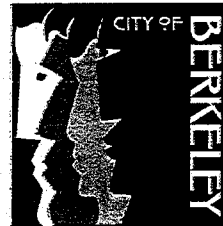


RECEIVED AT
COUNCIL MEETING OF:

JAN 15 2019

OFFICE OF THE CITY CLERK
CITY OF BERKELEY

North Berkeley BART Zoning and Future Development



City Council Worksession
January 15, 2019

Why is Berkeley convening a process?

- To respond to State legislation and pursue the City's affordable housing goals
- To enter into an early iterative process with BART to achieve our mutual goals regarding TOD*, appropriate development, and affordability

*transit-oriented development

Letter from BART General Manager, October 2018

BART intends to work in “*close collaboration with local elected officials and community stakeholders*” to create a great destination at the North Berkeley BART station.

Significantly, BART notes that “*working closely with neighborhoods and local elected officials is not only respectful, it is the most efficient way to get the job done.*”

Purpose of the Worksession

1. Opportunity to review community ideas/opinions
 2. Brief Council and discuss next steps in process
 3. Give direction to Staff and Commissions
 - a. General parameters of appropriate development of the North Berkeley BART parking lots
 - b. Developing an MOU with BART
-

Process to Date

December 2017

Canvass and Community Outreach

DISTRIBUTED DECEMBER 16, 2017



Office of Councilmember Linda Maio
City of Berkeley, District 1

POTENTIAL FOR HOUSING ON THE NORTH BERKELEY BART STATION

Dear Resident,

Housing on the North Berkeley BART parking lot has been coming up at more and more gatherings, especially as our housing crisis deepens and housing near transit is so desirable.

North Berkeley and the Ashby stations have both been discussed as possible sites at meetings where transit-oriented development comes up.

To be clear, there are no proposals in the hopper at this time, but building on these lots has been discussed.

As your Councilmember, I want to be sure neighbors are aware and can participate if and when anything moves forward.

Toward that end I am requesting that you provide my office with your preferred contact information or send me an email at lmaio@cityofberkeley.info or call my office at 981-7110. In this way I can keep you abreast of any proposals that emerge.

Thank you.

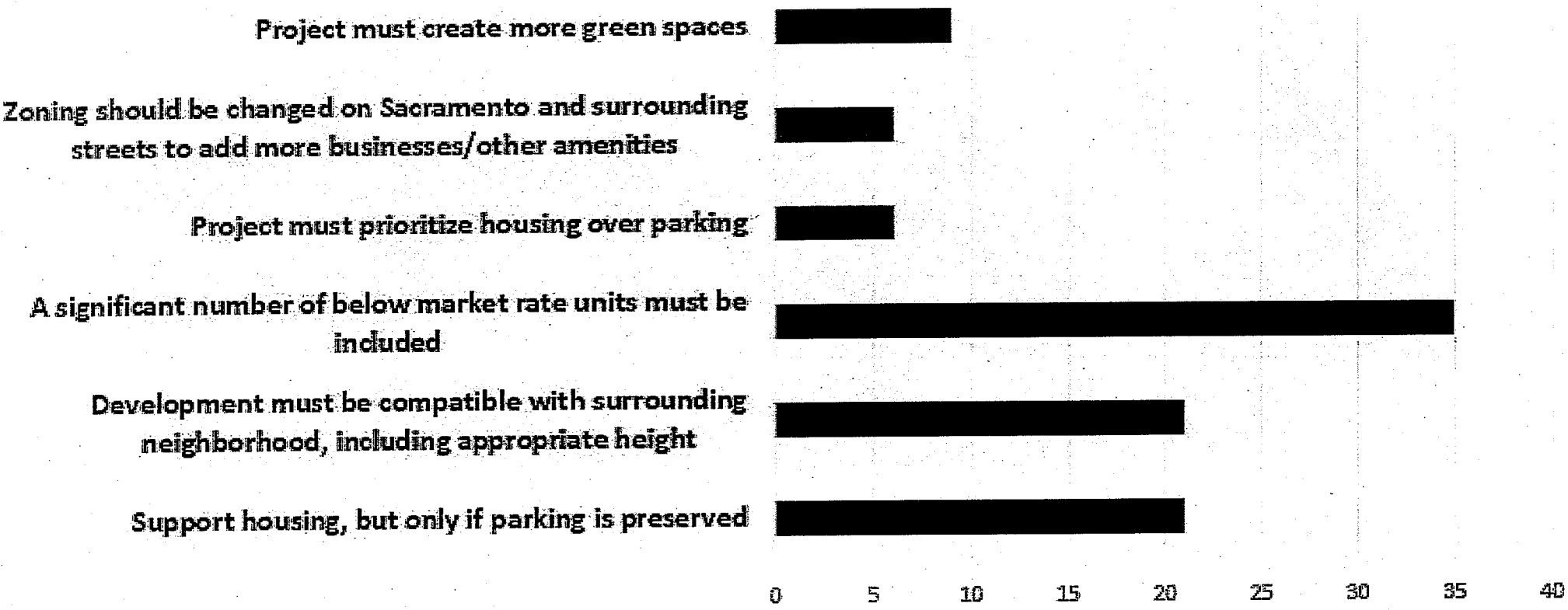
2833 Miwa Street, Berkeley, CA 94704 | 925.950.7110 | lmaio@cityofberkeley.info

