INTRODUCTION

In 2003 the City of Albany began the process for adoption of a new Master Plan for Parks, Recreation and Open Space. This process started with evaluation of community needs and assessment of existing parks and facilities and has concluded with a five to ten year Plan for the enhancement of the City’s park system, open space, recreation facilities, programs and services. This process was intended to create a clear set of goals, policies and objectives based on Albany’s unique circumstances. It is a Plan that provides direction to City staff, the Parks and Recreation Commission (“the Commission”) and the City Council.

Public involvement: The Commission sought residents’ views of park and recreation needs through three methods:

- **Household survey:** A questionnaire developed by the Commission was distributed citywide based on a computer model designed to reach randomly selected residences throughout the City. The 321 responses received provided information on public priorities, attitudes concerning existing facilities and services, and recreation participation.

- **Public Meetings:** In addition to over 15 Parks and Recreation Commission meetings devoted to the Master Plan, approximately 115 residents participated in a public visioning meeting on October 21, 2003. The results of large and small group discussions were used to develop the “Goals Statement” of the Master Plan and helped provide direction for the proposed actions.

On March 25, 2004 at a special meeting of the Parks and Recreation Commission, sports field user groups were invited to discuss Albany’s fields, use priorities, scheduling of fields, design standards and maintenance issues.

On May 25, 2004 approximately 35 residents participated in a community workshop to provide feedback to the Commission on priorities for Measure F (a special funding measure adopted by the voters specifically for improvement of City Hall facilities, roads and traffic upgrades, and parks, recreation and open space projects).

On June 7, 2004 the City Council and the Parks and Recreation Commission held a study session to review the status of the Parks, Recreation and Open Space Master Plan and the preliminary capital project priorities for Measure F funds. Following the meeting the Commission revised the list and presented their Measure F recommendations to the Council at the June 21, 2004 meeting. The public was given the opportunity to comment on the Commission’s recommendations at both meetings. (The Council’s final choice of priorities for the use of Measure F funding for parks projects are listed in Section 7).
At a final meeting on September 2, 2004, the Parks and Recreation Commission reviewed a draft of the Master Plan with the public and subsequently incorporated many of the comments received in the draft.

✓ Stakeholder Interviews: Through questionnaires and follow-up interviews, users of sports fields and other facilities provided opinions on adequacy of facilities, programs and future needs.

Determination of Needs: Needs for park and open space land, indoor and outdoor facilities, and recreation programs were determined through the following investigations:

- Development of a community profile based on demographic data.
- Evaluation of existing resources and operations.
- Inventory of existing facilities within Albany plus a surrounding radius of about one mile.
- Review of land availability.
- Results of public and Commission input.
- Review of local, regional and national trends.
- Consideration of desirable ratios of land and facilities to population.

Role of Parks and Recreation Commission: Throughout the process the Parks and Recreation Commission oversaw the work of consultants and City staff and held progress reviews for public comment. The Commission reviewed all potential projects and ranked them according to priorities: projects which resulted in the highest priority rankings were recommended to the City Council for funding under Measure F.

Final Report: A final report has been prepared providing more detail on the planning process, proposed standards, project descriptions, and funding considerations. In addition, further detailed information is provided in a series of separate appendices, which are available for public review.

Parks Map: The parks map displays a layout of existing and proposed parks and other facilities. Each site or facility is labeled with an alphanumeric designation such as N-12 or OS-1, which corresponds to Table 3.3 in the full report of the Master Plan. This Executive Summary does not include reference to those sites for which the Master Plan makes no specific proposal.

Key to letter designations on the parks map:

- M Mini-park or tot lot
- N Neighborhood park
- C Community park
- R Regional park
- SU Special use park or facility
- L Linear park
- OS Open space area
- S School

Proposed new sites are indicated on the parks map by an asterisk (*)
GOALS AND POLICIES

The following is a list of the key goals developed to respond to the General Plan policies and stated community needs and interests, and to address the gaps identified in the planning analysis.

GOAL 1: Preserve, enhance and, where possible, expand park and open space areas in Albany. Make Albany a green environment that integrates nature with neighborhoods, protects and supports native habitat and educates residents about local vegetation and wildlife.

Policies:

1.1 Level of service: Maintain a level of service for parkland, based on the land/population ratio shown on Table 3.2 of the Master Plan report.

1.2 Standards: Observe standards for design and development of parks and open space areas as presented in Chapter 6 of the Master Plan report, as appropriate to the specific conditions of individual sites.

1.3 Existing Neighborhood Parks: Maintain and enhance existing neighborhood parks.

Actions:

1. Ocean View Park (N-20): Provide the following improvements:
   - Reconstruct playfield (drainage, irrigation, grading).
   - Replace field lighting.
   - Replace children’s playground area.
   - Construct a new picnic shelter.
   - Develop a permanent restroom building.
   - Add a new drinking fountain.
   - Thin existing trees; add new trees and landscaping, including improvement of visual relationship to Buchanan Street.
   - Repair tennis courts.
   - Resurface pathways.
   - Add support facilities (e.g., signage, bike racks, waste receptacles, benches and picnic tables).

2. Terrace Park (N-31): Provide the following improvements:
   - Renovate restroom building.
   - Replace turf and drainage system.
   - Upgrade irrigation system.
   - Upgrade picnic area.
   - Resurface basketball court and interior paving.
   - Replace pathway.
   - Add landscaping.
1.4 **New neighborhood park:** Create a new neighborhood park in the Albany Hill area so that all Albany residents have a neighborhood park within half a mile of their homes.

**Actions:** Develop one (1) of the following sites, depending on considerations of site availability, cost and appropriateness to serve the neighborhood. (Pierce Street is listed first as a higher priority site).

1. **Pierce Street site (N-12 a):** Continue to explore the feasibility of acquiring this former freeway right-of-way (up to 4.14 acres) for neighborhood park development and other uses including a part of a pedestrian-bike trail linkage with the Bay Trail, community gardens, a natural open space area or other possibilities.

2. **Vista School site (N-12 b):** Investigate the possibility of securing an agreement with the Albany Unified School District for the purpose of developing the site in partnership for community uses, in a manner consistent with District needs. Explore various development alternatives including retaining all or a portion of the buildings. Should the site become available at a later date, the City should explore purchasing the site. Improvements to the site could include a new playground, ADA improvements and new steps to improve access to the site.

1.5 **Community Park:** Maintain and improve Memorial Park to serve as the community park for the whole city.

**Actions:**

1. **Memorial Park Phase II (C-7):** Complete the program of the 1998 Memorial Park master plan by undertaking Phase II, to include the following improvements:
   - Develop a new entry promenade on the south side.
   - Reconstruct the ball field (turf, irrigation, drainage).
   - Renovate other turf.
   - Improve the picnic area (tables and pads).
   - Add trees and landscaping.
   - Improve perimeter sidewalks.
   - Install new support facilities (e.g., signage, bike racks, waste receptacles, benches, including benches at the tennis courts).

2. **School use:** Encourage Albany Unified School District to improve and expand the use of Cougar Field to allow greater and more varied community use of the facility and to alleviate the over-use of the Memorial Park field.

1.6 **Open Space:** Preserve and expand open space areas, and conserve their natural qualities.

**Actions:**

1. **Albany Hill Park (OS-11a):**
   - Explore options for acquiring additional lands contiguous to the park.
   - Implement the approved Albany Hill-Creekside Park Master Plan, including internal pathways; new or improved trail connections to Cerrito Creek and to Pierce Street, new signage, benches and vegetation management.

2. **Creekside Park (OS-2):**
   - Implement the Albany Hill-Creekside Park Master Plan, including signage, benches, and vegetation management.
• Consider the desirability and feasibility of a connection across Cerrito Creek to link with the Cerrito Creek Bay Trail connector.
• Coordinate development with the City of El Cerrito for each city’s Creekside Park.

3. **Cerrito Creek Restoration (OS-1):** Coordinate planning and improvement efforts with the Cities of Richmond and El Cerrito and non-profit organizations, such as Friends of Five Creeks, to improve the condition of the creek corridor. Consider alternatives to the current design of the storm water retention facility.

4. **Codornices Creek Restoration (OS-26):** Complete the coordinated program to realign and landscape the creek corridor with the City of Berkeley and the University of California.

5. **Gill Tract (SU-28):** Acquire if possible, and if not coordinate planning with the University of California for mutually beneficial uses of this area. Seek to accommodate multiple recreation uses of the site with particular consideration for protection of the natural environmental features, including significant trees and the Village Creek habitat. Consult with the community concerning combinations of facilities and activities, which might include, but not be limited to the following types, which have been suggested thus far by the University and by residents:

• Baseball/softball fields (relocation) and recreation center for Village residents.
• Performance venue such as an amphitheatre or bandshell with picnic accommodations.
• Urban agricultural activity such as a community garden, demonstration organic farm or eco-park, with related educational programs, in coordination with the school district and/or foundation partnerships.
• Museum space for local history.

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**GOAL 2: Make Albany a center for cultural and arts activities, with open space for art displays and musical performances.**

*Beautify public space through public arts programs, landscaped boulevards and community gardens. Promote arts related activities.*

**Policies:**

2.1 **Promotion of the Arts:** Actively engage in promotion of arts and culture in Albany through the following actions:

**Actions:**

• Increase the visibility of the arts through partnerships with other agencies and organizations.
• Encourage collaboration among art, business, education, heritage, tourism, city beautification, and recreation organizations.
• Promote public arts organizations as partners in community development process.
• Encourage and sponsor art installations at various points throughout the City.
2.2 **Space for programs:** Take advantage of opportunities to enhance and expand indoor space, and associated outdoor areas, for a variety of recreational programs, including arts and cultural programs.

**Actions:**
1. **Albany Community Center [SU-18]:**
   - Refurbish the wood floors.
   - Upgrade the perimeter landscaping.

2. **Veteran’s Memorial Building [SU-8]:**
   Evaluate existing uses and obligations to current users (e.g., Veterans, Boy and Girl Scouts).
   - Review and develop funding sources for building maintenance and project revenues from existing and anticipated use fees.
   - Explore funding sources for necessary upgrades to augment Measure F monies.
   - Review structural improvements and additions (e.g., outdoor patio space).
   - Secure a transfer of ownership from the County to the City.
   - Undertake seismic, access and other necessary upgrades.
   - Evaluate options for programming and the anticipated revenue that could be generated from operations. Some possible uses include performing arts classes and presentations, general recreation and adult interest programming (such as computer classes, fitness training, a teen center and a local history center).
   - Plan adaptive upgrades to the building relative to programs to be housed there.

2.3 **Outdoor cultural space:** Provide flexible outdoor space that can be programmed for performances and other cultural activities. Utilize design review and permitting process to encourage creation of open spaces as part of private development projects.

**Actions:**
1. **Memorial Park [C-7]:** In designing improvements to Memorial Park, consider how various spaces (such as the entry promenade) can be made useful for such events as art displays, concerts, theatrical performances and community celebrations.

2.4 ** Beautification and amenities:** In planning public improvements, (such as street medians and islands, parking facilities, etc.) and in reviewing private development projects, (particularly along San Pablo and Solano Avenues and at the Golden Gate Fields site) be alert to opportunities to create new spaces for public activities, public art and for landscaping and other beautification efforts.

**Actions:**
1. **Key Route Median [L-5]:** Redevelop the median into a linear park equipped with a trail, landscaping and site amenities.

2. **Street Tree Program:** Continue, expand and promote the City’s program of planting and maintaining street trees throughout the community.

3. **Community Gardens:** Establish community gardens, where feasible, in all parks, with educational programming.
GOAL 3: Provide high quality sports and recreation facilities that accommodate children, youth, families and seniors year-round and at all times of day. Increase the range of City-sponsored programs for all age groups, including childcare and senior citizen programs.

Policies:

3.1 City Sports Fields: Renovate and maintain City sports fields, and continue to cooperate with area-wide sports field users for purposes of field use and maintenance.

Actions:

2. Memorial Park Fields (C-7): See proposed actions for Memorial Park Phase II under Policy 1.5 on page 4.

3.2 Other Sports Fields: Cooperate with other agencies and organizations in creating new sports field facilities. Relevant parties include the Joint Powers Agreement Committee, Albany Unified School District, Associated Sports Field Users and Albany field user groups. Select sites in consideration of shielding from vehicle pollution. In each case consider the costs and benefits of the uses of artificial turf and night lighting as means of expanding the usability of fields.

Actions:
1. U.C. Fields Relocation (SU-27): Cooperate with the University of California, local groups and the community at large, in relocating the existing baseball/softball fields within the University’s Albany properties, should the existing fields be lost to any future development.

2. Gilman site (SU-34): Continue City support of the Joint Powers Agreement (JPA) to develop the Gilman Street property west of Interstate 80 in Berkeley, and other possible projects in the region. Preliminary design programs indicate there would be 2 soccer fields, 3 ball fields, field house, picnic area, play area and parking. The City of Berkeley will be responsible for the design and construction. The East Bay Regional Park District is pursuing grants to fund this project.

3. Cougar Field (S-3): Develop a use agreement between the City and the Albany Unified School District. Support the District in efforts to win the approval of the City of El Cerrito for lighting of the field to expand the use potential of the facility.

3.3 Children’s facilities and programs: Continue to provide and maintain facilities for childcare and early childhood education programs operated by the City or by private interests. Offer after-school teen programs (such as a teen café, after-school activities), possibly at the Veteran’s Memorial Building or at Albany High School.

Action:
1. Pre-school building (SU-35): Retrofit the building for seismic improvements and make other minor renovations.
3.4 **Mini-parks/tot lots:** Maintain and enhance existing toddler play facilities, and be alert to future needs and opportunities for locating additional facilities at suitable locations within parks or locations along the Ohlone Greenway (such as near San Gabriel or Solano Avenues), or at additional locations through land acquisition or in conjunction with private development projects.

**Action:**
1. **Dartmouth Tot Lot (M-29):** Provide the following improvements:
   - Replace the playground equipment.
   - Repair drinking fountain.
   - Improve the signage.
   - Explore the feasibility of acquiring adjacent lots in an effort to expand the recreational opportunities at this site. If this occurs, a picnic area and shelter building should be provided.

3.5 **Senior services:** Maintain and enhance specialized programs for senior citizens at the Senior Center and at other locations in the City. Expand off-site activities such as tours and travel.

**Action:**
1. **Albany Senior Center (SU-16):** Upgrade the building to include a new roof and minor rehabilitation.

3.6 **General interest programs for adults:** Emphasize a range of classes and activities for adults, such as computer instruction, job training, crafts, lifetime sports, fitness, etc.

3.7 **Exercise programs:** Support outdoor exercise programs in parks throughout the city (including martial arts and other exercise activities).

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**GOAL 4: Promote public uses of the waterfront, providing for maximum natural open space and recreation.**

**Policies:**

4.1 **State Park:** Participate actively in the planning and development of the Eastshore State Park, including the ultimate incorporation of the Albany Bulb into the park area, and possible additional land acquisition in the future.

**Actions:**
1. **Eastshore State Park (R-14):** Take the following actions in the development of the State park:
   - Complete transfer of the Albany “Bulb” to the State of California.
   - Coordinate with the East Bay Regional Park District to implement the master plan for the site.
   - Explore alternatives for expanding the Eastshore State Park by securing additional waterfront property.
4.2 **City land**: Enhance and maintain waterfront land owned by the City, exclusive of the bulb area.

**Actions:**
1. **Waterfront Trail Park (L-21)**: Upgrade the area lying within a portion of the right-of-way of Buchanan Street extension to include enhancing the “cove” structure as a site for small-scale, participatory educational programs, picnic tables, a restroom (porta-potty) facility, drinking fountain and additional landscaping. Considering the region-serving nature of the site, make use of non-City financial resources to the maximum extent possible.

**GOAL 5**: Establish an integrated, comprehensive system of pedestrian and bike routes linking all neighborhoods and schools to recreational facilities throughout the city, including the waterfront.

**Policies:**

5.1 **Ohlone Greenway**: Rehabilitate and enhance the Ohlone Greenway.

**Actions:**
1. **Ohlone Greenway (L-15)**: Prepare a development plan for Albany’s portion of the Ohlone Greenway. The planning process should include consideration of the following types of improvements:
   - A new lighting system throughout the length of the Greenway.
   - Basic upgrades including an automatic irrigation system, and general landscaping improvements.
   - Specialized trail surfaces for bicycles, running and walking.
   - Game courts.
   - An interpretive trail, historic, natural or artistic.
   - Native planting.
   - Community gardens.
   - Play structures, especially where needed for more “eyes on the park”.

5.2 **Waterfront access**: Cooperate with other agencies in completing a system of pedestrian and bikeway connections from BART and the Ohlone Greenway to the Bay Trail.

**Actions:**
1. **Cerrito Creek-Bay Trail Connector (T-4)**: Participate with other agencies in developing trail links between El Cerrito Plaza and the Bay Trail. The Albany portions include:
   - A connection generally by way of Pierce Street to the Buchanan overcrossing.
   - Re-alignment of the existing connection from the Buchanan overcrossing to the Bay Trail on the west side of I-580

5.3 **Bay Trail (T-2)**: Cooperate with appropriate agencies in completing local segments of the regional trail around the Bay, including connection through the Golden Gate Fields site to the Berkeley city limits.
5.4 **Neighborhood paths**: Maintain existing pathways that provide mid-block connections within neighborhoods.

**Actions:**
1. **Manor Way (L-32)**: Make minor improvements, including landscaping and pavement repair or replacement.
2. **Catherine’s Walk (L-13)**: Prepare a plan for this site to include safety improvements and a maintenance plan.

5.5 **Albany Hill trails (T-3)**: Complete a system of trail connections to Albany Hill Park.

**Actions:**
1. **From Creekside Park (T-3)**: Upgrade the existing trail from Creekside Park to the top of the hill.
2. **To Pierce Street (T-3)**: Secure a trail access to Pierce Street via the undeveloped property on the west side of the hill, and/or through easement or other agreement with the condominium associations that own open space reserves on the hill.

5.6 **Creek trails**: Develop trails along the creeks that border Albany, in association with the neighboring cities and other jurisdictions such as flood control agencies and the Corps of Engineers.

**Actions:**
1. **Codornices Creek Trail (T-7)**: Complete the current trail project, along the Albany-Berkeley border from the sports fields at Fifth Street to east of Tenth Street. Continue to plan for linkages to other pedestrian paths, routes and bikeways including potential connections to the Bay Trail.
2. **Cerrito Creek Trail (T-1)**: See proposal for Creekside Park, under Policy 1.6 on page 5.

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**GOAL 6: Make Albany a City that provides high quality services and inviting, well-kept facilities that foster public enjoyment.**

**Policies:**

6.1 **Public participation**: The City will engage in a public review process as each improvement project proceeds to design and construction, including public meetings and other activities to secure broad participation.

**Actions:**
1. **Review**: Responsible City staff will direct plans for City parks, open space, landscape and street beautification projects to the Parks and Recreation Commission for review in public meetings. Publicize all meetings and workshops in as many ways as possible.

6.2 **Resource Management**: The City will employ a variety of enhanced management techniques and efficiency measures in order to achieve the most benefit from its resources and maintain a high quality of services and facilities.
Actions:

1. **Partnerships:** Continue to foster partnerships/joint use opportunities with other agencies and organizations (e.g., City of Berkeley, City of El Cerrito, Albany Unified School District, University of California, local sport groups) to improve park and recreation services; and monitor maintenance responsibilities among these parties to ensure efficient use of all resources within the city.

2. **Field use priorities:** Continue to give priorities for field use to 1) City sponsored programs and services; 2) School district programs and 3) Other organized sport leagues. Post a public schedule of reserved uses of fields and field closures.

3. **Maintenance costs:** Develop a cost tracking system for park maintenance activities.

4. **Volunteers:** Use volunteers as a means of providing more service on a limited budget. Create a mechanism so people can volunteer in such roles as assistance with special events, performance of minor maintenance duties, and assistance with administrative tasks. This may include an “Adopt-A-Park” Program through formal or informal agreements with neighborhood groups and service clubs. Communicate with the public about specific opportunities for volunteer assistance.

5. **Planning:** Maintain an on-going planning effort to establish design and development standards for parks and recreation facilities. This may include specifications for types of equipment, models and materials used in development and maintenance, and a comprehensive signage program for all park, recreation and open space related facilities. Include consideration of maintenance methods in the initial planning of new or renovated facilities. Maximize the opportunities for organic and sustainable landscape.

