



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.







- 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



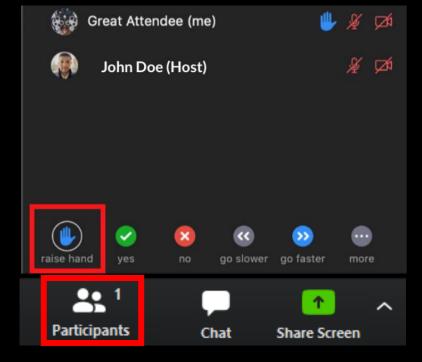


Meeting Logistics + Facilitation

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.

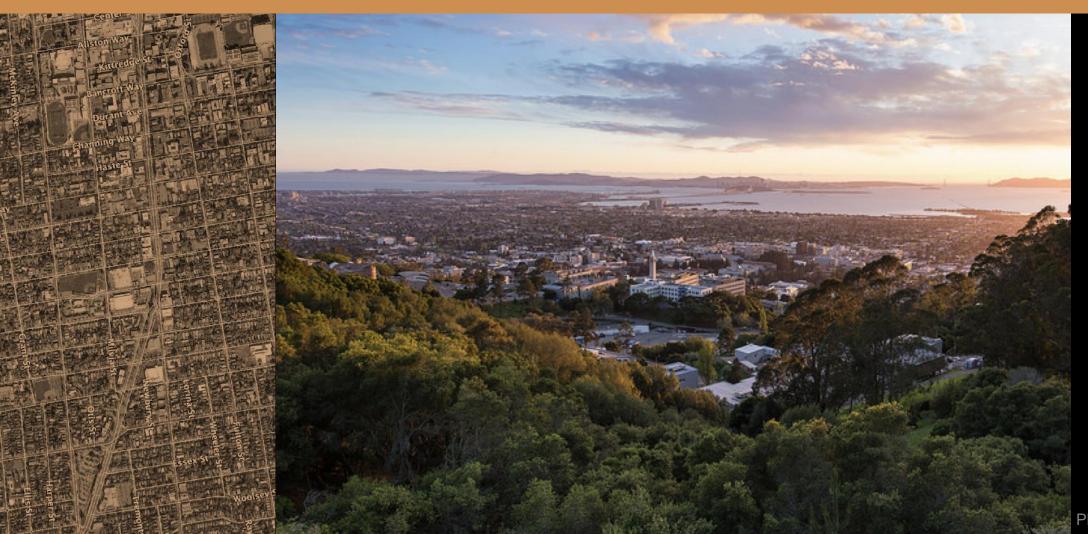
Raise Hand Feature







2. VISION AND PRIORITIES DISCUSSION







Housing 101 Video Series











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

N. Berksley = Anabby BART Zoning - CAS 3s - October 14, 2020														
Overview Presentation: Clarifying Questions	TOPIC 1: BUILDING HEIGHTS + HOUSING Clarifying Questions	Question 1.a: Where would you personally draw the line in terms of height?	Question 1.b: What are the racial equity implications of this choice?	TOPIC 2: MAXIMIZE AFFORDABLE HOUSING Clarifying Questions	Question 2a: Should we target a # or a %?	Question 2b: Would you be willing to wait 10 to 25 years longer for a 100% affordable project?	Question 2c: Should Berkeley ask voters to approve more funding to support higher levels of affordable housing at	TOPIC 3: INFRASTRUCTURE + OPEN SPACE + PARKING Clarifying Questions	Question 3a: Would you personally support: Increase the share of market rate housing in order to carry the costs	Question 3b: Would you personally support: Limiting infrastructure and open space improvements in order	Question 3c: Do you see other alternatives?	Small Group 1: How would you personally balance concerns about building height, infrastructure, parking	Small Group 2: How would you personally balance concerns about building height, infrastructure, parking	Small Group 3: How would you personally balance concerns abo building height, infrastructure, parking
questions is the the piece to put durflying	Memorine approaches	Bend that 11	@ setalogue 11	• turni that: :- Federal Andino?	Depends on the height. This is one reason to prioritize 8		these sites?	B Northbur In	of infrastructure?	to make the maximum	The two sites are not the same	and affordable housing?	and affordable housing?	and affordable housin
marriage for the content of the	Would all-wood construction be an	Design matters/8 stories	Shorter buildings benefit	What is the status of Sedesal	stories	furnal Direct :-	On both	Are we also accounting for cost	A tractical is	amount of affordable housing possible?	infrastructure and open space	What is your vision?	What is your vision?	What is your vision?
presentations (listening to flick's now)? Or many process	approach that improves feasibility greatly? Concentroproduction is a	I would want to maximize total units. Estories seems fine to me.	homeowners, and those who have benefited from historical	funding currently and what does the future look like?	41.91	Not We NEED to stem displacement and reduce emissions from transportation.	YESZ	include cost of provide ground floor space for community retail and	Not if it's parking but yes if it		at Ashby. We've discussed how there's good open space	S Alos Den 'i-	• rector 11	● Kern Huny 11
clarifications?	beg-002 generalisk	but how they are positioned on the	housing policies that were based on race othericity.	41.81	¥ Attornet	emissions from transportation.	4 - 4 -	other community sening uses? Planticularly ortical or Ashby)	was a rooftop urban farm (e.g. Too Leaf Farms), bike share.	• torsi that >	eround N. Berkeley.	maximizing the most (if) of afficiability haveing and don't want	Complete Communities focus	Ed Roberts has open space the accessibility community
de Pi		site matters to me.	±1.000	Scorrents	© Disabeth Nation ≥	becoming affordable units	· All somet	This space needs to be low cost and therefore does not pay for	transit shuttle, etc.	affordable housing is the most	4191	to assume that market rate to the	community development component missing (art) - viable	needs that too.
Economics .	4191	41.61	Lorenza	Statule In In Selectory the only source?	A of units	over time.	S Alex Grants :-	and therefore does not pay for itself.	41.61	Scarce resource.	1 communit	only way to fund this, there are many other ways that were docused; it should be one of the	and exciting hub, how does that fit	4191
 anthonogenomes (in Vandering the same thing 	¥ Attornet	Toronto	Ulfan Lee-Haller (h. 1849) Brokk an Impertant		Given the housing shertage, we need to market the units.	4141	No harm petting up a beliet	4191	Tooheed	context and do a needs	soluti about philantingsy or contributions by local businesses.	discussed; it should be one of the options considered.	4:4:	*
