

M. Eastshore State Park - Albany Beach

Habitat Restoration and Public Access Project: Phases 2 and 3



East Bay Regional Park District

Chris Barton, Environmental Programs Manager

July 3, 2018

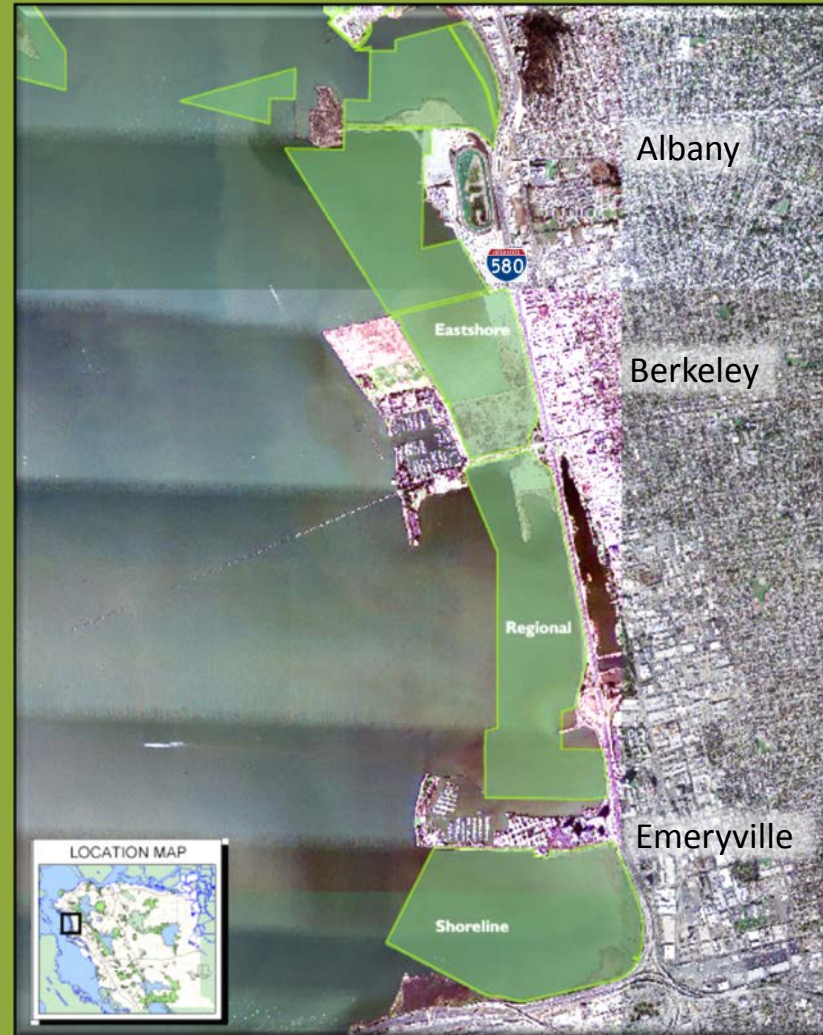
Presentation

- Background
- Project Elements
 - Beach Area
 - Bay Trail
- Budget
- Schedule



Location

- McLaughlin Eastshore State Park
- West Metro, Ward 1 (Dotson)
- City of Albany and Berkeley, Alameda County
- Shoreline from Buchanan Street to Gilman



East Bay Regional Park District

Chris Barton, Environmental Programs Manager

May 15, 2018

Location

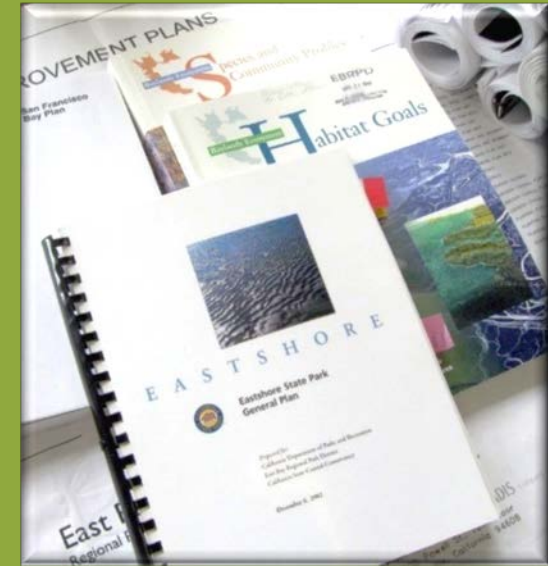
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- Shoreline from Buchanan Street to Gilman



Overview



- Eastshore Park Acquisition (1998)
- M. Eastshore State Park General Plan (2002)
- Feasibility Study (2009-11)
- 8 Public Mtgs and Outreach (2010-12)
- Phase 1 Regulatory Permitting (2012-15)
- Phase 1 Construction (2015-16)
- EIR Process (2012-2016)
- Phases 2 & 3 Design/Engineering (2016-17)
- Phase 2 & 3 Permitting (2016-17)
- Construction (2018)
- Project Complete (2019)

