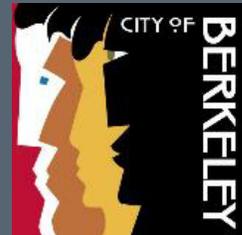


San Pablo Avenue Specific Plan

Status Update and Overview



Agenda

1. Project Overview & Background
2. Status Update
3. Key Existing Conditions Data
4. Community Open House Overview
5. Questions and Discussion

Why the Specific Plan?

1. Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) Priority Development Areas (PDA).
 - a) ABAG/MTC Grant
2. 2015 City Council Referral
3. Housing Element: Program 27 - Priority Development Areas (PDA), Commercial and Transit Corridors.

Develop a “San Pablo Avenue Corridor PDA Specific Plan, which will increase allowed densities and/or development capacity, and study design standards, public improvements, and mechanisms to incentivize affordable housing.”

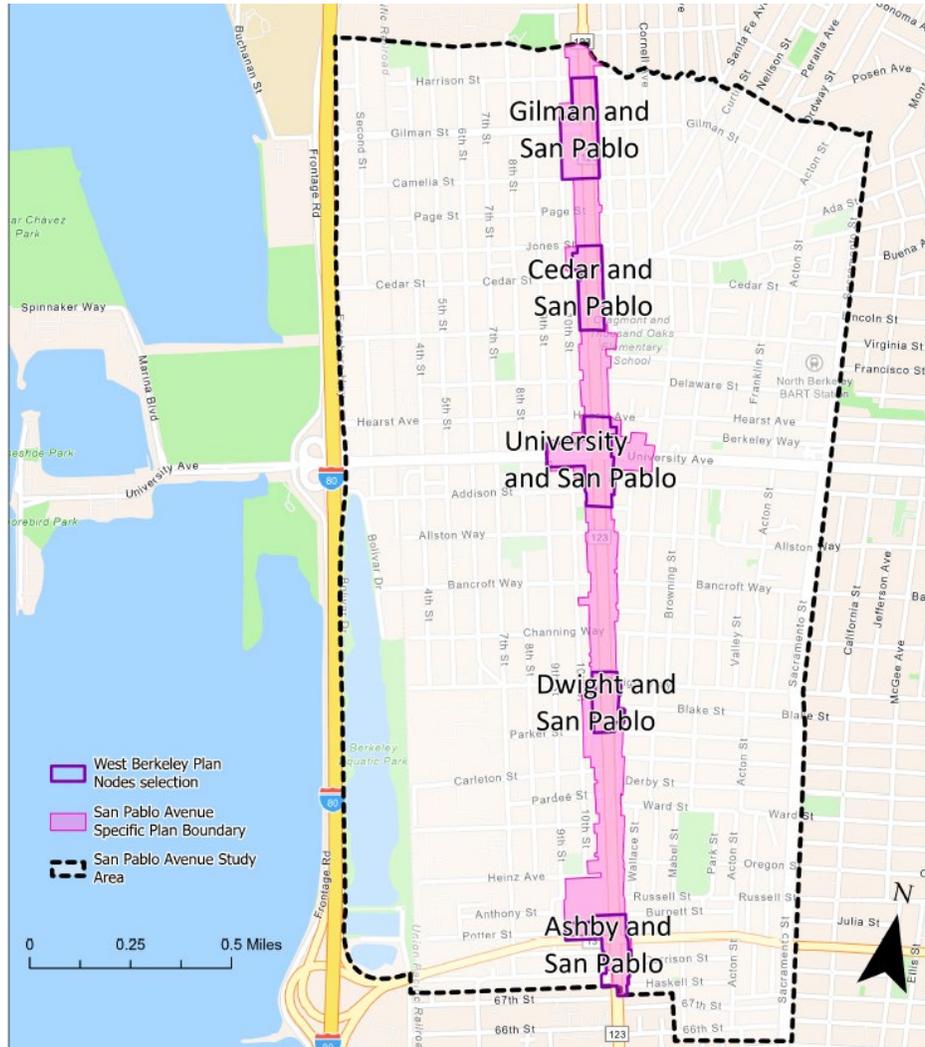
Project Outcomes

What is a Specific Plan?

