

# San Pablo Avenue Specific Plan: *Infrastructure & Traffic*

October 13, 2021  
City of Albany  
Planning & Zoning Commission

Lexington Planning, W-Trans & SANDIS



# Agenda

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- 1) Project Recap
- 2) Infrastructure Analysis
- 3) Traffic Analysis
- 4) Discussion



# Objectives

- 1) Identify any necessary infrastructure improvements to support development of the Specific Plan
- 2) Ensure that infrastructure and transportation improvements proceed in tandem with new development
- 3) Support the environmental analysis consistent with the California Environmental Quality Act (CEQA)



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# Project Recap

# Specific Plan Purpose

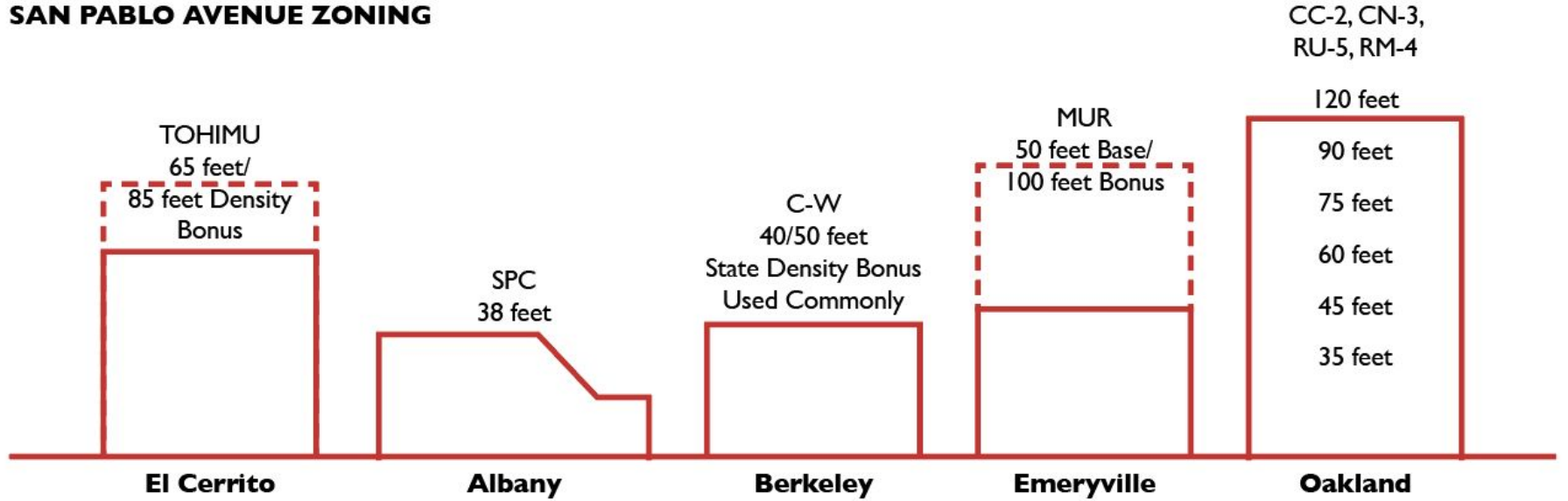
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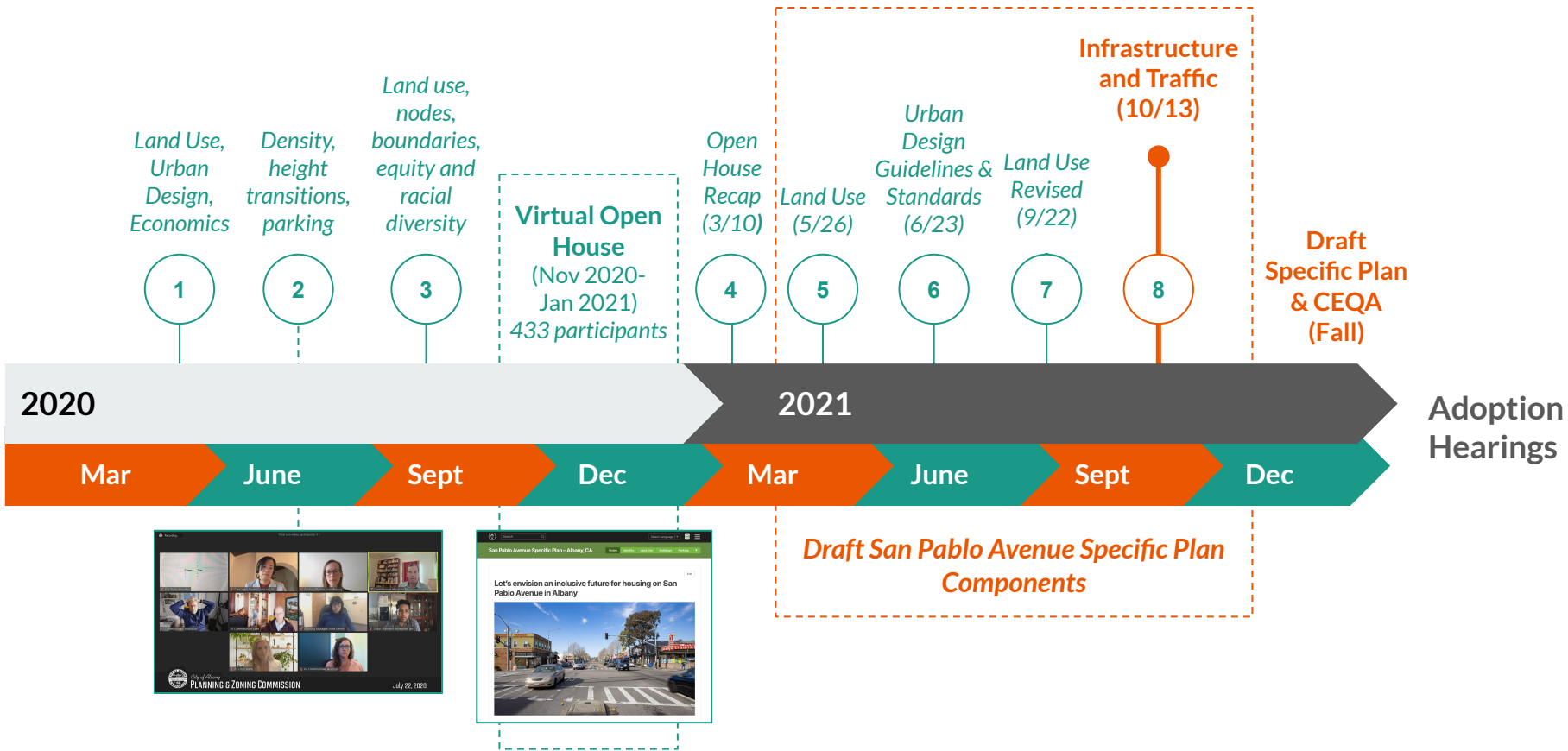
The General Plan envisions “a transformation of this corridor from auto-oriented commercial uses to more attractive, pedestrian-oriented, mixed use development.”

The Specific Plan will consider updates to the Zoning Ordinance, General Plan, and design guidelines to “right size” standards and facilitate this vision.



