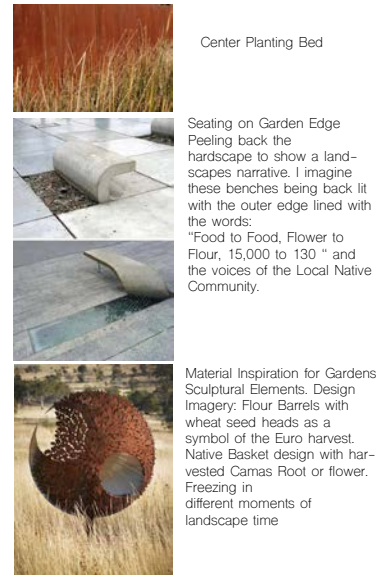


Figure 104: The Flower to Flour garden

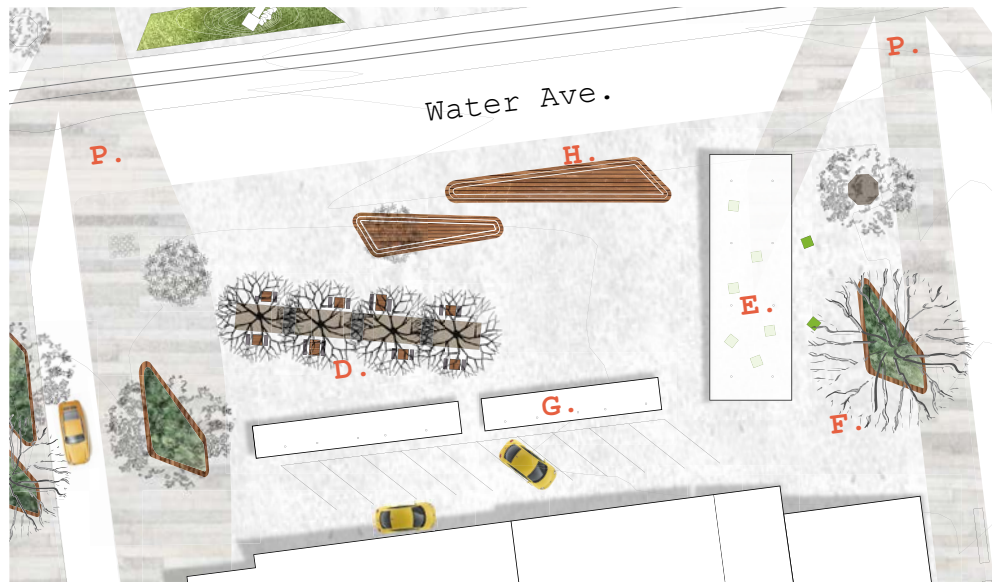


Figure 105: Site Plan of the Gathering and Market Plaza

This space celebrates the Dawn Redwood as our State Fossil with a row (D) added as a shady retreat to the open space of the market plaza. The market structure is inspired by native longhouse design. The space is to be used for cultural and social community gathering for events and everyday occasions.

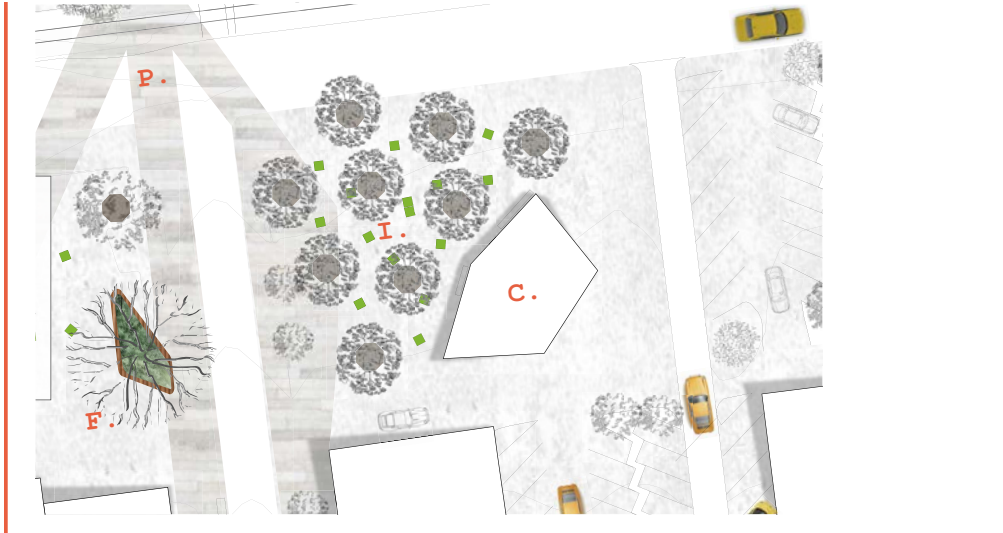


Figure 106: Site Plan of the Plane Tree Bosque.

This portion of the design is an interface between the local eatery and the park space, acting as the shady front porch to the park.



Figure 107: Plane Tree Bosque perspective image.

The plane tree is a resilient urban tree that offers charming speckled summer shade. The aesthetic of the alley is showcased by the eatery architecture, which mimics that of the carousel building by anchoring the two ends of the park. The windows are large and lively with people buzzing from First Street into the Wharf Blocks, and vice versa.

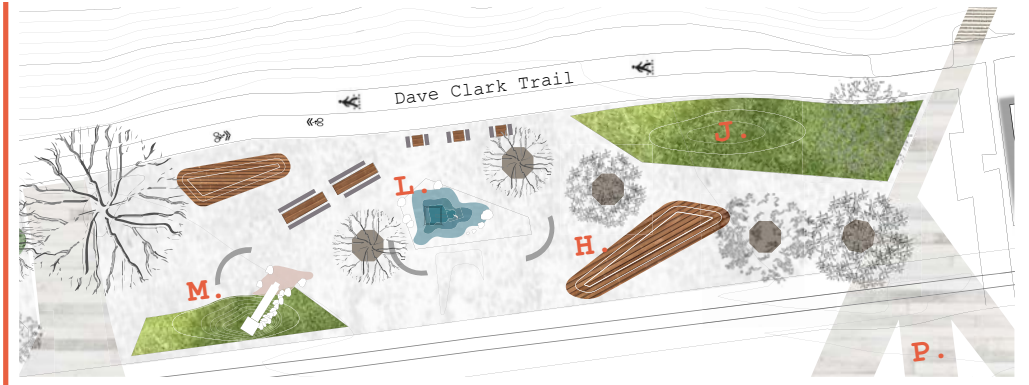


Figure 108: Site Plan of the High Dive Water Play area.

This area is a play zone connecting to the narrative of the historic Willamette River High Dive and Slide. In the 1920's up until the 1940's Albany had a city-appointed committee that built and rebuilt a diving board and slide that swooped locals into the Willamette for a swim in the hot summer months. Every winter the floods would cause need for a committee to repair the wooden structures for the following summer's play.

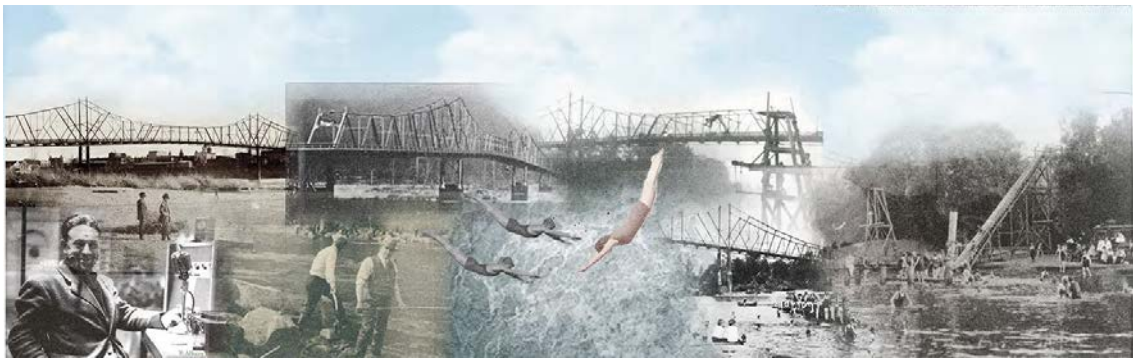


Figure 109: Historical inspiration behind the High Dive design.

In translating the narrative of the high dive into the urban fabric of Albany, the designer aimed to retain a similar playful interaction with water. The design incorporates a sculptural high dive, the height of which would allow for the structure to remain unclimbable. A series of water jets set at certain angles would make up the lower architecture of the historical high dive structure. A diver would be featured half into the 'river', with jets articulating the splash. A line on the structure marks the floods that rose up the structure every winter. Rock features are placed around the water feature as wood pylons that were historically placed around the Willamette swimming hole to maintain a depth for divers.



*Figure 110: Perspective of the High Dive Water Play Area.*



Figure 111: Site Plan of the Metals History Area

This area of the Wharf Blocks is designed as a playful historic depiction of the adventurous story about how the rare metals industry began in Albany.

Art for Albany to name

### Albany, OR

Stainless Steel taking the appearance & form of Zirconium

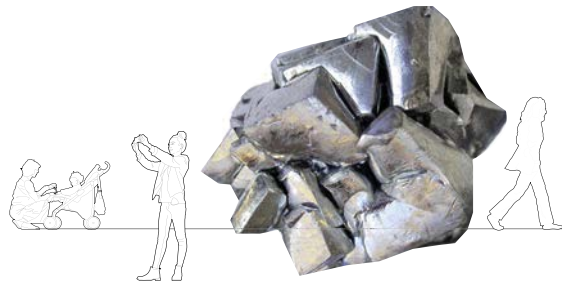
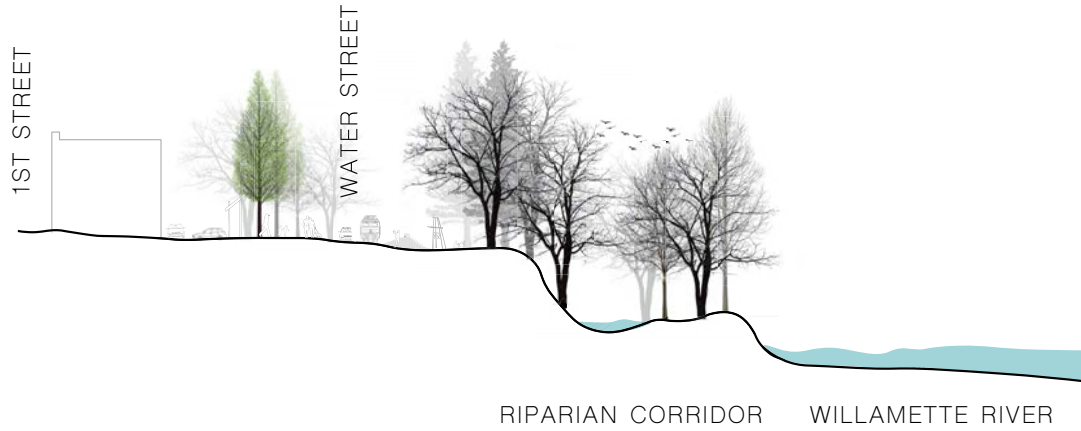


Figure 112: Detail of a sculpture inspired by the heavy metal history in Albany.



Elevation Data Sourced from Google Earth

The section shows how the Wharf Blocks interact with the riparian area and Willamette River to the North.

