

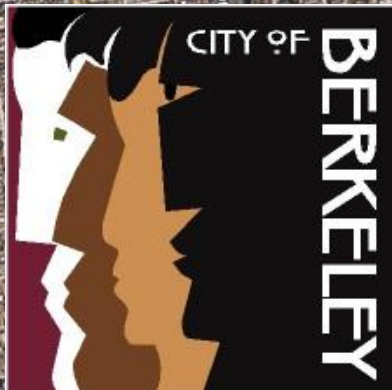


PLAN to PLACE

VAN METER WILLIAMS POLLACK

AARON WELCH PLANNING

KITTELSON & ASSOCIATES



COMMUNITY WORKSHOP #1

Ashby + North Berkeley BART Zoning Standards
August 31, 2020





Meeting Notices

- Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the City's BART Community Advisory Group will be conducted exclusively through teleconference and Zoom video conference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there will not be a physical meeting location available.
- Please be mindful that this meeting will be recorded, and all other rules of procedure and decorum will apply for the City's BART Community Advisory Group meetings conducted by teleconference or videoconference.



1. WELCOME + INTRODUCTIONS

- Welcome - *Interim Planning Director, Jordan Klein*
 - Mayor Jesse Arreguin
 - District 1 Councilmember, Rashi Kesarwani
 - District 3 Councilmember, Ben Bartlett
 - BART Director, Rebecca Saltzman
 - BART Director, Lateefah Simon
- Introduction of the project team
- Meeting facilitation overview



Project Team

- **City of Berkeley Planning Department:** Alisa Shen, Justin Horner
- **Consultant Team**
 - Van Meter Williams Pollack (Urban Design) – Karen Murray
 - Plan to Place (Outreach, Engagement, Meetings) – Dave Javid
 - Aaron Welch Planning (Planning) – Aaron Welch
 - Rincon Consulting (CEQA) – Karly Kaufman
 - Kittelson (Transportation, CEQA) – Laurence Lewis
 - Street Level Advisors (Housing Economics) – Rick Jacobus
- **BART**
 - Abby Thorne-Lyman, TOD Manager
 - Rachel Factor, Principal Planner
 - Shannon Dodge, Principal Property Development Officer



Agenda

6:00pm – 8:30pm

1. Welcome + Introductions
2. Overview, Context + Background
3. Goals, Parameters + Preliminary Concepts
4. Small Group Exercise
5. Small Group Report Back
6. Overview of Next Steps

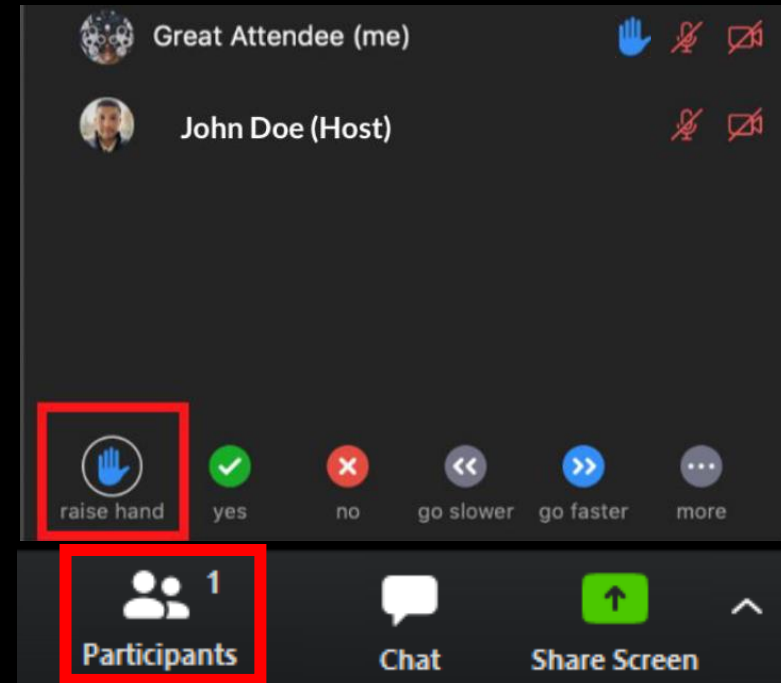
Meeting Logistics + Facilitation

Via Raise Hand feature (either on computer or by dialing *9 on your phone). The meeting facilitator (Dave) will recognize you and unmute your mic. ***one minute per speaker.***

Comments received via mail or email before the meeting and through September 14 will be part of the public record and included in the meeting summary.


Live Poll Question

Raise Hand Feature





2. OVERVIEW, CONTEXT + BACKGROUND

- 
- How did we get here?
 - Where we are in the process
 - City of Berkeley
 - BART AB 2923 implementation
 - FAQs
 - Community Q + A



CONTEXT

- Three Berkeley BART stations
- Opportunity for Transit-Oriented Development (TOD) at Ashby and North Berkeley Stations

