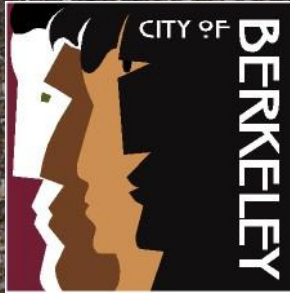




VAN METER
WILLIAMS
POLLACK LLP

AARON WELCH
PLANNING



CAG MEETING #1

Ashby + North Berkeley BART Zoning Standards

June 8, 2020





Oath or Affirmation

I, _____, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.



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.



I. WELCOME + INTRODUCTIONS

- Introductions by:
 - Mayor Jesse Arreguin
 - District 1 Councilmember, Rashi Kesarwani
 - District 3 Councilmember, Ben Bartlett
 - BART Director, Rebecca Saltzman
 - Planning Director, Timothy Burroughs
- Setting the stage
- Introduction of the project team
- Agenda overview
- Meeting facilitation overview



Project Team

- City of Berkeley Planning Department: Alisa Shen, Justin Horner
- Consultant Team
 - Karen Murray: Van Meter Williams Pollack (Urban Design)
 - Dave Javid: Plan to Place (Community Engagement)
 - Aaron Welch: Aaron Welch Planning (Planning)
 - Karley Kaufman: Rincon Consulting (CEQA)
 - Amanda Leahy: Kittelson (Transportation, CEQA)
 - Rick Jacobus: Street Level Advisors (Urban Economics)
- BART
 - Abby Thorne-Lyman, TOD Manager
 - Rachel Factor, Principal Planner



Agenda Overview

6:00pm – 9:00pm

- I. Welcome + Introductions _____ **6:00pm**
- II. Overview, Context + Background _____ **6:15pm**
- III. CAG Members: “Who We Are” _____ **6:45pm**
- IV. CAG Overview: “How We Will Work Together” _____ **7:15pm**
- V. Development Parameters + Existing Conditions _____ **7:35pm**
- VI. Next Steps _____ **8:15pm**
- VII. Public Comments _____ **8:20pm**

Meeting Logistics + Facilitation

- CAG Discussion

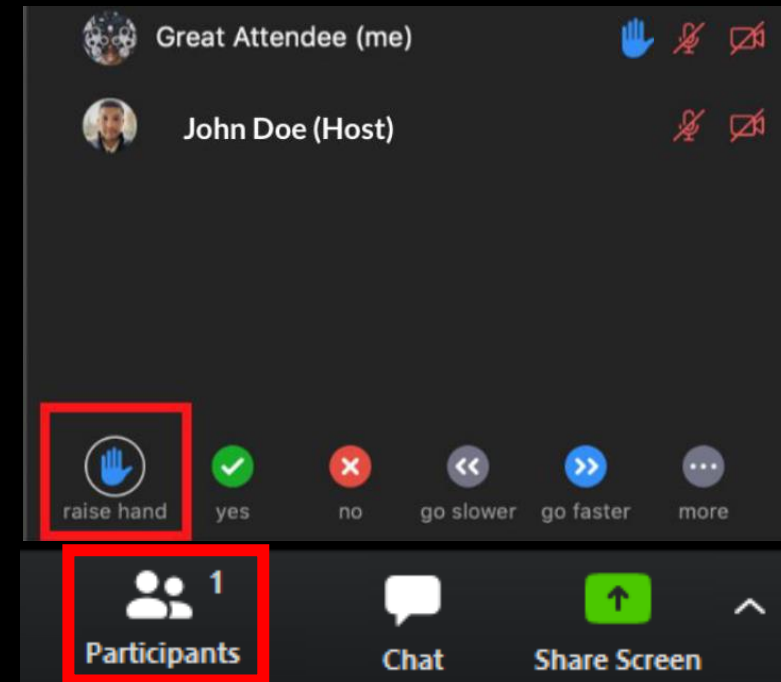
Via *Raise Hand* feature – on your computer open the *Participants* window and select the *Raise Hand* feature at the bottom of the window. If calling in, please **dial *9**. The meeting facilitator (Dave) will recognize you and unmute your mic.

- Public Comments

Public comment will be facilitated 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 to two minutes per speaker.**

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

Raise Hand Feature





II. OVERVIEW, CONTEXT + BACKGROUND

- How did we get here?
- Where we are in the process
 - City of Berkeley
 - BART AB 2923 Implementation
- CAG Q & A



**North Berkeley
BART Station**

**Downtown
Berkeley
BART Station**

**Ashby BART
Station**

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)



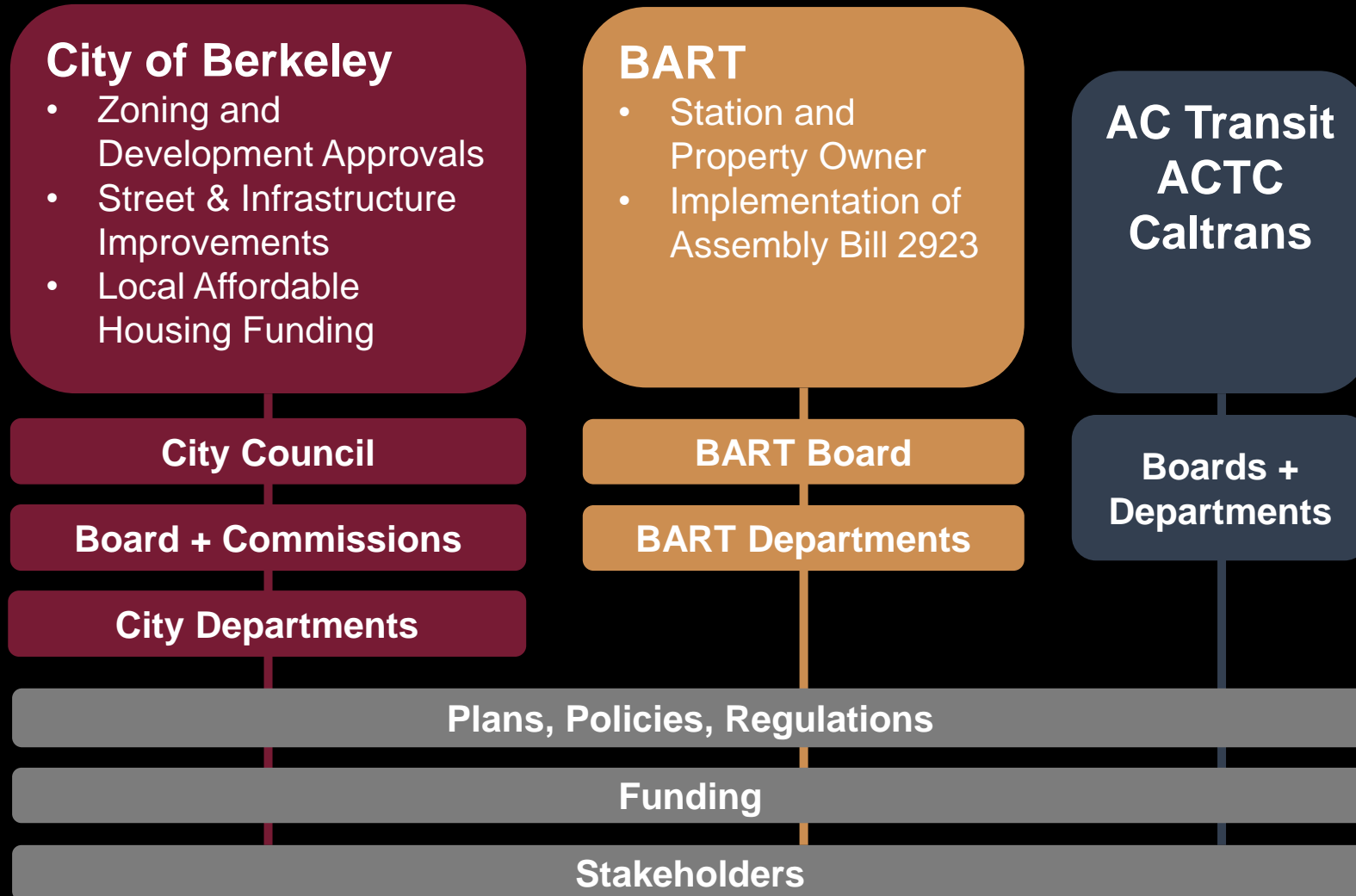


CITY - BART Memorandum of Understanding

- 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)

