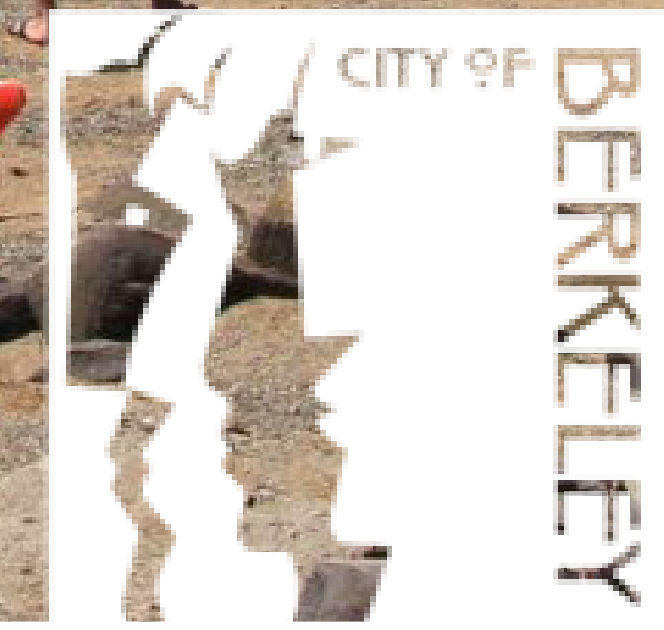


Waterfront Specific Plan

for the City of Berkeley Public Tideland Area

Open House

DRAFT | SEPTEMBER 23, 2023



**Parks
Make
Life
Better!**





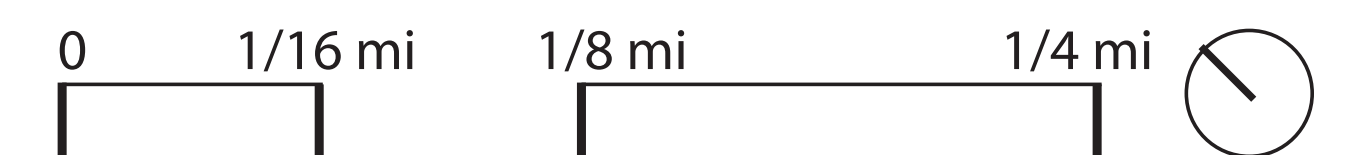
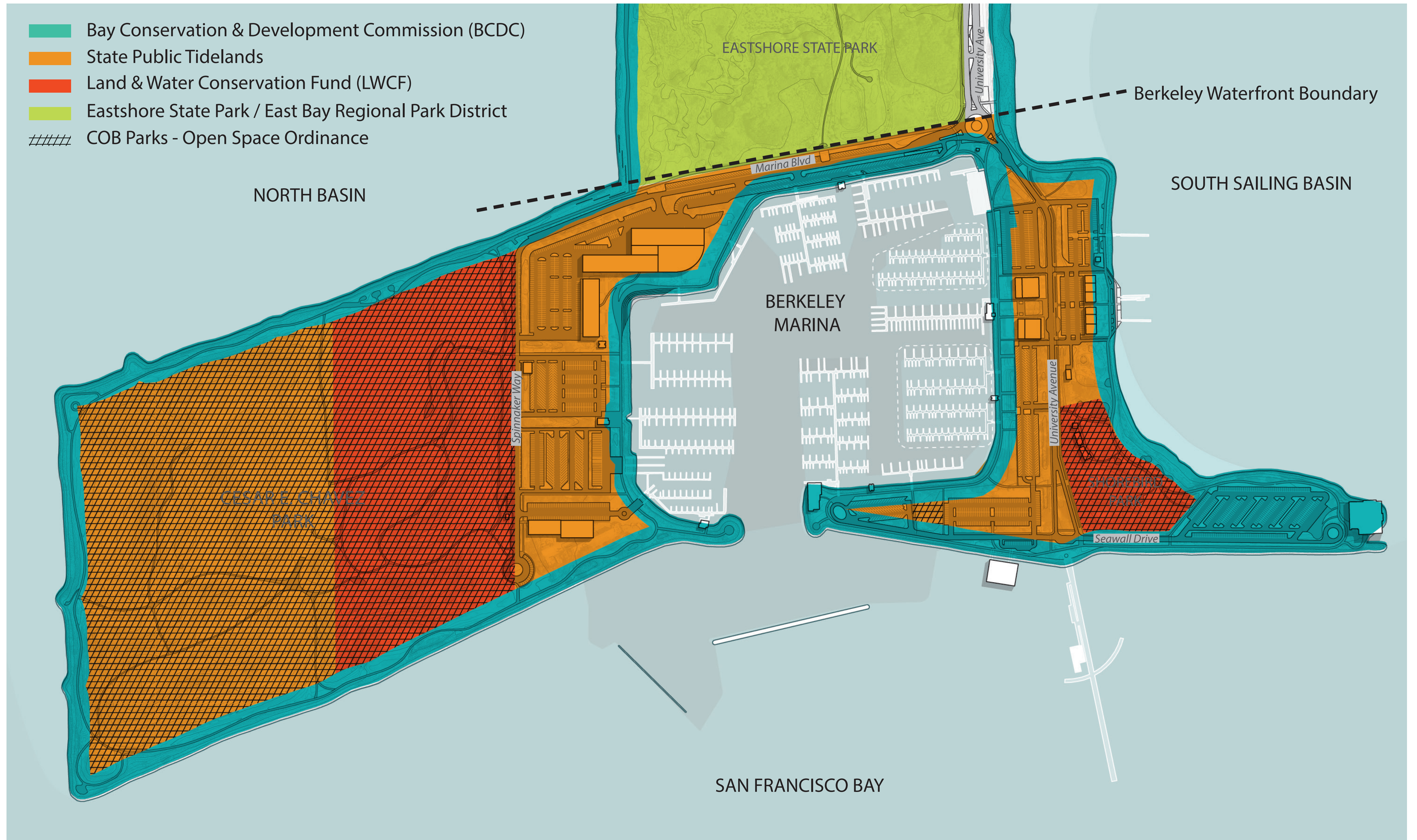
The Waterfront Specific Plan is a community-driven vision for the future of Berkeley's Waterfront. Over the past three years, the City has convened workshops and focus groups, led site tours, and engaged diverse stakeholders and civic leaders to create a plan to guide the Waterfront for the next 25 to 50 years.

Come on in!

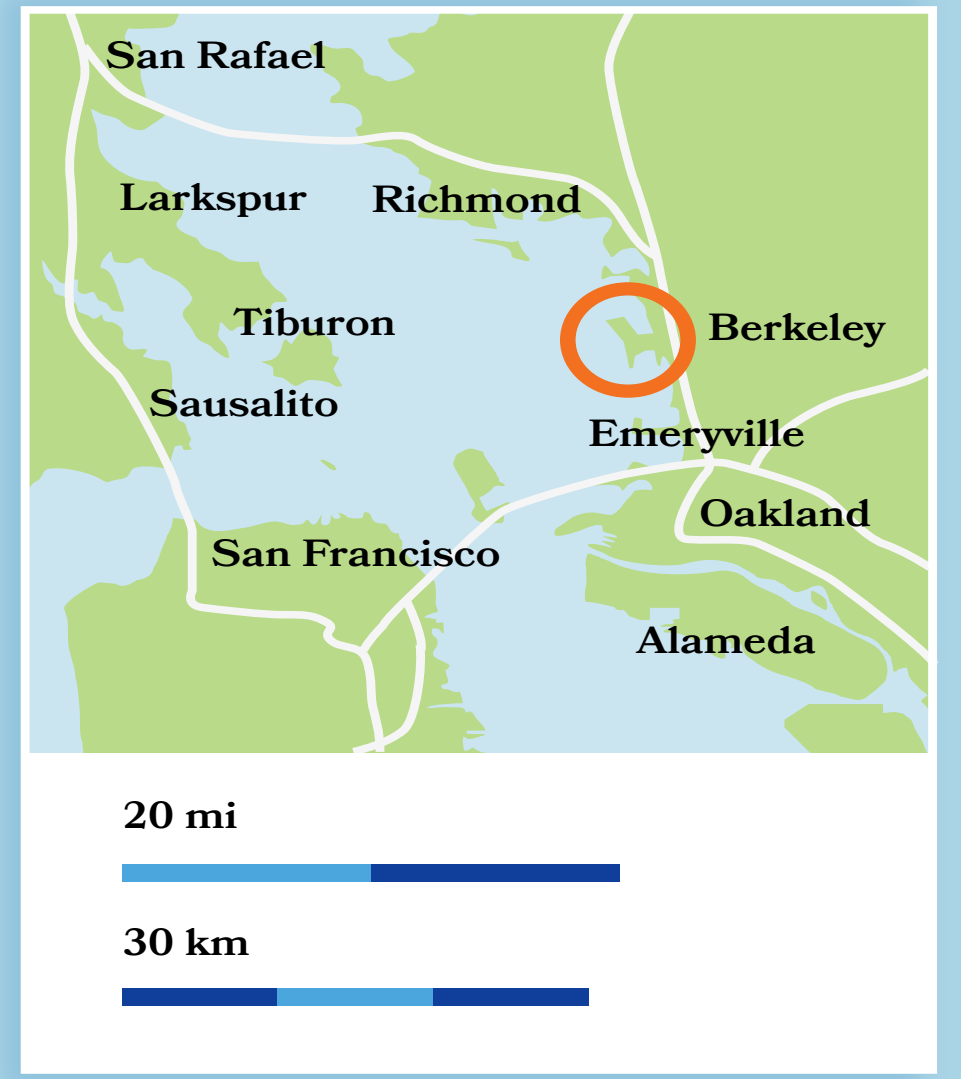
1. **Take a look** at the Draft Waterfront Specific Plan.
2. **Ask questions.** Staff is here to help orient you and engage in conversation.
3. **Tell us what you think.** Use dot stickers and post-it notes to share your thoughts.
4. **Stay in touch!** Email bmasp@berkeleyca.gov and follow the website. →



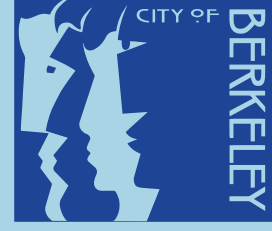
BERKELEY WATERFRONT | JURISDICTIONAL CONTEXT



Berkeley Marina CALIFORNIA



- ▼ 5 Nautical Miles to Angel Island
- ▲ 8 Nautical Miles to the Golden Gate
- ▲ 5 1/2 Nautical Miles to San Francisco



Your Gateway to the Bay
DISCOVER BERKELEY MARINA

WATERFRONT VISION | COMMUNITY-DRIVEN PLANNING PRINCIPLES

Community Engagement



PRINCIPLE 1 Existing Resources

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



PRINCIPLE 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**.



PRINCIPLE 2 Unique Identity

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



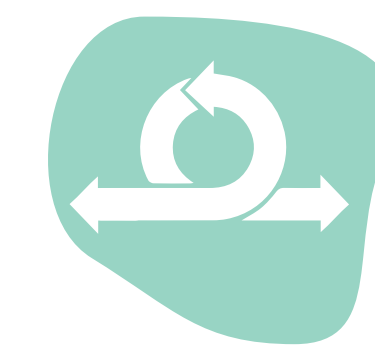
PRINCIPLE 5 Enduring Waterfront

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



PRINCIPLE 3 Sensitive Development

Encourage re-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**.