March 2018

Adult School Community Informational Meeting



General Feedback from the Community, Based on Written Comments Received Prior to October Visioning Session

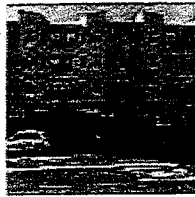


October 2018

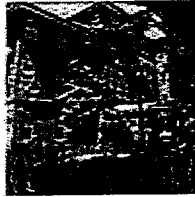
North Berkeley Senior Center Visioning Session



Public comments on individual proposals available on the Mayor's website (see handout)



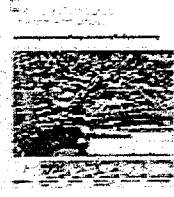
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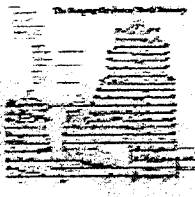
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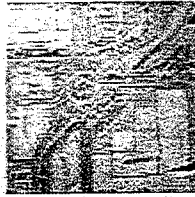


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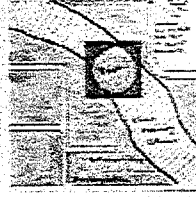
These
plans
are vital infrastructure to exist
concentrating the structure
in the HVAC, sewage, plumbing
etc. for changes and upgrades
should be a lot of space for
small (non-load bearing) walls

Approved Design Goal
The first (primary) design goal is to
be able to do all the necessary work
in the space of the existing building
to meet all the design goals. The
second goal is to provide a high
level of performance.
The third is to provide a high level
of performance for the EAST side of
the building.

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14



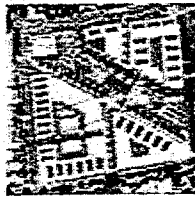
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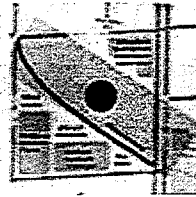
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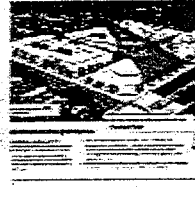
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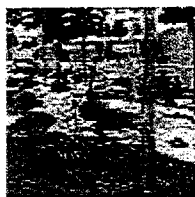
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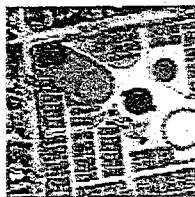
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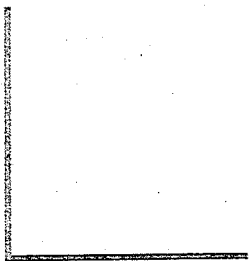
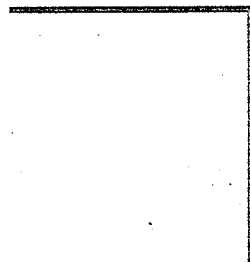
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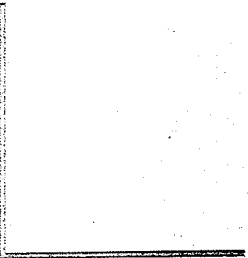
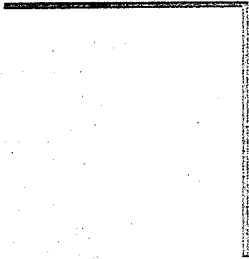
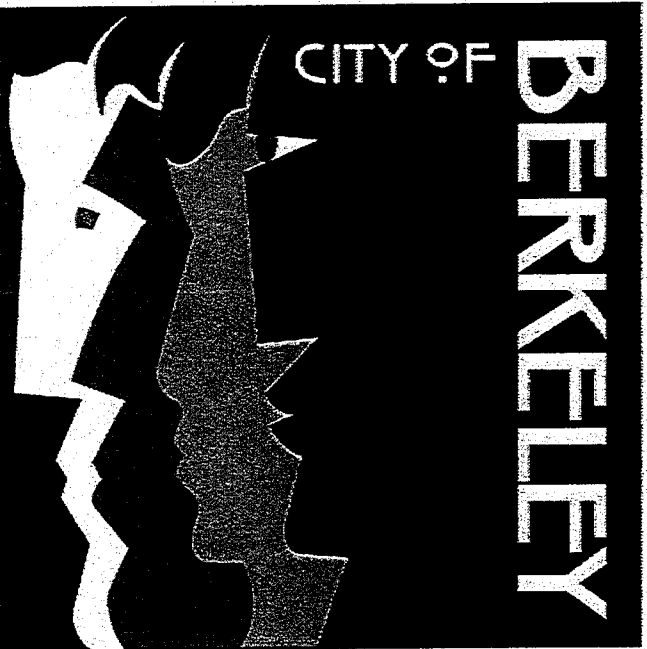


