

Albany Hill Creekside Master Plan

November, 1991

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Introduction

The Master Plan for the Albany Hill Creekside site was developed from input received from the City of Albany Departments of Recreation and Community Services, Public Works and Planning; a Citizens Advisory Committee formed in the spring of 1991; and site analysis, research and design materials generated by Wolfe Mason Associates, Landscape Architects.

The plan also represents community input provided from two community workshops held on the site in April and May, 1991. Members of various civic, historical and cultural groups also contributed information to the plan.

The recommended Master Plan is a synthesis of all input as prepared by Wolfe Mason Associates.

The purpose of the Master Plan is to protect and enhance this area as an urban wilderness with safety and accessibility for all of Albany's citizens.

Site Context & History

Context

The Albany Hill Creekside site encompasses approximately 8 acres and is comprised of a combination of City-owned property and several development generated easements. The site is located in the northwest area of Albany. It is adjacent to Interstate 80 and its northern boundary is formed by Cerrito Creek and the El Cerrito/Richmond border.

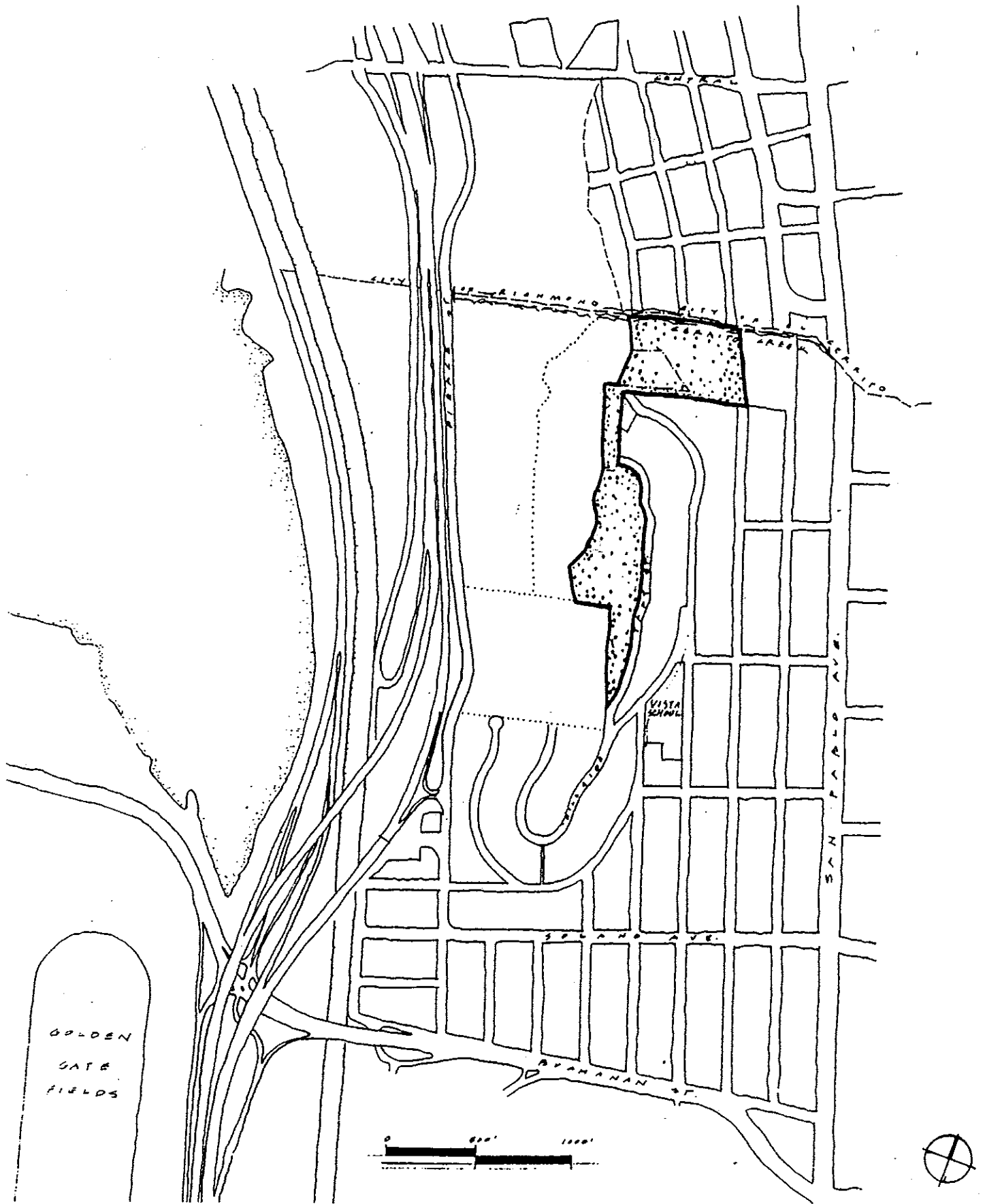
Existing auto access to the site proper is from the ends of Taft, Jackson and Madison Streets, and from Pierce Street via a trail at Bayside Commons. Pedestrian access also includes numerous marked and unmarked trails.

History

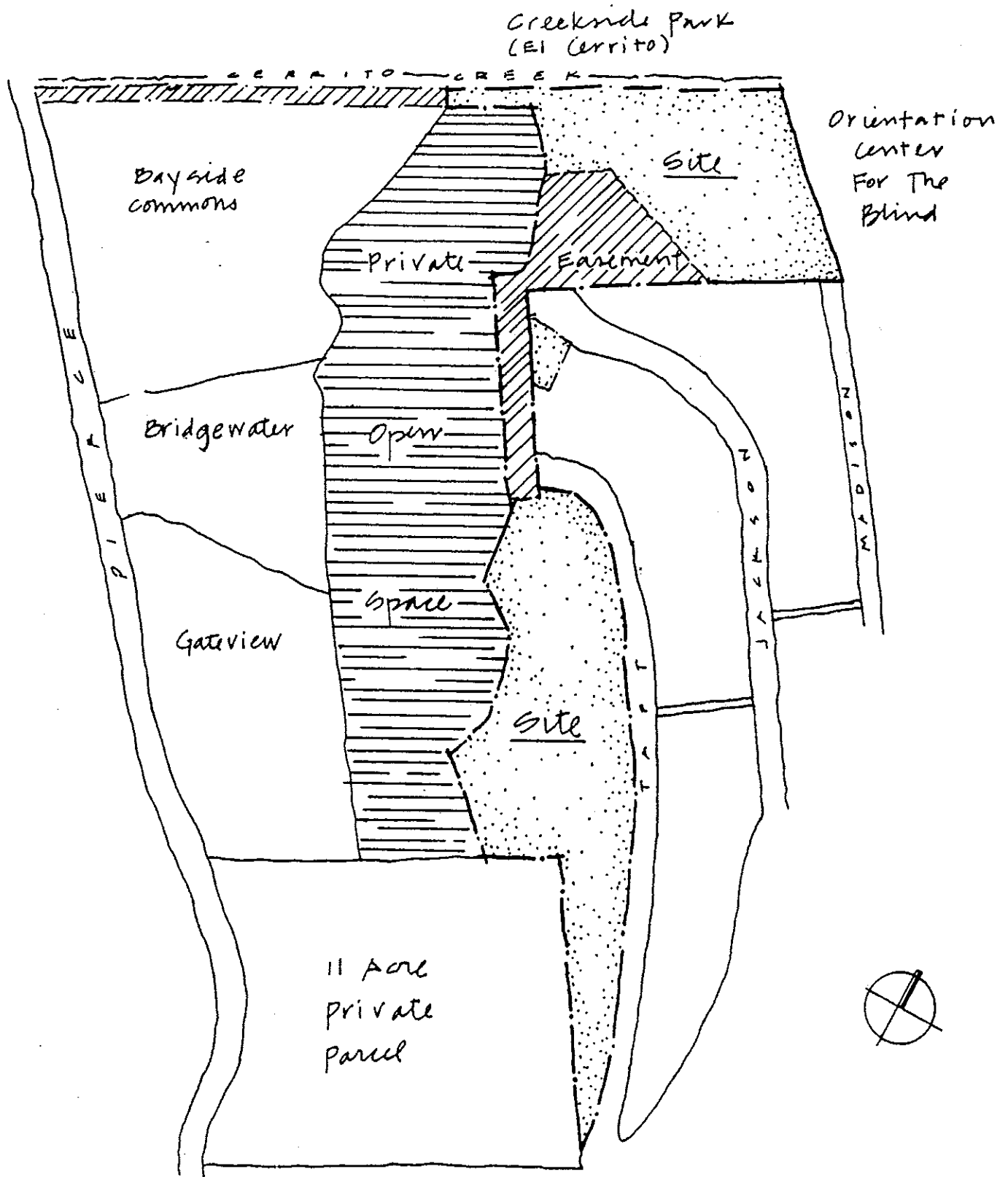
The site is dominated by Albany Hill which reaches an elevation of 330 feet. Before European settlement, the Hill was predominantly a grassland, with an oak woodland on the the more sheltered northern slope, and a creek at its northern edge. Native Americans established a village near the creek.