*Figure 113: Section going south to north between Ferry and Broadalbin Streets.*

### **Additional recommendations by the designer:**

Powerlines across the Wharf Blocks prohibit the wonder that can be brought to an urban space through mature tree canopies. A large big leaf maple on Broadalbin Street, between Water Avenue and First Street, struggles to achieve this possibility because of overhead powerlines. If future development persists, it is recommended that the powerlines in this area, which are voltage compatible to do so, be rerouted underground. However, the voltage of the power lines that run along the alley between Water Avenue and First Street carry too high of a voltage to be rerouted and must be accommodated into design. Increasing canopy cover of the Wharf Blocks will promote urban comfort and support greater ecosystem services.

Corvallis's Assessment of Ecosystem Services Provided by Urban Trees lists annual benefits as:

- Energy savings and avoided air pollutant emissions due to shading of buildings
- Sequestration of carbon dioxide, the principal atmospheric greenhouse gas
- Absorption of air pollutants
- Reduction in stormwater runoff and required infrastructure
- Increases in private real estate market values

Additionally, the design recommends city ownership of the eatery buildings with leases to local businesses to engage downtown business owners with the new open space. City subsidies may be put in place at first to launch these spaces and activate them as locally owned destinations.

## **Student Design-Chrissy Stillman: “Enjoy the Journey”**

- Keep Water Avenue
- Replace parking lots with open space
- Softscape emphasis

This design celebrates a pathway to community, art, and adventure. The process of capturing rainwater is celebrated through stormwater planters, and local crafted arts appear along the nature trail. Diverse activities throughout this plaza park are meant to engage the interests of a variety of people. Above all, craftsmanship and the light of adventure activate the space as a fun and youthful continuation of the historic carousel, located eastward down Water Avenue.

Design goals include:

- Create comfortable, playful, engaging green plazas
- Connect Albany’s community to its watershed
- Communicate the community’s stewardship of the river
- Generate opportunities to show off local craftsmanship
- Design realistic options within Albany’s existing framework

Programmatic elements include:

- Stormwater basins
- Redesigned river piers on existing footings
- Locally made art installations
- Watering holes (each with patio seating)
- Beer garden (~1000sqft)
- Wine tasting room (~600sqft)
- Coffee bar (~600sqft)
- Berms for relaxing or playing
- Public plaza with 12 sets of movable furniture (sets of 1 table and 2 chairs)
- Splash pad



Figure 114: Water Avenue Site Plan

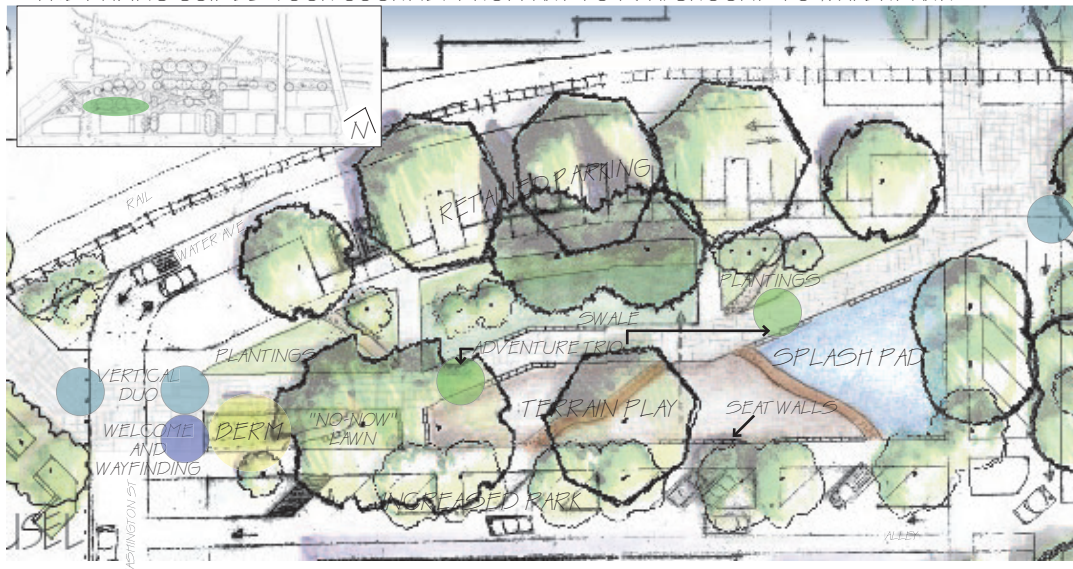


Figure 115: Detail of the West Water Avenue.

In this part of the design, paving guides the journey from art, to playground, to waterpark.

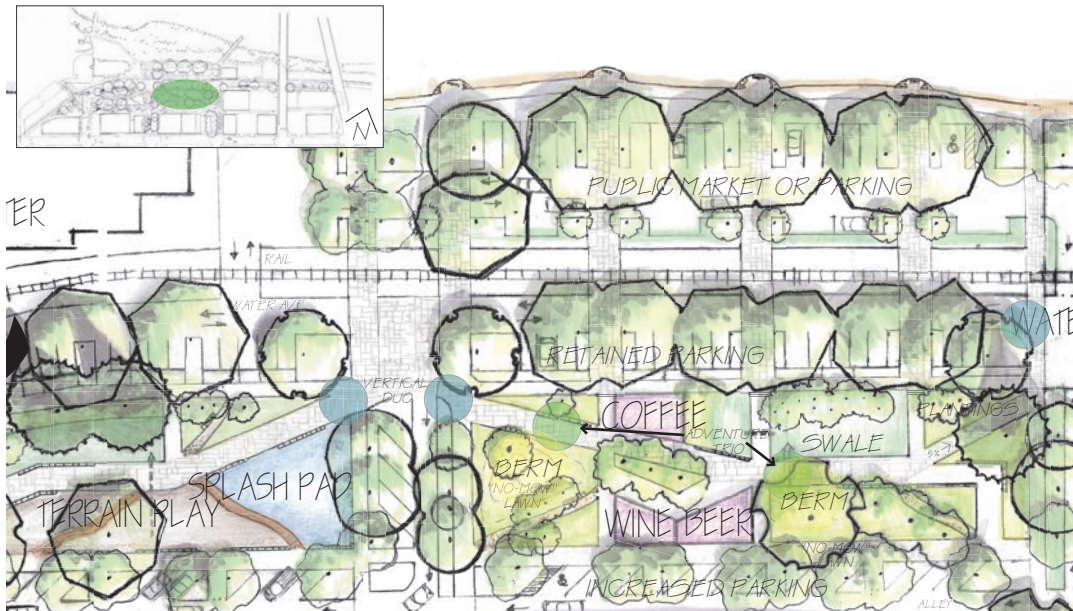


Figure 116: Detail of East Water Avenue.

Here, paving patterns continue the journey. People proceed with opportunities to relax, bump into neighbors, and meet friends.



Figure 117: Stormwater infrastructure of design.

Stormwater design is an important element throughout the length of Water Avenue. Redesigned viewing piers on existing pier footings will connect viewers to the Willamette River directly, and communicate stewardship of the river.

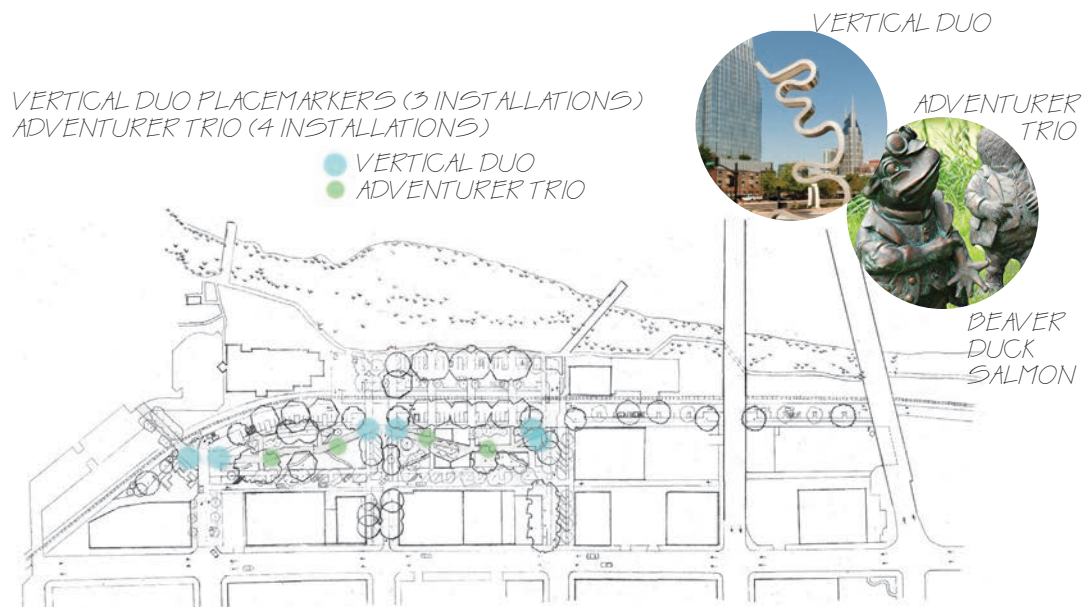


Figure 118: Sculpture locations throughout park.

Vertical duo sculptures and the Adventure Trio, such as those inspirations above, will be located along the main path to show off local craftsmanship and enhance the lively nature of the park.

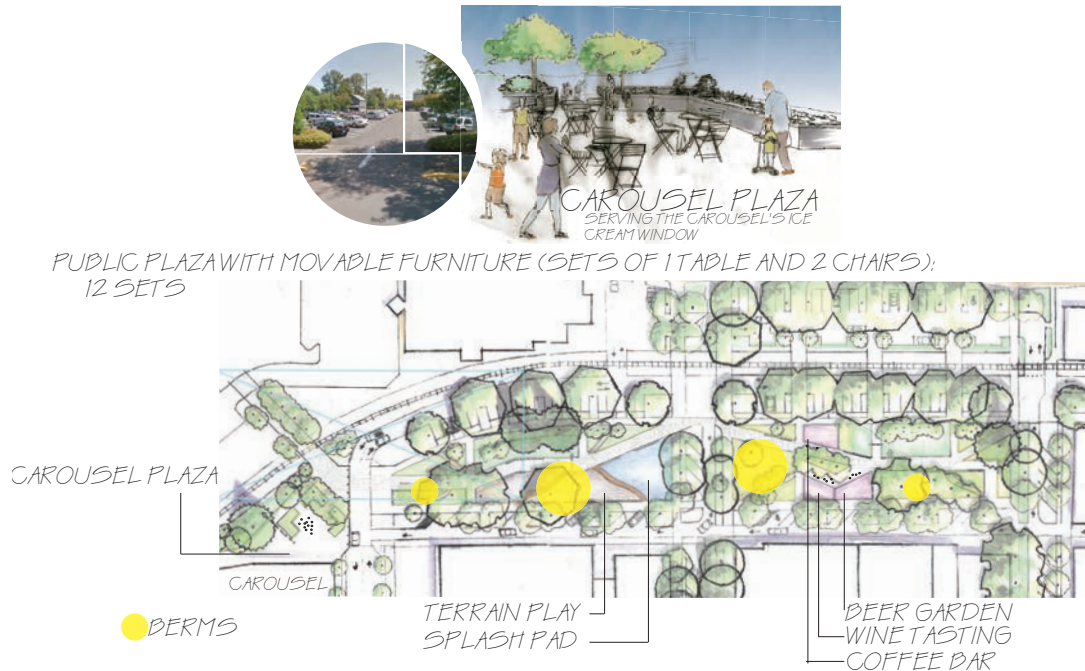


Figure 119: Seating options throughout design.

