



**PARKS AND RECREATION COMMISSION MEETING**  
**Thursday, March 12, 2009, Albany Community Center**  
**Edith Stone Room, 1249 Marin Ave., 7:30pm**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES: February 2009**

**3. PUBLIC COMMENT**

For persons desiring to address the Commission/Committee/Board on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the Committee's ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

**4. ANNOUNCEMENTS/COMMUNICATIONS**

**5. DIRECTOR'S REPORT:**

**6. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:**

- |            |  |   |
|------------|--|---|
| <b>6-1</b> | <b>Albany High School Garden Request:</b>  | AHS teachers are requesting a plot of land to build approximately five raised gardens.  |
| <b>6-2</b> | <b>Commission Meeting Time Change and Date Change for April:</b>   | The Commission will consider changing the meeting time to 7:00pm and also consider changing the date of the April meeting.  |
| <b>6-3</b> | <b>Property at 842 Masonic Avenue, Albany:</b>   | Council has asked the Commission to advise them on the acquisition of 842 Masonic as a possible expansion of the Albany Senior Center.  |
| <b>6-4</b> | <b>Update on funds available for Parks and Recreation projects including Lighting and Landscaping (LLD) funds:</b> | Per the Commission's request staff will report on available funds the City has for parks and recreation projects. The Commission will also make recommendations for the upcoming fiscal year for LLD funds. |
| <b>6-5</b> | <b>Decomposed Granite (DG) Tree Basins:</b>  | Update on the possibility of installing DG tree basins around select trees on Solano Avenue.  |
| <b>6-6</b> | <b>Discussion re Dogs in Parks:</b>  | Update on community meetings scheduled for each park.   |
| <b>6-7</b> | <b>Update Ocean View Sports Field Improvements:</b>  | As recommended by the Commission, Council recently approved the plans for the Ocean View Sports Field improvements. Staff will give an update on the progress of the project.                               |
| <b>6-8</b> | <b>Update on Renaming Terrace Park to Jewel's Terrace Park:</b>  | Staff will update the Commission on Council's recent approval to rename Terrace Park to Jewel's Terrace Park.   |

**7. FUTURE AGENDA ITEMS**

(Commission/Committee/Board Member announcement of requests for future agenda items. No public comment will be taken on announcement of future agenda items).

8. **ADJOURNMENT:**

*Please note that if you provide your name and address when speaking before the Commission/Committee/Board it will become part of the official public record, which will be posted on the Internet.*

NOTE: Any writings or documents provided to a majority of the City Council/Commission regarding any item on this agenda will be made available for public inspection at the Community Center counter located at 1249 Marin Ave during normal business hours, 8:30am-5:00pm, Monday through Friday.



**A Regular Meeting of the Parks And Recreation Commission Minutes**  
**Thursday, February 12, 2009**  
**Albany Community Center**  
**Edith Stone Room, 1249 Marin Ave.**  
**7:30 p.m.**

1. **Call to Order:** 7:32p.m. Commissioners present: Chair Pilch, Commissioners Class, Como, Kindle, Mullarkey and Trout. Excused Commissioner Linden.

Staff present: Director Penelope Leach and Robin Mariona.

2. **Approval of Minutes: December 11, 2008 and January 8, 2009**

**Motion:**

Motion to approve minutes from December 2008 made by Commissioner Mullarkey and seconded by Commissioner Trout. Motion carried all in favor.

Motion to approve minutes from January 8, 2009 as corrected made by Commissioner Kindle and seconded by Commissioner Mullarkey. Motion carried all in favor.

3. **Public Comment:** None

4. **Announcements/Communications:** Commissioner Mullarkey thanked staff for putting together the Commitment to Serve event on MKL Day. Commissioner Kindle welcomed new Commissioner Gary Class.

5. **Director's Report:** Director Leach stated that there was nothing to report that was not already on the evening's agenda.

6. **Discussion and possible action on matters related to the following items, which could include reports and/or proposed resolutions if any:**

**6-1. Commission Meeting Time Change: The Commission will consider changing the meeting time to 7:00pm.** Chair Pilch stated that he was open to anytime earlier than 7:30 and Commissioner Kindle agreed, but thought that quarter hour meeting times were not advisable. Commissioner Como stated that he would not be able to attend any earlier than 7:30 due to a previous engagement. Commissioner Trout stated that he liked the earlier time. The Commission discussed tabling the change until the next meeting when all the Commissioners were present.

**Motion:**

Motion to table the change in meeting time until the March meeting made by Commissioner Trout and seconded by Commissioner Kindle. Motion carried all in favor.

**6-2. Friendship Club Presentation: Staff will present information regarding Albany's Friendship Club during 2008 and what was coming up in 2009.** Childcare Supervisor Brad Griffith presented a slideshow outlining the services offered by the Friendship Club. He stated that the program was designed for ages 6 to 12, grades 1-5 and was located in Memorial Park. Supervisor Griffith showed the Commission children engaged in the many activities offered by the Friendship Club including; homework time, art projects, outdoor play, organized play, video games, movie day and snack time. The Friendship Club also offered camps during the summer months and school year break weeks with many off-site activities and field trips. The program had 2 vans for transporting the children.

Supervisor Griffith stated that the Friendship Club was staffed with 3 licensed teachers as well as middle school volunteers and was fully enrolled with 45 children per day. He stated that the licensing requirements might be changing in the future.

Commissioner Kindle stated that the Friendship Club was the best childcare in Albany.

**6-3. Property at 842 Masonic Avenue, Albany: Information re the possibly purchasing the property next door to the Senior Center, 842 Masonic Avenue, for the purpose of expanding recreational offerings to the community.** Director Leach stated that the City was in early negotiations for purchasing the 842 Masonic property, which would add to the needed space for recreation activities, as stated in the Master Plan. She stated that there would be community meetings planned to include the public in the process, as well as discussion by the Council, the Commission and Planning and Zoning, before any decisions were made. She stated that the property was not in good shape, and would most likely need to be torn down and rebuilt.

Commissioner Kindle stated that he would like more details about where the money for the purchase and improvements would come from. He stated that it was possible that purchasing the property would take funds away from the City and the school district during a tight budget time.

