

CITY OF ALBANY

MEMORANDUM

DATE: October 21, 2015

TO: Sustainability Committee

FROM: Claire Griffing, Sustainability Coordinator

SUBJECT: CAP Update

The following is intended to serve as an update on all CAP implementation projects since the adoption of the plan in 2010.

BUILDINGS AND ENERGY

Community Choice Aggregation (2015)

Community Choice Aggregation (CCA) allows public agencies to procure electric power on behalf of electric power customers, while energy transmission, distribution, repair, customer service, and billing continue to be administered by PG&E. The advantages of joining a CCA program include the ability to obtain power from more renewable resources and potential greenhouse gas (GHG) reductions. The Sustainability Committee has researched community renewable energy options, including CCA. The Committee made a recommendation to the City Council on October 16, 2013 to pursue consideration of becoming a member of Marin Energy Authority (MCE), the only operating CCA in California at the time. In November 2013, Council authorized a letter to MCE to ask for consideration as a member. On April 7, 2014, Council considered a contract with MCE for a membership analysis which would have been used to determine whether Albany could join the MCE Joint Powers Authority (JPA). Council discussed the contract and the possibility of an Alameda County CCA and chose not to take action toward joining MCE at that time. The Alameda County Community Development Agency (CDA) is currently in the process of conducting a feasibility study, and City staff is participating on the steering committee.

Building Energy Assessment and Disclosure Ordinance (2015)

The Sustainability Committee is researching policies to increase energy efficiency upgrades in residential and commercial properties in Albany. The Committee is also looking at requiring energy assessments at certain time intervals, depending on building size. The City of Berkeley recently adopted a similar ordinance.

PACE Programs (2014-2015)

In 2014, the Sustainability Committee researched and recommended joining a Property Assessed Clean Energy (PACE) financing program, which provides financing for solar installations, energy efficiency, and water upgrades. The loans are repaid over the

assigned term (typically 15 or 20 years) via an annual assessment on the property tax bill. The Sustainability Committee received a presentation from the HERO PACE Program and made a recommendation to City Council, who voted to join the program on July 21, 2014. The Committee has been approached by a number of other programs, and Council also joined the Open PACE program in July 2015. The Committee plans to come back in January to discuss participation and the option of joining additional programs.

Green Building Ordinance Update (2013)

The City established a Green Building Subcommittee comprised of members of the City's Planning & Zoning Commission and Sustainability Committee to provide input on the existing green building ordinance, identify updates, and customize the ordinance with energy conservation measures. The revisions include increasing the minimum point requirements, requesting additional submittal documentation, and collecting a fee for final inspection to insure compliance. Additional edits include changing the new commercial construction threshold to 10,000 sq. ft. for official LEED certification and allowing equivalency for renovation/construction more than 5,000 sq. ft. These revisions were approved by Council in April 2013.

Commercial Rebate Incentive for Energy Efficiency (2012)

The City worked with the SmartLights Program (a nonprofit funded by PG&E) to provide energy efficiency assessments and rebates for lighting and refrigeration upgrades to commercial businesses. City staff participated in a "walking campaign" and sent a letter to all businesses to encourage participation in the program. Twenty-eight businesses completed retrofit work.

Develop and Distribute Community Outreach Materials (2012)

The City developed flyers for the residential and commercial energy efficiency programs as well as an outreach piece outlining the Climate Action Plan and its implementation measures.

Municipal Energy Action Plan (2012)

SEI conducted energy audits of City facilities in 2012 and assisted the City in preparation of an Energy Action Plan. The plan provides a summary of energy use history and trends for the City's facilities, identifies future energy efficiency projects, and sets energy reduction goals for energy use reduction in the next 3-5 years. It can be used to plan future capital improvement projects.

Municipal Energy Management Tools (2012)

Staff set up MyEnergy and Business Tools (PG&E energy use and tracking tools) accounts to monitor energy usage through the PG&E website. Energy management tools allow the City to identify anomalies in electricity usage, highlight billing mistakes and inventory electrical and gas meters.

