

**\*\*\*Revised\*\*\***

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# GB6

**Office of the President**

**TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:**

## **ACTION ITEM**

*For Meeting of May 15, 2013*

### **AMENDMENT OF LONG RANGE DEVELOPMENT PLAN AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, CALIFORNIA AQUATICS CENTER, BERKELEY CAMPUS**

#### **EXECUTIVE SUMMARY**

The California Aquatics Center (Project) is a proposed intercollegiate aquatic facility to be located on what is currently a University-owned parking lot, west of the University Health Service (“UHS”) Tang Center at 2222 Bancroft Way, and flanked by Bancroft Way to the north and Durant Avenue to the south. It will consist of three single-level buildings surrounding a 50-meter swimming pool with a dive tower and a small warming spa for diver conditioning. The University will neither finance nor fund the cost of the Project. The Project would be constructed by the donor-developers who will be required to provide performance and payment bonds to insure the University will not be financially at risk for the construction.

The Project requires an amendment to the UC Berkeley 2020 Long Range Development Plan (LRDP) to address siting. The Project was analyzed in a Subsequent Environmental Impact Report (SEIR).

The Committee on Grounds and Building is being asked to: 1) certify the SEIR to the UC Berkeley 2020 LRDP Environmental Impact Report; 2) approve the Mitigation Monitoring and Reporting Program; 3) approve the California Environmental Quality Act Findings; 4) adopt the amendment to the 2020 LRDP; and 5) approve the design of the California Aquatics Center, Berkeley campus.

#### **RECOMMENDATION**

The President recommends that, upon review and consideration of the environmental consequences of the proposed California Aquatics Center, the Committee on Grounds and Buildings:

1. Certify the Subsequent Environmental Impact Report as augmented and updated by the Supplemental Information Memorandum to the UC Berkeley 2020 Long Range Development Plan (LRDP) Environmental Impact Report.

2. Approve the Mitigation Monitoring and Reporting Program.
3. Approve the California Environmental Quality Act Findings.
4. Adopt the amendment to the UC Berkeley 2020 LRDP.
5. Approve the design of the California Aquatics Center, Berkeley campus.

### **BACKGROUND**

UC Berkeley is one of only three National Collegiate Athletic Association (NCAA) aquatics programs in the country that provides participation opportunities to student-athletes in men's swimming and diving, women's swimming and diving, men's water polo, and women's water polo. Nearly 150 student-athletes currently compete in these programs at Cal. Cal athletics enrich the student experience at Berkeley and provide a balance to Berkeley's rigorous academic demands, thus supporting the overarching goals of excellence in education, research, and public service as well as supporting full engagement in campus life. Despite the overwhelming success of UC Berkeley aquatics programs (with numerous NCAA team championships, individual NCAA champions, and Olympic medals earned by past, present, and future Cal athletes), they are constrained by a lack of available pool, diving, and land-side facilities for training and competition, both in terms of times available for practice and amount of water space. Currently, only the 50-meter Spieker Aquatics Complex can meet aquatics' competitive training needs, but it must also serve as the major recreational pool on campus. Spieker Aquatic Complex is fully scheduled most days from as early as 6:00 a.m. continuously to 9:00 p.m., leaving barely enough time to complete required maintenance activities.

The other campus pools located at Hearst Gymnasium, Strawberry Canyon Recreation Center, and the Golden Bear Recreation Center fulfill some recreational lap swim needs, but their geometry and water depth are not configured to support competitive training. For example, NCAA rules require a minimum of two meters of depth for water polo; 2.4 meters (eight feet) of depth is preferable for competitive swimming. Additionally, UC Berkeley has only one-meter and three-meter spring board capabilities but no dive tower facility, so that Cal divers have to commute to Stanford for competitive training.

The shortage of pool facilities is a significant challenge campus-wide for intercollegiate athletics and other users, including recreational swimmers, physical education students, sports clubs, and community partners. Development of the proposed Project would expand pool availability for all these users, and double the available amount of two-meter "deep water" needed for team training and competition. Increased flexibility in training schedules, accomplished with the addition of a competition-level pool, would allow student athletes to complete degree programs in a timely fashion, with the added resulting benefit of providing increased flexibility in athletic scholarship funding.

The California Aquatics Center would support a vital intellectual community by reducing scheduling constraints for student athletes, and support excellence in education and athletics. As

described in the Environmental Impact Report (EIR) for the Project, the additional pool would also provide some additional time for recreational use of Spieker Pool. See Table 5 at page 24 of the Draft Subsequent EIR.

Under Delegation of Authority 2237, the license to build on UC land and gift acceptance is subject to approval by the Executive Vice President.