Sharous Dudge, BART 31: Yes, content-questions are redcome less.	D Peter Waller >>	Bernall Ghook 21: B seems like an average height nould	consideration as we consider how to	Lillian Lew Haller I's Rock has included funding from focused that credity, state (losp and trade, and grants), and losed sources.	d: #:	· Add comment	measure. Let voters decide	2 comments	Chabel Water 1: For road that not? They road be	assessment of what the gaps are and if the size is the best way to fill	individuals, or other organizations? For instance, Sakotonox funded some of	How do you get the most	Tomari	O femiliary 1
Tens.	I think eight stories could work	end up being \$ to 8 stories.	te opportunity at bath stations.	G Peter Rather 21: LIS, does the local contribution per		© Clasheth Watson >-	4191	© Elsabeth Watson 2: Why does the community retail have to be less could be away as assurating for	The second second	Tel: pap.	Electors Translay has benefited - on the other hand, they have branched and	housing?	© sendertyv 11	Given funding uncertainties
Yes this in for general claritying questions had no self also have topic specific questions that we'll ask of the CAS here thoughout the presentation.	If the buildings step down next to critical neighborhood	¥ Alfonder	¥ Alt connent	UR, does the local contribution per unit sound split? then with free land, we had frigger from Ma 2004 per	1	Welt for 25 years? 25 years is too long of a horizon to	Tomas		• 10.000	41.71	ased some of the space. What switte prox and rane of this approach? Are there types of contributions we would an would not be willing to accept?	Height: what you see at ayo level (podestrian scale) to very important.	being another destination area for Defealey with the theaters, grocery.	housing is important - Can market rate units be show
	edges. We need to look at	autonjayoonus :-	G Des Sales 11	art.	Not sure - BART specifies o's.	feosibly plan for. A shorter time	© charles H (1) Yes	Rick, leaded 1: There assumed that some of the record from assumed that some of the	© Dvs toke :- The premise of this question is	MacDet 2:	or would not be willing to accept?	41.01	retal, sireaty lets of resources + the Dra mater.	into affordable developments o
 anthospigenment In: Whatel altered construction lie an approach that improve feasibility greatly? 	good neighborhood examples. Attached is a sketch study by	At North Berkeley, a 1- and 2- story neighborhood, North	Alternatives to market rate? If we know we want higher	Uffine Len Halber (1) Printer-Rich restricted that we was assuming a targe of \$100-2008, \$130h	Not sure - BART specifies in % So I assumed that is the standard	horizon addresses the needs that we know we have now.	¥ Alfonner	something but it does not addrug to much money	concerning from an equity	Clarification - de you mean a nombs assessment et infrastructure?	¥ Addressed	Lomens	¥ Ald constant	Sine? - Ne need infrestructure and
greety?	Alfred Twu for Authby BART showing a variety of different	Berkeley Neighborhood Alflance wanto 4 max.	percentages of affordable housing	seams low I think oursett sarges of local substity are closer to the \$150	approach	4191	O Standard September 1	¥ Allegeres	perspective. I'd rather take some time to consider how we	· Account	& Baseman II	After Sheet 11 After Sheet 11 After agreet with researching if all units	O Patest Notice 11	omenities new but will need \$5 Can no reserve some to build?
¥ Add construct	heights - a reol urban village!	4:4:	than what the market can provide, what are the alternatives to market-	County funds. One challenge in that diamete County has already	41.91	· Addressed	yee-what other options for	_	avoid re-creating the systemic inequifies in which	• surface >	What are the opportunities for	(ER) (ER) (Hayley-Currier 1):	Ultimately more housing of all	over time? Controllers of fortible housing.
S. Olaine Meter 11	Diff. Star Star	5 - C	sate development that we should be looking at?	allocated/spent nearly all to AT bouning funds.	¥ Attorner	A (housest)	more money are there? Does it have to come from the city?	© Hayley Currier :: Care increasing parking contin	construction with affordable	Yes, This seems appropriate	continuing to build infrastructure and amenities	To startly if we have are building for residents with disabilities, one building	kinds will generate and/or attract more funds for	Could pay more for things were
