North Berkeley Design Concept

Open House Meeting - September 11, 2023
Who’s Presenting:

David Baker Architects
Daniel Simons, FAIA, LEED AP
Principal

Yes Duffy Architects
Yes Duffy, AIA, NOMA, LEED GA
Principal

Einwiller Kuehl
Sarah Kuehl, ASLA
Principal
ODS
Objective Design Standards
Previous Progress

... Engaging Edges
     Intuitive Connections
     Distinctly Berkeley

... Breakout Groups
North Berkeley BART housing discussion gets big turnout, civil discussion

Hundreds of people gathered Thursday night to hear what kind of housing could be built at the North Berkeley BART station. Officials vowed to be as transparent as possible.

By Jasie Marx
March 16, 2018, 11:00 a.m.
5 Years of Community Input & Meetings (#50)

- 2018
  - AB2923: State Law: Transit Oriented Development Passed
  - MOU: Memorandum of Understanding Approved
- 2019
  - CAG: Community Advisory Group Formed
  - JVP: Joint Vision and Priorities Approved
- 2020
  - EIR: Environmental Impact Report Approved
  - R-BMU: BART Mixed Use Zoning Approved
- 2021
  - MOA: Memorandum of Agreement Approved
  - RFQ: Request for Qualifications Approved
- 2022
  - ODS: Objective Design Standards Approved
- 2023
  - ENA: Exclusive Negotiating Agreement
  - ODS: Objective Design Standards Meeting
- 2024
  - Recap
  - Engaging Edges
  - Intuitive Connections
  - Distinctly Berkeley
  - Summary
Recap | Engaging Edges | Intuitive Connections | Distinctly Berkeley | Summary

**RFQ MINIMUM:**
1,000 bedrooms

**Where We Are:**
1,100 bedrooms
**Recap**

**Engaging Edges | Intuitive Connections | Distinctly Berkeley | Summary**

**Joint Vision & Priorities:**

- **500 homes**

**Where We Are:**

- **750 homes**

**Joint Vision & Priorities:**

- **1,200 homes**
RFQ Goal: 35% affordable homes

Where We Are: 50% affordable homes
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310 residential parking
4,000 sf public ground floor uses
55k sf publicly accessible open space
Community Engagement: Conversations

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Community Engagement: Gathering Ideas

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Community Engagement: Diversity of Opinions

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- Engaging Edges
- Intuitive Connections
- Distinctly Berkeley
- Summary
Community Engagement: Emerging Values

- Plant as many trees as possible
- Active ground floors
- Little Free Libraries
- Space for music and poetry
- Wider setbacks
- Biking
- Separate Pedestrian Walks
- Native plants
- Garden Walks
- Quirky
- Play space
- Equitable
- Visual connections
- Residential scale
- Public gathering spaces
- As many bike paths as possible
- Wider Sidewalks
- Include sufficient lighting
- Child-friendly
- Safe
- Green natural space
- Climate Forward + Sustainable
- Universal Design
- Warm, non-institutional
- Stoops!
- Community Cafe
- Bike Parking
- Places to meet my neighbors
- Transit Forward
- A lot of new homes

Recap | Engaging Edges | Intuitive Connections | Distinctly Berkeley | Summary
Community Informed Design
Existing Site

Recap | Engaging Edges | Intuitive Connections | Distinctly Berkeley | Summary
Engaging Edges
Neighborhood Walkability
Neighborhood Access from every side

MID-BLOCK PEDESTRIAN CONNECTIONS

CONNECT TO FRANCISCO ST.

CONNECT TO SHORT ST.

CONNECT TO FRANCISCO ST.

CONNECT TO SHORT ST.
Visual Connections throughout

VIEWS INWARD FROM EVERY SIDE!
Feedback: Streets & Sidewalks

The garage entry will bring more traffic. Avoid placing it on quiet streets.

Create planting buffers between buildings and streets.

Plant street trees!

Keep the neighborhood’s residential feel.
Slow Streets

PRESERVE QUIET, SLOW STREETS!
Neighborhood Stoops

WELCOMING STOOPS ON RESIDENTIAL STREETS!
Green Streets and Garden Yards
Green Streets and Garden Yards

Quirky Garden Yards at the Edges!
Unique & Contextual at each Street

FINE GRAIN FABRIC ON SLOW, QUIET STREET

LARGER GRAIN AT ARTERIAL STREET

MEDIUM GRAIN W/ MIX OF CIRCULATION
Intuitive Connections
Feedback: Site Access & Openness

Link Outdoor and Indoor Uses.

Welcoming to all.

Design for neighbors, not just residents and commuters.
Berkeley has a tradition of walking paths, so each trail is unique, providing variety and quirk.
1956 Street Map
Feedback: Pedestrian Access & Trails

- Walking paths for all.
- Lots of greenery on paths, trees!
- Make quirky gardens to wander through.
The existing site has an 18'-0” grade change and is not easily accessible from the west.
Neighborhood Path at Acton St Rendering
Neighborhood Path at Acton St Rendering

- Trees along path
- Lots of plants!
- Entry to neighborhood pedestrian path
- Access to BART
- Quirky garden yards
- Connection to Francisco St.
Neighborhood Path

GRAND PORTAL!
Neighborhood Path at Portal Rendering
Neighborhood Path at Portal Rendering

GRAND PORTAL

HOMES ABOVE

COVERED COLONNADE

ACTIVE RESIDENTIAL USES

LOTS OF PLANTS!