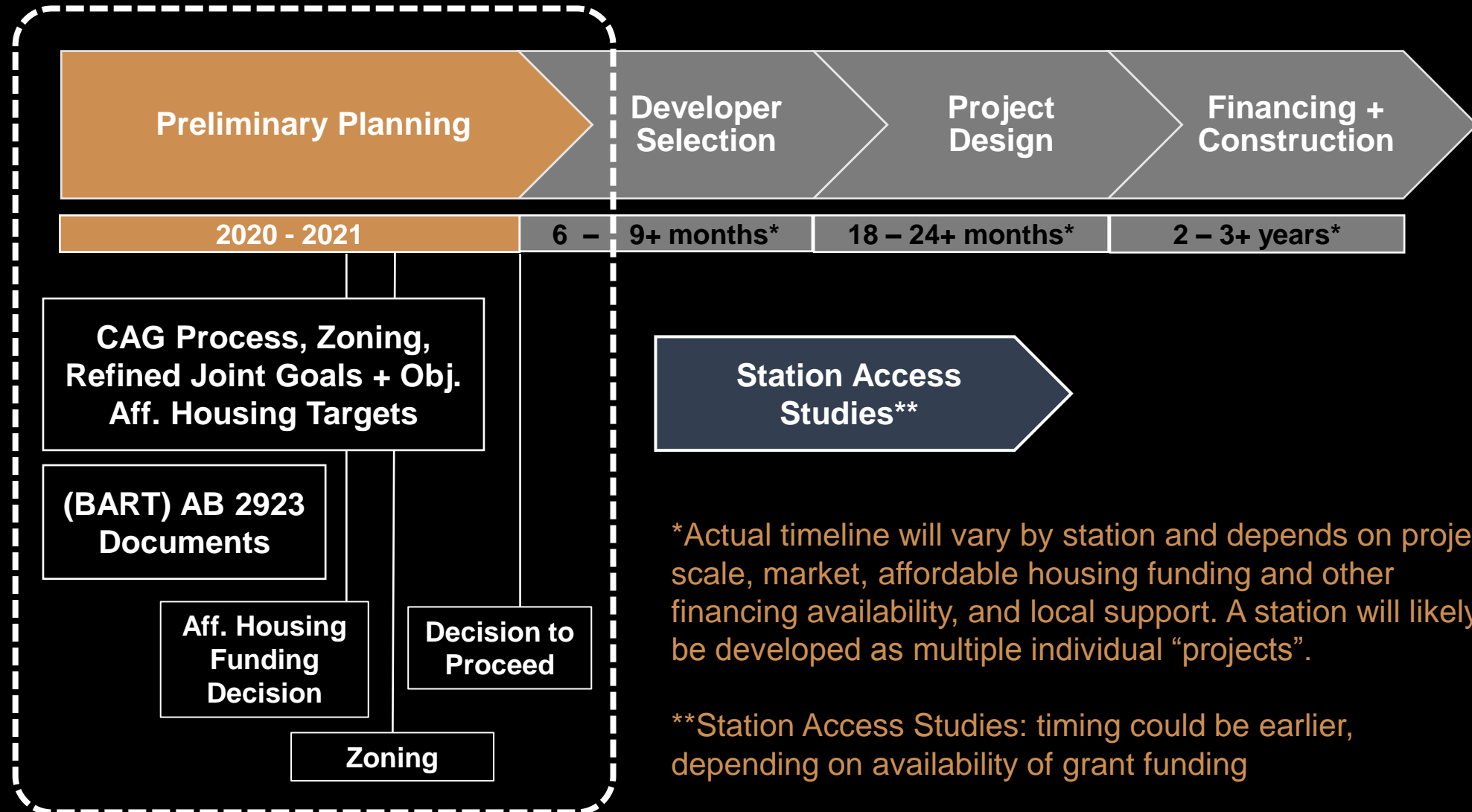
Development Process Overview



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

**ACTC = Alameda County Transportation Commission*

BART's Transit-Oriented Development Process for Berkeley



Focus of the CAG and Community in this Process

Preliminary Planning

Zoning + Site Planning Scenarios

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

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

- Site Constraints
- Economic Feasibility

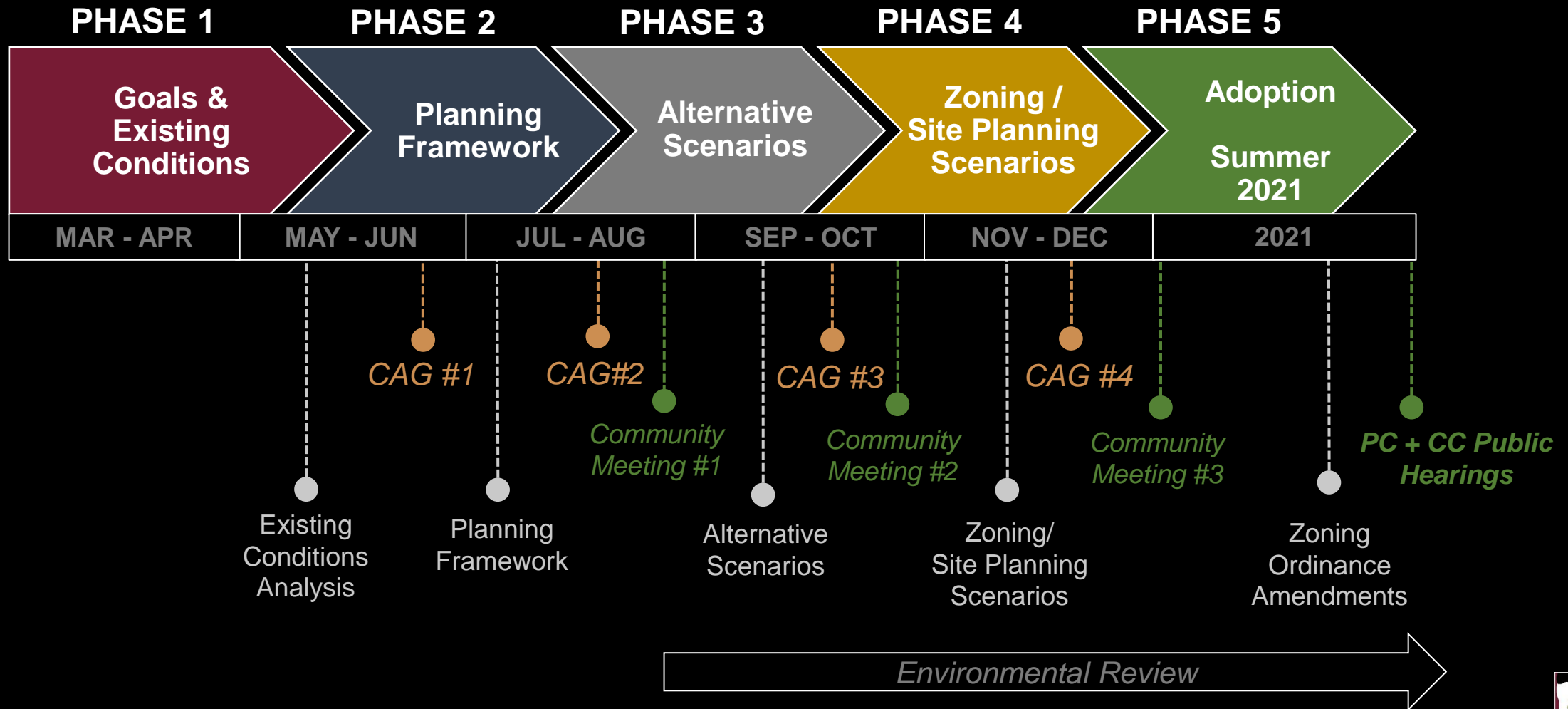
Zoning Standards

Development Parameters

Future Request for Proposal(s)

