

# ATTACHMENT “A”

## Albany 2035 General Plan Draft Goals, Policies, and Actions

July 1, 2015

### About this Document:

This document contains the Revised Draft Goals, Policies, and Actions for the Albany 2035 General Plan, incorporating changes made following public review and discussion. The document includes seven parts, corresponding to the following Plan elements: (1) Land Use; (2) Transportation; (3) Parks, Recreation, and Open Space; (4) Conservation and Sustainability; (5) Environmental Hazards; (6) Community Services and Facilities; (7) Waterfront. The General Plan also includes a Housing Element, but those goals, policies and actions are not included here since they were only recently adopted (Feb 2015).

The General Plan itself will include the contents of this document, plus narrative text, table, maps, and supporting chapters (Introduction, etc.).



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# Land Use Element

## ALBANY 2035 GENERAL PLAN

### LAND USE GOALS, POLICIES, AND ACTIONS

#### GOAL LU-1: URBAN VILLAGE BY THE BAY

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 space, and public facilities that contribute to the city's outstanding quality of life.

**Policy LU-1.1: New Housing Opportunities.** Create opportunities to meet the housing needs of current and future Albany residents by zoning land for a variety of housing types, particularly on underutilized commercial properties.

**Policy LU-1.2: Balanced Growth.** Promote a balanced mix of housing and employment growth so that more Albany residents have the opportunity to live, work, and shop in their community. Although housing production is a high priority, the City must also expand its economic base and encourage uses that create local jobs.

**Policy LU-1.3: Business Districts.** Maintain and enhance San Pablo and Solano Avenues as Albany's principal commercial streets. Encourage a vibrant mix of ground floor retail and service uses that meet the needs of Albany residents, enhance the local tax base, provide job opportunities, and provide a safe, walkable environment.

**Policy LU-1.4: Production, Distribution, and Repair.** Provide opportunities for production, distribution, and repair (PDR) businesses in the areas along the Eastshore Highway and Cleveland Avenue, recognizing that this area has a substantially different character than the Solano and San Pablo business districts. In addition to facilitating PDR uses, land use regulations for this area should also facilitate auto-oriented uses, larger-scale retail uses, and live-work development.

**Policy LU-1.5: Open Spaces.** Provide a diverse range of open spaces to complement the urbanized areas of the City, including improved parks and playing fields, conservation areas on Albany Hill and along the shoreline, a publicly accessible waterfront, natural areas along creeks, areas for community gardens and urban agriculture, and private open spaces.

**Policy LU-1.6: Albany Waterfront.** Support an inclusive, transparent dialogue on all issues relating to the future of the Albany waterfront, including Golden Gate Fields. Decisions relating to the future of the waterfront shall abide by the provisions of voter-approved Measure “C.”

*See the Waterfront Element for additional policies on the Albany waterfront.*

**Policy LU-1.7: Sustainable Development.** Ensure that future development mitigates its environmental impacts to the greatest extent possible and is designed and constructed to advance the principles of sustainability. This should include the use of greener building practices, greater energy and water efficiency, and the design of new development in a way that encourages walking and bicycling.

*See the Conservation and Sustainability Element of the General Plan for additional policies on climate change, energy and water conservation, and sustainable development.*

**Policy LU-1.8: Transit-Oriented Development.** Encourage land use patterns that support transit use, including additional mixed use (commercial and higher-density residential) development along the San Pablo and Solano Avenue corridors.

**Policy LU-1.9: Income Diversity.** Recognize economic and income diversity as one of Albany’s greatest strengths. Ensure that future land use decisions contribute to this diversity by creating housing and employment opportunities for persons of all incomes and backgrounds.

**Policy LU-1.10: Interagency Coordination.** Coordinate land use planning with the cities of Berkeley, El Cerrito, and Richmond, and with appropriate regional, state, and federal agencies, to address issues which cross jurisdictional lines, and to ensure that the potential impacts of development in these cities on Albany is mitigated.

## *IMPLEMENTING ACTIONS*

**Action LU-1.A: PDA Designation.** Work with ABAG, MTC, and other appropriate agencies to pursue the re-designation of San Pablo/Solano as a “Planned” Priority Development Area (PDA) rather than a “Potential” PDA. If appropriate, the City should pursue funding to prepare the necessary plans and regulations for a “Planned PDA” designation. Such a designation could improve the City’s eligibility for transportation, infrastructure, streetscape, and planning

grants in the future.

*See the Housing Element for actions on housing production and conservation*

**Action LU-1.B: Sustainable Infrastructure.** Ensure that the City's capital improvement program places a priority on sustainable infrastructure projects, such as renewable energy, composting and recycling facilities, bicycle racks, and electric vehicle charging stations.

## **GOAL LU-2: RESIDENTIAL NEIGHBORHOODS**

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

**Policy LU-2.1: Context-Sensitive Design.** Ensure that infill development in residential areas is compatible in density, scale and character with the established neighborhood context.

**Policy LU-2.2: Mixed Density Areas.** In areas designated for high and medium density residential uses, ensure that new development is designed to minimize sharp contrasts in height, prevent the loss of sunlight and privacy for adjacent homes, and provide buffering and screening from nearby lower density uses.

**Policy LU-2.3: Design Guidelines.** Maintain residential design guidelines and design review procedures that promote the compatibility of residential alterations and additions with existing homes and that strive to reduce impacts on neighboring properties. The guidelines should be used to encourage high-quality, visually distinctive architecture, and the use of durable, attractive construction materials.

**Policy LU-2.4: Community Standards.** Implement construction regulations, code enforcement practices, and building inspection programs that protect neighborhood character, support responsible property management, and ensure the health and safety of Albany residents.

**Policy LU-2.5: Second Units.** Encourage development of secondary dwelling units and recognize their potential to meet a substantial portion of Albany's affordable housing needs. Seek creative solutions to parking, design, and access issues so that second units are accommodated with minimal impacts on neighborhood character and adjacent properties.

- Policy LU-2.6: Second-Story Additions.** Ensure that second story additions to single story homes are designed to minimize increases in height and bulk, and to reduce their perceived mass from the street and surrounding yards.
- Policy LU-2.7: Home-Based Businesses.** Allow home-based businesses in Albany, subject to standards which ensure that off-site impacts are minimized and the residential nature of the structure is maintained.
- Policy LU-2.8: Kains Avenue and Adams Street.** Maintain Kains Avenue and Adams Street as predominantly residential streets. Land use regulations should limit the encroachment of commercial uses onto parcels that are currently developed with housing. Residential uses along these streets and in adjacent areas should be protected from the potential adverse impacts of commercial uses through special setback requirements. The use of these two streets for primary access to non-residential uses shall be discouraged or prohibited as appropriate.
- Policy LU-2.9: Non-Residential Uses.** Ensure that non-residential uses in residential areas, such as child care centers, houses of worship, and group homes, are designed and operated to minimize adverse effects on nearby homes and neighborhoods.
- Policy LU-2.10: Small Lots.** Recognize small residential lots (less than 3,750 square feet) as a basic feature of Albany's neighborhoods, and ensure that development regulations support the use of such lots in a productive way.
- Policy LU-2.11: Front Yards.** Encourage the management and design of front yard space, including landscaping and fences, to complement residential architecture and enhance neighborhood aesthetics.
- See the Conservation and Sustainability Element for policies on the use of Bay-friendly landscaping*
- Policy LU-2.12: Residential Beautification.** Enhance the appearance of residential areas through street tree planting, street lighting and sidewalk improvements, landscaping, and other investments that beautify local streets.

## IMPLEMENTING ACTIONS

**Action LU-2.A: Small Lot Standards.** Consider special zoning standards for small lots (3,750 SF or less) that reflect the smaller setbacks and higher lot coverage typically associated with such lots. One option may be to consider a new zoning district or zoning overlay for areas where the prevailing lot size is less than 3,750 SF.

**Action LU-2.B: Multi-Family Design Guidelines.** Expand the City's design guidelines for multi-family housing to more comprehensively address residential design issues in the City's medium and high density zoning districts.

**Action LU-2.C: Architectural Prototypes.** Develop an inventory of architectural "prototypes" that describes the prevailing design styles and features of homes in each Albany neighborhood.

*The architectural inventory could be a resource to help owners, architects, and contractors in selecting appropriate designs and materials for new construction and alterations. It could also potentially include non-residential areas, such as the industrial area in West Albany.*

## GOAL LU-3: BUSINESS DISTRICTS

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

**Policy LU-3.1: Mixed Use Development.** Encourage mixed use development combining residential uses above ground floor commercial uses along the San Pablo and Solano Avenue corridors. The City's zoning regulations should continue to provide floor area ratio (FAR) incentives for projects that include multi-family residential uses on the upper stories. State density bonus provisions for affordable housing may be used to allow floor area bonuses above and beyond those provided by the City of Albany, up to a maximum FAR of 3.0 for parcels on San Pablo Avenue and 2.0 for parcels on Solano Avenue.

**Policy LU-3.2: San Pablo Avenue.** Continue to foster the transformation of San Pablo Avenue from an auto-oriented commercial strip to a pedestrian- and transit-oriented retail boulevard. San Pablo Avenue should be a source of community pride, with distinctive buildings, an attractive streetscape, and a diverse mix of uses.



- Policy LU-3.3: Solano Avenue.** Enhance the pattern of tightly clustered retail storefronts, active ground floor uses, and specialty shopping, dining, and personal services along the Solano Avenue corridor. Any future infill development on Solano Avenue should maintain and enhance this pattern.
- Policy LU-3.4: Solano/San Pablo.** Enhance the intersection of Solano and San Pablo Avenues as the “center” of Albany and a major activity node. Land use regulations and design guidelines should reinforce the identity of this area as a hub of pedestrian traffic, distinctive architecture, and active ground floor uses.
- Policy LU-3.5: West Albany Creative District.** Encourage creative arts uses, “makers” and entrepreneurs, technology, and live-work activities which complement the existing commercial and industrial uses along Eastshore Highway and Cleveland Avenue in West Albany.
- Policy LU-3.6: Flexibility.** Ensure that land use regulations and other City requirements are sufficiently flexible to respond to the evolving needs of local retailers, and changes in the retail and service industries.
- Policy LU-3.7: Commercial Design.** Encourage distinctive architecture in Albany’s commercial districts, with massing, height, façade design, signage, exterior materials, and lighting used to establish a strong sense of place and orientation. New buildings should be sited to enhance the sidewalk space, with any on-site parking located to the side or rear of a structure rather than between the structure and the street.
- Policy LU-3.8: Buffering.** Require buffering of residential uses, particularly along Kains Avenue, Adams Street, and the perpendicular side streets that intersect Solano Avenue, from the potentially adverse impacts created by nearby commercial activities. This should include special setback and daylight plane regulations to be applied where commercial zones abut lower density zones. It may also include special use, design, and noise standards.
- Policy LU-3.9: Office Space.** Support development of additional office space on commercially zoned land, especially for local-serving businesses and Albany residents seeking to establish or expand businesses in the city. Zoning should identify areas where office space is acceptable on the ground floor, and areas where office space should be limited to upper floors so that ground floor space is used for retail activity or other more active uses.

- Policy LU-3.10: Use Permits.** Maintain use permit requirements for businesses with the potential to create off-site impacts. Establish conditions of approval as needed to reduce the potential for traffic, noise, parking, odor, and other external effects.
- Policy LU-3.11: Automotive Uses.** Support the continued presence of automotive businesses in the city, including auto sales, auto servicing, auto accessories, and auto repair. Where such uses are located on the San Pablo Avenue corridor, they should be designed and operated in a way that is consistent with the overall vision of San Pablo Avenue as an attractive, walkable shopping street and that minimizes adverse impacts on nearby residences.
- Policy LU-3.12: Lot Consolidation.** Support the consolidation of underutilized parcels on the Solano and San Pablo corridors to create sites that are more viable for future mixed use development, including on-site parking. Development on larger sites should be designed to respect the fine-grained character of nearby properties, and should be articulated into multiple smaller storefronts rather than long, unbroken facades.
- Policy LU-3.13: Urban Open Space.** Ensure that new open spaces, including pocket parks, courtyards, plazas and other accessible outdoor areas, are developed to meet the growing demand for open space as new mixed use development occurs.
- Policy LU-3.14: Parking Management.** Manage parking along the San Pablo and Solano Avenue corridors in a way that meets the needs of local businesses, provides convenience for local shoppers and patrons, and minimizes spillover parking onto nearby residential streets. The use of shared parking lots is strongly encouraged.
- See the Transportation Element for additional policies on parking*
- Policy LU-3.15: Northern Gateway.** Ensure that any future development on the Albany Bowl site, and surrounding sites along San Pablo Avenue north of Clay Street, reflects the importance of this area and its function as a northern gateway to the City.

## IMPLEMENTING ACTIONS

**Action LU-3.A: Economic Analysis.** Conduct market studies of the San Pablo and Solano business districts in order to better understand the needs of local businesses, existing uses of space, constraints to business growth, and potential changes that would improve the business climate. Specific attention should be given to the balance between retail and personal service uses in commercial districts.

**Action LU-3.B: Major Activity Nodes.** Develop land use and design regulations that reinforce key areas along San Pablo and Solano Avenues as major activity nodes, particularly around the intersection of these two streets.

*Subsequent planning studies should identify the desired character, activities, and development standards at the San Pablo-Solano node, the Northern Gateway node, and other nodes that may be identified in the future. The purpose of a node is to intensify pedestrian-oriented retail, commercial and mixed use activities at key locations. The City will work with property owners and neighbors in these areas to explore incentives, facilitate lot consolidation, and create more viable development opportunities.*

**Action LU-3.C: Commercial Parking Studies.** Evaluate commercial parking requirements to ensure that they are consistent with national best practices, support shared parking and car-sharing programs, and contribute to local sustainability objectives.

**Action LU-3.D: San Pablo Avenue Design Guidelines.** Update the San Pablo Avenue Design Guidelines. In addition to providing direction on building scale, commercial facades, landscaping, and public improvements, the guidelines should consider the segmentation of the corridor into “districts” which are different in their function and character. If such districts are identified, zoning code amendments should be considered to reinforce the desired character.

**Action LU-3.E: Building Height at Commercial Node.** Subject to additional community input and discussion, consider restoring a 45-foot height limit along San Pablo Avenue within 500 feet of the Solano Avenue intersection and allowing a 50-foot limit within 100 feet of the intersection.

- Action LU-3.F: Transition Parcels.** Consider special zoning regulations for the commercially zoned parcels on the perpendicular streets that cross Solano Avenue that contain existing older single family homes. Such regulations would establish specific conditions for commercial uses in these properties to minimize potential impacts on neighboring residential properties.
- Action LU-3.G: PRC Zone.** Consider changes to the “Planned Residential Commercial” (PRC) overlay district which further incentivize the inclusion of housing on underutilized commercial properties.
- Action LU-3.H: Solano Avenue BART Feasibility.** Maintain a dialogue with BART and surrounding property owners on the long-term feasibility of an “infill” BART station without off-street parking along Solano Avenue (near Key Route).

*See the Transportation Element for actions on parking and BART.*

#### **GOAL LU-4: CIVIC, INSTITUTIONAL, AND MEDICAL USES**

**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.**

- Policy LU-4.1: Civic Facilities.** Provide outstanding schools and public facilities that meet the educational, social, and recreational needs of Albany residents. Such facilities should provide safe, attractive places for the delivery of services to Albany residents and businesses while fostering interaction among persons of all ages and interests.
- Policy LU-4.2: Large-Scale Institutional Uses.** Work with community institutions such as St. Mary’s College High School, the USDA, and the California Department of Rehabilitation Orientation Center to address neighborhood impacts and long-term facility planning issues. Such institutions are a valued part of the Albany community and should be sustained.
- Policy LU-4.3: Health Care Facilities.** Encourage the development of small-scale facilities that meet local health care and medical needs.
- Policy LU-4.4: Mitigating Development Impacts.** Ensure that the effects of proposed development projects on civic uses, such as schools, parks, the Library, and other public buildings are considered before such projects are approved. Provisions to mitigate impacts and ensure that development “pays its way” through fees or improvements to public facilities should be included in project approvals.

- Policy LU-4.5: University Village.** Recognize University of California (UC) Village as an integral part of the Albany community. Land use decisions on the University's property should be compatible with nearby uses and provide collateral benefits to Albany residents and businesses wherever feasible. Important natural features at University Village, such as Village Creek, Codornices Creek, and significant tree stands, should be protected.
- Policy LU-4.6: Gill Tract.** Support future uses of the Gill Tract (San Pablo Avenue at Buchanan Street) that are consistent with the University's academic objectives while also responding to the community's desire to retain a substantial portion of the property for open space and recreational uses.
- Policy LU-4.7: UC Financial Support.** Work with the University of California to obtain financial and/or in kind support for City infrastructure, services, and capital facilities that are used by residents of University Village. This could include support for public safety, public streets, parks and open spaces, sanitary and storm sewers, and similar services and facilities.
- Policy LU-4.8: Coordinated Park Planning.** Coordinate planning for the park and open space lands owned by the City, the University of California and the Albany School District to improve public access, increase use, and improve traffic safety for students, pedestrians, cyclists, and automobiles.

#### *IMPLEMENTING ACTIONS*

- Action LU-4.A: University Village Master Plan Update.** Encourage the University to update its Master Plan for University Village to reflect the completion of the family student housing redevelopment project, the approval of the retail and senior housing project along San Pablo Avenue, and the remaining opportunities for infill development and open space protection on the balance of the site.
- Action LU-4.B: University Village Community Facilities.** Explore opportunities for new community facilities on the University Village site, consistent with the University Village Master Plan.
- Action LU-4.C: St. Mary's Enrollment Cap.** Maintain a long-term agreement with St. Mary's College High School to cap enrollment at 600 students, plus a 5 percent margin to account for attrition (equivalent to an absolute cap of 630).

## **GOAL LU-5: ENVIRONMENTALLY SENSITIVE AREAS**

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

**Policy LU-5.1: Albany Hill.** Ensure that any future development on Albany Hill is designed and planned to respect natural topography, minimize grading, respond to soil and drainage conditions, minimize impacts on parking and narrow streets, and protect view corridors. The entire crest of Albany Hill shall remain a non-urbanized open space area.

**Policy LU-5.2: Albany Shoreline.** Work collaboratively with federal, state and regional agencies, key interest groups and shoreline open space advocates, and Albany residents to enhance the recreational, ecological, and open space value of the Albany waterfront.

*See the Waterfront Element for additional policies on shoreline open space improvements*

**Policy LU-5.3: Albany's Creeks.** Maintain a Creek Conservation Zone (CCZ) along Cerrito, Codornices, and Village Creek. Protect the existing riparian habitat within the CCZ and restrict development as necessary to conserve the creek environment.

*See the Conservation and Sustainability Element for additional creek policies*

**Policy LU-5.4: Archaeological Resources.** Protect Albany's archaeological resources, including remains and artifacts from Native American settlement. The City will coordinate with local tribal representatives and follow appropriate mitigation, preservation, and recovery procedures in the event that important resources are discovered during development.

### **IMPLEMENTING ACTIONS**

**Action LU-5.A: Albany Hill Vacant Parcel.** Work with the owners of the vacant 11-acre parcel on the west side of Albany Hill to cluster the site's allowable development in a way that enables a majority of the property to be conserved as open space.

