

BART Entrance

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

BART Entrance

ODS

Objective Design Standards

Previous Progress

...

Engaging Edges
Intuitive Connections
Distinctly Berkeley

...

Breakout Groups

5 Years of Community Input & Meetings



North Berkeley BART housing discussion gets big turnout, civil discussion

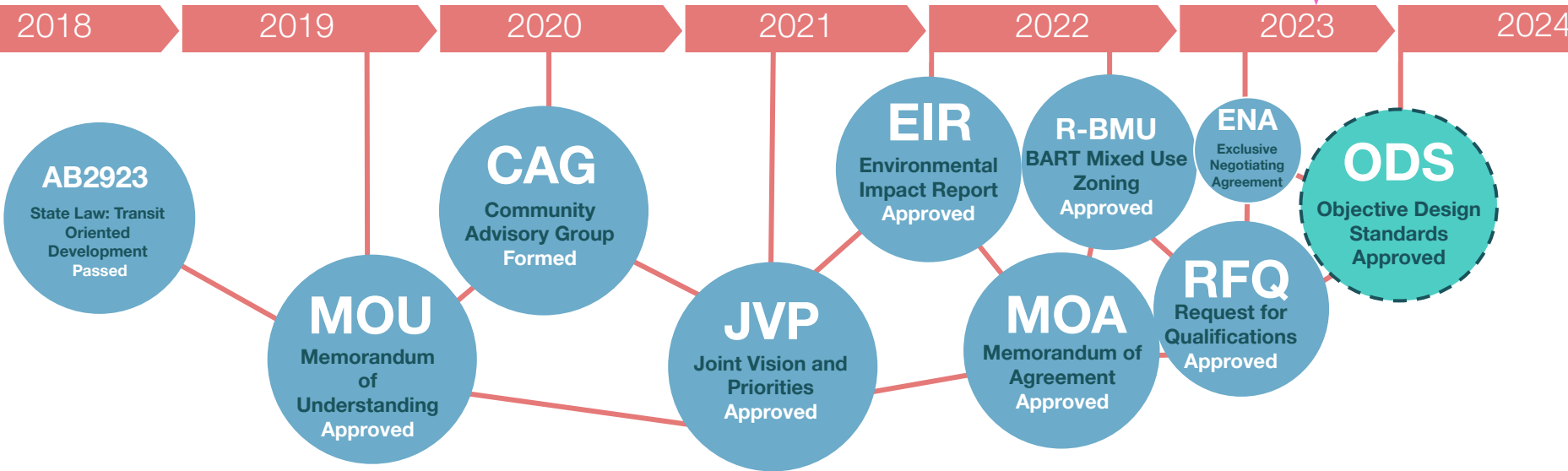
Hundreds of people gathered Thursday night to hear what kind of housing could be built at the North Berkeley BART station. Officials vowed to be as transparent as possible.

By Janis Mara
March 16, 2018, 11:00 a.m.



5 Years of Community Input & Meetings (#50)

- March 15th, 2018 - Public meeting about housing development at NBB
- October 13th, 2018 - Public vision meeting about NBB development
- September 30th, 2018 - State Assembly Bill 2923 Passed
- January 15th, 2019 - City Council Work Session for housing development at North Berkeley BART
- May 9th, 2019 - Special Council Meeting City of Berkeley
- December 10th, 2019 - MOU Approved by City of Berkeley
- August 31st, 2020 - First BART Planning Community Workshop
- June 8th, 2020 - First CAG meeting
- June 2020 - CAG Office Hours
- August 3rd, 2020 - CAG meeting
- October 14th, 2020 - CAG meeting
- December 14th, 2020 - CAG Meeting
- April 29, 2021 - CAG meeting
- March 22, 2021 - CAG meeting
- February 8th, 2021 - BART Planning Community Workshop
- June 21, 2021 - CAG meeting
- June 22nd, 2021 - BART Approves JVP and BART rider parking maximums
- June 26th, 2021 - BART Planning Community Workshop
- October 15th, 2021 - Draft EIR public comment
- March 3rd, 2022 - Final EIR
- CAG Office Hours
- CAG Office Hours
- June 28th, 2022 - R-BMU Zoning Adopted
- November 16th, 2022 - First Objective Design Standards Meeting
- November 10th, 2022 - Developer Candidate Presentations
- Dec, 2022 - ODS Office Hours
- February 16th, 2023 - Second Objective Design Standards Meeting
- Spring, 2023 - ODS Office Hours
- Spring, 2023 - Site Tour
- May 10, 2023 - Design Open House
- June 18th, 2023 - Juneteenth Festival
- #50: September 11th, 2023 - Third Objective Design Standards Meeting
- June 30th, 2022 - Memorandum of Agreement Signed



BART Entrance

RFQ MINIMUM:

1,000
bedrooms

Where We Are:

1,100
bedrooms

BART Entrance

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

BART Entrance

310
residential
parking

4,000 sf
public ground
floor uses

55k sf
publicly accessible
open space

Community Engagement: Conversations



Instructions:

1. Write your name in the box below.
2. Pick three words that you hope will describe the final project. You can choose from the ones we provided or write in your own. Paste these in the boxes below.
3. Create a collage or drawing, showing how the inside of a building could relate to the outside space. Describe your design in the space below in writing.

artsy

cheerful

affordable

Outside:

I think there would be very pretty good place for roller skating and basketball I also love water park playgrounds

Write in the things you would like have in the outdoors.
What would contribute to the setting? For example what makes the edges of the space:

Inside

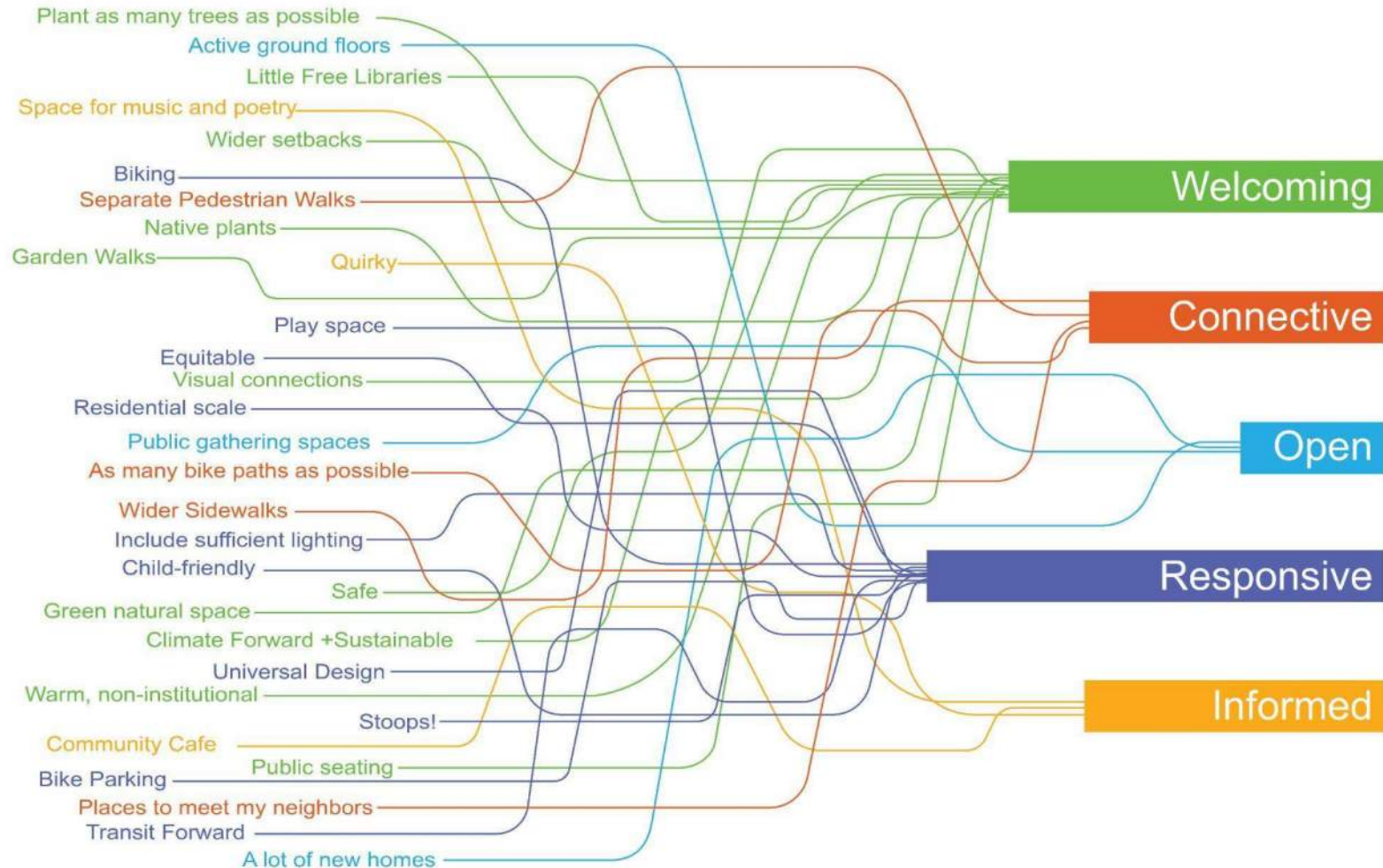
I think a cafe would be nice and we would like books and children

Write in the things you would like have on the ground floor of the building?



[illegible]

Community Engagement: Emerging Values



Community Informed Design



Existing Site

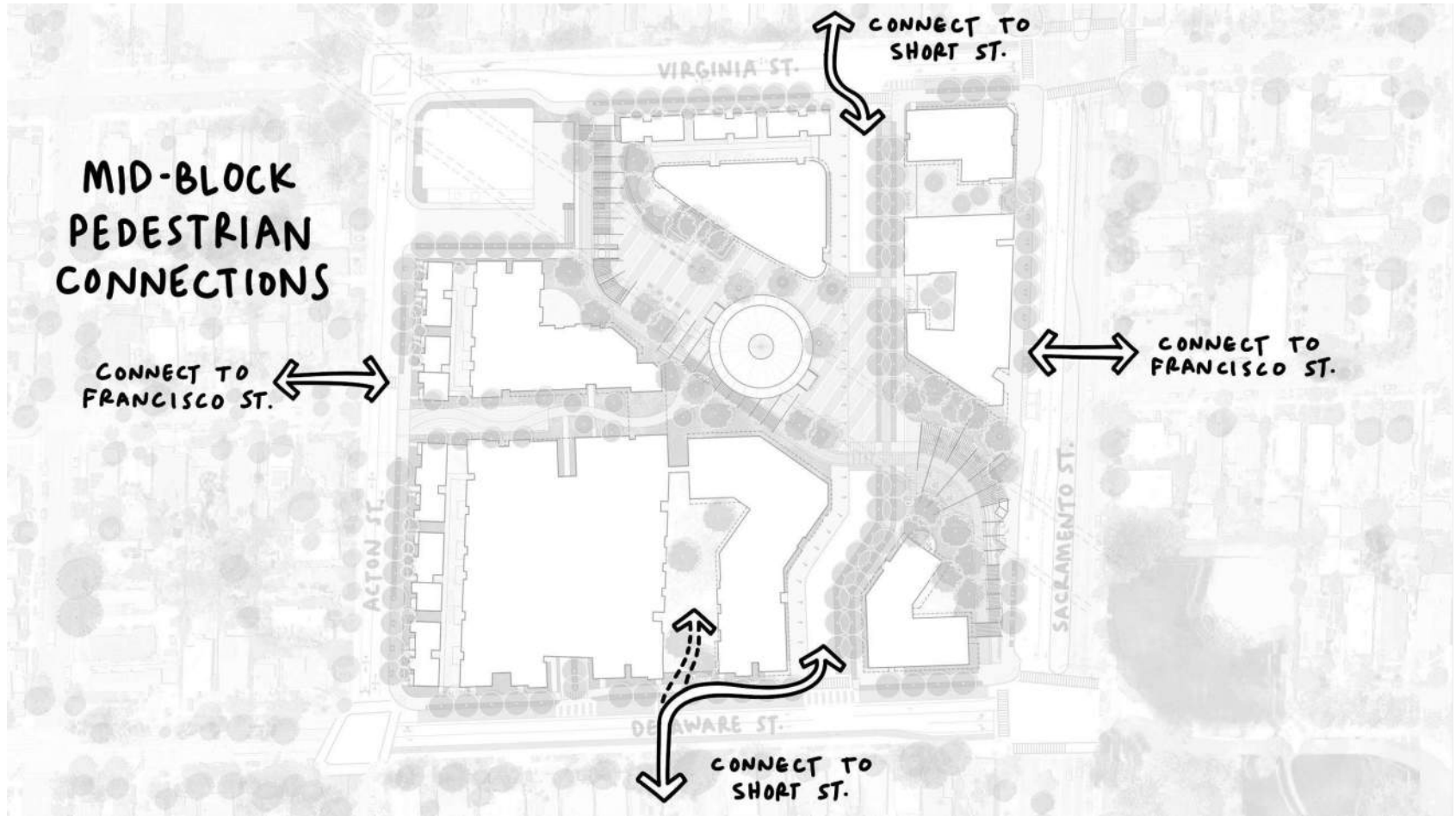


Engaging Edges

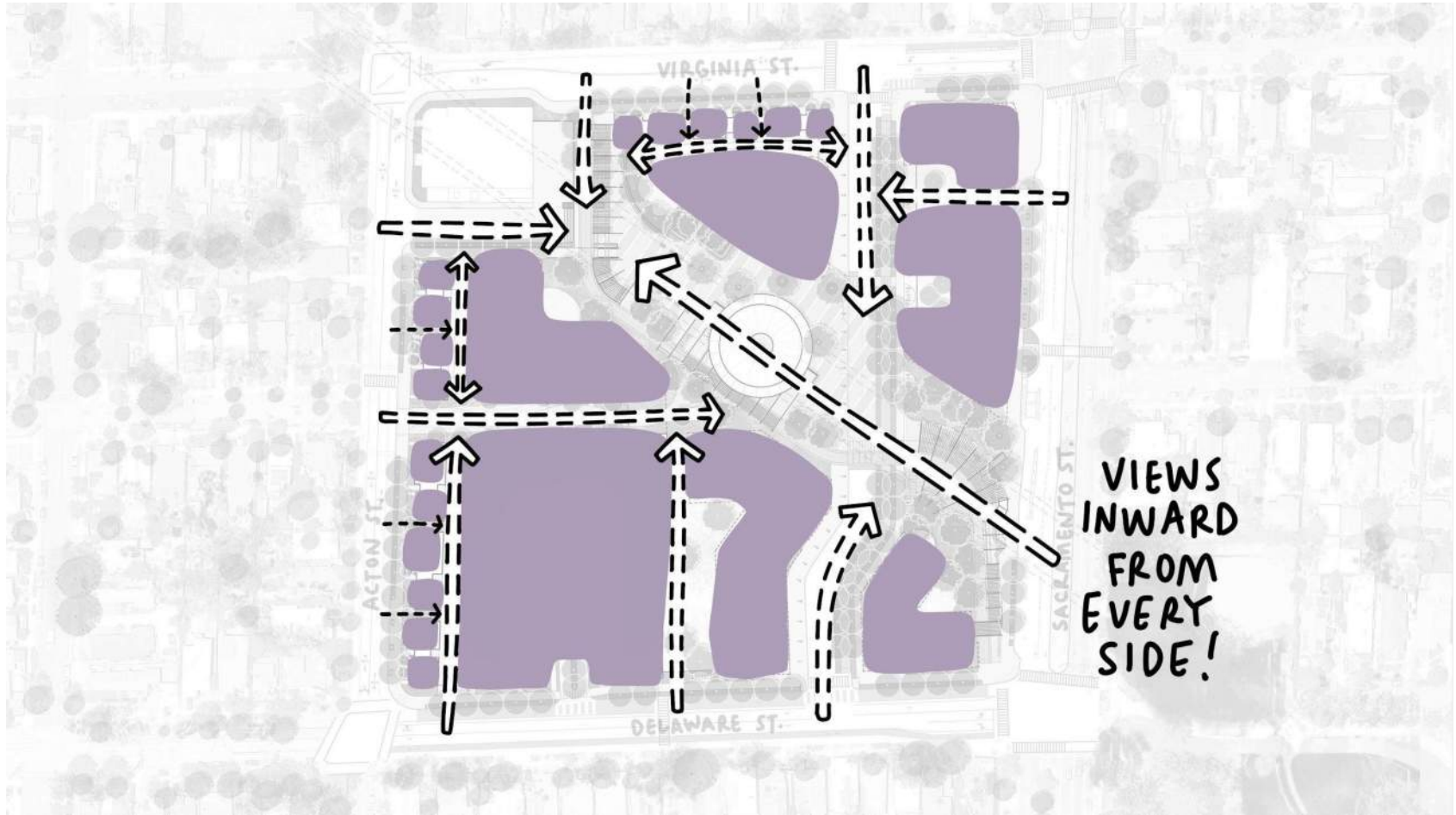
Neighborhood Walkability



Neighborhood Access from every side



Visual Connections throughout



Feedback: Streets & Sidewalks

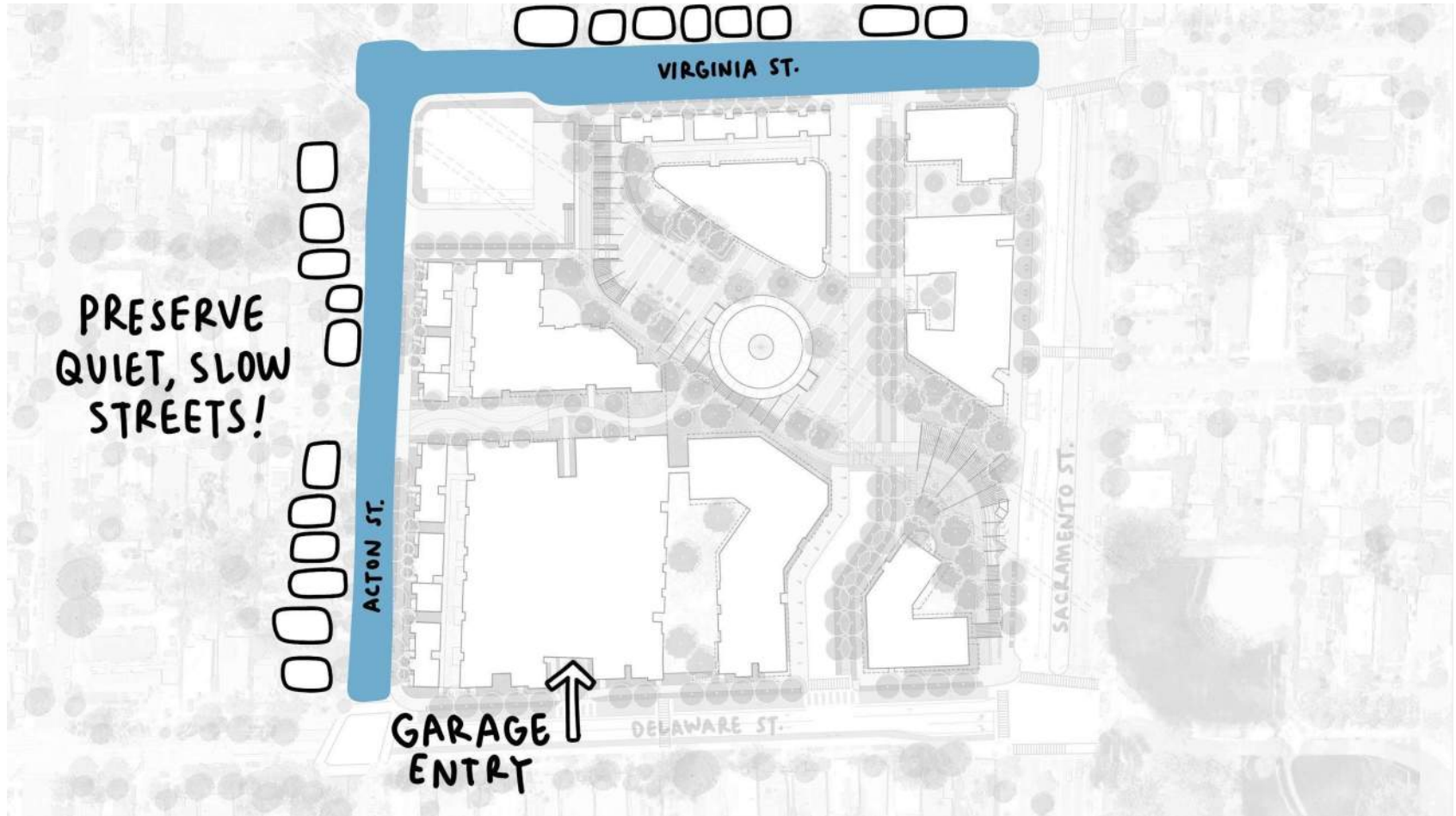
The garage entry will bring more traffic. Avoid placing it on quiet streets.

Create planting buffers between buildings and streets.