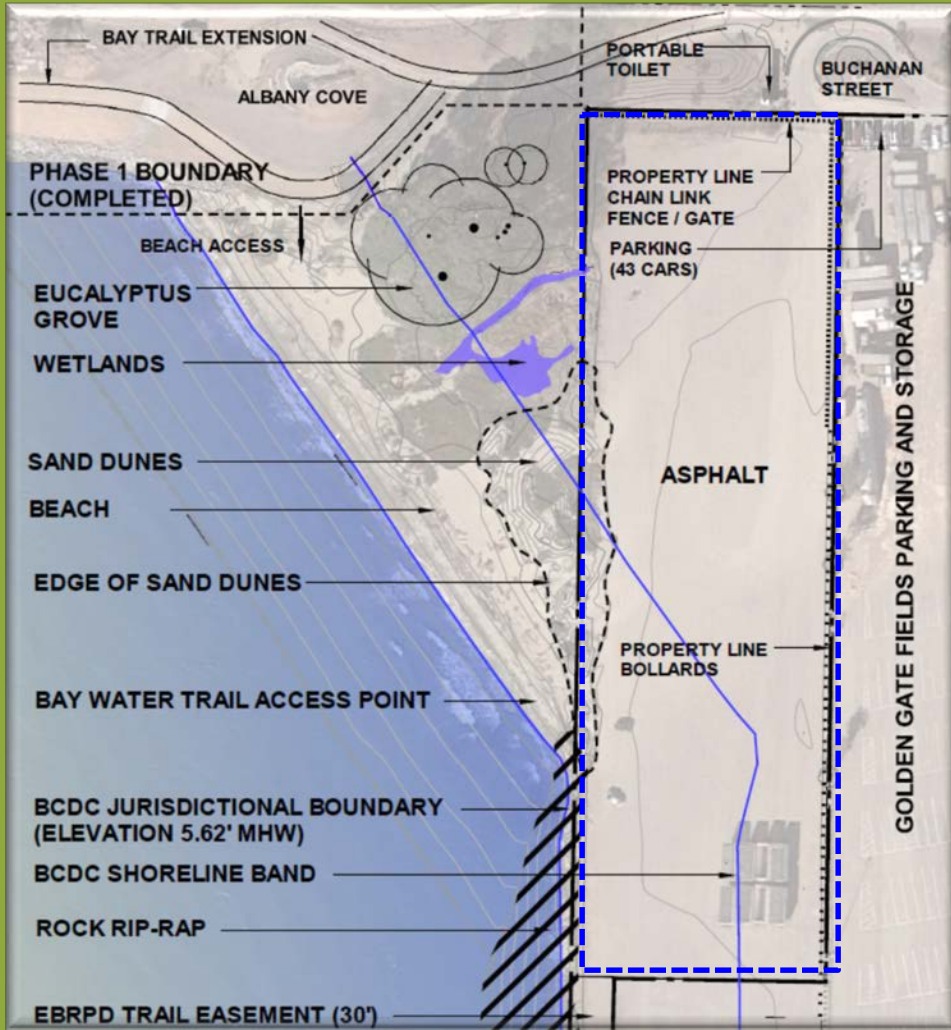


Phases

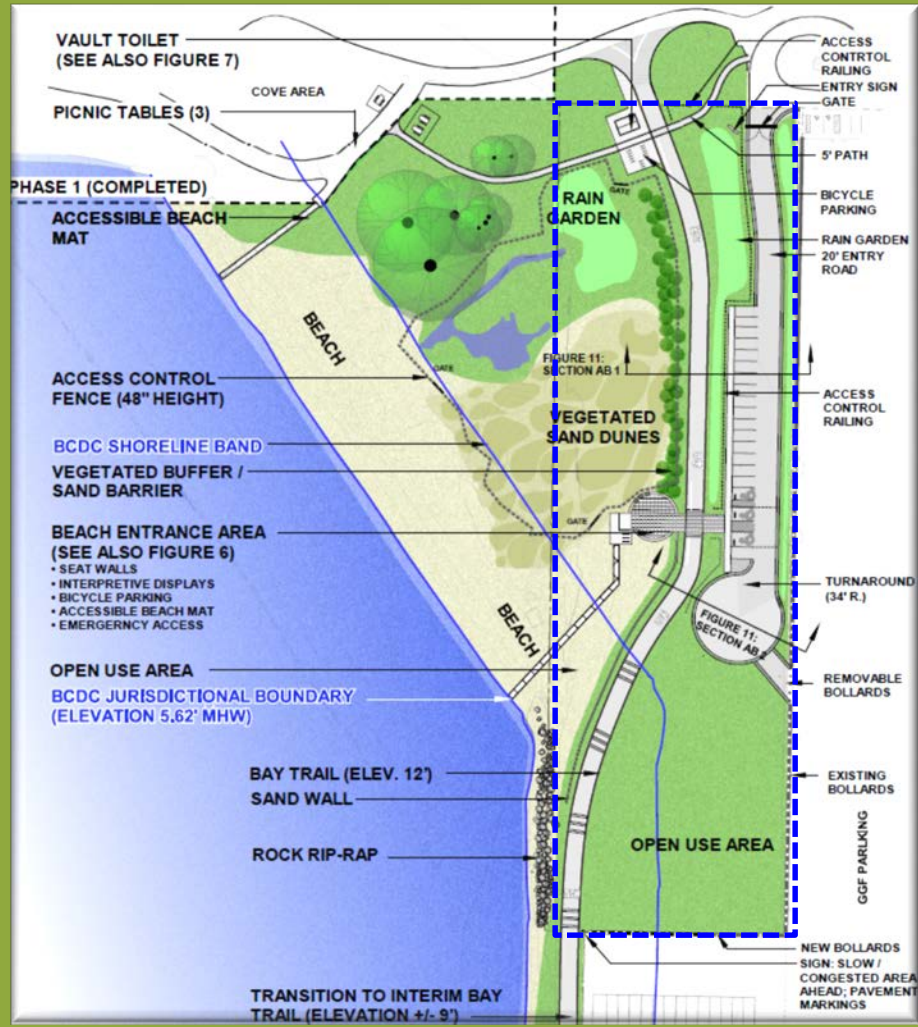
- ✓ Phase 1: South Albany Neck
- Phase 2: Beach Area
- Phase 3: Bay Trail Extension



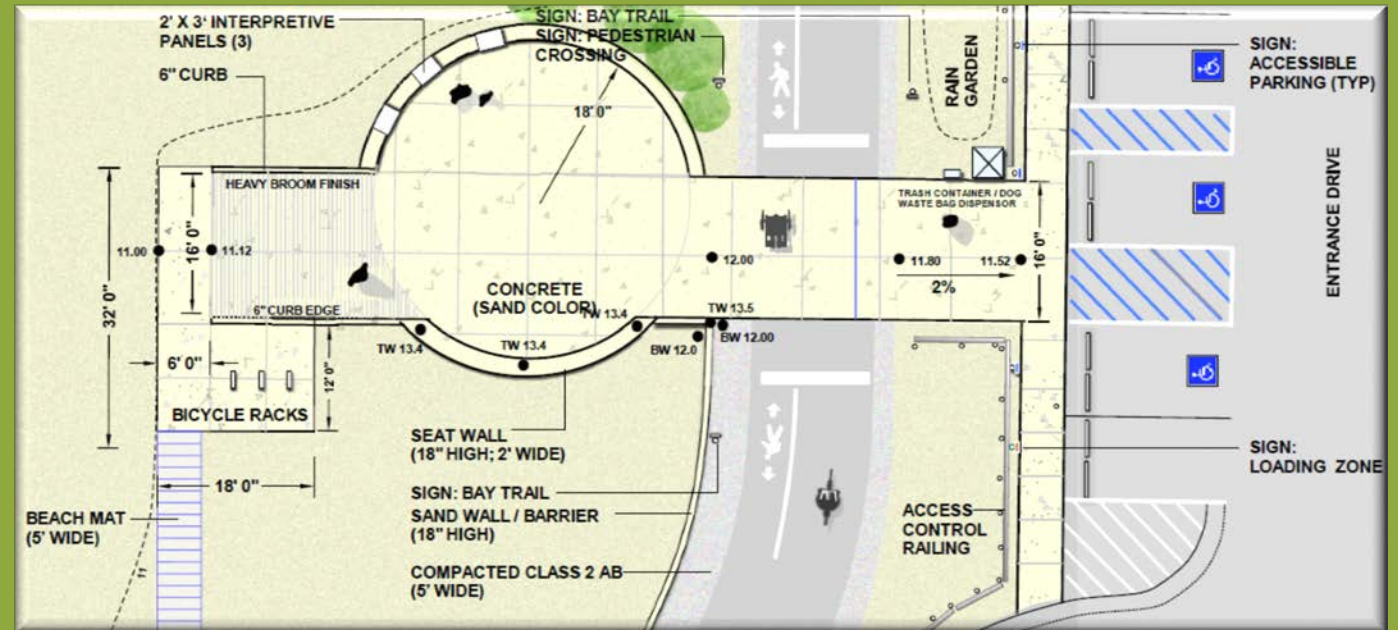
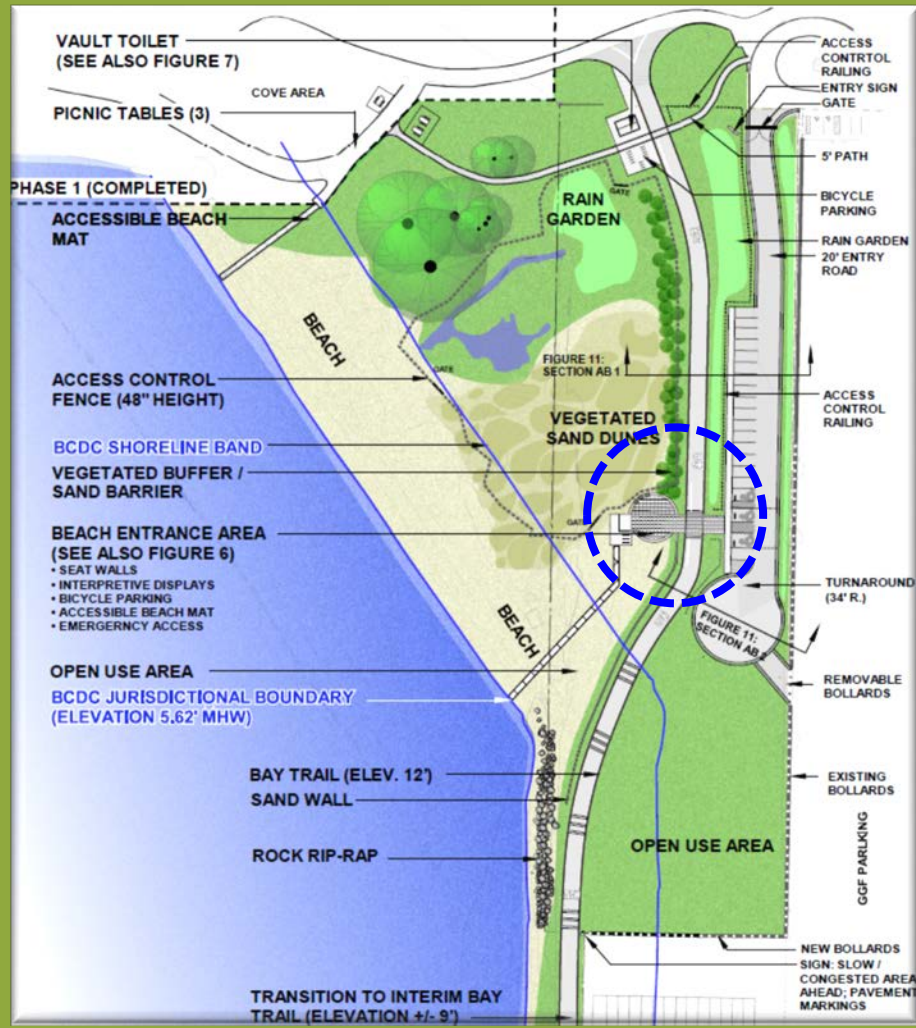
Beach Area



