

# ALBANY

PARKS, RECREATION & OPEN SPACE MASTER PLAN



# Acknowledgments

## Land Acknowledgment

The City of Albany recognizes that we occupy the land originally protected by the Confederated Villages of Lisjan. We acknowledge the genocide that took place on these lands and must make strides to repay the moral debt that is owed to this indigenous people, specifically the Ohlone Tribe. We thank them for their contributions which have transformed our community, and will continue to bring forth growth and unity. The City of Albany commits to sustaining ongoing relationships with the Tribe and together build a better future for all that now make this their home.

## City Council

**Ge'Nell Gary**, Mayor

**Preston Jordan**, Vice Mayor

**Peggy McQuaid**

**Rochelle Nason**

**Aaron Tiedemann**

## Parks, Recreation, & Open Space Commission

**Bryan Marten**, Chair

**Brian Beall**, Vice Chair

**Tod Abbott**

**Angela Armendariz**

**Julia Chang Frank**

**Christopher Kent**

**Julia Price**

## City of Albany Staff

**Nicole Almaguer**, City Manager

**Isabelle Leduc**, Assistant City Manager/Recreation & Community Services Director

**Mark Hurley**, Public Works Director

**Jeff Bond**, Community Development Director

**Anne Hsu**, City Clerk

**Sid Schoenfeld**, Neighborhood & Community Services Manager

**Razzu Engen**, Public Works Manager

**Devora Zauderer**, Program Manager

**Liam Kelly**, Recreation Management Analyst

**Danielle Brownlie**, Recreation Supervisor

**Keenan McCarron**, Recreation Supervisor

**Elizabeth Carrade**, Sustainability Coordinator

## Groundworks Office Landscape Architects

**Brennan Cox**, Partner

**David Koo**, Project Manager/Landscape & Urban Designer

**Ramon Solis**, Landscape Designer/Community Engagement Lead

**Mohan Wang**, Landscape Designer

# Table of Contents

<b>Vision &amp; Goals</b>	<b>1</b>
<b>Learn</b>	<b>15</b>
Albany Parks and Open Spaces	17
Park Classifications	21
Demographic Analysis	23
Policy Framework	24
Albany Parks Site Inventory	26
<b>Workshop</b>	<b>53</b>
Workshop Outreach by the Numbers	54
Workshop #1	56
Workshop #2	64
Workshop #3	73
Community Group Direct Outreach	81
Community Survey Results	83
<b>Project Catalog</b>	<b>87</b>
Reoccurring Themes, Goals, & Requests	88
How to Use the Project Catalog	89
Project Catalog	90
<b>Evaluate</b>	<b>109</b>
Evaluation Process	110
Feasibility Criteria	112
Project Forecast Factors	118
Master Plan Project Forecast	120
<b>Implement</b>	<b>123</b>
How Does a Project Get Implemented?	124
External Funding Sources	126
Proposition 68	127
<b>Appendix</b>	<b>135</b>
Park Amenities & Program Inventory	136
Memorials Inventory	142
Placemaking Guidance	147



# Document Organization

The Parks, Recreation and Open Space Master Plan is divided into six chapters with appendix:

**Chapter 1: Vision & Goals** of the Albany Parks, Recreation and Open Space Master Plan.

**Chapter 2: Learn**  
The first chapter, Learn, is the project discovery phase and contains initial analyses and reports on Albany Parks and the Albany community.

**Chapter 3: Workshop**  
The next chapter documents the community engagement methods used to explore potentially relevant projects, policies and programs for the Parks, Recreation and Open Space system.

**Chapter 4: Project Catalog**  
Project Catalog details a list of project ideas, representing the majority of popular community-driven ideas that City of Albany could pursue. Here, each project is detailed with a community priority score and feasibility index.

**Chapter 5: Evaluate**  
Next, the Evaluate chapter explains the rationale behind each project's feasibility score and also provides a forecast for how long each project would take.

**Chapter 6: Implement**  
Implement describes the immediate and longer term next steps for this master plan process. This includes processes such as funding acquisition, public processes, and the strategic implementation for the Parks and Open Spaces of Albany.

**Appendix: Placemaking Catalog**  
The placemaking catalog inventories existing amenities, public memorials, and provides guidance for the future placemaking of the Parks and Open Space System.



## CHAPTER 1

# Vision & Goals

The Albany Parks, Recreation and Open Space Master Plan provides the Albany community with a ten-year vision and an implementation framework from which to execute on that vision. The core of the plan consists of a list of project ideas prioritized with a corresponding community score and feasibility index for each project. The goal of the master plan is not to control future planning or funding decisions, but to provide guidance on how to meet the demands for future recreational, programming and maintenance needs of the community and a detailed project road map for each park and open space.

THE VISION OF THIS MASTER PLAN IS  
GUIDED BY THREE PRINCIPLES:

**Inclusive Spaces**

**Sustainability**

**Integrated Systems**

**Parks and open spaces are vital to the quality of life in Albany.**

**Albany offers a variety of recreational sites which play a fundamental role in enhancing overall health and wellness. Albany parks provide space for passive and active recreational opportunities that respond to the needs of all park users and aim to accommodate emerging trends.**

**As the primary provider of parks and open space in the City, the City of Albany will plan, develop, and maintain parks and open space with a vision focused on inclusivity, sustainability, and integrated systems.**

**The Albany community will build and support inclusive spaces.**

Over the next ten years, Albany's parks and open spaces will continue to evolve to meet the needs of people of all ages, abilities, genders, cultural, and economic backgrounds. Existing parks and open spaces will be maintained to meet and respond to the interests of the entire Albany community.

**The Albany community will continue to work towards a sustainable future.**

Over the next ten years, Albany will continue to pursue projects and approaches that contribute to ecological health, biodiversity and climate change mitigation and resiliency. Albany will continue to embrace sustainability as essential to making great parks and open spaces.

**Albany's parks and open spaces will function as an integrated system.**

**Over the next ten years, Albany will continue to provide parks and open spaces that support diverse community and mobility needs. Albany's commitment to integrated parks and open spaces will give rise to systemwide improvements, providing safe, walkable & bikable connections, and further enhancing Albany's ecological corridors.**



# Park and Open Space Goals for the next ten years



## Albany Hill

Keep Albany Hill an ecological icon for the community.

- Objectives:**
1. Continue implementation of the Albany Hill Creekside Master Plan, with a focus on improving ecological biodiversity
  2. Integrate circulation improvements with new viewing portals and seating elements.
  3. Develop environmental educational opportunities in partnership with volunteer groups.



## Cerrito Creek

Maintain and preserve Cerrito Creek's urban and natural ecology.

- Objectives:**
1. Strengthen maintenance efforts with volunteer groups, City of El Cerrito and City of Richmond.
  2. Enhance the Cerrito Creek Trail.
  3. Enhance water quality, biological habitat and ecological restoration.
  4. Develop environmental educational opportunities.



## Dartmouth Tot Lot

Optimize program elements and amenities.

- Objectives:**
1. Develop a community engagement process for playground improvements.
  2. Support opportunities for public art.
  3. Replace benches and tables with more comfortable and communal selections.



## Albany Bulb

Enable arts, culture, nature and recreation to thrive.

- Objectives:**
1. Improve access and circulation.
  2. Improve maintenance and enhancement solutions, consistent with the city's jurisdictional authority.
  3. Enhance water quality, biological habitat and ecological restoration with volunteer groups and regulatory agencies.
  4. Enhance recreational and cultural programming.



## Codornices Creek

Revitalize Codornices Creek.

- Objectives:**
1. Strengthen maintenance efforts with volunteer groups, City of Berkeley and University of California.
  2. Enhance the Codornices Creek Trail.
  3. Enhance water quality, biological habitat and ecological restoration.
  4. Develop environmental educational opportunities.



## Jewel's Terrace Park

Increase and improve recreational capacity.

- Objectives:**
1. Clarify relationships among dog walkers, playground users, picnic table users and any other recreational users.
  2. Incorporate improvements that address many community needs.
  3. Develop a community engagement process for playground improvements.

# Park and Open Space Goals for the next ten years



## Key Route Median

Enhance the Key Route Median with appropriate programming.

**Objectives:**

1. Utilize Solano Avenue Complete Streets Plan to integrate Key Route Median with larger parks and open space system.
2. Pursue sustainable landscape improvements through biological habitat enhancements.
3. Develop a community engagement process for park/open space improvements.



## Memorial Park

Increase recreational capacity at multiple scales.

**Objectives:**

1. Optimize available space on site for expanded community uses.
2. Enhance recreational programming.
3. Pursue sustainable landscape improvements.



## Ocean View Park

Reformat facilities to meet community need.

**Objectives:**

1. Envision and implement new park programs.
2. Enhance recreational programming especially those that enable community building.
3. Continue to improve on accessibility at this park, especially for organized recreation.



## Ohlone Greenway

Incorporate exciting and sustainable programs into the greenway.

**Objectives:**

1. Envision new active and passive recreational spaces.
2. Study and implement additional park amenities.
3. Pursue sustainable landscape improvements.

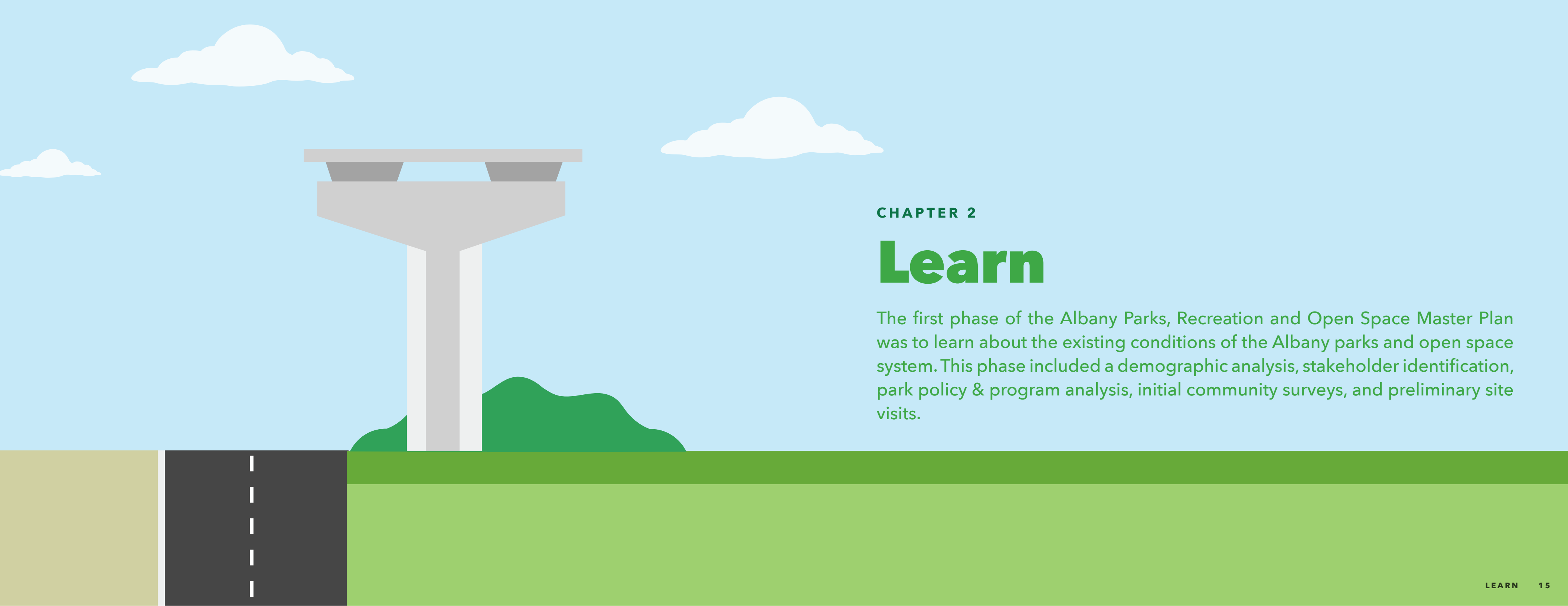


## Peggy Thomsen Pierce Street Park

Make a safe, accessible and vibrant park for underserved communities.

**Objectives:**

1. Improve active transportation circulation.
2. Pursue sustainable landscape improvements.
3. Develop a community engagement process for park improvements.



## CHAPTER 2

# Learn

The first phase of the Albany Parks, Recreation and Open Space Master Plan was to learn about the existing conditions of the Albany parks and open space system. This phase included a demographic analysis, stakeholder identification, park policy & program analysis, initial community surveys, and preliminary site visits.



# Albany Parks & Open Spaces

The parks and open spaces below are owned and operated by the City of Albany

**1. Albany Bulb & Neck** is a park jointly managed by the State of California, East Bay Regional Park District, and the City of Albany. Management is principally determined by ownership of the various parcels that make up Albany Bulb & Neck. The City of Albany conducted a planning study entitled the Albany Neck and Bulb Transition Study which was completed in 2015.

**2. Albany Hill** is designated as *conservation* land, which provides passive recreational opportunities while protecting the sensitive habitat in this area. The 2012 Albany Hill Creekside Master Plan in 2012 contains the latest planning study.

**3. Dartmouth Tot Lot** is the size of a single residential parcel and is the smallest park in Albany. It features many toys and carts that are shared by the many children who play here.

**4. Ohlone Greenway** is a north/south linear park that stretches from Berkeley to El Cerrito. Its primary feature is a bicycle and pedestrian pathway that sits alongside open lawn, outdoor exercise equipment, play structures and various public art.

**5. Key Route Median** is a linear park space that primarily provides passive recreational uses for the community.

**6. Ocean View Park** is a neighborhood park with a baseball field and two tennis courts which are sometimes used to set up two temporary pickleball courts. The outfield of the baseball diamond is also set up for temporary soccer field play. A community garden and a playground are also unique features to this park.

**7. Memorial Park** is a community park which includes two playground structures, large grass lawn areas for the community, a dog park and sports field. The Veteran's Building at the center of the park is owned by the County of Alameda.

**8. Jewel's Terrace Park** is a neighborhood park, situated in the Albany Terrace neighborhood, provides playgrounds, tennis courts, a basketball half-court, multi-use field, and restrooms.

**9. Peggy Thomsen Pierce Street Park** is the newest neighborhood park, opened in 2019. This park helps increase the Albany's neighborhood park opportunities.

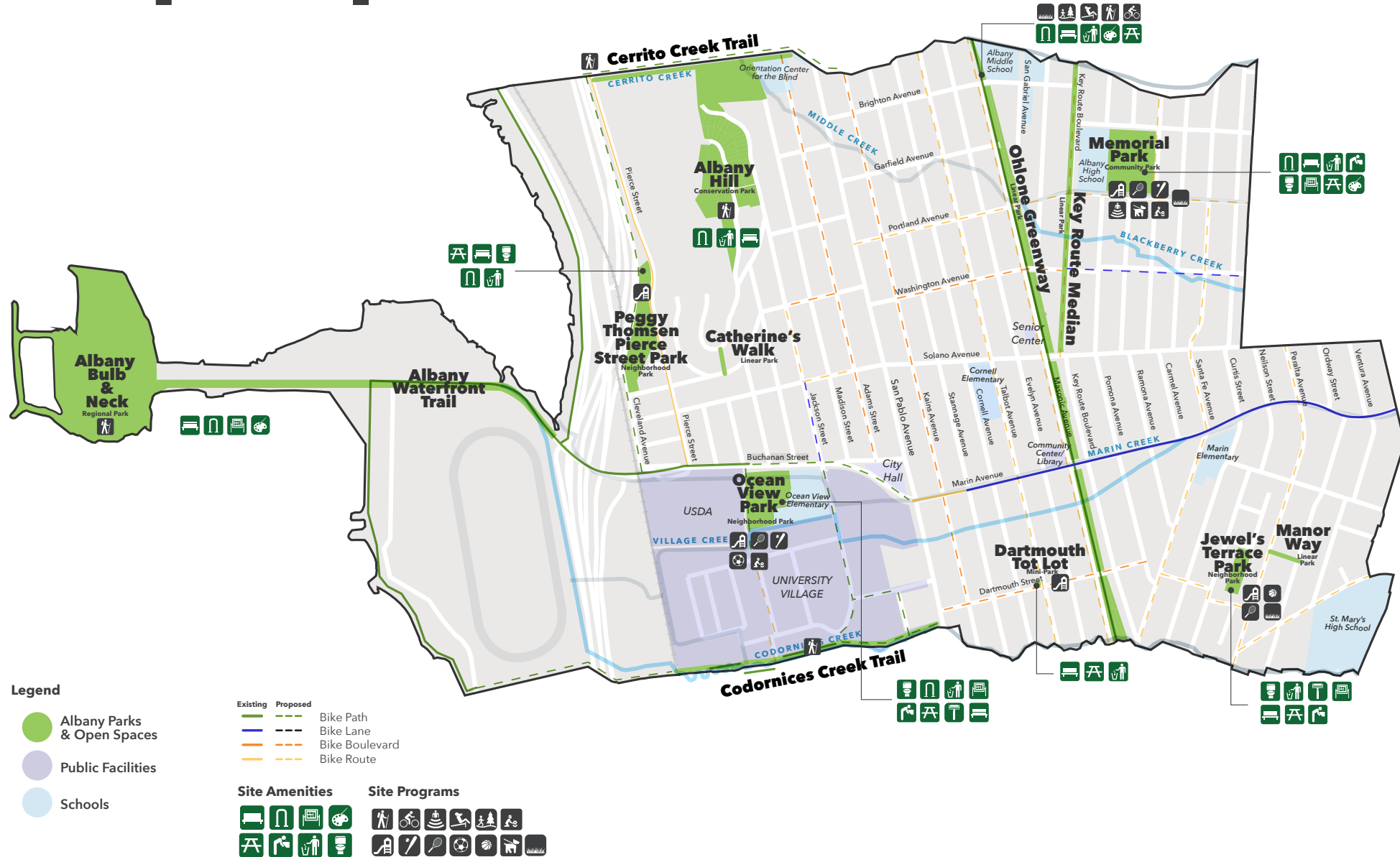
**10. Catherine's Walk** and **11. Manor Walk** provide small pathways that enable active transportation connectivity.

Additional park and open space networks are provided along the five creeks that flow within and along Albany's borders:

**12. Cerrito, 13. Cordornices, Marin, Middle, and Village Creeks.**

Lastly, **14. Albany Waterfront Trail** provides a significant connection to the waterfront.

# Albany Parks & Open Spaces



Albany Parks/Open Space	Type	Size	Comments
Albany Bulb, Neck & Waterfront Trail	Regional/Conservation	40.00 ac	Former landfill turned regional park. Primarily defined by trails and public art
Albany Hill	Conservation	12.75 ac	Total excludes 7.3 acres of privately owned conservation easement land on the eastern portions of the parcels containing privately owned condominiums
Cerrito Creek	Creek	0.48 mi	A creek trail extending from the railway to San Pablo Avenue along the City of El Cerrito's boundary
Codornices Creek	Creek	0.38 mi	A creek trail extending from the I-80 Freeway to San Pablo Avenue, along the City of Berkeley's border
Catherine's Walk	Linear	0.02 ac	Pathway and stairs
Dartmouth Tot Lot	Mini-Park	0.07 ac	Children's playground
Jewel's Terrace Park	Neighborhood	1.32 ac	Contains 2 tennis courts, basketball court, picnic area, playground, restroom, pathway
Key Route Median	Linear	1.40 ac	Landscaped median; mostly passive open space with memorial at Solano Avenue intersection
Memorial Park	Community	6.75 ac	Contains baseball field, soccer field, grassy area, children's playground, picnic area, restrooms, 4 tennis courts, fenced dog play area, Alameda County's Veterans' Memorial Building, and community garden
Manor Walk	Linear	0.11 ac	Mid-block pathway
Ocean View Park	Neighborhood	3.61 ac	Contains lighted softball field, 2 tennis courts, basketball court, open play area, picnic area
Ohlone Greenway	Linear	8.89 ac	Open space beneath elevated BART tracks with multi-use linear trail, lawns, benches, landscaping
Peggy Thomsen Pierce Street Park	Neighborhood	4.10 ac	Contains play structure, pathway, and large open field

# Albany Parks & Open Spaces



## Park Classifications

The following park classifications have been defined in part by both the 2004 Parks, Recreation and Open Space Master Plan as well as the Parks, Recreation, and Open Space Element in the 2035 Albany General Plan.

**Mini-parks**, tot lots and children's playgrounds are small, single-purpose play areas designed primarily for children and families. Due to their size, these facilities are typically limited to a small open grass area, playground, or a small picnic area.

**Neighborhood parks** are a combination of playground and park, designed for non-organized recreation activities. They are generally small in size (about 5 acres) and serve an area of approximately one-half mile radius. Typical facilities found in a neighborhood park, include a children's playground, picnic areas, open field areas, recreational sports courts and multi-use sport fields. Optimum size is between 3 and 7 acres.

**Community park** is planned primarily to provide active and organized recreation play. Community parks serve a much larger area and offer more facilities. Typical facilities are designed for organized activities or sports. Community parks also provide passive facilities such as playgrounds and picnic areas. They require more in terms of support facilities such as parking and restrooms. Their service area is roughly a 1-2 mile radius. Optimum size is between 10 and 20 acres.

**Regional parks** are recreational areas serving the city as well as the larger region. They are usually large in size and often include one specific use or feature that makes them unique. Typical uses include passive types of recreational activities.

**Linear parks** are developed landscaped areas that follow linear corridors such as abandoned railroad rights-of-way, canals, power lines and other elongated features. This type of park usually contains trails, landscaped areas, view corridors and seating areas.

**Open space** is defined as land primarily left in its natural environment with passive recreation uses as a secondary feature. This type of land often includes wetlands or steep hillsides. In some cases, environmentally sensitive areas are considered as open space and can include ecological preserves, streams, and creek corridors.

**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, or single-purpose sites used for field sports.

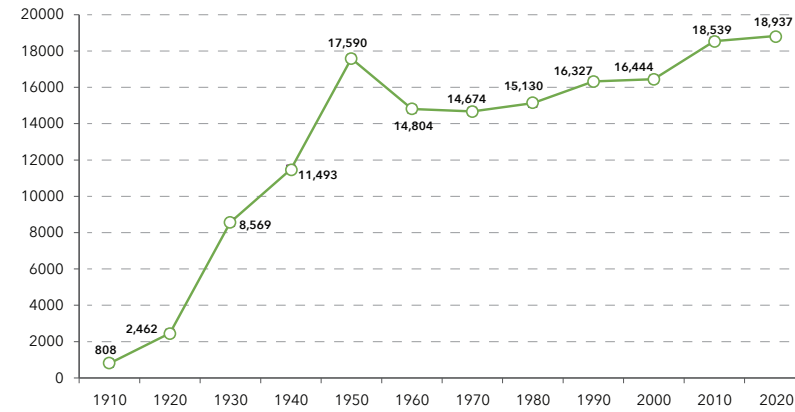
# Demographic Analysis

Understanding community demographics is critical to better plan for the future of parks and open space in the Albany community. One of the key data points that the 2021 Albany Parks Master Plan update is examining is the projected population growth expected by 2035. An additional 1,800 Albany residents are projected to add to the population total by the General Plan Update. To meet the demand for additional Albany residents, the General Plan suggests an additional 4.2 acres of active parkland to keep the parks ratio at 2.31 acres to every 1,000 residents.

However, the city also wants to exceed this ratio to 3 acres per every 1,000 residents by the year 2035 requiring an additional acres of active recreational lands if current population trends continue.

Additional demographic information is also provided to understand the existing community makeup of Albany. Population characteristics such as age, race, persons with disability, household size, and employment are also documented to better understand the park users of Albany and how improvements should reflect the makeup of the community.

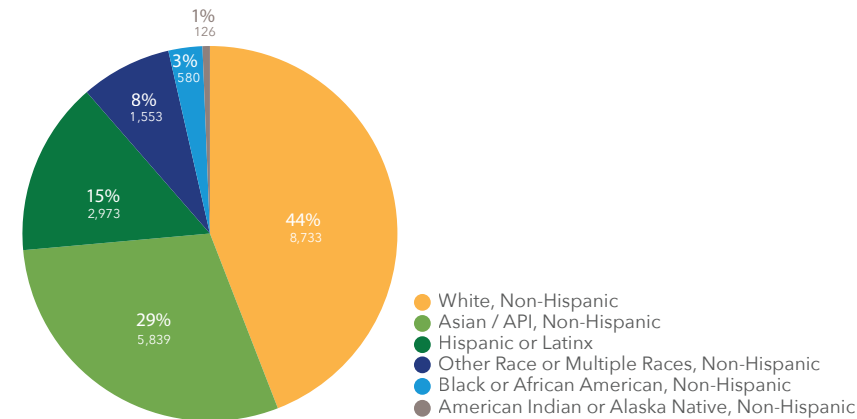
## Population



In 2020, the population of Albany was estimated to be 18,937. The population of Albany increased by 15.2% from 2000 to 2020, which is above the growth rate of the Bay Area.

