

## EXAMPLES OF WATERFRONT PLANS IN OTHER JURISDICTIONS

The Waterfront Committee and staff have obtained “master plans” or “specific plans” from the cities of Alameda, Berkeley, San Francisco and Richmond. The content, length and level of detail vary. Below is a listing of the contents of these plans. The City of Richmond’s is not included here because the outline is similar to others. However, a copy of each plan can be viewed in the Community Development Department.

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### ***Alameda Point Preliminary Development Concept - prepared by ROMA Design Group for the Alameda Reuse and Redevelopment Authority - 2005***

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1. History, Background, Existing and Surrounding Conditions
2. Constraints (land use, physical, institutional)
  - Tidelands Trust
  - Soil and groundwater contamination
  - Wildlife refuge buffer
  - Geotechnical issues (bay much, liquefaction, seismic, groundwater, etc.)
  - 100-year flood hazards
  - Local measure, city charter
  - Historic district or buildings
  - Existing residents and businesses
3. Framework Plan
  - Guiding Principles (“street system/development/open space should be...”)
  - Framework Plan (map) shows streets, open space areas, and developable areas
  - Street Hierarchy (map) shows existing streets and streets “to be determined”
  - Street design (section) plan shows tree lined boulevards, parkways, light rail
  - Bicycle circulation (map) showing Class I, II, III bike routes
  - Open Space system showing waterfront open space, community parks, lagoon, waterfront promenades, civic space (e.g., quadrangle, neighborhood parks)
  - Infrastructure system (water, sanitary sewer, storm drain, electrical, gas) Land Use Plan (map) showing:
    - Structures to remain
    - Residential
    - Town center retail

- Neighborhood Center mixed use
- Other commercial
- Community/Institutional/Civic
- 4. Design guidelines (illustrative plans, photos, text)
- 5. Phasing
- 6. Affordable Housing program
- 7. Historic Preservation Strategy
- 8. Next Steps in planning process

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***Berkeley Waterfront Specific Plan and Berkeley Waterfront Plan Amendment to the City's Master Plan - prepared by ROMA Design Group in association with other consultants - 1986***

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Note: "The City of Berkeley refers to its general plan as the Master Plan"

***Berkeley Waterfront Specific Plan***

1. Description of relationship between specific plan, general plan, and other regulations
2. Specific Plan Objectives and Policies
  - Land use/open space
  - Environmental protection
  - Phasing of development
  - Social and Economic policies
  - Safety requirements
3. Land Use/Open Space
  - Berkeley Beach Strip
  - Brickyard
  - Central Meadow
  - East Meadow/Phase 1 Planning Area
  - North Basin Strip
  - Stables Area (examples of land use/open space requirements)
  - *"Require public dedication by the property owner of the 100-foot shoreline band for public access purposes."*
  - *"As part of the commercial program, require the developer to improve the 100-foot shoreline band to improve shoreline appearance, provide protection from flooding, and stabilize the shoreline against erosion."*
  - *"Develop a shoreline pedestrian/bicycle path extending from Gilman Street to the City limits ..."*
  - *"Allow a hotel or other lodging of up to 250 rooms, with approximately 165,000 square feet, in Phase II or when transportation capacity permits."*
  - *"Allow approximately 10,000 square feet of restaurants and food related services as part of the hotel complex."*

- *“Require parking to serve this development, in accordance with the standards in Table 1.”*
  - *“Permit a parking lot with 150 spaces as close as possible to the Gilman Street/Interstate I-80 interchange to accommodate Waterfront visitors.”*
  - *“Allow a maximum of approximately 175,000 square feet of commercial development in this area, including the uses described above.”*
  - *“Allow a height of one to two stories, with occasional heights of three stories, for all structures in this area.”*
    - South Basin
    - North Basin
4. Circulation (text, maps, section drawings)
    - Example: proposed new waterfront road; interchange improvements; pedestrian/bike path
  5. Utilities
    - Example: Water system, sanitary sewer improvements, storm drain system, electrical/telephone and gas services, solid waste
  6. Community Design
    - Maintaining and enhancing view corridors
    - Building and parking siting
    - Street facades (e.g., Articulation, signs, heights, lighting, walls)
    - Landscaping and open space (e.g., Landscape uses and materials, near buildings, sidewalk areas, parking, open space areas, pedestrian paths, building entrances)
  7. Plan Implementation
    - Site improvements (e.g., public and private improvements, public access band, ped/bike trail, roadway improvements, storm drain system)
  8. Methods of Financing Public Improvements (e.g., assessment district, development fees, Caltrans, park funds, private sources, transfer of development rights)
  9. Permit Applications: Master Development Plans (e.g., joint public-private development, application and fee, submission requirements, hearing, findings, expiration date, amendments, transfer of a Master Development Plan, approval of subsequent applications for development permits, use permits and variances)
  10. Relationship of the Specific Plan to CEQA
  11. Procedures for Amendment of the Specific Plan

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***The Central Waterfront Neighborhood Plan* - prepared by San Francisco  
Planning Department - Draft 2002**

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Plan area comprises about 500 acres along San Francisco's eastern shoreline between I-280 and the Bay, and between Mariposa Street and Islais Creek.

The plan excerpt discusses:

1. History and Context of the plan area
  - Evolving land uses
  - Future light rail plans
  - Transportation including the Port
  - Existing land uses (map and text)
  - "The Central Waterfront Tomorrow" - (e.g., transition due to displaced South of Market businesses, escalating real estate costs, light rail, ownership, Port needs)
  - State law requirement for city to manage and develop public trust lands (former tidelands that were filled) to benefit citizens
  - Relationship of the "Port's Waterfront Land Use Plan" adopted in 1997 on the larger "Central Waterfront Neighborhood Plan"
2. Current Issues
  - Need for "Production, Distribution, and Repair" (PDR) businesses and buildings
  - Need for housing
3. Plan includes:
  - Goals
  - Objectives
  - System of Parks and Open Spaces (text, maps, illustrations)