

San Leandro Creek  
Community  
Design and Construction

*Towards a Confluence of Good Will*

# CONTEXT

## LOCATION, PEOPLE, ECOSYSTEM, BUREAUCRATIC and ECONOMIC SYSTEMS



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Institute for Sustainable Policy Studies and Action

Robin Freeman, David Ralston, Beth Teper

## *Challenges and Goals in Context*

- Funding available
- Barriers to the community for
  - Neighborhood scale plans
  - Local enterprise
- Gentrification displacement
- Unsheltered camps
- Public Access
- Safety
- Ecological Restoration
- Climate resiliency



Mt. Diablo



Redwood Creek





**Eastern watershed edge**

**Mt. Diablo from  
Rocky Ridge**





2008 - Present  
Merritt College  
Environmental students  
hike San Leandro Creek

**EBMUD**  
watershed lands looking west





MULTIPLE TRAIL SYSTEMS



Canyon Road and into the  
Regional Parks



Upper watershed  
creeks meet at  
Lake Chabot





Under I-580  
through neighborhoods





# Root Park

Downtown San Leandro

NATURE'S HIDDEN TREASURE  
DEDICATED TO THE CITY OF SAN LEANDRO  
AND ITS RESIDENTS  
BY THE FRIENDS OF SAN LEANDRO CREEK  
OCTOBER 1998  
MURAL DESIGNED BY  
VERONICA LACARRA WERCKMEISTER  
MURAL COMMITTEE  
TOM GUARINO STEVE HUNTE MICHAEL RIBACK ROBERT J.P. MACINNIS  
NANCY M. HILLIS ANNIE KORUT PAMELA RICHARDS T.W. "RICK" RICHARDS



# San Leandro BART



**San Leandro Creek  
3/10 mile from BART  
in Safe Routes to Transit  
Funding area**





**Hidden in plain sight**



- Through neighborhoods
- Under the I-80 - crossing





**Confluence of 2 creeks:  
Stonehurst Creek meets  
San Leandro Creek at  
Sobrante /Columbia Gardens**



Approximately 80% of urbanized San Leandro Creek has an existing path or maintenance road



**This perennial creek is one of the few uninterrupted, completely open creeks in the East Bay.**



The creek is a “Blue Way” at high tide.



# Martin Luther King Jr. Shoreline



**Arrowhead Marsh**

- recreation
- education
- storm surge protection
- Pacific Flyway layover.

layover

A satellite map of San Leandro, California, showing a green line representing the San Leandro Greenway Project route. The route starts in the urban area on the left and winds through the hills on the right. A blue line represents a creek or river system flowing through the hills. The map includes a compass rose in the top right corner and a 'Google earth' logo in the bottom right corner.

## Vision

- East - West connector trail
- Restored Creek
- Neighborhood driven

# San Leandro Greenway Project



< CANADA - MEXICO >

Mokelumne & Pacific Crest Trails

**REGIONAL TRAILS**



Ridge Trail



Connecting the Bay Trail to the Ridge Trail and Regional Trails



# FUNDED \$4.1 Million Ca Natural Resources Agency



## San Leandro Creek Bike and Pedestrian Trail: Phase I



Alamy Photos Robert Nosal Morales





# Confluence of Opportunities and Assets

## *San Leandro Creek Greenway Phase 1*

*1.2 mile Class 1 Pedestrian and Bicycle Trail*

*Major Funding*

### Construction funds

- California Natural Resources Agency

### Planning funds

- Merritt College Environmental Management and Technology the Brower, Dellums Institute for Sustainable Policy Studies and Action
- CalTrans
- City of Oakland
- Alameda County Flood Control District
- Department of Water Resources via Environmental Justice Coalition for Water.











FIGURE 7-6: SEGMENT 4- BEFORE AND AFTER

# OPPORTUNITIES



1800's → 2005



2018 Unpermitted



“...this used to be the Ratto Truck Farm.

As kids, the farm was our parkland...