With the arrival of the Spanish, the Albany Hill area was used primarily for cattle grazing. Following intensive immigration during the gold rush of the mid 1800's, the site changed more rapidly. Dynamite and gun powder factories were established on the west slope of the hill. To create a buffer zone between the factories (and their accidents) and the growing residential areas, the hill was planted with hundreds of Eucalyptus in the late 1800's.

Since that time, many development schemes have been conceived for this site including a defense installation and a water reservoir. Few have materialized. Many sections of the lower portions of Albany Hill now have residential developments, but a significant portion of Albany Hill remains as open space. The hill now serves as a landmark for Albany and the Bay Area. It is a unique spot with rare native vegetation zones, spectacular views, and quiet retreats for walkers.



VICINITY MAP



SITE CONTEXT MAP

Master Plan Process

The Master Plan was commissioned to Wolfe Mason Associates by the City of Albany. The City's Park and Recreation Commission requested that interested citizens provide input to the process through a Citizens Advisory Committee, which was formed in the spring of 1991.

The Master Plan was developed through a series of steps including site visits, research, vegetation mapping, on-site workshops, and bi-weekly Citizens Advisory Committee meetings. Products generated to prepare the Master Plan include:

- Site Context Map
- Site Analysis Map
- Functional Diagram
- Conceptual Plans
- Vegetation Zone Map

During this process, primary goals for the Master Plan evolved to achieve the urban wilderness as stated in the introduction. These goals are as follows:

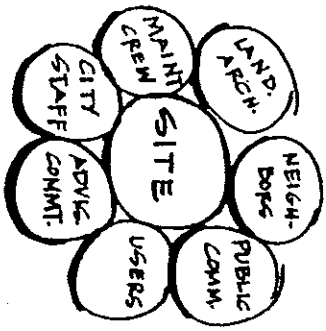
Master Plan Goals:

- to protect, maintain and enhance the natural features native vegetation and wildlife habitats of the site;
- to protect the cultural resources;
- to improve basic services to make the site safe and accessible to all people;
- to provide simple amenities which respect the site, educate the user and allow for the appreciation and enjoyment of the site.

From these goals, two Master Plan options were developed. Option 1 was based on the preferred alternatives of the Advisory Committee (see Appendix). Option 2 was based on the preferred alternatives of the City staff and WMA. While both options were developed from the goals, they differed primarily in the degree of access and amenities.

These two options were presented to the Parks & Recreation and Planning & Zoning Commissions. The Master Plan presented in this document represents the recommendations of these two Commissions.