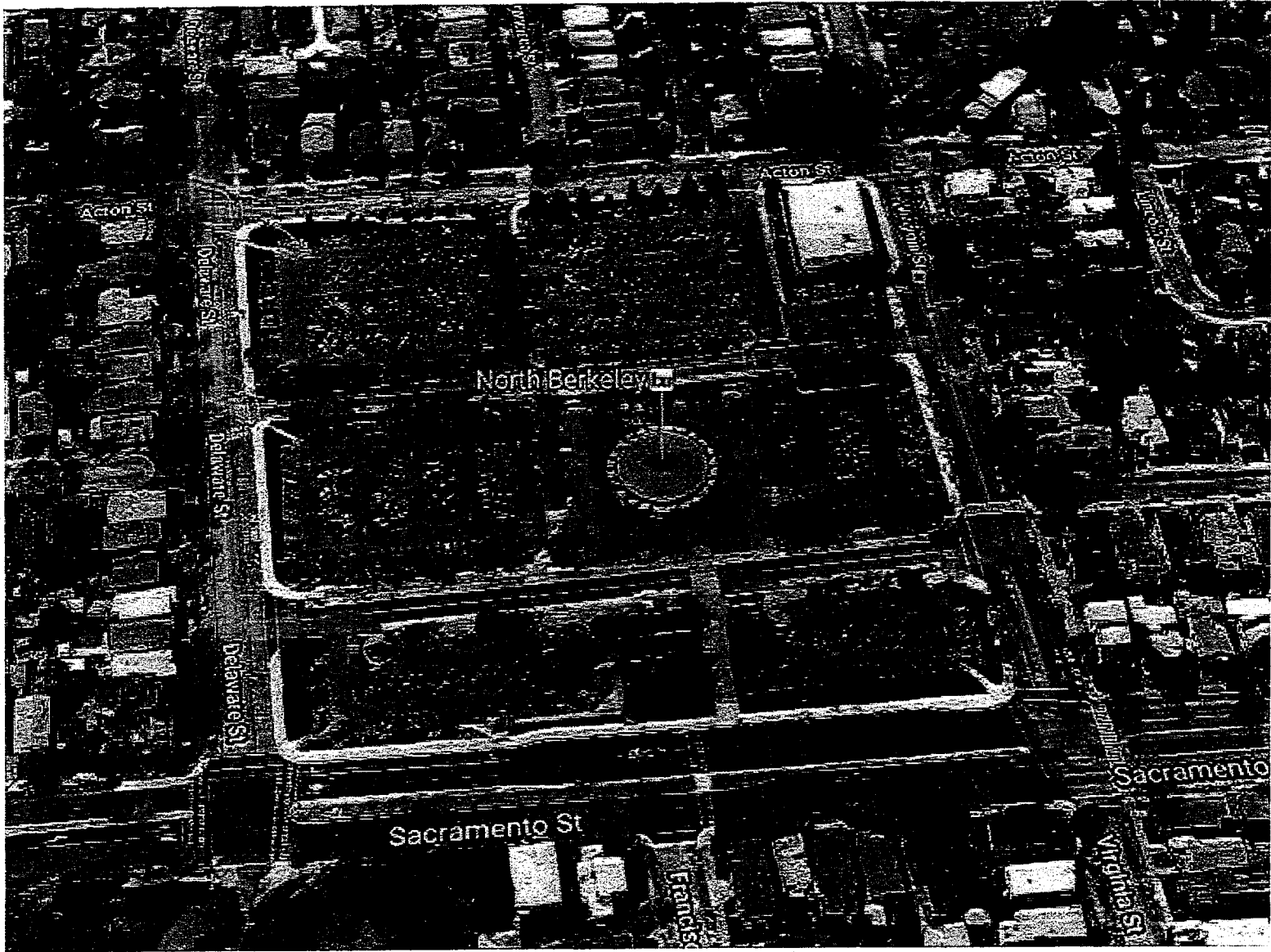
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WRITTEN COMMENTS