Renewable Energy at City Facilities (2012)

In coordination with the Small Cities collaborative, the City received a proposal for installation of solar panels on city facilities in 2012. Staff determined funding was

available for the proposed project to install solar panels on the roof of the Childcare Center. The Albany City Council authorized staff to implement this solar installation (26 kW-DC system) and to pursue funding for the remaining projects. Staff was unable to execute a contract with Real Goods Solar and is reevaluating the project to determine if a solar lease would be a possible alternative.

Childcare Center HVAC Replacement (2012)

The City of Albany replaced the old HVAC system at the City's Childcare Center with a high efficiency system in April of 2012.

City Hall Lighting (2012)

Staff completed an automated lighting management system at City Hall to control and schedule all existing lighting panels, individual relays which control the operation of all light fixtures, and ceiling fans by areas/zones. The system is designed to turn all lights off in evenings after working hours and on weekends and holidays.

Ohlone Greenway Lighting Upgrade (2012)

City staff worked with the City of El Cerrito to procure and install High-Intensity Discharge (HID) lighting with LEDs along the Ohlone Greenway for energy savings and enhanced visibility.

Energy Efficiency Partnerships (ongoing)

- *Energy JPA*
The City Council approved a resolution to join the Energy Council JPA in March 2014. The JPA will procure and administer funding for energy efficiency projects in Alameda County. City staff and the Mayor participate in the JPA program.
- *Residential Energy Efficiency Incentive Programs*
The City continues to promote a residential energy efficiency incentive program through the existing Energy Upgrade California program. Homeowner workshops continue to be offered countywide. The City actively promoted informational workshops through bill inserts, our cable TV station, web postings, email trees and some door-to-door flyers. CESC also provides energy audits and rebates to low income residents.
- *Commercial Energy Efficiency Incentive Programs*
The City partners with East Bay Energy Watch (EBEW) programs such as SmartLights to promote energy audits and retrofits in the commercial sector.

TRANSPORTATION AND LAND USE

Active Transportation Plan (ongoing)

The Albany Active Transportation Plan was adopted in the Spring of 2012. The following projects are currently complete or underway:

- The City obtained a Congestion Mitigation and Air Quality grant (CMAQ) for the construction of the Marin-Buchanan Bikeway from San Pablo Avenue to the Buchanan bridge overcrossing. The project broke ground in the fall of 2012, and when finished it will create a bike and pedestrian path that provides a link between the Marin Avenue bike lanes and the Bay Trail. The final phase of the project will underground utility lines along Marin Avenue and complete the bicycle facility from San Pablo Avenue to Cornell Avenue.
- The City obtained a Planning grant from Caltrans to develop a Complete Streets plan for Buchanan Street and San Pablo Avenue. "Complete Streets" are designed to make it easier and safer to walk, bike, ride the bus, and drive along San Pablo Avenue and Buchanan Street. A weeklong series of open studio sessions took place in December 2012 and final designs were approved by Council in December of 2013. The designs provide the basis for planning on San Pablo Avenue and Buchanan Street in order to increase safety for all users of the street. The plan includes bike lanes on portions of San Pablo Avenue (near city limits) and sharrows within the city core. The plan provides improved crosswalks at uncontrolled intersections, pedestrian recall for all signalized intersections, and medians whenever possible to provide refuge for pedestrians.
- Designs for wayfinding signage have been approved by Council, the Traffic and Safety Commission and the Arts Committee. Signage will be installed along the Ohlone Greenway at City limit and at Pierce Street Plaza.
- Vehicle access was blocked to Buchanan Avenue at Pierce Street. A multi-use bicycle path was created on the west side of the 500 block of Pierce Street and will continue through the future Pierce Street Park and connect to Cleveland Avenue and the Buchanan-Marin Bikeway.
- The City worked with BART to ensure that the Ohlone Greenway was striped with a separate right-of-way for pedestrians and cyclists after retrofit work was completed.
- All of the striping and signage projects identified in the Active Transportation Plan are expected to be completed by summer 2016. This accounts for about 65% of projects identified in the plan.

