



1. WELCOME AND INTRODUCTIONS

- Welcome – Interim Planning Director, Jordan Klein
- Meeting Notices
- Project Team
- Agenda Overview



Meeting Notices

- Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting 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 and Community Workshop meetings conducted by teleconference or videoconference.



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

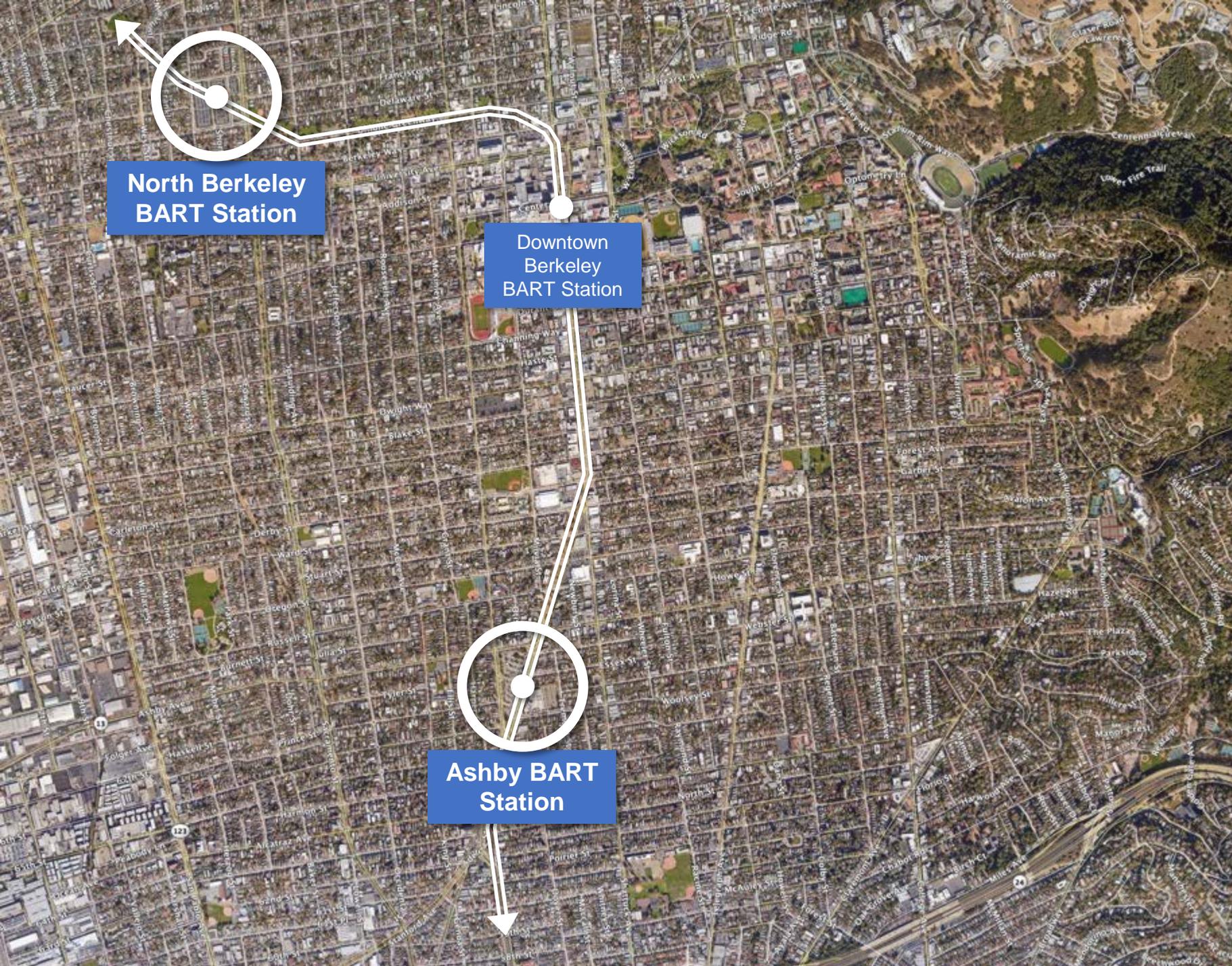


Tonight's Agenda: Community Workshop #2

6:00pm – 8:00pm

1. Welcome and Introductions
2. Planning Process Overview and Updates
3. Presentation of Draft Vision and Priorities
4. Open House: Vision and Priorities Exercise (with Break-out Rooms)