To facilitate interactions that bring the diverse people of Albany together, the design features include amenities such as a beer garden, wine tasting room, coffee bar, splash pad, terrain play structure, berms for relaxing, and a public plaza with moveable furniture.



Figure 120: Perspective of the berms and stormwater planters in design.

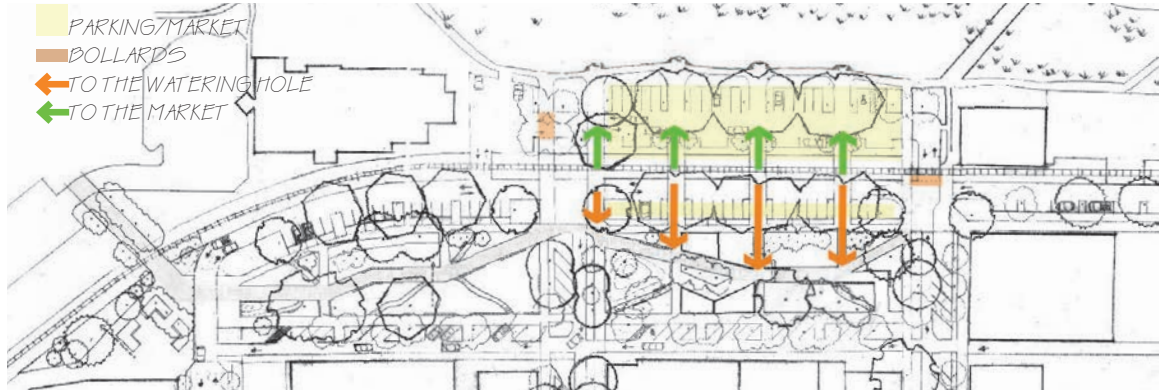


Figure 121: Potential market space in design.

Parking spaces double as market event space to work with Albany's existing framework.

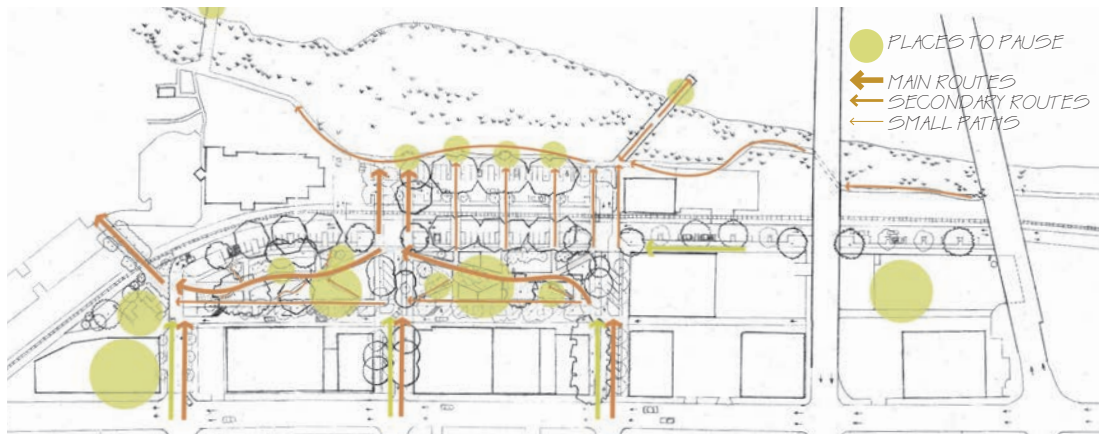


Figure 122: Diagram considering pedestrian and vehicular circulation.



Figure 123: Planting plan of trees in the redesigned Water Avenue space.

The planting design in the plazas shown in green consists of deciduous trees that provide summer shade and iconic evergreen trees to the valley, such as the Western red cedar.

## Student Design-Tori Murphy: “Albany Waterfront Arcade”

- Remove Water Avenue
- Replace parking lots with mixed-use buildings
- Hardscape emphasis

Borrowing from both historic and current architectural trends in Albany, this design revolves around an arcaded walkway that connects mixed-use buildings and activates the waterfront park. Sculptures from the old bridge pylons become path markers throughout the site, making the meandering path a metaphor for the river. Additionally, the design activates the space with cafés, an arcade for markets and festivals, a splash pad, playground, and recreational courts.

Design goals include:

- Bring the river to downtown through views and a path system and plantings that conceptualizes the river
- Create a place that activates the waterfront through many uses while rethinking vehicular and pedestrian accessibility to provide a safe and active area
- Build off the activity and nature of the carousel building by providing play areas for children while also accommodating spaces to be alone

Programmatic elements include:

- Six wayfinding sculptures placed in garden beds, high enough to sit upon
- Twenty-foot-wide arcaded walk that shelter shoppers and eaters
- Eleven commercial spaces, 15 apartments
- Fifty-three parking spaces behind the mixed-use buildings: 31 for commercial use (about three spaces per commercial space), 22 residential spaces (one and a half parking spaces per apartment)
- Thirteen curved benches for resting and observing shoppers and eaters
- A covered structure with two multi-purpose courts that can be used for farmers markets and other town events
- A shelter with six picnic tables for parents and families by the playground and splash pad
- Four unsheltered picnic tables by the playground
- A reduced number of vehicles crossing the train tracks; only during event set up or emergency



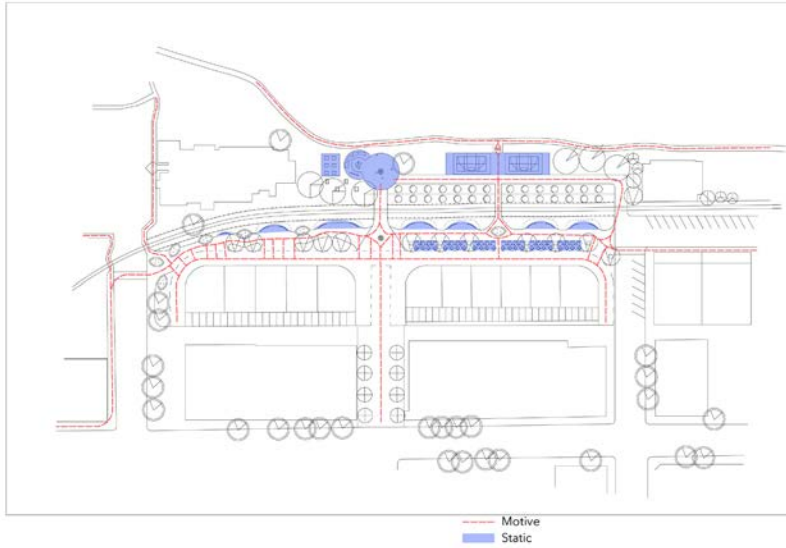


Figure 125: Diagram showing circulation flow in design

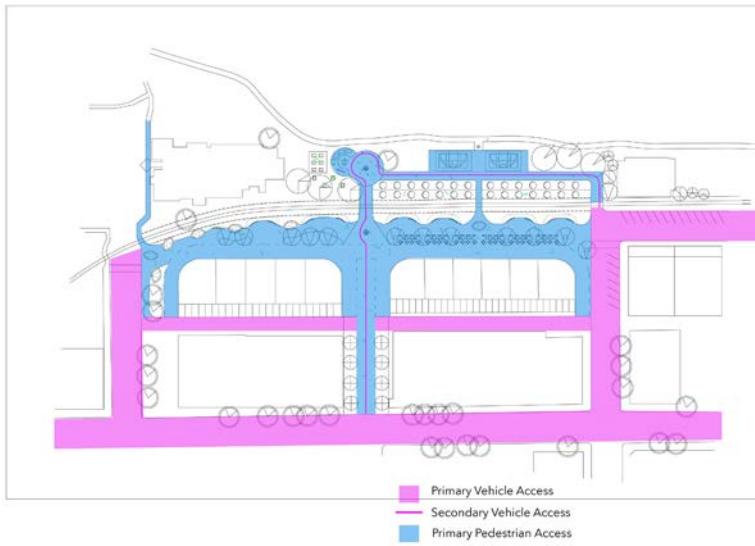


Figure 126: Diagram showing pedestrian/vehicle circulation

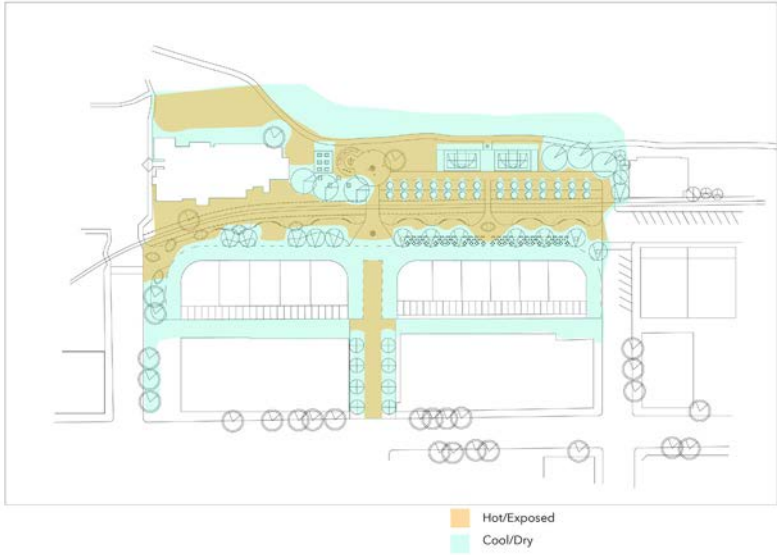


Figure 127: Diagram displaying potential microclimates.



Figure 128: Diagram of potential activities in design.

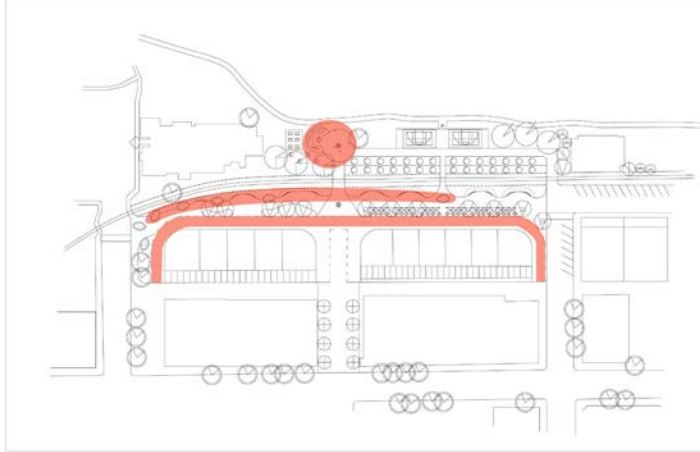


Figure 129: Location of the Arcade on site plan.



Figure 130: Arcade inspiration.

A new identity for the waterfront, seen here through the arcade, will include a modern take on the arches that will give it a timeless feel.