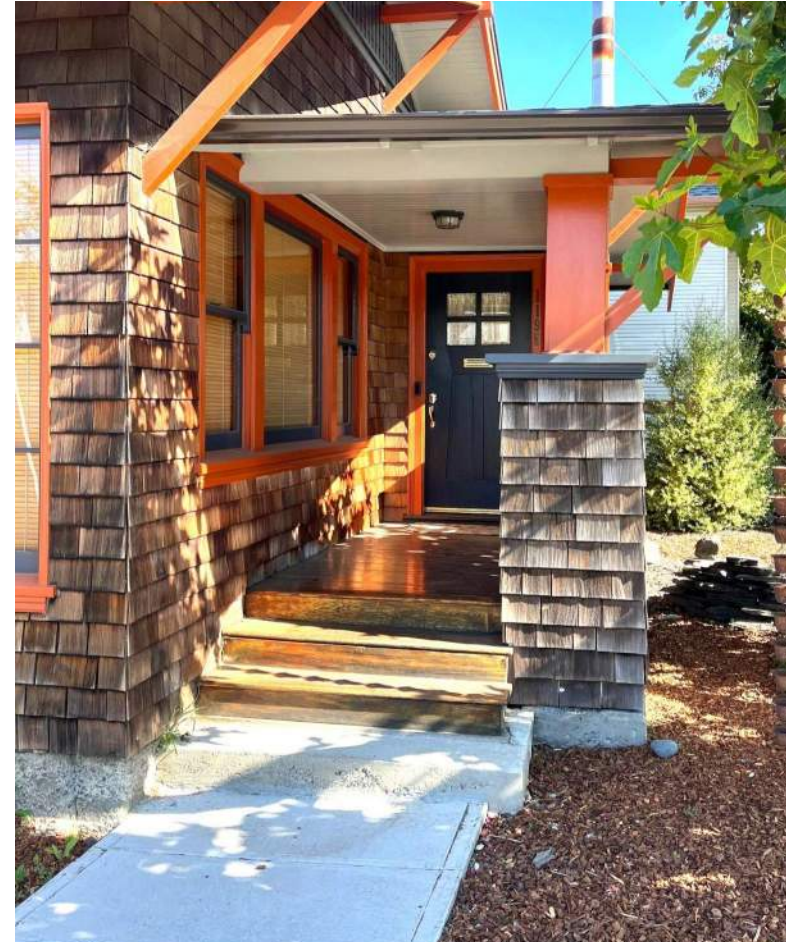
Plant street trees!

Keep the neighborhood's residential feel.

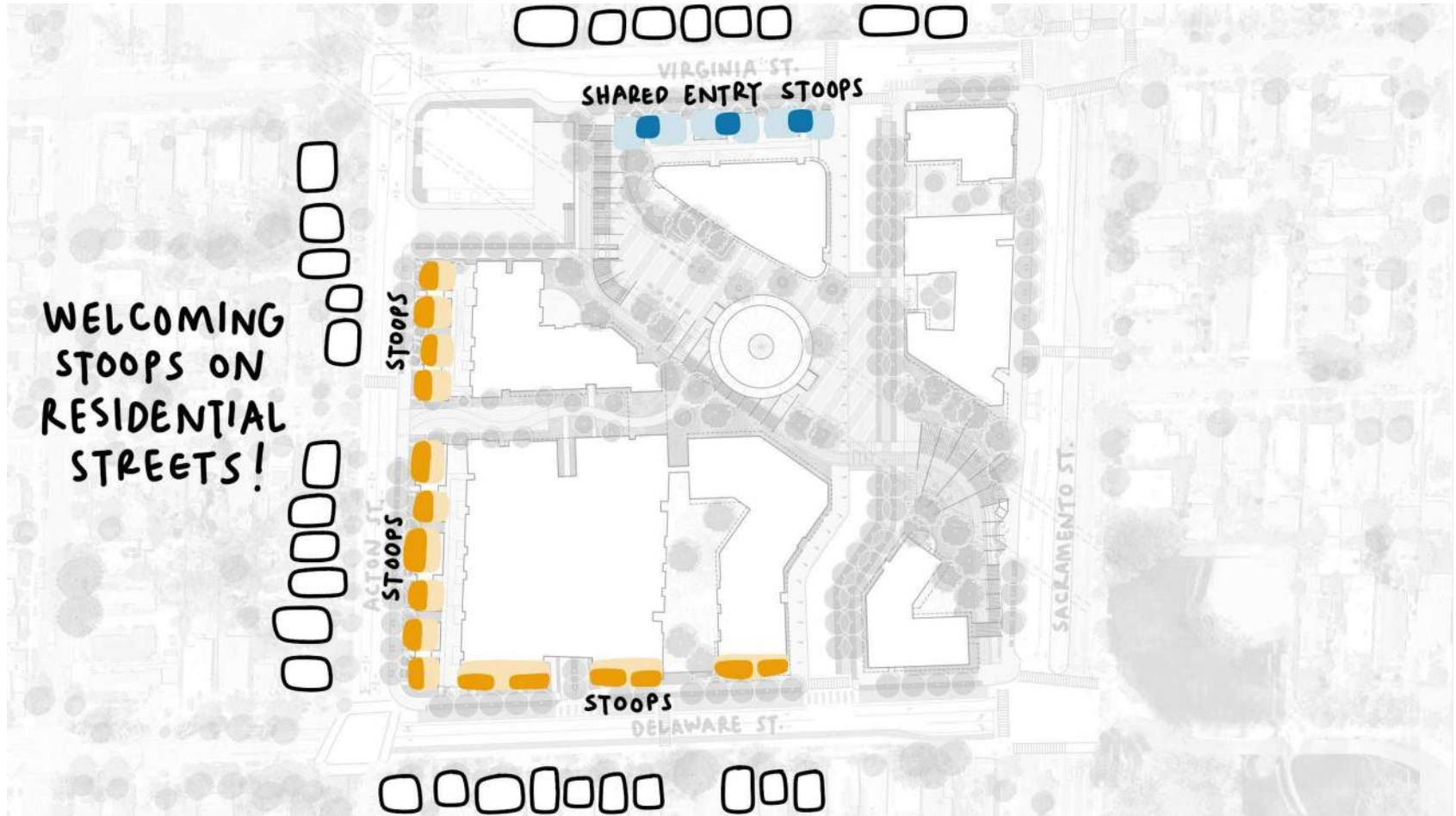
Slow Streets



Neighborhood Stoops



Neighborhood Stoops



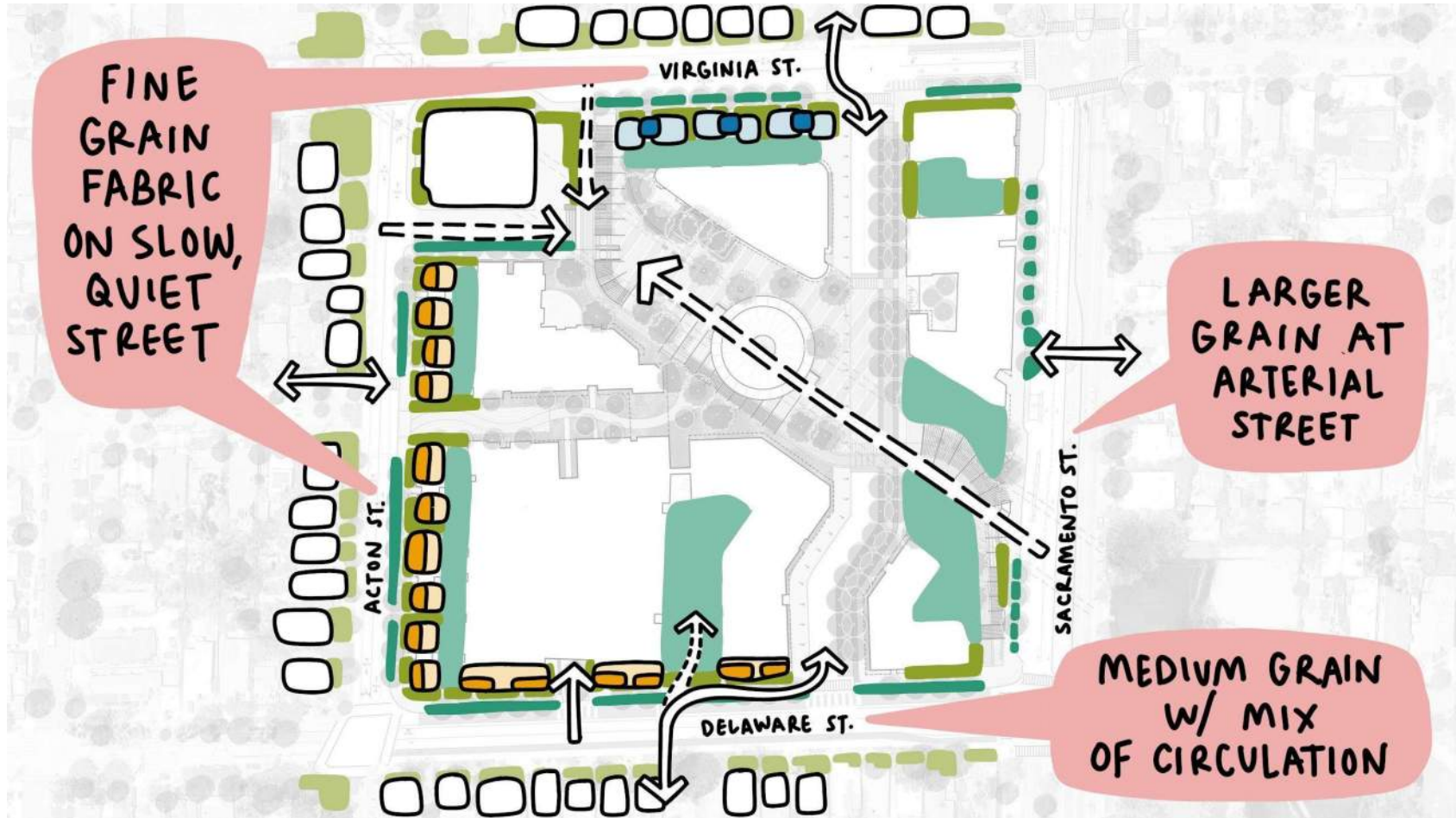
Green Streets and Garden Yards



Green Streets and Garden Yards



Unique & Contextual at each Street



Intuitive Connections

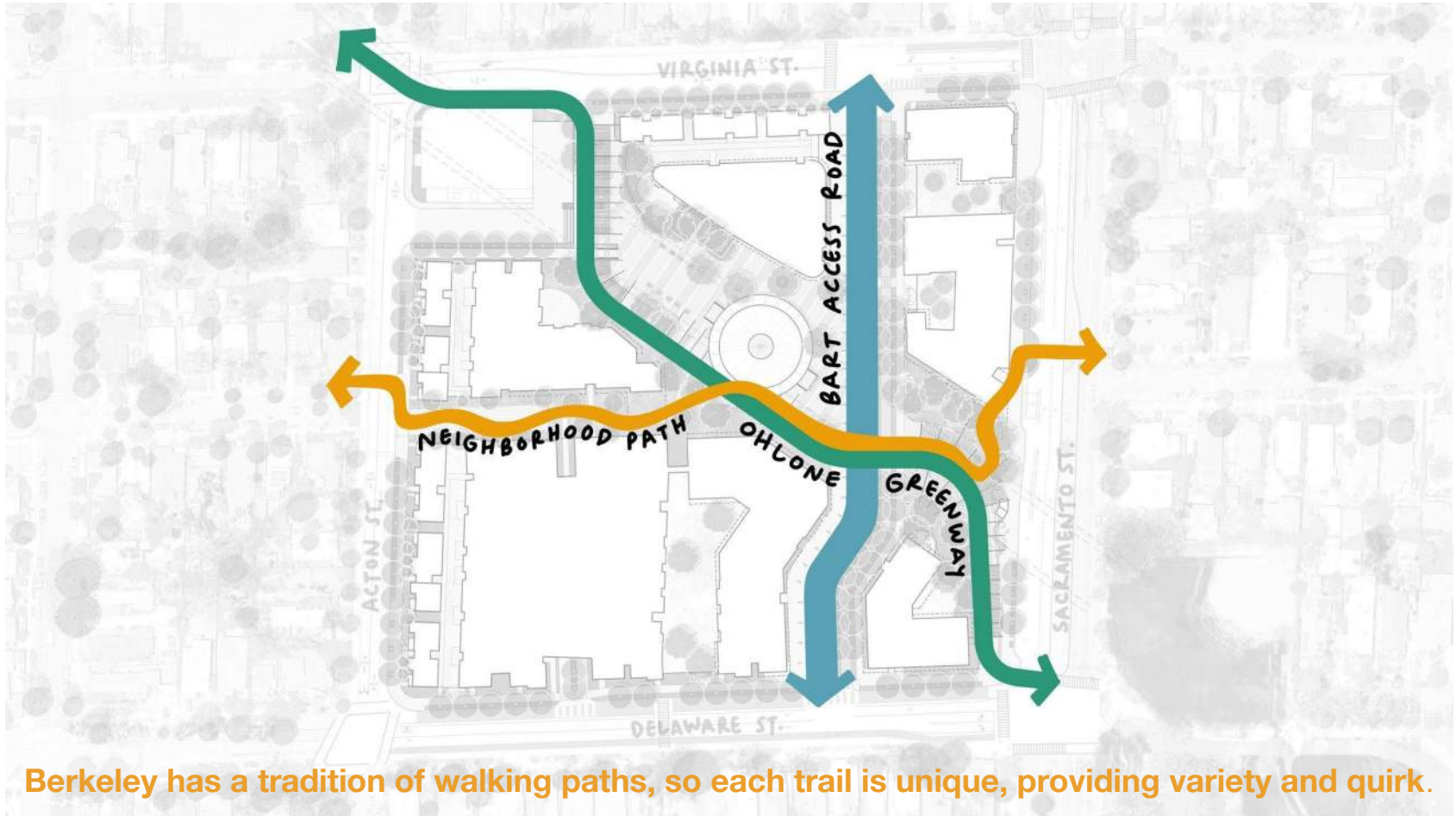
Feedback: Site Access & Openness

**Link Outdoor
and Indoor
Uses.**

Welcoming to all.

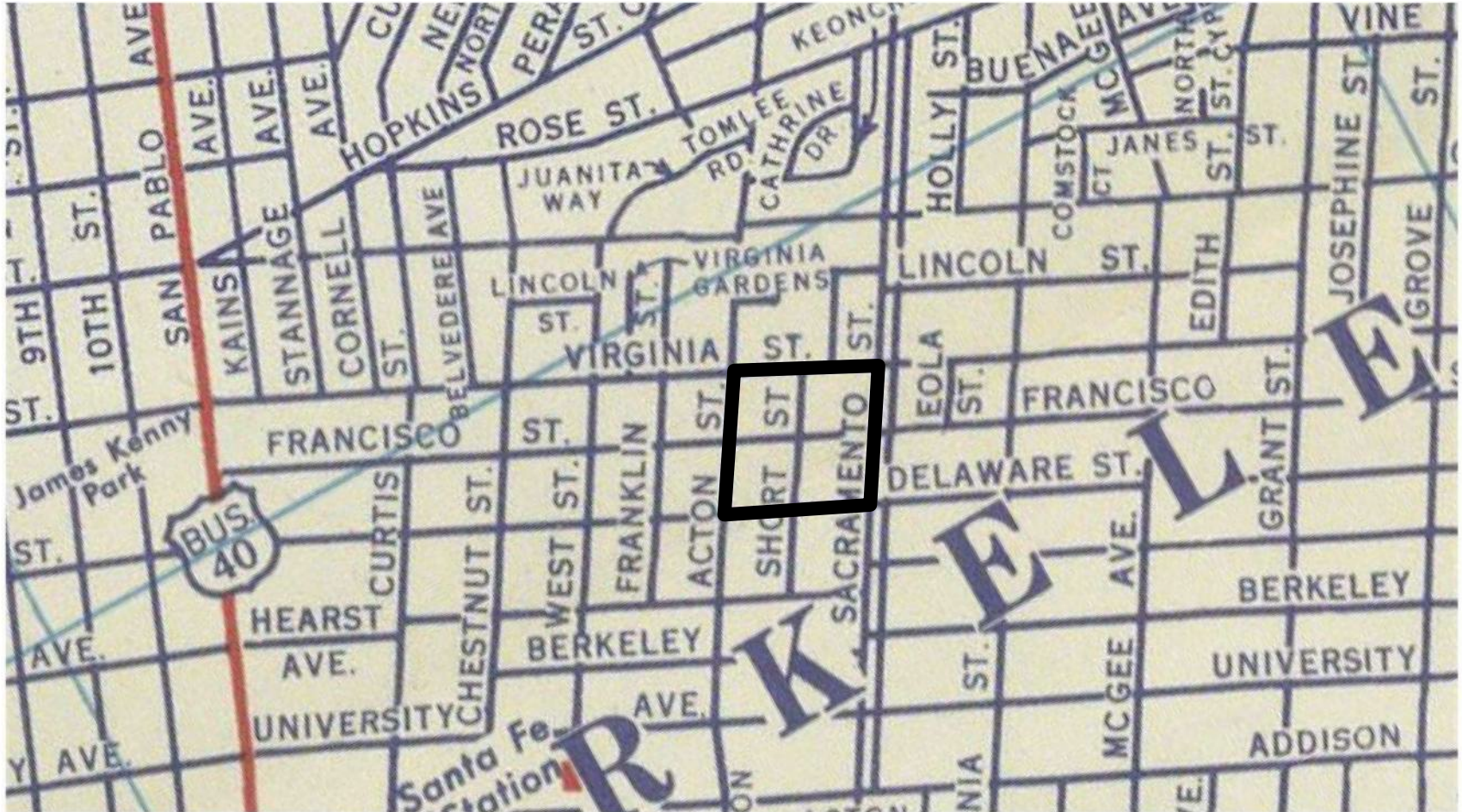
**Design for
neighbors, not just
residents and
commuters.**

Trails are Invitations



Berkeley has a tradition of walking paths, so each trail is unique, providing variety and quirk.

