

SURVEY: A SECONDARY ROAD FOR PANORAMIC HILL?

BACKGROUND.

As all of you who live or own property on Panoramic Hill know, there is only one paved road in and out of our neighborhood. That road is narrow and winding, in poor condition in many locations, and can be totally blocked by a fallen tree or an inoperable vehicle. In addition to these concerns about access and egress, Panoramic Hill sits directly on top of the Hayward fault – recently judged to have a 27% likelihood of a major earthquake (magnitude 6.7 or greater) within the next 26 years. If this is not enough of a concern, Panoramic Hill is considered to be a neighborhood of extreme danger for wildfire, as it is located adjacent to wildlands and stands of dangerous eucalyptus trees. Of course, at the very bottom of Panoramic Hill sits Memorial Stadium, a venue that may contain 80,000 people for an event, day or night, with attendant parking and road blockage concerns. A fire, earthquake, or other disaster during a Stadium event might be considered a worst-case scenario.

As a result of all these factors, the City of Berkeley has given Panoramic Hill the most restrictive zoning in the City, “Environmental Safety Residential,” and the City of Oakland is also considering future zoning restrictions. Officials from both Cities have been in dialog with each other about the special concerns about Panoramic Hill.

The Panoramic Hill Association and our concerned neighbors have been very active for many years in our efforts to address both prevention and response to the threat of such natural disasters. We hold an Annual Emergency Preparedness Event; we frequently disseminate disaster preparedness literature to our neighbors; we work with Emergency Responders from both cities to ensure that they keep our neighborhood in mind; we work to get dangerous road conditions improved; we form clusters and hold cluster meetings to keep ourselves prepared and alert.

One issue that has been discussed by Panoramic Hill residents as well as both Berkeley and Oakland governments *for more than 40 years*, has been the pros and cons of constructing a secondary road on Panoramic Hill. That nothing has been done to develop such a road speaks to the complexity and difficulty of this issue. We currently have the opportunity to receive a financial grant to help us explore the engineering feasibility of a secondary road. However, this money will not be made available to us unless we know the sentiment of the Panoramic Hill community, including absentee owners as well as those who live here.

On the next few pages, you will find a survey designed to ask your opinion about a number of questions concerning the possibility of such a secondary road. We have tried to design the survey to be as straightforward and objective as possible. We want your opinions, and we have tried to design the survey to capture those opinions without any bias. Because the issue is complex, the questionnaire is somewhat lengthy; we expect it will take about 15-20 minutes to complete.

It is important that you provide us with your name and contact information. This is because we must ensure that no one submits more than one survey, and we need to be able to demonstrate to City officials that we have received responses from a representative cross section of Panoramic Hill property owners and residents. We assure you that we will not use your personal information in any way beyond what is needed to accomplish this task.

If you have any questions about the survey, or would like additional information about this issue, please feel free to call Paul Abboud 849-1882 or email paabboud@yahoo.com.

We appreciate your willingness to take the time necessary to answer this important survey, the answers to which we hope will ultimately help to address the concerns of Panoramic Hill residents that have been with us for generations. We will share the results of this survey at a future PHA general meeting.

For each question below, please circle the word that best represents your opinion about that question, or fill in the blanks, as requested.

1. When people discuss a secondary road, they have many different opinions about what FUNCTION AND USE such a road might serve. The following questions address this issue