PARTICIPANTS



* PARK + REC COMMISSION DEFINES NEED

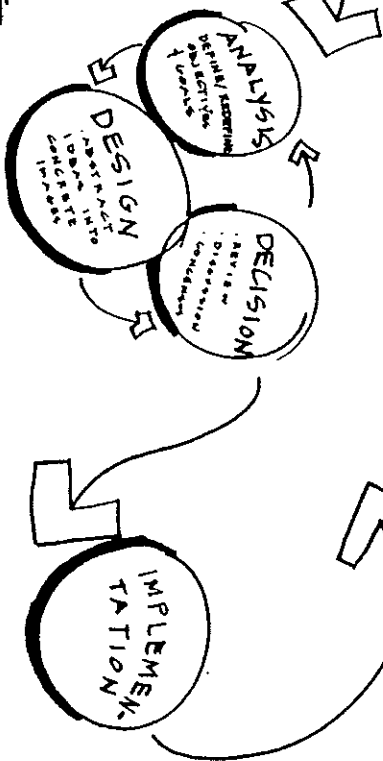
* SPECIFIC PLAN ADDRESSES SITE

* ALBANY HILL PARK CONCEIVED

* L.A. SELECTED

* CITIZENS ADVIS. COMMITTEE SELECTED

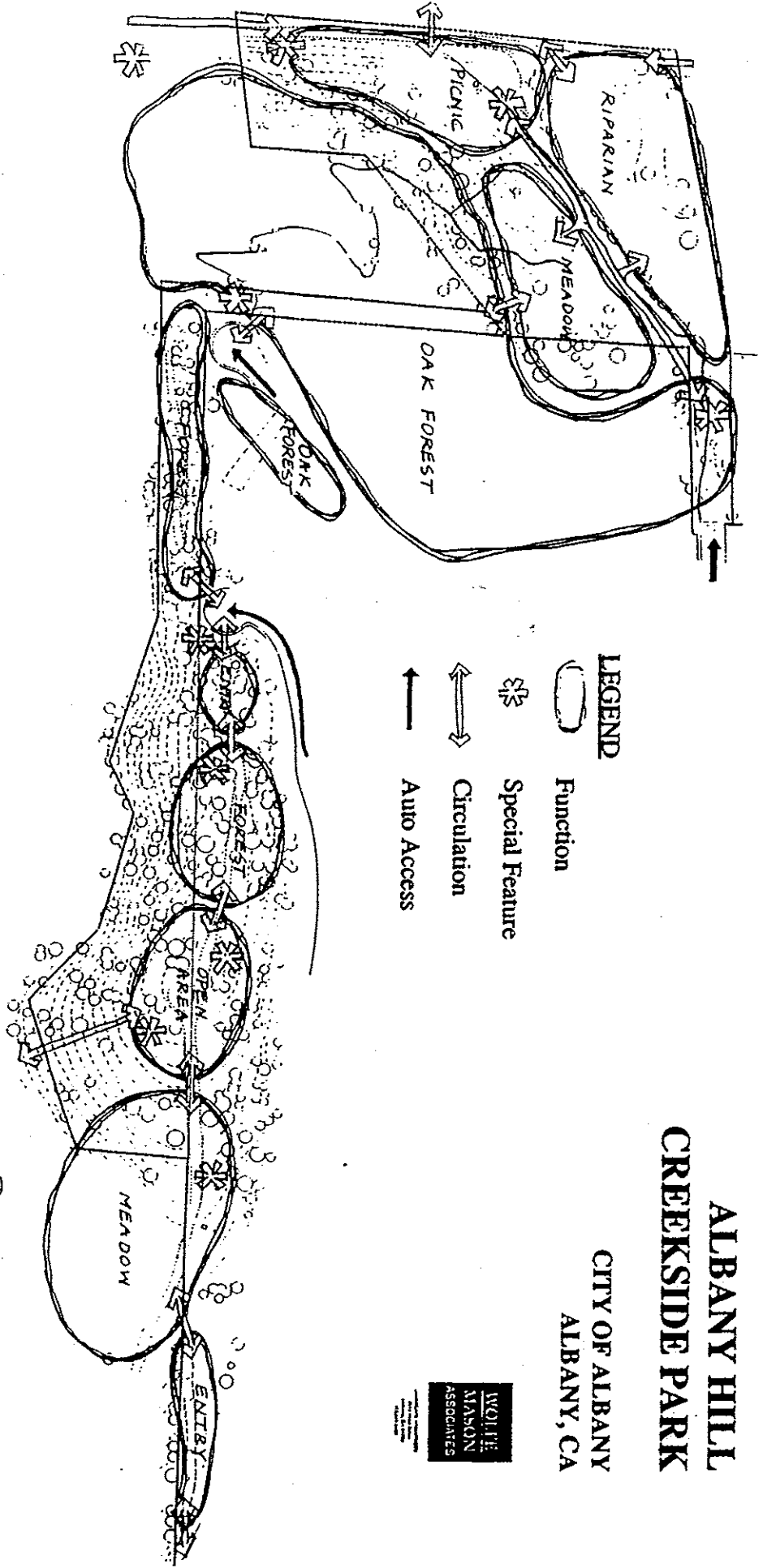
PROCESS







FUNCTIONAL DIAGRAM

ALBANY HILL
CREEKSIDE PARK

CITY OF ALBANY
ALBANY, CA



LEGEND

-  Function
-  Special Feature
-  Circulation
-  Auto Access

The Master Plan

The Master Plan is made up of a series of components. These components are:

- A. Vegetation Management
- B. Wildlife Management
- C. Cultural Resource Protection
- D. Access & Circulation
- E. Services
- F. Amenities

A. Vegetation Management

A major intent of the Master Plan is to protect the remaining native stands as defined in the attached Vegetation Management Plan. These remnants include an oak woodland, grasslands, a toyon understory and riparian vegetation. Most face multiple problems that require human help if they are to survive. The need is urgent as the future of these stands is under threat from introduced and invading exotics which, if not controlled, would eventually eliminate the native vegetation.

The recommendation for the management of the remnant stands of native vegetation includes a plan for coexistence with the existing eucalyptus forest. The introduced eucalyptus and several other non-native plants have become a part of the history and appreciation of the Hill for many of Albany citizens. The Management Plan weighs the protection of the woodland and grasslands with the control of the eucalyptus.

The attached Vegetation Management Plan recommendations include:

- protection of native vegetation and habitat areas including rare, endangered and sensitive species communities
- control of non-native vegetation whose habit is invasive and threatening to existing native ecosystems or communities
- pruning and removal of trees which pose a threat to human safety due to unstable growth or serious fire danger
- erosion control

- view shed protection
- creek protection and restoration

In order to determine what trees are hazardous, it is recommended that a certified arborist must be hired by the City. The certified arborist will be instructed to evaluate only those trees which create health and safety hazards and to adhere to the strong preservation sentiment of the Master Plan. The cost of this evaluation is estimated at \$1,200 - 2,500, depending on the number of trees to be evaluated.

B. Wildlife Management

By protecting vegetation zones according to the Vegetation Management Plan, the wildlife diversity will also be protected. In addition to the previously mentioned species, a Monarch Butterfly roosting area has been observed on Albany Hill. To better understand and protect the roosting area, it is recommended that a survey be conducted by a Monarch Butterfly specialist. The cost of this study is estimated at \$350 - \$1,500.

C. Cultural Resource Protection

The Northwest Information Center has determined that an area within the park boundaries is a recorded archaeological site. Legally, it is imperative that an archaeological study be done on this area. If a skeletal remain or artifact is uncovered when digging for a decomposed granite foot path or a pad for a bench, the work must be stopped, the coroner called (in the case of skeletal remains), the remains reburied, etc.

It is also imperative to protect archaeological sites for their value as important cultural resources. This site, with its grinding stones and midden soils, offers significant contributions to our understanding of other cultures.

It is recommended that an archaeological study be conducted to anticipate any changes before installation. The cost is estimated at \$500+.

D. Access & Circulation

- The current vehicular access will continue to be the main entries to the site (i.e., Taft, Jackson, Madison and Pierce). No additional parking spaces are called for, although one space at Taft Street will be designated as disabled parking only.

- The hill site is currently inaccessible to disabled, seniors and children in strollers, while the creekside portion of the site is marginally accessible. A primary goal of this project is to make the principle use areas accessible to all. By providing a switchback trail at the Taft Street entrance, a 5% (1 foot in 20) grade can be achieved, making the primary entrance to the Albany Hill portion of the park accessible to all.

The lower portion of the park can be made accessible by regrading the existing service road from Pierce Street, rebuilding and widening the existing path near Pierce Street, and installing a boardwalk near Middle Creek.

- The circulation, as laid out in Master Plan, will allow a sequence of experiences through the site:

- Moving from the main Albany Hill entry at the end of Taft Street in a southerly direction, up through through an enclosed entry space into a quiet forest zone; transition to immediate sensation of forested seclusion; move into open meadow, followed by the crest with its fabulous views; transition to lower Taft Street through wilder meadow and vegetation; exit to Taft Street by constructing a path on top of the old road cut and constructing steps to connect with the existing sidewalk. This southern access point at Taft Street is recommended to allow for a continuous 'woods walk' through the Albany Hill portion of the site. (Currently, hikers are using the stairs of the adjacent homeowner, which must be discontinued.) In addition to this southern Taft Street access, the Master Plan supports the effort to gain future access through the privately owned 11 acre parcel (such as obtaining a development easement or by pur-

chasing the property with the help of the Trust for Public Land).

- Moving from the main Albany Hill entry at the end of Taft Street in a northerly direction, down through a steep incline into the oak woodland-- a quiet zone of woodland vegetation; transition to an open sunny meadow filled with grasses and wild flowers, a former village site; transition on the boardwalk into the riparian area, creek edge and water; exit uphill on a narrow dirt path to Madison Street, or on a graded native soil trail which also serves as the maintenance access to Pierce Street, or across a pedestrian bridge to El Cerrito's Creekside Park and the existing path to San Pablo Avenue. The Master Plan includes a pedestrian bridge to link the two parks, to provide a greenway connection from Pierce Street to San Pablo Avenue, to stop erosion at the spot where people are currently crossing the creek, and to integrate the creek into the fabric of the park.