**TRANSIT & PEDESTRIAN  
PORTAL**

**SITE LOCATION**

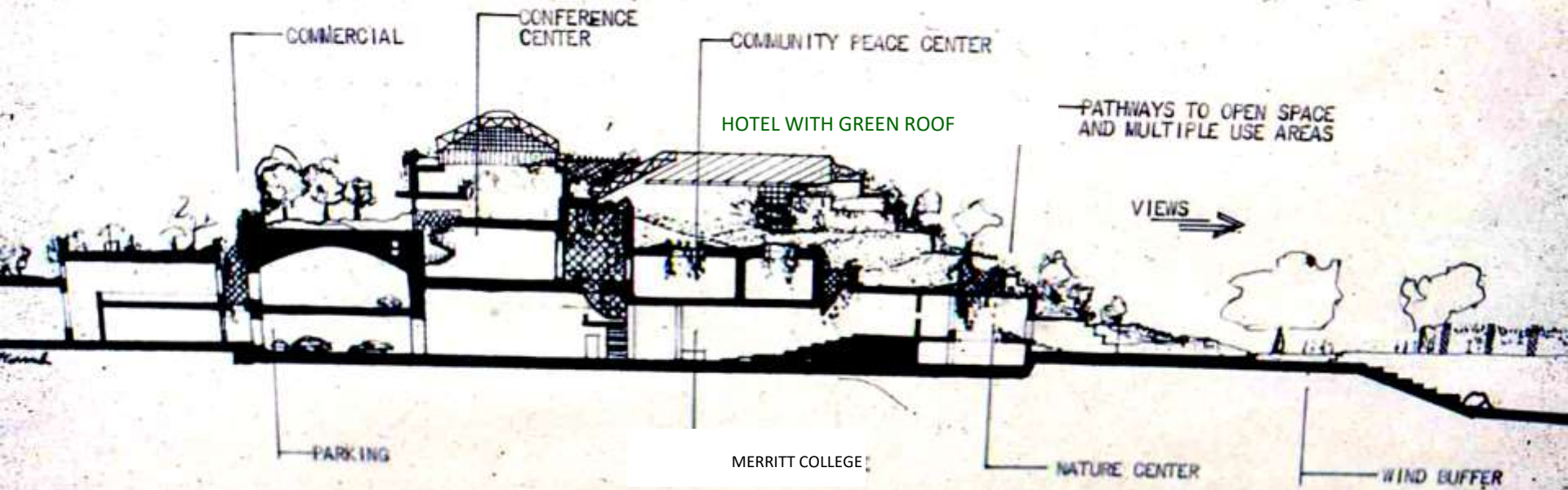
Historic Ratto Farm

San Leandro Creek

Commercial frontage



# World Class Hegenberger Rd Airport Portal Resort Hotel



- Resort Hotel and Restaurant
- Urban Farm & Ranch
  - Organic produce
  - Job training
  - Boat rentals
  - Bike rentals
  - Skate rentals
  - Sightseeing trips
- Wetland restoration
- Wildlife area
- Recreation multi-use trails
- Portal to 2,000 miles of trails
- Walk/bike to BART/ Work