6.3 **Maintenance:** Maintain park and recreation facilities in a manner to make them safe, attractive, and a positive part of their neighborhoods. Prioritize repair, rehabilitation and preventative maintenance.

**Actions:**

1. **Alternative workforce:** Determine which park maintenance tasks are best performed by the City, and which tasks could be better performed by contractors, user groups or other non-profit entities. Develop clear plans and specifications for contracting maintenance tasks to local community groups or sport field user organizations. In contracting park maintenance tasks, consider both private and non-profit as well as other groups.

3. **Commission oversight:** Assign to the Parks and Recreation Commission responsibility to develop and oversee park maintenance policy. The Public Works Maintenance Manager should meet with the Commission at least quarterly to report on and discuss park maintenance effectiveness.

4. **Tracking requests:** Establish a tracking system to ensure that staff adequately addresses maintenance requests from the public.

5. **Maintenance plan:** Develop a maintenance management plan for parks, recreation and open space facilities, including a specific budget for parks maintenance, time and
performance tasks for each distinct maintenance task, e.g., mowing, turf management, edging, pruning, litter pick-up, etc.

6.4 Maintenance standards: Establish maintenance standards for park and recreation facilities.

Actions:
1. **Pest management:** Develop a pest management policy that favors the use of organic or natural methods. Through a thorough and public process, consider the careful and limited use of chemicals of the least toxic nature.
2. **Sports field standards:** Develop and adhere to maintenance standards for sports field maintenance, with emphasis on turf management and/or use of artificial surfaces.
3. **Field closures:** Establish field closure policy and enforcement measures to prevent overuse of fields or use of fields when wet.

6.5 Maintenance budgeting: Provide funding to maintain existing park and recreation facilities at levels that meet the community’s expectations.

Actions:
1. **Expenditure threshold:** Establish a minimum threshold for maintenance operations to ensure that park maintenance receives an equitable share of the City’s overall maintenance budget.
2. **Separation of budgets:** Develop separate budgets for City-wide maintenance responsibilities (e.g., beautification, medians and traffic islands, open space management, sports field maintenance and building maintenance services).
3. **Dedication of fees:** Revenues generated from the rental of fields should be dedicated to park and field maintenance.
4. **Workforce:** Consider developing a specialized crew dedicated to park maintenance.

6.6 Cost-saving strategies: Implement maintenance cost savings strategies that do not sacrifice the quality and care of the parks.

Actions:
1. **Cost-saving improvements:** Reduce day-to-day maintenance costs through minor improvements such as installation of automated irrigation and creation of mowing strips along playgrounds, picnic areas and other locations.

6.7 Recreation programming: Evaluate recreation programs on an on-going basis, addressing the needs and interests of all segments of the community and the degree to which programs are self-sufficient.

Actions:
1. **Trends:** Monitor trends and public interests and actively develop and offer new programs accordingly.
2. **Non-City providers:** Encourage other public and private service providers to meet recreation needs. Where possible (possibly at the Veterans Building), lease space (long-term) to groups and commercial interests to conduct recreation programs, at
their own expense for operating and maintenance costs.

3. **Evaluation**: Continually evaluate programs in terms of persons served, overall community interests, program costs and fee structure. To the extent that City-sponsored programs require subsidy, establish an overall subsidy rate at the beginning of each year.

4. **Inter-agency programming**: Form a recreation services committee consisting of representatives from other agencies and organizations for the purpose of coordinating services. Agencies represented should include the Albany Unified School District, UC Village, YMCA and other recreation providers.

**FUNDING STRATEGIES**

The Master Plan provides an assessment of the City’s capital project needs and existing funding sources. It provides an analysis of the projected needs and outlines a range of funding solutions for consideration. The following is a summary of the findings.

**Capital Needs**: The estimated capital cost of completing all of the City projects recommended in this report is $12.1 million. The City currently has a total of $10 million available for such including an allocation of $3.4 million from the Measure F bond issue. Thus there remains a capital-funding shortfall of roughly $2.1 million.

**Maintenance Need**: The total future cost of maintaining all of Albany’s existing and proposed park, recreation and open space facilities is estimated to be approximately $428,000 per year, in 2004 dollars. Albany currently estimates $340,000 is allocated to park maintenance (a portion of Public Works’ budget and tasks). The City is completing a separate analysis of current work deployment and management of public works maintenance. Upon completion of this study, the City expects to be able to identify what is needed to improve maintenance standards. Based on the study results, the City can identify the actual maintenance costs and determine if there is a funding gap.

**Potential Funding Approaches**: Several funding approaches below are suggested for capital projects to close the 2.1 million dollar gap and to enhance park maintenance. Additional funding sources such as taxes or fees for parks and park maintenance, other than appropriate user fees, will not be considered until and unless the other methods mentioned have been fully explored and found infeasible.

1. **Reprioritization of park maintenance.**
   a. Increase the park maintenance budget.
2. **Improve park maintenance through improved management procedures and oversight.**
3. **Funding of expanded maintenance through savings as a result of upgraded infrastructure.**
4. **Local fundraising efforts. (Capital generation).**
5. **Regional and state grants.**
6. **Development partnerships with local groups.**
   a. Project partnerships with local groups such as the Rotary Club and others.
7. **Lighting and Landscaping District.** One suggestion is to form a new Lighting and Landscaping district, which would be in addition to the existing districts that were established in 1988 and 1996.
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SECTION 1 – Introduction

1.1 Introduction to the Project

This report documents the findings and conclusions regarding the delivery of park, recreation and open space services in the City of Albany. More specifically, the Plan will provide policies for improving and maintaining the existing park system; acquiring additional properties for future park, recreation and open space areas; a strategy for meeting the need, managing and maintaining sport fields; and an approach for financing future improvements and long term maintenance requirements. The proposed short-term strategy (six years) for funding these improvements is identified in Section 7, Implementation.

The Plan also includes sections identifying and evaluating the existing system; assesses the need for additional park land; open space and specialized facilities; establishes criteria and standards for site selection; design, and management of the various areas; and recommends an approach to funding acquisition, development and maintenance of facilities.

Report Organization

Due to the extraordinary amount of information in the Plan, much of the technical data is located in appendices found at the back of this document. The main report is divided into the following sections:

Section 1 - Introduction: Provides an overview of the document organization, opportunities for public involvement and summarizes the planning process.

Section 2 – Planning Context: Discusses the community profile that provides the framework for the Plan. This includes a discussion of the natural resources, political boundaries and the population/demographic profile.

Section 3 – Existing Recreation Resources: Inventories and analyses of the park system. This section categorizes the parks by type.

Section 4 - Demand Analysis Summary: Provides a summary of the household survey and the community workshop (visioning) meeting.

Section 5 – Needs Assessment Summary: Provides an overview of the methodology and results of the park, open space and facility needs assessment process.
Section 6 - Recommendations: Provides recommendations and policies for the acquisition and development of future park sites as well as improvements to existing facilities. It also addresses recommendations for the development of major specialized facilities and suggests operational procedures to better manage the park, recreation and open space programs in Albany.

Section 7 - Implementation: Provides a list of projects and actions necessary to implement the plan, identifies project priorities and potential funding sources for capital development and on-going maintenance. Considerable attention was given to the Measure F funding allocations.

In addition to sections identified above, the document contains several appendices. These include the following:

Appendix A - Community Profile: Discusses community profile information that influences the demand and need for park, recreation and open space services. This includes demographic and land use information.

Appendix B - Existing Resources: Includes an inventory of existing park, open space and recreational areas in the Albany area. This includes lands and facilities owned by the City of Albany as well as Alameda County, State of California and Albany School District.

Appendix C - Existing Operations and Management: Includes an analysis of the inventory of existing park, recreation and open space operations, management and maintenance within the City of Albany area.

Appendix D - Demand Analysis: Provides a detailed analysis of the household and community workshop meeting.

Appendix E - Needs Assessment: Provides a detailed analysis of the park, open space and facility needs assessment.
In addition to the information found in this report, a series of background reports were prepared during the study process. These documents included:

- **Discussion Paper #1** Community Profile
- **Discussion Paper #2** Existing Resources
- **Discussion Paper #3** Existing Operations and Management
- **Discussion Paper #4** Demand Analysis
- **Discussion Paper #5** Needs Assessment
- **Discussion Paper #6** Design Standards
- **Discussion Paper #7** Preliminary Recommendations
- **Discussion Paper #8** Implementation

The purpose of providing these “interim-planning reports” was to provide background information during the study and to provide a foundation for future decision-making.

### 1.2 Public Involvement

In order to reflect the views of the community and build consensus support for the plan, public participation was an integral part of the planning process. Public involvement was achieved through the following methods:

- **Household Survey** – This included a sampling of Albany residents through a household survey. The objective was to obtain user opinions and preferences regarding existing and future recreation services and park and open space facilities.

- **Community Workshop Meeting** – This was an advertised meeting open to the general public. The meeting was structured to allow participants an opportunity to voice their personal opinions.

- **Contacts with User Groups** – Consisted of detailed questionnaires sent to organized sports group representatives.

The various methods focused on activities that solicited input and public involvement from a variety of interest groups.
1.3 Planning Process

The planning process was divided into five basic phases. These are outlined below.

Phase 1 - Research

I Research/Data Collection
- Community Profile
- Demographic and Population Data
- Existing Resource Inventory/Evaluation [Appendix A]
- Existing Operations Evaluation [Appendix B]

Phase 2 - Assessment

II Demand and Need Assessment
- Public Involvement [Appendix C]
  - Household Survey, Part A
  - Community Forum, Part B
  - Sports Groups Questionnaire, Part C
- System Wide Needs Assessment [Appendix D]

Phase 3 - Recommendations

III Planning Recommendations
- Existing Parks Renovation or Improvements
- New Park Acquisition and Development
- Open Space/Albany Hill Acquisition
- Pathways/Trails Development
- Indoor Space (gyms, etc.)
- Sports Facilities
- Specialized Facilities
- Management and Operational Recommendations
- Maintenance Recommendations

Phase 4 - Implementation

IV Implementation
- Funding Sources
- Project Costs
- Project Priorities
- Financing Strategy
- Capital Improvement Program
- Maintenance Strategy

Phase 5 - Adoption

V Adoption
- Public Hearing
- Acceptance by Parks and Recreation Commission
- Adoption by City Council
2.1 Regional Context

The City of Albany is located on the eastern shoreline of the San Francisco Bay in Alameda County. The City is linked with other communities by several major roadways. Interstate 80 provides linkages north (e.g., Richmond) and south (e.g., Berkeley and Alameda). Highway 123 (San Pablo Avenue) also provides access north and south. In addition, Union Pacific Railroad operates a major rail line that runs parallel with Interstate 80 & 580.

FIGURE 2.1
Regional Location
2.2 Planning Area

The planning area for this study consists of the Albany city limits. In general, the planning area extends from the San Francisco Bay on the west to the Berkeley city limits on the east and from El Cerrito city limits on the north to Berkeley city limits on the south. The planning area measures approximately 5.47 square miles in size and includes roughly 3,501 acres.
2.3 Conservation Resources

Conservation resources in the Albany area are important for a variety of reasons. The water features (creek corridors and bay) and the presence of open space (wildlife and vegetation areas) all impact the potential for development. While these lands are generally considered environmentally sensitive and have limited development potential, they are often conducive to park, open space, and recreation uses. Aside from providing these potential functions, the protection of these areas has a number of other benefits, such as protecting unique landforms, maintaining habitat and preserving the riparian and vegetative cover. The conservation resources that influence the provision of park, recreation and open space areas are listed below:

Water Features (Creeks and Drainage ways)

The drainage system in the Albany area is part of the Berkeley Hills watershed. This watershed consists of a hierarchy of streams, creeks and other drainage ways that flow into the San Francisco Bay. In Albany, there are three major hydrological corridors: Cerrito Creek, Codornices Creek and Village Creek.

The creeks and drainage ways in Albany are important due to their ability to provide habitat corridors for fish and wildlife, preserve riparian vegetation and carry storm water runoff. In addition to their functional and aesthetic characteristics, the drainage ways can also serve as conduits for trails.

Open Space Wildlife Area, Vegetation and Wetlands)

Due to the level of development within the City, the creek corridors, waterfront area and Albany Hill are the only areas that offer open space (wildlife/vegetation/wetlands) opportunities.

The three creek corridors offer opportunities for fish and wildlife habitat as well as corridors for riparian vegetation. Most of this land is to remain in private ownership. Portions of these creeks have been re-routed, encased in culverts, and covered beneath roadways.

The waterfront areas, on the other hand, are largely in public ownership. The bulb, itself, is owned by the City of Albany and will soon be transferred to the State of California, to become part of the East Shore State Park. These areas provide some limited upland vegetation along the beach areas and an abundance of wildlife habitat areas for fish and shore birds within the mud lands and submerged areas.

All of these conservation areas are considered significant natural features and their development is constrained by various local, state and federal regulations. For the purpose of parks and recreation, these areas are important because they can supplement the existing park, recreation and open space opportunities.
2.4 Climate

Albany has a temperate Mediterranean climate providing for diverse forms of year-round recreation opportunities. Weather is strongly influenced by Pacific Ocean and the San Francisco Bay. The proximity to these features has a moderating influence on the climate in the Albany area.

Similar to the rest of the Bay area, the warmest months in Albany occur in late summer. This is due to the presence of fog and wind that persist much of the summer months. Albany averages 23 inches of precipitation per year, with the majority occurring in winter and spring. The average temperature in the winter is 50 degrees. The average temperatures during the summer is 62 degrees.
From the perspective of providing park, recreation and open space services, the varying climate would necessitate the need to provide a variety of indoor and outdoor recreational facilities. During the winter months, indoor facilities, gymnasiums and indoor pools support programs, such as basketball, volleyball and swimming. Meetings and classrooms provide space for instructional classes and arts/crafts. During the summer months, park facilities provide space for organized sports, playground activities and picnicking.

### 2.5 Demographic Characteristics

Demographic characteristics are important attributes because they create demand and influence recreational interests and participation. The existing population base serves as the foundation for the creating demand. Factors, such as age and income, significantly affect the level and individual ability to pursue recreational activities. To a lesser extent, employment, education and ethnicity also play a role.

**Age**

While Albany was, at one time, referred to as “kid town”, this profile has changed with maturation of the population. As you can see from Table 1.2, the profile for the City of Albany varies slightly from the surrounding communities and the rest of Alameda County and the State of California.

In general, the age profile in Albany is concentrated in the middle age groups (ages 18-64) with a higher percentage of the population in the over 65 age groups. Overall, the age distribution can be characterized as a community with a high number of middle-aged adults.

In general, the older the population, the less they participate in active or competitive recreation activities. In contrast, youth age groups tend to participate in recreation activities more frequently than any other age group and favor more active and competitive activities. This includes activities such as basketball, baseball, soccer, swimming, and bicycling.

Young adults (ages 18-35) are also an active age group and typically form the core of adult competitive sports. Older adults (ages 35-65) typically have less time to devote to recreational activities and tend to have a more passive interest in recreation programs. Recreational time is at a premium and often limited to weekends and occasional evenings.
Table 2.1
Age Distributions 2000
Selected Geographic Areas

<table>
<thead>
<tr>
<th></th>
<th>Age 17 and Under</th>
<th>Ages 18 to 64</th>
<th>Age 65 and Over</th>
<th>Median Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>State of California</td>
<td>27.3%</td>
<td>62.1%</td>
<td>10.6%</td>
<td>33.3</td>
</tr>
<tr>
<td>Alameda County</td>
<td>24.6%</td>
<td>65.2%</td>
<td>10.2%</td>
<td>34.5</td>
</tr>
<tr>
<td>City of Albany</td>
<td>22.9%</td>
<td>66.0%</td>
<td>11.1%</td>
<td>36.3</td>
</tr>
<tr>
<td>City of Benicia</td>
<td>27.1%</td>
<td>63.6%</td>
<td>9.3%</td>
<td>38.9</td>
</tr>
<tr>
<td>City of El Cerrito</td>
<td>15.9%</td>
<td>63.7%</td>
<td>20.4%</td>
<td>42.7</td>
</tr>
<tr>
<td>City of Emeryville</td>
<td>11.4%</td>
<td>78.8%</td>
<td>9.8%</td>
<td>35.2</td>
</tr>
<tr>
<td>City of Martinez</td>
<td>22.7%</td>
<td>67.2%</td>
<td>10.1%</td>
<td>38.6</td>
</tr>
<tr>
<td>City of San Pablo</td>
<td>31.7%</td>
<td>58.0%</td>
<td>10.3%</td>
<td>29.5</td>
</tr>
</tbody>
</table>

Source: US Bureau of the Census

As you can see from the table above, the City of Albany has a higher percentage of residents over the age of 65. Also, a significant portion of the residents are within the age 18-64 category. By the median age, it would appear that a majority are middle-aged adults. The specific age breakdowns are listed below.

Table 2.2
Age Breakdowns 2000
City of Albany

<table>
<thead>
<tr>
<th>Category</th>
<th>Population</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-9</td>
<td>2,013</td>
<td>12.2%</td>
</tr>
<tr>
<td>10-14</td>
<td>1,120</td>
<td>6.8%</td>
</tr>
<tr>
<td>15-17</td>
<td>625</td>
<td>3.9%</td>
</tr>
<tr>
<td>18-24</td>
<td>1,163</td>
<td>6.2%</td>
</tr>
<tr>
<td>25-34</td>
<td>2,873</td>
<td>17.5%</td>
</tr>
<tr>
<td>35-44</td>
<td>2,874</td>
<td>17.5%</td>
</tr>
<tr>
<td>45-54</td>
<td>2,753</td>
<td>16.7%</td>
</tr>
<tr>
<td>55-64</td>
<td>1,204</td>
<td>7.3%</td>
</tr>
<tr>
<td>65-74</td>
<td>853</td>
<td>5.2%</td>
</tr>
<tr>
<td>75+</td>
<td>966</td>
<td>5.9%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>16,444</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: US Bureau of the Census
2.6 Land Use

Land use plays an important role in the location, distribution and availability of park, recreation and open space facilities. The diversity of land uses in the Albany area makes it necessary to evaluate the most effective means of meeting the park and open space needs for each major category. Residential areas will need parks to fulfill the day-to-day needs of area residents. Industrial areas will require parks that focus on use during the day, or where people will travel to at night. Commercial areas are more likely to require plazas and places for passive recreation that are smaller in area. In addition, land use helps to identify areas where development is at a high density.

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (est.)</td>
<td>1,437</td>
</tr>
<tr>
<td>Industrial (est.)</td>
<td>58</td>
</tr>
<tr>
<td>Commercial (est.)</td>
<td>175</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>743</td>
</tr>
<tr>
<td>Water</td>
<td>1,088</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,501</strong></td>
</tr>
</tbody>
</table>

The total land area of the City of Albany is 3,501 acres, of which approximately 1,088 acres is water. The distribution of the land is as follows. The majority of land is zoned residential (41%). This area encompasses most of the eastern portion of Albany (east of I-80). Industrial lands are primarily found around the railroad. Commercial property located downtown, along Salano Avenue, San Pablo Avenue (Highway 123), John T. Knox Freeway (Interstate 580) and East Shore Freeway (Interstate 80) makes up 5% of land.

Based on the 2000 US census, there were approximately 7,248 housing units in the City of Albany. Of this supply, 96.7% were considered occupied and 3.3% were vacant. Of the 7,011 occupied units, 50.6% are owner occupied and 49.4% are renter occupied. At build-out, the City is expected to have 8,135 housing units including 920 student housing units from the University of California.

2.7 Housing
Population growth in a community typically occurs through two means: 1) annexation and 2) in-migration and infill. However, in Albany, there are no opportunities for annexation due to proximity of adjoining cities. Therefore, new population growth will only occur as a result of redevelopment and infill. Unless some major land use changes occur, it is assumed that minor infilling will continue and the City will growth at a rate consistent with historical levels.

Shown below is the population projection for the City of Albany.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population Based on Straight Line Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>16,444</td>
</tr>
<tr>
<td>2003</td>
<td>16,800</td>
</tr>
<tr>
<td>Build-out</td>
<td>17,020</td>
</tr>
</tbody>
</table>

1 Source 1990-2010 General Plan
SECTION 3 – Existing Recreation Resources

3.1 Introduction

Currently, the City of Albany is the primary provider of parks and recreational facilities in the City. Other agencies such as Albany School District and Albany YMCA are also major providers of sport facilities in the area. For a more detailed inventory of park, recreation and open space areas, please refer to Appendix B.