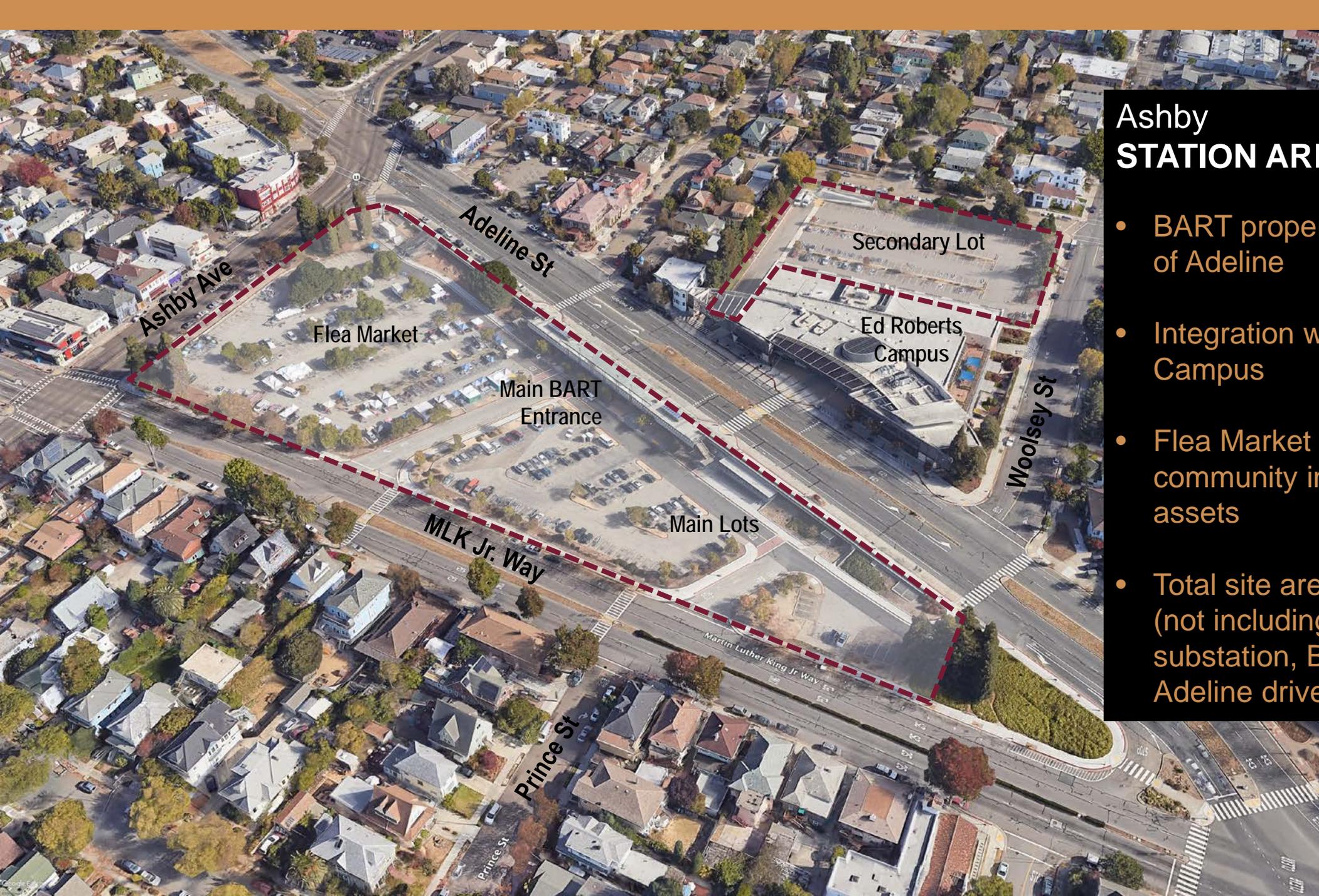
Live Poll Questions



CONTEXT

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





Ashby STATION AREA TODAY

- BART properties on both sides of Adeline
- Integration with Ed Roberts Campus
- Flea Market and other community institutions are major assets
- Total site area is about 6 acres (not including BART station, substation, BART vents, or Adeline driveway)



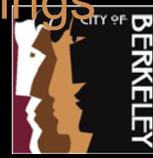
North Berkeley STATION AREA TODAY

- Ohlone Greenway adjacency
- Site slopes down 13' – 18' from Sacramento to Acton / Delaware
- Total site area is 8.1 acres; developable area is about 6+ acres (not including BART ROW, BART station, or substation area)



HOW DID WE GET HERE?

