

HER RURAL MAJESTY: JULIE'S STORY

"It's beautiful around here," she gushes. "It's the night sky, the quietness. I still have to pinch myself every time I'm driving up from the city and Alexander Valley opens up."

After reading Jack London's *Valley of the Moon*, Julie Dilley and her husband fell in love with Sonoma County. So they found a place to call home in Asti, a rural hamlet outside of Cloverdale.

Turns out, Asti's rural majesty was exactly what they needed. Julie and her husband started a garden. Their dog, Jackson, had more space than he knew what to do with. Julie even took up beekeeping since they were always buzzing around the garden.

Unfortunately, neighboring Cloverdale was looking to sprawl out beyond its urban growth boundary and had unincorporated Asti in its sights. Julie and her fellow concerned neighbors felt helpless.

"When you're out here, if you don't have a setup with a neighborhood association that's been around for 25 years, you feel like you're on your own and it's really difficult to figure things out. The possibility of development all the way down Asti Road—it was like we could end up living across from a strip mall."

That's when we met. Julie and a group of fiery, passionate residents teamed up with Greenbelt Alliance and our local partners Sonoma County Conservation Action to fight the expansion. Together, we penned comment letters, voiced our concerns at public hearings, rallied the community, and ultimately, blocked Cloverdale's incorporation of Asti.



Julie Dilley and her dog Jackson enjoy the good life at their country home in Asti, CA.

"From my viewpoint, you gave us backbone," remembers Julie. "I thought, 'Wow! There are people who hear what we're saying, and they're established, and they're doing this. It erased any lingering doubt that I had, so I am incredibly thankful—it made a huge difference.'"

Navigating the world of land-use policy and staying on top of how it impacts our communities is at the core of Greenbelt Alliance's work. As advocates and experts, we help shape the rules that govern growth. We ensure that the right devel-

opment happens in the right places—not on our greenbelt lands. We are incredibly thankful for community champions such as Julie and we encourage you to be a champion as well.

This year, voters around the Bay Area have the opportunity to vote to protect places like Asti at the ballot box. See all of our ballot recommendations for the upcoming November election on page 3 and read more about each measure online at greenbelt.org.

SUMMER WINS & NEW CHALLENGES



Photo: Breanna Baker

Jeremy Madsen,
Executive Director

I love living in the Bay Area, and I suspect that you do too. Our region's unique blend of diverse communities, innova-

tion and creativity, social consciousness, urban and rural charm, great weather, and natural beauty is something you can only find here.

I am proud to say that over the last few months, Greenbelt Alliance has celebrated many successes, from securing funds to protect open space on the Peninsula, to preventing sprawl in the East Bay, to the adoption of plans that will lead to much-needed housing in Oakland and San Jose. But despite this progress, the Bay Area is still too often grabbing headlines for all the wrong reasons.

With an important election looming in November, we are going to capitalize on the positive momentum from this summer and tackle more tough challenges.

All across the region, we'll be working with unique coalitions to crack some of the most complex issues the Bay Area faces:

- **We're working with South Bay conservation champions** to pass a ballot measure that will fund open space conservation in Santa Clara Valley.

- **With East Bay environmentalists and Dublin residents,** we will challenge a sprawl developer-backed measure on the November ballot that attacks Dublin's new urban limit line—which designates where a city can and cannot grow.
- **In Sonoma County,** we will uphold urban growth boundaries and enhance rules safeguarding the county's iconic landscape.
- **In places like Oakland and the Peninsula's El Camino Real Corridor,** we'll be bringing plans for thriving, affordable neighborhoods to life.

Failure to deliver on this work would undermine the momentum we have built with our wins over the last few months. Thank you for your support and for celebrating our past year of major progress. I hope we can count on your continued support as we ensure that the amazing open spaces of the Bay Area are protected and that the right development happens in the right places.

GREENBELT ALLIANCE ENDORSEMENT PROGRAM



To ensure that the Bay Area grows in ways that enhance the quality of our communities and protects what makes our region special, we need more people saying “yes” to the right development in the right places—not on our greenbelt lands. That's where Greenbelt Alliance's Endorsement Program creates important value.

