

ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION STUDY SESSION

April 23, 2014

Existing v Proposed Land Use Goals



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1. Residential Character
2. San Pablo Corridor
3. Kains - Adams
Compatibility Issues
4. Solano Corridor
5. Transition Issues along
Solano Cross-streets
6. Industrial Area
7. UC Village
8. Public Facilities
9. Community Design

1. Urban Village by the Bay
2. Neighborhoods
3. Business Districts
4. Civic, Institutional and
Medical Uses
5. Environmentally
Sensitive Areas
6. Community Character

Urban Village by the Bay



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- *Overarching goal that addresses major aspects of Albany's character and vision for future land use*

Maintain Albany's character as an "Urban Village by the Bay" by sustaining the city's residential neighborhoods, supporting thriving walkable business districts, conserving and improving access to the waterfront, and providing parks, open spaces and public facilities which contribute to the city's outstanding quality of life.

Urban Village by the Bay



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Policies address:

- Housing opportunity
- Balance between job and housing growth
- San Pablo/Solano Business Districts
- West Albany Business District
- Open space
- Waterfront
- Sustainability and TOD
- Economic diversity
- Coordination with nearby cities

Residential Neighborhoods



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Preserve and enhance the high quality of Albany's residential neighborhoods

- Design of Infill
- Scale transitions
- Code enforcement
- 2nd story additions
- Home businesses
- Kains and Adams land use
- Non-residential uses
- Small lots
- Front yards
- Second units
- Neighborhood beautification

Business Districts



Slide 6

Maintain vibrant commercial districts that provide an attractive, walkable environment for shopping, dining, entertainment, and services.

- Mixed Use
- San Pablo Ave
- Solano Ave
- Solano/San Pablo node
- Commercial design
- Buffering
- Office space
- Use permits
- Automotive uses
- Lot consolidation
- Urban open space
- Parking management
- Northern gateway

Civic, Institutional, Medical Uses

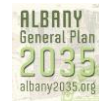


Slide 7

Recognize civic and institutional facilities as an essential element of Albany's identity and an important part of the quality of life in the city.

- Civic facilities
- Large institutional uses
- Health care facilities
- Mitigation of development impacts
- UC Village
- Gill Tract
- UC financial support
- Coordinated park planning

Environmentally Sensitive Areas



Slide 8

Ensure that land use and planning decisions protect the quality of Albany's natural environment and conserve environmentally sensitive areas.

- Albany Hill
- Albany shoreline
- Creeks
- Archaeological resources

Community Character



Slide 9

Retain and enhance the positive elements of Albany's visual character, including prevailing architectural styles, locally important landmarks, significant views, and natural features

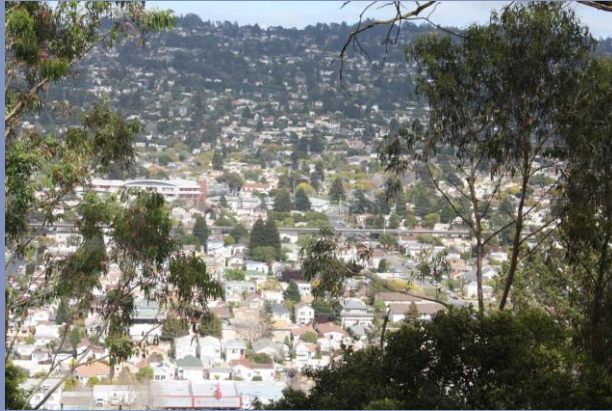
- Historic preservation
- Gateways
- Views and vistas
- Streetscapes
- Signage
- Lighting
- Activating public space
- Waterfront identity
- Commercial property upgrades
- Wireless facilities

Discussion Questions



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- Are these the right goals?
- Are there missing land use topics requiring policies?
- Do the policies provide the right direction?
- Are there additional action programs needed to implement the policies?



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