

**CITY OF ALBANY
CITY COUNCIL
STAFF REPORT**

Agenda date: September 8, 2009
Reviewed by: BP

SUBJECT: East Bay Regional Park District Proposition WW

FROM: Penelope Leach, Recreation and Community Services Director

PARKS & RECREATION COMMISSION RECOMMENDATION

The Parks & Recreation Commission recommends the following allocations for the City of Albany's Measure WW per capita Local Grant program totaling \$771,363:

(a)	Pierce Street Park	\$456,000
(b)	Teen Center Expansion	\$120,000
(c)	Ohlone Greenway Improvements	\$125,000
(d)	Improvements at the Albany Bulb	\$50,000
(e)	Additional Rubberized Surface at Ocean View Park Playground	\$20,000
	TOTAL	\$771,000

STAFF RECOMMENDATION

Staff recommendations for Measure WW per capita Local Grant Program are:

(a)	Ohlone Greenway	\$200,000
(b)	Senior Center Expansion	\$380,000
(c)	Improvements at the Albany Bulb	\$50,000
(d)	Teen Center Expansion	\$120,000
(e)	Additional Rubberized Surface at Ocean View Park Playground	\$20,000
	TOTAL	\$770,000

BACKGROUND

East Bay Regional Park District Measure WW, which passed in November 2008, is an extension of Measure AA passed by East Bay voters 20 years ago. Measure AA helped preserve 34,000 acres of open space, developed over 100 miles of new trails, and funded hundreds of local parks and recreation projects. While much has been accomplished, the growing East Bay population further increases the need for acquiring new parklands, protecting and restoring natural habitat, and helping communities with their local park and recreation facilities. Measure WW will be

used to continue to restore urban creeks; protect wildlife; purchase and save open space, wetlands, and bay shoreline; and acquire, develop, and improve local and regional parks, trails, and recreational facilities close to home for East Bay residents.

The Local Grant portion of Measure WW allocates funds to cities based on population. The City of Albany has been allocated \$771,363, and has up to the year 2018 to use the funds. Cities are able to submit projects to East Bay Regional Park District in February and March of each year. This allows East Bay Regional Park District the ability to sell enough bonds, on an as-needed basis, to pay for the submitted eligible projects.

In order for a project to be considered, staff must submit an application form, cost estimates, CEQA certification forms, evidence of ownership or lease and site control of the property, project location map, site plan, photographs, required permits, etc. Cities are required to pay for the project upfront. Cities may be reimbursed throughout the project with 20% of the total cost of the project being retained until the project is complete and signed off by EBRPD.

At the February 2, 2009 Council meeting, the City Council voted to refer to the Parks & Recreation Commission for discussion, deliberation and recommendation regarding the use of the City of Albany's per capita portion of Measure WW funds, and to also refer to the Waterfront Committee for its recommendation. The Parks and Recreation Commission met jointly with the Waterfront Committee on April 27, 2009, to discuss projects and answer question regarding the eligibility of projects. The Waterfront Committee presented three projects to the Parks and Recreation Commission. Please see the attachment for a description of the Waterfront Committee's projects.

In addition to the projects submitted by the Waterfront Committee, Commissioners considered information brought forth by Albany residents as well as projects, which have not been fully developed, from the Parks, Recreation, and Open Space Master Plan completed in 2004. At each of the Commission meetings beginning December 2008 through May 2009, Commissioners and residents submitted and discussed potential projects. At the May 2009 meeting, Commissioners voted on their top five choices allotting 5 votes for their top choice, 4 votes for their second choice, 3 votes for their third choice, 2 votes for their fourth choice, and 1 vote for their fifth choice. Those projects receiving the most votes are the ones being recommended to Council. Attached is the full list of projects the Parks and Recreation Commission considered including the three projects submitted by the Waterfront Committee. The projects are listed in order of the number of votes each project received.

ANALYSIS

Parks and Recreation Recommendations

The five projects the Commission is recommending are: (1) purchase of the Pierce Street Park property; (2) expansion of the Teen Center; (3) Ohlone Greenway improvements; (4) improvements at the Albany Bulb; and (5) additional rubberized surface at Ocean View Park. An expanded description of the five projects the Commission is proposing is attached.

The largest portion of the WW funds being recommended by the Commission is for the purchase of Pierce Street Park. The City currently has set aside \$580,000 of Measure F 2002 funds for Pierce Street Park. Should Council approve the Commission's recommendation to put aside another \$456,000 of Measure WW funds, the total would be \$1,036,000. The negotiations between the City and Caltrans surrounding the purchase price of the Piece Street property has been ongoing for many years. At this time, there is no agreed upon amount that Caltrans would accept for the property.