# Arcade

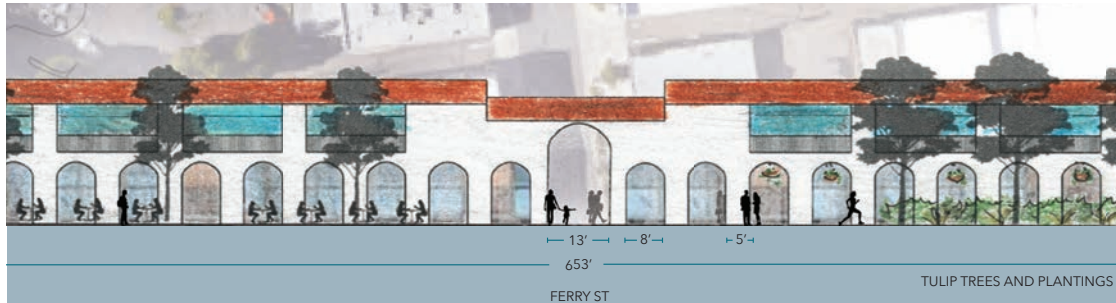
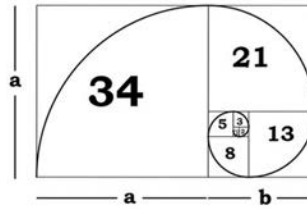


Figure 131: Arcade section elevation.

The golden ratio was a consideration in the arcade design and the positioning of sculptures and carousel animal statues. The arcade reaches over Ferry Street, covering a proposed pedestrian walkway. The height and width of the arches correspond to the golden mean ratio. The section below shows potential use of this area.



Figure 132: Water Avenue Section Elevation



Columnar Basalt Fountain



Existing Pilings near Monteith Park

Figures 133 and 134: Image inspirations for built elements in design.

Certain design elements, such as sculpture and fountains, were inspired by the old bridge pylons and the volcanic basalt rocks predominant in Oregon geology. The pilings can be replicated in planting beds to create the feeling of floating down a river as visitors meander down the pathways, as seen in the perspective below.



Figure 135: Perspective showing pylon sculptures and multi-use buildings.



Figure 136: Section showing the extent of the waterfront to downtown.

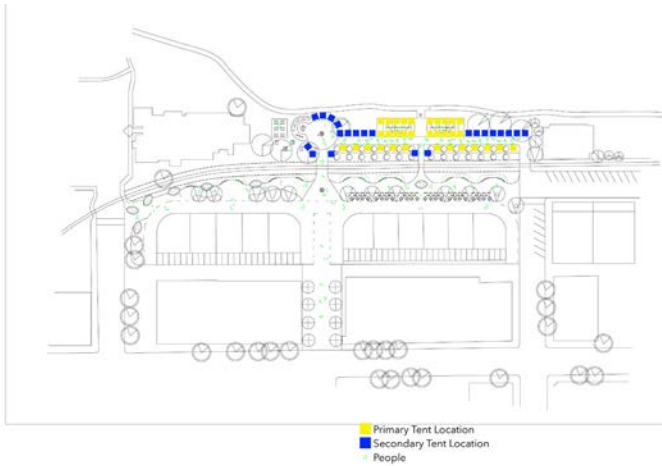


Figure 137: Event space available in design.

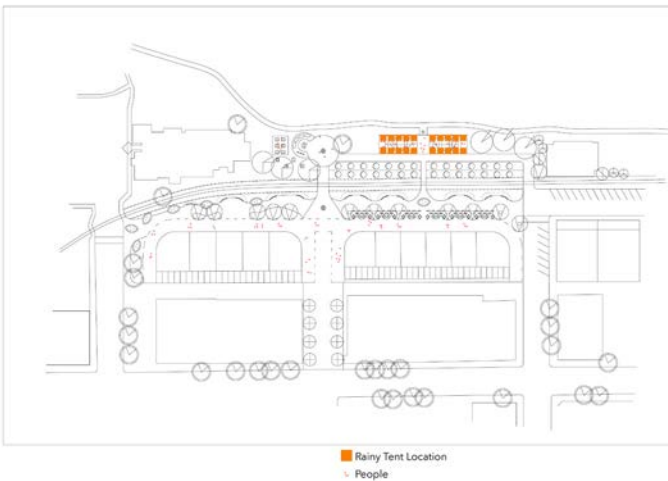
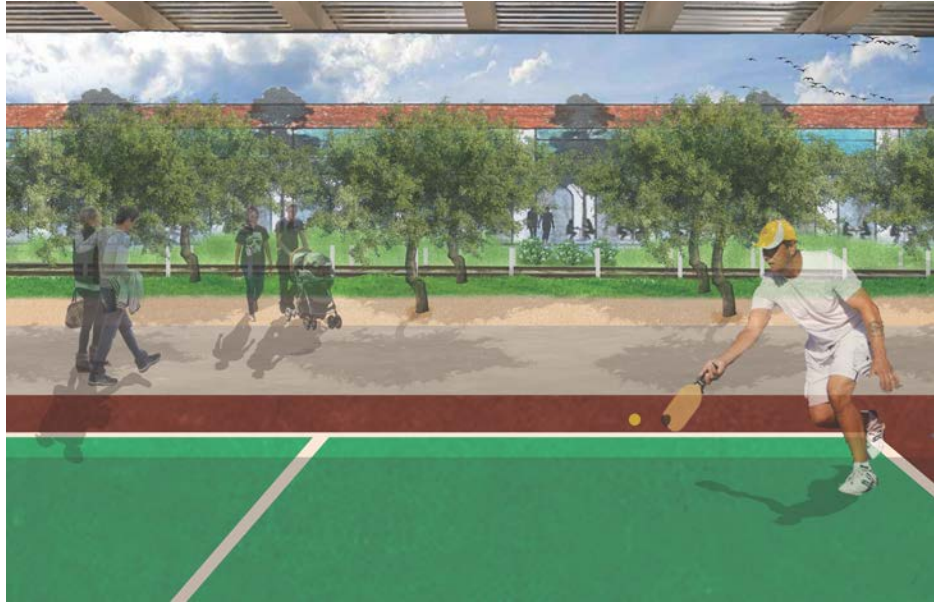


Figure 138: Event space in case of rain.

The park will be able to support a variety of events. The tent spaces are 10'x10'. The above maps show how an event may be set-up. The Arcade will provide shelter in case of rain.



*Figure 139: Perspective of the multipurpose game courts and arcade in the distance.*

On a regular day, people could be enjoying pickleball in the multi-purpose courts, strolling on the path along the orchard, or shopping and eating in the multi-use buildings.

## **Student Design-Deanna Lynn: “Down-River Park”**

- Remove Water Avenue.
- Replace parking lots with mixed-use buildings.
- Softscape emphasis

This design proposal aims to create a lively green space for people to explore on their way between the carousel, First Street, the Dave Clark Trail, and the river pier. Water Avenue is replaced with pedestrian only paths and park space. This design suggests a future parking lot where the “East Anchor” appears on the master plan. The design also recommends that the “East Anchor” takes form in a repurposed Eagles’ building. The Eagle’s building transforms into a multi-purpose performance and community space, which could hold senior center activities or a theater for small performances.

Design goals include:

- Create an active and green pedestrian space that provides a transition between the activities of First Avenue and the serenity of the Willamette River
- Provide amenities and attractions for people to enjoy after their visit to the Historic Carousel
- Provide space and amenities for the farmers market
- Open views, picnic areas, and seating for people to enjoy the river

Programmatic elements include:

- Small buildings that house cafés, restaurants, or shops
- Pergolas that provide shade and enclosure for seating areas
- A pavilion that covers the entrance to the park from the carousel and provides protected space for a farmer’s market
- Many options for seating include moveable tables and chairs, terraced bench seating, picnic tables, and “conversation rooms” with a bench and chairs
- A splash pad that can function as an ice skating rink in the winter
- Views of the river from the group picnic area, benches, open lawn, and along the Dave Clark Trail
- A children’s playground located adjacent to the group picnic area, and close to parking for parents and party functionality
- Sculptures that provide focal points and viewpoints from downtown, drawing people to the space and adding character

- A plaza area that provides flexible pedestrian space, but allows food trucks to park
- A fountain that runs down the terraced seating, through a runnel, and meets another fountain in the courtyard

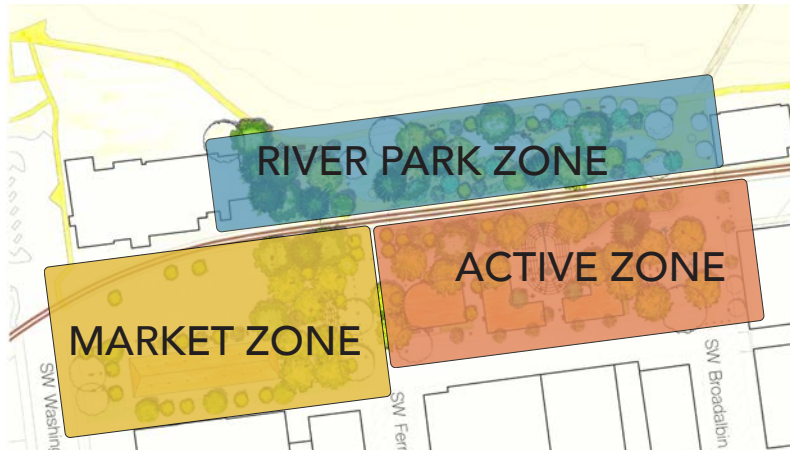


Figure 140: Diagram of defining zones in the park.

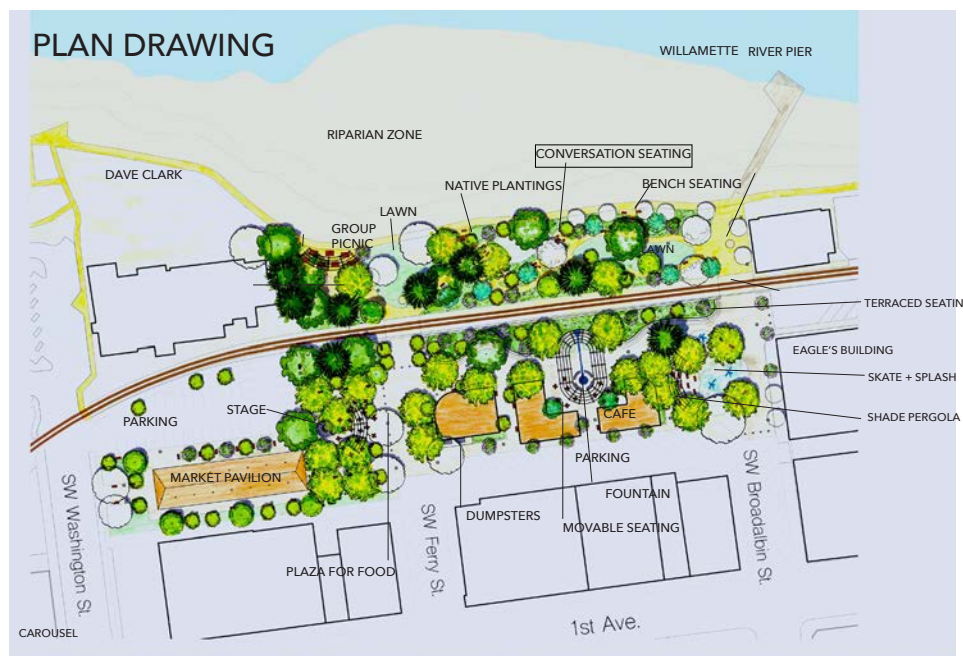


Figure 141: Water Avenue Site Plan

Forms in the plan are inspired by circles, and are meant to create a sense of centeredness. The plan closes Water Avenue between the Eagle's building and SW Washington Street to create a safe and green pedestrian space. Traffic from SW Broadalbin Street is rerouted through the existing alley between First Street and Water Avenue.



