



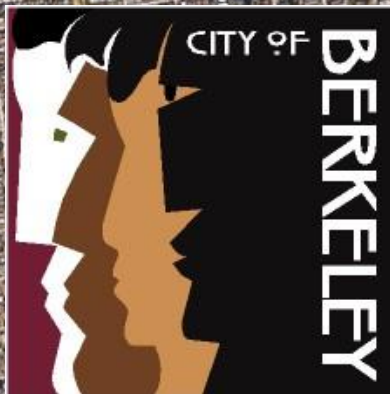
**PLAN to PLACE**

**VAN METER WILLIAMS POLLACK**

**AARON WELCH**  
PLANNING

**KITTELSON & ASSOCIATES**

**STREET LEVEL**



# CAG MEETING # 3b

**Ashby + North Berkeley BART Zoning Standards**  
October 20, 2020

**TOPIC:** City – BART Joint Vision and Priorities Discussion







# 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 AND PROCESS OVERVIEW

- Welcome and Introduction
- CAG #3b Agenda Overview
- Meeting Logistics and Facilitation





# CAG Meeting #3 Overview

## Development Feasibility and Affordable Housing

- Meeting #3a: Wednesday, October 14, 2020: 6pm – 9pm

## City – BART Joint Vision and Priorities Discussion

- Meeting #3b: Tuesday, October 20, 2020: 6pm - 9pm



# Tonight's Agenda: CAG Meeting #3b

6:00pm – 9:00pm

1. Welcome and Process Overview
2. Vision and Priorities Discussion (CAG Homework from Meeting #3a)
3. Next Steps
4. Public Comment

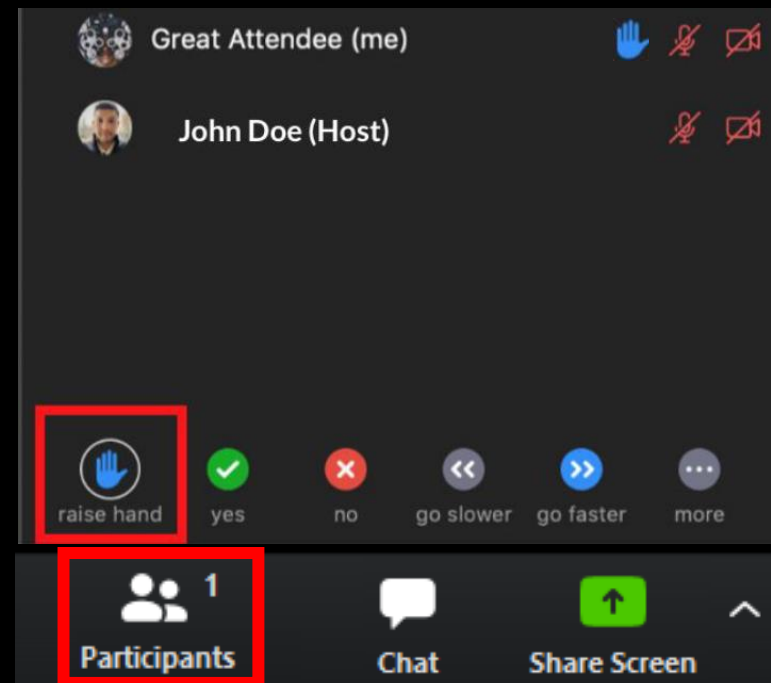


# Meeting Logistics + Facilitation

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 October 30 will be part of the public record and included in the meeting summary.