Infill development—new homes, shops, and workplaces *within existing cities and towns*—can help reduce the pressure to sprawl onto our treasured open spaces. Done right, it provides the housing

choices that are essential to meeting the needs of the Bay Area's workforce and people across the socioeconomic spectrum. It can foster more walkable, bicycle-friendly neighborhoods that lead to active, healthy lifestyles.

We are pleased to share that Greenbelt Alliance is once again endorsing outstanding infill development projects and plans in San Mateo and Santa Clara counties. To get involved or to nominate an outstanding project in your town, visit greenbelt.org/endorsement.

VOTE! OUR NOVEMBER BALLOT RECOMMENDATIONS

Alameda County

YES on Measure BB

yesonbb.org

Measure BB is the proposed reauthorization, increase, and extension of Alameda County's ½ cent transportation sales tax. The measure infuses resources for transit, street repair, walking and biking infrastructure, and transit-oriented development.

Berkeley, CA

NO on Measure R

noonmeasurer.org

This misguided measure would undo much of Berkeley's award-winning Downtown Plan, making Berkeley more expensive, more car-dependent, and more polluted as a result.

Dublin, CA

NO on Measure T

greenbelt.org/general/no-on-dublin-measure-t/

Measure T is a developer-sponsored attempt to break Dublin's new eastern urban limit line, opening the floodgates for sprawl development on 1,650 acres in Doolan Canyon.

San Bruno, CA

YES on Measure N

greenbelt.org/general/vote-yes-san-brunos-measure-n/

Measure N will help revitalize downtown San Bruno by updating decades-old city planning rules and development guidelines, including outdated height restrictions. This will attract new businesses, make the area more walkable and transit-friendly, and generate new revenue for community services.

Santa Clara County

YES on Measure Q

yesforscvopenspace.org

This \$24 annual parcel tax measure will fund:

- Preservation of open space, wildlife, redwood forests, and agricultural land
- Increase in public access to open space and improvements to parks, trails, and trail connections
- Protection of water supplies via land around creeks, rivers, and streams
- Local environmental and outdoor education programs (25% of the funds)

Union City, CA

NO on Measure KK

saveunioncityhills.com

Measure KK breaks voter-approved open space protections to develop 63 acres of open space next to regional parkland.

THANK YOU

In May, Greenbelt Alliance Board member Marc Fleishhacker and his wife Shelly hosted 40 Silicon Valley leaders and renowned urban designer Jeff Speck at their family's Woodside home to discuss how to handle growth challenges in the Valley. Thank you to the following sponsors who made the evening possible:

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CLIMATE RIDE 2014

6 GREENBELT ALLIANCE RIDERS

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\$24,000 RAISED

THANK YOU FOR YOUR SUPPORT!

Photo: Kip Pierson Photography

OUTINGS CALENDAR

FALL 2014



Photo: redhope via flickr.com

MURALS OF THE MISSION

SUNDAY, NOVEMBER 23 | SAN FRANCISCO

Situated in the heart of the city, San Francisco's Mission District has a rich and vibrant history. If only its walls could talk... luckily for us, they can!

Thanks to the work of local artists, the Mission has become famous for the vivacious wall murals peppered throughout the neighborhood. These murals have stories to tell, so join us for a leisurely three- to four-mile tour of the Mission's street art and historic buildings.

Along the way, we will also make sure our stomachs get the chance to explore the Mission and its delicious culture.

10 a.m. – 3 p.m.

Leaders: Bob Johnson & Janet Byron



SEPTEMBER

STAIRWAY TO (ICE CREAM) HEAVEN SATURDAY, SEPTEMBER 13 / SAN FRANCISCO

Band together with fellow urban explorers for a 3-mile walk in San Francisco's Sunset District. We will climb the magical mosaic stairway, the fruit of the 16th Avenue Tiled Steps Project.

Afterwards, we'll collect our sweet, sweet reward at Polly Ann Ice Cream. It's okay, we deserve this!

9 a.m. – 11:30 a.m.