# SAN PABLO AVENUE ZONING







# P&ZC Feedback (September 22, 2021)

## Options for Amendments

Standard	Existing SPC Zoning (General Plan)	Proposed Amendments (Summary of Table 1)	Other Options	Straw Poll Vote
Building Height	38 ft/3 stories	68 ft/6 stories 85 ft/8 stories at north node	58 ft/5 stories	<b>Donaldson:</b> No (58 ft.) <b>Macleod:</b> Yes (qualified 85ft.) <b>Momin:</b> Yes (68 ft.) <b>Pilch:</b> Yes (qualified 85 ft.) <b>Watty:</b> Yes (68 ft, 85 ft.)
SPC/R-3 Height Transition	Daylight Plane	Setbacks & New Upper Story Stepback	?	<b>Donaldson:</b> Yes (concerns) <b>Macleod:</b> Yes (concerns R-3) <b>Momin:</b> Yes <b>Pilch:</b> Yes (tweaks) <b>Watty:</b> Yes
Residential Density	Minimum: 20 du/acre Maximum: 63 du/acre	Minimum: 30 du/acre Maximum: None	?	<b>Donaldson:</b> No (max needed) <b>Macleod:</b> Yes <b>Momin:</b> Yes <b>Pilch:</b> Yes <b>Watty:</b> Yes
Floor Area Ratio	2.25 (3.0)	3.5 (4.5 at northern node)	4.0 (4.5 at northern node)	<b>Donaldson:</b> No (3.0 General Plan) <b>Macleod:</b> No (higher) <b>Momin:</b> Yes (more discussion) <b>Pilch:</b> Yes (higher or elimination) <b>Watty:</b> No (higher or remove FAR)





# Development Potential/ Buildout

**Table 3: Development Potential for the San Pablo Avenue Specific Plan Area**

Type	Unit/Sq. Ft.
Residential	Units
Multifamily Apartments/ <u>Condos</u> <sup>(1)</sup>	1,130
<u>Townhomes</u> <sup>(1)</sup>	30
<b>Subtotal</b>	<b>1,160</b>
Existing Dwelling <u>Units</u> <sup>(2)</sup>	651
<b>Total 2040 Dwelling Units (Rounded)</b>	<b>1,810</b>
Commercial (sq. ft.)	Sq. Ft.
New	45,000
Lost due to New Housing	119,000
<b>Net Change</b>	<b>-74,000</b>
Existing	482,000
<b>Total 2040 Commercial (Rounded)</b>	<b>408,000</b>

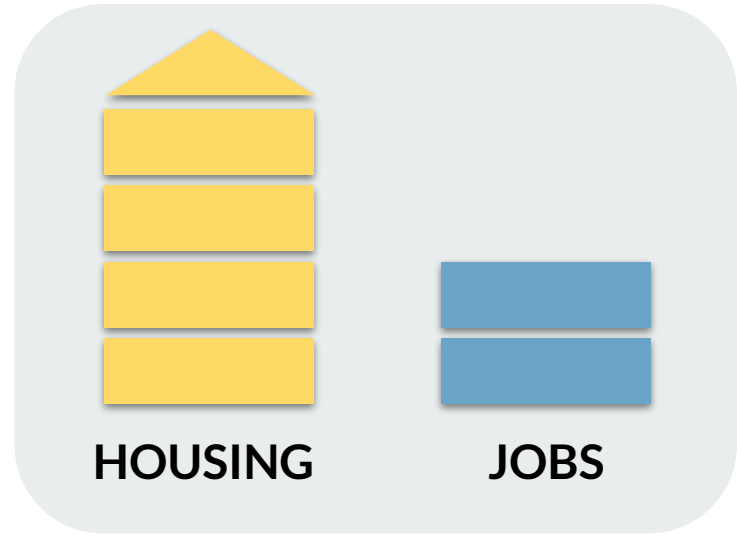
(1) Includes development projects: Albany Bowl apartments (207 units) and Kains & Portland townhomes (9 units)

(2) Includes 175 units at Belmont Village that were anticipated as part of the General Plan buildout.