The Albany park system consists of active and passive recreational areas. There are 2 mini parks, 2 neighborhood parks, 1 community park, 4 linear parks and several special use sites in the park system. In total, the City owns 13 park, recreation and open space areas representing more than 40 acres of land. The City also owns and operates several specialized recreational facilities such as the Albany Community Center, Albany Senior Center, the Childcare Center and the Bill Lewis Teen Center.

Other recreational sites in the planning area owned by public agencies include Eastshore State Park. This site is owned by the State of California and is managed by the East Bay Regional Park District.

3.2 Park Land Definitions

The most effective and efficient park system to manage is one made up of different types of parks, each designed to provide a specific type of recreation experience or opportunity. When classified and used properly, they are easier to maintain, create less conflicts between user groups and have less impact on adjoining neighbors. In order to assess the park system in Albany and to address specific parkland needs, the parks have been classified as follows.

Mini-Parks:

Mini-parks, tot lots and children's playgrounds are all small, single purpose play lots designed primarily for small children usage. Due to their size, the facilities are usually limited to a small open grass area, a children's playground and a small picnic area.

Neighborhood Parks:

Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (about 5 acres) and serve an area of approximately one-half mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer, and Little League baseball. Optimum size is between 3 and 7 acres.
### Community Parks
A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, and covered play areas. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-2 mile radius. Optimum size is between 10 and 20 acres.

### Regional Parks
Regional parks are recreational areas serving the city and beyond. They are usually large in size and often include one specific use or feature that makes them unique. Typically, use focuses on passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities.

### Special Use Areas
Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses falling into this classification include special purpose areas, waterfront parks, community gardens, single purpose sites used for field sports or sites occupied by buildings.

### Linear Parks
Linear parks are developed landscaped areas and other lands that follow linear corridors such as abandoned railroad right-of-ways, canals, powerlines and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints and seating areas.

### Natural Open Space Areas
Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

### Undesignated/Undeveloped Land
This is undeveloped land and has not been designated for a specific park use at this time.

### School Recreation Land
School recreation land is land devoted to recreation.

### Private Parks
These include privately owned sites but contribute to the recreational opportunities in the area. This would include golf courses, theme parks, sports fields and complexes.
3.3 Park Land Inventory

Listed below is a summary of the park, recreation and open space areas located within the Albany area. This includes land owned by the City of Albany, East Bay Regional Park District, Trust for Public Lands, Albany School District and private organizations.

Table 3.1
Summary of Parks, Recreation and Open Space Areas (All Agencies)
Albany Planning Area

<table>
<thead>
<tr>
<th>Park, Recreation and Open Space Areas</th>
<th>Total Park Land (Acres)</th>
<th>Number of Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Albany</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-Parks</td>
<td>0.34</td>
<td>2</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>4.93</td>
<td>2</td>
</tr>
<tr>
<td>Community Parks</td>
<td>6.75</td>
<td>1</td>
</tr>
<tr>
<td>Regional Parks</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td>Special Use Areas</td>
<td>1.29</td>
<td>2</td>
</tr>
<tr>
<td>Linear Parks</td>
<td>9.32</td>
<td>4</td>
</tr>
<tr>
<td>Natural Open Space/Greenways</td>
<td>17.86</td>
<td>2</td>
</tr>
<tr>
<td>Undeveloped Parkland</td>
<td>0.00</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total City Areas</strong></td>
<td>40.49</td>
<td>13</td>
</tr>
<tr>
<td><strong>State of California</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Parks</td>
<td>160.00</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total District</strong></td>
<td>160.00</td>
<td>1</td>
</tr>
<tr>
<td><strong>Trust for Public Lands</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space Areas</td>
<td>367.00</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total District</strong></td>
<td>367.00</td>
<td>1</td>
</tr>
<tr>
<td><strong>Albany School District</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Recreation Land</td>
<td>20.92</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total State</strong></td>
<td>20.92</td>
<td>7</td>
</tr>
<tr>
<td><strong>Private</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School – Mini Parks</td>
<td>0.44</td>
<td>1</td>
</tr>
<tr>
<td>School – Neighborhood Park</td>
<td>1.70</td>
<td>1</td>
</tr>
<tr>
<td>School – Special Use</td>
<td>19.91</td>
<td>3</td>
</tr>
<tr>
<td>School - Undeveloped</td>
<td>8.65</td>
<td>1</td>
</tr>
<tr>
<td>Private Open Space</td>
<td>10.01</td>
<td>1</td>
</tr>
<tr>
<td>Private Schools</td>
<td>13.81</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total State</strong></td>
<td>54.52</td>
<td>8</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>642.93</strong></td>
<td><strong>30</strong></td>
</tr>
</tbody>
</table>
Based on the inventory above, the current ratio of park land to population can be derived. The current ratio is the existing amount of park land divided by the existing population. It is expressed in terms of acres per 1,000 population.

By identifying the current ratios, one can quickly compare current inventories with other communities and determine whether Albany is above or below average. Listed below is the current ratio for each of the parkland categories in Albany.

<table>
<thead>
<tr>
<th>Park Land Type</th>
<th>Current Ratio (Acres per 1,000 People)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Parks ¹</td>
<td>0.05 Acres/1,000 People</td>
</tr>
<tr>
<td>Neighborhood Parks ¹</td>
<td>0.39 Acres/1,000 People</td>
</tr>
<tr>
<td>Community Parks</td>
<td>0.40 Acres/1,000 People</td>
</tr>
<tr>
<td>Regional Parks ¹</td>
<td>9.52 Acres/1,000 People</td>
</tr>
<tr>
<td>Special Use Areas ¹</td>
<td>1.26 Acres/1,000 People</td>
</tr>
<tr>
<td>Linear Parks</td>
<td>0.55 Acres/1,000 People</td>
</tr>
<tr>
<td>Open Space Areas ¹(²)</td>
<td>1.66 Acres/1,000 People</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>13.83 Acres/1,000 Pop.</strong></td>
</tr>
</tbody>
</table>

¹ Includes land owned by other agencies
² Excludes land owned by Trust for Public Lands

On the following page is a map of the existing parks and open space areas in the Albany area.
SECTION 3 – EXISTING RECREATION RESOURCES

[Existing Park, Recreation and Open Space Areas Map]
### 3.4 City of Albany Park Recreation and Open Space Areas

The table below summarizes the park, recreation and open space areas owned and maintained by the City of Albany.

**Table 3.3**
Summary of City Parks and Recreational Areas By Type
Albany Planning Area

<table>
<thead>
<tr>
<th>Park Areas</th>
<th>Total Acres</th>
<th>Percent Developed</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mini Parks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dartmouth Tot Lot</td>
<td>0.07</td>
<td></td>
<td>Poor</td>
</tr>
<tr>
<td>San Gabriel Mini-Park</td>
<td>0.27</td>
<td></td>
<td>Poor</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>0.34</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Parks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ocean View Park</td>
<td>3.61</td>
<td></td>
<td>Fair</td>
</tr>
<tr>
<td>Terrace Park</td>
<td>1.32</td>
<td></td>
<td>Fair</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>4.93</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Community Parks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Memorial Park</td>
<td>6.75</td>
<td></td>
<td>Fair</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>6.75</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Regional Parks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>None</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>0</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Special Use Areas</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Albany Comm. Center</td>
<td>1.04</td>
<td></td>
<td>Good</td>
</tr>
<tr>
<td>Albany Senior Center</td>
<td>0.25</td>
<td></td>
<td>Good</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>1.29</strong></td>
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<tr>
<td><strong>Linear Parks</strong></td>
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<tr>
<td>Catherine’s Walk</td>
<td>0.02</td>
<td></td>
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<tr>
<td>Manor Walk</td>
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<td></td>
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</tr>
<tr>
<td>Ohlone Greenway</td>
<td>8.89</td>
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<td>Waterfront Trail</td>
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</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>9.32</strong></td>
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<td><strong>Open Space Areas</strong></td>
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<td>Creekside Park</td>
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<td><strong>Undeveloped Lands</strong></td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>0</strong></td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>40.49</strong></td>
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</table>
### Table 3.4
Summary of Existing City Pathways/Trails (in linear feet)
Albany Planning Area

<table>
<thead>
<tr>
<th>Area</th>
<th>Linear Feet</th>
<th>Surface</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Multi-Use Paths</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bay Trail [est.]</td>
<td>7,150</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Ohlone Greenway Path [est.]</td>
<td>6,100</td>
<td>Asphalt</td>
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<tr>
<td><strong>Park Trails</strong></td>
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<td></td>
</tr>
<tr>
<td>Ocean View Park Path</td>
<td>NA</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Terrace Park Path</td>
<td>NA</td>
<td>Asphalt</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>13,250</td>
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### Table 3.5
Summary of City Parks, Open Space, and Recreation Areas
Albany Planning Area

<table>
<thead>
<tr>
<th>Park Area Services Matrix</th>
<th>Indoor Facilities</th>
<th>Baseball Fields</th>
<th>Softball Fields</th>
<th>Soccer Fields</th>
<th>Open Play Areas</th>
<th>Tennis Courts</th>
<th>Volleyball Courts</th>
<th>Basketball Courts</th>
<th>Playground Areas</th>
<th>Shelter Buildings</th>
<th>Picnic Areas</th>
<th>Restrooms</th>
<th>Parking Areas</th>
<th>Pathway/Trails</th>
<th>Natural Areas</th>
<th>Site Amenities</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mini-Parks</strong></td>
<td></td>
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<tr>
<td>Dartmouth Tot Lot</td>
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<tr>
<td>San Gabriel Mini-Park</td>
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<tr>
<td><strong>Neighborhood Parks</strong></td>
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<td>Terrace Park</td>
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<td>Ocean View Park Path</td>
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<tr>
<td><strong>Community Parks</strong></td>
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<tr>
<td>Memorial Park</td>
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<tr>
<td><strong>Regional Parks</strong></td>
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<tr>
<td><strong>Special Use Areas</strong></td>
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<tr>
<td><strong>Linear Park</strong></td>
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<td>Manor Walk</td>
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<tr>
<td>Ohlone Greenway</td>
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<tr>
<td><strong>Open Space Areas</strong></td>
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<tr>
<td>Creekside Park</td>
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</tr>
</tbody>
</table>
3.5 Facility Definitions

The most functional facility types are adequately developed ones designed to serve a particular function. However, for various reasons (e.g., facility shortages, poor condition), sport facilities are often used for activities or sports they were not designed for. In order to assess the condition of existing facilities and to address additional needs, the facilities have been divided into the following categories.

**Baseball Fields**
- Regulation field dimensions: 320’+ outfields, 90 baselines, grass infield; permanent backstop and support facilities
- Youth field dimensions: 200’+ outfields, 60 baselines, dugouts. Grass infield not required; permanent backstop and support facilities

**Softball Fields**
- Field dimensions (Slow-pitch): 250’ minimum-women 275’ minimum-men outfields, 60 baselines, (fast pitch) 225’; skinned infield; permanent backstop and support facilities
- Youth field dimensions: 200’+ outfields, 60 baselines, dugouts. Grass infield not required; permanent backstop and support facilities

**Multi-Use Backstops**
- Field dimensions: 150’+ outfields, all grass field and backstop only

**Soccer Fields**
- Regulation field dimensions: 195’ x 225’ by 330’ x 360’, grass or all weather surfacing; permanent or portable goals
- Youth field dimensions: Varies according to age U14 (60 yds. x 110 yds.) - U6 (20 yds. x 30 yds.); permanent or portable goals

**Football Fields**
- Field dimensions: 160’ x 360’, permanent goals

**Tennis Courts**
- Appropriate dimensions, fenced and surfaced with a color coat

**Gymnasium Space**
- Appropriate dimension for the sport and have adequate dimensions outside the court for safe play. Playing surface should be of resilient flooring.

**Swimming Pools**
- Appropriate dimension for intended use (recreation or competitive)

**Outdoor Basketball Court**
- 42’-50’ x 74’-94’ plus appropriate perimeter distance

**Volleyball Court (Sand)**
- 30’ x 60’ plus appropriate perimeter distance
3.6 Facility Inventory

Below is a list of recreational facilities categorized by type. This includes regulation baseball fields, youth baseball/softball fields, multi-use backstops, regulation softball fields, regulation soccer fields, youth soccer fields, football fields, tennis courts, gymnasium space and swimming pools. It should also be noted that the quality and condition of the facilities varies significantly between organizations. In many instances, the playing fields are uneven or lack adequate upkeep and maintenance.

Table 3.6
Summary of Facilities (All Agencies)
Albany Planning Area

<table>
<thead>
<tr>
<th>Facility</th>
<th>Total Number of Facilities</th>
<th>Youth Size</th>
<th>Adult Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ball Fields</td>
<td>6</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Football Fields</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>8</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Outdoor BB Courts</td>
<td>7</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Sand Volleyball Courts</td>
<td>0</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Gymnasiums</td>
<td>6</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Pool Space</td>
<td>3,150 SF</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Pathways/Trails</td>
<td>13,250 LF</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

Table 3.7
Summary of Current Ratios (All Agencies)
City of Albany

<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Current Ratio (Facilities per 1,000 People)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ball Fields</td>
<td>1 field per 2,800 people</td>
</tr>
<tr>
<td>Soccer Field</td>
<td>1 field per 4,200 people</td>
</tr>
<tr>
<td>Football Fields</td>
<td>1 Field per 16,800 People</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>1 Field per 2,100 People</td>
</tr>
<tr>
<td>Outdoor Basketball Courts</td>
<td>1 Field per 2,400 People</td>
</tr>
<tr>
<td>Volleyball Courts</td>
<td>None</td>
</tr>
<tr>
<td>Gymnasiums</td>
<td>1 Court per 2,400 People</td>
</tr>
<tr>
<td>Pool Space</td>
<td>187.5 Square Feet per 1,000 People</td>
</tr>
<tr>
<td>Pathways/Trails</td>
<td>0.15 Miles per 1000 People</td>
</tr>
</tbody>
</table>
SECTION 4 – Demand Analysis Summary

4.1 Introduction

This section provides an overview of the demand analysis (e.g., household survey and public workshop). Each of these is summarized on the following pages: For more detailed analysis, please refer to Appendix D.

4.2 Household Survey

A survey of public attitudes, recreation interests and recreation participation characteristics was made in the City of Albany during the fall/winter of 03/04. Questionnaires were distributed to selected households in the city limits of Albany. Each member of the household aged 10 and over was asked to fill out a separate questionnaire.

The objectives of the process were to:

- Obtain resident opinions on the current state of Albany's park, recreation and open space system and their services.
- Begin to develop an understanding what improvements are needed at the existing parks, and what services and/or programs should be emphasized or prioritized.

Based on the random sample method used, community-wide results are statistically accurate within an expected maximum error range of approximately five-percent (95 percent confidence interval). In other words, if the sample were randomly selected 100 times, it would be expected that for 95 times, the results would vary no more than 5 percent from the results if everyone in the city were surveyed. However, Albany received a larger sampling. Based on the 321 returns, the maximum margin of error is 5.42 percent. This was higher than the 5 percent deviation the sample was designed for.

Results of the survey process are shown below.

<table>
<thead>
<tr>
<th>Table 4-1</th>
<th>Survey Summary</th>
<th>Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Households Surveyed</td>
<td>355</td>
<td></td>
</tr>
<tr>
<td>Number of Questionnaires Distributed</td>
<td>668</td>
<td></td>
</tr>
<tr>
<td>Number of Questionnaires Returned</td>
<td>321</td>
<td></td>
</tr>
<tr>
<td>Return Ratio</td>
<td>48.1%</td>
<td></td>
</tr>
</tbody>
</table>
Listed below is a summary of the resident survey results conducted by MIG, Inc.

- Based on the resident survey results, the library receives most use of the community’s indoor facilities with an average of 12.1 per capita visits annually. Recreation programs also receive a fair amount of participation with an average of 7.2 per capita visits annually.

- In terms of the parks, the Ohlone Greenway receives the most use. Eastshore State Park also receives a fair amount of use.

- The main reason residents use the parks in Albany is to “enjoy the outdoors”.

- With the exception of restroom maintenance, residents appear to be generally satisfied with the quality and care of park maintenance.

- When asked what the most needed facilities in Albany were, the most frequently cited responses were cleaner restrooms/more restrooms, better sport areas/fields, more children’s playgrounds and skate parks.

- Residents indicated that acquiring additional land on Albany Hill was moderately important.

- When asked how Albany Hill/Creekside Park should be used and managed, for Limited Public Use (e.g., trail systems, viewpoints, seating, picnicking) received the most support.

- When asked how to improve the Ohlone Greenway, they wanted to improve security and improve the lighting. These were cited most frequently.

- When asked what additional indoor spaces were most needed, a multi-use gymnasium and space for youth activities was cited most often.

- Street tree planting was cited most often when asked what beautification projects are most needed.

- When asked what projects should have the highest priority, city beautification and sport fields were cited most often.
Roughly 19% of the respondents indicated they participate in recreation programs sponsored by the City of Albany.

When asked what additional programs should be offered they suggested educational/special interest classes, and arts and crafts. These received the most support.

Special interest classes and a place for youth to gather or hang out received the most responses when asked what types of programs or facilities are most needed for the teenage population.

When asked what cultural arts programs are most needed, performances or concerts in the parks and performing art classes received the most support.

Participation in the 40 identified recreation activities by Albany residents is roughly 36% higher than the MIG average.

The activities with the highest latent demand (defined as activities they would like to participate in if the facilities were more available) included:

- Bicycling for Pleasure
- Fairs and Festivals
- Arts (painting/sketching)
- Soccer
- Drama (attend)
4.3 **Public Visioning Meeting**

On October 21, 2003, the City of Albany Recreation and Community Services Department held a Public Visioning meeting. Approximately, 115 Albany residents attended the meeting at the City of Albany Community Center.

The objectives of the meeting were to:

- Begin to develop a vision for the City's Parks, Recreation and Open Space Master Plan, using feedback from community members.

- Gather resident opinions on the current state of Albany's Park, Recreation and open space system, where improvements are needed, and what services and programs should be emphasized or prioritized.

*Community Vision*

Albany residents attending the meeting participated in a large group visioning exercise and brainstormed how they see Albany 10-15 years from now. The visions were graphically recorded on a large piece of butcher paper in the front of the room. From these notes, five distinct themes emerged and these are captured in the vision statements below.

Residents of the Albany envision their city as:

- A cultural and artistic center, with open space for art and musical performances, beautified boulevards, and community gardens.

- A location for premier sports and recreation facilities that accommodate children, youth, families, and seniors year-round and at all times of day.

- A city that maintains high quality services that support clean and quiet atmospheres.

- A naturalistic environment that supports native habitat and educates residents about local vegetation and wildlife.

- An accessible city with a multitude of pedestrian and bike paths and easy and safe access to the waterfront.
Small Group Discussions

After the large-group visioning exercise, residents were broken up into five separate groups for small group discussions. Each group had a facilitator and a recorder comprised of Park and Recreation Commissioners and the consultant team. The purpose of the discussions was to gather feedback from the community on a series of questions that will help formalize recommendations for the Park, Recreation and Open Space Master Plan.

Below is a summary of each group’s major highlights and most important issues that emerged in their discussions of all six questions.

Group I:
Group I generated an in-depth list of priorities for Albany. The group highlighted the importance of focusing on maintenance and upgrading of existing properties first (e.g., expand or upgrade the library and retrofit the Veteran’s Memorial Building). The group also encouraged the City to build more indoor and outdoor recreation space such as a teen center, quality play fields, better outdoor lighting, and stronger pedestrian and bike connections. They discussed the City developing more of a regional focus.

Group II:
Group II also emphasized that the maintenance of park and recreation facilities needs to be improved. Although the group stated the number of general facilities is sufficient, they focused on the need for existing facilities to cater to more diverse groups and to be more accessible to people with disabilities. Group II highlighted the need for multi-use fields and better field maintenance.

Group III:
Group III also chose the need for improved maintenance as the highest priority concerning parks, recreation and open space. The group also stressed the need for improved sport fields for all sports and better pedestrian and bike access to the waterfront. Group III expressed the desire to see more creeks day-lighted and a greater emphasis placed on developing and expanding parks.

