

PARKS AND WATERFRONT COMMISSION
Regular Meeting
Wednesday, June 8, 2022, 7:00 P.M., Zoom Meeting

Minutes – Draft

The Commissions may discuss any items listed on the agenda, but may take action only on items identified as Action.

1. **Call to Order** (Chair). 7pm.
2. **Roll Call** (Secretary). Present: Birnbach; Capitelli; Cox; Diehm; Kawczynska; Landoni; Srioudom; Wozniak; Absent: Floyd
3. **Action: Approval of Agenda** (and combine items 9 and 10) (Chair). (M/S/C: Kawczynska/Cox/U): Ayes: Birnbach; Capitelli; Cox; Diehm; Kawczynska; Landoni; Srioudom; Wozniak; Noes: None; Absent: Floyd.
4. **Action: Approval of Minutes** with corrections for May 11, 2022 (Chair).* (M/S/C: Capitelli/Diehm/U): Ayes: Birnbach; Capitelli; Cox; Diehm; Kawczynska; Landoni; Srioudom; Wozniak; Noes: None; Absent: Floyd.
5. **Public Comment.** Lynn Jones, Cesar Chavez Park; Jeff Malmuth, fishing/parking at Marina; Skate XP, skatepark; Judy Thiel Silver, Cesar Chavez Park; Linda Hammond, Cesar Chavez Park.
6. **Chair's Report.** City budget adoption process (Wozniak); Publicize upcoming BMASP process (Kawczynska); public should ask that their comments to the BMASP go to the PRW Commission packet (Diehm).
7. **Director's Report** (Ferris): Divisions: Recreation; Parks; Waterfront; Capital; Budget. Update was provided.
8. **Discussion/Action: City-proposed PRW 2023/24 Operations and CIP Budget Update** (Ferris/Wozniak). Update was provided.
9. **Discussion/Action: Incorporate Marina streets into Citywide 2050 Street Paving Plan** (Wozniak). * Update was provided. The commission took action to send the attached item in the agenda packet to Council as a communication (M/S/C: Kawczynska/Birnbach/U): Ayes: Birnbach; Capitelli; Cox; Diehm; Kawczynska; Landoni; Srioudom; Wozniak; Noes: None; Absent: Floyd.
10. **Information: Recent Council Reports.** *
11. **Future Agenda Items:** Workplan FY2022-2023; Parks Development Fee; Parks Tax & Parking Space Exclusion; Solar panels at community centers; Art in Parks.
12. **Communications.**
13. **Next PRW Commission meeting:** Wednesday, July 13, 2022
14. **Adjournment:** 9:16pm.

* document is attached to agenda packet and on the commission website.

** document will be provided at the meeting.

Vision 2050 Ballot Measures for November 2022: A General Obligation Bond and Parcel Tax

I. Introduction

The public Right-of-Way (pROW) is the area between the property lines on either side of a public street. It typically includes the traffic lanes, parking lanes, traffic circles, bike paths, sidewalks, and the landscaped strip between the street and sidewalk. See Figure 1. The pROW contains most of the City's infrastructure and is the Public Commons that binds Berkeley together. It delivers the goods and services that sustain our lives, but it is often neglected or taken for granted.

FIGURE 1. Illustration of common pieces of the public Right-of-Way



Image: Michelle Ho

The pROW is essential for our lives. Without the pROW there would be

- no energy to light and heat our homes,
- no water to drink, to bathe or wash dishes and clothes
- no removal of liquid or solid waste from our homes
- no internet or telephone,

- no transportation to and from school, work, shopping, recreation, open space, social and cultural events.

The pROW is vast. Our public right-of-way occupies 50 million square feet or 1.77 square miles, which is 16.8% of the City’s total land area.

The pROW is multi-layer. Above ground is used for transportation and landscaping. Below ground there are gas, water, sewer lines. Above it all are electrical wires, optic fiber bundles and trees.

The pRow should be equitable, since the pROW connects everyone with everywhere.

II. Equity - Should Waterfront Public Right-of-Way (pROW) Infrastructure Improvements be explicitly included in the Vision 2050 Program Plan and the planned Nov 2022 Ballot Measure?

The City is considering a 2022 ballot measure that includes a possible ~30 ct/ft² parcel tax to repair, reconstruct, and reimagine the public Right-of-Way. The draft Vision 2050 Program Plan, which covers the entire city, currently identified ten ROW asset categories with over a billion dollars in total Infrastructure Funding Needs. See Table 1.