Staff Recommendations

There are many worthwhile project ideas on which to spend the Measure WW allocation. In setting priorities, staff recommends that Council consider project readiness and feasibility, ownership or site control, extent of use, and both the indoor and outdoor recreation needs of the community. In applying these criteria, staff recommends allocating funds for the Senior Center expansion project, Ohlone Greenway improvements, Teen Center expansion, improvements to the Albany Bulb, and rubberized surface at the Ocean View Park playground.

The largest portion of the WW funds being recommended by staff is for the development of the property recently purchased by the City located next door to the Senior Center. The senior center is the City's primary facility for serving the growing senior population. 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 existing facility is heavily used by Albany's current senior population with no room to grow unless the property purchased by the City next door to the Senior Center is developed for the purpose of expanding the Senior Center. Many additional programs could be provided if more space were available. Moreover, as was identified as a need in the Master Plan, with the expansion of the Senior Center and the Teen Center, much needed additional indoor recreational space would be created

Staff also recommends the use of Measure WW funds for the Ohlone Greenway, but suggests more than the \$125,000 proposed by the Parks and Recreation Commission. The Ohlone Greenway is the most used park in Albany. Expanded information about the Ohlone Greenway, the Teen Center, the Bulb improvements, and the rubberized surface at Ocean View is attached.

The area in the vicinity of the proposed Pierce Street Park is identified in the Master Plan as an underserved area for recreation amenities, and the neighborhood has been expecting the City's acquisition from Caltrans of a portion or all of the 4.5 acres between Pierce Street and Cleveland Avenue for more than ten years. The allocation of \$580,000 by the City Council of Measure F 2002 funds was based on an appraisal of the property. To date, the City and Caltrans have not been able to agree on a purchase price, and negotiations are ongoing. Until or unless there is an agreed upon purchase price, it may be premature at this time to allocate additional funds beyond the appraisal value. In order for land acquisition projects to qualify for Measure WW funds,

project applicants must submit a copy of the land agreement, and appraisal if applicable, for District approval prior to acquisition.

SUSTAINABILITY IMPACT

Measure WW supports the continued restoration of urban creeks; protect wildlife; allows for the purchase of open space, wetlands, and bay shoreline as well as allows for the improvement and development of local and regional parks, trails, and recreational facilities close to home for East Bay residents. All projects being considered promote health and wellness by expanding the recreational opportunities in Albany.

FISCAL IMPACT

The Local Grant program allocates \$771,363 to the City of Albany.

Attachments

1. Complete list of projects considered by the Parks and Recreation Commission
2. Expanded Description of projects being recommended by the Parks and Recreation Commission
3. Projects submitted to the Parks and Recreation Commission by the Waterfront Committee

Parks and Recreation Commission’s Proposed Measure WW Project List

Process: Each Parks and Recreation Commissioner proposed up to 5 projects taking into consideration those submitted by the Waterfront Committee. Once the list of projects was compiled, the Commissioners voted on their top five choices allotting 5 votes for their top choice, 4 votes for their second choice, 3 votes for their third choice, 2 votes for their fourth choice, and 1 vote for their fifth choice.

Possible attributes/considerations for ranking – When ranking projects, Commissioners were asked to consider immediacy of need, no other funding sources exist, project on hold for too long, perfect time for this project, etc.

Projects are listed in order of the number of votes received.

Project Name	Recommended in Parks and Recreation Master Plan TOTAL VOTES	Meets which Master Plan Goal	BRIEF description of merits	Could possibly be funded by other sources	Estimated cost & Brief Description	Proposed by
Pierce Street Park	Yes Richard Trout – 4 Kim Linden– 4 Gary Class– 5 Nick Pilch– 5 TOAL - 18	1.4	Pierce Street residents make up approximately 25% of the total Albany population. It is an underserved area in terms of recreation space/park There has been a great deal of input from the public that this park is needed and should be completed for West Albany residents.	\$580,000 allocated from Measure F	The Commission is recommending that \$456,000 be set aside for the purchase of the Pierce Street Park property currently owned by Caltrans	Christine Mullarkey Kim Linden Nick Pilch John Kindle

