



San Pablo Avenue Specific Plan

Date: 8.20.2024

To: Robert Riviera and Anne Hersch, City of Berkeley

From: Phil Erickson and Dewi Bleher, Community Design + Architecture
Lynette Dias and Hannah Chan Smyth, Urban Planning Partners

Re: San Pablo Avenue Specific Plan – Task 3.4 Policy and Development Options Memorandum

Policy Options

This memorandum outlines policy options and a development framework to address key themes and issues identified in the Existing Conditions and Community Assessment phase of the Specific Plan process (see Chapter 3 of the Community Assessment Report). The policy options and development framework below provide a range of draft policy options and example development scenarios for public review and comment. Community input from the community outreach and engagement process and continued analysis will help the City identify a set of preferred policies that will be developed and refined for the Specific Plan.

The policy options are organized by Key Theme and Issue, which correspond to Chapter 3 of the Community Assessment Report:

- A. (CAPITAL LETTER): Key Theme
 - 1. (Number) Issue
 - a. (lowercase letter) Policy or Development Option
 - (Bullet point) Incentives, strategies and alternatives

Each policy option is sorted according to the relevant issue. If there are related policies under different issues, they are referenced in related policies. Incentives, strategies, and alternatives to the policy option are listed below each policy option, providing detailed actions and variables to consider when finalizing the policy and to achieve successful implementation. All policy options, including those not recommended, are discussed to transparently present the full range of community suggestions received during the Community Assessment. This approach ensures that all potential options are acknowledged and considered.

The Development Framework outlines three policy areas to shape development along the corridor and strengthen the designated nodes (see more information on nodes in Community Assessment Report, page 20). The Development Framework describes how key land use policies and standards – Height and Density, Ground Floor Use and Design, and Community Benefits can be used to shape future conditions and hierarchies between the nodes and the other parts of the corridor. **The Development Framework is conceptual and designed to incorporate community input. No specific decisions or approaches have been finalized.** The preferred Development Framework will be determined through the preparation of the Specific Plan and include further public review and input opportunities including public hearings with the Planning Commission and City Council.

The Development Scenarios are examples that illustrate how policy areas can shape different development scenarios, balancing community benefits with variations in height and density across designated nodes and the entire corridor.

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A. Increase Business Activity Along the Corridor

1. Improve Commercial Identity

- a. **Re-evaluate and adjust node boundaries, policies, and development standards** to focus uses such as commercial, public resources (open space, community meeting/social spaces, etc.), or housing along the corridor. Node alternatives are further considered in the *Development Scenarios* section below.
 - Provide incentives for commercial clusters and mixed-use development within the nodes such as increased heights or intensity by-right¹. (*Related Policies – A.2.d; B.2.a; C.1.a; C.1.b*)
 - Focus initial public investment on improvements in the nodes (*Related Policies – A.3.a; D.1.a; D.3.c*)
 - Target business support programs on local businesses in nodes, including tenant improvement grants or no-interest loans and rent support for a start-up period. (*Related Policies – A.3.a*)
- b. Work with the businesses, cultural institutions and artist groups in the community to **identify Commercial and Cultural Districts along San Pablo Avenue**, such as a maker/light industrial district, international district, or state-designated cultural district. (*Related Policies – C.3.c*)
- c. **Support creation of business “cluster” organizations** that publicize the range of businesses in the San Pablo Avenue and West Berkeley areas, such as the West Berkeley Design Loop with goal of creating an identity similar to a Commercial District while being more flexible with business location. (*Related Policies – A.3.b*)

2. Reduce Commercial and Retail Vacancy

- a. **Allow temporary pop-up uses** such as business incubators, art installations, galleries, etc.
- b. **Expand the list of by-right uses.**
 - Expand the list for selective uses to encourage community gathering space (public or semi-public third spaces such as a community center or public plaza) and maker-uses (light-industrial). Allow all office uses, public markets (open air and enclosed), art studios, galleries, theaters, and live work with a Zoning Certificate. Exclude heavy-industrial uses. (*Related Policies – A. 2. c.; B.1.b; and B.2.a*)
 - Allow 100% affordable housing conversion of existing non-residential building.
- c. **Allow non-commercial ground floor use**, in nodes.
 - Allow for transitional ground-floor residential use along side streets within nodes. (*Related Policies – A. 2. b.*)
 - Allow ground floor-residential use along San Pablo Avenue within nodes. **Not Recommended** – this would go against goals of reinforcing clusters of commercial and service uses at nodes/high-service transit locations and improving commercial identity.
 - *Alternative:* allow ground-floor residential towards node edges.
- d. **Allow residential ground floor in mixed-use developments outside of nodes.** Developers would be allowed to waive the commercial ground floor requirements by **paying a ground floor retail in-lieu fee into a Small Business Support Fund.** (*Related Policies – A.3.a.*)
- e. **Improve new ground floor commercial space viability** with objective design standards for minimum floor-to-ceiling height, minimum depths, flexibility for different sized spaces, shared bathrooms, storefront design of building frontage. (*Related Policies – B.2.a.*)