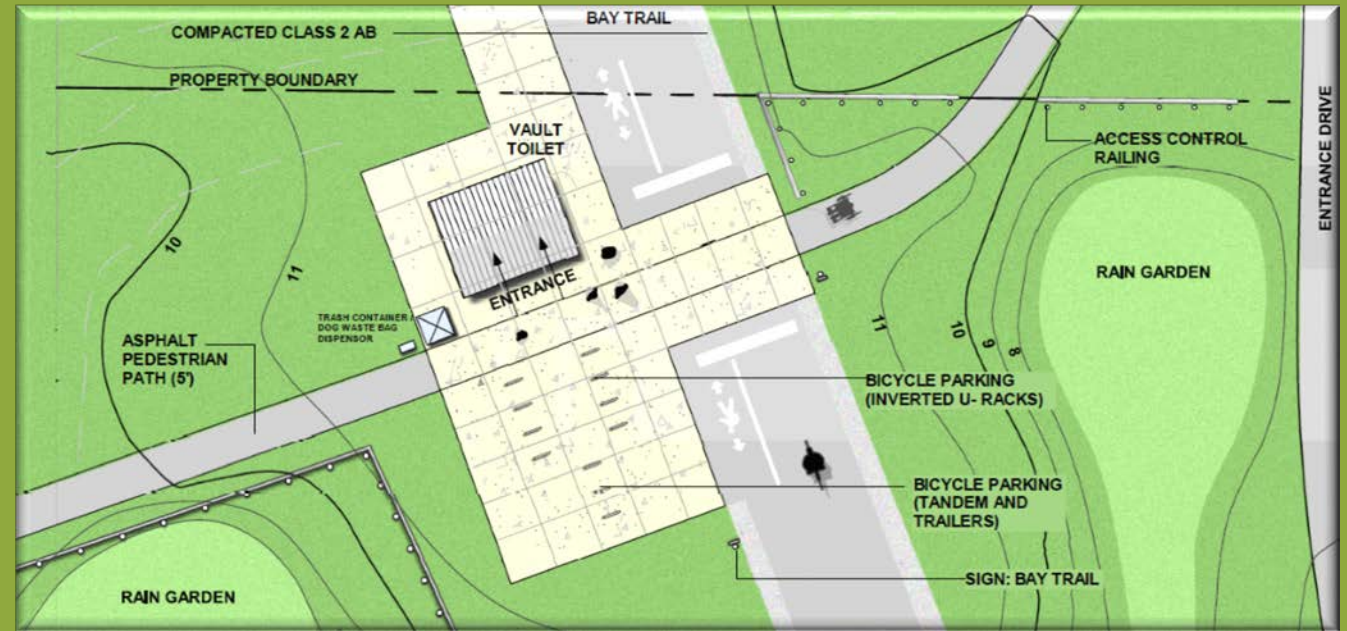
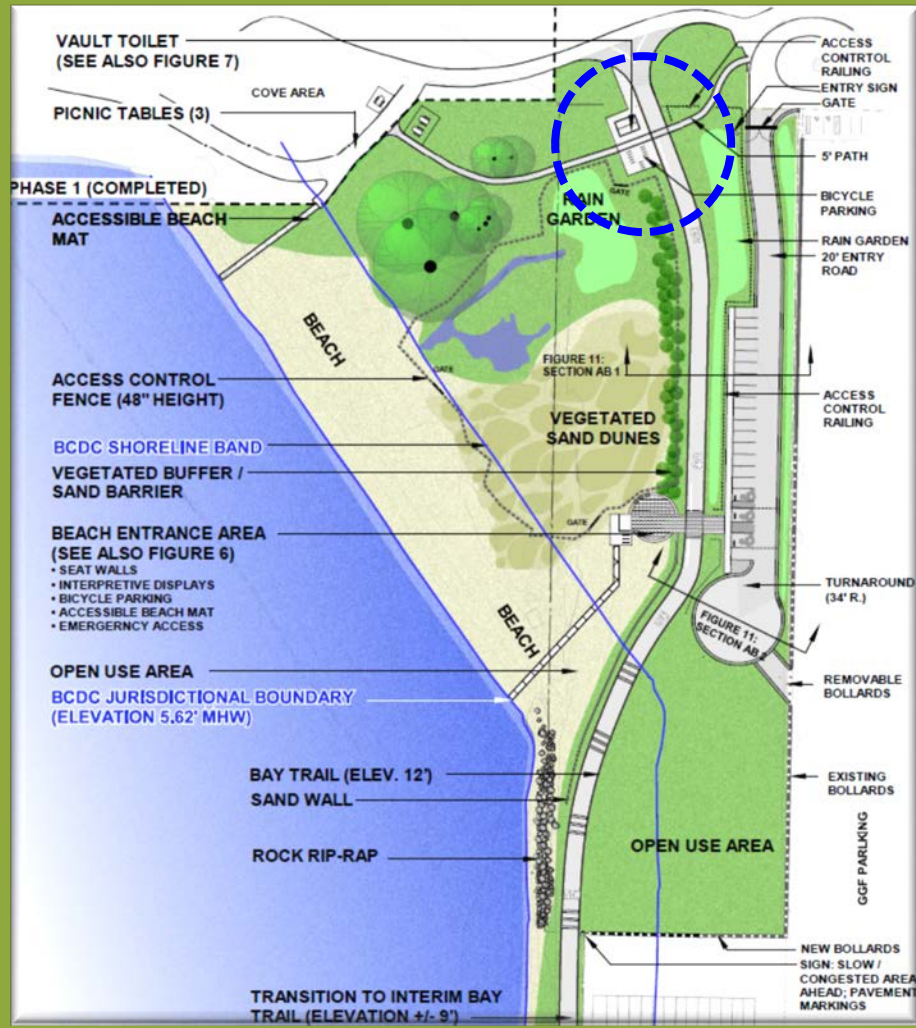
Beach Area