## **PROJECT DESCRIPTION**

### ***Project Design***

The proposed Project is an intercollegiate aquatic facility to be located on a University-owned parking lot, west of the University Health Service (“UHS”) Tang Center at 2222 Bancroft Way. It will consist of three single-level buildings surrounding a 50-meter swimming pool with a dive tower and a small spa pool for diver conditioning. The main entry to the facility, located on Bancroft Way, will be centered between the Edwards Field concrete pylons across the street as a way to visually connect to the main campus and the athletics precinct. The mass of the nearly 5,000 gross square foot (gsf) main building fronting Bancroft Way would be a rectangular box of precision-cut exposed-aggregate concrete masonry, layered with a perforated metal skin. Semi-transparent glass would transmit light to the building’s interior but provide privacy from the street side, and would weave in and out of the box, creating a pattern and rhythm along Bancroft Way similar to the existing adjacent commercial buildings. A mid-block pedestrian passageway between the proposed facility and the UHS Tang Center will connect Bancroft Way and Durant Avenue.

The team meeting/multi-purpose room, located in the west end of the building mass, would have semi-transparent glass walls on the north side of the room to provide natural light with privacy for team training and meetings. Clear glass walls to the south and west would look out to the pool deck and a patio area respectively.

The 4,370 gsf locker room building along the west edge of the Project site would be mostly rectangular in shape and made of precision-cut exposed-aggregate concrete masonry accented with punched semi-transparent glass clerestory windows. The interior walls and floors would be tiled. Semi-transparent skylights would bring additional natural light into the changing areas and bathrooms.

The 1,520 gsf pool storage structure, sited along the entire length of the pool on the east edge of the Project site, would be a rectangular mass constructed of precision-cut exposed-aggregate concrete masonry. Access would be through metal roll-up doors placed at regular intervals along the entire building facade.

The dive tower will have 10 meter, 7.5 meter, 5 meter, 3 meter, and 1 meter diving platforms. The dive tower and springboard support structures would be made of cast-in-place concrete. The dive tower would also have a glass stairway enclosure to protect the divers from the weather as

they ascend to the various platforms. The dive tower stair core would be internally lighted and produce a soft glow at night.

The pool will be 52 meters in length and 25 yards in width, providing eight long-course swimming lanes and eight or more short-course lanes. A two-meter-wide movable bulkhead would provide for division of the pool to accommodate simultaneous aquatics activities, such as dive/short course swim meets, two water polo practices or games at a time, or other combinations. The bulkhead could be moved to one end of the pool to allow long course swimming. The pool will be a minimum of 2.4 meters deep (eight feet) and slope to a depth of 5.2 meters (17 feet) at the south (diving) end. A small warming spa pool will be located near the diving tower for diver conditioning.

On rare occasions when the facility would be used for competitions, the deck areas would accommodate temporary bleachers for up to 500 spectators. For the rare evening competitive event, the Project includes event lighting to meet the Pac 12 Network lighting requirements of a 70-footcandle average maintained over the main deck and pool. This would be achieved with LED fixtures mounted on 25-foot high poles, evenly spaced along the east and west sides of the pool. These lights would be used at full illumination only for competitions.

Under typical (non-event) conditions, ambient lighting on the pool deck would be approximately 15-footcandles, or the minimum needed for coaching functions (for example, reading a clipboard) and safety. All lighting other than building and near ground-level safety lighting would be turned off by 10:00 p.m.

Of 230 parking spaces currently on the site, 49 spaces will be retained. The area is well served by transit, and the campus' 2011 Transportation Demand Management Plan identifies measures that can be taken to ameliorate the loss of parking.

### ***Energy Efficiency and "Green" Facility Measures***

The Project would employ energy efficiency strategies in all building disciplines in order to achieve a 20 percent energy use reduction from building code requirements, in accordance with the Sustainable Practices Policy. The building envelope would employ high-performance glazing; interior and exterior lighting would use efficient light fixtures and lamps; interior spaces would be served by high-efficiency, direct-expansion cooling/heating rooftop systems; and plumbing fixtures would be low-flow fixtures with a Project target of a 40 percent water use reduction from code requirements. The Project will target Leadership in Energy and Environmental Design (LEED) Silver certification at a minimum, and strive to achieve LEED Gold certification.

### ***Schedule***

Construction of the Project is estimated to commence in August 2013 with completion anticipated within eleven months.

*Long Range Development Plan Amendment*

The proposed Long Range Development Plan (LRDP) amendment is included in Attachment 2. The Project is largely consistent with the UC Berkeley 2020 LRDP, approved by the Regents in January 2005. The Project does not, however, meet the intent of the Southside Plan for infill development or the intention of the LRDP for intensity of uses on land near campus. The proposed amendment addresses the fact that the California Aquatics Center conflicts with the existing applicable land use plan, and was not envisioned in the 2020 LRDP and 2020 LRDP Environmental Impact Report (EIR). Therefore, the Project results in a significant and unavoidable land use impact.

In describing the planning framework in the blocks adjacent to the UC Berkeley Campus Park, the amendment adds the following text:

While maximizing the capacity of limited campus lands may be the rule, a rare exception may be made to continue to support excellence, as in the California Aquatics Center example. The California Aquatics Center would provide needed training facilities for UC Berkeley's outstanding athletes in a low-density, single-use facility in the Adjacent Blocks.

