

# ALBANY 2035 GENERAL PLAN

## PLANNING AND ZONING COMMISSION STUDY SESSION

March 26, 2014

## Objectives for Tonight's Study Session



Slide 2

- Review growth assumptions for 2035 General Plan
- Review previously adopted land use policies
- Discuss potential new policies or policy topic areas

## Land Use Element

Slide 3

- Overview of existing land uses
- Land Use Map and categories
- Land Use Policies



## Growth Assumptions

Slide 4

- General Plan is based on a set of assumptions regarding household, population, and employment growth during 2015-2025
- Must consider:
  - Amount of growth (units, sq.ft.)
  - Type of growth (density, use)
  - Spatial distribution of growth
- Growth assumptions drive the EIR analysis:
  - Traffic/ Transportation
  - Noise
  - Air quality and GHG
  - Utilities
  - Aesthetics
  - Parks
  - Schools and Public Facilities

# Growth Assumptions



Slide 5

	2015	2035	Net Growth
Households	7,415	8,080	665
Population	18,540	19,885	1,345
Employment	5,150	5,980	830

Forecasts are consistent with ABAG Projections 2009 for 2035  
 Forecasts assume no substantive changes to land use map and zoning  
 Forecasts are lower than Plan Bay Area forecasts for 2040  
 Achieving Plan Bay Area forecasts would require 400 more households by 2035

# Growth Assumptions



Slide 6



## Existing (1992) Land Use Element



Slide 7

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

## Possible New Organization of Policies



Slide 8

- Overarching policies/ principles for City's growth
  - ▣ Sustainability
  - ▣ Balance between jobs and housing
  - ▣ Neighborhood preservation and quality
  - ▣ Diversity of housing types and choices
  - ▣ Walkable, accessible shopping and services
  - ▣ Waterfront open space and access

## Possible New Organization of Policies



Slide 9

- Residential areas
  - ▣ Maintenance and appearance
  - ▣ Compatibility of alterations and new construction
  - ▣ Treatment of non-residential uses
  - ▣ Compatibility/buffering with non-residential uses
  - ▣ Scale transitions
  - ▣ Small lots
  - ▣ Accessory structures
  - ▣ Views and vistas

## Possible New Organization of Policies



Slide 10

- Commercial and mixed use areas
  - ▣ Overall character and character of subareas
  - ▣ Nodes
  - ▣ Desired mix/balance of uses
  - ▣ Interface between corridors and residential areas
  - ▣ Design and scale (height, pedestrian orientation, etc.)
  - ▣ Auto-related uses
  - ▣ Public space (streetscape, landscape, sidewalk space)
  - ▣ Ground floor activities

## Possible New Organization of Policies



Slide 11

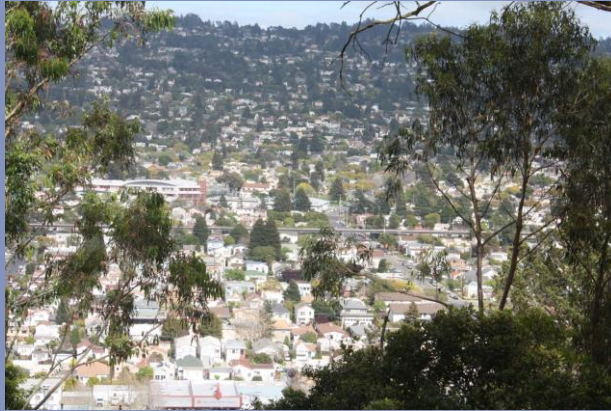
- Industrial areas
  - ▣ Types of uses
  - ▣ Compatibility and buffering issues
- Public and Quasi-Public Facilities
  - ▣ Mitigation of development impacts
  - ▣ Public Schools
  - ▣ Special uses (private schools, churches, etc.)
  - ▣ UC Village, USDA, Orientation Center for the Blind, etc.
  - ▣ Wireless Facilities

## Possible New Organization of Policies



Slide 12

- Areas of Special Importance
  - ▣ Albany Hill
  - ▣ Waterfront
- Community Design and Historic Preservation
  - ▣ Views and vistas
  - ▣ Architecture
  - ▣ Historic Preservation
  - ▣ Gateways
  - ▣ Street trees and landscaping
  - ▣ Public Realm (signage, lighting, utilities, public art, etc.)



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