Director Leach stated that the item would be coming back for further discussion, and the seller agreed to give the City until April 20<sup>th</sup> for negotiations. The City had offered \$475,00 for the property, that the owner accepted.

Commissioner Class asked if there was a contract with contingencies. Director Leach stated that she did not know the answer to that.

**Public Comment:** Albany resident Clay Larson asked if funding resources had been identified. Director Leach stated that CDBG, Prop WW, Community Center Bond, Robert Z-Berg and Prop 40 were all possibilities for money sources, but nothing had been formulated yet.

An Albany resident asked if the facility would be used for more than senior activities. Director Leach stated that it could be used for all sorts of recreation activities.

Francesco Papalia stated that when the City bought private property; it caused a loss of tax base money. He stated that funds should be spent on developing the properties the City already owned, rather than eroding the tax base and losing future tax revenue.

**6-4. Discussion re Dogs in Parks: Update on Dog Lover Park Liaison volunteers and community meetings scheduled for each park.** Director Leach stated that 15 people had taken part in the Memorial Park discussion earlier in the evening. She stated that good ideas had been generated for sharing the space and a Dog Liaison had been chosen.

Chair Pilch stated that the Commission might want to interface with the Waterfront Committee at some future date regarding dog concerns at the waterfront.

Commissioner Mullarkey stated that the participants at the Memorial Park meeting had indicated a pretty strong consensus for sharing the space on certain days and certain hours.

**Public Comment:** As a member of the Waterfront Committee, Francisco Papalia stated that there should be laws and consensus for dogs in all park areas.

Chair Pilch stated that the dog discussion would continue, and interested parties should check the monthly agendas for items pertaining to the subject.

**6-5. Proposition WW: The Commission will begin discussing possible uses of Prop WW funds.** Chair Pilch stated that there was a yearly deadline of March 31<sup>st</sup> for submission of projects for Prop WW monies, and discussion should get started for ideas for 2010 capital projects. He stated that there were 6 goals stated in the Master Plan for future projects.

Commissioner Kindle stated that it was important to discuss what the Commission's priorities were for the money. He stated his preference for money being spent on places for organized and unorganized teen activities. He further stated that it was important to maintain what the City already had and not begin projects that could not be maintained.

Chair Pilch outlined the six recommendations in the Master Plan: first; preserving and expanding open space in the City, second; to make Albany a center of art activities and community gardens, third; high quality sports and recreation facilities for use by children, youth, families, seniors and all age groups, fourth; promote public uses of the waterfront, fifth; provide comprehensive pedestrian and bike routes, sixth; provide the City with high quality services and well kept facilities. Chair Pilch stated that the Waterfront Committee would submit recommendations to the Commission for uses of the money as well and it may be beneficial to engage in a joint study session with them. Finally, he stated that the Council was expecting the recommendations by June.

Chair Pilch noted that acquisition of Albany Hill property was consistent with goal 1, more community gardens and bay friendly landscaping with goal 2, the teen center project or the Senior Center building acquisition with goal 3, permanent bathroom and kayak launch at the waterfront with goal 4, finishing paths along the creeks with goal 5. He stated that \$770,000 was the amount to spend, which could seem like allot of money however it was important to keep in mind that the amount was relative, considering that the acquisition of the Senior Center property for example, would take more than half.

Commissioner Kindle stated that expanding after school teen programs and the possibility of utilizing the Veteran's Building were important. Commissioner Mullarkey stated that providing a garden space along the Ohlone Greenway could optimize money.

**Public Comment:** Albany resident Bob Pierce asked about the status of the Pierce Street Park that had been proposed many years earlier. He stated his feeling that the residents of the area had been ignored, though it represented 25% of Albany's population. Numerous Albany residents, including many members of the Armstrong family that lived in the Pierce St. neighborhood, urged the Commission to spend WW funds on a park. They stated that building a park on Pierce St. supported Master Plan goals and the City would get more for their money by buying parkland, rather than buying the Senior Center property.

Commissioner Kindle stated that CALTRANS owned some of the property that the residents wanted the park built on, and they should be contacted to find out the status of the land.

Albany resident Clay Larson stated that the Waterfront was not listed on the City website as one of the City parks and would like to see it included. He further stated that he would like to see WW funds used

for a Waterfront trail project. Francesco Papalia stated that he would like to see benches, picnic tables and bike racks at the Waterfront.

Chair Pilch thanked all the Pierce St. residents for attending the meeting, and for their tenacity over the years. He stated support for the park, but also noted that dealings and negotiations with CALTRANS were often very difficult. Commissioner Class stated that it would be helpful to look at the history of negotiations with CALTRANS.

Director Leach stated that she would find out the current status of negotiations with CALTRANS. She further stated that lengthy surveys and community meetings had indicated that the public was not interested in acquiring the Vet's Building.

Chair Pilch suggested that the Commission review the packet suggestions and the Master Plan, and be prepared to come to the next meeting with prioritized lists of preferences for WW funds. Director Leach stated that the Commission was not limited to the projects suggested in the Master Plan.

Commissioner Kindle asked for an update of all funds available to the Commission for projects, as well as a BART update.

**Public Comment:** An Albany resident requested that WW funds for Pierce St Park, be put through by March 2009.

Chair Pilch stated that there needed to be more public process than could take place in a month, to include other groups that wanted the money for other projects. Director Leach stated that community members needed to voice their ideas as well. She also stated that contracts and negotiations with CALTRANS would be extensive.

**6-6. AHS Garden Request: Ahs teachers are requesting a plot of land to build approximately five raised gardens.** Director Leach stated that she was unable to determine what area exactly in Memorial Park the High School was asking for, for their garden from the picture she had received. She suggested tabling the item until she could get better information. The Commission agreed to table the item.

**6-7. Ocean View Sports Field Improvements Update: Update from staff regarding the improvements at Ocean View Sports Field.** Director Leach stated that Council would use Measure R funds for the Ocean View improvements including the electronic scoreboard, bullpens and batting cage, as recommended by the Commission. The amount to be spent was up to \$94,000 and might be completed by the end of May.

**7. Future Agenda Items:** Accessibility of community gardens and play structures, funds available for the Commission, BART update, street tree list by April, update on dog group meetings, Tree Task Force membership.