As of 2013, the Southside Plan has been adopted by the City of Berkeley and is the University's guide for the location and design of projects in the Southside. A rare exception may be made, however, to continue to support excellence, as in the California Aquatics Center example. The California Aquatics Center would provide needed training facilities for UC Berkeley's outstanding athletes in a low-density, single-use facility in an area of the Adjacent Blocks subject to the Southside Plan.

*Environmental Impact Summary*

In accordance with University procedures and the requirements of the California Environmental Quality Act (CEQA), the campus evaluated the Project in relation to the environmental impacts of implementing the 2020 LRDP as analyzed in the 2020 LRDP EIR by preparing and circulating for public review a Subsequent EIR (SEIR). The SEIR concluded that the Project is largely consistent with the 2020 LRDP EIR, certified by the Regents in January 2005, but that a significant and unavoidable land use impact would occur. The proposed California Aquatics Center is a low-density development in an area identified in the LRDP for more intensive uses, but will serve an important University objective of continuing its tradition of training and supporting NCAA team and individual championships and Olympic medal contenders. The Project does not meet the intent of the City of Berkeley's Southside Plan for infill development and the LRDP policy that supports an intensification of uses on land near campus. An amendment to the 2020 LRDP is proposed as part of the Project and was analyzed in the SEIR. Specifically, the amendment would allow the underutilization of property for rare projects when necessary to ensure the University's continued excellence. The proposed California Aquatics Center is one such exception.

The SEIR was circulated for public review on March 11, 2013 and the 45-day public comment period ended on April 24, 2013. A public hearing was held on April 3, 2013; the meeting was attended by approximately 25 people; five people gave comments on the record. Some comments addressed the intent of the Southside Plan and inconsistency of the Project with that plan's intent; concern about lighting and noise; concern about impacts of the pool use on functioning of the adjacent University Health Services programs; and many comments addressed the loss of parking for UC employees.

The Project was presented to the City of Berkeley Planning Commission at its February 20, 2013 meeting. The Commission expressed concern about cumulative parking loss, desire that the new facility should serve a broader section of the community, and inconsistency of the proposed development with the Downtown Area; nonetheless, the Commission largely supported the Project. The City's Design Review Committee also largely supported the Project, and made some landscape suggestions. A City staff person has attended campus Design Review Committee reviews, as suggested by the 2020 LRDP EIR.

The University evaluated alternatives to the Project: (1) No Project alternative, (2) Mixed Use alternative, and (3) Strawberry Canyon Site alternative.

### ***Findings***

The attached Findings describe the potential impacts, pertinent 2020 LRDP EIR Mitigation measures and Continuing Best Practices, and conclusions regarding the SEIR and approval of the Project in conformance with CEQA.

### **ATTACHMENTS**

Attachment 1: Policy Compliance - below

Attachment 2: Proposed LRDP amendment - below

Attachment 3: Project Graphics - below

Attachment 4: CEQA documentation (CD attached separately including Subsequent EIR summary, Subsequent EIR and Mitigation Monitoring and Reporting Program)  
CEQA documentation also includes Supplemental Information Memorandum.

Attachment 5: LRDP and LRDP EIR: [http://www.cp.berkeley.edu/LRDP\\_2020.htm](http://www.cp.berkeley.edu/LRDP_2020.htm)

Attachment 6: CEQA Findings (separate document)

**POLICY COMPLIANCE**

**Long Range Development Plan:** The Project includes an amendment to the Long Range Development Plan (LRDP). The proposed Project is a low-density development in an area identified in the LRDP for more intensive uses, but will serve an important University objective of continuing its tradition of training and supporting National Collegiate Athletic Association team and individual championships and Olympic medal contenders. The Project is generally consistent with the land use designation for the Project site and with all applicable LRDP Environmental Impact Report policies in the 2020 LRDP, as amended, that was approved by the Regents in January 2005.

**Capital Financial Plan:** The Capital Financial Plan for the Berkeley Campus does not include the California Aquatics Center; the Project is a donor gift that would not be funded or financed by the University.

**Physical Design Framework:** The Project is consistent with the goals and intent of the campus Physical Design Framework approved by the Regents in November 2009.

**Independent Cost and Design Review:** The Project is a donor gift that would not be funded or financed by the University; independent cost review is not required, but payment and performance bonds will be required from the donor developer to insure the University will not be at financial risk for the construction. The campus has conducted peer design review. UC Berkeley Facilities Services would oversee performance by the donor group on the Project.

**Sustainable Practices:** Per UC Policy requirements, the Project would strive to achieve a Leadership in Energy and Environmental Design (LEED) Gold rating, with a minimum of LEED Silver.

**Seismic Safety Policy:** This project will comply with the *University of California Seismic Safety Policy* including independent seismic peer review.