To improve the existing circulation:

1. Install a decomposed granite trail (5% maximum grade) from Taft Street entrance and the existing east side bench.
2. Exit to lower Taft Street on a decomposed granite trail (4 feet wide) built over the former road cut; connect to Taft Street sidewalk with wood stairs.
3. Encourage homeowner to install a gate at the private stairway to prevent access to/from Albany Hill at lower Taft Street.
4. Exit to Pierce and Hillside from Albany Hill by insuring a trail easement through 11 acre site.
5. Improve the existing trail between Taft and Jackson by providing wood steps (4 each) at approximately every 40 feet and switchbacks as determined during installation.
6. Improve the existing oak woodland trail to a

consistent and safe width (maximum 4 feet wide) and repairing the deteriorating wood steps.

7. Provide future access to the Orientation Center for the Blind by installing a gated entry at the Center's west property line fence and providing a 5 foot wide trail to connect with the creekside trail. Insure for a future trail easement through the property if the use of the site changes. (Conduct archaeological study prior to go ahead.)

8. Provide a bridge over Cerrito Creek to connect the trail to El Cerrito's Creekside Park. (Conduct archaeological study prior to go ahead.)

9. Regrade the service road (maximum 8 feet) to provide accessibility to creekside area. (Conduct archaeological study prior to go ahead.)

10. Repair the existing path from Pierce Street, widen to 6 feet and install stabilized decomposed granite.

11. Provide a boardwalk (minimum 5 feet wide) through creekside area adjacent to the riparian vegetation to increase accessibility and to provide nature awareness without harming existing habitats. (Conduct archaeological study prior to go ahead.)

12. Provide stairs on the public trail easements between Madison and Jackson Streets and Jackson and Taft Streets.

E. Services

Services are ancillary facilities which support the safety and maintenance needs of the site.

Restrooms: The issue of whether or not to locate restrooms in the park is a difficult one to resolve. Some believe that not providing restroom buildings discriminates against senior citizens and children. Small wood frame unisex chemical restrooms and custodial closets could be func-

tional and unobtrusive at top and bottom. However, some believe that providing restrooms encourages a filling station atmosphere and drug exchange.

Since this park is defined as an urban wilderness area where the primary activity is walking through the site, the Master Plan does not include restrooms on Albany Hill or near the grassland area of the lower site. It is recommended that a restroom be installed across the bridge in El Cerrito's Creekside Park (option A) or next to the Bayside Commons basketball court (option B). Both of these locations are in more typical park and recreation situations and are easily accessible by users of the lower site. Either of these locations will require a joint use agreement with the City of El Cerrito to define capital costs and maintenance responsibilities.

Safety: Issues to address include fire management, erosion control, and vegetation which creates hazardous situations.

The Master Plan allows for fire access to both the lower and upper site. Eucalyptus understory debris and fire ladders should be removed on an annual basis.

To minimize erosion along the Taft Street bluff and to help protect against inadvertent falls, plant low shrubs (coffeeberry, toyon) directly in front of the east facing bench and for 100 feet in either direction. A temporary low rail barrier, 40 feet in length, should be installed in the planting area between the bench and the bluff as protection until the plants are well established.

Eucalyptus litter on the steep trail between Taft and Jackson Streets creates the potential for slipping and falling. Reducing the gradient with railroad tie steps, landings and switchbacks and periodic raking of the trail will lower the risk.

Repair the cable at Taft Street.

Litter: The primary recommendation for litter control is a pro-active education and civic responsibility strategy with the schools, scouts and environmental groups. Regular clean-up days with these groups could be scheduled. A secondary recommendation is to install trash containers: one trash container each at the Taft and Madison Streets turn-arounds; one at the boardwalk turn-around.

Signage: Provide park signs at Taft, Jackson, Madison and Pierce Street entries, and the pedestrian bridge.

F. Amenities

Amenities are additions to the site which enhance the users understanding, appreciation and enjoyment of the site.

View corridors: Protect and maintain specific view corridors defined as:

- East facing bench: view to East Bay Hills
- South West facing bench: view to San Francisco
- West facing benches: view to Mount Tamalpais and the Golden Gate
- Taft Street circle: View to Mount Tamalpais

Views to these landmarks will be maintained by controlling eucalyptus seedlings and by pruning view-blocking branches on existing eucalyptus.

Benches: Repair existing benches at the knoll, provide one bench at the decomposed granite turn-around on the knoll and one bench at the trail switchback near the Taft Street circle. In the lower area, provide two benches at the boardwalk turn-around at the edge of the riparian zone, one bench at edge of oak woodland for views over meadow and creek, and one bench at the bridge connection to the trail.

Leaning Rails: Install leaning rails on the oak woodland trail, at the boardwalk turn-around and at the southern Taft access trail. In addition to discouraging access to sensitive revegetation

areas, these rails provide a quick resting and viewing spot.

Educational Displays: Provide informational signs. These signs will educate the public to the unique natural features of this site, and thereby will encourage the protection of this site as urban wilderness. Locations for signs are at the Taft Street and boardwalk turn-arounds.

Park Name: As the site is naturally (topography, vegetation) divided into 2 distinct zones, it is recommended that these two areas be named separately. The upper portion is known widely as Albany Hill Park, and, as this serves the purpose, it is recommended that it become the 'official name'. The lower portion (oak woodland and creek) be named for its Native American heritage, i.e., Chochenyo Park, or the place name for oak or creek in a Native American language. This will also help distinguish the lower portion from El Cerrito's adjacent Creekside Park.

Cross: Although not in keeping with the urban wilderness concept for the site, it is recommended that a decision to remove or retain the cross be deferred until historical, traditional, and environmental views are heard.

Adjacent Land Uses

Provide for a future dedicated trail easement through the 11 acre parcel to connect with Hillside and Pierce Streets.

Dedicate a funding source for land improvement and acquisition on Albany Hill.

Direct the City staff to work with Trust for Public Land on land purchase of adjacent parcels.

Provide a pedestrian bridge over Cerrito Creek to El Cerrito Park.

Provide a future gated access point from the Orientation Center for the Blind directly to the site.

Provide for a future dedicated trail easement through the Orientation Center along the creek to San Pablo Avenue if the use of the Orientation Center were to change.

Vegetation Management Plan

Purpose

The purpose of the Vegetation Management Plan is to enhance the ecosystem value of the site while protecting this 'island' of native vegetation. Today, there is both native and introduced vegetation at the site. The Plan includes guidelines to protect this native vegetation by managing the introduced vegetation.

Background

The hills and valleys of the East Bay were once clothed in colorful wildflowers, bunchgrasses, oak woodlands, and clear-running creeks as recently as fifty or a hundred years ago. This climax environment, for thousands of years before, supported abundant bird, butterfly, fish, animal and human life, and withstood fire without serious damage. As modern urbanization has spread, the majority of the native vegetation has been destroyed, and with it an ancient link to place. Albany Hill represents a 'window' into this past-present-future relationship for us. It is an open chance to restore a balance of nature in our urban environment, and also to protect our own local rare, endangered and sensitive species.

The Albany Hill/Creekside site contains several intact remnants of undisturbed native vegetation communities. These communities continue to support populations of butterflies, birds and small mammals. Surrounding these areas, however, are dense 'walls' of non-native, aggressive introduced vegetation which continues to suppress all but its own kind. Here in Albany and throughout the East Bay area many species of native butterflies and plants have been lost forever to extinction--quietly, under the spread of seemingly benign non-native vegetation which was introduced and fostered by well-meaning settlers.