## GOAL LU-6: COMMUNITY CHARACTER AND PRESERVATION

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

**Policy LU-6.1: Historic Preservation.** Encourage expanded recognition, public education, and appreciation of Albany’s large inventory of early 20<sup>th</sup> Century homes and commercial buildings. Such buildings help define Albany’s sense of place and identity.

**Policy LU-6.2: Gateways.** Maintain high standards for the appearance of buildings, properties, and public space at the major entrances into Albany, particularly along Buchanan Street east of I-80, on San Pablo Avenue at the Berkeley and El Cerrito borders, and on the Ohlone Greenway. Such areas should convey a positive impression of the City and create a sense of arrival that distinguishes Albany from adjacent cities.

*See the Community Services and Facilities Element for policies on public art*

**Policy LU-6.3: Views and Vistas.** Protect and enhance character-defining views, including views to San Francisco and the Golden Gate, views to Mount Tamalpais, views of Albany Hill and the Bay, and views of the Berkeley Hills.

**Policy LU-6.4: Streetscape Improvements.** Improve the visual character and safety of heavily traveled Albany streets through streetscape improvements such as lighting, signage, landscaping, sidewalk extensions and repair, public art, and tree planting.

*See the Transportation Element for additional policies on “complete streets”*

**Policy LU-6.5: Signage.** Treat commercial signage as an integral part of building design, and an opportunity to enhance the visual character of the city.

**Policy LU-6.6: Lighting.** Manage exterior lighting to reduce potential light and glare impacts, improve public safety, enhance night time visibility, complement local architecture, and enhance the character of the city.

**Policy LU-6.7: Activating Public Space.** Support activities such as farmers markets, outdoor concerts, street fairs, temporary street closures for block parties, and other programmed events that activate public space and provide gathering places for Albany residents.

**Policy LU-6.8: Waterfront Identity.** Improve Albany's identity as a waterfront city, particularly through measures which safely connect Albany neighborhoods to recreational areas and trails along the shoreline. The City should work to improve pedestrian and bicycle access across the Union Pacific Railroad and Interstate 80 so that residents can more easily access existing and planned shoreline improvements.

**Policy LU-6.9: Commercial Property Upgrades.** Support the upgrading of older commercial properties, particularly along San Pablo Avenue, and Eastshore Highway/ Cleveland Avenue.

**Policy LU-6.10: Wireless Communication Facilities.** Minimize the visual impact of wireless communication facilities by: (a) concealing wireless facilities in existing structures where possible; (b) using camouflage and screening techniques to hide or blend such facilities into the surrounding area; (c) designing facilities to be aesthetically pleasing and respectful of neighborhood context; and (d) concealing related mechanical equipment and devices in underground vaults or other unobtrusive structures.

#### *IMPLEMENTING ACTIONS*

**Action LU-6.A: San Pablo Avenue Streetscape Master Plan.** Update the San Pablo Streetscape Master Plan to reflect an emphasis on transit-oriented development, and improved provisions for pedestrians and bicyclists.

**Action LU-6.B: Public Improvements.** Identify public improvements for San Pablo and Solano Avenues and identify funding for such improvements in the City's Capital Improvement Program. This should include enhanced public spaces along both streets.

**Action LU-6.C: Street Tree Program.** Develop a comprehensive street tree master plan and planting program, including desired species and maintenance practices. Apply for grants and other funds which enable such a plan to be prepared and implemented.



**Action LU-6.D: Preservation Advocacy.** Explore the feasibility of a formal historic preservation program for Albany. Such a program would potentially include a register of locally important historic buildings, markers and plaques which acknowledge key landmarks and sites, provisions to protect and enhance the defining qualities of the City's older buildings, and education and outreach on local resources and the benefits of preservation.

**Action LU-6.E: Façade Improvements.** Consider opportunities and potential funding sources for design assistance, façade improvement programs, and other measures that help local businesses and property owners update commercial buildings.

**Action LU-6.F: Utility Undergrounding.** Continue to pursue funding for utility undergrounding, consistent with PG&E Rule 20A procedures.



# **Transportation Element**

## ALBANY 2035 DRAFT GENERAL PLAN

### TRANSPORTATION GOALS, POLICIES, AND ACTIONS

#### GOAL T-1: COMPLETE STREETS

**Create and maintain a street network that accommodates all modes of travel, meets the mobility needs of all travelers, and enhances Albany's sense of place.**

**Policy T-1.1: Balancing the Needs of All Users.** Create and maintain “complete streets” that provide safe, comfortable, and convenient travel for all users, including pedestrians, bicyclists, transit users, motorists, movers of commercial goods, emergency responders, persons with disabilities, seniors, children, youth, and families.

**Policy T-1.2: Context-Sensitive Design.** Require City departments and other agencies responsible for the design and operation of the street system to be sensitive to the needs of nearby residents, businesses, and institutions. The design of the street network should respect the local physical context, improve the safety of all travelers, and contribute to the city's identity.

**Policy T-1.3: Complete Streets Operating Procedures.** Incorporate Complete Streets practices as a routine part of City operations. The planning, design, funding, and implementation of any construction, reconstruction, maintenance, alteration, or repair of the transportation network should consider ways to make streets safer and easier to navigate for all users. Exceptions to this policy may be considered, consistent with the Complete Streets Resolution adopted by the City Council in January 2013.

**Policy T-1.4: Complete Streets Design.** Follow locally adopted policies and standards in the design of City streets, including the Active Transportation Plan and the Climate Action Plan, as well as the General Plan. All roadway planning, design, and maintenance projects should be consistent with local bicycle, pedestrian, and transit plans. National, state, or other recognized standards may also be used if the outcome is improved safety, health, vitality, sense of place, and a more balanced transportation system.

**Policy T-1.5: Connecting the City.** Ensure that the design of streets and other transportation features helps to connect the city, enhance neighborhood livability, and facilitate safer and more convenient travel between Albany and surrounding communities. -

**Policy T-1.6: Accessibility.** Improve access throughout the City for persons with disabilities, seniors, and others with mobility limitations. Repairs or

improvements to City streets, sidewalks, pathways and trails should include curb cuts and other improvements which remove barriers to mobility.

**Policy T-1.7: Development Review.** Require that future development projects address bicycling and walking access in their project plans, and include provisions to accommodate access by all modes of travel.

*See also Policy T-4.3 and T-6.6 on pavement management and Goals 4, 5 and 6 on safety, traffic management, and other traffic-related issues*

#### IMPLEMENTING ACTIONS

**Action T-1.A: NACTO Standards.** Revise the City's street design standards to incorporate the National Association of City Transportation Officials (NACTO) recommendations for complete streets, thereby ensuring that road improvements accommodate the needs of all travelers.

**Action T-1.B: Review Process.** Continue to provide a public process, including regular meetings of the Albany Traffic and Safety Commission, to solicit public input on the implementation of Complete Streets policies.

**Action T-1.C: Data Collection.** Perform periodic evaluations of how well Albany's transportation network is serving each category of users. Baseline data should be collected and periodically monitored so that progress may be measured.

**Action T-1.D: Exceptions to Complete Streets Requirements.** Develop a process for approving exceptions to Complete Streets procedures, including who is allowed to sign off on such exceptions. Written findings for exceptions must be documented in a publicly available memorandum explaining why accommodations for all modes and users were not included.

#### GOAL T-2: SUSTAINABLE TRANSPORTATION

**Reduce the consumption of non-renewable resources and the emission of greenhouse gases and other air pollutants related to transportation.**

**Policy T-2.1: Transit-Oriented Development.** Encourage land use patterns which support walking, bicycling, and public transit use, thereby reducing greenhouse gas emissions and fossil fuel consumption. Future land use and development choices should maximize opportunities to travel without a car by focusing new growth along walkable, transit-served corridors such as Solano and San Pablo Avenues.

*See also Land Use Element policies on achieving a jobs-housing balance and promoting mixed use development combining commercial and residential uses.*

- Policy T-2.2: Connectivity.** Improve the ability to travel within Albany and between Albany and other cities using multiple modes of travel (e.g., bicycle and bus, walking and BART, etc.). Barriers to non-auto travel in the City should be reduced and the ability to easily transfer between modes should be improved.
- Policy T-2.3: Low-Emission Vehicles.** Encourage the use of low emission or zero emission vehicles, along with the infrastructure to support such vehicles, such as electric vehicle charging stations.
- Policy T-2.4: Carpools, Vanpools, and Shuttles.** Encourage measures to reduce single passenger auto travel, such as carpools and vanpools, BART shuttles or circulators,, and transit passes for City employees.
- Policy T-2.5: Car Sharing and Bike Sharing.** Support car sharing and bike sharing programs and consider incentives for establishing and expanding such programs in Albany.
- Policy T-2.6: Reducing Peak Hour Traffic.** Reduce peak-hour traffic through such measures as flex-time by local employers, safe routes to school programs for local students, allowances for home-based business and telecommuting, support for shared offices and incubators, and creating opportunities for residents to work and shop near their homes.
- Policy T-2.7: Evaluating Air Emissions.** Evaluate transportation-related air pollution and greenhouse gas emissions associated with development proposals. Work with applicants to reduce such emissions while supporting infill development.
- Policy T-2.8: Public Health.** Recognize the benefits of a more balanced transportation system, especially more convenient walking and bicycling, for the health and wellness of Albany residents.
- Policy T-2.9: Leadership.** Take a leadership role in working with other agencies and jurisdictions regarding sustainable transportation improvements and initiatives to reduce transportation-related greenhouse gas emissions.
- Policy T-2.10: Funding Commitment.** Maintain reliable and sustained funding sources to ensure the safe and efficient operation of the transportation system, including funding for enforcement of motor vehicle and cycling laws and the maintenance of roads, sidewalks, and bicycle lanes.

*See also Action T-3.E on funding for sidewalk repair*

## IMPLEMENTING ACTIONS

- Action T-2.A: Grant Applications.** Pursue grants and other funding sources which support multi-modal transportation improvements and other measures to reduce transportation emissions.
- Action T-2.B: Outreach and Education.** Develop community outreach and education programs which inform residents on ways they can reduce greenhouse gas emissions through their transportation choices. This should include the use of social media and other internet networking platforms to encourage community participation in carpools, vanpools, ridesharing, bicycling, and other alternative travel modes.
- Action T-2.C: Trip Reduction Ordinance.** Update the City's Trip Reduction Ordinance to reflect current conditions. Consistent with the Ordinance, continue to develop programs and incentives for the use of carpools, staggered work hours, bicycling, walking, and increased use of public transit.
- Action T-2.D: TDM Ordinance.** Create and implement a transportation demand management (TDM) ordinance to reduce peak commute trips and encourage alternatives to solo passenger driving.
- Action T-2.E: City Vehicle Fleet.** Improve the fuel efficiency of the City's vehicle fleet by purchasing low or zero emissions vehicles as gasoline-engine vehicles are retired from service.
- Action T-2.F: 511.org Program.** Continue to support the "511.org" program and other regional initiatives that help residents and workers find carpools, rides home from work, and other alternatives to driving alone. A link to 511.org should be included on the City's website.
- Action T-2.G: Transportation Management Association.** Facilitate the establishment of an Albany Transportation Management Association (TMA) for local employers.

*See the Land Use Element for discussion of a possible "walk-up" BART station at Solano Avenue.*

### GOAL T-3: TRANSPORTATION CHOICE

**Provide the opportunity to safely and conveniently travel through Albany using a variety of travel modes, including walking, bicycling, and public transportation.**

- Policy T-3.1: Bikeway System.** Support development of a bikeway system that meets the needs of commuters and recreation users, reduces vehicle trips, and links residential neighborhoods with BART and regional destinations. Bicycling in Albany should be a viable alternative to driving for most short-distance trips.
- Policy T-3.2: Designated Bike Network and Improvements.** Designate a network of bike paths, lanes, and routes as the primary system for bicyclists traveling through Albany. Improvements to this system, such as bike lanes and signage, should be made in accordance with an official plan for the Albany bicycle system.
- Policy T-3.3: Intergovernmental Coordination.** Coordinate development of Albany's bike network with plans for adjacent cities in order to improve the functionality of the system and create seamless connections across jurisdictional lines.
- Policy T-3.4: Bike Route Maintenance.** Regularly maintain bicycle routes and paths through sweeping, pavement repairs, and vegetation trimming. Encourage public reporting of facilities needing repair or clean-up.
- Policy T-3.5: Bicycle Parking.** Install additional bike racks and bike parking facilities in commercial and civic areas and in other locations where such facilities would help support bicycle use. The need for bicycle parking facilities should be periodically evaluated and at minimum should include locations along Solano and San Pablo Avenues and at high activity bus stops.
- Policy T-3.6: Sidewalks and Paths.** Improve Albany's network of sidewalks and paths to make the city safer and easier to travel on foot. Sidewalks should be present on all Albany streets, although their design and location may vary based on topography and other factors. Priority walking corridors should be identified and targeted for improvements such as wider sidewalks, enhanced crosswalks, curb ramp upgrades, sidewalk parking enforcement, and routine maintenance.
- Policy T-3.7: Bicycle and Pedestrian Access to Open Space.** Maintain and enhance trails through open space areas, including the Bay Trail along the shoreline, recreational trails on Albany Hill, trails on Cerrito and Codornices Creeks, and the Ohlone Greenway Trail in the BART Right-of- Way. Where appropriate, developers should be required to dedicate public access easements for trails through designated private open space areas.

*See the Recreation and Open Space Element for additional policies on recreational trails*

**Policy T-3.8: Bicycle and Pedestrian Connectivity.** Improve the connectivity of Albany's pedestrian and bicycle networks by removing obstacles to pedestrian travel and linking major pathways such as the BART linear park and the Bay Trail to each other and to community facilities.

**Policy T-3.9: Bicycle Programs. Continue to** undertake programs and activities to encourage bicycle use and bicycle safety in the city, including bicycle "rodeos," "Bike to Work Day" events, and programs which stress the health benefits of bicycling.

*Bicycle programs should increase awareness of "rules of the road" for cyclists as well as motorists, and should encourage lawful cycling behavior while also improving the safety of cyclists.*

**Policy T-3.10: Public Transit Service.** Improve public transportation service and transit amenities in Albany so that transit becomes a more reliable alternative to driving. The City will work with AC Transit to provide safe, accessible, convenient bus stops that can be easily accessed on foot or by bicycle. The City will also encourage investment in exclusive transit lanes, synchronization of traffic signals, signal pre-emption devices, curb extensions for bus stops, limiting parking and curb cuts on major transit routes, enforcement of parking rules in bus stops, posting of route information at bus stops, and other measures which increase the attractiveness and comfort of public transportation.

**Policy T-3.11: Transit and Streetscapes.** Incorporate provisions for public transit when undertaking streetscape improvements, including bike lanes, curb extensions, landscaping, benches, and crosswalks.

**Policy T-3.12: Monitoring Transit Needs.** Work with AC Transit to monitor and periodically adjust transit service and bus stop locations. A particular emphasis should be placed on feeder service between Albany and the BART stations at North Berkeley and El Cerrito Plaza.

**Policy T-3.13: UC Village Service.** Encourage AC Transit to continue to provide a route that connects UC Village family student housing and the UC Campus

**Policy T-3.14: Paratransit.** Support the provision of para-transit services for seniors and persons with disabilities, and others with special needs



**Policy T-3.15: Union Pacific Railroad.** Monitor services and physical changes to the Union Pacific Railroad, including future opportunities for grade separated crossings, rail quiet zones, intercity and/or transit services, and growth in hazardous materials transport.

#### *IMPLEMENTING ACTIONS*

**Action T-3.A: Active Transportation Plan Implementation.** Implement the pedestrian and bicycle projects in the Active Transportation Plan through the City's Capital Improvements Program, specific transportation funding sources, and the General Fund budget for maintenance and operations.

**Action T-3.B: Bike Parking Ordinance.** Adopt an ordinance that requires new development to provide adequate bike parking for tenants and customers and requires businesses with more than 50 employees to provide end of trip facilities, including showers, lockers, and bike storage facilities. Encourage existing establishments to add such facilities in order to make bicycling a more convenient alternative to driving.

**Action T-3.C: Bicycle and Pedestrian Access to the Waterfront.** Pursue the long-term development of a grade-separated bicycle and pedestrian crossing of the Union Pacific Railroad and Interstate 80 to better connect Albany to its waterfront. Such a project could be collaboratively funded by multiple jurisdictions.

**Action T-3.D: Signage System.** Develop a coordinated citywide signage system for the pedestrian and bicycle network.

**Action T-3.E: Bike Sharing.** Position Albany for the next round of the expanding regional bike share system, particularly along San Pablo and Solano Avenues, Buchanan Street, and the Ohlone Greenway.

**Action T-3.F: Sidewalk Improvements.** Upgrade sidewalks and curb ramps that do not meet current standards. Where appropriate, the City will require sidewalks to be upgraded as part of the development approval process. Other sidewalks should be upgraded as streets and utilities are improved or as funding allows, with a focus on the priority sidewalk and path network designated by the Active Transportation Plan. The City will continue to work toward a reliable, consistent, and equitable funding stream for sidewalk repair comparable to the funding stream for road repair and pavement maintenance. Such funding should not be solely dependent on construction on adjacent properties or provided only in response to sidewalk damage.

- Action T-3.G: Homeowner Improvement of Sidewalks.** Streamline the process for homeowners to improve their own sidewalks, and seek out other methods to provide a long-term funding source for sidewalk maintenance and repair.
- Action T-3.H: Bike-Ped Coordinator.** As funding allows, hire a part-time Bicycle and Pedestrian Coordinator to manage all non-motorized transportation projects and ongoing route maintenance programs.
- Action T-3.I: Transit Gap Study.** Conduct a public transit gap study that evaluates local transit needs, analyzes strategies for increasing transit use, and identifies funding sources for transit improvements. Consideration should be given to the feasibility of a local circulator that connects destinations within Albany to nearby BART stations.
- Action T-3.J: Bus Stop Improvements.** Work with AC transit to ensure that bus waiting areas are located in appropriate locations and are designed to maximize rider comfort and safety. Waiting areas should be improved, especially in high activity locations such as San Pablo Avenue and Solano Avenue. Additional investment should be made in bus shelters in these locations, providing transit riders with shade, weather protection, seating, lighting, bike parking, and route information.
- Action T-3.K: Bus to BART.** Work with AC Transit and BART to reduce the waiting time associated with transferring from AC Transit buses to BART, and vice versa, and to make trips using the two systems as seamless as possible.
- Action T-3.L: Active Transportation Plan Updates.** Update the Active Transportation Plan every five years, as required by Caltrans, to reflect new policies and ensure continued eligibility for funding.

#### **GOAL T- 4: SAFETY**

**Improve the safety of all modes of travel, taking particular care to reduce the rate of injury accidents for bicycles and pedestrians.**

- Policy T-4.1: Accident Data.** Collect, analyze, and periodically report out on data on traffic accidents. When prioritizing capital improvement projects, place the highest priority on those that would reduce the potential for such accidents, particularly those involving pedestrians or bicycles.
- Policy T-4.2: Enforcement.** Strictly enforce traffic safety and speed laws for all modes of travel, taking special care to protect the rights of pedestrians and bicyclists on local streets.

