

**Measure WW -\$27Million For Eastshore State Park  
Proposals to City Council From the Waterfront Committee**

**Project regarding sale of the Bulb to the State of California in as-is condition**

Regarding the transfer ownership interest or long-term leasehold rights of the 38 acres of land known as the Albany Neck and Bulb to the State of California as part of the Eastshore State Park System.

Located directly east of the Golden Gate Bridge, with panoramic views of the San Francisco Bay including the Berkeley and El Cerrito Hills, the Bay Bridge, the San Francisco Skyline, the Marin County Headlands and Mt. Tam, this property may have extraordinary value.

In 1998 the State of California Department of Parks and Recreation acquired the 30 acre parcel called the Albany Plateau from the then owner of Golden Gate Fields, Ladbroke Land Holdings for an amount in the multi-million dollar range. [F. Papalia to research actual amount].

If the State of California, through its entities the State Parks Department and the EBRPD, wishes to acquire these 38 acres land in order for it to be included into the Eastshore State Park, then a portion of the \$27,000,000 WW Funds designated for the acquisition and improvement of lands for Eastshore State Park should be used to acquire this land. Any future agreement should include the transfer of the property in its “As-Is Condition” and the receipt of compensation to the City of Albany of no less than \$1,000,000.

The City of Albany should enter into negotiations with EBRPD in order to determine the feasibility and likelihood of the transfer.

Prepared by Francesco Papalia and revised by the Waterfront Committee at their June 8, 2009 meeting.

### **Albany Salt Marsh Expansion**

Expand and enhance the existing Albany Salt Marsh located immediately northwest of the intersection of Buchanan Street and Highway 80, and north of the Golden Gate Fields racetrack. The existing salt marsh, which is approximately 2 acres, would be expanded to approximately 4 acres into land owned by Golden Gate Fields that is used partly for parking and for maintenance and corporation yard purposes. Approval by Golden Gate Fields, or acquisition of the land, would be required to complete this project.

Prior studies, commissioned by Friends of Five Creeks (a non-profit group), have been prepared to evaluate the feasibility of this salt marsh expansion. In 2001, a Phase I Environmental Site Assessment was conducted by Levine-Fricke to determine subsurface conditions of the area. As a result of this assessment, there were no documented sources or specific areas of potential hazardous material releases identified at the site. However, the assessment recommended that if the site is excavated for conversion back into a salt marsh, that additional subsurface soil and groundwater assessment be conducted. In 2002, Balance Hydrologics conducted a hydrologic feasibility assessment of wetland restoration for the site. A combined program of measuring and modeling tidal water levels was used and two alternatives were modeled. The study found that the tidal regimes in the Albany Mudflats and the existing Salt Marsh make it conducive to restore and expand the salt marsh wetland. The report also recommended the desired elevations (through excavation) that would be needed to create the desired habitat. Future studies would need to design for anticipated sea level rise, including potential flooding of Buchanan Street.

Rationale: The site was historically part of a submerged tidelands system that was prevalent around the San Francisco Bay. Much of the tidelands in the area of the Albany Salt March were filled and virtually all that remains is this 2-acre marsh. Enhancing this salt marsh, and expanding its size to approximately 4 acres, would benefit fish and bird wildlife species.

Cost: The estimated cost to restore and expand the Albany Salt Marsh is \$2,100,000.  
The estimated cost to acquire the existing 2 acre salt marsh is unknown at this time.  
The estimated cost to acquire 2 acres of adjoining land is unknown at this time.

**MEASURE WW – \$12.3 MILLION FOR THE BAY TRAIL  
PROPOSAL TO CITY COUNCIL FROM WATERFRONT COMMITTEE**

---

MEASURE WW goal: “...to connect urban communities to shoreline access and wildlife viewing opportunities by completing the 86 mile Bay Trail along the East Bay shoreline. Acquire and develop trail links to close the remaining gaps between Martinez and Fremont.”

