

Waterfront Specific Plan

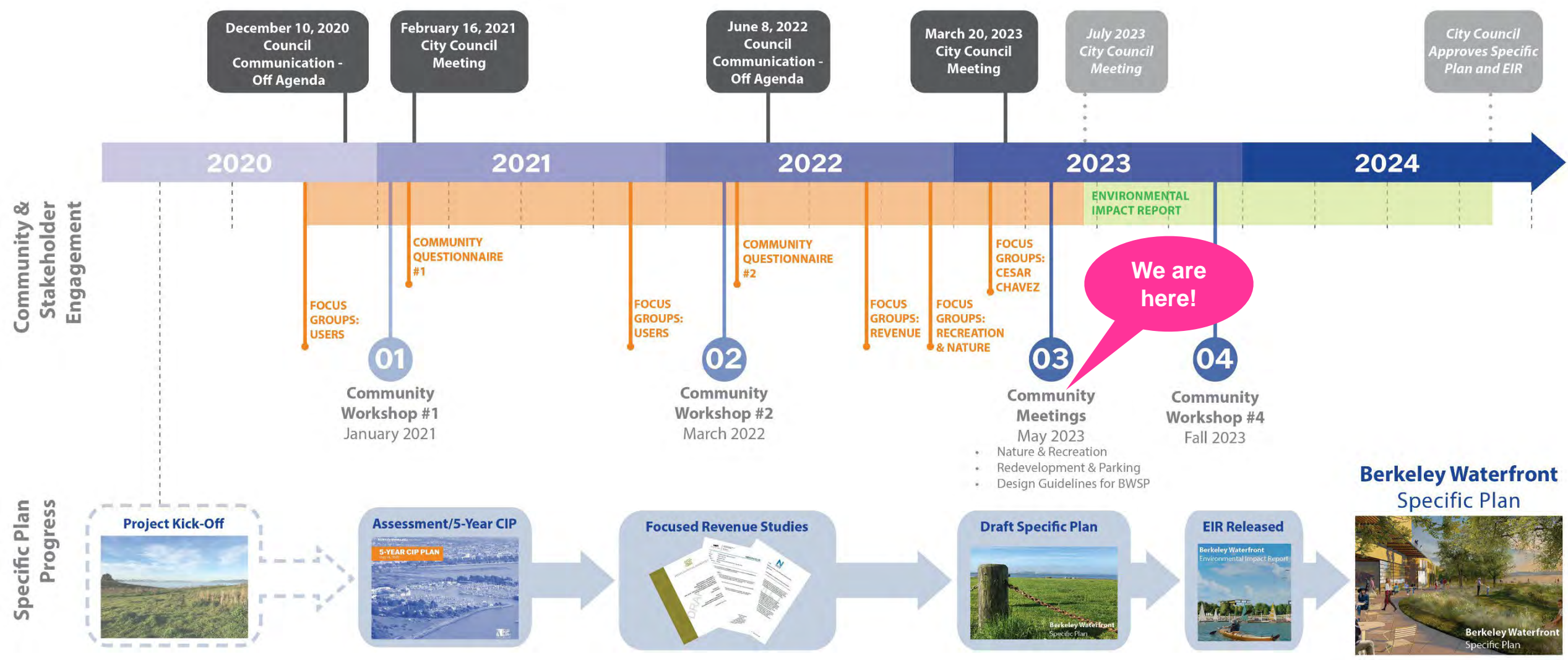
for the City of Berkeley Public Tidelands Area

May 1, 2023

**NATURE & RECREATION
COMMUNITY WORKSHOP**



Hargreaves Jones



Waterfront Specific Plan Process

3 Community Workshops
204+ participants

24 Focus Groups
+/- 200 participants

2 Community Questionnaires
1,799 responses

1 Project Website
1,127 subscribers

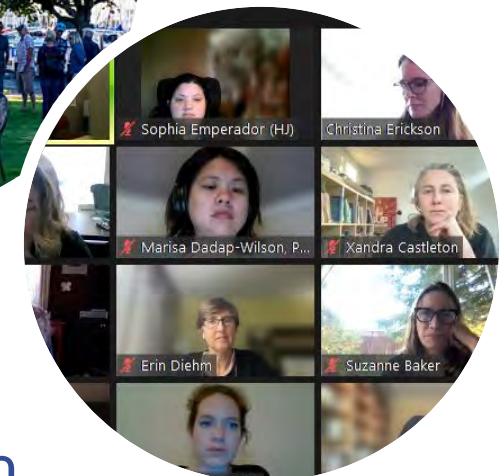
2 Council Updates & **2** Council Work Sessions

2020

2021

2022

2023



Engaged Public Process | Community & Stakeholder Outreach



THEME 1
Existing
Resources

Support and enhance **existing recreation, parks, and open space**, development, and **programming** currently enjoyed by Berkeley residents and visitors.



THEME 2
Unique
Identity

Reinforce the **identity and character** of the unique landscape of the Waterfront for the **recreational, environmental, social** and **economic values** it provides to the surrounding community.



THEME 3
Sensitive
Development

Encourage development opportunities that are **complementary with the land uses** appropriate at the Waterfront, respect the **uniqueness of the site** and maintain shoreline access and **views**.



THEME 4
Equitable
Access

Promote opportunities for all **Berkeley residents and visitors** to **access** and experience the Waterfront, including its remarkable **natural environment, diverse waterfront recreation,** and **community** resources.



THEME 5
Enduring
Waterfront

Establish a sustainable approach to **long-term revenue generation** and funding to effectively **operate and maintain** the Waterfront, and **proactively plan** for and implement capital improvements.

The Berkeley Waterfront Specific Plan will not:

1. **Design or implement** any of the **examples shown today** - these are illustrations to **represent potential development** within the development standards and guidelines that the Specific Plan will articulate.
2. **Guarantee** that **any new development will happen** - that will depend on the private market and city support.
3. **Guarantee** that **any proposed capital improvements will occur** - that will develop through **on-going CIP plans** that will include budget considerations and financing options, balanced against maintenance urgency and City priorities.

The Berkeley Waterfront Specific Plan will:

1. **Document** a vision for the Waterfront that is **adaptable** and **guides civic decisions** about nature, recreation and development for the next 50 years.
2. **Identify** what the **land use regulations** for the Waterfront should be and where specific uses can occur.
3. **Establish development standards** for **new buildings or redevelopment** of existing buildings at the Waterfront - setting **clear zoning parameters** on what the City identifies as 'appropriate' in this context.
4. **Establish design guidelines** for development projects at the Waterfront - providing **design guidance** to developers and City zoning and permitting boards to **evaluate** specific **project proposals** at the Waterfront.

What is the Specific Plan?