Articulate a vision for the future of San Pablo Avenue

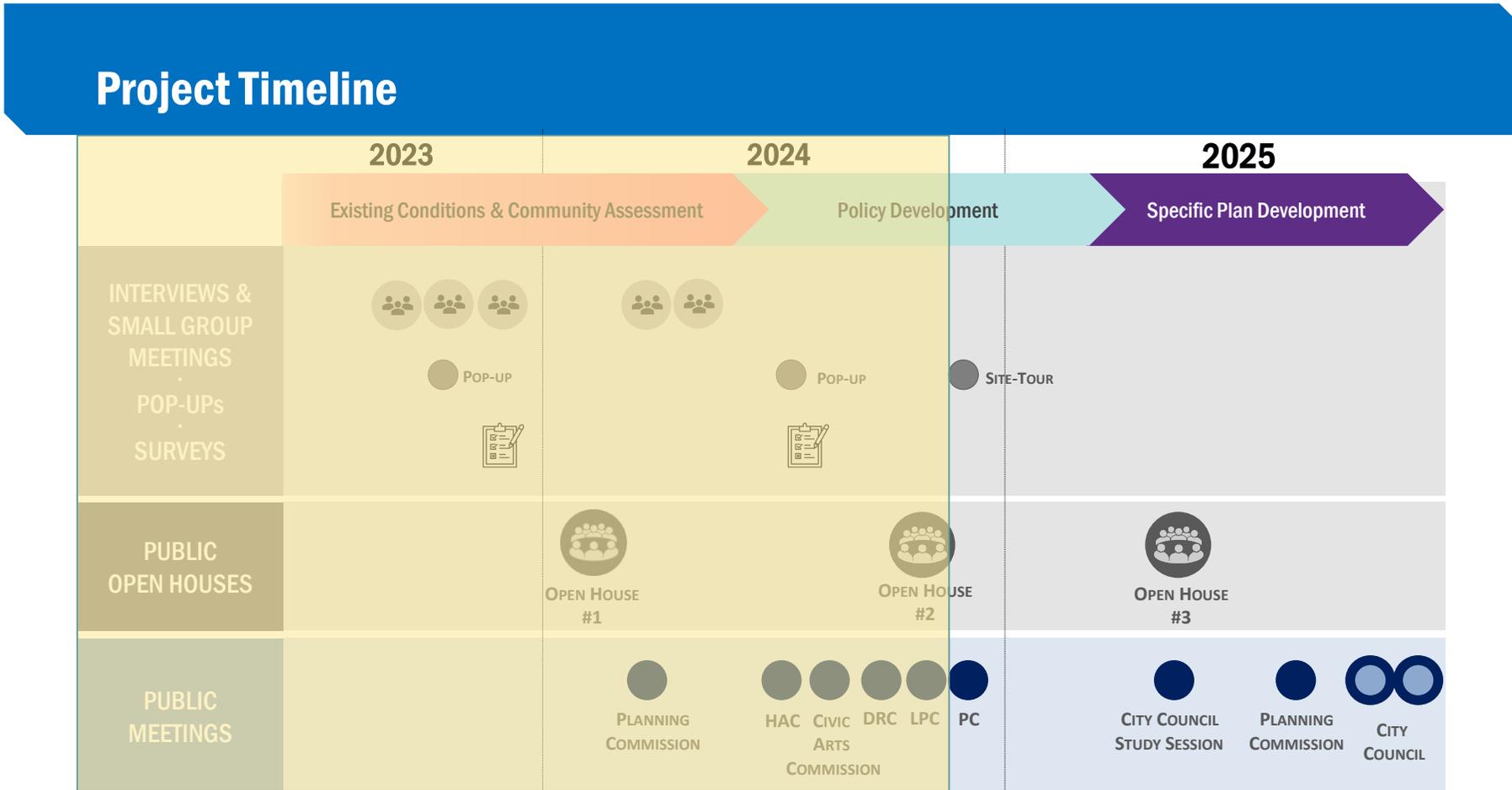
Define community-based and context-sensitive regulation and policy that can apply to the San Pablo Ave Specific Plan Boundary

Identify improvements to provide a multitude of opportunities for living, working and community life.