¹ The use of the term “by-right” is used to mean that a use, height, intensity, etc. can be approved without discretionary review, public hearing, additional conditions or community benefits.

- f. **Establish size limits for certain types of uses**, which may discourage larger chain businesses from locating on the corridor. ***Not recommended*** – can be challenging to define “larger chain” businesses (e.g., regional vs. national chains, etc.) and some can be smaller sized. Also, given the current weaknesses in the retail market some chains might be welcomed by the community.
- g. **Implement a commercial space vacancy tax** to encourage owners to keep spaces occupied. ***Not Recommended*** – while a vacancy tax may encourage owners to fill vacant space that they are “holding” for one reason or another, success of vacancy taxes is variable. We commend implementing policies and programs to support businesses to locate on San Pablo Avenue first and evaluate if a vacancy tax is necessary to support those efforts after they have been in place for a period of time.

3. Support Local Business Vitality and Growth

- a. **Establish a Local Small Business Support Fund** for start-up businesses. This would be funded through the combination of a ground floor retail in-lieu fee, development project community benefits, or other local funding sources. (*Related Policies – A. 2.d; Also see, Policy Levers, Community Benefits, page 11*)
 - Offer tenant improvement and relocation funding to small businesses.
 - Provide start up rent subsidies to small businesses.
 - Waive permit fees or other City fees for small businesses.
- b. Work with businesses to **establish business support programs** including marketing campaigns, weekly market programs, and a Community Benefit, Business Improvement District, or Enhanced Infrastructure Financing District (*Related Policies – A.1.c*).
 - City and local businesses/property owners to **fund and initiate a study of the feasibility and scope of forming a Community Benefit or Business Improvement District** for the San Pablo Avenue Specific Plan Area, subareas of the Plan Area, and/or the Plan Area and portions of West Berkeley.
 - **Support existing and encourage new business organizations/affiliations** such as the West Berkeley Design Loop, a sub-group of Open Studios that might be interested in more frequent co-marketing, and other location or service based “clusters” of businesses.
- c. **Review City’s efforts to streamline new business use, building, and other permitting approvals.**
- d. **Establish public-private partnerships** for implementing indoor- and outdoor community events. (*Related Policies – A.2.a; A.2.b; and D.3 Increase Public Open Space and Community Gathering Space*)
- e. **Initiate a study of the feasibility and scope of forming an Enhanced Infrastructure Financing District (EIFD)** to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, sewage treatments, and climate adaptable projects, among other uses.

B. Improve and Increase Interaction between Private and Public Spaces

1. Engaging Buildings

- a. **Incentivize public access to amenities** in new developments, such as courtyards, rooftop open space, or public working stations.
 - Provide semi-private access to amenities through neighborhood key-card programs.
 - *Alternative:* offer public access to private amenities as a community benefit contribution option to developers.
- b. **Require new development amenities to be on the ground floor** (and to be sidewalk facing and visible), including gyms, coworking, and meeting spaces. (Related Policies – A.2.b)
- c. **Define Objective Design Standards for articulation of upper floors** that animate the façade by addressing design elements including materials, projections and recesses, balconies, and window design.