1956 Street Map



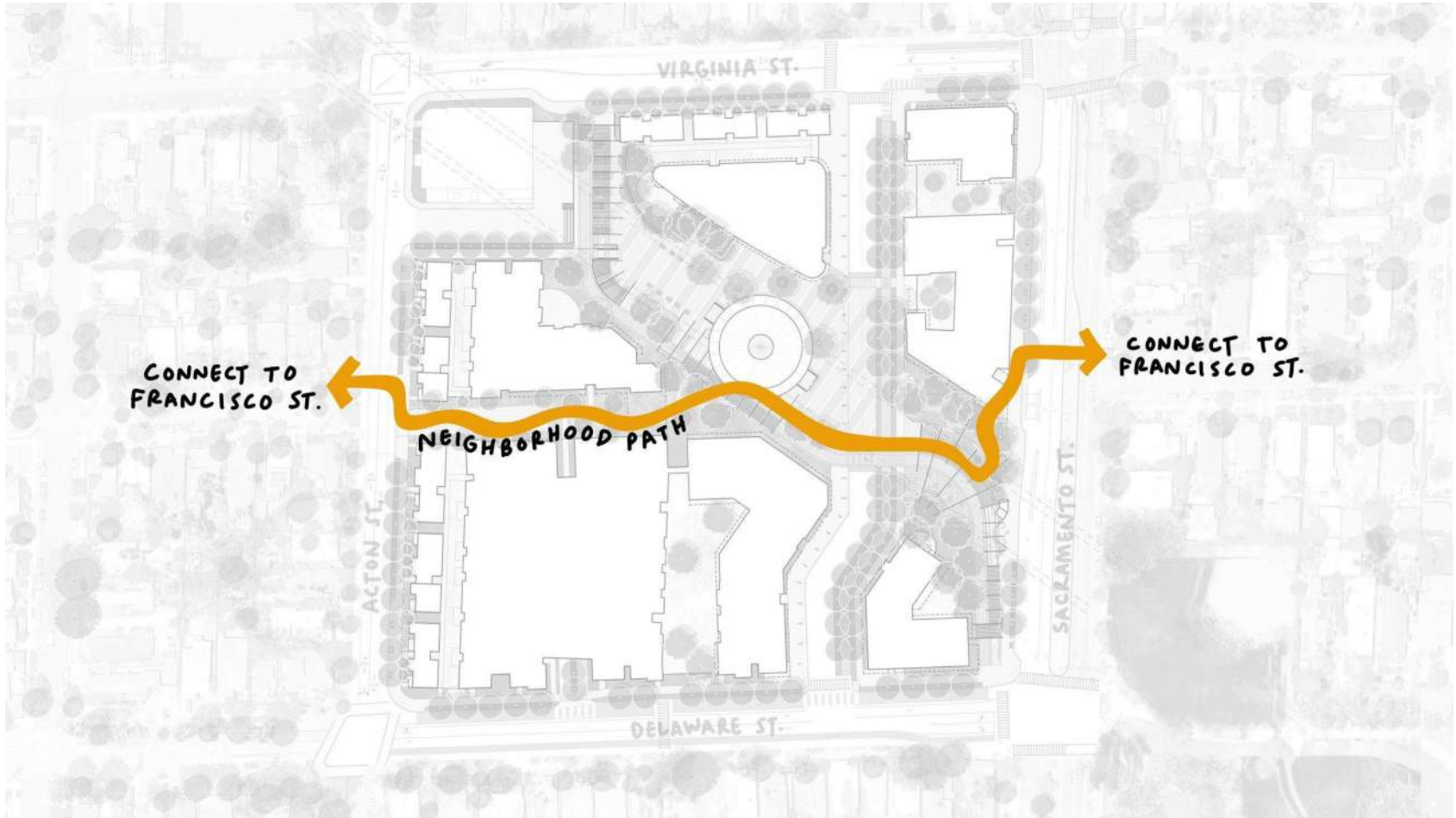
Feedback: Pedestrian Access & Trails

**Walking paths
for all.**

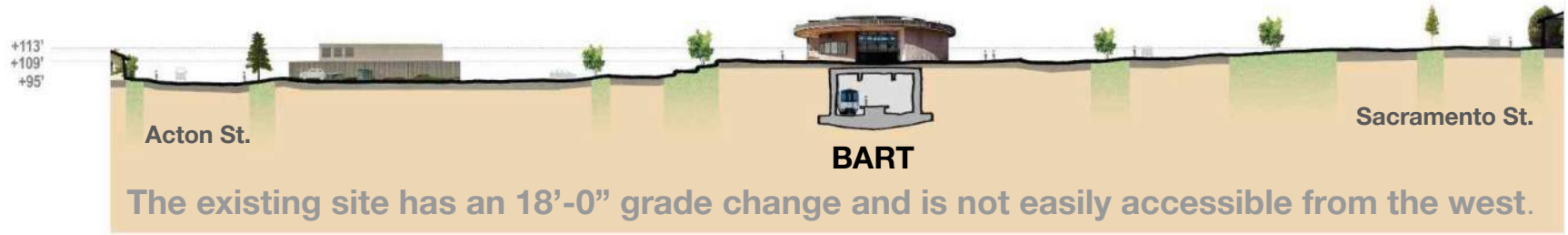
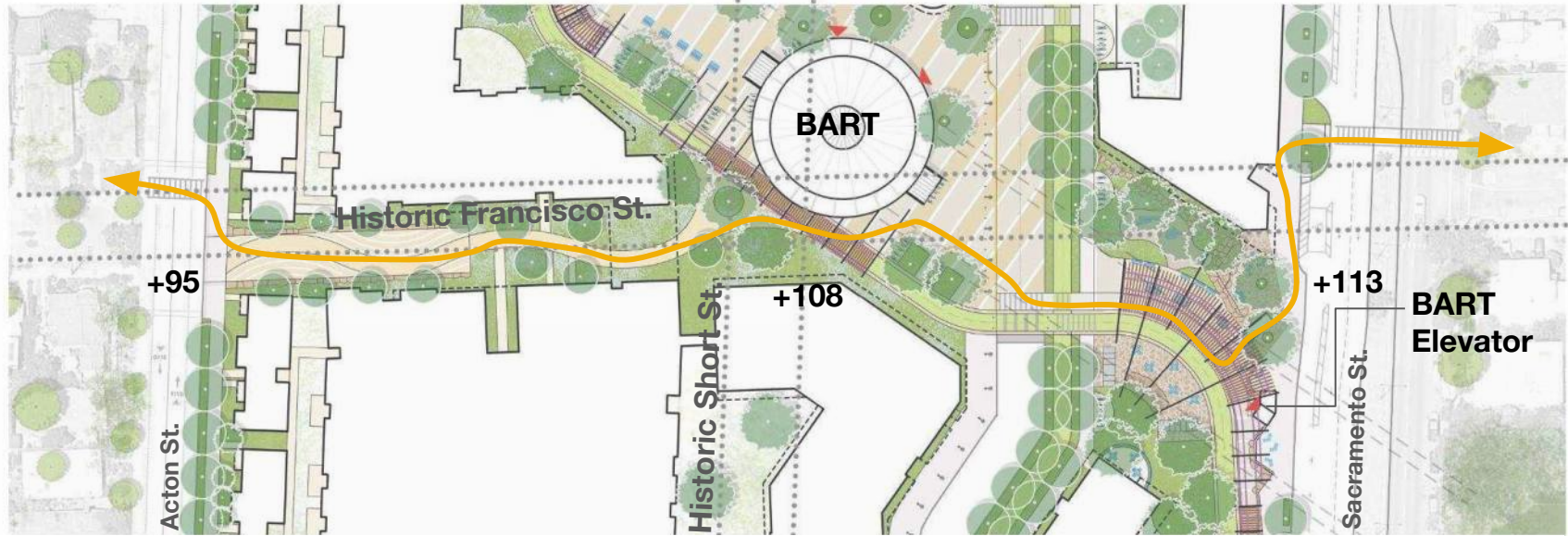
**Lots of
greenery
on paths,
trees!**

**Make quirky gardens
to wander through.**

Neighborhood Path



Neighborhood Path: Moving Across Topography

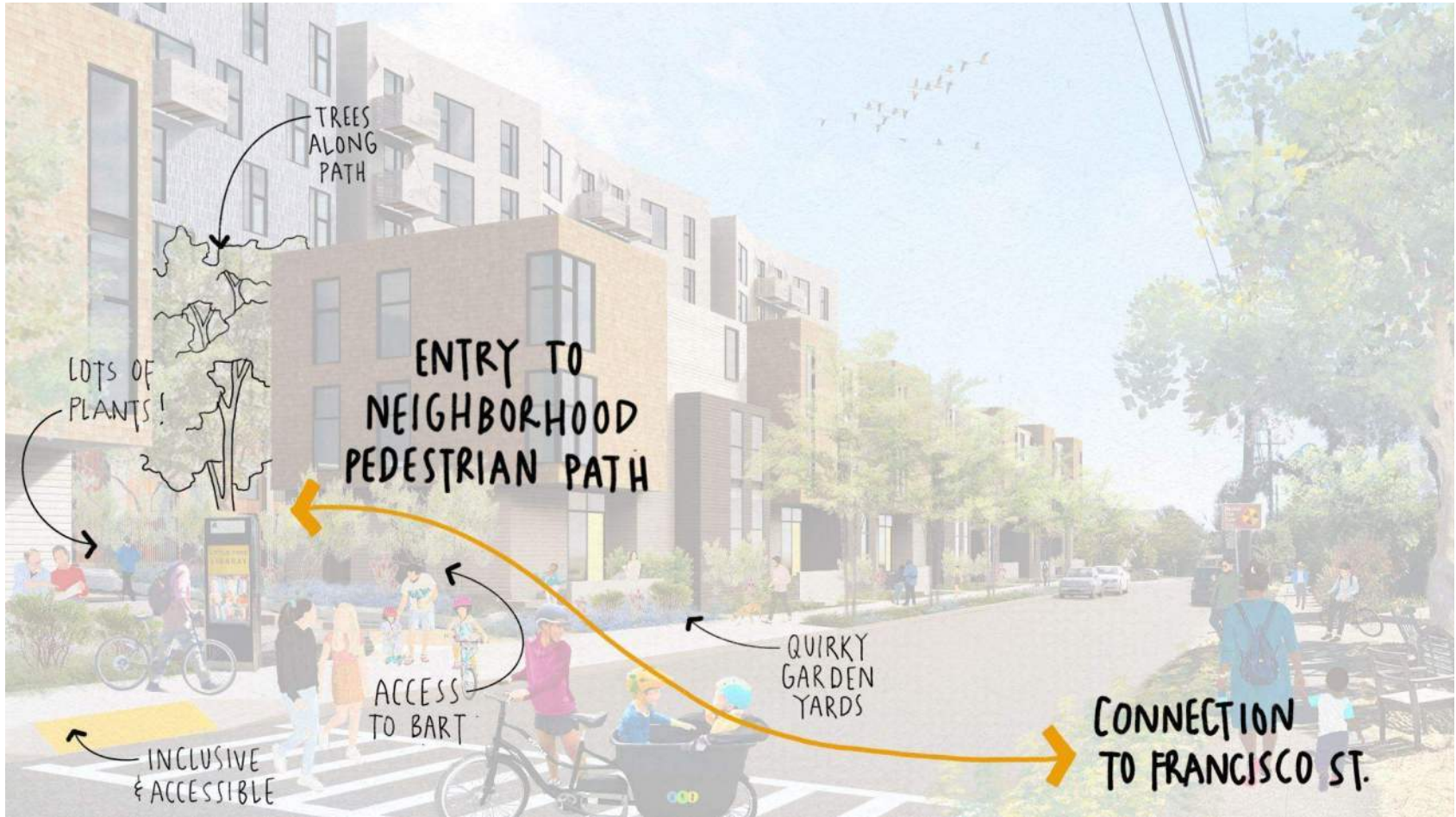


The existing site has an 18'-0" grade change and is not easily accessible from the west.

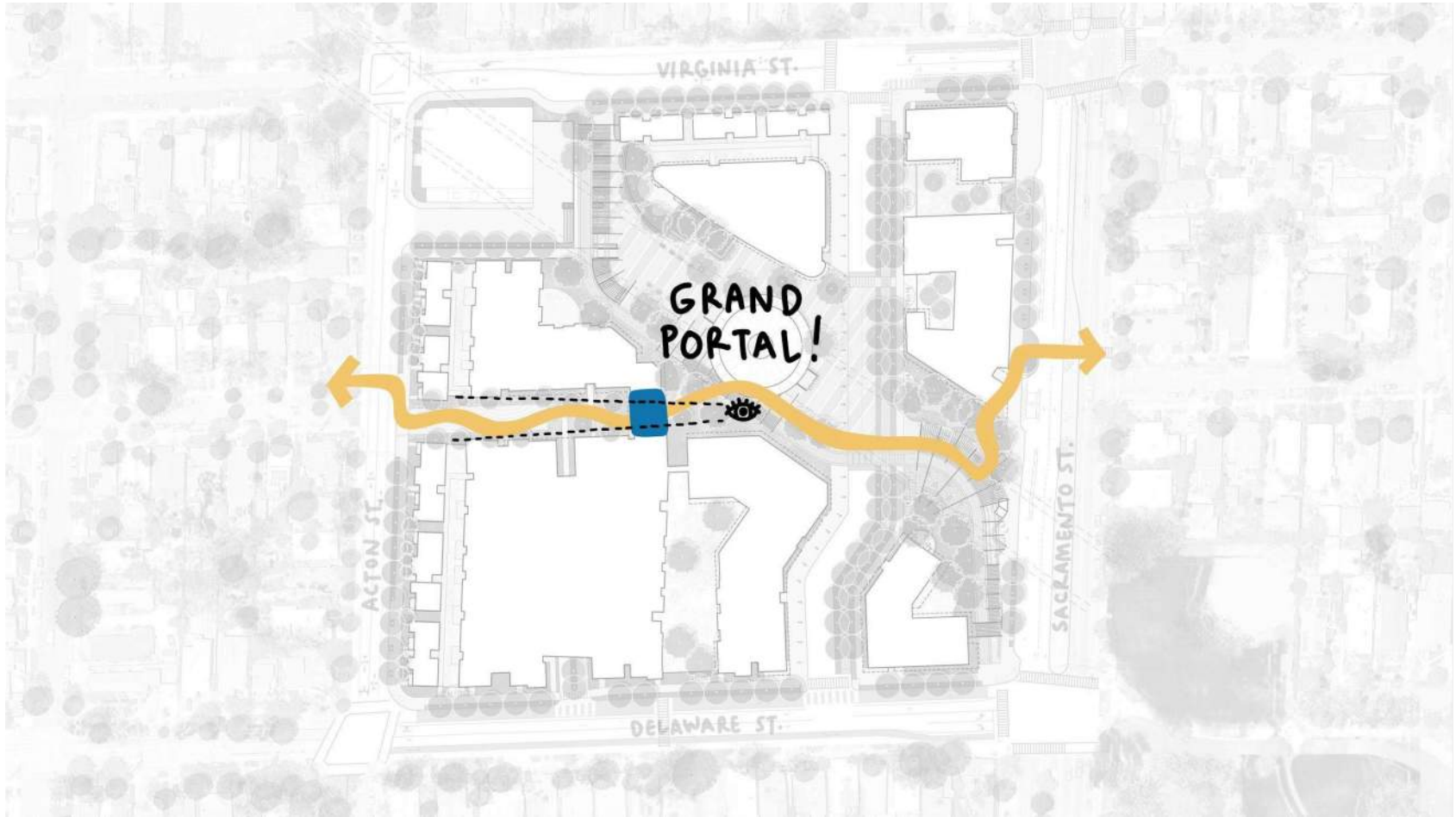
Neighborhood Path at Acton St Rendering



Neighborhood Path at Acton St Rendering



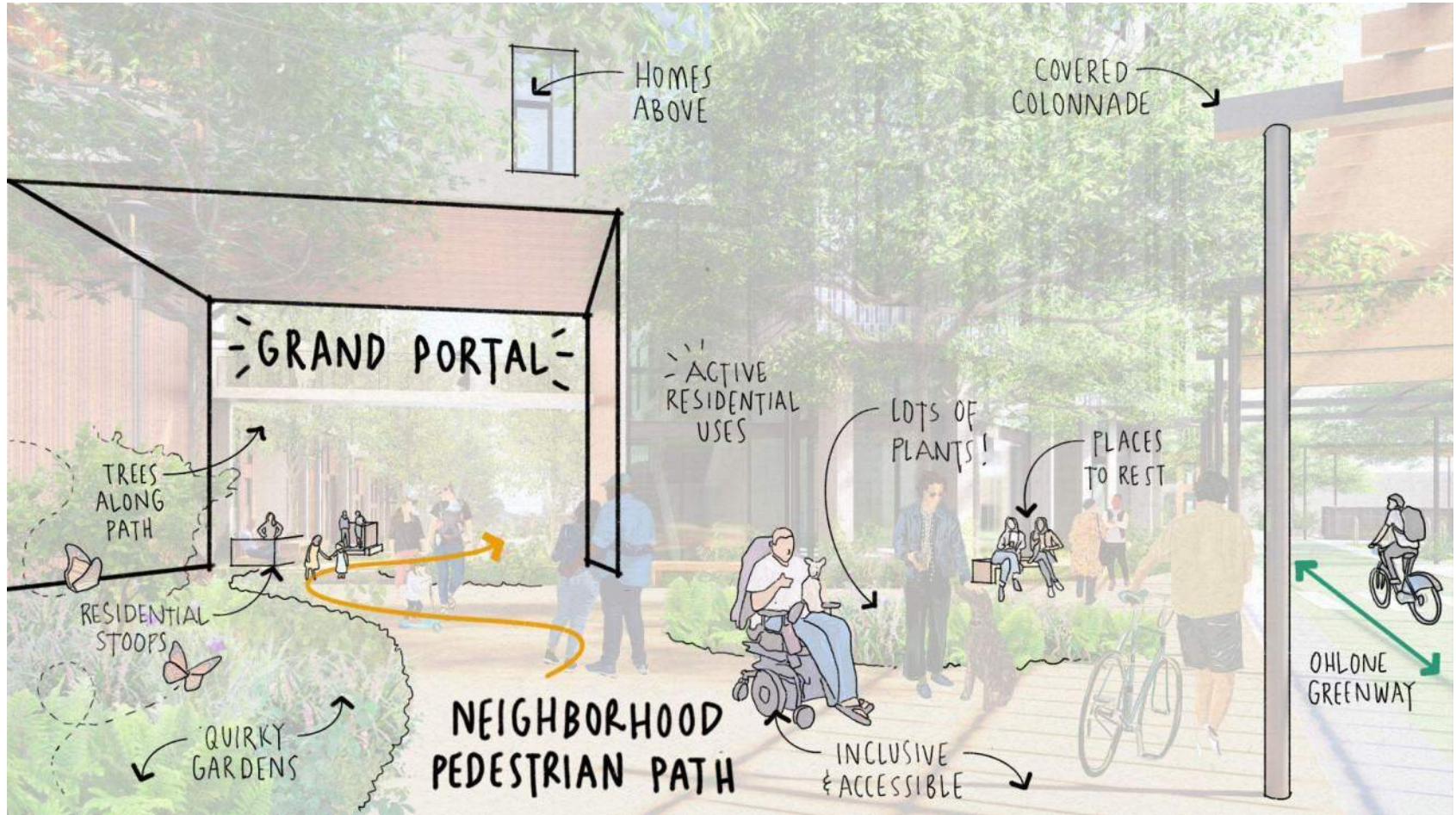
Neighborhood Path



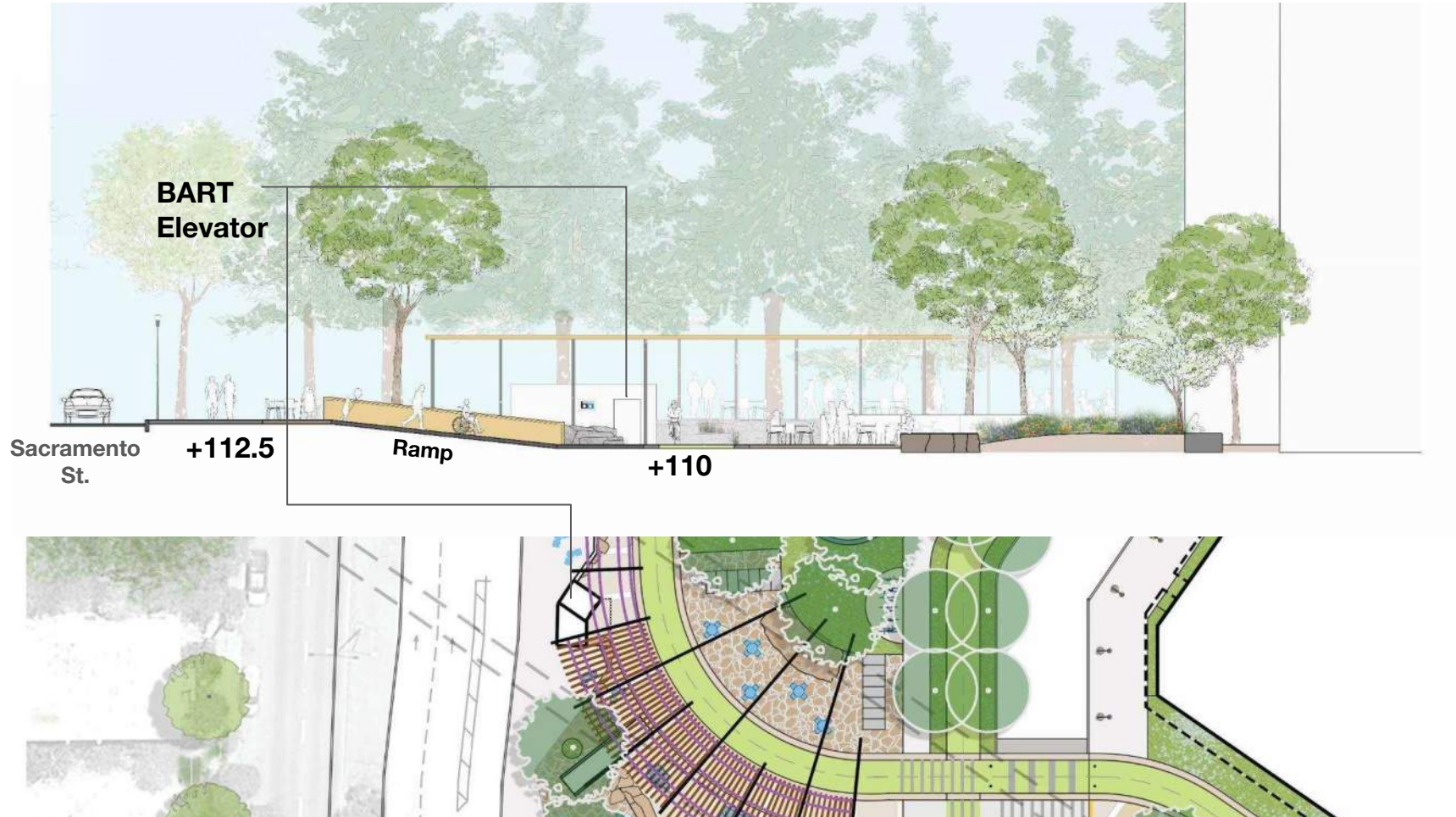
Neighborhood Path at Portal Rendering



Neighborhood Path at Portal Rendering



Neighborhood Path at Sacramento



Feedback: Ohlone Greenway

Protected bike
lanes
and separated
walking paths.

Direct diagonal
Ohlone Greenway
connection.

Lots of
secure bike
parking!

Feedback: Ohlone Greenway

Instructions

- Write your name in the box below.
- Circle the bicyclist icon below that best describes you or circle more than one.
- 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 TOD project.