A. Should a secondary road be open only during emergencies or when the main road is closed for repairs?

STRONGLY MODERATELY NEUTRAL MODERATELY STRONGLY
IN FAVOR IN FAVOR OPPOSED OPPOSED

B. Should a secondary road be open at all times?

STRONGLY MODERATELY NEUTRAL MODERATELY STRONGLY
IN FAVOR IN FAVOR OPPOSED OPPOSED

2. The type of surface of a secondary road can help establish its function and use.

A. Should a secondary road be paved, like existing neighborhood roads?

STRONGLY MODERATELY NEUTRAL MODERATELY STRONGLY
IN FAVOR IN FAVOR OPPOSED OPPOSED

B. Should a secondary road be unpaved, like the Lower Jordan Trail?

STRONGLY MODERATELY NEUTRAL MODERATELY STRONGLY
IN FAVOR IN FAVOR OPPOSED OPPOSED

3. Different people have expressed their opinions about the possible BENEFITS of having a secondary road. Below is a list of 8 such possible benefits. Please circle the letters of each of those possible benefits with which you agree, and then rank (1,2,3) those that you consider to be the top 3 benefits:

- A. ___ Would allow for emergency access/egress
- B. ___ Would facilitate temporary road closures for repairs or in case of accident
- C. ___ Could provide an alternative entrance/exit to the hill than from the Memorial Stadium area.
- D. ___ Could facilitate building/upgrading/replacing sewers.
- E. ___ Could facilitate undergrounding of utilities.
- F. ___ Could reduce traffic on existing roads on the hill.
- G. ___ Could facilitate residential development on unimproved lots
- H. ___ Could facilitate permits for the renovation of existing homes.
- I. ___ Other (please specify and rank) _____

3a. I do not consider any of the above items to be a benefit of a secondary road.

STRONGLY
AGREE

MODERATELY
AGREE

NEUTRAL

MODERATELY
DISAGREE

STRONGLY
DISAGREE

4. Different people have expressed their CONCERNS about having a secondary road. Below is a list of such possible concerns. Please circle the letters of each of those possible concerns with which you agree, and then rank (1,2,3) those that you consider the top 3 concerns

- A. ___ Could result in increased traffic on existing neighborhood roads.
- B. ___ Could result in increased parking difficulties on existing neighborhood roads.
- C. ___ Could facilitate residential development on unimproved lots.
- D. ___ Could facilitate permits for the renovation of existing homes.
- E. ___ Could lead to increased crime on the hill.
- F. ___ Could provide an alternative entrance/exit to the hill than from Memorial Stadium.
- G. ___ Could facilitate building/upgrading/replacing sewers.
- H. ___ Could facilitate undergrounding of utilities.
- I. ___ Other (please specify and rank): _____

4a. I do not consider any of the above items to be a concern of a secondary road.

STRONGLY
AGREE

MODERATELY
AGREE

NEUTRAL

MODERATELY
DISAGREE

STRONGLY
DISAGREE

5. Over the years a number of POSSIBLE ROUTES have been suggested for a secondary road. The attached map highlights these suggested routes. The letters on the map correspond to the lettered items below. Please mark your opinion about each of the 4 possible routes.

A. Lower Dwight Way to Upper Dwight Way over Derby Creek

STRONGLY
IN FAVOR

MODERATELY
IN FAVOR

NEUTRAL

MODERATELY
OPPOSED

STRONGLY
OPPOSED

B. Lower Dwight Way to Upper Panoramic Way over Derby Creek

STRONGLY
IN FAVOR

MODERATELY
IN FAVOR

NEUTRAL

MODERATELY
OPPOSED

STRONGLY
OPPOSED

C. Fernwald Road/Smyth Road to Upper Dwight Way over Derby Creek

<u>STRONGLY</u> IN FAVOR	<u>MODERATELY</u> IN FAVOR	<u>NEUTRAL</u>	<u>MODERATELY</u> OPPOSED	<u>STRONGLY</u> OPPOSED
-----------------------------	-------------------------------	----------------	------------------------------	----------------------------

D. Paving of the existing Lower Jordan Trail (to serve only as an emergency/fire road, not as a permanent secondary road)

<u>STRONGLY</u> IN FAVOR	<u>MODERATELY</u> IN FAVOR	<u>NEUTRAL</u>	<u>MODERATELY</u> OPPOSED	<u>STRONGLY</u> OPPOSED
-----------------------------	-------------------------------	----------------	------------------------------	----------------------------

E. I am more concerned about possible environmental impacts of building a secondary road than I am about any one specific route.