**8. Adjournment: 9:39pm**

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**CITY OF ALBANY**  
**Parks and Recreation Commission**  
**STAFF REPORT**

Agenda Date: March 12, 2009

**SUBJECT:** Albany High School Garden – Memorial Park

**REPORT BY:** Nicole Almaguer, Environmental Specialist

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**STAFF RECOMMENDATION**

Allow establishment of a garden within Memorial Park by Albany High School's Connect Program.

**BACKGROUND**

Staff was contacted by instructors from the Albany High School Connect program seeking assistance to create a school garden. In January 2009, a meeting was held at the high school with two of the Connect instructors to discuss the goals of establishing a school garden and to scope out possible locations. The square land area within Memorial Park, located between the eastern edge of the tennis courts the northwest corner of the Veteran's Memorial Building was identified as a prime location for a garden given its proximity to the high school, and the shade/sun variations at the site. This area currently appears underutilized, and the adjacent building has been targeted by occasional graffiti. Staff contacted the County of Alameda and has confirmed the area is City property.

**DISCUSSION**

As expressed in the attached letter from Albany High School's Connect program, creation of a school garden provides significant learning opportunities for the high school students. Additionally, this is a unique opportunity to assist the high school establish greener practices while promoting community networking with the school, all in an effort to establish a thriving living garden.

The garden would consist of raised beds for a variety of plantings. Benches may also be placed within the garden to facilitate an outdoor classroom setting.

**SUSTAINABILITY IMPACT**

Addition of a new garden for the high school and surrounding community within Memorial Park helps further the goals established by the City Council to "green" Albany, and achieve a 25% reduction below 2004 greenhouse gas emissions by the year 2020. A variety of reused, recycled, and non-toxic materials will be utilized for development of the garden. The high school intends to create a pesticide free garden.

**FISCAL IMPACT**

The City's Environmental Resources Division intends to utilize grant funding to assist with establishment of the garden, including purchase of recycled lumber for development of raised bins, compost, and other supplies that may be necessary.

**Attachments**

1. Letter from Albany High School Connect Program





# ALBANY HIGH SCHOOL

503 Key Route Blvd, Albany, CA 94706

February 3, 2009

Dear Members of the Albany Park and Recreation Commission:

I am writing on behalf of the Connect Academy at Albany High School. After a recent grant from Wells Fargo Bank, we have started planning for a school garden at the high school. We would like to request use of the square plot of land, belonging to the city, that stretches from the backside of the tennis courts to the Memorial Building. We would like to take on this project as part of a larger campus beautification project, and as a learning opportunity for students in the Connect Academy. The city has agreed to support our ongoing needs and help us to attain further grants for the project.

The Connect Academy was established in the fall of 2008 after a three-year planning period and a Specialized Secondary Program (SSP) grant from the state. The Mission of the program is as follows:

The two year Connect Academy will focus on the greater Bay Area and the roles that young people have and must take on to affect change. We will work hard to recognize historical themes past and present and will identify which social and political forces have shaped and continue to shape our larger community. We will select areas of interest, conduct research based on our curiosities and make practical plans to affect our community in a positive way. Ultimately, the goal of the Connect program is to make clear links between historical and cultural understanding through creative hands-on projects and present-day action. The Senior Project will be a culmination of these efforts for each individual graduate of the Connect Academy.

A garden at the high school will provide an incredible opportunity to meet the goals of Connect and allow students to take ownership of their learning in a real-world context.

The garden project would be started and supervised by Connect students and faculty, but we are hopeful that its maintenance would expand beyond the academy program to include other student groups such as Earth Team or buildOn. Our garden will consist of approximately 5 raised beds; we will practice water-wise and pesticide-free gardening. Local experts have also offered support in pest management. Additionally, we have the support of Clell Hoffman, the head chef for the high school, who is interested in purchasing produce and herbs grown in the garden. We see the garden project as an opportunity to equip the school for composting and to move us toward a greener Albany.

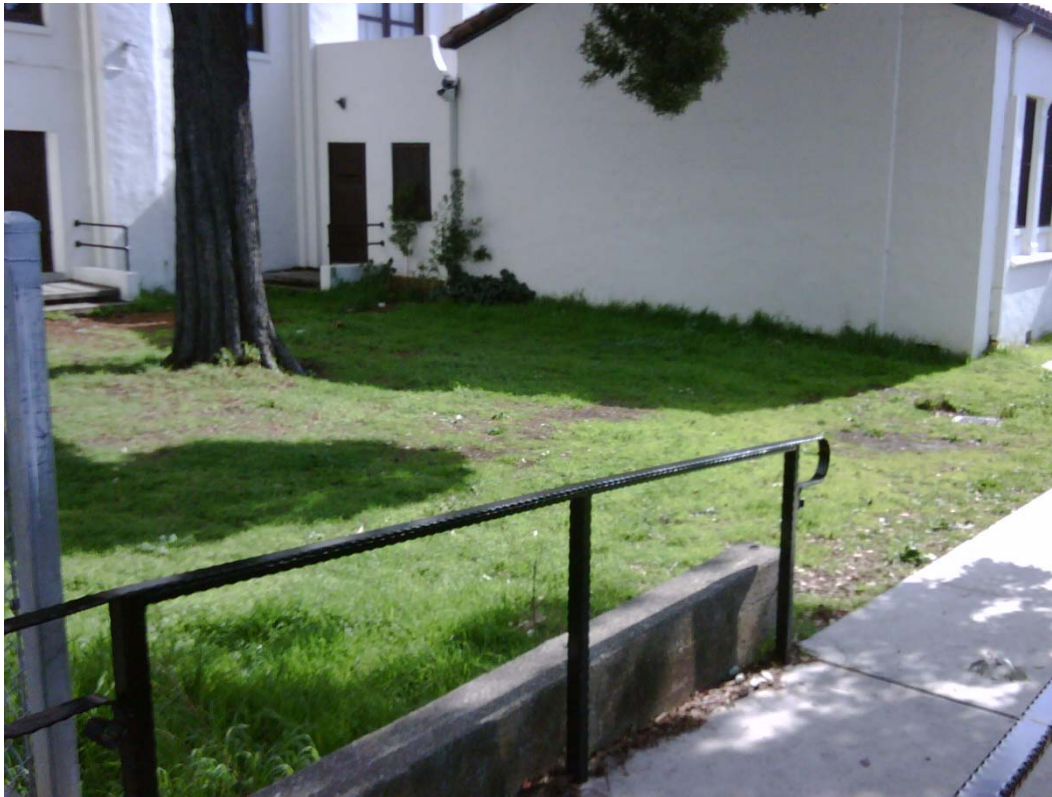
We are hopeful that the City of Albany and the Park & Recreation Commission will allow us to use the land we have identified. We believe that our use of this land will actually enhance its current beauty and functionality. With benches, tables, and opportunities to take student learning beyond the classroom walls, we believe that, in time, the garden will become a meeting place for the larger Albany community.