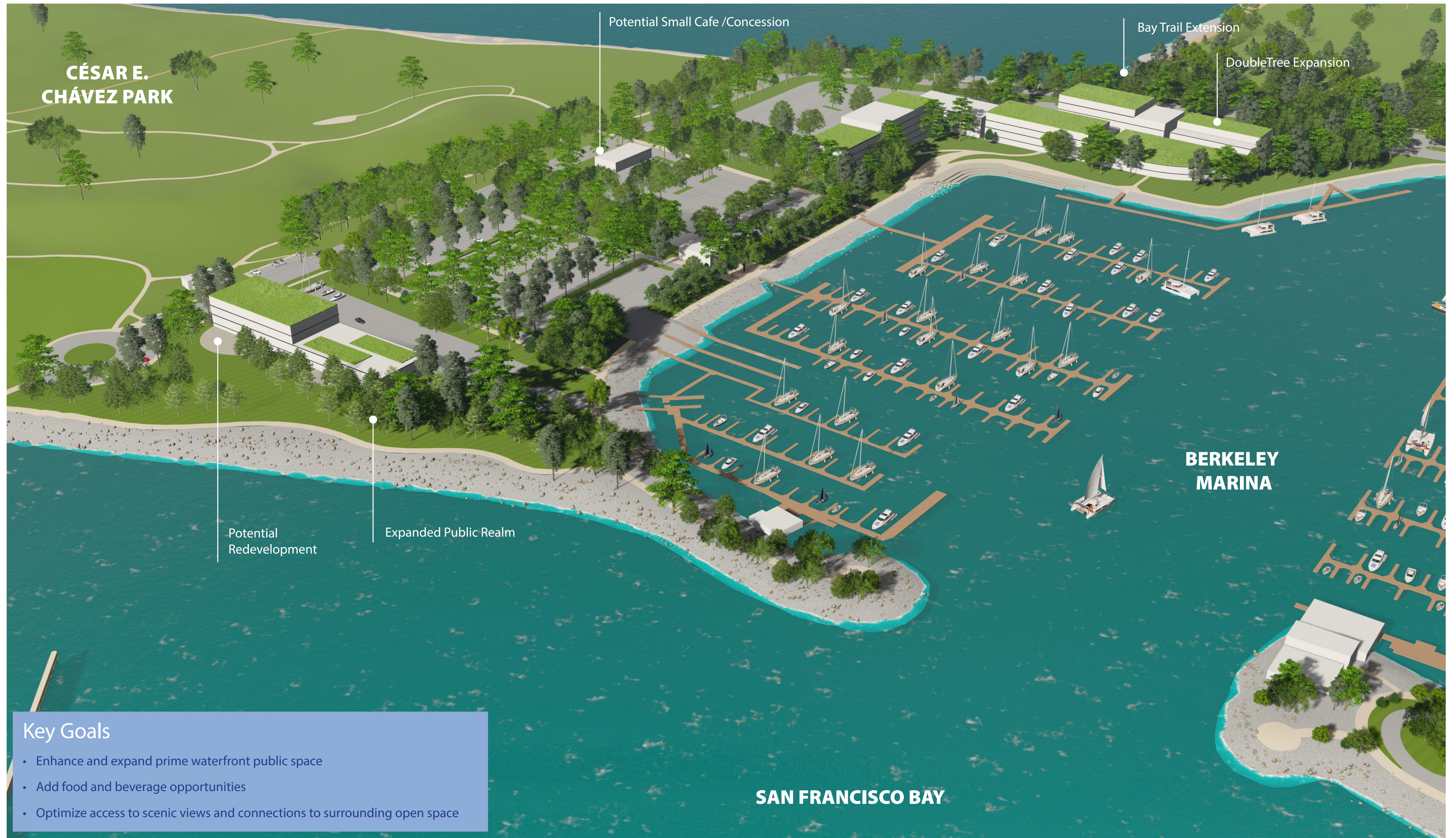
PRINCIPLE 6 Adaptable Implementation

Develop a strong **vision plan** and roadmap with a **flexible phasing strategy** that is incrementable and **adaptable** to respond to **local needs**.

WATERFRONT VISION | NEW OPPORTUNITIES AMIDST EXISTING AMENITIES



WATERFRONT VISION | OPPORTUNITIES ON NORTH WATERFRONT



WATERFRONT VISION | OPPORTUNITIES ON SOUTH WATERFRONT



Key Goals

- Add commercial and recreational amenities to complement existing amenities
- Enhance the perimeter trail and promenade
- Enhancement of landscaping and habitat where feasible throughout Berkeley Waterfront South

WATERFRONT VISION | POTENTIAL VIEWS OF THE WATERFRONT



illustrative rendering

Illustrative View of Potential South Sailing Basin



illustrative rendering

Illustrative View of Potential Spinnaker Way Redevelopment



illustrative rendering

Illustrative View of Potential Inner Harbor Redevelopment

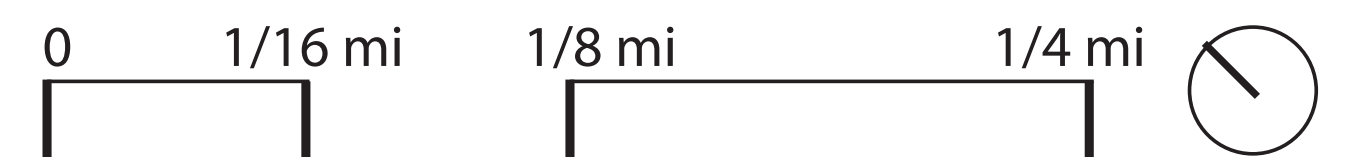


illustrative rendering

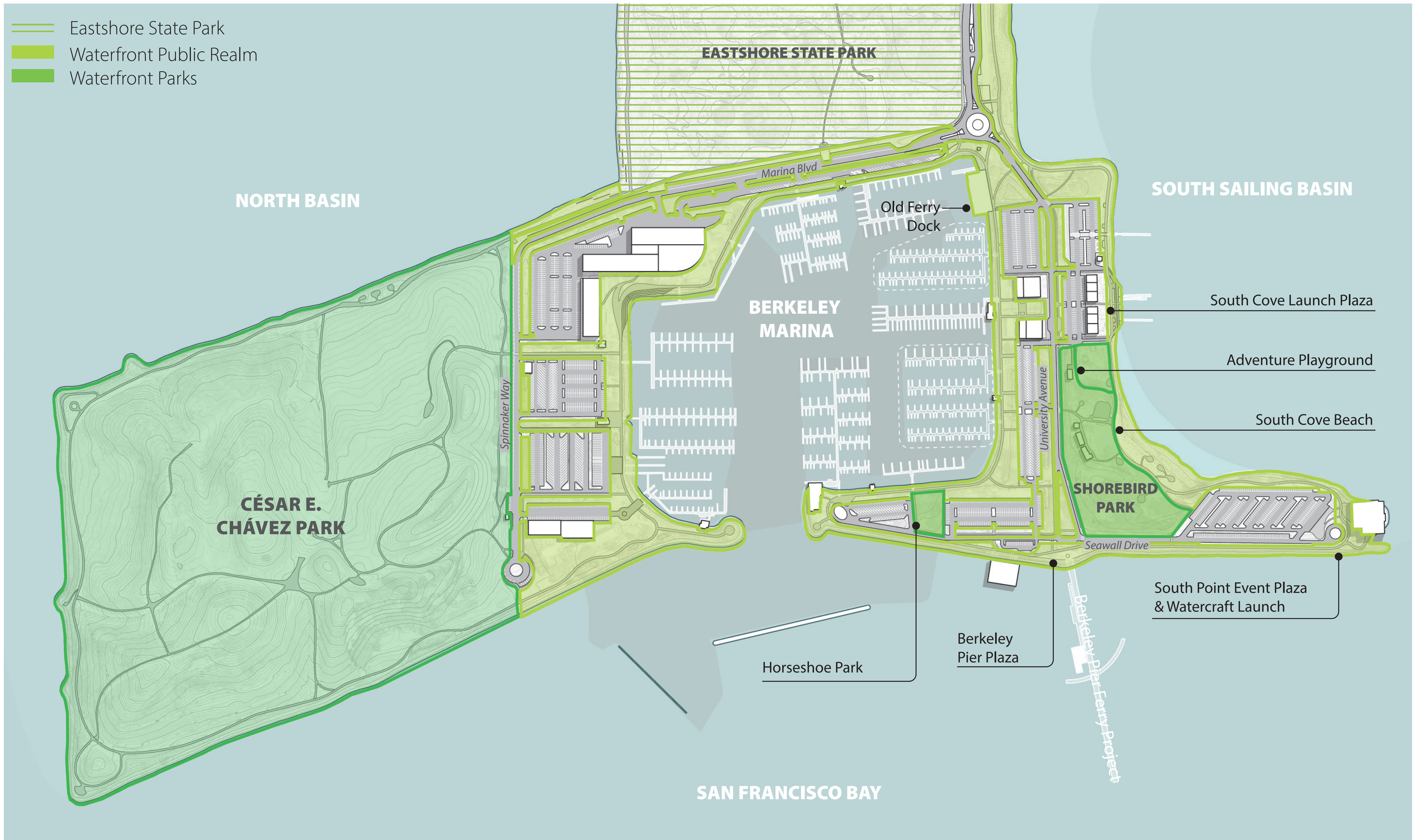
Illustrative View of Potential Shorebird Park Expansion



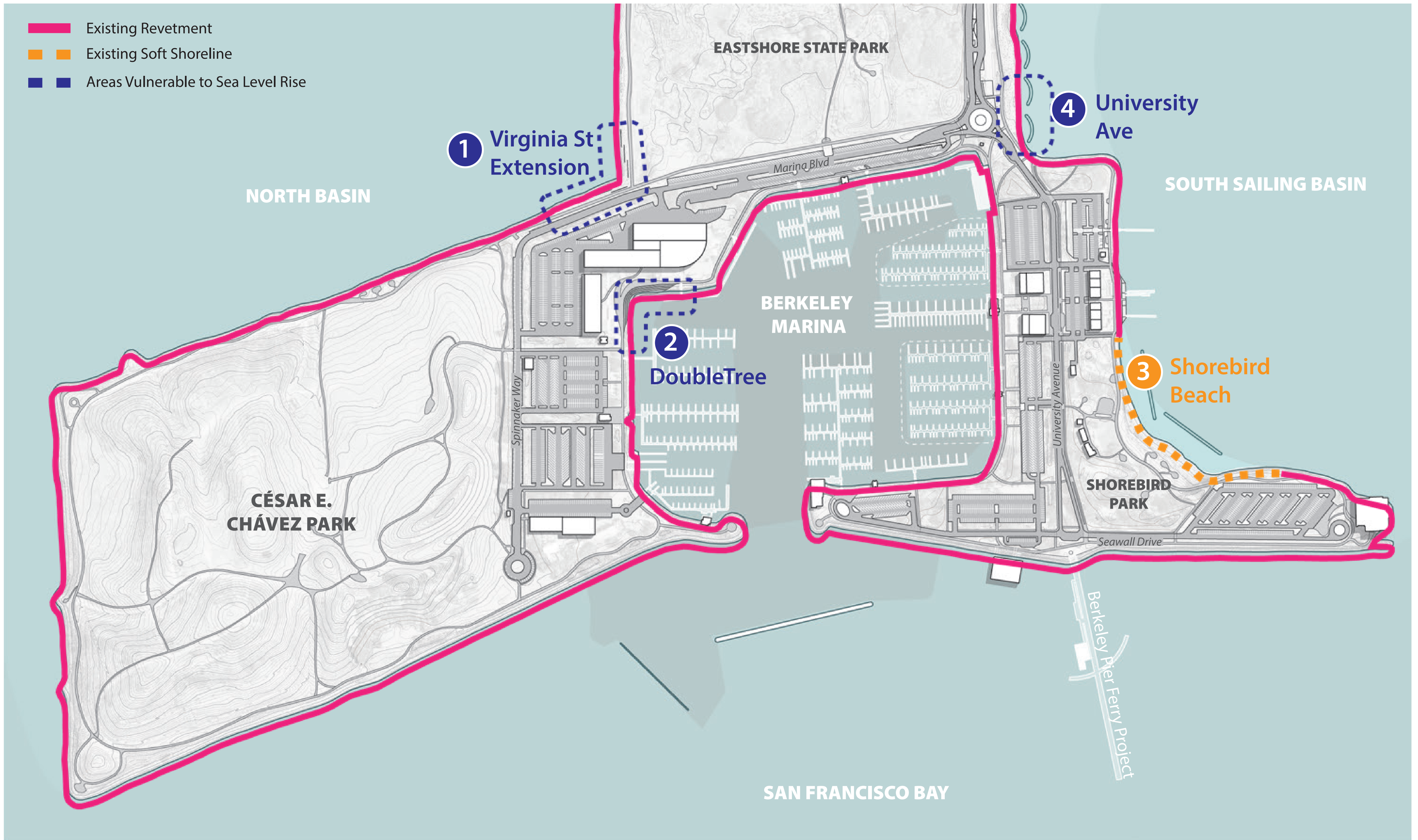
SUPPORTING INFRASTRUCTURE | LAND & WATER RECREATION



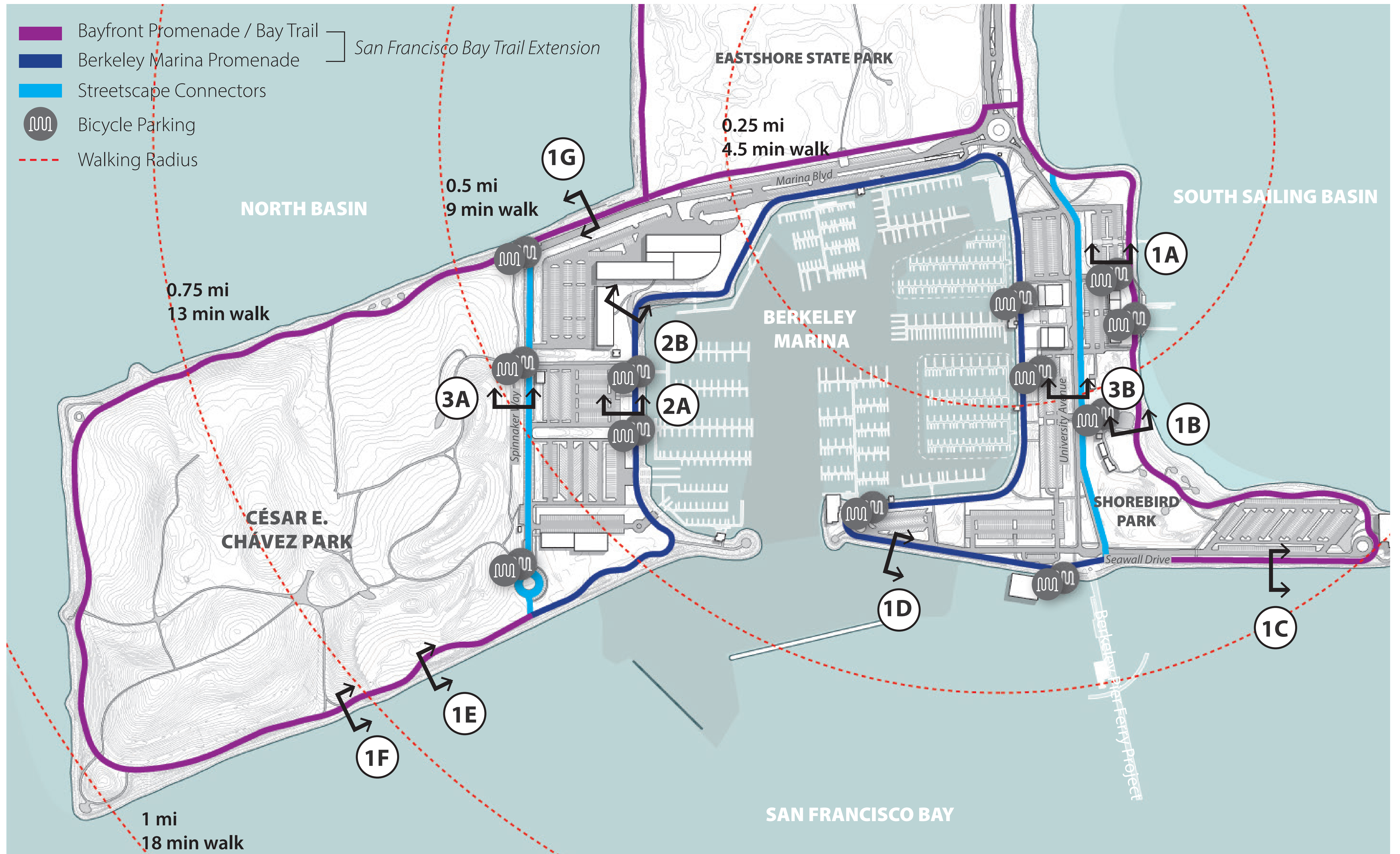
SUPPORTING INFRASTRUCTURE | PARKS & PUBLIC REALM