Figure 142: Section from the river to First Avenue.

Small structures anchor social life in a green park. An active courtyard provides a transition between the larger scale area of First Street to the quieter natural spaces of the River Park, and Riparian Zones.

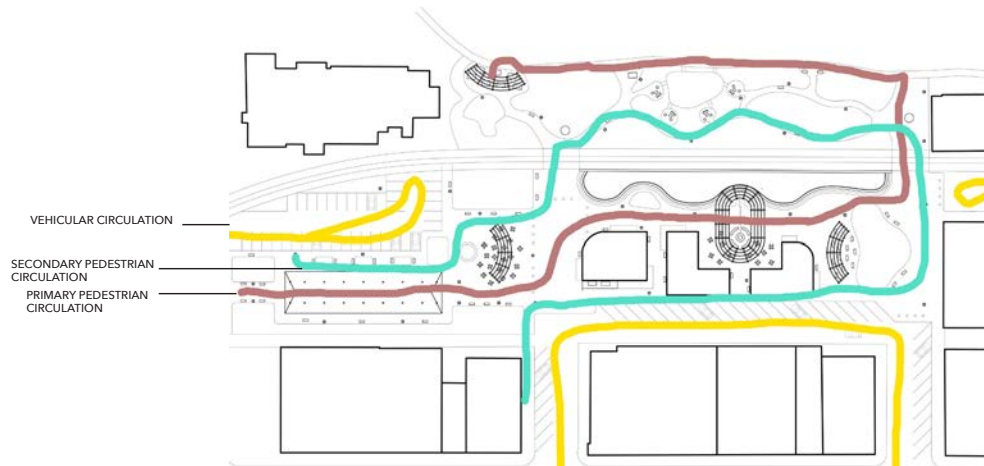


Figure 143: Circulation considerations in design.

Closing Water Avenue and redirecting vehicular traffic to the existing alley creates a cohesive, safe, and comfortable pedestrian experience for people visiting First Street, the carousel, or the river. The lush green shade park and active amenities will attract people to enjoy the waterfront to experience the outdoors.

# FARMER'S MARKET



People enjoying the park and market. Image source: Google images



Figure 144: Farmer's market inspirations.

This design was inspired by the farmers market space in Central Park, located in Davis, California. Inspiration also came from a study of Central Park-inspired design amenities such as a covered pavilion for the farmers market, a stage for performances, and moveable seating.



Figure 145: Site detail of the Market Zone.

## ACTIVE ZONE

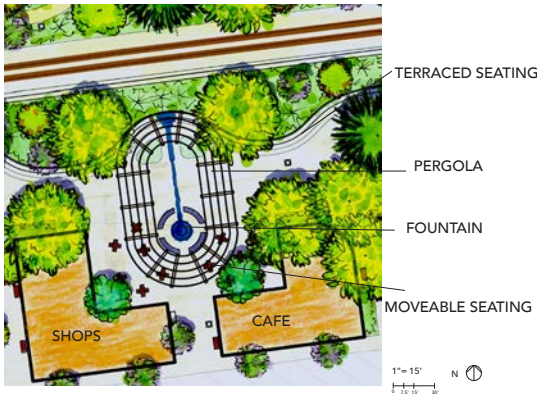


Figure 146: Site detail of the Active Zone Area.

## SKATE + SPLASH



Figure 147: Site detail of the Skate and Splash.

In the Active Zone, small buildings house cafés and shops that create a dynamic pedestrian transitional space between downtown and the River Park. Terraced planting beds and seating opportunities, where people can sit to rest or socialize, define the north area of this zone. A courtyard and fountain are enclosed by buildings, terracing, and a pergola. These features offer a cool place to enjoy during the summer.

Kids can find year-round fun in the Skate and Splash Park. During the summer a splash pad shoots jets of water, which can be shut off in the winter and used as an ice skating rink.

## PERSPECTIVE OF COURTYARD

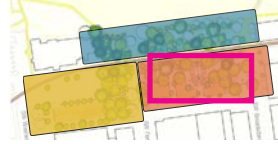


Figure 148: Courtyard perspective.

Above, a fountain flows from the top of the terraced seating, across the walkway in a runnel, and meets another fountain, pooling around drains at the base. Trees and native plantings green the space and complement the pergola, creating a serene place to rest.

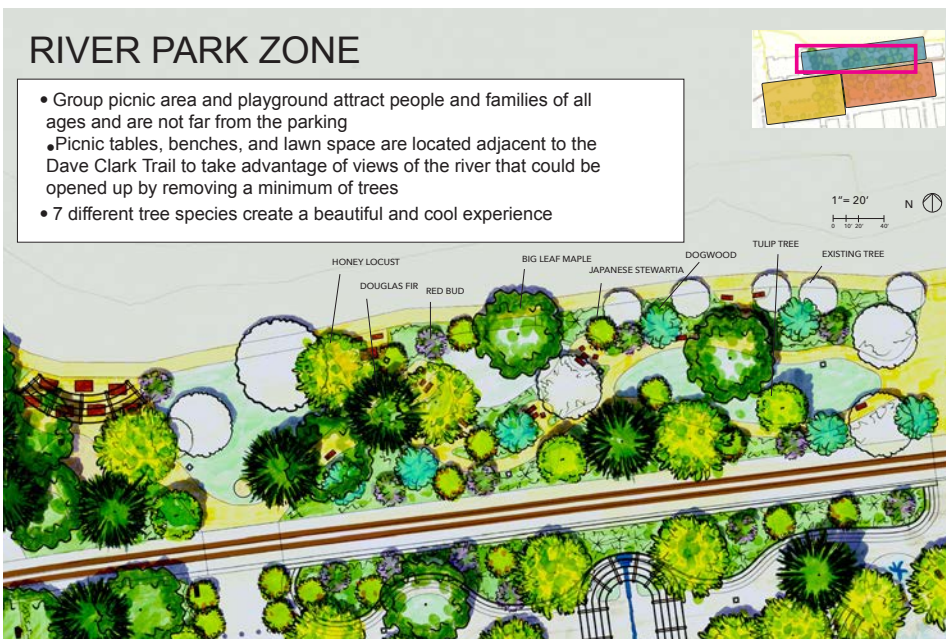


Figure 149: Site detail of the River Park Zone.

## CONVERSATION ROOMS



Figure 150: Site detail of the Conversation Room.

## PERSPECTIVE OF CONVERSATION ROOM

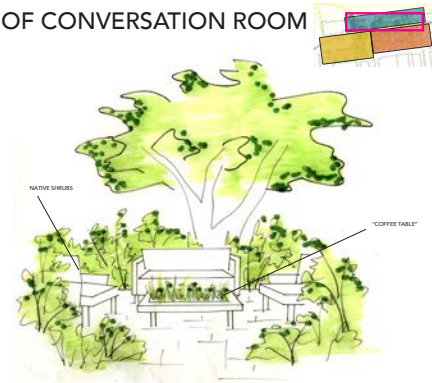


Figure 151: Perspective of a Conversation Rooms.

Outdoor conversation rooms enclosed by native vegetation create intimate, quiet spaces for small groups to gather. A lawn area can only be reached through 3' wide grass paths opening from the conversation rooms, creating a partially hidden, fun space for kids. Planting in the area will be less than 3' tall and trees will be over 10' tall to keep safe visibility into landscape rooms.

The atmosphere in this area is enhanced through a seating design limited to small groups, such as a bench or two chairs. "Coffee tables" appear in the form of planters with wide rims for drinks, and contain hardy plants such as yarrow and blue fescue to withstand disturbance.

## Student Design-Shelby Stagi: “Albany Fun Walk”

- Remove Water Avenue
- Replace parking lots with open space
- Hardscape emphasis

This design aims to carry on the youthful and fun trajectory started by the carousel project as a means to breathe new life into Albany’s waterfront. This set of criteria create the most open space for Albany. Within the hardscape scenario, the proposed design retains the lush and vibrant atmosphere of the waterfront. With a path system that mimics river flow and a large field for activity, one is reminded of Portland, Oregon’s well-loved Tom McCall Waterfront Park. It’s easy to envision the benefits that the life, food, and play areas within this design could bring to Albany.

Design goals include:

- Create a safe, iconic, and memorable place in Albany that is sought out by residents and visitors
- Weave the park into the fabric of downtown through shopping, eating, and people-watching
- Create spaces for temporary markets, fairs, displays, and social events
- Create a modern atmosphere while retaining Albany’s historic charm

Programmatic elements include:

- Welcome arch
- Splash pad, shallow play pool, and play structure
- Wine bar, ice cream shop, snack bar, and café
- Pollinator garden
- Skate park (Phase 2)
- Forty-five picnic tables and moveable seating
- Vegetated swale system
- Market place
- Fifty-five space parking lot

■ Senior Center – Phase 1

■ Skate Park – Phase 2

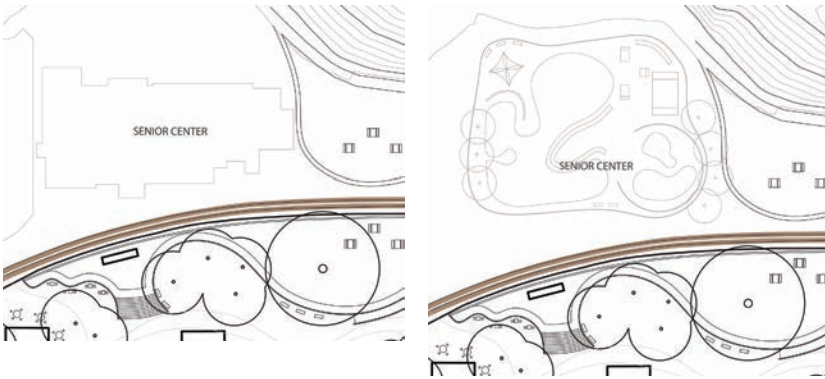


Figure 152: Phasing stages for design.

The design considers phasing stages. Phase 1 designs with the senior center in its current location, while Phase 2 proposes a conversion of the space if the senior center is relocated and the building removed.

