

ATTACHMENTS

- 1) Map: Redevelopment Area Project Boundaries
- 2) Table 1: Fund Balances
- 3) Table 2: Budget and Projections
- 4) Map: Solar Energy EmPowerment District
- 5) Cleveland Avenue Improvements: Description and Map
- 6) Table 3: Regional Housing Needs Allocation
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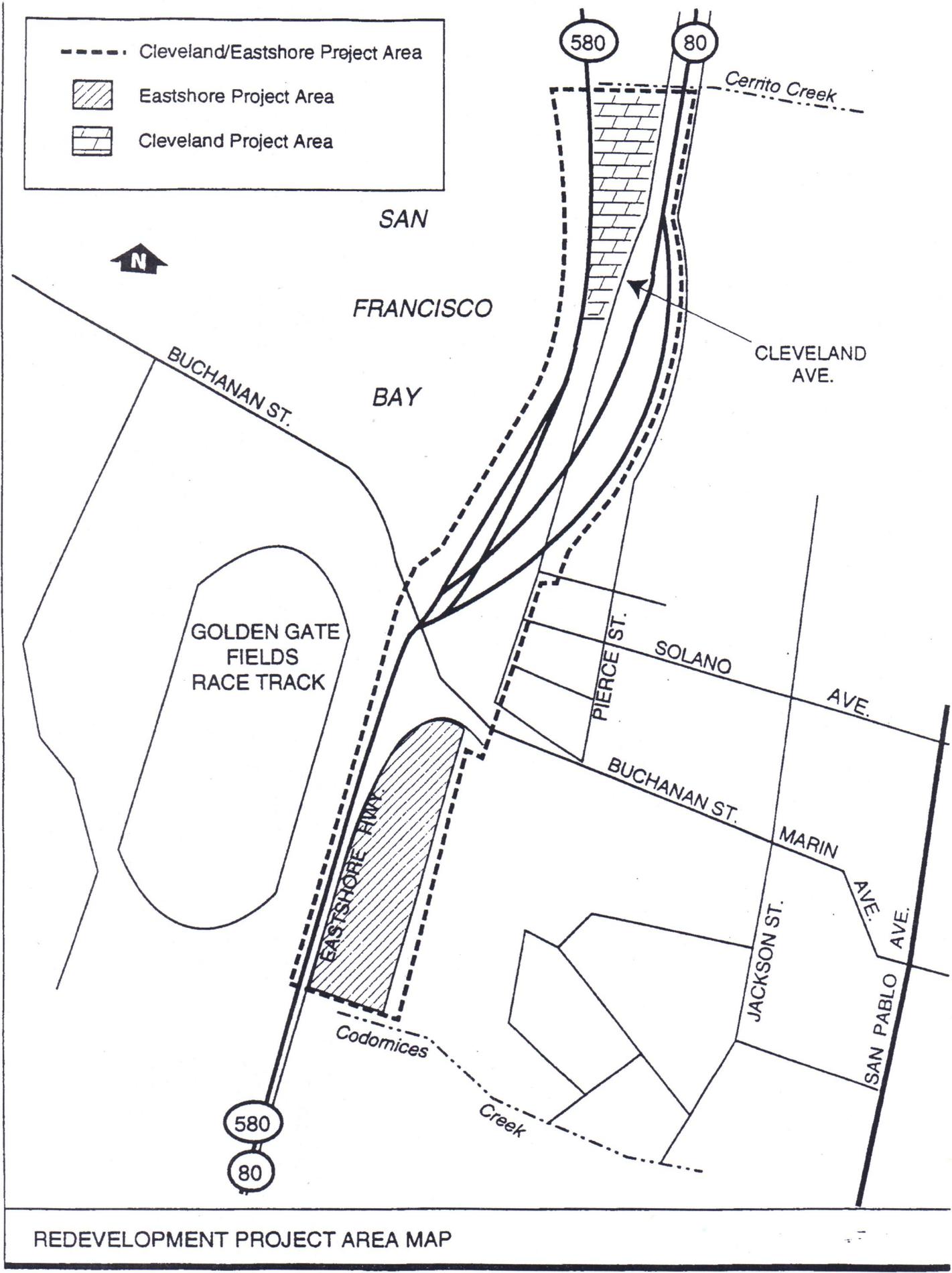


Figure 1

CITY OF ALBANY

MEMORANDUM

DATE: November 12, 2010

TO: Judy Lieberman, Assistant City Manager

FROM: Angelina Harrison, Project Analyst

SUBJECT: Compatibility of Five Year Redevelopment Implementation Plan with General Plan, Traffic Management Plan, Watershed Management Plan, and Climate Action Plan.