Modular construction	ALCOHOLD TO		de titro	 Liftian Law-Hailler (1) The infrash-values cools will factor into the court and subsidy per articus some projects may work with \$100K fifting here very liftis infrashrature meets but 	Ulian Care Haller (*)	Longer than what?	What kind of creative city	(charging residents more for	housing carnot afford infrastructure. How do we	given the uncertainties in the economy over the coming	over time, and de-coupling it from the development	of supportive boosing etc. can see maximize the grant funding we get.	infrastructure. So the first priority is to maximize	care allows.
Did modular (prefails construction come up in Blak's research? Does it		& Marethew 11	₩ AM conven	the court and subsidy per articles some projects may work with \$1000. Fithey	Maximizing the number (#) of	I thought the first presentation said	teration can we pursue?	street parking, why do we get three parking spots on Virginia	build a world with both affordable housing and quality	decade	renforms? Con we reserve the	the only solution. Market rate is part of the solution, but let's maximize these	housing.	
change the sost equation	Bent Be-	6 stories would be my preference, with the cavest	• **********	from very little officed yethyre needs but there are very four apportunities like find floors facili	offerdable homes we can provide, and thus maximizing	that there's no current appetite for market-cate development at the	41.91	for like \$150 a year) in the community pay for something	infrastructure?	4141	space for the amenities we want to see and provision	combinations before jumping straight to more market rate. I want to hear	41.91	41.01
significantly enough for as to consider? For example, Ead Urbaris	2019 Author Ball? Allied Two concept to	that design has to be done well so that works at street level	arthrophysemax 1:	* *********	the number of people housed, will have a great impact in	site. Do we have a sense of when the market rate development might	¥ Alf connect	No a plaza?	41.61	Contract	things more simply to begin with, looking towards 10-20	W Add comment	¥ Alf consent	10000
project at 51st and Telegraph in Californi	PSF document publicative	etc. and responds to its contest. 5.5 can work. 4	Not sure - on the surface it's about the cost of rest, and		addressing our affordable housing crisis and housing our	pick up again?	antonjecomas >	4191	¥ Allement	() Peter Waller (1) This is a pool question, it comes	with, looking towards 10-20 years down the road when we can invest more? In other	_	• riselar 11	Sharman Dodge, SWET 11
https://archinect.com/EAD_UNbas/	4191	seems like a waste of the	those numbers sound high. I'd add that this is all rental	E Boin Motor :: Adeline corridor & planning	housing crisis and housing our unhoused neighbors.	4191	YES	Comment	g selvergispromus :-	good place to their making a good place to their, for all residents, including affordable bousing residents.	words, make space for what	Alog Shen 11	Affordable housing first and	See reply to the first question is column 15
de 2.40 c	1 commerci	opportunity/land/transit access, but could be OK as	housing - home ownership is mally the classic way families	Adeline comder & planning comm.	41.91	Tomas	4141	Michiganina 2: Yes, charging more for packing in a more are in table fractificate contin.	Not really - the sites are	Ewo cut investment in open space, buffer calleding and other soliced items	we want but flip the timeline so affordable housing happens	Need creative parking strategies to fund	foremost. Homelespress issue front and center. Focus on large	•
Tomas .	Mayby Custer: 11: Japon Help as visualize a numberful 8: stary halding that the great at the site.	transitional pieces.	build horitable wealth and	Shon that the Pluming Comm has sinceds agreed on a 100%	Toomnet	Gradener (h No.	¥ Alfonnet	nat a silver bullet but it can belp	different. Ashby is a destination in itself because of	not a great place to five. This is a 50- 100 year place to five. This is a 50-	now but outdoor amenities get built over the next couple	41.61	term solutions for inequities in	O Name Marray 11
© Richlandon (1) Gred question, modular in really	¥ Attornet	41.61	community is created, and I wish that was a part of the	afforciable target for Adeline	Shafest 41.21 Maximize units	¥ 300 coresent	@ underlys in	¥ Altomost	the flee market, which we want to preserve. NR iso't a	we need to the E-tight.	decades.	¥ Add comment	community	South Barkeley Involvemen