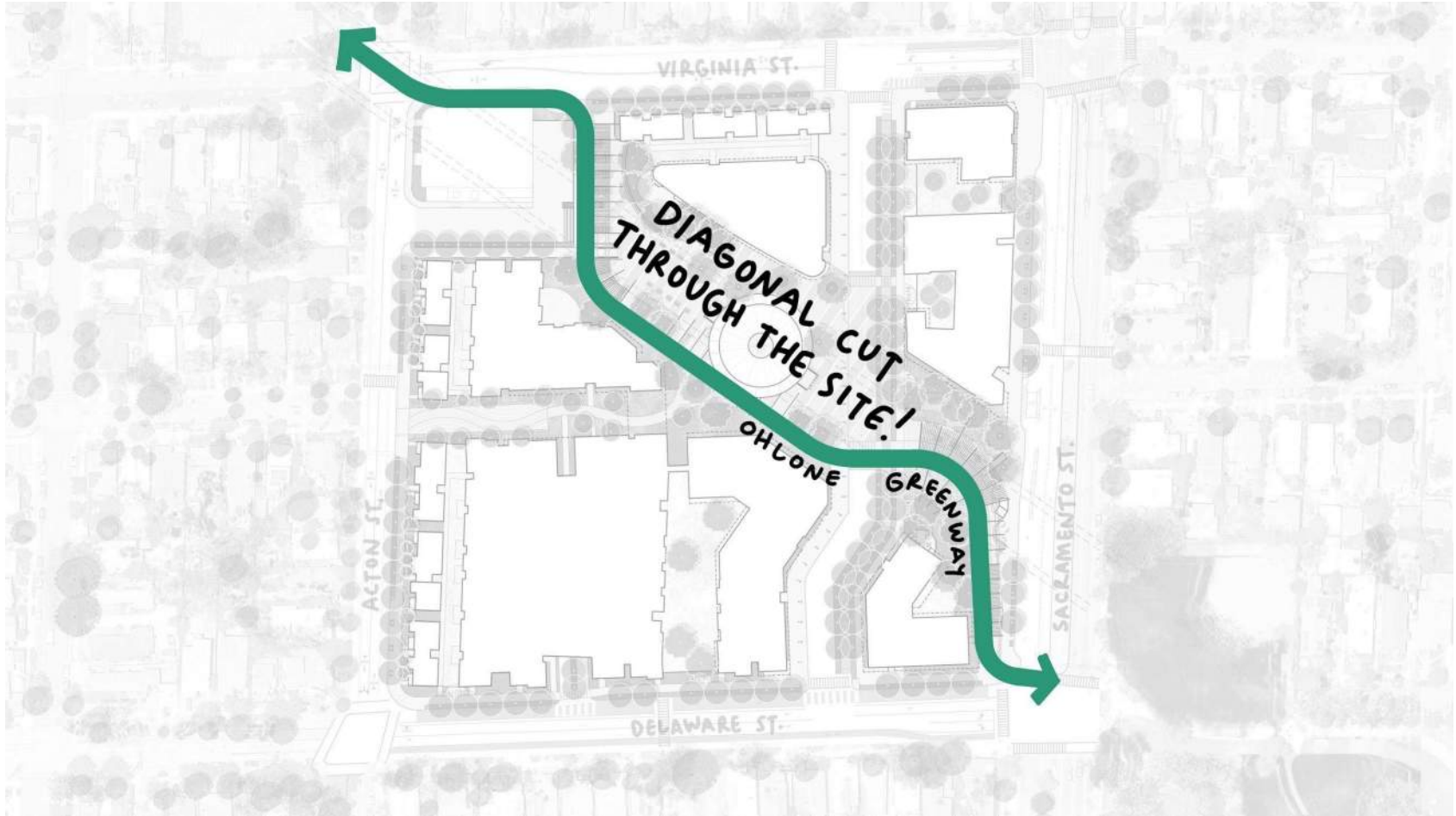
KEY

- existing bike infrastructure
- Where I ride today
- Where I would like to ride in the future

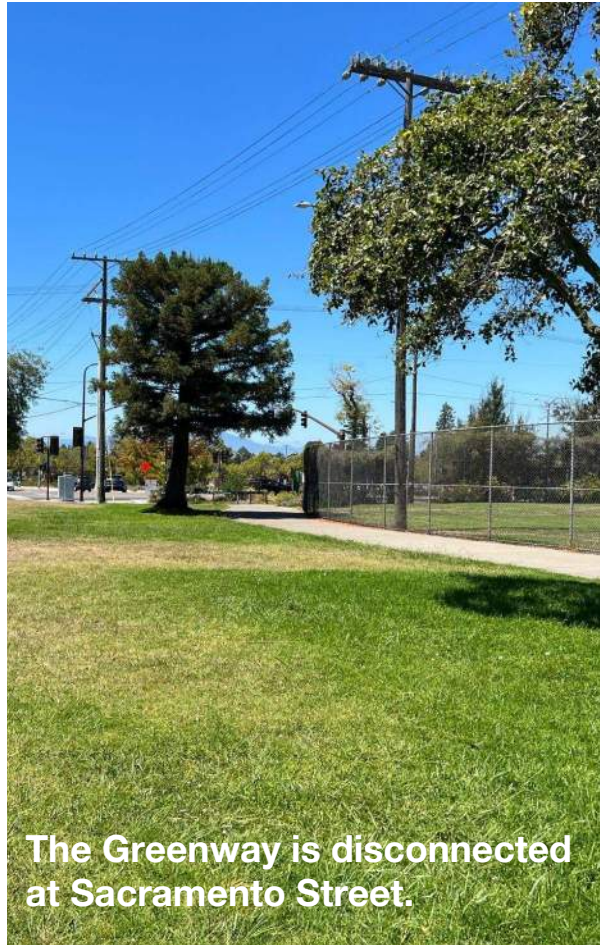
not to scale

Name _____

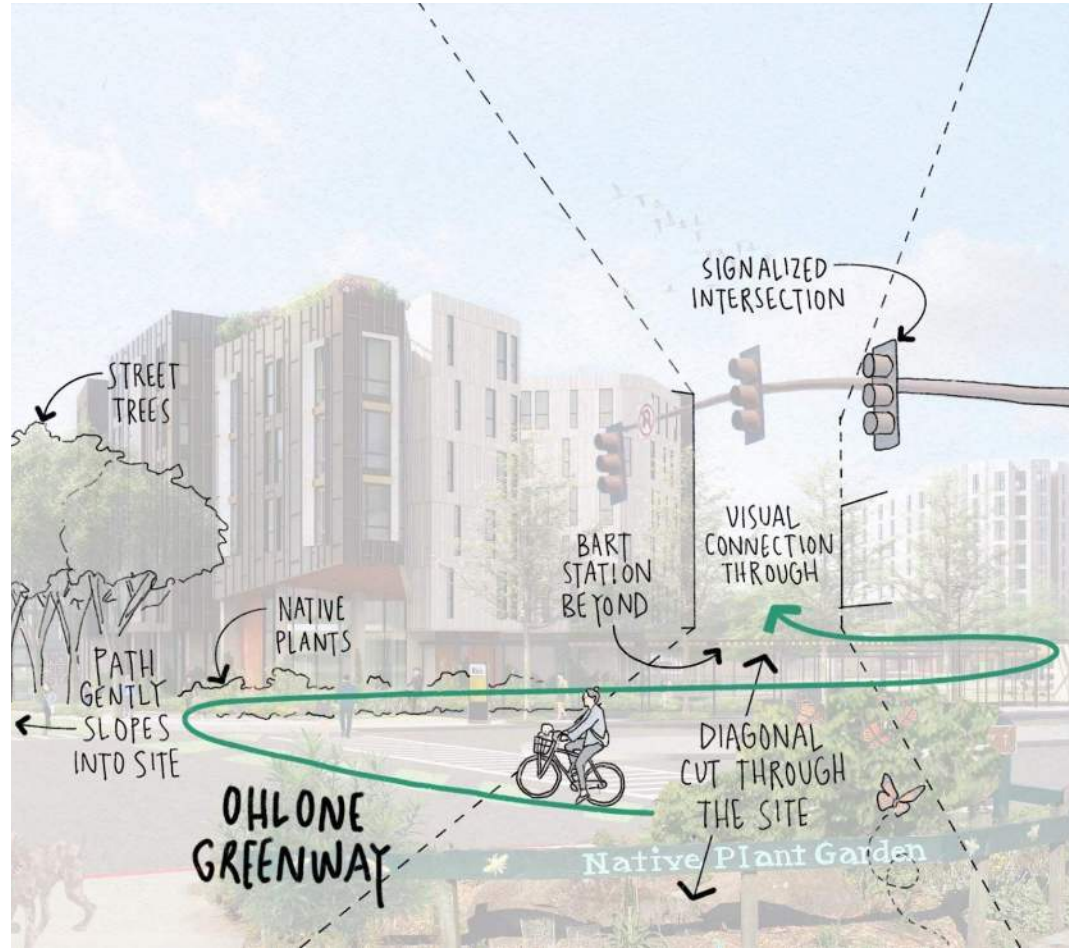
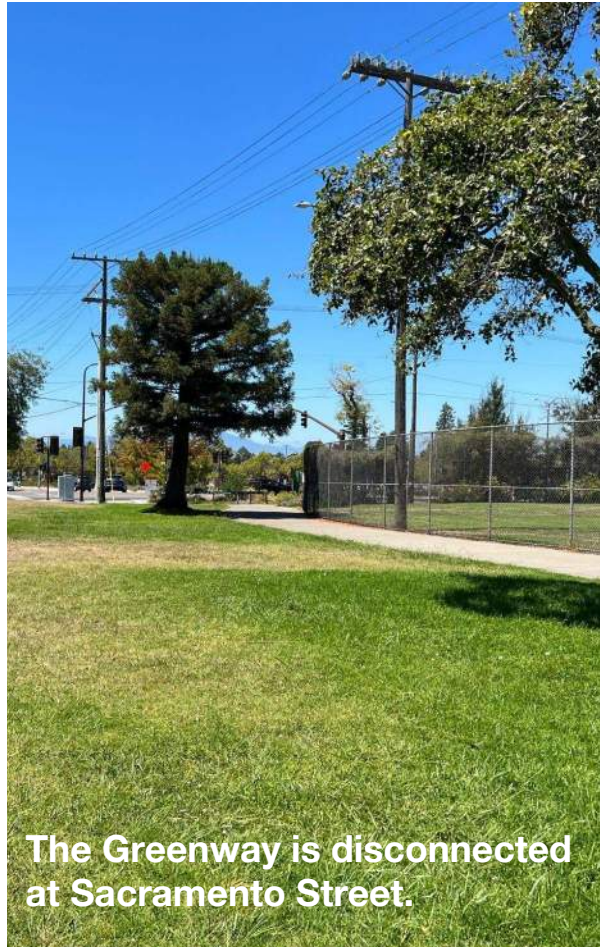
Ohlone Greenway



Ohlone Greenway at Sacramento & Delaware



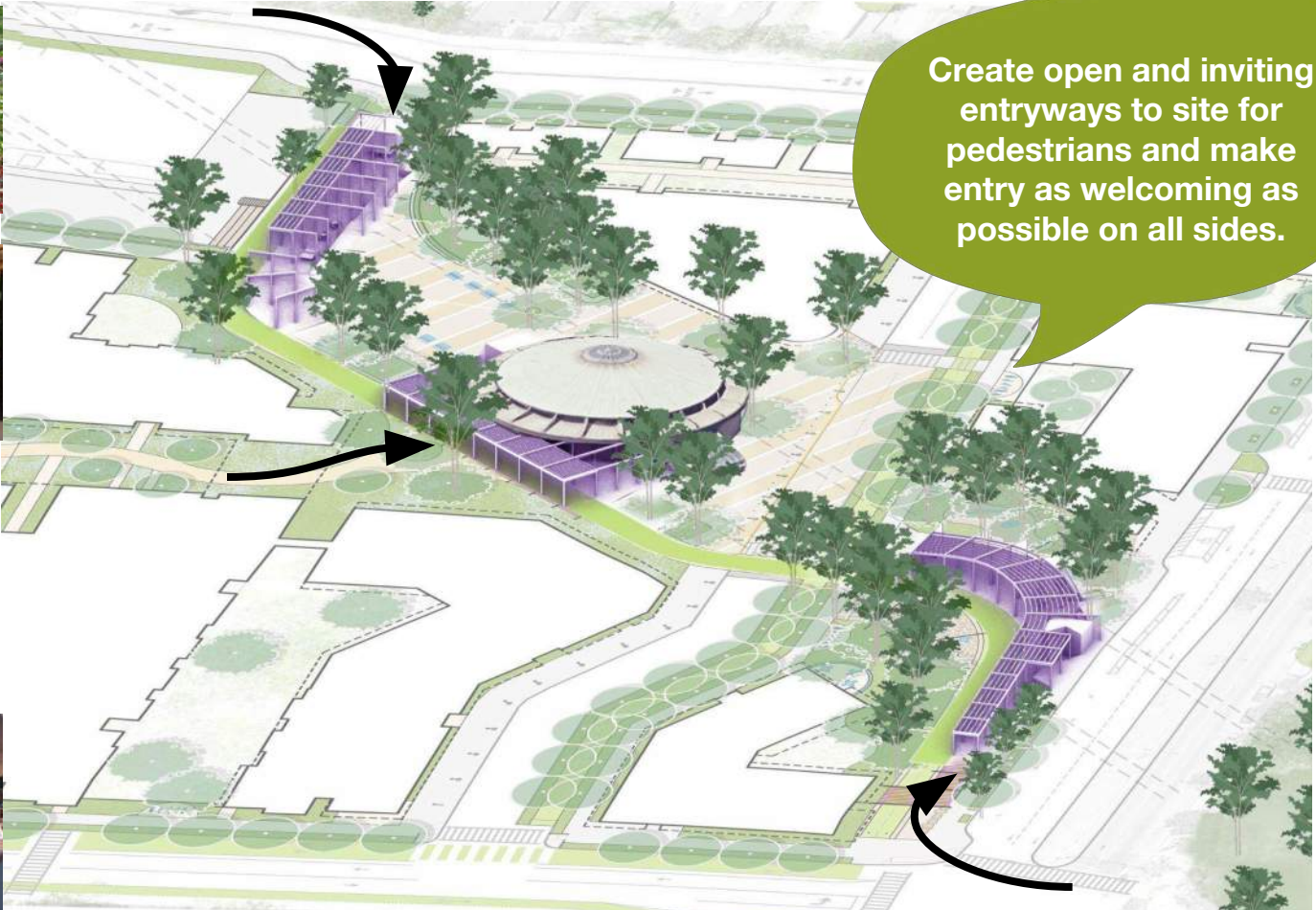
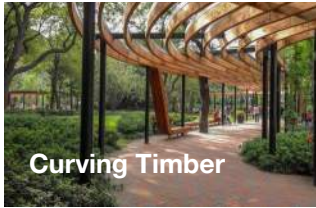
Ohlone Greenway at Sacramento & Delaware



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.**

Ohlone Greenway: A Public Colonnade

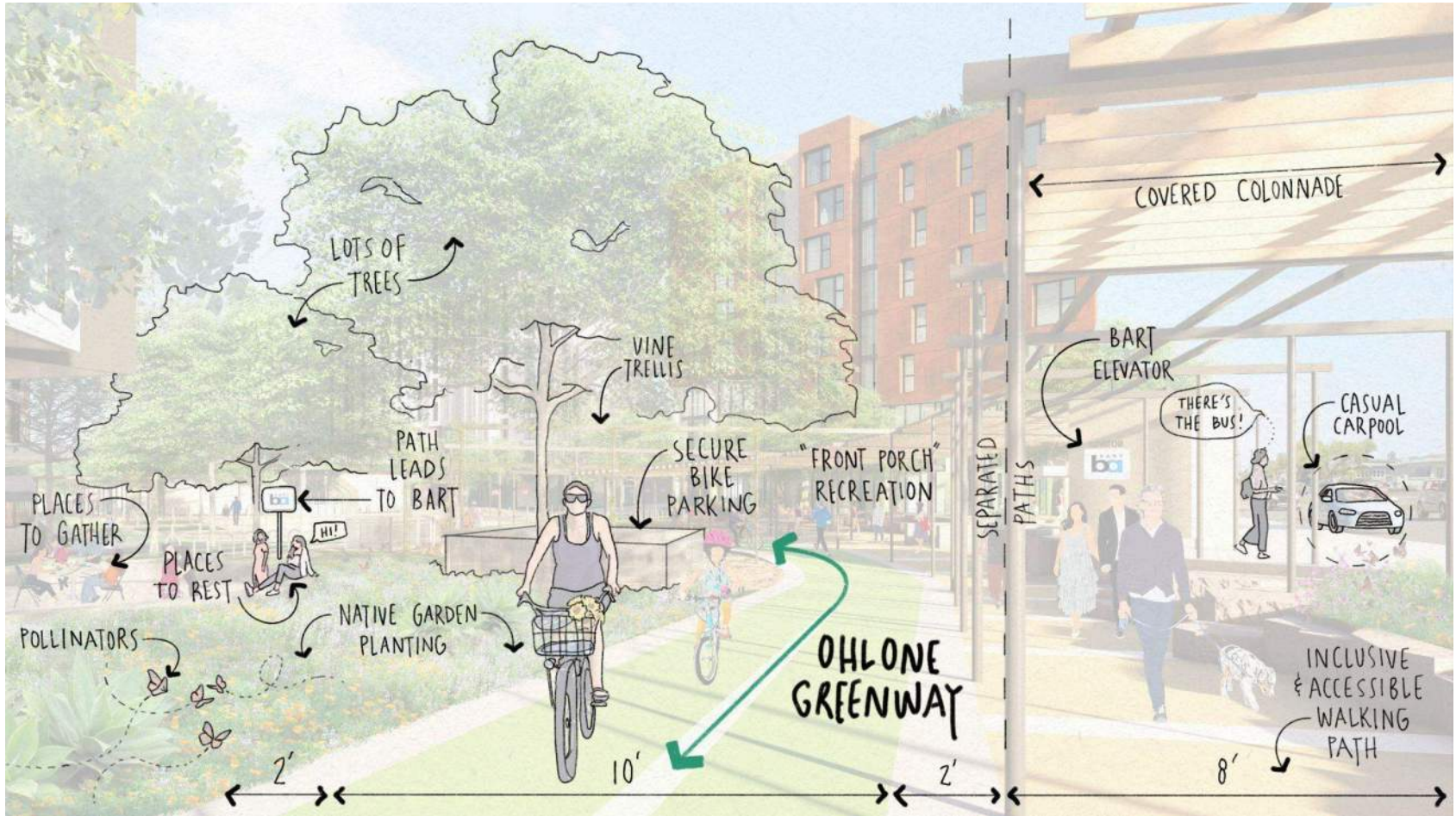


Create open and inviting entryways to site for pedestrians and make entry as welcoming as possible on all sides.