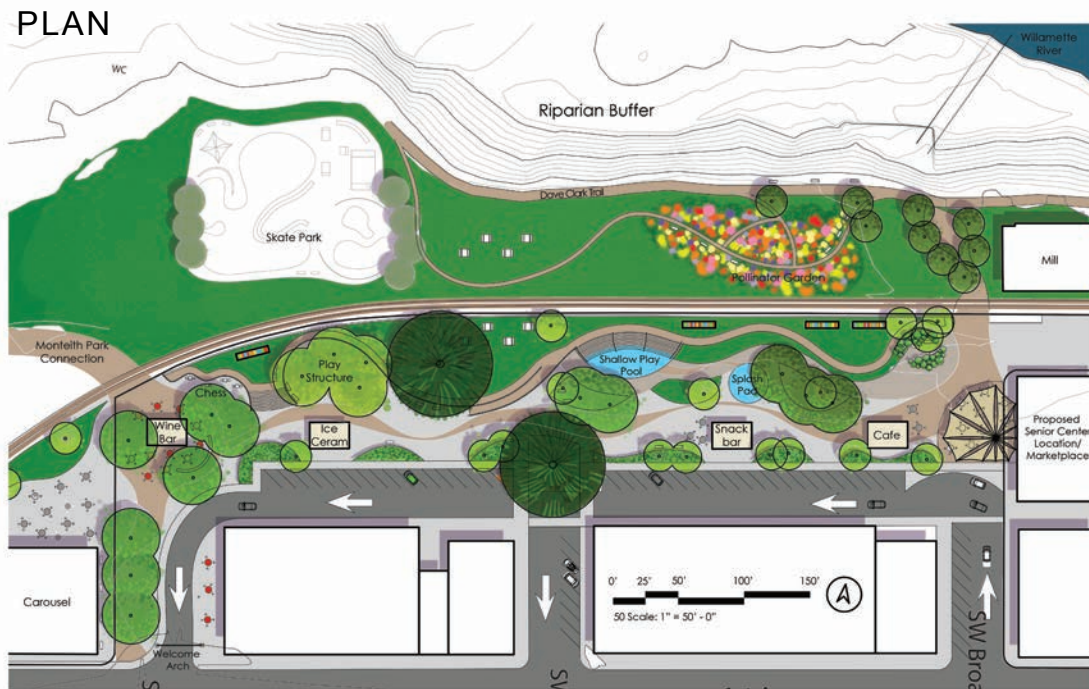


Figure 153: Water Avenue Site Plan

The design removes Water Avenue but provides vehicular access to the park through a one-way thoroughfare entering at the end of Broadalbin Street. Angled parking along the road accommodates the loss of the parking lots to park space.

# EVENT PLAN

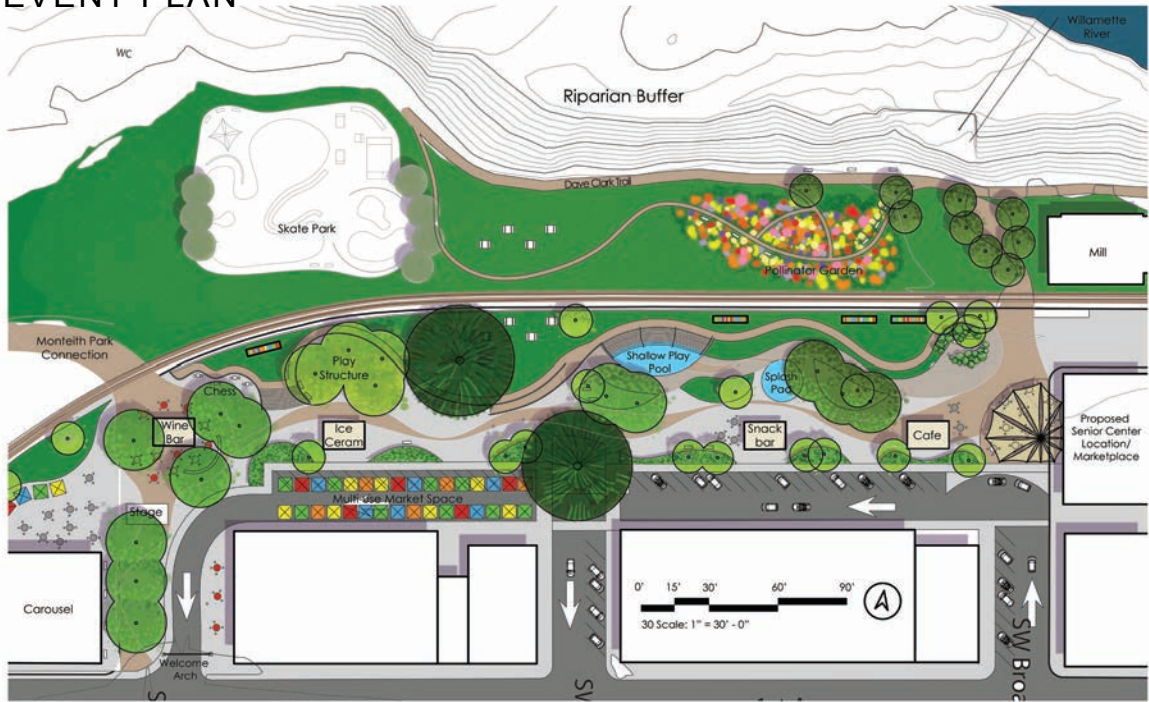


Figure 154: Water Avenue Site Plan in event circumstance.

In the case of an event, the western half of the road can be blocked off for the Saturday farmers market, and other festivals. Vendors can set up on parking spaces.

## Section A: Looking East

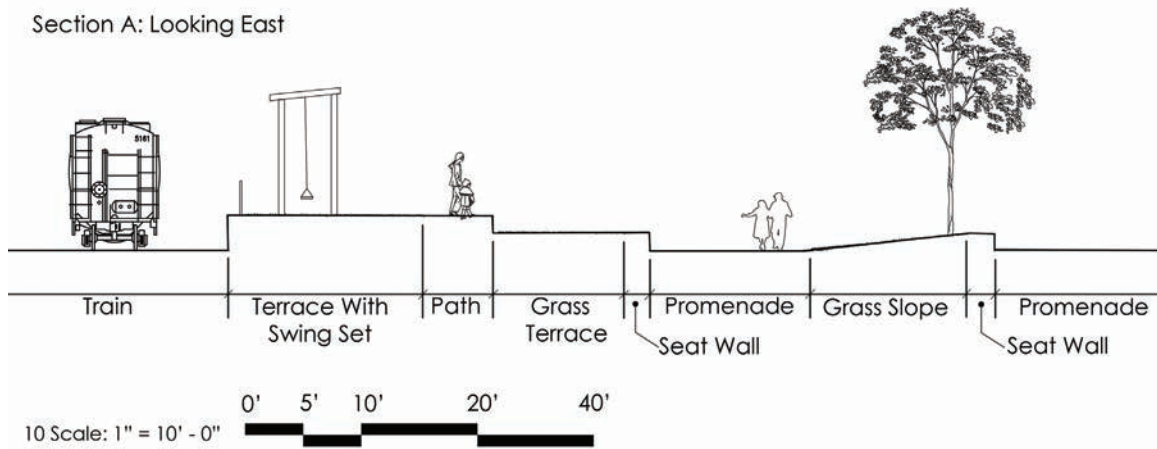


Figure 155: Section A looking east.



Figure 156: Section B looking east.

The design includes a welcome arch and a colorful nature play area.



Figure 157: Welcome sign proposal.



Figure 158: Perspective ideas for the play area.

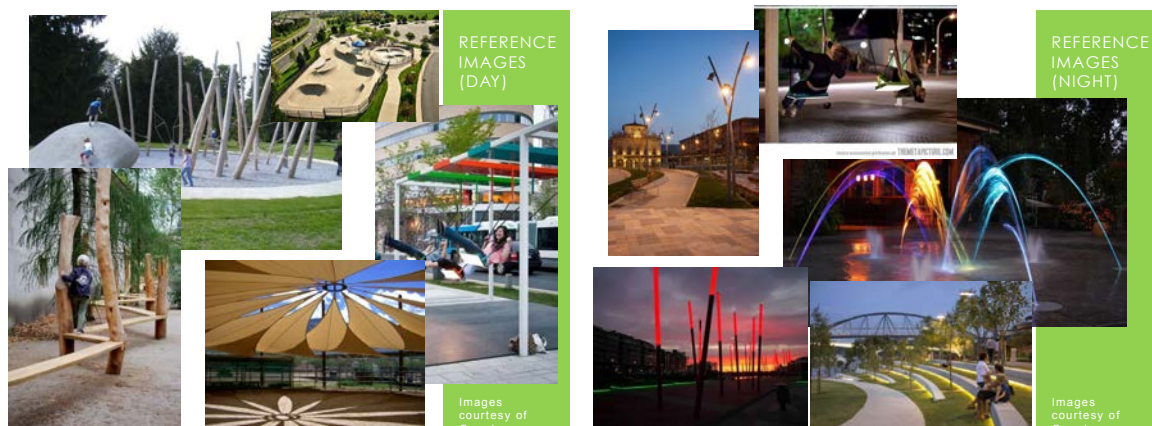
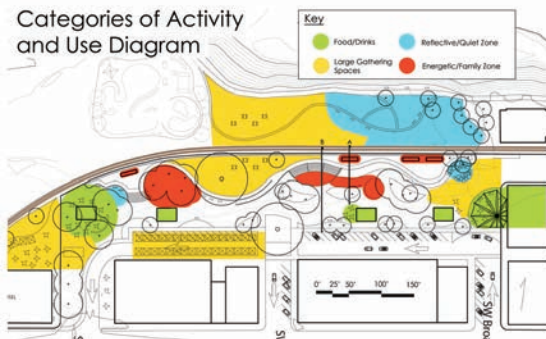
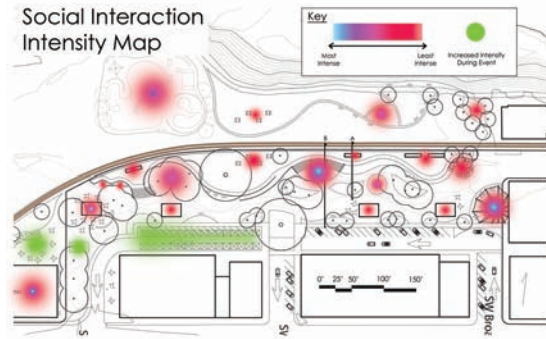


Figure 159: Inspirational images for the life, feel, and potential materiality of the park for both day and night use.



This Diagram shows the intended uses of each zone. (these are not strictly prescribed but predicted based on design functionality.)



This diagram is intended to show the intensity of social interaction and use in different areas of the park; the goal is to draw people from one part of the park to another through points of interest for different age groups.

Figure 160: Diagram of Activities and Uses      Figure 161: Anticipated social interactions and intensities.

The design considers uses for each zone of the park as well as the social intensity involved with each. The goal is to draw people from one part of the park to another through points of interest for different age groups.



Figure 162: Perspective drawing of potential façade design.



Figure 163: Pollinator garden perspective.

The design proposes adding a new brick facade and windows to the Eagle’s building for continuity with the downtown area. Industrial garage doors that open to the park can create an indoor/outdoor space for a market, or another event. A native plant pollinator garden, north of the train track, can attract pollinators from early spring through late fall, and provide an educational experience to visitors of the park.