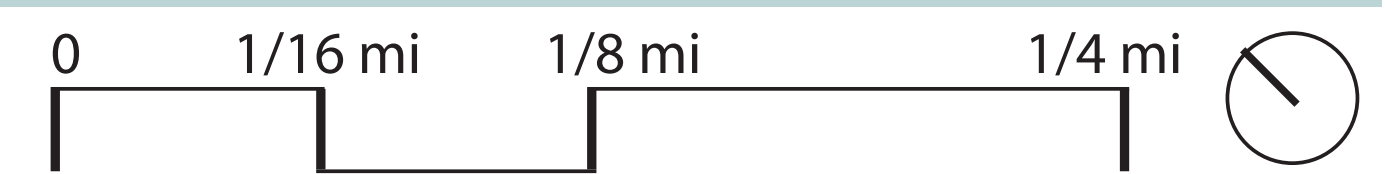
SUPPORTING INFRASTRUCTURE | SHORELINE CONDITIONS & VULNERABILITIES



SUPPORTING INFRASTRUCTURE | PEDESTRIAN CIRCULATION OPPORTUNITIES

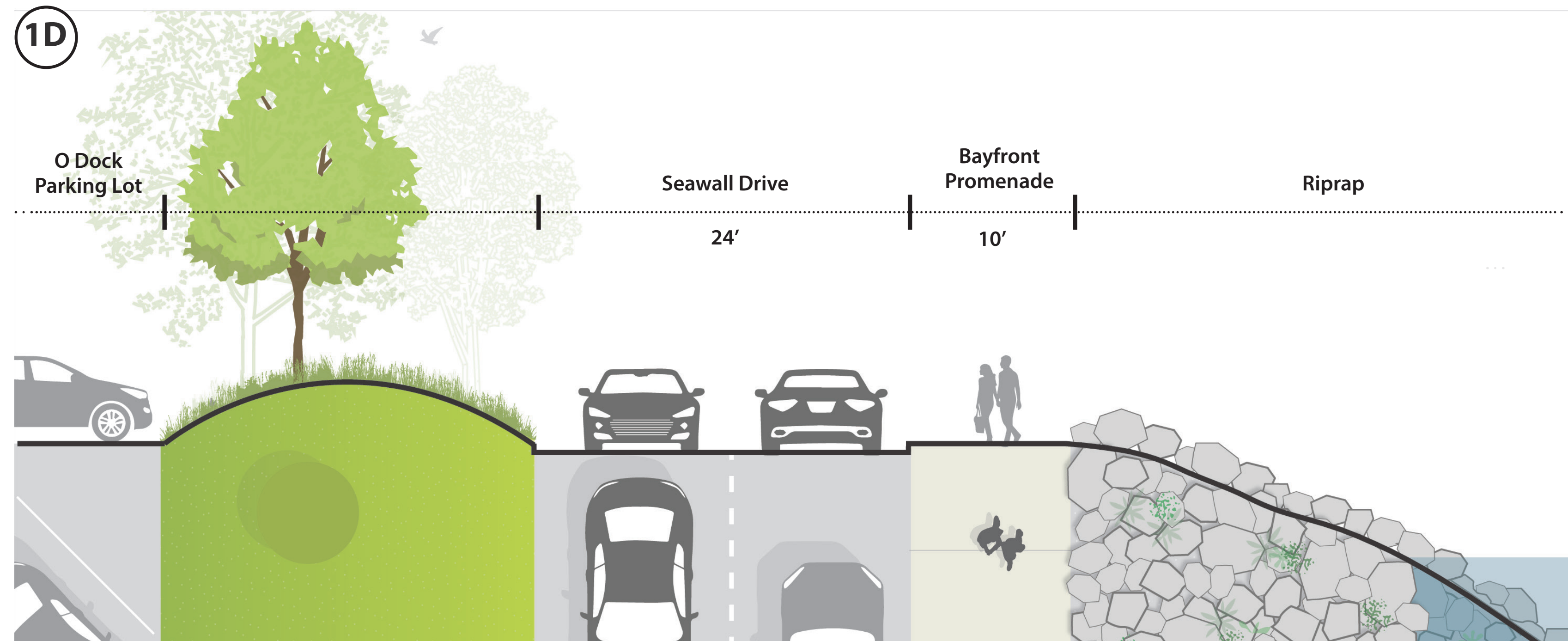


* Please see report for details on the section cuts identified in the map above.

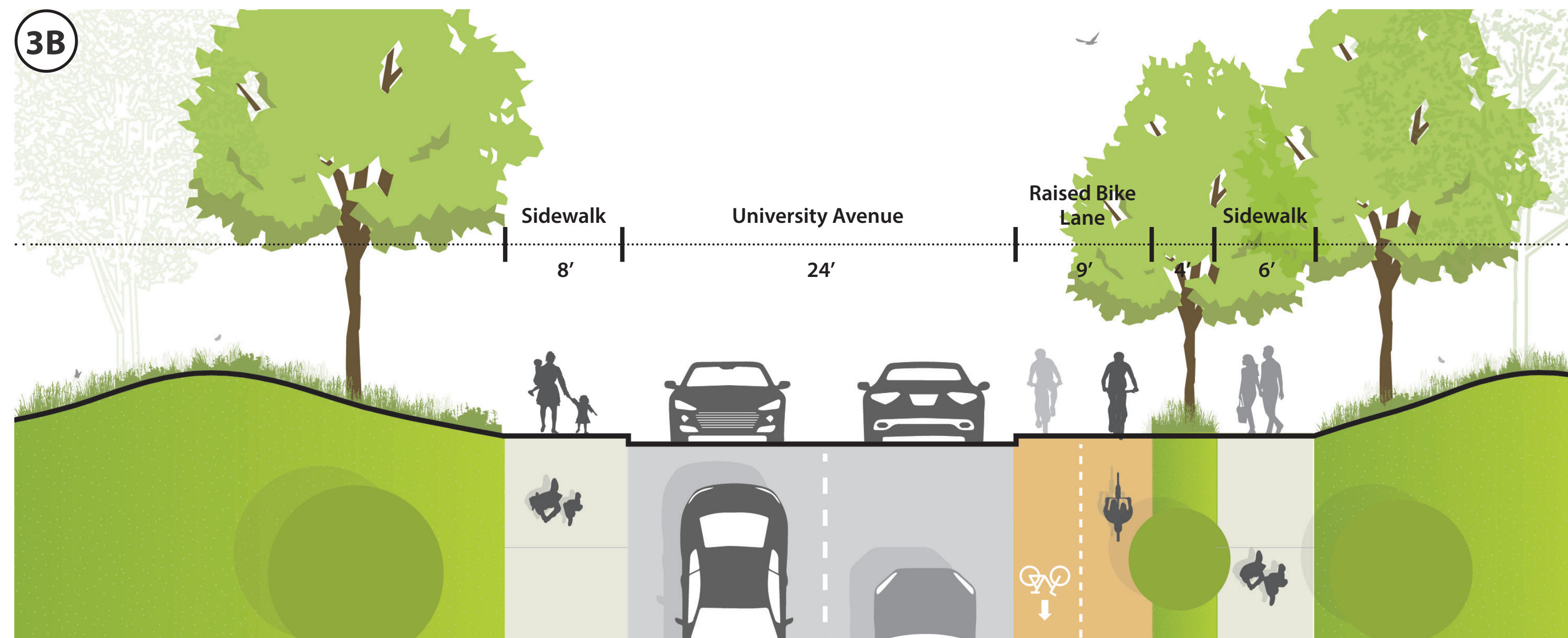


The development shown here is for illustrative purposes only.

SUPPORTING INFRASTRUCTURE | POTENTIAL STREETScape IMPROVEMENTS

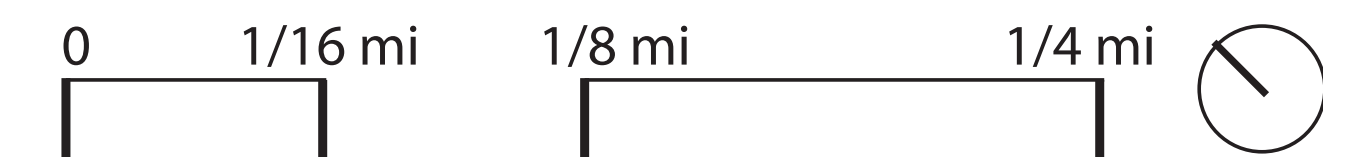
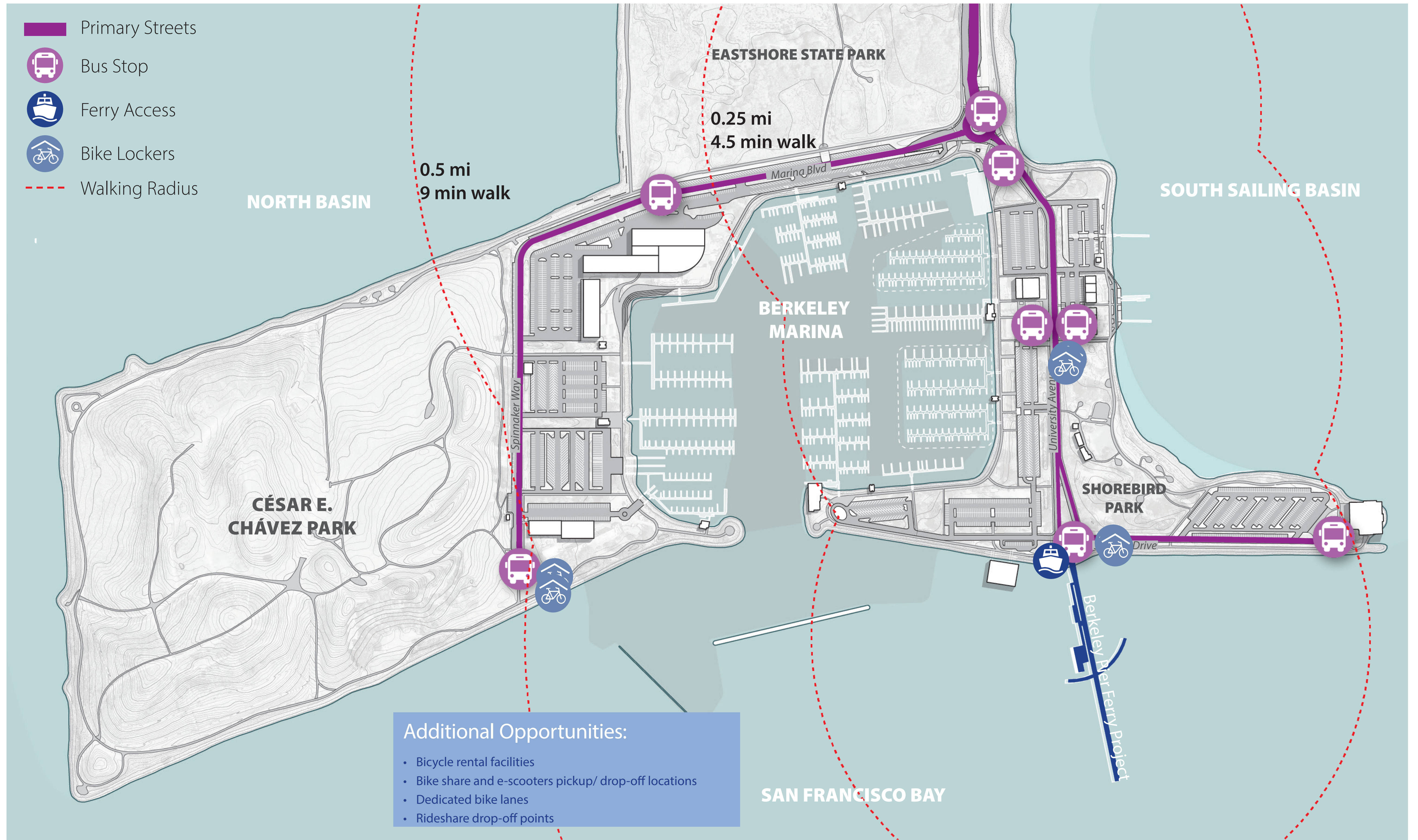