Developer Selection, Project Design, Financing + Construction

Preliminary Planning



Conceptual Schedule – Timing and number of meetings may change



Community Engagement

- Community Advisory Group (CAG)
- Community-wide meetings, workshops, and surveys
- Focus Group / Small Stakeholder meetings
- Planning Commission and other Board/Commission meetings
- City Council meetings



Overview of AB 2923 BART Zoning Requirements

Berkeley Community Advisory Group

June 8, 2020



AB 2923 Overview

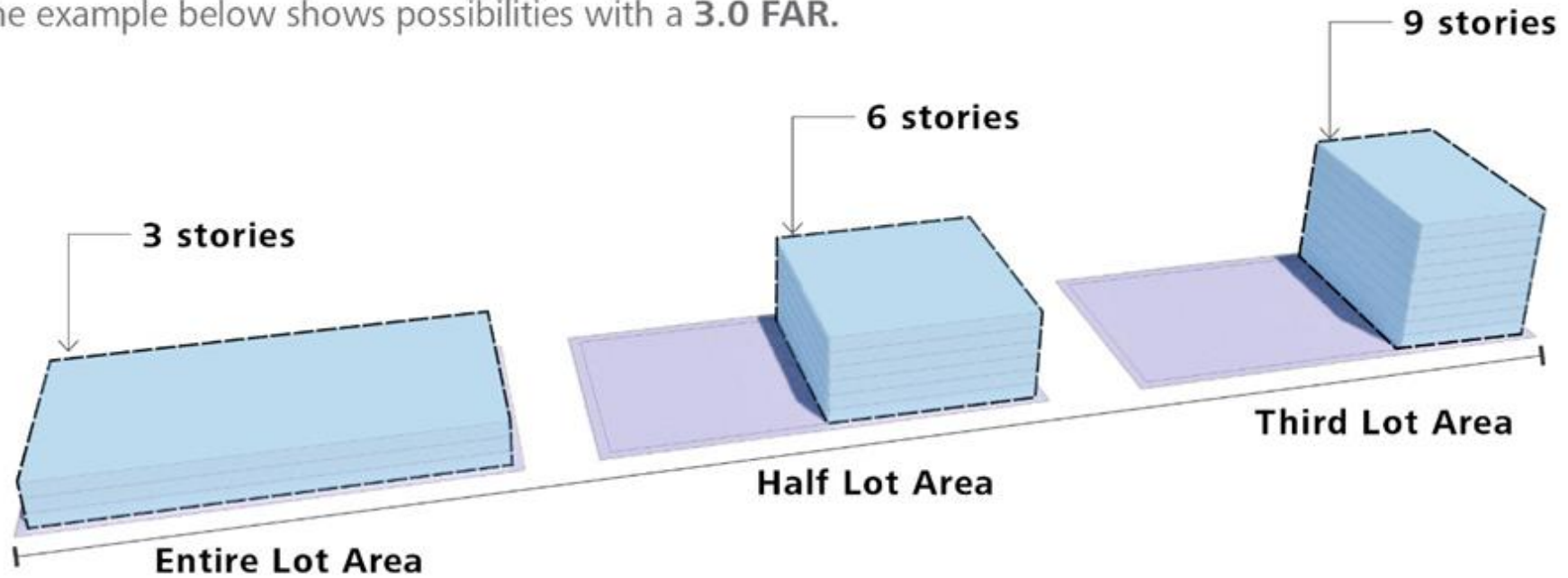
- Enacted September 2018 – Public Utilities Code Section 29010
- Law sets baseline zoning standards for BART-owned property
- Allows BART to adopt more intense standards, but not less
- Currently BART intends to “default” to baseline standards
- **Berkeley will have until July 1, 2022 to adopt zoning that conforms with these standards**

“Urban Neighborhood/City Center” Zoning Must Allow...

Residential Density	At least 75 units per acre
Building Height	7 Stories
Residential Parking	No Minimum, 0.5 spaces per unit max
Office Parking	No Minimum, 1.6 spaces per 1,000 sq ft max
Floor to Area Ratio	4.2

What is Floor-Area-Ratio (FAR)?

FAR is the size of building compared to the land area.
The example below shows possibilities with a **3.0 FAR**.



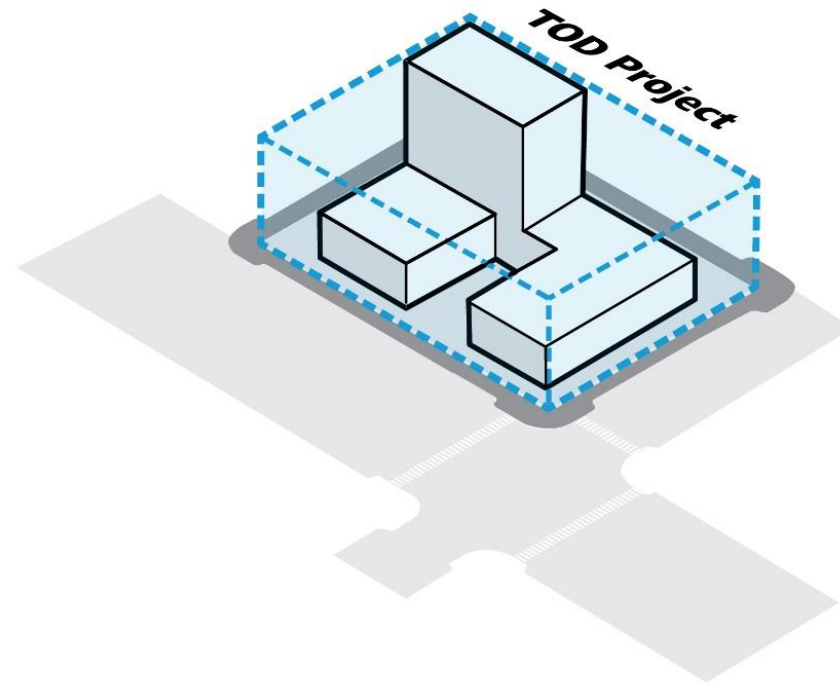
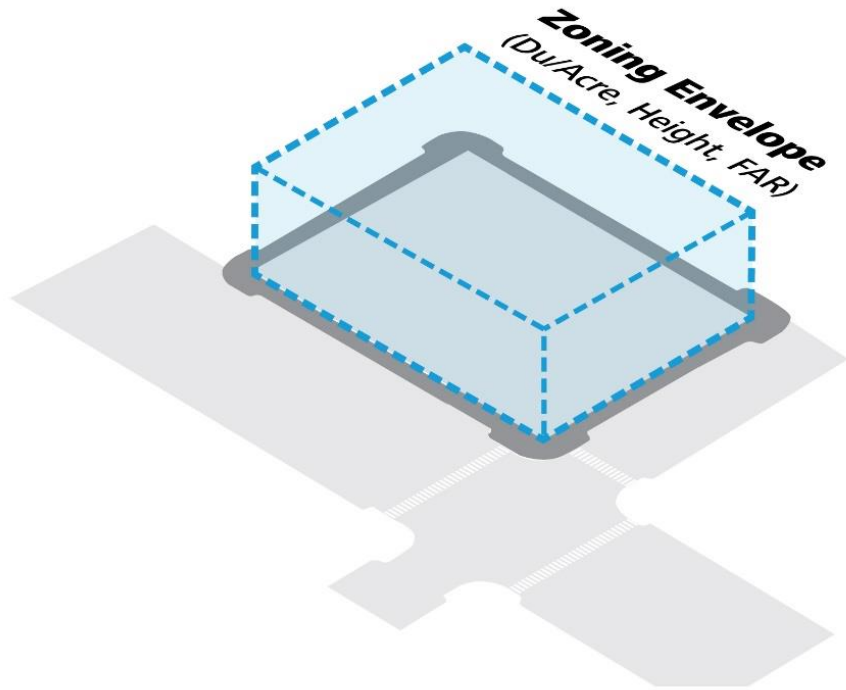
Zoning and Design Standards Under AB 2923

*“...any otherwise applicable **local design standards**, insofar as those standards **do not prohibit the minimum height, minimum density, minimum floor area ratio, and maximum parking allowances** required by the TOD zoning standards, are included as general guidance to the TOD developer.”*

Public Utilities Code
Section 29010.7(d)(1)



How Does Zoning Relate to Development?



