

CHAPTER

9

COMMUNITY SERVICES AND FACILITIES ELEMENT

A. INTRODUCTION

The Community Services and Facilities Element provides goals, policies, and actions on schools, libraries, law enforcement, fire protection, emergency medical services, child care, senior care, arts and culture, and infrastructure in Albany. While this is considered an “optional” element of the General Plan, the topics it addresses are vitally important to the city’s future.

Public services are a key factor in attracting residents and businesses to the city, and keeping residents and businesses in the city once they are settled. Civic buildings contribute to Albany’s sense of community, provide public gathering places, and are a source of civic pride.

Community services will be directly impacted by the growth described in this General Plan. An important part of the planning process is to evaluate the need for new facilities to keep pace with growth, as well as the need for maintenance, replacement, and expansion of existing facilities.

This Element also looks at the impacts of technology, funding constraints, and demographic change on community services, as well as emerging trends in the way services are delivered. Since some community services and facilities are provided by other public agencies (such as the School District), intergovernmental coordination is an important part of this Element.

Planning for infrastructure also is critical. Some of the sewer and storm drain lines in the city have not been replaced in over 60 years. Replacement of aging utility lines is needed to improve operating efficiency, water quality, and reliability. At the same time, the City must plan for new types of infrastructure, such as reclaimed water and advanced telecommunications. This Element includes policies and actions guiding future decisions on these topics, which will in turn inform future capital improvement programs.



Photo: Doug Davidson

Albany High School

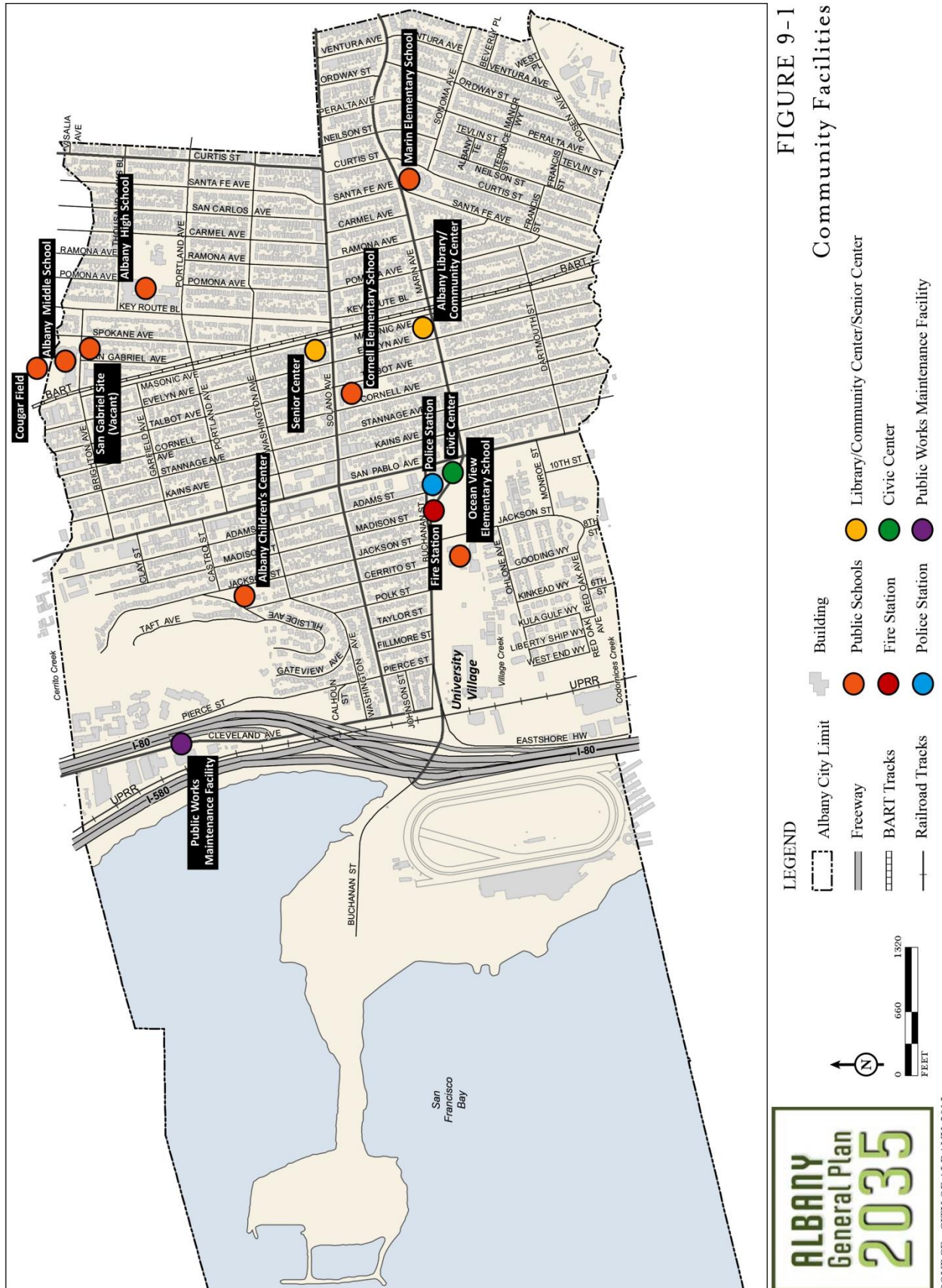
B. COMMUNITY FACILITIES

Figure 9-1 shows the location of major community facilities in Albany

Albany City Hall is located at 1000 San Pablo Avenue. The building was constructed in 1966 and has been renovated and expanded since that time. It includes municipal offices (City Manager, City Attorney, Finance, Treasurer, Human Resources, Community Development, and Environmental Resources) and the City Council Chambers. The Police Department is located in the north end of the building, and the Fire Department and Emergency Operations Center are located immediately to the west.

The City operates a Community Center at 1249 Marin Avenue and a Senior Center at 846 Masonic Avenue. The City Corporation Yard and Public Works Department are located in a leased former industrial building at 544 Cleveland Avenue. At the time of General Plan adoption, plans were underway to develop a new Public Works Center and Maintenance Facility on an adjoining city-owned property at 540 Cleveland Avenue. The new facility will include a 17,000 square foot building.

Schools, libraries, and other community facilities are discussed in the sections below.



C. SCHOOLS

Overview

Albany is served by the Albany Unified School District (AUSD). The District is governed by a five-member elected school board and School Superintendent. District boundaries are coterminous with the City limits. The District's mission is to provide excellent public education empowering all to achieve their fullest potential as productive citizens.

The AUSD is known as one of the best public school systems in the San Francisco Bay Area, with a graduation rate exceeding 90 percent. The District operates three elementary schools, a middle school, two high schools, and a pre-school (children's center). Enrollment in each school by grade during the 2013-2014 school year is shown in Table 9-1. In 2014, there were 3,839 students enrolled. Distribution across grades is fairly even, with between 250 and 325 students in each grade. Schools are shown in Figure 9-1 and include:

- **Oceanview Elementary School** (1000 Jackson St), serving Grades K-5
- **Marin Elementary School** (1001 Santa Fe Avenue), serving Grades K-5
- **Cornell Elementary School** (920 Talbot Avenue), serving Grades K-5
- **Albany Middle School** (1259 Brighton Avenue), serving Grades 6-8
- **Albany High School** (603 Key Route Blvd), serving Grades 9-12
- **Albany Children's Center** (720 Jackson Street), a year-round pre-school for ages 3-5