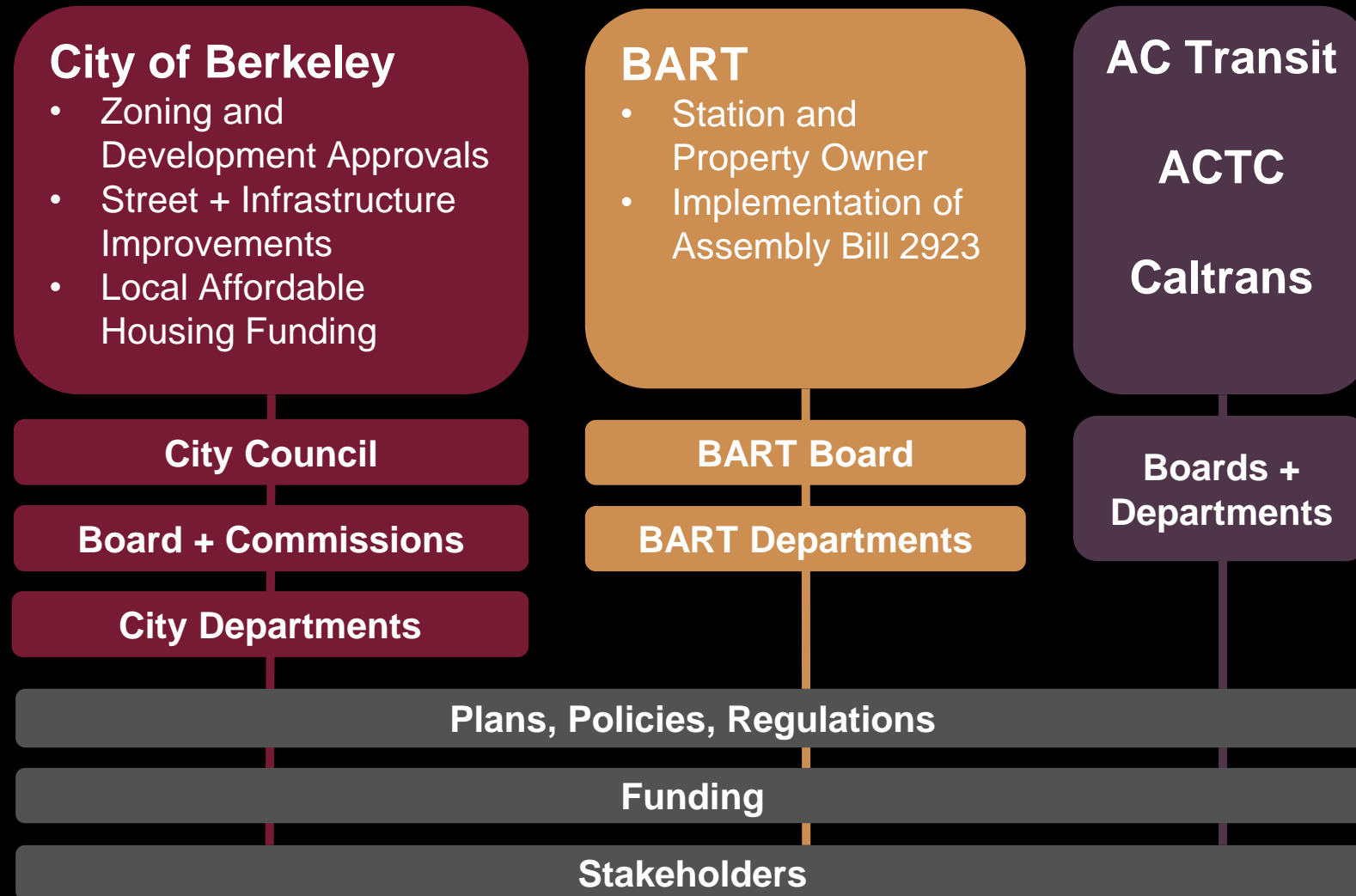


HOW DID WE GET HERE?

- Adeline Corridor Specific Plan (2015 – present)
- North Berkeley BART Visioning (2018 - 2019)
- Assembly Bill 2923 (Sep. 2018)
- City / BART Memorandum of Understanding (Adopted by City Council, Dec. 2019; by BART Board, Jan. 2020)