- ① Orientation to the *DRAFT* Waterfront Specific Plan
- ② Goals and Priorities for Recreation & Nature
- ③ Overview of *DRAFT* Waterfront Design Guidelines & what the future changes might look like
- ④ Breakout Discussions

- 1 Orientation to the *DRAFT* Waterfront Specific Plan
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- 1.6 How to Use this Document

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- 2.9 Land Use & Development
- 2.10 Infrastructure
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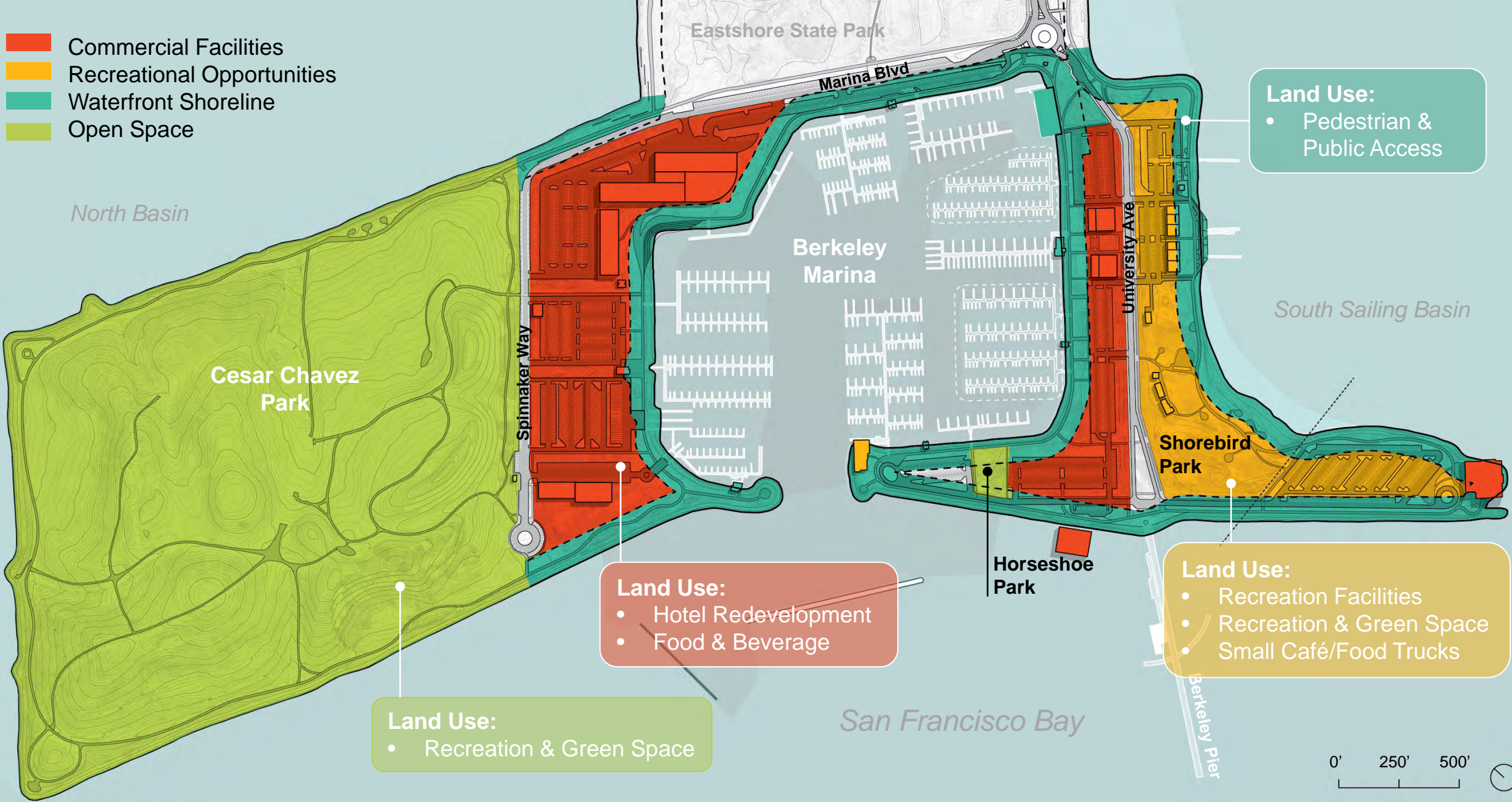
SECTION 3 | Implementation & Financing

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- 4.7 Existing Amenities & Operations Assessment Draft
- 4.8 Infrastructure Assessment Draft

- Commercial Facilities
- Recreational Opportunities
- Waterfront Shoreline
- Open Space



Land Use:

- Pedestrian & Public Access

Land Use:

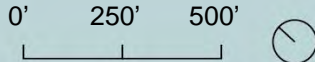
- Hotel Redevelopment
- Food & Beverage

Land Use:

- Recreation & Green Space

Land Use:

- Recreation Facilities
- Recreation & Green Space
- Small Café/Food Trucks



The development shown here is for illustrative purposes only.
Only one additional hotel at the Waterfront is likely due to market demand.



Potential Enhanced Recreation

- A** Aquatic Boat Center / Café
- B** Event Plaza Area
- C** Small Watercraft Launch
- D** Shorebird Nature Hill
- E** Shorebird Beach
- F** Continuous Waterfront Trail

Potential Food & Beverage / Hotel Uses

- 1** Marine Center Area
- 2** Dry Boat Storage Area
- 3** Existing Hotel Expansion
- 4** Berkeley Marina Office Area
- 5** Skates Parking Lot



Specific Plan Vision | Berkeley Waterfront Potential Opportunities

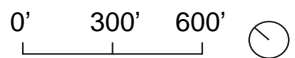
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Interdependent Resources | Water, Nature & Recreation