- Adeline Corridor Specific Plan (2015 – 2020)
- 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)
- Series of CAG meetings and Community Workshop #1



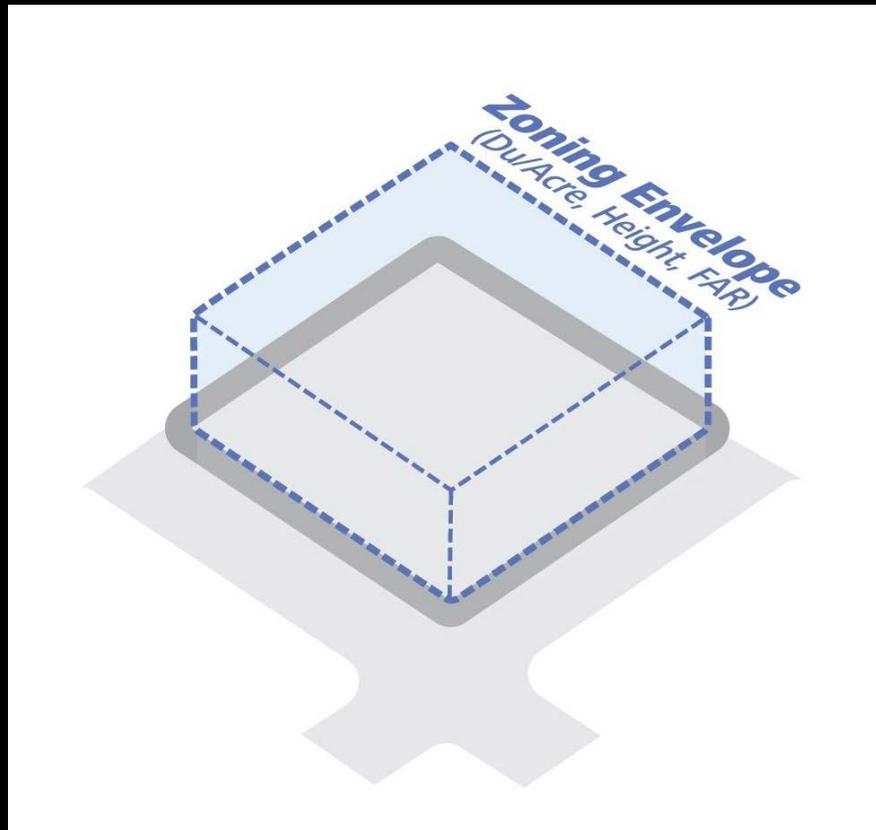
Assembly Bill 2923 (AB 2923)

Requires that zoning for these station areas must allow:

Residential Density	At least 75 units per acre
Building Height	7 stories (or higher)
Floor to Area Ratio	4.2 (or higher)
Parking	Residential Development: <ul style="list-style-type: none">• Vehicles: no minimum, 0.5 spaces per unit maximum;• Bicycles: 1 space per unit Office Development: <ul style="list-style-type: none">• No minimum, 1.6 spaces per 1,000 sq. ft. maximum

For information on AB 2923 go to: www.bart.gov/about/business/tod/ab2923

AB 2923 Zoning Standards



- Zoning Standards define the maximum development
- They are not the same as what will be the future development concept or design (which will have varied buildings and circulation through the site)

From BART AB2923 Guidance Document

AB 2923 and Urban Form

- *Design standards cannot hinder height, density, FAR, parking requirements of AB 2923 (PUC Section 29010.7(d)(2))*
- *BART will uphold local design standards if BART property is zoned for highest feasible density, use, height (per Board adopted AB 2923 Development Principles, August 2020)*



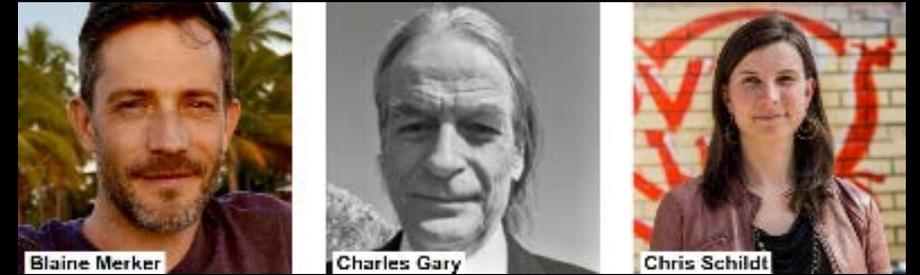
CITY - BART Memorandum of Understanding

- Community Advisory Group (CAG) and Community Engagement
- Zoning
- BART Implementation of Assembly Bill 2923
- City of Berkeley affordable housing funding
- Developer(s) solicitation
- Station access studies