CAG Feedback on Zoning and Design Under AB 2923

- Zoning “basics” are established by state law
- Focus on:
 - Other zoning elements
 - Design and development guidelines
- Ideal outcome is a collaborative approach to development, jointly guided by community goals and BART’s requirements



BART's Transit-Oriented Development Goals

Complete Communities

contribute to neighborhood vitality

Sustainable Communities Strategy

focus regional growth where people drive less to reduce emissions

Ridership

sustainably grow BART ridership

Value Creation & Capture

leverage private investment to support public benefits

Transportation Choice

reduce dependence on cars

Affordability

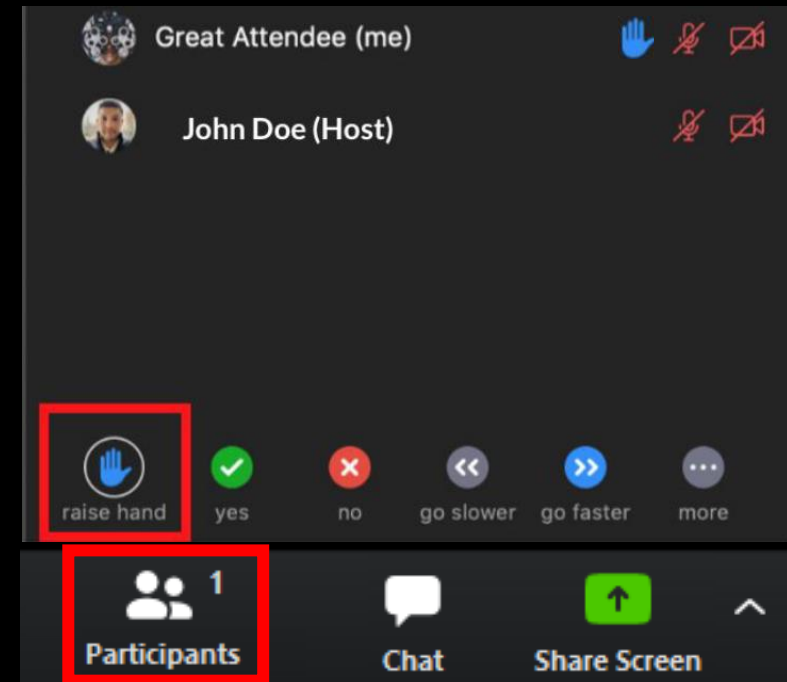
link housing affordability to access to opportunity

CAG Q & A: Overview, Context + Background

Discussion

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





III. CAG MEMBERS “Who We Are”

- Icebreaker to get to know each other
- Name and affiliation(s)
- One hope for the group / planning process
- One concern for the group / planning process
- A favorite activity outside of work



Community Advisory Group (CAG)

- One of many ways to get community input to inform the zoning
- 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



CAG Members

- Ambrose Carroll
- Tony Corman
- Hayley Currier
- Charles Gary
- Barnali Ghosh (Transportation Commission appointee)
- Liz Hitchcock Lisle
- Lillian Lew-Hailer
- Mari Mendonca (Housing Advisory Commission appointee)
- Blaine Merker
- Chris Schildt (Planning Commission appointee)
- Betty Seto
- Rhonda Simmons
- Robert Smith (Commission on Disability appointee)
- Peter Waller
- Elisabeth Watson



Ambrose Carroll

- Affiliation / Organization: Pasture of church, founder of Green the Church, Berkeley Black Ecumenical Ministerial Alliance
- One hope for the group / planning process: *We get to know one another and the communities we represent to formulate and uplift the communities represented*
- One concern for the group / planning process: *In that same vain, the voices of the community in South Berkeley and African American community, making sure that all those voices come forward*
- Favorite activity: *Being outdoors and pending time in the yard with my 6 year old.*



Tony Corman

- Affiliation / Organization: **North Berkeley Neighborhood Alliance**
- One hope for the group / planning process: *I hope it's collegial and not contentious - in a time of heated partisanship, we are wrestling a subject that has a wide range of outlooks represented in the committee - let's set and keep a cooperative tone and strive for a great outcome for the City.*
- One concern for the group / planning process: *That the proceedings devolve along partisan lines.*
- Favorite activity: *Leading the Morchestra, my 17-piece jazz orchestra, in concert*



Hayley Carrier

- Affiliation / Organization: **Policy Advocacy Manager, TransForm**
- One hope for the group / planning process: *Collective buy-in on a plan for creating dense affordable housing that prioritizes the needs of low-income residents*
- One concern for the group / planning process: *Prioritization of the needs of existing homeowners over people who have been or are going to be displaced from Berkeley*
- Favorite activity: *Hiking, biking, and gardening*



Charles Gary

- Affiliation / Organization: **Berkeley Flea Market**
- One hope for the group / planning process: *Consensus*
- One concern for the group / planning process: *Lack of Consensus*
- Favorite activity: *Walking. Exercise. Sharing a meal with family and friends*



Barnali Ghosh (Transportation Commission appointee)

- Affiliation / Organization: Chair of the Berkeley Transportation Commission; Walk Bike Berkeley Coordinating Committee member; Founder of the Berkeley South Asian Radical History Walking Tour
- One hope for the group / planning process: *That it is grounded in reality, and that the result moves us to actions that help advance our housing goals, reduces our transportation emission reductions.*
- One concern for the group / planning process: *That ideological perfection will be the enemy of the actionable good.*
- Favorite activity: *Leading the Berkeley South Asian Radical History Walking Tour! For almost 8 years now (192 tours!) I have been sharing stories of South Asian (folks with roots in places like India, Pakistan, Bangladesh) resistance and organizing that go back over a century right here in Berkeley.*



Liz Hitchcock Lisle

- Affiliation / Organization: Board Member, Lorin Business Association, Managing Director, Shotgun Players Theater
- One hope for the group / planning process: *My hope is that we can reach a healthy consensus - balancing our city's housing needs with enjoyable green space and community-focused business.*
- One concern for the group / planning process: *I'm concerned that we will become bogged down by dissent or that the planning effort results in a stance that will make any development difficult.*
- Favorite activity: *Lately, I've enjoyed writing letters to people I can't see in person. My daughter handles the illustration, and I do the love notes.*



Lillian Lew-Hailer

- Affiliation / Organization: Vice President, MidPen Housing a non-profit affordable housing developer
- One hope for the group / planning process: *I hope to learn from and be challenged by my fellow CAG members in the pursuit of station plans that are as inclusive and accessible as possible.*
- One concern for the group / planning process: *I am concerned about the need to conduct CAG meetings virtually (to protect Berkeley's residents from COVID 19) will exclude some community members.*
- Favorite activity: *I enjoy the old-fashioned activity of sending mail. On average I send at least one piece of mail per day ranging from postcards to illustrated letters, locally made cards, and, recently, packages of hand-made masks to friends and family.*



