



# CAG MEETING #8

Ashby + North Berkeley BART  
DECEMBER 6, 2021





# 1. WELCOME AND INTRODUCTIONS

- Meeting Notices
- Tonight's Agenda

# Meeting Notices

- Pursuant to Government Code Section 54953(e) and the state declared emergency, this meeting of the Ashby and North Berkeley BART Community Advisory Group will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be 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.



# Meeting Purpose

- Present and discuss the next steps in the planning process for the Ashby and North Berkeley BART station areas

# Tonight's Agenda: CAG Meeting #8

6:00pm – 8:00pm

1. Welcome and Introductions
2. CAG Accomplishments
  - *Remarks from Mayor Arreguin and BART Board Members*
3. Ashby and North Berkeley BART Process Moving Forward
4. CAG Member Questions and Answers
5. Public Comment
6. Adjourn



# Question for the CAG

*What is the one most important thing in the Joint Vision and Priorities that you want to make sure happens?*

Land Use



Public + Civic Space



Affordable Housing



Building Form



Station Access



### 3. Process Moving Forward

- Preliminary Planning
- RFQs/Developer Selection
- Project Design and Approvals
- Phased Financing and Construction

# Planning Process Moving Forward

## STATE HOUSING LAWS ON HOUSING PRODUCTION AND APPROVAL PROCESS

### **AB 2923**

- Creates minimum standards for transit-oriented zoning on BART sites, including height, density, floor-area ratio, and parking

### **AB 2923 and SB 35 “Ministerial Process”**

- Requires cities to provide streamlined, non-discretionary approvals for housing development projects that include a required percentage of affordable housing units

### **State Density Bonus Law**

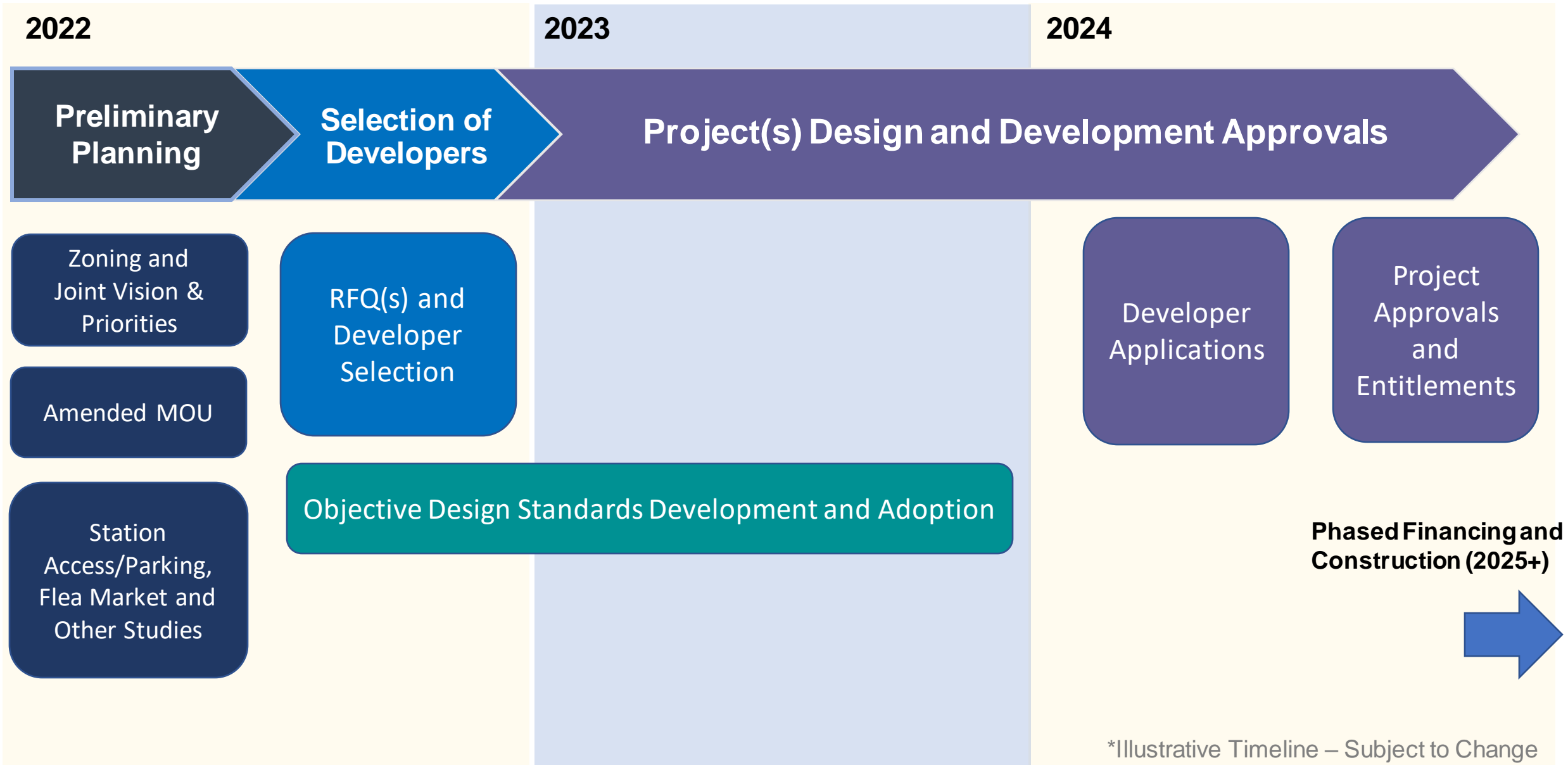
- Entitles developers to a “density bonus,” of 20-50% above maximum zoning, based on provision of affordable housing