Source: California Department of Finance, E-5 serieS

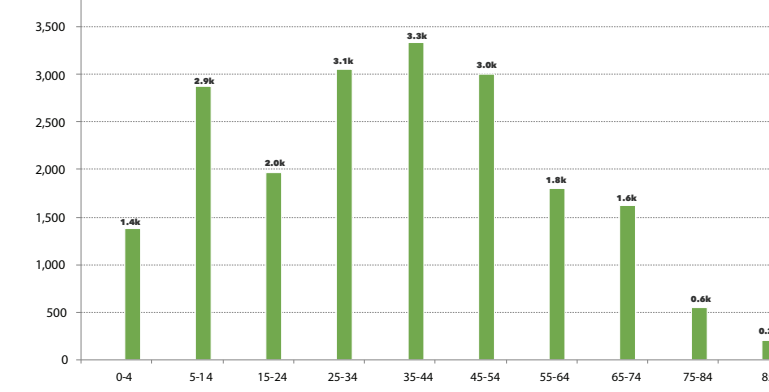
## Race



In 2020, 44.1% of Albany's population was White while 2.9% was African American, 29.5% was Asian, and 15.0% was Latinx. People of color in Albany comprise a proportion below the overall proportion in the Bay Area as a whole.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

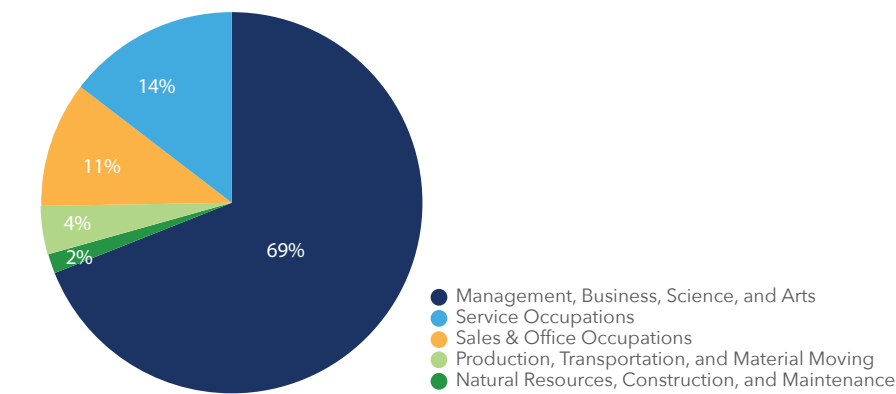
## Age Distribution



In 2019, Albany's youth population under the age of 18 was 5,141 and senior population 65 and older was 2,374. These age groups represent 26.0% and 12.0%, respectively, of Albany's population.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

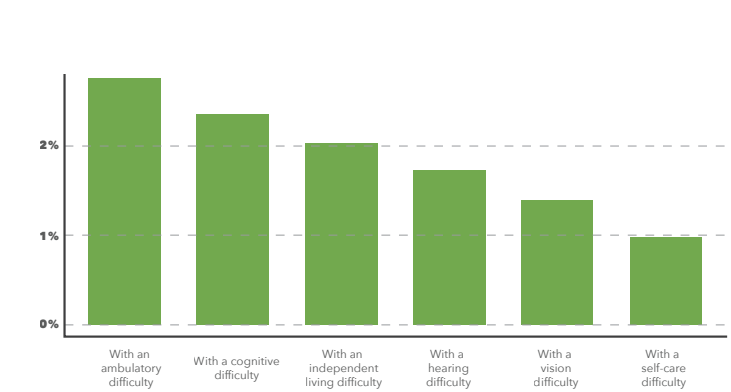
## Occupation



Since 2010, the number of jobs located in the jurisdiction increased by 770 (20.7%). Additionally, the jobs-household ratio in Albany has increased from 0.49 in 2002 to 0.7 jobs per household in 2018.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

## Persons with Disability



A walking or ambulatory difficulty was listed as the most common type of disability, followed by cognitive difficulty and an independent living difficulty.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

## Household Size



In Albany, for large households with 5 or more persons, most units (53.1%) are renter occupied. In 2017, 18.3% of large households were very low-income, earning less than 50% of the area median income (AMI).

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

# Policy Framework

## PROS Master Plan

The 2004 Parks, Recreation and Open Space Master Plan developed a 15-year plan to enhance the city's park system, open space, recreation, facilities, programs, and services. The following projects have been completed in accordance with the implementation of the 2004 Parks Master Plan:

### Improvements at Dartmouth Tot Lot

- Playground equipment replacement
- Drinking fountain repair
- Signage improvements

### Renovation at Ocean View Park

- Reconfigured playfield, lighting, playgrounds
- New restrooms
- New drinking fountains
- Infrastructural upgrades

### Renovation at Jewel's Terrace Park

- Restroom improvements
- Replacement of turf/drainage
- Picnic area upgrades
- Pathway and basketball court resurfacing

### Renovation at Memorial Park

- Reconstructed ballfield
- Turf renovations
- New facilities
- Landscape improvements

### Peggy Thomsen Pierce Street Park

- Acquisition of freeway right-of-way for neighborhood park with opportunities for SF Bay Trail bicycle access linkage

## Albany General Plan

The 2035 General Plan, adopted in 2016, offers additional policy guidance and strategic direction for the parks, recreation and open spaces in Albany. Projects identified by the 2035 General Plan include:

**Ohlone Greenway** improvements, including a fitness trail, interpretive signage, fruit and nut trees, game courts, community gardens and drought-tolerant landscaping

**Key Route Median** landscaping improvements and beautification projects.

Completion of **Peggy Thomsen Pierce Street Park** improvements

Continued trail build-out along sections of **Codornices Creek** and further trail improvements in **Creekside Park** and on **Albany Hill**

**Opportunities** to expand existing parks through acquisition of adjacent sites.

### The 6 General Plan Goals for Albany's Parks and Open Spaces

#### Open Space Protection

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

#### Parkland Expansion & Improvement

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

#### Park Management & Maintenance

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

#### Recreational Programming

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

#### Joint Use & Collaboration

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

#### Trails & Pathways

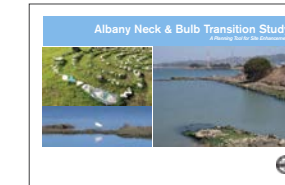
Develop an integrated, comprehensive system of trails linking neighborhoods and schools to recreational facilities and open spaces, including the waterfront

Source: Albany General Plan (2016)

## Other Relevant Policy Documents and Projects:

### Albany Neck & Bulb Transition Study

CURRENT PHASE: STUDY



The Transition Study provides an assessment for budgeting and applications for grant funding to eliminate hazards, protect the structural integrity of the capped landfill and other activities necessary to facilitate implementation of the park.

### Albany Hill Creekside Master Plan

CURRENT PHASE: IMPLEMENTATION



The Albany Hill Creekside Master Plan, last approved in 2012, discusses vegetation management with an emphasis on wildfire prevention and fuel management measures. It also identified potential improvements to access and circulation, trail maintenance, signage, benches, and preserving view corridors. The previous Albany Hill Creekside Master Plan was completed in 1990.

### Albany Active Transportation Plan

CURRENT PHASE: IMPLEMENTATION



With funding from the Alameda County Transportation Commission, the City of Albany developed the latest Bicycle and Pedestrian Master Plan. A variety of projects have since been implemented from this master plan with several mentions of pedestrian and bike improvements near Albany's parks and open space. The plan was approved and adopted in 2012 and updated in 2019.

### Climate Action and Adaption Plan

CURRENT PHASE: IMPLEMENTATION



The City of Albany's Climate Action and Adaptation Plan aims to bring the City closer to its long-term emissions reduction goals, and allow Albany to adapt to a changing climate. This Climate Action and Adaptation Plan, or "CAP 2.0", will focus on innovative and bold policies that address deep decarbonization principles.

### Codornices Creek Trail

CURRENT PHASE: CONSTRUCTION



With permits and construction documentation approved, the City of Albany will soon begin the construction of Phase IV of the Codornices Creek Trail that will allow for connections between 8th Street and San Pablo Avenue via a bike/pedestrian trail.

### Public Arts Master Plan

CURRENT PHASE: IMPLEMENTATION



The Albany Public Arts Master Plan provides the City of Albany a framework to place art strategically within the City of Albany. The Parks and Open Spaces of Albany are identified in this master plan as appropriate locations for public art.



# Albany Parks Site Inventory

## Sketch Itinerary for Site Visit #1



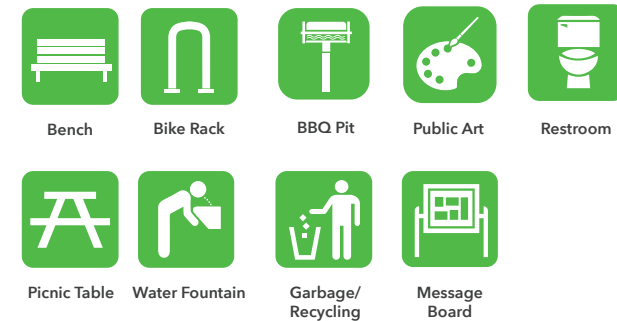
**SITE VISIT #1**  
**DATE:** Friday, April 23, 2021  
**WEATHER:** Mild, Overcast  
**MODE:** Bicycle, Walking

**SITE VISIT #2**  
**DATE:** Saturday May 1, 2021  
**WEATHER:** Sunny  
**MODE:** Car, Walking

### Site Programs



### Site Amenities



## Parks Report Card Grading Rubric

	<b>A</b> EXCELLENT	<b>B</b> SATISFACTORY	<b>C</b> NEEDS IMPROVEMENT	<b>D</b> UNSATISFACTORY	<b>N/A</b> NOT APPLICABLE
<b>Environmental Beautification</b>	Provides generous ecological and beautification of open space	Provides ecological enhancements and beautification of open space	Provides limited ecological enhancements and beautification of open space	Lacks ecological enhancements and beautification of open space	-
<b>Recreational Programming</b>	Provides generous opportunities for active and passive recreational uses	Provides satisfactory demand for active and passive uses	Provides few opportunities for active and passive use	Access to site program is restricted due to frequent use/congestion	-
<b>Equipment &amp; Facilities</b>	Equipment is clean, safe, free of damaged parts. Many site amenities on offer	Equipment meets minimum safety standards with some signs of wear	Equipment shows significant signs of wear (e.g. signs of chipped paint)	Poses safety risks to adults and children	-
<b>Art, History, &amp; Cultural Resources</b>	Provides significant contributions to the cultural and/or artistic diversity of neighborhood/city	Provides adequate space for cultural/artistic diversity of neighborhood	Historically provided limited instances of cultural/artistic use of site	No contribution or potential for cultural value	-
<b>Connectivity &amp; Accessibility</b>	Park has meaningful connections to surrounding context, visible at a distance, ADA compliant with plentiful access and amenities for non-motorized transport	Park has adequate connections to surrounding context, visible at a distance, ADA compliant with adequate access and amenities for non-motorized transport	Park has limited connections to surrounding context. Limited non-motorized travel mode access and amenities	Alternative mobility options are clearly lacking. Demonstrable need for increased connection to surrounding context	-

# Albany Bulb, Neck & Waterfront Trail

**Size:** 40 acres      **Type:** Open Space

The Albany Bulb, known colloquially as the Bulb, is one of the most unique open spaces in the San Francisco Bay Area. It is beloved by urban hikers, nature enthusiasts and the many stewards who gather there for arts, nature and cultural events. Equally often, people come to enjoy the park alone, bring their dogs out to play and walk, and still others use the Bulb area for all variety of watercraft recreation, including kitesurfing and kayaking. The Bulb is also one

of the most regulated sites in the Albany Parks and Open Space system. The Bulb is separately managed by the City of Albany and East Bay Regional Park District (EBRPD). Its history as a construction debris landfill means that major changes to the Bulb will trigger significant environmental review by state regulators. Among the shrubs, trees and wild grasses are art assemblages, sculptures, memorials and other site-specific material curiosities that blend

with the rubble and rough-hewn aesthetic at the Bulb. The majority of the Bulb is unpaved and not ADA-accessible, save for a portion of the entrance area that was recently repaved by EBRPD. Other elements at the Bulb include interpretative signage, bird viewing vistas, and trails throughout this peninsula.



## Report Card

**B Environmental Beautification**

- Continue maintenance as necessary

**A Recreational Programming**

- Retain existing passive programming
- Existing planned events and festivals at the Bulb

**B Equipment & Facilities**

- Minor upgrades to bike racks, trash bins and signage
- Seating areas and maintaining trail network would also be beneficial

**A Art, History, & Cultural Resources**

- Keep existing art sculptures
- Opportunities for signage and other historic markers
- More education of the history and issues facing the Bulb

**B Connectivity & Accessibility**

- Improve bike/trail access to the Neck/Bulb as well as to the SF Bay Trail

### Program



### Amenities



### Field Notes

1. Identified as a potential bike/pedestrian conflict zone
2. Increase park maintenance (sand on pavement, waste management, etc.)
3. Improve parking and active transportation connections



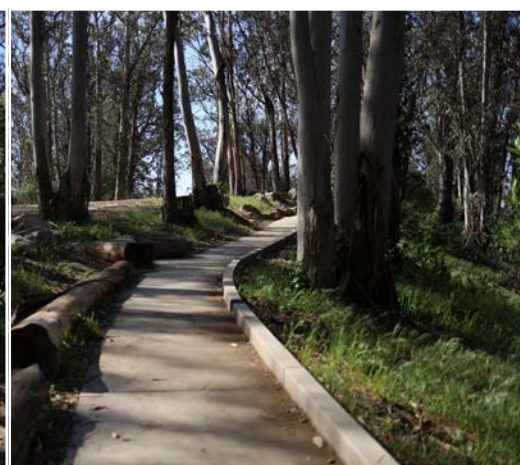
# Albany Hill

**Size:** 12.75 acres **Type:** Conservation Park

At 338 feet above sea level, Albany Hill is a highly visible landmark in the city. Trails and fire access roads define the network of pathways for park users to access the hillsides. One notable connection is to Cerrito Creek and Creekside Park which is accessible via a staircase to the north of the site. The foothills are surrounded by privately owned condominiums. The City of Albany primarily owns the crest of the hill, where improvements have been implemented per the 2012 Albany Hill and Creekside Master Plan. With the ADA access

loop largely completed, work remains to establish native planting as well as implementing a signage and wayfinding system. Amenities like trash bins, ADA parking spaces, and eucalyptus trunk benches compliment the natural setting and provide park goers with simple amenities. Opportunities for open nature play, establishing viewsheds and additional educational signage might encourage increased usage.

As for the site's ecology, there has been a recent dieoff of eucalyptus trees in the Bay Area due to a pathogen, according to a UC Berkeley study (Garbelotto, 2021). These trees, which dominate the hill, provide critical habitat for monarch butterflies.



**Program**



**Amenities**



**Field Notes**

1. Opportunities for viewsheds to SF Bay/City of Albany
2. Existing trail pathway to creekside park and Cerrito creek
3. Opportunity for additional housing



## Report Card

**B Environmental Beautification**

- Add additional native planting where possible
- Capture viewsheds of Albany/Bay Area

**A Recreational Programming**

- Trails can be better curated to enhance beauty
- Light nature play with found natural objects

**B Equipment & Facilities**

- Replace benches where possible

**N/A Art, History, & Cultural Resources**

- Opportunities for minimal signage and storytelling of site history and ongoing volunteer efforts

**A Connectivity & Accessibility**

- Site has multiple entries and trail access points

# Cerrito Creek

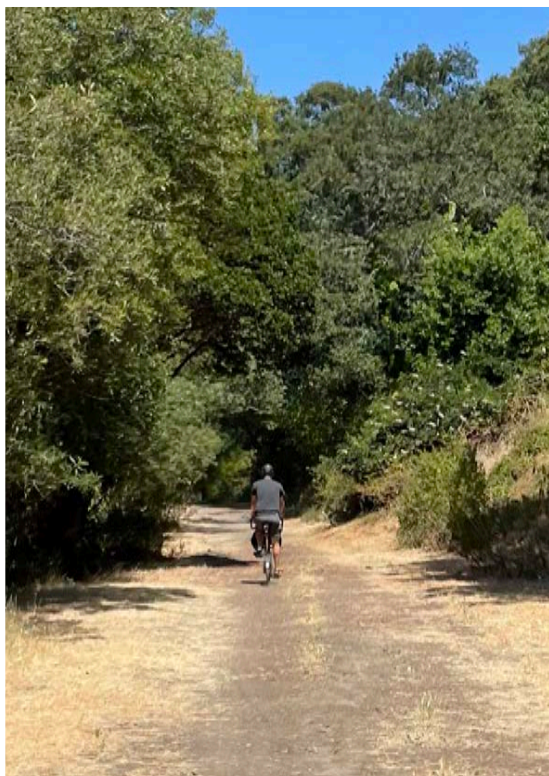
**Size:** 3 mi<sup>2</sup> watershed

**Type:** Open Space

Cerrito Creek defines the border between Albany and El Cerrito. Though there is a completed bike and pedestrian trail on the El Cerrito side of the creek, this has also generated conversations regarding adding additional trails on the Albany side of the Cerrito Creek. The creek itself is culverted to pass underneath large arterial roads and the I-80 Freeway. Maintenance and stewardship of this creek has been performed by the Albany community through Friends of Five Creeks. Cerrito Creek itself is lined by two trails, occasionally paved but mostly dirt trails.

There is currently no way to navigate across the creek. The trail on the south side is navigable by bike up until a point at the base of Albany Hill, where the trail becomes too difficult to ride. The Active Transportation Plan calls for a pedestrian bridge at Adams Street as a way to bridge these two trails as well as a way for people to access the East Pacific Mall.

While navigating through the Cerrito Creek open space itself is not difficult, major arterial streets like San Pablo Avenue interrupt the flow and ease of access to get from the Pierce Street side to the Ohlone Greenway side of the creek.



## Report Card

**B Environmental Beautification**

- Add native planting where possible
- Capture viewsheds of Albany/the Bay

**A Recreational Programming**

- Trails can be better curated to enhance beauty
- Light nature play with found natural objects

**B Equipment & Facilities**

- Bench replacement where possible

**N/A Art, History, & Cultural Resources**

- Opportunities for minimal signage and storytelling of site history and ongoing volunteer efforts

**C Connectivity & Accessibility**

- Site has multiple entries and trail access points

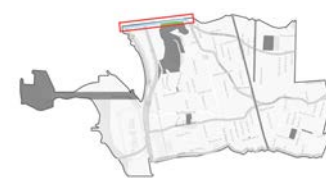
### Program



Hiking Trail

### Field Notes

1. Creekside Park (owned by City of El Cerrito)
2. Planned pedestrian bridges over El Cerrito
3. End of paved path at southside trail
4. Existing public pathway (**Potential Public Easement**)



# Codornices Creek

**Size:** 1.1 mi<sup>2</sup> watershed **Type:** Open Space

Codornices Creek sits along the border between the City of Albany and Berkeley. It shares joint jurisdiction by City of Albany, City of Berkeley as well as University of California along the UC Village property. The creek trail begins at San Pablo Avenue and ends at the railway to the west. Restoration work has been ongoing since the late 1990's and a respective commitment to continue the restoration work by all three responsible agencies continues. Maintenance and stewardship have been performed by community members through the Friends of Five Creeks.

Members from the Friends of Five Creeks have regularly helped to maintain and manage the Codornices through clean-ups and planting events. Currently, the creek's bicycle and pedestrian trail stops short between 8th Avenue and San Pablo Avenue. However, in 2021 the City of Albany secured the funding sources necessary to begin construction of this final trail segment.

Much of the intended trails especially by the UC Village baseball fields are difficult to navigate due to overgrown non-native plants and refuse accumulation coming downstream from the creeks. With this new trail alignment there is an opportunity to both increase access to this vital ecological corridor and also create an active transportation network for cyclists and pedestrians alike.



**Program**



**Amenities**



**Field Notes**

1. Overgrown invasive plants along the creek pose safety hazards
2. Trash and debris must routinely be removed along creeks
3. Opportunities to connect to Berkeley Parks



## Report Card

- B Environmental Beautification**
- Add native planting where possible
  - Capture viewsheds of Albany/the Bay

- A Recreational Programming**
- Trails can be better curated to capture beauty
  - Light nature play with found natural objects

- B Equipment & Facilities**
- Bench replacement wherever possible

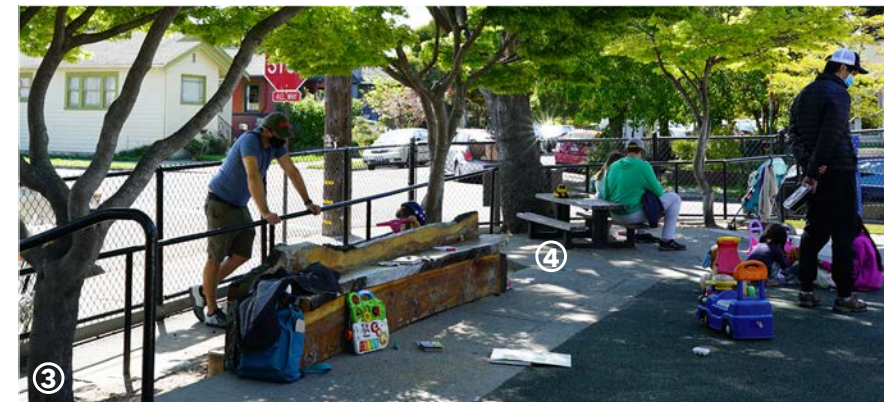
- N/A Art, History, & Cultural Resources**
- Opportunities for minimal signage and storytelling of site history and ongoing volunteer efforts

- C Connectivity & Accessibility**
- Site has multiple entries and trail access points

# Dartmouth Tot Lot

Located on the corner of Talbot Avenue and Dartmouth Street, this mini-park is a popular destination for children. The current site of the Dartmouth Tot Lot was once a home that belonged to Opal Staniek, who left her property to the city in order to establish a mini park for the neighborhood.

**Size:** 0.07 acres **Type:** Mini-Park



This mini park provides plenty of recreational opportunity in a small space. Though the toys and play objects in the playground are strewn about, it is also charming and unique to most other tot-lots. The additions of the water fountain and trash bins outside of the park fence provides basic amenities for the site. The tot lot itself could use some additional

maintenance. Adding more sand to the sand pit with an edge or curb that could prevent sand from escaping could also provide toddlers with a seating wall on the perimeter edge. To accommodate more comfortable seating options, a longer community bench may be more appropriate.



## Report Card

- B Environmental Beautification**
  - Density of trees on perimeter provides an optimal shade. Consider additional planting maintenance
- A Recreational Programming**
  - Programming is adequate
- B Equipment & Facilities**
  - Uncomfortable benches should be removed
  - Sand spills out on concrete/rubberized play surface
  - Rooms could be used for occasional sand sweeping
  - Play equipment may need to be replaced
- N/A Art, History, & Cultural Resources**
  - Message board would benefit community
  - Consider updating community art mural
- C Connectivity & Accessibility**
  - This tot lot is frequently used. Additional tot lots across Albany may reduce congestion here.

### Program

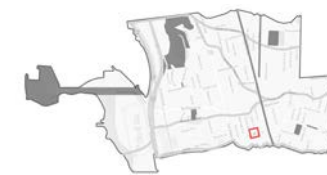


### Amenities



### Field Notes

1. Overgrown planting edge
2. Sand spillover onto rubberized play surface/sidewalk
3. Often crowded with toys/people/furniture
4. Uncomfortable/insufficient seating options.



# Jewel's Terrace Park

**Size:** 1.32 acres **Type:** Neighborhood Park

Jewel's Terrace Park, is a small neighborhood park in southeastern Albany. The park is named after former Mayor and resident Jewel Okawachi. Bordered to the east and west by the backyards of homes on a portion of Neilson and Tevlin Streets, it has two unassuming entrances on small side streets: Terrace Street to the north and Francis St. to the south.

With plenty of recreation facilities such as tennis, two playgrounds, and a lawn area, this park is well scaled for the immediate neighborhood. There are many opportunities to upgrade and improve this neighborhood park. The existing basketball court is only for half-court play and its asphalt surfacing is significantly worn. Major drainage issues have been since resolved. However ponding issues remain

across the park site. Unrestricted dog play at the lawn poses a challenge both for other park users and maintenance issues in general. The two playgrounds are also worn and may warrant a renovation in the future.



## Report Card

- B Environmental Beautification**
  - Many diverse tree species and a large lawn space enliven this park. Lawn is currently bumpy with divots and would benefit from maintenance.
- B Recreational Programming**
  - Requires improvements to basketball courts
  - Additional programming is suggested
- B Equipment & Facilities**
  - Playground equipment shows age and wear
  - Dog park improvements or amenities may be desired
- B Art, History, & Cultural Resources**
  - Public message board appears worn
  - Murals, public art
- A Connectivity & Accessibility**
  - Francis Street signage is set back from street front and hidden from view. Consider moving to street edge.
  - Consider incorporating directional signage

### Program



### Amenities



### Field Notes

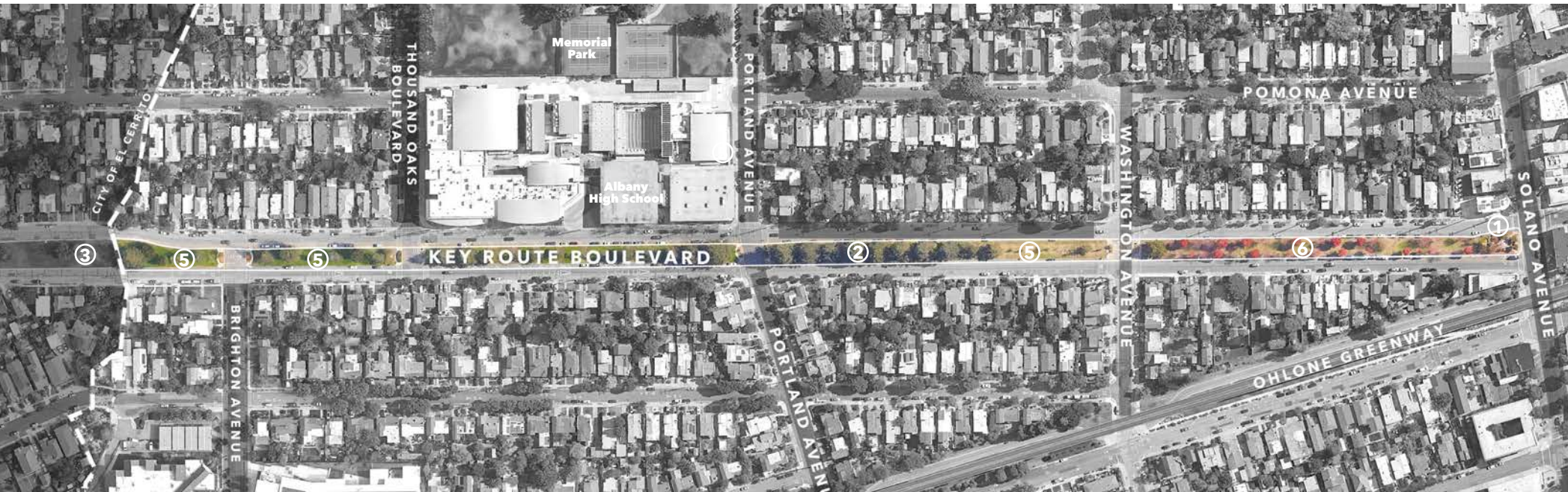
1. Difficult wayfinding from Francis Street
2. Drainage issues at basketball court
3. Complicated ramping/stair network
4. Turf is of poor quality (bumps and divots)
5. Tree removals have made the picnic area hot and uncomfortable



# Key Route Median

**Size:** 1.40 acres **Type:** Linear Park

Key Route Median is defined by a parkway of lawn and trees that begins from the Shrine of Freedom Pocket Park at Solano Avenue, abuts Albany High School and the Albany Aquatic Center, and finally terminates at the border of El Cerrito. Before it was a median, the boulevard was a planned alignment for the East Bay Key Route Streetcar in the 1920's. After the construction of the Bay Bridge, the streetcar never came to fruition, trees and lawn areas have since defined this parkway.