Group IV:
Group IV also stressed the need to improve maintenance and suggested the community assist in maintenance. The group also prioritized the need for more sport fields and the renovation of existing parks. The group expressed a desire to locate regional facilities in Albany, and also recommended that activities for senior citizens be dispersed throughout the community and the City as a whole and place a greater emphasis on wildlife.

Group V:
Group V prioritized maintenance as the key issue facing Albany Park, Recreation and Open Space. The group also focused on the need for better access throughout the community for all residents and the need to build safe travel corridors for pedestrians and bikes.
Summary of Workshop Results

Listed below is a summary of the small group workshop responses facilitated by MIG, Inc.

- When asked what park and recreation facilities are most needed, most of the responses could be grouped in to the following categories: 1) develop additional bike/pedestrian paths, 2) re-focus on the waterfront, 3) increase maintenance (especially of bathrooms and fields), 4) build more sport fields, 5) acquire more neighborhood spaces, and 6) foster educative, artistic, and interpretive spaces.

- When asked to rate City services on a scale of 1-10, the results were as follows:
  * Quality of maintenance – Responses ranged from 0-7 however a majority of the responses fell between 0-5.
  * Level/Quality of development - Responses ranged from 3-7.
  * Diversity of facilities: Responses ranged from 1-8.

- When asked what improvements were most needed in the existing parks, a majority of the responses could be grouped in to the following categories:  1) improved maintenance (of restrooms, sport fields, and overall cleanliness), 2) play spaces safe for all ages, 3) lighting and benches at the Ohlone Greenway and sport fields, and 4) the importance of improving existing facilities before constructing new ones.

- When asked to prioritize projects, the results were as follows:
  * Sports field development (32 votes)
  * Maintenance of existing parks (25 votes)
  * Upgrade and/or renovate existing parks (25 votes)
  * Recreation programs (11 votes)
  * Acquire additional open space along Albany Hill (10 votes)
  * Trail development along creeks (8 votes)
  * Indoor facility development (2 votes)

- When asked if the City should offer additional programs, Albany residents expressed a great interest in more recreation programs. General comments included: 1) the need for additional recreation facilities (gym, pool), 2) more programs for adults and seniors, 3) more community-driven programs, and 4) a higher diversity of outdoor and experiential programs and classes such as gardening, environmental education, and art.

- When asked if the City should acquire the Veteran’s Memorial Building, a majority of Albany residents expressed a desire for the City to acquire the underutilized Veteran’s Memorial Building once the conditions and safety of the building, as well as the costs of restoring the building, are analyzed. Potential uses for the building included a community theater, meeting space for community organizations, and a gymnasium or space for indoor sports.
4.4 Organized User Groups Input

As part of the input processes, each of the organized sport groups was contacted to obtain participation characteristics and solicit comments on needs and/or issues associated with their particular sport.

Albany Little League: The Albany Little League offers coed baseball programs for youth. The league has indicated there are currently 39 teams representing 501 players in their league. While the league encompasses the geographic areas of Albany, Kensington and North Berkeley area, only 48% or 19 of these teams originate from the Albany area. Teams practice once a week and play two games a week, due to the lack of field space. The league utilizes 4 fields in Albany for games and practices.

In general, the league indicated there is a significant shortage of field space. The league indicated that Oceanview field is barely acceptable and the field at Memorial is in poor condition. The two Village fields are in good condition due to the efforts of their league.

Albany Berkeley Soccer Club: The Albany Berkeley Soccer Club offers youth soccer programs for ages 5-18. The league has indicated there are currently 27 teams (24 recreation and 3 competitive) representing roughly 1000 players in their league. The league encompasses the geographic areas of Albany, Kensington and Berkeley and North Oakland. Currently, only 35% or 27 teams originate from the Albany area. Teams practice twice a week and play one game a week.

The league indicated that the quality and quantity of the fields are inadequate.

Albany Berkeley Girls Softball League: The Albany Berkeley Softball Club offers girls softball programs for ages 5-15. The league has indicated that there are currently 24-28 teams representing roughly 320-340 players in their league. The league encompasses the geographic areas of Albany, Berkeley, Kensington, Emeryville, El Cerrito, and parts of Richmond. Currently, only 25% or 7 teams originate from the Albany area. Teams practice once a week and play two games a week.

The league indicated the fields are adequate. However, they felt the fields could be maintained more rigorously to keep them free of weeds and rocks.

Albany Lions Baseball: The Albany Lions Baseball Club offers a baseball program. The league has indicated there are currently 12 teams representing roughly 160 players in their league. The league encompasses the geographic areas of Albany, Berkeley and Kensington. Roughly 50% or 6 teams originate from the Albany area. Teams practice twice a week and play two games a week.
City of Albany Recreation Leagues: The City of Albany offers a Coed Soccer program and a Men’s Softball program. The soccer program has 10 teams consisting of 20 players each and softball program has 5 teams representing 12 each. The programs represent mainly Albany residents, however, there are teams from outside the City. Soccer plays one game a week with no practice and softball plays one game a week with no practice. Teams utilize Oceanview Park for their games.
SECTION 5 – Needs Assessment Summary

5.1 Introduction

This section of the report discusses the park and facility needs for the City of Albany. For a more detailed analysis of the needs, please refer to Appendix E.

Quantifying park and recreation facility needs is difficult to identify because many different variables influence recreation needs. Community values, participation patterns, and willingness to pay for services vary widely from one community to another. Consequently, what seems appropriate for one community may not be suitable for another. One of the problems associated with determining needs is that overstating the demand can result in the development of underutilized facilities. Conversely, underestimating the needs can result in overused facilities and a lack of usable park land and open space. The process used to identify the needs in Albany were:

1. Inventorying and analyzing the existing supply of park and recreation facilities (See Section #3 and Appendix B).
2. Public input on park and recreation needs
   a. A city-wide opinion survey of Albany residents conducted by MIG, Inc. (See Section #4 and Appendix D, Part A).
   b. Public Meeting (See Section #4 and Appendix D, Part B)
   c. User Group Contacts (See Section #4 and Appendix D, Part C)
3. Forecasting park and facility needs utilizing various approaches.

5.2 Alternative Approaches to Identifying Needs

There are several approaches to estimating needs. They include the use of national standards, measurement of participation levels, user trend analysis, input from surveys and public meetings, goal setting and participation models. Since the analysis on the following pages encompasses some of these methods, a brief description of each is listed below.

National Standards

Standards were first created by a group of professionals who established an easily understood format of what “seemed to be right” based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, e.g., 10 acres of park land per 1,000 people.

The most recognized standards were those published by the National Recreation and Park Association (NRPA). In 1983, they published the first edition titled “Recreation, Park and Open Space Standards”.
The problem with this approach was that communities were adopting the national standards without taking into account local conditions. The result was often standards the agency could not possibly achieve. In 1996, NRPA developed a new approach to assessing need based on a desired level of service or “LOS”.

This LOS is a way of accurately calculating the minimum amount of land to provide all of the recreation activities and facilities desired in the communities. LOS is still expressed in terms of acres per population, but is driven by facility-based needs and land measured formulas.

**Participation Levels Analysis**

Recognizing the need to reflect local conditions, MIG, Inc., began measuring per capita participation levels in every community it studied. Participation level is measured in terms of the number of occasions in a given 30-day period when that activity is in season. The activity level is then compared to other similar communities or with the MIG AVERAGE, which is the weighted average of the last 15 communities surveyed.

By comparing the subject community with the MIG AVERAGE, a determination can be made if participation is above or below average. This then gives an indication as to whether the standard should be above or below average.

**Trend Analysis**

With this approach, extrapolating historical use statistics for each type of facility develops facility demand estimates. If local statistical information is used, the results can be reasonably accurate because they reflect use in the specific community. However, local conditions or current trends in recreation interests can influence the trend analysis approach. As an example, if one charts tennis playing over the last 20 years, a cycle of interest and level of play emerges. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation can all play an important role in the level of use. This method is sometimes used to forecast team registration if the number of facilities remains constant.

**Recreation Surveys**

Recreation surveys can be conducted utilizing several different methods and approaches. These include mail-in, telephone and door-to-door surveys. Each type of survey process has both positive and negative attributes that include cost efficiency, return ratio, desired information and time frame. Using the survey approach, future facility needs are sometimes developed from survey information on user characteristics, participation patterns, opinions and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.
The difficulty with surveys is converting the information to quantifiable terms. As an example, if 1,000 people expressed an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need? It is also difficult, in the survey approach, to measure future recreation participation because it is impossible to accurately forecast how much use an individual would make use of a facility if it were available.

**Public Meetings**

Some communities rely quite heavily on input from the general public to assess the needs. However, this approach by itself may not reflect the true community need because special interest groups often do not necessarily represent the true community's interest.

**Goals**

In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to acquire as much natural open space as possible". Goals reflect a community's desire. While this approach is not the most ideal, in some instances it is the only option possible. In the above example, it would be very difficult to come up with a statistically valid standard such as "xx" acres per 1,000 people. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

**Participation Models**

Participation models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual uses. When a large sample is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and they usually only deal with one type of facility. However, based on studies of specific types of facilities over the years, MIG has developed participation models for many special-use facilities such as trails and swimming pools.
5.3 Methodology of Assessing Park and Open Space Needs

Developing a statement of land needs for park areas and open space is the most difficult of all types of needs analysis because it depends on localized values, availability of land, financial resources and desired service levels.

To determine specific land needs for the City of Albany, several analytical methods were used. These included a comparison to other similar communities, results of the household survey, national and local trends, land availability and geographical deficiencies for parks and open space areas. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

In the following discussion, suggested standards for specific types of park areas are given. In many cases, comparisons to other communities are given. These comparisons are given as the “existing ratio”. The existing ratio is the existing amount of park land divided by the existing population. It is expressed in terms of acres per 1,000 people. The suggested standard is the desired amount of park land and is also expressed in terms of acres per 1,000 people.

The ratio of park land is based on a comparison with the existing population base. By developing a desired level of service (suggested standard) and applying it to a future population forecast, one can determine future needs. To determine the existing ratio, the population within the existing city limits was used. (Refer to Section 2 of this report for existing population information).

5.4 Land Needs

On the following pages, specific needs for each type of park land are discussed. The categories of park land include:

1. Mini-Parks
2. Neighborhood Parks
3. Community Parks
4. Regional Parks
5. Special Use Parks
6. Linear Parks
7. Open Space Areas/Greenways

It should be mentioned that no assessment of needs has been made for school recreation areas due to the difficulty of ascertaining the amount of dedicated land for recreation use. In addition, only a portion of the site is accessible to the general public, which generally occurs in the late afternoon and evenings.
No needs were developed for private recreation lands, such as private open space areas and miscellaneous recreation areas because these are limited or restricted by use or fees.

Table 5.1
Comparison of Current Ratio and Suggested Demand Standards for Park and Recreation Areas
City of Albany

<table>
<thead>
<tr>
<th>Recreation Area</th>
<th>Current Ratio</th>
<th>Suggested Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Parks</td>
<td>0.05 Acres/1,000 People</td>
<td>0.03 Acres / 1,000 People</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>0.39 Acres/1,000 People</td>
<td>0.57 Acres / 1,000 People</td>
</tr>
<tr>
<td>Community Parks</td>
<td>0.40 Acres/1,000 People</td>
<td>0.40 Acres / 1,000 People</td>
</tr>
<tr>
<td>Regional Parks</td>
<td>9.52 Acres/1,000 People</td>
<td>9.85 Acres / 1,000 People</td>
</tr>
<tr>
<td>Special Use Areas</td>
<td>1.26 Acres/1,000 People</td>
<td>1.69 Acres / 1,000 People</td>
</tr>
<tr>
<td>Linear Parks</td>
<td>0.55 Acres/1,000 People</td>
<td>0.77 Acres / 1,000 People</td>
</tr>
<tr>
<td>Open Space Areas/Greenways</td>
<td>1.66 Acres/1,000 People</td>
<td>4.11 Acres / 1,000 People</td>
</tr>
</tbody>
</table>

Summary of Land Needs

Listed below is a summary of the demand analysis for park and recreation services.

- One additional neighborhood park is needed to serve the entire area within the planning area. Depending on the eventual size and type of facilities developed at this site, the planned Pierce Street Park could potentially fulfill this need.

- While there is no need for an additional regional park in the City, there is some opportunity to expand the existing Eastshore State Park. With the eventual redevelopment of the “Albany Bulb” (owned by the City) and the Golden Gate Fields property, there may be opportunities to add additional land in this category.

- Additional land is needed to preserve open space on Albany Hill and along the creeks. Preserving land along the Codornices and Cerrito Creeks in accordance with the City’s conservation policy will help fulfill the need in these areas. This policy establishes a 100’ conservation corridor along three creeks within the City.
### Table 5.2

<table>
<thead>
<tr>
<th>Area or Facility</th>
<th>Existing Inventory</th>
<th>Year 2003 Demand</th>
<th>Additional Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Parks</td>
<td>0.78</td>
<td>0.50</td>
<td>0.28</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>6.63</td>
<td>9.58</td>
<td>2.95</td>
</tr>
<tr>
<td>Community Park</td>
<td>6.75</td>
<td>6.72</td>
<td>0.03</td>
</tr>
<tr>
<td>Regional Parks</td>
<td>160.00</td>
<td>159.94</td>
<td>0.06</td>
</tr>
<tr>
<td>Special Use Parks</td>
<td>21.20</td>
<td>28.39</td>
<td>7.19</td>
</tr>
<tr>
<td>Linear Parks</td>
<td>9.32</td>
<td>12.94</td>
<td>3.62</td>
</tr>
<tr>
<td>Open Space Areas/Greenways</td>
<td>27.87</td>
<td>69.05</td>
<td>41.18</td>
</tr>
</tbody>
</table>

1 Based on a suggested demand standard and a 2003 population of 16,800

** Excludes Albany Mudflat Ecological Preserve (Eastshore State Park) (367.0 Acres)

### Table 5.3
Summary of Park Needs (Build-out)

<table>
<thead>
<tr>
<th>Area or Facility</th>
<th>Existing Inventory</th>
<th>Build-out Demand</th>
<th>Additional Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Parks</td>
<td>0.78</td>
<td>0.51</td>
<td>0.27</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>6.63</td>
<td>9.70</td>
<td>3.07</td>
</tr>
<tr>
<td>Community Park</td>
<td>6.75</td>
<td>6.81</td>
<td>0.06</td>
</tr>
<tr>
<td>Regional Parks</td>
<td>160.00</td>
<td>162.03</td>
<td>2.03</td>
</tr>
<tr>
<td>Special Use Parks</td>
<td>21.20</td>
<td>28.76</td>
<td>7.56</td>
</tr>
<tr>
<td>Linear Parks</td>
<td>9.32</td>
<td>13.11</td>
<td>3.79</td>
</tr>
<tr>
<td>Open Space Areas/Greenways</td>
<td>27.87</td>
<td>69.95</td>
<td>42.08</td>
</tr>
</tbody>
</table>

2 Based on a suggested demand standard and build-out population of 17,020

** Excludes Albany Mudflat Ecological Preserve (367.0 Acres)
5.5 Methodology of Assessing Recreation Facility Needs

Establishing needs for recreation facilities, such as sport fields and trails was derived from several analytical approaches. This included an analysis of present recreation participation levels, needs expressed in the survey, from play and practice time requirements of sport teams and from mathematical models developed over the years from other studies.

Similar to the discussion of park land needs, the "existing ratio" and "suggested demand standard" are expressed. The existing ratio is the existing people divided by the number of facilities (e.g., fields, square feet, and miles). Likewise, the suggested demand standard is the desired ratio of people to facilities. This is based on the desired level of service. By establishing a desired level of service and applying it to the existing and future people forecast, one can determine appropriate suggested demand standard and ultimately the future needs. To determine the existing ratio for facilities, the population within the city was used.

To determine the need for sport fields, a demand model was created that compared the supply of fields against the demand created by the number of teams. Within this demand model there are many variables (or service levels) that will affect the eventual need statement. These variables include:

- Demand Variables
  - Number of teams
  - Number of games and practices permitted per team per week

- Supply Variables
  - Number of fields
  - Number of games/practices permitted per field per week
  - Existence of lighted or unlighted fields
5.6 Facility Needs

Below specific needs, for each facility type, are discussed. The categories of facilities include:

1. Ball Fields (baseball and softball)
2. Soccer Fields
3. Indoor Gymnasium Space
4. Pathways and Trails

It should be mentioned that no assessment of needs has been made for other field sports due to the limited participation or the lack of statistical data.

Table 5.4
Comparison of Current Ratio and Suggested Demand Standards for Recreation Facilities
City of Albany

<table>
<thead>
<tr>
<th>Recreation Area</th>
<th>Current Ratio</th>
<th>Suggested Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ball Fields (Baseball and Softball)</td>
<td>1 field per 2,800 people</td>
<td>1 field per 2,400 people</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>1 field per 4,200 people</td>
<td>1 field per 2,800 people</td>
</tr>
<tr>
<td>Indoor Gym Space (Courts)</td>
<td>1 court per 2,800 people</td>
<td>1 court per 2,600 people</td>
</tr>
<tr>
<td>Pathways and Trails</td>
<td>0.15 miles per 1,000 people</td>
<td>0.55 miles per 1,000 people</td>
</tr>
</tbody>
</table>

Summary of Facility Needs

- There is a slight need for additional ball fields and soccer fields.
- There is a need for additional trails. Current projects along Codornices and Cerrito Creeks will help fulfill the need in these areas.

Table 5.5
Summary of Recreation Facility Needs (Year 2003)
Albany Planning Area

<table>
<thead>
<tr>
<th>Area or Facility</th>
<th>Existing Inventory</th>
<th>Year 2003 Demand</th>
<th>Additional Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ball Fields (Baseball and Softball)</td>
<td>6</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>4</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>Indoor Gym Space</td>
<td>6</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Pathways and Trails</td>
<td>2.5</td>
<td>9.2</td>
<td>6.7</td>
</tr>
</tbody>
</table>

1 Based on a suggested demand standard and a 2003 population of 16,800
2 This excludes multi-use backstops that, if upgraded, could satisfy a portion of the need
### Table 5.6
Summary of Recreation Facility Needs (Build-out)\(^1\)
Albany Planning Area

<table>
<thead>
<tr>
<th>Area or Facility</th>
<th>Existing Inventory</th>
<th>Build-out Demand</th>
<th>Additional Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ball Fields (Baseball and Softball)(^2)</td>
<td>6</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>4</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>Indoor Gym Space (Courts)</td>
<td>6</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Pathways and Trails</td>
<td>2.5</td>
<td>9.4</td>
<td>6.9</td>
</tr>
</tbody>
</table>

\(^1\) Based on a suggested demand standard and a build-out population of 17,020
\(^2\) This excludes multi-use backstops that, if upgraded, could satisfy a portion of the need.
5.7 Indoor Recreation Space Needs

In addition to the more traditional types of park land and recreation facilities discussed earlier in this report, there were other needs identified during the study. Indoor space was one of these needs. This is discussed below.

Indoor Recreation Space:

Many communities have built indoor recreation centers that contain a variety of indoor spaces, such as gymnasiums, exercise/aerobics areas, weight training rooms and other specialized activity areas. In some instances, childcare facilities and places for youth or seniors have been incorporated into these types of spaces. These facilities are extremely popular where the climate is not conducive to year round outdoor recreation activities or where nighttime recreation activities are required.

In Albany, an indoor recreation center would considerably expand the number of recreation activities that could be offered as well as meet gymnasium space for basketball and volleyball.

5.8 Recreation Program Needs

In general, the City of Albany offers a fairly extensive recreation and sports program considering the current facilities.

Other providers such as the Lions Baseball, Albany Little League, Albany Girls Softball, Albany Adult Coed Soccer, Albany Berkeley Soccer Club, Bobcat Football, Lions Flag Football and Albany Sports Camps offer an extensive sports program (both league and instruction).