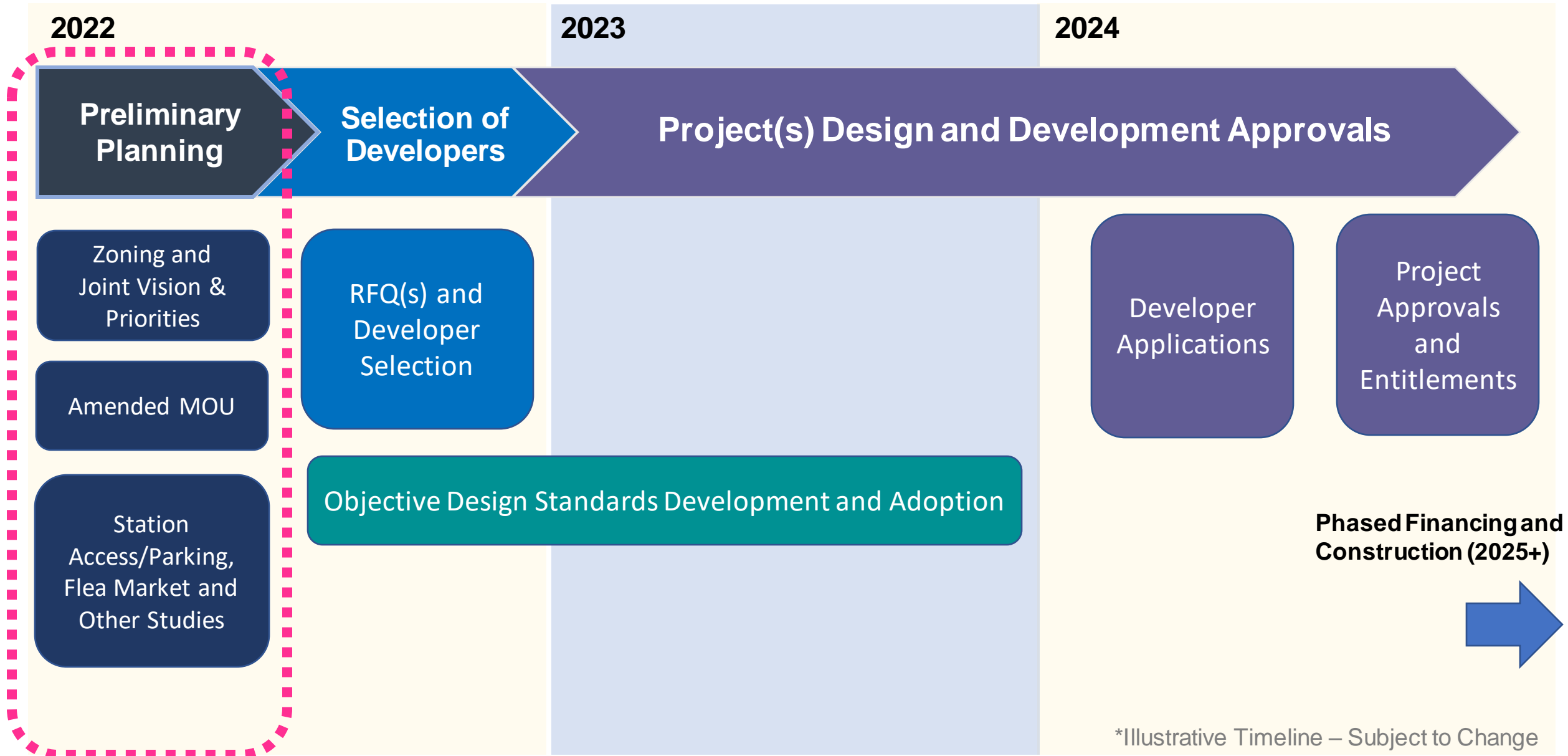
# Planning Process Moving Forward



# Planning Process Moving Forward



# Planning Process Moving Forward



# Planning Process Moving Forward

Now - May 2022

**Preliminary  
Planning**

Zoning and  
Joint Vision &  
Priorities

Amended MOU

Station  
Access/Parking,  
Flea Market and  
Other Studies

## R-BART Mixed Use Zoning

Describes what is permitted and not permitted and sets numerical standards for things like building height, floor area ratio (FAR), density and parking. Must be compliant with AB 2923.

## City and BART Joint Vision & Priorities “JVP”

Describes City and BART’s high-level desires and expectations for development.

Planning Commission and City Council: March/April 2022



# Planning Process Moving Forward

Now - May 2022

## Preliminary Planning

Zoning and  
Joint Vision &  
Priorities

Amended MOU

Station  
Access/Parking,  
Flea Market  
and Other  
Studies

## Amended Memorandum of Understanding

### Anticipated Topics

- Updated Project Timelines
- Developer Selection Process
- Phasing and Funding for Affordable Housing
- Development Application Approval Process & Preparation of Objective Standards
- Maintenance and Ownership of Public Infrastructure and Open Space
- Community Participation

City Council: March/April 2022

# Planning Process Moving Forward

Now - May 2022

## Preliminary Planning

Zoning and  
Joint Vision &  
Priorities

Amended MOU

Station Access  
/Parking, Flea  
Market and  
Other Studies

### Station Access and Parking (North Berkeley + Ashby)

- Identify ped/bike/transit station access strategies, and set BART rider parking range

### Circulation Framework (North Berkeley + Ashby)

- Define BART's "must haves" for NB + Ashby (how site circulation works allow stations to operate properly)