**Program**



**Amenities**



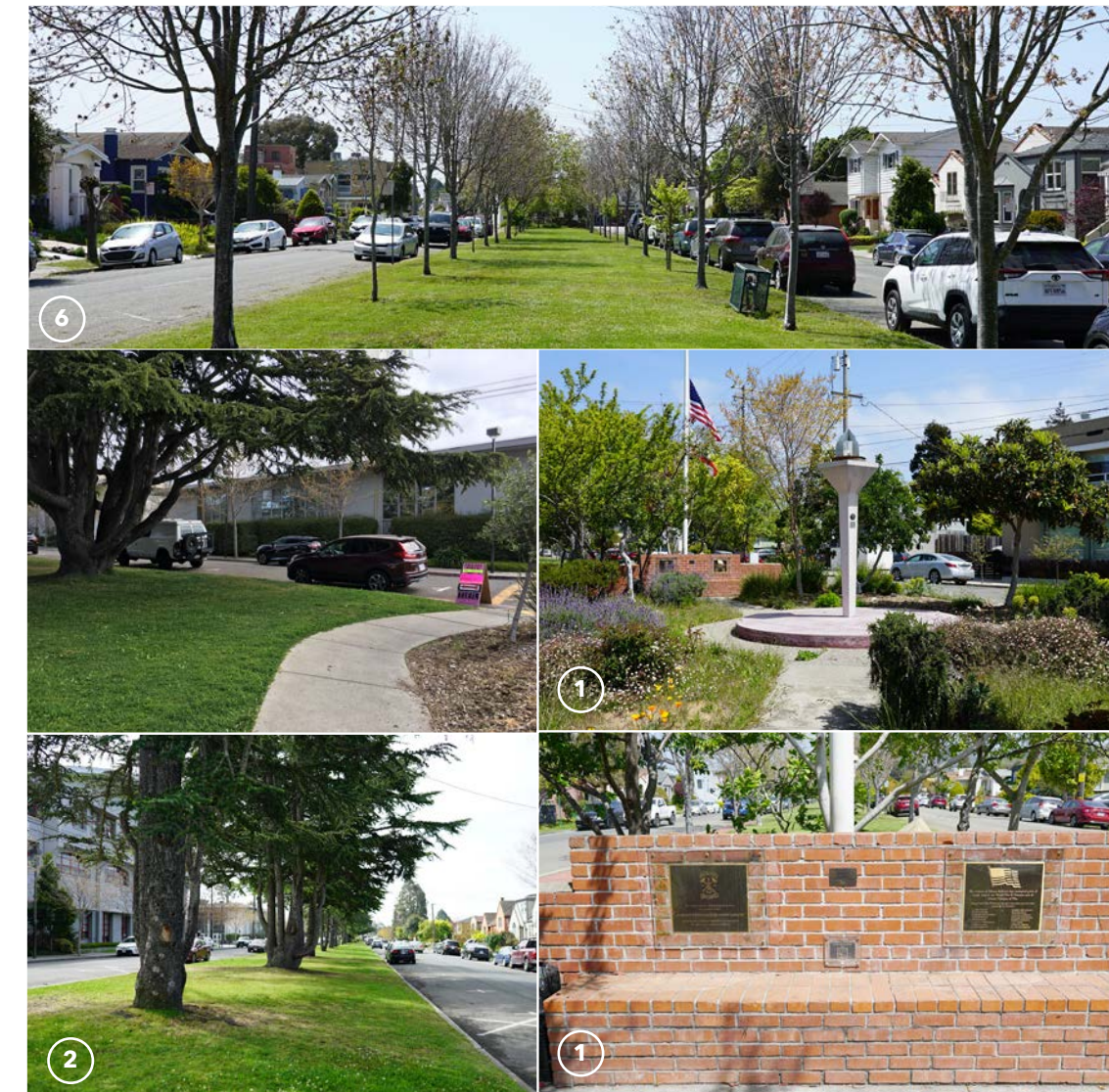
**Field Notes**

1. Shrine of Freedom Pocket Park
2. Mature grove of Atlas Cedars
3. Opportunities for connections to City of El Cerrito
4. Opportunities for bicycle/pedestrian infrastructure
5. Large extents of lawn spaces throughout the corridor
6. Existing lawn area with memorial tree grove is popular for park users



With many mature trees growing in this parkway, it limits the amount of extensive programming opportunities here. Still, there are opportunities for passive recreation such as a walking trail. There is also underutilized lawn space that could be transitioned into more sustainable landscape opportunities such as xeriscaping, pollinator gardens, or other planting options that limit the use of irrigation and maintenance. Initial impressions suggest that continuing development of the open space beginning at

the Shrine of Freedom Plaza would catalyze programming along this future linear park. Improvements should work to preserve mature trees and memorial grove.



## Report Card

**B Environmental Beautification**

- Mature trees along the entire corridor
- Perhaps too much lawn area, opportunity for sustainable landscapes

**C Recreational Programming**

- Passive lawn space could be alternatively used
- Opportunities for pathways, and passive recreation

**B Equipment & Facilities**

- Minimal equipment or facilities are provided beyond Shrine of Freedom

**B Art, History, & Cultural Resources**

- Shrine of Freedom Plaza at Solano Avenue
- An opportunity to add more monuments along this corridor

**C Connectivity & Accessibility**

- Poor connectivity through the median
- Opportunities for mid-block crosswalks
- Removal of parking stalls for bike infrastructure or additional pedestrian sidewalks



# Ocean View Park

**Size:** 3.61 acres **Type:** Neighborhood Park

Ocean View Park is in the southwestern part of Albany near the I-80 and I-580 freeway interchange along the Buchanan Street arterial. A portion of the park is owned by the Albany Unified School District. The major program of the site encompasses sports fields, tennis courts (temporary pickleball courts), a redwood grove and picnic facilities, Ocean View Organic Community Garden, and the City of Albany's after-school program, the Friendship Club.

Ocean View Park offers many opportunities for organized recreational play. The current baseball diamond is a popular venue for the Little League with the ability to convert the baseball diamond into two soccer fields during the off-season. Tennis remains a popular sport throughout the park system, the temporary pickleball courts are also increasingly in demand.

Though the playgrounds have some age, they are still in good condition. While the redwood grove picnic areas seem well managed and maintained. Given that the site is well programmed and popular, there is an increasing demand to find more flexibility and spaces for additional recreational programming.



## Programs



## Amenities



## Field Notes

1. Gated pedestrian access to University Village
2. Heavy shade from the river willows on Ocean View Community Organic Garden
3. Frequently used as a dog run
4. Temporary pickleball courts/permanent tennis courts; frequently congested use
5. Underutilized green lawn should be converted as a pollinator or xeriscape garden
6. Parking is in high demand during baseball games



## Report Card

### A Environmental Beautification

- Redwood Picnic Grove provides a nice shaded and comfortable space for picnic goers
- Many program options makes the park feel large and rich in programming

### A Recreational Programming

- Opportunities for pathways, and passive recreation

### A Equipment & Facilities

- Plentiful open space for active and passive recreation.

### B Art, History, & Cultural Resources

- Ocean View Park entryway monument
- Temporary children's art from Friendship Club

### B Connectivity & Accessibility

- Adequate on-site bicycle and pedestrian infrastructure, though bike connections beyond the park could be improved



# Peggy Thomsen Pierce Street Park

**Size:** 4.10 acres **Type:** Neighborhood Park

Peggy Thomsen Pierce Street Park is the newest park in the City of Albany. As currently constructed, a playground structure is the primary recreational use here with the remainder left as an open field. Many conversations in the master plan process have revolved around expanded use (such as a multi-use playfield, bike/skate park and pickleball), traffic-calming along Pierce Street, and expanding the boundaries northward as well as under the I-80 Freeway.

Facilities are largely new and program and amenities are largely structured around the playground and ADA pathway. The site would benefit from additional pathways and trail to utilize the rest of the site. While the existing open and natural meadow seem appropriate, expanded programming such as for organized sports may be a more efficient use of city-owned resources.

The slopes into the site along Pierce Street can be better stabilized via additional planting. Specific program improvements should take into account activities that can work with or be potentially masked by adjacent highway noise.



## Report Card

- B Environmental Beautification**
  - Open natural meadow
  - Introduce more stabilizing planting along slopes
  - Formalize desire line pathways with stairs
- C Recreational Programming**
  - Add additional programming beyond playground
- B Equipment & Facilities**
  - Although equipment and facilities are new, there is ample space and opportunity to provide more
- B Art, History, & Cultural Resources**
  - Lacks art, history, or other cultural resources
- C Connectivity & Accessibility**
  - Poor connectivity to the site
  - Consider stronger bicycle and pedestrian connections to Cleveland and to Albany Hill (via Pierce Street)

**Program** **Amenities**

- Field Notes**
1. Opportunity to connect to planned Pierce Street bike path
  2. Opportunity to expand park into this parcel owned by the City of Albany
  3. Additional improvements along I-80 may be necessary (K-Rail Barriers, fencing)
  4. Poor soils and lack of water connection may make establishing plants difficult
  5. Eroding slope due to people walking down the hillside
  6. Future pathway ramp toward Cleveland Avenue



# Memorial Park

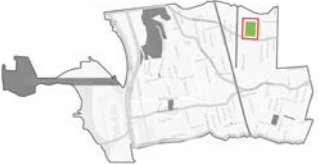
Memorial Park serves as a host for many city events throughout the year and generally serves as a central community park for Albany. Its many programs and amenities range from playgrounds, tennis courts, community gardens and an enclosed dog park. At its center is the Veterans' Memorial Building, which is currently owned by the County of Alameda.

**Size:** 6.75 acres **Type:** Community Park



**Field Notes**

1. Poor turf conditions at Memorial Park
2. Drainage issues at dog park
3. Playground resurfacing needed
4. Underutilized art sculpture area
5. Poor drainage at dog park area
6. Sidewalks in poor condition along Thousand Oaks Boulevard and corner of Carmel Avenue
7. Loss of access to basketball courts due to Albany High School construction



Major community events at Memorial Park include 4th of July celebrations, Music in the Park concerts, outdoor movie festivals and fairs. Because the park sits adjacent to Albany High School, community members from Albany Unified School District also make frequent use of this park.



**Report Card**

- B Environmental Beautification**
  - Plenty of large turf areas with urban forestry
  - Opportunities exist for sustainable landscapes
- B Recreational Programming**
  - Consider expansion or reorganization of the park programs and facilities to optimize space
- C Equipment & Facilities**
  - Worn rubber surfacing on playgrounds
  - Incorporate more programs and share resources
- B Art, History, & Cultural Resources**
  - Lacks a cohesive approach to present community historic resources at the Veterans' Memorial Building
- C Connectivity & Accessibility**
  - Ease of access and visibility
  - Pathway paving issues on Thousand Oaks Blvd

# Catherine's Walk

Catherine's Walk is a south-facing staircase with a grand view of the East Bay and its distant hills. A neighborhood pop-up plant stand halfway through the staircase offers options for purchasing succulents and vegetables. The stairs seem beloved and well-maintained by the community.

**Size:** 0.02 acres **Type:** Linear Park



## Report Card

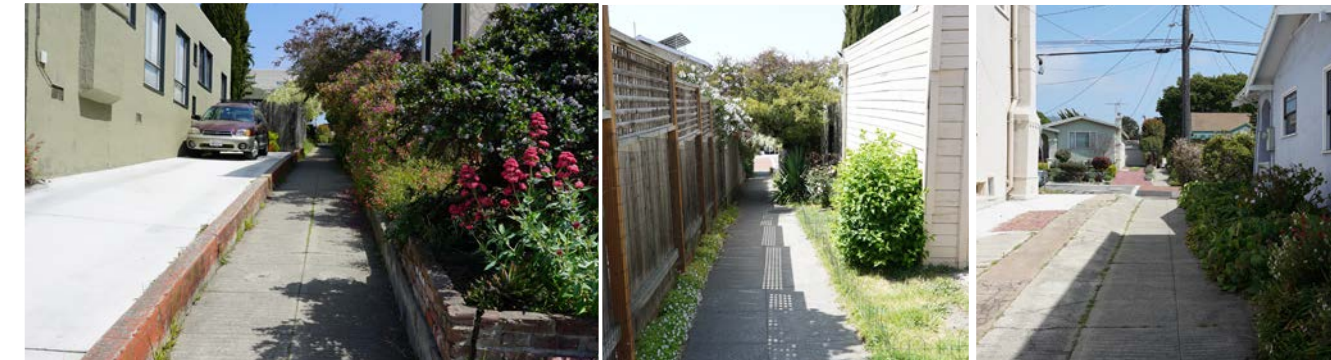
- A Environmental Beautification**
  - Native planting rests along staircase
- B Connectivity & Accessibility**
  - Stairs are in good condition
  - Continue maintenance as necessary



# Manor Way

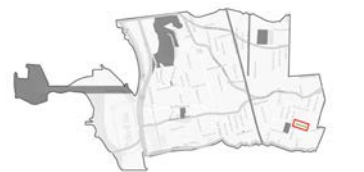
Manor Way is a narrow alley crossing with shrubs and flowers cascading from the fences of the adjacent residential properties. Opportunities to improve this site seem minimal given that it is a public right-of-way with minimal furnishings.

**Size:** 0.11 acres **Type:** Linear Park



## Report Card

- A Environmental Beautification**
  - Adequate beautification provided by adjacent residents
- B Connectivity & Accessibility**
  - Mid-block crossing is adequate
  - Stops just one housing parcel short of connecting to Jewel's Terrace Park



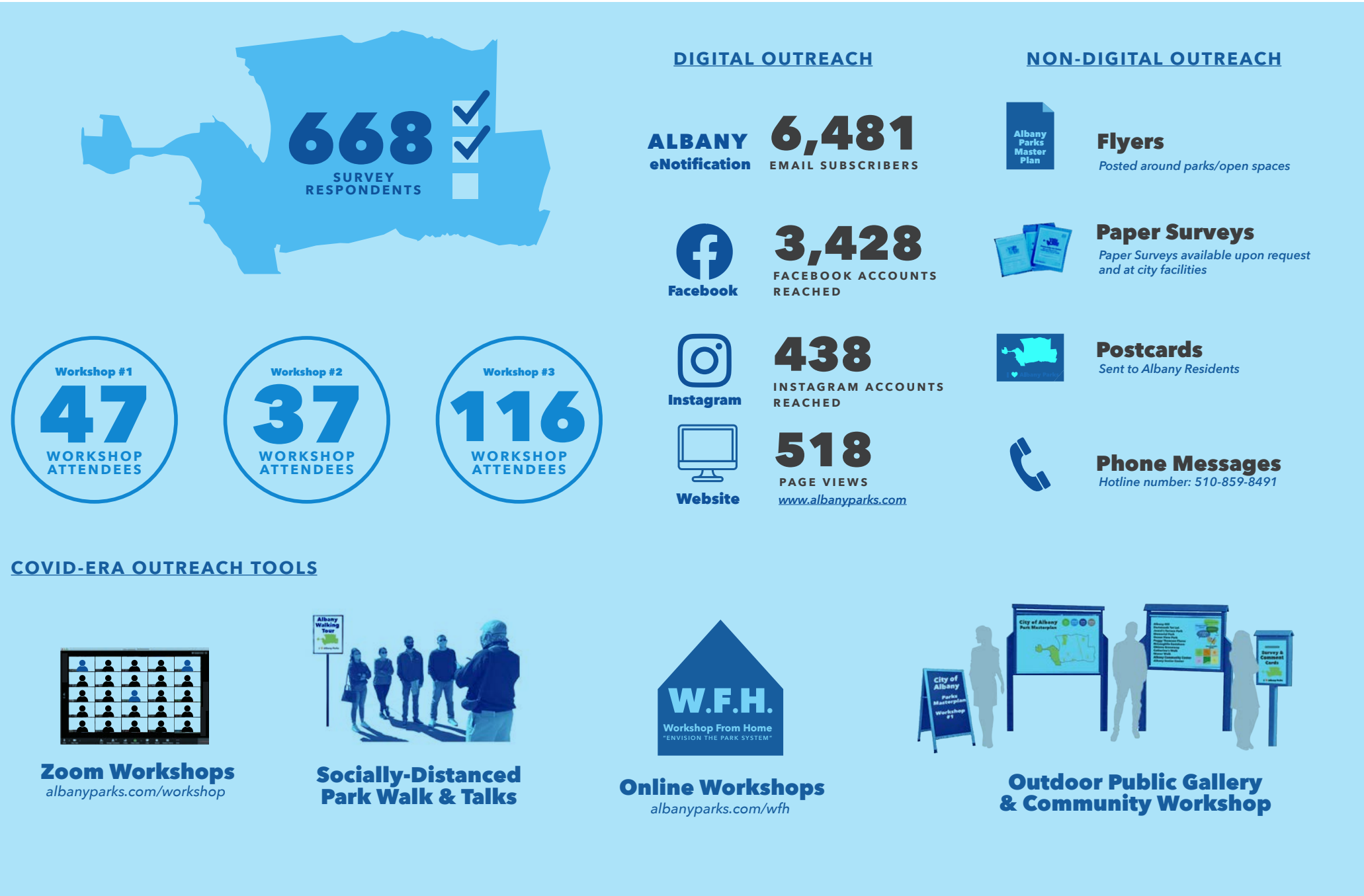


### CHAPTER 3

# Workshop

The Workshop Phase focused on researching community-driven potential relevant projects, policies, and programs. Major elements in this phase included community workshops, stakeholder meetings, completion of the park site visits, and conducting a parks and open space user survey. The tasks involved developing goals for the PROS Master Plan and presenting a list of potentially relevant projects, policies, and programs for further evaluation to the Parks, Recreation & Open Space Commission and the general public.

# Workshop Outreach by the Numbers



# Workshop

The Workshop phase of the master plan update sought community feedback from as many stakeholders and park users as possible. This feedback was solicited through digital media, posters, mailers, online survey and community workshops.

The sequence of the community workshops was structured to build on park and open space ideas iteratively. Whereas the first workshop sought broad and holistic ideas, the final workshop refined these community-driven ideas into more site-specific scenarios, project ideas and policy recommendations. The Albany parks workshops were set at different days throughout the week, with one workshop per month throughout the summer of 2021. The first two workshops were remote due to COVID restrictions, and the third workshop was an in-person event at Memorial Park. At the end of this master plan phase, all of the feedback was compiled and documented with the intention of providing actionable items. This chapter details findings from the community workshop results as well as findings from other feedback sources: the Albany Parks and Open Space User Survey and phone and email outreach. Park Walk & Talk direct outreach details can be found in the appendix.

# Workshop #1 Summary

5:00 PM, SUNDAY JUNE 13TH, 2021

**47** Workshop Presentation Attendees

**26** Workshop Exercise Participants

**ZOOM POLL PREFERRED MASTER PLAN GOALS**  
Select the 2 most important goals for the Albany Parks and Open Space System

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

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

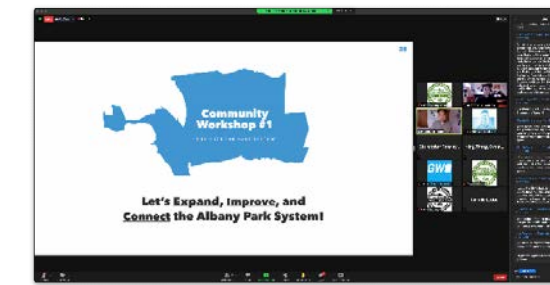
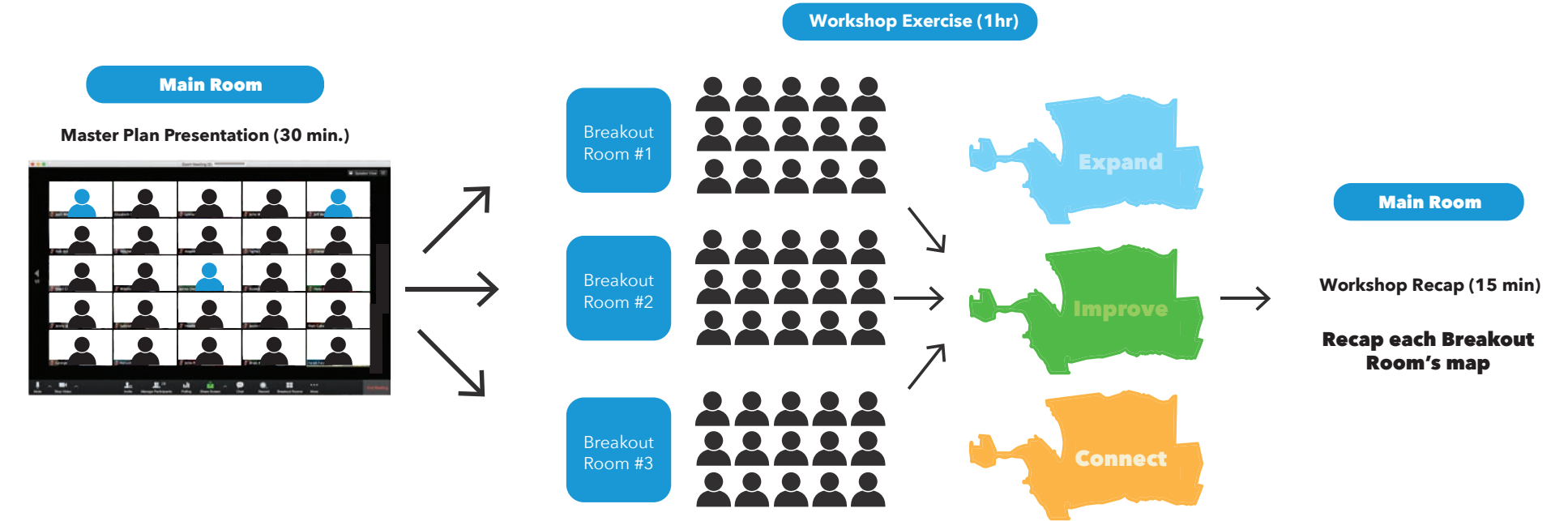
Workshop #1 encouraged workshop participants to look at the Albany Parks and Open Spaces as an interconnected system. Through a systemic framework, workshop participants provided feedback on potential park project ideas via the following three categories:

**Connections/Systemwide** ideas do not tie to any specific park issue. These suggestions tend to relate to longer term visioning and deal with layers of complexity.

**Expand** ideas add new park programs or new park property. These ideas occur outside of City of Albany-owned property or would need additional approval or permitting by federal, regional, state or other local public agencies.

**Improve** ideas build on existing City of Albany parks property and do not require additional permitting from federal, regional, state or other local public agencies.

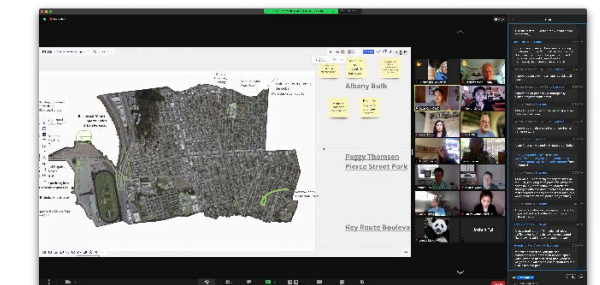
Workshop #1 took place digitally via Zoom meeting. After a brief presentation of the master plan research and work to date, Groundworks Office facilitated a roundtable with three randomized groups of park users.



Introductory Presentation  
30 min.



Workshop Exercise  
(3 Separate Zoom Breakout Rooms)  
1 hr.



Recap  
15 min.



# Workshop #1 Exercise

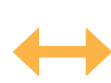
**Connections/Systemwide** feedback do not tie to any specific park issue. These suggestions tend to relate to longer term visioning and deal with layers of complexity.



Drought Tolerant Native Planting



Partnerships & Collaborations



Safe Connections



Maintain & Manage



Urban Forestry & Shade



Signage & Wayfinding

## Connections/Systemwide Community Feedback

### Balancing Development

- New development is coming. Need for more park development to balance park and open space users

### Bike/Pedestrian Connections

- Improve San Pablo Ave. & Marin Ave. bike crossing infrastructure
- Improve connections between Pierce Street Park & Cleveland Ave.
- Improve connections between Pierce Street Park & Cleveland Ave.
- Improve the Safe Routes to School System
- Improve inter-city bicycle/pedestrian infrastructure
- Develop bike infrastructure (as equity builder)
- Improve active transportation safety and connection along east shore parks (along Codornices Creek Trail, Ocean View Park, Albany Hill, Albany Bulb)

### Climate Change

- Consider programs with less intensive water use. Re-think soccer fields, baseball fields, etc.

### User Experience

- Streetscape is not good because of lack of shade
- Crossing the Buchanan Overpass is still hard
- Uncomfortable to bike on Dartmouth sidewalks due to tree uplift
- Develop better wayfinding & signage to the Bulb
- Improve shading in general
- Buchanan cycletrack is safe, but needs more shade

### Maintenance

- Include maintenance as part of the master plan

### Multi-Agency Collaboration

- Collaborate between cities to expand adjacent parks
- Partner with key agencies/stakeholders
- Explore public-privately owned partnerships

### Expand

- Look at all public rights-of-way, abandoned or not

### Funding

- Explore city-backed funding mechanisms such as bond measures or in-lieu fees
- Provide funding for land acquisitions

### Connectivity

- Connectivity to parks is a priority
- Safe connections is a priority
- Safe connections for kids to UC Village amenities

### Planting

- Explore and budget for native & drought-tolerant planting that supports pollinator habitat
- Follow Bay-Friendly landscaping ordinance
- "[Prohibit] milkweed near overwintering sites...could cause them to break reproductive diapause if they don't die back in winter. Instead focus on nectar plants from late fall through early spring."

### Programs

- Pursue BMX programming. There is growing interest in adding this kind of program in a park or new park

### Park Maintenance

- Park maintenance is generally an issue

### Safety

- Protect cyclists from traffic
- General pedestrian safety
- Integrate schools in park connections

### Signage & Wayfinding

- Develop stronger wayfinding and signage systems

### University Village

- Provide safe passage for kids to UC Village amenities and to mitigate homeless camp interface

# Workshop #1 Exercise

**Expand** ideas add new park programs or new park property. These ideas occur outside of City of Albany-owned property or would need additional approval or permitting by federal, regional, state or other local public agencies.



## Albany Bulb

- Provide storage areas for kayaks, boats, watercraft
- Support existing volunteers, stewardship
- Provide portable classrooms, stewardship facilities for Tools, Services, Storage
- Shift the SF bike trail eastward behind the parking lot too much conflict between kayakers/ped/bike/dog walkers
- Limbo of Albany Bulb should be decided
- Improve facilities to enhance arts programming
- Provide playground and more formal gathering zone
- Provide more family facilities at the Bulb, including more paved walkways for accessibility more community boards for sharing events and announcements, restroom facilities toward the West end of the Bulb (this would facilitate events, public programming)

## Albany Hill

- Purchase land on Albany Hill

## Golden Gate Fields

- Acquire/repurpose Golden Gate Fields
- Explore places to park cars; shared use?
- Support Caltrans rideshare at I-80
- Begin the ideas and transitioning now
- Add expanded local use (e.g. baseball, tot lots)

## I-80 Underpass Parks

- Explore opportunities skate parks/skating
- Explore as future site for more courts/parks

# Workshop #1 Exercise

**Improve** ideas build on existing City of Albany parks property and do not require additional permitting from federal, regional, state or other local public agencies.