Beach Area

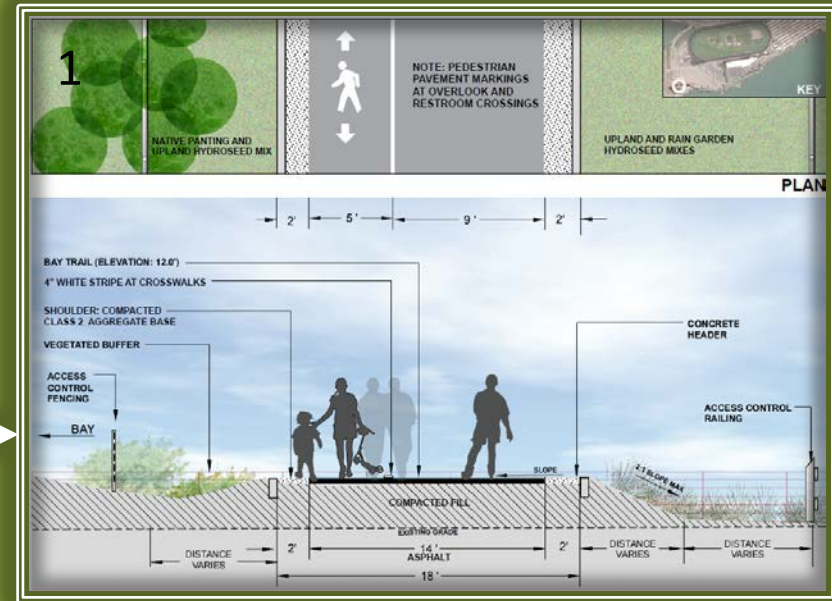


Beach Area

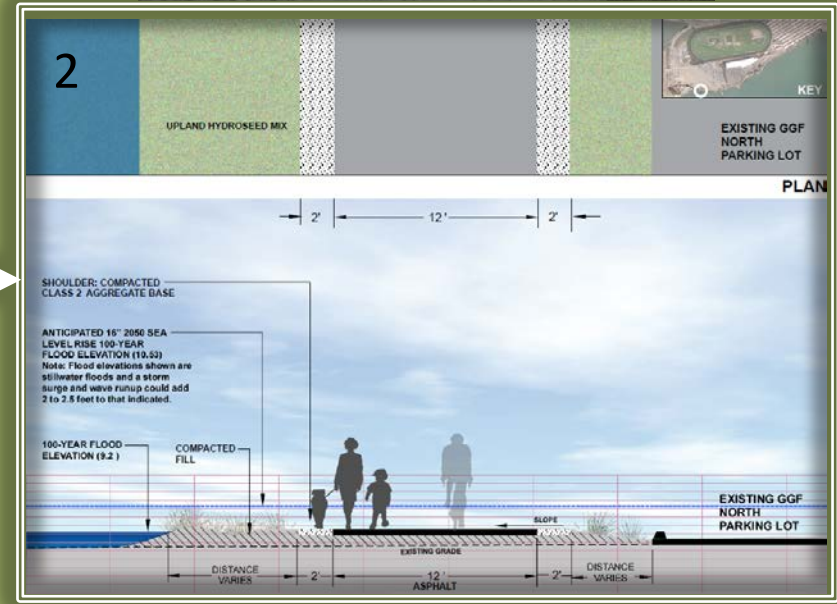


Bay Trail

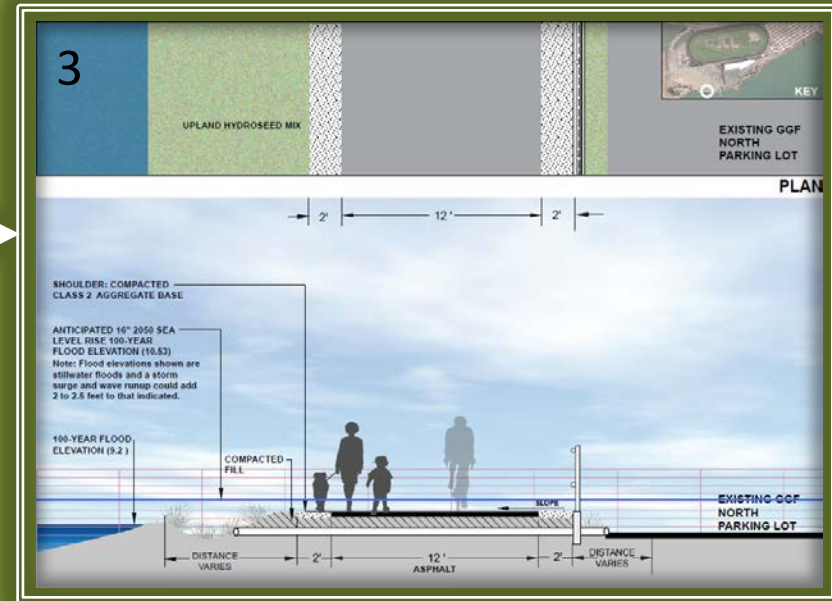
View Looking South



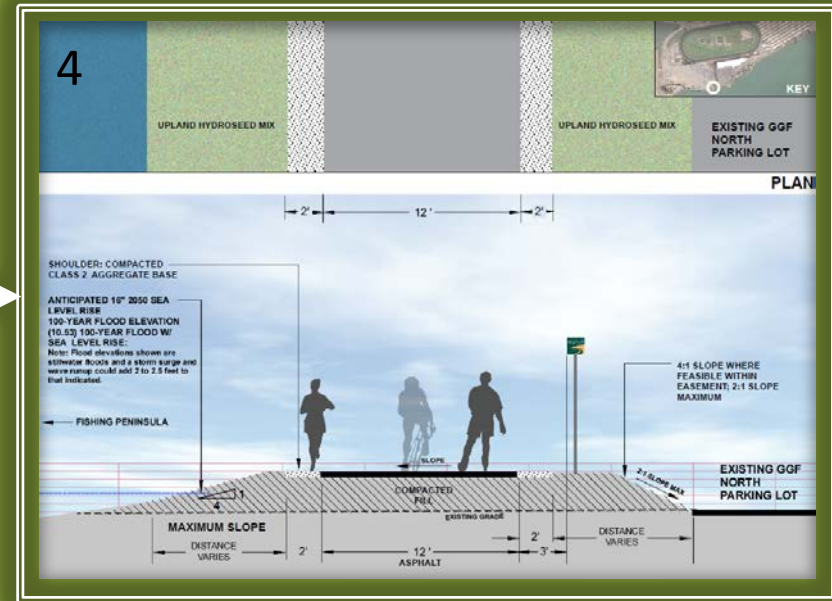
Bay Trail