Ohlone Greenway Colonnade Rendering



Ohlone Greenway Colonnade Rendering



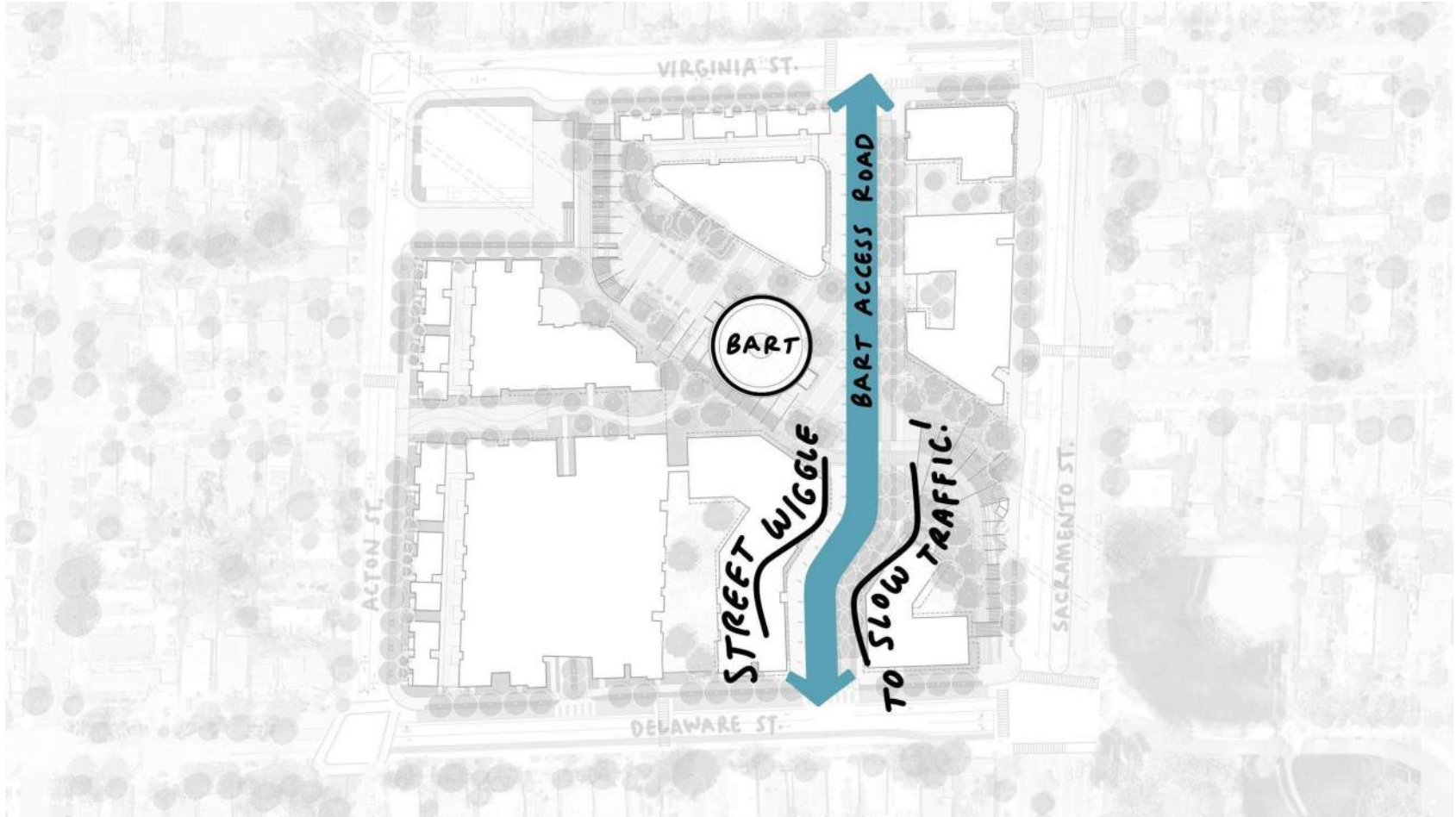
Feedback: BART & Vehicular Access

**Separate
vehicular traffic
from bike traffic.**

**Bike connection
from station to
neighborhood.**

**Make station
accessible
for all.**

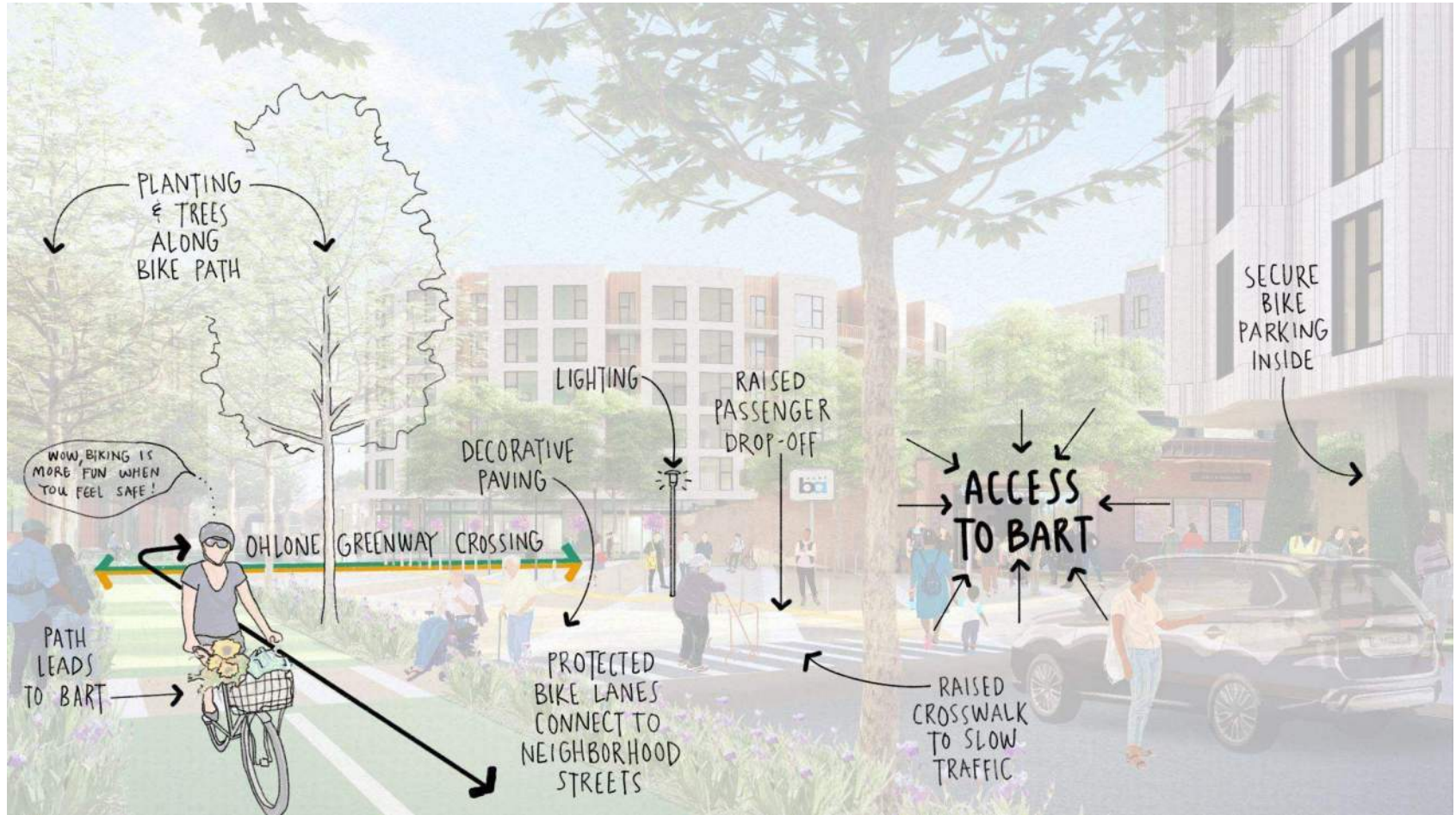
BART Access Road



BART Access Road Rendering



BART Access Road Rendering



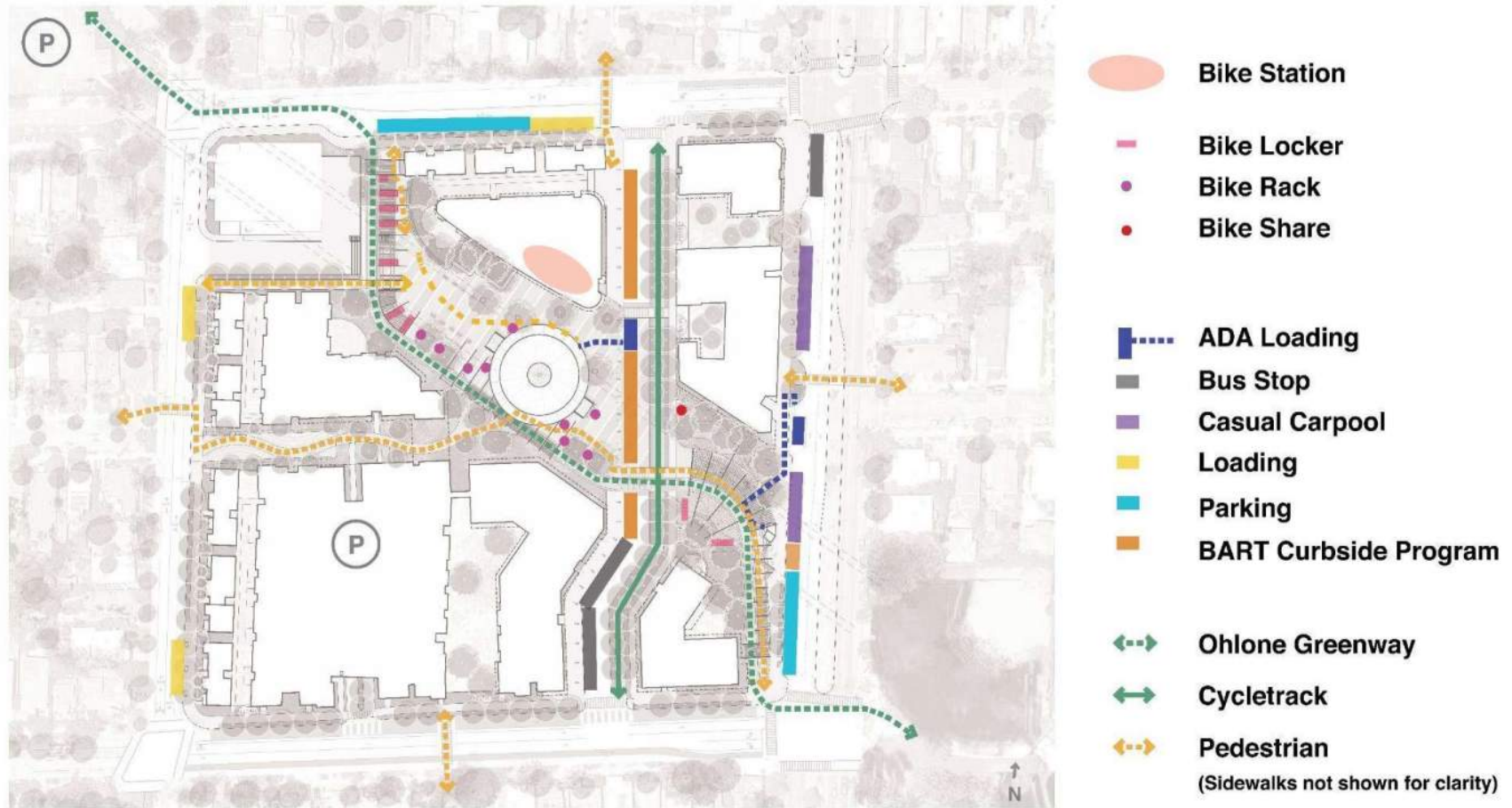
Feedback: Bike Access & Infrastructure

**Create secure
bike parking
throughout the
site.**

**Maximize all the
biking options.**

**Maintain bike
boulevards.**

Making Connections



Distinctly Berkeley

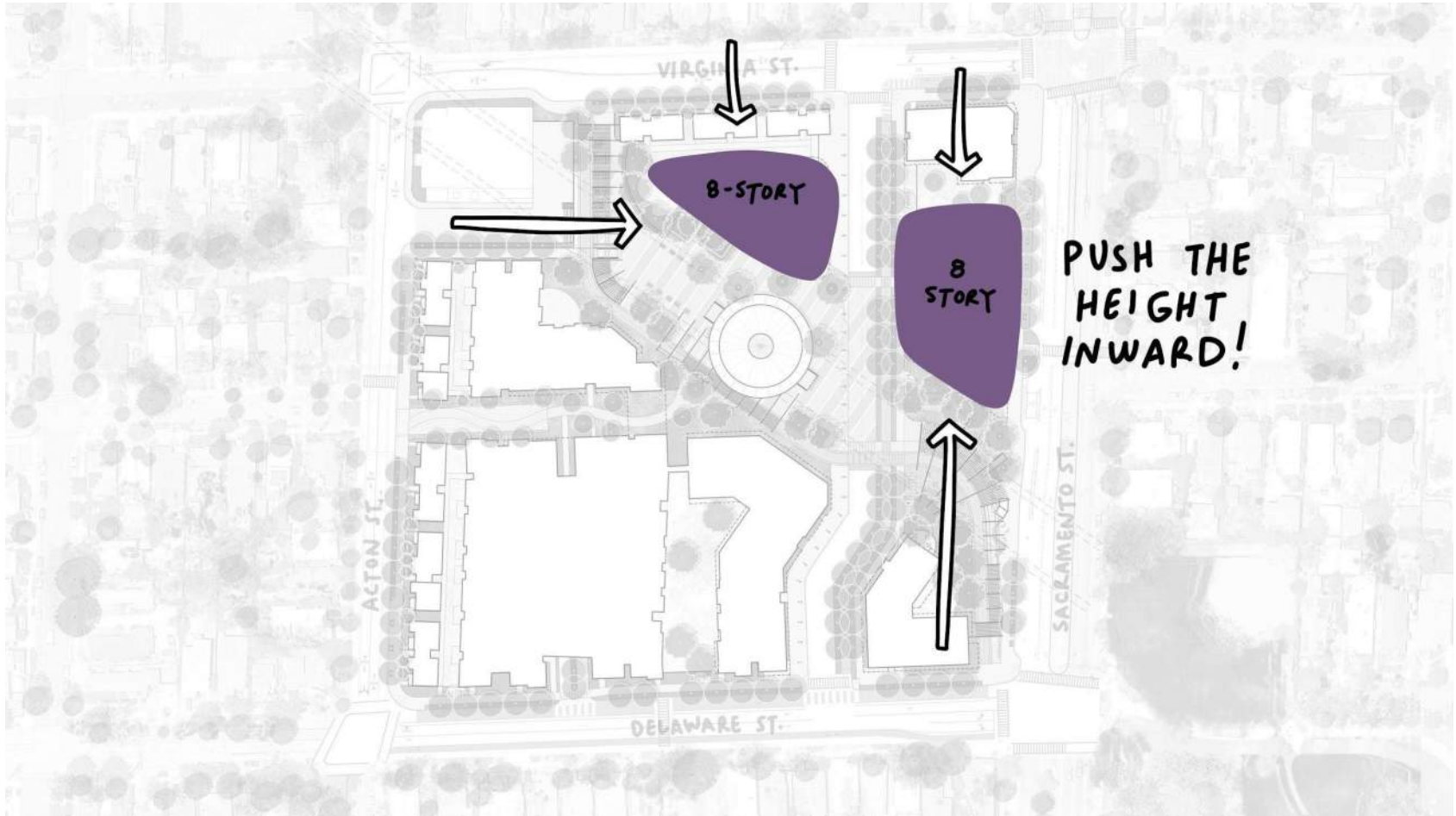
Feedback: Massing & Scale

**Diversify height,
especially on
residential edges.**

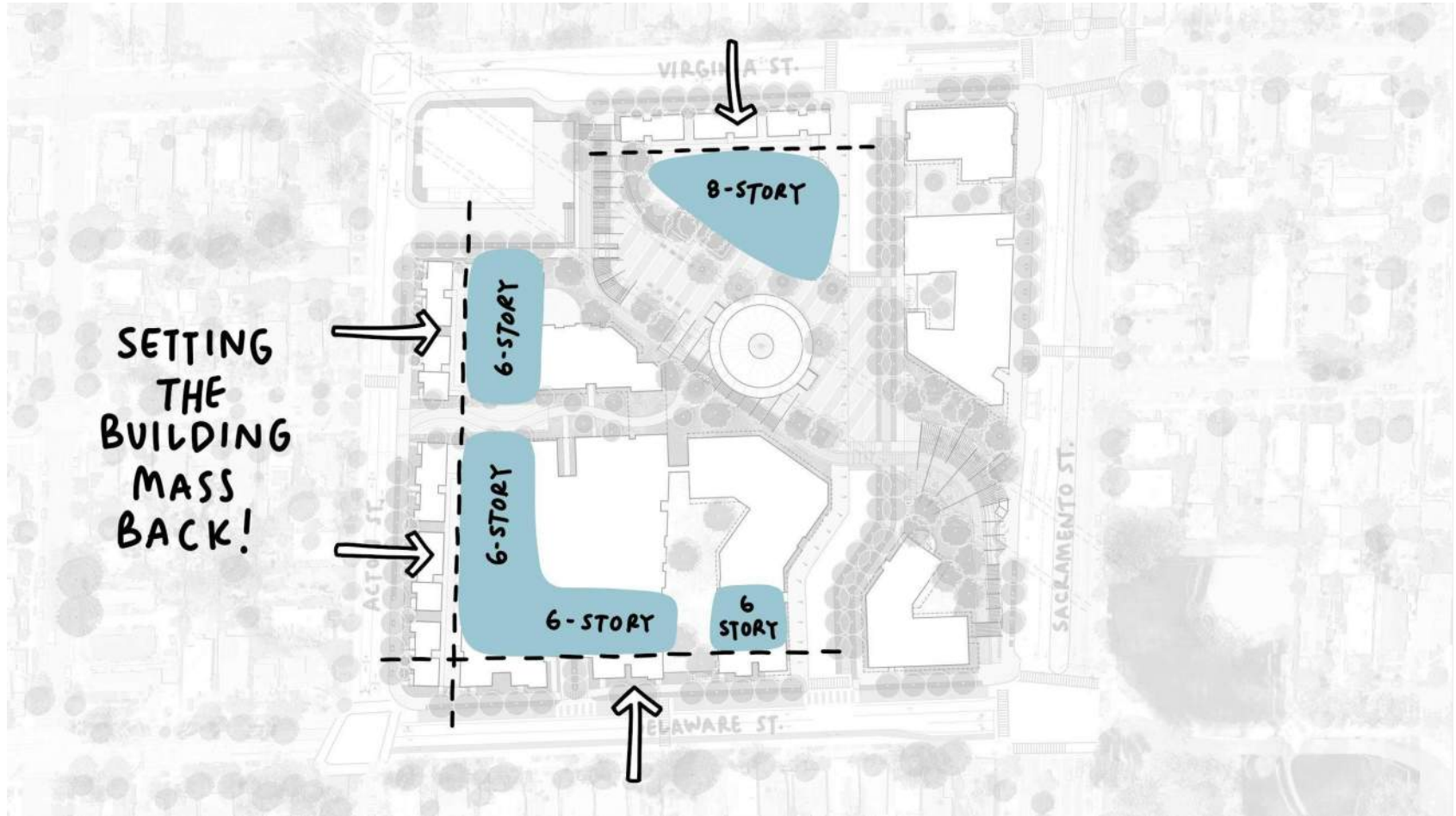
**More height &
density in the
middle.**