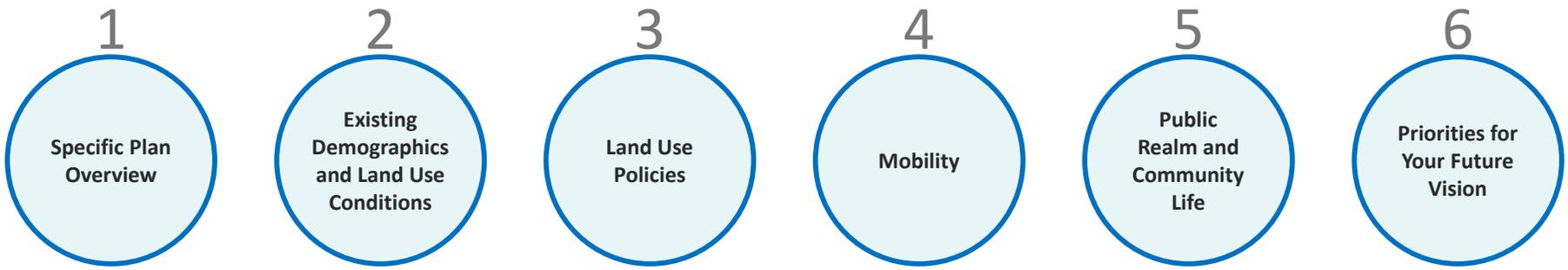


Specific Plan Boundary and Study Area

- **Specific Plan Boundary:** Most of the parcels are part of existing West Berkeley Commercial district (C-W)
- **Study Area:** Adjacent neighborhoods with strong relationship to San Pablo Ave area, and part of community engagement process



Community Open House – January 24, 2024



Major Goals from Community Assessment Report

1. Commercial Support – Increase business activity along the corridor.
2. Housing – Increase housing supply and diversity
3. Improve the public realm
4. Improve and increase interaction between private and public spaces
5. Enhance local access

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Potential Plan Area Improvements and Resources

What are Potential Improvements and Resources?

A range of investments in physical improvements, resources and benefits for local businesses and community vitality. The following list of improvements and resources is based on the findings from the previous Existing Conditions and Community Assessment phase of the planning process.

Additional workforce, senior or family friendly housing

Provide a threshold percentage of workforce, senior or family-friendly housing



Allocated community space within the development.

Provide interior space for a community room for public meetings, community celebrations, etc. or for non-profits providing day care or other services for seniors and youth.



Improvements and Resources Fund to support local small businesses

Developers pay into a Small Business Support Fund (through commercial in-lieu fee and/or for alternate zoning requirements). The local Small Business Support Fund may be used for start-up or other small businesses to fund tenant improvements, relocation funding, start-up rent abatement or to waive permit or other City fees.

Open space & community gathering spaces

Provide via privately owned public space, in-lieu fee, and/or publicly funded improvements



Neighborhood access to new development amenities

- Such as meeting rooms, workout rooms, rooftop open space, etc.
- Semi-private access to amenities through neighborhood key-card program.



Additional streetscape improvements

(more details in the Public Realm activity)
Landscaping, decorative lighting, open space furnishing beyond the min. required through streetscape standards

Other Ideas for Plan Area Improvements and Resources

Sticky Notes

City of Berkeley with grant funding from the Association of Bay Area Governments / Metropolitan Transportation Commission

Public Realm

Types of Open Space and Community Gathering Spaces



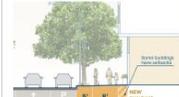
Side street curb extension

Provide space for public use and outdoor dining, and more landscape



Parklets

On San Pablo Avenue parklets are required to be public space by California. Side street parklets can be part of standard Berkeley program



Ground Floor Setbacks

Provide more space for use of public sidewalk



Outdoor Dining/ Cafe Space

Sidewalk space can be used for outdoor dining



Indoor Multi-Purpose Room

Street fronting community rooms can be used by residents and for public activities



Mid-block pathways

Some new developments can provide pathways between San Pablo Ave and adjacent neighborhoods



Other Indoor Community Gathering Spaces

Social activity spaces, such as gyms or co-working spaces that can be used by residents and the neighborhood



Small plazas by closing minor side street access

Closing access from San Pablo Ave to minor streets for small public plazas for public use and urban greening



Mark public realm improvement locations on this map

Development Scenarios

Height Diagram: University Ave to Hearst St



Example Densities and Heights



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University
appropriate for
higher bldgs
6-8 stories

Wider sidewalk
rather than
gathering
spaces
(like parks)

Keep affordable
for artists,
rent control

Housing

- Strong support for mixed-income, with affordable housing and higher density

Open Space and Parks

- Need for more accessible, well-maintained green spaces.
- Desire for small public gathering spaces and corridor beautification.

Streetscape and Infrastructure:

- High priority for streetscape improvements (setbacks, greenery, lighting).
- Desire for more Public art and landscaping

Public-Private Partnerships:

- Support for partnerships to enable community events in private spaces.
- Support to reduce storefront vacancies.

Commercial Flex Spaces:

- Broad support for active ground floors with commercial, art studios, and live-work spaces.