## Raise Hand Feature





## 2. VISION AND PRIORITIES DISCUSSION

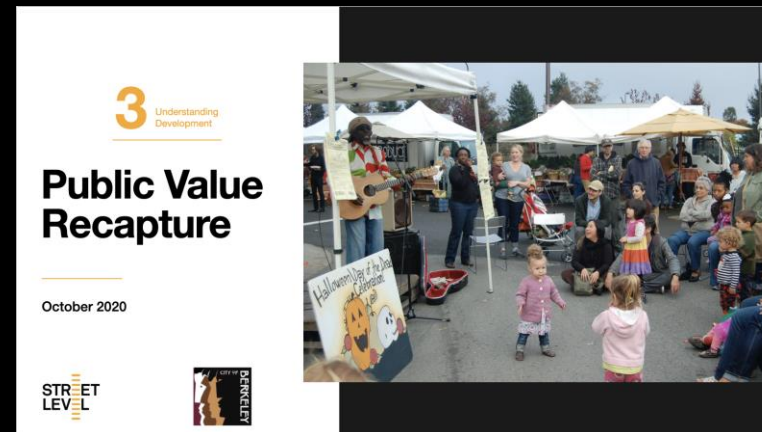
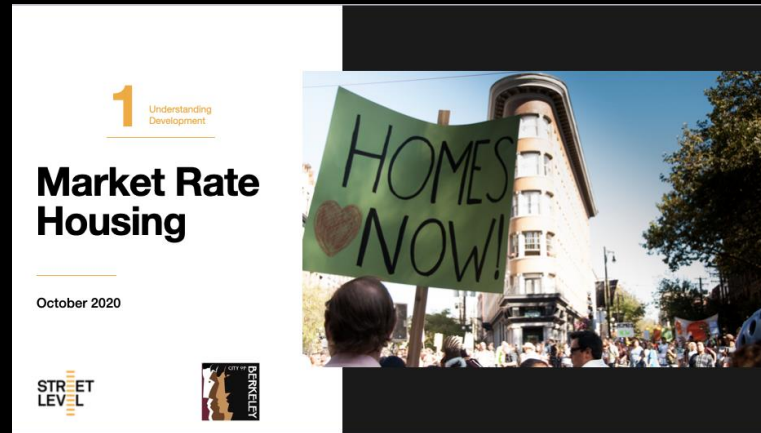


Photo: Joe Parks





# Housing 101 Video Series



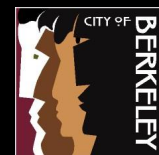
Links to videos available at: [www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning)



# Recap of CAG Meeting #3a (10/14/20)

[illegible]

CAG Meeting #3a material available at: [www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning)







# CAG Homework: Crafting Vision and Priorities Statements

## City – BART Joint Vision and Priorities Document

This document will provide general guidelines for prospective developers about community desires for *affordable housing, public and civic space, targeted uses, station access, and priority populations to serve.*

It also provides minimum requirements that are achievable based on known funding and other commitments, as well as aspirational goals and milestones to make decisions.





# CAG Homework: Crafting Vision and Priorities Statements

This exercise focuses on drafting potential statements related to key community benefits which will be considered for the Joint Vision and Priorities document:

1. Affordable Housing
2. Public and Civic Space

At future CAG meetings, you will cover other topics including:

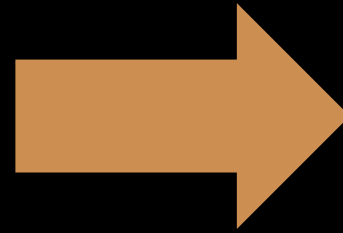
3. Building Form and Character
4. Desired Uses
5. Station Access and Transportation



# Example

 Lillian Lew-Hailer 12h

The BART stations are a rare opportunity; the number of new homes and of permanently affordable, deed-restricted homes should be maximized in order to support transit, combat sprawl and climate change, and provide inclusive access to Berkeley's neighborhoods.



