Help us re-vision Miller/Knox Regional Shoreline!!!

“A Walk in the Park”
Self-Guided Tour

A description of the planning areas and concepts for the future of Miller/Knox Regional Shoreline prepared for public comment

Presented at the
Public Scoping Meeting - Saturday, June 8, 2013
Miller/Knox Regional Shoreline
Land Use Plan Amendment & environmental document

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Purpose

The East Bay Regional Park District (District) has initiated public comment on the Land Use Plan Amendment being prepared for Miller/Knox Regional Shoreline. The District is encouraging ideas and suggestions from the Spanish-speaking community about the future of Miller/Knox Regional Shoreline.

District Contact

Michelle Julene, Park Planner at MillerKnoxLUPA@ebparks.org

What is a Land Use Plan Amendment?

A Land Use Plan Amendment (LUPA) is a long-range planning document that updates a previously prepared Land Use Plan. It recommends programs for managing and conserving park resources and offers proposals for future recreational use. The Land Use Plan Amendment for Miller/Knox Regional Shoreline will update the 1983 Land Use Development Plan.

Summary of LUPA Goals

The primary goal of this LUPA is to enhance the existing recreational, interpretive, and scenic values on the land, water, and tidal areas at Miller/Knox Regional Shoreline. For purposes of this LUPA, general recommendations will be proposed to apply universally and specific recommendations will be proposed to apply within the five geographic zones, which are described in this document.

General Goals

1. **Enhance the Interpretive Program.** This recommendation can be accomplished through increased interpretive panels in the subject areas of cultural and natural history, resource protection, outdoor recreation, and other topics.

2. **Enhance Physical Fitness Opportunities.** This recommendation can include additional land and water trail development, outdoor fitness stations, and areas for unstructured outdoor play.

3. **Enhance Opportunities for Passive Recreation.** This recommendation can be accomplished by enhancing the existing beaches, vistas, and naturalized areas and creating additional areas for passive recreation.

Schedule

Specialized studies for specific elements of the LUPA are underway and are expected to be completed by the end of 2013. The LUPA itself and the associated environmental document are expected to be available for public review and comment in the summer – fall of 2014.

The District will contact those on the Miller/Knox Regional Shoreline LUPA mailing when the documents are available and when additional public meetings are scheduled. The documents and meetings will also be posted on the District's webpage.
**Miller-Knox Regional Shoreline**

**Active Recreation Zone**
Revitalize by breaching the lagoon and minimizing under-utilized lawn areas.

**Bay Shore Zone**
Improve and enhance connection between Keller Beach and Ferry Point along the shoreline.

**Ridge Zone**
Optimize visitor experience with trailheads, wayfinding and interpretive signage, and enhanced vantage points.

**Bray Property Zone**
Integrate land-banked property into Miller-Knox with native plant communities.

**Ferry Point Zone**
Maximize visitor amenities with historic interpretation, integrating walkway, picnic areas, and fitness stations.
Ridge Zone

The Ridge Zone consists of approximately 163 acres and is located on the east side of Dornan Drive. It features hiking trails in open-space grassland intermixed with patches of brush and trees. The high point is Nicholl Knob, a 371-foot peak accessed via the Crest Trail. The four established vista points in the Ridge Zone offer amazing views of the bay and the bay area.

Conceptual Goal - Improve and Enhance the Existing Trail System. The majority of the existing trails are former jeep roads and some are showing signs of severe erosion and degradation. The conceptual recommendations would improve the existing trail system in the Ridge Zone, rendering them more stable, and enhance the vista points for a more meaningful public experience.