Leaders: Jim & Marta Kim



BIKING THROUGH DOOLAN CANYON SATURDAY, SEPTEMBER 13 / ALAMEDA COUNTY

Switch out the road tires on your bicycle and come along on this 24-mile ride through Doolan Canyon, east of Dublin. Our enjoyment of Doolan Canyon is brought to you by Dublin's freshly-adopted urban limit line, which safeguards the Tri-Valley's gorgeous open spaces from sprawl development.

We will be wandering off the pavement for various stretches of this ride, so please make sure your bike can handle the grind of fire roads and compacted dirt trails.

9 a.m. – 1 p.m.

Leader: Adam Garcia



OCTOBER

YOGA AT CASTLE ROCK SUNDAY, OCTOBER 12 / CONTRA COSTA COUNTY

Tired of the weird smell at your local yoga studio? Set your inner yogi free on our latest and greatest outdoor yoga outing! We will embark on a 5-mile round-trip hike through the unique features of three different East Bay parks. We'll unfurl our yoga mats under the towering cliffs of Castle Rocks, where Jan will lead yoga exercises and meditation.

No yoga experience necessary.

9 a.m. – 1 p.m.

Leader: Jan Enderle



SMART SANTA ROSA BIKE TOUR
SUNDAY, OCTOBER 12 / SONOMA COUNTY

Join Greenbelt Alliance and the Sonoma County Bicycle Coalition on this 23-mile bike tour of Santa Rosa Valley. We will ride through Santa Rosa and Sebastopol to explore the developing neighborhoods around the new Sonoma-Marin Area Rail Transit stations and then continue on into the countryside to enjoy some of Sonoma County's rural charm just outside city limits.

9:30 a.m. – 1:30 p.m.

Leaders: Adam Garcia, Lana Russell-Hurd, & Gary Helfrich



THIS IS THE (LAND'S) END
SUNDAY, OCTOBER 19 / SAN FRANCISCO

It's not the end of the world (yet), but it is the perfect time to experience San Francisco's famed Land's End. On this 3.5-mile hike, check Sutro Heights, Sutro Baths, and Point Lobos off your bucket list of destinations. We'll also head up the Coastal Trail to Eagle's Point, where—if Karl the Fog obliges—we will be treated to panoramic views of the Golden Gate Bridge and the Marin Headlands.

10 a.m. – 2 p.m.

Leader: Gail MacGowan



SAN MATEO GIANTS
SUNDAY, OCTOBER 26 / SAN MATEO COUNTY

No, this isn't a new baseball team—it's a 5-mile hike through majestic redwood groves along the aptly

named Big Tree and Heritage Grove trails. We'll learn about how Sam McDonald preserved and donated this forest for future generations.

10 a.m. – 1:30 p.m.
Leader: Gael Erickson



NOVEMBER

MARIN MARINE MAMMAL MEANDER
SATURDAY, NOVEMBER 1 / MARIN COUNTY

Join us for a special day in the Marin Headlands. In the morning, Ranger Cathy will lead a hike out to the beautiful Point Bonita Lighthouse, and after lunch, we'll head over to the Marine Mammal Center for an exclusive private tour.

10 a.m. – 3 p.m.
Leader: Cathy Petrick



SILICON VALLEY RIDE
SATURDAY, NOVEMBER 8 / SANTA CLARA COUNTY

Greenbelt Alliance and the Silicon Valley Bicycle Coalition invite you to ride with us through Mountain View and Sunnyvale. On this 22-mile bike tour, you will learn about some of the planning efforts currently underway as these two cities try to handle the simultaneous surges in new job growth and home prices.

9:45 a.m. – 1 p.m.
Leader: Adam Garcia



RIVETING DAY ON THE BAY
SUNDAY, NOVEMBER 9 / CONTRA COSTA COUNTY

On this 4-mile hike along the scenic Bay Trail ending at the Rosie the Riveter WWII Home Front National Historical Park, we will see tidal wetlands with wintering birds, exhibits about the WWII home front, and the historic Ford Assembly Building.