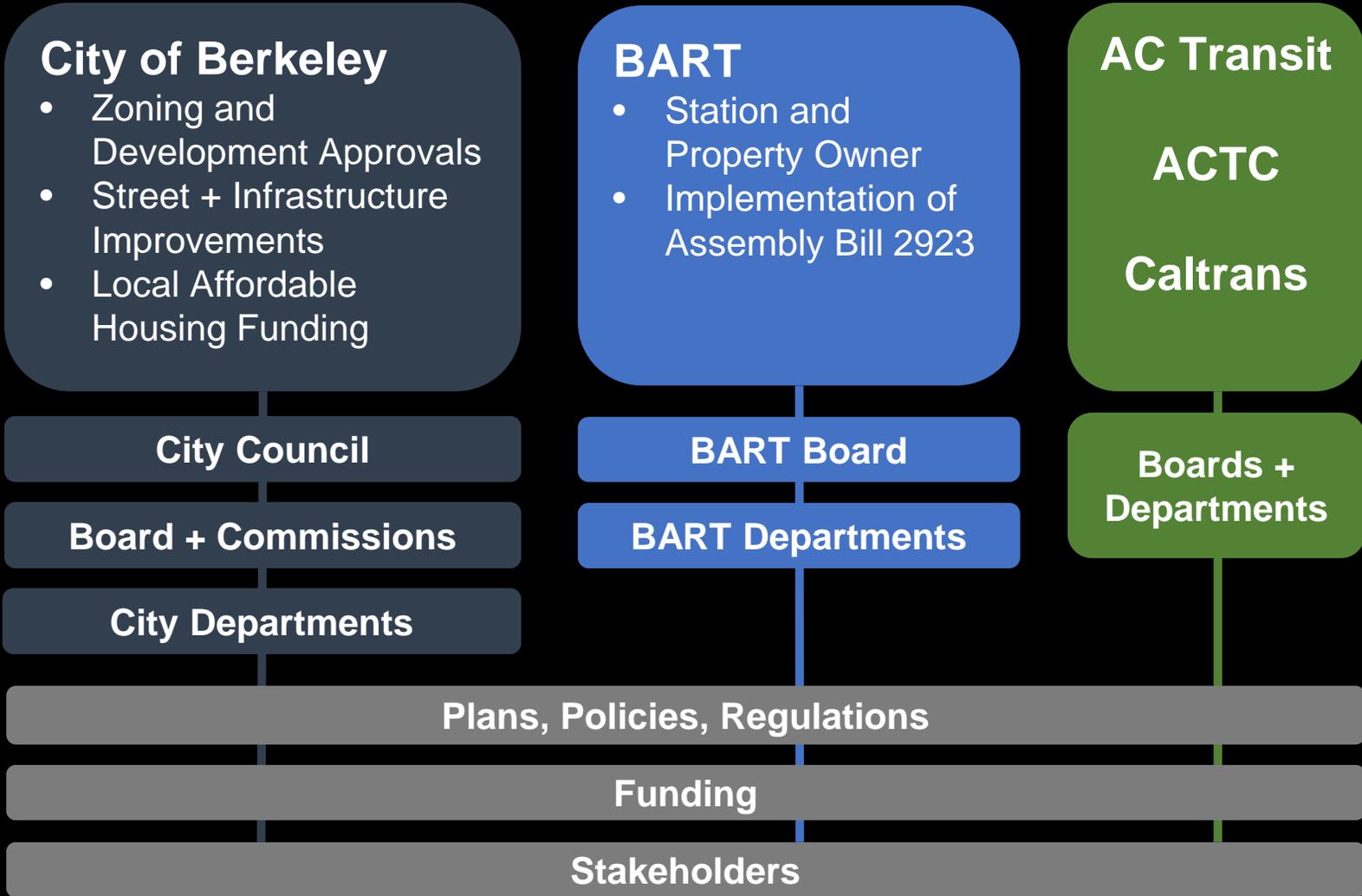
*Adopted unanimously by the City Council (Dec. '19) and BART Board (Jan. '20)