promising. If we are pring to reduce overall costs, it seems likely that madular will help. Right new the		1 connect	vision	Corridor, and the CAG reports in to the Planning Corors – what is the		Alex Cherin :-	Not ours. There is a compelling reason to have	2 Maint Marker 11	destination, it'd be a place	¥ Alfordati	41.91	A Martine 1:	4-9-	Adeline discussed goals and vi- over the last 5 years. Concerns
medular will help. Right now the medular factories any still new and	G Peter Waller In I fill the eight stories could work if	Charles (45 2). If stories seems to be the most	41.61	purpose of this exercise for Authly actually?		S Alex Oberts :-	murket rate housing to mulnidize affordable housing	Dumb-question: Why does this	where people live or access BART. There's a park across	• sauce in	¥ Account	Where is the innevation re: financial	₩ All contract	that the African American
cooks are not much lower in the creeksfar hurblings.	the buildings step down next to		₩ AM comment		United to With a stated minimum if of	#1 #1	subsidize affordable housing at these sites.	development need to pay for Bart's parking? Wouldn't Bart	the street. The site should be pleasant and open, but it	Limiting infrastructure yes.	Licture 11	pessibilities for funding housing? What was removaled felt like	• rischer 11	community is left out of this process.
₩ Add comment	critical neighborhood edges. We reed to look at good neighborhood		● book that >	Honest question.	units	W ANT STREET	41.91	at least contribute to that since it directly serves their	doesn't need a big public plaza or boll field built at great	Not willing to limit open space at Ashby - there is too great a	Are the sites tied together in	conventional approaches (financing	Priorities are different at each	
O Peter Note: 1:	examples. Attached is a sketch study by Alfred Two for Askby	Naphy-Currier :- It's not about height, it's about	Taller building-more	de 1 de 1	4191	•	Tommeri	operations? (assuming there's any parking at all - and	or ball field built at great expense.	need for the community.	regard to flanding? As in, are we considering a plan that	and construction	station	41.01
Did interviews with developers	SATT showing a naticty of different heights - a real other vibrant	mandarities units ann	affordable units Es clear that a taker building above	@ sestence (i)	¥ Alliannes	Marke 10, but no more	Mayley Currier (1): Stat we need more money for	disregarding shared parking schomes)	4191	4191	includes beloncing affordable, moderate and market across	4141	Priorities are different for each site. Nill: affordable housing priority.	¥ Allement
include local non profits?	d - 4 -	affordable, also making a desirable street scape at eye	as to have more affordable units.	that not need to be reconstruct.	@ sentence :	SHE thip blic land albumed by a	affordable housing regardess		· Addressed	¥ Alf-connect	both sites or is each project	Zoomenio	already has polit, Ashby: needs open space, community	■ Kernel Murray 11
41.41	1	level. As high as makes sense is great (sounds like up to II	41.01	₩ Altomost	# majors sense (wish to	public agency for the public good.	₩ Alformed	41.91	£ Bowlinte :	G Child SAMOR (1)	ultimately independent?	Africa Sheen Th. Coppers with advance Existing.	development	Timing
Zomen	© SECOND IN De off height systems and tribit units	stories), with a thoughtful, neighborhood feeling first	* ***	S Robertsday ::	maximize # of affordable units)	41.91	Clint Levitale: 11	© Hayley Course (1)	If it was "in addition" to some	The premise of this question is concerning from an equity	41.00	approaches from entring predetory capitalist manorist situature.	4-9-	Ed Roberts is actively-working? development, Natiouse that
Mas Sten (h. 1966)	reclude ground floor retail? This seems to be an important feature of any development for our community.	level.		Baugruppen - is this a model	61.61	₩ Addisonment	Berkeley should ask voter to approve more funding to	In there a difference between resident parting and BART contorner parting on this found.	baselines set for affordable and really helped tip the	perspective. 1d rather take some time to consider how we		this and a presentation was a justification of such a system. We	¥ htt cereret	discussion around timing is qui right. Admonistigs that fundry