## Improve Community Feedback

### Jewel's Terrace Park

- Renew/Rehabilitate Basketball Court
- Address considerable parking and circulation issues

### Key Route Median

- Reconsider site as community garden
- Reconsider site as pollinator boulevard
- Reconsider site as "pathway"
- Reconsider site amenities (benches, seating areas)
- Keep existing trees
- Remove parking lane and expand green space Too much parking and too little. with impacts of parking coming from high school
- Remove one lane of parking
- Traffic calming required
- Develop road diet

### Manor Way

- It stops one block short of Jewel's Terrace Park

### Memorial Park

- Provide multi-use courts, Tennis + Basketball
- Add more basketball courts
- Provide more maintenance due to heavy use

### Ocean View Park

- Convert tennis courts into permanent pickleball courts

### Ohlone Greenway

- Improve connection to Dartmouth Avenue

### Peggy Thomsen Pierce Street Park

- Complete bike connection pathway to Pierce Street
- Opportunity to turn into sports field
- Support urban forestry/shade
- Potential for basketball or for pickleball

### Solano Avenue

- More development on Solano Avenue between San Pablo and Ohlone Greenway to connect upper and lower Albany

# Workshop #2 Summary

7:00 PM, THURSDAY JULY 8TH, 2021

**37** Workshop Attendees

## 2021 Parks, Recreation & Open Space PROS Commissioners

Bryan Marten (Chair)

Brian Beall (Vice Chair)

Tod Abbott

Angela Armendariz

Julia Chang Frank

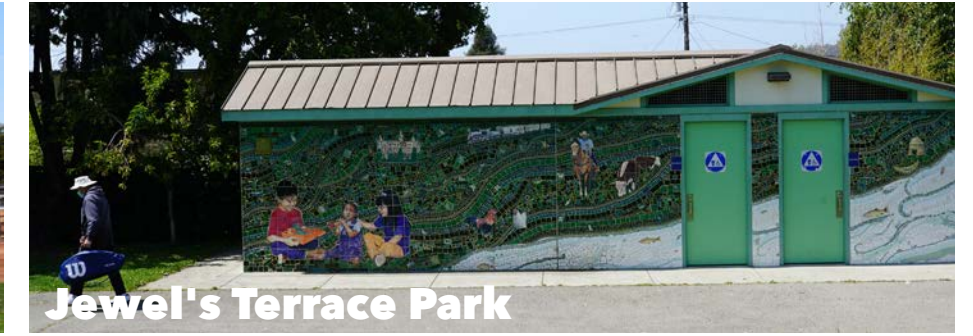
Christopher Kent

Julia Price

Workshop #2 took place digitally via a Zoom webinar during the Parks, Recreation and Open Space Commission July meeting. After a brief introduction of the master plan research and work to date, Groundworks Office selected six city-owned sites for closer discussion. After commissioner discussion, Groundworks invited comments from the public. During each park discussion, two zoom polls were fielded to the public asking what the primary maintenance related issue was and what one project would be most desirable at each site. Time was also left at the end of the workshop for commissioner discussion and public comment on other sites not specifically named.

Whereas Workshop #1's framework was largely built off existing policy documents such as the General Plan, Workshop #2 builds on the previous workshop as well as conversations with stakeholders and from community feedback. The following pages detail the discussion items that emerged from Workshop #2. Below are some of the most common comments from the public and the PROS Commission:

- Provide more shade and urban forestry at each of the parks
- Turf maintenance concerns for the entire park system
- Experiment with Multi-Use Flexible courts to balance various recreational needs: Tennis, Basketball, and Pickleball
- Explore pickleball opportunities at Ocean View Park
- Explore programming opportunities for bike parks
- Encourage the use of more sustainable landscapes that are drought tolerant and sturdy
- The Park Master Plan should be visionary and begin to look at parks and open space opportunities in a long term outlook



# Expansion Sites

## Workshop #2 Summary

The sites listed below are considered as *Expansion* sites because many of the ideas discussed below require multi-year efforts involving separate planning processes, capital, and coordination with stakeholders and regulators beyond the City of Albany.



### Albany Bulb & Neck

- Storage areas for Kayaks, Boats, Water Equipment
- Portable Classrooms for education/art functions
- Stewardship facilities for tools, services, storage
- Shift the SF Bike Trail to clarify bike/ped. circulation



### I-80 Freeway Underpass

- Mountain bike park
- Skate park
- Access to Peggy Thomsen Pierce Street Park



### Codornices Creek

(Phases IV and V)

- Bike and Pedestrian Trail
- Signage & Wayfinding
- Gateway at San Pablo Avenue



### Key Route Median Trail

- Walking path along the Key Route Median
- Removal of Parking stalls to add Bike Lane
- Community Gardens/Pollinator Garden
- Develop urban forest

### Commissioner Feedback

- Consider all parks and spaces, including spaces not owned by City of Albany, as part of the visioning exercise. Make space for such visioning exercises.
- Provide opportunities for additional public comment at other sites.
- Identify themes that bind the whole master plan together. (e.g. getting the community involved/ socializing improvements)

### Public Feedback

- Consider Albany Bulb at the same level of detail and for inclusion in the master plan
- Include pathways and trails in workshop
- Invest in more infrastructure to enable Albany residents to hold programming, improve maintenance, planting, and equipment access

# Memorial Park

## Workshop #2 Summary



### Zoom Poll Results

#### What maintenance priorities do you have at Memorial Park?

(Select all that apply)

##### Vote Tally Priority

- 12** Landscape Maintenance
- 9** Trash & Debris Collection
- 8** Repairs on Broken/Missing Equipment
- 6** Signage & Wayfinding
- 4** Accessibility Issues
- 2** Safety

#### What project would you like to see at Memorial Park?

(Select one)

##### Vote Tally Project

- 8** Implement a Bay-Friendly Landscape
- 4** Basketball Court
- 3** Upgraded Playground
- 3** Dog Park Improvements
- 1** Improved Picnic Area

### Commissioner Feedback

- Explore shade options via trees
- Consider adding multi-sport court for basketball and volleyball
- Consider overlapping uses with baseball field
- Improve Memorial Park stage or add smaller stages distributed across the park
- Reorganize conflicting uses, especially at community garden (Kids trampling plants)
- Encourage community-led maintenance
- Recommend adding pickleball courts
- Resolve drainage issues at dog park
- Consider solar panel charging stations

### Public Feedback

- Explore shade options: "umbrellas on wheels?", "Solar panels for shading"
- Recommend adding more bike racks distributed around the park
- Incorporate bike park
- Recommend adding a secondary gate to keep dogs from escaping
- Small dog area within dog park
- Provide basketball courts
- Consider adding bocce courts

# Ocean View Park

Workshop #2 Summary



### Zoom Poll Results

**What maintenance priorities do you have at Ocean View Park? (Select all that apply)**

- Vote Tally** Priority
- 7** Signage & Wayfinding
  - 5** Trash & Debris Collection
  - 4** Accessibility Issues
  - 3** Landscape Maintenance
  - 2** Repairs on Broken/Missing Equipment
  - 1** Safety

**What project would you like to see at Ocean View Park? (Select one)**

- Vote Tally** Project
- 4** Permanent Pickleball Courts
  - 4** Implement a Bay-Friendly Landscape
  - 3** Community Garden Improvements
  - 1** Keep Tennis Courts
  - 1** Bocce Court

### Commissioner Feedback

- Consider adding pickleball courts
- Explore bocce courts
- Remove mulch from front entrance and introduce Bay-Friendly planting
- Maintain creek trees at community garden

### Public Feedback

- Consider adding pickleball courts
- Include park as emergency response site
- Do not replace green spaces with sports facilities
- Do not add bocce courts
- Maintain border trees at community garden
- Consider adding more bike racks
- Create hard surface pathway to UC Village gate

# Peggy Thomsen Pierce Street Park

Workshop #2 Summary



### Zoom Poll Results

**What maintenance priorities do you have at Pierce Street Park? (Select all that apply)**

- Vote Tally** Priority
- 8** Landscape Maintenance
  - 4** Signage & Wayfinding
  - 2** Repairs on Broken/Missing Equipment
  - 2** Accessibility Issues
  - 1** Trash & Debris Collection
  - 0** Safety

**What project would you like to see at Pierce Street Park? (Select one)**

- Vote Tally** Project
- 5** Bike and Pedestrian Connections
  - 2** New Playfield
  - 2** Pickleball Courts
  - 1** Implement a Bay-Friendly Landscape
  - 0** Bike Park

### Commissioner Feedback

- Explore shade options, particularly trees, to serve as additional habitat improvement and buffer from surroundings
- Explore bike park program
- Do not add artificial turf at southern end of park

### Public Feedback

- Recommend more shade and tree planting
- Recommend adding bike park

# Ohlone Greenway

Workshop #2 Summary



### Commissioner Feedback

- Improve lighting for improved safety
- Consider adding bathroom
- Consider more robust, ecological planting
- Provide demonstration planting
- Use the area between Dartmouth Street and Santa Fe Avenue as community garden site
- Improve safety/visibility/lighting of connections/crossways
- Consider adding dog park
- Consider adding bocce court and other "small games"
- Consider adding concrete ping pong table

### Public Feedback

- Consider adding bathroom
- Consider adding bocce or petanque court

### Zoom Poll Results

What maintenance priorities do you have at Ohlone Greenway? (Select all that apply)

- Vote Tally** Priority
- 6 Signage & Wayfinding
  - 4 Landscape Maintenance
  - 2 Trash & Debris Collection
  - 2 Repairs on Broken/Missing Equipment
  - 1 Accessibility Issues
  - 1 Safety

What project would you like to see at Ohlone Greenway? (Select one)

- Vote Tally** Project
- 3 More recreational programming
  - 3 Dog Park
  - 2 Restrooms at Solano Ave./Masonic Ave
  - 1 Implement a Bay-Friendly Landscape
  - 0 Community Gardens/Food Forest

# Jewel's Terrace Park

Workshop #2 Summary



### Commissioner Feedback

- Add more shade via amenities or tree planting
- Explore multi-use court
- Provide playground maintenance improvements

### Zoom Poll Results

What maintenance priorities do you have at Jewel's Terrace Park? (Select all that apply)

- Vote Tally** Priority
- 3 Repairs on Broken/Missing Equipment
  - 2 Trash & Debris Collection
  - 1 Landscape Maintenance
  - 1 Signage & Wayfinding
  - 0 Accessibility Issues
  - 0 Safety

What project would you like to see at Jewel's Terrace Park? (Select one)

- Vote Tally** Project
- 2 New Basketball Court
  - 2 Implement Bay-Friendly Landscape
  - 1 Picnic Area Improvements (Shade)
  - 0 Upgraded Playgrounds
  - 0 Park Lighting
  - 0 Dog Play Amenities

# Dartmouth Tot Lot

## Workshop #2 Summary



### Zoom Poll Results

What maintenance priorities do you have at Dartmouth Tot Lot? (Select all that apply)

Vote Tally Priority

- 3 Landscape Maintenance
- 2 Repairs on Broken/Missing Equipment
- 1 Trash & Debris Collection
- 0 Signage & Wayfinding
- 0 Accessibility Issues
- 0 Safety

### Commissioner Feedback

- Explore maintenance of existing planting areas
- Explore community art opportunities such as a painted wooden fence or art wall

What project would you like to see at Dartmouth Tot Lot? (Select one)

Vote Tally Project

- 2 New Benches
- 1 Refresh Art/Educational Elements
- 0 Upgraded Playgrounds

# Workshop #3 Summary

12-4 PM, SATURDAY, AUGUST 14TH, 2021

116 Workshop Attendees

Workshop #3 marked the final community exercise designed to gather community feedback. In this in-person workshop at Memorial Park on Saturday August 14, 2021, Albany community members were asked to prioritize park ideas on four large A-Frame boards. Each board represented one of four categories that typified the most commonly requested changes to the Albany parks system: Arts & Community, Recreation, Maintenance and Enhancement. Workshop participants were presented a sticker packet of forty park ideas, themes and explorations curated through months of stakeholder meetings, survey submissions, park visits, phone calls and emails. The sticker packet included one write-in candidate sticker.

Each participant then placed stickers relevant to them at the appropriate Priority tier: *High Priority*, *Priority* or *Low Priority*. No one was required to use all of the stickers. A list at the scale of forty items enabled the Albany community to see the park system as a whole, but also provided a legible enough distance from which to prioritize its challenges and complexities. Additional informational posters regarding Memorials, Initial Survey Results, Maintenance and process work to date served to offer context for the workshop as well as give alternative avenues for open-ended feedback.



# Workshop #3

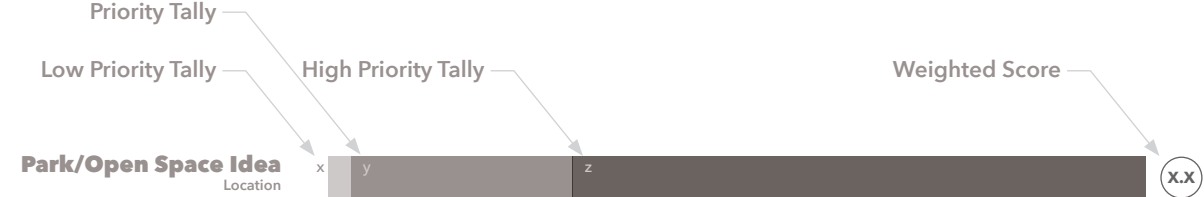
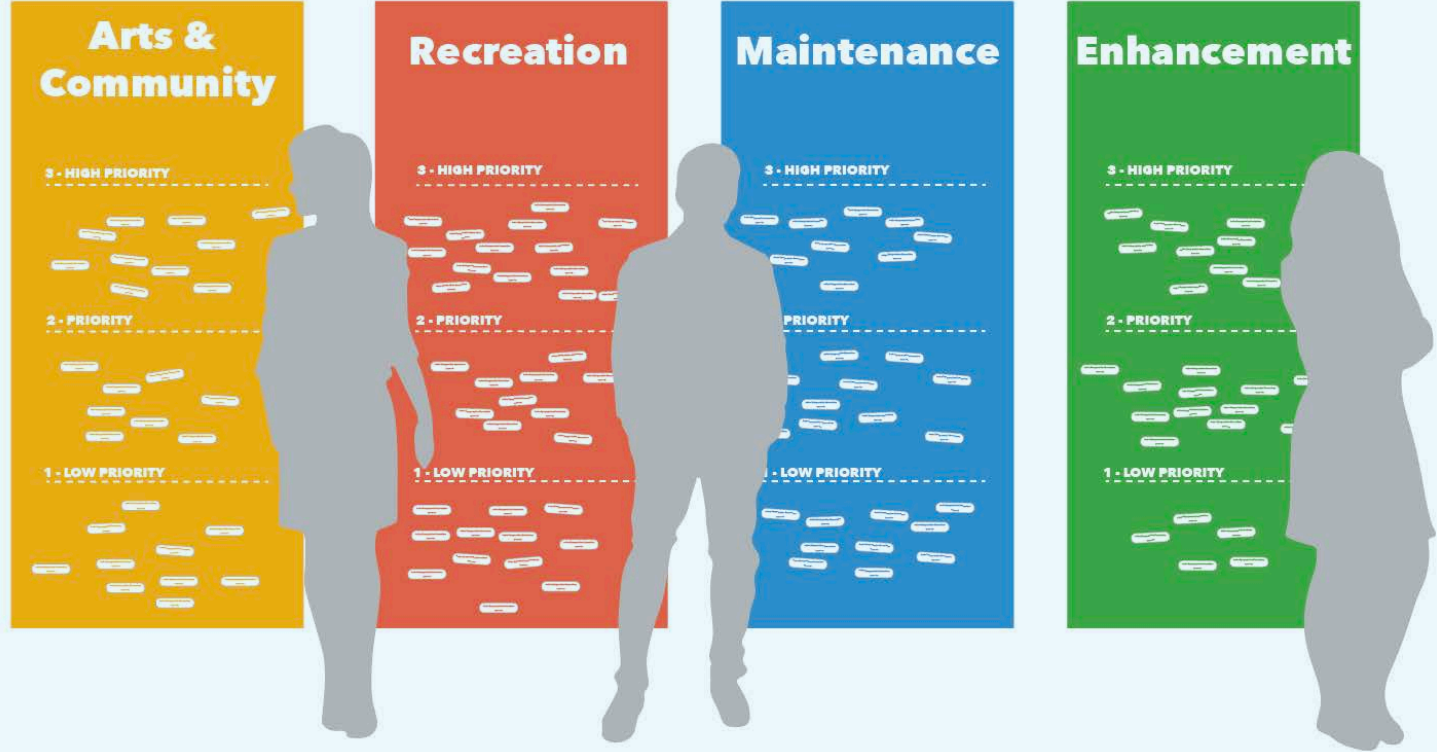
## Workshop #3 Summary

**Arts & Community** support a range of local, community-based and volunteer initiatives that include on-the-ground projects and formalization of relationships and policies that are otherwise not officially recognized by the City of Albany.

**Recreation** ideas relate to ideas typically offered in a parks catalog. These include specific new active and passive recreational programs as well as physical updates and renovations.

**Enhancement** ideas support the unique details and infrastructures that make Albany parks unique and specific to the community's needs. These ideas can improve comfort, access and safety at a park or open space as well as provide infrastructural system-wide changes.

**Maintenance** ideas involve the care and upkeep of existing park resources for continued enjoyment. These ideas continue the stewarding of existing parks and open spaces.



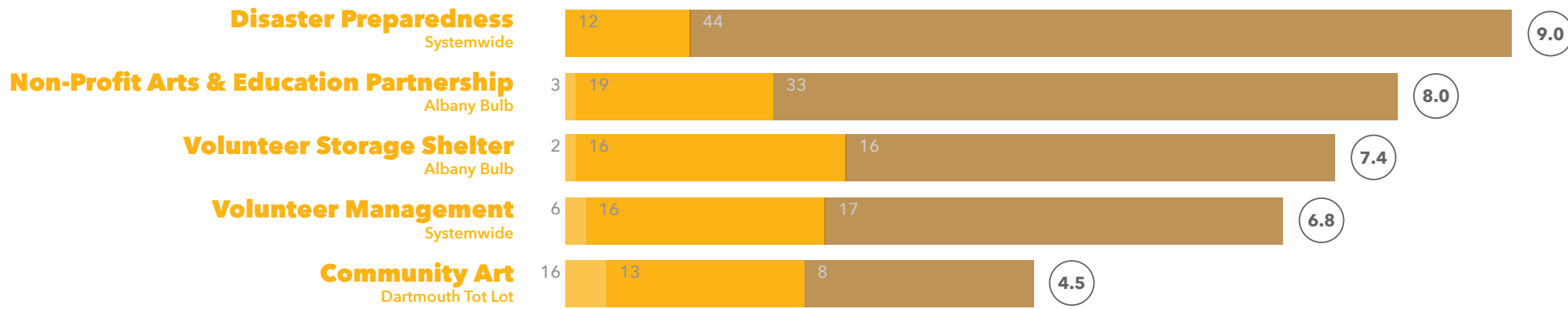
After four hours of open workshop at Memorial Park, the stickers were tallied and assigned a weighted average score relative to priority. Low Priority was assigned a weight of 1; High Priority was assigned a weight of 10 and Priority was assigned a weight of 5.5 (median between 1 and 10) to represent a 1-10 scale. The equation below was used to calculate the weighted score:

$$\frac{\text{High Priority Tally} \times \text{High Priority Weight (10)} + \text{Priority Tally} \times \text{Priority Weight (5.5)} + \text{Low Priority Tally} \times \text{Low Priority Weight (1)}}{\text{High Priority Tally} + \text{Priority Tally} + \text{Low Priority Tally}} = \text{Weighted Score}$$

# Arts & Community

## Workshop #3 Summary

### Idea Rankings



### Workshop #3 Write-In Comments

#### Gill Tract

- Identify/list on Open Spaces Gill Tract Community Farm

#### Ohlone Greenway

- Community art

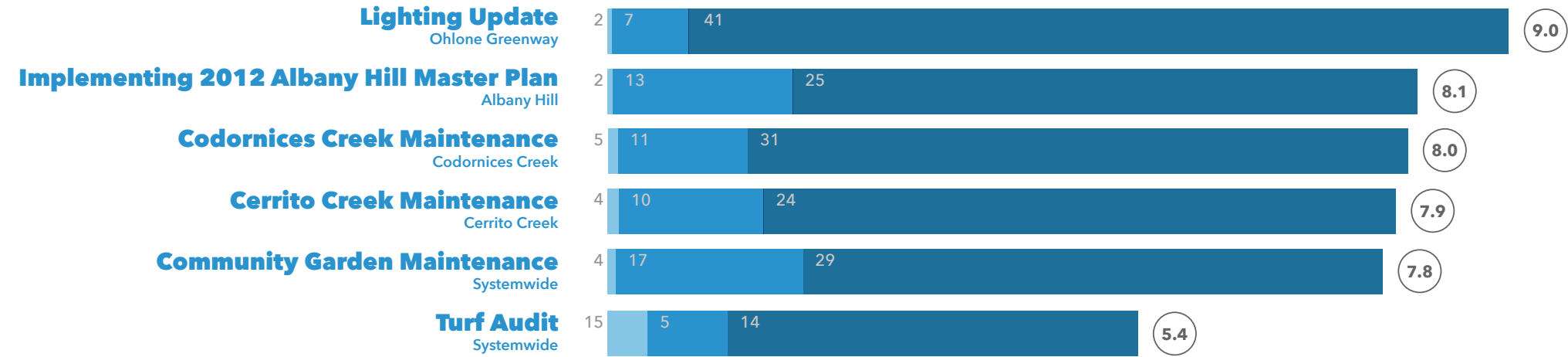
#### Systemwide

- Safe/fun spaces ("chill zones") for teen and tween girls to hang out.
- Bike skate parks are too male-dominated

# Maintenance

## Workshop #3 Summary

### Idea Rankings



### Workshop #3 Write-In Comments

#### Albany Hill

- More trash cans

#### Ohlone Greenway

- Police presence

#### Pierce Street Park

- Bamboo planting at freeway

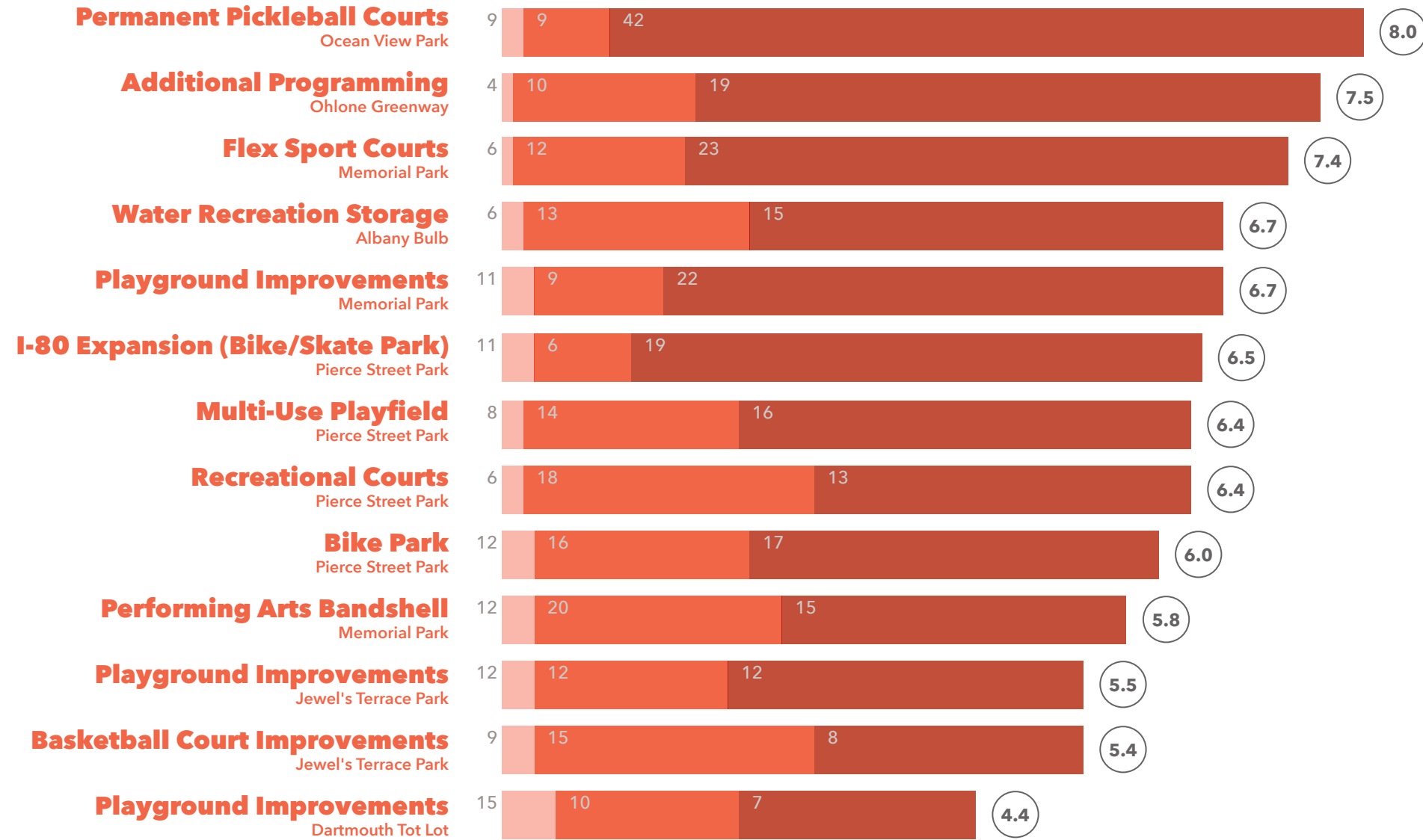
#### Systemwide

- Non-Turf Planting + Irrigation Maintenance Audit
- Recycling & Waste Disposal Management;
- Massive Info/Poster boards (educating community)