Seawall Dr - Bayfront Promenade Section Cut 1D



University Ave - Streetscape Connector Section Cut

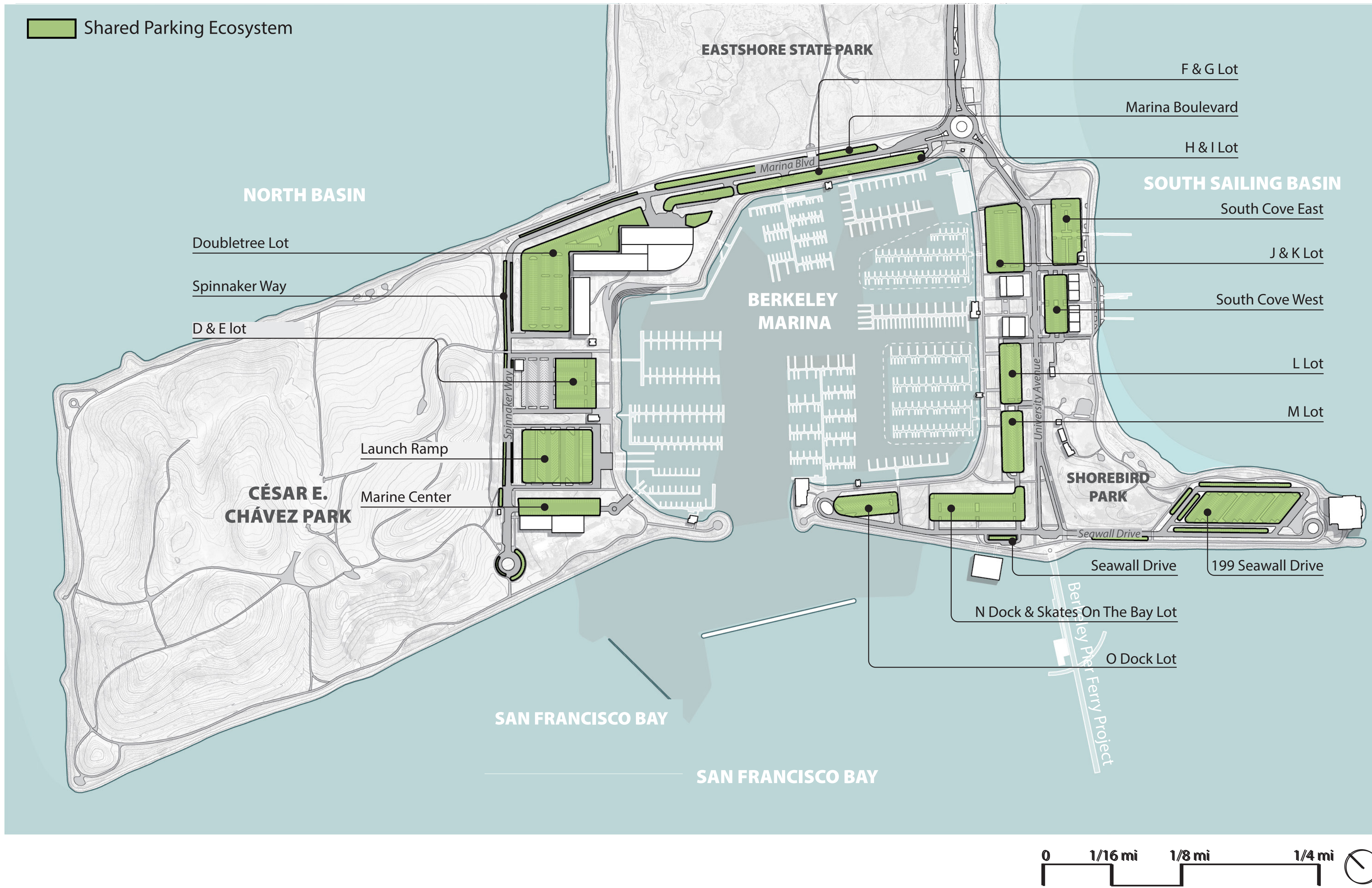
SUPPORTING INFRASTRUCTURE | TRANSPORTATION OPPORTUNITIES



SUPPORTING INFRASTRUCTURE | PIER / FERRY PREFERRED CONCEPT



SUPPORTING INFRASTRUCTURE | PARKING ECOSYSTEM



Proposed Parking Management Strategies



Permits, time limits and other restrictions



Demand-based pricing/paid parking strategy & increased enforcement



Valet options that can be implemented across the Waterfront



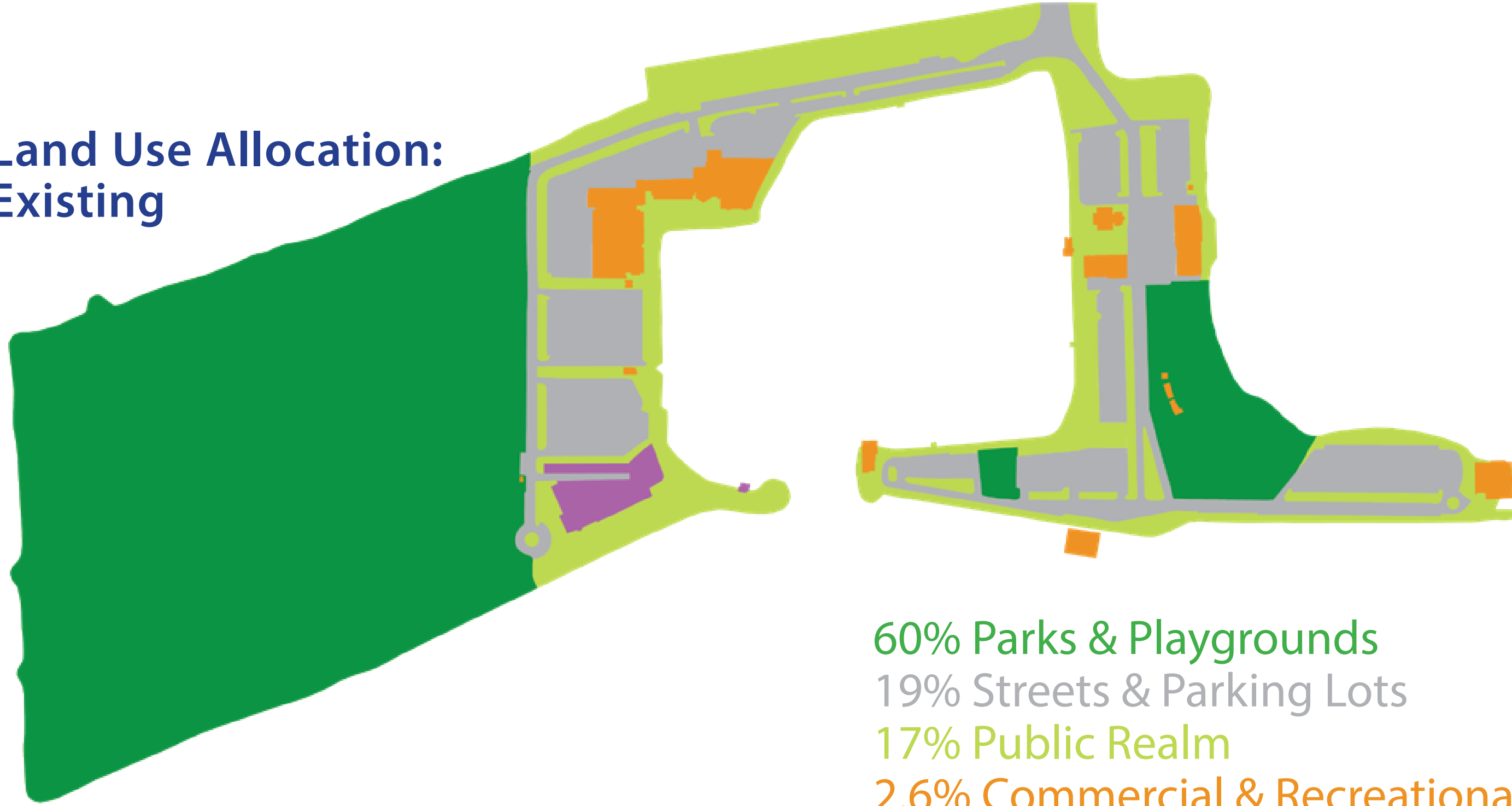
Waterfront-wide **wayfinding** and information strategy



Transportation Demand Management (TDM) strategies that support bicycle, pedestrian, and transit access, including shuttle bus system

LAND USE ALLOCATION | EXISTING & WITH POTENTIAL DEVELOPMENT

Land Use Allocation: Existing



60% Parks & Playgrounds
 19% Streets & Parking Lots
 17% Public Realm
 2.6% Commercial & Recreational
 1.4% Marine Services & Fuel