<u>STRONGLY</u> AGREE	<u>MODERATELY</u> AGREE	<u>NEUTRAL</u>	<u>MODERATELY</u> DISAGREE	<u>STRONGLY</u> DISAGREE
--------------------------	----------------------------	----------------	-------------------------------	-----------------------------

F. I prefer a different route. Please describe below and mark on the attached map if possible.

6. The COST to construct a secondary road is likely to be quite high. The most likely method to finance such costs (other than the possibility of public safety grant money to cover part of the costs) is through the establishment of a special assessment district in which property owners benefiting from the secondary road would pay a supplemental amount on their annual property tax for a period of time.

A. Would you support an assessment of \$1000 per year for 20 years?

<u>STRONGLY</u> SUPPORT	<u>MODERATELY</u> SUPPORT	<u>NEUTRAL</u>	<u>MODERATELY</u> OPPOSE	<u>STRONGLY</u> OPPOSE
----------------------------	------------------------------	----------------	-----------------------------	---------------------------

B. Would you support an assessment of \$200 per year for 20 years?

<u>STRONGLY</u> SUPPORT	<u>MODERATELY</u> SUPPORT	<u>NEUTRAL</u>	<u>MODERATELY</u> OPPOSE	<u>STRONGLY</u> OPPOSE
----------------------------	------------------------------	----------------	-----------------------------	---------------------------

7. Of the three statements below, please check the one with which you most agree.

A. ___ I MIGHT SUPPORT a secondary road under the conditions that I have indicated in response to this survey, and/or any additional points that I have below.

B. ___ I OPPOSE a secondary road under any conditions.

C. ___ I FAVOR a secondary road without reservation.

8. In the space below, and on the reverse side of this page, please add any additional points or information that should be considered, and identify any issues that may have been overlooked in this survey.

9. Please tell us about your relationship to Panoramic Hill.

Check ALL that apply:

- A. ___ I own and occupy a home on the Berkeley side of Panoramic Hill, ___ years.
- B. ___ I own and occupy a home on the Oakland side of Panoramic Hill, ___ years.
- C. ___ I own but rent out to others a home on the Berkeley side of the hill.
- D. ___ I own but rent out to others a home on the Oakland side of the hill.
- E. ___ I own one or more undeveloped lots on the Berkeley side of the hill.
- F. ___ I own one or more undeveloped lots on the Oakland side of the hill.
- G. ___ I am a long-term (3 years or more) renter on the Berkeley side of the hill.
- H. ___ I am a short-term (less than 3 years) renter on the Berkeley side of the hill.
- I. ___ I am a long-term (3 years or more) renter on the Oakland side of the hill.
- J. ___ I am a short-term (less than 3 years) renter on the Oakland side of the hill.

10. Below, please provide us with your name and contact information. We will use this information only to ensure that we have reached as many people as possible, and to demonstrate to our elected representatives that we have made a good faith effort to do so.

You may bring your completed survey to the next Panoramic Hill Association meeting, return it by mail to: Panoramic Hill Association, P.O. Box 5428, Berkeley, CA 94705, or hand deliver to any of the following mailboxes on the hill:

549 Dwight Place
95 Arden Road
13 Mosswood Road

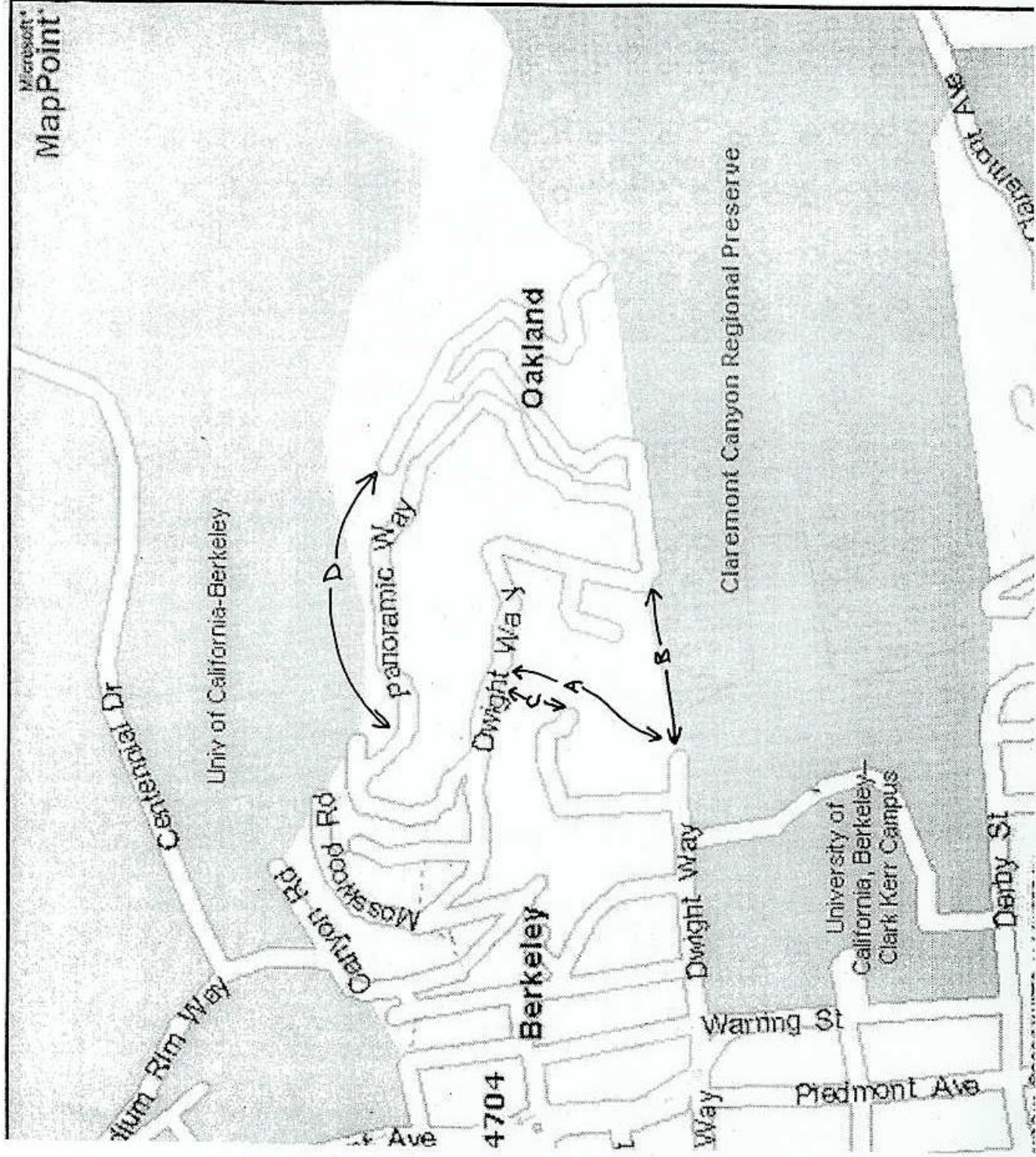
Your Name: _____

Email Address: _____

Address of your Panoramic Hill residence or lot(s): _____

Best Contact information: _____

THANK YOU VERY MUCH FOR YOUR ASSISTANCE IN COMPLETING THIS SURVEY.



Central Dr
Univ of California-Berkeley

Summit Rim Way
Canyon Rd

Mosswood Rd
Dwight Way

4704
Warring St

Berkeley

Oakland

Dwight Way

Warring St

Piedmont Ave

University of
California, Berkeley -
Clark Kerr Campus

Claremont Canyon Regional Preserve

Darby St

Piedmont Ave