---

**Interim Bay Trail - construct extension through Golden Gate Fields Property; or**

**Permanent Bay Trail (preferred) - acquire land or easement for, and construct, a Bay Trail extension through Golden Gate Fields Property.**

Enhance the recreational opportunities at the Albany Waterfront by constructing a permanent (preferred) or interim segment of the Bay Trail through lands owned by Golden Gate Fields Racetrack. This approximately one (1) mile trail would connect two existing segments of the Bay Trail, thereby closing an important gap in the Bay Trail. Plans to build an interim trail have been prepared by the East Bay Regional Park District (EBRPD) trails division and are 95% complete. The trail would be a paved trail for combined pedestrian and bicycle use, which would be separated from the adjoining parking lot and travel lane by a fence and/or median barriers.

Regarding an Interim Bay Trail, EBRPD staff had been working cooperatively with Golden Gate Fields (GGF) staff to address their needs. Except for the lack of construction funding, the only remaining issue appeared to be the length of time associated with a right-of-way agreement (e.g., easement, license, encroachment).

Regarding a Permanent Bay Trail, initial focus would place on acquiring a segment of land, or easement, along the shoreline. Aspects of the interim Bay Trail (95%) plan could conceivably be incorporated into a permanent Bay Trail plan.

Rationale: The goal of the San Francisco Bay Trail program is to provide a continuous bicycle and pedestrian trail around the entire Bay. When completed the Bay Trail will provide residents and visitors a unique recreational opportunity. At present, the Bay Trail in this area terminates at Buchanan Street (Albany) on the north side of GGF, and at Gilman Street (Berkeley) on the south side of GGF. This trail is being completed in incremental steps, and completion of this trail segment would result in a significant benefit to the goals of the SF Bay Trail program.

Cost: Interim Bay Trail construction cost is estimated at \$850,000 (does not include acquisition of fee/easement). No cost estimate is available for fee/easement acquisition at this time. Permanent Bay Trail construction cost is similar to above.

**MEASURE WW -- \$27 MILLION FOR EASTSHORE STATE PARK:  
PROPOSAL FOR ALBANY SHORELINE IMPROVEMENTS**

**Proposed by:** Steve Granholm

I propose that a substantial portion of the Measure WW funding be used for the following projects on the Albany Shoreline, within the Eastshore State Park:

1. Prepare a Project Area Plan for the Albany Plateau, consistent with the Eastshore Park General Plan, to specify the facilities to be constructed there. The western portion of the Plateau (west of the burrowing owl habitat area) should be designed for informal recreation. The facilities should include a picnic area, a turf area, restrooms, drinking fountains, and landscaping. The plan should also include trails and viewpoints, with interpretive signage, on both the western and eastern portions of the Plateau. The eastern portion of the Plateau (which includes the burrowing owl habitat area) should be improved by replacing non-native plants with locally native plants, where feasible.
2. Implement the Project Area Plan for the Albany Plateau.
3. Prepare a Project Area Plan for the Albany Bulb and Neck. Developing this plan would require extensive coordination between the City of Albany, the East Bay Regional Park District (EBRPD), and the California Department of Parks and Recreation (State Parks). A key part of the plan would be to resolve the specific process and steps required to transfer the Bulb and other City-owned lands to the Eastshore State Park. The plan should address the issue of construction debris removal on the surface of the Neck and Bulb (e.g., unstable concrete piles) that would minimize disturbance to upland wildlife habitat.
4. Implement the Project Area Plan for the Albany Bulb and Neck.

Rationale: To date, most of the funding for implementation of Eastshore Park facilities has been spent on (or allocated to) the Berkeley shoreline. Now it is important to move forward with park improvements on the Albany shoreline. The Bulb, with its incredible views and isolation from urban noise and congestion, is one of the most dramatic locations in the Park. The Plateau is also a key location, both for informal recreation facilities and for beautiful views of the Albany Mudflat, with its abundant waterbird populations.

Cost: The estimated cost for preparing a Project Area Plan, and implementing those plans, for the Albany Plateau, and the Neck and Bulb, has not been determined.



Cove Approach



Cove and Oasis Area



Triangle