



The project proposes new sidewalks along Bancroft Way and Bolivar Drive and the project edge to enhance the overall pedestrian experience getting to and from Aquatic Park and the bicycle/pedestrian bridge across Interstate 80. In addition, the public access plaza will provide a safe off-street place for groups and families to organize before proceeding on bike or walking trips.

Project Setting

- This area of West Berkeley is commonly referred to as Aquatic Park and for the purposes of this Proposal it will be referred to as the Aquatic Park Campus.
- The site is comprised of one contiguous property totaling approximately 8.67 gross acres.
- Zoning: Under the current Mixed Use Light Industrial (MULI) zoning in Berkeley, the development potential of the site with a 2 FAR is approximately 755,000 square feet. There is the potential to incorporate a significant amount of the parking demand on the site, as Berkeley does not count parking against FAR. Sites within the MULI zoning districts do not have setbacks or open space requirements meaning there is no reduction of the gross acreage to the developable acreage.
- Given a maximum building height of 45' under the MULI zoning, development with 11-15 foot floor to floor heights could allow 3 and 4 story buildings on the site.
- Location and legal description: The Aquatic Park Science Campus site has property addresses of: 91 Bolivar, 2222 Third Street, and 600 Addison Street, Berkeley, CA 94710.

Site Constraints

- Soil contamination: See the environmental report in Section 7.3.
- Groundwater contamination: The proposed property is located within a portion of the City of Berkeley's Environmental Management Area (EMA). No sources of groundwater contamination are located on the property. Petroleum hydrocarbons were in groundwater at Area 3 at the 2222 Third Street location are associated with concentrations of petroleum hydrocarbons in soil (see Section 7.3 for the remediation area location).
- Special purpose land use restrictions: Public access is required along the Bolivar Drive right-of-way
- Utilities Rights-of-Ways: There are no known utility easements or utility right-of-ways on the site that would inhibit development as easements that exist are along the edges of the sites. The Bayer site to the South of the Aquatic Park sites has a power substation and there are overhead power transmission lines North/South on the Eastern edge of the sites.
- Endangered species and protected habitats: There are no protected habitats, wildlife habitats or movement corridors on the sites.
- Surface conditions: Nearly the entire City of Berkeley West of San Pablo Avenue is identified as a CGS Seismic Hazard Zone (SHZ) Liquefaction. However, geotechnical investigations of the site determined the liquefaction potential to be low.
- Historic designation: There are no historic designated structures or site features on the sites that would inhibit development. There is no view corridor restriction, nor any circulation frameworks, streetscapes or landscaping requirements. Recently, the West Berkeley Redevelopment Area funded streetscape improvements along Addison Street as part of an Aquatic Park improvement program and these improvements are now complete.
- Archeological assessment: The project team will be working with representatives of the Ohlone Indian Tribe to assess any archeological findings.
- 100-Year flood hazards: Based on the California Geological Survey Hazard Study Zone Map only the Western most few feet of the Aquatic Park site is within the 100-Year Flood Zone.
- Topographical: The Aquatic Park site ranges from approximately 5 feet to 25 feet above sea level with the with gentle slopes over most of the site and a moderate slope at the corner of Bancroft Way and Bolivar Drive. According to San Francisco Bay Conservation and Development Commission (BCDC) maps, the site is not vulnerable at either a 16 or 55 in rise in sea level.



- Areas of severe fire danger: The State of California Department of forestry and Fire Protection's Fire Resource and Protection map indicates that the site is not in an area of severe fire hazard. The prevailing winds are from the West and there is no severe fire hazard area West of the sites.
- Fault zones: There are no active landslides or active fault traces that would restrict development.
- Open space designation and land conservation: There are no open space reservations or requirements that would restrict development of the site.
- Neighborhood interface: The rail line running along the Eastern edge of the Aquatic Park site is restricted from public access. A barrier may need to be built along the corridor to prohibit access across the tracks.
- Electricity service level: There is currently transmission level service available to the proposed campus. In addition, current electrical service is available underground along Addison Street and there are three transformers on the Bancroft Way LLC site extending from lines in the Bancroft Way Right-of-Way.
- Natural gas capacity: All of the site is served by natural gas lines. According to PG&E representatives infrastructure suitable for a campus of buildings is at the adjacent Bayer site and can be brought to the site.
- Water: The site is served by multiple 2" water lines and 12" fire suppression lines.
- Telecommunications: Fiber optic lines are currently available within the railroad corridor and lines are available on the site.
- Storm and sanitary sewer: The site is served by sanitary sewer lines ranging in size from 8" to 15" and the storm sewer lines run under Bolivar Drive and empty into the Aquatic Park Lagoon.

Required Master Use Permit Finding

Findings to Authorize Approval of a Master Use Permit - 23B.36.050 Findings

In order to approve a Master Use Permit, the Board must find that approval is likely to cause more rapid occupancy and use of a site for the purposes set forth in the applicable Zoning District and Area Plan, if any, than would require individual Use Permits.

Response: The proposed project represents a cohesive and comprehensive strategic approach to developing one of the major West Berkeley underutilized sites. In the past, several proposals have been made to develop discrete portions of the site individually. In every case, these proposals failed either because of compatibility with the overall site or the fact that they could compromise future development opportunities. As a result the site has had consistent leasing activity, but at a much underutilized capacity. The proposed Master Use Permit proposal presents an approach to the site that will allow development of the site either all at once, or incrementally within a pre-approved entitlement framework. This will allow each portion of the project to move forward within the entitlement envelope and move from stall level review regarding conformance with the Master Use Permit, to Design Review, to building permitting and construction. It will provide both the City and the public a preapproved level of quality and consistency that will support the overall goals of the General Plan and the West Berkeley Plan and provide a vital jobs center on a prominent site at an important entry gateway to Berkeley.