# Albany General Plan

vs

# San Pablo Specific Plan



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# Infrastructure Analysis



# Storm Drains

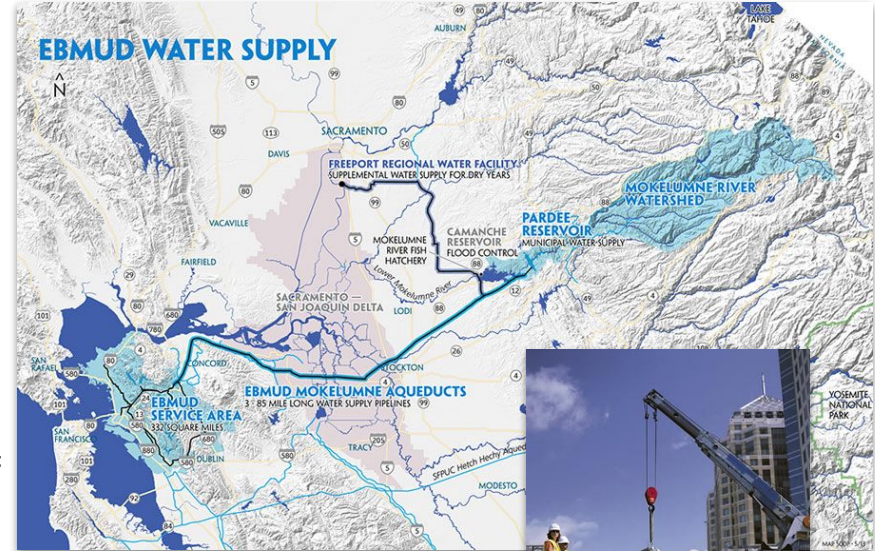
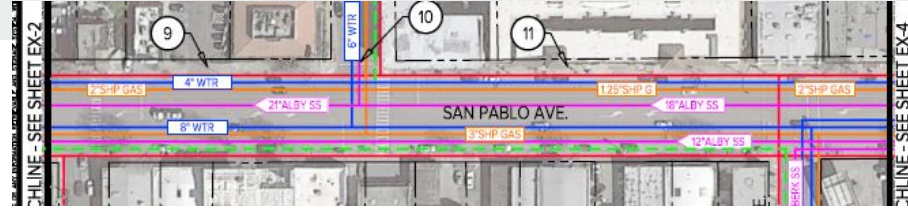
- Expect increase in pervious area due to C.3 stormwater management requirements
- No upsizing to City mains anticipated
- Localized infrastructure and pipe upsizing, and/or rerouting may be required depending on size and location of future development projects; this is typical of new developments





# Water

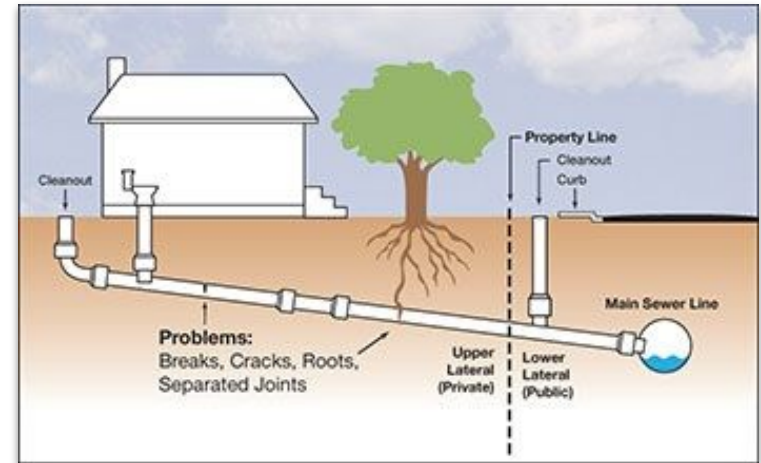
- Expect increase in residential water demand
- Expect more irrigation needs due to increase in pervious surfaces
- EBMD planning upgrades to some 4-inch water lines
- Additional localized pipe upsizing of 4-inch lines may be required depending on size of future development projects; this is typical of new developments
- Long-term adequacy of the water supply susceptible to the effects of climate change