G Mikhasakus 21 Van	development for our community. • Mayley Currier (%)	4191	Neyley Curier :- Given radialized patterns of	we can by in Berkeley?	¥ Attornet	© sestemy >-	support affordable housing, at deport levels of offortubility.	Abby Thome Lyman (BART) 21:		avoid re-creating the systemic	Serval Sheet: 11.	need more ideas.	Order 11	sources could vary. Longer tail
Yes		¥ Altonost	displacement and income,	19-21/could-permany-a-co-	_	No, 10-25 years is too long	throughout the city.	in the ground lease revenue to the tune of \$500 million's to one for period and	quality neighborhood (and not paying for parking), then yes.	inequities in which communities with affordable	Are there soft approaches to filling in infrastructure gaps?	Hood more examples, ideas re-green construction, financing	Opportunities around building	aggregating capital for Mordal housing
Add comment	Sy Jako Boyle 21: year the options include a ground floor community user/what / commercial stemant.	Andrew 1	more affordable units - more accessible batter outcomes	developed urtanifouring be- model bayanse	E Maintenan :- Beth, Based on Rick's	4191	61.91	parking in past 100 project. The BART Buest at this point is not interested in	That would be tough to do with a 100% affordable scenario of	housing cannot afford infrastracture. Hew do we	I don't want us to invest in a parking garage if there are other ways to	¥ Attionment	41.41	
E Daine Meter In	statut .	Estaries.	for racial equity.	ab 1 49 1	presentation it seems there	¥ Add saturate	¥ Additional	Parking prices are capped per EMIT refer at \$25 Mex was new respect	course.	build a world with both	accommodate folio who need to		41.41	41.01
Scale of development	€ Attornet	4191	d: #1	Summed	are both %s and #s that work well and those that don't (in	G Peter Notice 15	2. State Meter :-	nat pay for bedf antiffed policy's resided. There was exploration in	41.61	affordable housing and quality infrastructure?	Of ve in some way.	Waiting 25 years is too long	▼ Addiconnet	Kern Marry In.
What's the effect of project scale on the cost equation? For example,	Mayley Currier 19	Zunnen	₩ AM comment	() Poler Walter (1):: No.ed (over to see it happen in (5)	our ourrent universe). Can we norrow down to a small set of	No, we can set an example for	Yes, some additional funding	early 2005 of doing so, but then a global pandemic struck.	₩ AM comment	4141	41.91		Orlean 11	Tanetine is enportent for as to undentend
does the ability to break a project down into smaller sites and open	Do costs include environmentally friendly	Alter Disease 21: To get a FAR of 3.4, source than 6.	Same Street 1:	Sware Market in downtown Soldand in great board example of arbain softwaring dut willy 30 with. Nove do see a roll or the State Could?		other communities by moving forward quickly with the best	but Berkeley should not have to shoulder this hage burden	Abby Thomas Lyman (BART) 21 (Contradit my comment - decounted)	Nayby-Corine 11.	¥ Altomost	· Addressed	need to remember access needs of those in the hills	# or % of affordable housing	Xeron Murray 1: Age of buildings of fects rest.
them up to small developers with less access to capital, change the	design/construction (solar	statisticates deligns	Market rate becomes affordable in the future?	we scale up that model ?	that are approved? There need to be some guardralis -	possible project. Our neighborhoods and the planet	on its own. Berkeley's residents are the workers of	parting Redevelopment played a huge role?)	Increasing market rate	• etheriscome 1	@ selector 1	41.91	4141	Kernithray II.
yield on cost requirement?	panels, etc)-or is that even more expensive?	Barnali (Book 2) Agree with you Alon, it provides man	In its possible in the future?	₩ Altomost	somewhwere between bert's 30% and the 100% that	careot walt.	SE Fremont, Walnut Creek etc.	S Advanced	housing is an easier but not better way to fund affordable	Yes	Can we fund alternative modes of transportation at a lower	₩ Add consent	Sharest Delige, BART 11	safety of Day Area
6141	41.41	· Allerman	units to become afferdable over	S Alas Charis >-	probably isn't economically feasible, and the general	4141	This is a regional economic problem.		housing, I want to see us exhaust all options—look at	4191	cost than subsidizing parking?	Also Shen 11	Control	Manus Marray 1s. Housing close to horself is harolic major for account with m