Mari Mendonca (Housing Advisory Commission appointee)

- Affiliation / Organization: Human being for equity and sustainability, Friends of Adaline, Housing Advisory Commission, Rent board
- One hope for the group / planning process: *True collaboration & open to questioning/brave to pursue equity. Have the hard conversations to look at real possibilities.*
- One concern for the group / planning process: *The constraints of AB2923 & how the terms social/racial equity and/or inclusion are talked about but not in practice.*
- Favorite activity: *Love exercise and swimming, love to connect to people and share inspiration/expression*



Blaine Merker

- Affiliation / Organization: Resident at Acton & Virginia. Partner and managing director of Gehl, an urban design and planning practice. Member of Walk Bike Berkeley.
- One hope for the group / planning process: *I hope that this process becomes a model of how Bay Area cities can welcome density while creating stronger, more diverse neighborhoods in the process. I also hope we can engage with each other as a group with respect, integrity, and bravery. I'd like for this not to be overly politicized but informed by evidence and engaging residents' best aspirations for their city and region.*
- One concern for the group / planning process: *My biggest concern is a lack of imagination, and that any dug-in positions might result in a less ambitious compromise that pleases no one and misses a once-in-a-generation opportunity for positive transformation. There's also a lot of legal and bureaucratic overlay in contemporary planning that really deadens the imagination. This effort is an opportunity to really live Berkeley values and at the same time reinvent what's possible here, to think beyond our present reality. But we need our imaginations engaged for that process.*
- Favorite activity: *Biking or running the Ohlone Greenway with my two sons.*



Chris Schildt (Planning Commission appointee)

- Affiliation / Organization: Berkeley Planning Commissioner, Berkeley Housing Authority Board Commissioner, and Friends of Adeline
- One hope for the group / planning process: *We are starting this planning effort in the midst of a public health, economic, and housing crisis that is worsening racial inequities, and during a time of global uprisings against state-sanctioned police violence of Black people and people of color. I hope the group will engage in a process that is rooted in racial equity and anti-racism, and develop guidance for the two BART stations that centers the voices and needs of low-income people and people of color who have been most impacted by the housing crisis and displacement. Specifically, this means developing guidance for development at the BART stations that will reverse the displacement of African Americans from South Berkeley, guarantee a future for the Ashby Flea Market which is a vital Black economic and cultural institution, and create housing that low-income, very low-income, and no-income people can afford.*
- One concern for the group / planning process: *My concern is how we will work together virtually and with such a short timeline.*
- Favorite activity: *Long bike rides.*



Betty Seto

- Affiliation / Organization: Natural Resources Defense Council. Other affiliations are Jefferson Elementary 2020-21 PTA Co-Treasurer, North Berkeley Now, Berkeley Way-Hearst Neighborhood Association.
- One hope for the group / planning process: *Hope we can help both station area projects to be nation-leading examples of an equitable, inclusive process that protects long-time families, residents, and existing communities. That twin goals of equity and climate action can go hand-in-hand and provide a more livable Berkeley.*
- One concern for the group / planning process: *That we let the perfect be the enemy of the good!*
- Favorite activity: *My two pandemic obsessions are baking bread and this "Buy Nothing Berkeley" group I joined on Facebook!*



Rhonda Simmons

- Affiliation / Organization: Lifelong Berkeley resident
- One hope for the group / planning process: *Hope is for keeping diversity alive. How much can this project set an example for what's happening in Berkeley.*
- One concern for the group / planning process: *Not having a real open honest conversation and get caught in politically correct conversations. Being able to agree to disagree and stay respectful. We don't challenge ourselves.*
- Favorite activity: *Enjoy the sun outside and being with family/friends*



Robert Smith (Commission on Disability appointee)

Not present at the meeting.

- Affiliation / Organization:
- One hope for the group / planning process:
- One concern for the group / planning process:
- Favorite activity:



Peter Waller

- Affiliation / Organization: Founding member of South Berkeley Now. Principal with PYATOK Architects and Urban design located in downtown Oakland
- One hope for the group / planning process: *My hope for this planning effort is that we come together with open minds and a renewed sense of urgency. The experience of this pandemic and the violence against Black America has reminded us that we need to listen to one another and we need to work together. It also reminds us that we must move forward and take meaningful action. Failure to act is not an option.*
- One concern for the group / planning process: *My concern is that that the outcome of this planning effort will be a vision so ambitious that it is never realized, or a vision so constrained that it fails to deliver the safer streets, open space, and support for local business necessary to a healthy, just, and resilient community. South Berkeley, in particular, has a long history of unfulfilled promises. We need a plan that delivers broad benefits to the community, and a plan that will be realized. That will require finding the right balance of aspirations and resources.*
- Favorite activity: *Hiking, running, and otherwise enjoying this amazing planet.*



Elisabeth Watson

- Affiliation / Organization: Associate Broker, Abio Properties
Former Zero Waste Commissioner; Former President, Berkeley Public Library Foundation
- One hope for the group / planning process: *My hope is that we use the collective genius, experience, and passion of the CAG and the greater Berkeley community to inclusively, logically, and sensibly develop the zoning variances / plans essential to building economically and environmentally sustainable communities that provide housing, transit, and services that enhance the neighboring community and the City of Berkeley. I hope that our work leads to the creation of community, and not just housing.*
- One concern for the group / planning process: *My primary concern is maintaining focus while we also include broad perspectives. I hope that we will prioritize and rigorously consider the most significant environmental, fiscal, and transit issues as we develop and weigh the options for development. I also hope that we work assiduously to speak for the many members of our community who do not have the time or the resources to intimately participate in the process.*
- Favorite activity: *My favorite activities are walking the trails and neighborhoods with my husband, Nigel, and our Border Collie, Beau. I also love nothing more than reading the latest great book that I found at our library. And one day, I look forward to cooking for my friends again.*



IV. CAG OVERVIEW

“How We Will Work Together”

- CAG purpose and responsibilities
- CAG meeting procedures
- CAG group agreements



CAG Purpose and Responsibilities

- Attend all meetings - up to five meetings; and participate in meetings and communicate your position on topics under consideration
- Review meeting materials and completed work products in advance of a scheduled meeting
- Act in an advisory capacity to the Planning Commission
- Represent the various perspectives of the community and provide community-based input and feedback on work products
- Serve as ambassadors to the greater community by informing the community of the process and encouraging their participation
- Attend other public meetings and events (when possible) when the project is discussed



CAG Meeting Procedures

- Meeting agendas and materials will be posted to the project website and distributed to CAG members no later than one week in advance of the scheduled meeting
- All meetings are open to the public; verbal public comments will be taken at the end of every meeting; additional comments on CAG meeting topics will be collected through email and mail
- Meetings will be organized and facilitated by the City and the consultant team
- CAG members are responsible for communicating their ideas and position on topics at each meeting
- Summary notes from each meeting will be provided prior to the following meeting