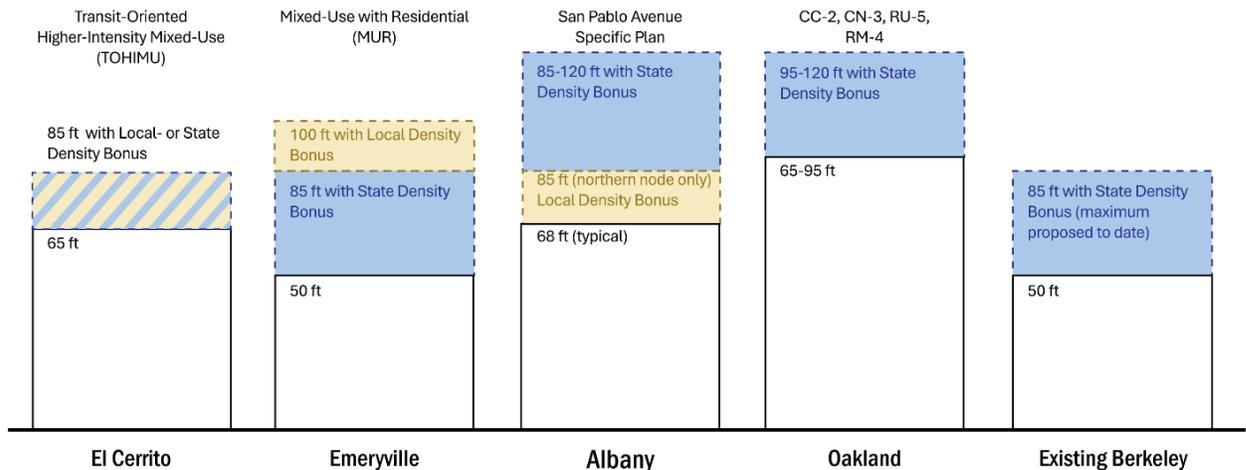
2. Engaging Site Frontages

- a. **Establish Objective Design Standards for the ground floor frontage** that have key elements of pedestrian friendly building frontage design. (Related Policies – A.2.b)
 - **Storefront standards** that provide a low proportion of “blank” walls, high windows percentage, and frequency of entries. These standards are designed to facilitate an easy change of use from retail to restaurant, gym, or similar active commercial or service use.
 - **Active Ground Floor standards** that provide more flexible design choices to allow a broader range of non-residential uses.
 - **Active Residential Ground Floor standards** that require a transition or connection from public sidewalk to unit, including entry patios, stoops, shallow landscaped setbacks, etc.

C. Increase Housing Supply and Diversity

1. Revise Housing Development Regulations

- a. **Increase by-right maximum allowed height and floor area ratio (FAR)** – see Policy Levers – Height and Intensity section on page 10 for discussion of intensity scenarios that are being assessed.
 - *Alternative 1:* Increase throughout the whole corridor
 - *Alternative 2:* Increase only within the nodes
- b. **Alternative to by-right increase in height and FAR: Modify current approach of allowing additional height for mixed-use building.** But allow 100%-residential buildings to achieve mixed-use height and FAR if the developments comply with all Objective Design Standards and provide a minimum threshold of community benefits (including payment of ground-floor retail in-lieu fee, provision of public open space, and other benefits). Also see Policy Levers, Community Benefits, page 11. (*Related Policy – A.2.d, B.2.a; C.2.b; D.3.c*)
- c. **Review City’s efforts to Streamline Planning Approval and Building Permit** process for new developments and make recommendations for further streamlining improvements.



3. Support Increased Diversity of Housing Types

- a. **Allow density to be counted as units or bedrooms** to provide developers more flexibility in meeting min. density standards through either metric.
- b. **Allow an option to waive mixed-use development requirement for additional height outside of the nodes** by providing a threshold percentage of workforce, senior or family-friendly housing. (*Related Policy – C.1.b.*)
- c. **Permit rezoning of select MULI and MUR zoned parcels** within the Specific Plan if the development provides 100% percentage of workforce, senior or 2-3+ bedroom family-friendly housing; see Development Framework section for potential MULI and MUR zoned parcels that this policy could be applied to. (*Related Policy – C.3.a*)