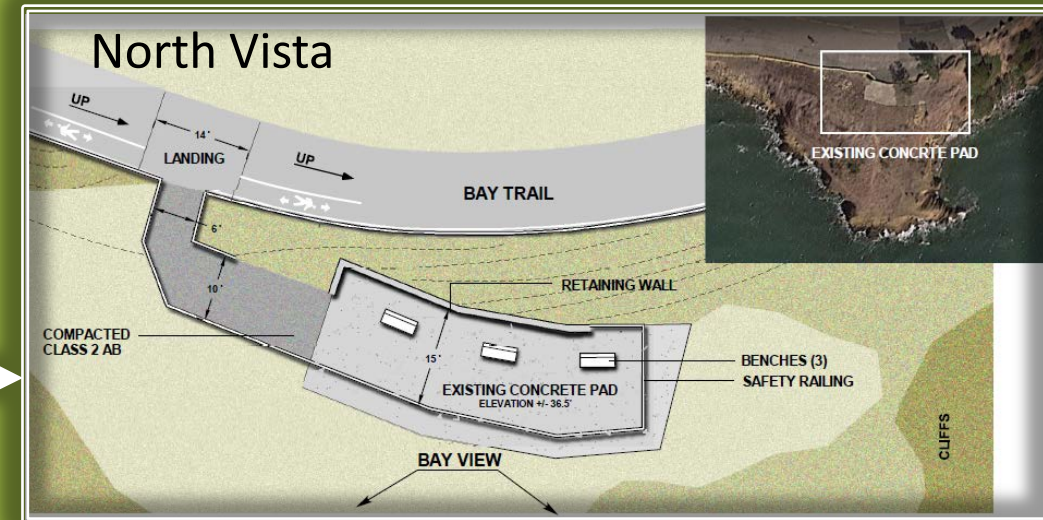
Bay Trail



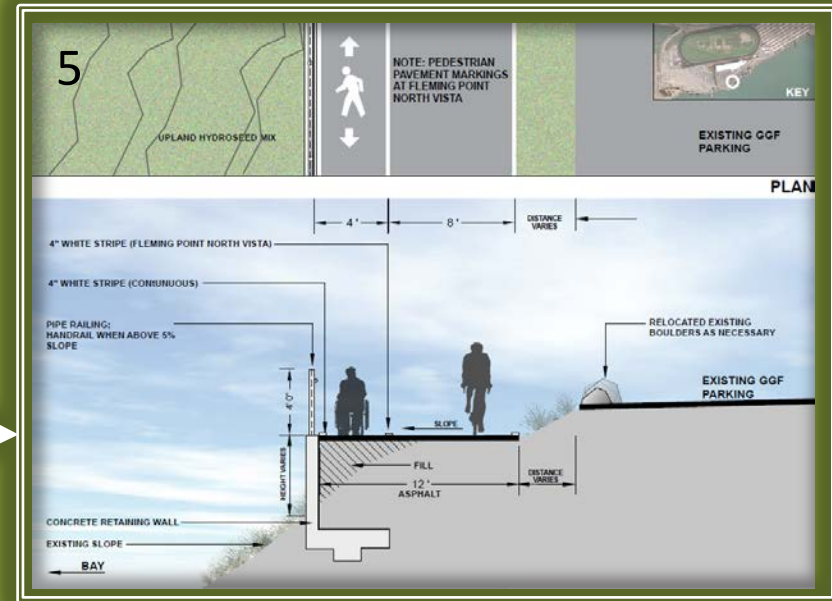
Bay Trail



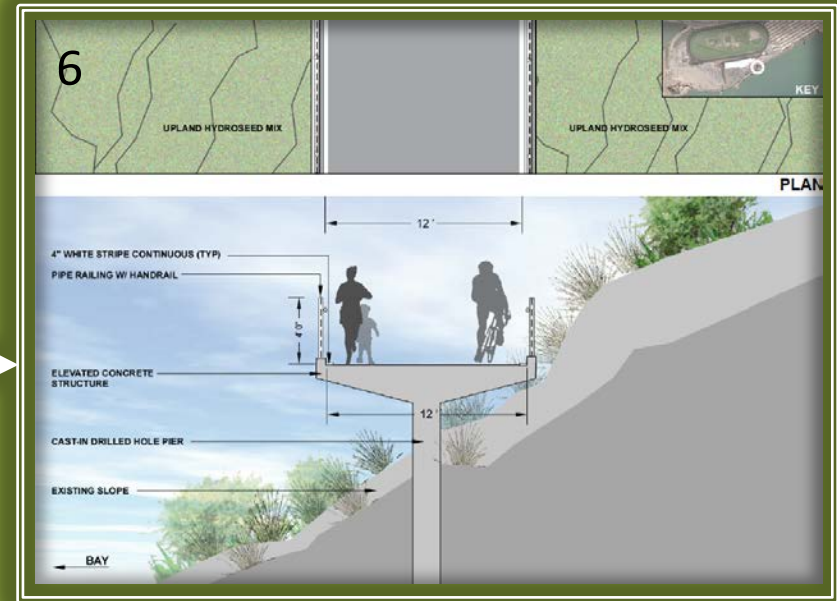
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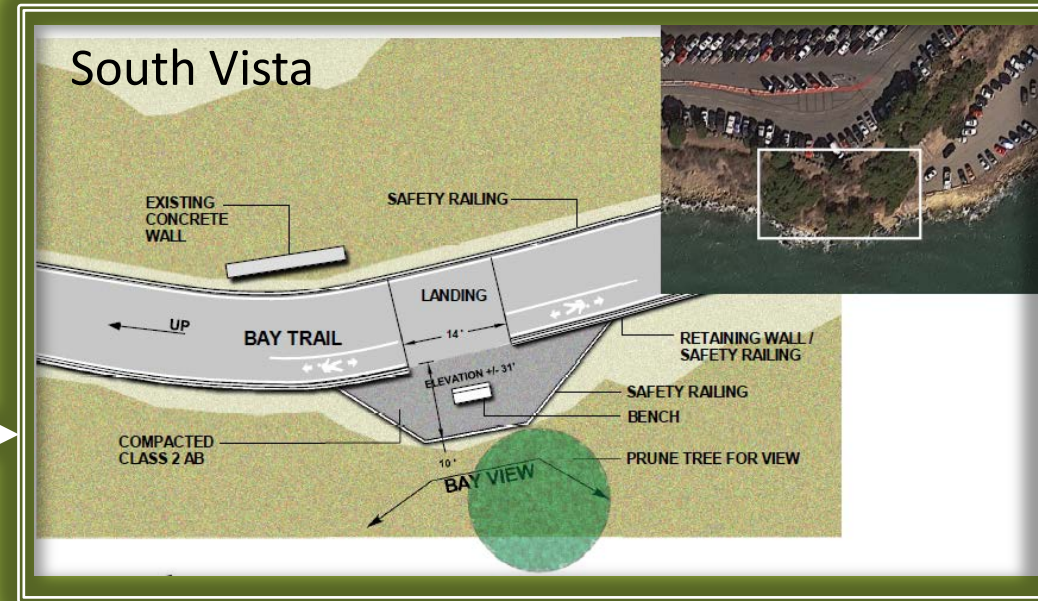
Bay Trail