Based on our analysis, some of the unmet needs in recreation programs include the following:

- Arts (painting/sketching, etc.)
- Crafts (pottery/ ceramics, etc.)
- Lifetime sport programs (tennis, golf, hiking, etc.)
- Job training/career placement programs
- Drop in sport activities
- Concerts/Performances in the parks program
- After school programs
SECTION 6 – Recommendations

6.1 Introduction

This section of the Parks, Recreation and Open Space Master Plan discusses the recommendations for the following categories:

- Parks Map 6-8
- Mini-Parks 6-9
- Neighborhood Parks 6-12
- Community Parks 6-17
- Regional Parks 6-20
- Special Use Areas 6-22
- Linear Parks 6-28
- Open Space Areas (Greenways) 6-31
- Schools 6-34
- Trails and Pathways 6-36
- Sports Fields Facilities 6-40
- Other Recreation Facilities 6-42
- Management 6-43
- Maintenance 6-45
- Recreation Programs 6-47

6.2 Goals and Policies

During the process of developing the Master Plan, including the Public Visioning meeting, other public input, a review of the Albany General Plan, and an evaluation of unmet community needs and interests, six goals were formulated to serve as a framework for the plan. These goals are stated below, each with a set of policies which will aid in furthering the goal. The policies, in turn, are supported by a series of recommended City actions, which are listed in this Section for various park, recreation and open space sites and facilities as well as for management, facilities maintenance and recreation programming.

GOAL 1: Preserve, enhance and, where possible, expand park and open space areas in Albany. Make Albany a green environment that integrates nature into neighborhoods, protects and supports native habitat, and educates residents about local vegetation and wildlife.

Policies:

1.1 Level of service: Maintain a level of service for parkland, based on the land/population ratio shown on Table 3.2 of the Master Plan report.
1.2 **Standards:** Observe standards for design and development of parks and open space areas as presented in Chapter 6 of the Master Plan report, as appropriate to the specific conditions of individual sites.

1.3 **Existing Neighborhood Parks:** Maintain and enhance existing neighborhood parks.

1.4 **New Neighborhood Park:** Create a new neighborhood park in the Albany Hill area so that all Albany residents have a neighborhood park within half a mile of their homes.

1.5 **Community Park:** Maintain and improve Memorial Park to serve as the community park for the whole city.

1.6 **Open Space:** Preserve and expand open space areas, and conserve their natural qualities.

**GOAL 2:** Make Albany a center for cultural and arts activities, with open space for art displays and musical performances. Beautify public space through public arts programs, landscaped boulevards and community gardens. Promote arts related activities.

**Policies:**

2.1 **Promotion of the Arts:** Actively engage in promotion of arts and culture in Albany through the following actions:

2.2 **Space for programs:** Take advantage of opportunities to enhance and expand indoor space, and associated outdoor areas, for a variety of recreational programs, including arts and cultural programs.

2.3 **Outdoor cultural space:** Provide flexible outdoor space that can be programmed for performances and other cultural activities. Utilize design review and permitting process to encourage creation of open spaces as part of private development.

2.4 **Beautification and amenities:** In planning public improvements, (such as street medians and islands, parking facilities, etc.) and in reviewing private development projects, (particularly along San Pablo and Solano Avenues and at the Golden Gate Fields site). Be alert to opportunities to create new spaces for public activities, public art, and for landscaping and other beautification efforts.
GOAL 3: Provide high quality sports and recreation facilities that accommodate children, youth, families and seniors year-round and at all times of day. Increase the range of City-sponsored programs for all age groups, including childcare and senior citizen programs.

Policies:

3.1 City Sports Fields: Renovate and maintain City sports fields, and continue to cooperate with area-wide sports field users for purposes of field use and maintenance.

3.2 Other Sports Fields: Cooperate with other agencies and organizations in creating new sports field facilities. Relevant parties include the Joint Powers Agreement Committee, Albany Unified School District, Associated Sports Field Users and Albany field user groups. Select sites in consideration of shielding from vehicle pollution. In each case consider the costs and benefits of the uses of artificial turf and night lighting as means of expanding the usability of fields.

3.3 Children’s facilities and programs: Continue to provide and maintain facilities for childcare and early childhood education programs operated by the City or by private interests. Offer after-school teen programs (such as a teen café, after-school activities), possibly at the Veteran’s Memorial Building or at Albany High School.

3.4 Mini-parks/tot lots: Maintain and enhance existing toddler play facilities, and be alert to future needs and opportunities for locating additional facilities at suitable locations within parks or locations along the Ohlone Greenway (such as near San Gabriel or Solano Avenues), or at additional locations through land acquisition or in conjunction with private development projects.

3.5 Senior services: Maintain and enhance specialized programs for senior citizens at the Senior Center and at other locations in the City. Expand off-site activities such as tours and travel.

3.6 General interest programs for adults: Emphasize a range of classes and activities for adults, such as computer instruction, job training, crafts, lifetime sports, fitness, etc.

3.7 Exercise programs: Support outdoor exercise programs in parks throughout the city (including martial arts and other exercise activities).
GOAL 4: Promote public uses of the waterfront, providing for maximum natural open space and recreation.

Policies:

4.1 State Park: Participate actively in the planning and development of the Eastshore State Park, including the ultimate incorporation of the Albany Bulb into the park area, and possible additional land acquisition in the future.

4.2 City land: Enhance and maintain waterfront land owned by the City, exclusive of the bulb area.

GOAL 5: Establish an integrated, comprehensive system of pedestrian and bike routes linking all neighborhoods and schools to recreational facilities throughout the city, including the waterfront.

Policies:

5.1 Ohlone Greenway: Rehabilitate and enhance the Ohlone Greenway.

5.2 Waterfront access: Cooperate with other agencies in completing a system of pedestrian and bikeway connections from BART and the Ohlone Greenway to the Bay Trail.

5.3 Bay Trail: Cooperate with appropriate agencies in completing local segments of the regional trail around the Bay, including connection through the Golden Gate Fields site to the Berkeley city limits.

5.4 Neighborhood paths: Maintain existing pathways that provide mid-block connections within neighborhoods.

5.5 Albany Hill trails: Complete a system of trail connections to Albany Hill Park.

5.6 Creek trails: Develop trails along the creeks that border Albany, in association with the neighboring cities and other jurisdictions such as flood control agencies and the Corps of Engineers.

GOAL 6: Make Albany a City that provides high quality services and inviting, well-kept facilities that foster public enjoyment.

Policies:

6.1 Public participation: The City will engage in a public review process as each improvement project proceeds to design and construction including public meetings and other activities to secure broad participation.
6.2 **Resource Management:** The City will employ a variety of enhanced management techniques and efficiency measures in order to achieve the most benefit from its resources and maintain a high quality of services and facilities. Prioritize repair, rehabilitation and preventative maintenance.

6.3 **Maintenance:** Maintain park and recreation facilities in a manner to make them safe, attractive, and a positive part of their neighborhoods.

6.4 **Maintenance standards:** Establish maintenance standards for park and recreation facilities.

6.5 **Maintenance budgeting:** Provide funding to maintain existing park and recreation facilities at levels that meet the community’s expectations.

6.6 **Cost-saving strategies:** Implement maintenance cost savings strategies that do not sacrifice the quality and care of the parks.

6.7 **Recreation programming:** Evaluate recreation programs on an on-going basis, addressing the needs of all segments of the community and the degree to which programs are self-sufficient.

The park sites listed below are referenced to the parks map. The map is a graphic representation illustrating the overall concept for where future parks should be located in Albany. A draft map locating existing and proposed park sites is shown on page 6-8. Some important notes about the map are discussed below.

1. A letter of the alphabet and number (such as N-12) defines each site on the map. The number is for site identification only and corresponds to text in this section. The letter represents the type of existing or proposed park and is identified on the following page:

   - M Mini-Park
   - N Neighborhood Park
   - C Community Park
   - R Regional Park
   - SU Special Use Park
   - L Linear Park
   - OS Open Space Areas
   - S School

2. On the map, an asterisk illustrates proposed park sites. The intent is to only show a general location of where a park site should be located. The actual location will be determined based on land availability, acquisition cost and the property owner’s willingness to sell.
3. Names are for **reference purposes only** and not yet approved by City staff, Parks and Recreation Commission or the City Council.

**Overall Concept:**

The “ideal park system” for Albany is one made up of a hierarchy of various park types, each offering certain amenities for recreation and/or open space opportunities. Separately, each park type may serve only one basic function, but collectively they will serve the entire needs of the community.

The proposed park system for Albany expands on the existing system of providing a neighborhood and/or a community park within a half-mile radius of most residents. The goal of this concept is to provide easily accessible park facilities by bicycle or foot traffic without crossing of major barriers, such as arterial streets and railways. To achieve this goal, one additional site will need to be secured in the northwest portion of the City.

Supplementing these local (community and neighborhood) parks will be a regional park (operated by East Bay Regional Park District), specialized recreation areas (community center, child care and senior center), linear parks (including trails) and open space areas that serve the entire community.

With two neighborhood parks and one community park, the City already has a strong foundation with its current park system to expand upon this proposed concept. Subsequent development of the Eastshore State Park and other recreational facilities may satisfy a portion of the need for specialized facilities and areas (e.g., trails and sport fields).

Because of the lack of developable land, a major emphasis should be placed on developing non-traditional public and private “recreational” spaces, such as urban environments (plazas, cafes, etc.) and pedestrian corridors.
**Facility Index:** The purpose of the table below is to provide a quick reference locating the discussion on specific facilities.

### Table 6.1
Index of Individual Facility Recommendations - **Existing**
Albany Planning Area

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Park Name</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-4</td>
<td>Albany Adult School</td>
<td>6-34</td>
</tr>
<tr>
<td>SU-18</td>
<td>Albany Community Center</td>
<td>6-25</td>
</tr>
<tr>
<td>S-6</td>
<td>Albany High School</td>
<td>6-34</td>
</tr>
<tr>
<td>OS-11a</td>
<td>Albany Hill Park</td>
<td>6-33</td>
</tr>
<tr>
<td>S-3</td>
<td>Cougar Field</td>
<td>6-34</td>
</tr>
<tr>
<td>SU-16</td>
<td>Albany Senior Center</td>
<td>6-24</td>
</tr>
<tr>
<td>L-13</td>
<td>Catherine's Walk</td>
<td>6-30</td>
</tr>
<tr>
<td>SU-9</td>
<td>Childcare Center</td>
<td>6-24</td>
</tr>
<tr>
<td>OS-26</td>
<td>Codornices Creek Restoration</td>
<td>6-33</td>
</tr>
<tr>
<td>S-17</td>
<td>Cornell Elementary School</td>
<td>6-35</td>
</tr>
<tr>
<td>OS-2</td>
<td>Creekside Park</td>
<td>6-33</td>
</tr>
<tr>
<td>M-29</td>
<td>Dartmouth Tot Lot</td>
<td>6-11</td>
</tr>
<tr>
<td>R-14</td>
<td>Eastshore State Park</td>
<td>6-21</td>
</tr>
<tr>
<td>SU-24</td>
<td>Fielding Fields</td>
<td>6-25</td>
</tr>
<tr>
<td>L-32</td>
<td>Manor Walk</td>
<td>6-30</td>
</tr>
<tr>
<td>S-30</td>
<td>Marin Elementary School</td>
<td>6-35</td>
</tr>
<tr>
<td>C-7</td>
<td>Memorial Park</td>
<td>6-18</td>
</tr>
<tr>
<td>S-19</td>
<td>Ocean View Elementary School</td>
<td>6-35</td>
</tr>
<tr>
<td>N-20</td>
<td>Ocean View Park</td>
<td>6-15</td>
</tr>
<tr>
<td>L-15</td>
<td>Ohlone Greenway</td>
<td>6-30</td>
</tr>
<tr>
<td>SU-35</td>
<td>Preschool Building</td>
<td>6-24</td>
</tr>
<tr>
<td>S-33</td>
<td>St. Mary’s College High School</td>
<td>6-35</td>
</tr>
<tr>
<td>N-31</td>
<td>Terrace Park</td>
<td>6-16</td>
</tr>
<tr>
<td>SU-23</td>
<td>UC Village –Community Gardens</td>
<td>6-26</td>
</tr>
<tr>
<td>M-22</td>
<td>UC Village –Dowling Park</td>
<td>6-16</td>
</tr>
<tr>
<td>SU-28</td>
<td>UC Village –Gill Tract</td>
<td>6-26</td>
</tr>
<tr>
<td>M-25</td>
<td>UC Village –Playground</td>
<td>6-10</td>
</tr>
<tr>
<td>SU-27</td>
<td>UC Village –Field Relocation</td>
<td>6-26</td>
</tr>
<tr>
<td>SU-8</td>
<td>Veteran’s Memorial Building</td>
<td>6-23</td>
</tr>
<tr>
<td>L-21</td>
<td>Waterfront Trail Park</td>
<td>6-30</td>
</tr>
</tbody>
</table>

### Table 6.2
Index of Individual Facility Recommendations - **Proposed**
Albany Planning Area

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Park Name</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS-11b</td>
<td>Albany Hill Trail Easement</td>
<td>6-33</td>
</tr>
<tr>
<td>OS-1</td>
<td>Cerrito Creek Restoration</td>
<td>6-32</td>
</tr>
<tr>
<td>L-5</td>
<td>Key Route Median</td>
<td>6-29</td>
</tr>
<tr>
<td>N-12a</td>
<td>Vista Neighborhood Park</td>
<td>6-14</td>
</tr>
<tr>
<td>N-12b</td>
<td>Pierce Street Park</td>
<td>6-13</td>
</tr>
<tr>
<td>SU-34</td>
<td>Gilman Street Field Project</td>
<td>6-27</td>
</tr>
</tbody>
</table>
**Mini Parks**

**Definition:** Mini-parks, tot lots and children's playgrounds are all small, single purpose play lots designed primarily for usage by young children and parents. Due to their size, the facilities are usually limited to a small open grass area, a children's playground and a small picnic area.

**Current Conditions:**

1. **Existing Conditions:**
   a. Currently, there are three mini-parks in the Albany planning area. Two of these are owned by the City of Albany.

2. **Service Areas:**
   a. Service Area: According to NRPA standards, the service radius for a mini-park is considered to be about a ¼-mile radius.
   b. Size: Based on NRPA standards, typical mini-park ranges between 0.25 - 1.0 acres.

**Design and Development Policies:**

While larger neighborhood parks are more desirable, these types of parks may be appropriate due to the lack of available land in some areas.

1. **General Land Use Guidelines:**
   a. Refer to the City’s General Plan for specific land use and conservation policies related to public lands. (The applicable General Plan goals and policies are stated in Appendix E)

2. **Site Selection Criteria:**
   a. While there is no size requirement for mini-parks, the minimum size should be at least 5,000-7,500 square feet.
   b. The site should be central to the area it serves.
   c. The site should be reasonably flat and usable and have the ability to support active uses.
   d. If possible, walking distance should not exceed one-quarter mile, and not require crossing of arterial streets, or other barriers.
Recommendations: The following are recommendations for existing and future mini-parks in the Albany area. The table below summarizes the recommendations for mini-parks.

1. **Summary of Recommendations:**

   **Table 6.3**
   Summary of Mini-Park Recommendations
   Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres/Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-26</td>
<td>UC Village – Playground</td>
<td>0.44</td>
<td>No recommendation</td>
</tr>
<tr>
<td>M-30</td>
<td>Dartmouth Tot Lot</td>
<td>0.07</td>
<td>Minor Improvements</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>0.51</strong></td>
<td></td>
</tr>
</tbody>
</table>

   Note: Bold sites are in City ownership

   \[
   \text{Existing Acres} = 0.51 \text{ Acres} \\
   \text{Proposed Acres} = 0.00 \text{ Acres}
   \]

2. **Specific Improvements:**

   **UC Village - Playground**  
   **Site M-25**

   Because this is owned and operated by the University of California, no recommendations have been made for this site. This is a relatively new facility and is intended to serve residents of University Village.
Dartmouth Tot Lot Site M-29

This site is located at the corner of Dartmouth Street and Talbot Avenue. Current facilities at the site are limited to a children’s playground area. As a result, only minor improvements are recommended for this site. This would include:

**Actions:** Provide the following improvements:

- Replace the playground equipment
- Repair the drinking fountain
- Improve the signage
- Explore the feasibility of acquiring the adjacent lots in an effort to expand the recreational opportunities at this site. If this occurs, a picnic area and shelter building could be provided.
**Neighborhood Parks**

**Definition:** Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (about 5 acres) and serve an area of approximately one-half mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer, and Little League baseball. Optimum size is between 3 and 7 acres.

**Current Conditions:**

1. **Existing Conditions:**
   a. Currently, there are three neighborhood parks, two of which are owned by the City of Albany. The two owned by the City are Ocean View Park and Terrace Park.

2. **Service Areas:**
   a. **Service Area:** The service radius for a neighborhood park is generally considered to be a half-mile radius.
   b. **Size:** The NRPA standard for a neighborhood park is generally 3-7 acres. In Albany, the service standard is 1.3 to 3.6 acres.

**Design and Development Policies:**

1. **General Land Use Guidelines:**
   a. Refer to the City’s General Plan for specific land use and conservation policies related to public lands. (The applicable General Plan goals and policies are stated in Appendix E.)

2. **Site Selection Criteria:**
   a. Neighborhood parks should be no smaller than about three acres in size. If located next to or on a school site, the size may be reduced to 1-2 acres, depending on the existing school configuration.
   b. The site should be reasonably central to the neighborhood it is intended to serve.
   c. If possible, walking or bicycling distance should not exceed one-half mile for the area it serves. Access routes should minimize physical barriers and crossing of major arterials, freeways and railroads.
   d. The site should be visible from adjoining streets.
   e. Access to the site should be via a local residential street. The park should maximize street frontage to improve visibility, access and security. If located on a busy street, incorporate buffers and/or barriers appropriate to reduce vehicular hazards.
Recommendations: The following are recommendations for existing and future neighborhood parks in the Albany area. The table on the following page summarizes the recommendations for neighborhood parks.

1. **Summary of Recommendations:**

   **Table 6.4**  
   Summary of Neighborhood Park Recommendations  
   Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres/ (Proposed Acres)</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>N-12a</td>
<td>Pierce Street Park [P]</td>
<td>4.14</td>
<td>Acquire/Plan/Develop</td>
</tr>
<tr>
<td>N-12b</td>
<td>Vista Neighborhood Park [P]</td>
<td>2.00</td>
<td>Acquire/Plan/Develop</td>
</tr>
<tr>
<td>N-20</td>
<td>Ocean View Park</td>
<td>3.61</td>
<td>Major Rehabilitation</td>
</tr>
<tr>
<td>M-22</td>
<td>UC Village – Dowling Park</td>
<td>1.70</td>
<td>No Action</td>
</tr>
<tr>
<td>N-31</td>
<td>Terrace Park</td>
<td>1.32</td>
<td>Minor Improvements</td>
</tr>
</tbody>
</table>

| Total – Option A | 8.63  |
| Total – Option B | 10.77 |

Note: Bold sites are in City ownership

Existing Acres = Proposed Acres
Option A = 2.00 Acres
Option B = 4.14 Acres

2. **Specific Improvements:**

   **Pierce Street Park (Proposed) Site N-12a**

   The neighborhood park service area analysis revealed a need for a neighborhood park in this area of the city. This is one of two alternative sites that could serve the neighborhood park function in the northwest portion of the City.

   At one time, this 4.14-acre parcel served as an off ramp from Interstate 80. However, the freeway connections have since been removed. As part of the Cal Trans mitigation plan, a sound wall was to be constructed through the property and a one-half acre mini-park was to be constructed to serve the neighborhood. This project was dropped in favor of developing the entire site into a park. The City is currently in the process of getting appraisals for the property.
**SECTION 6 – RECOMMENDATIONS**

**Vista Neighborhood Park (Proposed) Site N-12b**

While the Vista School site is perfectly located and of ideal size to serve this function, it is unclear whether the site is available for redevelopment or how long the existing lease is with the current occupant. Both of these factors could influence the City’s policy decisions for serving this neighborhood.

**Action:** Investigate the possibility of securing an agreement with the Albany Unified School District for the purpose of developing the site in partnership for community uses, in a manner consistent with District needs. Explore various development alternatives including retaining all or a portion of the buildings. Should the site become available at a later date, the City should explore purchasing the site. Improvements to the site could include a new playground, ADA improvements and new steps to improve access to the site.

**Ocean View Park Site N-20**

This site is located off Buchanan Street adjacent to Ocean View Elementary School. Existing facilities include the Bill Lewis Teen Center, a lighted softball field, two tennis courts, a basketball court, a picnic area, an open play area, a parking area with 25+ spaces and 8’ wide paved pathway. There are also plans underway to develop a small restroom building to support the use of the park.