Land Use Allocation: with Potential Development

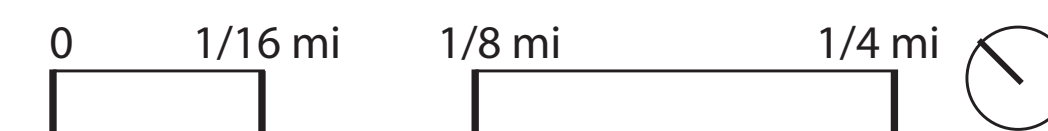
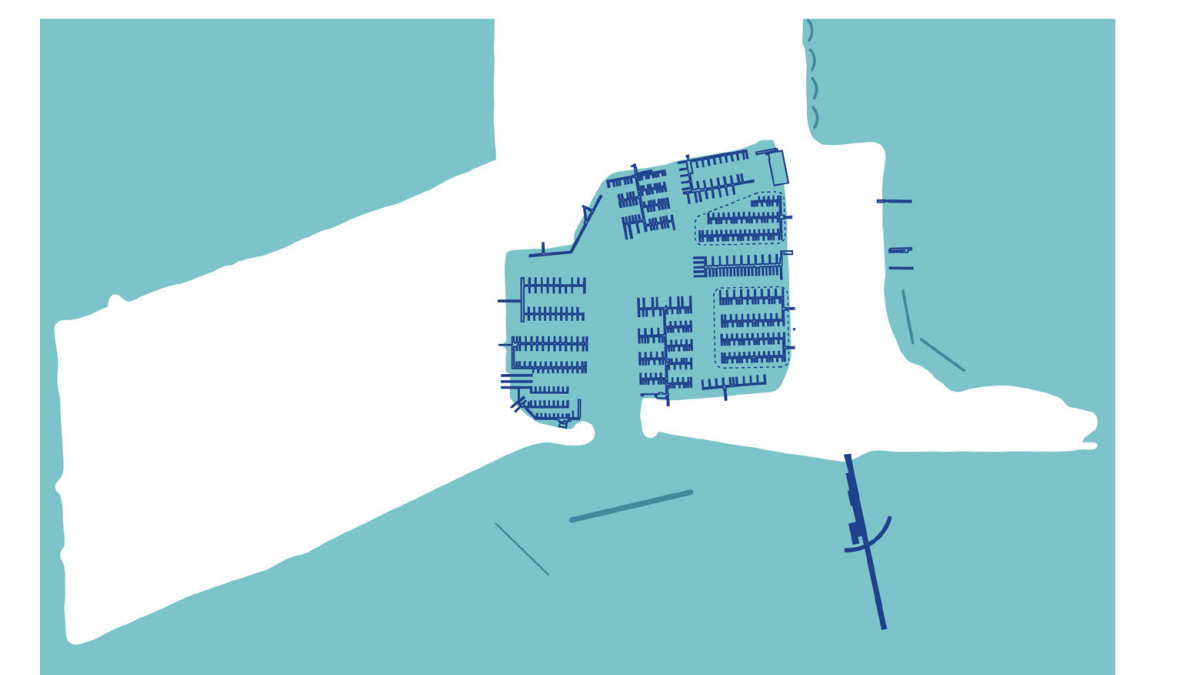
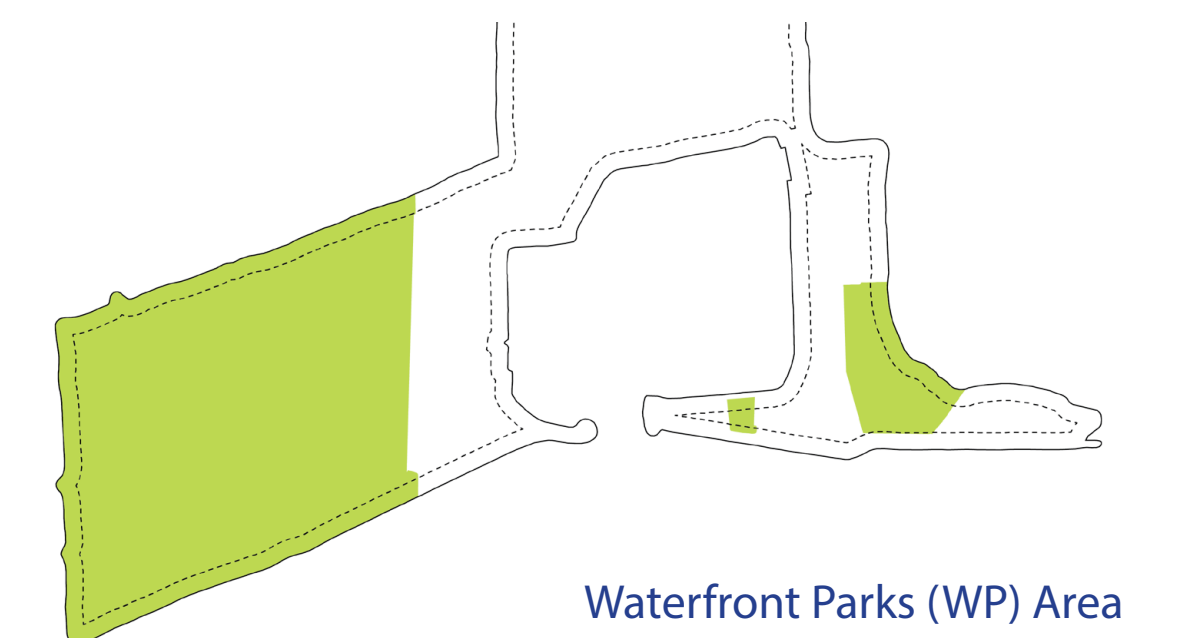
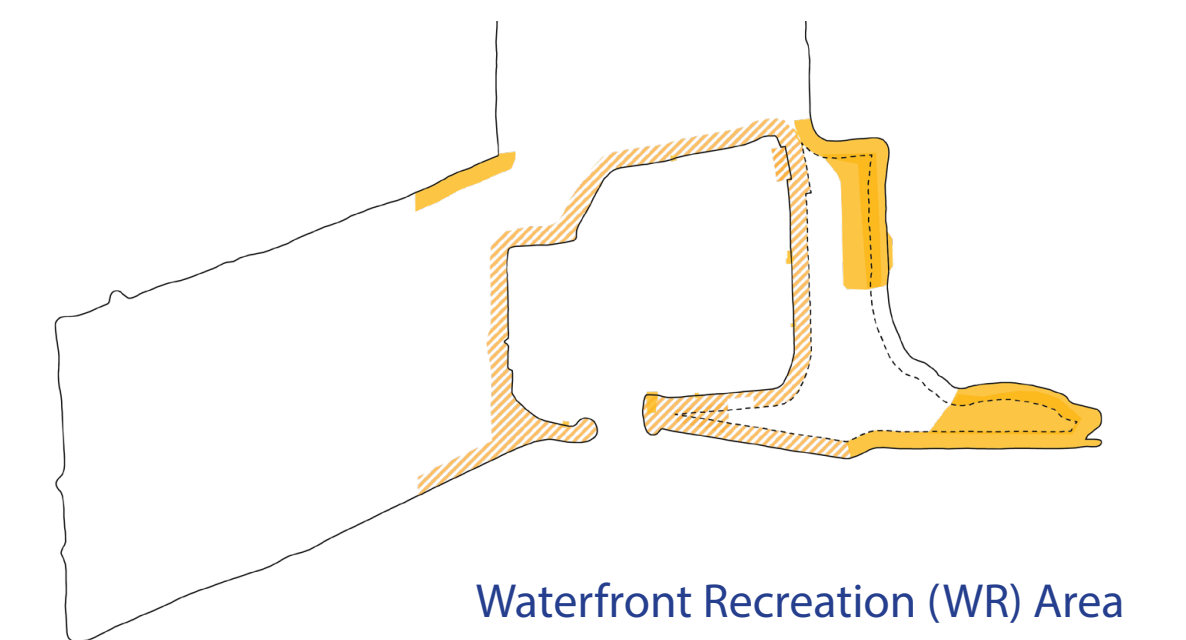
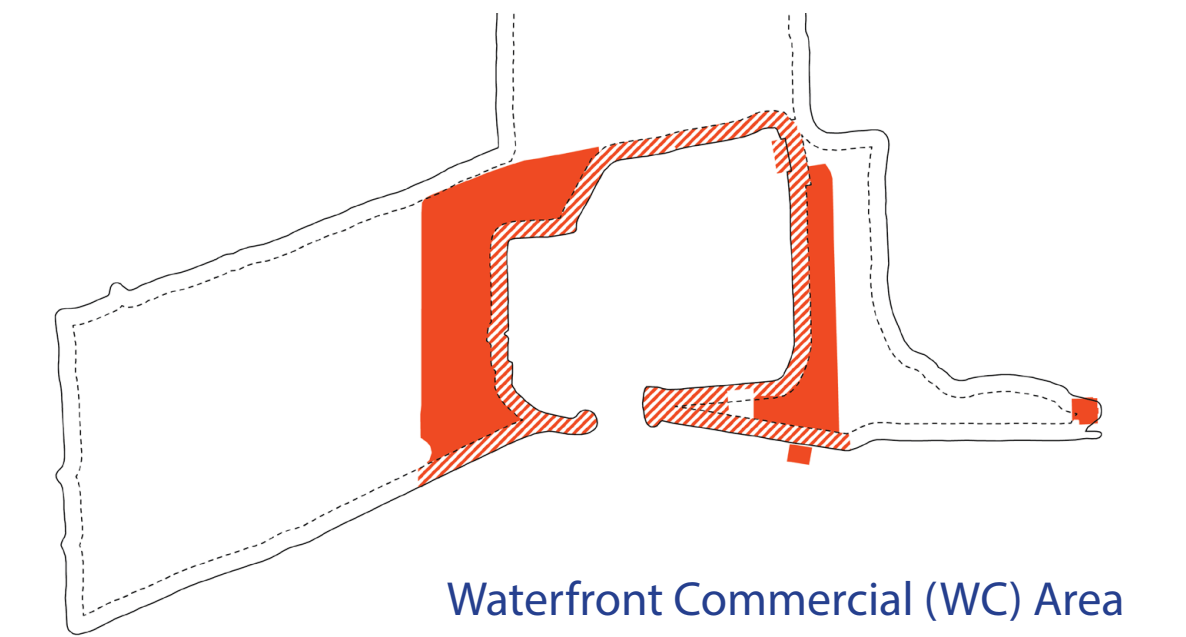
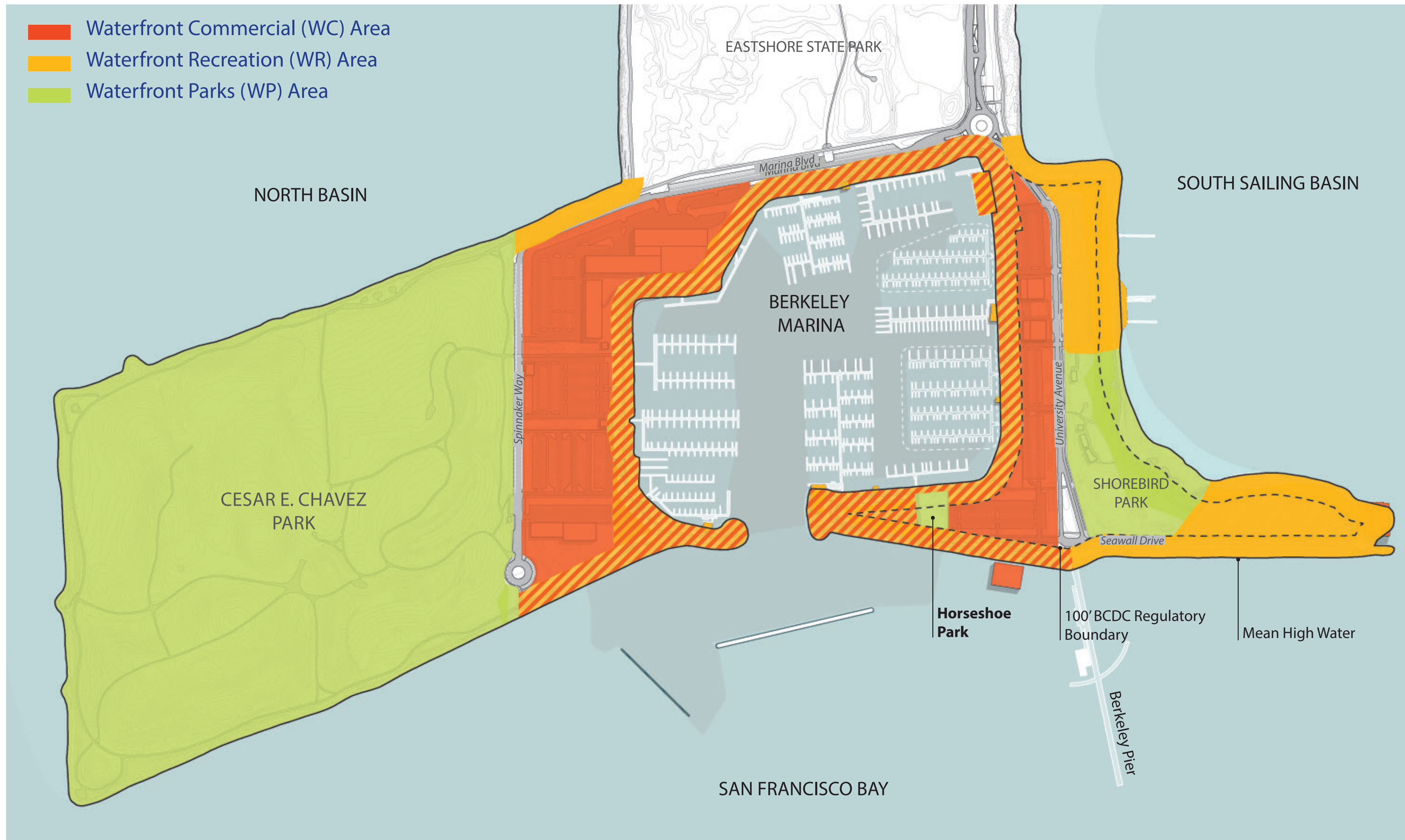


60% Parks & Playgrounds
 18.2% Streets & Parking Lots
 17% Public Realm
 4.4% Commercial & Recreational
 0.4% Marine Services & Fuel

	Existing Land Use Allocation		Max. Development Land Use Allocation		High Max. Development Land Use Allocation		Change Land Use Allocation	
	Acres	%	Acres	%	Acres	%	Acres	%
Public & Quasi-Public Uses								
Club / Lodge, Environmental Center, Community, Recreational	0.5	0.3%	0.5	0.3%	0.5	0.3%		
Parks & Playgrounds	102	60%	102	60%	102	60%		
Public Landscape & Trails	29	17%	29	17%	23	13%	-6.1	-0.0%
Subtotal	132	77%	132	77%	126	74%	-6.1	0.0%
Food & Alcohol Service, Lodging, Entertainment & Assembly Uses								
Hotel, Food & Beverage, Commercial Recreation	4.8	2.8%	7.5	4.4%	13.5	7.9%	8.7	1.6%
Subtotal	4.8	2.8%	7.5	4.4%	13.5	7.9%	8.7	1.6%
Maritime Uses								
Boat Repair & Service	1.99	1.2%	0.73	0.4%	0.73	0.4%		
Ferry Access Point	N/A	N/A	TBD	TBD	TBD	TBD		
Fuel Station, Gasoline	0.03	0.02%	0.03	0.02%	0.03	0.02%		
Marina (Land-side elements)	0.34	0.2%	0.34	0.20%	0.34	0.20%		
Maritime Office	0.11	0.07%	0.11	0.07%	0.11	0.07%		
Subtotal	2.37	1.38%	1.1	0.6%	1.1	0.6%	-1.3	-0.7%
Other Miscellaneous Uses								
Parking Lot / Parking Structure	22.26	13.0%	20.84	12.19%	19.2	11.2%	-3.1	-0.8%
Subtotal	22.26	13.0%	20.8	12.2%	19.2	11.2%	-3.1	-0.8%
Transportation Uses								
Vehicular Roads & Sidewalks	9.9	5.8%	9.9	5.8%	9.9	5.8%	0.0	0.0%
Subtotal	9.9	5.8%	9.9	5.8%	9.9	5.8%	0.0	0.0%



LAND USE | PROPOSED WATERFRONT AREAS



LAND USE | ALLOWABLE LAND USES & EASE OF PERMITTING



ZC = A Zoning Certificate (ZC)

A Zoning Certificate confirms that a particular land use or structure is allowed under the Zoning Code.

Decision: This is processed at staff level and is a ministerial/by right action.

Process: Less than 1 month

Appeals: Zoning Adjustments Board (ZAB)

AUP = Administrative Use Permit.

Potentially sensitive projects require an Administrative Use Permit to ensure compliance with the intent of the WSP.

Decision: This is a staff level discretionary review, that is approved by the Zoning Officer as proposed or with conditions.

Process: 2-8 months

Appeals: ZAB

UP (PH) = Use Permit

Use Permits ensure that potentially sensitive projects are designed, located, and operated in ways that are compatible with the Berkeley Waterfront and ensure compliance with the intent of the WSP.

Decision: This is processed by the Zoning Adjustments Board via a public hearing, and is discretionary.