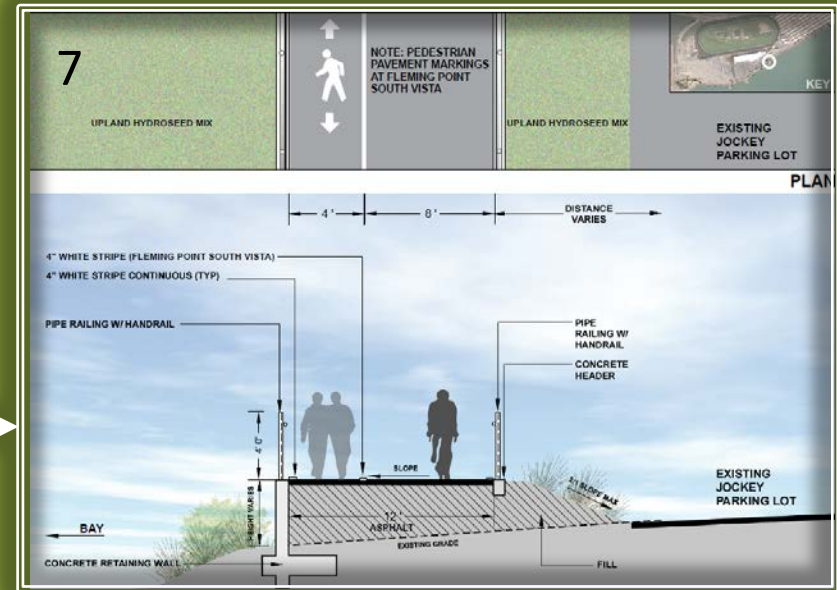
Bay Trail



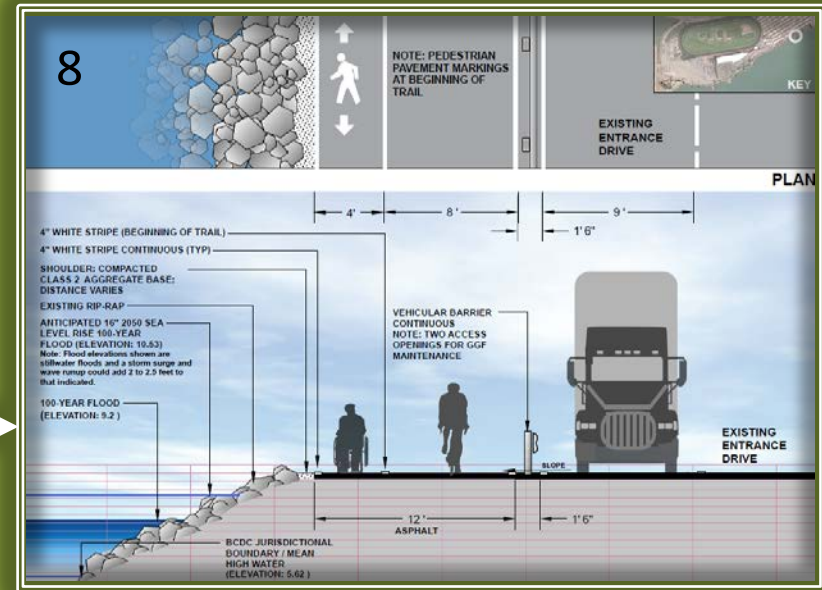
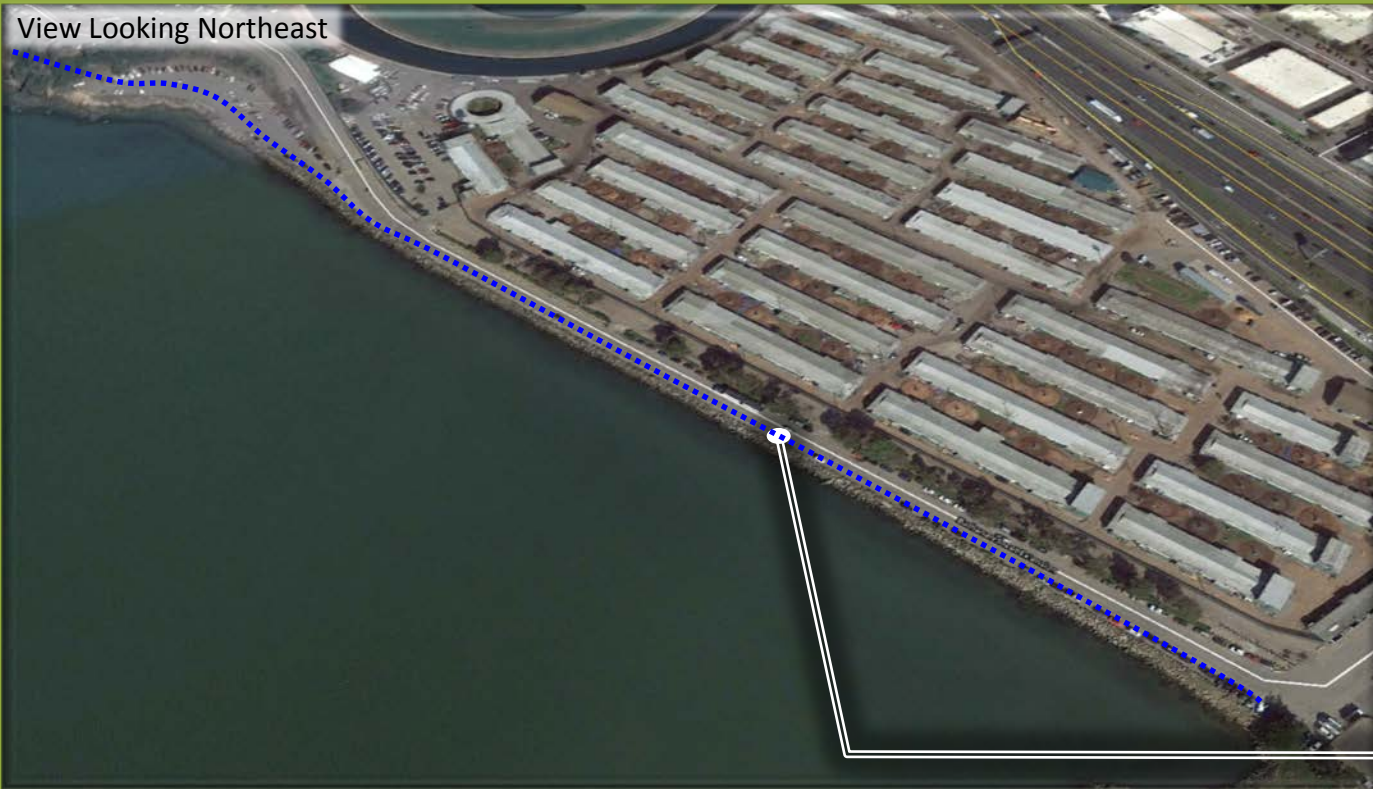
Bay Trail