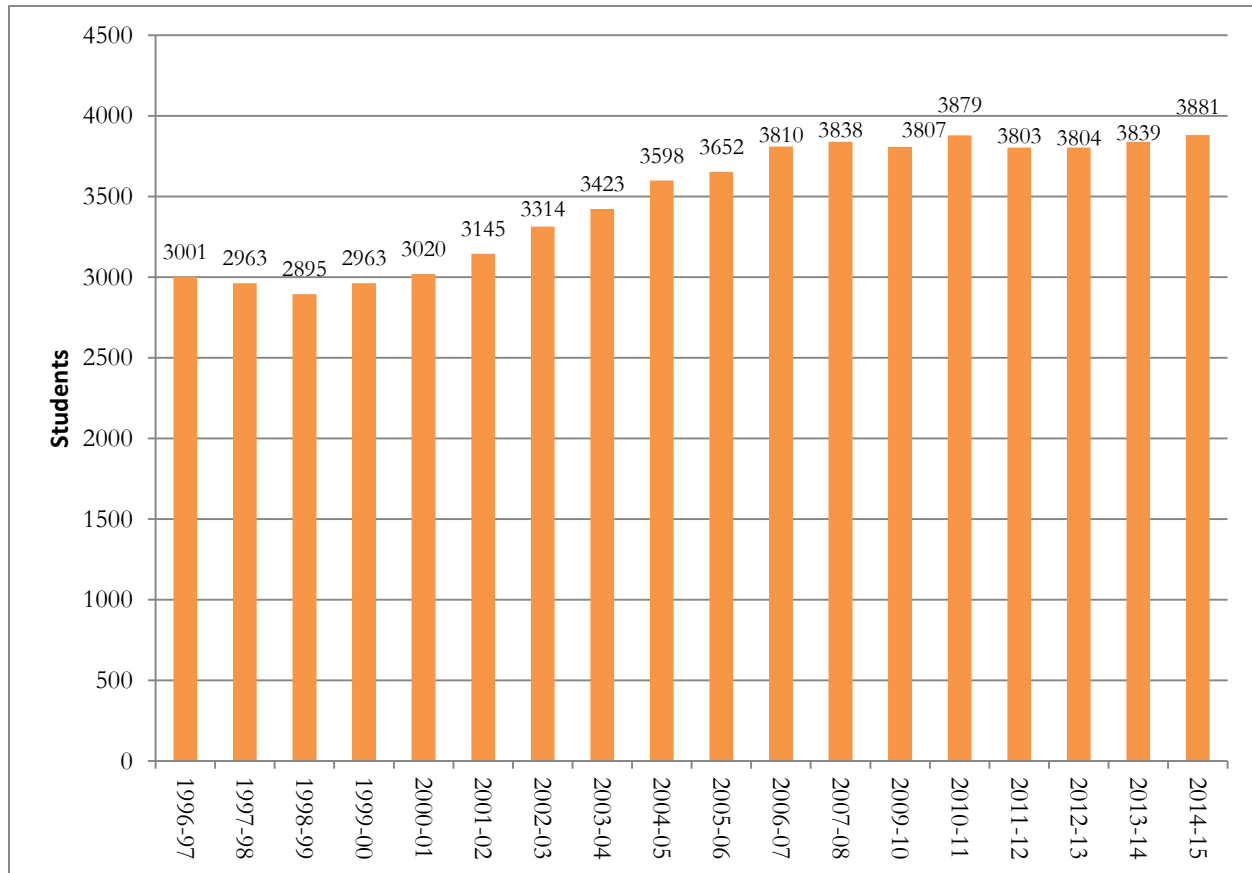
In addition, AUSD owns a now-vacant 0.9-acre site at 601 San Gabriel Avenue. The site was the former campus of MacGregor School.

Chart 9-1 shows enrollment in the AUSD system from 1996 to 2015. The District experienced a 29 percent increase in enrollment between 2000 and 2006, requiring the addition of portables on multiple campuses. Enrollment increases have been much more moderate since 2006.

Table 9-1: Enrollment by Grade at AUSD Facilities, 2014

Grades	Cornell	Marin	Oceanview	Albany Middle	Albany High	MacGregor (Continuation)	Other	Total
K	89	91	145	0	0	0	0	325
1	105	80	102	0	0	0	0	287
2	80	81	117	0	0	0	0	278
3	104	81	106	0	0	0	0	291
4	102	102	99	0	0	0	0	303
5	107	103	77	2	0	0	0	289
6	0	0	0	260	0	0	0	260
7	0	0	0	302	0	0	1	303
8	0	0	0	303	1	0	0	304
9	0	0	0	0	311	0	0	311
10	0	0	0	0	297	0	1	298
11	0	0	0	0	285	8	0	293
12	0	0	0	0	288	9	0	297
Total	587	538	646	867	1,182	17	2	3,839

Source: California Longitudinal Pupil Achievement Data System (CALPADS); Data as of March 24, 2014

Chart 9-1: Total Enrollment in Albany Public Schools, 1996-2015

Source: California Department of Education (DataQuest), 2015. Albany USD, 2015

Albany includes a number of private schools. The largest is St. Mary's College High School, which occupies a 12.5 acre campus in the southeast part of the city. In 2012, the school enrolled 630 students in Grades 9-12. St. Mary's recently received approval of a master plan to add two new buildings and renovate others. Other private schools in Albany include Tilden Preparatory School and Bright Star Montessori.

Looking Ahead

The Albany Unified School District adopted a Master Facilities Plan in 2014. The Plan calls for modernization, seismic improvements, and/or expansion of most District facilities.

AUSD is currently exploring options for Ocean View and Marin Schools which include either demolition and replacement with new buildings or modernization and seismic improvement. An additional classroom building also is being considered at Cornell School.

At Albany Middle School, a new classroom building is planned on the vacant San Gabriel site to address existing capacity constraints. At the High School, which was extensively modernized in the 1990s, the District is planning for demolition and replacement of the Arts/Theater building, removal of an outdoor amphitheater, and infrastructure and system upgrades.



Photo: Doug Davidson

Student Generation Rates

Student generation rates are used to estimate the probable number of students in a “typical” new single family or multi-family home. This data can be used to estimate the expected impact of new housing units on school enrollment. The rates are based on actual data on student yields at existing development or on State of California standards.

Statewide, the student generation factors are 0.7 students per dwelling unit, including 0.5 students in K-8 and 0.2 students in Grades 9-12. The rates tend to be higher in single family homes than in multi-family units.

Albany’s student generation rates are slightly lower than the state average, reflecting the relatively large number of multi-family dwelling units in the city. The 2015 Fee Justification Study reports a yield of 0.6 students per housing unit, including 0.356 K-5 students, 0.133 students in Grades 6-8, and 0.111 students in Grades 9-12. Based on address data for students enrolled at AUSD facilities, a “typical” multi-family unit generally yields between 0.16 and 0.41 students. The distinction between the multi-family rate and the overall rate (or the single family rate) is important because most future housing construction in Albany is expected to be multi-family in format. In general, student yields are lower in multi-family units than in single family homes due to the smaller number of bedrooms.

In the recent past, changes in enrollment have primarily been driven by births, inter-district transfers, and turnover in the existing housing stock, rather than new housing construction. Non-resident students accounted for nearly 13 percent of enrollment in 2012-2013, which is down from nearly 18 percent in 2005-2006. Continued reductions in (or cessation of) inter-district transfers can help improve long-term capacity.

Albany collects a school impact fee on new development to offset effects on school facility needs. State law authorizes the collection of such fees for both residential and non-residential development. In 2015, AUSD completed an Impact Fee Justification study that determined that the actual cost associated with new development was equivalent to \$8.06 per square foot for residential development and \$1.20 to \$4.99 per square foot for non-residential development. However, State law limits the maximum amount of these fees to \$3.36 per square foot for residential development and \$0.54 per square foot for commercial and industrial development.

On a Districtwide basis, the AUSD's 2015 Fee Justification Study indicated capacity was 3,487 students. In 2015, enrollment exceeded this figure by 11 percent. Elementary schools are operating at 124 percent of capacity, the Middle School is at 115 percent of capacity, and the High School is at 94 percent of capacity.

Five-year enrollment projections (through the 2019-2020 school year) indicate a projected increase of about 180 students. This is based primarily on demographics (the number of children in each age cohort) rather than assumptions about future housing construction. As noted above, the District plans to construct additions to its K-5 and middle school campuses to address the projected shortfall, and may also use portable classrooms while permanent facilities are being constructed.

As the text box to the left indicates, actual enrollment may exceed the forecasts in use by AUSD, in the event the development opportunities described by this General Plan are realized. Moreover, the AUSD forecast covers a five-year period, whereas the General Plan time horizon is 20 years. Based on a student generation rate of 0.7 students/unit for single family housing and 0.4 students/unit for multi-family housing, and excluding senior housing projects, new development could result in about 280 additional students above and beyond the AUSD forecast. Even if much less development takes place, there are still likely to be instances where future school enrollment may exceed the capacity of facilities.

Given the large number of "unknowns" and the long-term nature of the General Plan, it will be essential for the City and School District to work collaboratively as new development is proposed in the future. The amount of land available for new school facilities in Albany is limited, and construction costs for such facilities are substantial. School District input should be solicited for future large residential projects to determine the likely number of new students, the impacts on specific campuses, and the need for physical improvements to schools. Adjustments to elementary school enrollments, proposals for future bond measures, further reductions to inter-district transfers, and possible supplemental funding sources for new facilities will continue to be explored. The City will also work closely with the AUSD on its future projections and demographic forecasts. Based on trends of the last 20 years, changes in household composition and local demographics may continue to be a greater driver of enrollment numbers than new development.