If you have any further questions, please do not hesitate to contact me.

Most sincerely,

Juliet Chiarella  
Coordinator, The Connect Academy  
teacherella@gmail.com

Proposed Garden Location next to Veteran's Hall



**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: March 2, 2009

Reviewed by: BP

**SUBJECT:** Preliminary Discussion Regarding Acquisition of Property at 842  
Masonic Avenue for Expansion of the Senior Center

**REPORT BY:** Jeff Bond, Planning & Building Manager

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**STAFF RECOMMENDATION**

Authorize staff to:

1. Ask the Parks and Recreation Commission to advise on acquisition of the property and expansion of the senior center; and
2. Submit an application for a conditional use permit to the Planning and Zoning Commission.

**BACKGROUND**

In January 2009, the single family home located at 842 Masonic, adjacent to the Senior Center, was listed for sale. The home is a 3-bedroom one-bath home built in 1930 with 1,365 square feet, as well as a one-car garage and laundry area. The property is owned by a family trust, and has been vacant for a number of months.

The City Council met in executive session on February 2, 2009 and provided negotiating parameters to the City Administrator regarding the exploration of acquisition of the home as a site for expansion of the senior center. The discussions led to the seller accepting a contingent offer from the City to purchase the property, subject to inspections and various city approvals including financing and land use approval.

**DISCUSSION**

In the 2000 Census, the City of Albany had 1,819 residents 65 years or older. The Association of Bay Area Governments (ABAG) prepares forecasts of population growth by age group for Alameda County. Applying county-wide growth rates to the Albany population, results in an estimated increase in senior population to 4,804 citizens by the year 2030.

The senior center is the City's primary facility for serving the growing senior population. It is ideally located in the center of the City and close to transit and services on Solano

Avenue. In addition, there is relatively ample street parking on Masonic Avenue next to the BART tracks. The existing senior center consists of a classroom, a multi-purpose room with a kitchen, a library in the lobby area, and workstations for staff and volunteers. Total building area is approximately 4,000 square feet. The existing facility is heavily used, and additional programs could be provided if space was available.

The acquisition of the adjacent 3,800 square foot property would allow for expansion of the facility with a modest disruption of the existing facility. There are a wide range of potential programmatic objectives for the senior center, several of which could be accomplished with an expansion, including:

- New activity room/class room;
- Parking for the new van
- New entry area
- New kitchen
- New restrooms
- Upgrade mechanical equipment spaces/storage
- New volunteer and staff work stations

Detailed facility planning will be needed in order to fully evaluate the best alternatives. One approach to the additional space would be to create a new activity room in the expansion area, along with one or two of the other programmatic objectives. Care would be taken in this process to make sure that an expansion is compatible with neighboring residences and the Solano Avenue business district. In general, in an R-1 district, a single family home could be built to 28 feet in height with 2,062 square feet of building area. Staff's initial assessment is that a single story addition with standard R-1 district setbacks would be most cost efficient. Cost of an addition could be in the range of \$500,000.

In lieu of meeting senior center needs with this expansion, other alternatives to meeting programmatic needs include:

1. Add second story to existing facility – It appears that the existing buildings were not designed in a manner that would comply with current building structural codes. Thus, a two story building on the existing parcel would require demolition of the existing facility and construction of an entirely new building. Construction would involve a 12 to 18 month disruption to senior center activities. Cost of a new two-story building on the existing City parcel could be in the \$1,000,000 to \$2,000,000 range.
2. Purchase new facility – Staff is not aware of any existing property in the City with 4,000 to 6,000 square feet of space that would be adequate to serve the City's needs. If such a property were to become available, it is assumed that at current market conditions, cost would be in the \$2,000,000 to \$3,000,000 range.
3. Interim Use – Preliminary results of inspections is that the existing home needs substantial work in order to be safely used as a rental. The foundation is in poor

condition, windows are deteriorated, and the electrical system is antiquated. Cost of upgrades could exceed \$100,000. Rather than invest funds into the property for an interim use, staff would propose to maintain the building in its current vacant state until the City is ready to proceed with the expansion project.

4. Re-sale - In the event that the City acquires the property, but then decides not to proceed with expansion of the facility, the City retains the ability to sell the property in its present condition. The relative gain or loss from this alternative depends on real estate market conditions.

### **SUSTAINABILITY IMPACT**

One of the key principles of sustainable development is to utilize existing construction as much as practical. The existing senior center is functional, and its functional life can be extended and its energy efficiency could be improved by incorporating new energy efficient mechanical systems in the new area that would serve the new expansion area as well as the existing building. The center is accessible by public transit and is adjacent to the Ohlone Greenway bicycle/pedestrian path and the Solano Avenue business district.

### **FINANCIAL IMPACT**

Purchase of the property and the expansion project can be funded by the City's annual allocation of funds from the Community Development Block Grant program. Other potential sources of funds include the City's Landscaping & Lighting Assessment District, Measure F 2002, parkland in-lieu dedication fees, East Bay Regional Park District Measure WW allocation, grants, and fundraising.

### **CONCLUSION**

The actions by the Parks & Recreation Commission and the Planning & Zoning Commission and a financing plan would be brought to the City Council for action regarding purchase of the property in April.

CITY OF ALBANY  
PARKS AND RECREATION COMMISSION  
STAFF REPORT

Agenda date: March 12, 2009

**TO:** Parks and Recreation Commission  
**FROM:** Penelope Leach, Recreation and Community Services Director  
**SUBJECT:** Funding Sources for Parks and Recreation Projects/Programs

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**STAFF RECOMMENDATION**

Review information requested by the Commission regarding eligible funds for parks and recreation projects/programs.