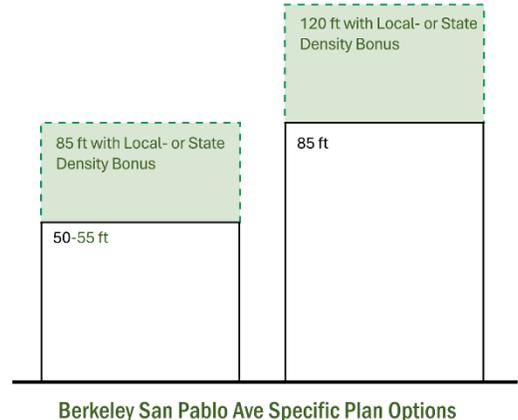


Figure 1 Development Zoning Height Limits along San Pablo Avenue

4. Support Housing Affordability

- a. **Permit rezoning of select MULI and MUR zoned parcels** within the Specific Plan if development provides 100% affordable housing; see Development Framework section for potential MULI and MUR zoned parcels that this policy could be applied to. *(Related Policy – C.2.c)*
- b. **Provide a density bonus for projects with a percentage of middle-income** affordable units.
- c. **Reserve up to 10% of affordable housing units for artists** in any state-designated cultural districts that are established. *(Related Policies – A.1.b)*
- d. Establish a **site acquisition financing/funding program** for 100% affordable projects.
- e. **Opt into and comply with the Metropolitan Transportation Commission’s (MTC) Transit-Oriented Communities (TOC) Policy** to increase access to funding for housing and transit improvements including active transportation and pedestrian safety.²

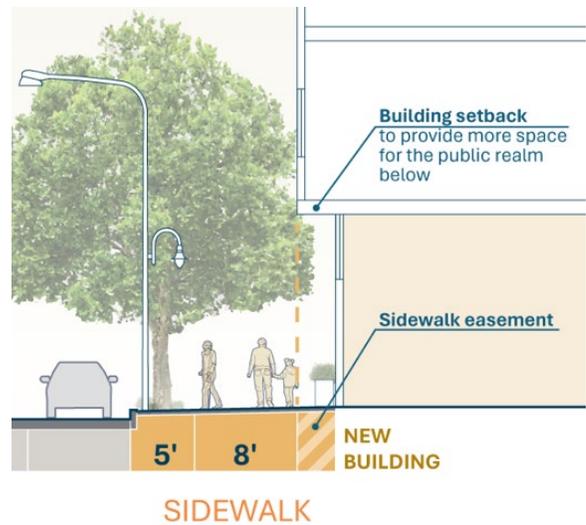


Figure 2 Section to illustrate sidewalk easement

D. Improve the Public Realm

1. Increase Amount and Quality of Sidewalk Space

- a. **Provide community benefit for new or existing development to include sidewalk easements.** *(Related Policy – C.1.b.)*
- b. **Create side street curb extensions** for public and outdoor dining.
- c. **Expand the sidewalk area and create public space through City-owned/ Caltrans-permitted parklets.**

2. Improve and Maintain Lighting, Sidewalk, and Landscape

- a. **Update Streetscape Standards** including landscape, pedestrian lighting, bicycle parking, seating, and other public realm standards.
 - Update pedestrian lighting standards, include street facing façade design and performance standards and require developments to implement.
- b. **Require developments to implement streetscape standards** on their San Pablo Avenue frontage; this is an existing requirement that will be maintained by the Specific Plan.

² As described in MTC’s April 2024 Working Draft Administrative Guidance for MTC’s Transit-Oriented Communities Policy, jurisdictions with transit stops and stations that are not served by fixed-guideway service (e.g., areas that are only served by regular fixed-route bus transit) may choose to “opt in” and voluntarily meet TOC Policy requirements for these areas. For locations with no fixed-guideway transit service, the Tier 4 density and parking management requirements will apply in addition to all other TOC Policy requirements. The Tier 4 Average Minimum Zoning Density Required for Residential Development is 25 units/net acre or higher. The Tier 4 TOC Policy Parking Management Requirements is a parking maximum of 4.0 spaces per 1,000 square feet or lower and a minimum of 1 secure bicycle parking space per 5,000 square feet for commercial office. (MTC, May 14, 2024).

E. Enhance Local Access

1. Improve East-West Connectivity

- a. **Study feasibility of a shared shuttle service** or an agreement between City and AC Transit to improve connections between Plan Area and West Berkeley, regional transit and East Berkeley (including Downtown Berkeley and the UC Berkeley Campus).

2. Enhance Pedestrian and Bicycle Safety and Access

- a. **Develop and implement wayfinding standards** to improve connection between San Pablo Avenue and parallel bicycle facilities, the 4th Street West Berkeley node, adjacent parks and other community services.
- b. **Improve sidewalk and streetscape conditions** between San Pablo Avenue and adjacent parks and other community services.
- c. **Require public mid-block pathways** for development sites that go through a block.
- d. **Study feasibility of lowering speed limit** on full length of segments of San Pablo Avenue.
- e. **Study feasibility of separate bike lanes and bus lanes** on San Pabo Ave with Alameda CTC.