- Policy T-4.3: Preventive Maintenance.** Continue to undertake preventive maintenance activities on sidewalks, streets, paths, and bike routes and ensure that such facilities are kept in a condition that minimizes accident risks. This should include trimming of trees and other vegetation along local streets to address visibility constraints.
- Policy T-4.4: Crosswalks.** Designate, stripe, and maintain a system of pedestrian crosswalks, and take appropriate enforcement measures to ensure the safety of persons using these crosswalks
- Policy T-4.5: Education on Safety Laws.** Provide educational opportunities for Albany staff and residents to better understand the legal rights and responsibilities of motorists, bicyclists and pedestrians.
- Policy T-4.6: School Safety.** Work with the Albany Unified School District to identify key improvements and initiatives that would facilitate safer walking and bicycling to school.
- Policy T-4.7: Pedestrian-Vehicle Interface.** Design the pedestrian circulation system to minimize the number of times that walkers, runners, and other modes of active transportation need to stop for cross traffic.
- Policy T-4.8: Security.** Enhance security for pedestrians by providing adequate lighting along walkways and keeping vegetation properly trimmed.
- Policy T-4.9: Street Lighting.** Periodically assess street lighting needs and maintenance of street light facilities to ensure a high level of safety for all travelers. Funds for new and replacement street lights should be set aside as part of the Capital Improvement Program.
- Policy T-4.10: Emergency Vehicles.** Provide adequate access for emergency vehicles as development takes place and as road modifications are completed. The Albany Police and Fire Departments should participate in development review and transportation planning to ensure that adequate access is provided.

*Painted curbs should be used as needed to limit parking in areas where emergency vehicle access is needed or where vehicle parking would impede traveler safety.*

## IMPLEMENTING ACTIONS

- Action T-4.A: Annual Safety Report.** Annually evaluate collision data to determine trends and potential improvements. Produce an annual report that summarizes the data, identifies “hot spots,” and includes recommendations to improve safety.
- Action T-4.B: Parking on Sidewalks.** Enforce ordinances prohibiting the parking of vehicles in a manner that blocks pedestrian travel on sidewalks.
- Action T-4.C: Safety Education.** Work with the school district, parents, businesses, and other community institutions to enhance awareness of pedestrian safety laws and modify driver behavior.
- Action T-4.D: School Pick-Up and Drop-Off.** Continue to study and implement programs which reduce conflicts associated with drop off/ pick-up of children at local schools, including private schools and child care facilities as well as public schools.
- Action T-4.E: Safe Routes to School.** Pursue funding for Safe Routes to School programs.
- Action T-4.F: Pedestrian Crossings.** Consider funding and implementation of new pedestrian crossing treatments on San Pablo Avenue, Solano Avenue, and Marin Avenue/Buchanan Street

## GOAL T-5: MANAGING TRANSPORTATION IMPACTS

### Minimize the adverse effects of vehicle traffic on Albany’s neighborhoods.

- Policy T-5.1: Residential Arterials.** Recognize the dual function of arterial streets such as Buchanan Street and Marin Avenue to carry relatively high traffic volumes while also providing access to individual homes. Use landscaping, speed controls, and other streetscape improvements to create a more attractive environment, facilitate pedestrian crossings, and mitigate the impacts of vehicle traffic in such locations.
- Policy T-5.2: Kains and Adams Access.** Ensure that development along the San Pablo Avenue corridor is designed to minimize adverse traffic, parking, and circulation impacts on Kains Avenue and Adams Street.

*See also Land Use Policy 2.7 regarding access limitations from Kains Avenue and Adams Street to non-residential uses.*

- Policy T-5.3: Regional Traffic on Local Streets.** Support measures to reduce traffic resulting from vehicles exiting Interstate 80 onto Albany surface streets to avoid freeway congestion. Encourage traffic to and from major employment centers such as the University of California and Downtown Berkeley to stay on I-80 to the appropriate exit.
- Policy T-5.4: Managing Through-Traffic.** Focus motor vehicle through-traffic on arterial and collector streets rather than on local streets. Traffic calming measures may be used to encourage drivers to use arterials and collectors, and to discourage aggressive driving, disproportionately high volumes, and excessive speed on local streets. As appropriate, street closures may be considered as a means of directing traffic to designated arterial and collector streets in the event that traffic calming measures are not sufficiently effective.
- Policy T-5.5: Streetscape Improvements.** Undertake streetscape improvement programs to beautify the city and reduce the degree to which major streets create real or perceived barriers within the community.
- Policy T-5.6: Traffic Calming.** Consider the use of road features such as speed humps, speed trailers, traffic diverters, traffic circles, medians, and other methods to limit through-traffic and reduce speeds on local and collector streets. Implementation of such measures should be subject to a public process and should consider the potential impacts to adjacent streets due to changed travel patterns.
- Policy T-5.7: Truck Routes.** Limit the intrusion of truck traffic into residential areas by designating and signing specific streets as truck routes and enforcing weight limits on all City streets.
- Policy T-5.8: Sidewalk Cafes.** Maintain Municipal Code provisions allowing outdoor seating on public sidewalks, provided that seating does not interfere with pedestrian movement and that the approval is subject to a revocable encroachment permit and applicable zoning clearance requirements.
- Policy T-5.10: Hillside Sidewalks.** On streets that traverse the slopes of Albany Hill, allow variations from conventional sidewalk standards which reduce the need for grading but still support continuous pedestrian circulation.

**Policy T-5.11: UC Village Circulation.** Provide a safe, pedestrian-oriented circulation system within UC Village that emphasizes walking, bicycling, and transit use; decreases internal vehicle traffic, accommodates recreational trips, reinforces a sense of community, and is seamlessly integrated with Albany’s transportation system.

#### *IMPLEMENTING ACTIONS*

**Action T-5.A: Traffic Calming Procedures.** Maintain and periodically update a formal process for residents to initiate traffic calming requests for local streets. The process should include a series of steps which include evaluation of the street against specific physical design criteria, consultation with the Traffic and Safety Commission, volume and speed surveys, resident petitions, and post-improvement evaluations

**Action T-5.B: Washington Avenue Through Traffic.** Evaluate the degree to which vehicles from areas east of San Pablo Avenue are using Washington Avenue as a “short-cut” to the Buchanan/I-80 interchange, and take steps to reduce speeding and other traffic violations on this route.

**Action T-5.C: Traffic Calming in Area South of El Cerrito Plaza.** Undertake a series of traffic calming measures on the 400 blocks of Kains, Stannage, Cornell, Talbot, and Avenues, and on Brighton Avenue between San Pablo Avenue and Key Route Boulevard. The intent of these measures is to reduce speeds, improve safety, implement “complete streets” principles, and appropriately direct traffic associated with development in the El Cerrito Plaza area and North Central Albany to arterial and collector streets.

**Action T-5.D: Truck Route Signage.** Install truck route signs as needed to identify designated truck routes in the city. Provide information on designated truck routes to major employers and to delivery and trucking companies using Albany streets.

**Action T-5.E: Code Amendment for Hillside Sidewalks.** Amend Municipal Code 20.24.040(F)(10) to eliminate provisions discouraging sidewalks on hillside streets.

**Action T-5.F: Transportation Projects in Nearby Cities.** Monitor proposed, planned, and newly constructed transportation projects in nearby cities, such as the Gilman Street “roundabout” at I-80 in Berkeley, to evaluate impacts on Albany streets and the need for mitigation.

## **GOAL T-6: VEHICLE FLOW**

### **Provide for the safe and efficient flow of vehicle traffic.**

- Policy T-6.1: Road Hierarchy.** Maintain a network of arterial, collector, and local streets that safely and efficiently moves motorized and non-motorized vehicle traffic through Albany. Engineering and design standards for each road type should reflect function, road volumes, and the characteristics of adjacent uses, and should be consistent with the Complete Streets policies in Goal 1 and the bicycle and pedestrian policies in Goal 3.
- Policy T-6.2: Monitoring Road Performance.** Monitor critical road segments and intersections to determine where traffic improvements may be needed. When such locations are identified, develop plans to address them and incorporate them into the City's Capital Improvement Program.
- Policy T-6.3: Transportation Efficiency.** Undertake improvements which manage lane capacity more efficiently and avoid the need to widen roads or add lanes. Examples of such projects include signal interconnect projects, directional signage, and "intelligent transportation systems" providing real-time information on congestion and travel conditions.
- Policy T-6.4: Interstate Improvements.** Coordinate with Caltrans on future planning, construction, repair, and maintenance activities along I-80, I-580, and around the Buchanan Street/ I-580 interchange.
- Policy T-6.5: Development-Related Improvements.** Require the completion of traffic studies to address the effects of new development, including the improvements needed to accommodate increased traffic or changes in traffic patterns. Based on the findings, collect the appropriate fees needed to complete the improvements and maintain satisfactory operating conditions.
- Policy T-6.6: Maintenance.** Provide adequate funding to maintain pavement, curbs, signage, signals, and other transportation facilities in good operating condition.
- Policy T-6.7: Signal Timing and Lane Configurations.** Consider modifications to signal timing and turning lanes as necessary to maintain traffic flow through Albany's signalized intersections.
- Policy T-6.8: Construction Traffic.** Require traffic management plans for major construction projects, and ensure that those plans address bicyclists and pedestrians.

**Policy T-6.9: Levels of Service.** On major corridors such as San Pablo Avenue and Solano Avenue, evaluate the performance of the transportation network using metrics that not only consider automobile speed and delay but other factors, such as vehicle miles traveled and the volume of transit passengers, bicyclists and pedestrians.

**Policy T-6.10: Coordination with Berkeley, Richmond, and El Cerrito.** Coordinate traffic planning and road improvements with the cities of Berkeley, Richmond, and El Cerrito. Work collaboratively to manage congestion that may impact Albany streets as a result of development in these cities.

#### *IMPLEMENTING ACTIONS*

**Action T-6.A: Integrated Ramp Management.** Participate in the integrated ramp management program planned by Caltrans for the I-80 / Buchanan Street interchange.

**Action T-6.B: Multi-Modal Levels of Service.** Establish multi-modal level of service (MMLOS) standards for arterial streets, and apply these standards in the evaluation of future development proposals and planning studies. Service standards should utilize vehicle miles traveled (VMT) as the primary metric, rather than the total number of trips generated or projected motor vehicle delays.

**Action T-6.C: San Pablo Avenue Jurisdiction.** Consider the feasibility of transferring responsibility for San Pablo Avenue from Caltrans to the City of Albany, taking into considerations the potential costs and benefits to the City.

#### **Goal T-7: PARKING**

**Balance the need for vehicle parking with the goal of reducing auto dependence and achieving more sustainable development.**

**Policy T-7.1: Parking Management.** Develop comprehensive parking management strategies which maximize the efficient use of available on-street and off-street parking spaces.

**Policy T-7.2: Balancing Supply and Demand.** Consider timed parking limits, residential parking permits, parking benefit districts, paid public parking, more stringent parking enforcement, and other methods to address parking in locations where demand exceeds supply during all or part of the day. When modifying parking regulations, consider the potential impact on adjacent residential streets.



- Policy T-7.3: Parking Standards.** Adopt residential parking standards which consider factors such as the number of bedrooms in the unit, proximity to transit, the availability of on-street parking, and the characteristics of occupants (e.g., seniors, families, etc.), rather than applying a “one-size-fits-all” standard.
- Policy T-7.4: Shared Parking.** Encourage shared parking agreements so that adjacent or nearby uses with different demand characteristics can utilize the same parking spaces.
- Policy T-7.5: Mechanical Lifts.** Allow innovative methods of accommodating parking demand such as mechanical parking lifts.
- Policy T-7.6: Car-Share and Bike-Share Parking.** Consider incentives or requirements to include parking for car-share vehicles and shared bicycles in new mixed use development. Also consider preferential parking or dedicated curbside spaces for shared vehicles and shared ride services.
- Policy T-7.7: Design of Surface Parking.** On larger development sites where off-street surface parking lots are required, parking should be located to the rear or side of the building rather than between the building and the street. Site plans in which surface parking dominates the site or the street frontage are strongly discouraged.
- Policy T-7.8: Unbundling.** Allow unbundled multi-family parking, so that owners or buyers of multi-family units may opt out of having their own parking space and pay a lower rent or sales price.

#### *IMPLEMENTING ACTIONS*

- Action T-7.A: Citywide Parking Analysis.** Conduct a comprehensive analysis of parking supply and demand in Albany. This analysis should become the foundation for new parking standards which are more responsive to actual conditions and needs.

*The City initiated a parking study in 2015 and expects to have a set of recommendations in place by early 2016. The analysis should also be used to inform future decisions about parking, such as the feasibility of residential permit parking in specific locations, and changes to the way parking is priced and managed.*

**Action T-7.B: Parking Ballot Measure.** Support and advance a ballot measure to modify Albany Measure D so that parking standards are consistent with other City goals, including the goal of reducing carbon footprints and increasing housing affordability. A variety of options for modifying the parking standards should be considered, based on public opinion and data collection on parking supply and demand.

*See the Housing Element for policies on the use of State Density Bonus parking standards for affordable housing development.*

**Action T-7.C: Measure D Working Group.** Consider additional recommendations of the Measure D Working Group regarding parking, including the possibility of a fee for parking exceptions and waivers, allowing parklets in commercial areas, and the use of metered or time-restricted parking in high demand areas.

**Action T-7.D: Commercial Parking Standards.** Evaluate Albany's commercial parking requirements relative to best practices around the country and determine whether changes to these requirements should be considered.

*The evaluation should consider the dimensional requirements for parking spaces and aisles as well as the number of spaces required. Parking strategies which are market-driven and consider the true cost of parking should be considered.*

**Action T-7.E: Solano Avenue Parking Management.** Develop a parking management plan for the Solano Avenue commercial district which includes provisions for patron parking, employee parking, and parking for persons living on or near Solano Avenue.

*Among the options that should be considered are additional angled parking spaces in lieu of parallel parking on side streets, parking time limits on side streets, the designation of employee parking in lower demand areas, and a partnership with AUSD to share the Cornell School parking lot with Solano Avenue businesses on the weekends. Parking management should also consider the possibility for development of municipal parking, funded through creation of a parking district and an in-lieu fee for new development and changes of use.*

**Action T-7.F: Second Units.** Consider creating a category of second units in which occupancy is deed-restricted to tenants without cars (or with shared car subscriptions) as a way to permit additional second units without providing off-street parking.

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# **Parks, Recreation, and Open Space Element**

## **ALBANY 2035 DRAFT GENERAL PLAN PARKS, RECREATION, AND OPEN SPACE GOALS, POLICIES, AND ACTIONS**

### **GOAL PROS-1: OPEN SPACE PROTECTION**

**Preserve and enhance open space in Albany for natural resource protection, food production, hazard prevention and abatement, aesthetics, and recreation.**

**Policy PROS-1.1: Green Community.** Maintain Albany as a green community that integrates open space and nature with neighborhoods, protects natural habitat, and educates residents about local vegetation and wildlife.

**Policy PROS-1.2: Albany Hill.** Designate the crest of Albany Hill and adjacent upper slopes for open space and require dedication of this area for conservation and public access as a condition of approval for any proposed development on parcels along the ridgeline. Albany Hill should be considered an essential and valuable regional open space resource.

**Policy PROS-1.3: Albany Waterfront.** Recognize the importance of the Albany waterfront as a multi-use open space area and a vital part of the cultural landscape of the East Bay. The City will work toward achieving the maximum feasible open space and recreational uses in the waterfront area and improved public access to and along the Albany shoreline. All future land use decisions for the area west of Interstate 80 shall be consistent with State and regional park plans, trail plans, and Bay conservation and shoreline access plans.

*See the General Plan Waterfront Element for a complete set of goals, policies, and actions for the shoreline open space area.*

**Policy PROS-1.4: Urban Open Space.** Incorporate a variety of small open spaces, such as pocket parks, plazas, courtyards, rooftop gardens, tot lots, and landscaped areas, into new development.

**Policy PROS-1.5: Open Space in the Public Realm.** Enhance the open space value of Albany's streets and public spaces through street tree planting, landscaping, and maintenance and expansion of the urban tree canopy.

**Policy PROS-1.6: Open Space as a Component of Capital Projects.** In planning public improvements such as streetscape projects and public buildings, consider opportunities for public art, landscaping, community gathering places, and other open spaces that beautify the community and supplement existing recreational facilities.

**Policy PROS-1.7: Creeks.** Recognize creeks as an important open space element, and a means of defining the edges of the city and bringing open space and nature into neighborhoods.

**Policy PROS-1.8: Residential Yards.** Maintain requirements for structural setbacks and minimum front yard areas on residential lots to create a sense of openness, provide space for plants and landscaping, and enhance the beauty of Albany.

**Policy PROS-1.9: Stormwater Management.** Recognize the importance of open space in managing stormwater, improving water quality, and reducing flooding hazards.

*See the Conservation and Sustainability Element for policies on community gardening, urban agriculture, and urban forestry.*

#### IMPLEMENTING ACTIONS

**Action PROS-1.A: Priority Conservation Area.** Maintain the undeveloped portions of Albany Hill as a regionally designated “Priority Conservation Area.”

**Action PROS-1.B: Creekside Master Plan Implementation.** Implement the open space management recommendations of the 2012 Creekside Master Plan, including vegetation management, trail improvements, signage and other park improvements.

**Action PROS-1.C: Albany Hill Conservation Easements.** Work the owner of the 11-acre vacant parcel south of Gateway Towers and land conservation organizations to develop a site plan for the property which maximizes the conservation of open space on the upper slopes and ridgeline portions of the site. Continue to work with owners of other private properties on Albany Hill to reduce fire hazards and manage the Hill’s unique ecosystem.

**Action PROS-1.D: Private Open Space Standards.** Maintain requirements for private open space, such as patios and balconies, for new residential units.

*Private open space is intended to complement public open space and meet the needs of individual households, particularly in multi-family and mixed use projects.*

**Action PROS-1.E: Rooftop Open Space.** Develop guidelines or standards for including usable rooftop open space in new multi-family, mixed use, and commercial projects.

*This might include rooftops which are accessible as recreational spaces or gardening spaces for apartment residents or employees, spaces for solar power generation and*

*rainwater collection, and similar activities. This action is primarily aimed at larger scale development along San Pablo and Solano Avenues.*

**Action 1.F: Eastshore State Park:** Actively participate in the planning and development of McLaughlin Eastshore State Park.

*The City will work closely with East Bay Regional Park District and local advocacy groups in the planning of the State Park and waterfront trail system.*

**Action 1.G: Freeway Open Space Improvements.** Work with Caltrans, Union Pacific Railroad, and other parties to explore enhancement of the underutilized open space along Interstate 80, particularly on the east side of the freeway at the Buchanan Street interchange. Use of this space for landscaping, gateway signage, public art, stormwater management, and similar improvements should be considered.

## **GOAL PROS-2: PARKLAND EXPANSION AND IMPROVEMENT**

**Expand and improve Albany's park system to keep pace with population growth and meet the demand for recreational facilities in the City.**

**Policy PROS-2.1: Park Hierarchy.** Maintain a hierarchy of mini-parks, neighborhood parks, and community parks in Albany, with guidelines to distinguish the types of uses and activities appropriate in each park type.