CAG Group Agreements

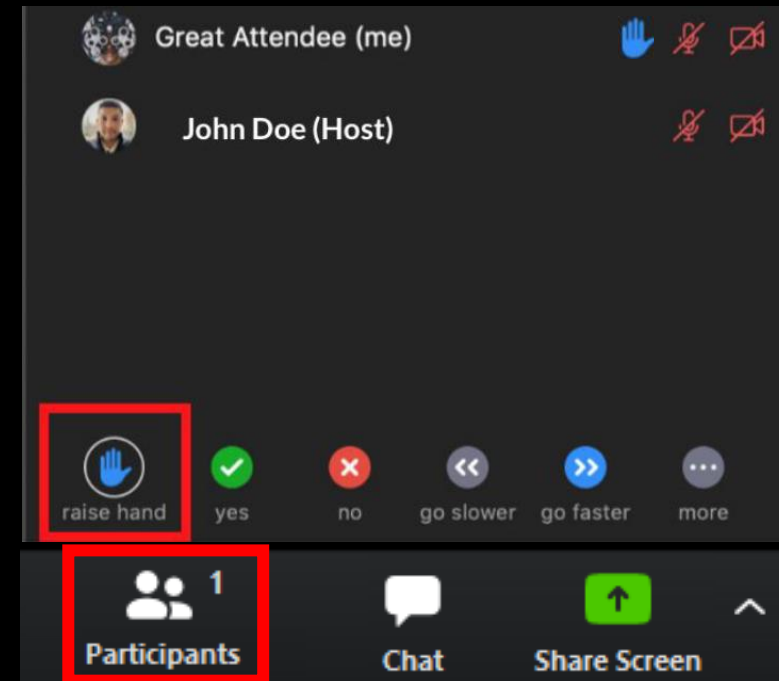
- a) Understand that one person speaks at a time and all others are active listeners
- b) Allow everyone the opportunity to speak and share their ideas
- c) Put yourself in each other's shoes - *respect each other, seek to understand diverse viewpoints and ask questions for clarification*
- d) Be open-minded and allow your perspective to evolve based on the other's ideas and opinions
- e) Represent the diverse community
- f) Discourage "got you" moments – *keep interactions positive and encouraging*
- g) Accept that conflicting opinions and disagreements are natural and to be expected
- h) Build and maintain safe space – *we will not tolerate attacks on individuals, institutions, or perspectives*
- i) Work to find common ground and solutions – *the best outcomes will come from incorporating a range of perspectives*
- j) Recognize the intent is to move toward desired outcomes
- k) Have fun and make new friends

CAG Q & A: Roles + Responsibilities

Discussion

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





V. DEVELOPMENT PARAMETERS + EXISTING CONDITIONS

- City parameters
- BART parameters
- Ashby Station
- North Berkeley Station
- CAG Q & A

Focus of the CAG and Community in this Process

Preliminary Planning

Zoning + Site Planning Scenarios

- Size, height, density, floor area ratio, setbacks / step-downs
- Parking (cars, bikes)
- Uses (permitted, permitted with conditions, prohibited)
- Civic space (e.g. plaza, parks)
- Affordable housing targets (# units, affordability level / 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 Selection,
Project Design,
Financing +
Construction



City of Berkeley Parameters

- **City Plans, Policies, and Agreements**
 - MOU
 - Draft Adeline Corridor Specific Plan
 - North Berkeley BART Development Goals and Objectives
 - Other Plans (e.g. General Plan, Climate Action Plan, Bicycle Plan, Pedestrian Plan)
- **Economic Feasibility and Availability of Funding**
 - Affordable Housing Funding (e.g. Housing Trust Fund, Measure O, P, U1)
 - Infrastructure Funding



City Plans, Policies and Agreements

- Draft Adeline Corridor Specific Plan and North Berkeley BART Development Goals and Objectives address the following topics:
 - Affordable Housing Targets
 - Public Space and Public Art
 - Community-Desired Uses
 - Built Form / Urban Design
 - Station Access and Connections
 - Community Engagement



Economic Feasibility and Availability of Funding

- Affordable Housing Funding
 - Housing Trust Fund
 - Measure O, Measure P, Measure U1
- Infrastructure Funding



Ashby & North Berkeley TOD

Goals & Objectives

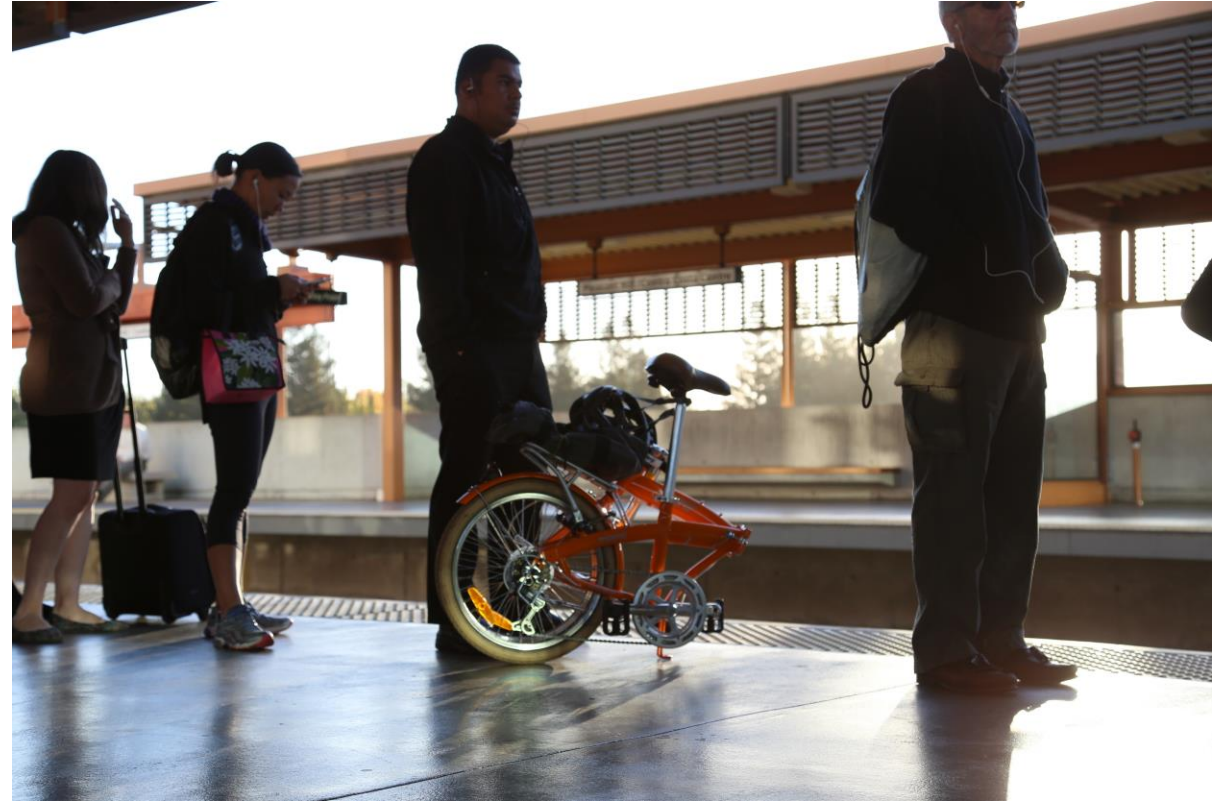
Development Parameters

BART's Goals & Objectives for Berkeley TODs

Goals	Objectives
Complete Communities	<ul style="list-style-type: none">• Create visual and physical connection• Create active ground floors where feasible
Sustainable Communities Strategy	<ul style="list-style-type: none">• Address the regional housing need• Complete project within 5 years of receiving city planning approvals
Ridership	<ul style="list-style-type: none">• Increase BART ridership
Value Creation & Value Capture	<ul style="list-style-type: none">• Deliver a feasible development that supports BART operations• Leverage innovative third-party funding and financing options
Transportation Choice	<ul style="list-style-type: none">• Increase the share of patrons who walk, bike, or take transit to BART• Minimize the need for on-site BART patron parking replacement
Affordability	<ul style="list-style-type: none">• Minimum of 35% units will be affordable to low and very-low income households• Support the local economy through project labor agreements.