# Sewer

- Expect increase wastewater demand
- EBMUD has adequate dry weather capacity to accept wastewater flows; EBMUD working on system-wide responses during wet-weather events
- No new improvement needs have been identified
- City is working on additional sewer demand analysis as part of Sewer Master Plan update; additional findings are pending







EAST BAY  
**COMMUNITY  
ENERGY**

# Energy

- New development expected to be served by PG&E for gas and electric service
- Policy support for reduced consumption, increased efficiency (e.g., exceptional bike facilities, all-electric construction, LED lighting, EV charging)
- Opportunities for clean energy generation (e.g., PV/solar hot water)





# Solid Waste

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- City aiming for zero waste
- Waste Management negotiations underway and intended to meet or exceed State requirements
- Generally, sufficient landfill/compost/recycling capacity



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# Traffic Analysis

# Level of Service → Vehicle Miles Traveled

- Development generated by the Specific Plan would be expected to have a less than significant transportation impact on VMT
  - San Pablo Avenue Corridor qualifies for VMT screening criteria, based on transit access



# Level of Service - Consistent Metric

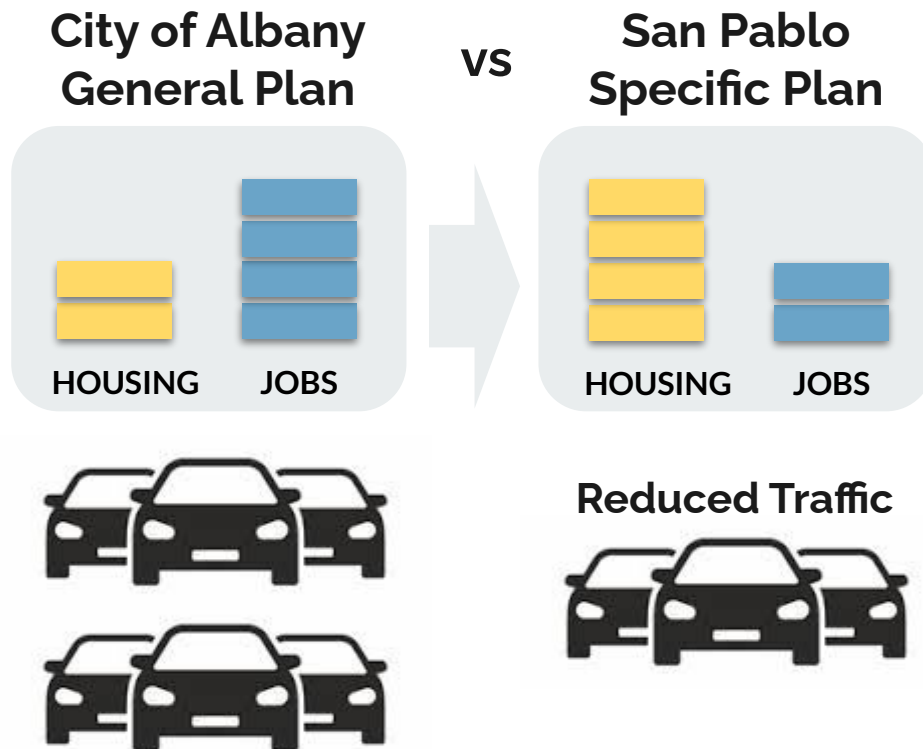
- Under existing conditions, all roadway segments are operating at acceptable conditions
- With General Plan buildout volumes, some segments operate below acceptable levels
- Findings persist, but do not worsen, with implementation of Draft Specific Plan



*San Pablo Ave. Between Garfield and Portland Avenues*

# Land Use Shift

*Specific Plan development expected to reduce traffic volumes compared to the land use assumptions applied for 2040 in the General Plan.*



# Policy Implementation

Active Transportation Plan (2012)

Complete Streets Plan (2013)

General Plan Circulation Element (2016)

San Pablo Avenue Corridor Project (ACTC, underway)