*Memorial Park should continue be designated as a community park, intended to meet citywide needs and host citywide activities. Ocean View and Terrace Parks should both continue to be designated as neighborhood parks, as should the proposed new park at Pierce Street. The text of the Parks, Recreation, and Open Space Element should be consulted for further detail on how parks are classified.*

**Policy PROS-2.2: Non-Traditional Parks.** Supplement traditional City parks with linear parks, conservation open spaces, school facilities, regional parks, and other unique parks that complement the network.

*The text of the Parks, Recreation, and Open Space Element should be consulted for the definitions of each park category.*

**Policy PROS-2.3: Per Capita Service Standards.** Strive for a service standard of at least 3 acres of active parkland per 1,000 Albany residents. This standard should provide the basis for parkland dedication and in-lieu fee requirements for new development.

*In 2015, there were 2.31 acres of active parkland per 1,000 residents, including City, School District, BART, and University recreational facilities but excluding passive open space along the waterfront and on Albany Hill. The City hopes to raise the per capita total in the future through the development of new recreational facilities and open spaces such as Pierce Street park. Under the Quimby Act, the City may require parkland dedication or collect in lieu fees based on a standard of 3 acres per 1,000 residents.*

**Policy PROS-2.4: Site Design and Planning Standards.** Observe standards for the design and development of parks and open space areas as presented in the Albany Parks, Recreation, and Open Space Master Plan. The site plan for each park should be appropriate to its specific conditions and context, and should maximize public access and visibility.

**Policy PROS-2.5: New Parks.** Pursue the development of new parks that accommodate services and facilities not present in Albany today and that respond to increased demand for park and recreational space and facilities.

**Policy PROS-2.6: New Facilities in Existing Parks.** Balance the demand for new recreational facilities and structures with the need for unprogrammed open space that meets other recreational needs. Where possible, the development of new recreational facilities and amenities should avoid displacing or crowding out other activities. Maintaining a mix of passive and active open spaces is important to the function and aesthetics of community, neighborhood, and regional parks.

**Policy PROS-2.7: Resource Preservation.** Design and plan new parks in a manner that preserves and enhances natural resources, protects trees and significant topographic features, and is consistent with the sustainability principles articulated in the General Plan Conservation Element.

**Policy PROS-2.8: Recreational Land Use Compatibility.** Ensure that park design and activity programming is sensitive to adjacent land uses, taking into consideration both the effect of the park on nearby uses and the effect of nearby uses on the park. This would include efforts to reduce noise and lighting conflicts due to

potentially loud or night-time park activities near sensitive receptors (such as schools or homes), as well as consideration of parking and other impacts.

**Policy PROS-2.9: Park Expansion.** Explore opportunities to expand existing City parks on to vacant or underutilized land on the perimeter of each park site.

**Policy PROS-2.10: Public Participation.** Engage the public in the design and review of proposed new parks and park improvements, including public meetings and other activities which secure broad participation.

**Policy PROS-2.11: Private and Non-Profit Recreational Facilities.** Encourage the development of additional private and non-profit recreational facilities that are open to the general public, and that complement the array of leisure-time activities available to Albany residents.

#### *IMPLEMENTING ACTIONS*

**Action PROS-2.A: Parkland Fees and Dedication.** Maintain park in-lieu fees and/or dedication requirements to ensure that new development pays its fair share or otherwise provides for the demand for parkland and recreational facilities it creates.

**Action PROS-2.B: Pierce Street Park.** Develop a new park on the 4.5-acre former freeway right-of-way site bounded by Pierce Street, Cleveland and Washington Avenues and the I-80 freeway. Development of the site should be phased based on the availability of funds and community input.

**Action PROS-2.C: Design Standards.** Continue efforts to establish recreational facility design standards, potentially including specifications for signage and the types of equipment, models and materials to be used in park development.

**Action PROS-2.D: Master Plan Updates.** Periodically update the Parks, Recreation, and Open Space Master Plan to identify specific projects, funding sources, and time schedules for implementation. This should include detailed improvement and maintenance plans for the City's parks, which are coordinated with the five-year Capital Improvements Program.

**Action PROS-2.E: Signage Program.** Develop and implement a uniform signage program for Albany's parks.



### **GOAL PROS-3: PARK MANAGEMENT AND MAINTENANCE**

**Maintain and enhance Albany's parks so that they provide attractive open spaces and high-quality recreational facilities that serve children, youth, families, and seniors.**

**Policy PROS-3.1: Planning for Diverse User Groups.** Ensure that Albany's parks are designed to provide for residents of all ages, cultural backgrounds, and physical capabilities. This should include outdoor spaces for varied activities which serve the needs of different user groups.

**Policy PROS-3.2: Modernization.** Continue to enhance and modernize recreational buildings such as the pre-school building and the senior center.

**Policy PROS-3.3: Sports Fields.** Renovate and maintain City sports fields and continue to collaborate with areawide sports field users on field programming and maintenance. Explore opportunities to create new sports fields, including fields on locations outside of Albany, through joint powers agreements, and joint efforts with field users. In addition, to increase the usefulness of athletic fields, encourage field designs and configurations that can accommodate multiple sports rather than one sport alone.

**Policy PROS-3.4: Outdoor Cultural Space.** Provide flexible outdoor spaces in City parks that can be programmed for community gatherings, art displays, performances and other cultural activities.

**Policy PROS-3.5: Dogs.** Continue to work with local dog owners, park users, and community organizations to balance the demand for dog play areas with other considerations such as habitat protection, safety, and accommodation of active open space uses.

**Policy PROS-3.6: Maintenance.** Maintain park and recreation facilities in a manner which keeps them safe, attractive, clean, and a positive part of their neighborhoods. In the annual budgeting process, a priority should be placed on the repair, rehabilitation and preventive maintenance of park facilities.

**Policy PROS-3.7: Vegetation Management.** Ensure that park landscaping and maintenance practices are consistent with City policies to reduce wildfire hazards and manage vegetation. These practices should also reinforce City programs to conserve water, promote Bay-friendly landscaping, and use reclaimed water for irrigation.

**Policy PROS-3.8: Volunteers.** Use volunteers to supplement City staff and extend the range of recreational services that are provided to Albany residents. The City should offer volunteer opportunities for such tasks as assistance with special events, administrative tasks, and “adopt a park” maintenance and stewardship programs.

**Policy PROS-3.9: Security.** Ensure that the design and operation of City parks maximizes the security and personal safety of park users.

**Policy PROS-3.10: Integrated Pest Management.** Apply integrated pest management principles in park maintenance, with an emphasis on non-toxic, environmentally-safe pest control methods

**Policy PROS-3.11: Scheduling.** Coordinate the scheduling of activities in recreation centers, on sports fields, at playgrounds, and in parks in general to avoid conflicts, reduce wear and tear, and more evenly distribute activities among parks. As noted in Goal 4, this should include coordination with the Albany Unified School District.

**Policy PROS-3.12: Funding and Grants.** Consider a variety of strategies to increase funding for capital projects and to enhance park maintenance, such as local fundraising, grants, development partnerships, and special taxing districts such as Landscape and Lighting Assessment Districts.

#### *IMPLEMENTING ACTIONS*

**Action PROS-3.A: Parks and Recreation Commission.** Maintain a City Parks and Recreation Commission with the responsibility for reviewing plans for parks, open space, landscaping, and street beautification, and considering public input on such plans. The Parks and Recreation Commission should also advise on park maintenance activities and other matters concerning the delivery of park and recreation services.

**Action PROS-3.B: Memorial Park Master Plan.** Update the 1998 Memorial Park Master Plan and identify needed improvements for the coming years. This may include improvements to the entry promenade, as called for by the 2004 Parks, Recreation, and Open Space Master Plan.

**Action PROS-3.C Park Improvement Programs.** Conduct periodic needs assessments, master planning, and improvement programs for City parks, including Ocean View Park, Terrace Park, Dartmouth Tot Lot, and the Ohlone Greenway.

**Action PROS-3.D: Playground Improvements.** Develop an improvement and/or replacement program for Albany's playgrounds. As part of this program, consideration should be given to expanding the Dartmouth Tot Lot.

**Action PROS-3.E: Maintenance Programs.** Develop and periodically update maintenance standards and programs for parks, sports fields, and other recreational facilities, including budgets for the various tasks required to keep each park and field in good condition.

*Citywide budgeting practices and procedures should ensure that adequate funds are set aside for park maintenance and that line items are established for specific park maintenance activities (e.g., sports field maintenance, building maintenance, medians and traffic islands, etc.). Maintenance practices should aim for reduced costs through minor improvements such as installation of automated irrigation systems and drought-tolerant landscaping.*

**Action PROS-3.F: Maintenance Assessment.** Regularly evaluate the distribution of maintenance tasks between City workers and other parties, including contractors, non-profits, park user groups and neighborhood residents. Clear operating procedures should be followed for all maintenance activities, and for the delegation of maintenance tasks to entities other than City staff.

**Action PROS-3.G: Reclaimed Water Use.** Continue to explore opportunities for reclaimed water use on City parks, and on medians and planting strips.

## **GOAL PROS-4: RECREATIONAL PROGRAMMING**

**Provide high quality services and recreational programs that meet the diverse sports, fitness, and leisure time needs of Albany residents.**

**Policy PROS-4.1: Responsiveness to Demographic Change.** Ensure that recreational programs are periodically evaluated and adjusted in response to demographic changes in the city, recreational trends, changes in technology and consumer preferences, and other factors.

**Policy PROS-4.2: Children and Teen Programs.** Continue to provide and maintain facilities for child care, early childhood education, and teen programs operated by the City or by private interests.

**Policy PROS-4.3: Senior Services.** Maintain and enhance programs for senior citizens at the Albany Senior Center and at other locations in the City. Expand off-site activities such as tours and travel.

**Policy PROS-4.4: General Interest Programs.** Provide a range of recreational activities and life-long learning classes for adults, such as computer instruction, job training, crafts, sports, and fitness.

**Policy PROS-4.5: Community Events.** Hold communitywide events such as concerts and festivals in City parks and at school facilities as a way to build community spirit, bring residents together, and celebrate the value of parks and schools to Albany. Such events should be managed to ensure that maintenance needs, parking, noise, litter, and other impacts are addressed.

**Policy PROS-4.6: Fitness.** Support exercise and fitness programs which contribute to the health and wellness of Albany residents, including martial arts and other physical activities.

**Policy PROS-4.7: Arts and Leisure.** Incorporate arts, leisure, cultural, and continuing education programming into recreational programs, to complement sports, play, and active recreation.

*See policies under Goal 5 for references to the School District's role as a partner in the delivery of recreational services and programs.*

## IMPLEMENTING ACTIONS

**Action PROS-4.A: Evaluations.** Continually evaluate programs in terms of costs, fee structure, persons served, community interests, and the level of subsidy required.

*See the Community Services and Facilities Element for additional policies and actions on arts and cultural programs, senior services, and child care.*

## GOAL PROS-5: JOINT USE AND COLLABORATION

**Promote joint planning, acquisition, development, maintenance, and use of park sites, school sites, UC Village open space, and other recreational and community facilities.**

**Policy PROS-5.1: School District Facilities.** Support joint use agreements between the City of Albany and the Albany Unified School District to increase after-hours access to school facilities for Albany residents and school day access to facilities in City parks for Albany students.

**Policy PROS-5.2: University Village.** Work with the University of California to maintain baseball/ softball fields, a recreation center for Village residents, a community garden, and other amenities which benefit University Village residents and Albany as a whole. Promote access to the parks and athletic fields within University Village by Albany residents and sports teams, and encourage the University to maintain a “no net loss” policy for the recreational open space acreage within the University Village property.

*In accordance with the UC Village Master Plan, space should be provided for at least one youth soccer and youth softball field, and two youth baseball fields, on the UC Village property. In addition, outdoor recreation space should be provided near the UC Village Community Center.*

**Policy PROS-5.3: Gill Tract.** Coordinate with the University of California for mutually beneficial uses of the Gill Tract. Such plans should protect and enhance Village Creek and other natural environmental features, including significant trees.

*See the Land Use Element for additional policies on the Gill Tract.*

**Policy PROS-5.4: Veterans Memorial Building.** Collaborate with Alameda County on the operation and management of the Veterans Memorial Building, with the ultimate goal of transferring ownership of the building to the City.

**Policy PROS-5.5: East Bay Regional Park District.** Work with the EBRPD to improve awareness of regional recreational facilities and parks among Albany residents, and to expand the regional park system for the benefit of all residents in Alameda and Contra Costa Counties, including those in Albany.

*See the Waterfront Element for additional discussion of EBRPD's planned improvements in Albany*

**Policy PROS-5.6: Adjacent Cities.** Continue to foster partnerships and joint use opportunities with the cities of Berkeley, Richmond, and El Cerrito to improve park and recreational services and ensure the most efficient use of local resources.

*See the Waterfront Element for a discussion of coordination with regional, state, and federal agencies on waterfront park improvements.*

**Policy PROS-5.7: Program Development.** Coordinate the development of recreational and community service programs with other agencies and organizations, including the School District, UC Village, the YMCA, and other service providers, to avoid redundancy and maximize the choices available to Albany residents.

#### *IMPLEMENTING ACTIONS*

**Action PROS-5.A: Tom Bates Sports Complex (Gilman Street Fields).** Periodically evaluate existing joint powers agreements to operate sports facilities in nearby communities, including the Tom Bates Regional Sports Complex at the west end of Gilman Street in Berkeley. Ensure that the City is benefitting from these agreements and receiving services that are commensurate with the cost.

**Action PROS-5.B: Vista School.** Work with the Albany Unified School District to explore improvements on the Vista School site which would augment the recreational options available to residents in the surrounding neighborhood.

**Action PROS-5.C: Funding and Community Access Improvements at Veterans Memorial Building.** Continue to explore potential funding sources for the maintenance, improvement, and acquisition of the Veterans Memorial Building, consistent with the Parks, Recreation, and Open Space Master Plan. Until the building can be acquired, the City will work with Alameda County on improving building operations and increasing community access.

**Action PROS-5.D: Joint Use Agreement Updates.** Periodically update joint use agreements between the City and Albany Unified School District so that both parties have access to the greatest range of recreational services and facilities possible. Pursue future joint use or joint powers agreements with the University of California for access to University Village facilities.

**Action PROS- 5.E: Former Library Site.** Explore the feasibility of using the former library building on Solano Avenue (now used by the YMCA) for additional recreational programs.

## **GOAL PROS-6: TRAILS AND PATHWAYS**

**Develop an integrated, comprehensive system of trails linking neighborhoods and schools to recreational facilities and open spaces, including the waterfront.**

**Policy PROS-6.1: Trail Sustainability.** Ensure that the planning and design of trails is sensitive to environmental protection priorities and issues such as sea level rise, habitat protection, and hillside erosion. If necessary, identify secondary alignments in the event trails must be seasonally closed for habitat protection purposes.

**Policy PROS-6.2: Connecting Trails.** Focus trail development in Albany on improvements that connect existing pathway and trail systems and make it safer and easier to travel around the city on foot or by bicycle.

*See the Transportation Element for additional policies on trails and connectivity.*

**Policy PROS-6.3: Trail Safety.** Ensure that trails are designed to maximize user safety and personal security, and to reduce potential conflicts between pedestrians, bicycles, motor vehicles, and trains.

*See the Transportation Element for additional policies on trail safety.*

**Policy PROS-6.4: Signage.** Encourage directional signage along local trails, and interpretive signage which educate trail users about Albany's natural resources and history.

**Policy PROS-6.5: Waterfront Access.** Improve trail connections to the Albany waterfront, particularly between the Ohlone Greenway and the Bay Trail.

**Policy PROS-6.6: Bay Trail.** Work cooperatively with appropriate agencies in completing local segments of the Bay Trail, including spur trails between the waterfront and Albany neighborhoods. The City supports the long-term vision of a continuous shoreline trail for non-motorized vehicles around San Francisco Bay.

*See the Waterfront Element for additional policies on shoreline access and trail improvements.*

**Policy PROS-6.7: Albany Hill.** Maintain and expand the system of trails on Albany Hill, including connections between Creekside Park and the neighborhoods on the hill's perimeter.

**Policy PROS-6.8: Creek Trails.** Coordinate trail planning and improvement programs for Cerrito and Codornices Creeks with the cities of Berkeley, Richmond and El Cerrito, non-profit organizations such as Friends of Five Creeks, and appropriate county, state and federal regulatory agencies.

*See the Conservation and Sustainability Element for policies on creek restoration and daylighting.*

**Policy PROS-6.9: Transportation ROWs.** Continue to support the enhancement of transportation rights-of-way (ROWs) for linear parks and trails, such as the Ohlone Greenway beneath the elevated BART line..

**Policy PROS-6.10: Mid-Block Paths.** Maintain existing pathways that provide mid-block connections within neighborhoods, including Manor Way and Catherine's Walk.



## IMPLEMENTING ACTIONS

**Action PROS-6.A: Bay Trail Improvements.** Continue implementation of the Bay Trail Plan along the Albany shoreline, and ensure that provisions for Bay Trail spurs and improvements are included in any future plans for Golden Gate Fields. The City will work with landowners, appropriate citizen and environmental groups, the State Department of Parks and Recreation, Caltrans, the Regional Park District, the Coastal Conservancy, and ABAG to implement this action.

**Action PROS-6.B: Albany Hill Trails.** Provide for a dedicated trail easement through the 11-acre parcel on the west side of Albany Hill, with connections between Pierce Street, the end of Hillside Avenue, and existing trails in Creekside Park. Future trail alignments on Albany Hill should be sensitive to topography and avoid excessively steep grades.

**Action PROS-6.C: Cerrito Creek Trail.** Provide for a pedestrian bridge across Cerrito Creek between Albany Hill and the north side of the Creek in El Cerrito, consistent with the adopted Creekside Master Plan. Explore options to provide additional linear creek access between San Pablo Avenue and Albany Hill, including a potential future trail easement on the north end of the Orientation Center for the Blind.

**Action PROS-6.D: Codornices Creek Trail.** Continue joint planning with the University of California and the City of Berkeley on improvements to the Codornices Creek Trail. Explore options for eventual spur connections to the Bay Trail.

*See the Transportation Element for additional policies and actions on connections between the waterfront and UC Village.*

**Action PROS-6.E: Community-Based Creek Restoration.** Continue to support the work of Friends of Albany Hill, Friends of Five Creeks, and other community based organizations to enhance the open space and trail potential of Codornices Creek, Cerrito Creek, Village Creek, and other natural areas in the city.

**Action PROS-6.F: Ohlone Greenway.** Pursue improvements to the Ohlone Greenway, such as game courts, interpretive signage (historic, natural, cultural, etc.), tot lots, toddler play facilities, a par course, and community gardens, where appropriate and compatible with noise levels, nearby residences, and other design factors.

**Action PROS-6.G: Key Route Median.** Pursue trail improvements, landscaping, and other amenities on the Key Route Boulevard median between Solano Avenue and El Cerrito.

**Action PROS-6.H: Active Transportation Plan Updates.** Periodically update the Albany Active Transportation Plan to update information and plans for pedestrian and bicycle trails and pathways in and around the city.