Ensuring adequate school capacity is only one aspect of school facility planning. Each Albany school campus serves not only as a center for education but also as a gathering place and a focal point for the community around it. The School District and City work collaboratively to address operational issues such as student drop-off and pick-up locations, parking on residential streets, and the safety of students walking and bicycling to school.

The District also works with the City on joint use issues, including school access to City parks and public access to schoolyards and tot lots during non-school hours. The scale and character of school construction is also an important issue for many residents, particularly as the District contemplates modernization and rebuilding of school campuses.

D. LIBRARIES

Overview

Library services are provided to Albany through the Alameda County Library system (ACL). ACL operates 10 branch libraries in the cities of Albany, Dublin, Fremont, Newark, and Union City, and in the unincorporated communities of Castro Valley and San Lorenzo. ACL also operates mobile services through the Bookmobile and outreach programs. ACL's stated mission is to offer opportunities and resources for lifelong learning and enjoyment that support individual and community growth.

Albany's Public Library is located at 1247 Marin Avenue. It is part of the Albany Community Center, a multi-purpose City-owned facility that also offers City-sponsored recreation classes and programs. The Center includes meeting/reception rooms and a commercial-style kitchen, making it a popular location for community events, lectures, programs, and private event rentals.

The Library is 15,300 square feet, including approximately 12,200 square feet on the main floor and 3,000 square feet in the basement. Given that the facility serves 18,400 residents, there are 0.82 square feet of library space per capita in Albany (0.65 if the basement is excluded). This compares to an average of 0.35 square feet per capita in the other communities served by the County Library System.

Although the City's ratio is higher than the county average, Albany's Library serves a relatively high number of non-residents. Its service area is larger than the city itself. In fact, more than 50 percent of the borrowers registered at the Albany Library are non-Albany residents (compared to 20 percent in Castro Valley and 7 percent in Fremont, for example).

In 2013-14, there were 402,860 check-outs or renewals at the Library, or 21.81 check-outs per capita. This compares to a system-wide average of 12.35 per capita. The Library's assets include 65,471 books and 18,037 audio-visual materials.



Albany Library and Community Center

Albany Library

Fast Facts

402,860

Books or other materials checked out or renewed at Albany Library in 2014.

21.81

Checkouts/renewals per capita in Albany in 2014. Countywide was 12.35.

5,000

Average weekly visitors at the Albany Library. On a per capita basis, this is the highest in the system.

Source: Alameda County Libraries, FY-2013/14 Annual Statistics Report

More than 5,000 people a week use the Albany Library, making the facility the most visited library per capita in the ACL system. It also has the highest number of items (books and audio-visual materials) per capita in the ACL system.

While these statistics demonstrate the importance of the library as an Albany institution, it is also indicative of a facility that is relatively crowded and has little space flexibility. An active calendar of events is maintained at the Library, including community-oriented activities such as registration for the Covered California health care program, programs for seniors and children, and Albany Reads, a citywide book discussion group. Some programs must share space or even occur simultaneously in the same room where separate spaces are not available.

Looking Ahead

The Library will continue to be an integral part of the Albany community during the time horizon of the General Plan. As noted above, the facility's greatest challenge is that it is space-constrained and has limited opportunity to expand. The Library is also now more than 20 years old and continues to adapt to changing technology and user preferences. Upcoming initiatives include a "laptops to go" program which enables residents to borrow laptops and tablets for use in the Library, an expansion of the Blu-Ray disc collection, and relocation of telecom equipment. Longer-term initiatives should focus on the additional space needed to meet the demands of a larger population and to accommodate new technology.

E. LAW ENFORCEMENT

The Albany Police Department is located in City Hall at 1000 San Pablo Avenue. The Department's mission is to provide the highest quality police services through efficient and professional policing. The Department preserves public peace, enforces laws, protects life and property, and provides police services to the community. It maintains a 24-hour answering point for 9-1-1 calls, as well as routine telecommunication services.

The Department is comprised of a Patrol Division and a Support Services Division. The Patrol Division responds to calls for police services and is responsible for initial investigation of crime reports, traffic enforcement, parking enforcement, and uniformed crime prevention activities. The Patrol Division also operates the Reserve Officer program. The Support Services Division provides investigation services, operates the dispatch center, and maintains evidence and records. Its dispatch communications unit handles all emergency phone calls for police, fire, and medical services and non-emergency phone calls for police.

The City is divided into two police beats. Beat 1 is generally located north of Solano Avenue and Beat 2 is located south of Solano Avenue, including Golden Gate Fields. Albany's compact geography enables a quick response to 9-1-1 and non-emergency calls for service. The Department participates in the California Law Enforcement Mutual Aid Plan and has mutual response agreements in place with multiple Alameda County law enforcement agencies.

Incident Data

Albany is a relatively safe community, with crime rates well below the U.S. average. The City's land use mix and compact geography contribute to a high level of public safety. The majority of reported crimes are against property rather than persons. FBI uniform crime statistics for the City between 2005 and 2014 are summarized in Chart 9-2. The data indicates a general decline in the crime rate, with drops in both violent crime (aggravated assault, forcible rape, murder and robbery) and property crime (arson, burglary, larceny-theft, and motor vehicle theft). In 2013, the last year for which complete data was available at the time of this Plan, there were no murders, 1 rape, 24 robberies, 4 assaults, 557 incidents of property crime, 94 burglaries, 388 larceny-thefts, 75 motor vehicle thefts, and 7 incidents of arson.

In 2014 the Albany Police Department received 12,976 calls for service and logged an additional 16,904 officer initiated incidents. This activity resulted in 188 felony arrests and 438 misdemeanor arrests. Officers authored 1,264 crime reports, 101 traffic collision reports and 22 missing person reports.

9-1-1 call volume has significantly increased with the proliferation of cellular telephones and completion of the California Department of Technology's "RED" Project which resulted in optimized routing of cellular 9-1-1 calls to local Public Safety Answering Points (PSAP's) instead of California Highway Patrol dispatchers. Between 2009 and 2014, completed 9-1-1 calls to the Albany PSAP increased 86 percent and total 9-1-1 calls have increased 121 percent, placing unprecedented demand on emergency communications dispatchers.

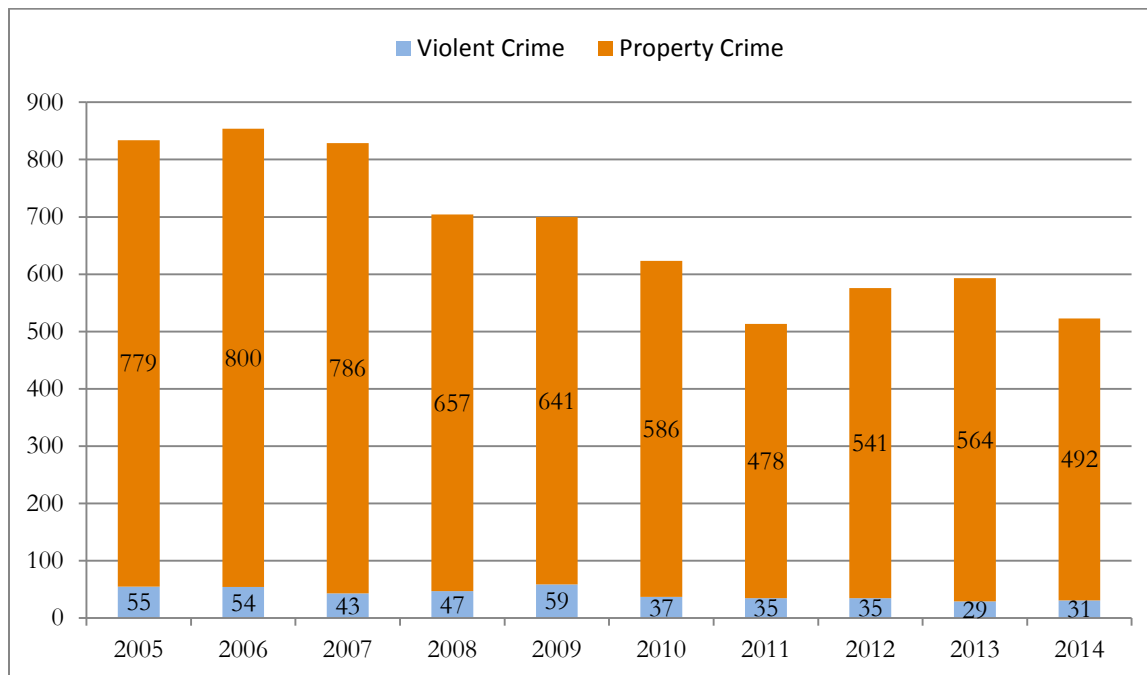


Albany Police Department: Connected to the Community

The Police Department has adopted an array of programs to reduce crime, improve crime response, and create a positive relationship with the community. Community-oriented programs include the Police Youth Academy, the Police Activities League, Neighborhood Watch, Coffee with the Cops, National Night Out, and the annual Safety Palooza which introduces residents to their local officers.