1) General Plan

LAND USE ELEMENT:

Light Industrial Land Use: The 17 acres of Santa Fe Railroad lines that run north and south alongside the industrial sector, and the existing 11.5 acres of vacant industrial land in this vicinity, present opportunities for new development.

Goal LU6: Increase the economic vitality of the City's industrial use areas.

Policy LU6.1: Identify appropriate locations for automobile retail and service uses in the areas zoned for Commercial/Service/Light Industrial (now CMX, commercial mixed use) uses. Develop appropriate informational materials to encourage San Pablo Avenue auto dealerships and auto-related businesses to consider these locations.

Community Services and Facilities Goals and Policies: Corporation Yard (p.36) – The City's existing corporation yard facilities are inadequate to meet both equipment and personnel space requirements. The City Council is currently pursuing both a site and building plan for an expanded facility.

Policy LU8.3: Construct a new corporation yard facility to adequately house the City's maintenance equipment and workers.

*Community Design Goals and Policies

Goal LU 9: The positive elements of Albany's physical character: common architectural styles, significant views, and remaining natural features should be protected and enhanced.

Policy LU9.2: Develop policies to protect existing riparian habitat within the Creek Conservation Zone (riparian strips along either side of Codornices, Cerrito and Village Creek – map after p. 40 in general plan) and restrict development in this Zone appropriately.

Policy LU 9.6: Identify the City’s “Gateways” on the Land Use Map and develop appropriate architectural design and land use policies for the parcels which comprise the vicinity of the gateways. Develop a gateway improvement program that includes signage, landscaping, and other public improvements suitable for these important entry points. Note: *The off-ramp of I-80 onto Cleveland creates such a “gateway”, this section is applicable to at least this portion of the redevelopment zone. Since the redevelopment zone meets both the northern and southern boundaries of the City, other “gateways” may also be identified.*

CIRCULATION ELEMENT

Goal CIRC 1: Preserve the character of residential areas near and on arterial streets.

Policy CIRC 1.6: Downgrade Washington Avenue between Cleveland Avenue and Jackson street to “Local” from “Minor arterial”

HOUSING ELEMENT:

Housing Goals, Policies and Programs

Goal HE 1: Preserve, maintain and improve Albany’s existing housing stock

Policy HE1.4 Encourage construction of new rental housing (p.73)

Goal HE 2: Provide a variety of housing types, densities, designs and prices which will meet the existing and projected needs of all economic segments of the community while maintaining and enhancing the character of existing development.

Policy HE 2.1 Encourage the construction of housing affordable to very low-, low- and moderate-income households consistent with the regional fair share goals and income levels of current and future Albany residents.

CONSERVATION, RECREATION AND OPEN SPACE ELEMENT

Goal CROS 4: Strive to maintain and improve the quality of Albany’s natural environment and cultural resources, and natural resources in general (p. 84)

COMMUNITY HEALTH AND SAFETY ELEMENT

Goal CHS1: Minimize the impact of flooding, seismic, and geologic hazards on the citizens of Albany and their property.

Policy CHS1.1 Conserve riparian and littoral habitat within the area 100 feet from creek centerline in appropriate areas both for its importance in reducing flood impacts and for its aesthetic value.

Goal CHS 3: Reduce the exposure of present and future Albany residents and workers to hazardous materials.

Policy CHD 3.1 Evaluate and map the presence of hazardous materials at any development or redevelopment sites filled prior to 1974, or sites historically devoted to uses which may have involved hazardous wastes.

2) Parks, Recreation and Open Space Master Plan

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

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

Actions: Develop one (1) of the following sites, depending on considerations of site availability, cost and appropriateness to serve the neighborhood

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

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

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

Actions: 1. Cerrito Creek-Bay Trail Connector: Participate with other agencies in developing trail links between El Cerrito Plaza and the Bay Trail. The Albany portions include:

- A connection generally by way of Pierce Street to the Buchanan overcrossing

- Re-alignment of the existing connection from the Buchanan overcrossing to the Bay Trail on the west side of I-580.