Maximize the number of permanently affordable, deed-restricted homes





# 1. Ashby Affordable Housing

- a) Maximize affordable housing
- b) Strive to achieve 100% affordable housing
- c) Include at least 450 units of affordable housing  
(mix of 30% / 50% / 80% AMI) + 25 - 50% moderate
- d) Create small parcels and maximize affordable housing  
based on available funds (x% of City housing money)
- e) 50% income restricted at both stations, not less than 250  
units for very low income and formerly homeless
- f) Preference for local residents / displaced residents





## 2. North Berkeley Affordable Housing

- a) Maximize affordable housing consistent with neighborhood context (Ideally 4 stories)
- b) Maximize the height to maximize affordability (up to 8 stories)
- c) Maximize affordable housing as soon as possible
- d) Maximize affordable housing based on city funding (y%)
- e) Include at least 425 affordable units + 25 - 50% moderate
- f) 50% income restricted at both stations, not less than 250 units for very low income and formerly homeless
- g) Strive for 100% affordable housing



An aerial photograph of a section of Berkeley, California, showing a grid of streets and urban development. The BART station area is visible in the center-left. Streets labeled include Center St, Allston Way, Kittredge St, Bancroft Way, Durant Ave, Channing Way, Haste St, Millbrae St, Orla St, Newbury St, Essex St, Wheeler St, Fulton St, Woolsey St, and Hearst Ave. The BART tracks run vertically through the center.

### 3. Ashby Public / Civic Space

- a) Provide a public plaza / gathering space on the BART site
- b) Repurpose adjacent streets for public space
- c) Combine space from Adeline street and BART site for plaza
- d) Prioritize the Berkeley Community Flea Market
- e) Prioritize indoor community space
- f) Include affordable retail, nonprofit, and arts on ground floor
- g) Include public green space / design with nature





### 3. North Berkeley Public / Civic Space

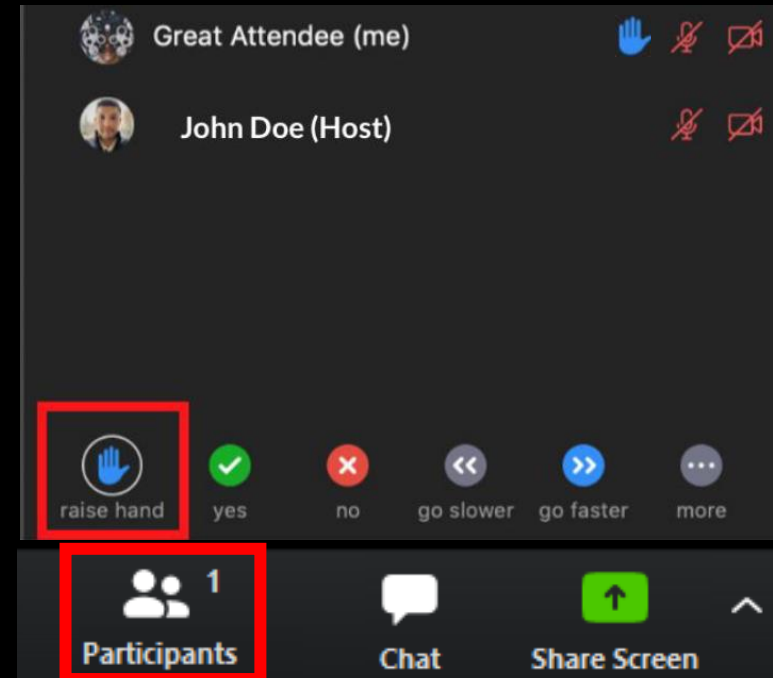
- a) Create protected bikeway connecting Ohlone Greenway
- b) No need to create new public amenities (other than greenway)
- c) Design site so greenway is the “main address”
- d) Create rooftop farms