2 connects	¥ Alfonnet		4:8:	Are these upfront subsidies or spread out over time?	height/buildable if of units.	¥ Add named	41.91	State at NR required?	city budget priorities, revenue from the state, grant	Connect	41.91	Wast to hear more from the	Charles biglined arround of affordable Nouring associate and have the alexa.	considerations
Nick broken In Yes I Mely would result in the need to Hely would result in the need to	O SESSOR IT	(i) Percentaler In Stag down	Ionren	spread cut over time?	4191		₩ Alfconnet	rhaze at his required?	programs, design decisions- before just assuming market	anthonylaycomen 11 However, politing is MO a separate	Toomret	group about what other funding sources are there	for the Floo Warket at an invicinity Justing Should be 7 8 stories	¥ Alliconnect
S. Blace Meter In	Do all height and total unit	the the	© Shannon-Bridge, BAAT (1)	1	¥ Alleman	E Objective to rect		Access	rate housing must be	trose from other infrastructure. It's the It's or P2 concern of postly much	Sendenton 1: Free based passes, bleed-see, cardian, etc. for all moderns?	besides taxes, fees, rents	Hacter 11 Lis: Could we said for a minimum of	● Karee Muray 11
• mass terber	options include ground floor netail and arts space? This		housing includings that are 1905, of briddle, rather than toxistioning	Ricklander In Indicate advantage	Nephy Carder 11	No - 25 years is not acceptable.		Noyley Currier In No. Incl. on a seed the offices generates	increased. However I am OK will not 100% affordable if that	TOD, I shink the station accommissed leaks vision and prominence to date in	₩ Aldrewson	4141	offendable units? • Hardw 15 Date: Minhort heidding let onto- 4	Open Spaces Quality design to less for spen
Or having an all affordable building among a line buildings on the site	seems to be an important	¥ Add contract	there gradually over time. When market rate buildings are converted by	400.0000	A-and quality. Not just a	4191		to be a high-quality public apace. There will be some public infrastructure cost.	allows for the public ornenities and higher number of	Term decusions		¥ Add comment	Pater Highest building in Lotin - 5 stories at Carlton. Y stories is ideal of	Quality design to key for open spaces. More important than a
₩ Add communit	feature of any development for our constructly.	S settlettye >	with lower roots. That said, if you know of examples of this, it would be prost	* All connect	bunch of studics—we need formly housing too.	₩ Add connect		© Disabeth Watson 2: Along diseased these have to be open	affordable units that we want.	₩ Addissement	G Chicada III	After Shen 15	enj dise	requirements.
	41.91	I support design that maximizes affordable housing	to brown more.	anthong/aycomen. 11	4191	@ Ora best 2		space-over the tracks / BART infrastructure?	4191	E Robe Medical 1	I think there's models out there that	clarifying question re: what is	¥ All (onne)	41.51
Guestion or for-sale	Teamont	- we have a housing crisis and the pendernic is warraning	I think lick said he would look into examples. And yes, could we have a	Reference for integrated vs. separate affordable units?	¥ Altonomic	What's the racial equity		S setdetyw 21 Connecting the Othere Graemusytake path is most imperiant?	₩ AM comment	Jujecting the premise and coming up blank for	we can look at Sawmill CUT in	timeframe (MMT has a goal of project with 5	• riscov 11	₽ Attorned
Rick's presentation mentioned that	Sp. John Boyle (1) yes, the scenarios each have a ground	inquities.	plan where market sale housing in \$ years or 10 years could transition to	Can speaker please point us to		implications of this question (and answers)?			Prophy Contac 11	alternatives]	the 11st Bridge in DC. Market Dreak	bAHT has a goal of project with 5 years after entitioners.	Trade off of parking & housing Otions Greenway allows for	Name Marray 11
for sale market-rate wouldn't work because of BAST's ground lease	floor community use / retail / commercial element	4191		research describing the effects he described?		4:41		2. Blake Medier 70 :- There has to be open apport over the tracks RNO pane of influence, which is	Can higher # of market rate	4191	Plaza in San Diego, Maybe Liona Creek or Fruitvale in Oakland, Nat		supporting alternative modes, but	Internal Ground Level space
policy Does BART do longer term leases for offordable for-sale	¥ Alfagores	· Addressed	• All convent	4: V:		₩ Additioners		tects (MO) gave of influence, which is even larger. My hamin is that this alarm will provide more open space	units and more limited infrastructure at NB make it	¥ Addressed	perfect fits, but things we can look	41.41	need to consider people who are coming from hills, but parking is	Could be used in lieu of exterior place space?