**BACKGROUND**

At the February 2009 Commission meeting, the Commission requested information regarding what City funds are eligible for parks and recreation projects/programs. In an effort to give the Commission as much information as possible and to assist the Commission in determining what projects to recommend to Council, staff is providing an update on funding through February 2009 for those projects recently completed and for those projects that are in progress or already planned and approved by the Commission and Council.

**DISCUSSION**

*Proposition 12 and Proposition 40 Funds:*

Most of the Prop 12 and Prop 40 funds have been spent on completed park projects; however, the Prop 12 and Prop 40 RobertiZ'berg funds have been approved for the Ocean View Sports Field Improvements for which construction is tentatively scheduled to begin at the end of March 2009. Prop 40 funds have also been approved for Senior Center improvements, which include a new roof and a new HVAC system. Both Prop 12 and Prop 40 funds are State Park per capita grants that the State of California has frozen for the time being due to State budget issues. As for the Ocean View Sports Field Improvements project, Council approved the use of Measure R funds to complete a portion of the project until the State Park funds are released. Please see the attached spreadsheet detailing the Prop 12 and 40 grant funds.

*Proposition WW Funds:*

Recently approved by voters, the City now has Proposition WW funds to consider for projects. Proposition WW funds come from a bond initiated by the East Bay Regional Park District (EBRPD) and approved by voters in November 2008. Proposition WW is an extension of Proposition AA which passed in 1988. The City of Albany has \$771,363

available for park and recreational purposes. The Commission has been asked by Council to submit recommendations for the use of Prop WW funds by June 2009. The Waterfront Committee is also discussing possible uses of the funds and will be reporting to the Commission so that the report to the Council will include recommendations from the Parks and Recreation Commission as well as the Waterfront Committee.

#### *Lighting and Landscaping District Funds:*

The City also has two assessment districts that were established pursuant to the provisions of the Streets and Highways Code: (1) AD 1988-1, Landscaping and Lighting; and (2) AD 1996-1 (or more commonly referred to as Measure R). This section of the Code is known as the Landscaping and Lighting Act of 1972 (Section 22500 et.seq.)

#### (1) AD 1988-1, Landscaping and Lighting

The older of the two Districts, Assessment District No. 1988-1 (AD 88-1) was formed in the summer of 1988. Its initial purpose was to provide for the maintenance and replacement of park and recreation facilities. The scope of work was expanded in the following year to provide for the installation and maintenance of street lighting on Solano Avenue and landscaped medians in commercial areas. In 1992 bonds were issued for the construction of the Community Center and a proposed Maintenance Center. The scope of services for AD 88-1 was expanded to include the payment of the debt service on the bonds. The bonds expire (will be paid off) in 2012. The following is a summary of the proposed existing and proposed revenues, expenditures, and projected balances to be carried forward in each year.

Revenue – Assessments under AD 88-1 are levied in proportion to the benefits that are estimated to be received by a property from the improvements, including maintenance of the improvements. The assessment for a detached single-family residence (SFR) unit is approximately \$75 per year. Other assessments are levied in proportion to the estimated benefits received when compared to those estimated to be received by a SFR unit. There are approximately 6,900 Equivalent Residential Units (or ERU) in the District and the assessments produce approximately \$521,000 per year in revenue. The interest on the bond fund generates another \$19,000 and the total annual income is approximately \$540,000.

Expenditures – The assessment district expenditures are divided into two categories, “Fund Uses” and “Projects”. Fund Uses include debt service and maintenance expense. Project expenditures are generally capital expenditures for parks, lighting and landscaping projects included in the City’s Capital Improvement Program (CIP).

Debt Service - The annual debt service is approximately \$363,000 per year. As noted above, the annual debt service will expire in 2012 and revenues may be used for other authorized uses or projects.

Maintenance – The proposed maintenance activities include the Community Center, Street trees, graffiti abatement, tennis courts, street lights on Solano Avenue and Ohlone Greenway, sidewalks and the urban forest program. The budget for sidewalks consists of matching funds for the replacement of sidewalks that are uprooted by trees. Since these funds are committed in the 5 year CIP they were moved in FY 2006-07 from “Projects” to “Uses”. In FY 2007-08, the street tree maintenance program was increased by 20%. The sidewalk maintenance



program was moved from projects to uses, and a \$30,000 budget has been allocated for the Urban Forest Program. Lastly, \$30,000 was earmarked as City matching funds for the Ohlone Greenway lighting and bicycle path realignment project, which was expected to exceed the original budget included in the Grant Application.

Ending Fund Balance - This amount varies from year to year based upon the projects that are funded by the District. It is necessary to keep approximately 50% of the value of next year's fund uses in reserve so that the fund does not have to borrow from the general fund. This is because revenues are not received from the County Auditor until approximately January of the next calendar year.

## (2) AD 1996-1 (Measure R)

Assessment District No. 1996-1, also pursuant to the Landscaping and Lighting Act of 1972, commonly referred to as Measure R was formed in 1996 following an advisory election. Measure R provides funding for acquisition of Open Space, Recreational Playfields, and Creek Restoration. Following passage of Measure R, bonds were sold to finance the property acquisition and capital costs. These funds are generally being held for major Capital Project or Land Acquisition expenditures although 25% of Measure R is for used and improvements for ball fields. The bonds and the assessment authority will expire in 2016. The attached spreadsheet shows an approximation of the balances for Measure R through January 2009.

Assessments under Measure R are \$69 per year for a single-family residence (SFR). The total revenue including bonds interest is approximately \$524,000. The total debt service is \$476,000. Each activity is managed as a separate fund. Over the years, several parcels of land were acquired on Albany Hill with only one large piece of land remaining.

The budget for creek restoration for 2007-08 included \$5,000 for removal of non-native species from Cerrito Creek on the north side of Albany Hill. This work is to be performed under the direction of the Friends of Five Creeks. It is proposed that this activity continue be funded at the same level.

A budget of \$10,000 was also allocated in 2007-08 for vegetation management on Albany Hill. It is expected that this amount will again be expended this year. The proposed budget for the creek program included \$95,000 for the design of the improvements to Codornices Creek between Kains and San Pablo Avenue and \$10,000 for City plan review.

With the minor exceptions noted for maintenance activities and environmental studies on Albany Hill, which are expressly permitted under Measure R, the interest on the capital is returned to the Capital fund for future acquisition or construction costs.