Fundamental to advance development at BART

- Ridership
- Financial feasibility and project delivery
- BART infrastructure needs and costs



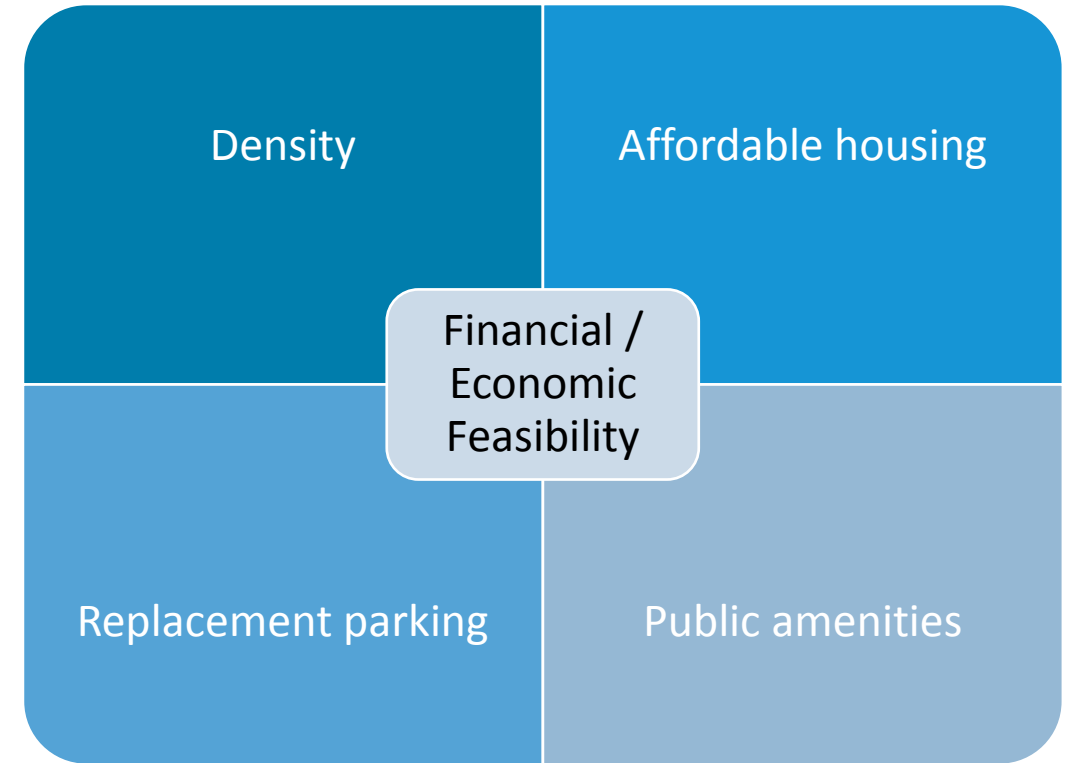
Ridership

- Project must result in a net increase in BART ridership
- Ridership gains preferably at times BART has capacity (outside of peak window)



Financial feasibility and project delivery

- Achieve at least 35% affordable housing
 - BART's new policy to discount land for affordable projects by up to 60%
- Developments must be financially and economically feasible
- Complete developments within 5 years of receiving city planning approvals
 - Assuming healthy economic activity and financial conditions



Infrastructure needs, costs and viability

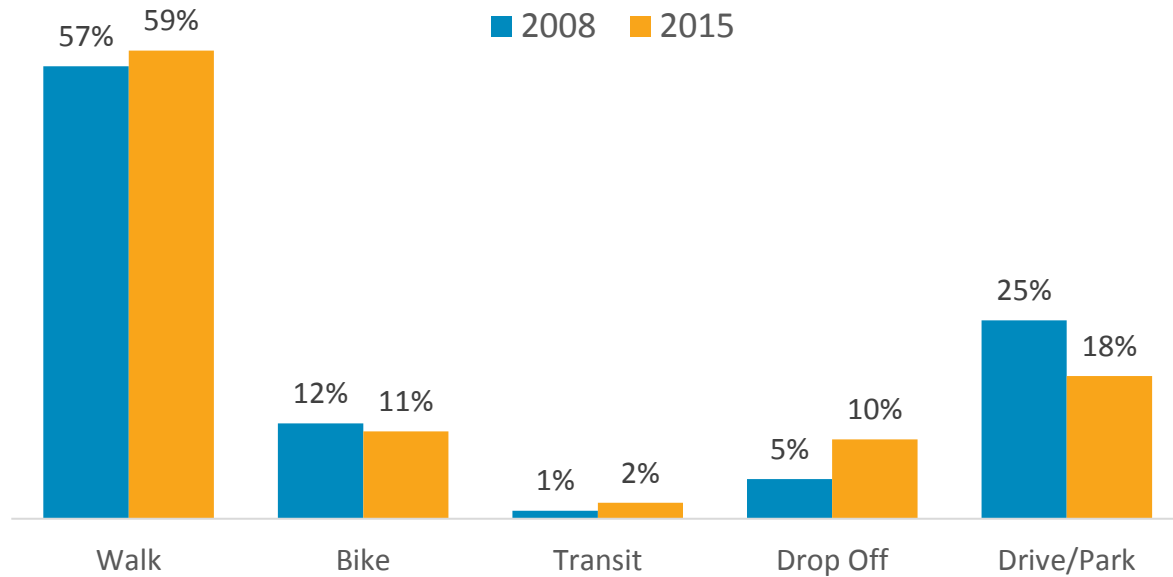
- New BART infrastructure to accommodate development:
 - Reconfiguration of BART access infrastructure
 - Parking replacement costs
 - Station enhancements and modernization, such as:
 - Vertical circulation (Stairs, escalators, elevators)
 - Ventilation
 - Faregates
- Other development infrastructure:
 - Public/civic spaces
 - Capital costs
 - Operations & maintenance costs



Parking replacement considerations: Access Trends

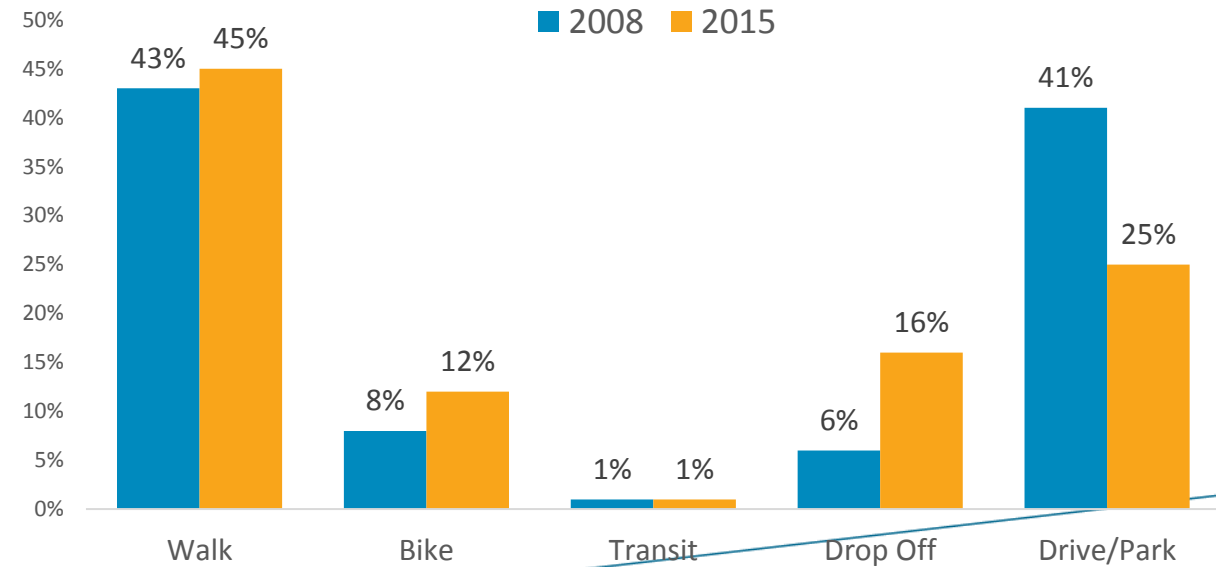
Ashby

- Avg. drive/park distance: 1.01 miles
- Fill time (pre-COVID): 9:00 AM



North Berkeley

- Avg. drive/park distance: 1.37 miles
- Fill time (pre-COVID): 9:30 AM



Parking replacement considerations: Tradeoffs

- Balancing access to the station with TOD goals
- Parking replacement costs:
 - \$60,000-\$80,000/space to build a parking garage
 - For example: 50% parking replacement at North Berkeley would cost ~\$28 million
- Limited funding sources
- \$\$\$ spent on building structured parking means less money and space for:
 - Affordable Housing
 - Residential Density (important for activation/retail)
 - Civic Space and landscaping/urban design elements
 - Transportation Infrastructure Improvements
 - Community-serving uses (child care, etc.)
 - Other Community Benefits