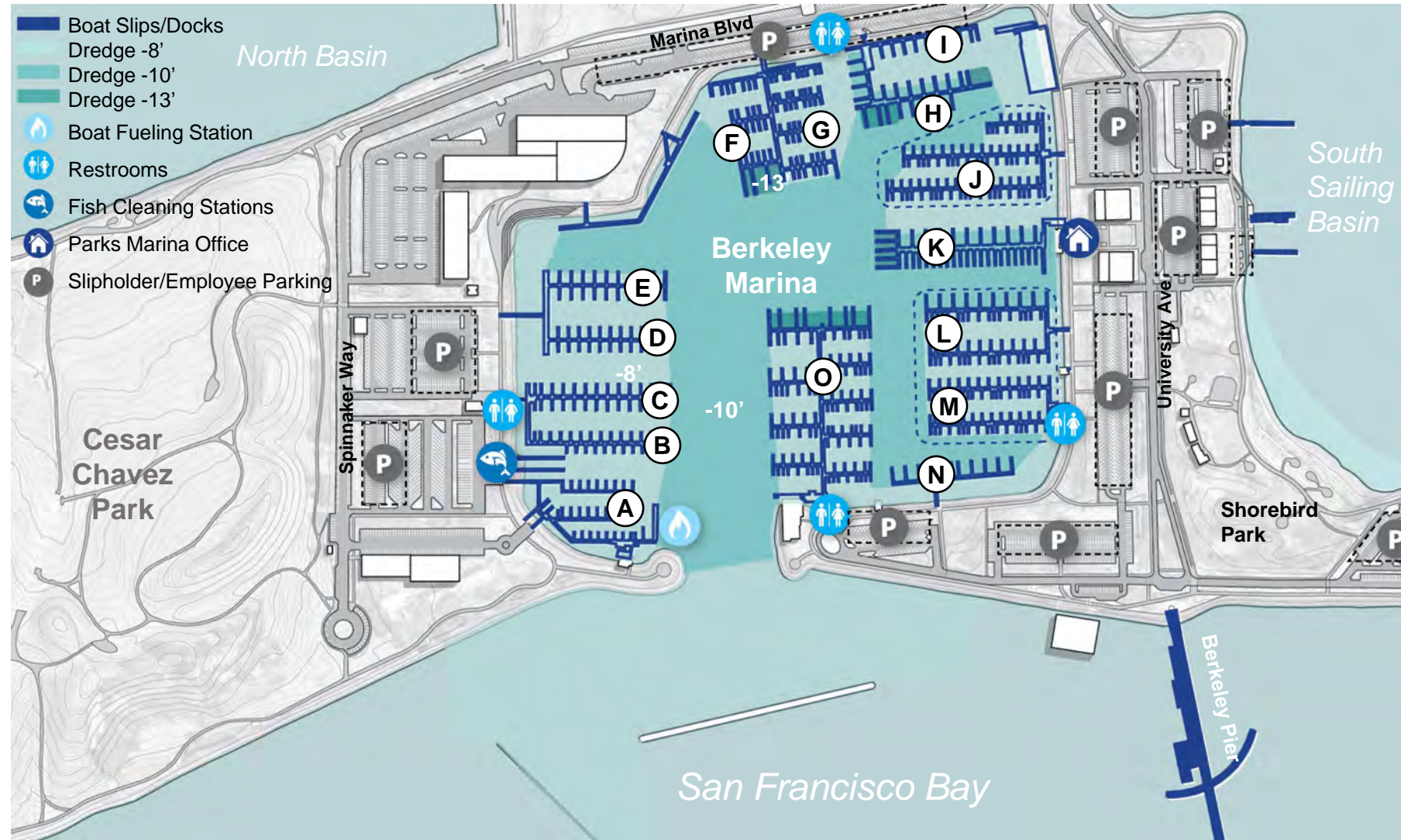
Key Goals:

- Support diverse opportunities to experience waterfront and water-based recreation
- Encourage new visitors to experience passive and active recreation at the Berkeley Waterfront
- Support non-profits that share Waterfront recreation and access goals
- Support the Nature Center and Adventure Playground programming
- Promote information about recreation and access opportunities



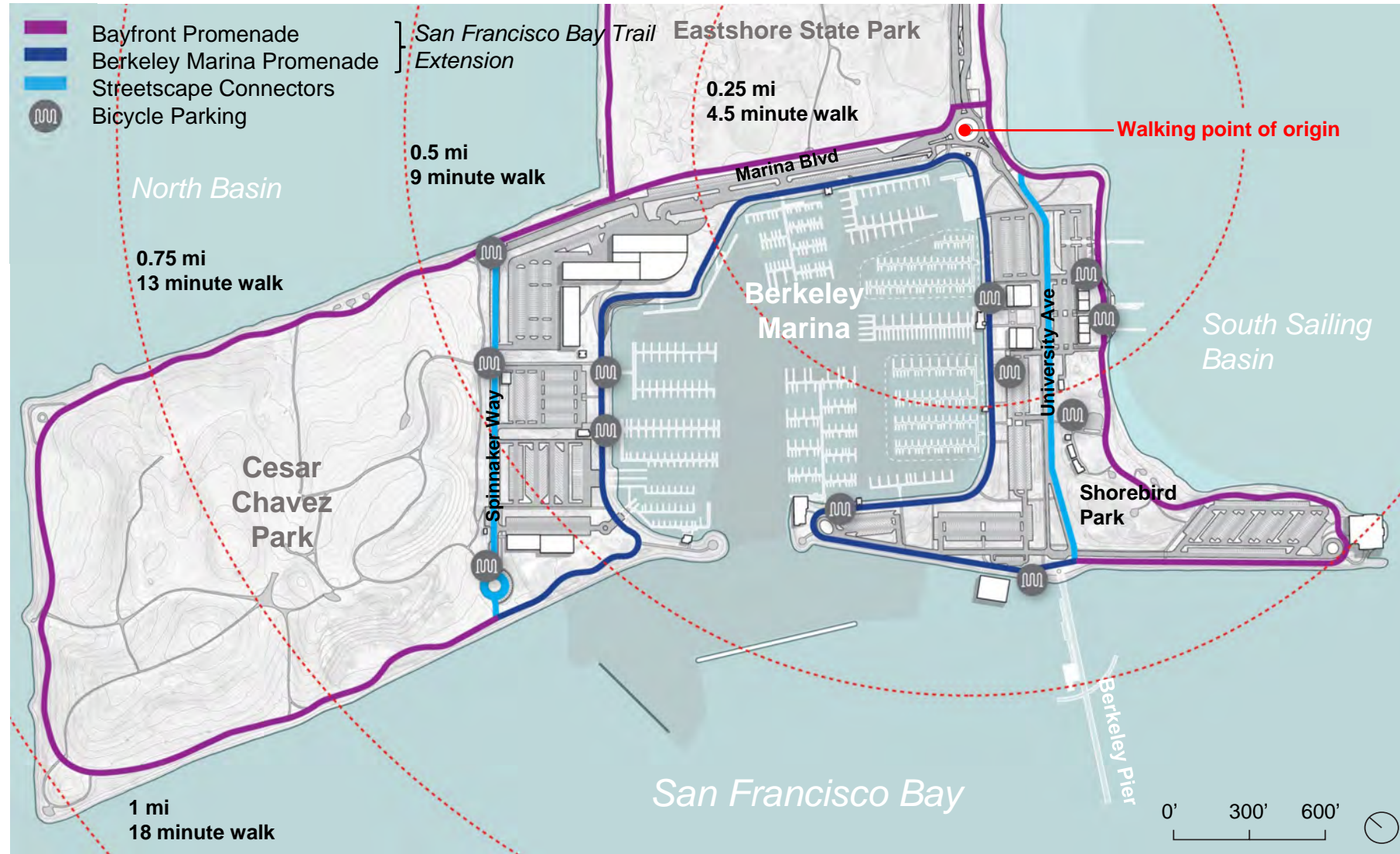
Key Goals:

- Enhance experience for slip holders and visitors
- Increase and sustain marina occupancy >90%
- Maintain dredge depths for optimal Marina function
- Provide safe, well-maintained docks and boating infrastructure
- Better connections between Marina, onsite boating organizations and Berkeley community



Key Goals:

- Reinforce a continuous shared-used trail around entire perimeter of the Berkeley Waterfront
- Create streetscape and pathway improvements for interior connectivity
- Reinforce connections to the Waterfront from other parts of the City, and connections between destinations within the Waterfront



Key Goals:

- Highlight unique water access, diverse recreation, and nature-focused open space as core to visitor experience of the Waterfront
- Reinforce cohesive identity to Waterfront, while accommodating and celebrating unique character of individual destinations
- Establish clear wayfinding to and within the Waterfront for all visitors



Key Goals:

- Enhance and maintain existing parks and open spaces to make them more enjoyable and resilient
- Create continuous, connected public paths and access around all edges of the Berkeley Marina and Waterfront
- Promote integration of redevelopment opportunities with public landscape at the Waterfront
- Enhance landscaped areas to maximize native and adapted / non-invasive plants and trees to promote biodiversity, resilience, and identity



Key Goals:

- Increase biodiversity of plant communities for long-term resilience, and maximize plantings for environmental benefits
- Improve urban forest at the Waterfront to provide shade, habitat, stormwater benefits, wind mitigation, and strategic placemaking/identity
- Maintain an evolving plant species list with ongoing trials and adaptations to account for flexibility with climate change



Cesar Chavez Park

Urban Marina

Marina Natural

Shoreline

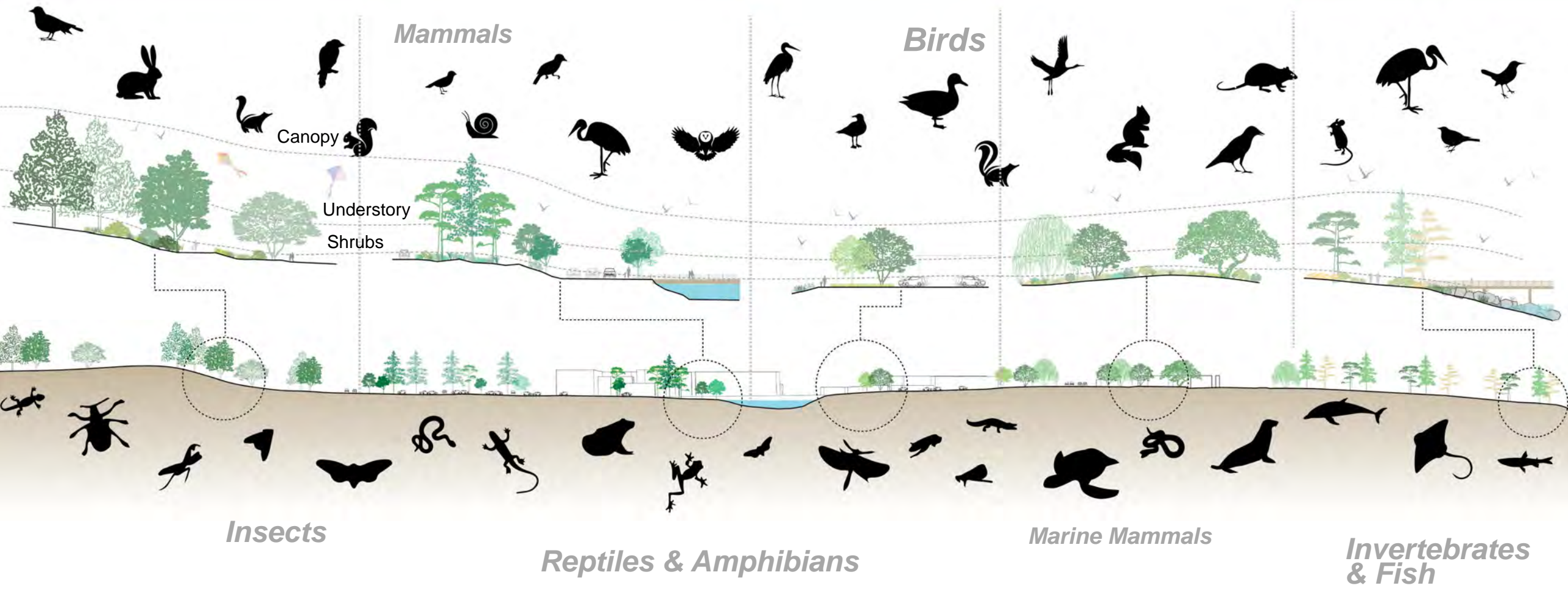
CENTRAL COAST

CHAPARRAL / CENTRAL COAST

MARINA

COASTAL SCRUB / OAK WOODLAND

COASTAL STRAND



Insects

Reptiles & Amphibians

Marine Mammals

Invertebrates & Fish

Cesar Chavez Park

Urban Marina

Marina Natural

Shoreline

CENTRAL COAST

CHAPARRAL / CENTRAL COAST

COASTAL SCRUB / OAK WOODLAND

COASTAL STRAND

Planting Priorities

- Plant broader diversity of species that considers different shapes, heights, and colors
- Reduce & manage existing invasive species
- Introduce more pollinator gardens

Planting Priorities

- Plant diverse range of native & adapted species that thrive in urban context
- Plant species with varied seasonal qualities
- Increase canopy cover on streetscapes and in parking lots

Planting Priorities

- Establish a diverse range of native grasses and shrubs that considers different shapes, heights, and colors
- Decrease impervious surfaces
- Increase canopy cover with native coastal tree species