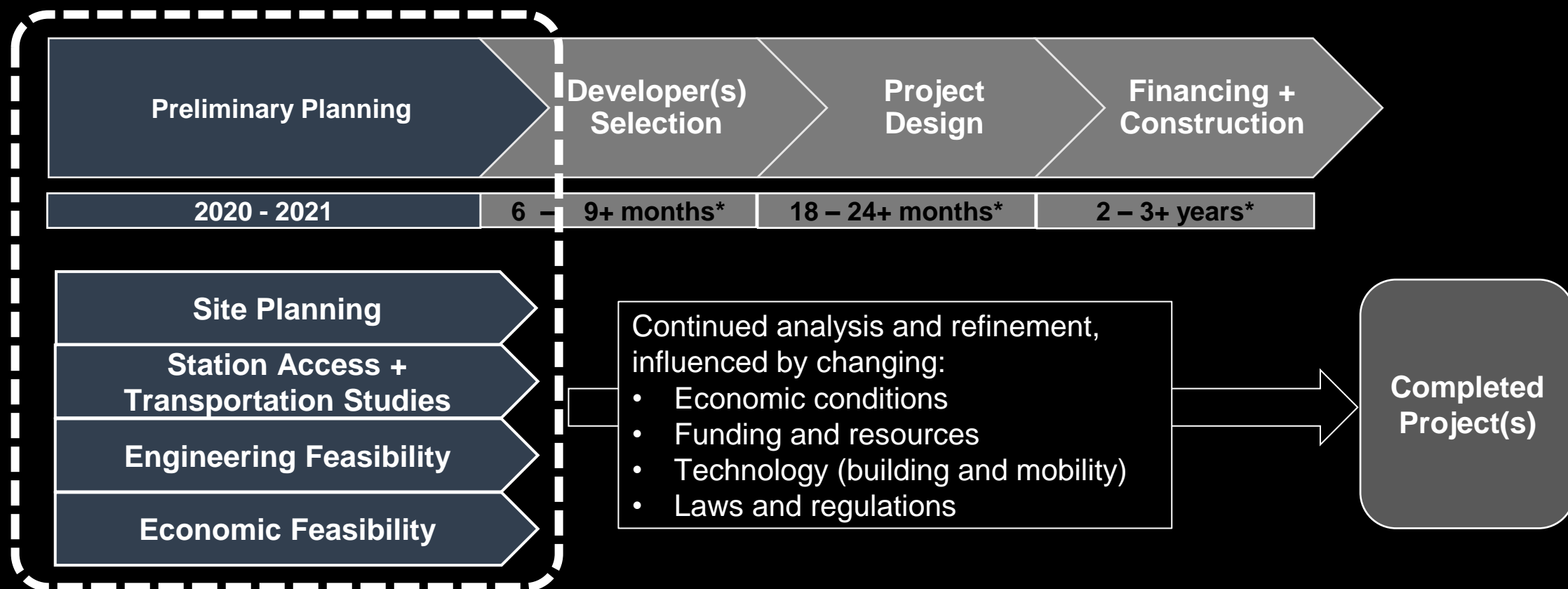
Development Process Overview



- Multi-year, multi-phase effort
- Many public agencies
- Many stakeholders

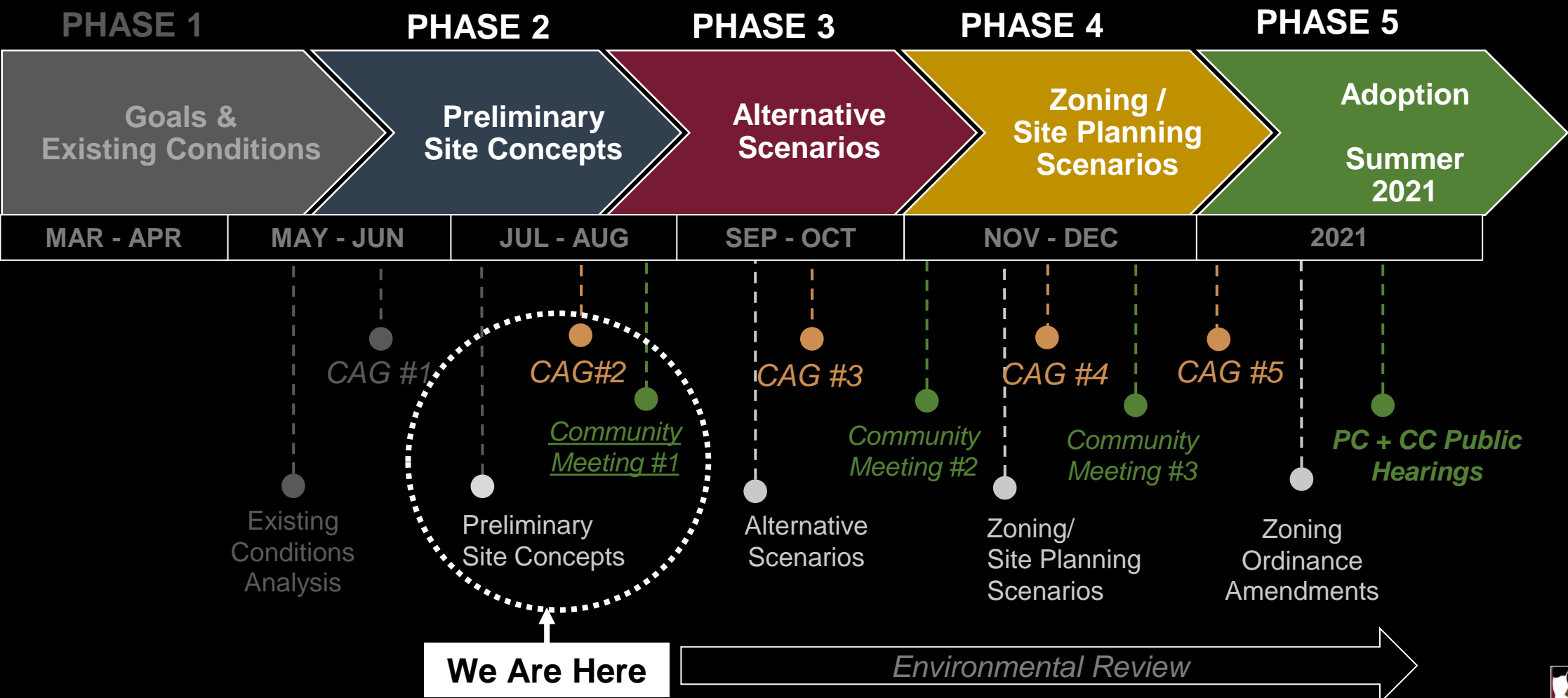
**ACTC = Alameda County Transportation Commission*

BART's Transit-Oriented Development Process for Berkeley



* **Minimum estimated timeline shown.** Actual timeline will vary by station and depends on project scale, market, affordable housing funding and other financing availability and local support. A station will likely be developed as multiple individual “projects”.