# Looking Intensity Map

Views and People Watching

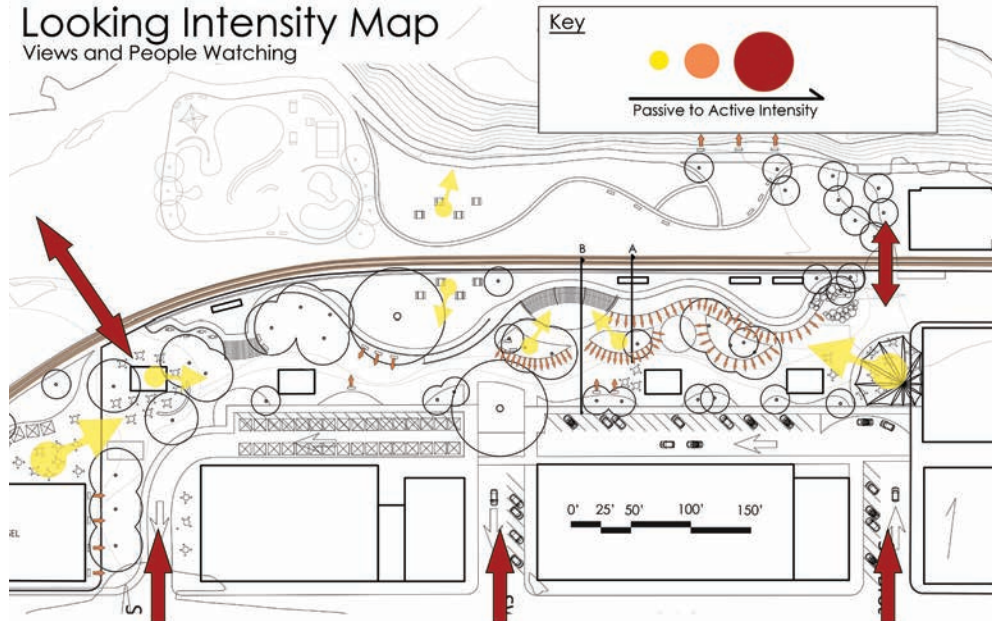
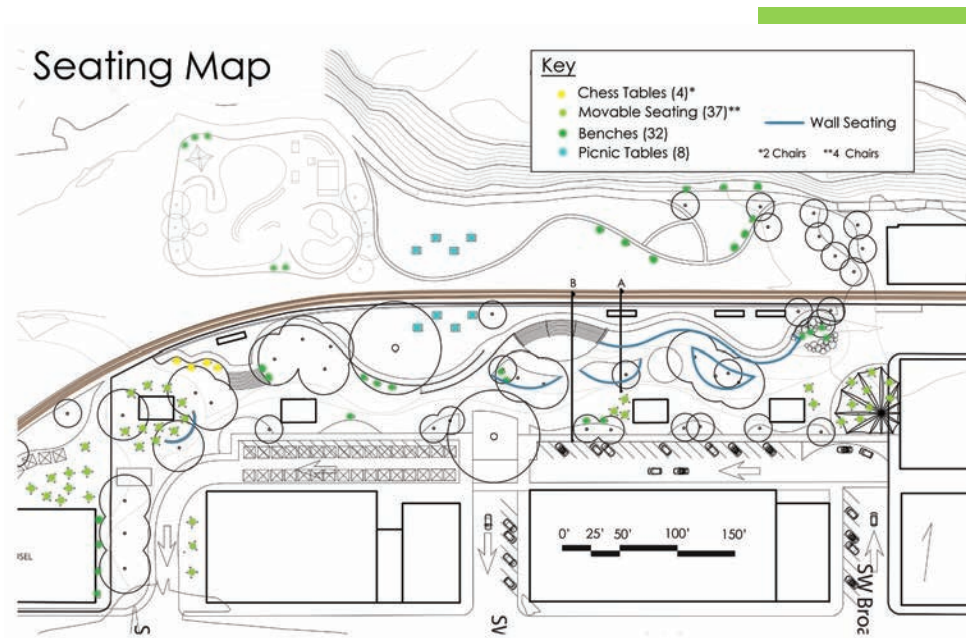


Figure 164: Diagram showing the triangulation of people-watching. Red indicates important views for visitors from one location to another, orange indicates people-watching directions from seating, and yellow indicates interesting views from the stationary areas.



This Diagram shows seating availability on the site, each color represents a different type. This map does not include lawn lounging area as it is seasonal seating.

Figure 165: Diagram showing seating availability on the site with each color representing a different type. This map does not include lawn lounging area, which is considered seasonal seating.

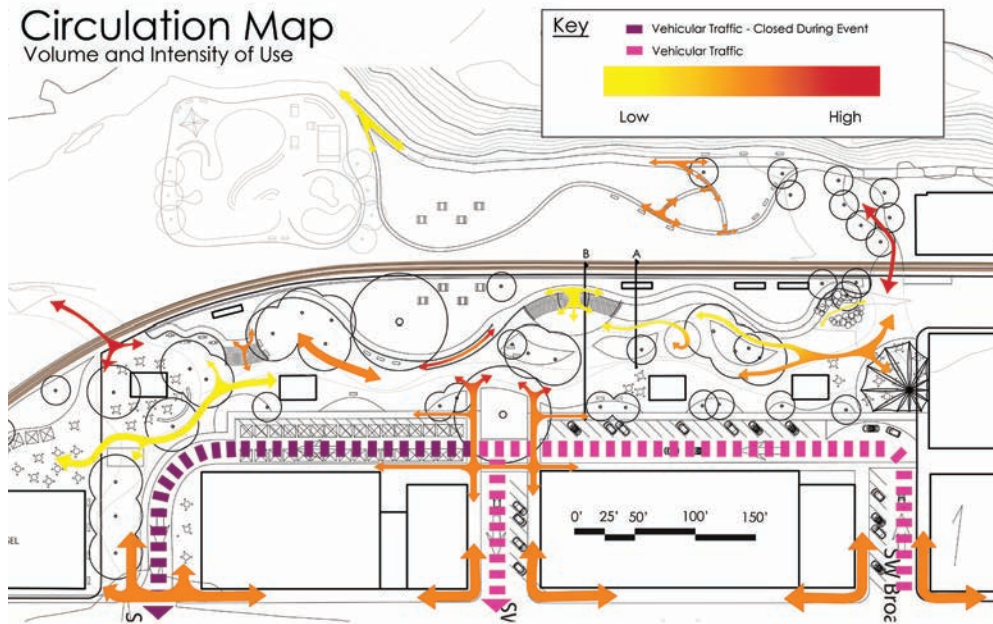


Figure 166: Circulation patterns considered in design. The rectangular arrows represent vehicular movement and the orange arrows indicate human-only areas of the park.

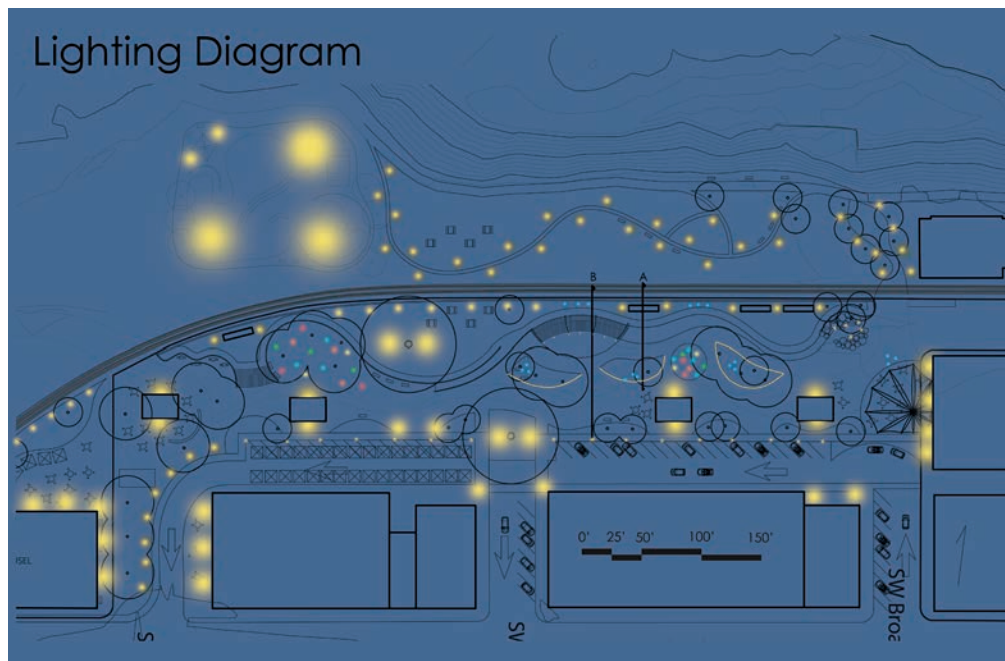


Figure 167: Night lighting in design.

Possible lighting locations were considered throughout the park to improve safety and visibility; this design intends to be used day and night to help foster nightlife in the downtown area.

## Conclusion

The City of Albany has recognized that the downtown revitalization of First Avenue has caused increases in businesses and revenue. These gains have led the city to look towards its future goal of activating the waterfront. Revitalization plans in this area will carry on the progress the city is currently experiencing on First Avenue, and bring a vitally important historic area back to a central place within Albany's identity.

Monteith Park could provide the first steps toward this revitalization as a natural extension of the efforts made for the historic carousel building. Many Water Avenue plans were designed with impressions of an activated Monteith. Monteith Park holds many opportunities to improve with little costs. Between the two designs, we suggest that, of most importance to improving concert function as well as park aesthetic, is a redesign of the stage and shelter, and possibly restrooms. Creating a new, contemporary structure design that builds on the identity of Albany will help imprint the park as a standout asset to the city.

Secondly, a wayfinding tool that leads people to explore Monteith Park on a non-concert day is crucial to connecting the park to downtown. Whether this be through opening views and eliminating barriers, or through an elegant path system, both options will encourage people to explore the park.

Recommendations for Water Avenue are more open. Most designs suggest that a combination of open space with mixed-use buildings would be a successful option. Utilization or transformation of the Lepman and Eagle's buildings would be ideal, and save costs of demolition and reconstruction.

A wayfinding element that draws people from the carousel down Water Avenue, was popular among designs. This appeared in some designs as a series of active event spaces that kept people engaged and in others as animal adventurers or water features.

Finally, although the removal of parking lots was not fully mitigated in any design, the benefits appear to outweigh the cost. Designs suggest that a good alternative is to make a parking lot that functions as a dual market space by using permeable pavers for aesthetics and environmental purposes. For any hardscape designs, green stormwater facilities are suggested.

A definitive solution to Water Avenue will depend on which scenarios the city determines to be the best fit within the current fabric of downtown.

## Appendices

### Appendix A: CARA Projects

The following table details specific projects under the Central Albany Revitalization Area. Many of these projects were used for design directions, and in particular within water avenue plans.