**Design should
respond to context.**

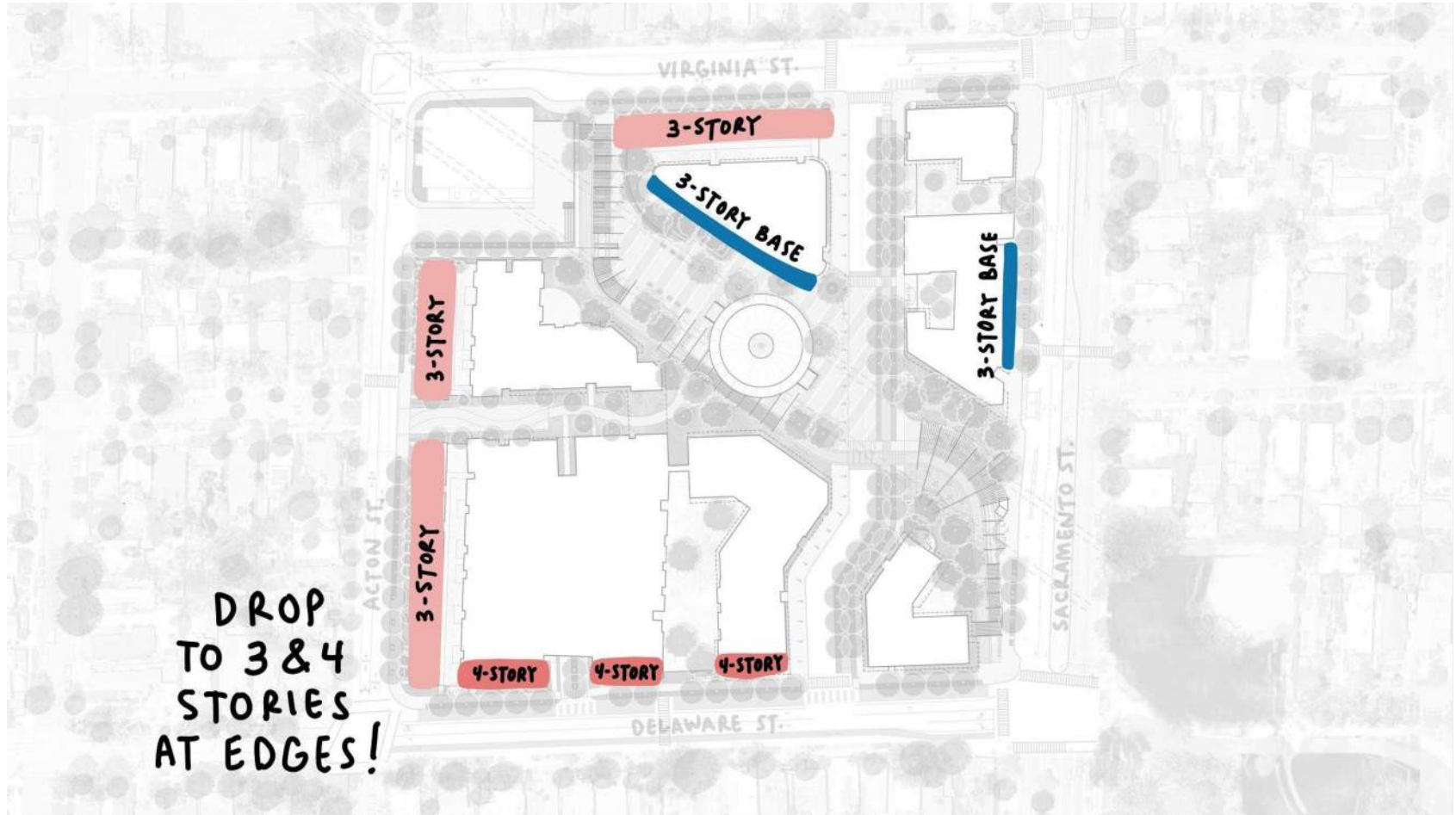
Massing



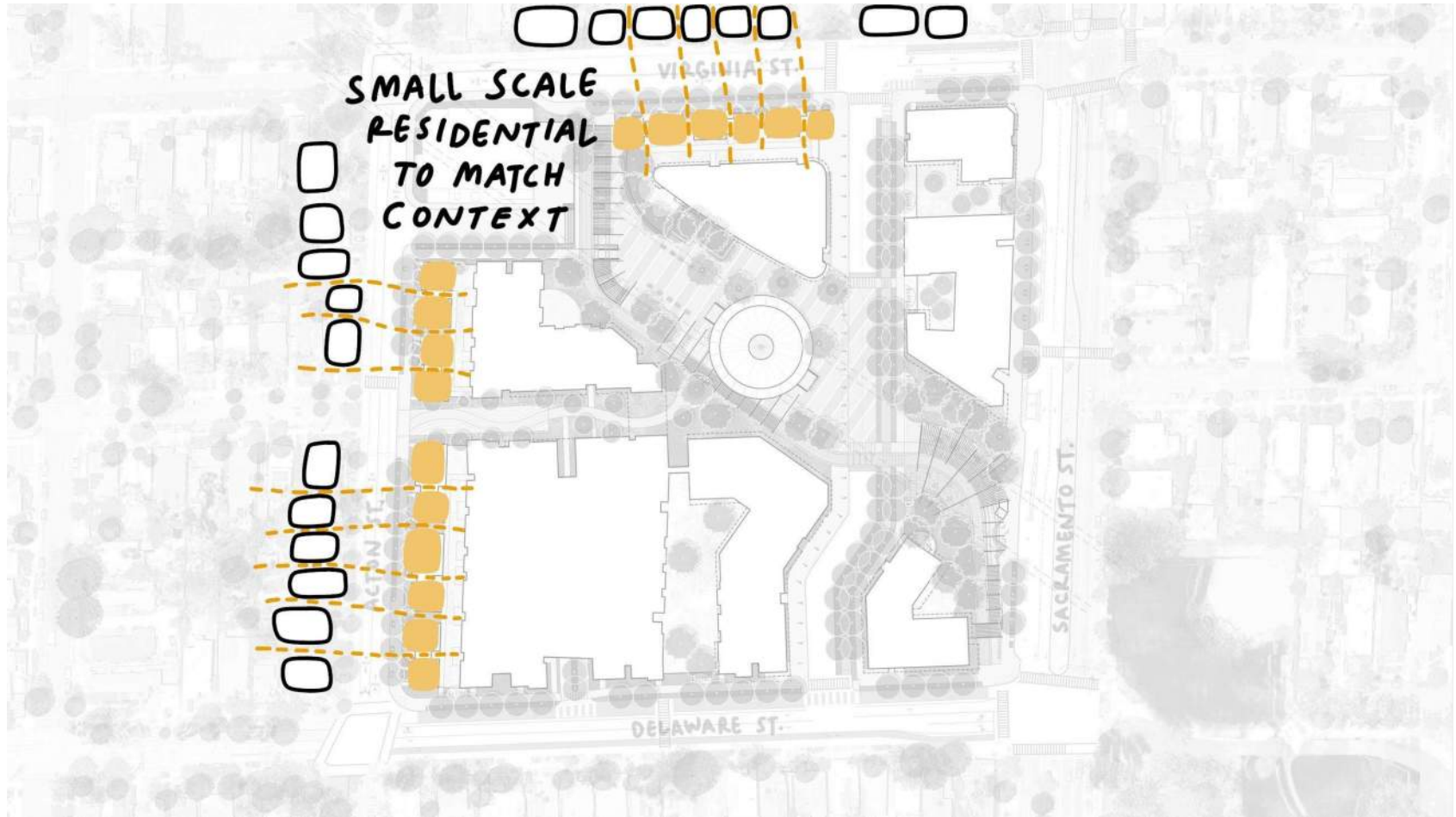
Massing



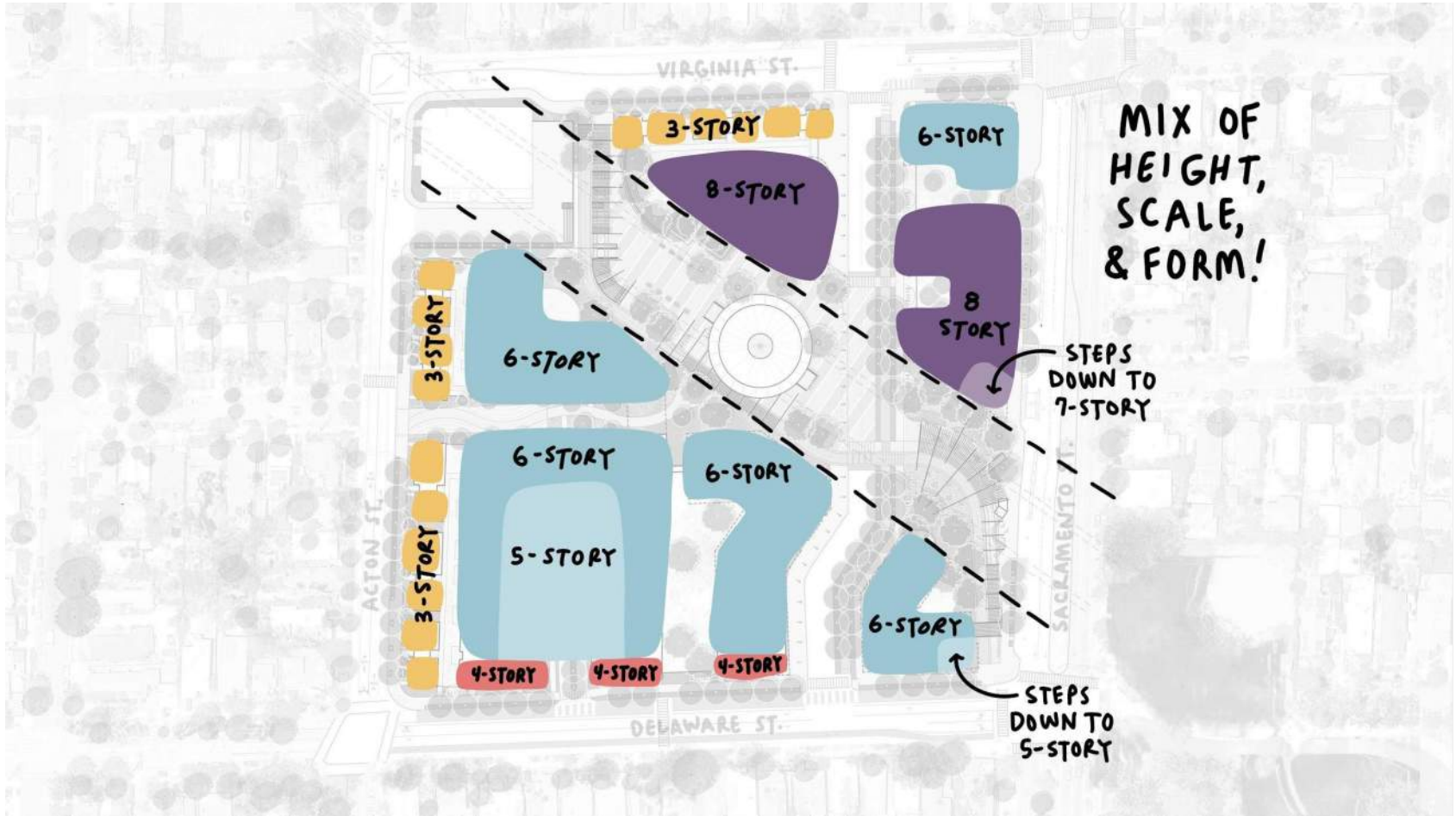
Scale



Scale



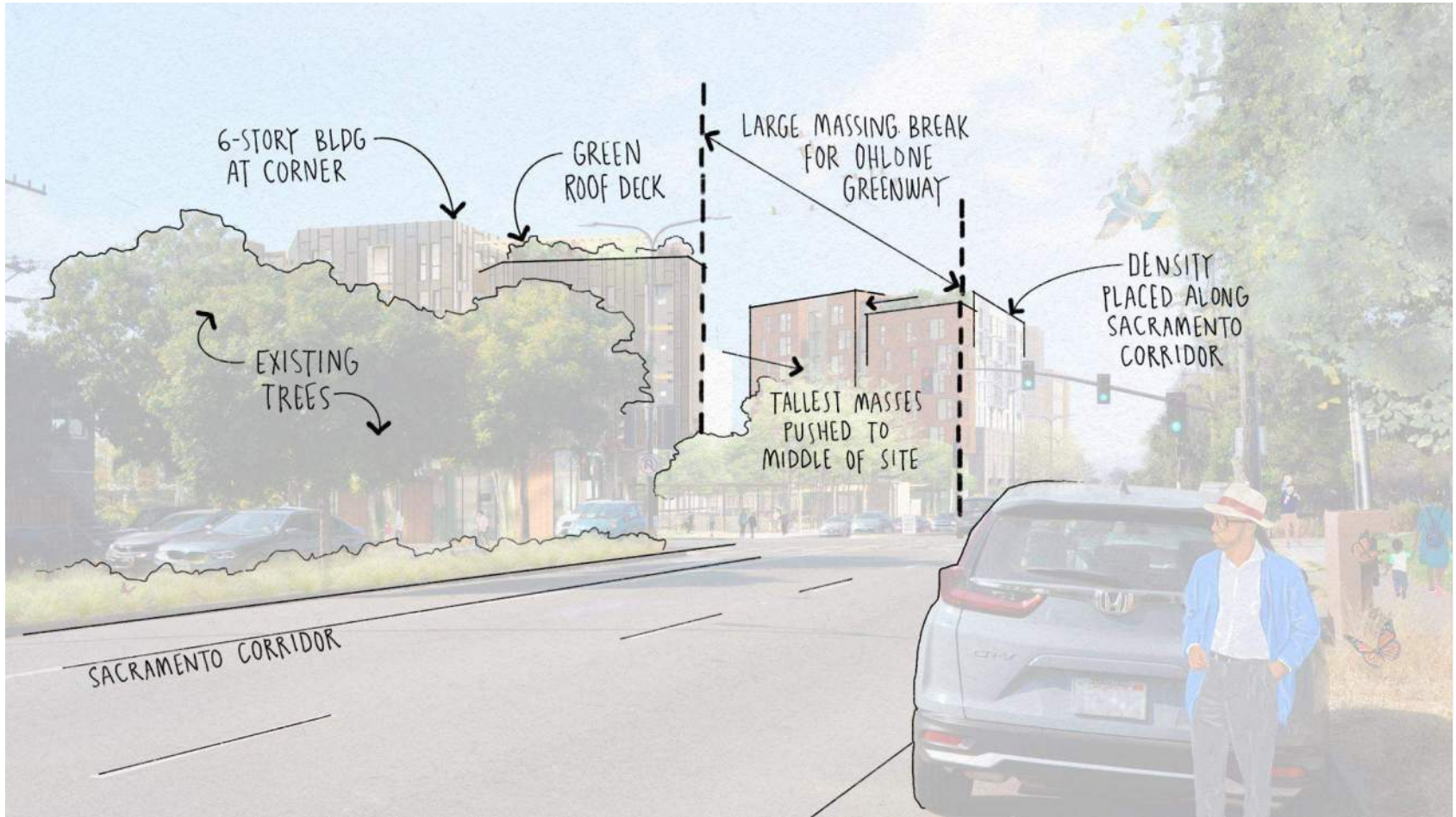
Diversity of Massing



Sacramento & Delaware Rendering



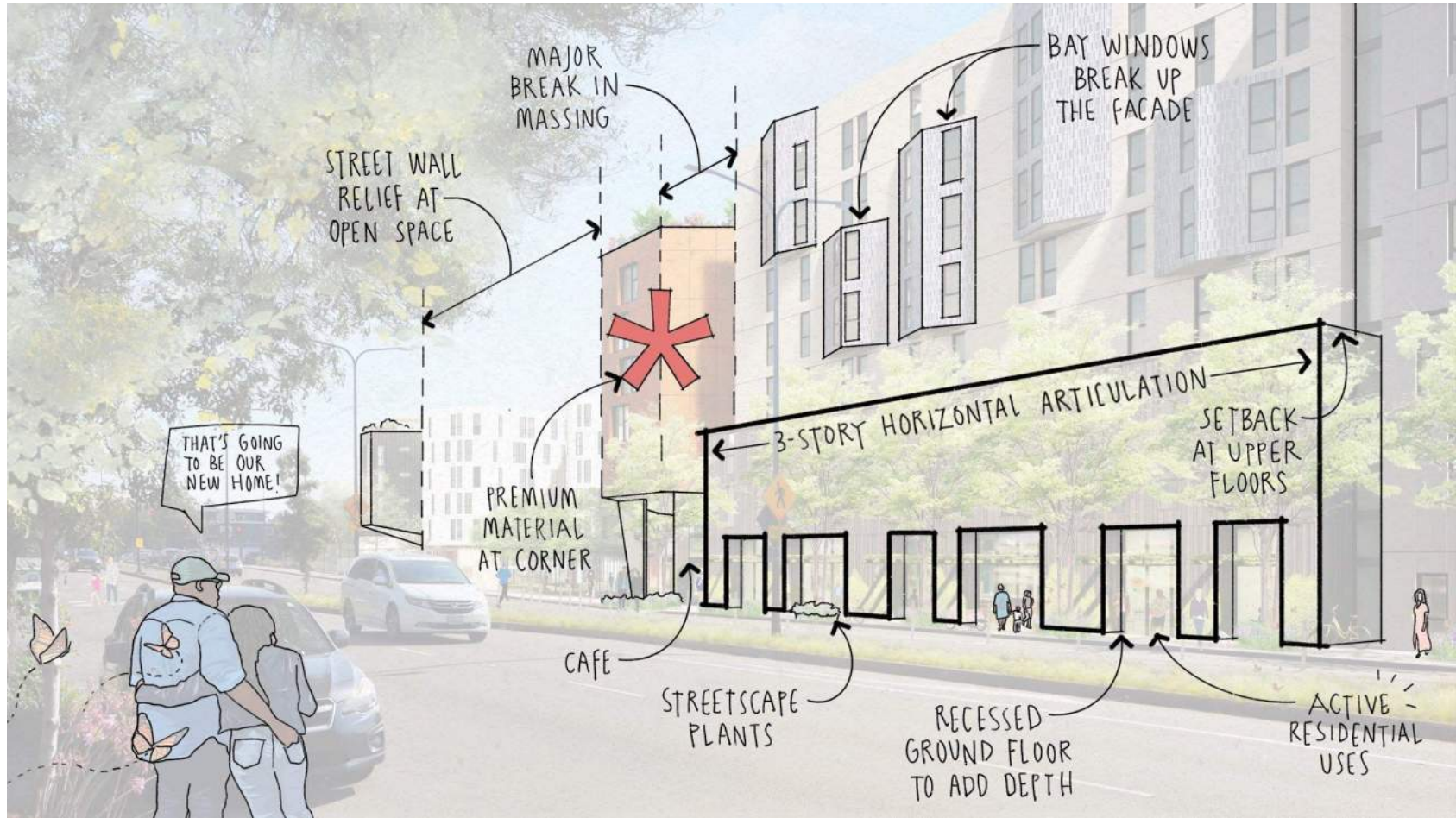
Sacramento & Delaware Rendering



Sacramento St Rendering



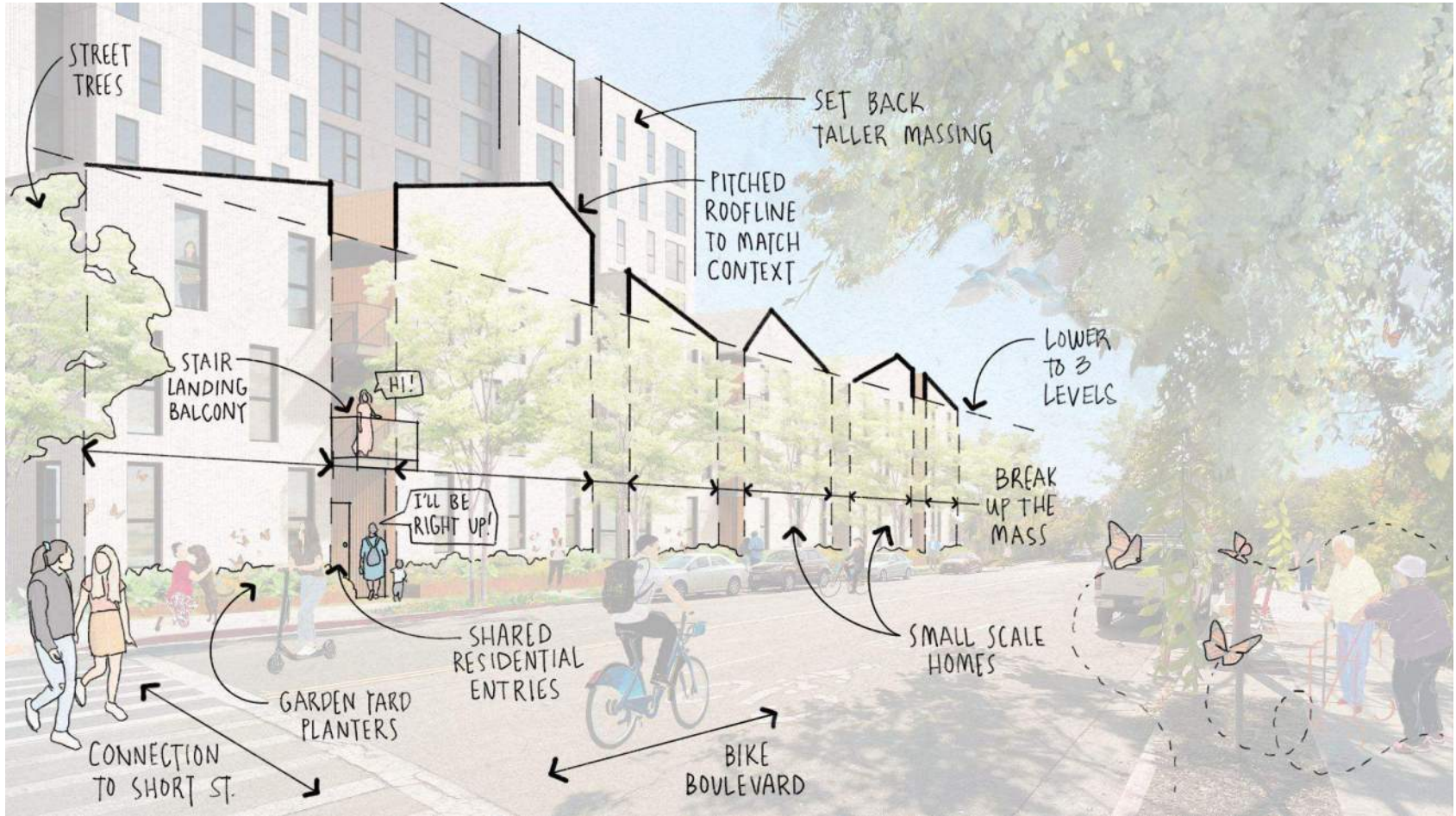
Sacramento St Rendering



Virginia St Rendering



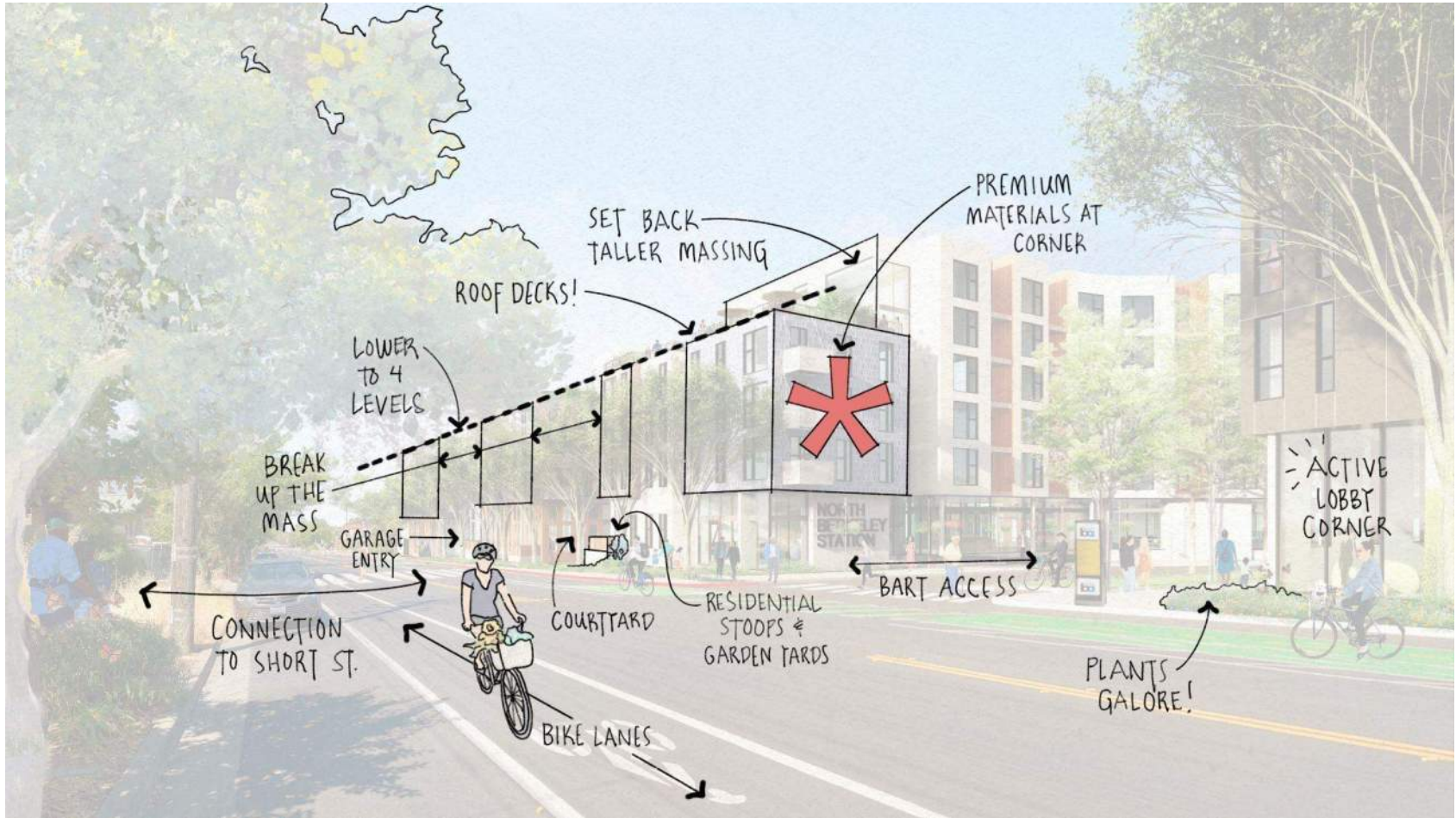
Virginia St Rendering



Delaware St Rendering



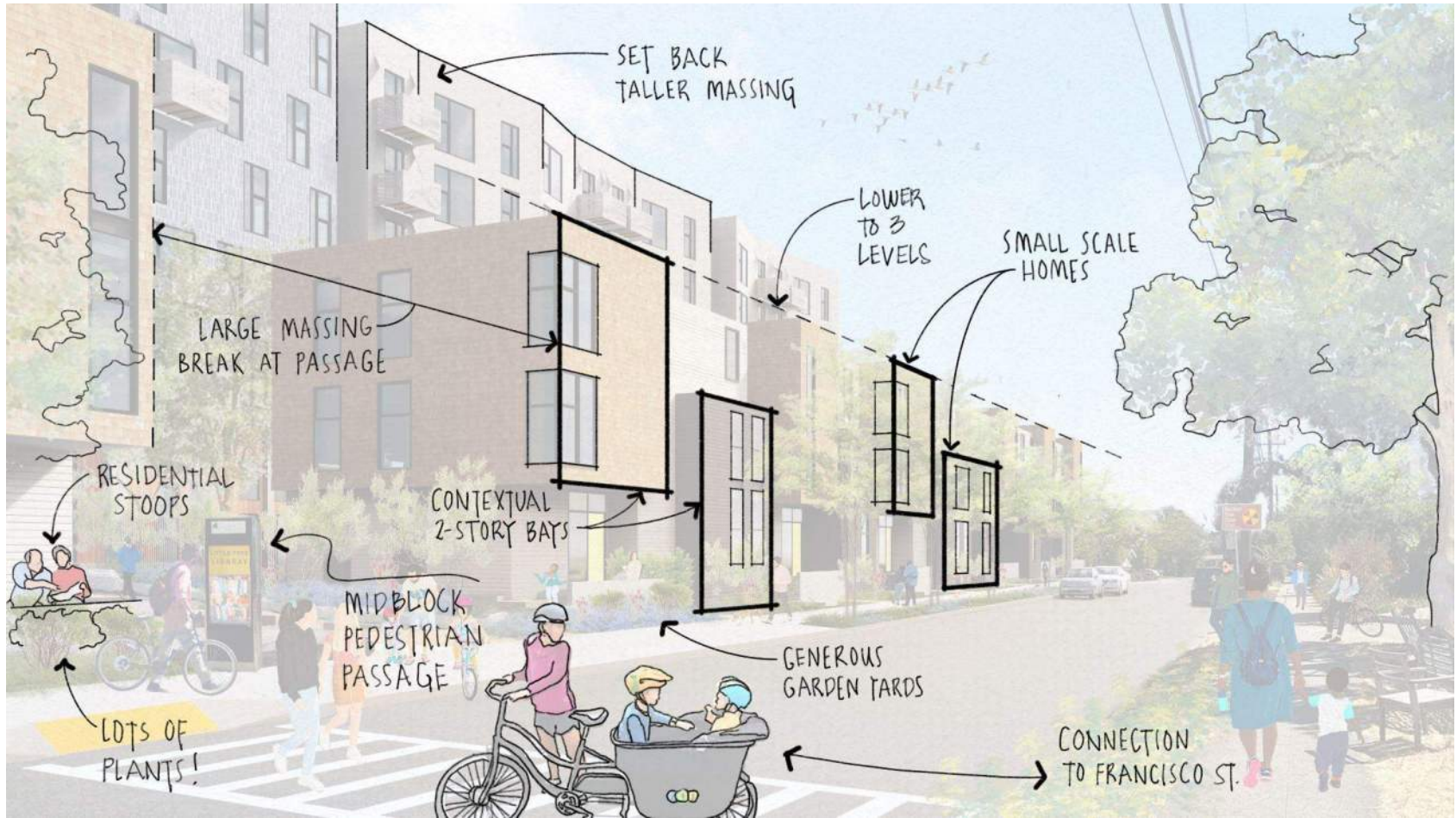
Delaware St Rendering



Acton St Rendering



Acton St Rendering



Feedback: Architecture

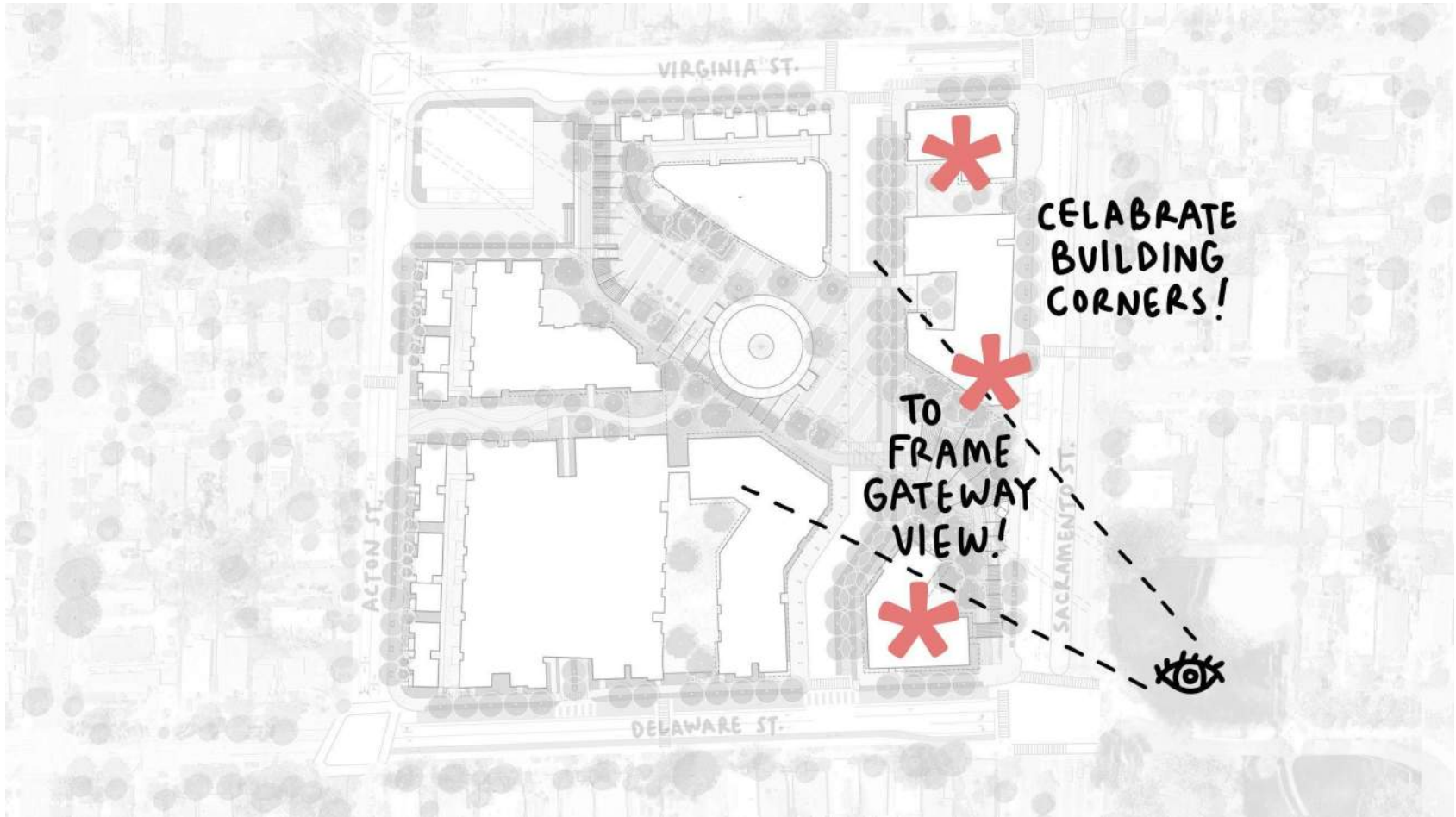
**Create special
corner