OAKLAND MUSEUM



ACADEMY OF SCIENCE

Green Roofs

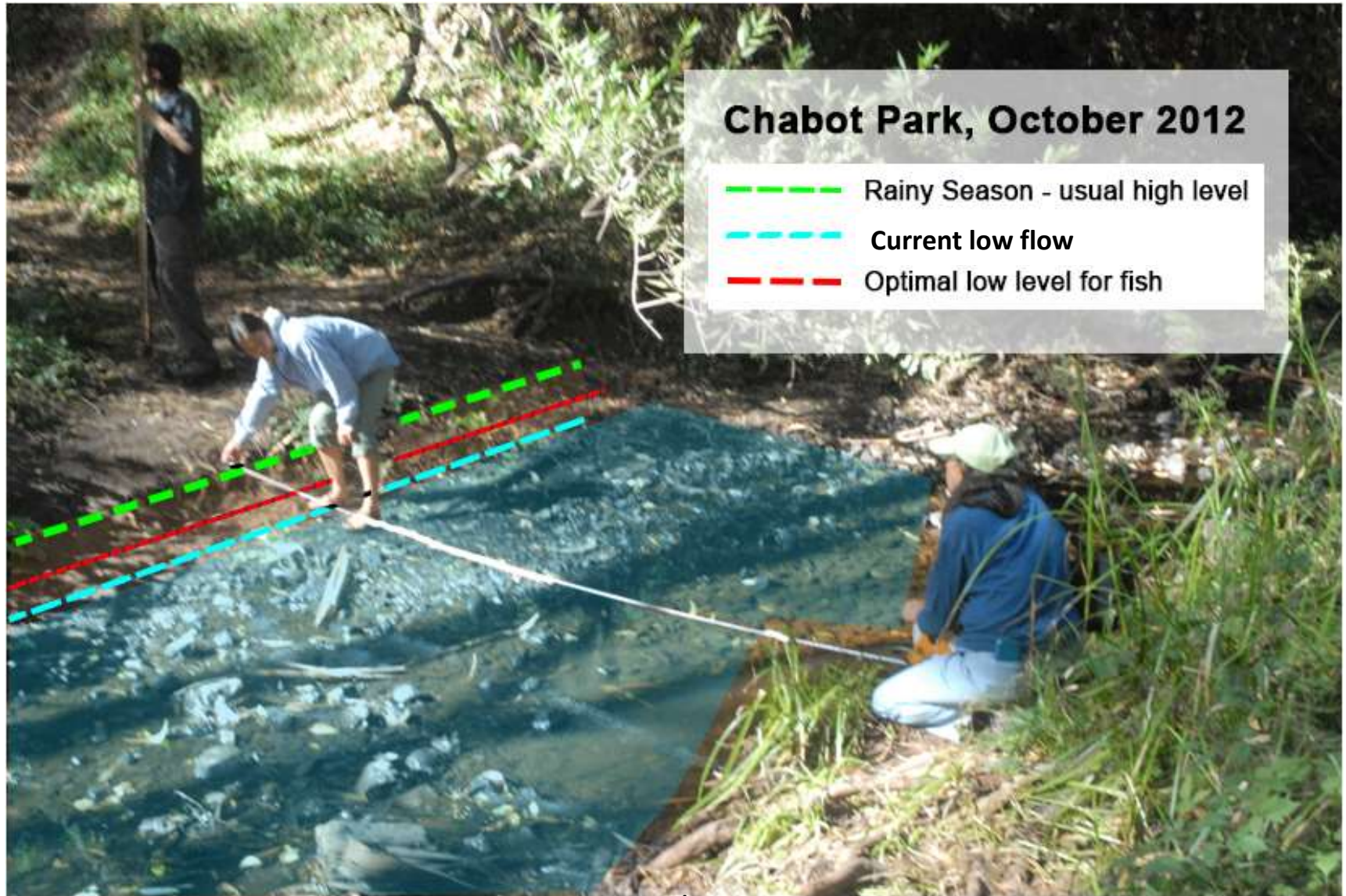




## A Recurring Idea

**2006 Mayor's Task Force on Sustainability** shared common space along creek/watershed corridors linking public services and local businesses to neighborhoods –

# Fish Passage Optimal Permanent Flow



**Chabot Park, October 2012**

- Rainy Season - usual high level
- Current low flow
- Optimal low level for fish



