



## Aquatic Park Community Meeting Comments

May 24, 2016, Tuesday 630 PM to 830 PM  
Frances Albrier Community Center Auditorium  
2800 Park Street, Berkeley, California  
Approximately 30 in attendance

Land Use Planning  
Received  
July 11, 2016

The two site plans were displayed on easels at the front of the room and 2 copies of the Master Use application were available at side tables. Members of the community were given time to peruse the exhibits; which they did. After a time, Joe DeCredico, Architect, described the Master Use process for entitlements to build 475K square feet of commercial/research and development use (with limited amounts of project related retail use along Addison and Bolivar), while providing adequate flexibility of the architectural design; allowing the buildings to be customized for the ultimate user. Joe explained that Architectural Guidelines and Standards will be developed as part of the process, and will ensure the final customized designs will be of high quality architecture and are appropriate to the community. The two site plans were presented and described and left on easels for the community viewing. Joe then described the EIR process and the schedule for the entitlement process. The following questions and comments were received and in some case discussions followed. The comments have been grouped into general topics of discussion:

### Project Questions

- Community member: Why is the project utilizing the Master Use (MU) process and not presenting more specific development, particularly architecture?  
*Joe: Due to the large size of the property the City of Berkeley (Berkeley) has enlisted the MU process to encourage and expedite the development process.*
- Will the project be constructed in phases? What is the property owner's preference?  
*Joe: The intent is to have the maximum flexibility for development, including phasing. The owners have no preference.*
- Community member: Is there mass grading involved? Will the site be leveled?  
*Joe: No. The intent is to utilize the existing topography, with the result that the buildings will tier with the existing grades.*
- Community member: Is there a concern regarding the presence of Native American remains?  
*Joe: Based upon past excavation at this site, Native American remains or artifacts are not expected, but if discovered, they will be respected according to the appropriate and legal processes pertaining to such cultural resources.*
- Community member: How high are the buildings really going to be; especially towers, rooftop equipment screening? Other projects comply with the maximum height for the base buildings, but towers and equipment screens exceed the height and block views.

*Joe: The project will comply with the allowed building height, 45' and permitted exceptions.*

- Community member: Has the rise in sea level caused by climate change been addressed?

*Joe: Existing maps indicate that the property is not affected by sea level rise.*

- Community member: Is there adequate infrastructure available, particular with regard to sewage? It is important to protect the water quality of the park's water.

*Joe: Previous projects of similar size and nature have determined that adequate infrastructure is available at this time; including sewage. Rainwater runoff will be addressed in the Design Guidelines and Standards to ensure no impact on the Aquatic Park.*

- Community member: How will project impact air quality; which is already poor?

*Joe: Removal of the American Soils operations will greatly improve air quality.*

## Use

- Community member: It is important to preserve the unique business incubator character of the development where startups can afford to locate.
- Community member: There should be a thorough analysis of park use so that any development provides benefits to the park use and experience.
- Community member: I do not want residential at this property.
- Community member: It's all about the money. I am disappointed that it does represent the values of Berkeley.
- Community member: I am disappointed in the scope of the project, it should represent civic pride, not developer profit.
- Community member: The project should include an educational environmental wetlands center.
- Community member: The project should address community needs, not the developer's, by showcasing the park and community.
- Community member: The property shouldn't be developed, but should make the entire property a park.
- Community member: Proposed improvements to Bolivar are not a community asset; they increase traffic.
- Community member: Alternative developments should be public oriented, like a wetlands museum, a water history museum; creating a park of national significance.
- Community member: The project should include an Aquatic Park visitor center.

## Impacts

- Community member: The primary concern should be to protect Aquatic Park use and make the project smaller with less development.
- Community member: I am concern about toxics and hazardous materials from biotech R&D development and the impact on water.
- Community member: It's important to preserve water quality of Aquatic Park.

- Community member: This development will increase traffic in the area where there is a lack of public transit. Owner should provide funding to West Berkeley Shuttle service or create its own response to commute traffic.

### Impacts - Birds

- Community member: The project should minimize light pollution that will affect the current bird populations.
- Community member: Analyze the effects of vehicle headlights on birds and the park with regard to nighttime traffic flows.
- Community member: Provide bird friendly landscaping.
- Community member: It is important to understand and accommodate the flight path of bird and to adjust building heights if required. Previous study recommended a 100 foot shoreline setback.
- Community member: Study and minimize the effect of construction on the bird population.
- *Joe: Bird-safe building guidelines, as well as strategies to limit to light pollution will be address in the design guidelines.*

### Project Design

- Community member: I want to know more about the development of the corner of the property that is planned for public use.
- Community member: Extend the parklet at the corner of Addison and Bolivar to include the entire length of Bolivar.
- Community member: Provide more open space, less massing, include atriums.
- Community member: Preserve bay views from the neighborhood and minimize negative views of rooftop equipment.
- Community member: I want more information regarding the architecture.
- Community member: Access to the project from Bolivar will impact the park and should be avoided or minimized.
- Community member: Addison is a cultural gateway to Berkeley and the project should reflect that.
- Community member: I am an architect; the design is awful, ruins the site, is automobile oriented, and is all about the money. This community member presented a design of his own (community member exited the meeting and we were unable to locate him at the end of it to obtain a copy).
- Community member: I appreciate the low FAR density and the stepping down of building mass.
- Community member: The design should be more park-like.
- Community member: The developer should fund a highway sound wall.
- Community member: This is a legacy site and development should be about the community.

### Project Design - Bolivar

- Community member: Is retail along Bolivar appropriate? There should be concern about traffic and high-activity retail use along Bolivar that will impact bird activities.
- Community member: Retail is more appropriate along Addison.
- Community member: Retail use should be avoided along Bolivar as it will impact park use.

- Community member: Bolivar is in disrepair. The project improvements should include repair and maintenance including sidewalks on both side of Bolivar. There is heavy bicycle traffic along Bolivar and the conflict with increased traffic is a concern.
- Community member: Provide careful study of traffic and access from Bolivar.
- *Joe: The project includes the widening and improvements to Bolivar, including sidewalks and bike lanes.*