Community Advisory Group (CAG)

- Advisory to the Planning Commission
- 15 community members, including four representatives selected by the Planning Commission, Housing Advisory Commission, Commission on Disability, and the Transportation Commission



Development Process Overview



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

**ACTC = Alameda County Transportation Commission*



Overall Planning Process for BART Stations



Current Stage: Deliverables

**City Affordable Housing Funding Set-Aside (early 2021)*

- Zoning (consistent with AB 2923)
- City and BART Joint Vision and Priorities Document
- Request for Qualifications / Proposals (RFQ / P) for future developers

Role of Different Documents in the Process

VISION + PRIORITIES

- Describes community's main desires and baseline expectations for development
- Not detailed
- Flexible enough to ensure delivery in development



ZONING

- Describes what is permitted and not permitted
- Sets numerical standards (consistent with AB 2923)



REQUEST FOR DEVELOPER QUALIFICATIONS

- Tells developers what BART and City require by policy / ordinance
- Echoes zoning and vision and priorities



DEVELOPMENT CONCEPT

- Developer's actual concept for City and BART approval
- Details of what will be built and where

Example: Open Space Requirements

VISION + PRIORITIES

“Build a diversity of open spaces - for children, dogs, sports and relaxing.”



ZONING

“x square feet of open space required per dwelling unit”



REQUEST FOR DEVELOPER QUALIFICATIONS

“Build a diversity of open spaces - for children, dogs, sports and relaxing. Use durable materials, developer expected to maintain” etc.



DEVELOPMENT CONCEPT

“We propose x square feet of open space, specifically a dog park of y square feet in size in z location” etc.

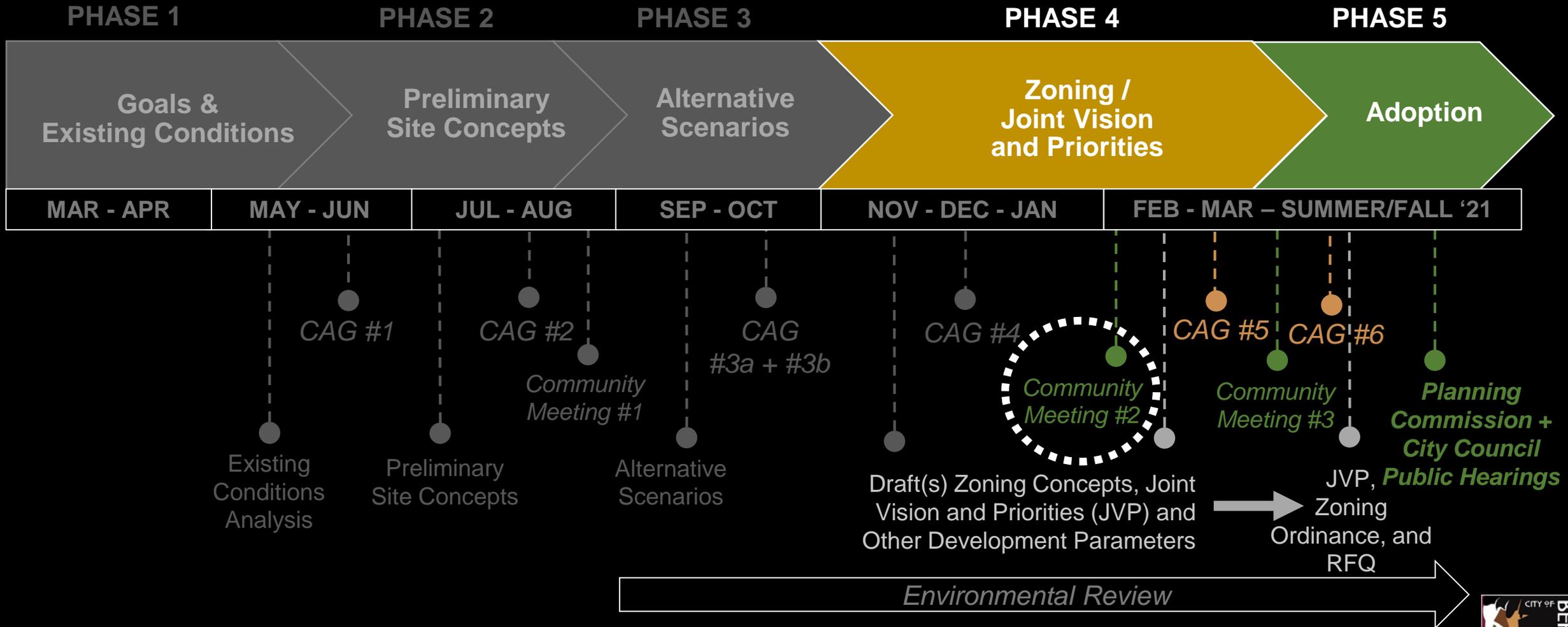
Overall Planning Process for BART Stations