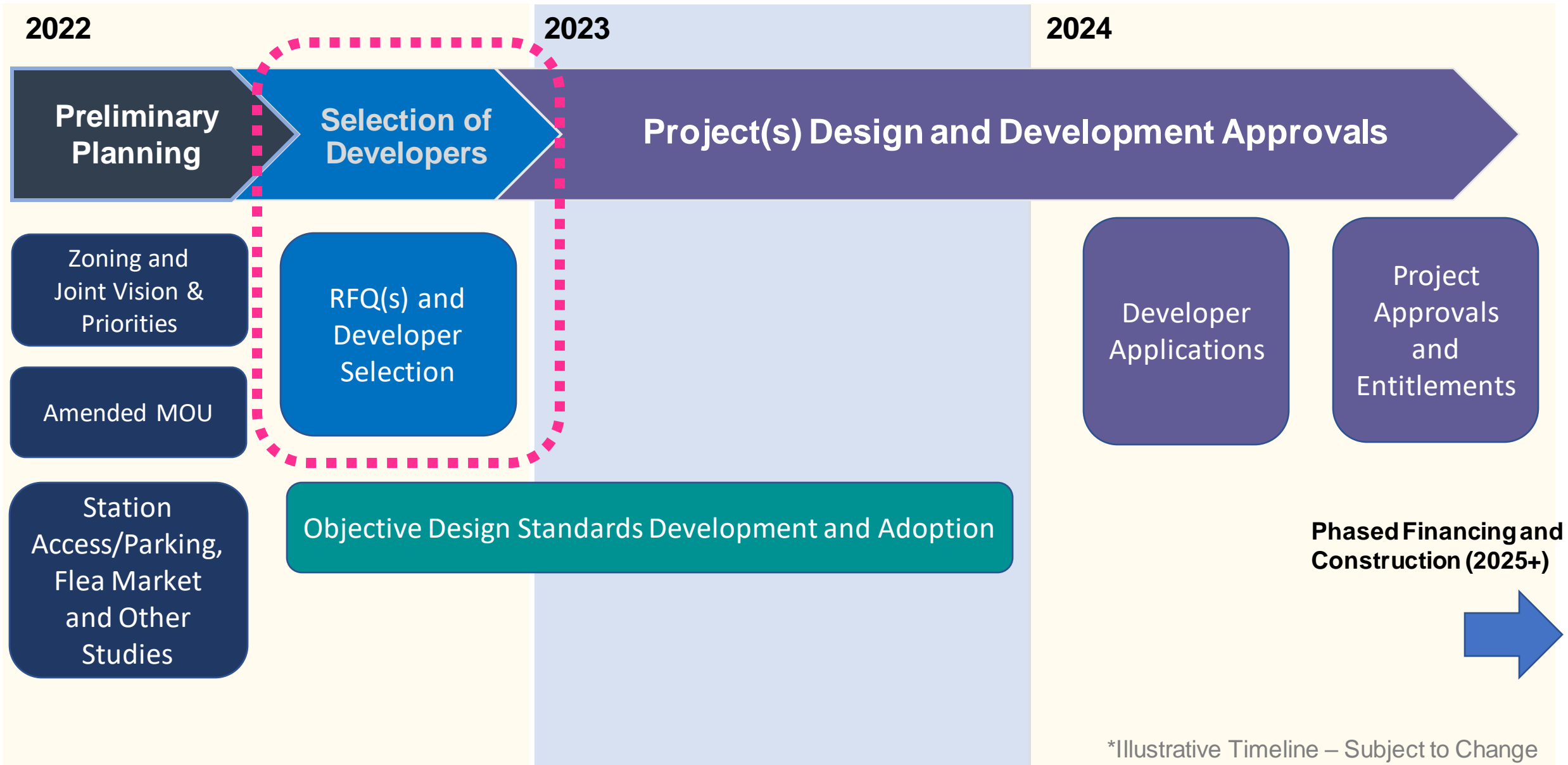
### Flea Market Design Study (Ashby)

- Study location for Flea Market, in collaboration with market leadership and vendors, and align with Adeline "road diet" study

### Station Assessment (Ashby)

- Ashby BART Station Operational and Physical Needs – especially along Adeline St

# Planning Process Moving Forward



# Planning Process Moving Forward

May – Dec 2022

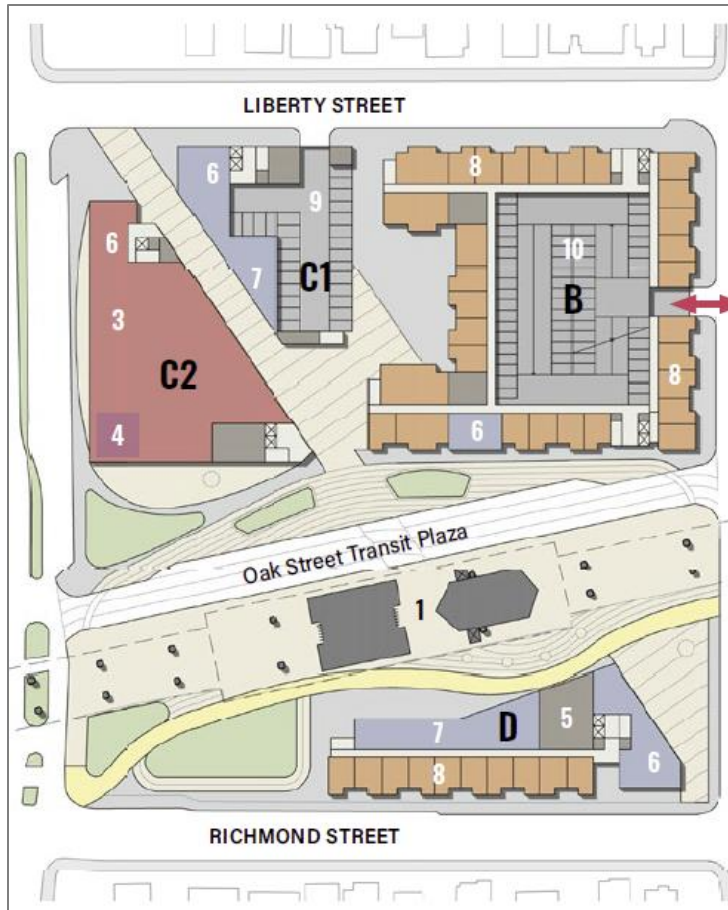
**Selection of  
Developers**

RFQ(s) and  
Developer  
Selection

- **RFQs Published**
- **Developer “Short List” and Town Halls**
- **Developer(s) Selected**