# Recreation

## Workshop #3 Summary

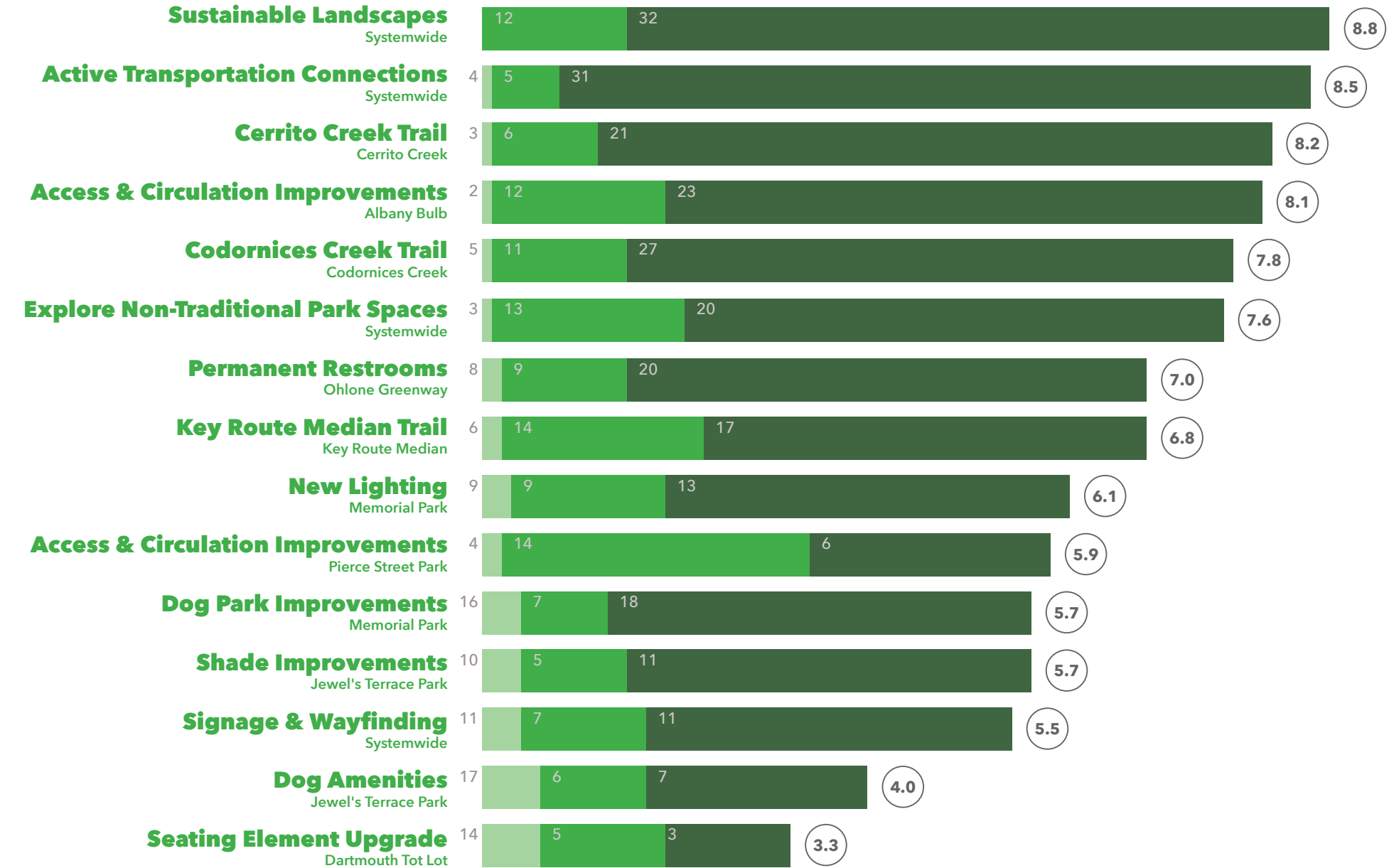
### Idea Rankings



# Enhancement

## Workshop #3 Summary

### Idea Rankings





## Workshop #3 Write-In Comments

### Arts & Community

#### Gill Tract

- Identify/list on Open Spaces Gill Tract Community Farm

#### Ohlone Greenway

- Community art

#### Systemwide

- Safe/fun spaces ("chill zones") for teen and tween girls to hang out
- Bike skate parks are too male-dominated

### Maintenance

#### Albany Hill

- More trash cans

#### Ohlone Greenway

- Police presence

#### Pierce Street Park

- Bamboo planting at freeway

#### Systemwide

- Non-Turf Planting + Irrigation Maintenance Audit
- Recycling & Waste Disposal Management;
- Massive Info/Poster boards (educating community)

### Recreation

#### Memorial Park

- Basketball court/hoops

#### Systemwide

- Mini turf soccer field

### Enhancement

#### Albany Bulb

- Trash cans and dog bags/amenities at Albany Bulb
- Birding at Albany Bulb; signage for bird ID + ecological information

#### Dartmouth Tot Lot

- Addition of toilet and diaper changing stations

#### Gill Tract Open Space

- Gill Tract Open Space Enhancement [sic]

#### Jewel's Terrace Park

- Dog Amenities (to make-space for dog-free kid play)
- Dog Amenities -- Allow safe play for kids with a defined separated dog area

#### Memorial Park

- We need a separate space within the Memorial Park Dog Park for small dogs only

#### Ocean View Park

- Explore connections to Ocean View Park from UC Village. "Locked gates are a bummer!"

#### Ohlone Greenway

- Water fountains & bottle fillers on Ohlone Greenway

#### Pierce Street Park

- Shade/Trees
- More lighting for Pierce Street Park
- Active Transportation Connection to Pierce Street Park
- Dog park
- Move Memorial Park Dog Park to Pierce Street

#### Systemwide

- Well-placed bike racks at parks
- Large trees
- Pull-up bars & exercise equipment
- More large trees everywhere
- Preserving tennis courts

# Community Group Direct Outreach

In order to gather a wide range of community and expert feedback, the PROS Master Plan update relied on direct outreach with the stakeholders below who frequent Albany's parks and open space system. Outreach to the following community groups was performed via Park Walk & Talks, which involved touring key park sites or direct email outreach:

**Albany Community Emergency Response Team (CERT)**

**Albany Landfill Dog Owners Group (ALDOG)**

**Albany Strollers & Rollers**

**East Bay Pickleball Association**

**Friends of Five Creeks**

**Friends of Albany Hill**

**Love the Bulb**

**Ocean View Community Organic Garden**



Photos from Workshop #3

# Community Survey Results

## 2021 Albany Parks and Open Space User Survey

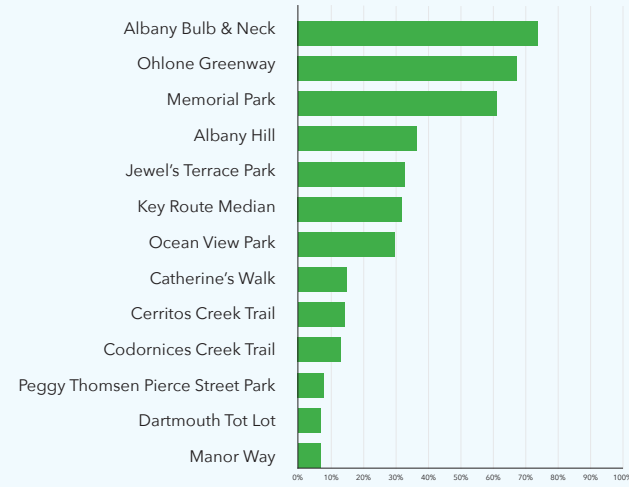
This section offers a brief summary of the results of the 2021 Albany Parks and Open Space User Survey. All Albany residents were notified of this survey via postcard as well as through City of Albany eNews. While not all of the questions are represented here, the questions below give a sense of community priorities, attitudes and ideas coming from the Albany community.

The master plan team collected over 668 responses since June of 2021 and concluded collecting responses at 11:59 PM on August 31<sup>st</sup>, 2021. 86% of survey respondents self-identified as residents of the City of Albany, with 4% from Berkeley, 4% from Oakland and 3% from El Cerrito. By itself, the survey results are not intended to provide standalone recommendations but rather to increase confidence in the larger picture gleaned through our multiple community outreach tools.

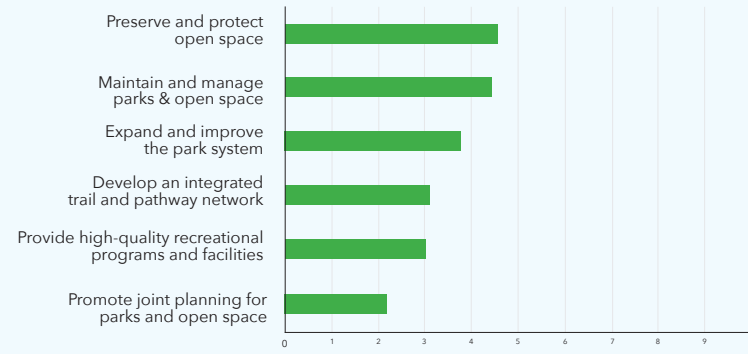
For the full survey data, including demographics, please see the appendix.

# Key Community Survey Results

## Which parks or open spaces owned by the City of Albany do you visit on a regular basis?



## Please rank the following General Plan Goals of the Albany Parks and Open Spaces in order of most important to least important: (Average ranking below)



## What passive or active recreation not currently offered by the City would you like to see incorporated into the Albany parks and open space system?

### Top 10 Requests:

1. Pickleball Courts
2. Bike/Skate Park
3. Outdoor Group Exercise Classes/Equipment (e.g. Tai Chi, Yoga, Dance)
4. Enhanced Arts/Cultural/Educational Programming
5. Dog Park Amenities/Facilities
6. Walking Paths/Trails
7. Outdoor Play Equipment for All Ages and Abilities (Including Water Play Features)
8. Protected Active Transportation
9. Accessible Sittable Spaces
10. Basketball Courts

### Other Listed Options:

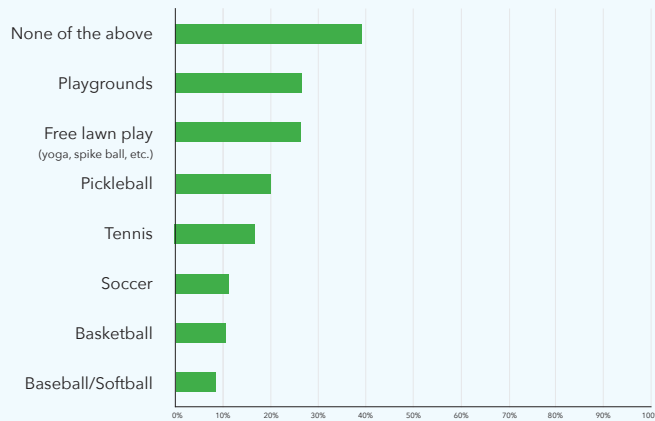
- Air conditioned recreational center
- Archery
- More bathrooms
- Bird-watching opportunities
- Bocce/lawn bowling
- Casual sports league
- Community cleanups
- Community gardens
- Community gathering spaces
- Ecological restoration
- Enhanced Bulb programming
- Frisbee/disc golf
- Swimming opportunities
- Kite flying
- Limited dog access in parks
- More outdoor performance stages,
- Public music instrument
- Racquetball court
- Recreation planning for families
- Rock climbing
- Running track
- Safety improvements
- Small boat launch
- More soccer fields
- Spikeball
- Spaces for teenagers and teenage girls
- More tennis courts
- Increased park maintenance
- Bulb camping
- Tire swings
- Volleyball

## What disability-related challenges do you experience in the Albany Parks system?

### Challenges:

1. Tripping Hazards / Sidewalk Maintenance
2. Parking Access (Including ADA Parking), especially at Bulb
3. Need for more accessible sittable spaces
4. ADA Access (Curb cuts, accessible tables, general access)
5. Albany Hill Trail and Bulb Access Issues
6. Shelter from Wind (Ohlone Greenway and Bulb)
7. Need for AAC (Alternative and Augmentative Communication) Boards in Albany
8. Other user behavior (Uncontrolled dogs, heavy crowds, aggressive active transport users)

## What existing Active Recreation do you or your household participate in the Albany parks and open space system on a regular basis?



### Other submitted active recreation not listed above:

Frisbee/Disc Golf, Gardening, Outdoor Exercise Equipment, Swimming, Volleyball

## What Passive Recreation activities do you or your household participate in the Albany parks system?



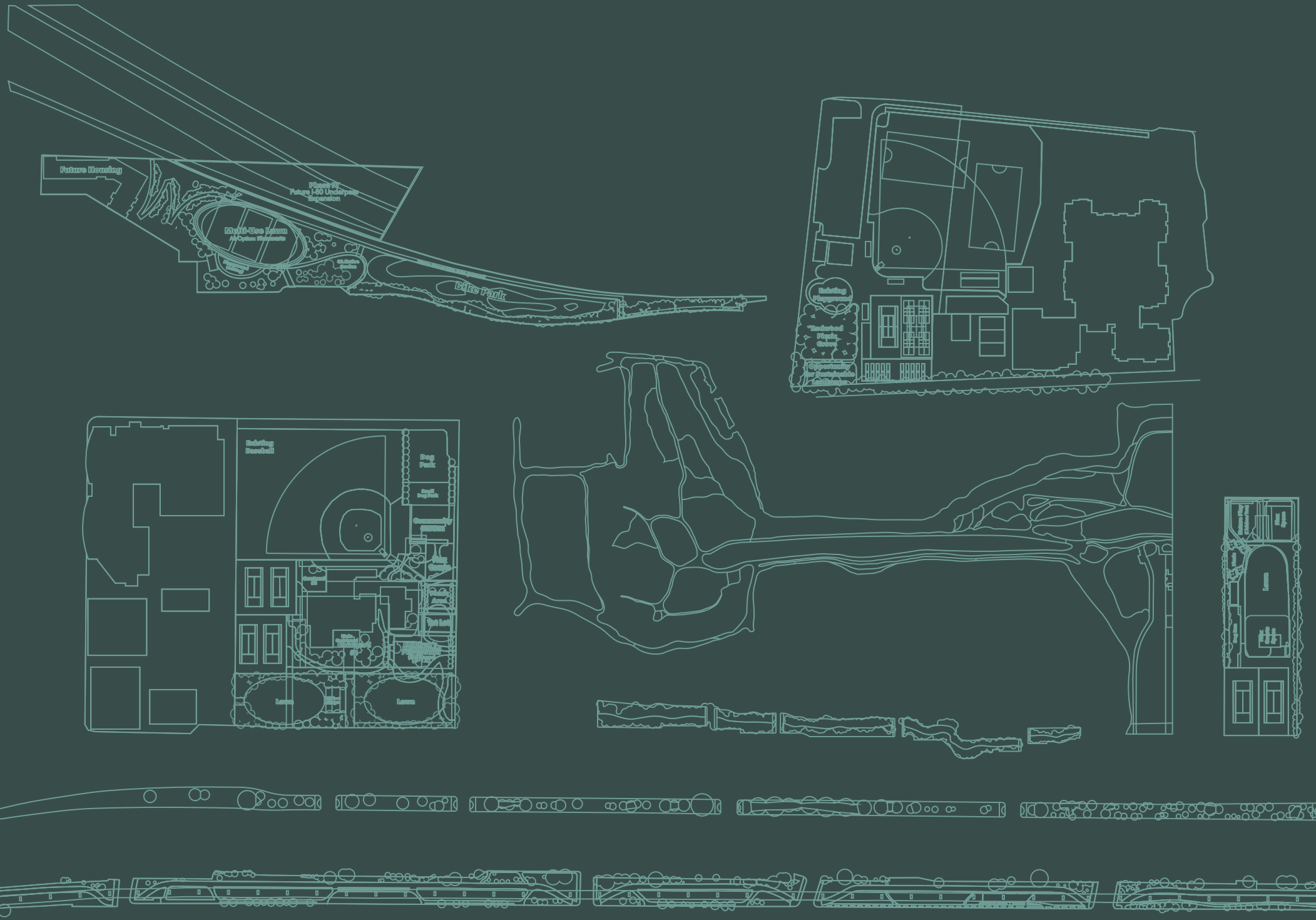
### Other submitted passive recreation not listed above:

Art Making, Bodyweight Exercise, Bulb Gardening, Park Maintenance, Kayaking, Paddle Boarding, People/dog-watching, Qigong, Reading at the beach, Swimming, Tree Climbing, Yoga/Meditation

## The City of Albany is identifying amenity improvements for the parks and open space system. Which of the following improvements would you like to be considered?



- Active Transportation Safety
- Albany Bulb Storage Facility/Recreational Improvements/Arts Programming Improvements
- Bike Network Improvements
- Bike Parking
- Cat-Proof Fencing at Tot Lots
- Dog Enclosures/Facilities
- Dog Park Rules Enforcement
- Docent-Led Walking Tours
- Ecological Restoration
- Exercise Equipment
- Increased Swimming Pool Hours
- Land Acknowledgements
- Park Lighting
- General Park Maintenance
- Mountain Bike Park
- Both Opposition and Support for Homeless Restroom Access
- Outdoor Shower Facilities at Waterfront
- Park Rules Enforcement
- Increased Park Volunteerism
- Ecological Restoration
- Paving Improvements
- Pickleball Courts
- Playground Maintenance
- Public Safety
- Removal of Solano Ave. Newspaper Holders
- Restrooms City-Wide
- Shade at Picnic Areas
- Sidewalk Maintenance
- Sittable Spaces
- Sustainable Landscape Practices
- Trash Facilities/Maintenance
- Youth/Teen Spaces



## CHAPTER 4

# Project Catalog

The following park ideas, themes and explorations were collected after months of gathering community feedback. These were the most popular and notable suggestions that we heard after months of stakeholder meetings, survey submissions, park visits, phone calls, and emails. The Albany community suggested hundreds of ideas to improve the Albany parks and open space system. The City is simultaneously committed to recognize the original caretakers of the land and collaborate and explore potential partnerships with the indigenous communities.

# Reoccurring Themes, Goals, & Requests

This page summarizes the reoccurring themes, goals, and requests which have emerged through the master planning process through community workshops, community surveys, and through intimate conversations with community members and stakeholders. These themes, goals, and requests should reflect project recommendations in this project catalog.

## REOCCURRING THEMES FOR THE ALBANY PARKS SYSTEM



## COMMUNITY GOALS FOR THE PARKS AND OPEN SPACE

### Open Space Protection

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

### Park Management & Maintenance

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

# How to use the Project Catalog

**Peggy Thomsen Pierce Street Park**

**1 I-80 Expansion for Skate/Bike Park**  
 Considerable community attention has revolved around the adaptive reuse of the parcel below the Interstate 80 freeway for use as a bike/skate park. While such a park would be amenable to this steeply graded site, proceeding under the current regulatory environment would make it infeasible for the city to acquire or lease the land from Caltrans and the State of California. Initial discussions with Caltrans has yielded low results. Improvements within the existing Pierce Street Park (and adjacent city owned property) should be completed before expanding into the I-80 Caltrans property.

**2 Multi-Use Playfield**  
 Currently, Pierce Street Park features a significant unprogrammed space. This project would substitute that open space for multi-use playfields or free lawn play. Though this project is highly feasible, establishing a lawn poses a challenge due to water availability and poor soil quality. Consider sustainable planting as much as possible.

**3 Access & Circulation Improvements**  
 Creating circulation improvements including a bicycle and pedestrian connection from between Pierce Street and Cleveland Avenue would facilitate Bay Trail access and additional on-street parking integration. There is also an opportunity to build a staircase in order to improve park access from the entry on Pierce Street.

**3 Bike Park**  
 Siting a bike park in Albany responds to long-standing, vocal community support for such programming. Assuming a bike park would consist of either pavement or engineered soils, developing a bike park on existing Pierce Street Park property is highly feasible.

**2 Recreational Flex Courts**  
 Vacant space at Pierce Street Park also offers opportunity for a recreational flex courts at Pierce Street Park, combining sports like pickleball, basketball, tennis into a multi-use flex court.

## MOST POPULAR PROGRAM REQUESTS:

1. Pickleball Courts
2. Bike/Skate Park
3. Outdoor Group Exercise Classes/Equipment
4. Enhanced Arts/Cultural/Educational Programming
5. Dog Park Amenities/Facilities
6. Walking Paths/Trails
7. Outdoor Play Equipment for All Ages and Abilities
8. Protected Active Transportation
9. Accessible Sittable Spaces
10. Basketball Courts

## MOST POPULAR AMENITY REQUESTS:

1. Better pathways and trails
2. More water fountains/bottle fillers
3. Increased hours for park bathrooms
4. Restrooms on Ohlone Greenway
5. Improved field maintenance
6. Accessibility improvements
7. Community message boards
8. Signage and wayfinding

## DISABILITY/USER CHALLENGES:

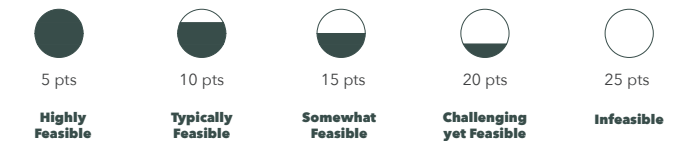
1. Tripping Hazards / Sidewalk Maintenance
2. Parking ACCESS (ADA Parking), especially at Bulb
3. Need for more accessible sittable spaces
4. ADA Access (Curb cuts, accessible tables, general access)
5. Albany Hill Trail and Bulb Access Issues
6. Shelter from Wind (Ohlone Greenway and Bulb)
7. Need for Alternative & Augmentative Communication Boards
8. Other user behavior (Uncontrolled dogs, heavy crowds, aggressive active transport users)

Each Albany park and open space, with identified projects, has a page or spread in this project catalog.

1 Some parks may contain early concept drawings to illustrate how different programs may be organized on a future park site. 2 Each project contains a recommendation as well as a score for Community Priority projects and Feasibility Index to indicate the degree of project complexity in planning, design, and construction. 3 Each park project is paired with an image or photo that might provide case study examples or illustrate the existing conditions.

## Feasibility Index

Higher scores indicates a higher barrier of feasibility, hence 0 is the most feasible project while 25 is unfeasible. See Evaluate Chapter for more information.



## Community Priority

Higher scores indicate a higher priority. Scores range from 1-10 and are based on the in-person community exercise from Workshop 3.



## Project Themes

Each project idea is color coded to represent a theme for the Albany Parks system. Arts and Community, Maintenance, Recreation, and Enhancements.





# Systemwide Improvements



## Disaster Preparedness

Address Disaster Preparedness via the next Hazard & Mitigation Plan update

**9.0** Community Priority **6** Feasible Index  
Local Hazard Mitigation Plan to be updated with parks and open spaces in mind in order to identify emergency gathering spaces and identify emergency equipment storage/facility locations.

## Volunteer Management

Develop a process to organize community experts groups to assist with the maintenance and management with Parks and Open Spaces

**6.8** Community Priority **5** Feasible Index  
Development of a public directory of local volunteers and community groups for parks and open space management coordination. This could take the form of an eNews notification or widespread social media calls to be coordinate with community organizations involved in the management and stewardship of parks and open space system.

## Turf Audit

Audit turf areas in the parks and open space system.

**5.4** Community Priority **9** Feasible Index  
Existing turf areas in the City of Albany may not be serving optimal uses. A turf audit would reveal sites of greatest need for improvement or removal. Based on the audit, the integrated pest management plan and similar maintenance regimes should be updated to address turf needs. Refer to SB 1383 compliance for compost/mulching in areas of turf removal or replacement.

## Sustainable Landscapes

Install landscapes that are more environmentally-friendly.

**8.8** Community Priority **12** Feasible Index  
This projects includes site-specific assessments regarding replacement/substitutions of landscape. Implement popular themes of sustainable landscapes such as resilient planting, urban forestry, ecological habitat, and/or carbon sequestration. Refer to SB 1383 compliance for compost/mulching applications.

## Explore Non-Traditional Park Spaces

Identify new park and open spaces opportunities.

**7.6** Community Priority **5** Feasible Index  
Identify opportunities to include non-traditional public spaces in the public right of way. This may include, parklets, plazas, and privately owned public spaces.

## Flex Courts

Develop standards & guidelines for Flex Court Integration.

**7.4** Community Priority **8** Feasible Index  
This project looks at incorporating Flex Courts throughout the Albany park system. Additional research should identify appropriate sport court combinations, develop a reservation system, and siting of courts at appropriate locations. Popular recreation sports like, basketball, pickleball, soccer, and tennis should be studied as a potential opportunity for flex court combinations.

## Community Garden Maintenance

Clarify roles and responsibilities with community gardeners.

**7.6** Community Priority **6** Feasible Index  
This project would clarify roles, responsibilities, and relationships with community garden organizations. Also explore additional community gardens opportunities. Consider locations along the Ohlone Greenway and Albany Bulb. Community compost/mulch hubs should also be given further consideration. Refer to SB 1383 in the Appendix for Community compost/mulch hubs.

## Active Transportation Connections

Address via the next Active Transportation Plan update.

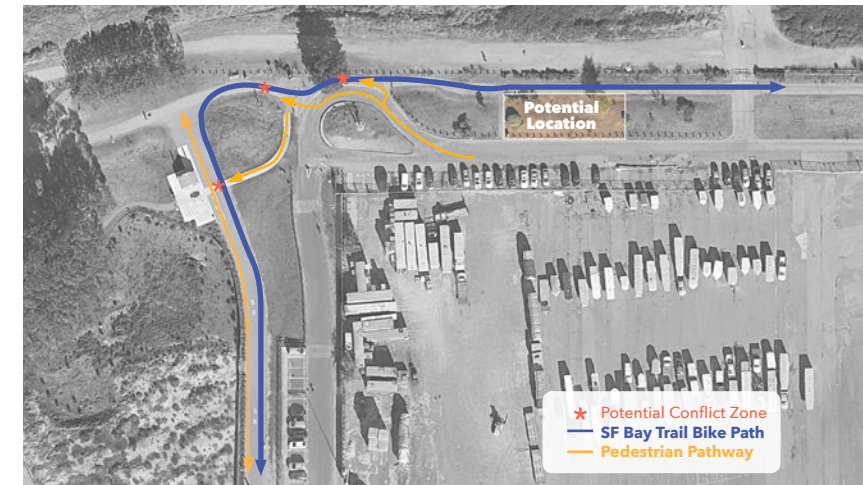
**8.5** Community Priority **10** Feasible Index  
While select portions of Albany feature a robust active transportation infrastructure, many community members have voiced site-specific issues including but not limited to improved circulation, traffic calming and biking amenities. City of Albany can decide whether to prioritize intra-city or inter-city active transportation connections. Active transportation improvements should be coordinated and developed via the Active Transportation Plan.

## Signage & Wayfinding

Address via the next Active Transportation Plan update

**5.5** Community Priority **17** Feasible Index  
Presence of signage and wayfinding systems are varied across Albany. This project will employ directional and wayfinding signage for Albany Parks and Open Spaces. Pursuit of this project will require coordination with a future Albany Active Transportation Plan update.

# Albany Bulb, Neck & Waterfront Trail



## Access & Circulation Improvements

Study circulation improvements at the SF Bay Trail and waterfront.



Study circulation improvements at the SF Bay Trail and waterfront parking lot to prevent conflict zones among cyclists, pedestrians and waterfront users. A parking study should also be included in this project. This project will likely require multi-agency collaboration and a long term implementation timeline.



## Non-Profit Arts/Education Partnership

Study possible opportunities for non-profit arts and education.



Study the potential opportunity for partnerships between the City of Albany and a non-profit organization to facilitate arts and educational events at the Bulb.



## Volunteer Storage Shelter

Study the possibility of a storage container for volunteers at the Bulb.



This storage container would provide storage for gardening supplies for community gardening and storage for additional cultural programming support, such as event seating.



## Water Recreation Storage

Study the possibility of a storage area for recreational water activity.