Bike Racks

With funds from Measure B, the City has been able to partner with Albany Strollers & Rollers, the Albany Unified School District, and local merchants to install additional bike racks at the swimming pool, Albany Middle School, the Senior Center, the waterfront, the YMCA, the Community Center, and along Solano and San Pablo Avenues.

Safe Routes to School Program (ongoing)

The City of Albany began its Safe Routes to School (SR2S) Program in 2007 to decrease traffic and pollution and increase the health of children and the community. The City has received three SR2S grants from the State for infrastructure improvements around schools, which include the traffic signal and pedestrian improvements at Buchanan/Jackson and Marin/Santa Fe. Pedestrian improvements will be made at the Marin/Curtis intersection in the summer of 2016. Each of these grants has been allocated 10% of the funds for educational programming. In 2012, the City obtained a federal Safe Routes to School Grant for staff support, encouragement, and education activities at the three elementary schools and at Albany Middle School for three school years, from 2012-2016. The City has established monthly "Walk and Roll to School Days", International

Walk to School Day in October, Bike to School Day in May, the Golden Sneaker Contest in the spring, the Bike Program during P.E. and several educational presentations at each elementary school and the middle school. Cornell Elementary is the only school in the county administering weekly Walk to School events with the support of the City and a dedicated group of parent volunteers. The High School began their SR2S program in 2012 and is expanding it with the help of their student-led environmental club. The City also puts on a Bike Rodeo each spring to teach students bicycle safety in a fun environment. Staff worked with the Street Smarts program to create an outreach campaign and materials, including posters, street banners, bumper stickers, and brochures about pedestrian, bicycle, and vehicle safety as well as to encourage active modes of transportation in the city.

Car Sharing (ongoing)

City staff is working with City Car Share and the Traffic & Safety Commission to identify potential car share locations.

Electric Vehicles (2015)

City staff is working with electric vehicle charging companies to identify potential charging locations within the city. Staff has drafted an ordinance and is working with the Traffic & Safety Commission on details.

Parking (2014-2015)

The City completed a parking occupancy survey on San Pablo Avenue. City staff is working with consultants on a comprehensive parking study and a bicycle facility study for Adams and Kains. In 2014, the City convened a working group of members from the Sustainability Committee, Traffic & Safety Commission and Planning & Zoning Commission to discuss Measure D parking requirements.

WASTE REDUCTION

Single Use Bag Ban

The Alameda County Waste Management Authority (Stopwaste.Org) adopted the single use bag ordinance and mandatory recycling ordinance in January 2012. The single use bag ordinance went into effect January 2013 in conjunction with a reusable bag campaign. City staff is working with Stopwaste to expand this ban to all retail establishments.

Mandatory Recycling Ordinance

The City of Albany is one of a few cities in the county that have opted into both phases of the Alameda County Mandatory Recycling Ordinance. Phase I went into effect on July 1, 2012, and Phase II went in to affect in on July 1, 2014. All businesses and multi-family dwellings are now required to have recycling and organics services, and to utilize them properly. City staff implemented a comprehensive outreach plan targeting all affected accounts, including the development of new outreach materials and door-to-door outreach. The efforts were in partnership with Stopwaste, Waste Management of Alameda County, the non-profit Global Green USA, and consultants from ESA and

Cascadia. Almost all covered accounts are in compliance. City staff continues to work closely with Stopwaste on compliance inspections, enforcement and technical assistance.

School Recycling (2014)

The School District voted to become a priority partner with Stopwaste.Org. City staff met with Stopwaste to develop a long-term plan for waste reduction in the schools.

Education and Outreach

City staff develops and distributes outreach materials regarding recycling and other environmental messaging on an ongoing basis. This includes direct mail pieces as well as electronic media sources.