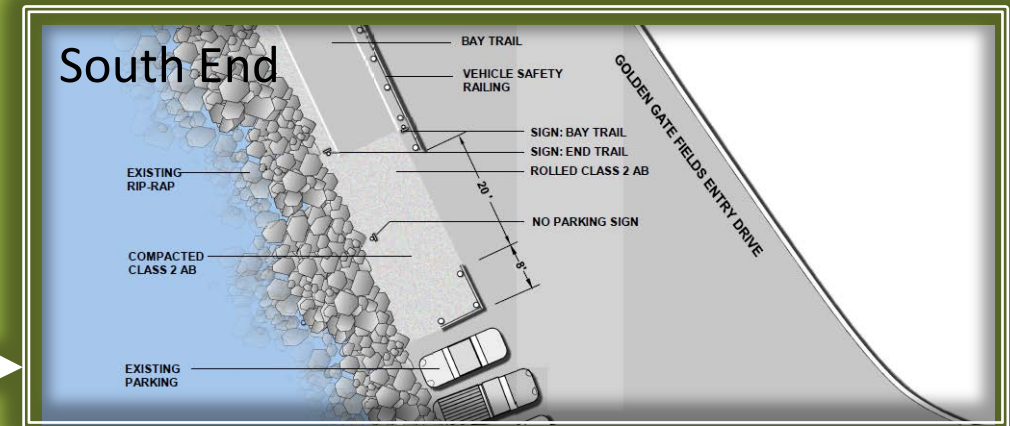
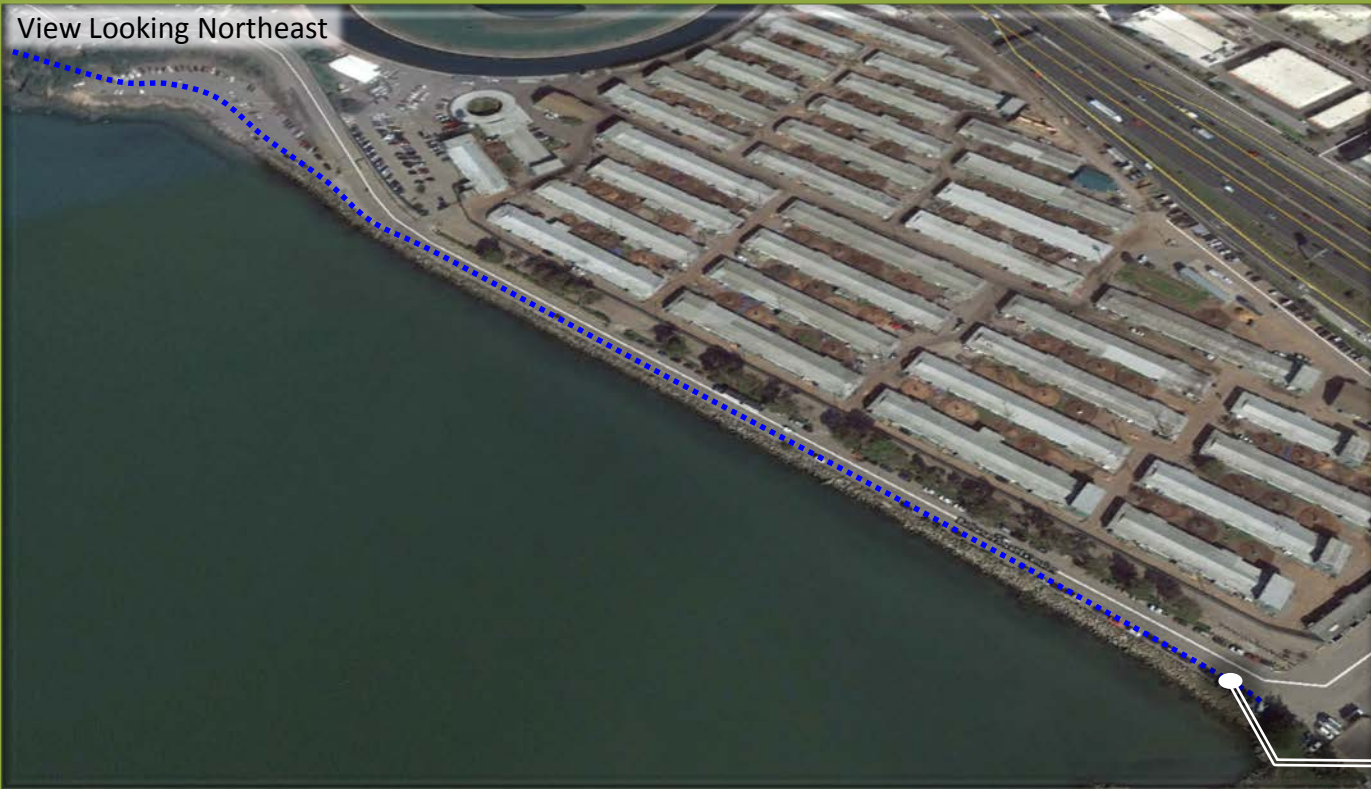
Bay Trail



Bay Trail



Bay Trail



Cost

Phase 2 and 3 Total: \$13.5M

Pre-Development Cost: \$ 1.2M

Construction Contract: \$10.4M

Other Costs: \$ 1.9M

(Contingency, Construction Management, Administration,
Environmental Compliance, Maintenance and Monitoring)

Grants

Grant Total:	\$7.0M
Phase I Neck (complete)	(\$2.4M)
Phase 2 and 3:	\$4.6M

CA Coastal Conservancy-Variou	\$ 1,711,173
USFWS-Cosco Busan	1,300,000
ACTC-Measure B (Trail)	1,000,000
CA Coastal Conservancy-Priority Conservation Area	750,000
CA Resources Agency-Urban Greening	750,000
ACTC-Measure B (Beach Trail)	642,000
CA Coastal Conservancy-Prop I Water Bond	520,000
ABAG – Bay Trail	100,000
Bay Area Air Quality Management District	246,552

Appropriation of Funds

Phase 2 and 3 Cost: \$13.5M
Expended to Date: \$(1.2M)
Remaining Costs: \$12.3M
Available Funds: \$ 5.9M
Funding Gap: \$ 6.5M

Proposed Funding Sources	Recommended Transfer
Measure WW (Water Trail, Bay Trail, Eastshore, Contingency)	\$4.0M
General Fund	\$1.2M
Measure CC	\$1.1M
Measure AA	\$160K
Total	\$6.5M