lobart

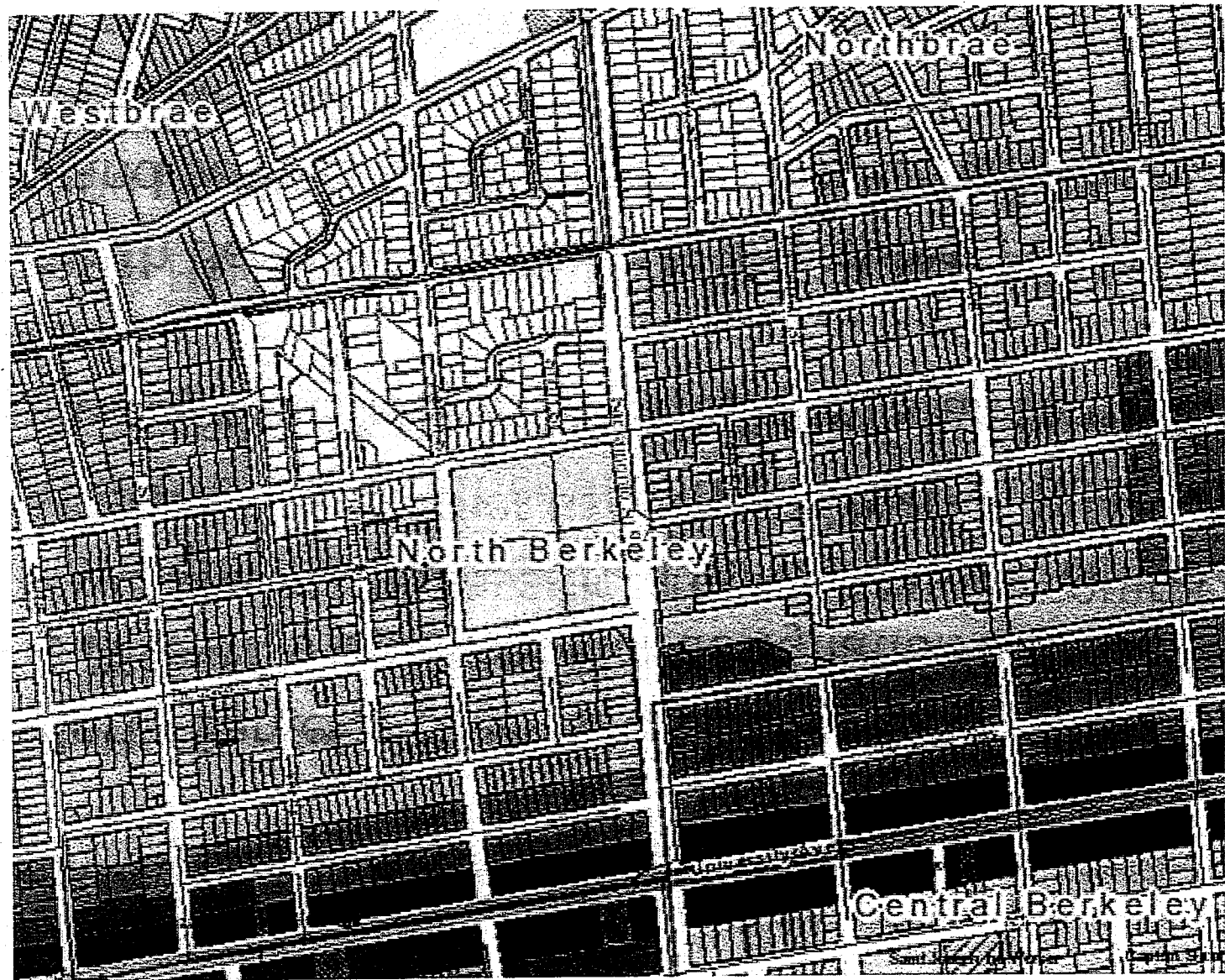


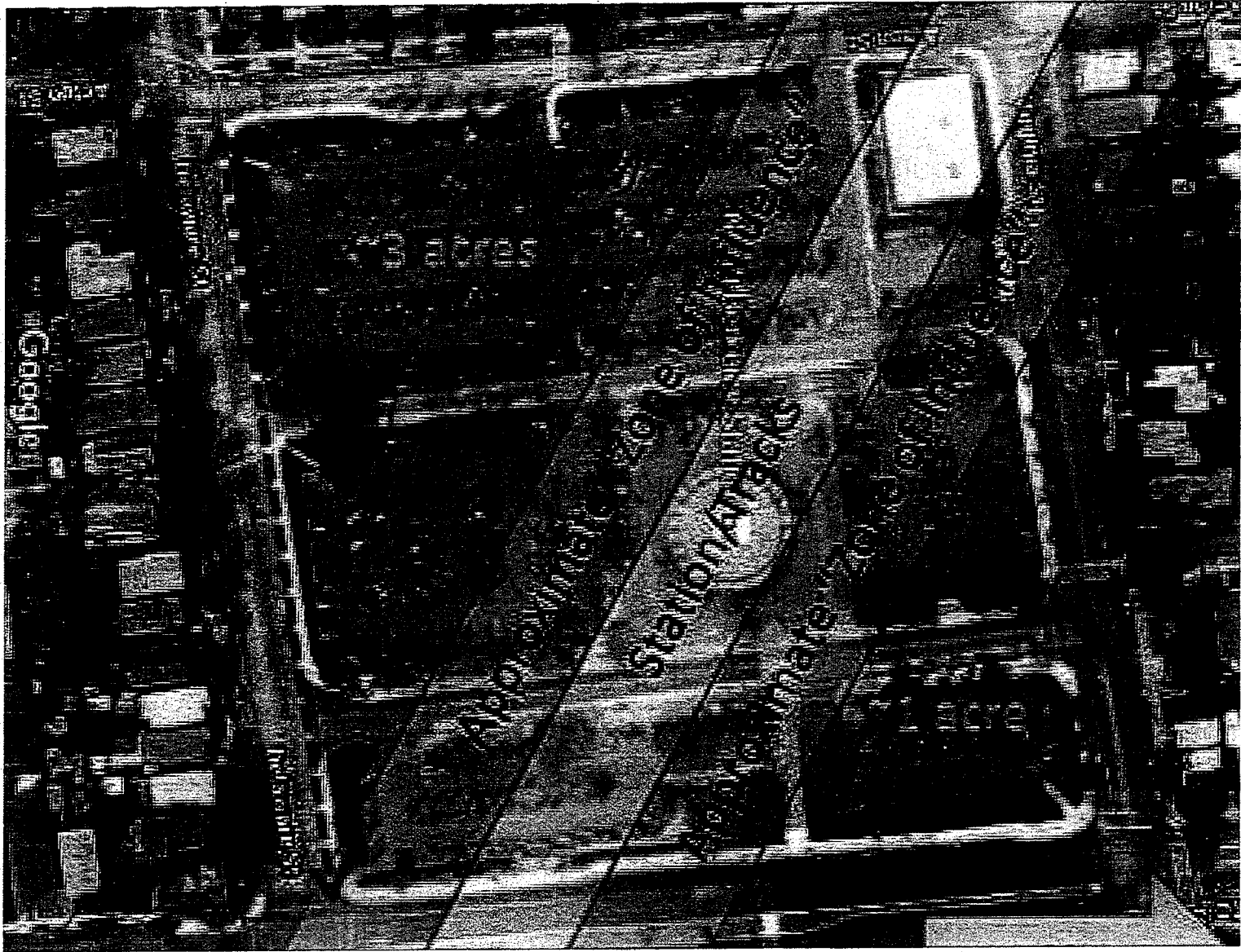




Current Zoning

- The North Berkeley BART site is zoned U-Unclassified.
 - The U District is a placeholder designation until such areas are more specifically classified for residential, commercial, mixed-use, or some other use. The U District does not include any specific uses, development standards, or other limits.
 - The North Berkeley BART site is also subject to several goals and policies in the General Plan, Climate Action Plan, and Strategic Plan.
-





Next Steps after Worksession

1. Tonight - Council will have a preliminary discussion and provide comments on general parameters for development on the North Berkeley BART parking lots and encourage City staff to initiate discussions with BART to develop an MOU.
 2. After Tonight - With the direction provided by City Council, Berkeley Planning Department staff will develop land use scenarios for potential development on the North Berkeley BART parking lots taking into consideration site constraints, including height, massing, set backs, parking, open space, and potential uses.
 3. April 2019 - City Council will hold a public hearing on development at North Berkeley BART and consider the proposed land use scenarios developed by City staff. Council will give formal direction on a vision for development on the site including proposed zoning requirements. This will enable City staff to develop an MOU with BART for a project solicitation and guide the Planning Commission in the development of implementing zoning.
-

Council Discussion