Identify a storage area for recreational water activity (e.g. kayaks, boats, canoes). This may require further study and multi-agency collaboration to secure and organize recreational watercraft at the Bulb.

# Albany Hill



SOURCE: Wiki Commons

## Update the Albany Hill Master Plan

Update the Albany Hill Master Plan to address current needs and issues

8.1  
Community Priority

5  
Feasibility Index



Update the Albany Hill Master Plan to address issues including but not limited to, forest health with regards to climate change and reconsideration of viewsheds protection requirement regarding the cross.

# Cerrito Creek



## Cerrito Creek Trail

Address Cerrito Creek bicycle and pedestrian improvements via the next Active Transportation Plan update.

8.1  
Community Priority

25  
Feasibility Index

Cerrito Creek Trail improvements align with active transportation goals in Albany. This creek provides valuable ecosystem services, but is also a significant barrier to many who try to navigate around it. Given the multi-agency jurisdictional project scope, the planning of this bike/pedestrian network along the creek will be lengthy and challenging. The preferred planning strategy should be further developed via the Active Transportation Plan.

## Cerrito Creek Maintenance

Continue maintenance responsibilities along this riparian corridor.

8.0  
Community Priority

5  
Feasibility Index

Maintenance costs and responsibilities are shared between City of Albany and El Cerrito. Coordination with local stewardship groups is recommended.



# Jewel's Terrace Park



**Note:** For illustration purposes only. This graphic is conceptual in nature, and any park design decisions will require additional public review.



## Shade Improvements

Install shading elements at picnic area.



Picnic area at Jewel's Terrace Park currently has no shade features. Installation of a new tree(s) or additional shade element would provide comfort at this site.



## Playground Improvements

Develop a planning & design process that includes public visioning for playground improvements.



Jewel's Terrace Park playground surfacing and equipment show signs of wear. This project would update and expand the playgrounds at Jewel's Terrace Park.



## Basketball Courts

Regrade and repave basketball courts.



Drainage and pavement issues currently trouble the existing basketball court. Site regrading and repaving would resolve these problems. Consideration should be given whether to increase the footprint of the basketball court into a full-court.



## Dog Amenities

Install new signage indicating dog and dog owner etiquette. Develop a system that defines dog play area.



Park users often bring dogs to play in the open field, occasionally disrupting the experience of other park users. Improved dog amenities should include new signage indicating dog and dog owner etiquette. Future improvements should consider a permanent dog run that is fenced.

# Key Route Median



Source: Solano Complete Streets Plan at Key Route Median

Phase 1 improvement at Key Route Median starting at the Shrine of Freedom Pocket Park



## Key Route Median Trail

Explore appropriate amenities and programs along the Key Route Median.



Key Route Median is a perennially opportune site for passive features. Phase 1 improvements must include the alignment from the Solano Avenue Complete Streets and Corridor Revitalization Plan. Serious considerations for sustainable landscapes to reduce underutilized turf areas along this corridor should be given. Refer to SB 1383 for composting/mulching practices.

# Ocean View Park



**Note:** For illustration purposes only. This graphic is conceptual in nature, and any park design decisions will require additional public review.

## Permanent Pickleball Courts

Design and construct permanent pickleball courts.



This project would introduce the first permanent outdoor pickleball courts in Albany. Design and construct pickleball courts to replace one or two tennis courts.

# Ohlone Greenway



**Note:** For illustration purposes only. This graphic is conceptual in nature, and any park design decisions will require additional public review.

### Additional Programming

Develop a planning & design process that includes public visioning for additional programming.

7.5  
Community Priority

9  
Feasibility Index

Study popular park programs such as dog parks, tot-lots, bike parks, community gardens, and community gathering areas. Other recommendations include sustainable landscapes. Refer to SB 1383 for composting/mulching practices.

### Lighting Update

Upgrade lighting levels where necessary along the Ohlone Greenway.

7.5  
Community Priority

7  
Feasibility Index

City Staff upgraded the existing lights to LEDs in Summer 2021. Additional lighting to be added in areas of high activity or future program areas.

### Permanent Restrooms

Develop a planning and design process that includes public visioning for permanent restrooms.

7  
Community Priority

10  
Feasibility Index

Restrooms are frequently requested amenities in public space infrastructure. It is frequently a large capital expense and requires a separate planning and development process. This project would develop a process to build a public restroom on the Ohlone Greenway.



**Playgrounds**



**Tot Bike Park**

Source: Cascade Bicycle Club



**Lawn Areas**

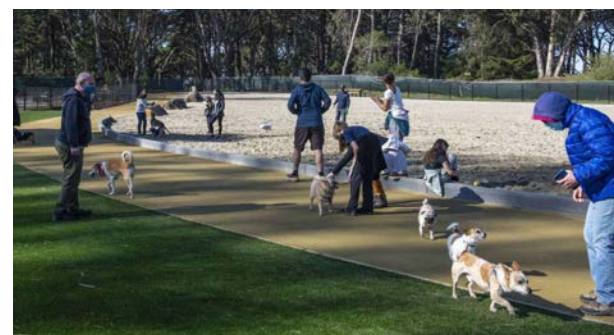


**Community Garden**

SOURCE: Friends of Ohlone Park



**Gathering Areas**



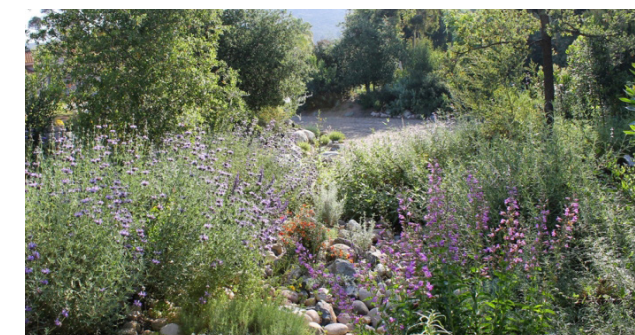
**Dog Run**

Source: SF Parks and Recreation



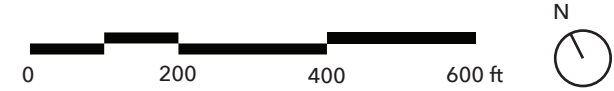
**Game Courts**

Source: Chicago Park District



**Sustainable Landscape**

Source: Calscape



See Appendix: Project Catalog - Sustainable Landscapes

# Peggy Thomsen Pierce Street Park

The following recommendations are ideas identified in this master planning process. Additional programs and amenities may be identified in a separate planning and design process. Public visioning is necessary to affirm the final list of programmatic elements to include.



**Note:** For illustration purposes only. This graphic is conceptual in nature, and any park design decisions will require additional public review.

## I-80 Expansion for Skate/Bike Park (Phase IV)

Study the possibility of expanding Pierce Street Park under the I-80 Freeway. Identify necessary processes to acquire or lease this land from Caltrans.

**6.5** **25** Considerable community attention has revolved around the adaptive reuse of the parcel below the Interstate 80 freeway for use as a bike/skate park. While such a park would be amenable to this steeply graded site, proceeding under the current regulatory environment would make it infeasible for the city to acquire or lease the land from Caltrans and the State of California. Initial discussions with Caltrans has yielded few results. Improvements within the existing Pierce Street Park (and adjacent city owned property) should be completed before expanding into the I-80 Caltrans property.



## Multi-Use Playfield

Consider implementation of a multi-use playfield.

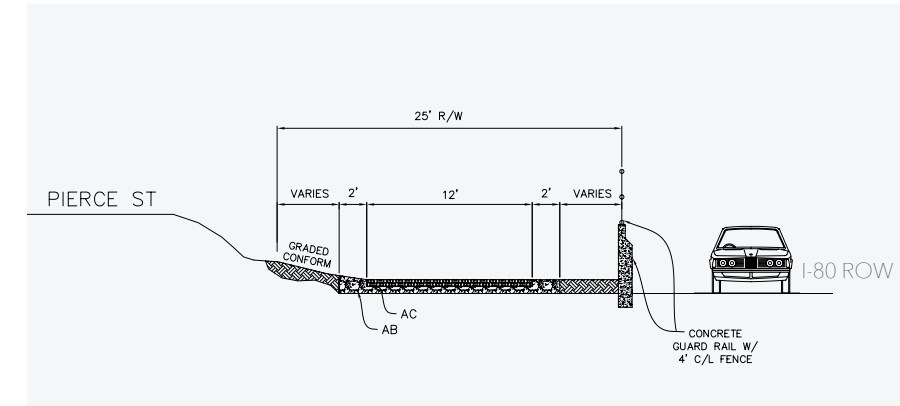
**6.4** **8** Currently, Pierce Street Park features a significant unprogrammed space. This project would substitute that open space for multi-use playfields or free lawn play. Though this project is highly feasible, establishing a lawn poses a challenge due to water availability and poor soil quality. Consider sustainable planting as much as possible. Refer to SB 1383 for composting/mulching practices.



## Bike Park

Consider implementation of a bike park.

**6.0** **7** Siting a bike park in Albany responds to long-standing, vocal community support for such programming. Assuming a bike park improvement would consist of either pavement or engineered soils, developing a bike park on existing Pierce Street Park property is highly feasible.



## Access & Circulation Improvements

Construct circulation improvements, including cyclist and pedestrian pathways.

**5.9** **8** Creating circulation improvements including a bicycle and pedestrian connection from between Pierce Street and Cleveland Avenue would facilitate Bay Trail access and additional on-street parking integration. There is also an opportunity to build a staircase and new planting in order to improve park access from the entry on Pierce Street. Refer to existing construction documentation for this project.



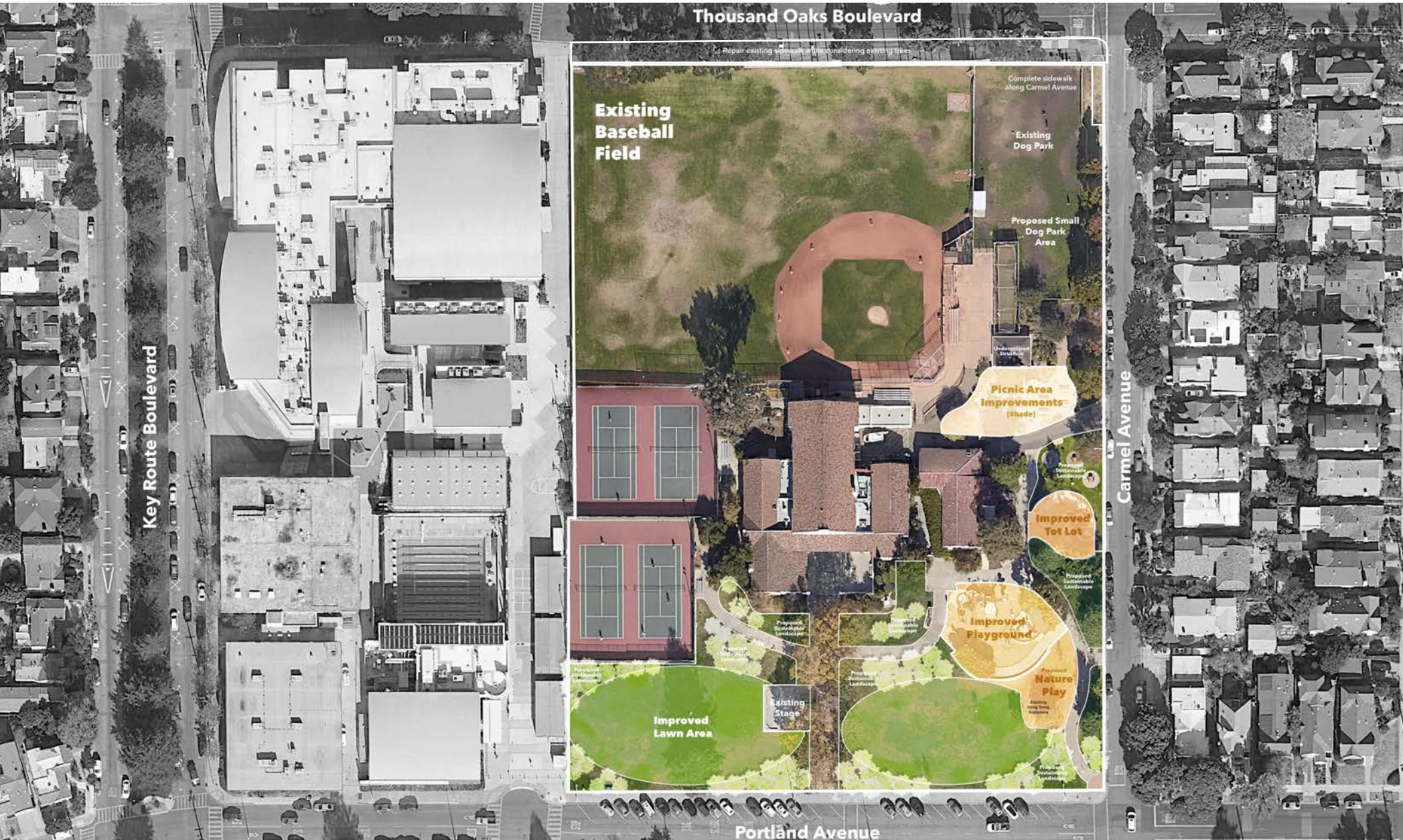
## Recreational Flex Courts

Consider implementation of recreational courts or flex courts.

**5.4** **7** Vacant areas at Pierce Street Park also offers opportunity for a recreational flex court at Pierce Street Park, combining a range of sports like pickleball, basketball, tennis, or soccer into a multi-use flex court. Flex court standards and reservation systems should be studied before implementation.



# Memorial Park



**Note:** For illustration purposes only. This graphic is conceptual in nature, and any park design decisions will require additional public review.



## Playground Improvements

Develop a planning and design process that includes public visioning for playground improvements.

6.7  
Community Priority

5  
Feasibility Index

New playground equipment and surface improvements at Memorial Park.



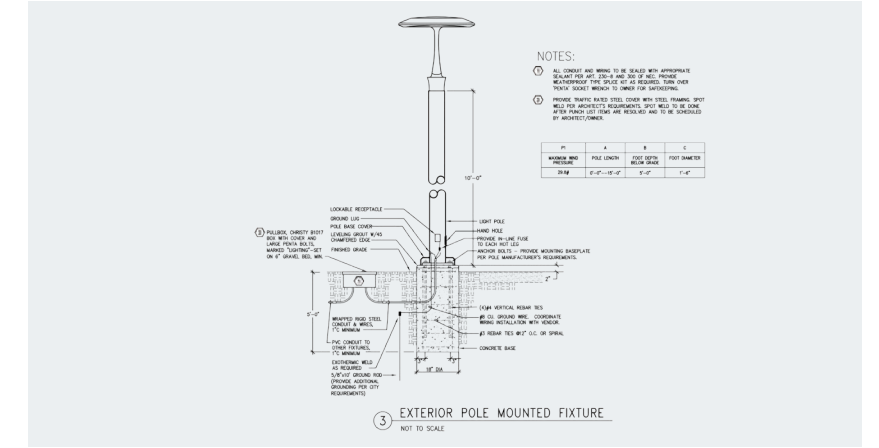
## Dog Park Improvements

Build a play area for small dogs include additional improvements and amenities.

5.7  
Community Priority

6  
Feasibility Index

The Memorial Park dog park currently features one open lawn for all dogs to interact. This project would construct fencing for a play area for small dogs, resolve drainage issues, and complete the sidewalk along Carmel Avenue. Additional benches or seating elements should also be considered.



## New Lighting

Install new lighting elements, per existing construction drawings.

6.1  
Community Priority

8  
Feasibility Index

Existing conditions at Memorial Park present dimly lit or unlit conditions. Updated lighting fixtures could potentially be packaged into a larger Memorial Park improvement project.



## Recreational Flex Courts

Consider implementation of recreational courts or flex courts.

7.4  
Community Priority

7  
Feasibility Index

Remove a tennis court to combine a range of sports like 1/2 court basketball, tennis, or futsal soccer into a multi-use flex court. Flex court standardization and reservation systems should be studied before implementation. Further collaboration with the Albany Unified School District should be required.



## CHAPTER 3

# Evaluate

The *Evaluate* Phase details a process on how the key projects, policies, and programs collected through surveys, workshops, stakeholder meetings and planning studies can become incorporated into Albany's parks and open spaces. Criteria for these items will be evaluated through the lenses of community support and feasibility. At the end of this chapter a proposed timeline forecast of project items integrates this analysis.

# Evaluation Process

This flow chart illustrates the process involved in forming the Project Catalog for the City of Albany. At the *Evaluate* phase, these projects are analyzed for feasibility and an estimated project timeline. With these project details clarified, the City of Albany can revisit this list of projects over multiple work plan cycles in order to complete the identified list of projects.



# Feasibility Criteria



## Capital Costs

Park improvements and expansions often require significant capital to build new park projects and maintain or renovate them. At the time of this writing, the City of Albany has allocated roughly \$2.5 million in the Parks/Trails/Creeks category of its Capital Improvement Plan budget through the 2023/2024 fiscal year. Projects currently outlined in the CIP Budget include:

**Albany Hill Access Improvements**  
(COMPLETED)  
\$1.3M

**Peggy Thomsen Pierce Street Park Playfield Improvement Study**  
\$25K

**Memorial Park Path Lighting**  
\$85K

**Codornices Creek Trail Phase IV**  
(8TH STREET TO 10TH STREET)  
\$1.5M

Pursuing the projects in the PROS Master Plan update will require new funding mechanisms and updates to the 5-year CIP budgets.



## Planning, Design, & Permitting

Costs for planning, design, and permitting is typically 10% of the overall construction project budget. Though planning and permitting typically takes up to two or three years, this duration often depends on project type and scale.

The following is a list of items that may be undertaken during this phase of park project development:

### 1 - 3 YRS, (VARIES BY PROJECT SCOPE/SCALE)

- Concept Development
- Cost Analysis
- Design or Environmental Studies/Analyses
- Environmental Impact Reports
- Community Outreach & Engagement
- PROS Commission/City Council Review
- Construction Documentation
- Building Permit Checks
- Park Plan Checks
- Safety Checks



## Engineering & Construction

Large-scale projects are often expensive and tend to face funding difficulties. Highly engineered projects, such as those on steep slopes or those where existing site conditions make proposed programs difficult to build, may face additional project costs.

### 1 - 3 YRS, (VARIES BY PROJECT SCOPE/SCALE)

- Demolition
- Site Grading
- Utility Coordination
- Infrastructure Upgrades
- Foundations/Structures
- Surfacing
- Planting
- Installation
- Punch Walk
- Certificate of Completion



## Maintenance & Management

Maintenance and Management tend to increase project complexity. Maintenance often involves jurisdictional complexity, and while any one task by itself may seem simple, no agency may perform work in another agency's jurisdiction. Unclear jurisdictional authority or unassigned roles and responsibilities also influence project feasibility. Some maintenance and management issues include the following:

### TYPICAL MAINTENANCE REGIME

- Landscape Management
- Waste Management
- Facilities Management
- Playground/Equipment
- Graffiti/Vandalism
- Public Safety



## Multi-Agency Collaboration

Collaborating with outside public agencies can increase the complexity of a project. Meeting mandates and compliance with regulations often means extended project timelines, increased costs, and may ultimately impact the scope of work in projects. The following are some of the agencies that the City of Albany may collaborate with depending on project scope and scale.

- City of Albany
  - Community Development
  - Public Works
  - Recreation & Community Services
- City of Berkeley
- City of El Cerrito
- University of California
- Albany Unified School District (AUSD)

### COUNTY

- Alameda County Department of Environmental Health
- Alameda County Transportation Commission

### STATE & REGIONAL

- San Francisco Bay Conservation & Development Commission
- San Francisco Bay Area Rapid Transit District (BART)
- California Coastal Conservancy
- California Department of Fish and Wildlife
- California Department of Parks and Recreation
- California Department of Transportation (Caltrans)
- California Department of Resources, Recycling and Recovery (CalRecycle)
- East Bay Regional Park District (EBRPD)
- Metropolitan Transportation Commission (MTC)

### FEDERAL

- United States Army Corps of Engineers
- United States Fish and Wildlife Service

# Feasibility Criteria Scoring Rubric\*

FEASIBILITY CRITERIA	1 POINT	2 POINTS	3 POINTS	4 POINTS	5 POINTS
<b>Capital Costs</b>	+/- \$10K	+/- \$50K	+/- \$100K	+/- \$500K	+/- \$1M
<b>Planning, Design, &amp; Permitting</b>	0-1 YEAR	2 YEARS	3 YEARS	4 YEARS	+5 YEARS
<b>Engineering &amp; Construction</b>	0-1 YEAR	2 YEARS	3 YEARS	4 YEARS	+5 YEARS
<b>Maintenance &amp; Management</b>	None	Low	Typical	Significant	High
<b>Multi-Agency Collaboration</b>	None/Local	County	Regional	State	Federal
<b>Feasibility Index</b> The higher the total score, the less feasible the project is determined to be.	 0-5 pts <b>Highly Feasible</b>	 10 pts <b>Typically Feasible</b>	 15 pts <b>Somewhat Feasible</b>	 20 pts <b>Challenging yet Feasible</b>	 25 pts <b>Infeasible</b>

\*Some projects may score as non-applicable

Project Idea	Albany Site	Category	Community Score <sup>1</sup>	Capital Costs	Planning, Design, & Permitting	Engineering & Construction	Maintenance & Management	Multi-Agency Collaboration	Feasibility Index <sup>2</sup>
<b>Disaster Preparedness</b>	Systemwide	Arts & Community	9.0	+/- \$50K	0-1 yr	-	Typical	-	6
<b>Non-Profit Arts &amp; Education Partnership</b>	Albany Bulb	Arts & Community	8.0	-	0-1 yr	-	Typical	Regional	7
<b>Volunteer Storage Shelter</b>	Albany Bulb	Arts & Community	7.4	+/- \$50K	3 yrs	-	Typical	Regional	11
<b>Volunteer Management</b>	Systemwide	Arts & Community	6.8	+/- \$50K	0-1 yr	-	Low	-	5
<b>Community Art</b>	Dartmouth Tot Lot	Arts & Community	4.5	+/- \$50K	0-1 yr	0-1 yr	Low	-	5

Project Idea	Albany Site	Category	Community Score <sup>1</sup>	Capital Costs	Planning, Design, & Permitting	Engineering & Construction	Maintenance & Management	Multi-Agency Collaboration	Feasibility Index <sup>2</sup>
<b>Additional Lighting</b>	Ohlone Greenway	Maintenance	9.0	+/- \$500K	0-1 yr	0-1 yr	Typical	-	9
<b>Update the Albany Hill Creekside Master Plan</b>	Albany Hill	Maintenance	8.1	\$1.5 M (already allocated)	0-1 yr	0-1 yr	Typical	-	5
<b>Codornices Creek Maintenance</b>	Codornices Creek	Maintenance	8.0	-	-	-	-	County	2
<b>Cerrito Creek Maintenance</b>	Cerrito Creek	Maintenance	7.9	-	-	-	Typical	County	5
<b>Community Garden Maintenance</b>	Systemwide	Maintenance	7.8	+/- \$50K	0-1 yr	-	Typical	-	6
<b>Turf Audit</b>	Systemwide	Maintenance	5.4	+/- \$50K	0-1 yr	2 yrs	Typical	-	9

1. Community Scores are interpreted from 0 to 10, with 10 indicating high community support. To see the complete prioritization for Arts & Community and Maintenance see page 76 and 77 in *Workshop* Chapter.

2. Refer to Grading Rubric for the Feasibility Index Scoring

Project Idea	Albany Site	Category	Community Score <sup>1</sup>	Capital Costs	Planning, Design, & Permitting	Engineering & Construction	Maintenance & Management	Multi-Agency Collaboration	Feasibility Index <sup>2</sup>
<b>Sustainable Landscapes</b>	Systemwide	Enhancements	<b>8.8</b>	+/- \$1M	2 yrs	3 yrs	Low	-	<b>12</b>
<b>Active Transportation Connections</b> (Planning)	Systemwide	Enhancements	<b>8.5</b>	+/- \$100K	2 yrs	-	Typical	County	<b>10</b>
<b>Cerrito Creek Trail</b>	Cerrito Creek	Enhancements	<b>8.2</b>	+/- \$1M	+ 5 yrs	+ 5 yrs	High	Federal	<b>25</b>
<b>Access &amp; Circulation Improvements</b>	Albany Bulb	Enhancements	<b>8.1</b>	+/- \$500K	4 yrs	3 yrs	Typical	State	<b>18</b>
<b>Codornices Creek Trail</b>	Codornices Creek	Enhancements	<b>7.8</b>	(Budgeted)	(Completed)	Allocated for \$1.2 Million	Significant	Regional	<b>8</b>
<b>Explore Non-Traditional Park Spaces</b>	Systemwide	Enhancements	<b>7.6</b>	+/- \$10K	0-1 yr	0-1 yr	None	Local	<b>5</b>
<b>Permanent Restrooms</b>	Ohlone Greenway	Enhancements	<b>7</b>	+/- \$500K	0-1 yr	0-1 yr	Significant	-	<b>10</b>
<b>Key Route Median Trail</b>	Key Route Median	Enhancements	<b>6.8</b>	+/- \$1M	2 yrs	3 yrs	High	Local	<b>17</b>
<b>New Lighting</b>	Memorial Park	Enhancements	<b>6.1</b>	(Budgeted)	0-1 yr	0-1 yr	Typical	-	<b>8</b>
<b>Access &amp; Circulation Improvements</b>	Pierce Street Park	Enhancements	<b>5.9</b>	+/- \$500K	(Completed)	0-1 yr	Typical	-	<b>8</b>
<b>Dog Park Improvements</b>	Memorial Park	Enhancements	<b>5.7</b>	+/- \$100K	0-1 yr	0-1 yr	Low	-	<b>7</b>
<b>Shade Improvements</b>	Jewel's Terrace Park	Enhancements	<b>5.7</b>	+/- \$50K	0-1 yr	0-1 yr	Low	-	<b>6</b>
<b>Signage &amp; Wayfinding</b>	Systemwide	Enhancements	<b>5.5</b>	+/- \$500K	2 yrs	+ 5 yrs	Significant	County	<b>17</b>
<b>Dog Amenities</b>	Jewel's Terrace Park	Enhancements	<b>4</b>	+/- \$50K	0-1 yr	0-1 yr	Low	-	<b>6</b>
<b>Seating Element Upgrade</b>	Dartmouth Tot Lot	Enhancements	<b>3.3</b>	+/- \$10K	0-1 yr	0-1 yr	None	-	<b>4</b>

1. Community Scores are interpreted from **0 to 10**, with 10 indicating high community support. To see the complete prioritization for Enhancements see page 79 in *Workshop* Chapter.