At either the April and/or May Commission meeting, staff will have a spreadsheet with updated figures for both assessment districts as the Commission will be asked to recommend to Council possible projects should there be money available in the LLD funds.

*Park Dedication In-Lieu Fees:*

Dedication of parkland or payment of park in-lieu fees is required of developers building residential units. The City's Municipal Code outlines the required parkland dedication acreage for developers as well as the in-lieu fee developers are required to pay if parkland dedication is not possible. Please see the Municipal Code 22-8.4 for the specific formulas for parkland dedication and in-lieu fees. Because there has not been much residential development in the City of Albany, this fund is low or has been expended. Staff hopes to have an approximate balance by the time of the Commission meeting.

**City of Albany**  
**Updated Prop 12 and 40 Grant Report 3-3-09**

**2000 Parks Bond Act (Prop 12)**

**2000 Parks Bond Act Per Capita:**

*Project Completion Packages must be submitted by 3/31/08*

Contract Amount	\$ 162,000
Amount Allocated to Projects	\$ 162,000
Terrace Park	\$ 162,000.00 (Completed)

**Roberti-Z'Berg Harris - Block Grant:**

*Project Completion Package must be submitted by 3/31/09*

Amount Allocated to Projects	\$ 51,973
Matching Funds	\$ 22,274
<b>Funds available for projects</b>	<b>\$ 74,247</b>
Ocean View Sports Field Improvemnts	(Approved by Council Funds Frozen by State)

**2002 Resources Bond Act (Prop 40)**

**2002 Bond Act per Capita:**

*Project Completion Packages must be submitted by 3/31/2011*

Contract Amount	\$ 220,000
Amount Allocated to Projects	
Terrace Park	\$ 58,000 (Completed)
Ocean View Park	\$ 24,344 (Completed)
Memorial Park	\$ 42,000 (Completed)
Senior Center Improvements	\$ 49,126 (Approved by Council Funds Frozen by State)
CC Tower Repairs	\$ 35,992 (Approved by Council Funds Frozen by State)
CC Floor	\$ 9,000 (Completed)
<b>Subtotal</b>	<b>\$ 218,462</b>
<b>Balance</b>	<b>\$ 1,538</b>

**City of Albany**  
**Updated Prop 12 and 40 Grant Report 3-3-09**

**Roberti-Z'Berg Harris - Block Grant:**

*Project Completion Package must be submitted by 3/31/2011*

Contract Amount	\$ 45,357
Ocean View Sports Field Improvemnts	(Approved by Council Funds Frozen by State)

**CITY OF ALBANY  
MEASURE R RECAP**

Year Ended	Transaction	Open Space 780	Recreation Playfields 781	Creek Restoration 782	Total
6/30/99	Bond proceeds	\$ 2,875,100	\$ 1,437,550	\$ 1,437,550	\$ 5,750,200
	Net revenue (expenses)	(99,825)	(52,948)	(52,948)	(205,721)
	Purchase of open space	<u>(1,350,000)</u>			<u>(1,350,000)</u>
	Fund balance	<u>1,425,275</u>	<u>1,384,602</u>	<u>1,384,602</u>	<u>4,194,479</u>
6/30/00	Net revenue (expenses)	120,873	60,373	59,824	241,070
	Lands End acquisition	(273,301)			(273,301)
	Fund balance	<u>1,272,847</u>	<u>1,444,975</u>	<u>1,444,426</u>	<u>4,162,248</u>
6/30/01	Net revenue (expenses)	138,081	69,041	69,041	276,163
	Fund balance	<u>1,410,928</u>	<u>1,514,016</u>	<u>1,513,467</u>	<u>4,438,411</u>
6/30/02	Net revenue (expenses)	51,715	55,460	55,398	162,573
	Fund balance	<u>1,462,643</u>	<u>1,569,476</u>	<u>1,568,865</u>	<u>4,600,984</u>
6/30/03	Net revenue (expenses)	33,823	36,269	36,269	106,361
	Catherine's Walk	(7,130)			(7,130)
	Ballfields		(10,042)		(10,042)
	Creek Restoration			(50,760)	(50,760)
	Fund balance	<u>1,489,336</u>	<u>1,595,703</u>	<u>1,554,374</u>	<u>4,639,413</u>
6/30/04	Net revenue (expenses)	23,012	24,662	24,016	71,690
	Sports Organizations		30,042		30,042
	Grants			204,048	204,048
	Catherine's Walk	(1,251)			(1,251)
	Ballfields		(24,900)		(24,900)
	Creek Restoration			(250,902)	(250,902)
	Fund balance	<u>1,511,097</u>	<u>1,625,507</u>	<u>1,531,536</u>	<u>4,668,140</u>
6/30/05	Revenue	30,867	33,153	31,248	95,269
	Expenses			(266)	(266)
	Ballfield Maintenance W55		(5,250)		(5,250)
	Memorial Park P50		(8,870)		(8,870)
	Oceanview Park P13		(4,490)		(4,490)
	Recreational Playfields		(12,354)		(12,354)
	Codornices Creek				-
	Codornices Creek-Lower P22			(427,656)	(427,656)
	Codornices Creek I80 P34			(65)	(65)
	Fund balance	<u>1,541,964</u>	<u>1,627,696</u>	<u>1,134,797</u>	<u>4,304,457</u>
6/30/06	Revenue	58,547	61,800	42,284	162,631
	Memorial Park P50		(29,951)		(29,951)
	Oceanview Park P13		(56,063)		(56,063)
	Codornices Creek-Lower P22			(113,533)	(113,533)
	Fund balance	<u>1,600,511</u>	<u>1,603,482</u>	<u>1,063,548</u>	<u>4,267,541</u>
6/30/07	Revenue	80,092	86,705	53,181	219,977
	Memorial Park P50		(96,378)		(96,378)
	Oceanview Park P13		(324,049)		(324,049)
	Terrace Park P39		(2,005)		(2,005)
	Codornices Creek-Lower P22			(546,473)	(546,473)
	Fund balance	<u>1,680,603</u>	<u>1,267,755</u>	<u>570,255</u>	<u>3,518,613</u>
6/30/08	Revenue	66,188	49,849	22,432	138,469
	Memorial Park P50		(432,520)		(432,520)
	Oceanview Park P13		(352,928)		(352,928)
	Terrace Park P39 (reclass)		2,005		2,005
	Burrowing Owl Proj. Q33		(69,749)		(69,749)
	Codornices Creek-Lower P22			(6,114)	(6,114)
	Transfer ?		(65,336)	65,336	-
	Fund balance	<u>1,746,791</u>	<u>399,076</u>	<u>651,910</u>	<u>2,797,777</u>
12/30/08	Revenue	12,027	2,756	4,491	19,274
	Memorial Park P50				-
	Oceanview Park P13		(1,900)		(1,900)
	Terrace Park P39 (reclass)				-
	Burrowing Owl Proj. Q33		(15,923)		(15,923)
	Codornices Creek-Lower P22			(48,543)	(48,543)
	Fund balance	<u>1,758,817</u>	<u>384,010</u>	<u>607,858</u>	<u>2,750,685</u>
<b>Budgeted and Reserved</b>					
	Commitment to Berkeley/Albany ball fields, formerly Measure F, per Beth Pollard		(50,000)		(50,000)
	Ocean View P13 FY 08-09		(34,915)		(34,915)
	Mem. Park P50 FY 08-09		(24,297)		(24,297)
	Albany Hill Trail FY 08-09	(2,000)			(2,000)
	Albany Hill Trail FY 09-10	(15,100)			(15,100)
	Creekside Park P37 FY 08-09	(12,000)			(12,000)
	Creekside Park P37 FY 10-11	(371,630)			(371,630)
	Codornices Creek P21 FY 08-09			(55,000)	(55,000)
	Codornices Creek P21 FY 09-10			(55,000)	(55,000)
	Codornices Creek-Lower P22 FY 08-09			(50,000)	(50,000)
	Total budget	<u>(400,730)</u>	<u>(109,212)</u>	<u>(160,000)</u>	<u>(669,942)</u>
	Available balance 1/8/09	<u>1,358,087</u>	<u>274,798</u>	<u>447,858</u>	<u>2,080,743</u>