TABLE 1. Breakdown of \$1B Citywide pROW Infrastructure Need (Vision 2050)

Asset Category	Infrastructure Funding Needs
Stormwater	\$259,500,000
Streets	\$248,000,000
Sewers	\$194,000,000
Bike & Pedestrian Plan Projects	\$122,500,000
Utility Undergrounding	\$105,000,000
Sidewalks	\$60,000,000
Transit Projects	\$45,000,000
Traffic Controls, Streetlights, Parking	\$26,000,000
Trees: planting/maintenance	\$21,000,000
<u>Natural Streetscapes</u>	\$0
Total: Public Right of Way	\$1,081,000,000

At the same time, the BMASP (Berkeley Marina Area Specific Plan) planning process, which covers just the waterfront area, has identified a need of \$21.8M for its pROW, including Utility Improvements, Pavement Rehab, Sidewalks, and Pedestrian & Bike Pathways. These needs fall into several of the aforementioned public ROW categories, which are funded by citywide taxes/fees. Since streets, sidewalks, paths, sewers & storm drains in the Marina Area are part of the public ROW, their infrastructure needs should be eligible for funding from existing ROW taxes/fees and the proposed 2022 Parcel Tax.

TABLE 2. Breakdown of \$21.8M Waterfront pROW infrastructure Need (from BMASP)

Asset Category	BMASP Infrastructure Funding Needs
Utility Improvements Sewer collections system, stormwater improvements, emergency fire service	\$6,100,000
Pavement Rehab University Ave (Marina Blvd to Seawall Dr), Seawall Dr	\$6,500,000
Sidewalks/Pathways Cesar Chavez Park Perimeter & Marina Blvd & BayTrails, <u>General Sidewalk/Pathway Upgrades</u>	\$9,200,000
Total: Public Right of Way	\$21,800,000

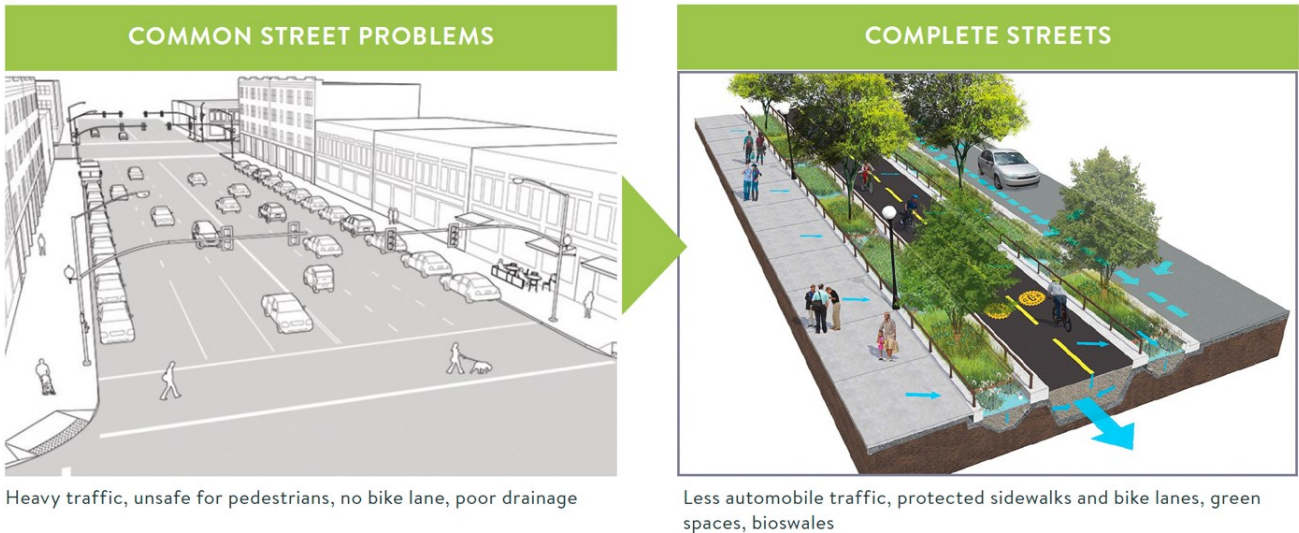
III. What is the impact of planned ROW improvements on Park Department’s responsibility to maintain landscaping and trees in the public ROW?

To expand the tree canopy of the existing 38,000 street trees, particularly in West and South Berkeley, where it is sparse, an additional 10,000 street trees are planned. In the Vision 2050 Program Plan, \$21 million is assigned for street trees, which indicates that there will be additional ongoing maintenance costs for a more extensive City tree canopy!