Now we must manage our remaining native mini-ecosystems if we are to retain any of this natural heritage. There is growing evidence that

such small remnants will not be able to hold their biodiversity in the long run without intensive human management. That is why the protection of Albany Hill/Creekside Park is so important: it will protect the fragile ecology and hopefully be the impetus for future additions from the adjacent land.

Guidelines

The following guidelines for vegetation management at the site include recommendations for:

- protection of native vegetation and habitat areas including rare, endangered and sensitive species communities
- control of non-native vegetation whose habit is invasive and threatening to existing native ecosystems or communities
- pruning and removal of trees which pose a threat to human safety due to unstable growth or serious fire danger
- erosion control
- view shed protection
- creek protection and restoration

Riparian Zone

The riparian zone includes Cerrito creek and the Middle Creek tributary located at the northern and north-eastern edges of the site. The portion of Cerrito Creek which flows through the site nourishes and sustains an important riparian community of native plants, animals, birds, fish, frogs and butterflies. Cerrito Creek is an historic creek whose headwaters begin at the top of the watershed near Tilden Park. The creek's size and flow have been diminished by culvertization and urbanization, but the portion on the site still flows year round and provides a crucial watering hole for wildlife. This ecosystem still supports swallowtail and buckeye butterflies, native willows, numerous species of birds, native blackberry, ferns, cattails, tree frogs, stickleback fish and much more. The invasive vegetation which threatens this ecological balance includes the fast-spreading french broom, english ivy, himalayan blackberry, pampas grass and European grasses.

Recommendations:

1. Coordinate vegetation management with Archaeological Study.
2. Control invasive understory of exotic shrubs and vines, including ivy, french broom and pampas grass, and poison oak. Use 'weed wrench' tool to remove invasive broom.
3. Prunes trees as needed for safety requirements (subject to Arborist's report).
4. Remove eucalyptus seedlings and small trees which are crowding out the native vegetation.
5. Protect and enhance the creek with biotechnical methods of slope erosion control and revegetation trampled areas that are currently being used for access across the creek. Prohibit dumping.

Lower Grassland Zone

The lower grassland area is located in the northern portion of the site, between the riparian zone and the oak woodland. It is a remnant of a vast stand of grasses and wildflowers.

Existing Conditions: Native species include California poppy, buttercup, blue-eyed grass, yarrow, soaproot, lupine, brodiaea, bunch-grasses, hedge nettle and coyote brush, as well as damselflies, swallowtail and blue butterflies and woodpeckers. Non-native species include European grasses, valerian, fennel and broom.

Located directly outside the site's northwest easement is a unique vegetation area which includes woodland star (1 sited), currant, sticky monkey flower and miner's lettuce.

Recommendations:

1. Minimize compaction created by humans by providing trails through selected areas only.
2. Remove eucalyptus seedlings and small trees which are crowding out the native vegetation.
3. Control and remove invasive exotics: fennel, french broom (use weed wrench), European grasses, and valerian.
4. Encourage protection of unique vegetation in the area.

Oak Woodland Zone

The native oak woodland is located on the northern slope of Albany Hill and extends from an area south of Jackson Street down to the lower grassland area.

Existing Conditions: Native species include coast live oak, California rose, sword fern, mugwort, buckeye, currant, coffeeberry, sticky monkeyflower, hedge nettle, manroot, toyon, blackberry, gold back fern, pacific snakeroot, poison oak and honeysuckle, to name only a few. Non-native species include eucalyptus, french broom, fennel, ivy and foxtail.

Recommendations:

1. Control and remove invasive exotic trees, shrubs and vines, including ivy and broom.
2. Remove eucalyptus tree and seedlings.
3. Control and eventually remove eucalyptus located on small parcel southwest of Jackson Street turn-around east of the path.
4. Revegetate area near 'cut-across' path with plants of native grasses and wildflowers grown from seed collected on site.

Eucalyptus Forest Zone

The eucalyptus forest on Albany Hill is a relatively new forest, ecologically speaking. It has expanded rapidly in height and breadth over the years, and in some areas has completely overrun the native vegetation which preceded it. In other areas it has not yet taken over completely, and there some native vegetation remains. It covers most of Albany Hill, extending from the southern edge of the site to the oak woodland.

Existing Conditions:

Native species which today remain under the eucalyptus overstory include: North of Taft - California rose, currant, pacific snakeroot, miner's lettuce, hedge nettle, poison oak, toyon, coyote brush, manroot, sword fern, sticky monkeyflower. Hilltop, south of Taft - purple sanicle, bunchgrasses, brodiaea, hedge nettle and pacific snakeroot. Non-native include eucalyptus and cotoneaster, oxalis, ivy, agapanthus, gladiolas and European grasses.

Recommendations:

1. Coordinate vegetation management with monarch and swallowtail butterfly study.
2. Clearly identify limits of this zone and control to keep it from spreading beyond these limits.
3. Remove designated trees deemed hazardous (subject to Arborist's study):
4. Selective seedling and small tree removal to control crowding and subsequently poorly shaped future populations of eucalyptus, esp. at designated view corridors (see Amenities).
5. Remove and control invasive plants: ivy, cotoneaster and agapanthus.
6. Revegetate area near entry at Taft Street with plants of native grasses and wildflowers grown from seed collected on site.

7. Reduce fire hazard by:
 - a. Annually remove debris beneath eucalyptus. This can be accomplished by establishing a community volunteer group.
 - b. Limb up Eucalyptus to interrupt fuel ladder.
 - c. Remove all dead and downed woody material.
 - d. Frill out stumps of removed trees and treat with Round-up to discourage stump sprouting.

Toyon Understory Zone

The toyon understory is located on the Taft Street edge of the site.

Existing Conditions: The toyon, or Christmas berry, has been almost completely lost due to invading species and erosion problems. Native species include toyon, coast honeysuckle, poison oak, coyote brush and Pacific snakeroot.

Recommendations:

1. Remove or prune overstory of eucalyptus trees deemed hazardous (subject to Arborist's study).
2. Remove eucalyptus seedlings and young trees to protect and encourage toyon seedlings.
3. Treat stumps with Round-up to discourage stump sprouting.

Upper Grassland

The upper grassland area is located in several isolated sections throughout the Albany Hill portion of the site, wherever eucalyptus trees and french broom have not yet forced them out.

The privately-owned 11 acre parcel adjacent to Albany Hill includes a grassland with many native species including stipa pulcra and other bunchgrasses and many wildflowers.

Existing Conditions:

Native species include: eastern side - Pacific snakeroot, sun cups, narrow-leaved mule ears, bunchgrasses, checkerbloom, grasses, soaproot hedge and nettle. Western side - brodiaea, poppies and grasses. The more protected, less windy micro-climate of the eastern side provides habitat for swallowtail and blue, skipper and monarch butterflies.

Recommendations:

1. Coordinate vegetation management with Butterfly study.
2. Tree removal or pruning: Hazardous trees (subject to Arborist's study).
3. Seedling and young tree removal to control future population of eucalyptus.
4. Control spreading of french broom.