The Department also collaborates with the School District to carry out programs at Albany High School, operate the school crossing guard program, and offer station tours and site visits for elementary schools and child care centers. It participates in the Albany Civics Academy, sponsors safety-oriented events such as bike rodeos, and provides tips to residents on how to improve home safety and deter crime.

Albany's police officers also facilitate civil conflict resolution, abatement of blighted property cases, the prescription drug take-back program, and other public safety initiatives. Social media and the City website are used to keep community members informed about Department programs and activities.

Chart 9-2: FBI Uniform Crime Reports—Part 1 Crimes for Albany, 2005-2014

Source: Albany Police Department, 2015

Looking Ahead

Like other City Departments, the Police Department will be impacted by long-term growth. Additional population typically translates into additional calls for service, while job growth and new economic activities can create new types of service demand. Presently, the Department needs additional office space, storage space for property and police equipment, and storage space for vehicles.

Albany is committed to following design principles which reduce the potential for criminal activity. The concept behind Crime Prevention Through Environmental Design (CPTED) is to encourage “eyes on the street” in new development, with site planning and architecture used to minimize criminal hiding places, ensure adequate lighting, and reduce the likelihood of vandalism or other crimes. The City is also anticipating increases in bicycle and pedestrian travel in the future. This may increase the potential for collisions and require new measures to maintain traffic safety. Other issues associated with higher densities, such as noise complaints in mixed use development, could increase service calls. The policies in this Plan call for continued investment in police facilities, equipment, technology, and staff.

F. FIRE AND EMERGENCY MEDICAL SERVICES

The Albany Fire Department is located in the City Hall complex at 1000 San Pablo Avenue. It provides fire protection, emergency and disaster response, paramedic services, and community education services to Albany residents and businesses. Responsibilities include fire suppression, arson investigation, hazardous materials mitigation, and search and rescue. The Department also offers programs to promote health and wellness, including CPR, first aid, blood pressure screening, home safety, earthquake preparedness, and smoke detector installation for elderly and disabled residents.

The Fire Department's capacity is supplemented through mutual aid agreements with all of the fire departments in Alameda County and with the State of California, which allows for expanded resources in the event of a major emergency. There is also an Automatic Aid Agreement with the City of Berkeley for emergency response within Albany.

One of the biggest priorities in the Fire Department is the prevention of fires, accidents, and injuries before they occur. The Department's Fire Prevention Bureau implements a yearly weed abatement program, a photo-electric smoke detector compliance program, and plan checking for fire code requirements. Albany has adopted the 2013 California Fire Code, along with several modifications that make the Code more restrictive than the State's. This includes a sprinkler ordinance that exceeds the California Fire Code requirements, and a smoke detector requirement that calls for photo-electric smoke detectors only. The City also implements a business and residential inspection program in which all businesses and residential buildings with four or more units are inspected on a regular schedule.

Rapid, effective response to fires is an important part of the Department's mission. While water supply and pressure is generally adequate to meet fire flow requirements, there are a number of areas in the city that have reduced or inadequate flows according to the National Fire Protection Agency (NFPA). There are also a number of narrow streets with restricted turning radii, including several dead-ends.

The Fire Department coordinates Community Emergency Response Team (CERT) Training for Albany residents. The CERT program identifies block captains on each block in the city to help organize neighbors and improve preparedness in the event of an earthquake or other disaster. The Department organizes periodic disaster drills, training programs, and communication programs to improve readiness. It also participates in the operation of the Emergency Operations Center (EOC) located at the Albany Civic Center between the Fire Station and the Police Department. The City has conducted several full-scale drills at the center, and implements the Regional Information Management System (RIMS) program to ensure coordinated disaster response and recovery.

The Department has been given an Insurance Service Office (ISO) rating of 4 (ratings are on an interval scale from 1 to 10 with a "1" being the best rating for insurance purposes). The Department is under contract with the Alameda County EMS Agency to arrive at emergency medical calls in no more than eight minutes and 30 seconds from the call for 90 percent of all calls. Initial unit response goals are four minutes for all other calls 90 percent of the time and eight minutes for a full structure fire alarm response 90 percent of the time (the time starts when the fire unit receives the call and stops when the unit arrives on scene).

Additional information on emergency management and response may be found in the Environmental Hazards Element of the General Plan.



Photo: Peggy McQuinn

Albany Police and Fire Departments at a community event

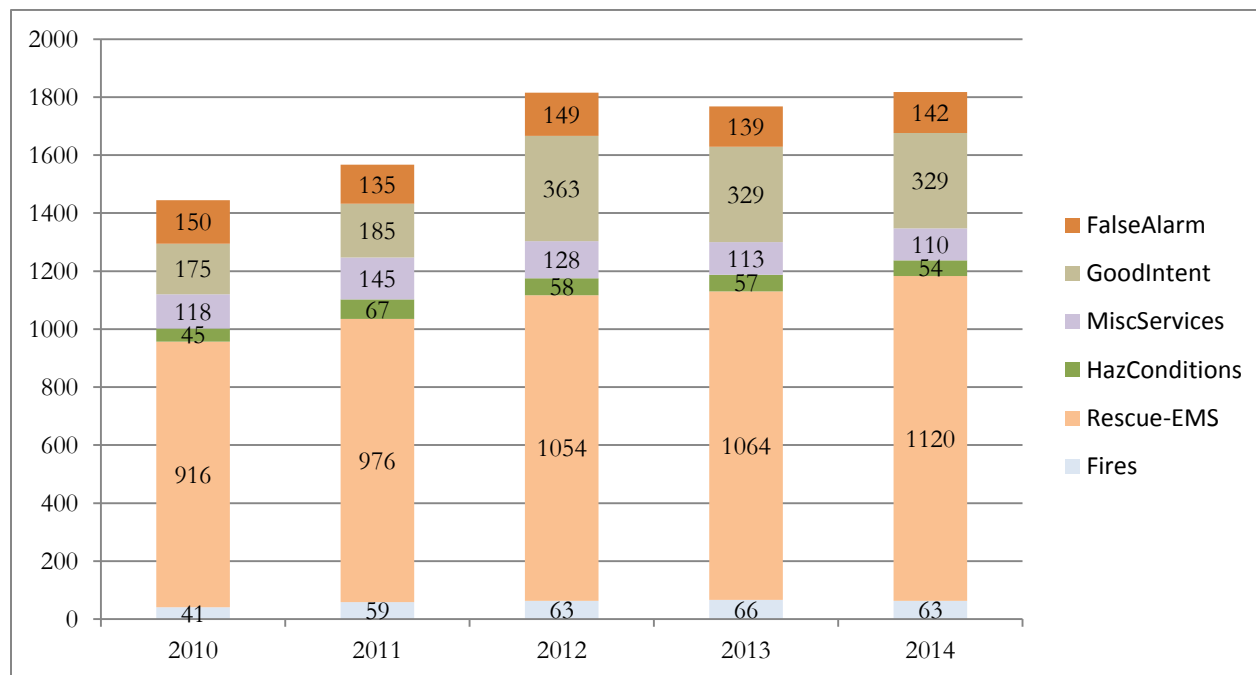
Incident Data

In 2014, the Albany Fire Department received a total of 1,818 service calls. By far the greatest category of calls was for emergency medical services, with Rescue and EMS incidents accounting for 1,120 (61.6 percent) of all calls. The next largest category of service call was “Good Intent” calls (329 calls), which includes calls that are cancelled en route, smoke scares, and cases where no incident is found on arrival.

False alarms accounted for 142 calls (7.8 percent)—these include cases where smoke detectors activated with no fire, malfunctioning alarms, and other unintentional calls. There were 110 miscellaneous service calls (animal rescue, police matters, assisting persons with mobility impairments, water problems, etc.).

Responses to actual fires only accounted for 3.5 percent of all calls (63 calls). This included 10 building fires, 13 cooking fires, 20 outdoor trash/waste fires, 7 vehicle fires, 3 vegetation fires, and a variety of other fire incidents.

Chart 9-3 shows the total number of service calls over a five-year period. There was a noticeable increase in call volumes between 2010 and 2012, but the total number of calls was relatively stable between 2012 and 2015.