(Smited equity, CLT, etc.)*	• education is		& Bancheter 11	Zonnests		• *************************************		not push for adding any additional space — quality area quality	easier to fund 100% and a	© Display Marine 1	41.00	¥ Add servined	expansive. If parking is free or chara, inventional to use car.	There has been a let of discuss with the flex market. They see
41.61	NO Site Considerations		Not sure I totally buy the premise of the question, which seems to imply that higher	RickJacober In Tex.FuelDiposit seared lang later brought.				· Attorney	going to be treated as	Per the research on economic	* Attorner	S Alos Den 'i-	de #1	be consulted as part of
£ conviserio	As far as I know, the site hasn't		may be bed for the	© Richarder (1					separate projects?	integration, we need to build community with essential	_	Displacement - urgency of the	¥ Alfanner	development process.
Abby Thoma Lyman (EART) (h DROT will do Wrycor ground leases for	been surveyed -between the tunnel and the call properties - I'm told this		esiableshood Lesis Frances	mgc /www.ufar.org/stopdefault fil ex/publication/27116/VIC250/Effects from Lister or Mine Manager				One same in	4191	infrastructure and housing.	E Maintenant in shared raddle	appreciate thinking of time frame		4191
aNodable housing. However those will with not allow for for sale units. The reason is that BART may have	was a marshy area called Frog Hollow - shouldn't from be a		down to design - a 6 story well designed building that gives	Conveniente farcos troote- Familias PDF				How do these funding sources	₩ AM contract	#1 P1	spcae - infrastructure and	that addresses the urgent need	• risear 11 Factoring in moderate income	2 comments
operational needs in Wilysons that we connect predict lodey	thorough assessment of adult and		back to the neighborhood is better than a 2 story poorly	R Mineral				relate to affordable housing? Does It make us more competitive for	© Disabeth Watson 1-	¥ Addisonned	amenities - should be a chywlde fanding process.	41.61	Factoring in moderate income housing?	Kerns Murray 1s. Consider the ground floor as an
Abby Thome Lyman (BART) In (this is happening non-site 50 years in	of construction the site can sustain, before plans proceed?		designed building that does not. This is all about					grants/Goes the amount of affordable housing matter?	North Berkeley Infrastructure		shouldn't be borne just by 1 development. We need to talk	¥ Add comment	Untested at this point, But, could	2. Maint Meder 11
(0 EART)			evaluating the quality of the	Mhat are the barriers to the				affordable housing matter?	to BMRT is important. Some of it		about the role of	Marther 11	consider putting out there for the developers to get to 180% through	Potentially 'owned' / controlled / custed by oily or community on
Abby is there a future where limit! Abby is there a future where limit! There any provided possibility of falling this has also provided possibility of falling.	41.91		development itself for what it gives the community.	JPN/middle income proposal,				Lucies .	will need to be parking.		Parks:ffec/Waterfront, public works etc. in this – and bigger	Thoughts about trop of	moderate income	¥ Alfonder
	¥ Altoraret		But to take the question another	and what would it look like to combine that with affordable				© Relatedore 2:	4191		imagination for bonds and bolist measure asks in the	developer? e.g. non-profit developer?	4141	O femiliary 111
Abby Thome (grean (6490) 15 Not that I can think of (6400) is already second for Constitution of Maria II.			way, the best financial deal for affordability is the best for equity, I	units? Who holds the keys to making that happen?				Redulatedous 21: Yes, the presence its affordable housing helps compute for some of the infrastructure sources but not all of these	W Addresses		future.	Some MP developers have capacity to deliver the site; also operated for	¥ Add consent	Other amenities
squecto new specificosi needs into si firmited area.			Tirk.	#1.411				ben			41.01	for profit and nongrafit developers.	enteror 11	Many ideas out there-Pool, Op-
₩ Milesensi			m 1 P1	Torrest				¥ Allement			¥ Alleman	13 300 500	How to subsidize housing and infrastructure?	space, African holistic resource center. Need to have these on