Preliminary Planning



Conceptual Schedule – timing and number of meetings may change

Focus of the CAG and Community in this Process

Preliminary Planning

Zoning + Site Planning Scenarios

- Size, height, density, floor area ratio, setbacks, and step-downs
- Parking (cars, bikes)
- Uses (permitted, permitted with conditions, prohibited)
- Civic space (e.g. plaza, parks)
- Affordable housing targets (# units, affordability level and type, funding availability)

- AB 2923
- MOU
- City and BART Goals, Objectives + Development Parameters

- Site Constraints
- Economic Feasibility

Zoning Standards

Development Parameters

Future Request for Proposal(s)

Developer(s) Selection, Project Design, Financing + Construction



AB 2923 Overview

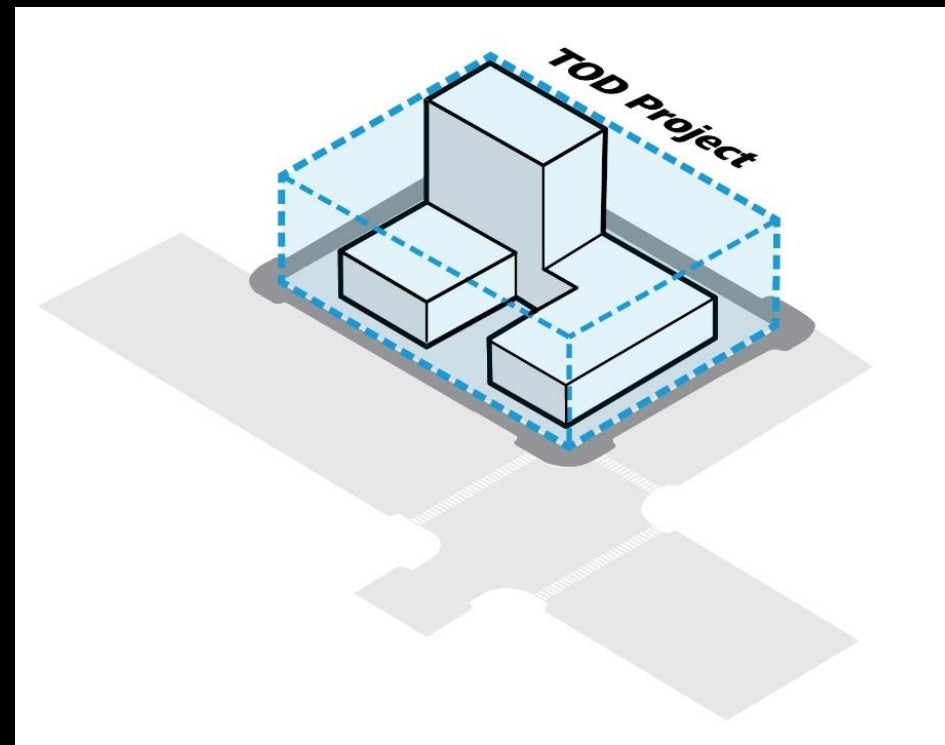
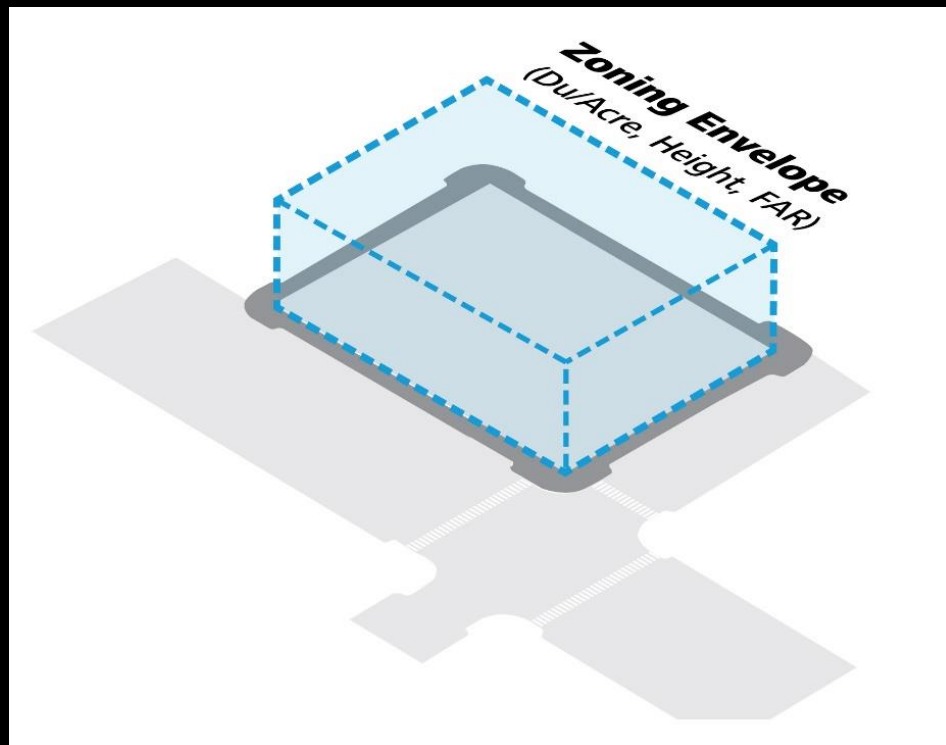
- Enacted September 2018 – Public Utilities Code Section 29010
- Law sets baseline zoning standards for BART-owned property
- Allows BART to adopt more intense standards, but not less

For example: Per AB2923: zoning must **allow**: a Floor Area Ratio of 4.2, building height of 7 stories, residential density of 75 units per acre, vehicle parking of not more than 0.5 spaces per unit.