To “develop natural streetscapes using green infrastructure”, Complete Streets will be employed, which require a balance between living plants and hardscape structures. This additional green space can accommodate native tree and plant species that are vital for wildlife but will require additional landscaping maintenance costs. See Fig. 2 for a comparison of a hardscaped street with a

Complete Street, which contains both hardscape spaces (traffic lanes, protected sidewalks and bike lanes) as well as expanded green spaces and bioswales.

FIGURE 2. Comparing a traditional street design (left) with Complete Streets (right)



The Vision 2050 Program Plan proposes to dedicate two-thirds of street-focused investments to the reconstruction/maintenance of streets and one-third to traffic safety. However, it does not specify where the cost of softscaping will be borne.

- We recommend that the Program Plan clearly state that the cost of greening or softscaping streets will be included in the street-focused investment category, since the present Parks Tax landscaping revenue is insufficient to cover these added costs.
- Alternatively, the City could decide to place an additional measure on the ballot to increase the Parks Tax rate to cover the added costs associated with street softscaping and green infrastructure.

IV. \$300M General Obligation Bond (GO) for Housing & Infrastructure is planned for the November 2022 ballot

\$150M of this GO Bond is proposed for non-ROW Infrastructure needs, which includes public buildings, parks, camps, pools, and transfer station & recycling.

One of the main principles of Vision2050 is that infrastructure should be equitable and improve the quality of life of all Berkeley residents. Access to open spaces, parks, and recreation facilities are important factors in improving the quality of life of residents.

Currently, Berkeley has only two pools, King and West Campus. The lease on the West Campus site expires in five years. Since it is critical that there be a 2nd pool serving South/West Berkeley residents, a new pool would need to be constructed before the lease expires. In the phase 2 round of T1 funding, a project including a new pool and a rebuilt Frances Albrier Community Center in San Pablo Park was highly rated by the Parks and Waterfront Commission. The estimate for this new Community Center and Pool is \$35 million. Since sufficient T1 monies were not available, the Commission recommended that this exemplary project be a priority for future infrastructure funding.

The Waterfront also has several priority capital-projects for critical non-pier capital needs. In addition, the ceramic tide tubes at Aquatic Park need to be replaced to maintain the water quality essential for aquatic and avian habitat. See Table 3.

TABLE 3. Top priority capital funding needs in Parks and the Waterfront (from T1 Phase 2 & more)

Asset Category	Top Priority Funding Need
Frances Albrier Community Center and Pool	\$35,000,000
Waterfront – non-pier capital needs	\$20,000,000
<u>Aquatic Park – Tide Tubes</u>	<u>\$5,000,000</u>
Total	\$60,000,000

V. Summary

The Parks, Recreation & Waterfront Commission recommends:

1. 2022 Parcel tax ballot measure include:
 - a. Infrastructure in the public Right-of-Way at the Berkeley Waterfront Area.
 - b. funding for greening our streets, which requires a balance between living plants and hardscape elements and will require additional landscaping/maintenance expenses.
2. 2022 Infrastructure Bond measure include:
 - a. \$60 million for top priority capital needs in Parks and at the Waterfront



Office of the City Manager

June 8, 2022

To: Honorable Mayor and Members of the City Council

From: *DWR* Dee Williams-Ridley, City Manager

Subject: Berkeley Marina Area Specific Plan Update

In 2019, the Berkeley Marina Area Specific Plan (BMASP) was authorized by City Council in order to provide a long-term vision for achieving a financially self-sustainable publicly-owned Waterfront in the City of Berkeley. Leading up to this authorization, Council had received numerous reports identifying the growing operational deficit in the Marina Fund, the decreasing Marina Fund balance, and the list of significant unfunded capital needs at the Waterfront.

The City is currently about half way through the BMASP planning process, which involves an extensive public process to brainstorm ideas for potential new revenue-generating and complementary¹ uses at the Waterfront and to engage with the community. To-date, the following has been completed:

- An updated inventory of the Waterfront's capital needs (approx. \$146M)²,
- A review of the fiscal makeup of similar marinas in California for potential solutions³.
- A draft Sea Level Rise Study⁴.
- A preliminary modeling of revenue needed to operate the Berkeley Waterfront.
- A list of potential new revenue sources and complementary uses, and
- A list of potential regulatory constraints.
- Public process - 7 focus groups, 2 large community meetings.
- Presentations – City Council (February 2021) and Parks and Waterfront Commission (various dates from 2019 through 2022).