# CAG Q + A: Clarifying Questions from CAG

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





# Small Group Exercise

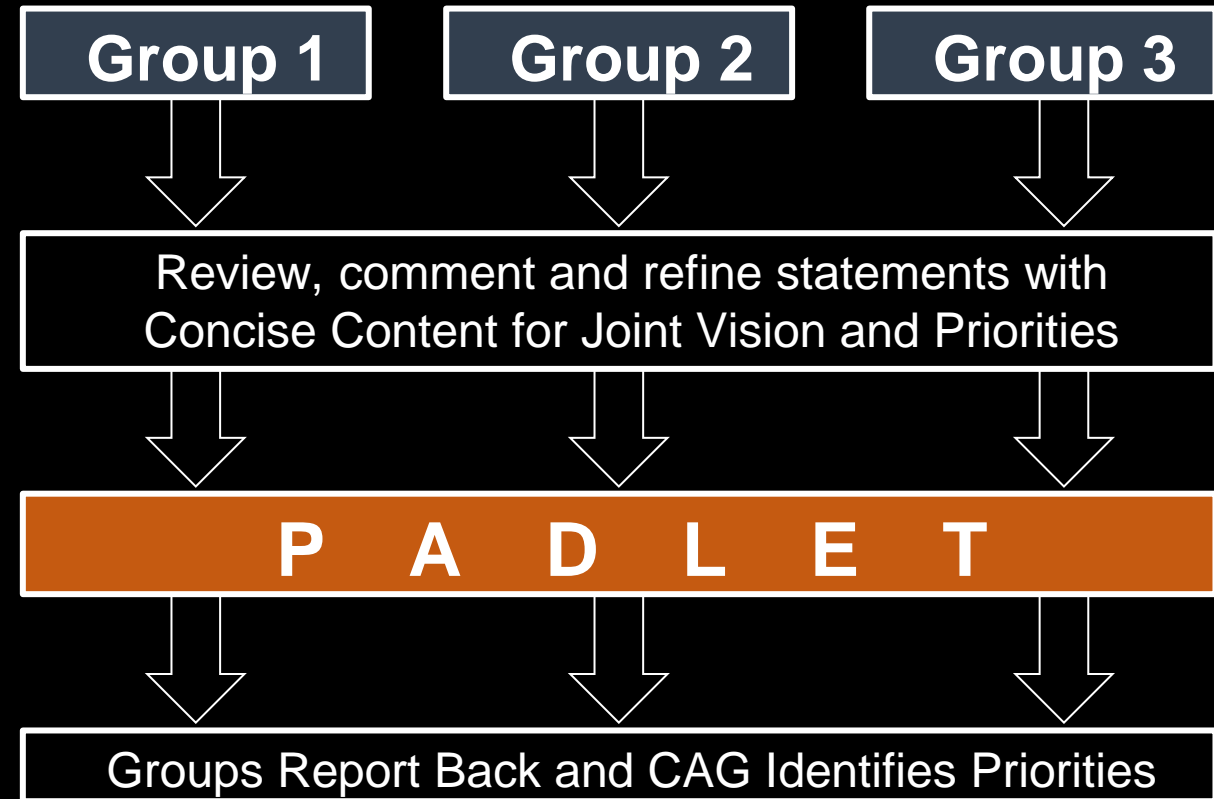
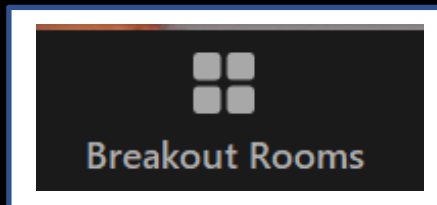
## 3 Small Groups / Topics

**Group 1** – Ashby Affordable Housing

**Group 2** – N. Berkeley Affordable Housing

**Group 3** – Ashby and N. Berkeley Public + Civic Space

- Two 20-minute sessions
- Each CAG member will be assigned a random topic in first session
- Each CAG member picks the topic/group they want to be a part of in second session