Chart 9-3: Total Fire and Emergency Medical Service Calls in Albany, 2010-2014

Source: Albany Fire Department, 2015

Looking Ahead

The Fire Department has both immediate and long-term capital facility needs. Immediate needs include technological upgrades, replacement of vehicles, and new vehicles/equipment, including improvements to the 9-1-1 center and mobile dispatch terminals in emergency response apparatus.

Longer-term needs would be associated with the increased demands of a larger population, and a population that is aging and becoming more diverse. Additional personnel may be needed, and additional mutual aid or inter-jurisdictional taxing agreements may be needed to close future service and funding gaps as the city grows. There may also be an increase in equipment use, requiring additional funding for supplies, and more frequent replacement of emergency vehicles. The Fire Department will continue to work with the Community Development Department to review plans for new development, with a focus on ensuring water supply and emergency vehicle access to meet future fire-fighting and EMS needs.

G. HUMAN SERVICES

Senior Services

Albany provides senior services through its Recreation and Community Services Department. The City operates a Senior Center located at 846 Masonic Avenue, with programs that include exercise and fitness, art, social events, trips, and special interest classes. The City also assists seniors seeking access to social, health, and mental health services, transportation, in-home supportive services, and housing programs. A number of health services are provided on site, including foot care, blood pressure checks, and medication review. The City also provides a congregate meal program and a meals-on-wheels program, and coordinates a para-transit program that includes taxi subsidies and the use of the senior center community shuttle bus for door-to-door shopping trips and recreational group trips.

Child Care

Quality child care enriches the lives of children and provides an essential resource for their parents. The City of Albany operates the Friendship Club Program. Located at Ocean View Park and Memorial Park, Friendship Club is an after-school program that serves children in Grades 1-5 attending Cornell, Marin, and Ocean View Schools. The City also operates a Teen Center and an after-school program that serves children in Grades 6-8 at Albany Middle School. Albany Pre-School, a Parent Cooperative, is also housed in the City-owned building at 850 Masonic Avenue. The Albany Unified School District also operates child care, pre-K, and after-school programs. The AUSD Children's Center (on the former Vista School campus) provides before and after school programs, as well as pre-school and kindergarten classes.

Public child care centers are supplemented by those operated by non-profit and for-profit entities throughout the city. These include several Montessori Schools and large and small family day care providers who operate in private homes and commercial buildings. Family child care centers include those which function like nursery schools in a home setting and others that are structured so that children are welcomed as part of the family unit. Under State law, large family day care homes are licensed for 12 to 14 children and are required to hire a full-time assistant. Small family child care homes are licensed for six to eight children.



Photo: Albany Recreation and Community Services

Thumbs up for after school activities!

Special Needs Populations

The City of Albany provides direct and indirect assistance to residents with special needs, including persons with physical and developmental disabilities, extremely low income households, and persons experiencing homelessness. The Housing Element of the General Plan includes policies and programs for those with special needs, not only covering housing, but also addressing food, transportation, employment, and access to health services. Given the City's small size and limited resources, many of these services are provided by other agencies, third parties, and non-profits, with funding assistance from the City of Albany.

The City has an agreement with Berkeley Food and Housing project to conduct outreach and engagement with persons experiencing homelessness, including assistance in securing emergency and permanent shelter. The City also connects residents to organizations offering hot meals and food, rental and utility assistance, tenants rights assistance, and crisis counseling. Albany also coordinates with faith-based service providers to assist the City's most vulnerable residents. As noted in the Housing Element, the City supports efforts to develop a local drop-in center for those at risk of homelessness or experiencing homelessness, offering access to services such as showers, meals, computers, and laundry.

Looking Ahead

The 2010 Census reported that 10 percent of Albany's population was 65 or older. This figure is expected to rise substantially in the next decade as the baby boomer generation reaches retirement age. Regionally, projections indicate that one-quarter of the population may be over 65 by 2035. As the population ages, there will be a greater demand for facilities and services that meet the needs of seniors, including those with mobility impairments and chronic health conditions.

Ultimately, the existing senior center may be of insufficient size and condition to meet Albany's long-term needs. The City has acquired a house adjacent to the Center, and has allocated Community Development Block Grant and Capital Improvement funds toward its renovation. The facility is currently being used daily for senior center activities and programs and houses the City's teen center in the late afternoon. The feasibility of a new senior center, or senior/ youth center, on this site will continue to be evaluated in the future.

Child care needs will continue to be significant in the future. Nearly three-quarters of Albany's children age 6 and older and more than half of the City's children under age 6 are in households headed by two working parents or a working single parent. The most recent assessment of child care needs for the City found that Albany had sufficient facilities for school-age children, but a deficit of approximately 200 child care slots for children four and younger. Center-based care for school age children accounted for 63 percent of the total child care supply, with the remainder at family day care centers.¹ The City will continue to support quality child care, both through municipal programs and by the private and non-profit sectors.

The City will also continue to work to meet the needs of its most vulnerable residents, including persons experiencing homelessness and others with extremely low incomes. The Housing Element of the General Plan may be consulted for additional information.

¹ *Alameda County, Early Care and Education for All, Needs Assessment Report, June 2006*



Bear mural on Ohlone Greenway

H. ARTS AND CULTURE

The arts can enrich community life, express local values, and enable residents to explore and realize their creative potential. Arts and culture provide an economic development tool, a recreational and intellectual activity, a means of activating public space, and a strategy for enhancing the appearance of the city through sculpture, murals, landscapes, and architecture.

The City's Recreation and Community Services Department offers a wide variety of Arts and Music programs, including drawing, painting, clay work, and dance. The Community Center includes a foyer used for art shows and other local exhibits. The City also has an Arts Committee that sponsors local cultural events and advises the City Council on arts activities. Albany maintains a roster of local artists, a directory of local public art installations, and a Public Arts Master Plan. As noted in the Land Use Element, the City has an Art in Public Places Ordinance that requires projects with a construction cost greater than \$300,000 to set aside an amount equal to 1.75 percent of the total project cost for public art.

Art is also a central focus of local festivals and special events, including the annual Arts and Green Festival, the Solano Stroll, and East Bay Open Studios. These events generate revenue, help sustain local artists, and provide exposure to the arts for Albany residents. The City includes a number of private art galleries and venues. The Albany Theater, a first-run movie theater, has been a community institution at its current location on Solano Avenue since 1935.

The ability of local artists to thrive in the city is dependent on having suitable production, performance, and display venues. The General Plan supports such facilities in the future, in mixed use districts such as those along Solano and San Pablo Avenues, and in the West Albany Business District along Eastshore Highway and Cleveland Avenue. The General Plan also supports additional resources for artists, such as affordable housing, increased arts education, and opportunities for partnerships between the schools, the City, and the arts community.

I. INFRASTRUCTURE

Water

Potable water is provided to Albany and 1.3 million customers in Alameda and Contra Costa Counties by East Bay Municipal Utility District (EBMUD). Albany represents about 1.4 percent of EBMUD's customers.

The EBMUD water system consists of a network of reservoirs, aqueducts, water treatment plants, pumping plants, and distribution facilities. Approximately 90 percent of the water used by EBMUD comes from the Mokelumne River watershed, located in the Sierra Nevada. Water is stored in Pardee Reservoir in the Sierra foothills and it transported to treatment plants and terminal reservoirs through tunnels and aqueducts.

EBMUD has water rights that allow for delivery of up to 325 million gallons per day (mgd). This allocation may be constrained by drought, emergency shortages, and use by prior water rights holders upstream and downstream. The District has secondary water sources that include reservoirs in the East Bay Hills and reclaimed water from the wastewater treatment plant.

There are six water treatment plants (WTP) in the EBMUD water supply and distribution system, with the combined capacity to treat over 375 mgd. Albany's water is treated at the Orinda WTP, which is the largest in the system. Water is distributed through a network that includes 4,100 miles of pipe, 140 pumping stations, and 170 water storage tanks. Water is supplied to Albany from tanks in the Berkeley Hills. The distribution system includes more than 120 different pressure zones, ranging in elevation from sea level to 1,450 square feet.

Sanitary Sewer

The City of Albany operates approximately 32 miles of gravity sewer lines maintained by the Public Works Department. Wastewater is conveyed to EBMUD's North Interceptor, a large sewer line running parallel to the Union Pacific Railroad. From there, it is carried south to a wastewater treatment plant located near the eastern terminus of the Bay Bridge. During periods of wet weather, when the Interceptor's capacity may be exceeded, flows may be diverted north to EBMUD's wet weather facility at Point Isabel in Richmond.