3. Watershed Management Plan

Recommended Storm Drain Projects

- SD-3 Cleveland Avenue between Washington Avenue and Buchanan Street: The plan recommends installing a new 24 inch storm drain pipe along Cleveland Avenue from Washington Avenue to Buchanan Street connecting into the existing Marin Creek drain on the north side of the USDA research center.
- SD-18 I-80 at Codornices Creek: Install a new 72 inch storm drain pipe parallel to the existing six by five foot concrete arch drain crossing I-80 at Codornices Creek providing increased flow capacity and helping to eliminate flooding problems between I-80 and the railroad tracks.
- SD-19 Village Creek at I-80: Plan recommends installing a new storm drain parallel to the existing drain crossing Interstate-80 at Village Creek providing additional flow capacity and helping to eliminate flooding problems between I-80 and the railroad tracks.

Recommended Creek Restoration Projects

- CR-10 Codornices Creek between the Union Pacific Railroad tracks and Eastshore Highway: Improve flow capacity of the creek, enhance wildlife habitat, and provide a trail along Codornices Creek to the Eastshore Highway and the San Francisco Bay Trail.
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4. Climate Action Plan

The Climate Action Plan has far reaching implications and while no measure in this plan applies specifically to the redevelopment zone, many will apply to Albany as a whole. Since the exact nature of the development in the redevelopment zone has not yet been decided, the exact implications of the climate action plan on this area are unknown but with the plan focused on buildings and energy, transportation and land use, waste reduction, green infrastructure, water conservation and food and agriculture, one or all of these strategies will likely impact any new development anywhere in the city.

BE2.4A (Define solar EmPowerment districts) has been completed and the entirety of the redevelopment zone is within the EmPowerment district. The redevelopment zone will then be incorporated in the other policy measures that comprise BE2.4 but these measures are

designed mainly to evaluate solar feasibility and perform outreach and so will not place restrictions on projects within the redevelopment zone.

REINVESTMENT AGENCY

TABLE 1

REINVESTMENT AREA: FUND BALANCES

FY10/11 to FY15/16

FUND BALANCES		ACTUAL			BUDGETED
Fund #	Fund Description	FY07/08	FY08/09	FY09/10	FY10/11
650	Redevelopment	\$ 187,410	\$ 282,414	\$ 286,546	\$ 536,377
651	Housing Fund	\$ 397,493	\$ 493,693	\$ 586,123	\$ 690,726
652	<i>Debt Service</i>	\$ 25,111	\$ 27,084	\$ 15,667	\$ 18,017
TOTAL		\$ 610,014	\$ 803,191	\$ 888,336	\$ 1,245,120

		PROJECTIONS				
Fund #	Fund Description	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16
650	Redevelopment	\$ 788,565	\$ 1,043,142	\$ 1,300,138	\$ 1,036,345	\$ 1,306,674
651	Housing Fund	\$ 796,545	\$ 903,600	\$ 1,011,912	\$ 1,122,537	\$ 1,235,530
652	<i>Debt Service</i>	\$ 20,590	\$ 23,398	\$ 26,456	\$ 29,777	\$ 36,168
TOTAL		\$ 1,605,700	\$ 1,970,140	\$ 2,338,506	\$ 2,188,659	\$ 2,578,372

TABLE 2
REINVESTMENT AREA: BUDGET AND PROJECTIONS
FY10/11 to FY15/16

	FY09/10 Actual	FY10/11	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16
REVENUES							
Property Tax Increment	\$ 496,862	\$ 501,831	\$ 506,849	\$ 511,917	\$ 517,036	\$ 527,377	\$ 537,925
Interest/Earnings	\$ 12,229	\$ 12,840	\$ 13,482	\$ 14,156	\$ 14,864	\$ 15,607	\$ 16,387
TOTAL REVENUES	\$ 509,091	\$ 514,671	\$ 520,331	\$ 526,073	\$ 531,900	\$ 542,984	\$ 554,312
DISPOSITION OF REVENUES							
651 Housing Fund (20%)	\$ 88,395	\$ 100,366	\$ 101,370	\$ 102,383	\$ 103,407	\$ 105,475	\$ 107,585
651 Interest on debt	\$ 4,036	\$ 4,237	\$ 4,449	\$ 4,671	\$ 4,905	\$ 5,150	\$ 5,408
652 Interest on Debt GF	\$ 16,187	\$ 2,658	\$ 2,685	\$ 2,712	\$ 2,739	\$ 2,766	\$ 2,794
652 Net revenues	\$ (11,417)	\$ 18,017	\$ 20,590	\$ 23,398	\$ 26,456	\$ 29,777	\$ 36,168
650 Interest on Debt	\$ 9,686	\$ 2,043	\$ 2,063	\$ 2,084	\$ 2,105	\$ 2,126	\$ 2,147
Administration	\$ 21,519	\$ 21,734	\$ 21,951	\$ 22,171	\$ 22,393	\$ 22,617	\$ 22,843
Projects	\$ 50,402	\$ 50,906	\$ 51,415	\$ 51,929	\$ 52,448	\$ 52,972	\$ 53,502
RDA ERAF Payment	\$ 146,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pass Thru/Other Agencies	\$ 179,948	\$ 80,546	\$ 81,636	\$ 82,737	\$ 83,849	\$ 84,972	\$ 86,106
Net to Fund 650	\$ 4,131	\$ 234,164	\$ 234,172	\$ 233,988	\$ 233,598	\$ 237,129	\$ 237,759