9 a.m. – noon
Leaders: Sandra & Bruce Bayaert



THE NOT DAVY CROCKETT TURKEY TROT
SATURDAY, NOVEMBER 29 / CONTRA COSTA COUNTY

Walk off that Thanksgiving feast and the stress of Black Friday with a 5-mile trot through Crockett Hills Regional Park. As we trek the rolling hills, look up to spot some feathered friends, specifically hawks and turkey vultures.

9 a.m. – 1:30 p.m.
Leaders: Ken Lavin & Liz Watson



DECEMBER

THE COYOTE-BEAR HIKE
SUNDAY, DECEMBER 7 / SANTA CLARA COUNTY

... As in Coyote Lake Harvey Bear Park. Nestled southeast of San Jose, this park offers great views of Lake Coyote and southern Santa Clara County. We will be hiking the Mummy Mountain Trail.

10 a.m. – 1 p.m.
Leader: Patti Kenyon



FIND AN OUTING SUITED TO YOUR SKILL LEVEL AND INTERESTS

- E EASY:** Appropriate for beginners and families with young children.
- M MODERATE:** Requires a moderate level of fitness. May be appropriate for families with older children.
- S STRENUOUS:** Recommended for those accustomed to frequent physical activity.

- BIKING
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- HISTORY
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- NATURAL LANDSCAPES
- NIGHT OUTING
- SMALL ANIMALS
- URBAN
- WILDFLOWERS

SIGN UP FOR OUTINGS online at greenbelt.org/events or call (415) 543-6771 (x321). **RESERVATIONS ARE REQUIRED** unless otherwise noted. Visit greenbelt.org/events for expanded summaries and new additions.

OUR OUTINGS PROGRAM—and all of our work to champion what is special about the Bay Area—is made possible through the generosity of our donors. Please consider making a donation at greenbelt.org/donate.

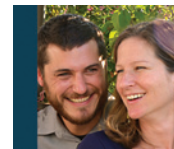
WINS AROUND THE GREENBELT

OUR IMPACT THROUGHOUT THE BAY AREA



“[The trail] would make it so people could more easily get to the arena, to Diridon Station, to work without having to drive there. When you commute to work on a bicycle trail like that, it’s a little bit of a vacation before you go to work, it’s a little bit of a vacation when you leave work.”

“I guess I’m going to all these meetings to make it so the rest of the city has this. That’s what I’m hoping these urban villages turn out to be: pleasant places to live, work, and enjoy life.”



Joel and Yvette Devalcourt

2 A BETTER BROADWAY, A BETTER OAKLAND

Planning a life in the Bay Area can move incredibly fast. Just two years ago, Santa Cruz native Joel Devalcourt and his wife, Yvette, saw the East Bay as an exciting place where they could start a family. Fast-forward to 2014, and they are already settled in and are expecting their first little boy. But as Joel can attest, not all Bay Area planning happens so quickly.

Joel has been Greenbelt Alliance’s Regional Representative in the East Bay since 2012, when he took over the ongoing process of reshaping an Oakland neighborhood plan. He and our Better Broadway Coalition partners, including East Bay Housing Organizations, brought the community and businesses together to guide the Broadway Valdez



Larry Ames

1 BEFORE URBAN VILLAGES WERE COOL

Larry Ames wanted to live in a walkable, bikeable neighborhood long before it was the popular sentiment it is today.

A resident of Willow Glen in San Jose since 1979, Larry has been advocating for neighborhoods with a mix of homes and businesses, convenient public transit, and people-friendly public spaces for

35 years. San Jose is finally catching up with plans for 70 urban villages peppered throughout the city.

The recently adopted Diridon Station Area Plan is the plan for the neighborhood around San Jose’s preeminent transportation hub—Caltrain, Amtrak, light rail, bus, and (fingers-crossed) future BART and high-speed rail lines all run through here. The neighborhood’s plan also includes a provision to restore access to Los Gatos Creek and to connect the bicycle trails that run along it. The creek and bike trail access was all Larry; he championed this feature’s inclusion in the final plan.

District Specific Plan—the neighborhood plan for 13-blocks between Grand Avenue and Highway 580.