Nearly all elements of the park require some type of renovation and/or upgrading in order to bring them up to an acceptable level. Furthermore, much of the park’s infrastructure (e.g., utilities and drainage) requires improvement.

Throughout the planning process, there has been some discussion about redeveloping the entire site to improve the functionality of the site as well as address the quality of the facilities. However, after lengthy discussions, it was determined the best approach would be to modify the existing amenities because of the cost associated with the replacing the entire facility.

It is recommended that, prior to any renovation work, improvements, a development plan be prepared to...
address, through a public process, the cohesiveness of the park and to ensure that the site will fulfill the neighborhood park function once completed.

**Actions:** Provide the following improvements:

- Reconstruct playfield (drainage, irrigation, grading)
- Replace field lighting
- Replace children’s playground area
- Construct a new picnic shelter
- Develop a permanent restroom building
- Add a new drinking fountain
- Thin existing trees; add new trees and landscaping, including improvement of visual relationship to Buchanan Street.
- Resurface tennis courts
- Resurface pathways
- Add support facilities (e.g., signage, bike racks, waste receptacles, benches and picnic tables).

---

**UC Village - Dowling Park**

Since this is owned and operated by the University of California, no recommendations have been made for this site. This site currently serves the University Village and will be removed as part of step 2 of the village redevelopment.
Terrace Park is located off Terrace Street, between Neilson Street and Peralta Avenue. Facilities at the site include two tennis courts, a basketball court, a picnic area, a children’s playground area, a perimeter pathway, and restroom building. In general, the park is in fair condition. However, several components require renovation and/or improvements.

**Actions:** Provide the following improvements:

- Renovate restroom building
- Replace turf and drainage system
- Upgrade irrigation system
- Upgrade picnic area
- Resurface basketball court and interior paving
- Replace pathway
- Add landscaping
Community Parks

Definition: A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, and covered play areas. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-2 mile radius. Optimum size is between 10 and 20 acres.

Current Conditions:

1. Existing Conditions:
   a. Although somewhat smaller than what is normally recommended, Memorial Park is the only community park in the Albany area.

2. Service Area:
   a. Service Area: The service radius for a community park is about a 1.0-mile radius.
   b. Size: 5 to 10 acres

Design and Development Policies:

1. General Land Use Guidelines:
   a. Refer to the City’s General Plan for specific land use and conservation policies related to public lands. (The applicable General Plan goals and policies are stated in Appendix E).

2. Site Selection Criteria:

Since no new sites of this type have been identified for acquisition or development, no criteria have been cited.
**Recommendations:**

The following are recommendations for existing community parks in the Albany area. The table shown below summarizes the recommendations for community parks.

1. **Summary of Recommendations:**

   **Table 6.6**  
   Summary of Community Park Recommendations  
   Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres</th>
<th>Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-7</td>
<td>Memorial Park</td>
<td>6.75</td>
<td>0.00</td>
<td>Major rehabilitation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total 6.75</td>
</tr>
</tbody>
</table>

   Note: Bold sites are in City ownership

   - Existing Acres = 6.75 Acres
   - Proposed Acres = 0.00 Acres

2. **Specific Improvements:**

   **Memorial Park Site C-7**

   A master plan was prepared for this site in 1998. Phase I improvements were completed in 2004, which included a new children’s playground area, pathways, turf and irrigation improvements in the southern portion of the park.

   **Actions:**
   1. Memorial Park Phase II (C-7): Complete the program of the 1998 Memorial Park Master Plan by undertaking Phase II, to include the following improvements:
      - Develop a new entry promenade
      - Reconstruct the ball field (turf, irrigation, drainage)
      - Renovate other turf
      - Improve the picnic area (tables and pads)
      - Add trees and landscaping
      - Improve perimeter sidewalks
      - Install new support facilities (e.g., signage, bike racks, waste receptacles, benches, including benches at the tennis courts)

   2. School Use: Encourage Albany Unified School District to improve and expand the use of Cougar Field to allow greater and more varied community use of the facility and to alleviate the over-use of Memorial Park field.
3. Other activities: In designing improvements to Memorial Park, consider how various spaces (such as the entry promenade) can be made useful for such events as art displays, concerts, theatrical performances, community celebrations, etc.
Regional Parks

**Definition:** Regional parks are recreational areas serving the city and beyond. They are usually large in size and often include one specific use or feature that makes them unique. Typically, use focuses on passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities.

1. **Existing Conditions:**
   a. Currently, there is one regional park in the planning area. This site is owned by the State of California and is managed by the East Bay Regional Park District.

2. **Service Area:**
   b. Service Area: Entire community and beyond
   c. Size: 100+ acres

1. **General Land Use Guidelines:**
   a. Refer to the City’s General Plan for specific land use and conservation policies related to public Lands and/or the Albany Waterfront. (The applicable General Plan goals and policies are stated in Appendix E).

2. **Site Selection Criteria:**
   Since no new sites of this type have been identified for acquisition or development, no criteria has been cited.

The following are recommendations for regional parks in the Albany area. The table below summarizes the recommendations for regional parks.

1. **Summary of Recommendations:**

   **Table 6.6**
   Summary of Regional Park Recommendations
   Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres/ Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-14</td>
<td>Eastshore State Park</td>
<td>160.00</td>
<td>Coordination</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Acres = 160.00 Acres</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Proposed Acres = 0.00 Acres</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. Specific Improvements:

<table>
<thead>
<tr>
<th>Eastshore State Park</th>
<th>Site R-14</th>
</tr>
</thead>
</table>

Eastshore State Park is owned by the State of California and managed by the East Bay Regional Parks District.

Actions: Take the following actions in the development of the park.

- Complete transfer of the Albany “Bulb” to the State of California.
- Coordinate with the East Bay Regional Park District to implement the master plan for the site.
- Explore alternatives for securing additional waterfront property
SECTION 6 – RECOMMENDATIONS

Special Use Areas

Definition: Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses falling into this classification include special purpose areas, waterfront parks, community gardens, single purpose sites used for field sports or sites occupied by buildings.

Current Conditions:

1. Existing Conditions:

Currently, there are eight special use areas in the Albany planning area. Six of these are owned by the City of Albany, and two are located outside the Albany planning area.

2. Service Area:

   a. Service Area: City-wide
   
   b. Size: Varies

Design and Development Policies:

1. General Land Use Guidelines:

   a. Refer to the City’s General Plan for specific land use and conservation polices related to public lands. (The applicable General Plan goals and policies are stated in Appendix E.).

2. Site Selection Criteria:

   a. Size and location of facility will depend on the function of the facility considered. Due to the lack of available land, parcels with less than optimal acreage may be the only opportunities available.
The following are recommendations for special use areas in the Albany area. The table below summarizes the recommendations for special use areas.

1. **Summary of Recommendations:**

   **Table 6.7**
   Summary of Special Use Area Recommendations
   Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site Description</th>
<th>Existing Acres</th>
<th>Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>SU-8</td>
<td>Veterans’ Memorial Building</td>
<td>-</td>
<td>Acquire/Renovate</td>
<td></td>
</tr>
<tr>
<td>SU-35</td>
<td>Pre School Building</td>
<td>-</td>
<td>Minor Improvements</td>
<td></td>
</tr>
<tr>
<td>SU-9</td>
<td>Childcare Building</td>
<td>-</td>
<td>No Action</td>
<td></td>
</tr>
<tr>
<td>SU-16</td>
<td>Albany Senior Center</td>
<td>1.04</td>
<td>Minor improvements</td>
<td></td>
</tr>
<tr>
<td>SU-18</td>
<td>Albany Community Center</td>
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<td>Minor improvements</td>
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</tr>
<tr>
<td>SU-23</td>
<td>UC Village – Community Gardens</td>
<td>3.54</td>
<td>No Action</td>
<td></td>
</tr>
<tr>
<td>SU-24</td>
<td>Fielding Fields</td>
<td>10.29</td>
<td>No Action</td>
<td></td>
</tr>
<tr>
<td>SU-27</td>
<td>UC Village – Recreation Center and Playfields</td>
<td>6.08</td>
<td>No Action</td>
<td></td>
</tr>
<tr>
<td>SU-28</td>
<td>UC Village – Gill Tract (P)</td>
<td>8.65</td>
<td>No Action</td>
<td></td>
</tr>
<tr>
<td>SU-34</td>
<td>Gilman St. Field Project (P)</td>
<td>16.00</td>
<td>Coordination</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>45.85</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Bold sites are in City ownership

- **Existing Acres = 21.20 Acres**
- **Proposed Acres = 24.65 Acres**

2. **Specific Improvements:**

   "**The Veteran's Building is an under-used resource in the community**"

   --Community Member--

   **Veterans’ Memorial Building**
   Site SU-8

   The building itself offers a number of opportunities for lease space (service groups, private organizations, school district) and recreation programming for the Recreation and Community Services Department (general interest classes, exercise/aerobics, etc.). However, in order to maximize program potential the building would benefit from remodeling and the purchase of additional supplies and materials.

   **Actions:**

   - Evaluate existing uses and obligations to current users (i.e. Veterans, Boy and Girl Scouts)
• Review and develop funding sources for building maintenance and project revenues from existing and anticipated use fees
• Explore funding sources for necessary upgrades to augment Measure F monies
• Review structural improvements and additions (i.e. outdoor patio space)
• Complete a transfer of ownership from the County to the City
• Undertake seismic, access and other necessary upgrades
• Evaluate options for programming and the anticipated revenue that could be generated from operations. Some possible uses include performing arts classes and presentations, general recreation and adult interest programming (such as computer classes, fitness training), a teen center and a local history center.
• Plan adaptive upgrades to the building relative to the programs to be housed there

Pre School Building  Site SU-35

This facility is located on Masonic Avenue.

**Actions**: Retrofit the building for seismic improvements and make other minor renovations.

Albany Senior Center  Site SU-16

This structure is located on Masonic Avenue. Currently, facilities at the site are limited to a senior center.

**Actions**: Upgrade the building to include a new roof and minor rehabilitation.

Childcare Center  Site SU-9

This structure is located within Memorial Park. The City operates a state-licensed, after school childcare program for children in first through fifth grade. No recommendations are being proposed at this time.
### Albany Community Center

<table>
<thead>
<tr>
<th>Site SU-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>This structure is located at the corner of Masonic Avenue and Marin Avenue. Currently, facilities at the site are limited to a community center, library and parking area. The Recreation and Community Services Department is also located in this facility.</td>
</tr>
</tbody>
</table>

**Actions:**

- Refurbish wood floors
- Upgrade the perimeter landscaping

### UC Village – Community Gardens

<table>
<thead>
<tr>
<th>Site SU-23</th>
</tr>
</thead>
<tbody>
<tr>
<td>Since this site is owned and operated by the University of California, no recommendations have been made for this property. This area will remain as part of the University Village redevelopment.</td>
</tr>
</tbody>
</table>

### Fielding Fields

<table>
<thead>
<tr>
<th>Site SU-24</th>
</tr>
</thead>
<tbody>
<tr>
<td>This site is owned by the University of California and maintained by the Association of Sports Field Users. No recommendations have been made for this site. The City has recently authorized spending $95,000 from Measure R Ball Field funds to help with ball field modifications necessary for the Codornices Creek project.</td>
</tr>
</tbody>
</table>
SECTION 6 – RECOMMENDATIONS

UC Field Relocation Site SU-27

Since this is owned and operated by the University of California, no recommendations have been made for this site. These facilities may be relocated as part of step 3 of the Village redevelopment.

**Action:** Cooperate with the University of California, local sports groups and the community at large, in relocating the existing baseball/softball fields within the University’s Albany properties should the existing fields be lost to any future development.

UC Village Gill Tract Site SU-28

Similar to the other University properties, this site is owned and operated by the University of California. Currently undeveloped, the site has been designated by the University as the new location for the Village Recreation Center and ball fields.

**Action:** Acquire is possible, and if not coordinate planning with University of California for mutually beneficial uses for this area. Seek to accommodate multiple recreation uses of the site with particular consideration for protection of the natural environmental features, including significant trees and the Village Creek habitat. Consult with the community concerning combinations of facilities and activities, which might include, but not be limited to the following types, which have been suggested thus far by the University and by residents.

- Baseball/softball fields (relocation) and recreation center for Village residents
- Performance venue such as an amphitheatre or band shell with picnic accommodations
- Urban agricultural activity such as a community garden, demonstration organic farm or eco-park, with related educational programs, in coordination with the school district or foundation partnerships
- Museum space for local history
Gilman Street Fields  Site SU-34

This site is located outside of the City of Albany, south of Gilman Street and the Golden Gate Fields property, west of Interstate 80.

**Action:** Continue City support of the Joint Powers Agreement (JPA) to develop the Gilman Street property west of Interstate 80 in Berkeley, and other possible projects in the region. Preliminary design programs indicate there would be 2 soccer fields, 3 ball fields, field house, picnic area, play area and parking. The City of Berkeley will be responsible for the design and construction. The East Bay Regional Park District is pursuing grants to fund the project.
**Linear Parks**

**Definition:** Linear parks are developed landscaped areas and other lands that follow linear corridors, such as abandoned railroad right-of-ways, canals, power lines and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints and seating areas.

**Current Conditions:**

1. **Existing Conditions:**
   
   Currently, there are no linear parks in the Albany planning area.

2. **Service Area:**
   
   a. Service Area: Citywide.
   
   b. Size: Varies

**Design and Development Policies:**

1. **General Land Use Guidelines:**
   
   a. Refer to the City’s General Plan for specific land use and conservation policies related to public lands. (The applicable General Plan goals and policies are stated in Appendix E).

2. **Site Selection Criteria:**
   
   a. Linear parks should generally follow utility, railways or other linear corridors. In some instances, they can be located adjacent to roadways/railways as long as there is adequate space for a separated median or buffer area.

   b. Linear parks should be at least 25 to 50 feet wide. However, in some instances, narrower corridors will be accepted.
Recommendations:
The following are recommendations for linear parks in the Albany area. The table below summarizes the recommendations for linear parks.

1. Summary of Recommendations:

Table 6.8
Summary of Linear Park Recommendations
Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres/Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>L-5</td>
<td>Key Route Median (P)</td>
<td>1.40</td>
<td>Planning, and Development</td>
</tr>
<tr>
<td>L-14</td>
<td>Catherine's Walk</td>
<td>0.02</td>
<td>Planning and Development</td>
</tr>
<tr>
<td>L-15</td>
<td>Ohlone Greenway</td>
<td>8.89</td>
<td>Upgrade</td>
</tr>
<tr>
<td>L-21</td>
<td>Waterfront Trail Park</td>
<td>0.30</td>
<td>Upgrade</td>
</tr>
<tr>
<td>L-32</td>
<td>Manor Walk</td>
<td>0.11</td>
<td>Upgrade</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>10.72</td>
<td></td>
</tr>
</tbody>
</table>

Note: Bold sites are in City ownership. A portion of Key Route is owned by AUSD.

Existing Acres = 9.32 Acres
Proposed Acres = 1.40 Acres

2. Specific Improvements:

Key Route Median (Proposed) Site L-5

Currently, this site consists of a large median located in the center of Key Route Boulevard, extending from Solano Avenue on the South to the El Cerrito border on the North.

Action: Redevelop the median into a linear park equipped with a trail, landscaping and site amenities.
## Catherine’s Walk

**Site L-13**

This is a small corridor on the south side of Albany Hill. Facilities at the site are limited to a walkway with stairs and some remnant vegetation.

**Actions**: Prepare a plan for this site to include safety improvements and a maintenance plan.

## Ohlone Greenway

**Site L-15**

This site lies adjacent to Masonic Avenue and follows the course of the BART tracks. It stretches from the El Cerrito city limits to the Berkeley city limits.

**Actions**: Prepare a development plan for Albany’s portion of the Ohlone Greenway. The planning process should include consideration of the following types of improvements:

- A new lighting system throughout the length of the Greenway
- Basic upgrades including an automatic irrigation system and general landscape improvements
- Specialized trail surfaces for bicycles, running and walking
- Game courts
- An interpretive trail, historic, natural or artistic.
- Native plantings
- Community gardens
- Play structures. (Tots)

## Waterfront Trail Park

**Site L-21**

This is a linear park lying within a portion of the right-of-way of Buchanan Street, between properties of the Eastshore State Park and Golden Gate Fields. The park contains a segment of the Bay Trail.

**Actions**: Upgrade the area lying within a portion of the right-of-way of Buchanan Street extension to include, enhancing the “cove” structure as a site for small-scale, participatory educational programs, picnic tables, a restroom (porta-potty) facility, drinking fountain and additional landscaping. Considering the region-serving nature of the site, make use of non-City financial resources to the maximum extent possible.

## Manor Walk

**Site L-32**

**Actions**: Make minor improvements, including landscaping and pavement repair or replacement.
is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

**Current Conditions:**

1. **Existing Conditions:**
   a. In the Albany area, there is one existing area that falls under the natural open space category.

2. **Service Areas:**
   a. There is no defined service area for open space. Service area is determined by its intended purpose such as separation of neighborhoods, preservation of environmentally sensitive areas and steep hillsides.

**Design and Development Policies:**

1. **General Land Use Guidelines:**
   a. Refer to the City’s General Plan for specific land use and conservation polices related to public lands. (The applicable General Plan goals and policies are stated in Appendix E).
   b. Creek conservation zone consists of a 200’ wide corridor (100’ from center line of creek).

2. **Site Selection Criteria:**
   a. Emphasis should be placed on those areas offering unique features or have the potential to be lost to development.
   b. An analysis should be made to determine if unique qualities and conditions exist that warrant the acquisition of the site for open space.
   c. Areas difficult or impossible to develop should have a low priority of acquisition. Other mechanisms should be used to maintain the preservation of these areas.
1. **Summary of Recommendations:**

   **Table 6.9**  
   Summary of Open Space Recommendations  
   Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres</th>
<th>Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS-1</td>
<td>Cerrito Creek Restoration</td>
<td>8.40</td>
<td></td>
<td>Planning</td>
</tr>
<tr>
<td>OS-2</td>
<td>Creekside Park</td>
<td>5.11</td>
<td></td>
<td>Planning</td>
</tr>
<tr>
<td>OS-11a</td>
<td>Albany Hill Park (public)</td>
<td>12.75</td>
<td></td>
<td>Planning</td>
</tr>
<tr>
<td>OS-11b</td>
<td>Albany Hill Trail Easement</td>
<td>10.01</td>
<td></td>
<td>Coordination</td>
</tr>
<tr>
<td>OS-26</td>
<td>Codornices Creek Restoration</td>
<td>7.90</td>
<td></td>
<td>Planning</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>44.17</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Bold sites are in City ownership

Existing Acres = 27.87 Acres  
Proposed Acres = 16.30 Acres

2. **Specific Improvements:**

   **Cerrito Creek Restoration**  
   **Site OS-1**

This site follows the northern boundary of the city limits.

This City’s current General Plan recommends land along Cerrito Creek be conserved (100-foot wide corridor, measured south of the creek centerline per Creek Conservation Zone identified in the General Plan) for wildlife habitat and the development of a multi-purpose trail.

**Action:** Coordinate planning and improvement efforts with the Cities of Richmond and El Cerrito and non-profit organizations, such as Friends of Five Creeks, to improve the condition of creek corridor. Consider alternatives to the current design of the storm water retention facility.
Creekside Park

This site lies adjacent to Albany Hill Park at the base of Albany Hill. Currently, there are no facilities at this site.

**Actions:**

- Implement the Albany Hill-Creekside Park Master Plan, including signage, benches, and vegetation management
- Consider the desirability and feasibility of a connection across Cerrito Creek to link with the Cerrito Creek Bay Trail connector
- Coordinate development with the City of El Cerrito for each city’s Creekside Park.

Albany Hill Park

**Site OS-11a**

**Actions:**

- Explore options for acquiring additional lands contiguous to the park
- Implement the approved Albany Hill-Creekside Park Master Plan including internal pathways; new or improved trail connections to Cerrito Creek and to Pierce Street, new signage, benches and vegetation management.

Albany Hill Trail Easement

**Site OS-11b**

See “Albany Hill Trails” listing, Site T-3

Codornices Creek Restoration

**Site OS-26**

This site follows the southern boundary of the city limits.