(See next page)

## PROJECT ACTIVITIES

#	<i>Activity Title</i>	<i>Brief Description of Activity</i>
<b>DEVELOPMENT PARTNERSHIPS</b>		
1	<b>Property Acquisition &amp; Assembly</b>	Acquire land and buildings for public and private development purposes and assemble sites as required to implement Urban Renewal objectives.
2	<b>Commercial Building Rehabilitation</b>	Provide technical assistance and financing &/or grants for the redevelopment of commercial structures, including focus on allowing active re-use of Downtown upper floors and structural issues.
3	<b>Storefront Revitalization Program</b>	Multi-year program to provide design, financing &/or grants to renovate commercial facades in HD, CD, LE, MS zones including awnings and signage.
4	<b>Property Redevelopment Assistance</b>	Provide assistance & support to developers including technical assistance, financing &/or grants of joint-venture efforts outside of the Downtown area.
5	<b>Paint Program</b>	Provide a free paint or similar program to incite sprucing up of residences and commercial properties.
6	<b>Albany Square Development</b>	Address development issues/opportunities, developer recruitment, & partnership with developers on mixed use infill along Water between Broadalbin & Ferry. Requires Water Ave. Improvements.
7	<b>Water Avenue Improvements</b>	Realign & reconstruct portions of Water generally between Washington & Montgomery including moving overhead utilities, infrastructure, sidewalks, trees with walkable grates, Victorian style lighting, & other pedestrian amenities. May require acquisition of ROW. Needed for Albany Square & Water Avenue Parking Structure.
8	<b>Riverfront Housing Infrastructure</b>	In partnership as needed for housing projects extend/reconstruct streets, sidewalks, water, sewer, storm Montgomery through Main north of 1st.
9	<b>Transition Areas Redevelopment</b>	Address development issues/opportunities to allow areas to transition to planned land uses including developer recruitment, assistance to owners, & partnership with developers in areas such as Pacific Blvd. corridor, LE zone, MS zone, Water Avenue MUI zone, CD zone.
10	<b>Housing Demonstration</b>	Development of, &/or financing for, affordable home ownership including first time homebuyer support. Partnership opportunity.
11	<b>Housing Development</b>	Pre-development, property acquisition &/or development in partnership for affordable housing &/or mixed use. May include St. Francis redevelopment. Partnership opportunity.
12	<b>Housing Rehabilitation</b>	Financing of renovation & rehabilitation of owner & renter occupied housing, including upper floor housing, consistent with Historic Preservation standards.

**Project Activities – Continued**

<b>PUBLIC SPACE IMPROVEMENTS</b>		
13	<b>Gateways to Central Albany</b>	Gateway amenities near Pacific & Santiam, & along Pacific near Queen.
14	<b>Gateways to Downtown</b>	Gateway amenities along Lyon near 8th, at Ellsworth near 1st, on 1st near Thurston.
15	<b>Broadalbin Promenade</b>	Pedestrian way improvement to Broadalbin from 4th to Water Avenues including pedestrian crossings, sidewalk repairs, moving overhead utilities, trees, benches, lighting, public art, information signage & other pedestrian amenities.
16	<b>Albany Square</b>	Create a plaza at Willamette River on end of Broadalbin including art, benches, potential Heritage Center with tower or water feature, River Terrace overlook & related amenities.
17	<b>Albany Landing</b>	Pier and dock on Willamette River at Albany Square.
18	<b>Downtown Streetscape</b>	Pedestrian amenities including trees with walkable grates, benches, public art, curb bulbouts, landscaping, Victorian style lighting, garbage receptacles, information kiosks, moving overhead utilities, with oases and piazza areas for rest and gathering such as Burkhart Square.
19	<b>Downtown Beautification</b>	Create year-round light and color in Downtown through placement of holiday lighting, hanging baskets, flowers, banners, flags and other seasonal displays. Multi-year program. Partnership potential.
20	<b>Awning Program</b>	Establish a program for design and placement of pedestrian-oriented awnings covering public sidewalks in the Downtown.
21	<b>Riverfront Housing Area Streetscape</b>	Provide street trees and pedestrian enhancements along Water Avenue from Jackson through Main to create identity & improve redevelopment opportunity.
22	<b>Main Street Area Streetscape</b>	Provide traffic calming and pedestrian enhancements as the MS zone redevelops.
23	<b>Sidewalk Program</b>	Financing program for sidewalk repair / replacement.
24	<b>Street Tree Planting</b>	Provide technical & financial support for planting of street trees.
25	<b>Historic Districts Signage</b>	Improve & provide public signage for Historic Districts including sign posts, directional signage, information kiosks & interpretive signage.
26	<b>Downtown Parking Areas</b>	Improve existing public parking areas including pavement repair/repave, landscaping, shade trees, retaining walls, striping, signage & lighting.
27	<b>Government Center Parking Structure</b>	Construct parking structure with ground floor retail and/or office in the vicinity of City Hall and the Courthouse. Partnership potential.
28	<b>Water Avenue Area Parking Structure</b>	Construct multi-floor-parking structure in the general area south of Water & east of Lyon. May be developed as public-private partnership.

## Project Activities - *Continued*

<b>INFRASTRUCTURE – <i>Specific Infrastructure Projects Included in "Development Partnerships"</i></b>		
29	<b>Communications Infrastructure</b>	Plan and develop fiber optic, phone & other communication linkages into & around Central Albany.
30	<b>Overhead Utilities</b>	Where feasible, place all currently overhead utilities underground. In all areas, reduce clutter of overhead lines by coordinating drops, etc.
31	<b>Roads, Water, Sewer, Storm Sewer, Rail Crossing</b>	Repair/replace/construct water, sewer, storm sewer, & roadways including rail crossings and bridges, in connection to other projects & to allow development.
32	<b>Street Redevelopment</b>	Bring City streets into current public standards throughout the URD.
33	<b>Alley Redevelopment</b>	Improve drainage and pavement in Downtown alleys and establish an alley maintenance program.
34	<b>Downtown Grid System</b>	Consider re-implementing 2-way traffic on 1st & 2nd Avenues &/or diagonal parking.
35	<b>Traffic Calming</b>	Provide traffic calming improvements throughout the area.
36	<b>Queen Avenue Rail Crossing</b>	Plan and provide improvements to reduce/eliminate conflict between rail switching & public crossing at Queen. Includes Pacific warning signal.
37	<b>1st Avenue Undercrossing</b>	Modify 1st Avenue rail undercrossing at Lafayette.
<b>PEDESTIAN/BIKE CONNECTIVITY - <i>Also see "Public Space Improvement"</i></b>		
38	<b>Willamette Riverfront Path</b>	Create bike/pedestrian path along Willamette River connecting Bryant, Monteith & Bowman Parks including land acquisition, Calapooia River bridge, interpretive signage, lighting, benches, art & other pedestrian amenities.
39	<b>Willamette Riverwalk</b>	Widen and provide pedestrian amenities along Willamette Riverfront Trail in the general area between Ferry and Lyon.
40	<b>Calapooia Riverwalk</b>	Pedestrian/bike way connecting Santiam Canal Esplanade to Willamette Riverwalk including overlook & interpretive signage.
41	<b>Santiam Canal Esplanade</b>	Pedestrian/bike way connecting Downtown and riverfront along Vine Street with plantings, trees, benches, lighting, interpretive signage & related amenities.
42	<b>8th Avenue Canal Esplanade</b>	Pedestrian oriented connection of Santiam & Thurston Canals including Ellsworth & Lyon crossings, path east of Lyon, Victorian Garden & Gazebo improvement, pedestrian amenities, etc.
43	<b>Thurston Canal Esplanade</b>	Develop a pedestrian/bike way along Thurston Canal with increased water flow, reopen canal, riparian filtration, pocket parks & pedestrian amenities.
<b>WATERSHED HEALTH &amp; EDUCATION</b>		
44	<b>Watershed Health</b>	Establish & implement programs for monitoring & enhancing watershed health of area waterways.
45	<b>Riparian Restoration</b>	Restore and protect riparian habitat along rivers & streams in the area.

**Project Activities – Continued**

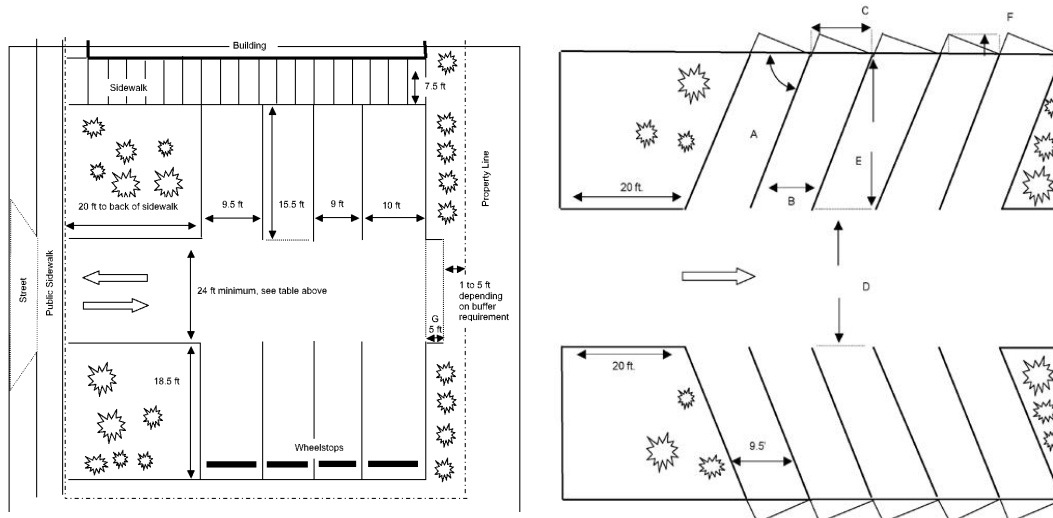
<b>COMMUNITY FACILITIES</b>		
47	<b>Public Facilities</b>	Establish and enhance public facilities such as libraries, museums, performance areas, parks and the arts.
<b>TECHNICAL SUPPORT</b>		
48	<b>Plan Administration</b>	Administration of Plan such as indebtedness from Plan preparation; design, land use, engineering, market and other technical studies and plans; auditing; insurance; marketing materials and programs; personnel; other management costs.
49	<b>Plan Refinement</b>	Professional consulting services to refine urban design concepts, provide engineering, conduct environmental analyses, prepare financial plans, etc. for UR projects.
50	<b>Business Retention &amp; Recruitment</b>	Commercial business development, retention and location assistance program focused on Downtown core. Multi-year program.
51	<b>Promotion of Downtown</b>	Foster image of Downtown as a destination through support services, promotion, events & hospitality training. Multi-year program.

## Appendix B: Albany Parking Regulations

All designs had to mitigate the loss of parking lots by redesigning new parking options. The following regulations and measurements are from Article 9 of the Albany Development Code on Site Development and Environmental Standards.

**TABLE 9-2.  
PARKING LOT DESIGN (in feet)**

A Parking Angle	B Stall Width	C Curb Width	D Aisle Width	E Stall Depth	F Bumper Overhang	G Dead-end Back-up
(Parallel)	8.0 feet	8.0 feet	N/A	25.0 feet	N/A	N/A
45°	8.5	12.0	13.0	17.5	2.0	5.0
	9.0	12.7	12.0	17.5	2.0	5.0
	9.5	13.4	11.0	17.5	2.0	5.0
	10.0	14.1	11.0	17.5	2.0	5.0
60°	8.5	9.8	18.0	19.0	2.5	5.0
	9.0	10.4	16.0	19.0	2.5	5.0
	9.5	11.0	15.0	19.0	2.5	5.0
	10.0	11.6	14.0	19.0	2.5	5.0
Compact	8.0 C	8.0 C	26.0 C	16.0 C	3.0	5.0
90°	8.5	8.5	26.0	18.5	3.0	5.0
	9.0	9.0	26.0	18.5	3.0 <td 5.0	
	9.5	9.5	26.0	18.5	3.0	5.0
	10.0	10.0	24.0	18.5	3.0	5.0



**NOTES:**

- (1) For one row of stalls, use “D” plus “E” as the minimum width.
- (2) When appropriate bumper overhang area is provided (extruded curbs), “F” can be subtracted from “E” to determine stall depth.
- (3) Back-up areas identified as “G” must be at least 5 feet from the property line and are excluded from required setback areas or buffer yards.

[Ord. 5720, 8/12/09]

## References

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