For more information go to:

www.cityofberkeley.info/bartplanning (FAQ) and
www.bart.gov/AB2923

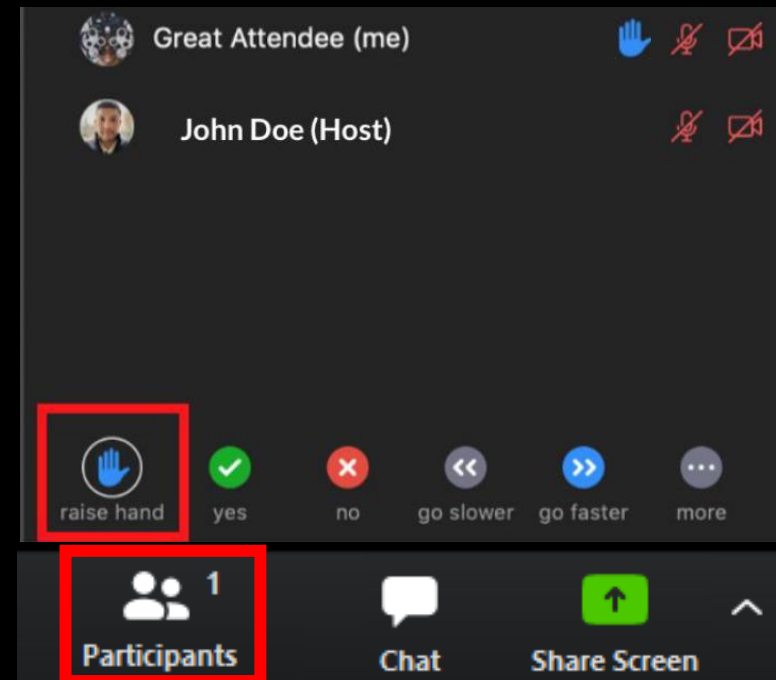
How Does Zoning Relate to Development?



Community Q + A: Overview, Context + Background

Via Raise Hand feature – on your computer open the Participants window and select the Raise Hand feature at the bottom of the window. If calling in, please **dial *9**. The meeting facilitator (Dave) will recognize you and unmute your mic.

Raise Hand Feature



For more information and FAQs, go to: www.bart.gov/AB2923



3. GOALS, PARAMETERS + PRELIMINARY CONCEPTS

- Goals and development parameters
- Ashby Station
- North Berkeley Station

Goals + Development Parameters

Guiding Plans and Documents

Adeline Corridor Specific Plan
Vision

NB Goals and Development
Objectives

BART Goals and Objectives
and Development Parameters

Key Topics

- Housing
- Uses + Community Amenities
- Building Form + Character
- Station Access + Transportation
- Public Space
- Sustainability

Knowns

Unknowns

Go to <http://www.cityofberkeley.info/bartplanning> for full text of Goals and Development Parameters Summary Table



Housing

Goals and Development Parameters

“Knowns”

- Affordability Goals
- Project Feasibility
- Project Schedule/Completion

Key “Unknowns” to resolve:

- *Which scenarios should be analyzed more thoroughly for feasibility?*
- *What are some of the potential trade-offs of providing more (or less) affordable housing or market rate housing at either station?*
- *What is the appropriate mix of affordable and market rate housing at Ashby and North Berkeley?*



Uses + Community Amenities

Goals and Development Parameters

“Knowns”

- Preliminary List of Desired Land Uses
- Active Ground Floors
- Net Gain in BART Ridership
- BART Infrastructure Needs
- Traction Power Station
- BART Operations

Key “Unknowns” to resolve:

- *What non-residential uses and amenities other than housing should be prioritized at Ashby and North Berkeley Stations?*



Building Form + Character

Goals and Development Parameters

“Knowns”

- AB 2923 Zoning Requirements for Height, Floor Area Ratio, Density and Parking
- Other Development Parameters (for development project(s))
- BART Operations

Key “Unknowns” to resolve:

- *What are the most important design and architecture strategies to incorporate in future buildings at Ashby or North Berkeley?*
- *Are there specific building locations, sizes, heights, or other features that are important to consider for future analysis?*

Goals and Development Parameters

“Knowns”

- Station Access Plan
- Transportation Demand Management (TDM)
- Balanced Parking (BART patron and serving new development)

Key “Unknowns” to resolve:

- *When considering future station access, what is the right balance of walking, bicycling, driving, transit, and other modes like rideshare, taxis, or ride-hailing?*
- *Are there specific transportation improvements or connections that are particularly important to consider for future analysis?*





Goals and Development Parameters

Public Space

“Knowns”

- Publicly Accessible Outdoor Space
- BART Tunnel / Infrastructure

Key “Unknowns” to resolve:

- *What are the most important public space improvements to incorporate into future development at Ashby and North Berkeley?*



Sustainability

Goals and Development Parameters

“Knowns”

- City, County and State regulations for energy efficiency and green infrastructure

Key “Unknowns” to resolve:

- *What are the most important green building and sustainability priorities to ensure in future development at Ashby and North Berkeley?*