¹**Complementary Uses** are new uses and amenities at the Berkeley Waterfront suggested by the public that would be great to have, but won't generate significant new revenue. Examples include short-term bicycle and boat rentals, more food trucks, shade structure pavilions, more picnic areas, etc.

² See slide 21 in the PRW Budget Presentation from 4/28/2022; see also potential revenue opportunities being explored on slide 18 [PowerPoint Presentation Slides for 4/28/22 meeting](#)

³ See slides 53 through 64 in the [PowerPoint Presentation Slides for 1/28/21 meeting](#)

⁴ See slides 39 through 40 in the [PowerPoint Presentation Slides for 1/28/21 meeting](#)

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Re: Berkeley Marina Area Specific Plan Update

- See the BMASP project website with all documents: <https://berkeleyca.gov/your-government/our-work/capital-projects/berkeley-marina-area-specific-plan-bmasp-project>).

Still to come in this process are 2 more large community meetings, multiple focus groups, another City Council update in the Fall of 2022, further analysis of potential selective development in the Waterfront, and final adoption of a Specific Plan and Environmental Impact Report.

After receiving community feedback from the focus group meetings and Community Workshop No. 1, the consultant team and City staff compiled a range of suggestions for potential new revenue-generating and new complementary uses and potential challenges at the Berkeley Waterfront. These ideas were presented at Community Workshop No. 2 on March 16, 2022. During the workshop breakout sessions, project staff received community feedback on which ideas should be analyzed further for possible inclusion in the BMASP Specific Plan. It should be noted that the ideas discussed thus far are part of the standard brainstorming processes that should be done for planning projects, and no decisions will be made without further engagement with the community and Council.

NEXT STEPS

Based on community feedback from Community Meeting No. 2, the focus groups, and the community questionnaire, the consultant team and staff will revise the draft list of potential new revenue-generating and complementary uses at the Berkeley Waterfront for additional discussion with multiple focus groups in September 2022. The revised list will then be presented to the City Council in October 2022 for feedback and guidance and a final list of ideas will be presented at Community Meeting No. 3 in late 2022 for additional community feedback. A Draft Specific Plan will be completed in the early Spring of 2023. Also in the Spring of 2023, Community Meeting No. 4 will be held to conduct the public scoping process for the Draft Environmental Impact Report (DEIR) on the proposed Draft Specific Plan. In 2024, the BMASP Final Specific Plan and the Final Environmental Impact report (FEIR) will be presented to Council for adoption. Once the Specific Plan has been adopted, the City will have a roadmap with a specific set of potential new revenue-generating and complementary uses at the Berkeley Waterfront that will ensure that current and future generations of Berkeleyans can enjoy the Berkeley Waterfront for the next 25-50 years.

PUBLIC PROCESS TO DATE AND MOVING FORWARD

The BMASP project has involved an extensive public process and has provided announcements of public meetings via numerous communications channels: the City's website, the City's Community Calendar, the Berkeleyside newspaper, as well as email announcements to residents interested in the BMASP and Measure T1 projects. Below is a list of public meetings conducted to-date as shown on the City's BMASP project website:

- 2020-09-29: BMASP small focus group 1 (slipholders).
- 2020-09-30: BMASP small focus group 2 (business entities).
- 2020-10-27: BMASP small focus group 3 (water-based users).
- 2020-10-28: BMASP small focus group 4 (land-based users).
- 2021-01-28: BMASP Community Workshop No.1 – [Presentation](#) to introduce the Project and receive community feedback (124 attendees).
- 2021-02-16: Council Worksession – BMASP and Pier/Ferry Update. [Presentation](#)
- 2021-06-30: BMASP Community Questionnaire No. 1 concluded (377 responses).
- Parks and Waterfront Commission – various discussions (2019 through 2022).
- 2021-10-20: BMASP small focus group (Marina users).
- 2021-10-21: BMASP small focus group (Marina users).
- 2021-10-22: BMASP small focus group (Marina users).
- 2022-03-16: BMASP Community Workshop No. 2 – [Presentation](#) of potential concepts for new revenue-generation and new complementary uses suggested by earlier community feedback and the consultant team (80 attendees).
- 2022-04-22 – BMASP Community Questionnaire No. 2 concluded (820 responses).
- Upcoming: September 2022 – focus group discussions.
- Upcoming: October 2022 – Council Presentation – to discuss concepts for revenue-generation and new complementary uses for inclusion in the Draft BMASP Specific Plan.
- Upcoming: later in 2022 – BMASP Community Workshop No. 3 to discuss concepts for new revenue-generation and new complementary uses for inclusion in the Draft BMASP Specific Plan.
- Upcoming: Spring 2023 – BMASP Community Workshop No. 4 – Public Scoping Meeting for the Draft Environmental Impact Report (DEIR).
- Upcoming: 2024 – Presentation of the BMASP Final Specific Plan and Final Environmental Impact report (FEIR) to Council for adoption.