This City’s current General Plan recommends land along Codornices Creek is conserved (100-foot wide corridor, measured south of the creek centerline per Creek Conservation Zone identified in the General Plan) for wildlife habitat and the development of a multi-purpose trail.

**Action:** Complete the coordinated program to realign and landscape the creek corridor with the City of Berkeley and the University of California.
### Table 6.10
Summary of School Recommendations
Albany Planning Area

<table>
<thead>
<tr>
<th>Park Number</th>
<th>Site</th>
<th>Existing Acres/Proposed Acres</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-3</td>
<td>Cougar Field</td>
<td>4.18</td>
<td>Pursue use agreement for Cougar Field</td>
</tr>
<tr>
<td>S-4</td>
<td>Albany Adult School</td>
<td>0.77</td>
<td>No Action</td>
</tr>
<tr>
<td>S-6</td>
<td>Albany High School</td>
<td>4.20</td>
<td>No Action</td>
</tr>
<tr>
<td>S-17</td>
<td>Cornell Elementary School</td>
<td>2.69</td>
<td>No Action</td>
</tr>
<tr>
<td>S-19</td>
<td>Ocean View Elementary School</td>
<td>4.30</td>
<td>No Action</td>
</tr>
<tr>
<td>S-30</td>
<td>Marin Elementary School</td>
<td>2.63</td>
<td>No Action</td>
</tr>
<tr>
<td>S-33</td>
<td>St Mary’s High School</td>
<td>13.87</td>
<td>No Action</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>32.64</td>
<td></td>
</tr>
</tbody>
</table>

Existing Acres = 32.64 Acres
Proposed Acres = 0.00 Acres

**Cougar Field** Site S-3

Develop a use agreement between the City and the Albany Unified School District. Support the District in efforts to win the approval of the City of El Cerrito for lighting of the field to expand the use potential of the facility.

**Albany Adult School** Site S-4

Since this site is owned and operated by the Albany School District, no recommendations have been made.

**Albany High School** Site S-6

It is recommended the City work with the school district to coordinate use of school facilities for community use.

---

*City of Albany Park, Recreation and Open Space Master Plan*
### Cornell Elementary School  
Site S-17

Since this site is owned and operated by the Albany School District, no recommendations have been made.

### Ocean View Elementary School  
Site S-19

Coordinate with the School District to upgrade facilities on the school property in exchange for community use.

### Marin Elementary School  
Site S-30

Since this site is owned and operated by the Albany Unified School District, no recommendations have been made.

### St Mary’s High School  
Site S-33

Since this site is privately owned and operated, no recommendations have been made. However, the City should approach the school regarding the use and availability of their outdoor sport facilities.
6.4 Trails and Pathways

Trails and pathways are designed to provide walking, bicycling, equestrian, and other non-motorized recreational opportunities. By providing linkages to other areas and facilities, they can provide non-vehicular options for travel throughout the community. Trails can be designed for a single or multiple types of users. The trails and pathways emphasized here are those that are recreational and multiple uses in nature. Bike routes with more emphasis on transportation are not included in this definition.

Trails may be either unsurfaced or treated with a variety of hard surfacing materials including concrete, asphalt or granite chips. Unsurfaced trails may be left in their natural condition or supplemented with gravel, bark chips, sand or other material. Surfacing will be dependent upon the soil type, slopes, type of use and amount of use.

1. Existing Conditions:

   a. In Albany, there is one multi-use pathway, which is not part of any internal park pathways or internal trails. All totaled, there are 2.0 miles of paved pathways in the Albany area.

2. Service Areas:

   a. The service area for trails depends on its primary function. It may be regional in nature and connect to other communities or be local and designed to serve a neighborhood only.

Design and Development Policies:

1. General Land Use Guidelines:

   a. Refer to the City’s General Plan for specific transportation policies related to public lands. (The applicable General Plan goals and policies are stated in Appendix E)

2. Site Selection Criteria:

   a. Trail easements or dedications need to be secured in order to complete trail segments and the overall network.

   b. Whenever possible, recreation pathways and trails should be separated from the roadway and designed to minimize potential conflicts between motorists and trail users.

   c. Pathways/trails (including on-street bikeways) should be looped and interconnected to provide a variety of trail lengths and destinations.
e. Enhance accessibility wherever possible, with high priority being given to trails with convenient trailheads.

f. Pathways (including on-street bikeway) should be developed throughout the community to provide linkages to schools, parks, and other significant destination points.

FIGURE 6.1
Off-Street Multi-Purpose Trail

The primary purpose of the trails and pathway system is to provide recreational walking, bicycling and hiking opportunities. This does not negate that these same trails may not also meet some transportation needs as well.
1. **Summary of Recommendations:**

   **Table 6.11**
   Summary of Trail Recommendations
   Albany Planning Area

<table>
<thead>
<tr>
<th>Trail Number</th>
<th>Site</th>
<th>Length in Feet (Miles)</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>T-1</td>
<td>Cerrito Creek-Bay Trail Connector</td>
<td>[4,900]</td>
<td>Pave</td>
</tr>
<tr>
<td>T-2</td>
<td>Bay Trail</td>
<td>5,400 [3,500]</td>
<td>Pave</td>
</tr>
<tr>
<td></td>
<td>Eastshore Connection</td>
<td>[700]</td>
<td>Pave</td>
</tr>
<tr>
<td></td>
<td>Eastshore Bulb Extension</td>
<td>[2,300]</td>
<td>Pave</td>
</tr>
<tr>
<td>T-3</td>
<td>Albany Hill Trails</td>
<td>[3,600]</td>
<td>Remain unpaved</td>
</tr>
<tr>
<td>T-4</td>
<td>Waterfront Trail</td>
<td>[5,600]</td>
<td>Pave</td>
</tr>
<tr>
<td>T-5</td>
<td>Ohlone Greenway Trail</td>
<td>5,900</td>
<td>Pave</td>
</tr>
<tr>
<td>T-6</td>
<td>Key Route Median Trail</td>
<td>[2,800]</td>
<td>Pave</td>
</tr>
<tr>
<td>T-7</td>
<td>Codornices Creek Trail</td>
<td>[8,900]</td>
<td>Pave</td>
</tr>
</tbody>
</table>

   **Total** | **38,600 LF** | **(7.31 Miles)**

2. **Specific Improvements:**

   **Cerrito Creek Bay Trail Connector (proposed)**  
   T-1

   Participate with other agencies in developing trail links between El Cerrito Plaza and the Bay Trail. The Albany portions include:

   - A connection generally by way of Pierce Street to the Buchanan overcrossing.
   - Re-alignment of the existing connection from the Buchanan overcrossing to the Bay Trail on the west side of I-580

   “Establishing a presence at the Waterfront Trail will help reduce vandalism”
   --Community Member--

   **Bay Trail**  
   T-2

   **Action:** Cooperate with appropriate agencies in completing local segments of the regional trail around the Bay, including connection through the Golden Gate Fields site to the Berkeley city limits.
SECTION 6 – RECOMMENDATIONS

**Albany Hill Trails (proposed) T-3**

**Actions:** Complete a system of trail connections to Albany Hill Park.

1. From Creekside Park: Upgrade the existing trail from Creekside Park to the top of the hill.

2. To Pierce Street: Secure a trail access to Pierce Street via the undeveloped property on the west side of the hill, and/or through easement or other agreement with the condominium associations that own open space reserves on the hill.

**Ohlone Greenway Park Trail T-5**

Resurface pathways for walkers/runners and bicycles beneath BART tracks. (Also see L-15)

**Key Route Median Trail T-6**

Develop trail along Key Route median. (See L-5)

**Codornices Creek Trail T-7**

**Actions:** Complete the current trail project along the Albany-Berkeley border from the sports fields at Fifth Street to east of Tenth Street. Continue to plan for linkages to other pedestrian paths and routes, including potential connections to the Bay Trail. (Also see OS-26)
6.5 Sports Field Facilities

Sport fields are designed to provide practice, league and tournament play opportunities. They can be designed specifically for one sport, such as soccer or baseball or be designed to accommodate multi-uses.

General Guidelines:

1. General Guidelines:

   a. Offer organized sport programs where they are not provided by other organizations.

   b. Provide fields and facilities based on the historical use pattern and the community’s needs.

   c. Evaluate sport programs in terms of persons served, overall community interests and costs.

   d. Develop a facility use agreement with local agencies and organizations that will maximize facility use and promote centralized scheduling.

   e. Develop policies and procedures for field usage and scheduling priorities.

   f. Develop policies for field closure, rest and rotation.

Field sports are important recreation facilities in Albany. At the current time there is considerable need for various types of sport fields. It is important to recognize that the existing fields identified below have been inventoried based on their use.

The Recreation Needs Assessment revealed the following demand for sport fields:

**Table 6.12**
Existing and Future Sport Field Needs
Albany Planning Area

<table>
<thead>
<tr>
<th>Field Type</th>
<th>Existing Inventory</th>
<th>Build-out Demand</th>
<th>Additional Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball/Softball Fields</td>
<td>6</td>
<td>7</td>
<td>1</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>4</td>
<td>6</td>
<td>2</td>
</tr>
</tbody>
</table>

The above needs are based on normal amounts of league play and practice and reflect demand based on Albany residents only. The demand will be satisfied by the development of fields on the future special use sites.
**Recommendations:**

In an effort to meet all of the sport field needs, particularly places for practice, it is recommended the City work with the school district to upgrade and/or expand fields at school sites. While these fields would primarily be used for practice, they need to be upgraded and maintained at a better level in order to ensure safe playing conditions.

To meet future sport field needs, the table on the following table re-allocates and distributes the fields.

1. **Specific Recommendations:**

<table>
<thead>
<tr>
<th>Table 6.13</th>
<th>Re-Allocation of Sports Fields</th>
<th>Albany Planning Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Existing</strong></td>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td></td>
<td>Baseball/Softball</td>
<td>Soccer</td>
</tr>
<tr>
<td>Existing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Memorial Park</td>
<td>1 1 1 1</td>
<td></td>
</tr>
<tr>
<td>Ocean View Park</td>
<td>1 1 1 1</td>
<td></td>
</tr>
<tr>
<td>Fielding Fields</td>
<td>1 2 1 2</td>
<td></td>
</tr>
<tr>
<td>UC Village Playfields</td>
<td>2 2</td>
<td></td>
</tr>
<tr>
<td>Albany Middle School</td>
<td>1 1</td>
<td></td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gilman Street Fields</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>6 4</td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) Three fields are proposed for development which will help to fulfill Albany’s long-term obligation for soccer and baseball fields based on the proposed demand standards.

For new fields, sites should be selected with consideration of shielding users from automotive pollution. In each case, consider the costs and benefits of the uses of artificial turf and night lighting as a means of expanding the usability of fields.
6.6 Other Types of Recreational Facilities

1. **Mini Parks**
   Maintain and enhance existing toddler play facilities, and be alert to future needs and opportunities for locating additional facilities at suitable locations within parks or greenway areas.

2. **Aquatic Facilities**: No recommendations for aquatic facilities have been proposed because of the high cost of development and presence of the existing swimming pool located at Albany High School.

3. **Miscellaneous Areas**: Urban Spaces: Seek opportunities to create publicly accessible plaza areas or mini-parks within business districts, either as public projects or as amenities of private projects.

4. **Landscaped Areas**: The City should explore every opportunity for developing and maintaining City beautification areas and street median/triangles.

5. **General**: Upon further analysis, if it is determined a major indoor competitive pool is needed; it is recommended the City should explore this option as a potential regional collaboration similar to the Gilman Street Sport Fields project.
6.7 Management

The management policies are intended to provide general guidelines for the administration and management of recreation and leisure services programs.

Consolidating Park and Recreation Services was discussed and while many communities have park maintenance and recreation services combined into one department, it was determined that this is not a viable option for the City of Albany due to the City’s small size. The existing maintenance staff performs a variety of tasks that deal with not only parks, but also storm drains, sewers and streets. Consolidating services under one department sometimes offers efficiencies in coordinating both park operations and recreation programs. Albany is a better served with an organizational structure in which multiple services are performed by maintenance staff for efficient supervision and deployment of resources.

Public Participation: The City will engage in a public review process as each improvement project proceeds to design and construction, including public meetings and other activities to secure broad participation.

Responsible City staff will direct plans for City parks, open space, landscape and street beautification projects to the Park and Recreation Commission for review in public meetings. All meetings and workshops will be publicized in as many ways as possible.

Resource Management: The City will employ a variety of enhanced management techniques and efficiency measures in order to achieve the most benefit from its resources and maintain a high quality of services and facilities.

1. Partnerships: Continue to foster partnerships/joint use opportunities with other agencies and organizations (e.g., City of Berkeley, City of El Cerrito, Albany Unified School District, University of California, local sport groups) to improve park and recreation services; and monitor maintenance responsibilities among these parties to ensure efficient use of all resources within the city.

2. Field use priorities: Continue to give priorities for field use to 1) City sponsored programs and services; 2) School district programs and 3) other organized sport leagues. Post a public schedule of reserved uses of fields and field closures.

3. Maintenance costs: Develop a cost tracking system for park maintenance activities.

4. Volunteers: Use volunteers as means of providing more service on a limited budget, in such roles as
assistance with special events, performance of minor maintenance duties, and assistance with administrative tasks. This may include an “Adopt-A-Park” Program through formal or informal agreements with neighborhood groups and service clubs. Communicate with the public about specific opportunities for volunteer assistance.

5. **Planning**: Maintain an on-going planning effort to establish design and development standards for parks and recreation facilities. This may include specifications for types of equipment, models and materials used in development and maintenance, and a comprehensive signage program for all park, recreation and open space related facilities. Include consideration of maintenance methods in the initial planning of new or renovated facilities. Maximize the opportunities for organic and sustainable landscape.
6.8 Maintenance

Recommendations:

1. **Alternative workforce:** Determine which park maintenance tasks are best performed by the City, and which could be performed by contractors, user groups or other non-profit entities. Develop clear plans and specifications for contracting park maintenance tasks to local community groups or sport field user organizations. In contracting park maintenance tasks, consider both private and non-profit as well as other groups.

2. **Commission oversight:** Assign to the Park and Recreation Commission responsibility to develop and oversee park maintenance policy. The Public Works Maintenance Manager should meet with the Commission at least quarterly to report and discuss park maintenance effectiveness.

3. **Tracking requests:** Establish a tracking system to ensure that staff adequately addresses maintenance request from the public.

4. **Maintenance plan:** Develop a maintenance management plan for parks, recreation and open space facilities, including a specific budget for parks maintenance, time and performance tasks for each distinct maintenance task, e.g., mowing, turf management, edging, pruning, litter pick-up, etc.

**Maintenance standards:** Establish maintenance standards for park and recreation facilities.

1. **Pest management:** Develop a pest management policy and program that favors the use of organic or natural methods. Through a thorough and public process, consider the careful and limited use of chemicals of the lease toxic nature.

2. **Sports field standards:** Develop and adhere to maintenance standards for sports fields, with emphasis on turf management and/or use of artificial surfaces.

3. **Field closures:** Establish field closure policy and enforcement measures to prevent overuse of fields or use of fields when wet.

**Maintenance budgeting:** Provide funding to maintain existing park and recreation faculties at levels that meet the community’s expectations.
SECTION 6 – RECOMMENDATIONS

1. Expenditure

   threshold: Establish a minimum threshold for maintenance operations to ensure that park maintenance receives an equitable share of the City’s overall maintenance budget.

2. Separation of budgets: Develop separate budgets for City-wide maintenance responsibilities (e.g., beautification, medians and traffic islands, open space management, sports field maintenance and building maintenance services.

3. Dedication of fees: Revenues generated from the rental of fields should be dedicated to park and field maintenance.

4. Workforce: Consider developing a specialized crew dedicated to park maintenance.

Cost-saving strategies: Implement maintenance cost savings strategies that do not sacrifice the quality and care of the parks.

Cost-saving improvements: Reduce day-to-day maintenance costs through minor improvements such as installation automated irrigation and creation of mowing strips along playgrounds, picnic areas and other locations.
6.9 Recreation Programs

Evaluate recreation programs on an on-going basis, addressing the needs and interests of all segments of the community and the degree to which programs are sufficient.

1. **Trends:** Monitor trends in public interests and actively develop and offer new programs accordingly.

2. **Non-City providers:** Encourage other public and private service providers to meet recreation needs. Where possible (possibly at the Veterans’ Building), lease space (long-term) to groups and commercial interests to conduct recreation programs, at their own expense for operating and maintenance costs.

3. **Evaluation:** Continually evaluate programs in terms of persons served, overall community interest, program costs and fee structure. To the extent that City-sponsored programs require subsidy, establish an overall subsidy rate at the beginning of each year.

4. **Inter-agency programming:** Form a recreation services committee consisting of representatives from other agencies and organizations for the purpose of coordinating services. Agencies represented should include the Albany Unified School District, adjoining cities, University of California, YMCA and other recreation providers.

5. **Miscellaneous program offerings:**

- Continue to provide and maintain facilities for childcare and early childhood education programs operated by the City or by private interests. Offer after-school teen programs (such as a teen café, after-school activities), possibly at the Veterans’ Memorial Building or at Albany High School.
- Maintain and enhance specialized programs for senior citizens at the Senior Center and at other locations in the City. Expand off-site activities such as tours and travel.
- Emphasize a range of classes and activities for adults, such as computer instruction, job training, crafts, lifetime sports and fitness.
- Support outdoor exercise programs in parks throughout the city (including martial arts and other exercise activities.
- Continue, expand and promote the City’s program of planting and maintaining street trees throughout the community.
- Establish community gardens, where feasible, in all parks, with educational programming.
- Actively engage in promotion of arts and culture in Albany through the following activities:
a. Increase the visibility of the arts through partnerships with other agencies and organizations
b. Encourage collaboration among art, business, education, heritage, tourism, city beautification, and recreation organizations.
c. Promote the public arts organizations as partners in the community development process.
d. Encourage and sponsor art installations at various points throughout the City.
SECTION 7 – Projects and Funding

7.1 Introduction
The cost for all of the park, open space areas, trails and sport field projects listed in this Plan is approximately $12.1 million, based on 2004 dollars. Including “Measure F” funds, the City currently has $10 million available (see table 7.4) for capital development. This leaves an unmet need of approximately $2.1 million without funding allocations.

Listed on the following pages is an implementation plan for improving park, recreation and open space services in the City of Albany.

7.2 Project Priorities
Below is a list of project priorities necessary to implement the Park, Recreation and Open Space plan. The Parks and Recreation Commission first prioritized the park projects list based on community needs and later prepared a Measure F initial project priority list to meet a City Council decision deadline. The proposed list, priorities and suggested funding options were presented to the public for comment and feedback. The list was then forwarded to the City Council. Following several Council meetings, the Council set priorities for Measure F funding (See Table 7.5) which established the baseline priorities for Albany facilities, parks and programs.

Based on Commission, community priorities and the City Council Measure F list, the capital projects are listed in Table 7.1 by facility and park type along with project costs.

Table 7.1
Projects Identified in the Plan
City of Albany

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<thead>
<tr>
<th>Priority</th>
<th>Map Key</th>
<th>Size</th>
<th>Project Description</th>
<th>Project Cost</th>
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7.3 Project List

The projects listed on the previous pages have been identified through the master plan process. To further refine the specific projects, actions associated with each project have been broken into the categories listed on the following page.

**Administration:** The includes, but is not limited to, project budgeting, staffing and other work associated with project initiation.

**Planning:** This includes work associated with land use planning, environmental assessment, preparation of site master plans and the public process.

**Acquisition:** This includes work related to alternative site evaluation and selection, property appraisals, real estate negotiations and property transfers/easements, etc.

**Development:** For new site or facility development this includes work associated with selecting a design team, concept development, preparation of contract documents, project management and construction administration.

**Major Rehabilitation:** This includes major renovation work (work over $25,000) to existing facilities.

**Secure Funding:** A few projects will require additional grants or other funding sources to complete the projects.

**Minor Improvements:** This includes minor repairs or improvements to existing sites (work under $25,000).

**Other:** This includes work by other agencies or work associated with other issues, such as transportation improvements, mitigation, storm water detention, etc.