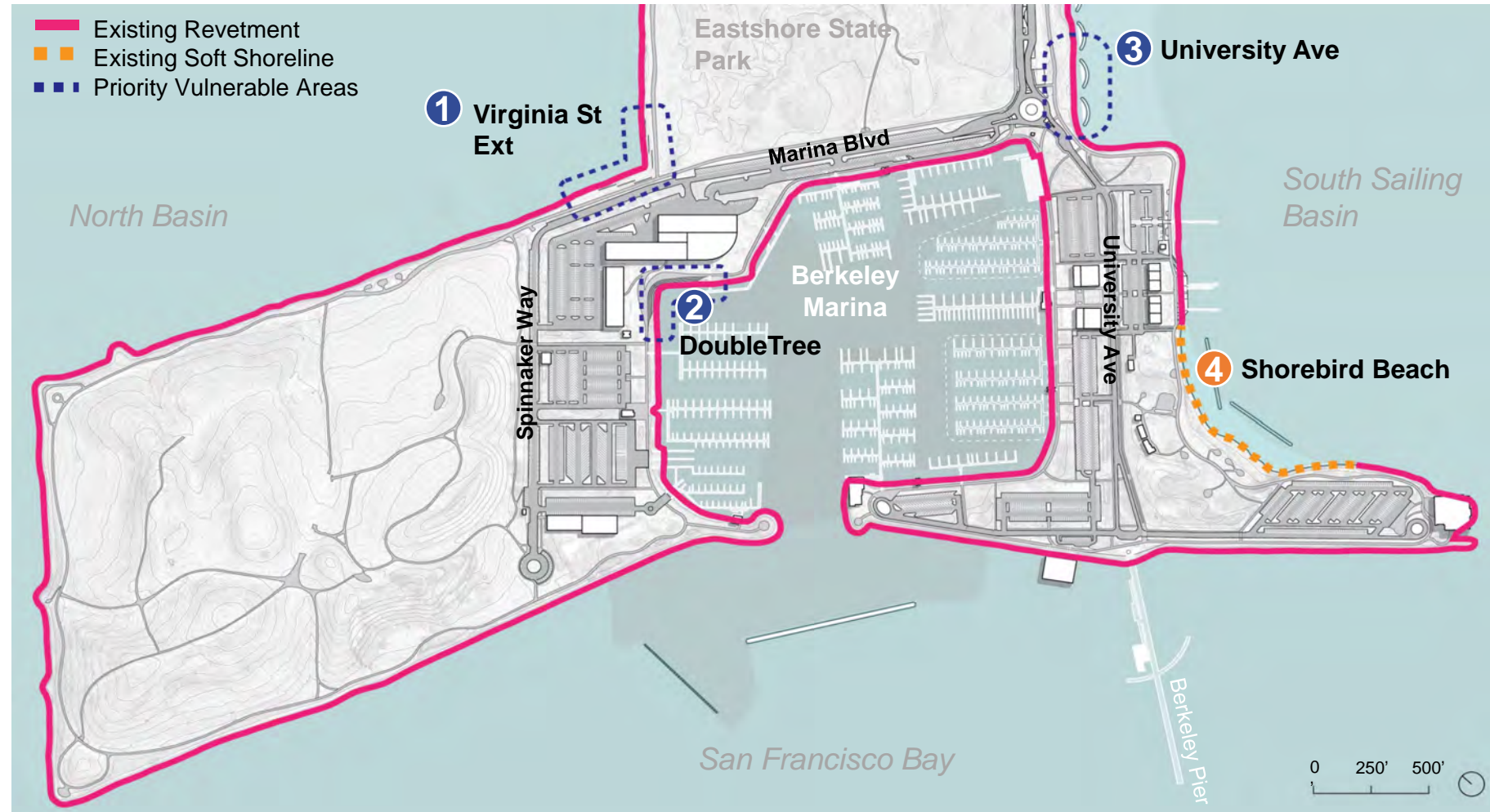
Planting Priorities

- Establish living shorelines where appropriate
- Decrease impervious surfaces
- Increase diverse range of native grasses and shrubs for habitat and better stormwater retention

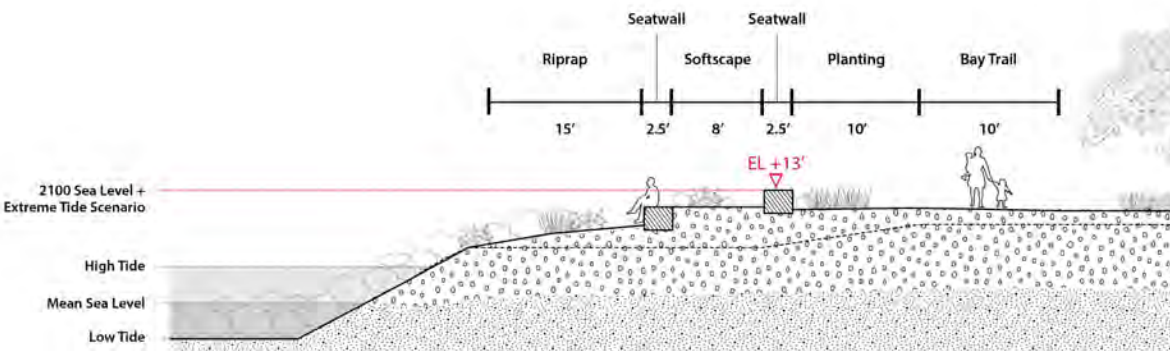


Key Goals:

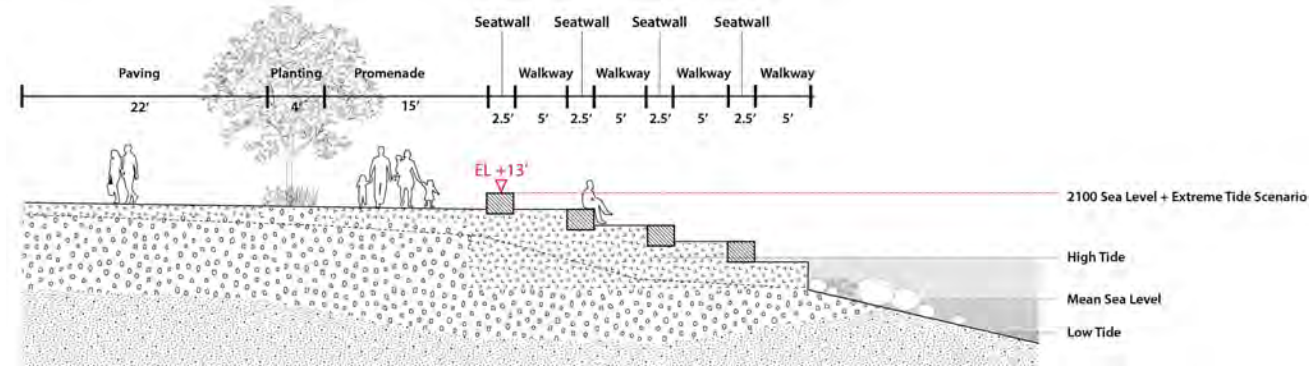
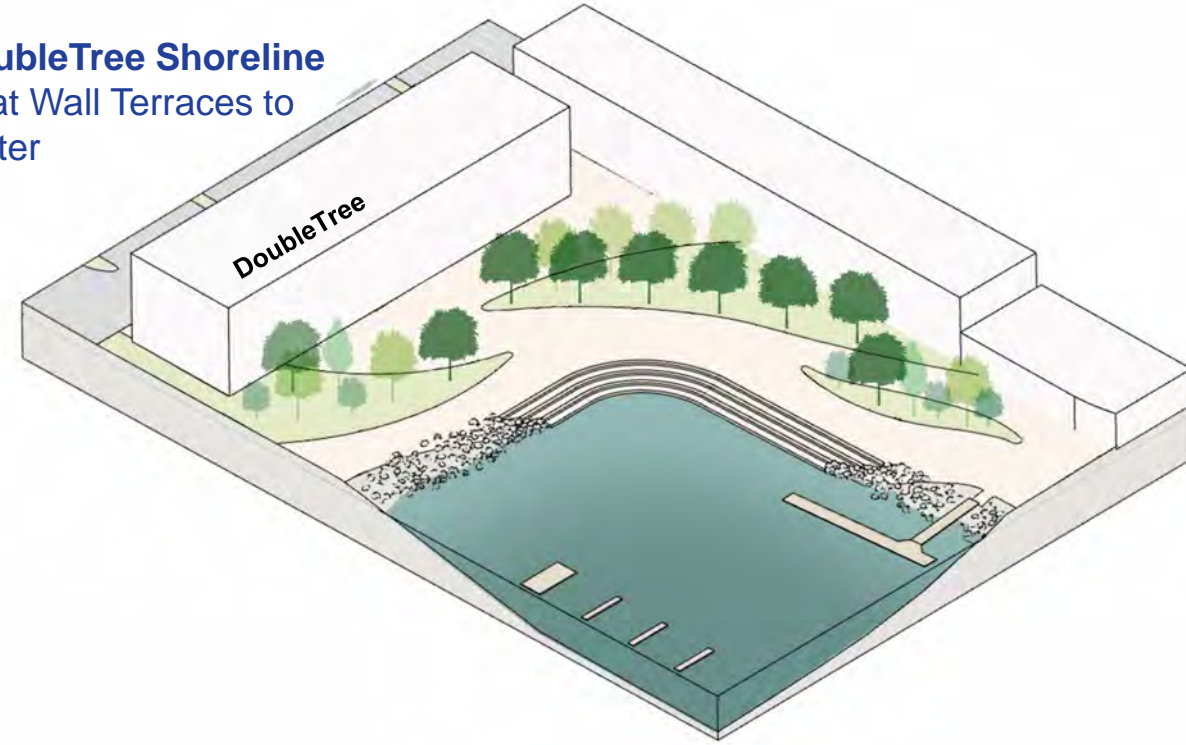
- Stabilize shoreline vulnerable to future sea level rise, as identified using the 2100 sea level/extreme tide scenario
- Integrate living shoreline strategies where appropriate to support habitat & public access to water
- Enhanced access for visitors to experience the water's edge