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# **Conservation and Sustainability Element**

## ALBANY 2035 DRAFT GENERAL PLAN CONSERVATION AND SUSTAINABILITY GOALS, POLICIES, AND ACTIONS

### GOAL CON-1: PROTECTION OF NATURAL FEATURES

**Protect and enhance the natural features that define Albany's environment, including the waterfront, wetlands, creeks, and Albany Hill.**

**Policy CON-1.1: Reducing Environmental Impacts.** Ensure that new development is sensitive to environmental conditions and reduces impacts on the natural environment to the greatest extent feasible.

**Policy CON-1.2: Erosion and Soil Management.** Require that construction, grading, retaining walls, infrastructure maintenance, and other earth moving activities use best management practices to reduce erosion, sedimentation, and soil loss.

**Policy CON-1.3: Conservation of Albany Hill.** Protect and restore natural features, native vegetation, and wildlife on Albany Hill.

*See also Policies 1.6 and 6.7 in the Parks, Recreation and Open Space Element regarding preservation of Albany Hill as open space, protection of important views and vistas, and improved access to the Hill.*

**Policy CON-1.4: Albany Waterfront.** Protect and sustain the Albany waterfront and surrounding wetlands as a natural and cultural resource, a vital ecosystem, a place of scenic beauty, and a defining feature of Albany's physical environment.

*See the Waterfront Element for additional policies on the Albany waterfront.*

**Policy CON-1.5: Environmental Education.** Improve public education and awareness of Albany's environment, including the characteristics of its shoreline and marshlands, its plant and animal communities, the creeks and watersheds, and its natural landscape.

**Policy CON-1.6: Respecting Natural Features.** Design new development to conserve natural landscape features, such as topography, drainage patterns, and vegetation. Avoid projects which require excessive hillside grading, rerouting of streams and drainageways, filling of wetlands, and other alterations which compromise natural resources.

**Policy CON-1.7: Creek Restoration.** Enhance the natural characteristics of Albany's creeks and uncover and restore ("daylight") portions of creeks that have been placed in underground culverts and pipes where feasible.

**Policy CON-1.8: Creek Access.** Improve public access to Albany's creeks, particularly where land adjacent to the creek is in public ownership and opportunities for linear trails or connections to parks may exist.

**Policy CON-1.9: Riparian Corridors.** Maintain special development regulations for areas within 100 feet of Codornices Creek, Cerrito Creek, and Village Creek which ensure that riparian and littoral habitat is conserved, flood impacts are reduced, and the creeks are enhanced for their aesthetic and ecological value. Watercourses on private property should be kept free of trash, debris, excessive vegetation, and obstacles to the flow of water.

**Policy CON-1.10: Adaptation.** Work collaboratively with surrounding jurisdictions and regional agencies on adaptation planning for rising sea level along the Albany shoreline. Ensure that land use and capital improvement decisions for the shoreline area consider long-term sea level projections.

#### *IMPLEMENTING ACTIONS*

**Action CON-1.A: Codornices and Cerrito Creek Restoration Initiatives.** Continue collaborative efforts with community organizations, resource agencies, and adjacent cities to restore natural conditions and stabilize banks along Albany's creeks, particularly Codornices and Cerrito Creeks.

**Action CON-1.B: Watercourse Combining District.** Review the Watercourse Combining District zoning regulations to ensure that they sufficiently protect riparian habitat, reduce erosion and flooding hazards, and mitigate impacts of development on creek ecology. Compliance with all applicable state and federal regulations also shall be required for any project that could potentially impact the city's creeks.

**Action CON-1.C: Creeks at UC Village.** Work with the University of California and the developers of projects on the UC Village property to maintain undeveloped open space easements along Village Creek and along Codornices Creek, and to plan for the restoration of the creeks as adjacent properties are developed or altered.

**Action CON-1.D: Creek Clean-Ups.** Support community-led creek clean-ups and restoration efforts.

## **GOAL CON-2: URBAN FORESTRY AND AGRICULTURE**

**Expand Albany's urban forest and capacity for local food production.**

**Policy CON-2.1: Trees and the Environment.** Recognize the importance of trees and vegetation to improving air and water quality in the City and contributing to local efforts to reduce global climate change.

**Policy CON-2.2: Tree Preservation.** Require preservation of mature trees during the review of development proposals and subsequent construction projects. Site design and construction plans should identify individual trees and groves of trees and include measures to protect them wherever feasible. When tree preservation is not feasible, require replacement trees and ongoing maintenance measures to avoid net loss of tree coverage.

**Policy CON-2.3: Tree Planting.** Undertake street tree planting and maintenance programs to beautify the City, create shade, provide habitat for birds and other animals, and enhance the built environment.

**Policy CON-2.4: Bay Friendly Landscaping.** Encourage and where appropriate require bay-friendly and drought-tolerant landscaping to enhance aesthetics, buffer residences from noise and air pollution, create privacy, reduce wind, and provide habitat.

**Policy CON-2.5: Albany Hill Vegetation Management.** Protect the remaining native plant communities on Albany Hill. Vegetation on the Hill should be managed in a way that allows the eucalyptus forest to co-exist with other plant communities, including oak woodland, grassland, and toyon understory.

**Policy CON-2.6: Hazardous Trees.** Remove trees that threaten human safety due to unstable growth, disease, hazards to life and property, or serious fire danger. In wildland areas such as Albany Hill, remove understory debris and fire ladders to reduce fire hazards and improve trail access.

*The Albany Hill Creekside Master Plan may be consulted for further direction on management, removal, and replacement of trees on Albany Hill.*

**Policy CON-2.7: Private Tree Planting.** Encourage residents and businesses to undertake private tree planting and landscapes which absorb greenhouse gases.

**Policy CON-2.8: Community Gardens.** Encourage the creation of community gardens in Albany, and the use of open land for food production and urban agriculture. A variety of locations should be considered including parks, school yards, university lands, and other public and private properties.

**Policy CON-2.9: Food Production and Transportation.** Promote local food production, urban agriculture, farmers markets, farm-to-table restaurants, and more sustainable methods of growing and transporting food. Local food production can reduce transportation associated with food, thereby reducing food costs and greenhouse gas emissions and promoting public health.

#### *IMPLEMENTING ACTIONS*

**Action CON-2.A: Street Tree Planting Program.** Continue implementation of a comprehensive street tree planting and maintenance program for Albany streets, including priorities, time schedules, and species selection guidelines. Seek funding through state, federal, and non-profit urban forestry programs to support increased tree planting and maintenance capacity.

*Consideration should be given to developing a “tree palette” identifying specific tree species to be planted along major streets. This can create unity and a stronger sense of place along the city’s thoroughfares,*

*See the Park, Recreation, and Open Space Element for additional guidance on tree planting standards.*

**Action CON-2.B: Tree Preservation Requirements.** Continue to study alternatives for protecting large specimen trees and addressing tree removal and preservation issues on private property.

**Action CON-2.C: Tree Inventories.** Implement standard operating procedures requiring inventories of trees and significant site vegetation as a part of development application review.

**Action CON-2.D: Creekside Master Plan Implementation.** Implement the vegetation management prescriptions of the Albany Hill Creekside Master Plan, and periodically update the Plan as conditions change.

**Action CON-2.E: Green Albany Plan.** Prepare a “Green Albany” Plan to evaluate areas in the City for carbon sequestration and enhancement of the tree canopy, and for potential “green streets” enhancements.

**Action CON-2.F: Replacement of Hazardous Trees.** Continue to implement measures for replacing sick, dying, or hazardous trees with replacement trees.

**GOAL CON-3: REGIONAL LEADERSHIP IN CLIMATE AND SUSTAINABILITY**  
**Be a regional leader in efforts to reduce the effects of global climate change, improve air quality, and promote sustainable growth.**

**Policy CON-3.1: Greenhouse Gas Reduction Goal.** Undertake local programs to support net zero greenhouse gas emissions by 2050 and a 60 percent reduction in emissions by 2035, relative to a 2004 baseline.

**Policy CON-3.2: Climate Change as a Planning Consideration.** Ensure that planning and development decisions consider potential impacts associated with global climate change, including rising sea levels and potential greenhouse gas emissions.

**Policy CON-3.3: Climate Outreach.** Develop outreach and education programs that increase awareness of global climate change and the steps Albany residents can take to reduce their carbon footprints.

**Policy CON-3.4: Land Use and Transportation Strategies.** Implement the measures expressed in the Land Use, Transportation, and Housing Elements of the General Plan to achieve more sustainable development and travel patterns in Albany, including:

- An expanded, safer, and more accessible pedestrian and bicycle network that reduces dependence on automobile travel and creates more walkable and connected neighborhoods
- Greater emphasis on mixed uses along the San Pablo and Solano Avenue corridors, integrating residential uses above commercial uses and thereby reducing auto trips and trip lengths for goods and services
- A balance between job growth and housing growth, and more opportunities for residents to live closer to work
- Public transportation improvements (bus, BART, and possible future shuttle) which provide more viable alternatives to driving, including the possibility of an “infill” BART station at Solano Avenue



- Higher densities along the San Pablo corridor, enabling more development to be accommodated in the center of the region and reducing the necessity of developing “greenfields” on the periphery of the Bay Area
- Transportation demand management programs, including flextime, telecommuting, signal synchronization, carpooling, and other measures to reduce congestion and vehicle idling and cut down on solo passenger driving.

*See the Land Use and Transportation Elements for policies on reducing Vehicle Miles Traveled and transportation-related strategies for improving air quality.*

**Policy CON-3.5: Sustainability and the Sharing Economy.** Explore ways to incorporate elements of the “sharing” economy into strategies to reduce greenhouse gas emissions. This could include such activities as car-sharing, bike-sharing, home-sharing, and reduced consumption and waste made possible by sharing of consumer goods (tools, etc.),

**Policy CON-3.6: Clean Air Plan Implementation.** Participate in local, regional, and state efforts to implement the Bay Area Clean Air Plan and meet state and federal air quality standards.

**Policy CON-3.7: Construction-Related Air Quality Impacts.** Implement measures to reduce construction-related air pollution, especially particulate matter from earth movement, construction debris, stockpiled soil, and truck traffic.

**Policy CON-3.8: Domestic and Commercial Air Emissions.** Reduce air emissions associated with household and business activities such as gasoline-powered yard equipment and potential air contaminants from commercial and industrial processes.

**Policy CON-3.9: Indoor Air Quality.** Work proactively to reduce health-related problems caused by indoor air pollutants such as mold, second-hand smoke, wood smoke, and other fine particulates.

## *IMPLEMENTING ACTIONS*

**Action CON-3.A: CAP Progress Reports and Updates.** Provide periodic progress reports on the implementation of Climate Action Plan (CAP) measures regarding building energy and water efficiency measures. Update the CAP at least once every five years to reflect the completion of specified actions, the development of new actions, the availability of resources and technology, and new targets for greenhouse gas reduction.

**Action CON-3.B: Project-Level GHG Emission Analysis.** Evaluate greenhouse gas (GHG) emissions associated with development proposals and work with applicants to reduce emissions during project review.

**Action CON-3.C: Zero Emission City Vehicles.** Improve the fuel efficiency of the City vehicle fleet by purchasing low emission or zero emission vehicles as vehicles are retired from service.

**Action CON-3.D: Alternative and Electric Fuel Vehicles.** Plan for and develop the infrastructure necessary for alternative fuel vehicles, including electric cars. This should include automobile charging areas for electric and plug-in hybrid vehicles. Incentives for such vehicles, such as preferential parking, should be developed.

**Action CON-3.E: Air Quality Monitoring.** Coordinate with adjacent cities and regional agencies such as the Bay Area Air Quality Management District and Caltrans to monitor air quality conditions along Interstates 80 and 580 and the Union Pacific Railroad.

**Action CON-3.F: Air Quality and Public Health.** Consider air-quality related public health risks when locating development along the I-80/580 corridor, or when approving projects with the potential to create air quality impacts. Periodically review BAAQMD data on air quality conditions and odor complaints to identify and address potential hazards.

## **GOAL CON-4: WATER QUALITY**

**Maintain and improve water quality in Albany's creeks, shoreline, and off-shore waters.**

**Policy CON-4.1: Stormwater Control.** Eliminate non-stormwater discharges to the municipal storm sewer, and control potential discharges from spills, dumping, and urban runoff. Activities with the potential to cause or contribute to stormwater pollution shall comply with best management practices, guidelines, or requirements to reduce water quality impacts.

**Policy CON-4.2: Water Quality Education.** Increase public awareness of the sources of water pollution in Albany's creeks, such as dumping into storm drains, oil and grease runoff, and improper disposal of household chemicals.

**Policy CON-4.3: Low Impact Development.** Support the use of pervious pavement, rain gardens, bioswales, cisterns, roof drains directed to pervious areas, and other "low impact development" (LID) measures which capture and filter rainwater and reduce runoff to local creeks and the Bay.

**Policy CON-4.4: Municipal Regional Permit.** In compliance with the Clean Water Act, participate in the Alameda Countywide Clean Water Program and NPDES Municipal Regional Permit (MRP) to reduce stormwater discharges to local waterways and San Francisco Bay. In accordance with the MRP, ensure that post-runoff conditions on any development site shall not exceed pre-project rates and durations.

**Policy CON-4.5: Watershed-Level Planning.** Recognize local watersheds as a logical basis for planning and implementing water quality improvements. Increase awareness of watershed boundaries and the location of creeks and drainage courses in and around Albany.

### *IMPLEMENTING ACTIONS*

**Action CON-4.A: Trash Reduction Plan.** Implement a Trash Long-Term Reduction Plan and Progress Assessment Strategy to reduce trash discharges to the storm sewer and carry out trash control measures such as street sweeping, litter control, and improved trash bin management.

**Action CON-4.B: Stormwater Management Plans.** Implement Provision C.3 of the Municipal Resources Permit which requires stormwater management plans, runoff control measures, and stormwater treatment on large development sites.

**Action CON-4.C: Alameda Countywide Clean Water Program.** Work collaboratively with Alameda County and nearby cities to implement the County Clean Water Program, including water quality monitoring, regulation of construction runoff, cleaning of storm drain inlets, education and outreach, enforcement of illicit discharge regulations.

## **GOAL CON-5: BIOLOGICAL RESOURCES**

**Protect and enhance Albany's plant and animal habitat.**

**Policy CON-5.1: Habitat Protection.** Ensure that development decisions, vegetation management plans, and open space plans enhance wildlife diversity, avoid wildlife disruption, and protect the habitat of rare, endangered, and special status species.

**Policy CON-5.2: Coordination with State and Federal Resource Agencies.** Work with the US Fish and Wildlife Service, the California Department of Fish and Game, the Regional Water Quality Control Board, the Bay Conservation and Development Commission, and other resource agencies to conserve and restore sensitive habitat areas. Refer local projects to these agencies for review and comment as appropriate.

**Policy CON-5.3: Monarch Butterfly Roosting.** Consider potential impacts to Monarch Butterfly roosting sites on Albany Hill in any future applications for development, park expansion, trail construction, and fuel reduction on the Hill.

**Policy CON-5.4: Albany State Marine Reserve.** Recognize the environmental value of the Albany State Marine Reserve (Hoffman Marsh), located west of I-580 and north of Buchanan Street. Protect bird feeding and nesting areas by limiting activities in important habitat areas.

**Policy CON-5.5: Migratory Birds.** Require compliance with state and federal regulations protecting migratory birds and their nests from destruction or disruption.

**Policy CON-5.6: Light Pollution.** Reduce the intrusion of unwanted light and glare, particularly in settings where it may interfere with natural habitat.

## IMPLEMENTING ACTIONS

**Action CON-5.A: Environmental Review.** Use the environmental review process as a way to identify important biological resources and mitigate potentially significant impacts on plants and animals associated with future projects. Wildlife or botanical surveys shall be required for projects with the potential to alter or damage the habitat of state or federally defined special status species.

**Action CON-5.B: Habitat Restoration Plans.** Support implementation of state and federal habitat restoration plans which increase the health of San Francisco Bay and bay wetlands.

**Action CON-5.C: Resource Conservation Overlay Zones.** As appropriate, consider the use of Resource Conservation Overlay districts to protect rare, endangered, or special status species.

## GOAL CON-6: ENERGY AND WATER CONSERVATION

**Reduce energy and water consumption, thereby reducing greenhouse gas emissions and non-renewable resource depletion.**

**Policy CON-6.1: Green Construction.** Adopt development standards and guidelines which support “green” construction and environmental leadership in the building industry. This includes use of the Build-It-Green checklist for new construction projects and incentives for LEED (Leadership in Energy and Environmental Design) certification. Building design and site planning should incorporate measures to reduce heating and cooling costs and improve energy efficiency.

**Policy CON-6.2: Energy and Water Audits.** Promote the use of energy audits and water audits by Albany residents and businesses to identify and eliminate sources of waste, conserve resources, and reduce utility costs. Lead by example by performing such audits on municipal buildings and properties, and undertaking appropriate improvements to address energy and water inefficiencies in City facilities.

**Policy CON-6.3: Energy Retrofits.** Encourage the retrofitting of residential and commercial buildings to increase energy efficiency and maximize the use of renewable energy.

- Policy CON-6.4: Cool Roofs and Pavement.** Encourage the design of roofs, pavement, and other exposed surfaces in a manner that mitigates the heat island effects of development and improves energy efficiency.
- Policy CON-6.5: Solar Access.** Preserve solar access rights in a way that is consistent with state law and supports the use of photovoltaic energy systems.
- Policy CON-6.6: Green Businesses.** Create green business programs and other incentive and recognition based initiatives which encourage private enterprise to use greener practices in their operations.
- Policy CON-6.7: Renewable Energy.** Support low cost financing programs which incentivize private investment in energy efficiency and renewable energy systems. This could include measures such as solar energy empowerment districts and alternative financing for solar installations.
- Policy CON-6.8: Water Conservation Measures.** Conserve water in City facilities and new development by maintaining requirements for bay-friendly landscaping and water-conserving plumbing fixtures, and by continuing to support EBMUD's public information campaigns to reduce water consumption
- Policy CON-6.9: Reducing Water Usage.** Partner with EBMUD, PG&E, Stopwaste.org and other organizations to achieve water efficiency and reduced usage and support indoor and outdoor conservation practices.
- Policy CON-6.10: Reclaimed Water.** Support the use of reclaimed water, both on an individual basis (e.g., gray water recycling for private residences) and on a citywide basis for landscaping and irrigation.

#### *IMPLEMENTING ACTIONS*

- Action CON-6.A: Green Building Code.** Require new construction to meet or exceed California Green Building Code standards for energy and water efficiency. Albany's building codes should be regularly reviewed and periodically amended to meet or exceed state requirements.
- Action CON-6.B: Zero Emissions Municipal Buildings.** Pursue a zero emissions target for City buildings through the development of renewable energy systems, performance data displays, and energy efficiency improvements to public buildings.

**Action CON-6.C: Community Choice Aggregation.** Continue to explore Community Choice Aggregation, an approach to energy procurement in which the City would partner with other jurisdictions to secure alternative energy supply contracts on a communitywide basis.

**Action CON-6.D: Energy Outreach.** Develop outreach programs to increase energy efficiency and renewable energy investments in the city, and partner with other organizations such as PG&E and Stopwaste.org to carry out their energy education and outreach efforts. The City will continue to hold events such as the annual Arts and Green Festival to raise awareness of environmental issues and opportunities for more sustainable living.