2. Refer to Grading Rubric for the Feasibility Index Scoring

Project Idea	Albany Site	Category	Community Score <sup>1</sup>	Capital Costs	Planning, Design, & Permitting	Engineering & Construction	Maintenance & Management	Multi-Agency Collaboration	Feasibility Index <sup>2</sup>
<b>Permanent Pickleball Courts</b>	Ocean View Park	Recreation	<b>8.0</b>	+/- \$50K	0-1 yr	0-1 yr	Typical	-	<b>7</b>
<b>Additional Programming</b>	Ohlone Greenway	Recreation	<b>7.5</b>	+/- \$500K	0-1 yr	0-1 yr	Typical	Local	<b>9</b>
<b>Flex Sport Courts</b>	Systemwide	Recreation	<b>7.4</b>	+/- \$50K	0-1 yr	0-1 yr	Typical	None	<b>8</b>
<b>Water Recreation Storage</b>	Albany Bulb	Recreation	<b>6.7</b>	+/- \$100K	4 yrs	0-1 yr	Typical	State	<b>16</b>
<b>Playground Improvements</b>	Memorial Park	Recreation	<b>6.7</b>	+/- \$10K	0-1 yr	0-1 yr	Low	-	<b>5</b>
<b>I-80 Expansion (Bike/Skate Park)</b>	Pierce Street Park	Recreation	<b>6.5</b>	+/- \$1M	+5 yrs	+5 yrs	High	State	<b>25</b>
<b>Multi-Use Playfield</b>	Pierce Street Park	Recreation	<b>6.4</b>	+/- \$100K	0-1 yr	0-1 yr	Typical	-	<b>8</b>
<b>Recreational Courts</b>	Pierce Street Park	Recreation	<b>6.4</b>	+/- \$50K	0-1 yr	0-1 yr	Typical	-	<b>7</b>
<b>Bike Park</b>	Pierce Street Park	Recreation	<b>6.0</b>	+/- \$50K	0-1 yr	0-1 yr	Typical	-	<b>7</b>
<b>Playground Improvements</b>	Jewel's Terrace Park	Recreation	<b>5.5</b>	+/- \$50K	0-1 yr	0-1 yr	Low	-	<b>7</b>
<b>Basketball Court Improvements</b>	Jewel's Terrace Park	Recreation	<b>5.4</b>	+/- \$50K	0-1 yr	0-1 yr	Low	-	<b>6</b>
<b>Playground Improvements</b>	Dartmouth Tot Lot	Recreation	<b>4.4</b>	+/- \$50K	0-1 yr	0-1 yr	Low	-	<b>6</b>

1. Community Scores are interpreted from **0 to 10**, with 10 indicating high community support. To see the complete prioritization for Recreation see page 78 in *Workshop* Chapter.

2. Refer to Grading Rubric for the Feasibility Index Scoring

# Project Forecast Factors

Although the PROS Master Plan forecasts a timeline of 10 years to complete the identified projects within this process, these projects are organized in project timeline segments. A number of factors influence how these projects are organized on these timescales, such as community prioritization, feasibility index, resource allocation, and the need for additional planning requirements outside of the PROS Master Plan.

Projects are organized into three timeline segments:

## Near-Term (0-3 years)

## Mid-Term (4-7 years)

## Long-Term (7-10 years)

## Community Prioritization

The results from the Workshop 3 Community Prioritization Exercise help represent the Albany public's preferences in pursuing particular projects.

Community prioritization was also taken into account via community survey results in order to cross-check the Workshop 3 results.

For a full list of the prioritization exercise results, please see Workshop #3 - Summary in the *Workshop* Chapter.

## Feasibility Index

The preceding feasibility factors also play into how projects are arranged in the master plan schedule. Higher feasibility projects are more likely to be scheduled in the Near-Term or Mid-Term. Likewise, projects that are less feasible will require further clarification of outcomes, roles and responsibilities before approval and implementation.

### Capital Improvements

### Planning, Design, and Permitting

### Engineering & Construction

### Maintenance & Management

### Multi-Agency Collaboration

## Resource Allocation

Resources to be allocated essentially include time and money needed to complete a project. Any of the factors below can positively or negatively impact the speed at which a project gets completed. *Resource Allocation* factors are project specific and often depend on circumstances beyond the project itself.

### RESOURCE ALLOCATION FACTORS

#### Budgets

#### Time

#### Staffing

#### City Agency Priorities

#### Special Project Funding (e.g. grants, voter-backed measures)

## Additional Planning Requirements

While some projects ostensibly fall within the purview of the Parks, Recreation and Open Space Master Plan, occasionally they may require coordination with additional planning documents beyond this master plan. Where additional planning requirements exist, the project duration will likely extend and fit on a longer timescale within the master plan schedule.

### EXAMPLES OF OTHER PLANNING PROCESSES

- Albany General Plan
- Active Transportation Plan
- Hazard & Mitigation Plan
- Public Art Master Plan
- Individual Park Master Plans
- California Environmental Quality Act (CEQA)

# Master Plan Project Forecast

## Near-Term (0-3 YEARS)

**Access & Circulation Improvements**  
Pierce Street Park

**Active Transportation Connections**  
Systemwide

**Codornices Creek Trail**  
Codornices Creek

**Community Garden Maintenance**  
Systemwide

**Dog Amenities**  
Jewel's Terrace Park

**Dog Park Improvements**  
Memorial Park

**Flex Sport Courts**  
Systemwide

**New Lighting**  
Memorial Park

**Flex Sport Courts**  
Memorial park

**Non-Profit Arts & Education Partnership**  
Albany Bulb

**Permanent Pickleball Courts**  
Ocean View Park

**Playground Improvements**  
Memorial Park

**Multi-Use Playfield**  
Pierce Street Park

**Seating Element Upgrade**  
Dartmouth Tot Lot

**Shade Improvements**  
Jewel's Terrace Park

**Sustainable Landscapes**  
Systemwide

**Turf Audit**  
Systemwide

**Volunteer Management**  
Systemwide

**Volunteer Storage Shelter**  
Albany Bulb

## Mid-Term (3-7 YEARS)

**Access & Circulation Improvements**  
Albany Bulb

**Additional Programming**  
Ohlone Greenway

**Basketball Court Improvements**  
Jewel's Terrace Park

**Bike Park**  
Pierce Street Park

**Cerrito Creek Maintenance**  
Cerrito Creek

**Codornices Creek Maintenance**  
Codornices Creek

**Community Art**  
Dartmouth Tot Lot

**Disaster Preparedness**  
Systemwide

**Explore Non-Traditional Park Spaces**  
Systemwide

**Update the Albany Hill Creekside Master Plan**  
Albany Hill

**Recreational Courts**  
Pierce Street Park

**Additional Lighting**  
Ohlone Greenway

**Permanent Restrooms**  
Ohlone Greenway

**Playground Improvements**  
Dartmouth Tot Lot

**Playground Improvements**  
Jewel's Terrace Park

**Water Recreation Storage**  
Albany Bulb

## Long-Term (7-10 YEARS)

**Cerrito Creek Trail**  
Cerrito Creek

**I-80 Expansion (Bike/Skate Park)**  
Pierce Street Park

**Key Route Median Trail**  
Key Route Median

**Signage & Wayfinding**  
Systemwide



The background features a stylized landscape with rolling green hills in the foreground and a light blue sky with white, wavy cloud-like shapes. Below the hills is a horizontal band of light blue, representing water, with darker blue wavy shapes at the bottom.

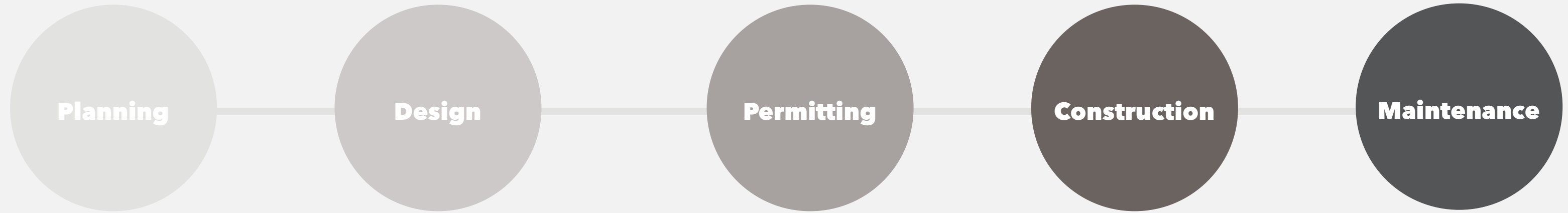
## CHAPTER 5

# Implement

The *Implement* chapter identifies next steps to realize projects at the short-term and the mid-term. Funding and coordination are the primary forces behind starting and completing projects. *Implement* also documents ideas of discussed throughout the park planning process and charts out what other work may be necessary in pursuing them.

# How does a Project get Implemented?

Each project follows a particular regulatory process that involves review by its responsible stakeholders. As indicated in the *Evaluate* chapter, some projects are more complex than others, though each one follows the same public process. Project length at any stage of the process depends on a variety of factors, but the clarification of project complexity tends to occur early in the process (e.g. planning, design, permitting) in order to save costs by the time the construction phase begins. The following sequence details the typical steps for most major active and passive recreational projects.



PROS Commission and city staff work together to select projects to be incorporated into the city Work Plan, which apportions available city funding on a two year cycle.

A typical design process for a major project involves the hiring of a consultant to begin producing design drawings. Public projects will involve iterative cycles of presentations to the public and appropriate commissions for their feedback and review.

Permitting is the written authorization issued by a city, county or other agency to move forward through the phases of a project. They are required prior to construction in order to ensure safety of the work and compliance with applicable codes and standards.

Construction involves the actual build-out of a project into material form. Demolition, site grading, utility coordination and infrastructure upgrades are examples of activities that occur during this phase.

Once regulatory agencies deem a project complete, the city may establish protocols or refer to existing protocols that detail a maintenance program. In this way, parks and open spaces can last longer for more people to enjoy.

# External Funding Sources

At this time, external funding sources for City of Albany parks and open space projects come from either voter-backed measures, propositions, or grants, such as:

## **Measure M: Parks & Open Space Parcel Tax (2018)**

Measure M provides approximately \$470K in annual revenue via a special parcel tax in the City of Albany. Funds are used to support maintenance and improvements for Albany parks, recreation and open spaces, including the city's Urban Forestry, Parks Maintenance, and Creeks & Open Space Maintenance programs. Any remaining unallocated funds are stored as capital improvement reserves.

## **Measure R: Lighting & Landscaping Assessment District 1996-1 (1996)**

In 1999, Measure R generated \$6.23M in bond funding for acquisition of open space, recreational playfields and creek restoration. Some major projects funded by this measure included Ocean View Park Drainage, Memorial Park Tennis Court LED Light Conversion, Peggy Thomsen Pierce Street Park and the Albany Hill Access Improvements Project. Remaining capital funds are programmed to support similar projects including the upcoming Codornices Creek Phase IV Project. The bonds were repaid in 2019.

## **Alameda County Transportation Commission (ACTC) Measure B & TFCA Grants (2022)**

Grant funding for the Codornices Creek Phase IV Project (8th Street to 10th Street) was awarded through ACTC's 2022 Comprehensive Investment Plan. The grant is comprised of \$741,000 from ACTC's discretionary Measure B (half-cent transportation sales tax) reserves, plus \$85,000 from the Bay Area Air Quality Management District's Transportation Fund for Clean Air Regional Fund.

## **Coastal Conservancy Planning Grant (2020)**

The State of California Coastal Conservancy awarded \$271,357 to the City for planning of the Codornices Creek Phase V Project (10th Street to San Pablo Avenue). The scope of work includes preparation of engineering designs and environmental review documents.

# Proposition 68

The following pages describe Proposition 68 funding and guides the Albany community in considering the project parameters and eligibility requirements to make the best use of these state-allocated funds.

## **What is Proposition 68?**

On June 5, 2018 California voters passed Proposition 68, the Parks Environment, and Water Bond Act of 2018. This measure authorized \$4 billion in general obligation bonds for state and local parks, environmental protection projects, water infrastructure projects, and flood protection projects.

## **How does City of Albany acquire this funding?**

City of Albany will be applying to two "pass-through" Prop 68 grant applications under the Recreational Infrastructure Revenue Enhancement (RIRE) and Per Capita programs. A "pass-through" grant means that the state has already allocated these monies for the City of Albany and will disburse funding once the California Department of Parks and Recreation processes the grant application. Total Prop 68 pass-through funding for City of Albany is \$439,805. City of Albany may apply for multiple projects under each grant by the December 31, 2021 deadline, but a separate application will be required for each project.

## **RIRE Grant Program**

RIRE supports revenue enhancement measures aimed at improving and enhancing local or regional park and recreational infrastructure. The passing of Albany's Measure M in 2018 to maintain and fund parks and open space makes the City eligible for RIRE grant funds.

\$250,000 is available in Prop 68 RIRE Program funding for "acquisition or improvements to existing property beyond its original condition". Operation, maintenance and repairs are not eligible, and projects must support the goals of the revenue enhancement measure and to make park infrastructure more valuable in quality, desirability and attractiveness.

## **Per Capita Grant Program**

\$189,805 is available in Prop 68 Per Capita Program funding for "acquisition of land or improvements to existing property beyond its original condition. Operation, maintenance and repairs are not eligible." A 20% funding match from City of Albany is required for projects that do not serve severely disadvantaged communities. Per the parksforcalifornia.org planning tool, the only eligible site on existing park property that can waive the 20% funding match is Pierce Street Park.

# Prop 68 Project Selection Parameters

Projects selected for Prop 68 funding need to be selected for swiftness in planning, design and construction. Project applications need to be submitted by a December 31, 2021 deadline, and so the timeline is the major driver in project selection. In other words, project scopes must be clear and "shovel-ready", if they are selected to move forward with Prop 68 funding.

The table in the following page, represents projects selected from the Project Catalog that are eligible. Systemwide projects from the Project Catalog are ineligible for Prop 68 funding as projects need to be located on a specific project site.

## 2-Year Time Window

Eligible Prop 68 projects must be completed within two years of funding disbursement. This timeline requirement narrows down the list of eligible projects from the Project Catalog to projects that can be accomplished within that time frame.

## Additional Planning Requirements

Planning requirements such as environmental review under the California Environmental Quality Act (CEQA) would place burdensome administrative work, surpassing the two-year time window. Projects at environmentally sensitive sites, such as the Albany Bulb, are not recommended for Prop 68 funding consideration.

## Additional Community Outreach Process

Projects that require a community planning process may prevent timely submission for Prop 68 funding by the December 31, 2021 deadline. For example, many project ideas at Peggy Thomsen Pierce Street park require a separate planning and design process. The community process should take the time needed for thoughtful feedback and review.

## Stakeholder Negotiations

Complexity of projects (and thus the ability for projects to be completed within a two-year time window) are often driven by property ownership. Projects that involve site ownership by multiple parties may prove burdensome under existing Prop 68 requirements and timelines. Preference for Prop 68 funding is then given to projects within City of Albany's complete jurisdiction.

## Equitable Funding Distribution

Consideration should be given to whether or not Prop 68 funding should be allocated to a single site or rather distributed across multiple sites. Consequently, consideration should also be given to the respective communities who would benefit from each park improvement.

## Resource Allocation

Large projects, like those in the *Systemwide* category of the Project Catalog do not qualify for Prop 68 funding because eligible projects must be in a particular site. Complex projects at a single site may neither qualify as well, given the two-year time window, available staffing and available funding from existing budgets.

Equally, small projects, by themselves, are often overlooked because project management may typically be assigned to more systemic or larger infrastructural projects. Packaging a variety of smaller-scale projects into one Prop 68 project would enable the City of Albany to allocate a single project manager responsible for many projects.

# Prop 68 Eligibility Table

Albany Bulb	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Access & Circulation Improvements	8.1		<b>No</b> , additional community outreach process will likely extend beyond Prop 68 deadline.
Non-Profit Arts & Education Partnership	8.0		<b>No</b> , Prop 68 projects must be site-based.
Volunteer Storage Shelter	7.4		<b>No</b> , eligible for Prop 68 funding but additional planning requirements will extend application process beyond Prop 68 deadline.
Water Recreation Storage	6.7		<b>No</b> , eligible for Prop 68 funding but additional planning requirements will extend application process beyond Prop 68 deadline.

Albany Hill	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Completing the 2012 Albany Hill Creekside Master Plan	8.1		<b>No</b> , maintenance projects do not qualify for Prop 68 funding.

Cerrito Creek	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Cerrito Creek Trail	8.2		<b>No</b> , project will likely surpass two-year completion deadline.
Cerrito Creek Maintenance	7.9		<b>No</b> , maintenance projects do not qualify for Prop 68 funding.

Codornices Creek	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Codornices Creek Trail	7.8		<b>No</b> , project has already acquired funding.
Codornices Creek Maintenance	8.0		<b>No</b> , maintenance projects do not qualify for Prop 68 funding.

Dartmouth Tot Lot	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Seating Element Upgrade	3.3		<b>Yes</b> , eligible for Prop 68 funding.
Community Art	4.5		<b>Yes</b> , eligible for Prop 68 funding.
Playground Improvements	4.4		<b>Yes</b> , eligible for Prop 68 RIRE funding. Eligible for Per Capita grant funding if proposal improves playground beyond original condition. Can be tied with other Dartmouth Tot Lot park project.

Jewel's Terrace Park	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Shade Improvements	5.7		<b>Yes</b> , eligible for Prop 68 funding.
Dog Amenities	4.0		<b>Yes</b> , eligible for Prop 68 funding.
Playground Improvements	5.5		<b>Yes</b> , eligible for Prop 68 RIRE funding. Eligible for Per Capita grant funding if proposal improves playground beyond original condition. Can be tied with other Jewel's Terrace park projects.
Basketball Court Improvements	5.4		<b>Yes</b> , eligible for Prop 68 RIRE funding. Eligible for Per Capita grant funding if proposal improves playground beyond original condition. Can be tied with other Jewel's Terrace park projects.

Memorial Park	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
New Lighting	6.1		<b>Yes</b> , eligible for Prop 68 funding.
Dog Park Improvements	5.7		<b>Yes</b> , eligible for Prop 68 funding.
Flex Sport Courts	7.4		<b>No</b> , additional community outreach process will likely extend beyond Prop 68 deadline.
Playground Improvements	6.7		<b>Yes</b> , eligible for Prop 68 RIRE funding. By itself, eligible for Per Capita funding if proposal improves playground beyond original condition. Can be tied with other Memorial Park projects.
Performing Arts Bandshell	5.8		<b>Yes</b> , eligible for Prop 68 funding.

Ocean View Park	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Permanent Pickleball Courts	8.0		<b>Yes</b> , eligible for Prop 68 funding.

Ohlone Greenway	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Permanent Restrooms	7.0		<b>No</b> , additional community outreach process will likely extend beyond Prop 68 deadline.
Additional Programming	7.5		<b>No</b> , additional community outreach process will likely extend beyond Prop 68 deadline.
Lighting Update	9.0		<b>No</b> , maintenance projects do not qualify for Prop 68 funding.

Pierce Street Park	Community Score	Feasibility Index	Prop 68 Eligibility & Commentary
Access & Circulation Improvements	5.9		<b>Yes</b> , but design and planning must be approved by Prop 68 deadline. Does not require 20% funding match.
I-80 Expansion (Bike/Skate Park)	6.5		<b>No</b> , discussions with Caltrans will extend beyond Prop 68 deadline. Does not require 20% funding match.
Multi-Use Playfield	6.4		<b>Yes</b> , but design and planning must be approved by Prop 68 deadline. Does not require 20% funding match.
Recreational Courts	6.4		<b>Yes</b> , but design and planning must be approved by Prop 68 deadline. Does not require 20% funding match.
Bike Park	6.0		<b>Yes</b> , but design and planning must be approved by Prop 68 deadline. Does not require 20% funding match.

**Key**

7 – 10	High Priority		Highly Feasible
4 – 6.9	Priority		Typically Feasible
1 – 3.9	Low Priority		Somewhat Feasible
			Challenging Yet Feasible
			Infeasible



# Prop 68 Project Recommendation

## Proposition 68 Multi-Park Improvement Project

Projects recommended for Prop 68 funding distributes funding across multiple project sites. This funding divides RIRE and Per Capita funding across park sites with multiple eligible improvement projects.

In October 2021, the Albany Parks, Recreation and Open Space Commission approved the following projects for Proposition 68 funding:



Impacted sites: Jewel's Terrace Park, Memorial Park, Ocean View Park, Dartmouth Tot Lot and Pierce Street Park

### Jewel's Terrace Park: Shade Improvements

Install shading elements to Jewel's Terrace Park picnic area. Shading can be a grove of trees or material furnishing.

### Jewel's Terrace Park: Dog Amenities

Install new signage indicating dog and dog owner etiquette. Develop a system that defines dog play area.

### Memorial Park: New Lighting

Install new lighting elements, per existing construction drawings.

### Memorial Park: Dog Park Improvements

Construct fencing for a play area for small dogs within existing dog park. Add new benches or seating elements for dog owners.

### Ocean View Park: Permanent Pickleball Courts

Design and construct pickleball courts to replace one tennis court at Ocean View Park.

### Dartmouth Tot Lot: Seating Element Upgrade

Replace uncomfortable seating elements. New furnishings should prioritize community and comfort.

### Pierce Street Park: Stairs & Landscape Improvements

Design and construct staircase to improve pedestrian circulation, provide native California planting in the surrounding improvement area.



## APPENDIX I

# Placemaking Catalog

Placemaking refers to the collection of amenities, programs, and other park elements that creates a sense of place. This placemaking catalog is intended to inventory the types of existing amenities & programs in the existing system while offering some guidance for future implementation.



## Park Amenities & Program Inventory

The park amenities and program inventory catalogs the various types of furnishings and equipment that currently exist across the Albany parks and open space system. Though this inventory is not exhaustive, it is intended to assist in the decision-making process for future furnishing selection.

### Catalog Bench



**Green Benches**  
Ohlone Greenway



**Landscape Forms - Plainwell Bench**  
Ohlone Greenway



**Lemars Series Classic Ribbed Steel**  
Memorial Park



**Recycled Plastic Bench**  
Dartmouth Tot Lot



**Lemars Series Classic Ribbed Steel**  
Jewel's Terrace Park

### Custom Wood Benches



**Volunteer Built Wood Bench**  
Dartmouth Tot Lot



**Volunteer Built Wood Bench**  
Dartmouth Tot Lot



**Dog Park Bench**  
Memorial Park



**Eucalyptus Bench**  
Albany Hill



**Volunteer Built Wood Bench**  
Ohlone Greenway



**Volunteer Built Wood Bench**  
Albany Hill



## Bike Racks



**Dero - Bike Bike Rack**  
Ohlone Greenway



**Galvanized U-Rack**  
Jewel's Terrace Park



**Galvanized Double U-Rack**  
Jewel's Terrace Park



**Dero - Bike Bike Rack**  
Jewel's Terrace Park



**Galvanized U-Rack**  
Jewel's Terrace Park

## Picnic Tables



**Recycled Plastic Table (Cedar)**  
Memorial Park



**Wood Top Benches**  
Ohlone Greenway



**Recycled Plastic Table (Cedar)**  
Ocean View Park

## Water Fountains/ Bottle Fillers



**Elkay Water Fountain/Bottle Filler**  
Peggy Thomsen Pierce Street Park



**Elkay Water Fountain/Bottle Filler**  
Jewel's Terrace Park



**Elkay Water Fountain/Bottle Filler**  
Dartmouth Tot Lot

## Waste Receptacles



**BigBelly Trash Bins**  
Dartmouth Tot Lot



**Trash Bin**  
Albany Bulb



**Trash & Recycling**  
Albany Hill

## Community Message Boards



**Message Board**  
Jewel's Terrace Park



**Message Board**  
Albany Bulb



**Message Board**  
Ocean View Park

## Regulatory Signage



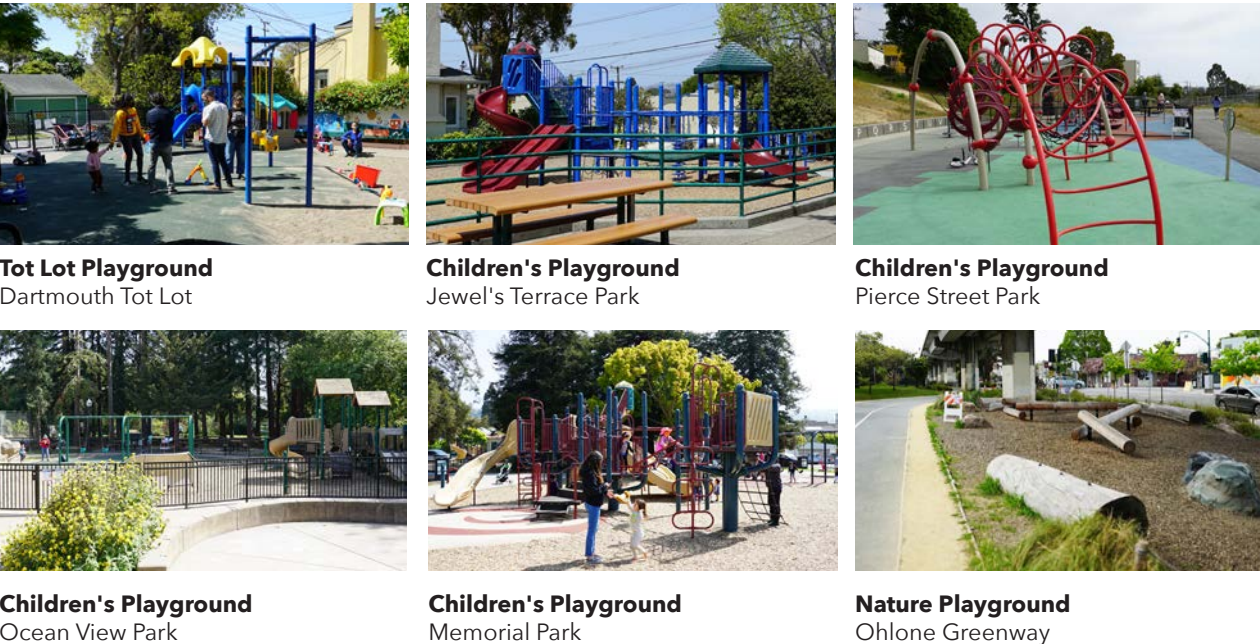
### Entry Signage



### Directional Signage



### Playgrounds



Tot Lot Playground  
Dartmouth Tot Lot

Children's Playground  
Jewel's Terrace Park

Children's Playground  
Pierce Street Park

Children's Playground  
Ocean View Park

Children's Playground  
Memorial Park

Nature Playground  
Ohlone Greenway

### Exercise Equipment



Ohlone Greenway Fitness

Source: East Bay Times

### Fencing



Playground Railing

Playground Railing

Black Chain Link Fence

Chain Link Fencing  
with Windbreak Netting



## Memorials Inventory: A framework for Albany

An inventory of Albany's existing memorials is a critical step in recognizing the histories of the City. Memorials on City property can be categorized into four types: monuments, public art memorials, memorial groves and plaques. At this time, the following memorials represent an ever-incomplete, but first step toward an inventory of memorials, honors and other related installations on public land. City of Albany can develop a formal process by which to include more memorials as they are requested. Private memorials in City parks and open space approved by the City Council are included in City public records.