STAFF RESPONSE TO RECENT COMMENTS ABOUT BMASP PROCESS

1. Why is Cesar Chavez Park being developed into an amusement park?

City Response: There is some potentially incorrect information being circulated in the public realm about possible new uses at Cesar Chavez Park. During the BMASP public process to-date, we heard about some ideas for a potential new ropes course or other type of outdoor adventure activity that could potentially generate revenue or additional recreation opportunities. These ideas were described at BMASP Community Meeting No. 2 as potential ideas in order to receive community feedback. Another possibility for Cesar Chavez Park is to increase the number of

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Re: Berkeley Marina Area Specific Plan Update

special events (e.g., concerts) at the eastern side of the park, and to develop either a portable or permanent stage area and pathway for event equipment. Before COVID restrictions were implemented, large public events were held at the Berkeley Waterfront for several decades, including the Kite Festival, July 4th celebration, and occasional musical concerts. It should be noted that these new ideas are just ideas for further discussion and community feedback and no final decisions have been made.

2. Community questionnaire no. 2 is inadequate. Most of the ideas won't generate revenue.

City Response: The community questionnaire was another tool for feedback on ideas generated thus far from meetings with the community for potential new revenue-generating and complementary uses at the Berkeley Waterfront. It should be noted that the complementary uses being discussed are new uses the community would like to see, even if they don't generate significant new revenue. If residents did not get a chance to complete the questionnaire or had more feedback to provide, we continue encourage residents to send us an email at bmasp@cityofberkeley.info

3. Did the City already decide that the Marine Yard is going to be removed?

City Response: The Marine Yard is an existing long-term tenant at the Marina that does not generate significant revenue to the City. Their lease will expire in less than ten years. Very few marinas in the Bay Area have a working boat yard like the Marine Center. Given these facts, the use of this property for potential revenue-generating uses is being discussed. Once again, these are just ideas and no final decisions have been made.

4. The BMASP Meetings are not being noticed or publicized.

City Response: Both BMASP public meetings have been highly publicized through a variety of mailing lists (including the BMASP Project, Waterfront, and T1 Mailing lists), the City website, advertisements in Berkeley Times and Berkeleyside, and posters throughout the City. Hundreds of residents have participated in the process thus far.

cc: Paul Buddenhagen, Deputy City Manager
LaTanya Bellow, Deputy City Manager
Scott Ferris, Director, Parks, Recreation & Waterfront Department
Jenny Wong, City Auditor
Mark Numainville, City Clerk
Matthai Chakko, Assistant to the City Manager



Office of the City Manager

June 2, 2022

To: Honorable Mayor and Members of the City Council

From: *Dee* Dee Williams-Ridley, City Manager

Subject: West Campus and King Pools Renovation Update

The West Campus and King Pools renovations are nearly complete. This project replaces the tile and plaster at both pools and was expected to be completed by Monday, June 6, the start of summer program. However, the limited availability of plaster installers, the unexpected discovery of rust damage to the rebar at West Campus and the delivery delay of hand rails for King Pool has pushed back our reopening by 2-3 weeks.

West Campus Pool is now scheduled to reopen on June 21, 2022, and King Pool is tentatively scheduled for June 27, 2022. More information on the King Pool reopening date will be available by the second week of June. All affected participants will be contacted by staff and closure updates are posted at the pools and on the City website.

Background

King and West Campus Pools are Berkeley Unified School District (BUSD) property. On December 15, 2020, the City of Berkeley and BUSD finalized a Joint Use Agreement for BUSD playgrounds, pools and buildings and City park facilities. Per the Agreement, the City is responsible for maintenance at both these sites. It has been 13 years since King and 12 years since West Campus Pools have received this maintenance.

Most of the funding (\$350,000 Measure T1, \$660,000 General Fund) for these projects was allocated as part of the FY22 Annual Appropriations Ordinance 1 on December 14, 2021. The Request for Proposal (RFP) was authorized by Council at that same meeting. On January 6, 2022, the RFP for the project was released. Bids were returned on January 27, 2022. Western Water Features was awarded the contract at the March 8, 2022, Council meeting. Construction began on April 18, 2022. We look forward to welcoming swimmers back to the pools soon.

cc: Paul Buddenhagen, Deputy City Manager
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