

The Albany Shoreline Protection Initiative

Albany Shoreline's Future Is Now At Stake.

The city of Albany is preparing to process an application from the Los Angeles developer Caruso Affiliated to build a shopping mall on Golden Gate Fields' north parking lot. Because this project would have broad, long-term consequences for Albany's entire waterfront, it should be considered in the context of a plan for the *whole* shoreline. We should not allow piecemeal development of our shoreline. We need to develop a plan that reflects the views of the majority of people in Albany that Albany's shoreline should be an open space resource with limited development to meet Albany's revenue needs. The citizens of Albany have already rejected at least 2 shoreline plans proposed by developers; it is time that the city proactively developed a plan to protect its waterfront as open space rather than continuing to react to plans from developers.

Citizens Have Asked For a Waterfront Planning Process.

The Albany community has, in previous public planning forums and processes, expressed the desire to protect the Albany shoreline as open space, but this desire has not been adequately incorporated into the Albany General Plan. It is time to take matters into our own hands and ask the voters to approve the *Albany Shoreline Protection Initiative* to ensure that the will of the citizens is carried out.

What does the Shoreline Protection Initiative do?

The *Albany Shoreline Protection Initiative* will appear on the November 2006 ballot if enough signatures are gathered to qualify it. The initiative requires that a Citizens' Task Force composed of 9 Albany registered voters, appointed by the City Council and various environmental groups, develop a zoning document known as a Specific Plan for the privately held property at the Albany Waterfront. Task Force meetings would be public and open, and an Environmental Impact Report would be prepared for the Specific Plan. The initiative requires that the Specific Plan protect the shoreline as follows.

Shoreline Setback

To ensure that Albany's shoreline is protected as open space, the initiative requires a setback of 500 feet inland from the Bay Conservation and Development Commission line (that line is 100 feet from the water's edge), and southward from the neck of the Albany Bulb to the Berkeley border. This

setback is to protect enjoyment of views and protect offshore wildlife (e.g., migrating and other waterfowl), allow natural expansion of the sand dunes behind Albany Beach, and preserve the last natural outcropping along the Bay shore at Fleming Point.

Café, Interpretive Center, Ballfields, & other Recreational Uses

The initiative allows creek and wetland restoration as well as recreational amenities such as small launches and docks for kayaks, sailboards and small sailboats, and a possible nature interpretive center with a small café or restaurant within the 500' setback. The Shoreline Protection Task Force will also address other recreational amenities such as ballfields, off-leash dog areas, and improving public access by completing the Bay Trail and putting in restrooms and drinking fountains.

The Land Between the Setback & I-80

For the land between the setback and the freeway, the Task Force would plan sustainable development that would replace lost revenues to the city if the racetrack closes and would enhance and complement our Solano/San Pablo Avenue “downtown.” Development on the land between the setback and the freeway should be sufficient for a property owner to realize its investment.

Measure C Stays in Effect.

Measure C, passed by Albany voters, requires that any change in waterfront zoning be put to a vote of the people. The initiative mandates that any plan developed by the Citizens' Task Force MUST go the voters for their vote and MUST comply with Measure C.

Moratorium on Development and Gambling

No development may proceed on the waterfront while the planning process is in effect so that the people of Albany can plan the future of the waterfront without interference. All forms of gambling other than the horse racing and wagering currently permitted would be prohibited on the waterfront property.

Who is Sponsoring the Initiative?

The *Albany Shoreline Protection Initiative* is sponsored by the Citizens for the Albany Shoreline (CAS), Citizens for Eastshore Parks (CESP), and the Sierra Club and has been officially endorsed by the Sierra Club.

For more information: www.albanyshoreline.org or 510-461-4665