## A Map of Memorials



- |   |   |
|---|---|
| 1. World War I Memorial                       | 13. Memorial Park Dedication                |
| 2. Memorial Bench                             | 14. Another Lion's Club Project             |
| 3. Shrine of Freedom                          | 15. 2008 Plaque Restoration                 |
| 4. Jerome Bank Memorial Clock                 | 16. Flag Pole Dedication                    |
| 5. Jewel Okawachi Memorial                    | 17. Albany's First Official Public Building |
| 6. Long Song Earth Sculpture                  | 18. Albany's First City Hall                |
| 7. Tile Mural                                 | 19. Albany's First Firehouse                |
| 8. Rose Wave                                  | 20. Miller's Barn                           |
| 9. Cherry Tree Memorial Grove                 | 21. Charles MacGregor's Office              |
| 10. Maple Tree Memorial Grove                 | 22. Albany Hospital                         |
| 11. Urban Beautification Demonstration Plaque | 23. Garbage Wars                            |
| 12. Dianna Thomsen and Peggy Thomsen Memorial | 24. Veterans' Memorial                      |

## Monuments

Monuments are physical structures used to commemorate a significant event or person of interest. Typically, memorials use durable materials such as stone or metal. Memorials can be representational or figurative, as in a sculpture of a person commemorating a significant individual, or they can be symbolic, where the meaning is communally accepted but the interpretation can take different forms.



**World War I Memorial**  
Memorial Park

**Medium:** Stone, Carving  
**Description:** Dedicated to veterans and for 29 local fallen men during WWI



**Memorial Bench**  
Key Route Blvd. at Solano Ave.

**Medium:** Brick bench with plaques  
**Description:** Assemblage of flag, seating elements, landscape, and plaques.



**Shrine of Freedom**  
Key Route Blvd. at Solano Ave.

**Medium:** Multimedia  
**Description:** Eternal flame is dedicated to the John Pleich and Pete Agresta, who led the consolidated local Exchange Clubs of Albany and El Cerrito following the national club's expulsion in 1955 of other local groups for admitting Chinese American members in contravention of the Club's racial segregation policy.

**Note:** We received comments regarding the history of the shrine of freedom and related discomfort that it may cause some members of the community. The City should consider opening up a public dialogue about the issues, soliciting in particular input from local Chinese Americans and other local residents of Asian descent, and consider remedies as appropriate.



**Jerome Bank Memorial Clock**  
Solano and Kains Avenue

**Medium:** Clock  
**Description:** Dedicated to former mayor and community leader Jerome Blank



**Jewel Okawachi Memorial**  
Jewel's Terrace Park

**Medium:** Bronze Plaque on Tree Trunk  
**Description:** Commemoration of park in honor of the late public servant, former mayor and lifelong resident of Albany

## Public Art Memorials

Public Art often captures the spirit of a moment, community or historical event in either representational or symbolic ways. These three memorials are recognized and funded by City of Albany through the Albany Arts Committee's Art in the Parks Project. These three memorials were funded by the City of Albany Art in Public Places fund.



**Long Song Earth Sculpture**  
Memorial Park Playground Area

**Medium:** Earthwork  
**Description:** This earth sculpture honors the service of veterans and citizens



**Tile Mural**  
Jewel's Terrace Park

**Medium:** Glass and Ceramic Tile  
**Description:** Honors the history of the Terrace Park neighborhood and Albany at large



**Rose Wave**  
Ocean View Park

**Medium:** Ferro-cement and stucco  
**Description:** Honors the Gill Family rose nursery and the original name of Albany

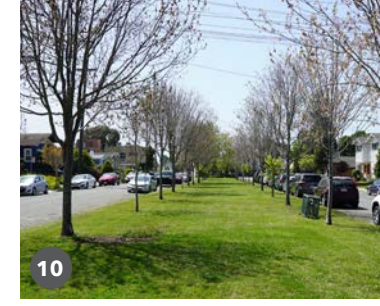
## Memorial Groves

Trees are often used to symbolize growth and renewal. They are used to remind us about how our actions today may have positive affects into the future. Albany has two memorial groves along the Key Route Boulevard median.



**Flowering Cherry Tree Grove**  
Key Route Boulevard

**Medium:** Cherry Trees  
**Description:** This memorial grove of flowering cherry trees was donated by the Albany Firefighters Association whose members dedicate themselves to ensuring the life safety of the residents of Albany



**Maple Tree Grove**  
Key Route Boulevard

**Medium:** Maple Trees  
**Description:** The citizens of Albany dedicate this memorial grove of maple trees to our World War II Veterans and all Albany Veterans of War

## Plaques

A plaque commemorates historically significant people, places and events, but takes the form of an inscription, etching or permanent print on a permanent material, such as bronze. Plaques 17 through 24 were donated to the City of Albany by the Albany Historical Society.

17. **Albany's First Official Public Building**  
Solano & Cornell

18. **Albany's First City Hall**  
San Pablo & Adams

19. **Albany's First Firehouse**  
Solano & Cornell

20. **Miller's Barn**  
San Pablo & Brighton

21. **Charles MacGregor's Office**  
Solano & Ramona Ave.

22. **Albany Hospital**  
Marin & Masonic

23. **Garbage Wars**  
San Pablo & Buchanan

24. **Veterans' Memorial**  
Memorial Park



**Urban Beautification Demonstration Plaque**  
Ohlone Greenway at Solano Ave.

**Medium:** Metal Casting  
**Description:** Commemoration of the Ohlone Greenway park project in 1967 in collaboration with BART and the Department of Housing and Urban Development.



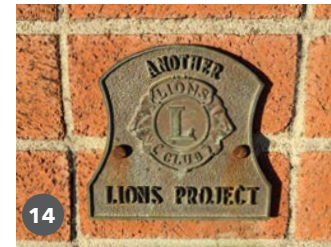
**Dianna Thomsen & Peggy Thomsen Memorial Plaque**  
Pierce Street Park

**Medium:** Plaque in concrete  
**Description:** Dedication of Pierce Street Park to former Mayor Peggy Thomsen and daughter Dianna Thomsen



**Memorial Park Dedication**  
Memorial Park Picnic Tables

**Medium:** Plaque in large stone fire place  
**Description:** Stone plaque dedicating Memorial Park in 1933



**Another Lions Project**  
Key Route Blvd. at Solano Ave.

**Medium:** Plaque mounted to brick bench  
**Description:** Lions club plaque commemorating a Lions Club Project



**2008 Plaque Restorations**  
Key Route Blvd. at Solano Ave.

**Medium:** Plaque mounted to brick bench  
**Description:** Plaque restoration dated 2008 by the Albany Community Foundation



**Flag Pole Plaque**  
Key Route Blvd. at Solano Ave.

**Medium:** Plaque mounted to brick bench  
**Description:** The flagpole presented by the Albany Rotary Club dated 1992

## Albany Historical Society Plaques



17



18



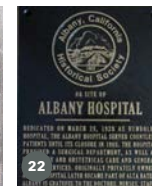
19



20



21



22



23



24

# Placemaking Guidance



**Sustainable Landscapes**



**Seating Elements & Gathering Areas**



**Playgrounds & Exercise Equipment**



**Urban Forestry**



**Shade Elements**



**Active Transportation**



**Encourage Non-Traditional Parks & Open Spaces**



**Support Community Volunteers**



**Maintenance & Management**



# Sustainable Landscapes

The American Society of Landscape Architects defines sustainable landscapes as landscapes that, "sequester carbon, clean the air and water, increase energy efficiency, restores habitats, and create value through significant economic, social and, environmental benefits." To achieve this regionally, the County of Alameda has produced a resource document called the, "Bay-Friendly Landscape Guide" to assist landscape professionals and municipalities in implementing sustainable landscapes. This placemaking catalog outlines the 8-principles of that will assist in building more sustainable landscapes.

## 8 Principles for Regenerative Landscapes

### Menu of Best Practices:

#### Landscape Locally

Act Local recognizes that built landscapes designed with an awareness of local conditions, including climate, surrounding plant communities, habitat and site-specific features, will thrive as well-functioning ecosystems that provide wildlife habitat, conserve resources and require fewer inputs than conventional landscapes.

#### Reduce Waste

Reducing waste starts with not generating it in the first place. Selecting the right plants for the right place, avoiding invasive plant species, using recycled and salvaged products in the landscape and composting, mulching and grasscycling plant debris are important ways to reduce the tons of plant debris that end up in the landfill.

#### Nurture the Soil

Nurture Soil acknowledges that creating and protecting conditions for a diversity of beneficial soil organisms- feeding the soil, not the plant, encourages a thriving community – a food web – of microorganisms, worms and other beneficial creatures. One teaspoon of healthy soil can contain billions of beneficial bacteria and fungi. Living soil food web ecosystems can filter pollution, store water, provide plant nutrients, sequester carbon and help plants resist pests naturally.

#### Sequester Carbon

Sequester Carbon recognizes that healthy vegetation works together with soil rich in organic matter and beneficial microorganisms to remove carbon dioxide from the air and store it as soil carbon- an important strategy to slow or reverse atmospheric CO2 pollution and address climate change.

#### Save Water

Save water means using a holistic approach of creating drought resistant soils with compost and mulch, selecting plants naturally adapted to summer-dry climates, using stormwater, greywater and recycled water in the landscape as much as possible and using efficient irrigation systems that include self-adjusting, weather-based controllers.

#### Conserve Energy

Conserve Energy by reducing the need for mowing and shearing, by shading buildings and paved areas to reduce the Heat Island Effect, using efficient outdoor lighting, specifying low embodied energy materials and buying local landscape products.

#### Protect Water & Air Quality

Protect Water & Air through maximizing permeable surfaces and minimizing stormwater runoff, using integrated pest management, minimizing the use of synthetic pesticides and avoiding overuse of fertilizers, reducing fossil fuel consumption, and planting trees to remove CO2 and absorb air pollutants.

#### Create and Protect Wildlife Habitat

Create Habitat recognizes that biodiversity is crucial to the health and resiliency of natural ecosystems. By using native plants and increasing the diversity of plant palettes, our built landscape can provide food, water and shelter for birds, butterflies, beneficial insects and other creatures- thus helping to conserve precious wildlife and restore damaged bionetworks.

### Climate Adaptive Landscaping

The City of Albany Climate Action and Adaptation Plan (CAP) Action 4.2.6 directs the City toward promoting climate adaptive landscaping. The benefits of compost and mulch will help Albany's parks and landscapes be more resilient to the impacts of climate change, including prolonged drought conditions and reduced water resources. Further, healthier soils will boost carbon sequestration, the process by which healthy plants pull carbon dioxide out of the atmosphere and store it in plants, roots, and amongst fungi and bacteria deep in the soil.

## Guidance

### SB 1383: Addressing Climate Change Through Compost and Mulch Application

Starting on January 1, 2022, the City of Albany will be required by SB 1383 to procure a minimum amount of products made from recycled organic waste each year, including compost and mulch.

#### Compost Application

By properly applying compost to both turf and non-turf landscapes, and tree wells, the City can improve soil fertility and structure, increase soil nutrients, aid water retention, and reduce the need for fertilizer and pesticides. On turf landscapes, the City should aim to apply a quarter inch to a half inch of compost annually.

#### Mulch Application

Mulch can be applied on top of the compost layer as a soil cover for non-turf landscapes, tree wells, and bare soils. Mulch suppresses weeds, reduces evaporation of water from the soil, protects soil from compaction, and moderates soil temperature. The City should aim to apply three inches of mulch to applicable areas annually or as needed.

#### Community Distribution Hubs

The City should also explore ways in which Albany's parks may be utilized as distribution hubs for community members to obtain compost. This will help the City of Albany meet procurement targets defined by SB 1383 while also enhancing soil quality and plant life on private properties.

### Lawn to Landscapes: Sheet Mulching

Sheet mulching has been recognized as a low cost and environmentally-friendly way of converting underutilized lawn areas into sustainable landscapes. This technique may be useful when converting lawn areas into sustainable landscapes for the Albany parks and open space system. The step by step instruction was outlined from the Alameda StopWaste public agency who has additional information and resources to guide lawn to landscape conversions at [www.lawntogarden.org](http://www.lawntogarden.org).



1. Site Preparation & Cardboard Sheet Installation



2. Apply Compost on top of cardboard



3. Apply mulch on top of layer of compost



4. Dig a hole through the cardboard, mulch, and compost to install plants (1-Gallon Pots)



5. Inspect that all areas have been covered and maintain and manage plant growth

Source: Lawn to Garden

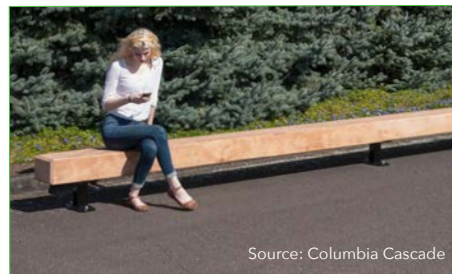
# Seating Elements & Gathering Areas

Guidance

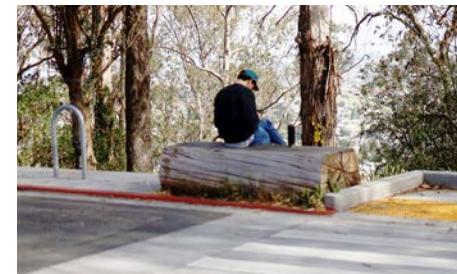


## Community Gathering Spaces

Provide informal gathering spaces for neighbors and friends for more social interaction. Seating areas should be designed in order to encourage conversation and community building. Special consideration should be given to provide more safe/fun spaces (or colloquially named "chill zones") for teen and tween girls to hangout within the parks and open space system.



Source: Columbia Cascade



### Standard Park Benches

Select a single park bench as a uniform seating element across the parks and open space system to unify the look and feel and to allow for a standardized maintenance and replacement procedure.

### Non-Standard Seating Elements

Non-Standard seating elements should only be given consideration for special uses and to accommodate specific park programs.

### Volunteer Built Benches

Ensure minimum design standards for volunteer built benches. Benches should be built to specifications that provide for ideal human comfort and accessibility for all types of users. Maintenance and replacement procedures should also be considered prior to installation.

### Reuse & Recycle Nature

Allow for the use and re-purposing of natural materials to provide seating and gathering areas. Rock boulders, tree trunks, and other similar natural objects should be given careful consideration for seating options in the park system.

# Playgrounds & Exercise Equipment

Guidance



## Nature Playgrounds

Nature playgrounds use the arrangement and organization of natural objects to structure children's nature play. These playgrounds should be designed with the goal of connecting children with nature. Incorporating educational elements should also be considered.



## Inclusive Playground Elements

Inclusive playground elements allow for children of all abilities to participate in physical activity and outdoor play. Special attention should be given to accessibility features especially for those who are limited in mobility.



## Safe & Challenging Playgrounds

Build playground environments that challenges older kids for outdoor play. Playgrounds should challenge children's physical ability and problem solving skills in a safe and structured manner.



## Outdoor Exercise Equipment

Outdoor exercise equipment should focus on providing a well rounded fitness regime that should address the following key exercises: balance, cardiovascular exercise, flexibility, core strength, and strength training.

Pull-Up bars were one of the most requested fixtures for exercise equipment.

## Urban Forestry

Urban forests should be designed in a manner that provides for optimal human comfort and environmental beautification. Appropriate locations for urban forests should help shade pathways and trails. Trees should also be provided in areas of high program use and activity. Further considerations should be given to providing urban wildlife habitat and all efforts to sequester carbon.

## How to Integrate Future Urban Forests

1. **Develop** a Parks and Open Space Tree Inventory or an Urban Forestry Master Plan
2. **Assess** the existing tree canopy across the city including the parks and open spaces
3. **Set Goals and Metrics** within the inventory to increase tree canopy across the system
4. **Identify Opportunity** areas to include additional trees and urban forestry



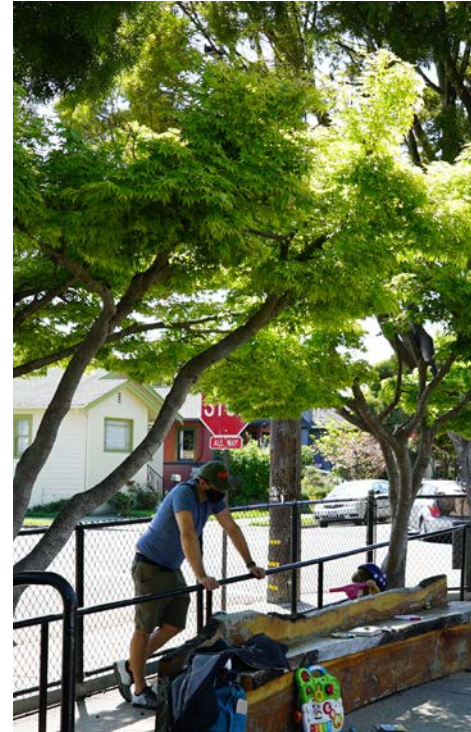
Memorial Park allée



Redwood Picnic grove



Key Route Boulevard



Dartmouth Tot Lot



## Shade Trees

Trees are the most fundamental ways to provide shade in the parks and open space system. Appropriate tree selections should emphasize canopy cover and the mature growth rate.



## Shade Structures

Shade structures are typically permanent with a roof that can provide shade in the long term with lower maintenance costs overall.



## Shade Sails

Shade sails provide a quick and easy way to provide shade for a programmed park area, such as a playground.



## Pergolas

Pergolas enable a structure for vine plants to climb onto. They provide additional greenery, shade, and human comfort.



## Solar PV Canopies

Solar PV canopies are increasingly becoming a viable option to integrate both green energy infrastructure while also providing human comfort. A cost benefit analysis should be studied before integration into the park system.



# Encourage Non-Traditional Parks & Open Spaces

Guidance



## Parklets

Continue to encourage the build out of public parklets within the City of Albany. Parklets should have the goals of becoming an economic driver while simultaneously providing much needed urban green spaces.

## Street Closures/Slow Streets

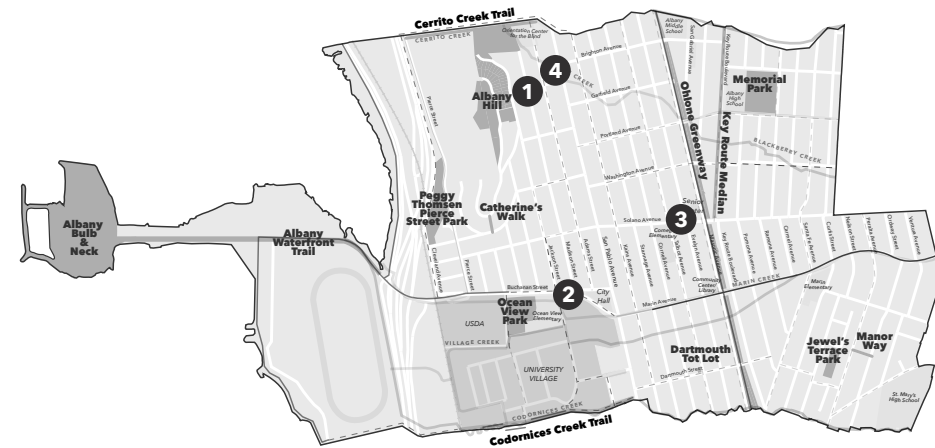
Develop a program for bicycle and pedestrian friendly "slow streets" to provide additional bike and pedestrian pathways on a permanent or temporary basis.

## Unused Public Right-of-Ways

Use existing publicly owned right-of-ways as an opportunity to expand public spaces within the City of Albany. A plaza at Buchanan and Marin is an example of an unused public right of way that could be repurposed for parks and open space.

## Privately Owned Public Spaces

Encourage developers and private property owners to integrate public spaces within their property. Opportunities should be identified in public and private partnerships as well as development agreements.



## Non-Traditional Parks & Open Space Opportunities

The following are opportunities that could be converted into parks and open spaces within the City of Albany.

1. Jackson/Clay Street Staircase
2. Plaza at Buchanan and Marin Avenue
3. Permanent Parklets along Solano Avenue
4. Future Mini Park at 540 San Pablo (Privately Owned, Public Space)

# Support Community Volunteers

Guidance



**Identify** funding sources to promote community planting & clean up events

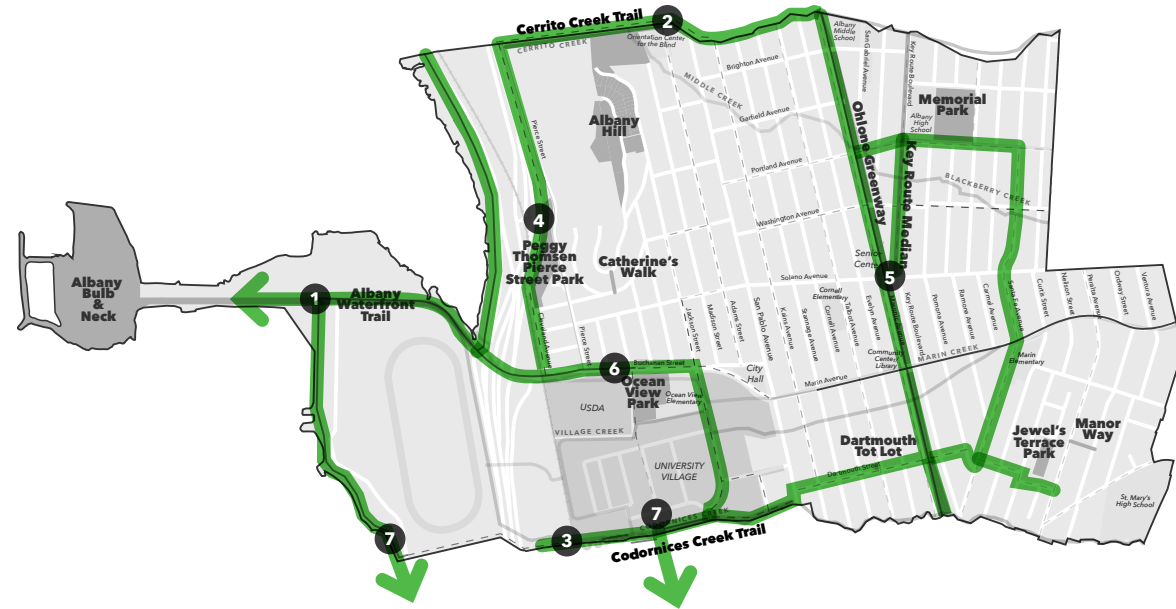
**Encourage** community groups to form partnerships and collaborations with one another

**Assist** community groups to become self sustaining

**Enable** Volunteer groups to assist with the maintenance and management of parks and open space system

**Award** grant funding for community-driven projects

### Identified projects from the PROS master planning process:



**1. Albany Bulb** - Access and Circulation Improvements

**2. Cerrito Creek Trail** - Trail and Pathway

**3. Codornices Creek Trail** - Longer Term Future Extension

**4. Peggy Thomsen Pierce Street Park** - Access and Circulation Improvements

**5. Key Route Median Trail** - Phase 1 Solano Avenue Complete Streets Plan

**6.** Continue to make **Buchanan Street** comfortable for cyclists and pedestrians (Shade and Safety)

**7.** Future connection to **Interstate-80 Gilman Street Improvement Project** from Codornices Creek Trail and SF Bay Trail

This checklist is intended to evaluate park element conditions in order to best determine how to resolve any quality issues within a park or open space. This evaluation checklist should assist in developing maintenance standards for the Albany Public Works and Recreation Community Services Department.

### Albany Parks Master Plan Maintenance Themes:

#### Standardize the Park System

Build a unified and simplified parks and open space system to enable better maintenance and management overall. Select standardized fixtures and equipment to enable better protocols for repairs and upkeep. This could be as comprehensive as selecting a single bench product or by having consistent irrigation controllers across the park system, as two examples.

#### Sustainable Landscapes/Turf Audit

Convert underused lawn spaces into sustainable landscapes that will enable lower costs associated with irrigation and maintenance. A Turf Audit would identify popular lawn areas that would dedicate more resources for lawn upkeep.

#### Maintenance for Public Safety

Pathway and sidewalk rehabilitation, park lighting, and other hazard abatements, should be prioritized in order to protect the health safety, and welfare of all park and open space users.

Park Element	Criteria for Quality Evaluation
<b>Lawns</b>	<ul style="list-style-type: none"> <li>- Turf is free of litter and debris</li> <li>- Lawns are mowed and kept at a uniform height</li> <li>- Substantial portion of turf is green and free of bare spots</li> <li>- Substantial portion of turf area has no standing water or ponding</li> </ul>
<b>Ornamental Planting</b>	<ul style="list-style-type: none"> <li>- Ornamental planting areas are free of litter and debris</li> <li>- Ornamental planting areas are free of weeds or vines</li> <li>- Plantings are appropriately placed given size and location</li> <li>- Substantial amount of ornamental plants are not dead or damaged</li> </ul>
<b>Trees</b>	<ul style="list-style-type: none"> <li>- No broken or hanging limbs greater than four (4) inches in diameter</li> <li>- All trees are alive and are free from damage</li> </ul>
<b>Pathways</b>	<ul style="list-style-type: none"> <li>- Pathways are free of litter and debris</li> <li>- Pathways do not have standing water</li> <li>- Pathways do not have irregularities in grade or present tripping hazards</li> </ul>
<b>Athletic Courts</b>	<ul style="list-style-type: none"> <li>- Court surface is free of litter and debris</li> <li>- Court surface does not have standing water</li> <li>- Play lines are clearly visible and are not worn</li> <li>- Courts do not have irregularities in grade or present tripping hazards</li> </ul>
<b>Play Areas</b>	<ul style="list-style-type: none"> <li>- Play areas are free of litter, debris, and graffiti</li> <li>- Substantial majority of play equipment is present and functional</li> <li>- Play equipment is free of deterioration (rust, rot, splinters, peeling paint, sharp objects)</li> <li>- Play surfacing material is contained and not spilling out (sand, mulch, rubber surfacing, etc.)</li> </ul>
<b>Dog Play Areas</b>	<ul style="list-style-type: none"> <li>- Dog play area is free of litter, debris, and feces</li> <li>- Dog play area is free of standing water</li> <li>- Dog bag amenities are well kept and managed</li> </ul>
<b>Benches, Tables, Waste Receptacles</b>	<ul style="list-style-type: none"> <li>- Areas surrounding benches, tables, and receptacles are free of litter, weeds, and debris</li> <li>- Available benches and tables are free of litter, dirt, rust, and graffiti</li> <li>- Waste receptacles are not overflowing</li> </ul>