BART operability

- ① Structural/seismic
- ② Traction power
- ③ Station entrances to remain open
- ④ Station access/circulation
- ⑤ Maintenance, treasury vehicle parking and access

Safety & security

- ⑥ Vertical circulation
- ⑦ Emergency vehicle parking and access



**North Berkeley
BART Station**

**Downtown
Berkeley
BART Station**

**Ashby BART
Station**

SITE CONDITIONS OVERVIEW

- Take the City parameters and BART's goals and objectives into account
- Build off previous work
 - Adeline Corridor Specific Plan
 - North Berkeley BART Visioning Study
- Understand the physical characteristics of the station areas



Ashby STATION AREA TODAY

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

Ashby SITE AREA SUMMARY

- West parcel net area is 4.3 acres after excluding traction power substation area and station area; east parcel net area is 1.7 acres after excluding easement access area
- 6 acres of developable site area
- Mixed-use zoning along Adeline and mixed-density residential context
- This process will create new zoning for the station areas



Ashby STATION AREA TODAY

- Access to station from both sides of Adeline
- Grade difference (~15') from Adeline requires stairs, ramps, and elevators
- Vehicle access to main lots concentrated along MLK
- 348 spaces in main lots; 187 spaces in secondary lot; 535 spaces total
- Planned City and BART improvements will impact circulation and parking



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 / Delaware



North Berkeley SITE AREA SUMMARY

- Net developable area is 5.5 acres after excluding traction power substation, station area, BART ROW, and zone of influence (net developable area increases to 6.5 acres if zone of influence is included)
- Auxiliary parking lots will remain as parking
- Mixed-density residential context; station site is currently “Unclassified” (not zoned)
- This process will create new zoning for the station site



North Berkeley STATION AREA TODAY

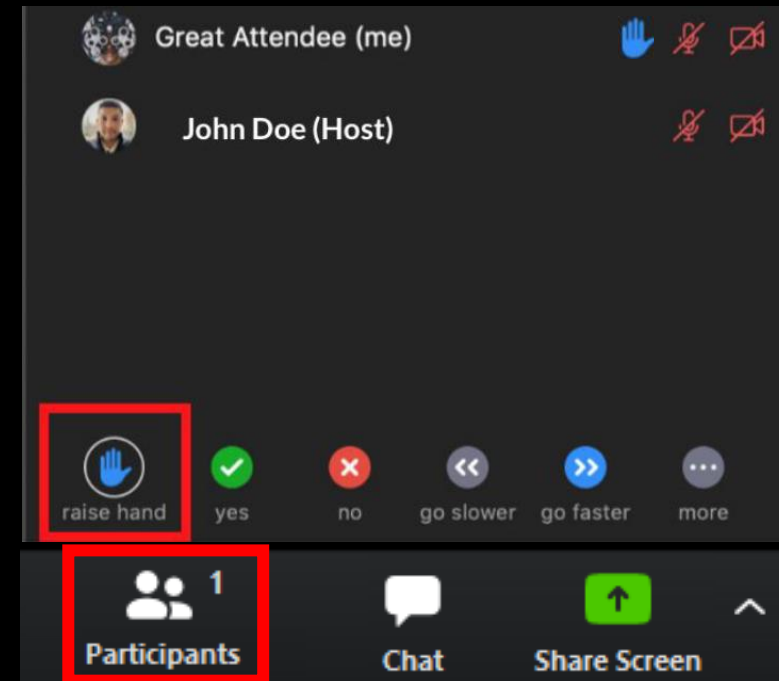
- Former streets crossed through site
- Ohlone Greenway is a major amenity - traction power substation interrupts this
- 646 spaces in main lots; 110 spaces in auxiliary lots; 756 spaces total
- Planned City and BART improvements will impact circulation and parking

CAG Q & A: Development Parameters + Existing Conditions

Discussion

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





VI. NEXT STEPS

- Staff “Office Hours” on 6/15 and 6/19
- CAG Meeting #2 and Upcoming Community Engagement Activities



We want to hear from you...

- Staff “Office Hours” (via Zoom and telephone)
 - Session 1: Wednesday, June 17th from 5:00pm – 6:30pm
 - Session 2: Friday, June 19th from 12:30pm -2:00pm
 - Visit project webpage www.cityofberkeley.info/bartplanning for how to join by phone or computer/device
- Send your comments by Monday, June 22, 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)



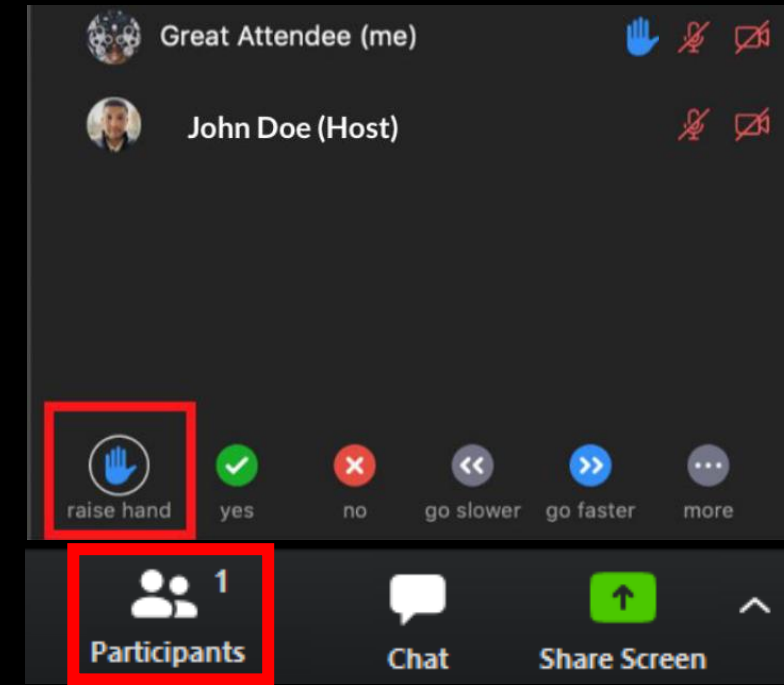
Upcoming CAG Meetings and Community Engagement

- Next CAG Meeting planned for Monday, August 3rd at 6:00pm
 - Format – Zoom Video and Teleconference
 - Topic – Zoning / AB2923, and Preliminary Site Framework
- Community Meeting #1 – August / September (To Be Announced)

VII. PUBLIC COMMENTS

- **Prior to Meeting:** comments received by email or mail prior to the meeting will be included as part of public record and meeting summary.
- **During Meeting :** public comment will be facilitated through the *Raise Hand* feature (through the participant window or by dialing *9 on you phone) – 1-2 minutes per speaker
- **After the Meeting:** comments can be emailed or mailed after the meeting until June 22, 2020

Raise Hand Feature





Thank you!

- **Next CAG Meeting:** Monday, August 3rd from 6:00pm – 9:00pm
- **Community Meeting:** Late August / September 2020 – To Be Announced
- Send your comments by Monday, June 22, 2020 to:
 - Email: bartplanning@cityofberkeley.info
 - Mail:
City of Berkeley Planning and Building Department
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