Length of Process: 6-15 months

Appeals: City Council

NP = Not Permitted

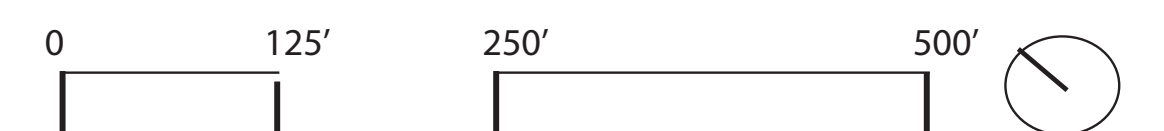
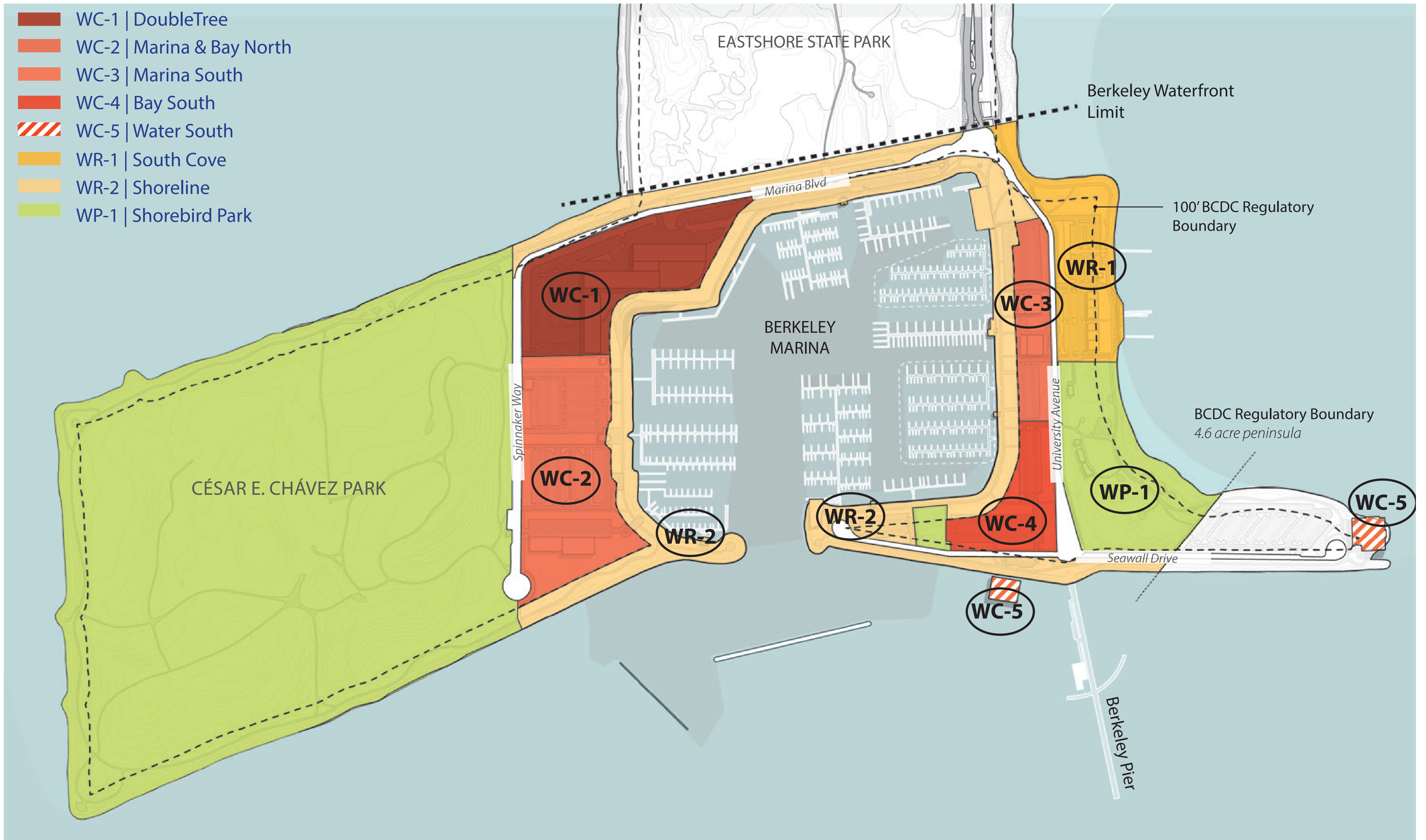
Uses not listed in this table are considered not permitted.

LAND USE	Area WC Waterfront Commercial	Area WR Waterfront Recreational	Area WP Waterfront Park	Use-Specific Regulations / Guidelines
Residential Uses				
<i>No Allowable Uses</i>				
Public & Quasi-Public Uses				
Club / Lodge	UP(PH)	UP(PH)	NP	consistent with the Public Trust
Community Center	AUP	AUP	AUP (Shorebird & Horseshoe) NP (Cesar Chavez)	consistent with the Public Trust
Museum / Cultural Center*	AUP	AUP	NP	consistent with the Public Trust
Park / Playground	ZC	ZC	ZC	
Retail Uses				
Retail, waterfront-related*	ZC	ZC	NP	consistent with the Public Trust
Personal and Household Service Uses				
<i>No Allowable Uses</i>				
Office Uses				
<i>Maritime Uses only, related to Tideland Trust uses (see below)</i>				
Food and Alcohol Service, Lodging, Entertainment & Assembly Uses				
Commercial Recreation Center, waterfront-related*	AUP	AUP	NP	consistent with the Public Trust
Food Service Establishment	AUP	AUP	NP	limited to first two floors or usable open space on upper levels; direct entries from ground level
Group Class Instruction, waterfront-related	ZC	ZC	NP	consistent with the Public Trust
Hotels, Tourist	UP(PH)	UP(PH)	NP	permitted in subarea WR-2 only, where adjacent to WC subarea
Maritime Uses (Land)*				
Boat Repair & Service*	UP(PH)	NP	NP	
Boat Sales & Rentals*	ZC	ZC	NP	
Boat Fuel Station, Gasoline & Alternative Fuel*	UP(PH)	NP	NP	
Ferry Access Point*	UP(PH)	UP(PH)	NP	
Marina*	ZC	ZC	NP	dry land portion
Maritime Office*	ZC	ZC	NP	accessory to & supportive waterfront recreation / Tidelands Trust
Recreational Boating & Water Use*	ZC	ZC	NP	
Visitor Services*	ZC	ZC	ZC	
Maritime Uses (Water)*				
<i>Maritime uses over water (revetment crest) are subject to compliance with allowable uses as regulated by State Lands Commission, BCDC, and USACE. See Section 2.5 Berkeley Marina Operations for further information.</i>				
Industrial & Heavy Commercial Uses				
<i>No Allowable Uses</i>				
Incidental Uses				
Alcoholic Beverage Service	ZC (beer&wine) AUP (spirits)	ZC (beer&wine) AUP (spirits)	NP	23.310 Alcoholic Beverage Sales and Service
Live Entertainment	ZC (unamplified) AUP (amplified)	ZC (unamplified) AUP (amplified)	NP	
Outdoor Cafe Seating	ZC	ZC	NP	
Other Miscellaneous Uses				
Maintenance Facility & Yard	ZC	ZC	ZC	City-owned only, accessory to & supportive of open space & waterfront recreation
Parking Lot	UP(PH)	UP(PH)	NP	23.322 Parking & Loading
Parking Structure	UP(PH)	NP	NP	23.322 Parking & Loading
Public Market, Open Air	AUP	AUP	NP	
Transportation Services*	ZC	ZC	ZC	
Temporary Uses & Events				
<i>Special events (including but not limited to concerts, festivals, parades, sporting and community events) are subject to "Discretionary Use Permits" issued by City Berkeley Parks, Recreation & Waterfront Department. Special events do not require Zoning Permits. No permanent structures or infrastructure. See Section 2.10 Waterfront Special Events & Programming for further information.</i>				

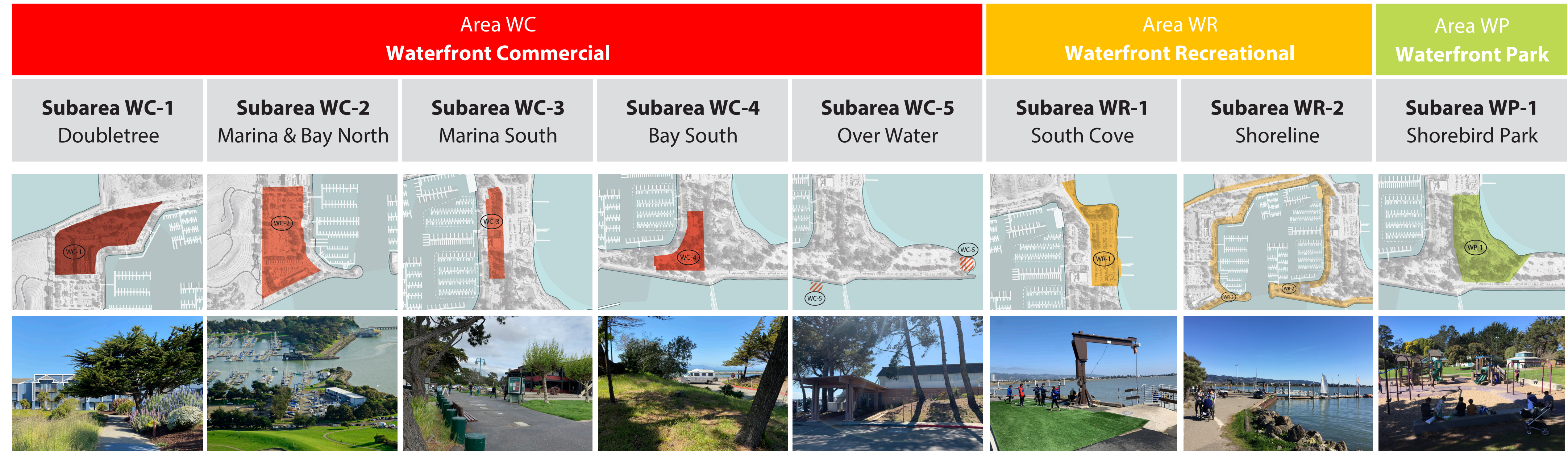


DEVELOPMENT SUBAREAS | PROPOSED WATERFRONT SUBAREAS

- WC-1 | DoubleTree
- WC-2 | Marina & Bay North
- WC-3 | Marina South
- WC-4 | Bay South
- WC-5 | Water South
- WR-1 | South Cove
- WR-2 | Shoreline
- WP-1 | Shorebird Park



DEVELOPMENT STANDARDS | WATERFRONT SUBAREAS



Finished Floor Elevation		CA State Sea Level Guidelines				CA State Sea Level Guidelines			
Building Height, Maximum	65'	45'	65'	<i>Improvements or renovations only to existing structures; no new development.</i>		35'		25'	
Setback from Revetment Crest, Minimum	30' [1] [2]					30' [1] [2]		100' [1] [2]	
Building Separation, Minimum	20'					20'		no requirement	
Building Subarea Coverage, Maximum	45%	25%				15%	10%	2%	
Pedestrian Entrance Frequency, Minimum	50' min.	30' min.				30' min.	20' min.		30' min.
Ground Floor Uses, Minimum	40% Active Use	60% Active Use	80% Active Use			60% Active Use		80% Active Use	
Ground Floor Transparency, Minimum	60% water-facing facades [4] 40% land-facing facades [4]					60% [4]		no requirement	
Usable Open Space, Minimum	5 sq. ft per 100 gross sq. ft [5]			no requirement					
Off-Street Parking, Maximum (no Minimum)	Lodging Uses	0.9 per room	0.5 per room	0.5 per room	0.5 per room	N/A			
	Non-Lodging Uses	no requirement				no requirement			