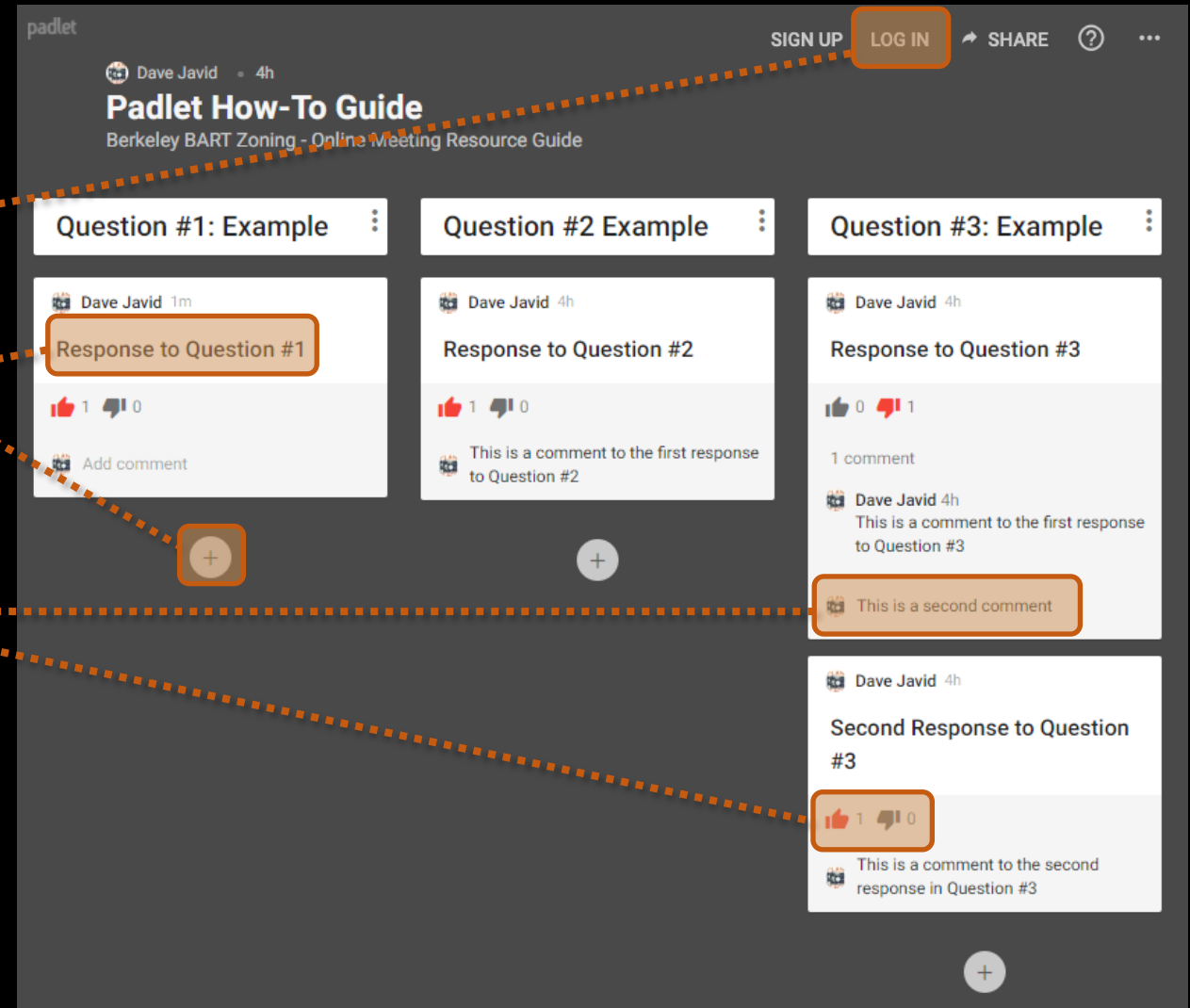


# CAG Discussion: Interactive Online Feedback

## Padlet How-to Guide

- 1) Log in to Padlet.com to access the platform and contribute.
- 2) Use the “+” icon to add your response to questions.
- 3) Add a comment to other CAG member responses, and/or “up or down vote” responses.

*For questions about how to access or navigate Padlet, please email Suhaila at [suhaila@plantoplace.com](mailto:suhaila@plantoplace.com)*







### 3. NEXT STEPS

- CAG and Community Meetings
- Environmental Review Process





# Future CAG / Community Meetings

- **November: 101 Video(s)**  
Building Form and Density
- **Community Outreach:** Update and feedback opportunity
- **December 14th: CAG #4**  
Draft Joint Vision and Priorities - How does vision inform zoning?
- **January 2021: Community Workshop #2**  
Draft Joint Vision and Priorities and Zoning and Development Parameters
- **Winter / Spring 2021: CAG #5**  
Joint Vision and Priorities - Station Access Proposed Zoning recommendations
- **Spring 2021: Community Workshop #3**  
Process, outcomes to date, and next steps