Over 75 percent of Albany's sewer system consists of pipes that are eight inches or less in diameter, and over 90 percent is 12 inches or less in diameter. The oldest parts of the system date to the early 1900s. Most older sewer pipes in the city are constructed of vitrified clay. Newer or reconstructed pipes use plastic materials.

The sewer system also includes 4,600 private sewer laterals, which connect individual homes and businesses with the City maintained system. The City assumes responsibility for the portion of the lateral within the public right-of-way, while the property owner has responsibility for the portion on private property.

The wastewater treatment plant provides primary treatment for up to 320 million gallons per day (mgd) and secondary treatment for a maximum flow of 168 mgd. The average annual daily flow is approximately 80 mgd, representing 48 percent of the secondary capacity. Flows are treated, disinfected, dechlorinated, and discharged through a deep water outfall located about one mile off shore in San Francisco Bay.

During wet weather, the sanitary sewer system is vulnerable to inflows from storm drains and groundwater. Water may enter the sewer through cracked and broken mains, which may result into overflows into the streets or into the Bay. Meanwhile the large volume of rainwater in the sewer can decrease the efficiency of the treatment process and cause the volume to exceed design capacity.

The issue of inadequate wet weather capacity has been especially critical since 2009, when the San Francisco Regional Water Quality Control Board issued an order prohibiting further discharges from EBMUD's wet weather facilities. This has led to a focused effort to replace the most vulnerable segments of the City's sewers, particularly pipes greater than 10 inches in diameter. The City has prepared a Sanitary Sewer Master Plan and regularly includes funds for sewer replacement in its Capital Improvements Program.

Storm Drainage

The City of Albany's storm drainage system consists of a network of structures, channels, and underground pipes that convey stormwater and urban runoff to San Francisco Bay. The system operates independently of the sanitary sewers. There are approximately 11 miles of underground storm drains in the city, plus five creeks flowing from the hills to the Bay. The City's most recent Capital Improvement Program calls for a Storm Drainage Master Plan to assess the condition of storm drains and include a program to correct deficiencies.

As noted in the Conservation and Sustainability Element, the City implements programs to reduce water pollution in the storm drainage system. It also enforces federal permit requirements that prevent increases in runoff flows as property is developed or redeveloped, and that reduce the potential for creek erosion. The City's stormwater pollution control program includes a number of best management practices for residents and businesses, public education, street sweeping, trash reduction, and other measures to abate pollution.

Energy and Telecommunications

Pacific Gas and Electric (PG&E) provides natural gas and electricity service to Albany. PG&E charges connection and user fees for new development, in addition to sliding rates for natural gas and electricity based on use.

Gas supplies in northern California come primarily from gas fields in the Sacramento Valley. PG&E's gas transmission pipelines serve approximately 4.2 million customers. Sources of electricity have been shifting over the past decades in response to initiatives to decrease reliance on non-renewable resources such as oil and coal. As of 2013, 28 percent of electricity was generated by natural gas, 22 percent was nuclear, 18 percent came from market purchases, 10 percent came from large hydro facilities, and 22 percent came from renewable sources such as wind and solar. The share from renewable resources is projected to increase in the coming years.

AT&T provides telephone services within Albany. They also provide or host other telecommunication services, including DSL, wireless and cellular services, and more. The California Public Utilities Commission requires that AT&T anticipate and serve new growth, both by upgrading existing infrastructure and adding new facilities and technology.

Technology has transformed the way that telecommunication services are provided, resulting in dramatic changes to infrastructure. Modern telecommunication systems require wireless facilities, network transport equipment and cables, equipment enclosures, and other processing and transmitting components that may be buried or above ground. These components are regulated by state and federal law, as well as local ordinances. In the coming years, Albany may explore expansion and improvement of its fiber optic network, which is becoming essential for businesses in the technology, science, innovation, and creative sectors.

Looking Ahead

The City's water distribution and sanitary sewer systems will be affected by existing and future development in Albany. For water, the principal issue is the long-term adequacy of water supply and the effects of climate change and drought on system reliability. For sanitary sewer, the principal issue is the condition of the collection system, particularly the need for regular maintenance and replacement to prevent leaks and infiltration problems. The storm drainage system is adequate to accommodate future development, but will require continued measures to reduce water pollution and increases in flow. Continued investment in energy and telecommunication facilities also will be required to keep pace with technology and demand.

EBMUD has prepared a 2040 Urban Water Management Plan to address the issue of water supply. The District's most recent projections indicate that system-wide demand could increase from 174 mgd in 2010 to as much as 312 mgd in 2040. EBMUD has proposed water recycling and conservation programs to reduce forecasted demand to 230 mgd in 2040.

In normal water years, the District has sufficient capacity to meet this level of demand. However, under conditions like those experienced during the 2012-2015 drought, the water supply would be insufficient. EBMUD is working to identify supplemental water supplies, increase groundwater storage, and expand the reclaimed water system.

The City's sewer system does not have a history of capacity-based overflows but does have aging components which need periodic replacement. Since the 1980s, Albany has been systematically rehabilitating its sewer system. As of 2014, approximately 80 percent of the system had been rehabilitated or replaced and 20 percent remained in structurally poor condition.

Development of a reclaimed water system serving Albany and nearby cities could substantially reduce the need to use potable water for landscaping, irrigation, industry, and similar applications. EBMUD has added facilities at its treatment plant to store and distribute reclaimed water. It is presently constructing pipelines to deliver reclaimed water to Alameda, Albany, Berkeley, Emeryville, and Oakland. As funding allows, reclaimed water lines will be installed in Albany in anticipation of this delivery. Segments of reclaimed water lines have been installed as part of improvements to Buchanan Street and Marin Avenue, with the goal of ultimately reaching the Ohlone Greenway.

The Conservation and Sustainability Element may be consulted for additional information on water quality, water conservation, energy conservation, and renewable energy.

J. GOALS, POLICIES, AND ACTIONS

GOAL CSF-1: SCHOOLS

Work with the Albany Unified School District (AUSD) to sustain exceptional schools that provide comprehensive learning opportunities in a safe, supportive, and collaborative environment.

POLICIES

Policy CSF-1.1: School Facility Improvements

Support the AUSD's efforts to modernize and replace school facilities to ensure student safety and the District's ability to meet long-term academic needs.

Policy CSF-1.2: Coordinated Planning

Involve AUSD in the review of development proposals with the potential to generate new students or otherwise impact school campuses. Conversely, monitor AUSD enrollment trends and forecasts so that potential impacts of changes in student enrollment or school service area boundaries can be considered in land use and transportation decisions.

Policy CSF-1.3: Issues of Mutual Concern

Work with AUSD to address and resolve external issues associated with school operations, such as student pick up and drop off, pedestrian and bicycle safety, school security, scheduling of school sports activities and special events, and overflow parking on streets in the vicinity of schools.

Policy CSF-1.4: Joint Use Agreements

Support joint use agreements between the City and AUSD to improve public access to school facilities, playgrounds, and athletic fields, and to provide the School District with access to City facilities.

See the Recreation and Open Space Element for additional joint use policies.

Policy CSF-1.5: Neighborhood Centers

Work with AUSD and the School Board to affirm the role of Albany's schools as neighborhood centers and gathering places for the community.

Policy CSF-1.6: Private Schools

Recognize the contribution of private schools to the community and their potential as a community resource. Work with private schools to mitigate their impacts on surrounding uses, foster a constructive dialogue with neighbors, and encourage their involvement in City programs.

IMPLEMENTING ACTIONS

Action CSF-1.A: School Impact Fees and Planning Studies

Support Albany Unified School District efforts to collect school impact fees which pay for the cost of expanding school capacity and improving school facilities. The City will provide technical assistance to AUSD as needed on nexus studies for impact fees, facility master plans, and other long-range planning documents.

Action CSF-1.B: Joint Study Sessions

Periodically convene joint sessions of the Albany City Council and the AUSD School Board to discuss matters of mutual interest, such as growth, impact fees, facilities planning, safe routes to school, traffic and parking, and school security.

Action CSF-1.C: San Gabriel and Albany Children's Center Sites

Work collaboratively with the AUSD and surrounding property owners to develop plans for the San Gabriel (former MacGregor School) site which meet School District needs while respecting neighborhood context. Additionally, work with the AUSD in the development of long-range plans for Albany Children's Center on Albany Hill.

Action CSF-1.D: School Facility Renovation and Reconstruction

Work with the School District in the implementation of the 2014 AUSD Facility Master Plan, including the rebuilding of Marin School and Ocean View School. Explore opportunities for the inclusion of facilities which provide collateral benefits to Albany residents, such as improved playgrounds and community meeting space.