Table 7.2 is a summary of the actions required to implement the plan.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Administrative</th>
<th>Planning</th>
<th>Acquisition</th>
<th>Development</th>
<th>Major Rehabilitation</th>
<th>Minor Improvement</th>
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<th>Acquisition</th>
<th>Development</th>
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<td><strong>Special Use Areas</strong></td>
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<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>SU-23 UC Village – Comm. Garden</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SU-24 Fielding Fields</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SU-27 UC Village – Rec. Ctr./Fields</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SU-28 UC Village – Gill Tract (P)</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SU-34 Gillman Street Fields (P)</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Linear Parks</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L-5 Key Route Median (P)</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>L-13 Catherine’s Walk</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>L-15 Ohlone Greenway</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>L-21 Waterfront Trail</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>L-32 Manor Walk</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td><strong>Open Space Areas</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS-1 Cerrito Creek Greenway (P)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS-2 Creekside Park</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS-11a Albany Hill OS Area (P)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS-11b Albany Hill OS Area (P) X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS-26 Codornices Cr Greenway (P)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Miscellaneous Areas</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pathways/Trails (P)</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Open Space (Contingency) (P)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
7.4 Basis for Estimating Costs

Development costs can vary widely depending on the locations, types of facilities constructed, off-site costs, quality of development and constraints on the project. For purposes of estimating cost, we have made the following assumptions:

Land Acquisition: The cost of land will vary widely depending on its location within the Albany Community. In some areas of the City, land acquisition could exceed $100,000 an acre.

Development: A spreadsheet has been prepared for each park site that details potential costs for each element of park development. This spreadsheet is found in the Appendix F. Costs may not include street improvements and other unforeseen costs.

The figures assume that projects will be designed by a professional design firm, bid through a competitive public bidding process, and overseen by City Project Management.

7.5 Capital Costs

Listed below is a summary of the probable construction costs of all the projects recommended in the Plan. For convenience purposes, the projects are divided between (1) Land Acquisition, (2) Planning, (3) Development, (4) Major Rehabilitation, (5) Minor Improvements, and (6) Other (creek corridor rehabilitation).

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Land Acquisition</td>
<td>$3,880,001</td>
</tr>
<tr>
<td>2) Planning</td>
<td>$440,000</td>
</tr>
<tr>
<td>3) Development</td>
<td>$1,909,815</td>
</tr>
<tr>
<td>4) Major Rehabilitation</td>
<td>$2,667,507</td>
</tr>
<tr>
<td>5) Minor Park Improvements</td>
<td>$770,230</td>
</tr>
<tr>
<td>6) Other (Creek Corridor Rehabilitation)</td>
<td>$1,161,695</td>
</tr>
<tr>
<td>Project Contingency</td>
<td>$695,728</td>
</tr>
<tr>
<td>A &amp; E Fees</td>
<td>$556,586</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$12,081,562</strong></td>
</tr>
</tbody>
</table>

(1) Excludes cost associated with Proposed Pierce Street Park
(2) Includes $100,000 for Cerrito Creek planning
(3) Includes a contingency of $1,161,695

A detailed opinion of probable costs for each of the projects can be found in Appendix F.
7.6 Current Funding Availability

As you see, the cost to implement all the projects identified in the plan (see Section 6) is estimated to be $12.1 million. If this amount is compared to the available resources identified in Table 7.4, there is a deficit of roughly $2.1 million.

Financing of proposed improvements listed in Table 7.4 will come from a number of sources including grants and prior tax measures.

Based on the funding sources listed below, the City receives a fair amount of grants and assessment revenues that can be used for park and recreational facilities. The current appropriation and/or balances from these sources are listed below:

Table 7.4
Summary of Fund Balances for Park and Recreational Facilities
City of Albany

<table>
<thead>
<tr>
<th>Source</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grant (Fund 270) estimate</td>
<td>$137,880</td>
</tr>
<tr>
<td>Proposition 12 (Fund 485)</td>
<td></td>
</tr>
<tr>
<td>Roberti-Z Berg -Harris Block Grant</td>
<td>$51,973</td>
</tr>
<tr>
<td>Per Capital Allocation</td>
<td>$0</td>
</tr>
<tr>
<td>Proposition 40 (Fund 485)</td>
<td></td>
</tr>
<tr>
<td>Roberti-Z Berg -Harris Block Grant</td>
<td>$45,257</td>
</tr>
<tr>
<td>Per Capital Allocation</td>
<td>$214,000</td>
</tr>
<tr>
<td>Various Grants – Cordonices Creek</td>
<td>$1,832,650</td>
</tr>
<tr>
<td>Measure R (Assessment District 1996-1)</td>
<td></td>
</tr>
<tr>
<td>Open Space/Albany Hill (Fund 780)</td>
<td>$1,495,591</td>
</tr>
<tr>
<td>Recreation Playfields (Fund 781)</td>
<td>$1,587,093</td>
</tr>
<tr>
<td>Creek Restoration (Fund 782)</td>
<td>$1,261,695</td>
</tr>
<tr>
<td>Measure F</td>
<td>$3,400,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$10,026,139</strong></td>
</tr>
</tbody>
</table>

The City Council recently approved $3.7 million from Measure F dedicated for park and recreation facilities and improvements. Of this amount $300,000 has already been expended on Memorial Park improvements leaving a balance of $3.4 million. Listed on the following page is a breakdown of the City’s appropriation for Measure F funds.
### Table 7.5
City Council-approved Allocation of Measure F Funds
City of Albany

<table>
<thead>
<tr>
<th>Priority</th>
<th>Project Description</th>
<th>Measure F allocation Not to exceed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recently Appropriated</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1a and 1b</td>
<td>Memorial Park Phase II and Ocean View Park</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>2c and 4</td>
<td>Dartmouth Tot Lot and Terrace Park</td>
<td>$65,000</td>
</tr>
<tr>
<td>3 and 2b</td>
<td>Contingency funds: 1) Pierce Street [park development] and/or 2) Ohlone Greenway (grant match or partial funding for safety improvements)</td>
<td>$735,000</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reserve for appropriation to other projects, potentially including Veterans Building, Waterfront trail, additional improvements to Ohlone Greenway, or lower priority projects.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Subtotal</td>
<td>$3,400,000</td>
</tr>
<tr>
<td><strong>Previously Appropriated</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-</td>
<td>Memorial Park Phase I (prior expenditure)</td>
<td>$300,000</td>
</tr>
<tr>
<td></td>
<td>Subtotal</td>
<td>$300,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>$3,700,000</td>
</tr>
</tbody>
</table>

### 7.7 Current and Potential Funding Sources

The following are current and potential funding options available for developing, upgrading and maintaining parks and other recreational facilities in the City of Albany. While the City has used many of these mechanisms in the past, some of these are new and may provide an opportunity for additional funding.

1. **Operating General Fund (City Fund 100):** This is the City’s primary source for operating revenue. Most of this revenue comes from taxes levied on property and the sale of merchandise within the city’s boundary. During the last fiscal year, the City appropriated approximately $7 million from this source. In a typical year, the General Fund represents about 50% of the City’s total operating budget.

During the last budget year, the City allocated approximately 1.3 million from this source for park, recreation and community service operations. (See Appendix C for specific appropriations).
2. **Capital Facilities Fund** ([City Fund 841]): This fund is annually allocated to major capital expenditures.

3. **General Obligation Bond**: These are voter-approved bonds with the assessment placed on real property. The money may only be used for capital improvements but not for maintenance. This property tax is levied for a specified period of time (usually 15-20 years). Passage requires a two-thirds majority approval by the voters. Major disadvantages of this funding option are the high approval requirement and the high interest costs.

   The City recently passed a bond measure, known as Measure F. While this bond has a number of intended uses, $3.7 million has been allocated for park rehabilitation and development.

4. **Revenue Bonds**: These bonds are sold and paid for from the revenue produced from the operation of a facility. The City does not have any recreational facilities funded in this manner.

   Since there are no major revenue producing facilities, this funding mechanism may not be a viable alternative.

5. **Donations**: The donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise small amounts of money for specific projects. Service agencies, such as the Lions Club and Rotary Club often fund small projects such as playground improvements.

   In the past, the local service groups have been active in upgrading or developing small projects in Albany.

6. **Exchange of Property**: If the City has an excess parcel of land with some development value it could be traded for private land more suitable for park use.

   Since there is limited vacant land in Albany, this may not be a viable alternative.

7. **Joint Public/Private Partnership**: This concept has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives a public agency can offer is free land to place a facility (usually a park or other parcel of public land), certain tax advantages and access to the facility. While the public agency may have to give up certain
responsibilities or control, it is one way of obtaining public facilities at a lower cost.

There may be some opportunity for the City to work cooperatively with local sport organizations to develop additional sport fields, provided the City makes the land available for their use.

8. Public/Government Grant Programs:

8a. HUD Community Development Block Grants (CDBG) [City Fund 270]: These grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. Most are distributed in the lower income areas of the community. Grants can cover up to 100% of project costs. The City has received a number of grants from this source. The City receives about $120,000 per year from this source and there are a number of projects competing for these dollars. These funds are used for ADA access ramps and annual allocations for restroom replacement at Ocean View Park. This amounts to roughly $30,000 annually.

8b. Land and Water Conservation Fund: This is a federal grant program that receives its money from offshore oil leases. The money is distributed through the National Park Service and is administered locally by the California Department of Parks and Recreation. In the past this was one of the major sources of grant money for local agencies. In the 1990s, funding at the federal level was severely cut but in recent times more money has become available. The funds can be used for acquisition and development of outdoor facilities and requires a 50% match.

8c. Intermodal Surface Transportation Efficiency Act (ISTEA): Over the years, California has received considerable revenue for trail related projects. Originally called The Intermodal Surface Transportation Efficiency Act (ISTEA), it funded a wide variety of transportation related projects. In 1998 this program was modified some and is now referred to as TEA21.

TEA3, which will be the third iteration of this transportation vision. Funding for this had been reauthorized by the Federal Government through FY 2004. These funds can generally be used for landscape and amenity improvements related to trail and transportation projects. (Creek improvements, Key Route Median or Ohlone Greenway)
8d. State Bicycle Funds: Revenue from state gas taxes is distributed to each city for the development of bicycle lanes. For Albany, the amount received is minimal.

8e. Recreation Trails Program: This is a grant program funded through the California Parks and Recreation Department. Projects eligible under this program include 1) maintenance and restoration of existing trails, 2) development and rehabilitation of trailhead facilities, 3) construction of new recreation trails, and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.

8f. Urban Forestry Grants: There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.

9. Statewide Park Bond (Proposition 12 and 40) [City Fund 485]: California has recently passed two statewide bond measures for funding parks and open space. The funding program has several elements including a grant based on a per capita allocation, a matching grant and several competitive grant programs. The City received $211,973 from Proposition 12 (per capita and Roberti-Z Berg-Harris Block Grant) and expects to receive roughly $259,357 from Proposition 40 (per capita and Roberti-Z Berg-Harris Block Grant).

10. Other State Funds: Other grant sources from the State of California include: Youth Soccer Recreation Program Grant. Project grants range from $75,000-$1,000,000.

11. Landscaping and Lighting District: This funding mechanism is based on the Landscape and Light Act of 1972 and permits a public agency to assess housing units, or land parcels. The assessment revenues can be used for parkland acquisition, development and/or maintenance. Formation requires a 50% approval rather than the traditional two-thirds requirement of other tax mechanisms. The agency can choose to use the revenue generated on a pay as you go basis or can sell bonds in order to receive a lump sum amount. The bonds are then paid back from the annual revenue generated from the assessment. Establishment of an assessment district or the revision of an existing assessment requires a majority vote of property owners.
The City currently has two in place: These include: 1) Assessment District 1988-1 and 2) Assessment District 1996-1 commonly referred to as Measure R. Each of these is discussed below:

**Assessment District 1988-1 [City Fund 730]** is used to fund recurrent annual expenses associated with operation and maintenance of the City’s park system as well as bond repayments for the Maintenance Center and Community Center. For 2002/03 year, this revenue was expected to generate $522,889. The same is expected for FY 2003/04. Of this amount, roughly $338,000 is directed toward bond repayment. The annual assessment for a single-family residence is $75.54.

The current bonds will be retired in 2012. At this time, the Parks and Recreation Commission should work with the City Council to redirect these funds for other park, recreation and open space projects.

**Measure R (Assessment District 1996-1)** is used to fund the acquisition of open space/Albany Hill; the creation of recreation playfields; and the restoration of creeks. In 1999, the City issued bonds in the amount of $6,230,000, which yielded $5,456,347. The annual bond repayment is $479,000. The annual assessment for a single-family residence is $69.00.

Measure R provides that the assessment district revenues be allocated as follows

- **Open Space [City Fund 780]** Open space acquisition on Albany Hill would receive 50% of the available resources. Roughly $1,495,591 of this total remains unspent.

- **Recreational Playfields [City Fund 781]** Recreation playfield development would receive 25% of the available resources. The balance of this fund is $1,587,093.

- **Creek Restoration [City Fund 782]** Creek restoration would receive 25% of the available resources. The balance of this fund is $1,261,695.
12. Mello-Roos District:
This funding mechanism is based on the Mello-Roos Community Facilities Act of 1982 and permits a public agency to assess housing units, or land parcels. The assessment revenues can be used for most municipal services including parkland acquisition, development and/or maintenance. Services may be financed only to the extent that they are in addition to those provided in the District before it was created and may not supplant services already available when the district was created. In essence, services may only be financed to the extent of new growth. Formation requires a traditional two-thirds vote.

13. Exactions: Costs of necessary public improvements that are passed on the adjacent landowners.

14. Public Land Trusts: Private land trusts such as the Trust for Public Land, Inc. and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.

14. California Department of Fish and Wildlife (CDFW): CDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.

15. US Fish and Wildlife Service (USFW): USFW may provide technical assistance and administer funding for projects related to water quality improvement through debris and habitat/vegetation management, watershed management and stream bank erosion, and sediment deposition projects.

Other potential sources:

Partnerships: The City is in a unique position to develop additional partnerships with other jurisdictions or agencies to implement projects identified in the plan. Some potential partners include City of Berkeley, City of El Cerrito, City of Richmond, Albany School District, East Bay Regional Park District, CALTRANS and various other private groups.

East Bay Regional Park District: The East Bay Regional Park District will be responsible for the operation and management of the Eastshore State Park. There may be resources available through the District to develop trail connections and linkages to this site.
7.8 Maintenance Funding

A high priority identified throughout the planning process was the need for adequate funding to be dedicated for park maintenance to properly care for existing and new parks. To determine a citywide cost, MIG assumed an average maintenance cost of $8,000 per acre of active use areas and $2,500 per acre for open space. The costs are summarized in Table 7.6.

In addition we have estimated a maintenance cost (exterior, ongoing preventative maintenance tasks such as painting and repairs) for existing and new community buildings at a cost of $1.85 per square foot. The estimates are listed in Table 7.7.

Table 7.6
Estimated Park and Open Space Maintenance Costs
City of Albany

<table>
<thead>
<tr>
<th>Project</th>
<th>Acres</th>
<th>Cost per Acre</th>
<th>Estimated Maintenance Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cerrito Creek Bay Trial Connector (P)</td>
<td>8.40</td>
<td>$2,500</td>
<td>$21,000</td>
</tr>
<tr>
<td>Codornices Creek Greenway</td>
<td>7.90</td>
<td>$2,500</td>
<td>$19,750</td>
</tr>
<tr>
<td>Key Route Median (P)</td>
<td>1.40</td>
<td>$8,000</td>
<td>$11,200</td>
</tr>
<tr>
<td>Pierce Street Park (P)</td>
<td>4.14</td>
<td>$8,000</td>
<td>$33,120</td>
</tr>
<tr>
<td>Vista School (P)</td>
<td>.25</td>
<td>$8,000</td>
<td>$2,000</td>
</tr>
<tr>
<td><strong>SUBTOTAL (proposed)</strong></td>
<td><strong>23.84</strong></td>
<td></td>
<td><strong>$149,670</strong></td>
</tr>
<tr>
<td>Albany Community Center</td>
<td>.25</td>
<td>$8,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Albany Hill Open Space Area</td>
<td>12.98</td>
<td>$2,500</td>
<td>$32,450</td>
</tr>
<tr>
<td>Albany Senior Center</td>
<td>0.05</td>
<td>$8,000</td>
<td>$400</td>
</tr>
<tr>
<td>Catherine's Walk</td>
<td>0.08</td>
<td>$8,000</td>
<td>$640</td>
</tr>
<tr>
<td>Creekside Park</td>
<td>4.88</td>
<td>$2,500</td>
<td>$12,200</td>
</tr>
<tr>
<td>Dartmouth Tot Lot</td>
<td>0.07</td>
<td>$8,000</td>
<td>$560</td>
</tr>
<tr>
<td>Manor Walk</td>
<td>0.11</td>
<td>$8,000</td>
<td>$880</td>
</tr>
<tr>
<td>Memorial Park</td>
<td>6.75</td>
<td>$8,000</td>
<td>$54,000</td>
</tr>
<tr>
<td>Ocean View Park</td>
<td>3.61</td>
<td>$8,000</td>
<td>$28,880</td>
</tr>
<tr>
<td>Ohlone Greenway</td>
<td>9.12</td>
<td>$8,000</td>
<td>$72,960</td>
</tr>
<tr>
<td>Terrace Park</td>
<td>1.32</td>
<td>$8,000</td>
<td>$10,560</td>
</tr>
<tr>
<td>Waterfront Trail</td>
<td>0.30</td>
<td>$8,000</td>
<td>$2,400</td>
</tr>
<tr>
<td><strong>SUBTOTAL (existing)</strong></td>
<td><strong>40.70</strong></td>
<td></td>
<td><strong>$217,930</strong></td>
</tr>
<tr>
<td>Add Administration (@10%)</td>
<td></td>
<td></td>
<td><strong>$38,940</strong></td>
</tr>
<tr>
<td><strong>Net Operating Cost</strong></td>
<td></td>
<td></td>
<td><strong>$406,540</strong></td>
</tr>
</tbody>
</table>

[1] Source: City of Albany net operating cost (include staffing and utilities)

[P] Represents proposed park
### 7.9 Funding Strategies

#### Table 7.7
Estimated Recreation Building Maintenance Costs
City of Albany

<table>
<thead>
<tr>
<th>Project</th>
<th>Square Footage</th>
<th>Cost per Square Foot</th>
<th>Estimated Maintenance Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albany Community Center</td>
<td>28,000</td>
<td>$1.85</td>
<td>$51,800</td>
</tr>
<tr>
<td>Albany Child Care Center</td>
<td>3,300</td>
<td>$1.85</td>
<td>$6,142</td>
</tr>
<tr>
<td>Albany Senior Center</td>
<td>3,940</td>
<td>$1.85</td>
<td>$2,682</td>
</tr>
<tr>
<td>Albany Teen Center</td>
<td>1,450</td>
<td>$1.85</td>
<td>$2,682</td>
</tr>
<tr>
<td>Veteran’s Memorial Building</td>
<td>10,420</td>
<td>$1.85</td>
<td>$19,277</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>47,130</strong></td>
<td></td>
<td><strong>$87,190</strong></td>
</tr>
</tbody>
</table>

The total estimated maintenance cost for both parks and recreation buildings is $493,730.

As described above, the City has substantial existing resources allocated to both capital funding and ongoing maintenance. Additional resources would be needed to address the $2.1 million shortfall for the remaining projects and improve the quality and consistency of park and facility maintenance.

Several funding approaches are suggested below for capital projects to close the 2.1 million dollar gap and to enhance park maintenance. Additional funding sources such as taxes or fees for parks and park maintenance, other than appropriate user fees, will not be considered until and unless the other methods have been fully explored and found infeasible.

1. **Reprioritization of park maintenance.**
   A. Increase park maintenance budget.
2. **Improve park maintenance through improved management procedures and oversight.**
3. **Funding of expanded maintenance through savings as a result of upgraded infrastructure.**
4. **Local fundraising efforts. (Capital generation).**
5. **Regional and state grants.**
6. **Development partnerships with local groups.**
   A. Project partnerships with local groups such as the Rotary Club and others.
7. **Lighting and Landscaping District.** One suggestion is to form a new Lighting and Landscaping district, which would be in addition to the existing districts that were established in 1988 and 1996.

The City should explore various alternatives and seek community input for suggestions on ways to address funding needs. Several of the large projects such as the Veteran’s Memorial Building remodel, the Ohlone Greenway upgrade and Waterfront Trail connections are of community wide significance and will attract creative funding solutions and support.