# A Closer Look: Developer Selection



Preliminary Concept (El Cerrito Plaza)

- Requests for Qualifications (RFQs) will be issued for both sites, in coordination between the City & BART
  - Unlike a Request for Proposals (RFP), selection via RFQ is not based on a financial proposal to BART
  - Developer teams will submit *preliminary development concepts* (subject to change):
    - # of market rate and affordable units they envision
    - preliminary site plans
    - timeline
- RFQ may be combined with City Notice of Funding Availability (NOFA) to better attract nonprofit developers
- Teams may include one or more developers, plus designers and consultants

# Developer Selection (continued)



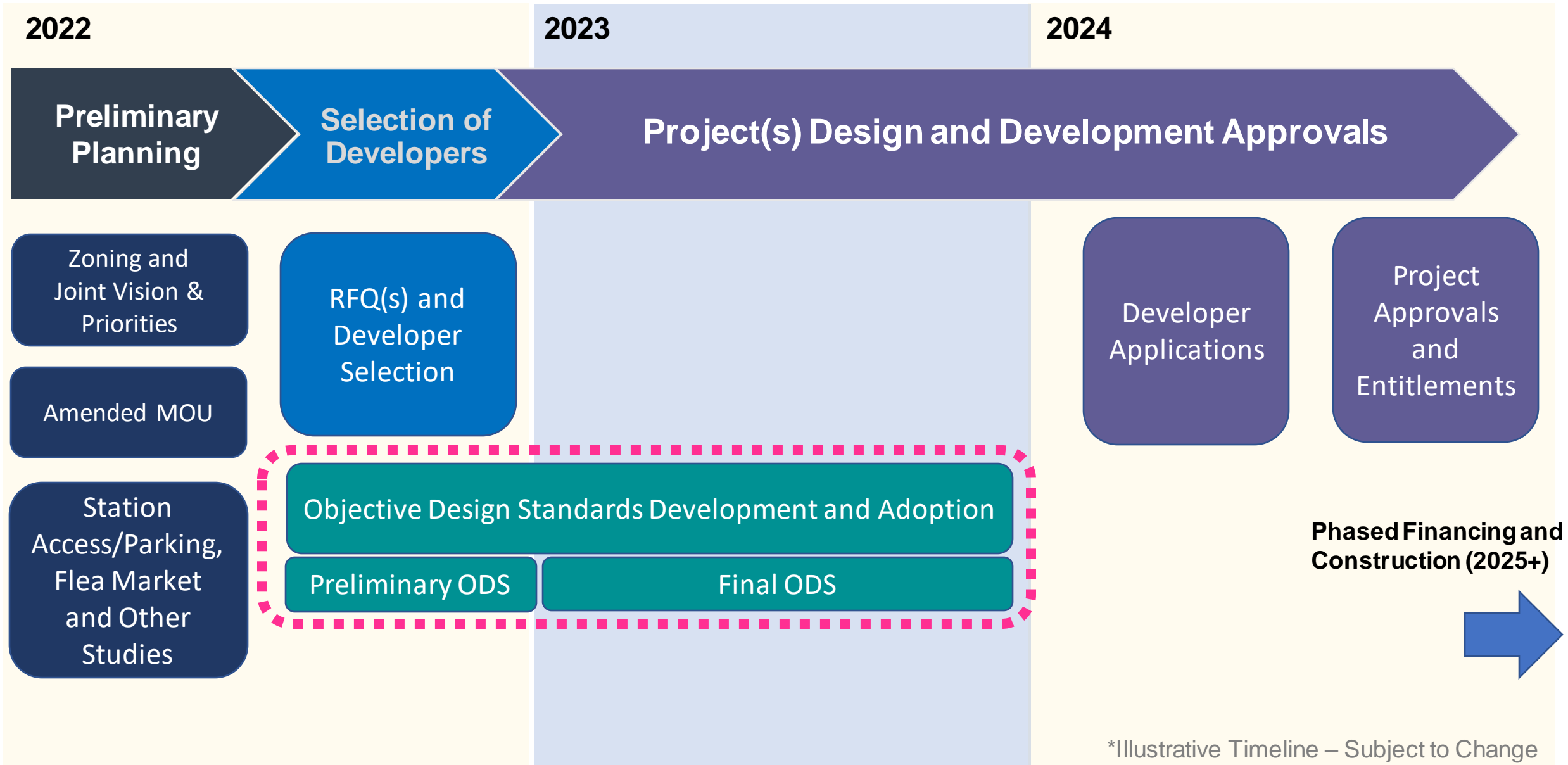
- Evaluation completed by 6-8 member selection committee
  - In recognition of City's collaboration, including commitment of \$53 million towards affordable housing, members to be ½ BART staff, ½ appointed by City
- Developer Selection Criteria will include:
  - Alignment with the Joint Vision and Priorities
    - Including depth & quantity of affordable housing
  - Past experience & ability to finance and deliver project
  - Possible other criteria for City affordable housing funding, TBD
- Shortlisted developer teams will:
  - Present to the community at town hall meetings
    - One town hall meeting for each station
  - Interview with selection committee

# Developer Selection (continued)



- Committee will score, then recommend a team to BART Board for each station
  - BART Board makes final developer selection decisions at a public meeting, in open session
- Later, City of Berkeley decides about award(s) of funding for affordable housing
  - Early (predevelopment) funding may be available to selected nonprofit developers
  - These decisions would be made by City Council at a public meeting in open session

