

BERKELEY MARINA AREA specific plan

**COMMUNITY
WORKSHOP 01**
Breakout Session

January 28, 2021



HargreavesJones

breakout session

TELL US ABOUT YOURSELF

How do you **use** the waterfront and the Marina?:



breakout session

DISCUSSION

The community has suggested the following revenue-generating facilities for the Berkeley Waterfront:

- Restore Berkeley Pier with ferry service
- Additional Hotel
- Additional Restaurants
- New Casual outdoor dining
- New Recreation Businesses (climbing, trampoline park, etc)
- Fish Market and Commercial Fishing Amenities
- Reconfigure marina slips
- Party or event space – indoor or outdoor

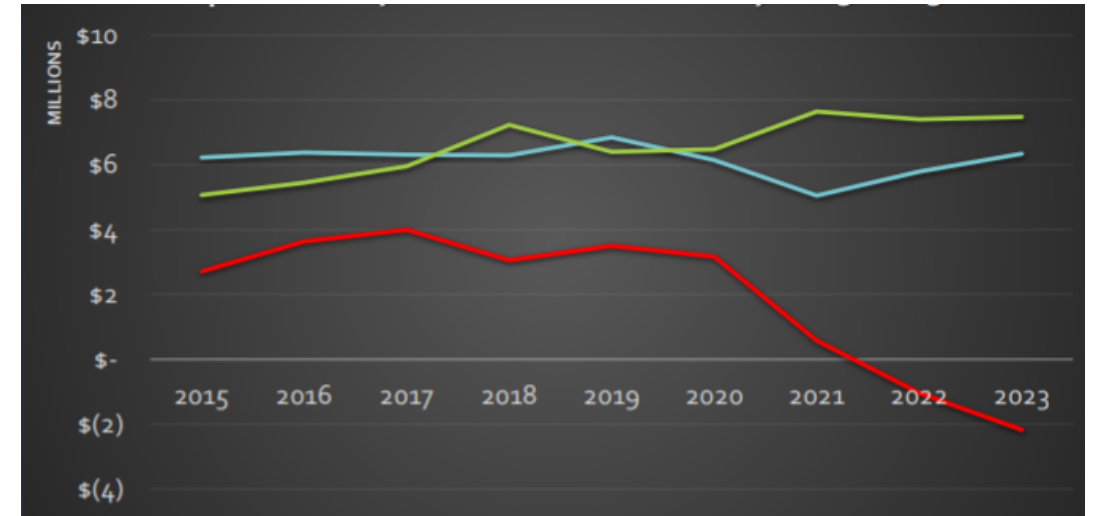
Which of these facilities do you support? Did we miss any?

breakout session

DISCUSSION

The Marina Fund is in a fiscal crisis. Here is a list of potential funding mechanisms:

- A bond measure to support the Waterfront
- Special tax assessment for the Waterfront
- New Commercial development
- A modest vehicle entrance fee to the waterfront
- Parking fees



What new potential funding mechanisms would you support? Can you think of any additional ones?

breakout session

DISCUSSION

What new amenities or enhancements to existing ones would you like to see?

Fishing Areas



Nature viewing areas



Public art



Picnic area and BBQ



Children Play Structures



Shorebird Park Improvements



Exercise Course



Aquatic Center



Sports Amenities



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DISCUSSION

Which events and programming opportunities (supplementing current offerings) would you like to see?

Concerts



Movie Nights



Food | Snack Stands



Outdoor dining/bar/brew areas



Festivals



Fishing Amenities



Environmental Educational Opportunities



Boating Center



EXCERPTS FROM WORKSHOP PRESENTATION

marina case studies - SUMMARY



San Francisco Marina

Marina rebuild supported by higher fees, shift to larger slips



Pillar Point Harbor

Special district property tax provides flexibility to encourage diversity of uses



Alamos Bay Marina

Marina rebuild supported by lean operating budget; upland development follows



Dana Point Harbor

Public-private partnership will revitalize marina and waterfront commercial district



Former San Leandro Marina

After underinvestment, marina to be replaced with mixed-use development

case study reflections

	San Francisco	Pillar Point	Alamitos Bay	Dana Point
Recent or Planned Marina Investment	325 slips replaced	Planned upgrades to commercial fishing pier & dock	1,646 slips replaced	2,254 slips to be replaced
Recent or Planned Landside Development	None	None	Restaurant, brew pub, coastal mall	Hotel, restaurants, other commercial (incl. boating-related)
Funding Strategies	Higher slip fees, shift to larger slips	Special district property tax	Lean marina operating budget, commercial development	Public-private partnership, commercial development