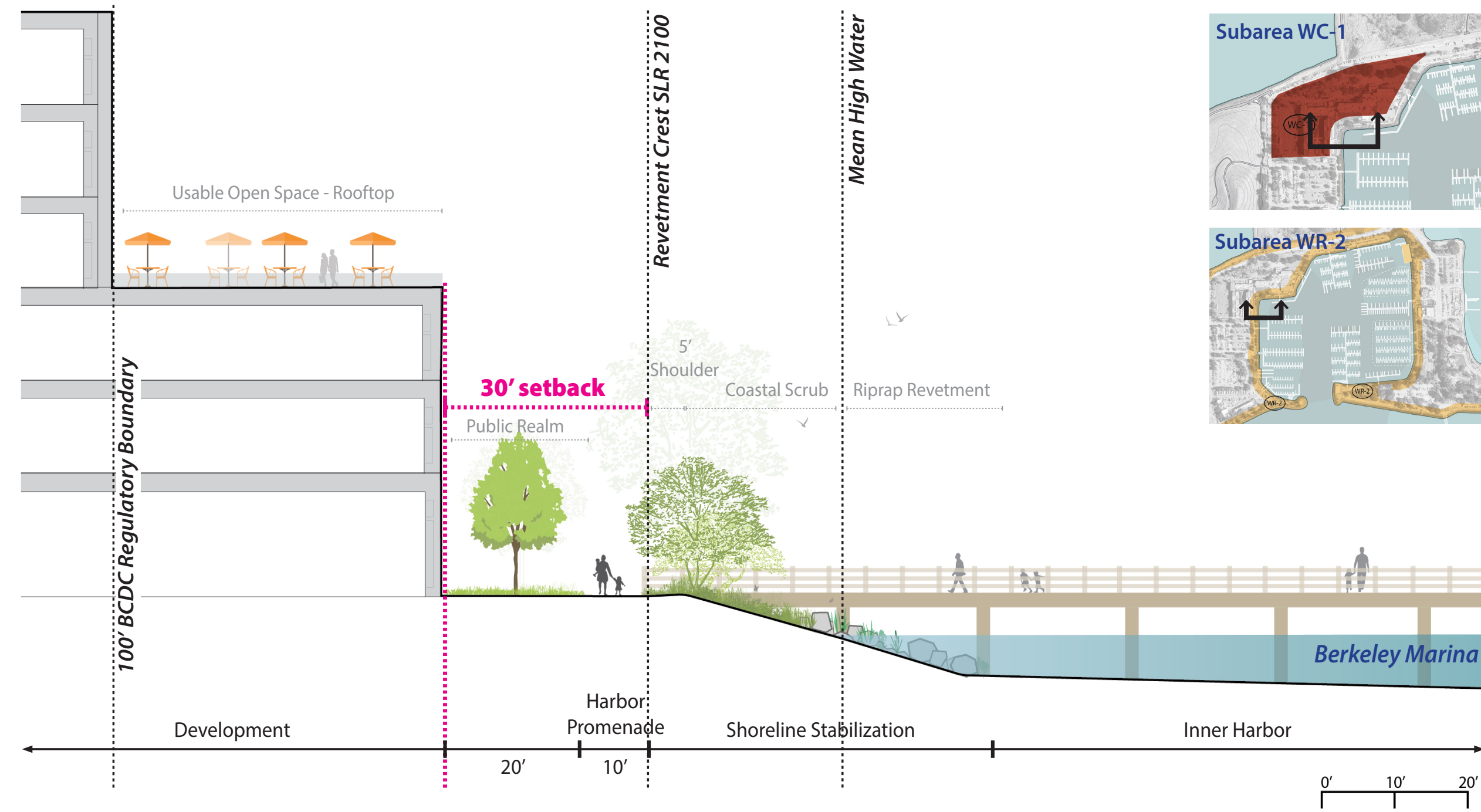
Notes

- [1] Exceptions for patio areas, single story height structures with roof decks, recreational amenities, and other elements that aid the transition from private to public realm. Exceptions will also be considered for amenities that enhance the waterfront recreational and public realm experience.
- [2] Revetment crest to be located in coordination with City per SLR 2100 projections at time of development, per CA State Sea Level Guidelines.
- [3] An AUP may be granted to reduce useable open space requirements if shown to be necessary to build an all-electric building.
- [4] Facades between 3 and 10 feet above grade (doors and transparent windows) to allow maximum visual interaction between exterior pedestrian areas and building interior. Dark or mirrored glass will not satisfy this requirement. Facades within 100' of shoreline edge are "water-facing".
- [5] Each square foot of usable open space provided as publicly accessible open space shall be counted as two square feet towards achievement of minimum requirement.

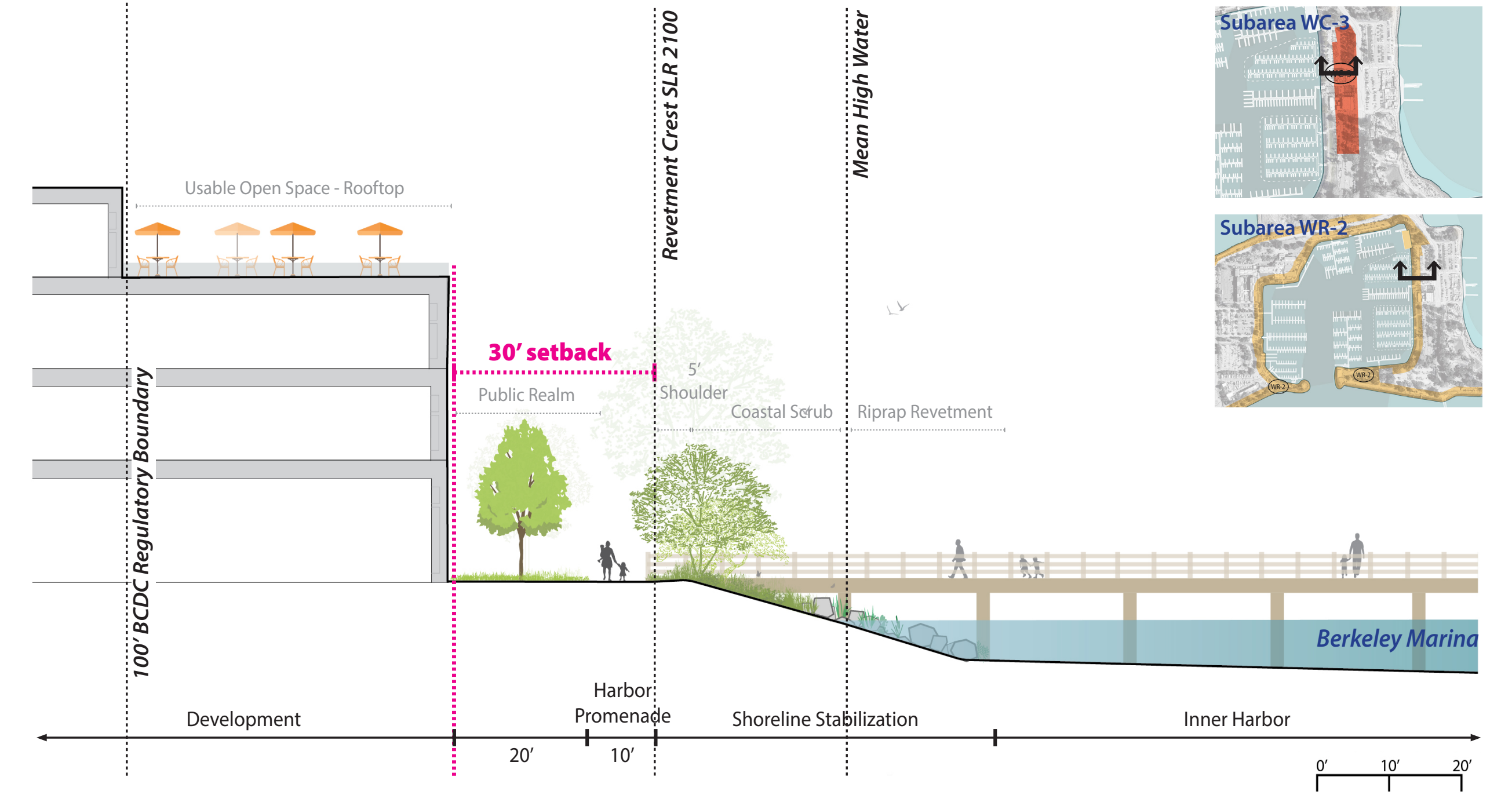


DEVELOPMENT STANDARDS | MASSING & SETBACK STUDIES

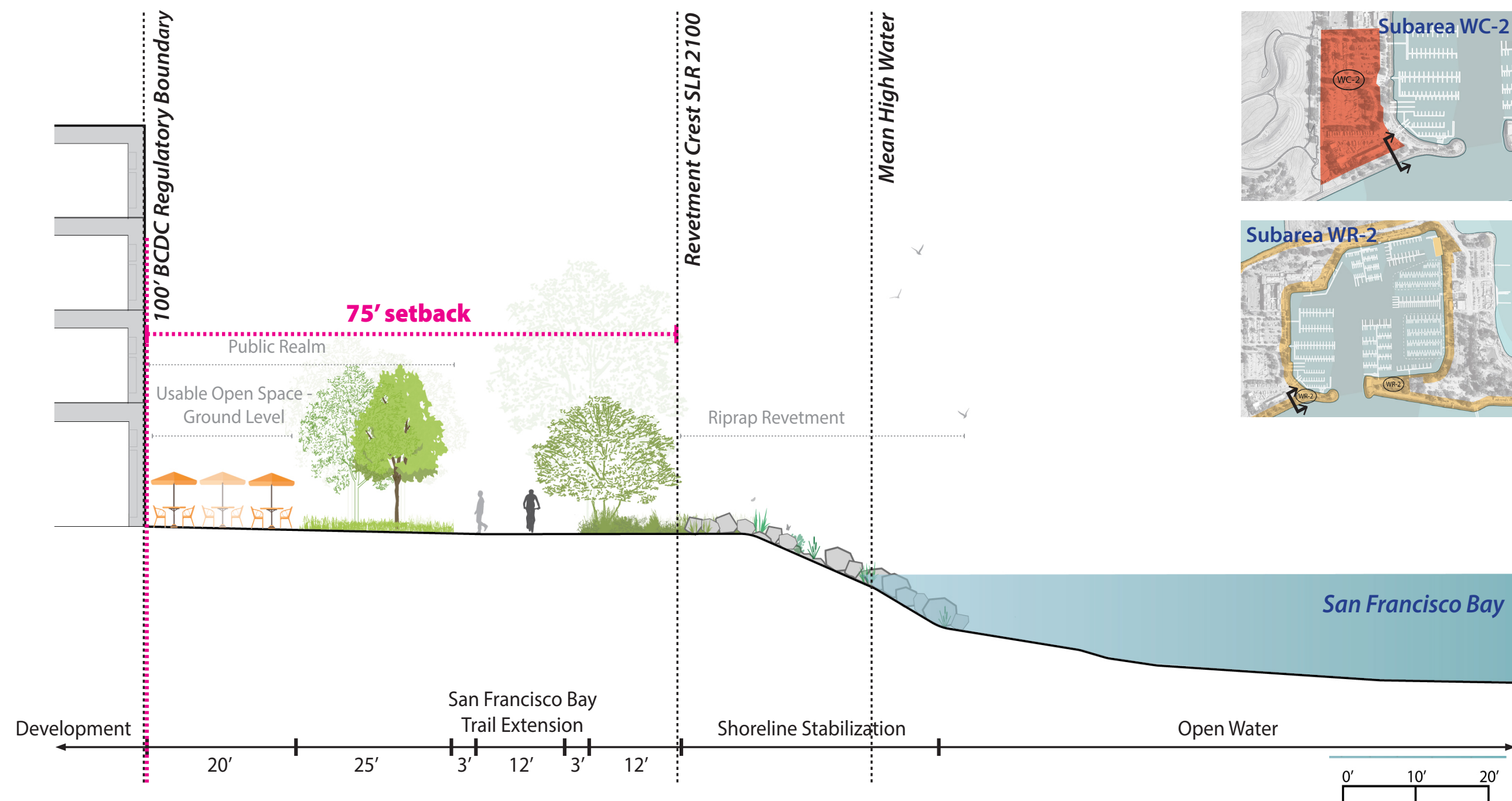
Subarea WC-1 & WR-2



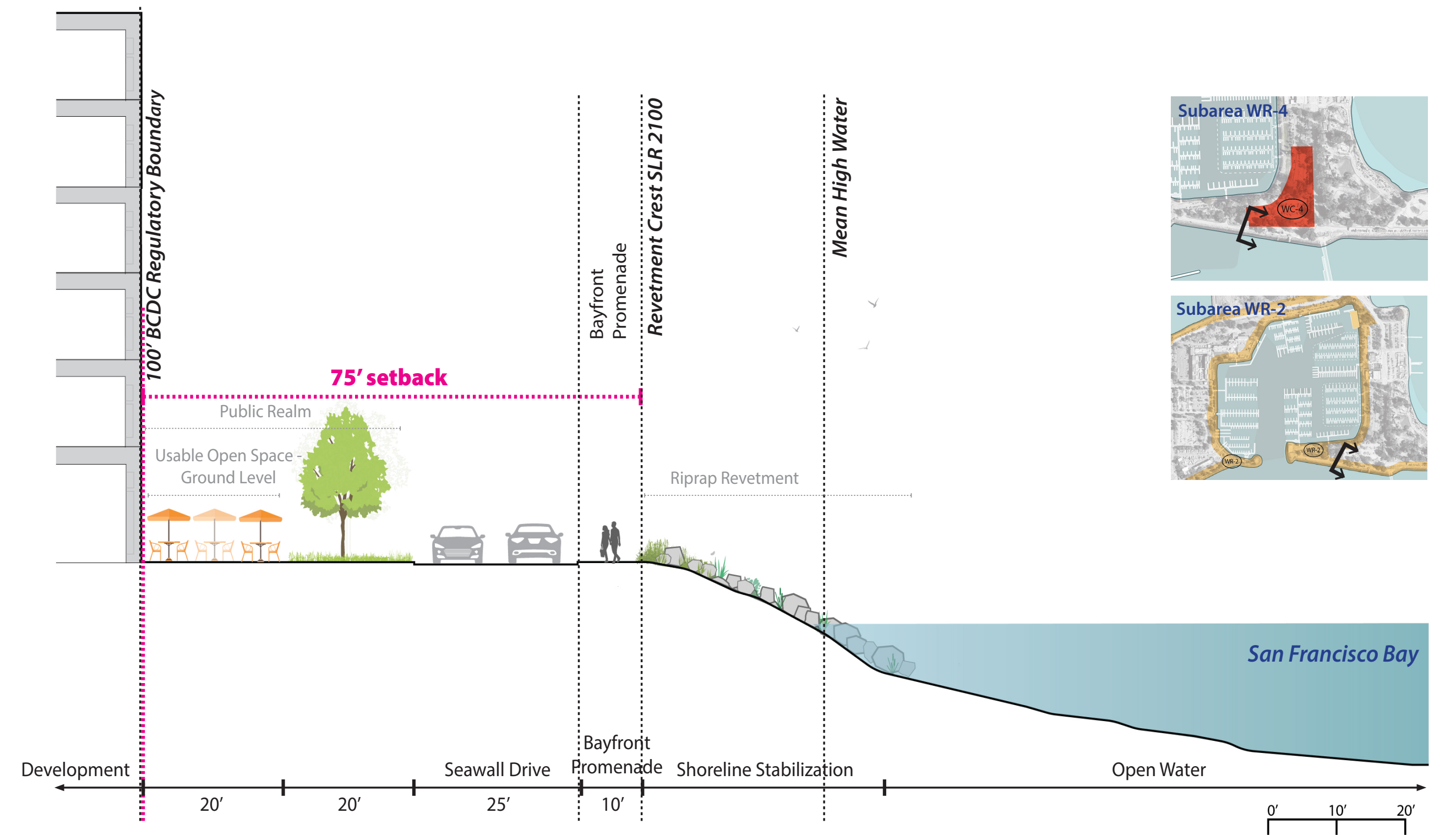
Subarea WC-3 & WR-2



Subarea WC-2 & WR-2



Subarea WC-4 & WR-2





Incorporate the following design strategies to renovate existing surface parking lots, with a priority on environmental sustainability and resilience:

Parking Lots as Public Space | Due to the unique characteristics of the Berkeley Waterfront, parking lots should be designed as an extension of the public realm with an appropriate amount of landscape to create a comfortable experience.