**PROPOSED LONG RANGE DEVELOPMENT PLAN AMENDMENT**

**Additions shown by underscoring; deletions shown by strikethrough**

**CITY ENVIRONS FRAMEWORK**

**PLAN EVERY NEW PROJECT TO RESPECT AND ENHANCE THE CHARACTER, LIVABILITY, AND CULTURAL VITALITY OF OUR CITY ENVIRONS.**

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**PROJECT DESIGN**

UC Berkeley serves the entire state of California, and thus has a mission that cannot always be met entirely within the parameters of municipal policy. In the City Environs, however, the objectives of UC Berkeley must be informed by the plans and policies of neighboring cities, to respect and enhance their character and livability through new university investment.

**POLICY: USE MUNICIPAL PLANS AND POLICIES TO INFORM THE DESIGN OF FUTURE CAPITAL PROJECTS IN THE CITY ENVIRONS.**

**USE THE SOUTHSIDE PLAN AS A GUIDE TO THE DESIGN OF FUTURE CAPITAL PROJECTS IN THE SOUTHSIDE.**

**PREPARE PROJECT SPECIFIC DESIGN GUIDELINES FOR EACH MAJOR NEW PROJECT.**

**ADJACENT BLOCKS**

City of Berkeley land use regulations for the Adjacent Blocks in place as of July 2003, particularly the height and density provisions of the zoning ordinance, reflect a strong preference toward residential and mixed-use projects. However, in order to meet the demands for program space created by enrollment growth and by ongoing growth in research, sites on the Adjacent Blocks must provide adequate capacity to accommodate these demands, in order to maintain UC Berkeley as the compact, interactive campus described in **Campus Land Use**.

While maximizing the capacity of limited campus lands may be the rule, a rare exception may be made to continue to support excellence, as in the California Aquatics Center example. The California Aquatics Center would provide needed training facilities for UC Berkeley's outstanding athletes in a low-density, single-use facility in the Adjacent Blocks.

Major capital projects would be reviewed at each stage of design by the UC Berkeley Design Review Committee, based on project specific design guidelines informed by the provisions of the Berkeley General Plan and other relevant city plans and policies. The university would make



informational presentations of all major projects on the Adjacent Blocks to the City of Berkeley Planning Commission and, if relevant, the City of Berkeley Landmarks Commission for comment prior to schematic design review by the UC Berkeley Design Review Committee. Projects on the Adjacent Blocks within the area of the Southside Plan would as a general rule use the Southside Plan as a guide to project design, as described below.

## **SOUTHSIDE**

The university owns roughly 45 percent of the land in the Southside, and students comprise over 80 percent of Southside residents. For both reasons, the Southside has always been the area of Berkeley where a positive, shared city-campus vision is most urgently required, and the lack of such a vision most acutely felt.

In 1997 the City of Berkeley and UC Berkeley signed a Memorandum of Understanding, which states 'the city and the university will jointly participate in the preparation of a Southside Plan ... the campus will acknowledge the Plan as the guide for campus developments in the Southside area'. The city and university have since collaborated on a draft Southside Plan, which as of March 2004 was being finalized for formal city adoption.

Given the mixed-use character of the Southside and the constant influx of new student residents, it is important to remember the Southside is, first and foremost, a place where people live. While the Southside Plan recognizes there are many areas within the Southside suitable for new non-residential projects, it also recognizes such projects must be planned to enhance the quality of life for all Southside residents.

Assuming no further substantive changes are made by the city prior to adoption, the university should as a general rule use the Southside Plan as its guide for the location and design of future projects in the Southside, as envisioned in the Memorandum of Understanding.

As of 2013, the Southside Plan has been adopted by the City of Berkeley and is the University's guide for the location and design of projects in the Southside. A rare exception may be made, however, to continue to support excellence, as in the California Aquatics Center example. The California Aquatics Center would provide needed training facilities for UC Berkeley's outstanding athletes in a low-density, single-use facility in an area of the Adjacent Blocks subject to the Southside Plan.

Major capital projects would be reviewed at each stage of design by the UC Berkeley Design Review Committee, informed by the provisions of the Southside Plan. The university would make informational presentations of all major projects within the Southside Plan area to the City of Berkeley Planning Commission and, if relevant, the City of Berkeley Landmarks Commission for comment prior to schematic design review by the UC Berkeley Design Review Committee.