Action CSF-1.E: Safe Routes to Schools

Support Safe Routes to Schools programs at Albany schools, and undertake measures to improve the safety of children walking and bicycling to and from schools.

Action CSF-1.F: Parking Management

Work with AUSD to develop effective parking management strategies around school campuses, particularly in the high school and middle school vicinities.

See the Transportation Element for additional policies and actions on pedestrian and bicycle safety and parking management.

GOAL CSF-2: PUBLIC SAFETY

Provide quality police, fire, and emergency medical services to Albany residents and businesses through efficient and professional service delivery and strong community partnerships.

POLICIES**Policy CSF-2.1: Levels of Service**

Maintain police and fire services at or above current levels. Regularly explore improvements and operational changes with the potential to improve readiness, reduce crime, lower the risk of urban structure fires, improve response time, and enhance overall public safety.

Policy CSF-2.2: Community Policing

Support a community-based approach to police services which emphasizes communication and transparency and involves a high-level of interaction between officers, residents, local businesses, and community groups.

Policy CSF-2.3: Youth Relations

Maintain a positive relationship between law enforcement and Albany youth through Police Activities League programs, the Youth Academy, and other team-building programs that engender goodwill and fellowship.

Policy CSF-2.4: Volunteers

Maintain opportunities for Albany volunteers to assist the local police and fire departments.

Policy CSF-2.5: Defensible Space

Encourage pro-active measures by residents to reduce the potential for crime, such as installation of motion-sensitive lighting, home alarm systems, and landscaping and design features that support “eyes on the street.”

Policy CSF-2.6: Traffic Safety

Maintain traffic enforcement and parking enforcement programs to ensure the safety of pedestrians, bicycles, and motorists on Albany streets, sidewalks, paths, and bikeways.

Policy CSF-2.7: Fire Protection Capacity

Ensure that fire protection facilities such as hydrants are regularly inspected and that water pressure and system capacity are sufficient to meet local fire-fighting needs.

Policy CSF-2.8: Mutual Aid

Maintain collaborative relationships with police and fire departments in adjacent cities and with Alameda and Contra Costa Counties, to more effectively protect public safety and respond to major emergencies.

Policy CSF-2.9: Emergency Medical Services

Ensure the provision of high quality emergency medical response services.

Policy CSF-2.10: Development Review

Engage the police and fire departments in the review of major development applications to ensure that concerns about emergency vehicle access, crime prevention, and fire safety are adequately addressed.

Policy CSF-2.11: Health and Wellness

Support the role of the Fire Department in promoting community wellness, including measures to improve the health of Albany residents.

IMPLEMENTING ACTIONS**Action CSF-2.A: Technology and Crime Prevention**

Use mapped data on crime and traffic accidents to improve crime-solving capacity and keep the public informed of criminal activity and traffic hazards in the community.

Action CSF-2.B: Code Updates

Periodically update city codes to incorporate State fire prevention requirements and other measures deemed necessary to reduce the risk of fires and the risk of structure damage or casualties in the event of a fire.

Action CSF-2.C: Balancing Complete Streets and Emergency Vehicle Access

Work with the Fire Department to ensure that the implementation of “Complete Streets” and traffic calming initiatives do not reduce the ability to effectively and quickly respond to emergencies, or otherwise compromise emergency vehicle access.

Action CSF-2.D: Crime Prevention Through Environmental Design

Adopt guidelines for preventing crime and creating “defensible” space through the design of new development and public spaces.

Action CSF-2.E: Public Safety Staff and Facilities

Periodically evaluate the need for increased police and fire staff, facilities, vehicles, technology and other equipment, and take steps to provide for those needs in the budgeting and capital improvement programming processes.

See the Environmental Hazards Element for Emergency Preparedness policies and actions, and the Transportation Element for additional traffic safety policies and actions.



Photo: Doug Donahoe

Community Center at dusk

GOAL CSF-3: CIVIC FACILITIES

Provide high-quality community facilities that are a source of civic pride and support the delivery of outstanding public services.

POLICIES

Policy CSF-3.1: Quality Facilities

Maintain excellent City administrative, public works, and community services facilities which meet existing and projected needs and convey a positive image of the city.

Policy CSF-3.2: Coordinated Planning

Align facility planning, operations, and strategic planning across all City departments with the City's long-range plans for growth and development, and any relevant standards in the General Plan for municipal facilities and services.

Policy CSF-3.3: Collaborative Services

Explore collaborative agreements with other jurisdictions where the provision of a beneficial service by the City of Albany or capital facility within the City of Albany is not feasible due to limited local resources and/or land.

Policy CSF-3.4: Public Library

Sustain outstanding library services to meet local needs. Continue to support the Alameda County Public Library in the improvement and modernization of its Albany branch.

Policy CSF-3.5: Considering Operating Costs

Ensure that the costs of ongoing maintenance and operation are fully considered when planning and designing new capital facilities.

Policy CSF-3.6: Funding

Explore a variety of funding strategies to generate revenue for capital improvements, including voter-approved bond measures, parcel taxes, general fund allocations, grants, and donations. To the extent feasible, capital facilities fees and other impact fees should be collected to recover the cost of developing or improving the civic facilities made necessary by new development.

Policy CSF-3.7: Co-location

Consider opportunities to co-locate compatible community services when developing new facilities, or when another agency develops a facility within Albany. Given Albany's relatively small size and limited land resources, this could improve the feasibility of certain facilities that would not otherwise be viable.

Policy CSF-3.8: Coordination with the University of California

Maintain regular communication with the University of California to discuss community facility needs and opportunities for projects at or near UC Village which provide community benefits.

Policy CSF-3.9: Creating "Community"

Continue to develop and carry out programs which engage the community such as Dinner with Albany, movie nights, July 4 celebrations, Music in the Park, and other community events. Similarly, continue the City's commitment to using local media, social media, broadcast of public meetings and other Albany-oriented programming to reach residents.

IMPLEMENTING ACTIONS**Action CSF-3.A: Strategic Planning**

Periodically prepare strategic plans and convene Council goal-setting workshops to ensure that City services reflect the community's priorities and values, and are responsive to changing demographics, emerging technologies, and budgetary conditions.

Action CSF-3.B: Community Surveys

Conduct periodic surveys, workshops, and other outreach tools to determine how City services can be more responsive to local interests and needs.

Action CSF-3.C: Facility Assessments

Periodically evaluate the adequacy of City facilities through physical assessments and long-range planning studies. Over time, public facilities should be adapted to incorporate more sustainable technologies for heating, ventilation, energy and water consumption, and power generation.

Action CSF-3.D: Community Engagement in Capital Facilities Plans

Ensure community engagement in the review process for capital projects, including planning, design, and construction.

See also Parks, Recreation, and Open Space Element Policy PROS-5.4 regarding potential acquisition of the Veterans Memorial Building from Alameda County, subject to available funding and development of a seismic retrofit plan.



Photo: Doug Davidson

Bike parking at the Albany Aquatics Center

GOAL CSF-4: HUMAN SERVICES

Respond to the special needs of children, youth, seniors, persons with special needs, and extremely low income households in the delivery of community services.

POLICIES

Policy CSF-4.1: Expanding Child Care

Increase the range of child care programs and expand child care opportunities by committing adequate resources and funding for child care facilities and programs.

Policy CSF-4.2: Coordinating Child Care Service Delivery

Continue working with the Albany Unified School District, the YMCA, UC Berkeley, the private sector, and other child care service providers to develop and coordinate child care programs for persons of all income groups. Strive to keep child care affordable to persons of all incomes.

Policy CSF-4.3: Awareness of Child Care Programs

Increase awareness of local child care programs by providing easily accessible information about resources and programs, improved facilities, and outreach to persons of all economic and cultural backgrounds.

Policy CSF-4.4: Youth Programming

Maintain and expand after school programs, special interest programs, and youth sports programs oriented to teens and pre-teens. Strive to increase enrollment in teen-related activities.

Policy CSF-4.5: Senior Programming

Encourage the delivery of services and programs oriented toward seniors, including health care, education, transportation, housing, nutrition, recreation, and social programs.

Policy CSF-4.6: Intergenerational Activities

Encourage intergenerational activities which allow children, youth, adults, and seniors to work together.

Policy CSF-4.7: Inclusive Services

Ensure that City services are inclusive and respond to the needs of persons of all abilities and varying needs.

IMPLEMENTING ACTIONS**Action CSF-4.A: Senior Center Improvements**

Secure funding for the renovation, expansion and improvement of the Albany Senior Center.

See the Housing Element for policies and actions to assist extremely low income households and persons with disabilities.