**CULTURE AND HISTORY**



Ancient Pounding Stone



- 100's of villages
- 1,000's of years

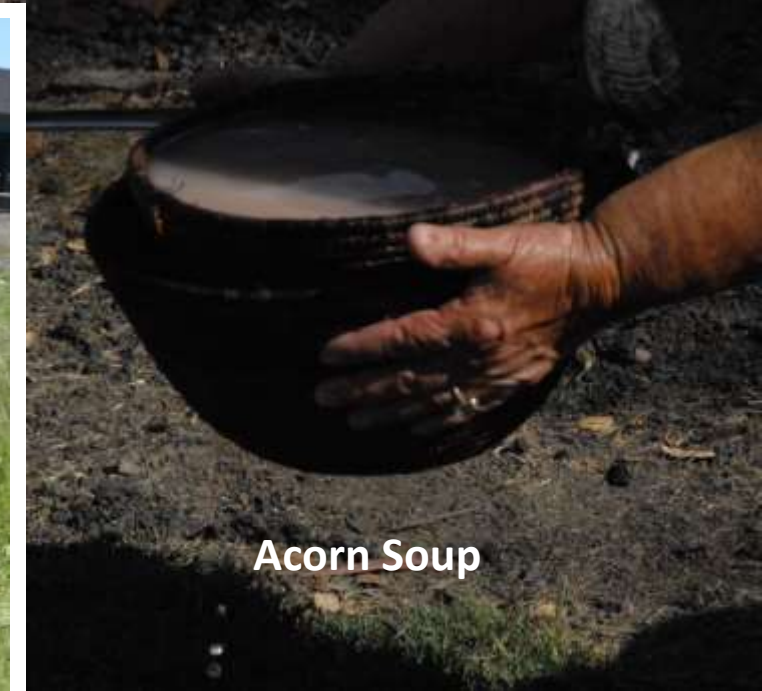


## OHLONE PEOPLES NOW

SOGOREA TE' LANDTRUST  
PLANTING JUSTICE

MON-SAT 8:00-4:30

319 105th Ave.  
Oakland/Ohlone Territory



Acorn Soup

**2009 Merritt College  
initiates  
Connecting the Dots on  
San Leandro Creek**



**2010 GWD meets Mayor Ron Dellums**



**2011**

**San Leandro  
Vice Mayor Michael Gregory  
Oakland Mayor Jean Quan**



**2012 Doug Siden,  
EBRPD Director  
forms  
San Leandro Creek  
Alliance**



# CREATING JOBS along San Leandro Creek

## Green Works Development

- City of Oakland,
- Oakland Schools
- Merritt College
- & 30 partners



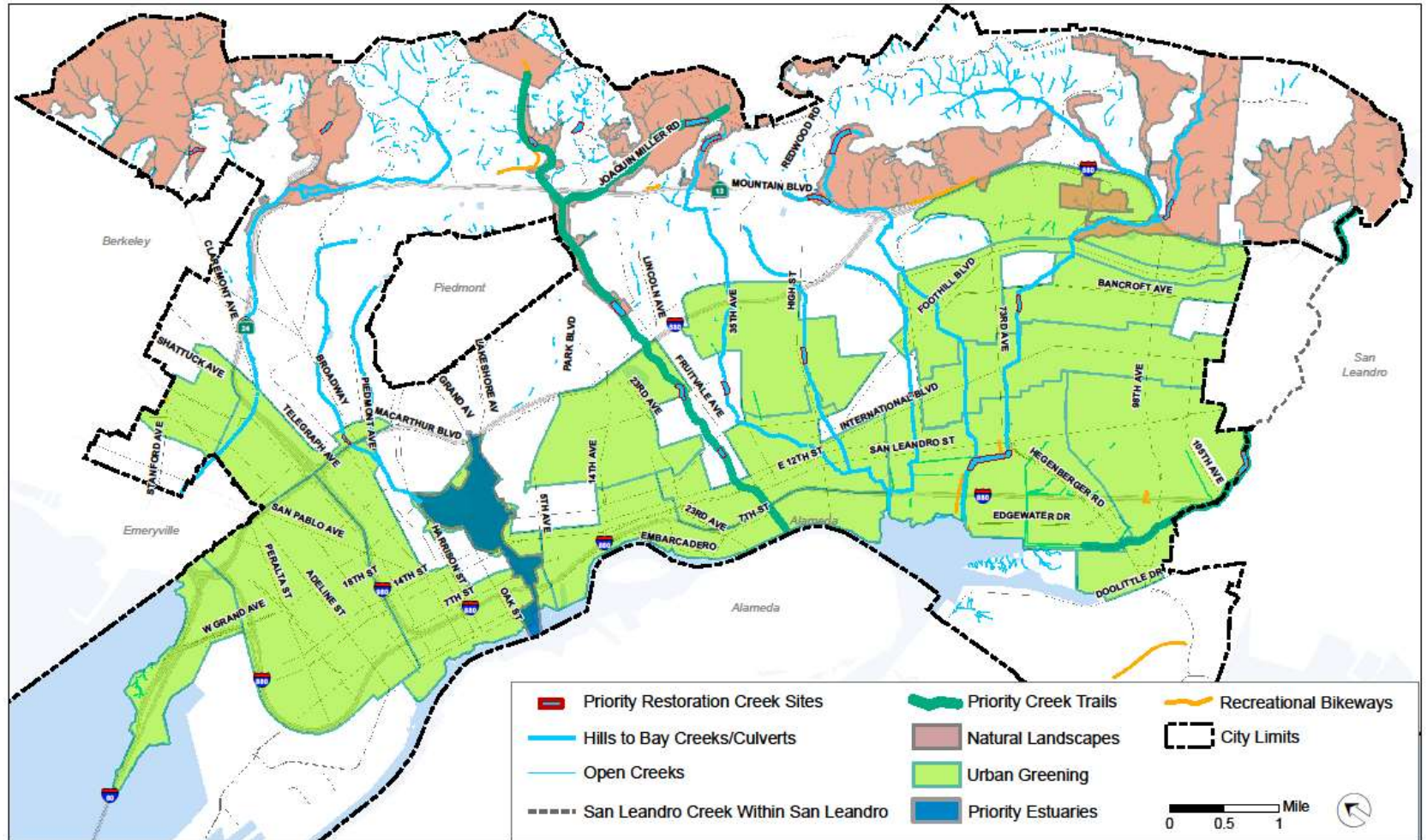
2010 Merritt College Brower Dellums  
Institute inspires  
Oakland Redevelopment Funding