3. Improve Transit Access and Frequency/Availability

- a. **Maintain and improve bus service** in collaboration with Alameda CTC and AC Transit. *(Related Policy – E.1.a)*
- b. **Evaluate Alameda CTC bus stop improvements, including bus bulbs** and identify additional opportunities for streetscape and public open space improvements

4. Management On-Street Parking and Loading

- a. **Create an active parking and loading management program** for San Pablo Avenue, including adjustment of parking meter rates, meter location expansion to side streets, and enforcement.
- b. **Create residential and merchant parking permit area(s)** on adjacent neighborhood streets.

Development Framework

Throughout the public engagement process to-date, the community has expressed an overall interest in strengthening the nodes and prioritizing commercial viability with additional policy and beautification efforts. As described in the Community Assessment Report, there are five (5) nodes along the corridor at Gilman Street, Cedar Street, University Avenue, Dwight Way, and Ashby Avenue. The nodes are currently intended to provide focused clusters retail, commercial, and mixed-use activity to support a strong commercial and transit- and pedestrian-oriented environment by 1) requiring ground floor retail within the nodes, and 2) permitting only selective “active” commercial uses.

The Community Assessment report also identifies some challenges with existing nodes and opportunities for revising node boundaries within the Specific Plan. Existing node challenges include a lack of incentives for pedestrian-oriented retail, an oversupply of scattered retail space, and a non-distinct streetscape. Future opportunities include intensifying development at key areas, concentrating retail in walkable clusters, and investing in public space.

While many Specific Plan policies will apply to the entire corridor, this section outlines a **development framework based on three policy areas that act as levers and tools to shape development outcomes both inside and outside of nodes**, ensuring that strategies are tailored and effective for targeted areas. **The Development Framework is conceptual and designed to incorporate community input. No specific decisions or approaches have been finalized.** The preferred Development Framework will be determined through the preparation of the Specific Plan and include further public review and input opportunities including public hearings with the Planning Commission and City Council. The Development Scenarios section that follows presents three examples of how the framework, and its levers, can be applied to the corridor.

Policy Levers

Three key policy areas act as levers and tools to create a framework for future conditions and hierarchies between node and corridor development: height and intensity, ground floor use and design requirements, and community open space and activities.

Height and Intensity

Current development characteristics have deviated from existing zoning regulations due to density bonuses and market conditions. Developers often utilize density bonuses to propose 6 to 8 story buildings (3 to 4 stories permitted with existing zoning) with a Floor Area Ratio (FAR) between 3.75 and 4.7 (3.0 permitted with existing zoning) throughout the corridor. Developers also chose to propose mixed use developments to establish a more intensive base zoning condition, which results in more commercial space throughout the corridor and in particular outside of nodes. This necessitates a reevaluation of the current height and density standards for the overall corridor and its nodes. Policy opportunities could include increasing the base zoning building heights and FAR for the corridor or varying the intensity between nodes and the areas in between.

Height and intensity options to consider include:

- An increase to 55 feet (5 stories) and 3.5 FAR (55 feet is within the height range allowed for the General Plan Avenue Commercial designation in the city. This height allows a 5-story building with a higher clearance for the ground floor, allowing for adequate space. The FAR increases to account for the additional height). If a project applies State Density Bonus, the likely maximum height would be 85 feet. Similarly, the local density bonus with community benefits would allow up to 85 feet in height and a maximum 5.0 FAR.
- An increase to 85 feet (8 stories) and 5.0 FAR (85 feet is the maximum height for a wood framed construction type allowed by the building code. The 5.0 FAR reflects the increase in building height and is the current maximum FAR for Avenue Commercial, which is the General Plan designation for C-W zoned properties). If a project applies State Density Bonus, the likely maximum height would be 120 feet. Similarly, the local density bonus with community

benefits would allow up to 120 feet in height and a maximum 8.0 FAR.

Most in-process or approved residential or mixed-use development projects are not moving forward at this point, given current market conditions, including higher interest rates, building code requirements, and increasing construction costs. An exception to this could be some 100% affordable housing projects, because of lower interest funding that may be available for affordable projects. Projects with heights above 85 feet will likely not be feasible along San Pablo Avenue until there are significant decreases in construction costs and increases in market rents. Additional height and density allowances could be linked to contributions towards community benefits.