moments!**

**Avoid bland,
'boxy'
architecture.**

**Vary materials
and character
of each
building.**

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

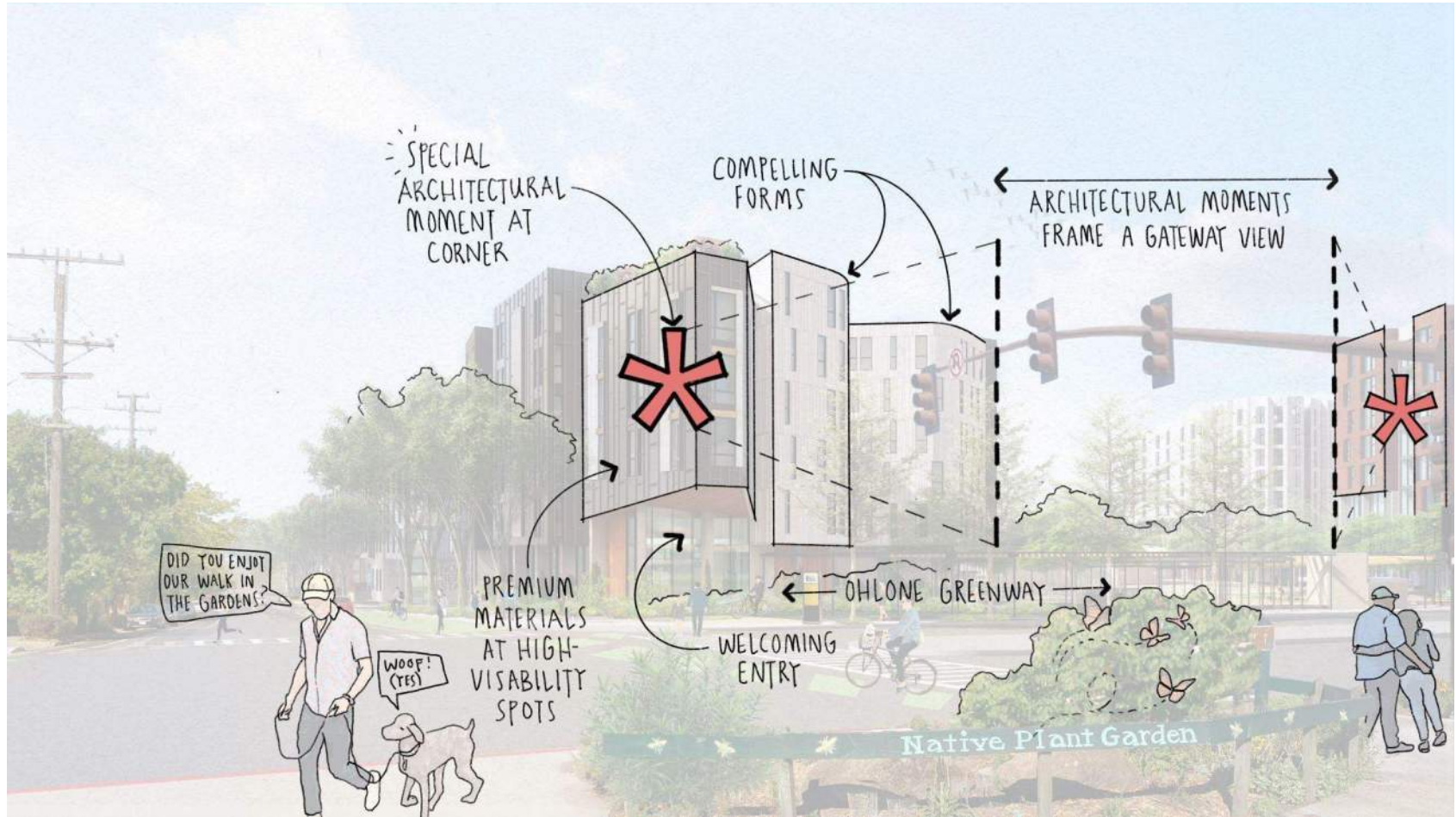
Architecture



Sacramento & Delaware Rendering



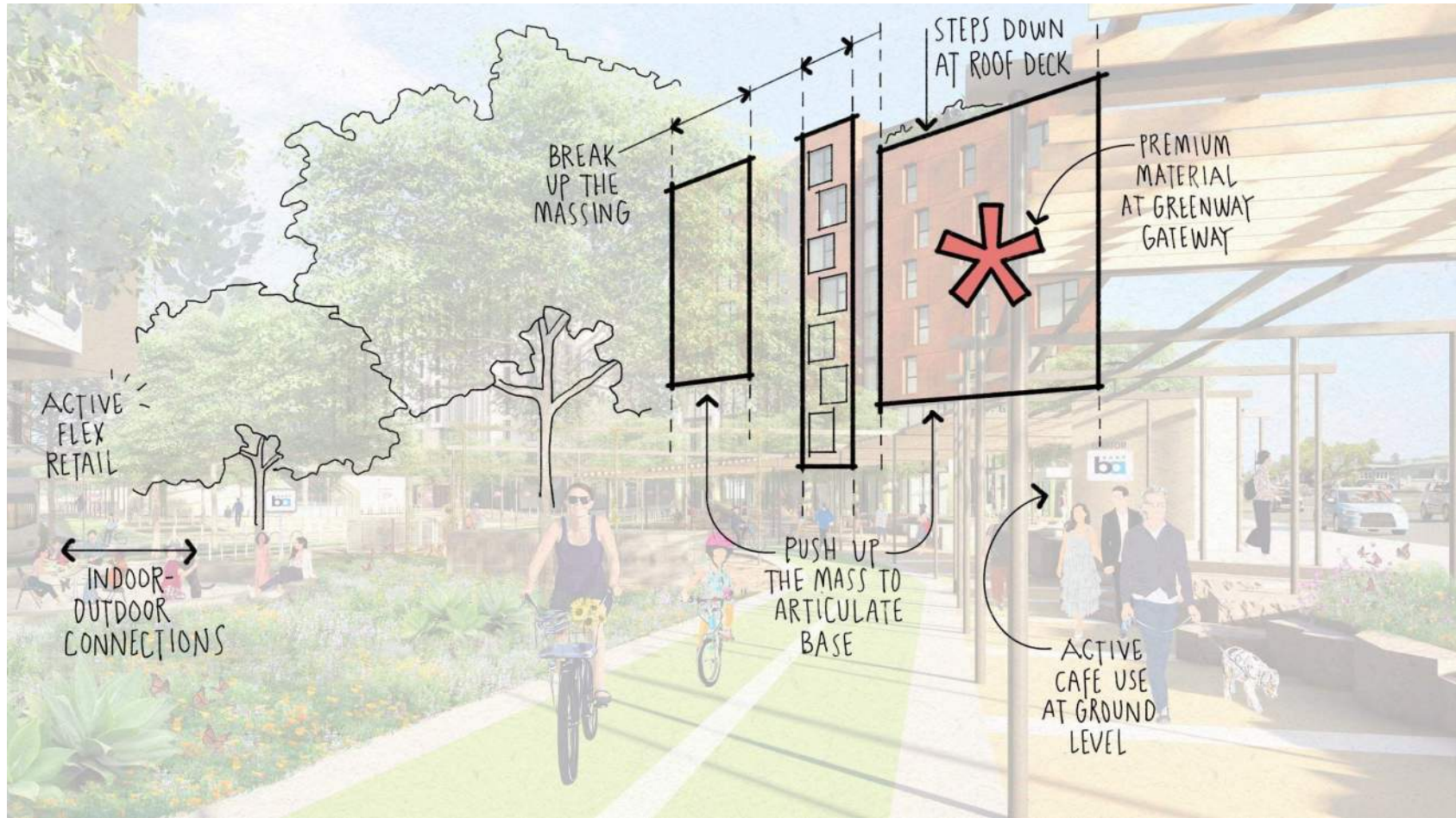
Sacramento & Delaware Rendering



Ohlone Greenway Colonnade Rendering



Ohlone Greenway Colonnade Rendering



Feedback: Sense of Place

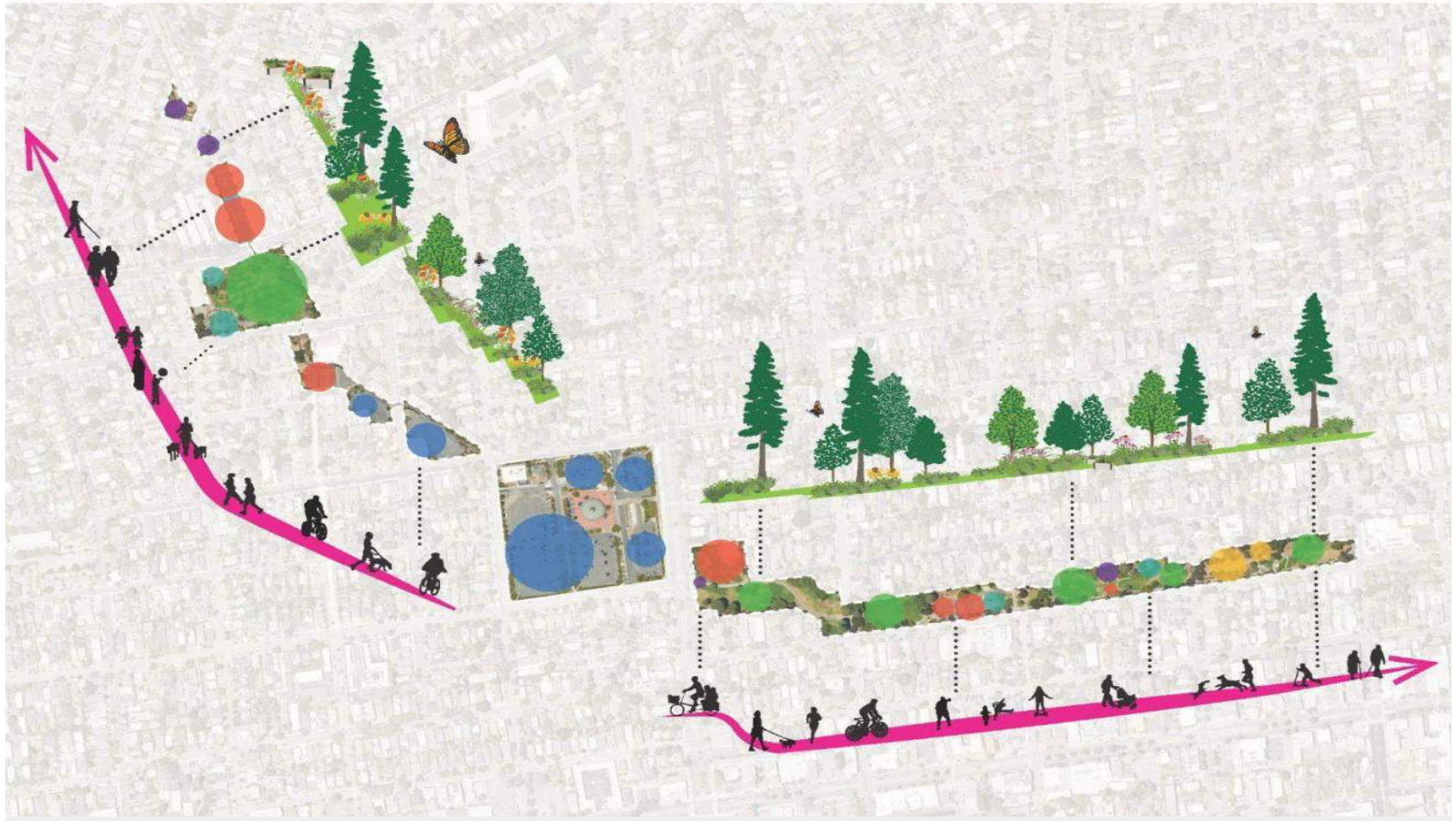
**Variety and
Quirk!**

**Peekaboo
moments and
grand views.**

**Places to
gather and rest.**

Music, art.

Open Space: Connect & Complement



Amenities

North Berkeley BART Transit-Oriented Development
Open House | May 10, 2016

What added amenities (pick 3) would you like in new buildings?