# Overall Planning Process for BART Stations





# Overall Planning Process for BART Stations



## Future Stages: Deliverables

- **Station Access Study:** Detailed 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 detailed 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



# Environmental Review Process

## Purpose of the California Environmental Quality Act (CEQA)

- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process





# Environmental Review Process

An EIR analyzes physical environmental impacts to the environment based on thresholds defined by CEQA Guidelines Appendix G. Environmental topics analyzed in depth in the EIR include:

4.1 Air Quality

4.2 Biological Resources

4.3 Cultural Resources

4.4 Geology and Soils

4.5 Greenhouse Gases

4.6 Hazards + Hazardous Materials

4.7 Hydrology and Water Quality

4.8 Land Use and Planning

4.9 Noise

4.10 Population and Housing

4.11 Public Services

4.12 Transportation and Traffic

4.13 Utilities and Service Systems



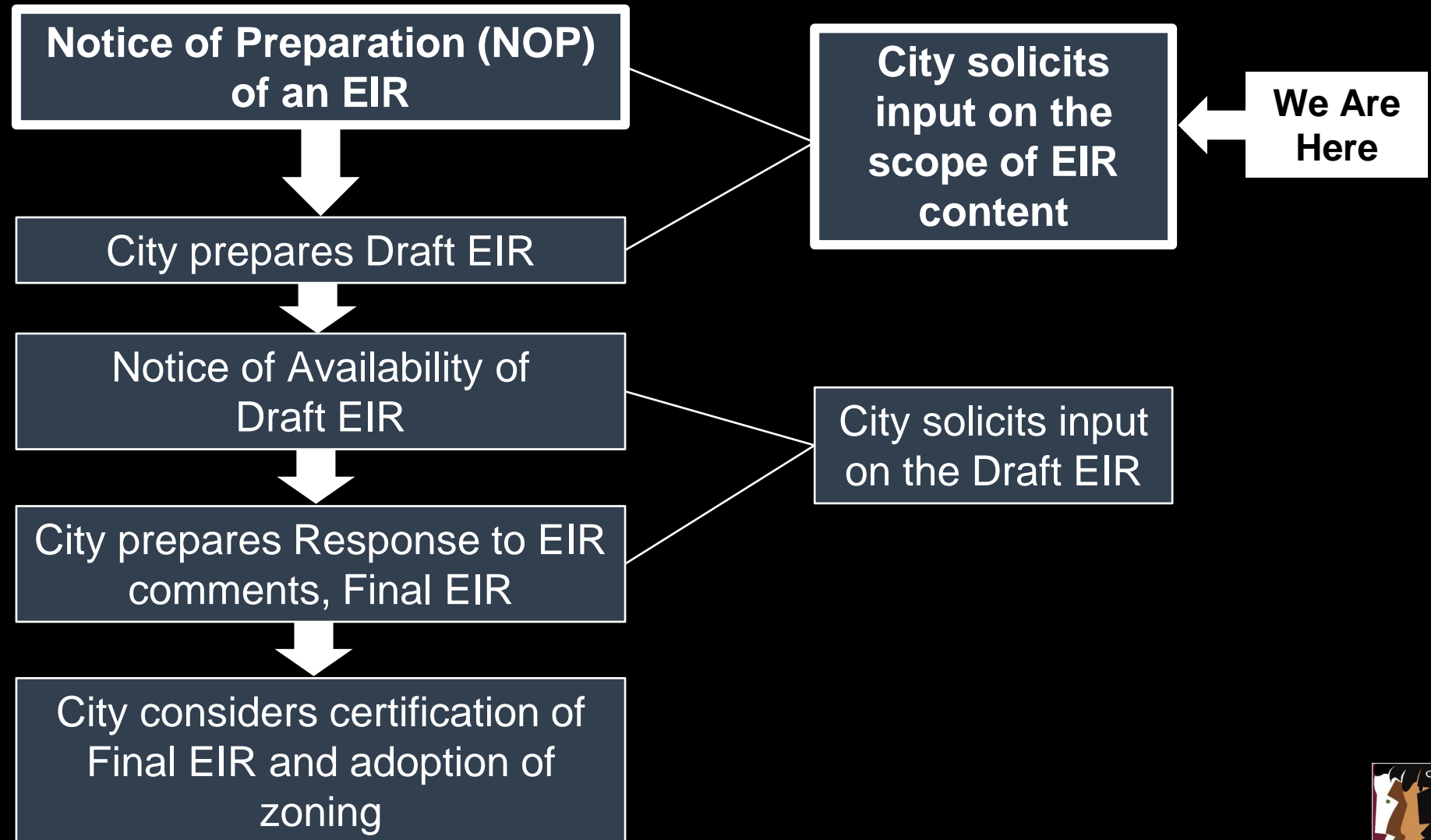
# Environmental Review Process

What will the Environmental Impact Report (EIR) study?

- Potential impacts of the proposed new zoning for the stations
- A ***conservative*** development scenario of new zoning that is consistent with Assembly Bill 2923