# Objective Design Standards





# Process for Objective Design Standards

2022

2023

2024

Developer  
Selection  
Process

Project(s) Design and Development Approvals

Preliminary ODS

Final Objective Design Standards

## ZONING (R-BMU):

- Land Uses (minimum density: 75 du/a)
- Maximum Building Height (80 ft)
- Floor Area Ratio Maximum (4.2)
- Open Space Minimums
  - Private, within buildings (40 sf/unit)
  - Public (35 sf/unit)

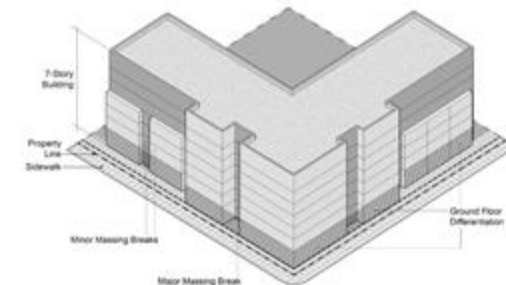


Joint Vision  
and Priorities  
for TOD  
Development

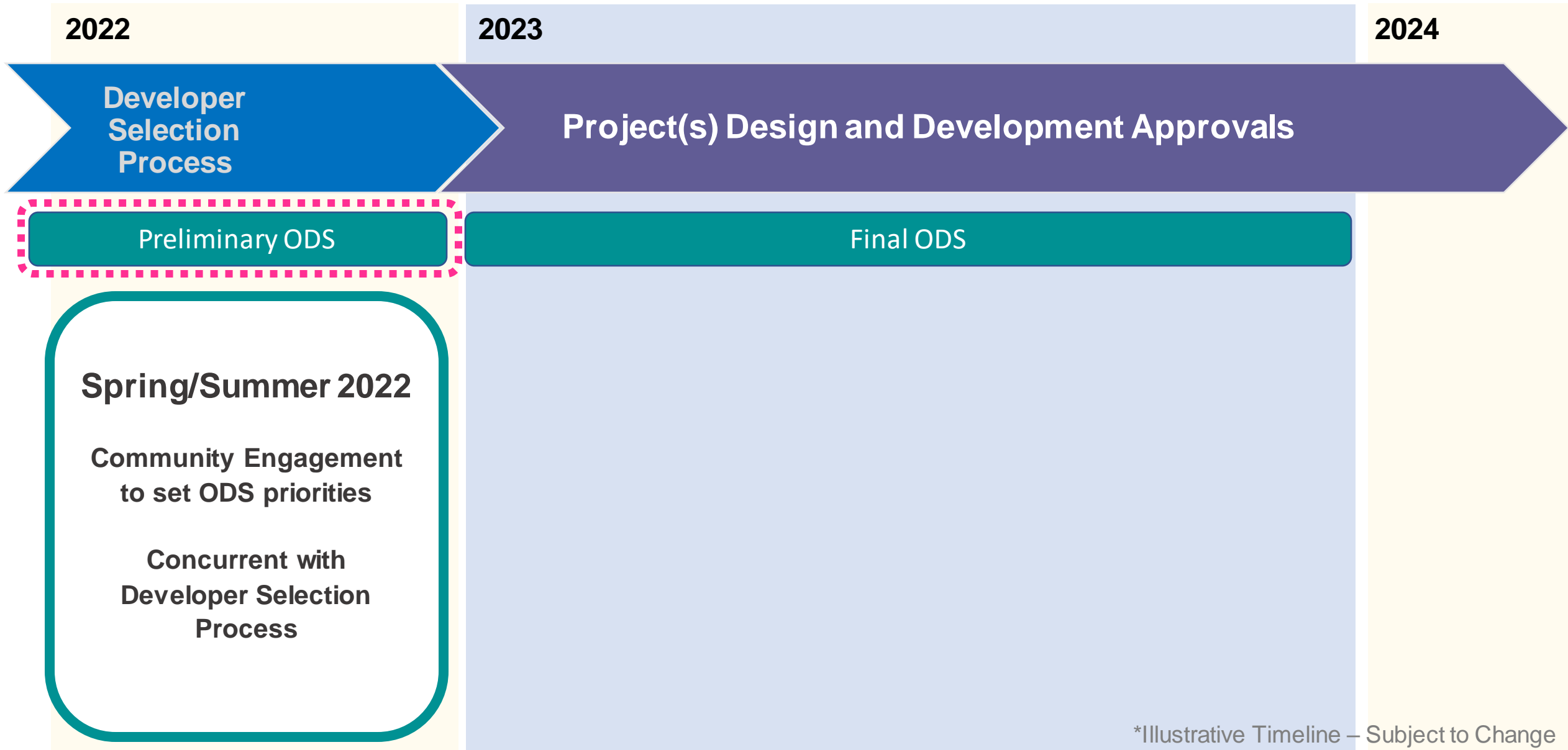
Community  
Process

## OBJECTIVE DESIGN STANDARDS

- Codifies design aspects of Joint Vision & Priorities
- Massing Refinements
- Public Realm Character
- Other as Determined by Community
- **Cannot Limit Overall Development Capacity Under the Zoning**