New Recycling Bins

In 2012, the City placed 15 BigBelly solar compactors along Solano Avenue and in Memorial Park. The units were provided by Waste Management of Alameda County (WMAC) per the new Franchise Agreement, adopted in November 2011. The solar-powered compactor units provide an opportunity for recycling on Solano Avenue and have worked well for users, WMAC collection staff and City maintenance staff. Since then, the City has purchased ten BigBelly Triple Stations for Memorial, Ocean View and Terrace Parks. These Triple Stations provide the opportunity to dispose of trash, recycling and organics and include clear signage. The cans promote litter reduction and provide recycling and composting opportunities for park users. They also have clear recycling signage and act as an educational tool to reinforce recycling behavior at school and home. Staff uses ad space on the sides of the cans to promote additional environmental messages.

Public Education and Economic Development Benefits

Each of the units has 18"x30" ad space on either side. We use this space to promote City events and environmental messages. This has become one of the best ways to communicate about events and other messages to the public. The space can also be rented to local businesses and the revenues go toward the City's Economic Development Program. These benefits promote the Council's Strategic Vision by engaging the community and advancing economic development.

Waste Management Contract (ongoing)

The Franchise Agreement with Waste Management of Alameda County, adopted in November 2011, provides the following additional services:

- 15 solar compactors for trash and recycling were installed along Solano Avenue and in parks. They are currently being used to promote City programs and events, and can be purchased as ad space for local businesses.
- Curbside collection of household batteries, CFLs, and cell phones is now available for single family customers. The City has promoted this service through bill inserts, posters, social media, and the website. City staff worked with Waste Management to create a video tutorial for residents in 2013.
- Waste Management provides bagged compost twice a year; at the City's Arts & Green Festival in May and at a separate event held in the parking lot at Golden Gate Fields.

- Outreach on diversion programs has been done through a series of bill inserts, website updates, Facebook posts, the City newsletter, Patch announcements, and flyers posted at City facilities. Site visits, waste assessments and presentations are provided free of charge to businesses and multi-family dwellings.

GREEN INFRASTRUCTURE

Rain Gardens (2012)

A rain garden was installed as part of the Safe Routes to School infrastructure improvements at the intersection of Marin and Santa Fe Avenues during the summer of 2012. The San Francisco Estuary Project will install a rain garden on the eastern side of San Pablo Avenue between Marin and Dartmouth. This is part of a pilot project to develop green infrastructure to limit storm water runoff in seven cities along San Pablo Avenue. The Public Works Department is looking into an additional rain garden project on Brighton Avenue.

Urban Forestry (ongoing)

The City's Urban Forestry program continues to proactively plant street trees throughout the City. The program has planted 1,580 trees since 2011, including 850 trees in 2013 alone.

OTHER INITIATIVES

CAP Funding Proposal (2012-2015)

The Committee has identified priority projects in need of funding and has researched various funding strategies. They have made a recommendation to City Council that the City's Utility Users Tax be increased to fund these priority CAP measures.

Adopt New CAP Targets (2015)

The Sustainability Committee has explored the possibility of new greenhouse gas reduction goals for long-range planning. They recommended a new goal of 60% GHG reductions by 2035 and net zero emissions by 2050, and plan to incorporate this goal into the Conservation Element of the General Plan. They are continuing to refine these new goals and discuss strategies for achieving net zero emissions.

General Plan (2015)

The Sustainability Committee has provided valuable input on the City's General Plan Update, primarily related to the Conservation Element.

Water Reduction (2015)

In response to the drought and mandatory water use reductions, the City has taken proactive measures to conserve water. On May 18, 2015, the Albany City Council adopted Resolution 2015-23 approving execution of a pledge to partner in saving water with EBMUD and committing to a citywide water conservation program. Staff met with the East Bay Municipal Utility District (EBMUD), and has implemented a variety of water-saving incentives in each department. Staff has also worked on water conservation outreach and messaging through bill inserts, the website, and other electronic media sources.