CITY OF ALBANY  
PARKS AND RECREATION COMMISSION  
STAFF REPORT

Agenda date: March 12, 2009

**TO:** Parks and Recreation Commission

**FROM:** Penelope Leach, Recreation and Community Services Director with input from Community Development staff: Randy Liptien, Ana Bernardes, and Tony Wolcott

**SUBJECT:** Decomposed Granite for Expanding Basins on Solano Avenue

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**STAFF RECOMMENDATION**

Information only.

**BACKGROUND**

At the December 2009 Commission meeting, per the Commission's request, the City's Urban Forester, Tony Wolcott, reported on the possibility of using decomposed granite for expanding tree basins for some of the larger Eucalyptus trees along Solano Avenue. Please see Tony's report from the December 2009 meeting in attachment A. Staff met as a follow-up to the Commission meeting in an effort to discuss the feasibility of installing the tree basins, investigate liability and maintenance issues, as well as assess costs and funding sources.

**DISCUSSION**

The benefits of installing the DG tree basins are that it is healthier for the tree and it would eliminate some of the repair from tree roots pushing up portions of the sidewalk. Staff spoke with the City of El Cerrito and San Pablo about their use of DG and they are very happy with it. El Cerrito and San Pablo use DG strictly as a safety issue. DG avoids open basins, exposed roots, and differential elevations or tripping hazards. El Cerrito and San Pablo use a binder or stabilizer, which is added to the DG to make the DG firmer and harder packed.

Staff also spoke with the City's risk management representative and found that there have been no claims concerning DG tree basins. The representative did say that claims typically have to do with the relative level of whatever material is within the well compared to the level of the surrounding sidewalk. If there is a substantial difference, the pedestrian when stepping "down" sometimes turns an ankle or loses his/her balance and falls causing injury. City staff would need to routinely evaluate the basins and repair them on an as needed basis to prevent the DG from wearing away causing a tripping hazard. One suggestion was to have staff take a look at the basins on a routine, monthly basis to ensure a proper level of DG.

There are a total of 22 basins that staff is recommending for DG tree basins;

- \* 901 Jackson on Solano
- \* 935 Solano
- \* 943, 1019, 1029, 1037, 1055 - all on Solano between San Pablo and Jackson
- \* 1305 Solano near key Route
- \* 1319, 1324, 1350, 1398 near Carmel
- \* 1402, 1406, 1410, 1486, 1494, 1481 near Curtis
- \* 1612, 1621 - 3 trees West, middle, East

Please see the attached photos of three of the trees staff is recommending.

### **FISCAL IMPACT**

Lighting and Landscaping funds are the only source of funds that have been identified at this time. To install the DG basins on all 22 trees, the cost would be \$8,800 to \$22,000. The cost per basin ranges from \$400 -\$1,000. There was also discussion among staff to somehow have the property owner help with the cost.

CITY OF ALBANY  
PARKS AND RECREATION COMMISSION  
STAFF REPORT

Agenda date: December 11, 2009

**TO:** Park And Recreation Commission  
**FROM:** Tony Wolcott, Urban Forester  
**SUBJECT:** Decomposed Granite and Expanding Basins on Solano Avenue

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**STAFF RECOMMENDATION**

Information only.

**BACKGROUND**

There is some confusion about decomposed granite, so the following information should help:

**Decomposed granite** is a paving material you might consider for certain areas, such as paths, walkways and driveways.

In contrast to other materials, such as concrete, it provides a more natural appearance. Depending on how it is used, it may be more or less expensive than concrete.

*There are different color choices available.*

Although the charcoal gray is more common, tans and browns can be quite attractive, especially when coordinated with any other surrounding paving or wall materials.

It can be used for paths where a more casual look is wanted. Driveway paving is another area where you might use decomposed granite.

It is also used for dog run surfaces and walking trails. DG is easy to apply, although it must be done correctly.

**What Is It Made Of?**

Decomposed granite is made of very small pieces of granite. The sizes can range from a maximum of 1/4" to a sandy consistency. It is a fairly fine mixture, as opposed to other materials.

DG can be used in a few different ways. How long it will last and the cost depends on which application is used for the project.