1 Virginia Street Extension
Integrated & Offset Seat Walls

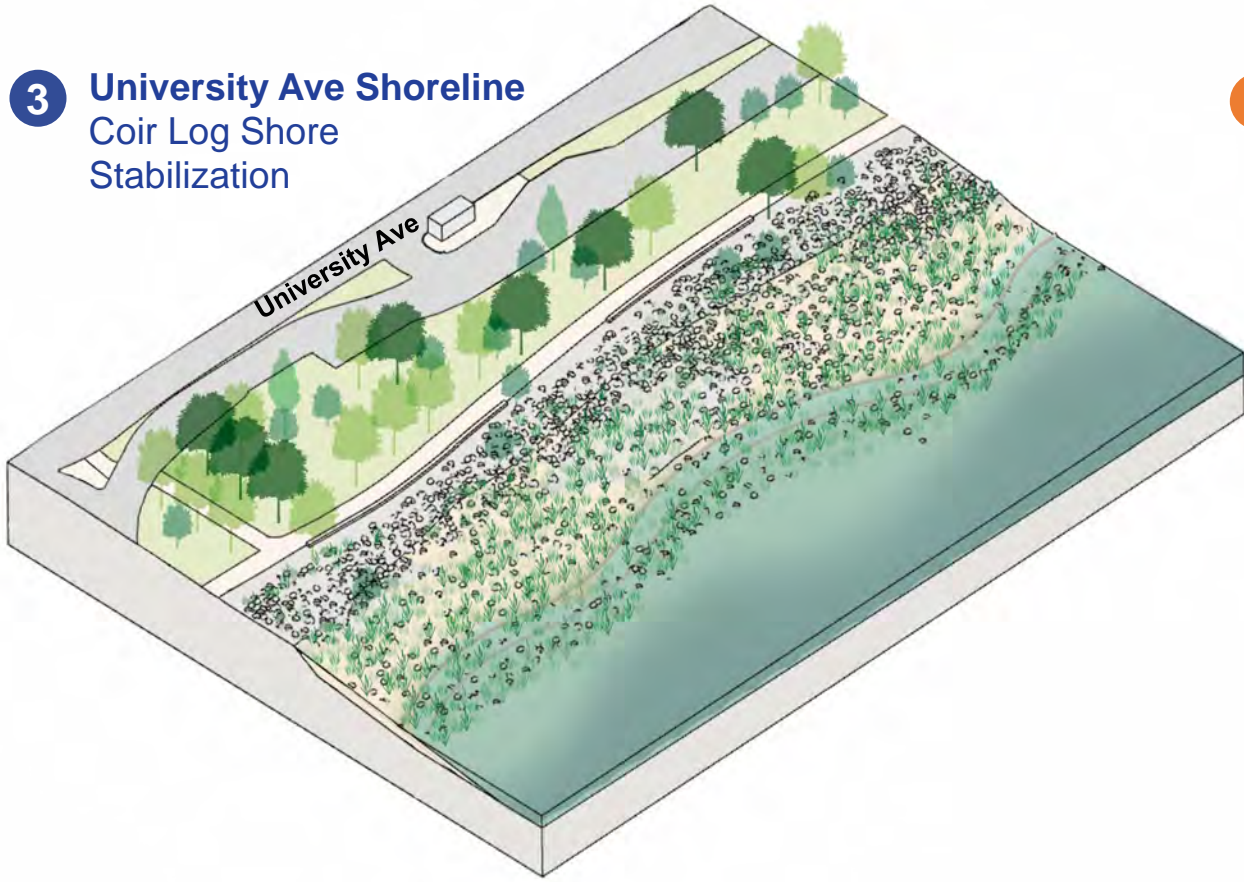


2 DoubleTree Shoreline
Seat Wall Terraces to Water

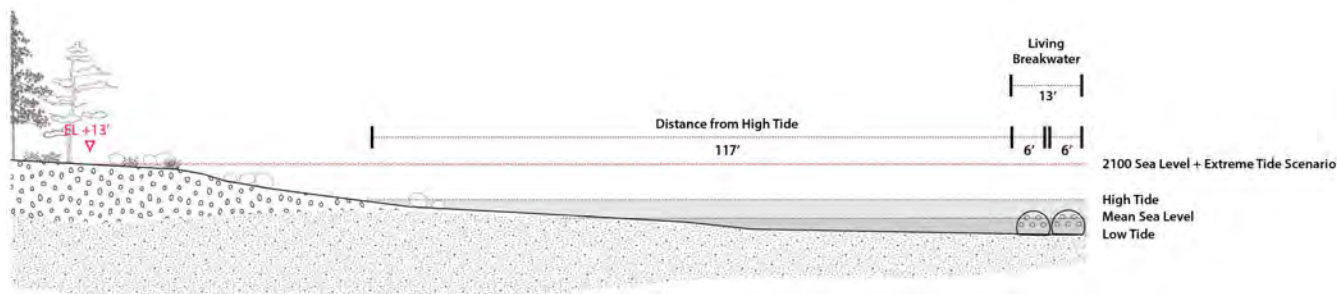
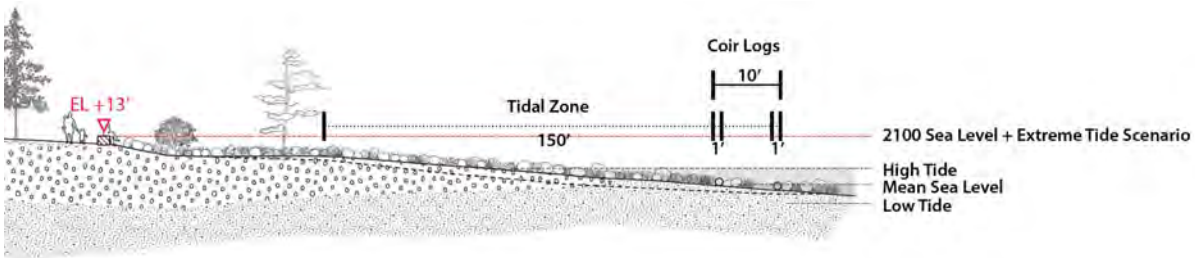
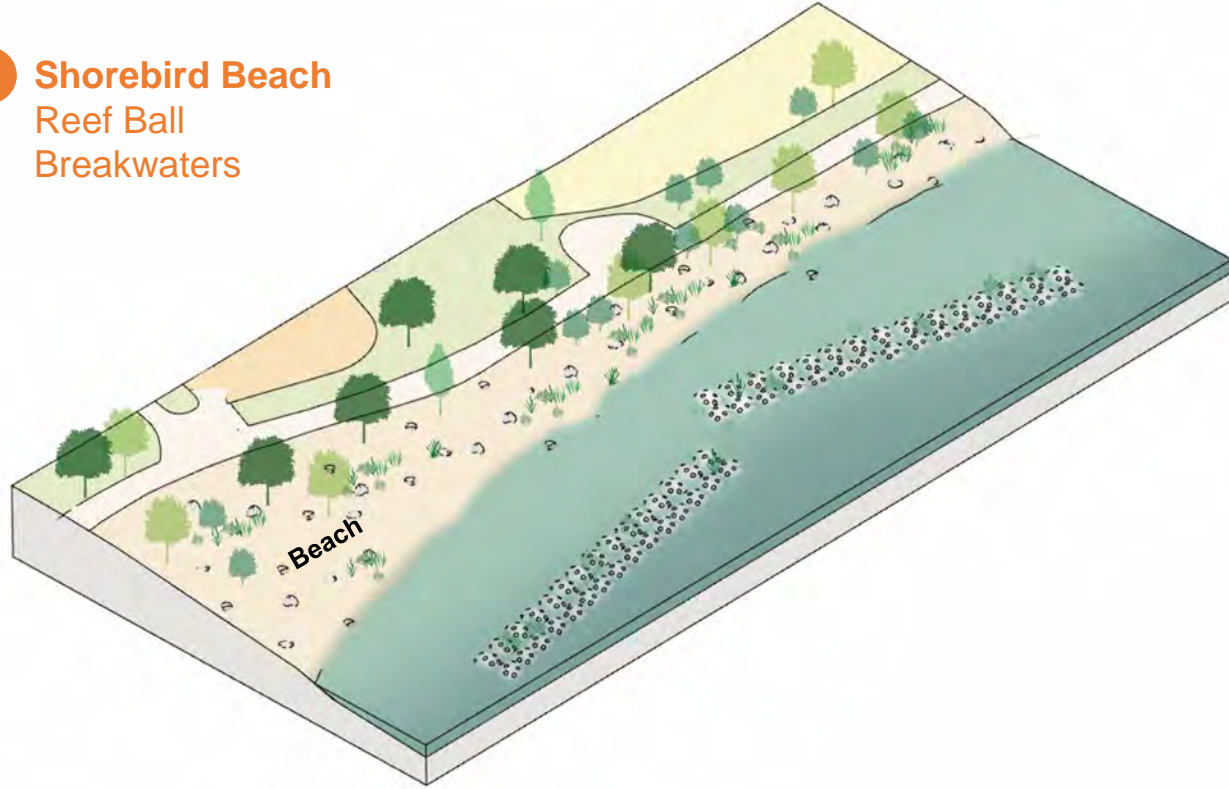


Shoreline Stabilization | Waterfront North Areas of Opportunity

3 University Ave Shoreline
Coir Log Shore
Stabilization

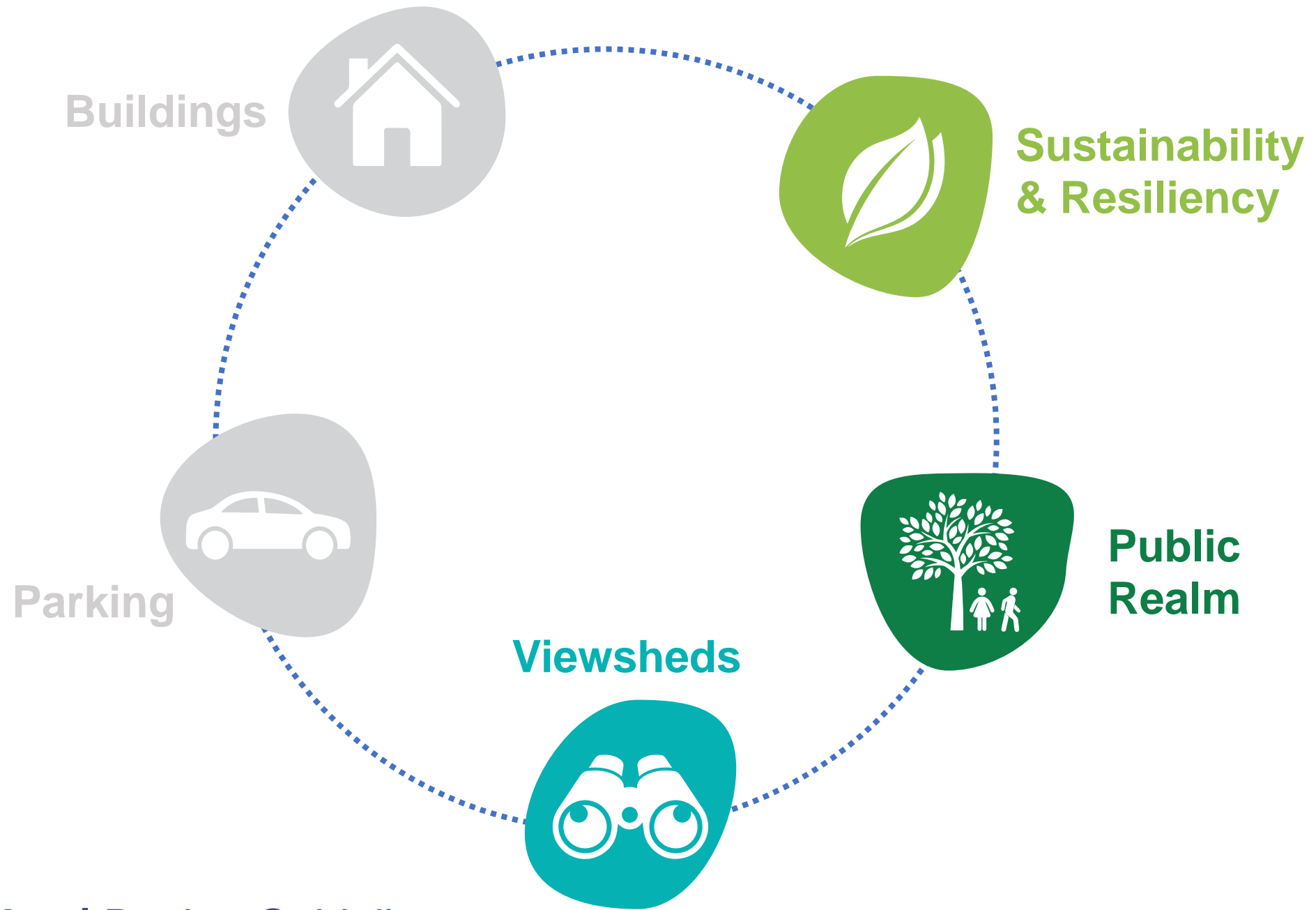


4 Shorebird Beach
Reef Ball
Breakwaters



Shoreline Stabilization | Waterfront South Areas of Opportunity

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Specific Plan | Design Guidelines

Design Guidelines | Public Realm



Shared Public Open Space

Integration with adjacent public realm may include open space with open lawns, shaded seating, or small plazas that engage community use, and emphasize the integration of development and landscape. Safe lighting should also be incorporated between all buildings and adjacent public trails and streets.

