

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.

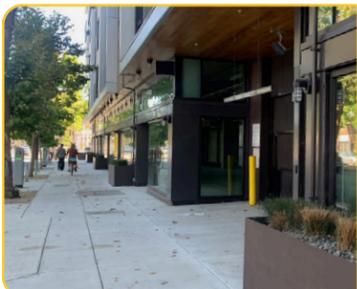
Open space & community gathering spaces

Provide via privately owned public space, an 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.



Streetscape setbacks

Expand the sidewalk into private property with a ground floor setback



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

Public Realm

Types of Open Space and Community Gathering Spaces



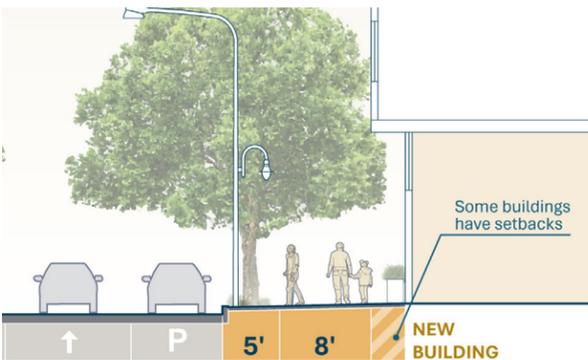
Side street curb extension

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



Parklets

On San Pablo Avenue parklets are required to be public space by Caltrans. 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



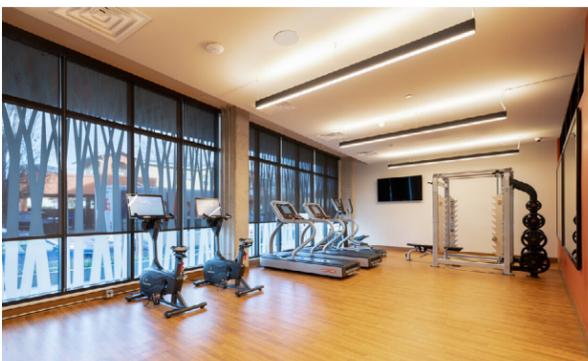
Indoor Multi-Purpose Room

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



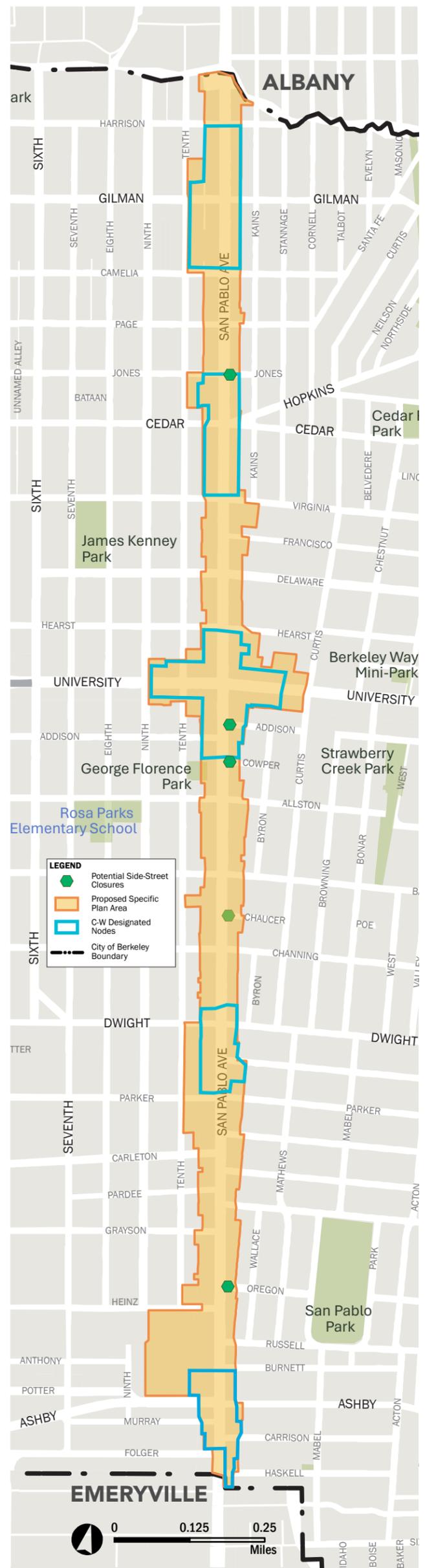
Other Indoor Community Gathering Spaces

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

Sticky Notes

Ground Floor Uses: Activity Legend



Storefront with active commercial uses

(Retail stores, restaurant/ cafes, services like yoga/ fitness uses, etc...)



Flexible-use space designed as storefront but not necessarily active

(Office, maker space, or other light-industrial, daycare center, pre-school, etc...)



Public-private open public spaces (POPO's) as part of development on parcels

(Building setbacks, plazas, etc...)

AND public open space locations in the streetscape

(Parklets, side-street access closures, etc...)



Indoor community spaces

(Multi-purpose rooms, indoor gathering spaces, etc...)

Development Scenarios

Height Diagram: University Ave to Hearst St



Example Densities and Heights



Berkeley

Mixed-Use | 12 Stories | 163 Units | 120 ft



Oakland

Mixed-Use | 8 Stories | 127 Units | ~ 85 ft



Emeryville

Mixed-Use | 6 Stories | 87 Units | 76 ft



Oakland

Mixed-Use | 5 Stories | 51 Units | ~ 65 ft



El Cerrito

Mixed-Use | 4 Stories | 30 Units | 2 Live-Work
| ~ 45 ft