Tile mosaic at Albany Children's Center

GOAL CSF-5: ARTS AND CULTURE

Recognize the potential of the arts to strengthen local identity, promote freedom of expression, create richer urban places, contribute to the social and economic vitality of the City, and enhance awareness of the value of art and the creative process.

POLICIES

Policy CSF-5.1: Supporting the Arts

Enhance Albany's reputation as a center for arts and cultural activities, with expanded indoor and outdoor spaces for art displays, performances, and exhibits.

Policy CSF-5.2: Arts Visibility

Increase the visibility of the arts through partnerships with other agencies and organizations, and collaboration with art, business, education, civic, and recreation organizations.

Policy CSF-5.3: Outdoor Space for Arts

Consider opportunities for adding space that can be programmed for performances and other cultural activities when local parks, streets, and public spaces are designed.

Policy CSF-5.4: Public Art

Encourage public art which reflects Albany's heritage and cultural diversity, is appropriate for the setting and context, and showcases the work of local artists. Public art should help define and beautify major City gateways and entry points, activity centers, and open spaces.

Policy CSF-5.5: Public Art Requirement

Maintain a public arts requirement and in-lieu fee which provides a mechanism to expand Albany's inventory of public art, enhance the City's visual character, and express the creative spirit of the community.

Policy CSF-5.6: Funding Support

Pursue grants and donations to support public art, arts programming, new arts and cultural facilities, and special events such as concerts and performances.

Policy CSF-5.7: Arts and the Economy

Recognize the potential for the arts to contribute to Albany's economy. This could include an expanded presence for arts organizations, galleries, and performance spaces in the community, and additional events such as concerts, open studios, and film festivals.

Policy CSF-5.8: Engaging Local Artists

Engage Albany-based artists in local recreational programs, educational programs, and other community activities.

IMPLEMENTING ACTIONS

Action CSF-5.A: Arts Committee

Maintain a City Arts Committee to advise the City Council on cultural and artistic activities, sponsor arts programs and activities, and guide fundraising events to support these programs.

Action CSF-5.B: Public Arts Master Plan

Periodically update the Public Arts Master Plan. The Plan identifies potential locations for public art and includes guidelines for the scale and character of art at different locations. Consult the Public Arts Master Plan when making siting decisions and evaluating proposals for various locations.

GOAL CSF-6: INFRASTRUCTURE

Provide water, sewer, storm drain, street, energy, and telecommunication facilities that are safe, reliable, well-maintained, efficient, sustainable, and responsive to current and projected needs.

POLICIES

Policy CSF-6.1: Water Supply, Storage, and Distribution

Work with East Bay Municipal Utility District (EBMUD) to ensure the adequacy and safety of water utilities. The City will work with EBMUD to plan for an adequate long-term water supply, the safety of the water storage and distribution system, the adequacy of the system to support fire flow needs, and the safe treatment and disposal of Albany's wastewater.

Policy CSF-6.2: Sanitary Sewer System

Ensure the safe management, operation, and maintenance of Albany's wastewater collection system.

Policy CSF-6.3: Achieving Water Quality Goals

Continue to prevent illicit discharges to the sanitary sewer and storm drain systems and make improvements which reduce sanitary sewer overflows. These improvements are essential to meet local and regional water quality goals and ensure the effective operation of the sanitary sewer and storm drainage systems.

Policy CSF-6.4: Sewer Inspections and Maintenance

Maintain regular inspection, maintenance, replacement, and enforcement programs for the local sewer and storm drainage systems. Ensure the proper design and construction of all laterals by contractors and other third parties.

Policy CSF-6.5: Reclaimed Water

Continue to work toward the expanded application of reclaimed water from the EBMUD treatment plant for a variety of purposes, such as landscape irrigation.

See also Policy CON-6.10 encouraging gray water recycling for individual homes.

Policy CSF-6.6: Green Infrastructure

Encourage the development of "greener" infrastructure which is less impactful on the natural environment and supports local sustainability and climate action goals. This is particularly true for storm drainage facilities, which should be designed to restore natural drainage systems and improve water quality to the greatest extent feasible.

The term "green infrastructure" has multiple applications. In this context, it is intended to apply to strategies in which water, wastewater, and stormwater are managed in a way that minimizes environmental impacts. This includes maintaining the natural functions of creeks rather than channelizing them, maximizing pervious surface coverage for groundwater recharge, expanding the "urban forest," and maintaining or restoring wetlands to filter pollutants. Looked at more broadly, green infrastructure can also apply to green roofs, electric vehicle charging stations, renewable energy facilities, composting and recycling facilities, and other elements of the built environment that are designed to lessen impacts on natural systems.

See the Conservation and Sustainability Element for additional policies on water quality and stormwater management

Policy CSF-6.7: Coordination of Improvements

Coordinate the scheduling of road, utility, and other infrastructure improvements and maintenance work to avoid repeated pavement cuts and associated disruption and costs.

Policy CSF-6.8: Communication Infrastructure

Work with internet, cable, and telecommunication service providers to improve service to Albany residents and businesses, including expansion of wi-fi capacity, high-speed fiber optics services, and other measures to increase internet speed.

IMPLEMENTING ACTIONS

Action CSF-6.A: Capital Improvement Program

Maintain an ongoing capital improvement program that identifies infrastructure needs, priorities, timing, and funding sources for the next two to five years.

Action CSF-6.B: Sewer Master Plan Implementation

Implement the recommendations of the 2014 Sewer Master Plan to ensure that the sanitary sewer system can support current and future needs while improving water quality.

Action CSF-6.C: Emergency Response Planning for SSOs

Maintain and implement Emergency Response Plans for Sanitary Sewer Overflows (SSOs), including training, reporting, response, and clean-up procedures.

Action CSF-6.D: Use of Technology

Use Geographic Information Systems, closed circuit video, and other technologies to improve the functionality of infrastructure, and reduce operating and maintenance costs.

Action CSF-6.E: Urban Water Management Plan

Support EBMUD in regular updates of its Urban Water Management Plan to reflect current forecasts, water supply conditions, and best practices in water management.

Action CSF-6.F: Public Works Maintenance Center

Proceed with development of a Public Works Maintenance Center at 540 Cleveland Avenue.

Action CSF-6.G: Streetlight Replacement

Evaluate potential changes to City streetlights to reduce energy use and cost, while also improving safety and visibility.

See Goal T-4 in the Transportation Element for additional policies on street lights

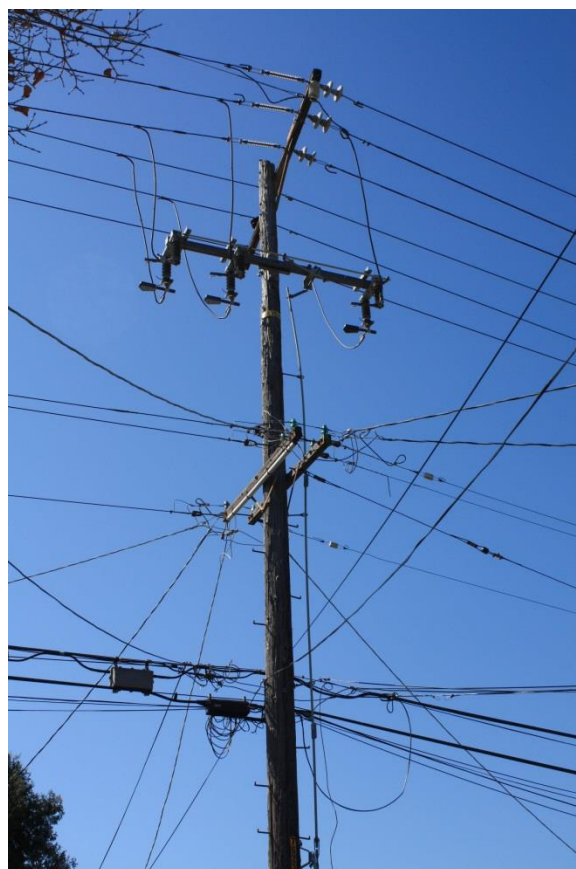
See Action LU-6.4 on utility undergrounding

Action CSF-6.H: Pavement Management

Continue the practice of regularly evaluating pavement condition and prioritizing street repairs and improvements based on the findings. Pavement expenditures should at least maintain the current condition of the street network, and improve conditions as funding sources are identified.

See Transportation Element Policy T-6.6 for additional guidance on street maintenance and Action T-3.E and 3.F on sidewalk improvements.

See the Conservation and Sustainability Element for policies and actions on solid waste disposal and recycling



Overhead utilities are present on most Albany streets