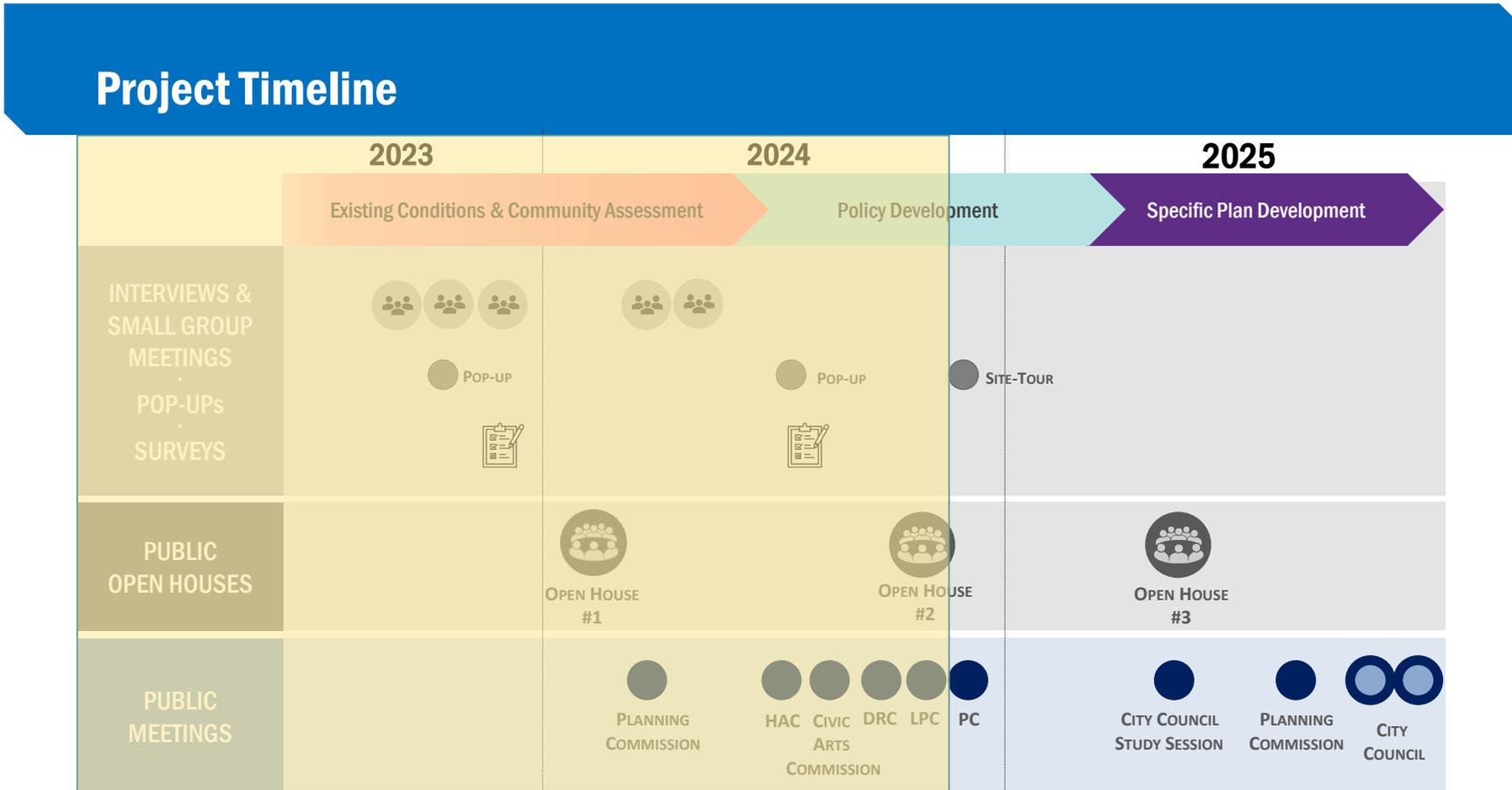
Building Height and Density:

- Mixed opinions on building height throughout the corridor except for University.
- Support for increased density and increased height on University
- Concerns about shadows and clustering of tall buildings along the corridor.

Hub of
businesses
without
any vacant
commercial
spaces

Prioritizing
live work
units for
artists &
make san
pablo a hub
for open art
studios

Tall buildings
&
open spaces



Topics of Discussion

1. What objective standards should be implemented to increase business activity along the corridor? Are there any existing standards that serve as an impediment to business activity?
2. Are there any suggested standards for ground floor residential or live work standards?
3. What objective standards would increase interaction between private and public spaces?
4. Any feedback development standards within or outside of specific or all nodes?

Project Timeline