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

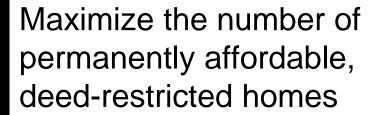




Example

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.







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
- Preference for local residents / displaced residents





2. North Berkeley Affordable Housing

- 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





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

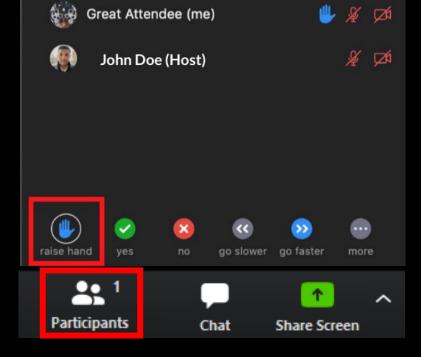




CAG Q + A: Clarifying Questions from CAG

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

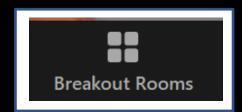
3 Small Groups / Topics

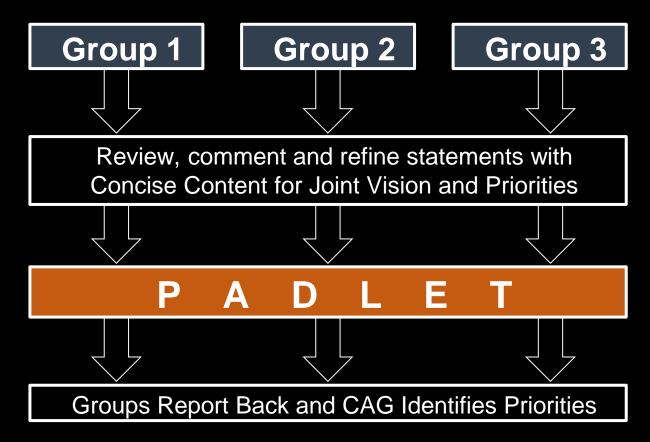
Group 1 – Ashby Affordable Housing

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





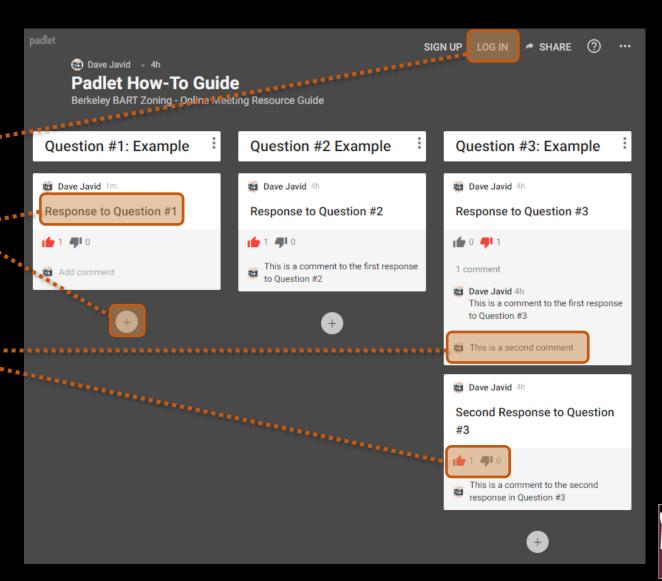


CAG Discussion: Interactive Online Feedback

Padlet How-to Guide

- Log in to Padlet.com to access the platform and contribute.
- Use the "+" icon to add your response to questions.
- 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







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
- Process, outcomes to date, and next steps



Overall Planning Process for BART Stations

Preliminary Planning

Selection of Developers

Project Design

Financing + Construction

Current Stage: Deliverables

- Zoning (consistent with AB2923)
- City and BART Joint Vision and Priorities Document
- Request for Qualifications / Proposals (RFQ / P) for future developers



Overall Planning Process for BART Stations

Preliminary Planning

Selection of Developers

Project Design

Financing + Construction

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





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





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





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





Notice of Preparation (NOP) of an EIR

City prepares Draft EIR

Notice of Availability of Draft EIR

City prepares Response to EIR comments, Final EIR

City considers certification of Final EIR and adoption of zoning

City solicits input on the scope of EIR content

We Are Here

City solicits input on the Draft EIR





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





4. PUBLIC COMMENT

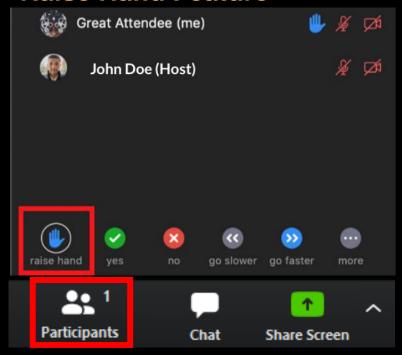


Via Raise Hand feature (either on computer or by dialing *9 on your phone). The meeting facilitator (Dave) will recognize you and unmute your mic. *one minute per speaker*.

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









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: <u>bartplanning@cityofberkeley.info</u>

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 for more information about this planning process

