

Albany Waterfront: FACTS

- Albany’s Waterfront includes 88 acres of public open space (Bulb, Plateau, Neck, Beach, and Eastshore State Park northern shoreline) and 107 acres of private property (Golden Gate Fields Race Track owned by The Stronach Group (TSG), previously MEC, MID).**
- The Albany Waterfront includes four creeks, underground culverts, wetlands, and mudflats.**
- Current waterfront zoning in Albany: park and rec facilities; utilities; bars; commercial recreation; parking; restaurants; waterfront- and sports-related commercial sales and services; and horseracing.**
- Measure C requires majority vote of Albany residents to change waterfront zoning.**
- In 2009/10, GGF tax revenue accounted for \$1.7M toward the city of Albany, its schools, and library.**
 - \$682,127 to Albany Unified School District**
 - \$1.06M to City of Albany (inc. Library)**
- Total acreage of Golden Gate Fields is about 136 acres (107 in Albany; 29 in Berkeley (the stables)).**
- Much of the Golden Gates Fields site is “filled” to create present shoreline; the only bedrock is at Fleming Point; the site varies in “buildability.”**
- All land west of I-80/580 to the shore, from the Richmond border to Gilman Street = 224 acres.**
- Eastshore State Park General Plan (2002) includes plans to incorporate all city-owned land at Albany waterfront into ESP.**

Albany Waterfront: ADDITIONAL FACTS

- A very minimal amount of taxes from GGF goes to the City of Berkeley.**
- The City of Berkeley has not studied this parcel (29 acres) in recent years. It appears that Measure Q (1986) set maximum allowable development potential; Measure N (2001) authorized Berkeley City Council to decrease development potential of the 29 acres.**
- Berkeley Waterfront Master Plan cites eastern 20 acres of GGF stable area to be developed with a maximum size - 165,000 sq. ft. hotel (up to 250 rooms) and up to 10,000 sq ft restaurant. (Other uses/development requires vote of residents.)**
- Climate change could increase the potential for sea level rise; experts predict a sea level rise of up to 1.4 meters, significantly impacting coastal environs and proximate development. According to the developer, the site will be developed (in regard to sea level rise) with standards consistent with the development of Treasure Island.**
- Lawrence Berkeley National Laboratory (LBNL) seeking site for second campus; issued RFQ in January; 21 respondents; finalists announced in late May; GGF property one of 6 finalists.**
- LBNL says that the ideal site would:**
 - accommodate up to 2M sq ft (in phases; first phase 500K)**
 - meet criteria re: seismic, liquefaction, vibration, sea level rise, have good access to amenities**
 - be embraced by the community**

Albany Waterfront: ADDITIONAL FACTS

- LBNL is a public institution; would not provide tax revenue to any city in which it locates.**
- Studies done by LBNL indicate indirect economic benefits – jobs, positive impact on local businesses, spin off enterprises, etc.**
- Developer states that “backbone infrastructure” costs needed to be offset by private (non-LBNL) development are approximately \$100M.**
- TSG/GGF Development Team proposing to develop land adjacent to proposed LBNL project (2nd campus) as a “green technology collaborative,” which would include additional uses that they feel would “complement” LBNL and provide range of benefits (including tax revenue) to Albany (and Berkeley)**
- City of Albany conducted Voices to Vision, a community process in 2009/10, to consider the future of the Albany waterfront (Berkeley 29 acres not included in process); report issued in April 2010. Key recommendations included:**
 - site development criteria (re: design, energy, transportation, amenities, etc.)**
 - land use (preferred: hotel, retail, restaurant, interpretive center, open space)**
 - height limit (preferred: 3 stories or 40’)**
 - open space (preferred: 27 acres built and 75 acres public open space)**