1. Develop Staging Area near The Rambler’s Clubhouse
2. Develop trailheads
3. Repair trails damaged by erosion
4. Decommission trails too damaged for repair
5. Enhance vista points with additional benches, picnic tables, and/or interpretive signage
6. Implement recommendations in the District’s Wildfire Hazard Reduction & Resource Management Plan
Bay Shore Zone

The Bay Shore Zone connects Keller Beach and Ferry Point Beach along the San Francisco Bay. Keller Beach, a gift to the District by the City of Richmond, is located at the north end of Miller/Knox near the Dornan Drive tunnel. Park visitors can wade and swim in San Francisco Bay. Keller Beach also includes picnic tables, barbeques, and restrooms. Ferry Point is located at the south end of Miller/Knox. It was once the western terminus of the transcontinental railroad, opened in 1900 by the Santa Fe Railroad to move freight and passengers from Richmond to San Francisco. Ferry service ended in 1975. The District rehabilitated the historic intermodal Ferry Point pier for fishing and recreation and these improvements were dedicated in 2002. Ferry Point also features a small beach, lawn area, restrooms, and a section of the San Francisco Bay Trail. Keller Beach and Ferry Point are connected along the shoreline on sections of existing and former Santa Fe railway alignment. The District currently owns a portion of former railroad right-of-way and is currently negotiating with the railroad for an additional section.

Conceptual Goal - Establish a Bay Shore Trail Connection between Keller Beach and Ferry Point. Currently, the trail connection between Keller Beach and Ferry Point along the bay shore consists of a natural surface pathway adjacent to remnant railroad tracks. Near Ferry Point, there is a section of paved Bay Trail. The direct connection between Keller Beach and the center of Miller/Knox is off Dornan Drive via Western Drive. The conceptual recommendation includes:

1. Remove the remnant railroad tracks within District jurisdiction
2. Establish new Bay Trail between Keller Beach and Ferry Point Beach
3. Create access points from the Bay Shore Trail to the center of Miller/Knox
Active Recreation Zone

The Active Recreation Zone consists of the interior of Miller/Knox and includes the existing lagoon and associated section of San Francisco Bay Trail, group and individual picnic areas with barbeques, children’s play area, expanses of lawn for unstructured play, three parking areas, a large concrete slab used for unstructured play, and restrooms.

The District is currently working with a consultant on a hydrologic feasibility study to determine options for improving the lagoon, which is becoming filled in with silt. After the District selects a preferred option, it will be included in the LUPA and analyzed in the associated environmental document.

Conceptual Goal - Enhance the Active Recreation Zone. The key recreational features of the Active Recreation Zone include the trail around the existing lagoon, the group picnic areas, and the children’s play area. The conceptual recommendations would improve the outdoor recreation amenities in this zone and improve the efficiency for operation and maintenance.

1. Breach the lagoon to establish tidal connection to San Francisco Bay
2. Refurbish existing picnic areas and restrooms
3. Replace under-utilized areas of irrigated lawn area with naturalized vegetation
4. Thin existing row of eucalyptus trees
The Bray property consists of a seven acre triangular shaped parcel located adjacent to the Active Recreation Zone. It was acquired by the District in 1999 and the parcel was placed in landbank status until such time that development was approved through a LUPA and appropriate environmental document. An Initial Study and Negative Declaration for the property, adopted by the District’s Board in 1999, provided only for the removal of structures, brush, lead paint, asbestos abatement, and fencing. Currently, the property includes a mix of unmaintained native and non-native vegetation, “volunteer” trails, and remnant debris from the previous building demolition.

**Conceptual Goal - Create a Native Plant Restoration Area.** This is the only “naturalized” area of Miller/Knox west of Dornan Drive. The conceptual recommendations would create an outdoor classroom of native plants well-suited for this environment and provide much-needed opportunities for public education associated with native plants and restoration.

1. Establish native plant communities demonstration gardens & trail system
2. Provide outdoor education “hut” for interpretive programs
3. Provide green-waste composting area for operations & public education
Ferry Point Zone

The Ferry Point Zone is triangular-shaped property located adjacent to the Bray property at the southern tip of Miller/Knox. In total, the Ferry Point property is approximately 28 acres, 18 of which are sub-tidal and 10 were zoned as a Recreation Unit in a 1995 LUPA and Initial Study. The 1995 documents were prepared specifically for rehabilitation of the historic intermodal Ferry Point pier and also outlined potential additional development of this property. Ferry Point parkland and improvements were dedicated in 2002.

Conceptual Goal - Maximize Public Amenities. The primary focus of the Ferry Point Zone is its spectacular views of San Francisco Bay and the City of San Francisco. The restored fishing pier and Ferry Point Beach are regularly used for fishing and other activities. The conceptual recommendations would maximize public amenities in the Ferry Point Zone and enhance the overall usability of this area.