**Action CON-6.E: Point of Sale Energy Requirements.** Continue to evaluate point of sale energy efficiency upgrade requirements for homes and businesses. Consider ordinances requiring such upgrades.

**Action CON-6.F: Multi-Family Energy Use Monitoring.** Continue working with Stopwaste.org to develop and implement a benchmarking pilot program which assists landlords and tenants in gauging utility usage over time. Encourage PG&E, EBMUD, and other utilities to provide comparative conservation metrics on utility bills.

**Action CON-6.G: Dark Skies Ordinance.** Consider the feasibility of a local “dark skies” ordinance or changes to the exterior lighting provisions in the Municipal Code to limit adverse effects associated with night lighting from urban uses.

*The intent of such an Ordinance, if adopted, would be to increase awareness of light pollution issues, ensure compliance with State requirements for night lighting, and reduce energy use. Such an Ordinance would permit reasonable uses of outdoor lighting while minimizing glare and obtrusive lighting, and limiting mis-directed or unnecessary outdoor lighting. Exterior lighting is currently governed by Section 20.036.20(c) of the Municipal Code and by various State building regulations.*

**Action CON-6.H: Irrigation Efficiency.** As funding allows, replace existing City irrigation infrastructure with more efficient infrastructure that reduces losses from evapotranspiration and creates the opportunity for the future application of reclaimed water.

## **GOAL CON-7: WASTE REDUCTION**

### **Eliminate the landfilled disposal of solid waste.**

**Policy CON-7.1: Zero Waste.** Work toward an ultimate target of “zero waste” by continuing to reduce solid waste generation and expand local recycling and composting programs. The City will pursue a 90 percent diversion target by 2030.

**Policy CON-7.2: Expanded Waste Diversion.** Work with stopwaste.org and other organizations to adopt local ordinances which expand the scope of recycling and waste reduction. A particular emphasis should be placed on increasing the diversion rate for multi-family buildings and commercial businesses and expanding recycling of construction and demolition debris.

**Policy CON-7.3: Waste Reduction.** Support regional, statewide, and national initiatives to reduce waste through such measures as eliminating junk mail, reducing excessive product packaging, increasing e-waste recycling, promoting the sharing and reuse of consumer goods in lieu of individual consumption and expanding the market for recycled goods and products.

**Policy CON-7.4: Education and Outreach.** Expand education and outreach on the importance and benefits of waste reduction.

**Policy CON-7.5: Commercial and Household Hazardous Waste.** Continue and expand efforts to reduce, collect, and ensure the proper disposal of household hazardous waste, commercial business waste, electronic waste, bulky goods, and other waste that cannot be easily recycled through conventional pick-up.

## **IMPLEMENTING ACTIONS**

**Action CON-7.A: Municipal Waste Reduction.** Implement measures to reduce municipal waste and increase the use of recycled products and salvaged materials for City operations. This could include environmentally friendly purchasing practices, installation of recycling receptacles in parks and public spaces, city-sponsored composting programs, and environmental education initiatives.

**Action CON-7.B: Waste Reduction Program.** Maintain a solid waste reduction and management program that is coordinated with the Countywide Stopwaste.org program. Components of this program include trash collection, compost and recycling collection, education and outreach, and other components to minimize landfilled waste.



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# **Environmental Hazards Element**

## ALBANY 2035 DRAFT GENERAL PLAN

### ENVIRONMENTAL HAZARDS GOALS, POLICIES, AND ACTIONS

#### GOAL EH-1: HAZARD REDUCTION

**Reduce the potential for injury, property damage, and loss of life resulting from earthquakes, landslides, floods, and other natural disasters.**

**Policy EH-1.1: Hazard-Sensitive Planning.** Ensure that future development is sited, designed, and constructed to minimize risks associated with earthquakes, flooding, landslides, and other natural hazards. Appropriate mitigation measures should be required to reduce hazard risks.

*See Goal EH-4 for additional information on earthquake awareness, education, and preparedness.*

**Policy EH-1.2: Critical Facilities.** Ensure that critical public facilities such as City Hall, schools, the police station, and the fire station are designed and maintained in a manner that ensures their resilience and ability to function during and after a natural disaster.

**Policy EH-1.3: Retrofits.** Strongly encourage the retrofitting of existing structures to reduce the risk of collapse and/or major damage and injury in an earthquake. As appropriate, the City may require seismic upgrading of structures when they are substantially rehabilitated or remodeled.

**Policy EH-1.4: Soil-Related Hazards.** Use best management practices to reduce risks to structures, roads, and utilities associated with erosion, shrink-swell potential, subsidence, and other soil-related hazards.

**Policy EH-1.5: Building Codes.** Periodically update local building codes and regulations to incorporate emerging technologies and methods which reduce earthquake-related hazards.

**Policy EH-1.6: Flood Plain Management.** Avoid development of structures in the 100-year flood zone. Where no other feasible alternative exists, use construction measures which reduce safety risks and minimize the potential for structure damage.

**Policy EH-1.7: Flood Control and Conservation.** Ensure that future projects to reduce flooding are compatible with and advance local conservation policies,

including those to restore creeks and protect riparian habitat. Flood control measures should strive for solutions which restore natural features and protect the area extending 100 feet back on each side of creek centerlines, rather than replacing such features with engineered channels.

*See the Conservation and Sustainability Element for additional policies on creek restoration and the protection of riparian areas. See Policy CON-3.6 on Low Impact Development, which reduces stormwater runoff and associated flood hazards.*

**Policy EH-1.9: Sea Level Rise.** Consider the effects of sea level rise on the long-term safety and viability of structures, utilities, and other improvements built in low-lying areas.

*See the Conservation and Sustainability Element and the Waterfront Element for additional policies on climate change.*

#### IMPLEMENTING ACTIONS

**Action EH-1.A: Soil and Geological Reports.** Require soils and/or geologic reports for proposed development in areas with high susceptibility to ground failure during an earthquake, and in other areas with the potential risk of slope failure, landslides, liquefaction, or other geologic hazards.

**Action EH-1.B: Unreinforced Masonry Buildings.** Continue efforts to retrofit the remaining Unreinforced Masonry Buildings in Albany. Various financing options and programs should be explored to assist private property owners in meeting current Building Code requirements.

**Action EH-1.C: Soft-Story Buildings.** Prepare an updated inventory of Albany's soft-story buildings and develop incentives and other programs to assist owners in retrofitting such structures to improve their performance in a major earthquake.

*Soft-story buildings are typically two to three story multi-family buildings with ground floor carports and other ground floor openings which require additional stability to withstand a major earthquake. Such structures have been identified as a vulnerable component of the City's building stock and would benefit from the installation of shear walls and other improvements to reduce the risk of collapse. The City will explore incentives for owners to undertake retrofits, potentially including additions of habitable space to the structure beyond what would be permitted by zoning.*

**Action EH-1.D: Assessing Critical Facilities.** As part of the City's emergency preparedness planning, assess the structural integrity of critical public facilities and identify what additional measures might be needed to meet current seismic safety standards.

**Action EH-1.E: Update of Flood Plain Maps.** Work with the Federal Emergency Management Agency to periodically update maps of the 100 and 500 year flood plains. The updates should consider the existing and projected benefits of regional stormwater management efforts.

## **GOAL EH-2: WILDFIRE PREVENTION**

**Minimize wildfire hazards on Albany Hill and in other parts of the City where such hazards are present.**

**Policy EH-2.1: Vegetation Management.** Implement vegetation management and fuel reduction programs in the highest hazard areas on Albany Hill, including areas adjacent to homes and areas of heavy recreational use.

**Policy EH-2.2: Collateral Benefits.** Maximize opportunities for collateral benefits associated with vegetation management projects, such as habitat restoration, increased security, and enhanced public access.

**Policy EH-2.3: Mutual Aid Agreements.** Work collaboratively with other jurisdictions to reduce wildfire hazards and respond to wildfire emergencies in the East Bay and elsewhere in California.

**Policy EH-2.4: Defensible Space.** Ensure that private property owners in areas such as Albany Hill control weeds and other flammable vegetation around their homes in a manner that minimizes the risk of structure fires and threats to nearby properties.

*See the Community Services and Facilities Element for policies on structure response and urban fire prevention efforts.*

## **IMPLEMENTING ACTIONS**

**Action EH-2.A: Albany Hill Eucalyptus Forest Management.** Manage the eucalyptus forest on Albany Hill to reduce the threat of wildfire. Consistent with the Albany Creekside Master Plan, this should include a combination of removing accumulated ground debris, managing ground cover and shrubs, removing

loose or hanging bark, removing the growth of previously cut stumps, removing non-native trees such as acacia where they act as ladder fuels, maintaining the canopy to prevent invasive shrubs, and selectively thinning out denser stands.

*See the Conservation and Sustainability Element for additional policies on vegetation management.*

**Action EH-2.B: Peak Load Water Supply.** Work with EBMUD to ensure that peak load water supply and water pressure is sufficient to respond to local fire emergencies.

### **GOAL EH-3: HAZARDOUS MATERIALS**

**Reduce the exposure of present and future Albany residents and workers to hazardous materials.**

**Policy EH-3.1: Consideration of Prior Uses.** As part of the development review and approval process, consider potential risks associated with the previous uses of property that may have involved hazardous material handling, storage, or disposal. Require remediation where such hazards exist to ensure the health and safety of future residents and workers.

**Policy EH-3.2: Design of Storage and Handling Areas.** Ensure that hazardous material storage and handling areas are designed and operated to minimize the risk of environmental contamination and the potential for adverse health effects.

**Policy EH-3.3: Interagency Coordination.** Continue to work with Stopwaste.org, the Alameda County Waste Management Authority, the Alameda County Environmental Health Department, and state and federal agencies to ensure the safe storage, handling, and disposal of hazardous materials within Albany.

**Policy EH-3.4: Transportation Safety.** Support state and federal legislation which strengthens safety requirements for the transportation of hazardous materials by truck, rail, and pipeline through Albany and nearby cities.

**Policy EH-3.5: Hazardous Building Materials.** Coordinate with appropriate regulatory agencies and building owners to reduce potential hazards related to exposure

to hazardous building materials, such as lead, mercury, and asbestos. Ensure that any hazardous materials removed during home renovations are properly handled and disposed.

**Policy EH-3.6: Household Hazardous Waste.** Support expanded public education on household hazardous waste and the locations where such waste can be safely and properly disposed in Alameda and Contra Costa Counties.

**Policy EH-3.7: Development Review.** Consider proximity to hazardous materials in the development review process. Zoning regulations and standards should ensure safe distances between businesses using hazardous materials and sensitive land uses such as housing.

#### *IMPLEMENTING ACTIONS*

**Action EH-3.A: Public Education and Outreach.** Provide links from the City of Albany's website to the websites of the County, State and federal agencies that regulate hazardous materials management. This should include a link to the State's Envirostor data base, which includes archived reports on hazardous materials clean-up by address, and other data bases indicating where the use of hazardous materials has been permitted.

**Action EH-3.B: CUPA Programs.** Continue to work with the Alameda County Department of Environmental Health in its capacity as the Certified Unified Program Agency (CUPA) for hazardous materials management programs in Albany, including implementation of requirements for Hazardous Materials Business Plans, Risk Management Plans, and hazardous waste permitting.

**Action EH-3.C: Household Hazardous Waste Day.** Work with Stopwaste.org to continue the annual household hazardous waste (HHW) collection day in Albany, and to take other steps that enables Albany residents to more easily dispose of household hazardous waste in a safe manner.

## **GOAL EH-4: EMERGENCY PREPAREDNESS**

### **Improve City programs and procedures for emergency preparedness and response.**

- Policy EH-4.1: Response and Recovery Program.** Maintain an active and effective City of Albany emergency response and recovery program that provides direction and identifies responsibilities following a disaster.
- Policy EH-4.2: Resident and Business Preparedness.** Develop and expand local efforts to organize and train area residents and employees so they can assist themselves and others during the first 72 hours following an earthquake or major disaster.
- Policy EH-4.3: Emergency Operations Center.** Maintain a dedicated Emergency Operations Center to serve as the command point for emergency service delivery and communication. As directed by the Emergency Response Plan, identify supplemental sites (such as schools and/or the Library) where emergency services can be delivered and supplies can be stored.
- Policy EH-4.4: Utility Resilience.** Work with local gas, electric, cable, water, sewer, and other utility providers to maintain and retrofit their facilities and ensure their ability to function or be quickly restored following a disaster.
- Policy EH-4.5: Responding to the Needs of a Diverse Community.** Ensure that emergency preparedness information is available in the primary non-English languages spoken in Albany, and that preparedness programs recognize the special needs of seniors and persons with disabilities. The City and Fire Department should work with local cultural institutions and special needs service providers to improve preparedness.
- Policy EH-4.6: Long-Term Recovery.** Incorporate provisions for long-term post-disaster recovery in local emergency preparedness plans. Such provisions should address the period beyond the initial 72 hours following a disaster and should identify strategies for rebuilding, structural repairs, restoration of services, and economic recovery.

## IMPLEMENTING ACTIONS

- Action EH-4.A: Updated Emergency Preparedness Plan.** Update and revise Albany's emergency preparedness planning documents. As part of this effort, review current data and information on hazard levels, existing emergency response protocol, and the preparedness plans of major employers in the community. Emergency plans should be consistent with federal Standard Emergency Management System (SEMS) guidelines, and the standards used to determine funding eligibility for emergency planning, relief, and recovery.
- Action EH-4.B: Upgrades to Critical Facilities.** Continue efforts to upgrade the City's schools and essential service facilities to ensure that they remain functional after a major disaster.
- Action EH-4.C: CERT Training.** Continue the City of Albany and Albany Fire Department Community Emergency Response Team (CERT) and Albany Local Emergency Response Training (ALERT) training programs for residents.
- Action EH-4.D: Emergency Supplies.** Regularly acquire, and as needed replace, emergency equipment, supplies, and communication systems, consistent with local emergency response plans.
- Action EH-4.E: Drills.** Conduct periodic training exercises and disaster drills to test the effectiveness of local emergency response procedures.

*See the Community Services and Facilities Element for additional policies on fire protection and emergency medical response.*



## GOAL EH-5: NOISE MANAGEMENT

### Prevent the exposure of Albany residents to excessive noise levels.

- Policy EH-5.1: Noise-Sensitive Design.** Ensure that ambient noise levels are considered in the design and planning of new development, including new construction and major alterations. Where appropriate, require noise reduction measures to reduce the exposure of residents and workers to excessive noise levels.

*Noise compatibility guidelines published by the California Office of Planning and Research (Table 1) should be used to establish the outdoor ambient noise levels that are “normally acceptable,” “conditionally acceptable,” and “normally unacceptable” for the development of different types of land uses. This table is adopted by reference as part of the Albany General Plan (see P. B-9). Typical design measures to reduce exposure to noise include insulation, double-paned windows, siting of sensitive activities away from nearby noise sources, landscaping, sound muffling devices, and acoustical barriers. High noise levels alone should not preclude housing development on a site if there are design and construction solutions that can mitigate noise to acceptable interior levels.*

- Policy EH-5.2: Noise-Generating Land Uses.** Establish conditions of approval for new activities with the potential to generate significant noise, and require ongoing or periodic monitoring to ensure that these conditions are being met.

- Policy EH-5.3: Domestic Noise Sources.** Maintain a Noise Ordinance as part of the Albany Municipal Code to regulate and reduce sources of domestic noise in the city, such as construction, business operations, and yard maintenance.

- Policy EH-5.4: Roadway Noise.** Continue to work with Caltrans to reduce noise associated with traffic on the I-80 and I-580 freeways and other Caltrans facilities such as San Pablo Avenue. Programs to assist residents and businesses near these highways with reducing interior noise levels should be encouraged.

*See also Transportation Element Policy 5.7 on the designation of truck routes to reduce truck traffic (and associated noise) in residential areas.*

- Policy EH-5.5: BART Noise.** Continue to work with BART to reduce noise levels associated with passing trains. This should include the use of technologies and equipment that result in lower noise levels, as well as measures to absorb sound or insulate sensitive uses along the BART right-of-way.

**Policy EH-5.6: Train Noise.** Support measures to reduce train noise and vibration associated with rail traffic along the Union Pacific Rail line on the west side of Albany.

#### *IMPLEMENTING ACTIONS*

**Action EH-5.A: Noise Ordinance Update.** Periodically review the Albany Noise Ordinance to ensure that is consistent with best practices in noise regulation, addresses current noise issues, and is consistent with the General Plan noise compatibility guidelines in Table 1.

*Revisions to the ordinance should consider specific provisions to reduce noise from hot tubs, generators, and other mechanical or motorized noise sources on residential properties. Revisions also should be considered to address issues associated with attic vents, hood vents, and similar appurtenances. The Noise Ordinance should ensure the peace and quiet of residential neighborhoods.*

**Action EH-5.B: Acoustical Study Requirements.** Require preparation of an acoustical study for any project which exceeds the “normally compatible” noise levels in the Land Use Compatibility table, based on ambient noise measurements and the Noise Contour Diagrams. The City may also require acoustical studies for projects that meet the noise compatibility guidelines but have the potential to create a significant adverse community response.

**Action EH-5.C: Insulation Standards.** Continue to enforce, and update as needed, insulation standards for all new residential construction in order to maintain an interior standard of 45 dBA Ldn in all habitable rooms for dwelling units.

**Action EH-5.D: BART Noise Mitigation.** Work with BART to develop a mitigation program to reduce exterior and interior noise levels along BART’s right-of-way through Albany. Potential solutions should include sound insulation for homes along the BART line, provided that the costs to residents are minimized.

**TABLE 1: NOISE COMPATIBILITY GUIDELINES FOR ALBANY (PROPOSED)**

Land Uses	Interior CNEL or L <sub>dn</sub> (dBA)	Exterior Noise Exposure, CNEL or L <sub>dn</sub> (dBA)					
		55	60	65	70	75	80
Residential-Low Density Single-Family, Duplex, Mobile Homes	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Residential-Multiple Family	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Transient Lodging, Motels, Hotels	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Schools, Libraries, Churches, Hospitals, Nursing Homes	45*	Yellow	Yellow	Yellow	Yellow	Red	Red
Auditoriums, Concert Halls, Amphitheaters	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Sports Arena, Outdoor Spectator Sports	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Playgrounds, Neighborhood Parks	--	Yellow	Yellow	Yellow	Yellow	Red	Red
Golf Courses, Riding Stables, Water Recreation, Cemeteries	--	Yellow	Yellow	Yellow	Yellow	Yellow	Red
Office Buildings, Businesses, Commercial and Professional	50	Yellow	Yellow	Yellow	Yellow	Yellow	Red
Industrial, Manufacturing, Utilities, Agricultural	--	Yellow	Yellow	Yellow	Yellow	Yellow	Red



**Normally Acceptable:**

Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



**Normally Unacceptable:**

New construction or development should generally be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



**Conditionally Acceptable:**

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



**Clearly Unacceptable:**

New construction or development generally should not be undertaken.

\* Noise level requirement with closed windows, mechanical ventilation, or other means of ventilation shall be provided per Chapter 12 Section 1205 of the Building Code.

Source: State of California General Plan Guidelines, 2003.