Preliminary Site Concepts - This Process

Preliminary Site Concepts

**Circulation +
Developable Area**

**Building + Open
Space Concepts**
(residential + non-res areas)

**Economic Feasibility
Analysis**

Zoning

**Other
Development
Parameters**

Assumptions

**Draft
Concepts**

Analysis

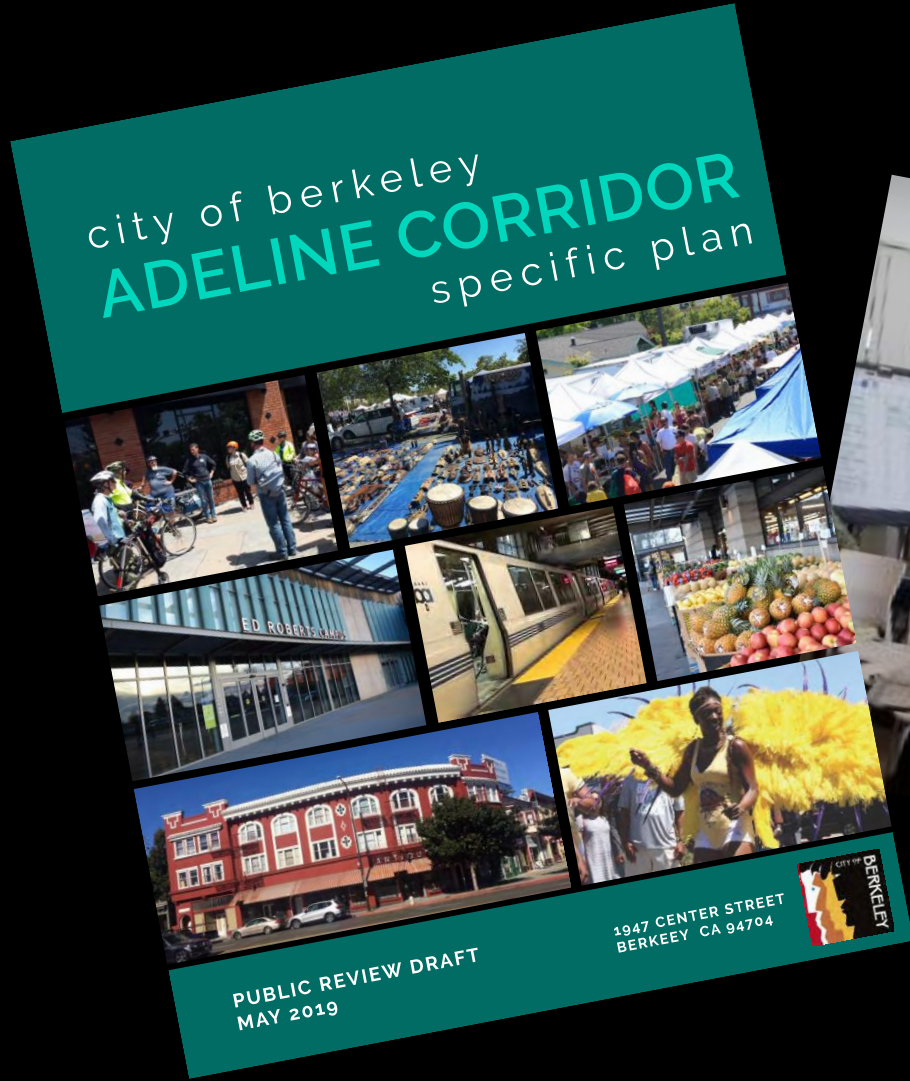
**Evaluation +
Prioritization**

- Economic Conditions
- Funding + Resources
- Technology (buildings + mobility)
- Laws + Regulations
- Policy



Ashby STATION AREA TODAY

- Location along Adeline corridor connecting to Downtown Berkeley and Oakland
- BART properties on both sides of Adeline
- Integration with Ed Roberts Campus
- Flea Market and other community institutions are major assets
- Surrounding residential neighborhood context



Ashby KEY TAKEAWAYS FROM PREVIOUS STUDIES

- Flea market / flexible public plaza are priority elements
- Adeline road diet
- Intersection improvements
- Increased bicycle and ped access
- Affordable housing priority with active community-serving non-residential uses at ground floor
- Neighborhood-scale sensitivity with building step-downs
- AB 2923 parameters

Ashby PRELIMINARY SITE CONCEPTS

A1 + A2) “Minimal Change”



B) “New Adeline”



C) “Central Plaza”



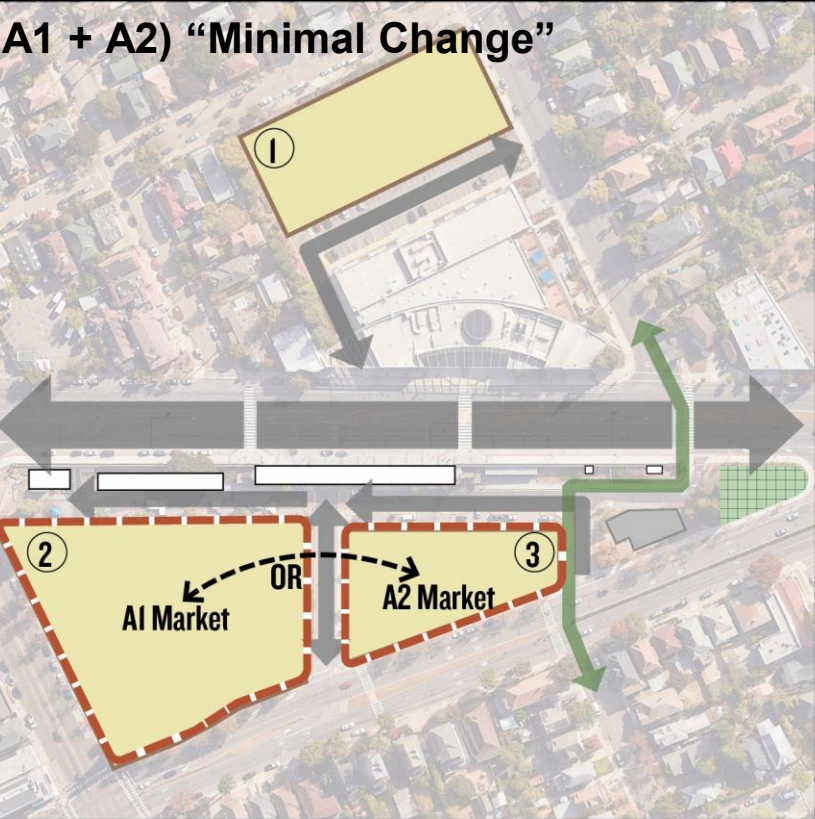
NOTE: The concepts presented here are preliminary and intended to initiate study and review to help identify what we know, don't know, and what it's OK not to know at this point. This will be an iterative process and as we move through this process, we will gain more understanding through analysis of engineering considerations, economic feasibility, and community, BART, and City goals and concerns.