# 84 Community meetings by 2015



# Oakland's Priority Conservation Area Map Expanded to Include Environmental Justice Neighborhoods and San Leandro Creek

(adopted September 2015 by ABAG)



**All PCA Designations - Recommendation by ABAG**

Planning and Building Department  
July 13, 2015



# Jobs and training for underserved Youth near creek at the edge of I-80

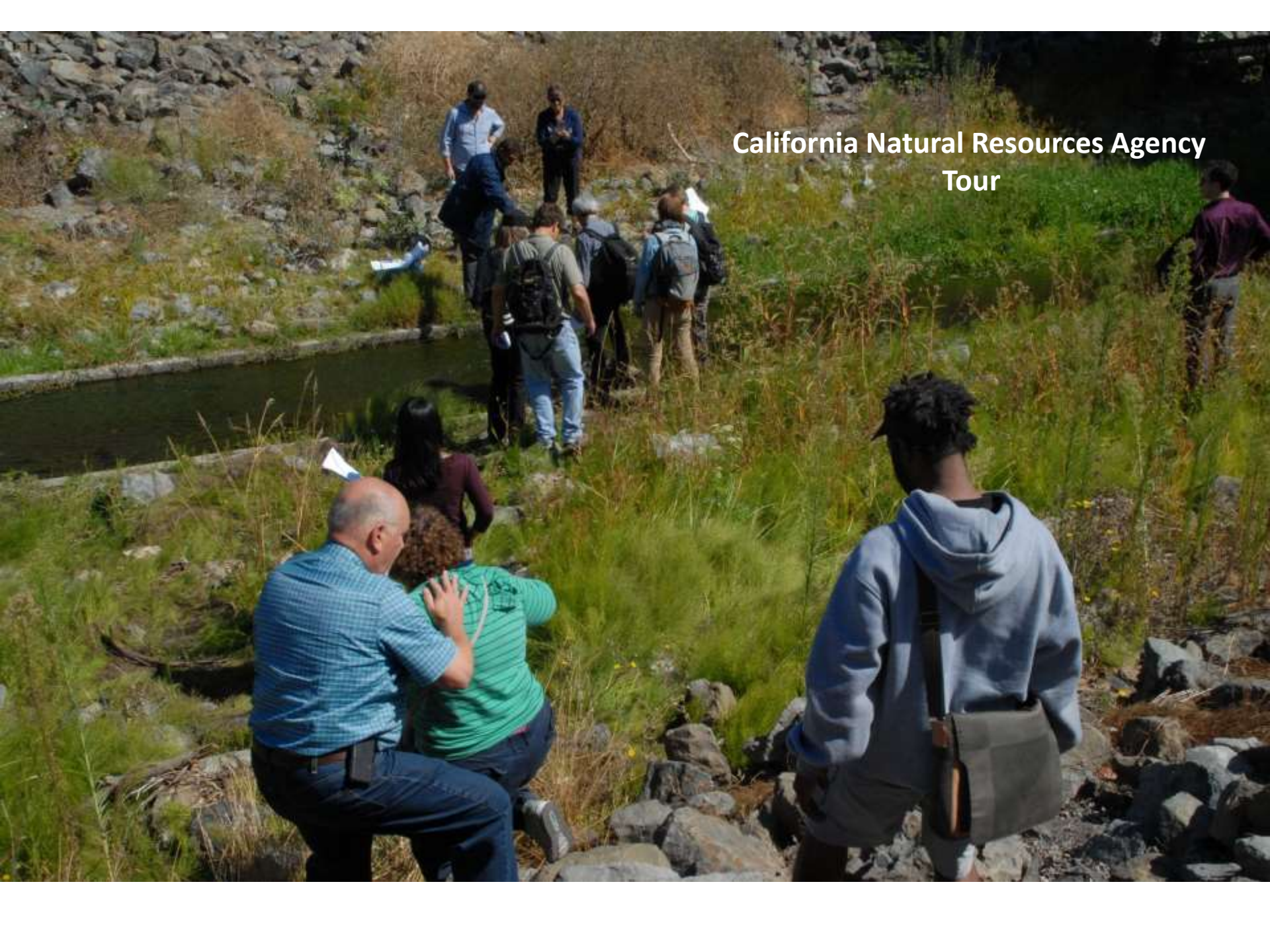
2017



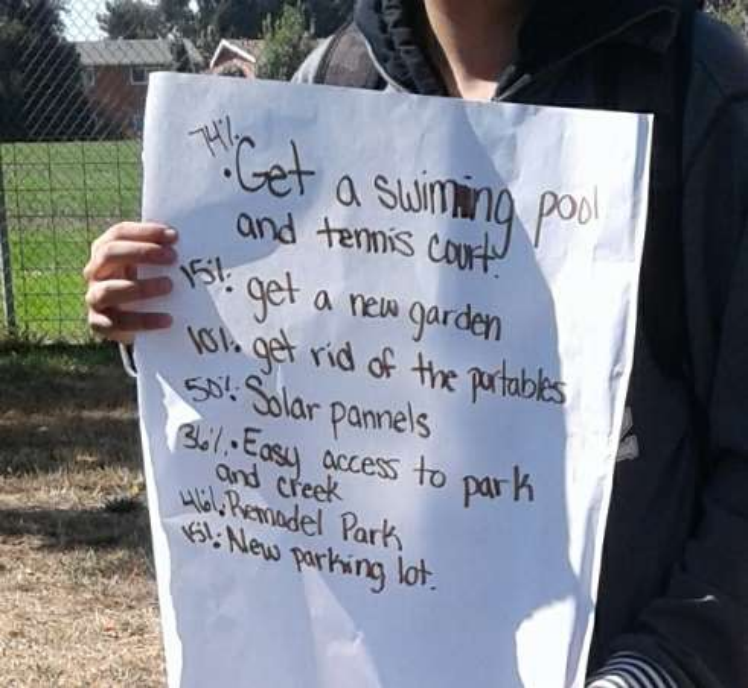
- BAAQMD
- CALFIRE
- URBAN RELEAF
- HIGHER GROUND
- OUSD
- MERRITT /INSTITUTE



**California Natural Resources Agency  
Tour**



**2018 Merritt College Environmental Planning course at Madison Park Academy along the creek**



- 74%: Get a swimming pool and tennis court!
- 15%: get a new garden
- 10%: get rid of the portables
- 50%: Solar pannels
- 30%: Easy access to park and creek
- 40%: Remodel Park
- 15%: New parking lot.



**New York High Line  
Native Restoration  
"35 Luxury Apartments  
\$2-20 Million +"**



**Unintended  
Consequences**

**Strengthen Mid to Low Income  
Financial and Policy  
Ownership Infrastructure**



# PITCH IN ON AN INTER-AGENCY BUCKET BRIGADE

create a more robust housing infrastructure



Working with Real Property, design and construction is complex

**STRONG PRIVATE AND PUBLIC INFRASTRUCTURE**

**\$0.8-1.2 Million**  
East Bay Single Family Home  
Requires >\$250K Household  
Income



HOME OWNERSHIP  
& IMPROVEMENT

**HISTORIC BARRIERS**

~\$60K=  
MEDIAN Oakland household income

Low Income

**WEAK INFRASTRUCTURE AND BARRIERS**

**MORE BARRIERS**

Very Low and No Income  
Refugees living in public  
spaces including creeks

Streamline Permits, \$, Design/Build >

**MULTI AGENCY SUPPORT**

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P  
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C  
T



Small businesses provide 80% of new jobs

## **LARGER OPPORTUNITIES EXIST AT SMALLER SCALES**



# BRAINSTORM INVENT FUND



GREEN BUFFER PCA ZONE PROPOSAL



“ACCESSORY” UNITS



ALL BAY COLLECTIVE



RESILIENT BY DESIGN



“It is not top down or bottom up,  
it’s just that we are all here.”

-Merritt Student