Density Bonus

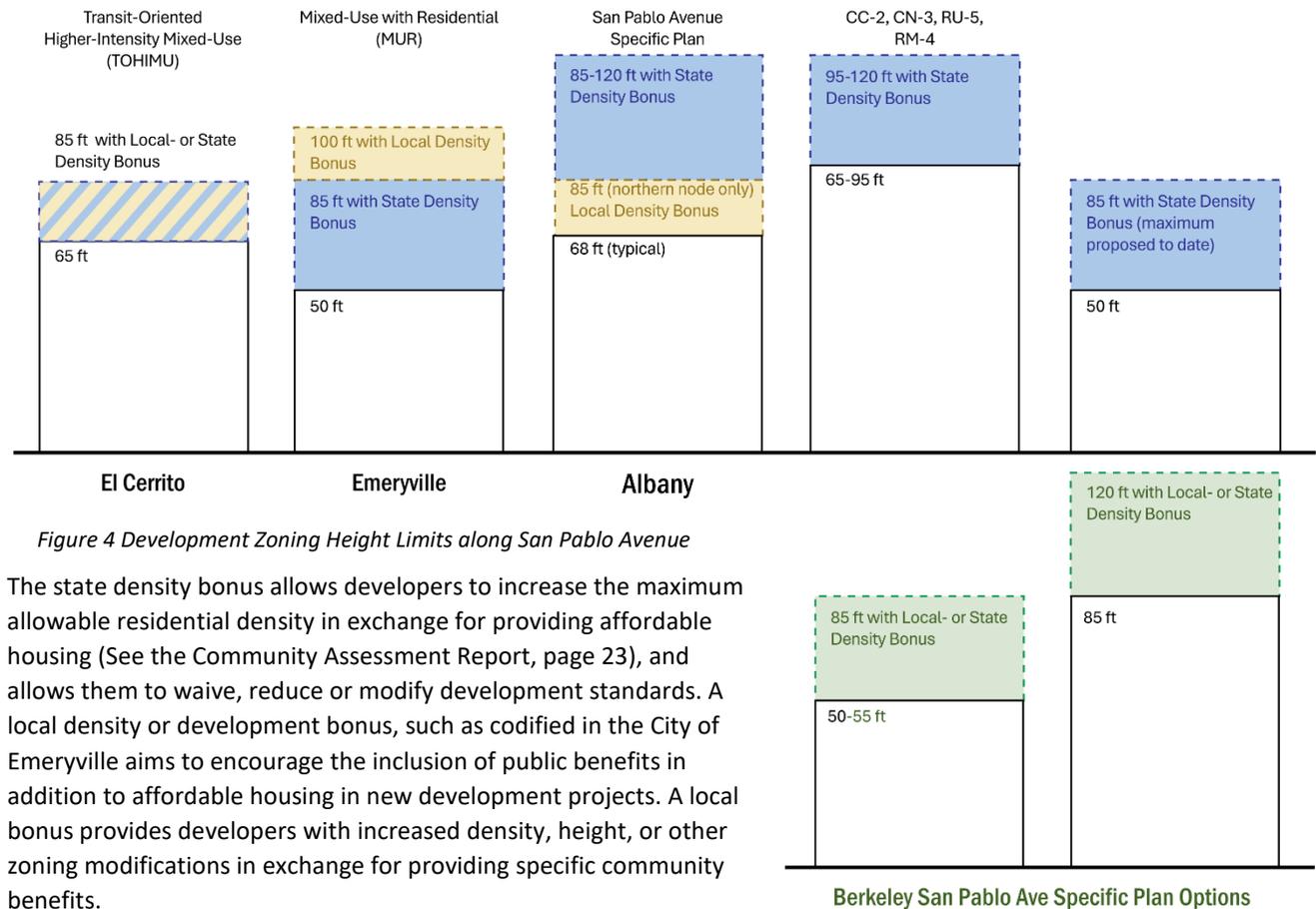


Figure 4 Development Zoning Height Limits along San Pablo Avenue

The state density bonus allows developers to increase the maximum allowable residential density in exchange for providing affordable housing (See the Community Assessment Report, page 23), and allows them to waive, reduce or modify development standards. A local density or development bonus, such as codified in the City of Emeryville aims to encourage the inclusion of public benefits in addition to affordable housing in new development projects. A local bonus provides developers with increased density, height, or other zoning modifications in exchange for providing specific community benefits.