# Process for Objective Design Standards (ODS)



# Process for Objective Design Standards (ODS)

## Potential ODS Topics

- **Public Street Character**

- Sidewalk Widths
- Preferred street section
- Refined Building Setbacks

- **Building Massing**

- Building Lengths
- Building Locations
- Upper Story Setbacks

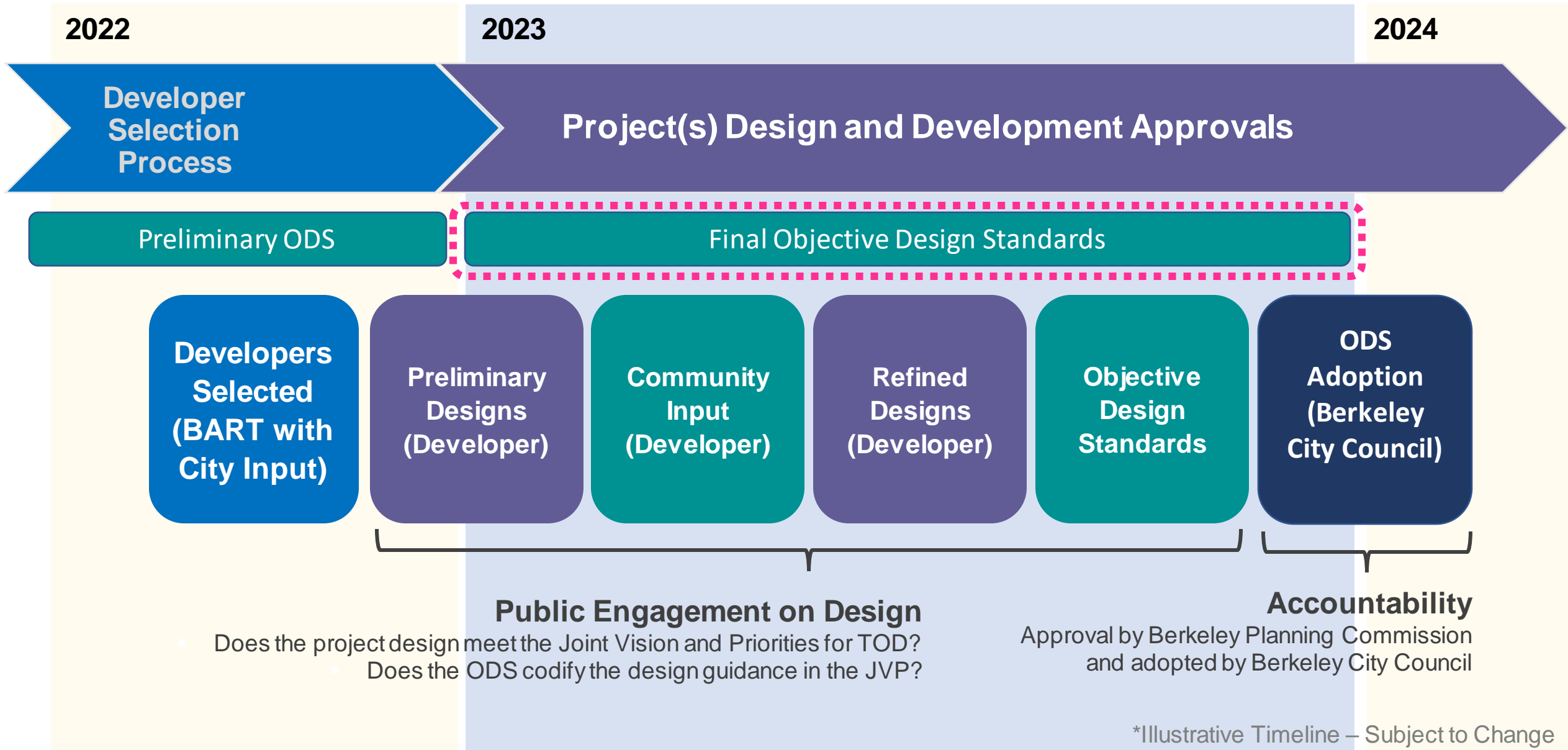
- **Building Frontage/Edge Conditions**

- Land Use, Character, For Ashby BART: Interface with Adeline Street

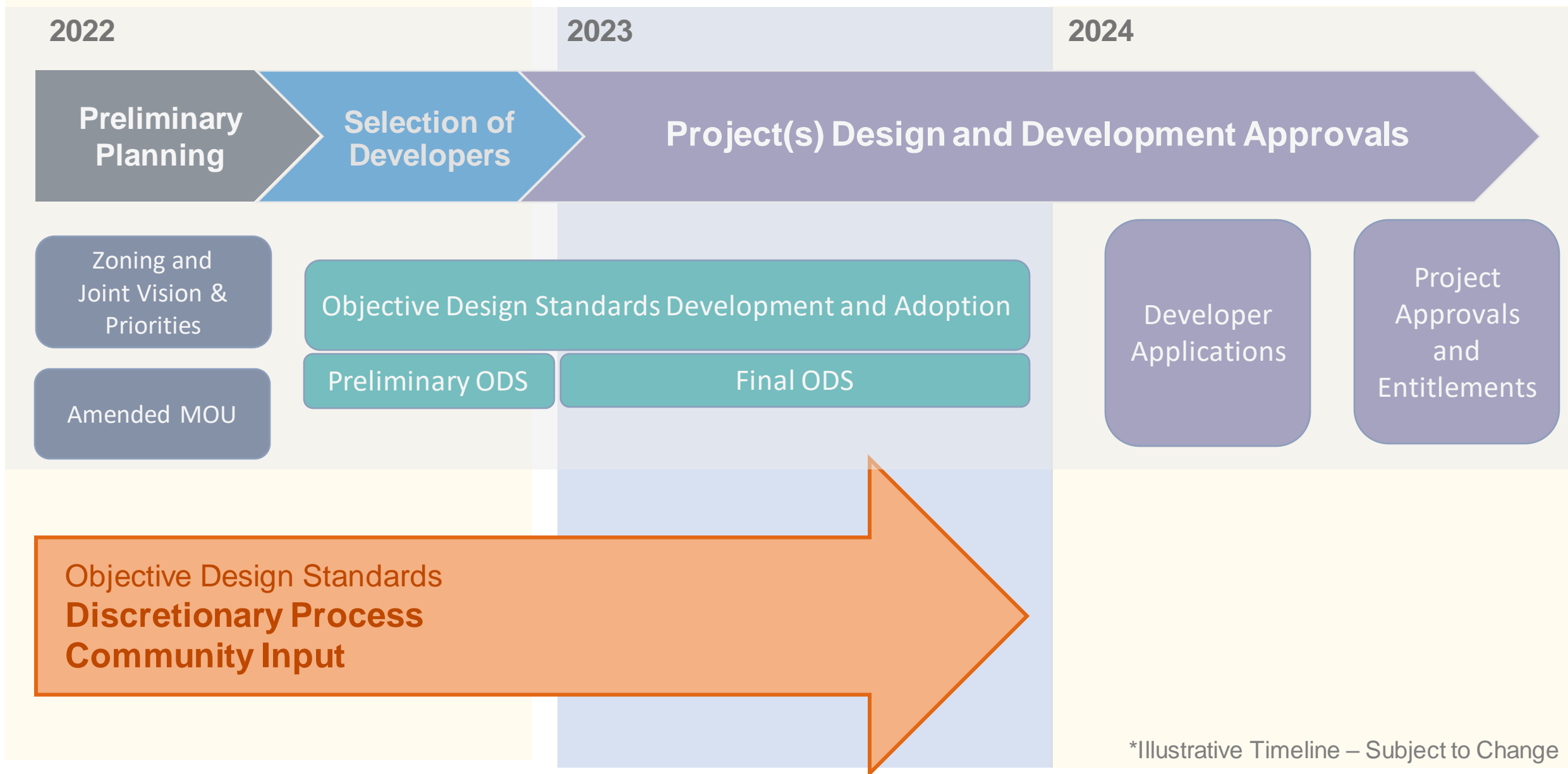