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# **Community Services and Facilities Element**

## ALBANY 2035 DRAFT GENERAL PLAN

### COMMUNITY SERVICES AND FACILITIES GOALS, POLICIES, AND ACTIONS

#### GOAL CSF-1: SCHOOLS

**Work with the Albany Unified School District (AUSD) to sustain exceptional schools that provide comprehensive learning opportunities in a safe, supportive, and collaborative environment.**

**Policy CSF-1.1: School Facility Improvements.** Support the AUSD's efforts to modernize and replace school facilities to ensure student safety and the District's ability to meet long-term academic needs.

**Policy CSF-1.2: Coordinated Planning.** Involve AUSD in the review of development proposals with the potential to generate new students or otherwise impact school campuses. Conversely, monitor AUSD enrollment trends and forecasts so that potential impacts of changes in student enrollment or school service area boundaries can be considered in land use and transportation decisions.

**Policy CSF-1.3: Issues of Mutual Concern.** Work with AUSD to address and resolve external issues associated with school operations, such as student pick up and drop off, pedestrian and bicycle safety, school security, scheduling of school sports activities and special events, and overflow parking on streets in the vicinity of schools.

**Policy CSF-1.4: Joint Use Agreements.** Support joint use agreements between the City and AUSD to improve public access to school facilities, playgrounds, and athletic fields, and to provide the School District with access to City facilities.

*See the Recreation and Open Space Element for additional joint use policies.*

**Policy CSF-1.5: Schools as Neighborhood Centers.** Work with AUSD and the School Board to affirm the role of Albany's schools as neighborhood centers and gathering places for the community.

**Policy CSF-1.6 Private Schools.** Recognize the contribution of private schools to the community and their potential as a community resource. Work with private schools to mitigate their impacts on surrounding uses, foster a constructive dialogue with neighbors, and encourage their involvement in City programs.

## IMPLEMENTING ACTIONS

**Action CSF-1.A: School Impact Fees and Planning Studies.** Support Albany Unified School District efforts to collect school impact fees which pay for the cost of expanding school capacity and improving school facilities. The City will provide technical assistance to AUSD as needed on nexus studies for impact fees, facility master plans, and other long-range planning documents.

**Action CSF-1.B: Joint Study Sessions.** Periodically convene joint sessions of the Albany City Council and the AUSD School Board to discuss matters of mutual interest, such as growth, impact fees, facilities planning, safe routes to school, traffic and parking, and school security.

**Action CSF-1.C: MacGregor and Vista Sites.** Work collaboratively with the AUSD and surrounding property owners to develop plans for the former MacGregor School site (Brighton and San Gabriel) which meet School District needs while respecting neighborhood context. Additionally, work with the AUSD in the development of long-range plans for Vista School on Albany Hill.

**Action CSF-1.D: School Facility Renovation and Reconstruction.** Work with the School District in the implementation of the 2014 AUSD Facility Master Plan, including the rebuilding of Marin School and Ocean View School. Explore opportunities for the inclusion of facilities which provide collateral benefits to Albany residents, such as improved playgrounds and community meeting space.

**Action CSF-1.E: Safe Routes to Schools.** Support Safe Routes to Schools programs at Albany schools, and undertake measures to improve the safety of children walking and bicycling to and from schools.

**Action CSF-1.F: Parking Management.** Work with AUSD to develop effective parking management strategies around school campuses, particularly in the high school and middle school vicinities.

*See the Transportation Element for additional policies and actions on pedestrian and bicycle safety and parking management.*

## **GOAL CSF-2: PUBLIC SAFETY**

**Provide quality police, fire, and emergency medical services to Albany residents and businesses through efficient and professional service delivery and strong community partnerships.**

**Policy CSF-2.1: Levels of Service.** Maintain police and fire services at or above current levels. Regularly explore improvements and operational changes with the potential to improve readiness, reduce crime, lower the risk of urban structure fires, improve response time, and enhance overall public safety.

**Policy CSF-2.2: Community Policing.** Support a community-based approach to police services which emphasizes communication and transparency and involves a high-level of interaction between officers, residents, local businesses, and community groups.

**Policy CSF-2.3: Youth Relations.** Maintain a positive relationship between law enforcement and Albany youth through Police Activities League programs, the Youth Academy, and other team-building programs that engender goodwill and fellowship.

**Policy CSF-2.4: Volunteers.** Maintain opportunities for Albany volunteers to assist the local police and fire departments.

**Policy CSF-2.5: Defensible Space.** Encourage pro-active measures by residents to reduce the potential for crime, such as installation of motion-sensitive lighting, home alarm systems, and landscaping and design features that support “eyes on the street.”

**Policy CSF-2.6: Traffic Safety.** Maintain traffic enforcement and parking enforcement programs to ensure the safety of pedestrians, bicycles, and motorists on Albany streets, sidewalks, paths, and bikeways.

*See the Transportation Element for additional policies on traffic safety.*

**Policy CSF-2.7: Fire Protection Capacity.** Ensure that fire protection facilities such as hydrants are regularly inspected and that water pressure and system capacity are sufficient to meet local fire-fighting needs.

**Policy CSF-2.8: Mutual Aid.** Maintain collaborative relationships with police and fire departments in adjacent cities and with Alameda and Contra Costa Counties, to more effectively protect public safety and respond to major emergencies.

**Policy CSF-2.9: Emergency Medical Services.** Ensure the provision of high quality emergency medical response services.

**Policy CSF-2.10: Development Review.** Engage the police and fire departments in the review of major development applications to ensure that concerns about emergency vehicle access, crime prevention, and fire safety are adequately addressed.

#### *IMPLEMENTING ACTIONS*

**Action CSF-2.A: Technology and Crime Prevention.** Use mapped data on crime and traffic accidents to improve crime-solving capacity and keep the public informed of criminal activity and traffic hazards in the community.

**Action CSF-2.B: Code Updates.** Periodically update city codes to incorporate State fire prevention requirements and other measures deemed necessary to reduce the risk of fires and the risk of structure damage or casualties in the event of a fire.

**Action CSF-2.C: Balancing Complete Streets and Emergency Vehicle Access.** Work with the Fire Department to ensure that the implementation of “Complete Streets” and traffic calming initiatives do not reduce the ability to effectively and quickly respond to emergencies, or otherwise compromise emergency vehicle access.

**Action CSF-2.D: Crime Prevention Through Environmental Design.** Adopt guidelines for preventing crime and creating “defensible” space through the design of new development and public spaces.

*See the Environmental Hazards Element for Emergency Preparedness policies and actions*



### **GOAL CSF-3: CIVIC FACILITIES**

**Provide high-quality community facilities that are a source of civic pride and support the delivery of outstanding public services.**

**Policy CSF-3.1: Quality Facilities.** Maintain excellent City administrative, public works, and community services facilities which meet existing and projected needs and convey a positive image of the city.

**Policy CSF-3.2: Coordinated Planning.** Align facility planning, operations, and strategic planning across all City departments with the City's long-range plans for growth and development, and any relevant standards in the General Plan for municipal facilities and services.

**Policy CSF-3.3: Collaborative Services.** Explore collaborative agreements with other jurisdictions where the provision of a beneficial service by the City of Albany or capital facility within the City of Albany is not feasible due to limited local resources and/or land.

**Policy CSF-3.4: Public Library.** Sustain outstanding library services to meet local needs. Continue to support the Alameda County Public Library in the improvement and modernization of its Albany branch.

**Policy CSF-3.5: Consideration of Operating Costs.** Ensure that the costs of ongoing maintenance and operation are fully considered when planning and designing new capital facilities.

**Policy CSF-3.6: Funding.** Explore a variety of funding strategies to generate revenue for capital improvements, including voter-approved bond measures, parcel taxes, general fund allocations, grants, and donations. To the extent feasible, capital facilities fees and other impact fees should be collected to recover the cost of developing or improving the civic facilities made necessary by new development.

**Policy CSF-3.7: Co-location.** Consider opportunities to co-locate compatible community services when developing new facilities, or when another agency develops a facility within Albany. Given Albany's relatively small size and limited land resources, this could improve the feasibility of certain facilities that would not otherwise be viable.

**Policy CSF-3.8: Coordination with the University of California.** Maintain regular communication with the University of California to discuss community facility needs and opportunities for projects at or near UC Village which provide community benefits.

**Policy CSF-3.9: Creating “Community.”** Continue to develop and carry out programs which engage the community such as Dinner with Albany, movie nights, July 4 celebrations, Music in the Park, and other community events. Similarly, continue the City’s commitment to using local media, social media, broadcast of public meetings and other Albany-oriented programming to reach residents.

### *IMPLEMENTING ACTIONS*

**Action CSF-3.A: Strategic Planning.** Periodically prepare strategic plans and convene Council goal-setting workshops to ensure that City services reflect the community’s priorities and values, and are responsive to changing demographics, emerging technologies, and budgetary conditions.

**Action CSF-3.B: Community Surveys.** Conduct periodic surveys, workshops, and other outreach tools to determine how City services can be more responsive to local interests and needs.

**Action CSF-3.C: Facility Assessments.** Periodically evaluate the adequacy of City facilities through physical assessments and long-range planning studies. Over time, public facilities should be adapted to incorporate more sustainable technologies for heating, ventilation, energy and water consumption, and power generation.

**Action CSF-3.D: Community Engagement in Capital Facilities Plans.** Ensure community engagement in the review process for capital projects, including planning, design, and construction.

*See also Parks, Recreation, and Open Space Element Policy PROS-5.4 regarding potential acquisition of the Veterans Memorial Building from Alameda County, subject to available funding and development of a seismic retrofit plan.*

## **GOAL CSF-4: CHILDREN, YOUTH, AND SENIORS.**

**Respond to the special needs of children, youth, and seniors in the delivery of community services.**

**Policy CSF-4.1: Expanding Child Care.** Increase the range of child care programs and expand child care opportunities by committing adequate resources and funding for child care facilities and programs.

**Policy CSF-4.2: Coordinating Child Care Service Delivery.** Continue working with the Albany Unified School District, the YMCA, UC Berkeley, the private sector, and other child care service providers to develop and coordinate child care programs for persons of all income groups. Strive to keep child care affordable to persons of all incomes.

**Policy CSF-4.3: Awareness of Child Care Programs.** Increase awareness of local child care programs by providing easily accessible information about resources and programs, improved facilities, and outreach to persons of all economic and cultural backgrounds.

**Policy CSF-4.4: Youth Programming.** Maintain and expand after school programs, special interest programs, and youth sports programs oriented to teens and pre-teens. Strive to increase enrollment in teen-related activities.

**Policy CSF-4.5: Senior Programming.** Encourage the delivery of services and programs oriented toward seniors, including health care, education, transportation, housing, nutrition, recreation, and social programs.

**Policy CSF-4.6: Intergenerational Activities.** Encourage intergenerational activities which allow children, youth, adults, and seniors to work together.

### *IMPLEMENTING ACTIONS*

**Action CSF-4.A: Senior Center Improvements.** Secure funding for the renovation, expansion and improvement of the Albany Senior Center.

## **GOAL CSF-5: ARTS AND CULTURE**

**Recognize the potential of the arts to strengthen local identity, promote freedom of expression, create richer urban places, contribute to the social and economic vitality of the City, and enhance awareness of the value of art and the creative process.**

**Policy CSF-5.1: Supporting the Arts.** Enhance Albany's reputation as a center for arts and cultural activities, with expanded indoor and outdoor spaces for art displays, performances, and exhibits.

**Policy CSF-5.2: Arts Visibility.** Increase the visibility of the arts through partnerships with other agencies and organizations, and collaboration with art, business, education, civic, and recreation organizations.

**Policy CSF-5.3: Outdoor Space for Arts.** Consider opportunities for adding space that can be programmed for performances and other cultural activities when local parks, streets, and public spaces are designed.

**Policy CSF-5.4: Public Art.** Encourage public art which reflects Albany's heritage and cultural diversity, is appropriate for the setting and context, and showcases the work of local artists. Public art should help define and beautify major City gateways and entry points, activity centers, and open spaces.

**Policy CSF-5.5: Public Art Requirement.** Maintain a public arts requirement and in-lieu fee which provides a mechanism to expand Albany's inventory of public art, enhance the City's visual character, and express the creative spirit of the community.

**Policy CSF-5.6: Funding Support.** Pursue grants and donations to support public art, arts programming, new arts and cultural facilities, and special events such as concerts and performances..

**Policy CSF-5.7: Arts and the Economy.** Recognize the potential for the arts to contribute to Albany's economy. This could include an expanded presence for arts organizations, galleries, and performance spaces in the community, and additional events such as concerts, open studios, and film festivals.

**Policy CSF-5.8: Engaging Local Artists.** Engage Albany-based artists in local recreational programs, educational programs, and other community activities.

## *IMPLEMENTING ACTIONS*

**Action CSF-5.A: Arts Committee.** Maintain a City Arts Committee to advise the City Council on cultural and artistic activities, sponsor arts programs and activities, and guide fundraising events to support these programs.

**Action CSF-5.B: Public Arts Master Plan.** Periodically update the Public Arts Master Plan. The Plan identifies potential locations for public art and includes guidelines for the scale and character of art at different locations. Consult the Public Arts Master Plan when making siting decisions and evaluating proposals for various locations.

**Action CSF-5.C: Murals and Banners.** As recommended by the Albany Public Arts Master Plan, develop guidelines for the creation of murals and banners

## **GOAL CSF-6: INFRASTRUCTURE**

**Provide water, sewer, storm drain, street, energy, and telecommunication facilities that are safe, reliable, well-maintained, efficient, sustainable, and responsive to current and projected needs.**

**Policy CSF-6.1: Water Supply, Storage, and Distribution.** Work with East Bay Municipal Utility District (EBMUD) to ensure the adequacy and safety of water utilities. The City will work with EBMUD to plan for an adequate long-term water supply, the safety of the water storage and distribution system, the adequacy of the system to support fire flow needs, and the safe treatment and disposal of Albany's wastewater.

**Policy CSF-6.2: Sanitary Sewer System.** Ensure the safe management, operation, and maintenance of Albany's wastewater collection system.

**Policy CSF-6.3: Achieving Water Quality Goals.** Continue to prevent illicit discharges to the sanitary sewer and storm drain systems and make improvements which reduce sanitary sewer overflows. These improvements are essential to meet local and regional water quality goals and ensure the effective operation of the sanitary sewer and storm drainage systems.

**Policy CSF-6.4: Sewer Inspections and Maintenance.** Maintain regular inspection, maintenance, replacement, and enforcement programs for the local sewer and storm drainage systems. Ensure the proper design and construction of all laterals by contractors and other third parties.

**Policy CSF-6.5: Reclaimed Water.** Continue to work toward the expanded application of reclaimed water from the EBMUD treatment plant for a variety of purposes, such as landscape irrigation.

*See also Policy CON-6.10 encouraging gray water recycling for individual homes.*

**Policy CSF-6.6: Green Infrastructure.** Encourage the development of "greener" infrastructure which is less impactful on the natural environment and supports local sustainability and climate action goals. This is particularly true for storm drainage facilities, which should be designed to restore natural drainage systems and improve water quality to the greatest extent feasible.

*The term "green infrastructure" has multiple applications. In this context, it is intended to apply to strategies in which water, wastewater, and stormwater are managed in a way that minimizes environmental impacts. This includes maintaining*

*the natural functions of creeks rather than channelizing them, maximizing pervious surface coverage for groundwater recharge, expanding the “urban forest,” and maintaining or restoring wetlands to filter pollutants. Looked at more broadly, green infrastructure can also apply to green roofs, electric vehicle charging stations, renewable energy facilities, composting and recycling facilities, and other elements of the built environment that are designed to lessen impacts on natural systems.*

*See the Conservation and Sustainability Element for additional policies on water quality and stormwater management*

**Policy CSF-6.7: Coordination of Improvements.** Coordinate the scheduling of road, utility, and other infrastructure improvements and maintenance work to avoid repeated pavement cuts and associated disruption and costs.

**Policy CSF-6.8: Communication Infrastructure.** Work with internet, cable, and telecommunication service providers to improve service to Albany residents and businesses.

*See Also Land Use Element Action 6.F on Utility Undergrounding*

#### **IMPLEMENTING ACTIONS**

**Action CSF-6.A: Capital Improvement Program.** Maintain an ongoing capital improvement program that identifies infrastructure needs, priorities, timing, and funding sources for the next two to five years.

**Action CSF-6.B: Sewer Master Plan Implementation.** Implement the recommendations of the 2014 Sewer Master Plan to ensure that the sanitary sewer system can support current and future needs while improving water quality.

**Action CSF-6.C: Emergency Response Planning for SSOs.** Maintain and implement Emergency Response Plans for Sanitary Sewer Overflows (SSOs), including training, reporting, response, and clean-up procedures.

**Action CSF-6.D: Use of Technology.** Use Geographic Information Systems, closed circuit video, and other technologies to improve the functionality of infrastructure, and reduce operating and maintenance costs.

**Action CSF-6.E: Urban Water Management Plan.** Support EBMUD in regular updates of its Urban Water Management Plan to reflect current forecasts, water supply conditions, and best practices in water management.

**Action CSF-6.F: Public Works Maintenance Center.** Proceed with development of a Public Works Maintenance Center at 540 Cleveland Avenue.

**Action CSF-6.G: Streetlight Replacement.** Evaluate potential changes to City streetlights to reduce energy use and cost.

**Action CSF-6.H: Pavement Management.** Continue the practice of regularly evaluating pavement condition and prioritizing street repairs and improvements based on the findings. Pavement expenditures should at least maintain the current condition of the street network, and improve conditions as funding sources are identified.

*See Transportation Element Policy T-6.6 for additional guidance on street maintenance and Action T-3.E and 3.F on sidewalk improvements.*

*See the Conservation and Sustainability Element for policies and actions on solid waste disposal and recycling*



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# Waterfront Element

# ALBANY 2035 GENERAL PLAN

## WATERFRONT ELEMENT DRAFT GOALS, POLICIES, AND ACTIONS

### GOAL W-1: SHORELINE PARK

Transform the Albany shoreline into a great waterfront park that provides opportunities for recreation, inspiration, environmental education, habitat protection, and enjoyment.

**Policy W-1.1: Preservation, Conservation, and Recreation Areas.** Utilize the Eastshore State Park General Plan designations of *Preservation Areas*, *Conservation Areas*, and *Recreation Areas* as a framework for the planning and design of the Albany portion of the proposed McLaughlin Eastshore State Park.

*Pursuant to the Eastshore State Park General Plan, these designations are applied as follows:*

- *The Albany State Marine Reserve (Albany mudflats) is designated as a Preservation Area. This area has unique habitat resource values that require protection and preservation. Public access to the mudflats is restricted to safety, scientific, maintenance and controlled interpretive and educational activities.*
- *Albany Beach, Albany Neck and Bulb, and part of the Albany Plateau are designated as Conservation Areas. These are areas where natural habitat values will be protected and enhanced while accommodating lower intensity recreation that is compatible with and dependent on those values.*
- *The remainder of the Albany Plateau was designated as a Recreation Area in the Eastshore State Park Plan. Subsequent decisions resulted in the development of the Tom Bates Regional Sports Complex in Berkeley and the dedication of a large portion of the Plateau as Burrowing Owl Habitat. Future assessments of the Burrowing Owl Habitat may be used to determine if the area should retain its Recreation Area designation or should be re-designated as a Conservation Area.*

**Policy W-1.2: Site Planning Principles.** Locate visitor-serving facilities in areas that have convenient access, lower habitat value, and more suitability for higher intensity uses.