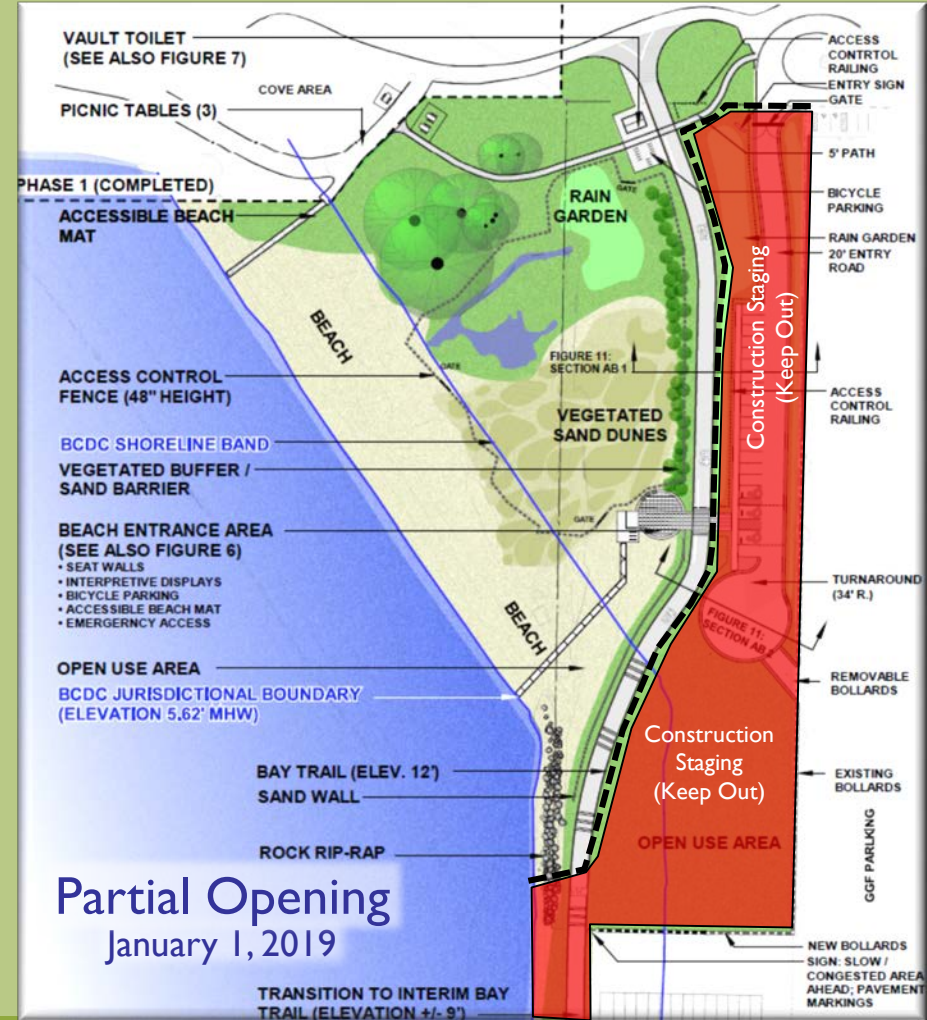
Schedule

- August 2018 – Construction Begins**
- January 2019 – Construction Milestone**
 - **Beach Area Partially Re-Opened**
- Fall 2019 – Construction Complete**

Schedule

Planned Beach Closures (Tentative):

- Full Closure:
August 2018 - December 31, 2018 (5 mo.)
- Partial Opening:
January 1 – October 31, 2019 (10 mo.)
- Full Opening. Bay Trail + Beach (Complete):
November 1, 2019 (15 mo.)




Schedule

Public Notification:

- Direct Outreach
- Project Contact List (Email)
- EBRPD Website
- Social Media
- Post Onsite

CONSTRUCTION UPDATE – PHASES II & III
McLaughlin Eastshore State Park
Albany Beach Restoration and Public Access Project



Construction will soon begin to improve habitat, public access, and the Bay Trail at the Albany Beach area of McLaughlin Eastshore State Park. New restrooms, parking and other improvements will be added, as well as nearly one mile of new San Francisco Bay Trail. The San Francisco Bay Trail is a planned 500-mile walking and cycling path around the entire San Francisco Bay. The first phase of the project was completed in 2016. It addressed shoreline erosion, created offshore habitat for birds and fish, and improved disabled access to the lower Albany Neck Trail.

Background
The project will construct improvements identified in the 2001 McLaughlin Eastshore State Park General Plan. Current Park District plans were developed between 2010 –2017, including community and stakeholder outreach and engagement and numerous public meetings, workshops. Through this process the District analyzed feasibility, analyzed the environmental effects, designed improvements, and secured environmental and construction permits.

Project Benefits

- **Accessibility:** Improve disabled access.
- **Green Infrastructure:** Prevent polluted urban runoff from entering San Francisco Bay through “rain garden” drainage features; Replace asphalt (64% reduction) with natural landscaping and expanded dune area; construct drought tolerant landscaping to eliminate need for permanent irrigation.
- **Climate Change:** Address beach erosion and prolong life of the sandy beach and dunes; address existing flooding at the park entrance; construct parking, dunes and site furnishings to withstand 2050 sea level rise projections.
- **Bay Trail:** Connect the Bay Trail between Buchanan Street and Gilman Street, cliff face crossing over Fleming Point via retaining wall and bridge structures; Provide overlooks and elevated panoramic views of San Francisco Bay.
- **Habitat Restoration:** Restore and expand dunes and seasonal wetlands (~1-acre), establish native dune and wetland plants, provide interpretive and educational opportunities to interpret natural resources.
- **Parking:** Twenty-car lot with non-motorized watercraft drop-off.
- **Furnishings:** Construct restrooms, picnic tables, seating, environmental education panels, bike racks, and overlook.

Construction Update and Closures
Construction is expected to take approximately 15 months between August 2018 – November 2019. For safety, Albany Beach will be fenced and closed to the public for approximately five months, starting in August 2018. Other work areas will remain fenced and closed for the duration of construction. More detailed park closure information will be made available after contractor has been hired. Access to Albany Bulb and Neck will remain open.

East Bay Regional Park District
Healthy Parks Healthy People

Project Sponsor: East Bay Regional Park District
Location: McLaughlin Eastshore State Park
Affected Area: (Future) Beach Area and Golden Gate Fields: Bay Trail, Gilman to Buchanan St.
When: Summer 2018 – Fall 2019
Purpose: Construct Gilman to Buchanan Bay Trail - Beach Expansion & Access Improvements
Contact: Karla Cuero, Project Coordinator, 510-544-2622

District Team

- **ASD (Land) Division** – Nancy Wenninger, Bob Nisbet, Liz Musbach, Jim Townsend, Brad Olson, Larry Tong, Sara Rieck, Neoma LaValle, Karla Cuero
- **Grants** – Jeff Rasmussen, Tiffany Margulici, Eva Lowe, Jessica Lau
- **Finance** – Pam Burnor, Nadine Vargas, Linda Tubbs, Lek Phan, John Lum
- **Legal** – Ted Radosevich, Carol Victor, Rachel Sater, Kristina Kelchner
- **Park Operations** – Ann Rockwell, Kevin Takei, Scott Possin, Steve Castile
- **Roads & Trails** – Kelly Barrington, Jeff Lebow, Greg Mueller, Rodney Smith
- **Design**- Diane Althoff, Audrey Som, Nelson Lam, Francisco Mariscal
- **Public Safety** – Jon King, Alan Love
- **Construction** – Dale McCourt, Eric Bowman, Larry Craighill, Kim Warden, Amanda Sanders, Jenny Villegas



Board Actions

- Appropriate/Transfer Funding to Project**
- Award Construction Contract**
- Professional Services Contracts**
 - **Construction Management**
 - **Engineering/Design Support**



Questions?