- **Public Open Space**

- Minimum requirements, Size/Location

# Process for Objective Design Standards

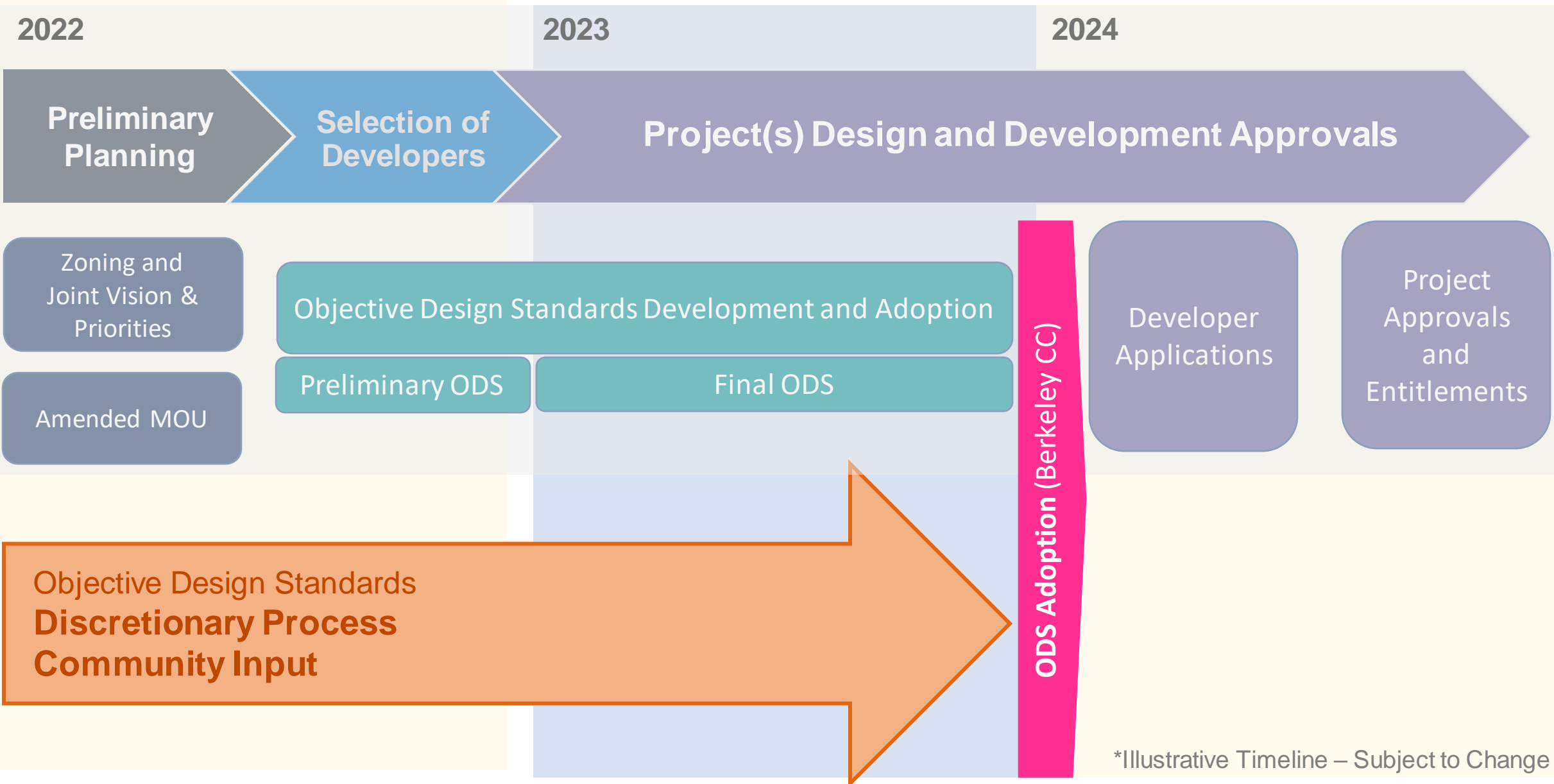


# Planning Process Moving Forward

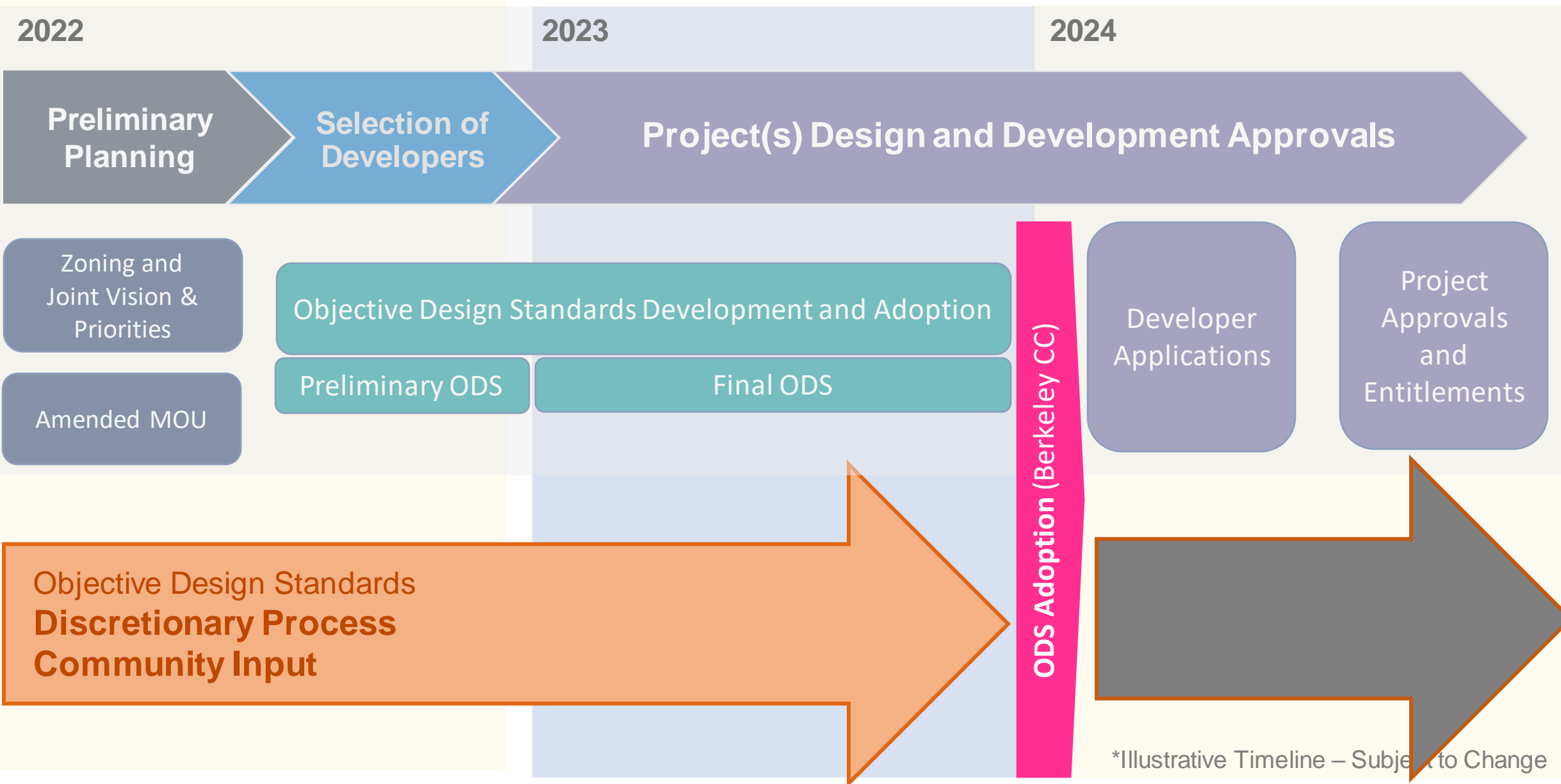




# Planning Process Moving Forward



# Planning Process Moving Forward



# CAG Questions and Answers



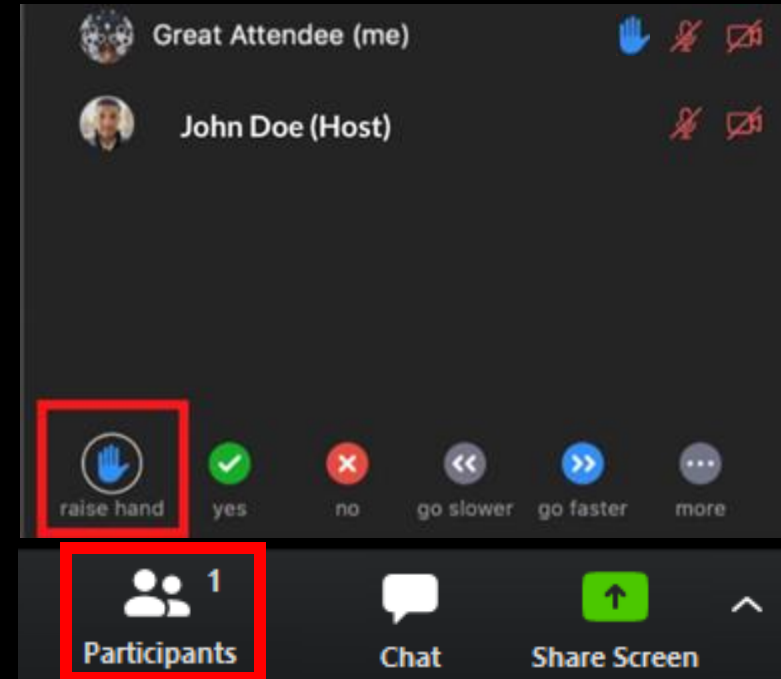
# Public Comment

Via Raise Hand feature (either on computer or by dialing \*9 on your phone).

The meeting facilitator (Surlene) will recognize you and unmute your mic.

*Public Comment: One minute per speaker*

## Raise Hand Feature



# Thank You!

For more information AND to sign up to receive emails about this planning process go to: **[www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning)**

Please send any comments or questions to:

Email: [bartplanning@cityofberkeley.info](mailto:bartplanning@cityofberkeley.info)

Mail: City of Berkeley Planning and Building Department

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Attn: Alisa Shen