Future Stages: Deliverables

- **Station Access Decisions:** Access investment priorities, site layout, BART parking replacement (funded by Caltrans and FTA Grants and Future Developers)
- **Site Design Requirements:** Work with developers to set specific design standards (funded by FTA Grant and Developers)
- **Entitlement Process:** Specific project details, unit count, final affordability details including number of units and populations served

Process Overview: Preliminary Planning



Conceptual Schedule – timing and number of meetings may change





3. PRESENTATION OF DRAFT VISION AND PRIORITIES

- 
- Goals and Development Parameters
 - Zoning and EIR Study Diagrams
 - Summary of the Joint Vision and Priorities by Topic



Goals + Development Parameters

Guiding Plans and Documents

- AB 2923
- MOU
- City and BART Goals, Objectives + Development Parameters
- Site Constraints
- Economic Feasibility

Key Topics

- AFFORDABLE HOUSING
- PUBLIC AND CIVIC SPACE
- BUILDING FORM
- LAND USE
- STATION ACCESS AND PARKING MANAGEMENT

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

Study Diagrams

ASHBY STATION



NORTH BERKELEY STATION



Note: DIAGRAMS ARE FOR STUDY ONLY - NOT ACTUAL DEVELOPMENT PROPOSALS

Study Diagrams

ASHBY STATION

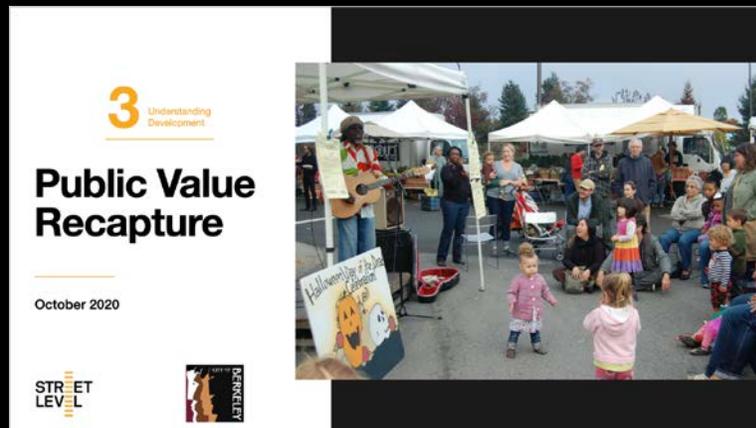
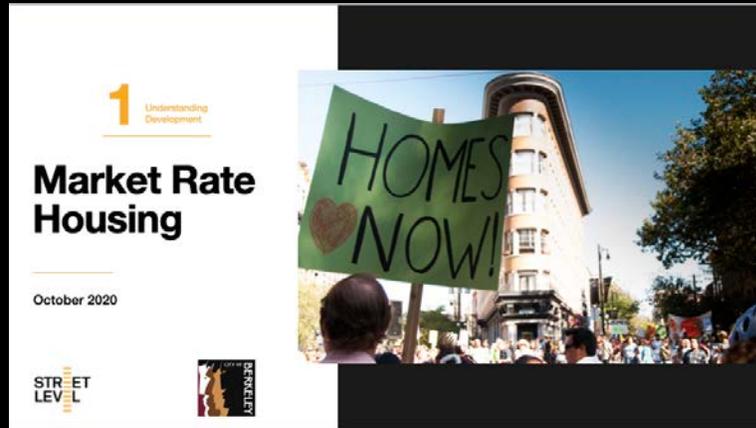


NORTH BERKELEY STATION



Note: DIAGRAMS ARE FOR STUDY ONLY - NOT ACTUAL DEVELOPMENT PROPOSALS

Housing 101 Video Series



Links to videos available at: www.cityofberkeley.info/bartplanning



Draft Vision + Priorities Overview

- The Joint Vision and Priorities document will describe, in general, qualitative terms, what we want the development to look like and how we want it to perform.
- This will be incorporated into Request(s) for Qualifications (RFQs) for development of both the Ashby and North Berkeley Station development to help guide the selection of a future developer(s) and provide a framework for the development plans
- CAG discussed the topics at meetings last October and December, and reviewed and commented on the draft statements.
- Gathering community input on the draft statements tonight and beyond.