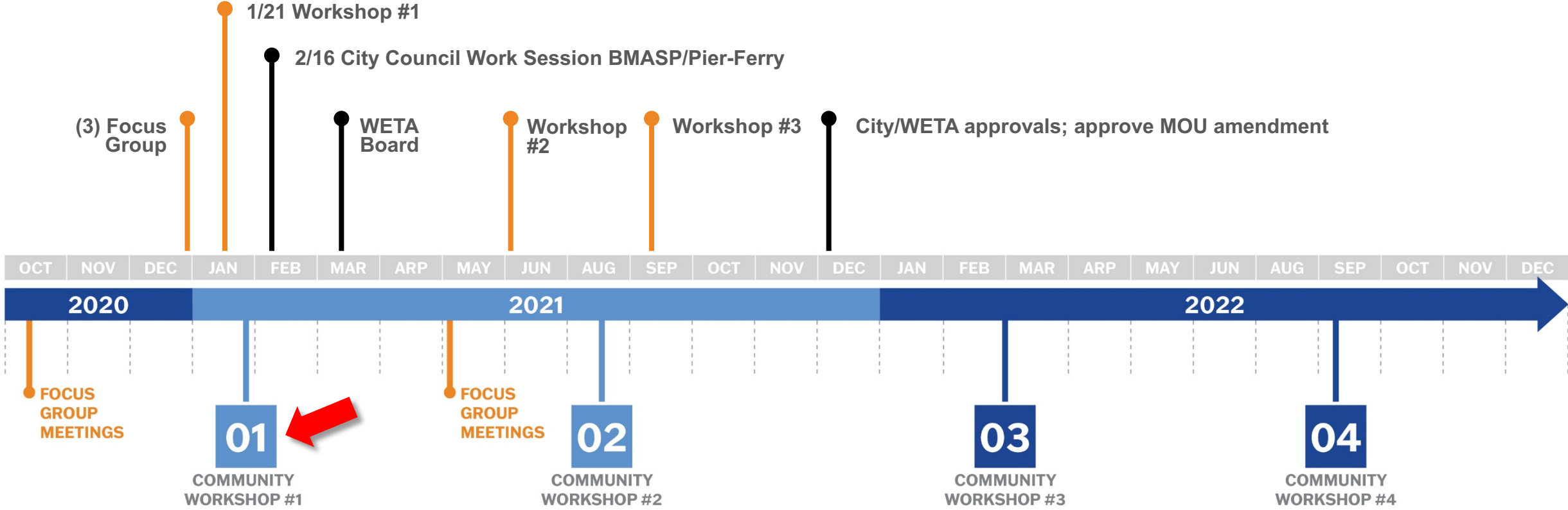
- Which **land uses** would you like to see **introduced, expanded, or enhanced** at the Berkeley Marina?
- Which **land uses** have the **greatest potential to increase revenues** to the Marina Fund? (directly or indirectly)
- Are there other **land uses or funding strategies not reflected in the case studies** that would help address the Marina Fund's shortfall?

Berkeley Marina existing conditions



Pier/Ferry Study & BMASP timelines

Pier-Ferry Study



Berkeley Marina Area Specific Plan

Capital Projects Status

1. South Cove East Parking Lot & Restroom
2. Bay Trail Extension – Segment 3
3. South Cove ADA Accessible Gangway at Middle Dock
4. South Cove Floating Docks Replacement (East & West Docks)
5. Marina Streets Reconstruction
6. O&K Docks Electrical Upgrade
7. Electronic Bicycle Lockers
8. D&E Docks Replacement
9. South Cove West Parking Lot
10. Selective Timber Pile Replacement
11. Cesar Chavez Park Restroom (On Spinnaker Way)
12. K-Dock Restroom Renovation
13. Municipal Pier Assessment & Ferry Feasibility Study
14. Marina-wide Sea Level Rise Vulnerability Study
15. Berkeley Marina Area Specific Plan



● Recently Constructed

● Under Construction

● Construction to Begin

● Planning/Design/Feasibility

● CalTrans

future waterside infrastructure costs

Shoreline & Over-Water
\$10.5M to \$12M

SLR/Shoreline Stabilization
Cost: \$5.8M to \$7M

South Sailing Basin Seawall Replacement
\$4.8M

Dredging, Pier, and Breakwaters
\$17M to \$26M

Dredging
\$2M to \$6M

Berkeley Pier Design/Construction (Recreation Portion)
\$15 to \$20M (TBD)

Docks
\$35M

Dock Replacement
\$35M

Infrastructure Maintenance
TBD

TOTAL FUTURE WATERSIDE INFRASTRUCTURE COSTS
\$62.5M to \$73M (+ Maintenance)

existing landside infrastructure

Vital improvements needed within the next 20 years to upgrade decaying infrastructure.

TOTAL FUTURE LANDSIDE INFRASTRUCTURE COSTS
\$23M
 (+ O&M)

UTILITY IMPROVEMENTS (\$4.5 M)

Sewer Collection System

Emergency Fire Service

Stormwater Quality Improvements



PAVEMENT REHABILITATION (\$3.4 M)

University Ave
 (Marina Blvd to Seawall Dr)

Seawall Dr



PARKING LOTS (\$10.5 M)

F & G Dock Lot, O Dock and Yacht Club Lot, J & K Dock Lot

N Dock and Skates Lot, Launch Ramp Lot, L & M Dock Lot, Lordships' Lot

Construction of South Cove West Lot



SIDEWALKS/PATHWAYS (\$4.6 M)

Cesar Chavez Park Perimeter Trail

Marina Boulevard Trail

Completion of Bay Trail Master Plan

General Sidewalk/Pathway Upgrades

economics of Berkeley Marina Area

MARINA OPERATING REVENUES

Berth Rental Fees
Commercial Leases



Marina Fund



MARINA OPERATING EXPENSES

Marina O&M
Lease Administration
Rec. Programs
Special Events
Park Maintenance*
Private Security

Sales Tax
Property Tax
Transient Occupancy Tax



General Fund



Basic Police
& Fire Services

CAPITAL COSTS

Funding varies by project

**Additional park maintenance provided by Park Tax Fund.*