

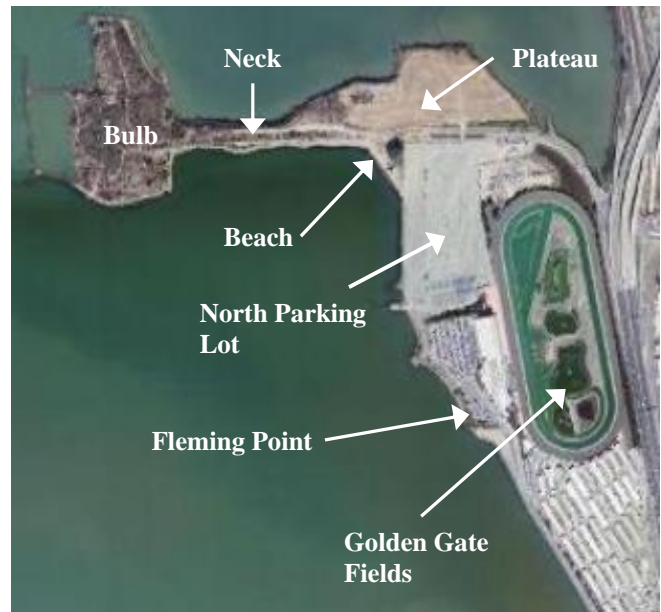
Albany Shoreline Fact Sheet #1

There has been a lot of news lately about the Albany Shoreline and the proposed Magna/Caruso development there. This fact sheet, the first in a series, presents introductory information about the status of the Albany Shoreline as a basis for understanding options for the property's future.

What's The Albany Shoreline?

The shoreline area, also known as the Albany Waterfront, is located west of I-80, and consists of three distinct areas in Albany (property responsibility shown in parentheses):

- ❖ *The Bulb and The Waterfront Trail (City of Albany), approx. 38 acres.* The City of Albany entered into a contract with the State Parks Department for this former construction debris landfill to become part of the Eastshore State Park, following the City's compliance with several conditions.
- ❖ *The Beach, The Neck, and The Plateau (East Bay Regional Park District), approx. 30 acres.* In 1998, the EBRPD purchased this former landfill from Golden Gate Fields (GGF); the land was deeded to the state for a park. The park is maintained at no direct cost to Albany residents out of the money Santa Fe paid for the property. Funds are also provided by Measure CC, passed by voters in 2004. The north side of the property borders on the Albany mudflats, fed by Marin Creek and teeming with wildlife. In 2006, burrowing owls will be located in a protected area on the plateau.
- ❖ *Golden Gate Fields (Magna Entertainment Corp.), approx. 102 acres along the Albany shoreline.* This area includes the 48-acre north parking lot built on landfill, the corporation yard, and salt marsh. Magna and a Los Angeles developer, Caruso Affiliated, are applying to build



a multi-story shopping mall and parking structure in the north parking lot. The stables and south parking lot at Gilman Street are in Berkeley. Fleming Point is the only natural geologic feature on the shoreline, and is currently developed with a parking lot, grandstand, and Turf Club.

What's the status of the Bay Trail, Albany Beach, and South Parking Lot?

In 2003, members of Citizens for the Albany Shoreline (CAS) and Citizens for East Shore Parks (CESP) helped facilitate the purchase of GGF's 16-acre south parking lot (in Berkeley) for a regional ballfield complex. Part of that transaction includes two significant license agreements:

- ❖ **to complete the Bay Trail through GGF property**
- ❖ **to restore and expand Albany Beach**

These agreements are already in place. The ballfields complex will be ready by the end of 2006 thanks to the successful coalition of environmentalists, field user groups, cities, EBRPD, and State Parks.





What type of development is allowed on the Shoreline?

Zoning codes and general plans regulate what development can take place on public and private property. Albany's General Plan and Zoning Code allow the following development in the Waterfront District: park and recreation facilities; certain commercial recreation and entertainment such as horse racing, sports-related sales and services, and associated commercial parking; and restaurants and bars. Existing zoning for the waterfront does not permit general retail. If the zoning were changed to permit commercial development such as malls, the city and community would have minimal power to regulate types of commercial development and determine what is done with their shoreline.

What does Albany Measure C do?

In 1990, the citizens of Albany overwhelmingly approved Measure C, which gives citizens approval over any zoning change or development project at the Waterfront. Passage of Measure C caused Santa Fe Railroad/Catellus to withdraw its proposal to replace the GGF racetrack with a large development, to sell its shoreline property to the state shoreline park, and to sell the racetrack to Ladbrooke Racing, who later sold it to Magna. Although Measure C gives the voters final say on zoning changes or development agreements, what is presented to voters under Measure C is

based on proposals approved by City Council. Measure C does not give Albany residents a process to proactively plan for the development they would like to see at the Shoreline.

What are Our Alternatives for the Shoreline?

There are a range of alternatives for the Shoreline that are consistent with the goals of the community as expressed in previous public planning processes in 2003 and 2004. Any option would require approval under Measure C. Options include the concept promoted by CESP, Sierra Club and CAS, which designates about 85% of the site as park/open space and 15% for development near the freeway to replace/exceed lost city revenues if GGF closes. This concept could include:

- ❖ A sustainable, green convention center with hotel and some related amenities. This location is attractive for this type of development, and 100% of hotel taxes would go to Albany (vs. 1% of retail sales taxes).
- ❖ A nature center, similar to the nature center at Crissy Field in San Francisco, available to Albany residents for environmental education.
- ❖ Preservation of on-site wetland habitat, creek daylighting, and expansion of the beach.

What is Citizens for Albany Shoreline?

CAS was formed in 1985 to plan for parks and open space on the city's waterfront. CAS worked for passage of Measure C to ensure that Albany citizens decide the future of their waterfront. Currently, CAS is working to educate the public about options for the waterfront and alternatives to the proposed mall.

***Albany General Plan Goal CROS-5:
Continue to value the importance of the
Albany Waterfront area and shoreline as a
place of scenic beauty.***