CITY OF ALBANY
REINVESTMENT AGENCY
CLEVELAND AVE IMPROVEMENTS
PROJECT DESCRIPTIONS

A. INTRODUCTION

The City of Albany's Reinvestment Agency has available funds to make improvements within the Agency's boundary. Cleveland Ave falls within the Agency's boundary. The goal of this document is to describe improvement projects that are needed along Cleveland Ave that can be funded by the Reinvestment Agency.

There are seven proposed projects along Cleveland Ave. In general, the projects would provide the following much needed improvements:

- Multi-Use AC Bike Path
- Pavement Rehabilitation and Replacement
- Storm Drain and Water Quality Infrastructure
- Decomposed Granite (DG) Path for Pedestrians
- Safety Improvements at the Highway 80 Off Ramp Intersection
- Interpretive Features at Cerrito Creek

The specific projects are schematically shown in the attached Location Map, and briefly described in the following section. The estimated total project cost for each project includes engineering, construction, and project management costs.

B. SUMMARY OF PROJECTS

1. Pierce St. Path, Phase II

Install Class I multi-use path, which would serve as a bay trail connector. The path would connect to a proposed bike path on the west side of Pierce St, run through Pierce St Park, and along the west side of Cleveland Ave up to Buchanan Ave. The project includes a wall along the path, lighting, landscaping and undergrounding. The estimated total project cost is \$1,300,000.

2. Cleveland Ave South Pavement Improvements

Construct a 0.2' thick asphalt concrete overlay to improve the pavement condition on Cleveland Ave between Buchanan and Washington Ave. The estimated total project cost is \$50,000.

3. Cleveland Ave South Storm Drain and Water Quality Improvements

Install storm drain pipes, inlets and water quality features along the proposed path on the west side of Cleveland Ave between Buchanan and Washington Ave. The estimated total project cost is \$730,000.

4. Cleveland Ave Decomposed Granite Path

Install a 5' wide decomposed granite path and wall along the west side of Cleveland Ave. The path would provide a safe path of travel for pedestrians. The estimated total project cost is \$180,000.

5. Intersection Improvements at Cleveland Ave and Highway 80 Off Ramp

Improve safety at the intersection by working with Caltrans to improve the geometric design, adding a concrete guard rail, pedestrian walkway, and retaining wall with safety fencing on the west side of the intersection. The estimated total project cost is \$230,000.

6. Cleveland Ave North Pavement Improvements

Remove and replace 4" of asphalt concrete on Cleveland Ave from the Highway 80 off ramp to the north City Limit. The Project will also include base failure repairs in areas where the pavement has completely failed. The estimated total project cost is \$320,000.

7. Interpretive Features at Cerrito Creek on Cleveland Ave

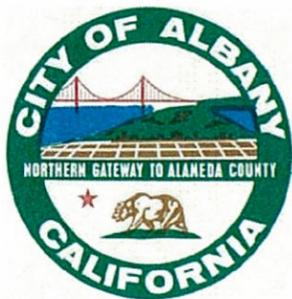
Install improvements at Cerrito Creek such as a bench, trees and an interpretive feature regarding the creek and its interaction with the Bay. The estimated total project cost is \$10,000.