Bike Station

Resilience hub

Cafe

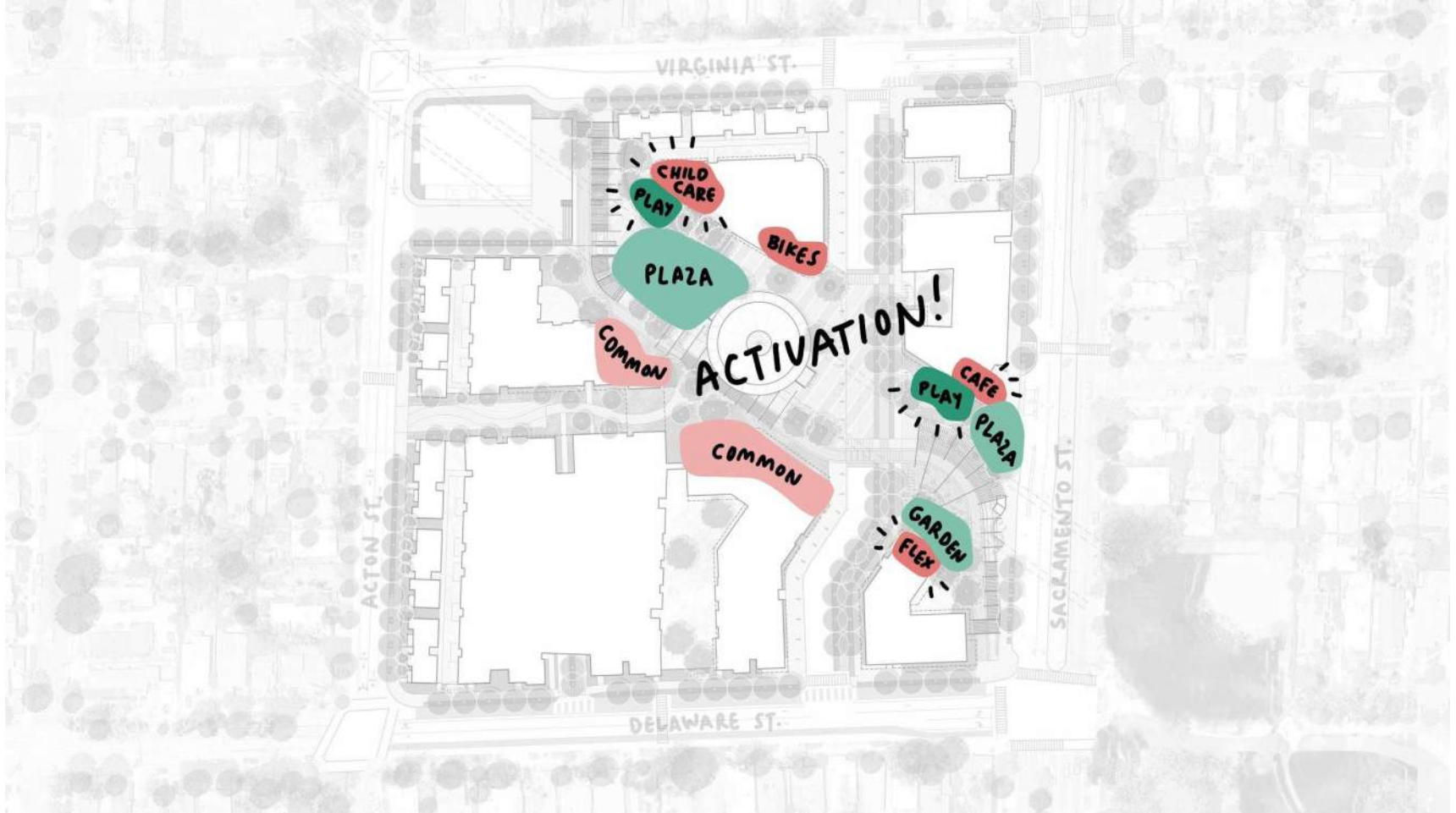
Micro retail

Artist space

Suggestions?



Active Uses



Feedback: Open Space

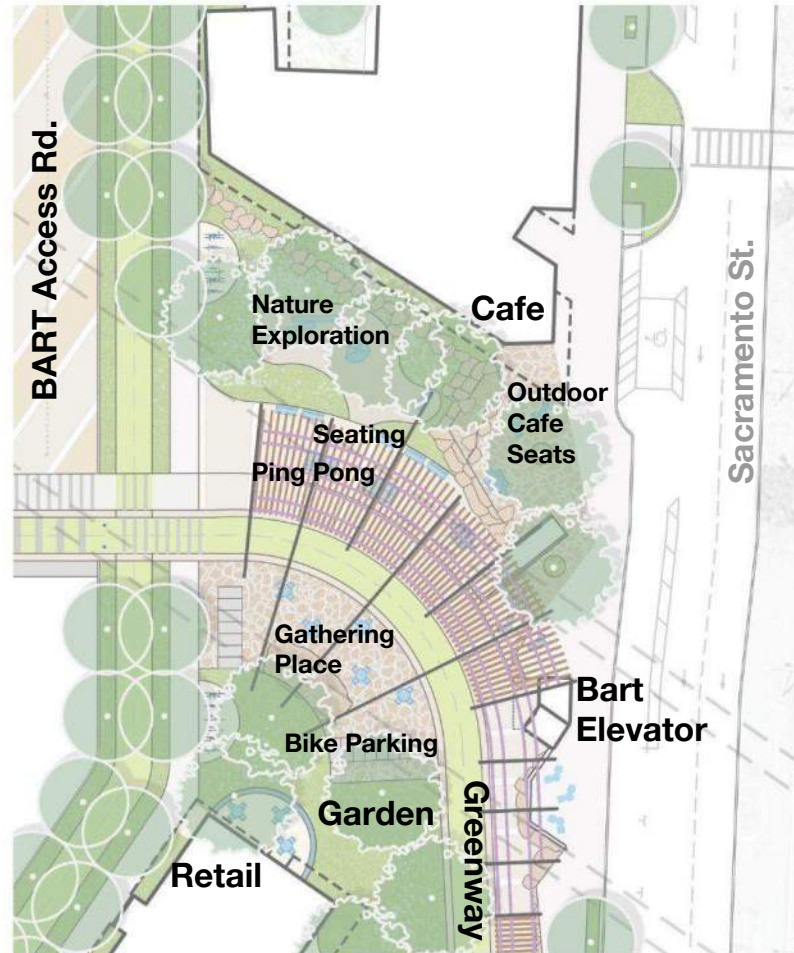
Lighting!

**Maximize planting,
large trees, and
pollinators.**

**Indoor/
outdoor
connection.**

Nature Play.

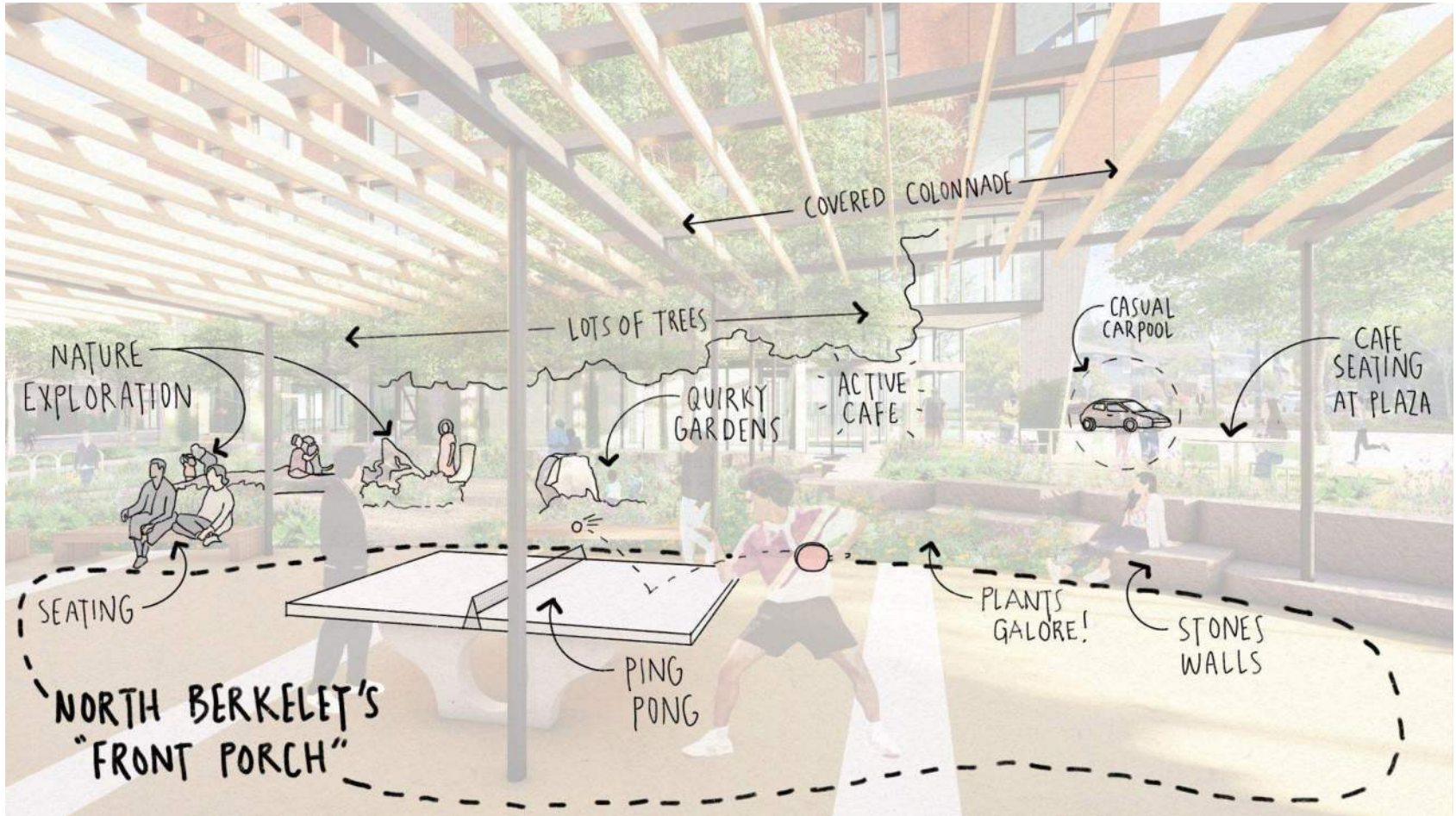
Connecting to Neighborhood: Gardens



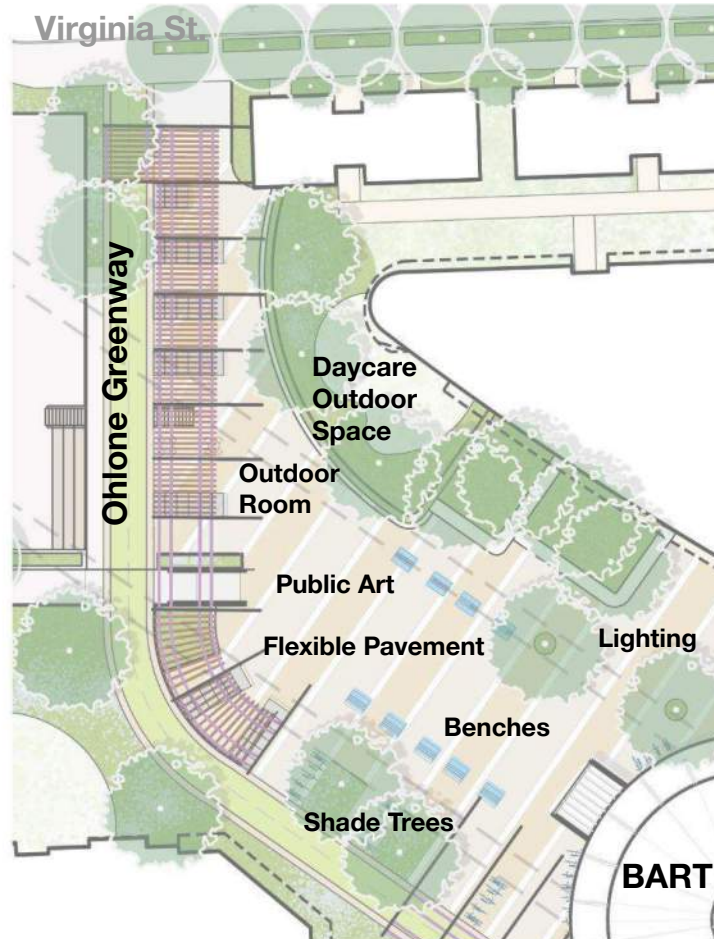
North Berkeley's front porch



North Berkeley's front porch



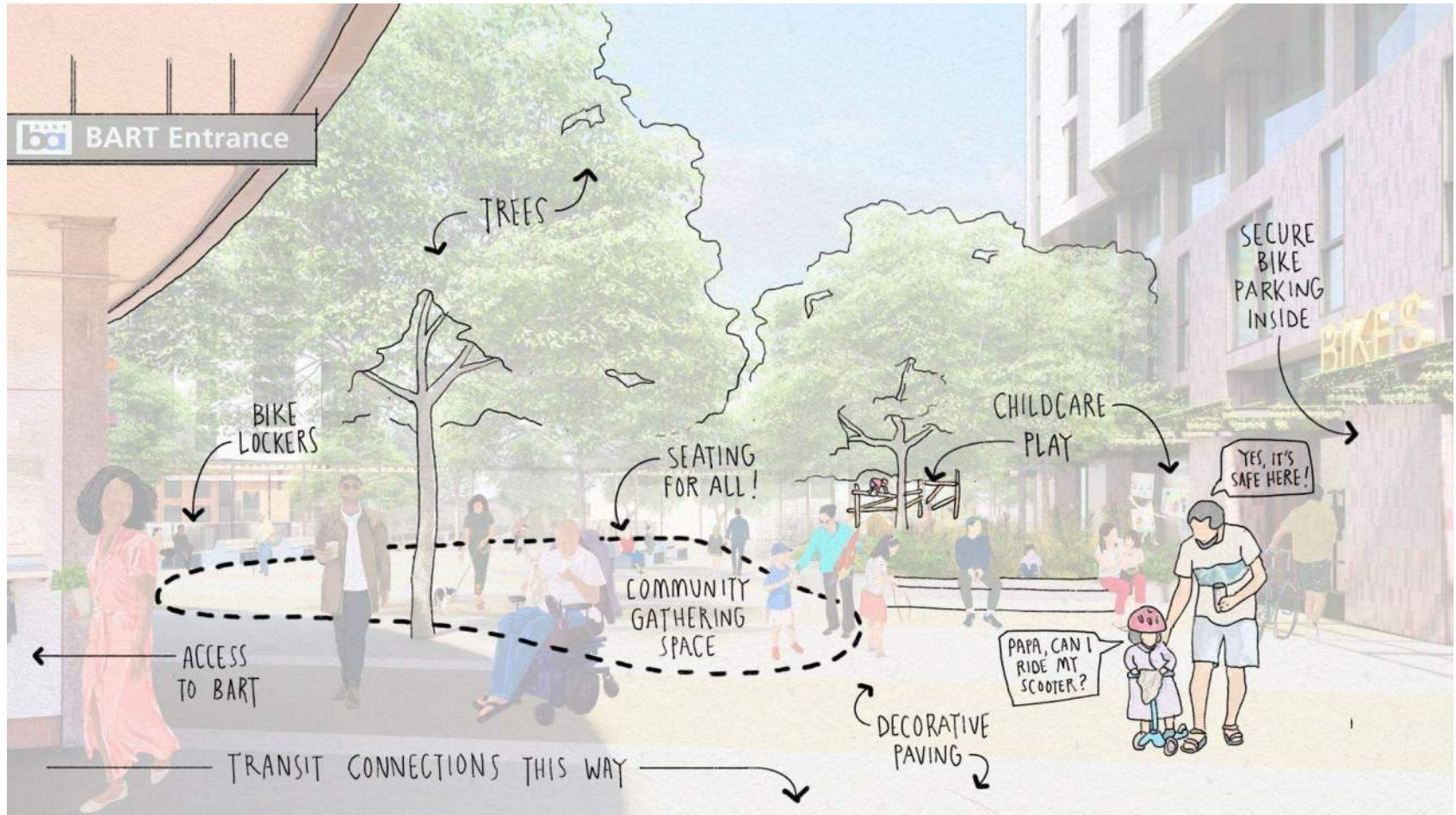
Complementing the Neighborhood



Destination

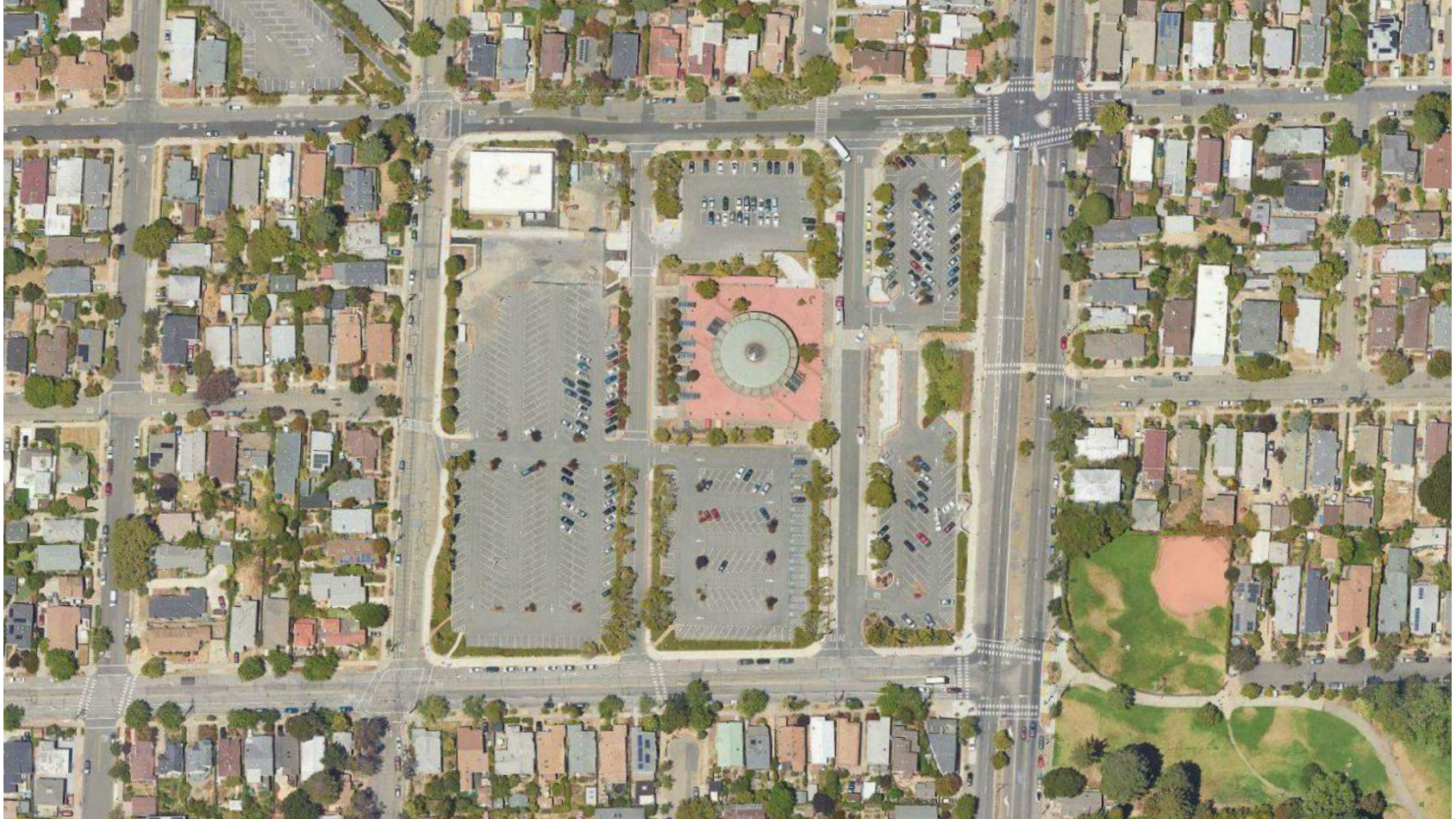


Destination



Summary

Parking Lot



750 Homes + New Open Space



11 Renderings



Summary



**Targeting
750 Homes
with 50%
Affordable**

**Designed
with 5+ yrs of
Community
Feedback**

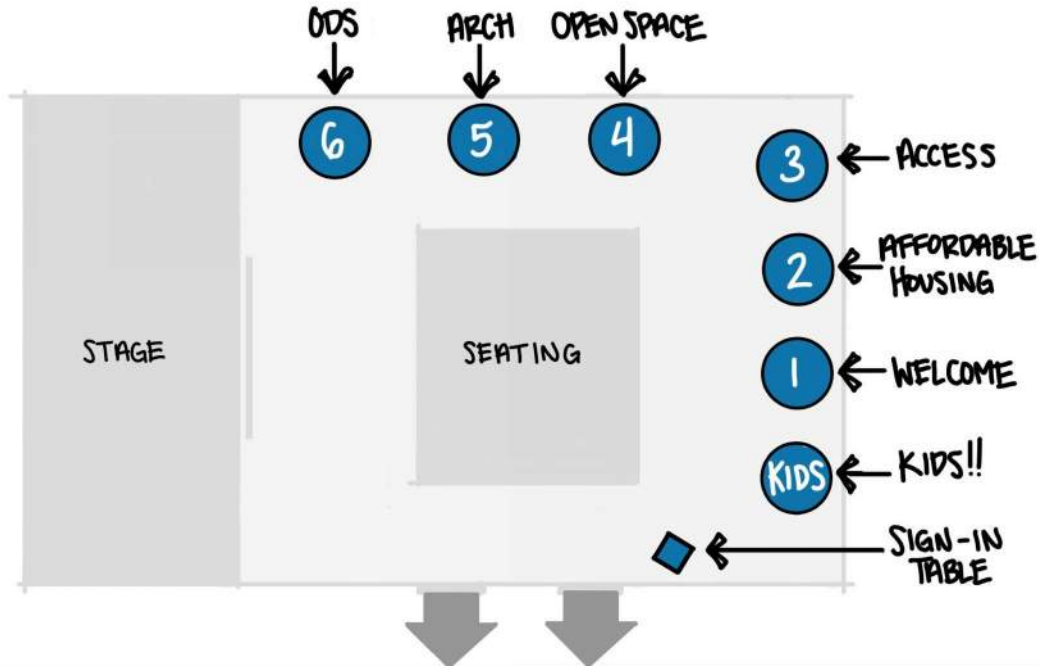
**Connects
700 feet of the
Ohlone
Greenway**

**Adds
Publicly-
Accessible
Open Space**

**Improves
Access to
Transit**

**Responds to
Neighborhood
Context**

Next Steps: Continuing the conversation



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

Thank You!