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A NEW HOME FOR



INTERCOLLEGIATE AQUATIC SPORTS



SWIMMING  
WATER POLO  
DIVING

April 9, 2013

ELS

# UC Berkeley Aquatics Facility

Swimming  
Water polo  
Diving

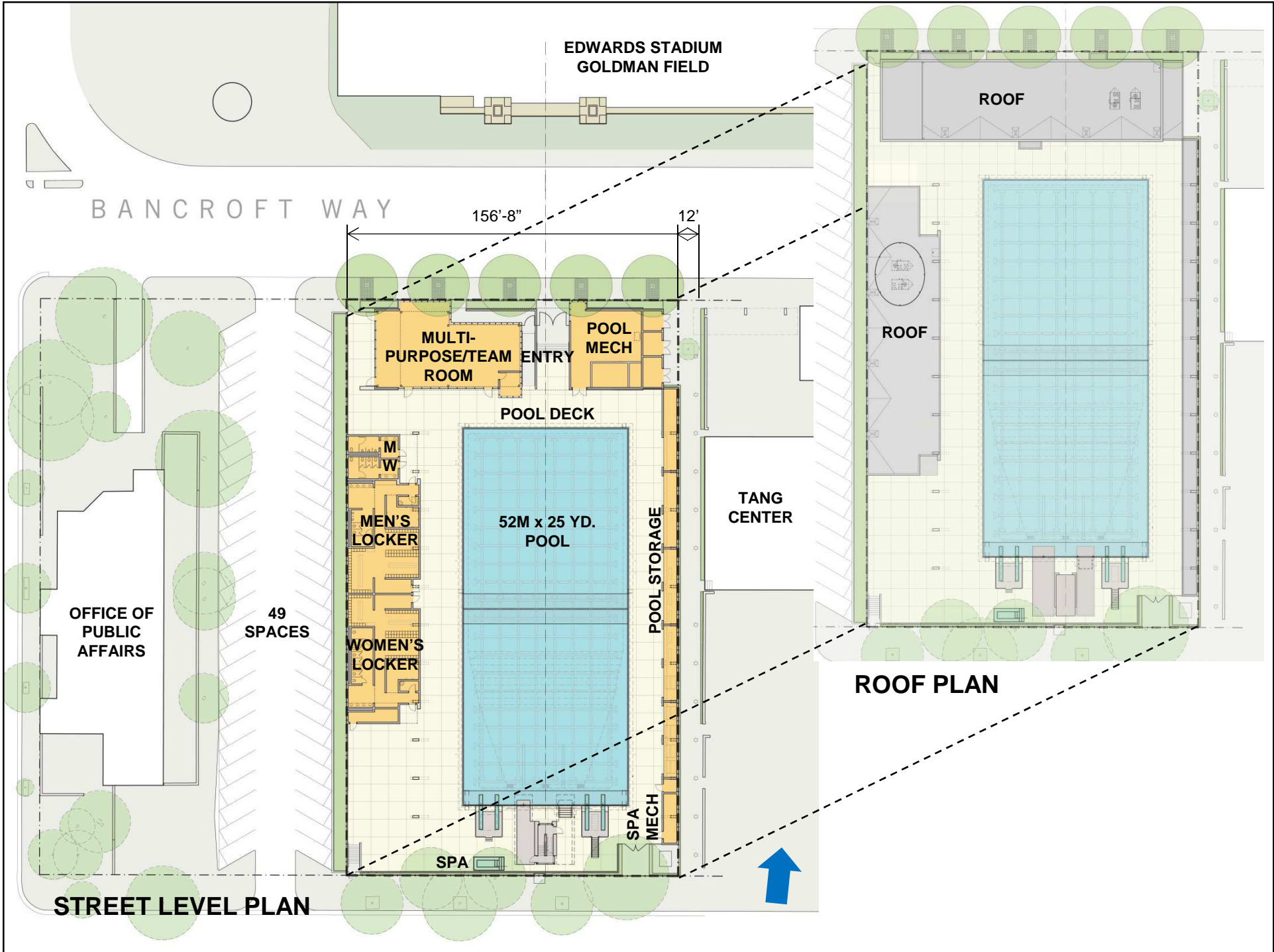
project site





**AERIAL VIEW**





EDWARDS STADIUM  
GOLDMAN FIELD

BANCROFT WAY

156'-8"

12'