- Assumptions based on AB 2923 about maximum building envelope, maximum number of units / non-residential space, and maximum transportation impacts
- EIR will also help streamline future project-related actions



# Environmental Review Process



# Environmental Review Process

Notice of Preparation (NOP)  
of an EIR

City solicits  
input on the  
scope of EIR  
content

We Are  
Here

- NOP will be published prior to Scoping Meeting: November 20, 2020
- Scoping Meeting scheduled for December 2, 2020 at the Planning Commission

Documents will be available at:  
[www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning)



## 4. PUBLIC COMMENT

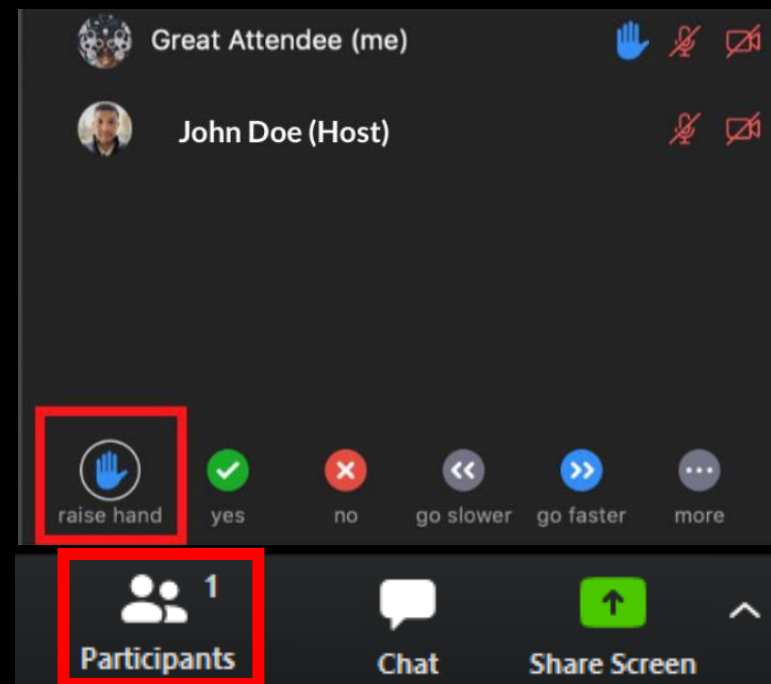
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**1:00**

Stop

### Raise Hand Feature



\* Sign up to for email list at [www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning)



# CAG #3 - Office Hours

5:30pm – 6:30pm

- October 26: Affordable Housing and Building Height
- October 28: Public and Civic Space

\* We will prioritize CAG member discussion during office hours





# THANK YOU FOR PARTICIPATING

Questions or comments about what you heard tonight?

Please send us your comments by **Friday, October 30th** to:

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

Go to: [www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning) for more information about this planning process