PLACES TO REST

NEIGHBORHOOD PEDESTRIAN PATH

INCLUSIVE & ACCESSIBLE

TREES ALONG PATH

RESIDENTIAL STOOPS

QUIRKY GARDENS

OHLONE GREENWAY

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NBHP North Berkeley Housing Partners
Neighborhood Path at Sacramento

- BART Elevator
- Sacramento St. +112.5
- Ramp
- Sacramento St. +110

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Feedback: Ohlone Greenway

Protected bike lanes and separated walking paths.

Direct diagonal Ohlone Greenway connection.

Lots of secure bike parking!
Feedback: Ohlone Greenway

Instructions
1. Write your name in the box below.
2. Circle the bicyclist icon below that best describes you—ok to circle more than one.
3. Use tape to make a map over the drawing on the right. Use one color of tape to show where you ride today and second color to show where you would like to ride at the TO9 project.
Ohlone Greenway

DIAGONAL CUT THROUGH THE SITE!
The Greenway is disconnected at Sacramento Street.
The Greenway is disconnected at Sacramento Street.
Feedback: Connecting with Neighbors

I am just worried about how I’ll meet the people who live there. I talk to my neighbors in the front yard and from my front porch and I don’t know where I will meet the new people in those big buildings.
Create open and inviting entryways to site for pedestrians and make entry as welcoming as possible on all sides.
Ohlone Greenway Colonnade Rendering
Ohlone Greenway Colonnade Rendering
Feedback: BART & Vehicular Access

- Separate vehicular traffic from bike traffic.
- Make station accessible for all.
- Bike connection from station to neighborhood.
BART Access Road

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BART Access Road Rendering

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BART Access Road Rendering

- Planting & trees along bike path
- Lighting
- Raised passenger drop-off
- Secure bike parking inside
- Path leads to BART
- Ohlone Greenway crossing
- Decorative paving
- Protected bike lanes connect to neighborhood streets
- Raised crosswalk to slow traffic

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Feedback: Bike Access & Infrastructure

Create secure bike parking throughout the site.

Maintain bike boulevards.

Maximize all the biking options.
Making Connections

Bike Station
- Bike Locker
- Bike Rack
- Bike Share

ADA Loading
Bus Stop
Casual Carpool
Loading
Parking
BART Curbside Program

<== Ohlone Greenway
<== Cycletrack
<== Pedestrian
(Sidewalks not shown for clarity)
Distinctly Berkeley
Feedback: Massing & Scale

- Diversify height, especially on residential edges.
- More height & density in the middle.
- Design should respond to context.
Massing

PUSH THE HEIGHT INWARD!
Massing

SETTING THE BUILDING MASS BACK!
Drop to 3 & 4 stories at edges!
Scale

Small Scale Residential to Match Context
Diversity of Massing
Sacramento & Delaware Rendering

- 6-story building at corner
- Green roof deck
- Existing trees
- Largest masses pushed to middle of site
- Density placed along Sacramento corridor
- Large massing break for ohlone greenway
- Sacramento corridor

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Sacramento St Rendering
Virginia St Rendering
Delaware St Rendering
Delaware St Rendering
Acton St Rendering
Acton St Rendering

- SET BACK TALLER MASSING
- LOWER TO 3 LEVELS
- SMALL SCALE HOMES
- LARGE MASSING BREAK AT PASSAGE
- CONTEXTUAL 2-STORY BAYS
- RESIDENTIAL STOOPS
- MIDBLOCK PEDESTRIAN PASSAGE
- GENEROUS GARDEN YARDS
- CONNECTION TO FRANCISCO ST

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Feedback: Architecture

Create special corner moments!

Vary materials and character of each building.

Avoid bland, ‘boxy’ architecture.

Use warm materials like wood, shingles, and stucco.
Architecture

CELBRATE BUILDING CORNERS!

TO FRAME GATEWAY VIEW!
Sacramento & Delaware Rendering
Feedback: Sense of Place

Variety and Quirk!

Places to gather and rest.

Peekaboo moments and grand views.

Music, art.
Open Space: Connect & Complement
Feedback: Public Active Uses

[Image of feedback posters with ideas and sticky notes]

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Active Uses
Feedback: Open Space

- Lighting!
- Maximize planting, large trees, and pollinators.
- Indoor/outdoor connection.
- Nature Play.

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Connecting to Neighborhood: Gardens

- Garden Play
- Community Music
- Ping Pong
- Cafes
- Native Plants
- Natural Stones
- Bart Access Rd.
- Sacramento St.
- Retail
- Gathering Place
- Garden
- Nature Exploration
- Outdoor Cafe Seats
- Seating
- Bike Parking
- Greenway
- Cafe
- Bart Elevator

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North Berkeley’s front porch
North Berkeley’s front porch
Complementing the Neighborhood

Outdoor Rooms

Public Art

Lighting

Shade Trees

BART

Flexible Pavement

Daycare Outdoor Space

Outdoor Room

Public Art

Flexible Pavement

Bench

Shade Trees

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Destination
Summary
Parking Lot
750 Homes + New Open Space
11 Renderings
Summary

Targeting 750 Homes with 50% Affordable

Designed with 5+ yrs of Community Feedback

Connects 700 feet of the Ohlone Greenway

Adds Publicly-Accessible Open Space

Improves Access to Transit

Responds to Neighborhood Context

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Next Steps: Continuing the conversation

Use the QR code to submit your feedback and talk to us!
Thank You!