MULTI-  
PURPOSE/TEAM  
ENTRY  
ROOM

POOL  
MECH

POOL DECK

52M x 25 YD.  
POOL

MEN'S  
LOCKER

WOMEN'S  
LOCKER

POOL STORAGE

TANG  
CENTER

ROOF

ROOF

ROOF PLAN

OFFICE OF  
PUBLIC  
AFFAIRS

49  
SPACES

STREET LEVEL PLAN

SPA  
MECH

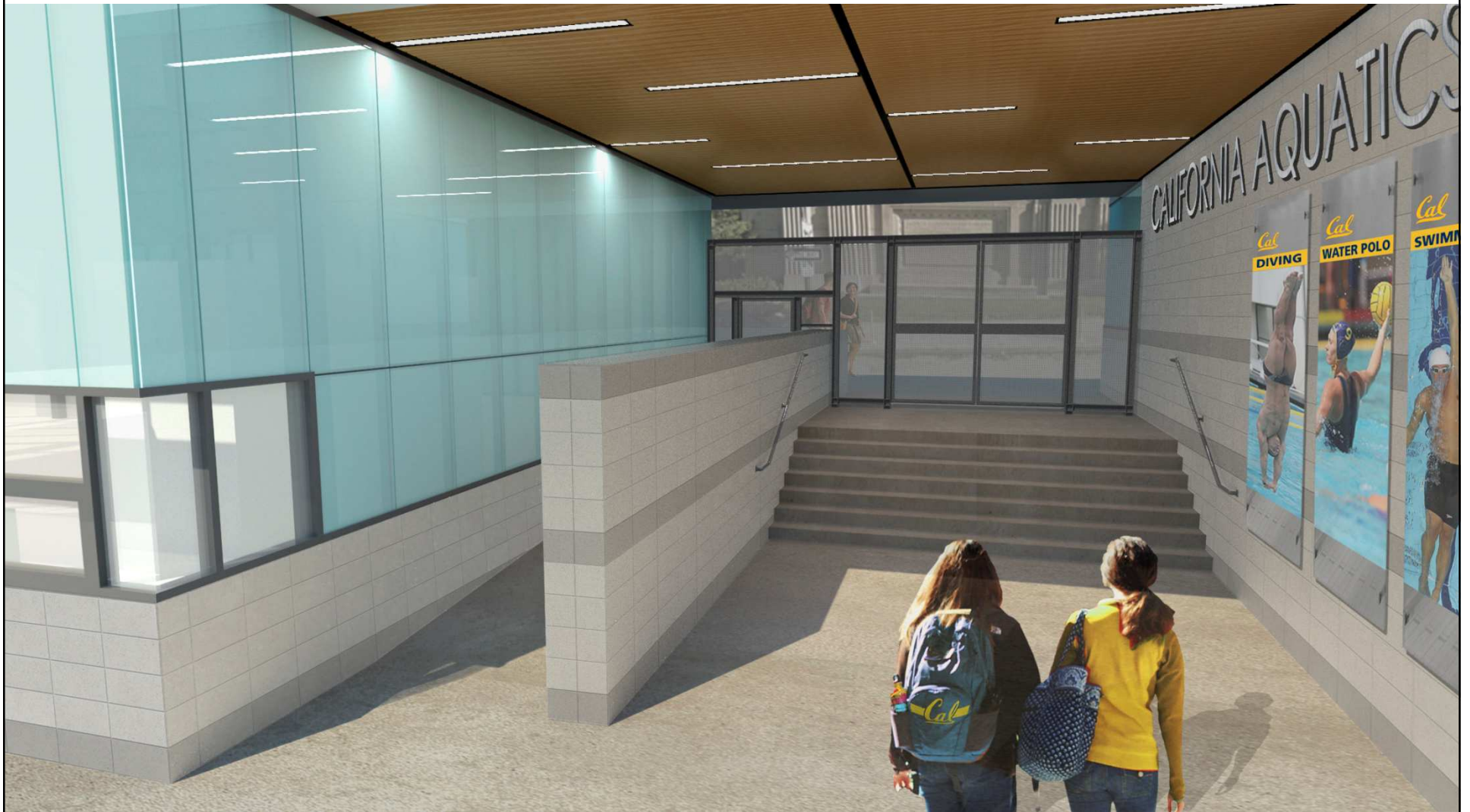
SPA





**VIEW FROM BANCROFT – MULTI-PURPOSE ROOM IN FOREGROUND**





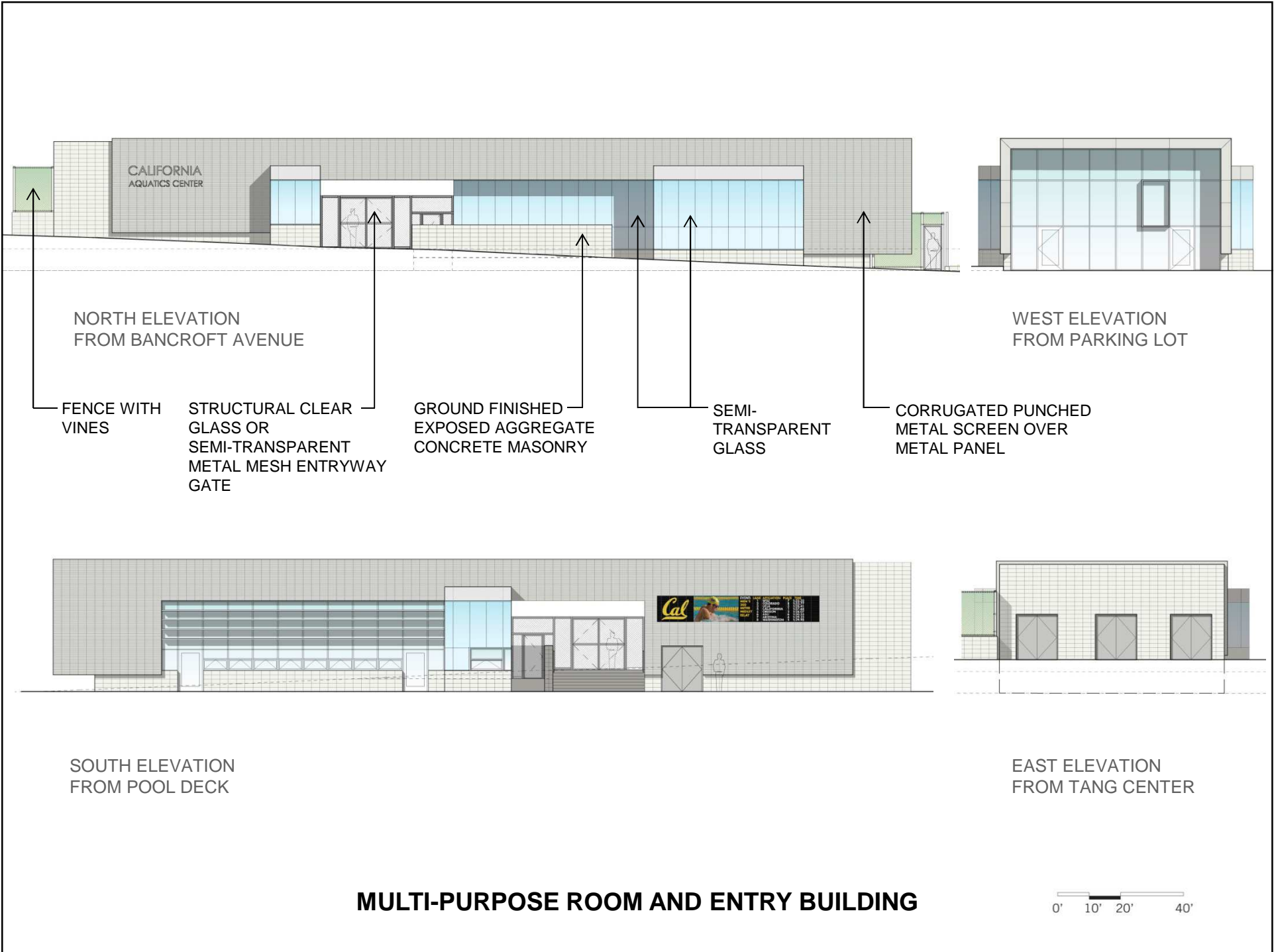
**VIEW OF BREEZEWAY ENTRY  
MULTI-PURPOSE ROOM TO THE LEFT,  
HISTORIC EDWARDS STADIUM WALL AND OBELISKS STRAIGHT AHEAD**