By increasing the base height and Floor Area Ratio (FAR) along San Pablo Avenue, there may be an increase in market-rate developments and a reduction in developments utilizing the state density bonus. If developers choose not to utilize the density bonus, they cannot waive any development standards proposed in the Specific Plan, such as Objective Design Standards, ground floor policies, and public open space requirements.

[Berkeley’s inclusionary housing policies](#) will still apply to all market-rate developments to ensure affordable housing availability for low- and moderate-income residents. Under these policies, housing development projects are required to provide a percentage of affordable units or choose alternatives such as paying an in-lieu fee or dedicating land for the construction of affordable units.

In summary, Berkeley does not need state density bonus projects to create affordable housing because the City's own rules require that market rate projects integrate affordable housing or pay an in-lieu fee. By letting developers reach the same density levels with local standards, the City maintains more control over development designs, as developers would not have access to waivers and concessions that would be available if they used the state density bonus.

Ground Floor Use and Design

Outside of the nodes, mixed-use buildings are permitted an additional height (one residential floor) compared to residential-only buildings. The difference in allowed height has led to mixed-use buildings being proposed by developers along San Pablo Avenue to achieve a 4-story base zoning condition for new buildings instead of 3-story for a residential-only building. This is contributing to an oversupply of retail space scattered throughout the corridor. This presents an opportunity to leverage the demand for additional height by allowing more flexibility in ground floor use and implementing an in-lieu fee structure to waive ground floor commercial or live/work requirements in exchange for increased building height. Through the in-lieu fee, developers could be allowed to create *active residential ground floor* units instead.

Some developers may want to adhere to the mixed-use requirement and choose other ground floor uses. With the proposed *active ground floor* requirement, they would still have to follow pedestrian-friendly design standards.

Currently, within the nodes, there is a general requirement for ground floor commercial space. However, this designation lacks incentives for pedestrian-oriented retail, which undermines the original intention of these nodes. Adjustments such as broadening the allowed uses and emphasizing *storefront ground floor design* would create more flexibility and creating a built environment that can flex to more active retail uses as the population within the Specific Plan Area increases over time, and better align with the intended pedestrian-friendly environment.

Community Benefits

The above-mentioned policy levers can serve as tools to incentivize community benefits, which refer to amenities, improvements or contributions that developers can provide to enhance the surrounding community as part of their project. Developers may be offered trade-offs such as more height and density, or reductions for private open space. The following outlines potential community benefits:

1. San Pablo Avenue corridor open space contribution program
2. Streetscape setbacks to enhance the pedestrian experience
3. Additional streetscape improvements such as pedestrian lighting, furnishing, landscaping
4. Public rooftop or courtyard access
5. Privately owned public open spaces
6. Allocated community spaces for public use within developments
7. Provide neighborhood access to project amenities (roof top open space, gym, meeting space, community garden, etc.)
8. Community Benefit Fund to support small local serving businesses throughout the Specific Plan Area

Expand Uses

The following describes three major types of expanded ground floor uses. Note that all types are equivalent to Ground Floor Objective Design Standards (see *B.2.a*)

Storefront ground floor use focuses on commercial type uses that allow for more sidewalk visibility, such as restaurants, retail, and certain office types.

Active ground floor use allows for all non-residential (and live work) uses and provides more flexible Objective Design Standards

Active residential ground floor allows for apartments on the ground floor, which are subject to Objective Design Standards.

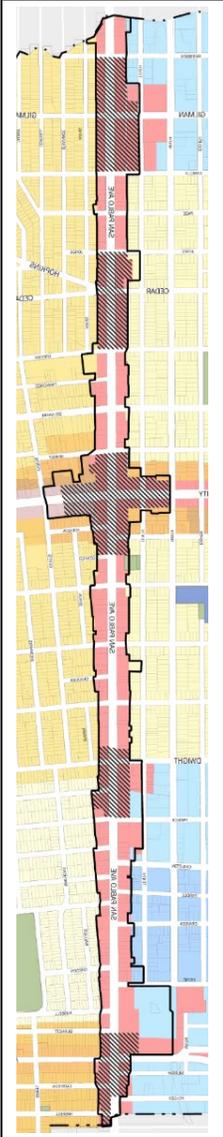
9. Additional workforce, senior or family friendly housing
10. Flexible Community Benefit proposed by the development

Development Scenarios

The development framework can be applied in various ways, creating different possibilities for developing nodes in the future. These possibilities include:

- Encourage more intensity of development
- Effectively concentrate retail in the nodes to create walkable neighborhood clusters
- Focus public open space investments and community use

The following three scenarios are examples to demonstrate how policy levers can be used as tools to develop various policy options. These scenarios illustrate the potential relationships between designated nodes and the entire corridor, showing how community benefits can be leveraged as trade-offs. This approach aims to achieve a variation in height and density while designating public realm and community improvements to priority areas.