Waterfront Circulation | Circulation at the Berkeley Waterfront should facilitate micromobility and pedestrian connectivity between destinations at the Berkeley Waterfront further reducing reliance on cars.

Electric Vehicle Charging Stations | Parking lots should consider incorporating more electric vehicle charging stations on both the north and south side of the Berkeley Waterfront, in addition to the electric vehicle charging stations that already exist.

Cool Materials & Solar Shading | New or renovated parking lots should include elements such as large canopy trees and solar power shade structures where possible.

On-Site Stormwater Management | New or renovated parking lots should strive to manage stormwater on site using a combination of rain gardens, permeable pavements, and underground cisterns as appropriate. Captured stormwater may be reused for building systems or landscape irrigation, reducing potable water use and contributing to enhanced resiliency during periods of extreme drought.



Waterfront Buildings

New and renovated buildings should be designed for sensitive integration within the Berkeley Waterfront landscape. Incorporate the following design strategies to effectively integrate buildings into the existing Berkeley Waterfront and broader cityscape:

Contextual Waterfront Design | Buildings at the Berkeley Waterfront should be designed to integrate with the landscape, with an emphasis on appropriate mass and bulk.

Waterfront Sensitivity | All new landscape and building designs shall have particular sensitivity within 100' from mean high water to maximize indoor outdoor flow and an inviting design that integrates the user experience with the waterfront setting.

Public Entrances | Building entrances should be located where they are most visible and welcoming from adjacent public areas and pathways.

Ground Floor Uses | Ground floors of all buildings should include publicly-accessible uses on the ground floor, including lobby, restaurant, or café areas. Maximize visibility between the inside and the outside at the ground level at these areas as well as non-public areas to reduce the creation of visual “walls” within the landscape of the Berkeley Waterfront.

Cohesive Materials | A broad range of construction products is acceptable, with an emphasis on natural and sustainable materials such as FSC-certified wood, glass, and recycled metals. Opaque surfaces should be colored to recede into the landscape, based on adjacency to vegetation or water.





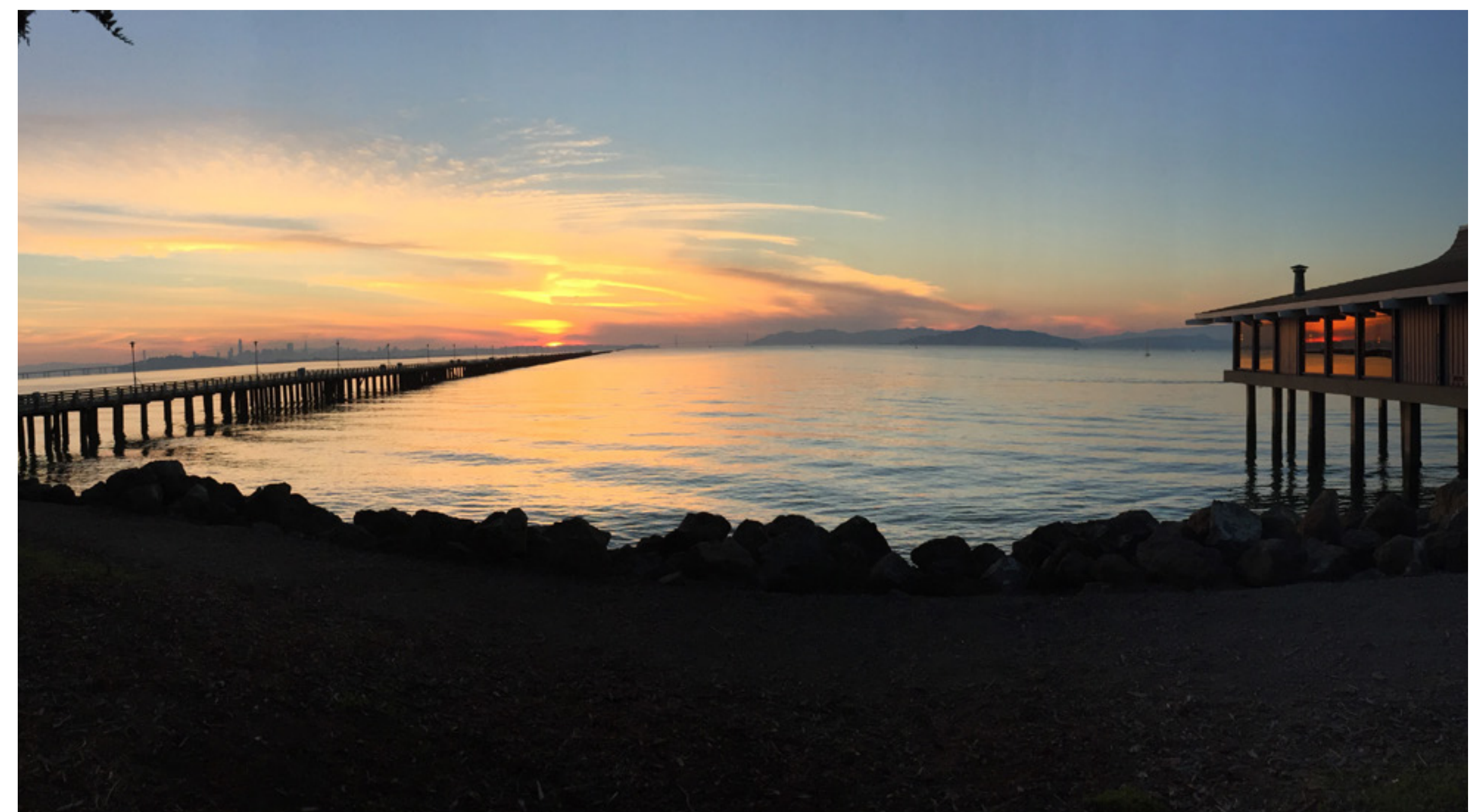
Waterfront Viewsheds

The Berkeley Waterfront's remarkable setting within ecologically rich environment of the San Francisco Bay is essential to enduring value. Prevent negative impacts of redevelopment to the following priority viewsheds, and seek opportunities to positively impact or improve 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 to Land | 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 Berkeley 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.





Waterfront Public Realm

Incorporate the following design strategies to support a cohesive Berkeley Waterfront landscape, reinforcing placemaking and equitable public access:

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. Fencing is not allowed, with exceptions for screening utilities and waste storage areas.

Pedestrian Circulation | New developments should incorporate clear and welcoming connections to Berkeley 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 Berkeley Waterfront’s diverse landscape typologies. All new plantings should be reviewed and approved for consistency with the Berkeley Waterfront’s identified plant communities, maintenance requirements, and resilience to evolving climate conditions.

Outdoor & Rooftop Usable Open Space | 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 Berkeley Waterfront.





Waterfront Sustainability & Resiliency

Redevelopment at the Berkeley Waterfront is an opportunity to establish site assets that are enduring and adaptable to change.

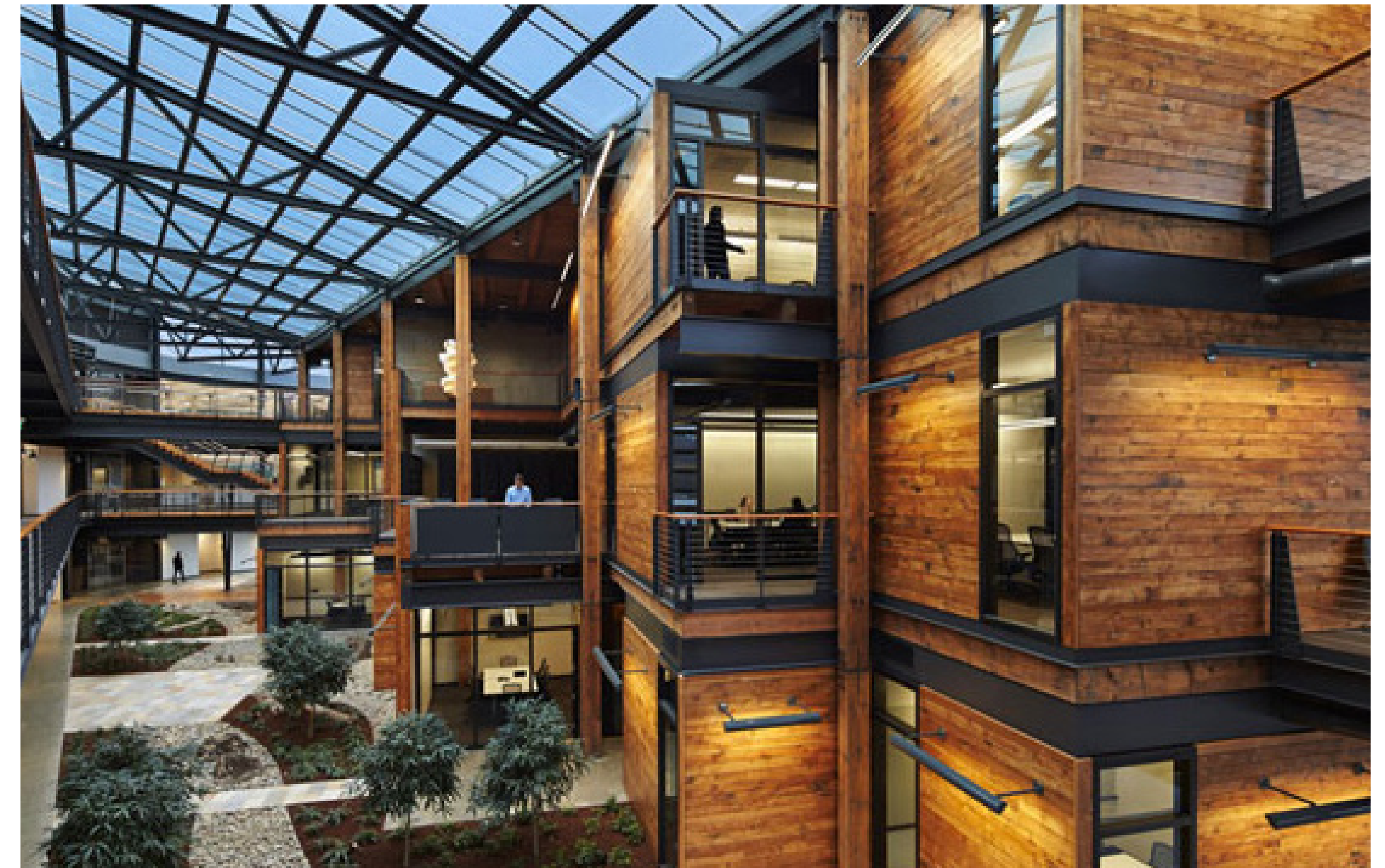
Incorporate the following design strategies in new or renovated structures, in coordination with Berkeley's Green Building Requirements:

Sea Level Rise | All proposed re-development projects for recreational or commercial opportunities shall comply with CA State Sea Level permitting guidelines.

Ecological Sensitivity | Protecting and enhancing the ecological vitality of the Berkeley Waterfront is critical to placemaking character and enduring value of the Berkeley 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. In addition to mitigating ecosystem degradation and climate change impacts, regional materials encourage opportunities for façade construction that borrows from and blends with the local environment.

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



illustrative rendering



The development shown here is for illustrative purposes only.

Illustrative View of Potential South Sailing Basin



illustrative rendering



The development shown here is for illustrative purposes only.

Illustrative View of Potential Spinnaker Way Redevelopment



illustrative rendering



The development shown here is for illustrative purposes only.

Illustrative View of Potential Inner Harbor Redevelopment



illustrative rendering



The development shown here is for illustrative purposes only.

Illustrative View of Potential Shorebird Park Expansion





Thank you for participating!

Next Steps:

1. Revisions to the WSP based on your input.
2. Nov 2nd - WSP Update at City Council Meeting
3. **Still to come:** parking & access study; infrastructure prioritization; and implementation strategies.
4. **Stay in touch!**

Email bmasp@berkeleyca.gov

and follow the website