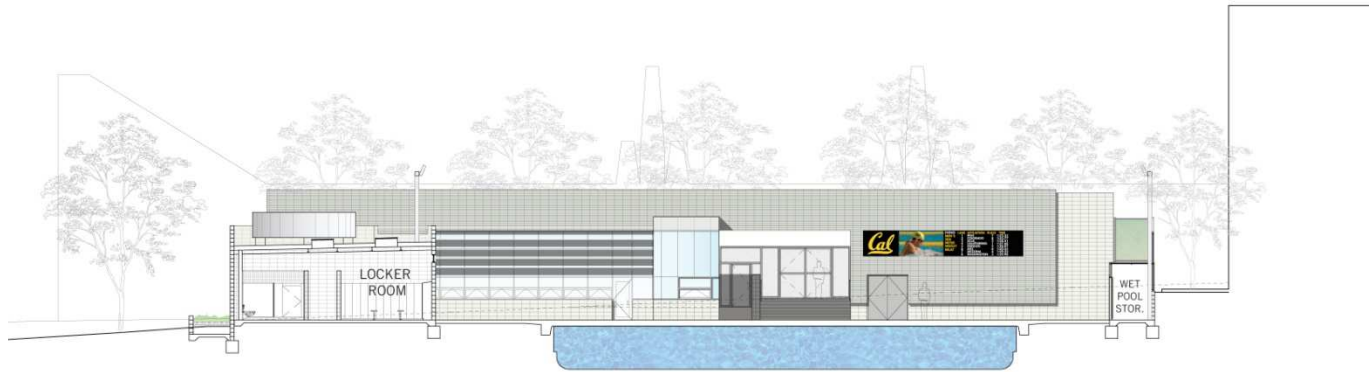




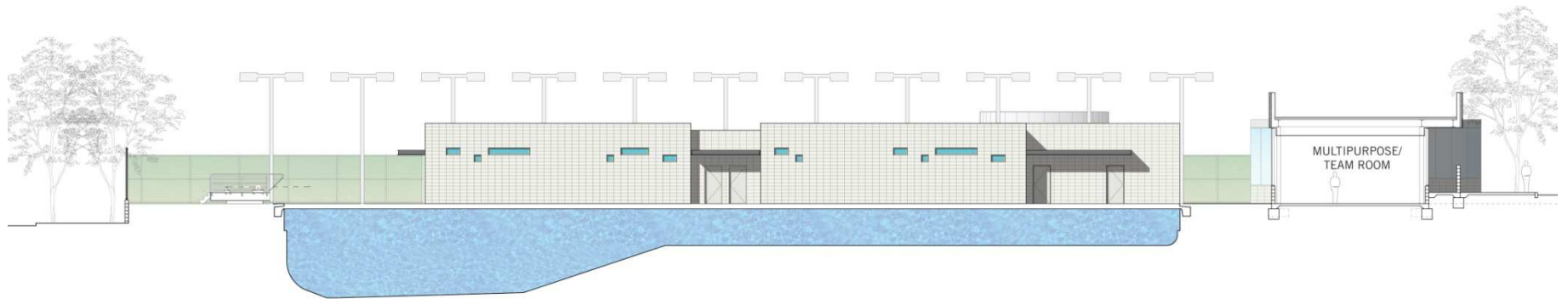
**AERIAL VIEW  
FROM DURANT AVENUE, LOOKING NORTHWEST**







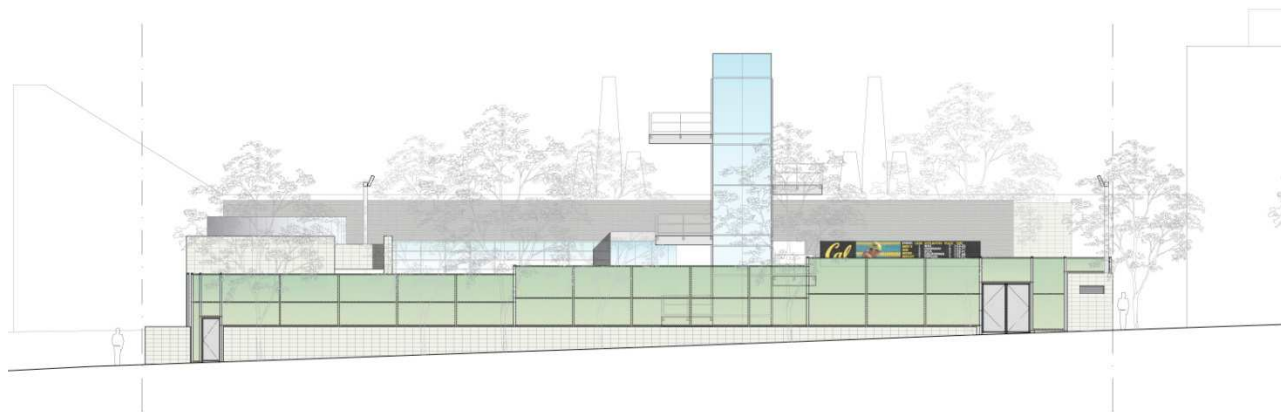
CROSS SECTION THROUGH POOL/LOCKER ROOM LOOKING NORTH



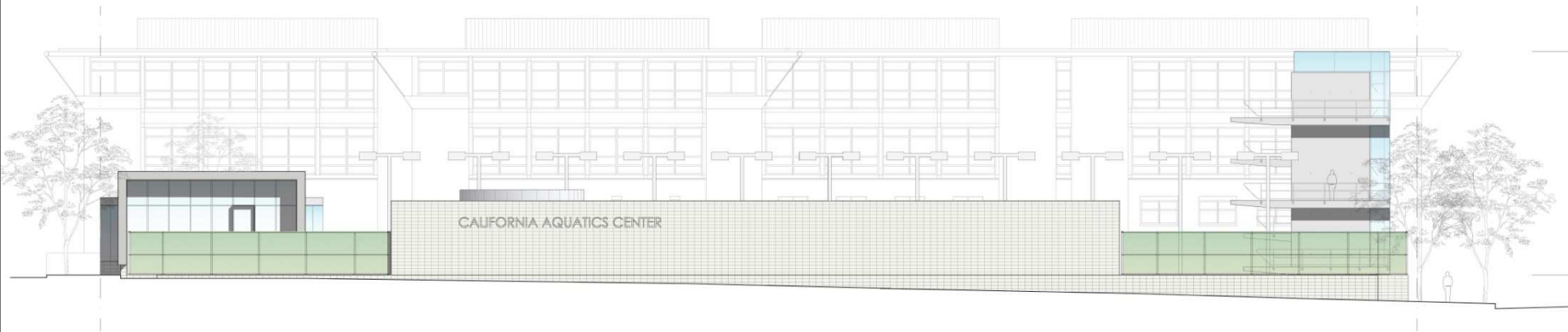
EAST ELEVATION OF LOCKER ROOM BUILDING  
AND SECTION THROUGH POOL AND  
MULTI-PURPOSE ROOM

**SITE SECTIONS**





SOUTH SITE ELEVATION FROM DURANT



WEST SITE ELEVATION FROM PARKING LOT

**SITE ELEVATIONS**