Variables to consider:

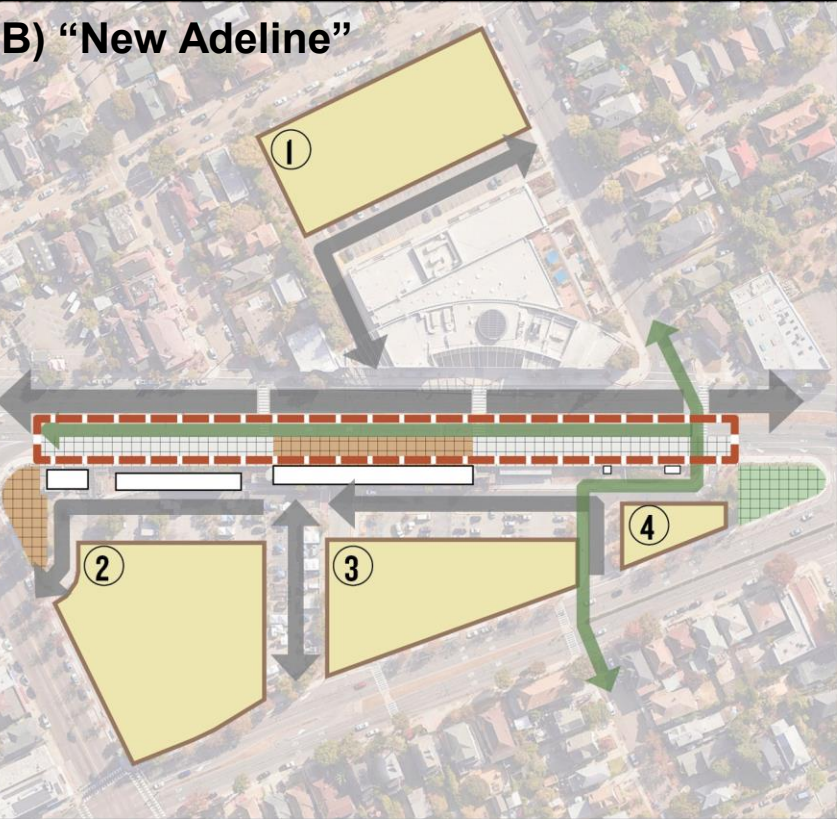
- Flea Market present in all scenarios shown (goal is to maintain location near BART)
- Adeline Street configuration
- Station access and visibility
- Bicycle and ped circulation
- Development sites
- Infrastructure costs

Ashby
PRELIMINARY SITE CONCEPTS

A1 + A2) “Minimal Change”



B) “New Adeline”



C) “Central Plaza”



Concept Variables	A1	A2	B	C
Development Area	80,000 sf	124,000 sf	152,000 sf	175,000 sf
Flea Market Area	80,000 sf	35,000 sf	45,000 sf	60,000 sf
Infrastructure Improvements	\$	\$\$	\$\$\$	\$\$\$\$\$*

*Further feasibility
analysis / cost-
estimating needed.



Auxiliary
Parking Lots

Acton St

Virginia St

Main BART
Entrance

Delaware St

Sacramento St

Ohlone Park
Baseball Field

Ohlone Greenway

Ohlone
Middlefield Park

North Berkeley STATION AREA TODAY

- Small-scale residential context - single family and duplex primarily
- Ohlone Greenway adjacency
- Site slopes down 13' - 18' from Sacramento to Acton



North Berkeley PRELIMINARY SITE CONCEPTS

A) “Maintain Street Grid”



B) “Minimal Streets”



C) “Car-Free”



Variables to Consider:

- Public open space
- Bicycle circulation and Ohlone Greenway
- Street configuration and amount of vehicle access
- Development sites
- Infrastructure costs

NOTE: The concepts presented here are preliminary and intended to initiate study and review to help identify what we know, don't know, and what it's OK not to know at this point. This will be an iterative process and as we move through this process, we will gain more understanding through analysis of engineering considerations, economic feasibility, and community, BART, and City goals and concerns.

North Berkeley

PRELIMINARY SITE CONCEPTS

A) “Maintain Street Grid”



B) “Minimal Streets”



C) “Car-Free”



Concept Variables

	A	B	C
Development Area	142,000 - 157,000 sf	152,000 - 179,000 sf	174,000 - 208,000 sf
Open Space Area	58,000 sf	62,000 sf	59,000 sf
Infrastructure Improvements	\$	\$\$\$	\$\$\$

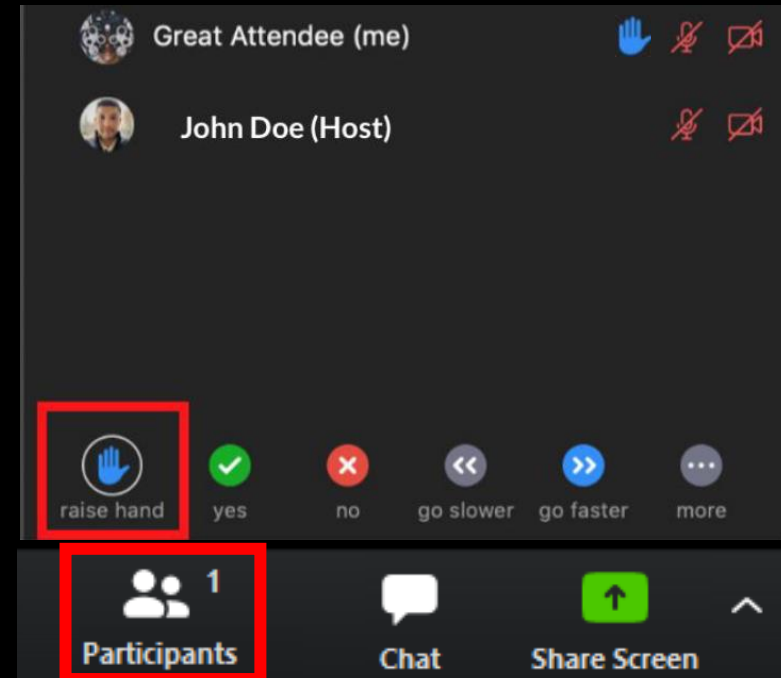
Higher development areas of each range include building on Zone of Influence “ZOI” (gray hatch area on diagrams).