Pedestrian Circulation

New developments should incorporate clear and welcoming connections to Waterfront trails and pathways. Fences at the edge of development are not allowed, except where they are associated with storage of recreational equipment.

Waterfront Plant Communities

Recommended native and adapted species are included as a resource – targeted to the specific objectives of the Waterfront’s diverse landscape typologies. All new plantings should be reviewed and approved for consistency with the Waterfront’s identified plant communities, maintenance requirements, and resilience to evolving climate conditions.

Outdoor & Rooftop Patios

Programmed outdoor spaces are recommended as part of any new development or renovation (i.e. outdoor dining or seating). In addition, rooftop patios with programmed space and intensive or extensive green roofs are recommended as a way to further engage the spectacular views at the Waterfront.



Design Guidelines | Viewsheds



Viewsheds to Water

Development should be designed with attention to how it impacts views from the Berkeley Waterfront or adjacent urban areas out to the San Francisco Bay. Massing should be strategically designed so that buildings block views to water as little as possible, and material palettes should help buildings to visually recede within the waterfront landscape as much as possible.

Viewsheds from Water

Views from watercrafts on the Bay back towards Berkeley are also a priority, requiring similar massing and material considerations so that land based natural resources such as the Eastshore State Park, Cesar Chavez Park and Shorebird Park and the Berkeley skyline are prioritized

Viewsheds from Redevelopment

High-quality long-term development will include leveraging the spectacular natural setting of the Waterfront. Views to the water should be prioritized from both indoor and outdoor spaces, as well as attention to how development may enhance views from other buildings or structures at the Berkeley Waterfront.



Design Guidelines | Sustainability & Resilience



Sea Level Rise

All proposed re-development projects for recreational or commercial opportunities will comply with state Sea Level permitting guidelines.

Ecological Sensitivity

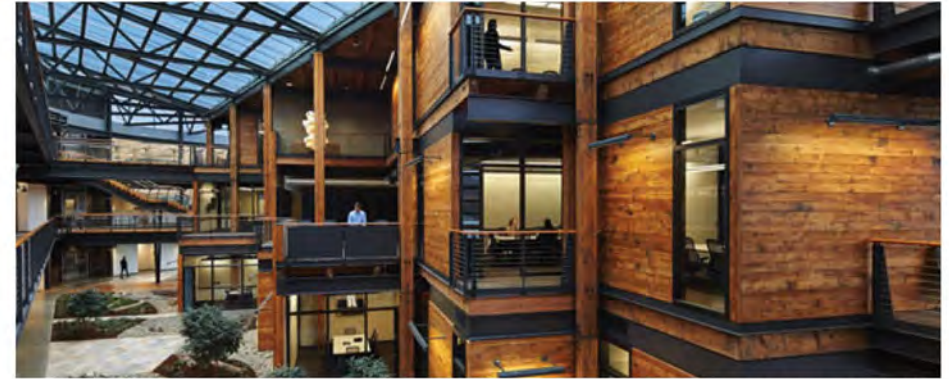
Protecting and enhancing the ecological vitality of the Waterfront is critical to placemaking character and enduring value of the Waterfront as a shared natural resource for all residents and visitors.

Regional & Renewable Materials

New and renovated structures should prioritize inclusion of regional and rapidly renewable materials, including recycled steel, wood, stone, and concrete.

Low Carbon Design

New and renovated buildings should include decarbonization strategies, including electrification, energy efficiency, renewable energy generation, storage, and demand management.





Specific Plan Vision | Waterfront North Potential Opportunities



Active / Public
Ground Floor

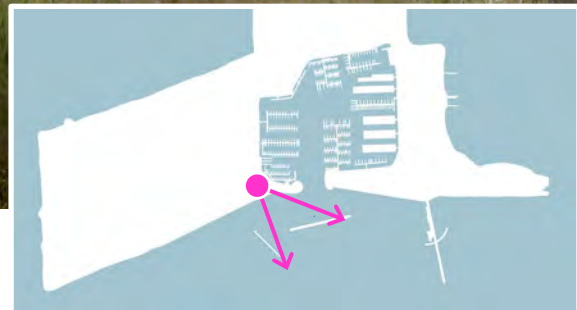
Native &
Adapted Plant
Communities

Bayfront
Public Green

Pollinator
Gardens

Outdoor Patio

Spinnaker West | Café Plaza & Bayfront Public Green





Specific Plan Vision | Waterfront South Potential Opportunities



Stepped Roof

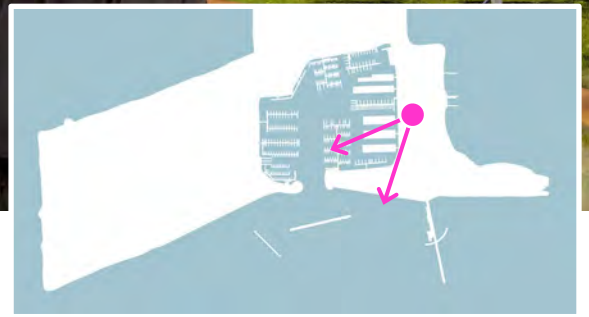
Native & Adapted Plant Communities

Outdoor Rooftop Patio

Shared Public Greens

Inner Harbor Promenade

Inner Harbor | Rooftop Terrace & Promenade





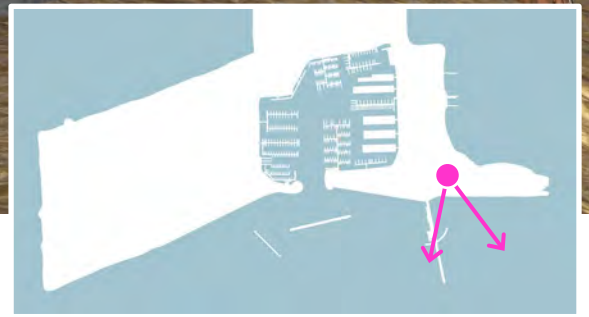
Views to & from Water

Pedestrian Circulation

Public Recreation Opportunity

Invasive Plant Management

Shorebird Park | Recreation & Ecological Enhancements





Shared Use Trail

Green Roof

Recreational Plaza & Docks

Outdoor Rooftop Patio

South Cove | Aquatic Center & Enhanced Recreation Opportunities



We Want to Hear From You!

- 1 Are the goals and approach to nature, biodiversity and resilience appropriate?
- 2 Are the goals and approach to recreation appropriate?
- 3 Do you have important feedback you want to share on any of the topics shared today?

- Your comments today will help us refine the **DRAFT Specific Plan**, which will be reviewed by City Council at a special meeting in **July**.
- This *DRAFT* Specific Plan will establish the basis for an **EIR – a comprehensive evaluation of the environmental impacts** of proposed changes to land use and related transportation impacts at the Waterfront.
- The **EIR will take up to a year** – and will be followed by **review and revision** based on the results.