APPENDIX

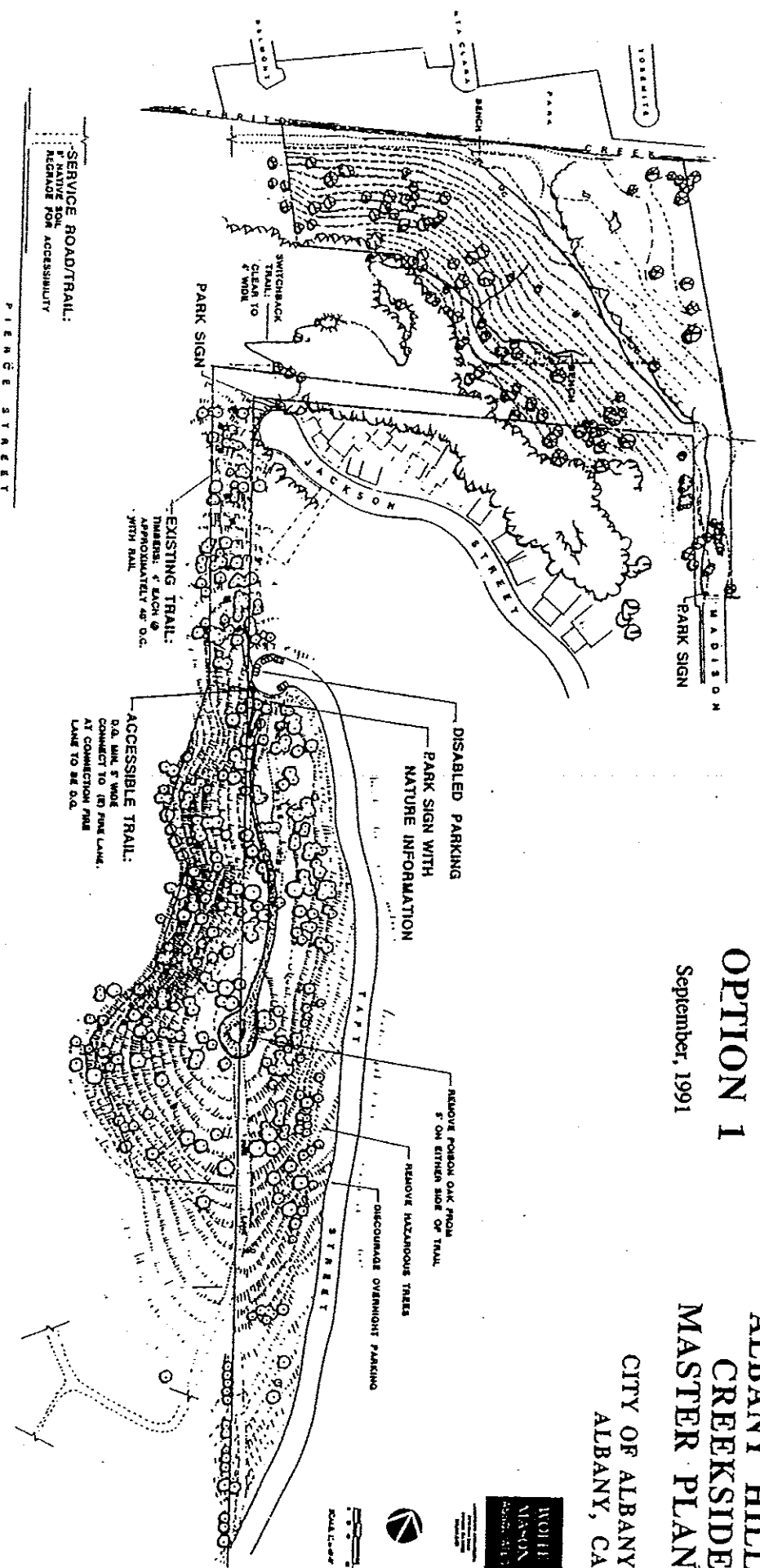
Cost Estimate: Albany Hill/Creekside Master Plan

<u>Description</u>	<u>Quant</u>	<u>Unit</u>	<u>Cost</u>	<u>Price</u>	<u>Total</u>
<u>PRE-CONSTRUCTION STUDIES</u>					
Monarch Butterfly Survey	allow			\$350	
Archaeological Study	allow			\$1,000	
Arborist Report	allow			\$2,000	\$3,350
<u>MASTER PLAN</u>					
<u>DEMOLITION/VEG. MANAGEMENT</u>					
Poison oak grubbing *	20900	S.F.	\$0.50	\$10,450	
Hazardous tree removal	5 to 20	Each	\$250	\$1,250	
Invasive Control*	Allow			\$5,000	
Tree pruning *	5 to 20	Each	\$500	\$2,500	\$19,200
<u>EARTHWORK</u>					
Grading @ Albany Hill	5885	S.F.	\$3	\$17,655	
Clearing @ Oak Woodland *	4280	S.F.	\$0.50	\$2,140	
Regrading @ creekside road	6400	S.F.	\$0.75	\$4,800	\$24,595
<u>TRAILS/ROADS</u>					
Trail - D.G. - 5' wide	5885	L.F.	\$1.50	\$8,828	
Railroad ties	32	Each	\$40	\$1,280	
Steps w/ landing	Allow \$10,000 to \$15,000			\$10,000	
Boardwalk	1200	S.F.	\$20	\$10,000	
Road curb cut	1	Each	\$250	\$250	
Header - wood	2350	L.F.	\$3	\$7,050	\$37,408
<u>FENCE</u>					
Repair cable	Allow \$500			\$500	
Temporary fence - 4'	100	L.F.	\$10	\$500	\$1,000
<u>FURNISHINGS</u>					
Bench	6	Each	\$750	\$4,500	
Repair (E) Bench	2	Each	\$150	\$300	
Leaning Rail	60	L.F.	\$15	\$900	
Trash containers	4	Each	\$200	\$800	
Park sign - main	1	Each	\$3,000	\$3,000	
Park sign - secondary	3	Each	\$1,000	\$3,000	
Sign - nature info	2	Each	\$1,000	\$2,000	
Sign - parking	2	Each	\$80	\$160	\$14,660
<u>RESTROOM**</u>					
Building	1	Each	10,000+	\$10,000	
Sewer line	70	L.F.	\$18	\$1,260	\$11,260

<u>Description</u>	<u>Quant</u>	<u>Unit</u>	<u>Cost</u>	<u>Price</u>	<u>Total</u>
BRIDGE**	allow \$25,000			\$25,000	\$25,000
IRRIGATION					
Drip	allow \$1,000+			\$1,000	\$1,000
PLANTING					
Shrubs (5 & 15 Gal)	60	Each	\$22	\$1,320	
Revetation: jute mesh & seeds	4475	S.F.	\$1	\$4,475	\$5,795
Subtotal:				Minimum	\$139,918
Contingency: 15%					\$20,988
Total:				Minimum	\$160,905