Project Name	Recommended in Parks and Recreation Master Plan TOTAL VOTES	Meets which Master Plan Goal	BRIEF description of merits	Could possibly be funded by other sources	Estimated cost & Brief Description	Proposed by
Teen center computer and homework area	Yes Richard Trout – 1 Kim Linden– 5 John Kindle- 4 Gary Class- 2 Nick Pilch – 4 TOTAL - 16	3.3	Expanded programming is needed; expansion would increase programming for an underserved population.		\$120,000 was the original quote in 2008 for a second building located next to the current Teen Center	Christine Mullarkey John Kindle
Ohlone Greenway Improvements	Yes Richard Trout-5 John Kindle-3 Gary Class-3 Nick Pilch-2 TOTAL 13	6	The Ohlone Greenway is the most used “park” in the City.	BART project will likely take care of the specialized trail surface for bicycles, running & walking.	\$125,000 mostly for beautification, but exact improvements TBA pending design to be recommended by Commission and approved by Council. The idea is to expand on plans already started by Gates Assoc.	Staff

Project Name	Recommended in Parks and Recreation Master Plan	Meets which Master Plan Goal	BRIEF description of merits	Could possibly be funded by other sources	Estimated cost & Brief Description	Proposed by
	TOTAL VOTES					
Cove and "Triangle" improvements at the Bulb	Nick Pilch-3 Richard Trout-2 Kim Linden-2 John Kindle-2 Gary Class-1 TOTAL 10	1,4	Install landscaping, redesign seating area, 1-2 picnic tables, relocate bike racks, etc (See WFC attachment)		\$50,000	Waterfront Committee
Rubberized Surface Oceanview Play Area	Kim Linden-1 John Kindle-5 TOTAL 6				\$20,000 in addition to Prop 40 money recommended by Commission	John Kindle
Upgrade the Waterfront Trail Park	Yes John Kindel-1 Gary Class- 4 TOTAL 5	4	Drinking fountain, landscaping, replace posts/fencing, cove enhancements, etc. (See WFC attachment)		\$75,000 from 2004 Master Plan, \$100,000 in 2009 costs	Joe Como Waterfront Committee
Community Gardens	Kim Linden – 3 NickPilch – 1 TOTAL - 4	2	Called for by members of community		Depends on size, location, and area preparation needed	Nick Pilch Kim Linden John Kindle

Project Name	Recommended in Parks and Recreation Master Plan TOTAL VOTES	Meets which Master Plan Goal	BRIEF description of merits	Could possibly be funded by other sources	Estimated cost & Brief Description	Proposed by
Senior Center Expansion	Yes Richard Trout - 3	3			Up to a designated amount Expansion of the current Senior Center with addi- tional rooms, office space and stor- age. .	Joe Como
Tot lot at Ohlone Greenway	Yes	3.4 & 5.1			Up to \$60,000 de- pending on size Expanded recrea- tion space for young children on the "other side" of Albany	Christine Mullarkey John Kindle Nick Pilch
Cerrito Creek Bay Trail Connector	Yes	5		yes	Up to the full amount Complete Albany's portion from the El Cerrito border to Buchanan St.	Nick Pilch
Bathroom at Waterfront	yes	1	Have heard many members of public call for this. School Board expressed interest in	Included in possible projects for		Nick Pilch

Project Name	Recommended in Parks and Recreation Master Plan TOTAL VOTES	Meets which Master Plan Goal	BRIEF description of merits	Could possibly be funded by other sources	Estimated cost & Brief Description	Proposed by
			this	EBRPD Measure WW funds		
Complete segments of the Bay trail.	Yes	4,5	Portions of the trail are currently owned by Golden Gate Fields. EBRPD has tried to negotiate with Golden Gate Fields.	EBRPD may have funds earmarked for this Trail		Joe Como
Permanent Stage at Memorial Park		2	Install a permanent stage at Memorial Park for the many special events/performances at the park i.e. July 4th, Arts & Music Festival, Concert Series, etc.	Prop 40	Commission recommended using Prop 40 money for the stage project	Staff
Albany Bulb		1,4	Prepare assessment plan for removal or rebar. Remove rebar. (See WFC attachment)		\$95,000	Waterfront Committee

TOTAL FUNDS RECOMMENDED BY COMMISSION:

Pierce Street Park Land Purchase	\$456,000
Teen Center Expansion	\$120,000
Ohlone Greenway Improvements	\$125,000
Cove Project at the Bulb	\$ 50,000
<u>Rubberized Surface at Oceanview</u>	<u>\$ 20,000</u>
GRAND TOTAL	\$771,000