Early versions of the revitalization plan called for car-centric, big-box retail. But this history-filled neighborhood deserved better. It needed a plan that serves its residents and could transform it into a destination, not just a thoroughfare for cars.

Joel and the coalition worked with city staff to form a better plan. One with independent and national retail, better transit options, walkable streets, sustainable design, and 1,800 new homes—many of which will be affordable to low- and middle-income residents. On July 1, after a six-year process, the Oakland City Council unanimously approved the plan.



Dan Scannell

3 DUBLIN DRAWS THE LINE

In the early 1990s the City of Dublin chose to greatly expand through sprawl development. At the time, Dublin resident Dan Scannell wasn't aware of what his City leaders had decided. But he is certainly aware of the results.

According to Dan, "Dublin made a mistake in the early '90's by approving so much sprawl that is now having a huge impact on traffic, water supply, and schools. And no positive impacts, I would argue."

Dan is committed to making sure the city doesn't make the same mistake again. Today, Dublin is one of the fastest expanding cities in the Bay Area. For years, a

sprawl developer has been trying to build in Doolan Canyon—a gorgeous slice of greenbelt just east of Dublin—and for years, passionate residents such as Dan and local groups such as Greenbelt Alliance, the Sierra Club, and Save Mount Diablo have been fighting it.

This past spring, Dan was a driving force behind the grassroots campaign for an urban limit line on the east side of Dublin to protect Doolan Canyon. An urban limit line defines where development can and cannot go. It is a policy that helps cities focus on growing within their already urbanized footprint—and is the best defense from sprawl.

The wildly successful campaign culminated with the Dublin City Council unanimously approving the urban limit line in front of a packed house at a city council meeting, which is a very rare sight.

"People are willing to take a stand and get involved, and I see that not just in Dublin, but all over the place," he says. "I think it's a very good thing."



Lynne Andonian

4 A+ FOR MEASURE AA

Lynne Andonian, an occupational therapy professor at San Jose State University, had realized that her four-hour round-trip commute was taking a toll on her, both physically and mentally. So, earlier this year she moved to Redwood City to be closer to work.

Now, after just a few weeks in her new digs, Lynne is loving the quality-of-life

upgrade of her new commute: "I've already been riding my bike as a really pleasant way to get to Caltrain."

"I love the Bay Area—the quality of life here is really profound. For me, it's a balance of stuff to do: places to walk, cafes to go to, music to hear, restaurants to check out, parks to hang out in. In a lot of cities, you really have to drive quite a ways to get access to nature, and here, we're surrounded."

Back in May, Lynne volunteered with Greenbelt Alliance to encourage voters to support Measure AA, a \$300 million bond measure that would fund open space in San Mateo and Santa Clara counties. It was her way of championing the places that make the Bay Area special and preserving the quality of life that we sometimes take for granted.

With Measure AA passing by the slimmest of margins (0.1% of the vote), people like Lynne were absolutely vital to that huge win for the Bay Area's natural landscapes.

"I do think a big part of the everyday quality of life is the open space that we have. Even if we don't get out into it, we know it's there, and that's really important. Driving on 280 at night, which I've done a lot after classes, the view west of the highway is black, and there's something amazing about that—it's not a hill of lights. And this is in a car going 65—it's still totally awesome."

Julie Dilley

5 HER RURAL MAJESTY

After reading Jack London's *Valley of the Moon*, Julie Dilley and her husband packed up and moved to Asti, CA. See *their story on page 1*.



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IN THIS ISSUE: NOVEMBER BALLOT RECOMMENDATIONS | FALL OUTINGS | WINS AROUND THE GREENBELT

“EVERY METROPOLITAN REGION IN THIS COUNTRY NEEDS AN ORGANIZATION FIGHTING THE GOOD FIGHT FOR SMART GROWTH AND GOOD PLANNING. THANKS TO GREENBELT ALLIANCE, THE SAN FRANCISCO BAY AREA IS LUCKY TO HAVE ONE OF THE NATION’S BEST.”

JEFF SPECK
RENOWNED URBAN DESIGNER AND AUTHOR