* Annual Cost

** Possible shared cost with City of El Cerrito



OPTION 1

September, 1991

**ALBANY HILL
CREEKSIDE
MASTER PLAN**

CITY OF ALBANY
ALBANY, CA



PARK ISSUES
 Considered by Albany Hill/Creekside Park Advisory Committee

<u>Issue for consideration</u>	<u>Aye</u>	<u>Vote Nay</u>	<u>Abstain</u>	<u>O=Opposed A=Abstain</u>
1. Land Acquisition				
A. Dedicate lawsuit \$ to interest-bearing trust fund for land improvement & acquisition	9	2	1	O=Maloney A= Hayden
B. Work with Trust for Public land on land purchase	12	0	0	Unanimous
2. Habitat Preservation				
A. Preserve Monarch Butterfly habitat with, and according to, a survey conducted by a Monarch scientist	10	1	1	O=Flavell A= Strand
B. Conduct full comprehensive archeological survey as suggested by NW Info Center and preserve Coastanoan site, as necessary	10	1	1	O=Flavell
C. Preserve Creekside Oak Forest	12	0	0	Unanimous
D. Preserve existing AH Forest Areas	8	3	1	O=Flavell Ganong Strand A=Chambers
3. Minimal Development				
A. Provide environmentally sensitive handicapped accessibility <i>3 Taft St.</i>	12	0	0	Unanimous
B. Trail improvements				
1. Some timbers to break-up Incline from Taft to Jackson	11	1	0	O=Rinaldi A=Strand
2. Clear Oak forest switchback trail to established width of trail, where necessary	12	0	0	Unanimous

3. Poison Oak removal several feet beyond trail width, while avoiding other flora	6	5	1	O = Fitzgerald Hayden Maloney Rinaldi Serex A = Strand
C. Add additional benches at:				
1. Albany Hill	4	8	1	O = Daniels Fitzgerald Hayden Hoffman D. Maloney M. Maloney Rinaldi Serex A = Chambers
2. Creekside	10	3	0	O = Fitzgerald D. Maloney Rinaldi
D. Install a bridge across Cerrito Creek	4	7	2	O = Fitzgerald Ganong Hoffman D. Maloney M. Maloney Rinaldi Serex A = Chambers
E. Recommend removal of cross	5	5	3	O = Daniels Fitzgerald M. Maloney Serex Strand A = Hoffman D. Maloney Rinaldi
F. Declare AH/C Park an "Urban Wilderness"	11	2	0	O = Flavell Strand
G. Remove only trees adjoining Taft Street which present unusual & imminent danger to life or property.	7	6	0	O = Flavell D. Maloney Meniketti Rinaldi Serex Strand

H. Install exercise & dipping bars In inconspicuous park area	3	5	5	O=Chambers Fitzgerald D. Maloney M. Maloney Serex A=Flavell Ganong Hayden Rinaldi Strand
I. Provide park restrooms	4	9	0	O=Chambers Daniels Fitzgerald Hayden Hoffman D. Maloney M. Maloney Rinaldi Serex
J. Replace metal cable @ Taft w/ wood cross-beams	3	9	0	O=Daniels Fitzgerald Flavell Hayden D. Maloney M. Maloney Rinaldi Serex Strand
K. City encourage no overnight parking on west side of Taft, north of developed area	8	2	0	O=Flavell Strand
L. Locate a disabled parking spot on Taft, to be only marked on pavement	10	2	0	O=Chambers Flavell
M. Provide additional parking facilities, distributed around the site	2	10	0	O=Chambers Daniels Fitzgerald Ganong Hayden D. Maloney M. Maloney Meniketti Rinaldi Serex
N. Provide NO additional parking on Madison Street	9	3	0	O=Flavell Ganong Strand

ALBANY HILL CREEKSIDE VEGETATION MANAGEMENT PLAN

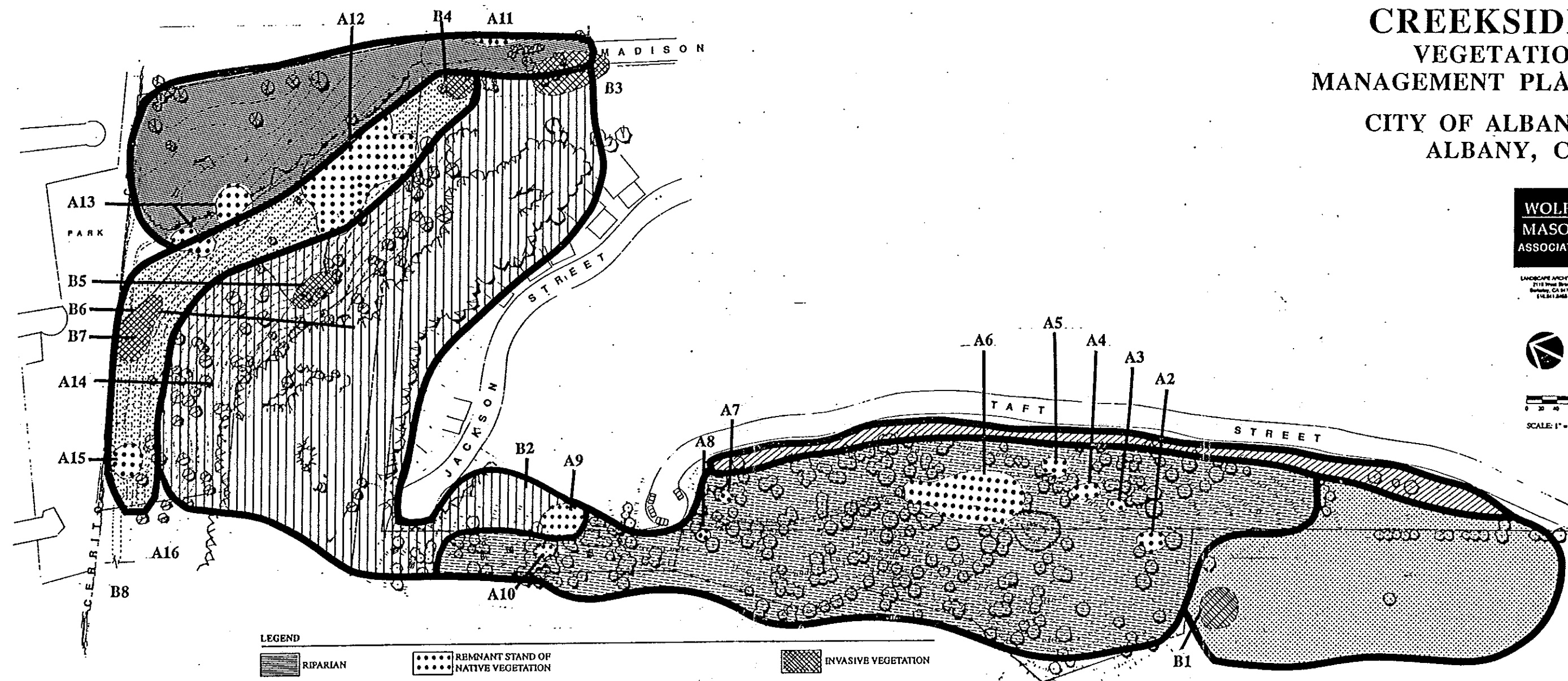
CITY OF ALBANY
ALBANY, CA

**WOLFE
MASON
ASSOCIATES**

LANDSCAPE ARCHITECTS
2118 Third Street
Berkeley, CA 94702
510.841.0400



0 20 40 60
SCALE: 1" = 40'-0"