1. Develop a Grand Gateway connecting the Ferry Point Pier to the Active Recreation Zone
2. Provide native grassland open turf area
3. Provide picnic areas and benches
4. Refurbish existing restrooms
5. Develop hand-carry boat launch at Ferry Point Beach for small, non-motorized boats
6. Determine best option for the existing pump house and warehouse buildings. Options under consideration include (A) re-use for a passive historical interpretive element, (B) re-use for commercial business, and (C) demolition and develop picnic and viewing area
### The 60-year Saga of Miller/Knox Regional Shoreline

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tr>
<td>1950s</td>
<td>Thomas E. Edwards, a docking pilot for Standard Oil, sells all his stocks and bonds to buy the western half of Nicholl Knob’s summit for $23,000 because his wife, Lucretia, was heartbroken when she discovered that housing was planned there.</td>
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<td>1964</td>
<td>Contra Costa County residents vote to join East Bay Regional Park District (EBRPD). Contra Costa Shoreline Parks Committee &amp; Save The Bay launch a campaign for shoreline access at a time when public land represents only 64 feet of Richmond’s 32-mile shoreline.</td>
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<td>1966</td>
<td>EBRPD General Manager William Penn Mott writes “The place for a hillside shoreline park in Contra Costa County is at Point Richmond.” EBMUD cancels plans for a water tank on top of Nicholl Knob.</td>
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<td>1967</td>
<td>City of Richmond establishes Keller Beach park.</td>
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<td>1968</td>
<td>&quot;Picnic In The-Point Park Cookbook&quot; published by Contra Costa Shoreline Parks Committee &quot;to promote a regional park on a section of our shoreline and the hills above it, including Nicholl Knob&quot;.</td>
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<tr>
<td>1970</td>
<td>Lucretia &amp; Tom Edwards sell EBRPD their protected 371’ elevation southern summit of Nicholl Knob at their original purchase cost.</td>
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<td>1970-72</td>
<td>EBRPD acquires lands from Atchison, Topeka &amp; Santa Fe Railroad (AT&amp;SF) and others.</td>
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<td>1972</td>
<td>Miller/Knox lands dedicated for public park uses.</td>
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<td>1975</td>
<td>Miller/Knox Regional Shoreline established, including Keller Beach.</td>
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<td>1983</td>
<td>Miller/Knox Regional Shoreline Land Use-Development Plan &amp; EIR.</td>
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<td>1988-92</td>
<td>EBRPD purchases 28 acres of Ferry Point land (18 subtidal) from AT&amp;SF.</td>
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<td>1995</td>
<td>Ferry Point Amendment to Land Use-Development Plan.</td>
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<td>1996</td>
<td>EBRPD buys Crest Avenue site of AT&amp;SF steam engine water reservoir in response to neighborhood requests and donations.</td>
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<td>1997</td>
<td>Capping a 5-year effort of Point Richmond Neighborhood Council (PRNC), EBMUD completes underground water reservoir to replace old leaking tank on inland side of Nicholl Knob.</td>
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<td>1999</td>
<td>EBRPD purchases 7-acre Bray Oil Company property.</td>
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<td>2002</td>
<td>Ferry Point park land and improvements dedicated.</td>
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<td>2003</td>
<td>Nicholl Knob park facilities dedicated after City of Richmond consolidates and undergrounds regional emergency telecommunication facilities. This completes a PRNC project launched in 1994 when cell phone facilities were proposed on and around Nicholl Kob.</td>
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<td>2004</td>
<td>Voters approve Measure CC with $1.222 million for capital improvements to &quot;Remove tracks, fencing, and re-grade railroad right of way to provide public access from park to the bay and to Keller Beach&quot; plus a major renovation of meadow areas.</td>
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<td>2013</td>
<td>EBRPD begins update of Miller/Knox Land Use Plan.</td>
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Prepared 3/27/13 by Bruce Beyaert based on early years upon files of Lucretia Edwards before they were given to Point Richmond History Association.