Community Q + A: Goals, Parameters + Preliminary Concepts

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Live Poll Questions

Raise Hand Feature





4. SMALL GROUP EXERCISE

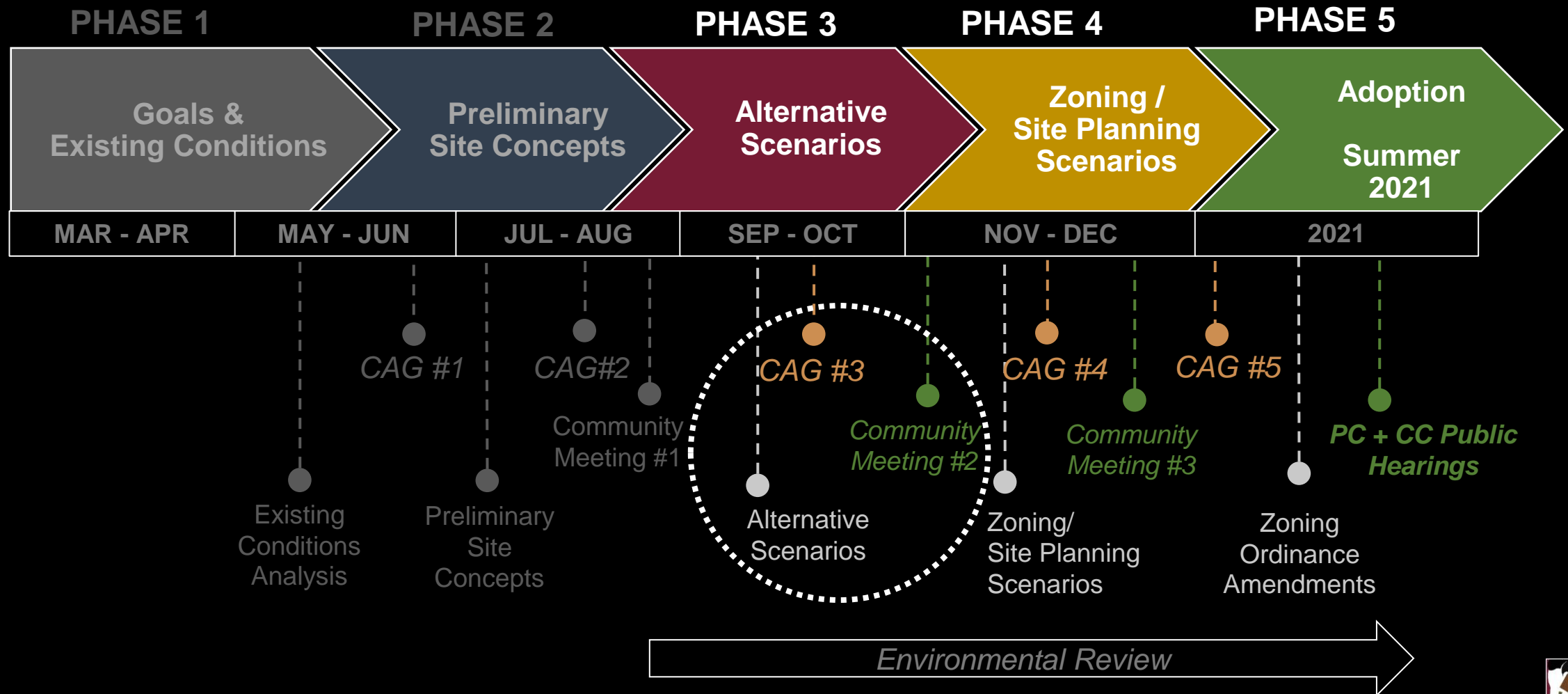
- Goals and Development Parameters
- Ashby Station: preliminary site concepts
- North Berkeley Station: preliminary site concepts



5. SMALL GROUP REPORT BACK

- Goals and Development Parameters
- Ashby Station: preliminary site concepts
- North Berkeley Station: preliminary site concepts

6. NEXT STEPS



Conceptual Schedule – timing and number of meetings may change



Phase 3: Alternative Scenarios

Topic: Development program options, financial feasibility, and trade-off analysis

- SEPT: Development + Affordable Housing “101” Videos
- OCT: CAG Meeting #3
 - Part 1: Wednesday, 10/14 6-9 pm
 - Part 2: Tuesday, 10/20 6-9 pm
- NOV / DEC: Community Workshop #2 – Date TBD

*Sign up to for email list at www.cityofberkeley.info/bartplanning



THANK YOU FOR PARTICIPATING

Questions or comments about what you heard tonight?

Please send us your comments by Monday, Sept 14, 2020 to:

- **Email:** bartplanning@cityofberkeley.info
- **Mail:**
City of Berkeley Planning and Building Department
1947 Center Street 2nd Floor, Berkeley CA, 94704
(Attn: Alisa Shen)