LEGEND

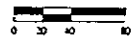
	RIPARIAN		REMNANT STAND OF NATIVE VEGETATION		INVASIVE VEGETATION
	LOWER GRASSLAND	A1	(OFF SITE) INTACT GRASSLAND WITH LOCALLY RARE SUNCUPS, STIPA PULCHRA, NARROW-LEAVED MULE'S EARS, SIDALCEA, PACIFIC SNAKEROOT, BLUE-EYED GRASS	A9	OAK STAND
	OAK WOODLAND	A2	BUNCI GRASSES	A10	CALIFORNIA ROSE, RIBES
	EUCALYPTUS FOREST	A3	CIECKER BLOOM	A11	(TREE FROGS)
	TOYON UNDERSTORY	A4	NARROW-LEAVED MULE'S EARS	A12	OPEN GRASSLAND: POPPY, MANROOT, YARROW, MINT, SOAPROOT, WOODFERN (BLUE BUTTERFLIES, DAMSELFLIES, SWALLOWTAILS)
	UPPER GRASSLAND	A5	BRODIAEA	A13	CALIFORNIA BUTTERCUP
		A6	NARROW-LEAVED MULE'S EARS, SUNCUPS, PACIFIC SNAKEROOT; (SWALLOWTAIL COURTSHIP & EGG LAYING AREA)	A14	OAK WOODLAND
		A7	PURPLE SANICLE	A15	BUCKEYB
		A8	PURPLE SANICLE	A16	(OFF SITE) WOODLAND UNDERSTORY: WOODLAND STAR (I), MINERS LETTUCE, MANROOT, STICKY MONKEYFLOWER, SOAPROOT, CURRANT, GOLDBACK FERN, BLACKBERRY
		B1	(OFF SITE) FRENCH BROOM	B2	EUCALYPTUS
		B2	EUCALYPTUS	B3	IVY
		B3	IVY	B4	IVY
		B4	IVY	B5	IVY
		B5	IVY	B6	EUCALYPTUS
		B6	EUCALYPTUS	B7	FENNEL, FRENCH BROOM
		B7	FENNEL, FRENCH BROOM	B8	FRENCH BROOM
		B8	FRENCH BROOM		

ALBANY HILL CREEKSIDE MASTER PLAN

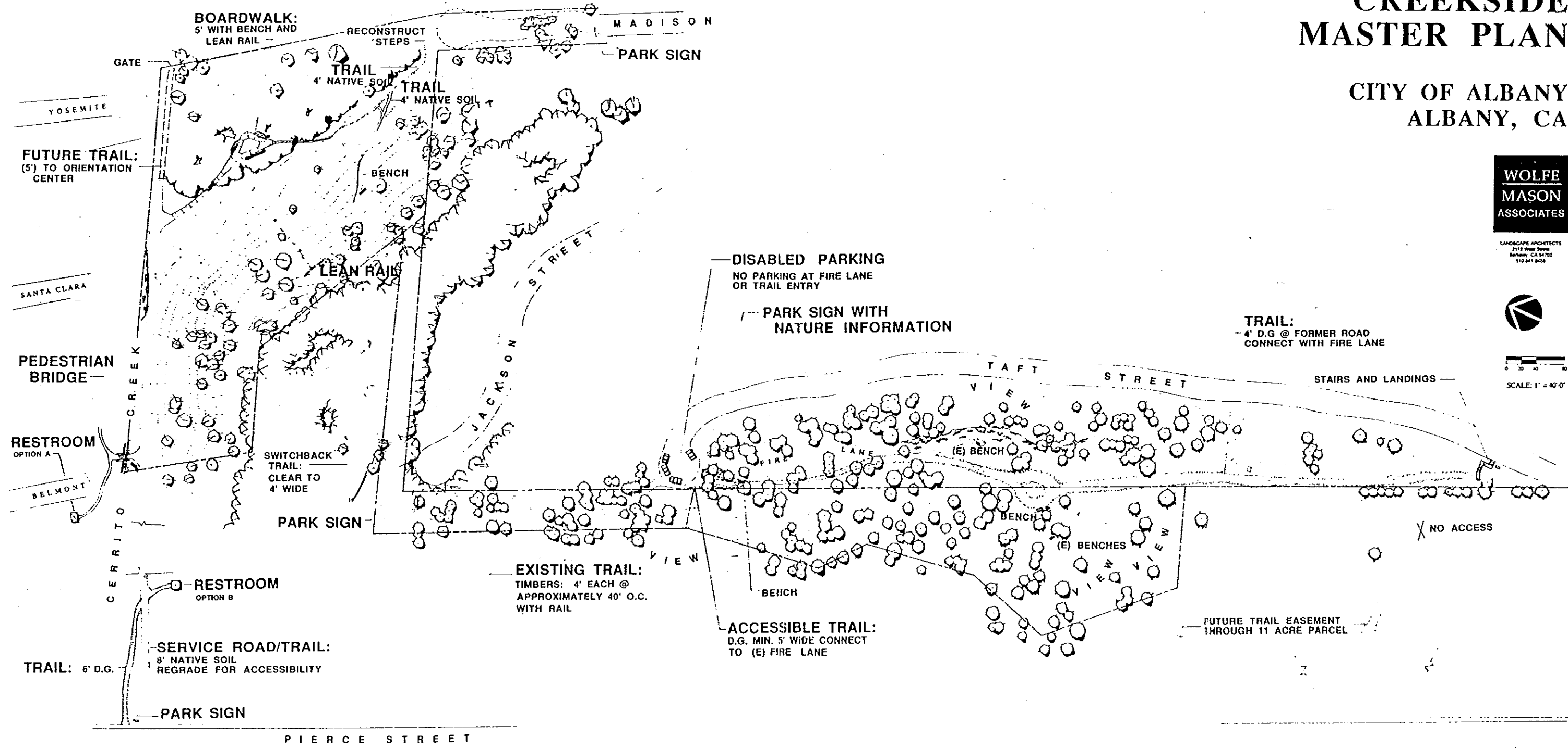
CITY OF ALBANY
ALBANY, CA

**WOLFE
MASON
ASSOCIATES**

LANDSCAPE ARCHITECTS
2113 9th Street
Berkeley, CA 94712
510.841.8458



SCALE: 1" = 40'-0"



BOARDWALK:
5' WITH BENCH AND
LEAN RAIL

RECONSTRUCT
STEPS

MADISON

PARK SIGN

TRAIL
4' NATIVE SOIL

TRAIL
4' NATIVE SOIL

BENCH

YOSEMITE

FUTURE TRAIL:
(5') TO ORIENTATION
CENTER

SANTA CLARA

LEAN RAIL

JACKSON
STREET

DISABLED PARKING
NO PARKING AT FIRE LANE
OR TRAIL ENTRY

PARK SIGN WITH
NATURE INFORMATION

TRAIL:
4' D.G. @ FORMER ROAD
CONNECT WITH FIRE LANE

**PEDESTRIAN
BRIDGE**

TAFT
VIEW
STREET

STAIRS AND LANDINGS

**RESTROOM
OPTION A**

SWITCHBACK
TRAIL:
CLEAR TO
4' WIDE

(E) BENCH

BELMONT

PARK SIGN

VIEW

EXISTING TRAIL:
TIMBERS: 4' EACH @
APPROXIMATELY 40' O.C.
WITH RAIL

ACCESSIBLE TRAIL:
D.G. MIN. 5' WIDE CONNECT
TO (E) FIRE LANE

BENCH

(E) BENCHES

NO ACCESS

CERRITO

**RESTROOM
OPTION B**

**FUTURE TRAIL EASEMENT
THROUGH 11 ACRE PARCEL**

SERVICE ROAD/TRAIL:
8' NATIVE SOIL
REGRADE FOR ACCESSIBILITY

TRAIL: 6' D.G.

PARK SIGN

PIERCE STREET