*There are basically three different ways of installing this granite material.*

### **Loose DG**

This is the easiest and least expensive application. The material is made up of granite aggregates from 1/4" to very fine granules resembling sand. There are no additives; the material is used alone. Typically, a three to four inch gravel road base is laid (as in all of the various applications) and the decomposed granite is laid on top of this layer, which is then compacted. This application is fairly hard. However, it is subject to erosion, and therefore must be replenished periodically.

### **DG With Stabilizers**

In this application, a stabilizer is mixed into the DG. This creates a more hard packed appearance, yet there is still a somewhat loose layer on the surface. Because of this, it can still wash away slightly, but it has a much longer lifespan than when no stabilizer is added. When using it for a material on a surface that is sloped, the grade should not be too steep. This type of DG will last about seven to ten years.

### **DG With Resin**

Here, a resin is added to the DG. This creates a hard surface. Depending on the company that it comes from, the surface might be similar to asphalt or it might have a loose finish on it. It is fine to use it on slopes and does not need to be replenished. It will not erode and should last ten to fourteen years.

Some manufacturers recommend an edging to be used with it, such as one made of steel. This helps to hold the edges in place.

The cost of DG can vary depending on which of the above applications are used. A few companies who offer it will mix in the stabilizer or resin and ship the mixture that way.

*However, due to the weight, the shipping costs add considerably to the price.*

### **Decomposed Granite Pricing**

DG alone is quite inexpensive. DG with a stabilizer is more expensive, while the most costly is the product with the resin.

The preferred material for tree basins in Albany is the straight decomposed granite without any additives. This way the material still breathes, allows for exchange of air and water.

However, the straight DG must be installed correctly with water. It can be mixed and applied similar to mixing concrete. The DG is then easily compacted to a suitable surface. It is less likely to erode and should last 3-5 years without additional DG needed.

As for cost I have gathered the following information. There are about thirty Eucalyptus trees that need basin expansion. A contractor can come in and cut the concrete out per specification, remove the concrete and fill back in with DG. Please note that no sidewalk repair or new concrete is put back in, no curb repair, only basin expansion. The estimated cost is approximately \$300 per basin or a rough total of \$9000 for 30 basins.

This could come out of the urban forestry budget. However, some reduction in tree pruning and tree planting would result. I would prefer that the funds come from somewhere else.

There still remains the question of property owners and what their responsibility is. Many of the sidewalks need repair even after basins are expanded. Is this still the whole responsibility of the abutting property owner?

#### Attachments

Photos of DG Tree Basins



901 Jackson on Solano



935 Solano



943 Solano

CITY OF ALBANY  
PARKS AND RECREATION COMMISSION  
STAFF REPORT

Agenda date: March 12, 2009

**TO:** Parks and Recreation Commission

**FROM:** Penelope Leach, Recreation and Community Services Director

**SUBJECT:** Summary of information gathered during neighborhood meetings regarding dogs in Albany parks.

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**STAFF RECOMMENDATION**

Review information gathered from community meetings and recommend to staff next steps.

**BACKGROUND**

At the January 2009 Commission meeting, the Commission recommended that staff hold community meetings for each of Albany's parks: Memorial Park, Ocean View Park, the Ohlone Greenway, and Terrace Park. The purpose of the meetings was to hear from the community concerns regarding dogs in Albany's parks. On a number of occasions over the years, the Commission has heard from concerned citizens regarding how best to share the limited park space with the large number of dogs in Albany's parks. There have been concerns raised regarding safety, the need for a leash law, limiting hours in the parks when owners can bring their dogs to the parks, etc.

Neighbors within 150 feet of each park were sent notices with the dates, times, and location for all four of the meetings. Additionally, volunteers handed out flyers along the Ohlone Greenway, the information was posted on signs at each of the parks, and the information regarding the meetings was highlighted on the City's website.

As would be expected the meeting pertaining to Terrace Park and Memorial Park were well attended as the Commission has historically heard from neighbors frequenting Terrace and Memorial parks the most. There were no attendees at the Ocean View Park meeting except for staff and the assigned Dog ad Hoc Committee member. There were only two in attendance at the Ohlone Greenway meeting. Again, this is not surprising, as the Commission has rarely heard from citizens regarding dog issues at Ocean View or the Ohlone Greenway.

**DISCUSSION**

At the Memorial Park meeting, the group of 15 citizens came to a consensus that they would be supportive of having two afternoon/evenings per week where no dogs were allowed in the park until after dark. Having a cut-off time of dark seemed to appeal to attendees as they reasoned that most families with their children would not play at the park

after dark, but some dog owners might like to be in the park after dark. As a reminder, the City's current ordinance allows people to be in Memorial Park until 11:00 p.m. It should be mentioned that the discussion centered on the ball field area at Memorial Park. The general play area on the corner of Portland and Carmel as well as the playground areas were not really discussed. The group also recommended doggy bag dispensers and garbage cans inside the ball field area. Staff was concerned with having garbage cans inside the field of play, as they could be a safety hazard. If the Commission decides to recommend hours where no dogs are allowed in the park, the Commission should clarify which areas of the park are off limits to dogs during those hours.

At the Terrace Park meeting, the 23 participants in attendance came to a consensus that an intermediary step should be considered before trying to pass an ordinance of restrict hours that dogs can be at the park or off-leash. If the intermediary steps do not have an impact, then consideration should be given to rule changes and/or new or amended ordinances. The intermediary steps include:

- (1) Better signage "requiring" that owners pick up after their dogs; no "please" language.
- (2) Garbage cans and doggy bag dispensers at three locations: (1) by the Francis Street side of the park; (2) near the restrooms; and (3) near the play areas.
- (3) Install a fence around the larger play area.
- (4) Repair the gates that lead into and out of the sand areas as they are often left open. Perhaps a spring-loaded hinge would help.

The Terrace Park neighbors felt that with better signage they would have more authority to point to a sign and "self-police" the park even if there was not an official ordinance to back up a particular park rule. They also felt that more garbage cans and doggy bag dispensers would make it easier for park users to comply with picking up after their dogs. It should also be mentioned that there was disagreement among the participants at the meeting as to how much dog feces was left behind by irresponsible dog owners; some felt that they rarely found dog feces while other felt they found it quite often.

The two participants at the Ohlone Greenway meeting were in favor of allowing dogs to remain off-leash at all times.