City of Albany

REINVESTMENT AGENCY
 CLEVELAND AVE IMPROVEMENTS
 PROJECT LOCATION MAP

JULY 7, 2010
 ENGINEER'S FILE: 2008.011.73





City of Albany

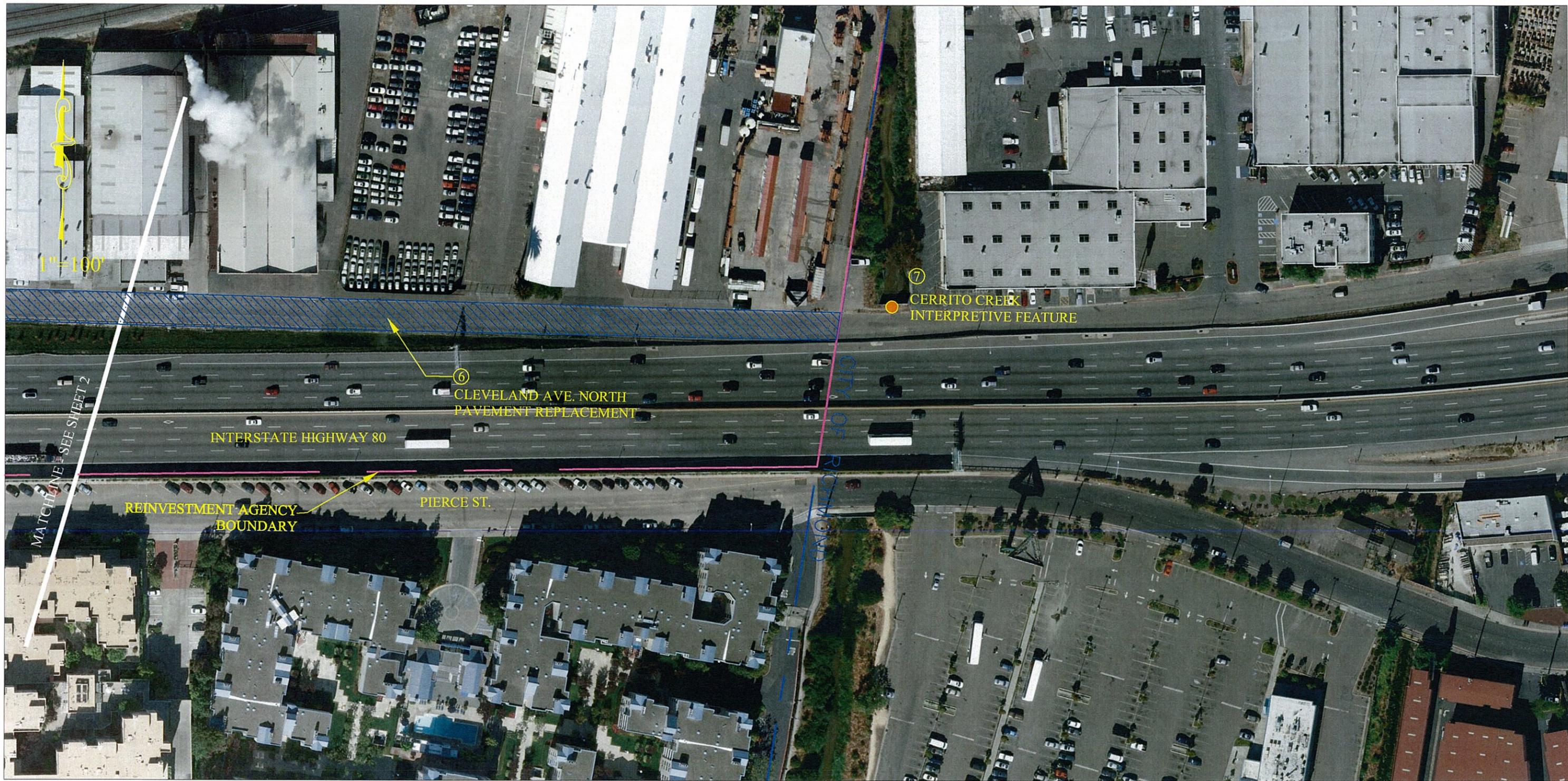
REINVESTMENT AGENCY
 CLEVELAND AVE IMPROVEMENTS
 PROJECT LOCATION MAP

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SHEET 2 OF 3

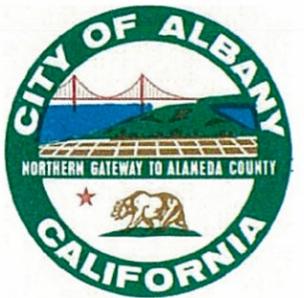


City of Albany

REINVESTMENT AGENCY
CLEVELAND AVE IMPROVEMENTS
PROJECT LOCATION MAP

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SHEET 3 OF 3

Albany's Share of Regional Housing Needs Allocation		
Very Low (0-50% of AMI)	64	40%
Low (51-80% of AMI)	43	27%
Moderate (81-120%)	52	33%
<u>Subtotal</u>	<u>159</u>	<u>100%</u>
Above Moderate (over 120%)	117	
TOTAL UNITS	276	