Draft Vision + Priorities Overview

AFFORDABLE HOUSING



PUBLIC + CIVIC SPACE



LAND USE



BUILDING FORM



ACCESS + PARKING



- Access and Parking topic to be drafted at a later date

Draft: Vision + Priorities

AFFORDABLE HOUSING



VISION

New housing at a variety of income levels at both the Ashby and North Berkeley BART Stations will address the City's housing crisis, stem the displacement of residents—especially of the African American community in Berkeley—and support more equitable access to housing for lower-income families and individuals. New housing must also be created quickly to reflect the urgency of the climate crisis, capturing the inherent environmental benefits of walkable, transit-oriented housing in Berkeley's most transit-rich areas. North Berkeley and Ashby will provide a new model for delivering affordable housing in neighborhoods that are rich in infrastructure and strategically located to make regional transit, economic opportunity, and community amenities more broadly and equitably accessible.

SHARED PRIORITIES

- Housing Priorities
- Urgency
- Displacement Prevention
- Timing
- Community Benefits
- Developer Accountability
- Funding
- Clustering and Integration
- Developer Selection
- Preference for Maximizing Affordable Housing

ASHBY PRIORITIES

- Affordable Housing Goal
- Required Minimums
- Residents with Disabilities
- South Berkeley Preference

NB PRIORITIES

- Required Minimums
- North Berkeley Preference

Draft: Vision + Priorities

PUBLIC + CIVIC SPACE



VISION

New public and civic space at both Ashby and North Berkeley BART will provide a community anchor, open space amenity, and memorable neighborhood gathering space that is accessible to all. It will be available for programmed community uses and activities, as well as for informal, unprogrammed public use by residents, visitors, and transit riders alike. New public space will enhance the ability of all community members to walk, roll, and take transit, supporting better station access and healthy, climate-friendly active transportation. North Berkeley will be a nexus of active transportation centered along a major new connection of the Ohlone Greenway. Ashby will be anchored by a market and oriented along a street built for people and multiple modes of transportation.

SHARED PRIORITIES

- Maintenance Costs
- New Public Space

ASHBY PRIORITIES

- Hub for African American Life
- Flea Market
- Stakeholder Input
- Adeline Design
- Green Space

NB PRIORITIES

- Ohlone Greenway Connection
- Public Space Use
- Street Design

Draft: Vision + Priorities

LAND USE



VISION

Land uses at Ashby and North Berkeley Stations will serve community needs; provide significant amounts of new housing; complement neighborhood businesses, services, and institutions; create a welcoming environment for all; support BART ridership; and improve quality of life for current and future residents. Ground-floor uses should be pedestrian-oriented and contribute positively to public space and the pedestrian experience.

SHARED PRIORITIES

- Overall Mix of Uses
- Non-Residential Spaces

ASHBY PRIORITIES

- Role of Non-Residential Uses
- Non-Residential Active Frontages
- Prioritized Non-Residential Uses

NB PRIORITIES

- Role of Non-Residential Uses
- Non-Residential Active Frontages
- Respect Neighborhood Needs
- Potential Non-Residential Uses

Draft: Vision + Priorities

BUILDING FORM



VISION

New buildings at Ashby and North Berkeley Stations will be beautiful, creatively designed, well-proportioned, and thoughtfully located to contribute positively to the physical fabric and long-term quality of life of the neighborhood. They will provide elements that neighborhood residents currently enjoy – such as natural light, air, direct outdoor access, variety, quirkiness, walkability, and sociability – in a more dense, transit-oriented format that supports BART ridership. Buildings should exhibit a level of architectural diversity that expresses the social, racial, economic, and design diversity that is desired at both stations. Ground-floor spaces and building frontages should activate public space, while providing a sense of place and character to the stations and the surrounding neighborhood.