	Scenario 1: Retail Focused Nodes with minor height increase	Scenario 2: Flexible Storefronts with more intensity at University Node	Scenario 3: Flexible Storefronts with expanded nodes and more intensity at select parcels in Gilman, University, Dwight, and Ashby Nodes
	<p>Maximum Development Intensity</p> <p><u>Outside of Nodes:</u></p> <ul style="list-style-type: none"> ▪ No change for single-use buildings ▪ Mixed-use Buildings maximum 55’ height and 3.5 FAR. Developers may pay an in-lieu fee to waive the ground floor commercial requirements (<i>See policy option A.2.d</i>) ▪ Mixed-use buildings can increase to 85’ height and 5.0 FAR, if they meet the Local Community Benefits Requirement or through the State Density Bonus <p><u>Nodes:</u></p> <ul style="list-style-type: none"> ▪ Base zoning: 55’ height and 3.5 FAR ▪ All buildings can increase to 85’ height and 5.0 FAR, if they meet the Local Community Benefits Requirement or through the State Density Bonus <p><i>Note: This may be more attractive than utilizing the state density bonus for additional development intensity</i></p>	<p>Maximum Development Intensity</p> <p><u>Outside of Nodes:</u></p> <p><i>See Scenario 1</i></p> <p><u>University Avenue Node:</u></p> <ul style="list-style-type: none"> ▪ Base zoning: 85’ height and 5.0 FAR, if meet Storefront Objective Standards (<i>See policy option B.2.a</i>) <ul style="list-style-type: none"> ○ Can increase to 120’ height and 8.0 FAR, if they meet Local Community Benefits Requirements, including: <ul style="list-style-type: none"> ○ Storefront Objective Design Standards ○ Provide privately owned public open space (<i>See policy option D.3.c</i>). This may only apply to developments over a certain sq. ft. threshold <p><u>Other Nodes:</u></p> <p><i>See Scenario 1</i></p>	<p>Maximum Development Intensity</p> <p><u>Outside of Nodes:</u></p> <p><i>See Scenario 1</i></p> <p><u>Gilman Street West, University Avenue, Dwight, and Ashby Avenue West Nodes select parcels:</u></p> <ul style="list-style-type: none"> ▪ Base zoning: 85’ height and 5.0 FAR, if meet Storefront Objective Standards (<i>See policy option B.2.a</i>) <ul style="list-style-type: none"> ○ Can increase to 120’ height and 8.0 FAR, if they meet Local Community Benefits Requirements, including: <ul style="list-style-type: none"> ○ Storefront Objective Design Standards ○ Provide privately owned public open space (<i>See policy option D.3.c</i>). This may only apply to developments over a certain sq. ft. threshold <p><u>Other Nodes:</u></p> <p><i>See Scenario 1</i></p>
	<p>Public Realm Improvements</p> <p>Implement community benefits programs throughout the corridor. Locations for improvement areas may differ from nodes</p>	<p>Public Realm Improvements</p> <p><u>University Node:</u></p> <ul style="list-style-type: none"> ▪ High priority for public space <p><u>Other Nodes:</u></p> <ul style="list-style-type: none"> ▪ Priority for streetscape improvements ▪ Incentives and focus for privately owned public spaces. 	<p>Public Realm Improvements</p> <p><u>Gilman West, University, and Ashby West Nodes:</u></p> <ul style="list-style-type: none"> ▪ High priority for public space <p><u>Other Nodes:</u></p> <ul style="list-style-type: none"> ▪ Priority for streetscape improvements ▪ Incentives for privately owned public spaces
	<p>Boundary and Zoning Designation Changes</p> <p>To be determined</p>	<p>Boundary and Zoning Designation Changes</p> <p>To be determined</p>	<p>Boundary and Zoning Designation Changes</p> <p>To be determined</p>