- Policy W-1.3: Education Mission.** Ensure that the planning and design of the shoreline park expands public awareness and education about the environmental, cultural, and historical significance of the waterfront. Park exhibits should explore changing attitudes about the Bay, demonstrate the way the shoreline has changed in response to human settlement, explain the role of refuse and landfill in creating the current shoreline, and provide opportunities for visitors to learn about the park's natural and cultural resources.
- Policy W-1.4: Archaeological Resources.** Protect and preserve archaeological resources in the event such resources are identified as shoreline park improvements are completed.
- Policy W-1.5: Support Facilities.** Include plans for appropriate visitor support facilities such as restrooms, water fountains, benches, and picnic tables in the design of the park's recreation areas.
- Policy W-1.6: Design Identity.** Encourage a clear design identity for the Albany's waterfront parklands which helps to unify its different subareas and create a stronger sense of place.
- Policy W-1.7: Landscaping.** Emphasize the use of drought-tolerant plant species that are native to the East Bay shoreline in park landscaping plans.
- Policy W-1.8: View Protection.** Locate future facilities to be sensitive to scenic views from and through the park area. Buildings and structures in the park should generally be one story in height.
- Policy W-1.9: Hazard Remediation.** Remediate environmental hazards which may be present as park areas are improved for public access and use. This could include mitigation of geologic hazards, such as settlement, slope stability, and erosion. Additional testing and geotechnical studies may be warranted prior to excavation, grading, removal or reuse of filled soils, and other construction activities.
- Policy W-1.10: Operating Costs.** Ensure that new waterfront park improvements consider the long-term costs of operations and maintenance, and potential impacts on Albany's municipal budget.

## IMPLEMENTING ACTIONS

**Action W-1.A: Transition Plan.** Actively participate in the development of a park transition plan for the public lands along the Albany shoreline.

**Action W-1.B: Management Unit Plans.** Support the future preparation of more detailed plans for the various management units in the Albany portion of the park. Such plans should establish the nature, scale, and location of new visitor facilities and associated services.

*Management plans would include more detailed surveys of existing conditions and would more precisely identify where new improvements will be located. They would also document the potential impacts of new facilities and activities on natural resources, traffic, access, views, and other factors. Such plans will also specify how and where utilities and other services will be provided.*

**Action W-1.C: Maintenance Plans.** Participate in the development of maintenance plans for the shoreline park. Such plans should address topics such as pest management, training for staff, and procedures and techniques for managing different park ecosystems.

**Action W-1.D: Design Themes.** Participate in the development of design guidelines or standards that can be used for facilities throughout the park, including buildings, signage and landscaping. The intent is not to design all facilities to look the same, but rather to ensure they share enough similarity in style and materials to have a perceivable association with one another.

**Action W-1.E: Public Art Installations.** Explore the feasibility of a formal program of waterfront public art consistent with the Albany Public Arts Master Plan, the mission of State Parks, and the goals for the Eastshore State Park project. Such a program would include guidelines for art that is not formally authorized, such as the installations and structures on the Albany Bulb.

*The mission of a formal arts program would be to: (a) provide a forum for exploring the relationship between arts and the natural environment; (b) promote understanding of the environmental, historical, cultural, and sociological context of the park through art; (c) foster expressions of art which reflect the unique setting of the Albany waterfront; and (d) foster work that reflects the ethnic and cultural diversity of the Bay Area. Prior to launching a formal art program, the shoreline's artistic values should be identified and documented. The public should be engaged in discussions about how best to preserve, rehabilitate and further invest in those values.*

*See the Community Services and Facilities Element for additional policies on public art.*

**Action W-1.F: Removal of Safety Hazards.** Work with appropriate regional and state agencies to reduce safety hazards associated with construction debris (rubble piles, protruding rebar, glass, etc.) on the surface of the Neck and Bulb areas. Clean-up programs should minimize disturbance of wildlife habitat and avoid grading and wholesale removal of vegetation.

## **GOAL W-2: WATERFRONT RECREATION**

**Plan for a wide range of recreational activities at the waterfront, expanding the recreational options currently available to Albany residents and residents of surrounding communities.**

**Policy W-2.1: Recreational Diversity.** Work with appropriate local, regional, and state agencies to provide recreational opportunities for visitors of all ages, ethnicities, incomes, education levels, and physical abilities. Such opportunities should be provided in a manner that is compatible with the park's natural and cultural resources.

**Policy W-2.2: Hiking and Picnicking.** Improve opportunities for hiking and picnicking at the Albany waterfront, building on the existing network of trails and activity patterns.

**Policy W-2.3: Swimming.** Permit swimming at Albany Beach to the extent consistent with water quality objectives, public safety concerns, and aquatic habitat protection goals. Ancillary support facilities such as a restroom and changing room should be developed nearby but not on the beach itself.

**Policy W-2.4: Dogs.** Ensure that policies for allowing dogs in the park provide adequate protection for wildlife and are consistent with the ecological restoration and public safety goals for the park.

**Policy W-2.5: Night-time Use.** Design and program the Albany shoreline park for daytime uses only. The area should generally be closed during designated evening hours. Any outdoor lighting should be of low intensity and shielded to prevent glare.

*See also Policy CON-5.6 on reducing light pollution and glare.*

**Policy W-2.6: Water Activities.** Ensure that boating, wind-surfing, and other water-oriented activities are managed to reflect the varying levels of sensitivity of the local marine environment, consistent with the Eastshore State Park Plan.

*The Eastshore State Park Plan includes guidelines for recreational activities in the waters off of Albany, including various forms of non-motorized boating. Watercraft are prohibited in the Albany State Marine Reserve, which lies between the Albany Plateau and Neck on the south and Point Isabel on the north. Motorized boats and motorized personal watercraft are generally prohibited in the entire park, and non-motorized craft such as sailboards and kayaks are permitted in the waters south of the Albany Neck. Fishing is permitted in designated Recreation and Conservation areas, primarily on piers and structurally protected shoreline areas on the south side of the Albany Neck. The collection of invertebrates for food or bait in the park's tidal mudflats, marshes, and rocky shoreline areas is prohibited.*

*See also Policy W-3.5 on water access.*

**Policy W-2.7: Intergovernmental Coordination.** Coordinate with the East Bay Regional Park District, and the cities of Berkeley, Emeryville, and Richmond, to maximize the potential benefits of the Eastshore State Park, avoid redundancies and duplicative facilities in each city, and ensure that waterfront activities are compatible with the recreational activities currently available or planned in each community.

*Recreational facilities should be planned within a regional context and should complement, rather than duplicate, existing facilities.*

## IMPLEMENTING ACTIONS

**Action W-2.A: User Surveys.** Conduct periodic user surveys to monitor how the park is used and determine the types of activities and services that could be supported by park visitors.

**Action W-2.B: Consultation with Stakeholders.** Consult with appropriate recreational, environmental, and other stakeholders as plans for the park are developed.

*This should include bird watching groups, ecological groups, dog advocates, bicycle-related advocacy groups, water-related activity groups, historians, artists, and other groups with a stake in the outcome of plans for the waterfront.*

### **GOAL W-3: SHORELINE ACCESS**

**Connect Albany residents to their waterfront, while facilitating pedestrian and bicycle access along the shoreline itself.**

**Policy W-3.1: Emphasis on Non-Motorized Access.** In order to minimize increases in traffic and parking demand, create a shoreline circulation system in which walking and biking are the primary and preferred modes of transportation. Motorized vehicle access for purposes other than emergency response or maintenance should be prohibited west of the Buchanan Street turnaround.

**Policy W-3.2: Trails.** Provide a convenient and attractive system of multi-use trails that links all subareas along the waterfront. To the extent feasible, the trail system should be designed and constructed to provide universal access for persons with disabilities.

*The trail system should be designed to ensure opportunities for visitors to enjoy the diverse topography, wildlife, and scenic views in the park. Fencing or signage should be used along trails where necessary to protect critical natural resources.*

**Policy W-3.3: Pedestrian and Bicycle Connections to the Shoreline.** Work with Caltrans, EBRPD, BART, the Alameda County Transportation Commission, and other agencies to complete a system of bikeway and pedestrian connections from the Ohlone Greenway and other parts of Albany to the Bay Trail.

**Policy W-3.4: Parking.** Provide a limited number of new motorized vehicle parking spaces as part of the State Park improvements, with spaces located in a way that minimizes the need for new interior roadways. Parking strategies should be based on actual use patterns, rather than “special event” or “worst case” scenarios. Bicycle parking should be a component of any future parking area.

**Policy W-3.5: Water Access.** Designate areas to provide water access for windsurfers, kayakers, and other non-motorized watercraft.

## IMPLEMENTING ACTIONS

**Action W-3.A: Bay Trail Construction.** Implement the Bay Trail Plan along the Albany Shoreline.

*The Bay Trail will improve access through the park and connect the Albany waterfront to the shoreline in Berkeley, Richmond, and other bayfront communities. The trail is an important unifying element within the park as well as a means of improving access to and along the shoreline. The Albany portion of the trail includes a completed segment north of Buchanan Street, a section parallel to the north side of Buchanan, and a planned segment extending from the Albany Beach south approximately 4,200 feet along the west side of Golden Gate Fields (Fleming Point). Retaining walls, slope stabilization, drainage, fencing, signs, and pavement striping are planned for the Fleming Point segment. The new section of trail will be designed to minimize disturbance of wildlife and prevent access to the mudflats by people and dogs.*

**Action W-3.B: Spur Trail Improvements.** Improve the spur trails extending from Albany Beach to the Albany Bulb and the Albany Plateau area.

*Trail improvements are planned along what is now the lower road along the Albany Neck, terminating at the view point at the Bulb. A loop trail around the Bulb also is planned, with benches at key viewpoints.*

**Action W-3.C: Wayfinding.** Work with Caltrans and EBRPD to develop and implement a coordinated wayfinding and signage program that provides clear direction to visitors on park access.

**Action W-3.D: Albany Beach Parking.** In conjunction with beach improvements and development of the Bay Trail, implement plans for a new parking lot and access drive serving Albany Beach. Consider the need for off-street parking as other sections of the shoreline park are improved.



## GOAL W-4: WATERFRONT ECOLOGY

**Preserve, enhance, and restore the unique ecology of the Albany waterfront.**

**Policy W-4.1: Native Plant Restoration.** Support the preservation and enhancement of native plant communities in the waterfront area, while also encouraging the control or removal of invasive and non-native species.

*As specific park projects are planned and implemented, programs to remove invasive species should be developed, with a priority placed on removing the most noxious weeds. These areas should be replanted with native species to the greatest extent feasible.*

**Policy W-4.2: Upland Habitat.** Support the long-term protection of existing upland areas along the waterfront, particularly in those areas designated for conservation by the Eastshore State Park Plan. Upland wildlife habitat should also be protected within active recreation areas, consistent with the design of planned facilities.

**Policy W-4.3: Wetland Habitat.** Support the conservation and restoration of wetlands as waterfront park improvements are constructed.

*The City will support efforts by the East Bay Regional Park District and other agencies to restore wetlands along the Albany shoreline. This should include consultation with wetland scientists prior to grading or construction, as well as planning and designing improvements to minimize impacts to delineated wetlands. It further includes coordination with resource agencies, and provisions for monitoring to improve the long-term success of wetland restoration efforts. The City of Albany will be engaged in these efforts to the extent appropriate, and will work to ensure their successful implementation.*

**Policy W-4.4: Roosting Habitat.** Support efforts by the East Bay Regional Park District and resource agencies to enhance roosting habitat for shorebirds, such as turning small peninsulas into islands, and adding rock or other material to raise existing roosts above higher tides.

**Policy W-4.5: Buffers.** Maintain or create buffer areas between trails and sensitive habitat areas where necessary to minimize wildlife disturbance.

**Policy W-4.6: Access Restrictions.** Minimize disruption of wildlife by restricting access by people and dogs in the most environmentally sensitive areas along the shoreline, and by siting trails and other facilities appropriate distances from these areas. Signs and/or fencing should be posted restricting access to the most sensitive areas.

*Trails along the north and east side of the Albany Plateau and the north side of the Albany Neck should be designed to minimize disturbance of ducks, shorebirds, and other water birds on the Albany mudflats.*

**Policy W-4.7: Interpretive Signs and Exhibits.** Encourage the use of interpretive signs and exhibits that discuss the value of tidal marshes, mudflats, wetlands, and sub-tidal habitats.

**Policy W-4.8: Marine Habitat.** Designate the most valuable marine habitat areas, including the Albany mudflats and the two sub-tidal areas at the west end of the Albany Bulb, as Aquatic Preservation or Conservation areas.

#### *IMPLEMENTING ACTIONS*

**Action W-4.A: Botanic and Wildlife Surveys.** Ensure that qualified botanists and wildlife biologists are engaged in the planning and design processes for waterfront improvements. Environmental professionals should be retained to identify potential habitat for special status plant and animal species, and to ensure that potential impacts to these species are avoided and minimized. If unavoidable impacts are possible, measures to offset those impacts should be identified and implemented.

**Action W-4.B: Albany Beach Restoration Project.** Implement the Albany Beach Restoration Project, including upper beach enhancement, expansion of the dune areas, seasonal wetland enhancement, landscaping with native plants and removal of invasive plants, new bioswales and stormwater management facilities, and removal of debris.

**Action W-4.C: Lagoon Area Restoration.** Support modifications to the levees that surround the lagoon at the west end of the Albany Bulb which enhance the habitat value of the area and reduce the likelihood of disturbance by humans and land animals.

**Action W-4.D: New Interpretive Panels.** Expand the number of interpretive panels at the park entrance that discuss the function of the mudflats in the Bay ecosystem and Pacific Flyway, in addition to identifying the birds and marine life that frequent the area.

**Action W-4.E: Burrowing Owl Habitat Assessment.** Support future assessments of the designated burrowing owl habitat area on the Albany Plateau. Such evaluations should be used to evaluate the degree of public access and range of future activities to be planned for this area.

## **GOAL W-5: SUSTAINABLE SHORELINE**

**Create a safer, more resilient shoreline that is better integrated with the Bay's hydrologic and biological systems.**

**Policy W-5.1: Balanced Objectives.** Strive for a balance between shoreline protection, waterfront access, environmental enhancement, recreation, and economics in the planning and design of shoreline improvements.

*Policies in other sections of the Waterfront Element reinforce this policy. Future park plans call for restoring native vegetation, limiting parking and paved surfaces, emphasizing pedestrian and bicycle access, improving transit to the waterfront, and siting facilities in a way that minimizes impacts on special status species and habitat.*

**Policy W-5.2: Carrying Capacity.** Ensure that the level and character of park activities is managed in a way that does not exceed the carrying capacity of park resources.

*Carrying capacity is defined by the Eastshore State Park Plan as "the land's inherent ability to sustain the integrity of natural systems and the land uses dependent on them over time. It implies that there is a point beyond which the ability to regenerate is exceeded by demands on the system, resulting in a loss in resource quality." This concept has been used by the Park District in its designation of "preservation," "conservation" and "recreation" areas and will continue to be used in future park planning.*

**Policy W-5.3: Green Construction.** Ensure that any structural improvements on the waterfront are consistent with principles of green design and construction, including LEED certified construction, the use of photo-voltaics and other alternative energy sources, pervious pavement, low impact design, and site plans which respond to solar orientation and prevailing wind direction.

**Policy W-5.4: Shoreline Protection.** Replace portions of the shoreline that consist of construction debris, concrete, and slag material with materials and designs that improve their long-term function and enhance their appearance.

*This could include structural reinforcement where greater public use is envisioned or “softening” where a more natural appearance is desired. The specific treatment in each location should be determined on a case by case basis. Higher priority should be given to shoreline protection projects in areas of high activity and areas of observed erosion.*

**Policy W-5.5: Sea Level Rise.** Ensure that all structural and recreational improvements along the waterfront incorporate sea level rise as a design factor.

**Policy W-5.6: Water Quality.** Design all drainage, water, and wastewater systems to maximize the potential for environmental benefits. This should include minimizing the area of impervious surface, using drought-tolerant landscaping, and incorporating bio-swales and other features which minimize water runoff. In areas where landscape irrigation is required, water systems should be designed for the eventual delivery of reclaimed water.

**Policy W-5.7: Life-Cycle Impacts.** Minimize the life-cycle impact of park development by reducing material use, reusing existing materials, and using recycled materials wherever feasible.

#### IMPLEMENTING ACTIONS

**Action W-5.A: Shoreline Improvement Projects.** Support EBRPD in the shoreline restoration and improvement project for the south shore of the Albany Neck.

*The project includes stabilization of 1,800 feet of shoreline, replacing concrete rubble and debris with a stabilized rock toe and rock shoreline revetment. It is intended to prevent erosion, protect water quality, and enhance habitat. It also includes upper slope landscaping and repair of trails from Buchanan Street to the Bulb. Off-shore habitat enhancement also may be considered.*

## **GOAL W-6: GOLDEN GATE FIELDS**

**Ensure that any change of use at Golden Gate Fields is consistent with Albany's values, protects the shoreline as a place of scenic beauty, and advances principles of economic and environmental sustainability.**

**Policy W-6.1: Measure C.** Require voter approval for any change of allowed use, zoning map change, General Plan Amendment, or development agreement, consistent with the provisions of Albany Measure C. The primary objectives of any future change in use should be the preservation of maximum feasible open space, public access to the shoreline, improvement of outdoor recreation activities, integration with the McLaughlin Eastshore State Park, and enhancement of the waterfront's unique qualities. Any future development on the waterfront should be low in scale and height, allowing the waterfront itself to be the dominant visual feature.

**Policy W-6.2: Voices to Vision.** Consider the input provided during the 2009-2011 "Voices to Vision" process during future discussions regarding the Golden Gate Fields site. The Albany community should continue to be engaged in the waterfront planning process to the greatest extent possible.

**Policy W-6.3: Aesthetic Quality.** Protect the scenic and visual qualities of the waterfront in any future private or public development on the Golden Gate Fields site.

**Policy W-6.4: Fiscal Impacts.** Ensure that any decision regarding the future use of Golden Gate Fields considers the potential fiscal impacts on the City of Albany and the Albany Unified School District, and includes measures to achieve a positive fiscal outcome.

### *IMPLEMENTING ACTIONS*

**Action W-6.A: Shoreline Setback.** Prohibit construction of any buildings within a 100-foot minimum of the shoreline. Consider larger setbacks where possible to expand the parkland area along the shoreline.

**Action W-6.B: General Plan and Zoning Map Amendment.** Develop a strategy for changing the General Plan designation of publically-owned properties on the waterfront from "Commercial Recreation" to "Parks and Open Space," and changing the corresponding zoning designation from "Waterfront" to "Public Facilities" or a new "Open Space" zone, taking into consideration the requirements of Measure C.

*The 1992 General Plan designated 137 acres along the Albany waterfront as "Commercial Recreation." Since that time, about 35 acres of this area, including the Albany Plateau and area around the west end of Buchanan Street, has been acquired by the East Bay Regional Park District. This area should be re-designated as "Parks and Open Space." However, this change could require a citywide vote under Measure C, which could have a substantial fiscal impact. Options for making this amendment should be evaluated.*