SHARED PRIORITIES

- Height
- Floor Area Ratio
- Context
- Location and Orientation
- Equitable Design Quality
- Small Blocks
- Architectural Variety
- Massing and Articulation
- Unit Diversity
- Sunlight
- Outward-Facing Entrances
- Universal Accessibility

ASHBY PRIORITIES

- Massing and Height Focus
- Active Frontages
- Site Design and Massing

NB PRIORITIES

- Massing and Height Focus
- Massing Breaks and Step-Downs
- Active Frontages

Open House Vision + Priorities Exercise

ROOM #1

AFFORDABLE HOUSING



ROOM #2

PUBLIC + CIVIC SPACE



ROOM #5

GENERAL PROCESS

Planned Project Timeline



ROOM #3

LAND USE



ROOM #4

BUILDING FORM



Open House Overview

1. Join any one of the five rooms to receive and overview of the Vision Statements or general process and ask questions *(20 min)*
2. **Take the topical Survey (10 min)**
- Links to be provided in the rooms
3. Join another Room
4. You are free to move amongst rooms and/or leave at any time
– **Workshop will adjourn at 8pm**

--Click Join--



▶ Room 1: Affordable Housing	Join
▶ Room 2: Public Space	Join
▼ Room 3: Land Use	Join
▼ Room 4: Building Form	Join
▼ Room 5: General Process	Join

NOTE: if calling in please call [REDACTED] to get access to a printed version of the survey

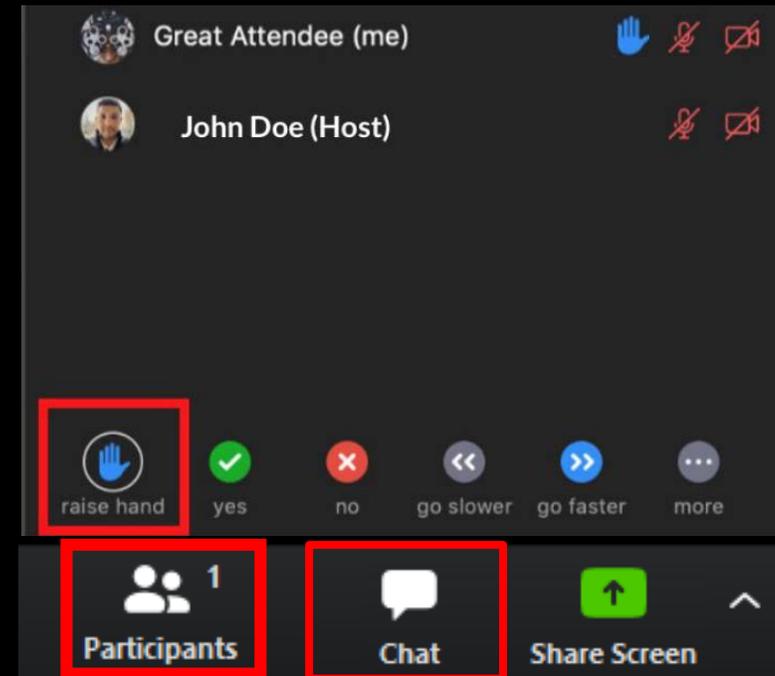
Open House Facilitation

VERBAL COMMENTS – provide verbal comments via **Raise Hand** feature (either on computer or by dialing *9 on your phone). The room facilitator will recognize you and unmute your mic.

WRITTEN COMMENTS - use the **CHAT** feature to provide your questions or comments and the meeting notetakers will add them to the virtual whiteboard.

Comments received via mail or email before the meeting and through February 22 will be part of the public record and included in the meeting summary.

Raise Hand Feature



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



Preliminary Planning Process – Tentative Schedule

CAG / Community Meetings

- Feb. 8, 2021; Community Workshop #2
- Mar. / Apr. 2021: CAG Meeting #5
- Spring 2021: Community Workshop #3
- Summer 2021: Additional CAG and Community Meetings TBD

Commission / Council

- Discuss City Affordable Housing Funding
 - Feb-Mar 2021: Measure O Oversight Committee and Housing Advisory Commission
 - Spring 2021: City Council
- Draft Zoning, Joint Vision and Priorities, and other content for Requests for Qualifications
 - Summer 2021: Planning Commission
 - Fall 2021: City Council



THANK YOU FOR PARTICIPATING

Questions or comments about what you heard tonight?

NOTE: The online survey will remain open for 2 weeks after today's community meeting (through Monday, February 22nd)

Also, please send us any other comments by Monday, February 22 to:

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

For more information AND to sign up to receive emails about this planning process go to: www.cityofberkeley.info/bartplanning