

# Timeline



# PROPOSED PROJECT HIGHLIGHTS

- Approximately 750 new homes
- Targeting 50% affordable units
- Approximately 310 resident parking spaces
- Maximum of 120 BART rider parking spaces + 80 spaces in the auxiliary parking lots
- Approximately 4,300 square feet of retail and community uses
- Over 55,000 square feet publicly accessible open space
- Connected Ohlone Greenway
- Open space and streetscape upgrades



## City/BART Policy Framework

### Existing Policies:

- State Assembly Bill 2923
- City/BART Memorandum of Agreement (MOA)
- City Zoning Requirements (R-BMU)
- Joint Vision & Priorities (JVP)
- BART 2016 Station Access Policy & 2016 TOD Policy
- City Bike, Pedestrian, Vision Zero Plans

### Future Policies:

- City Objective Design Standards (ODS)

At least 1,000 bedrooms + 35% affordability

Address climate and affordability crises

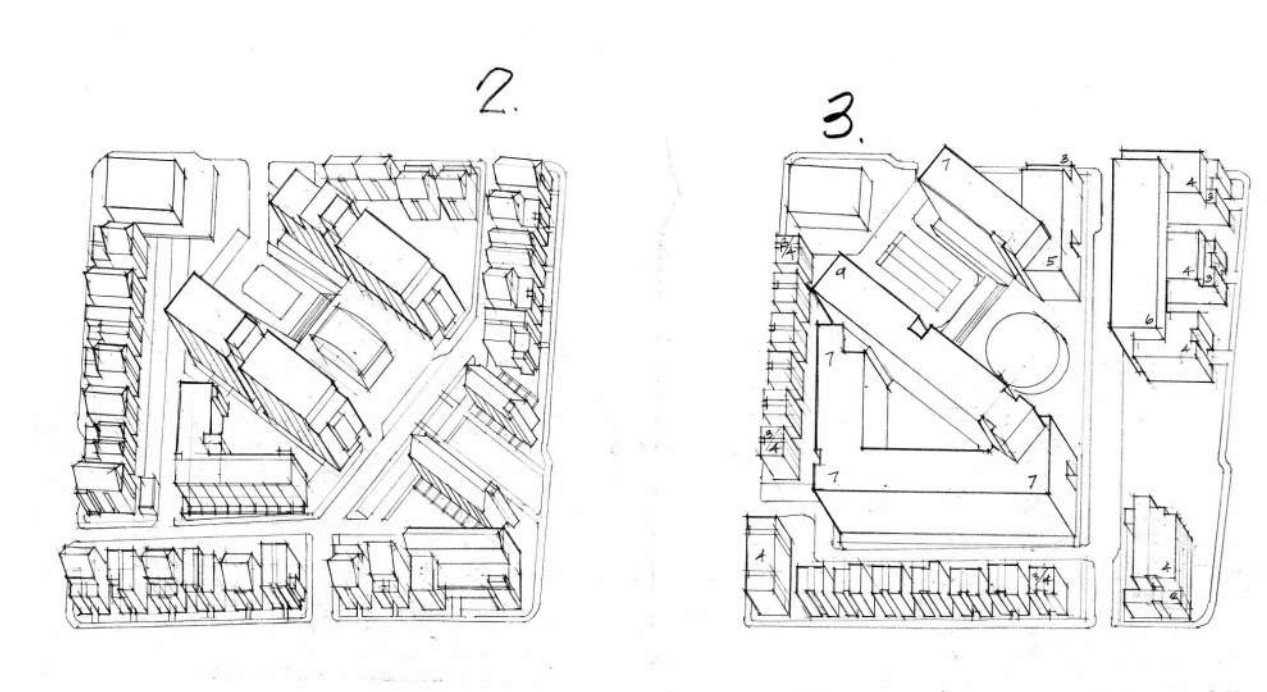
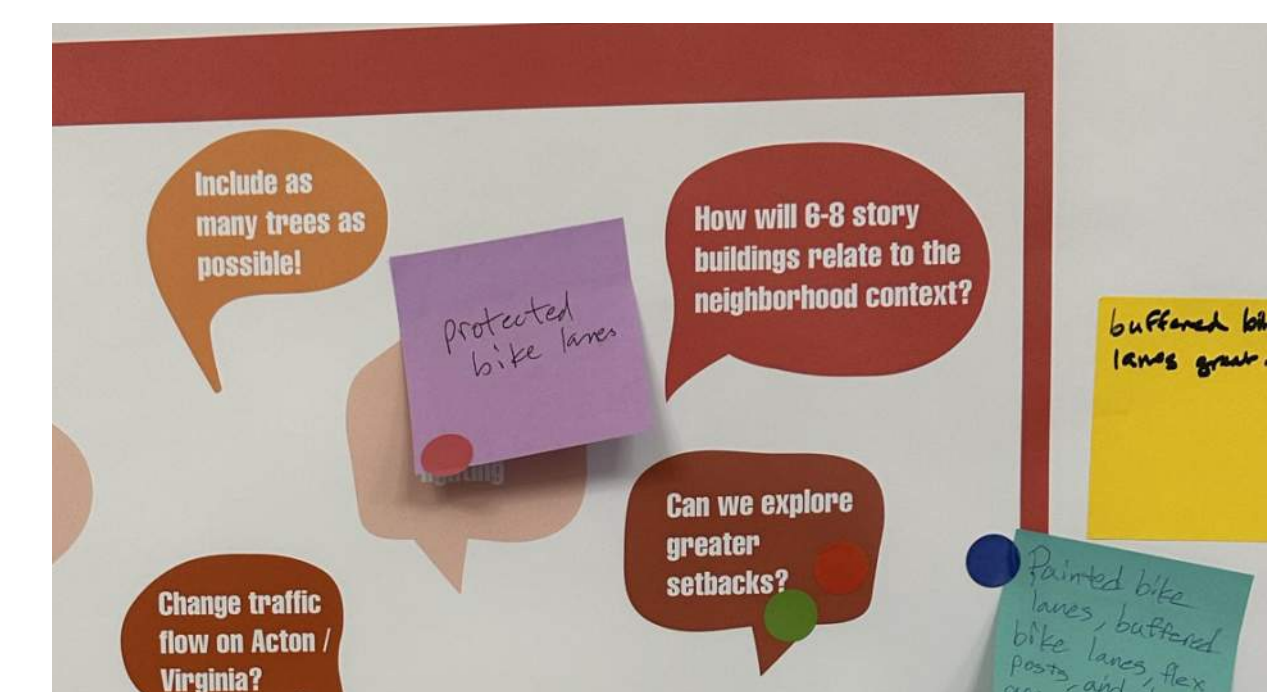
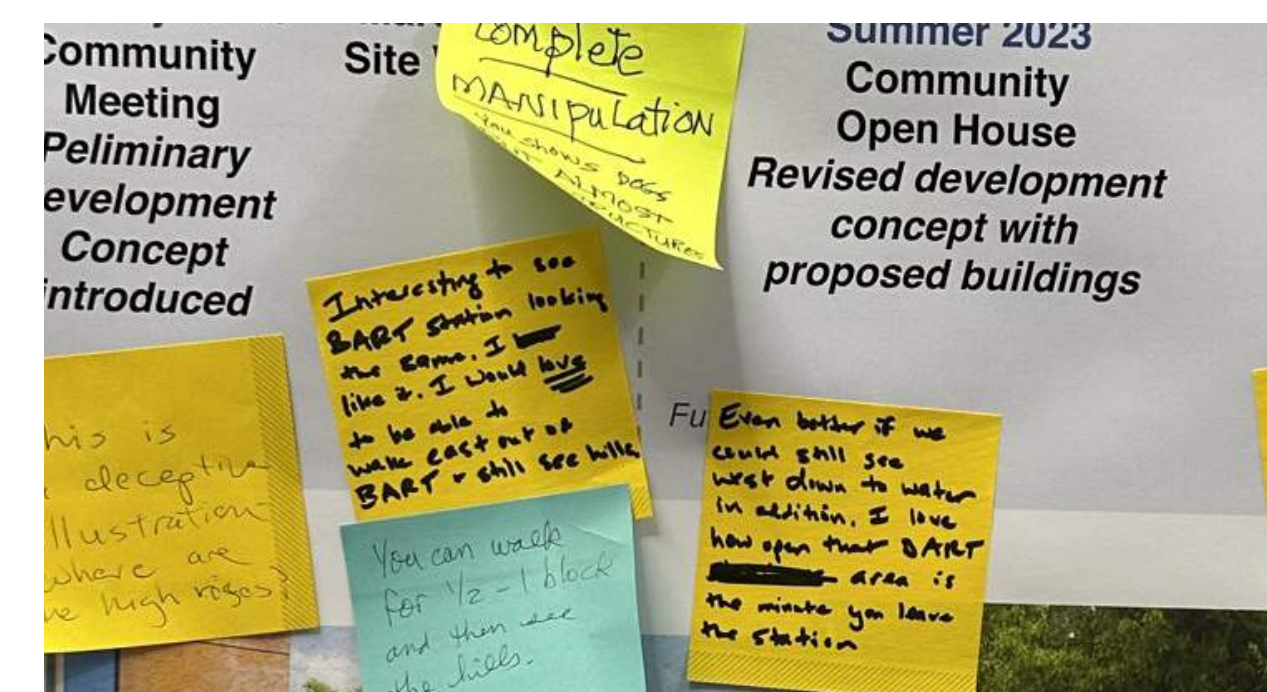
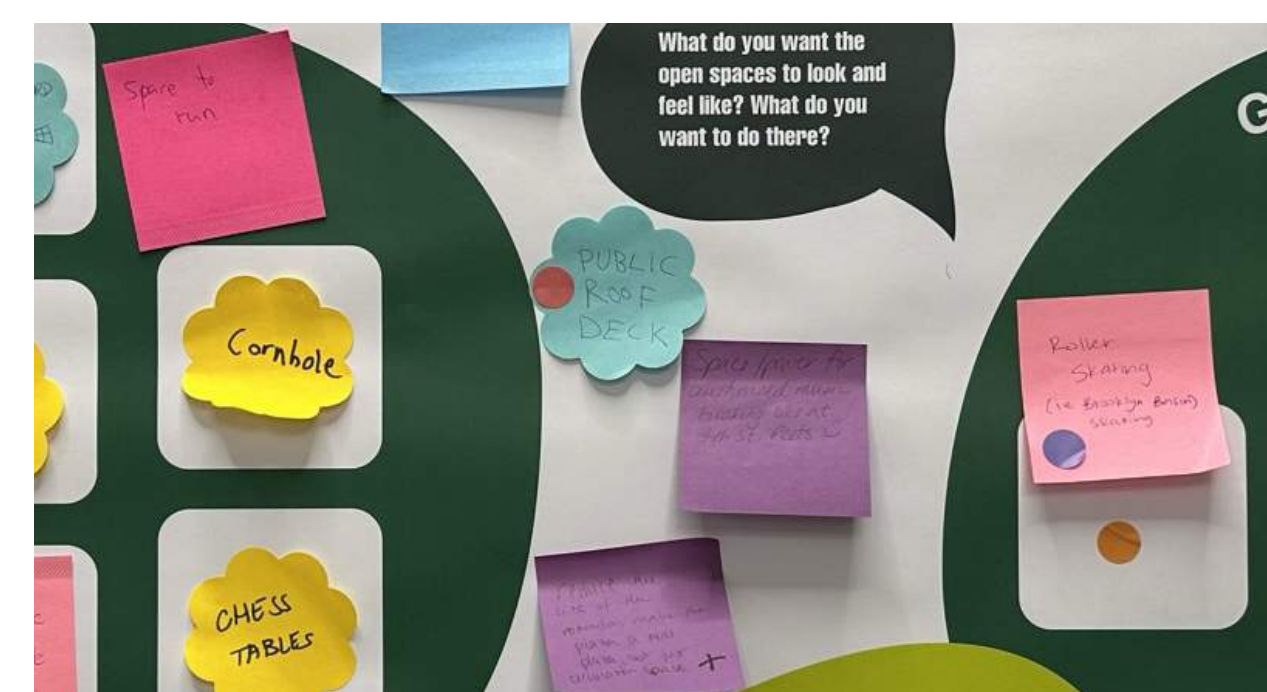
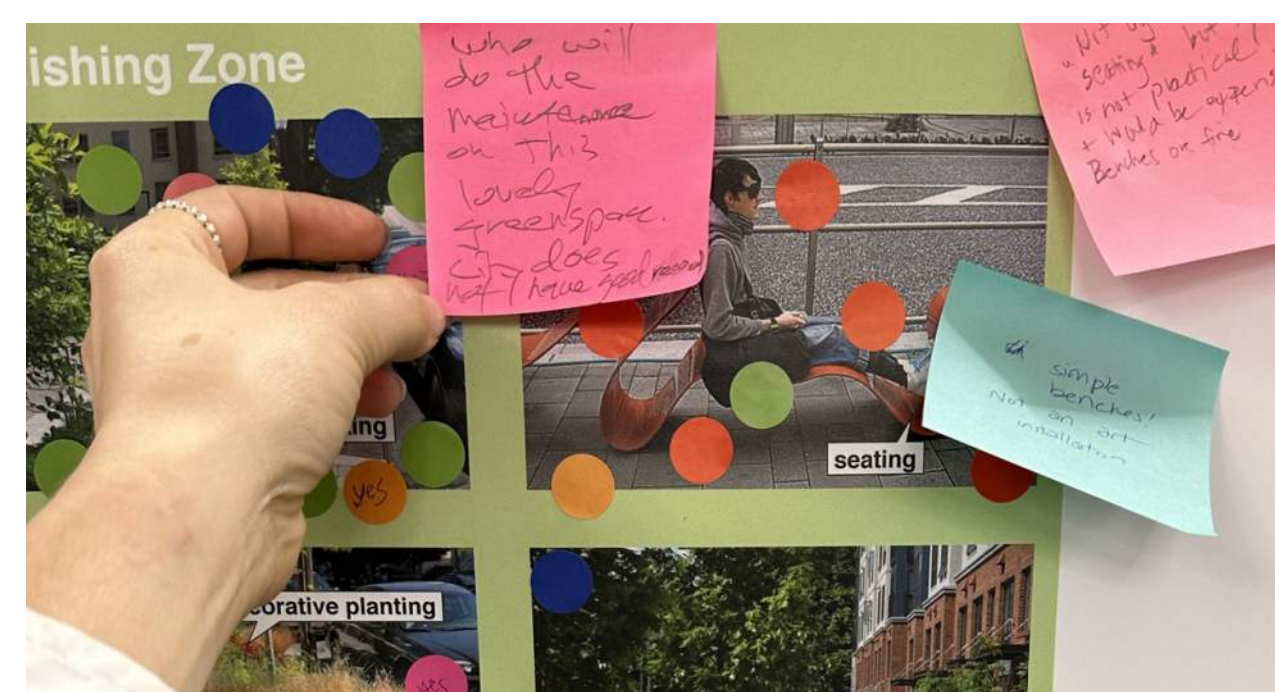
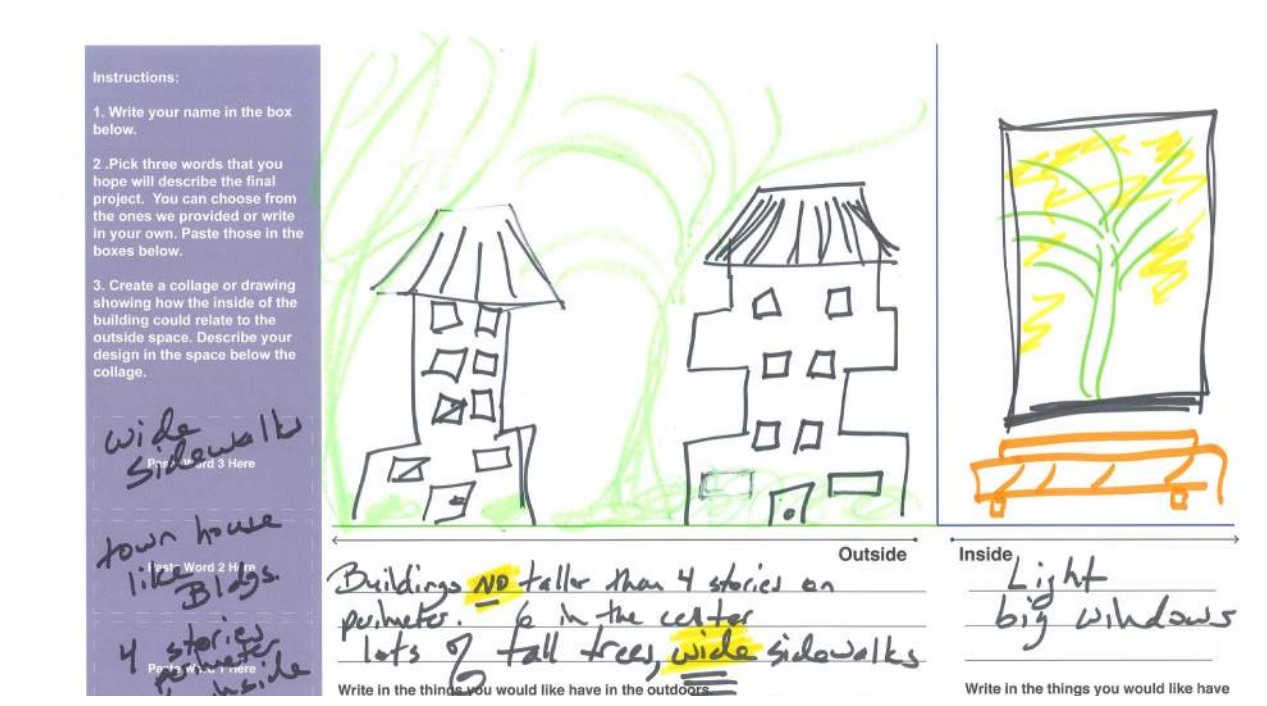
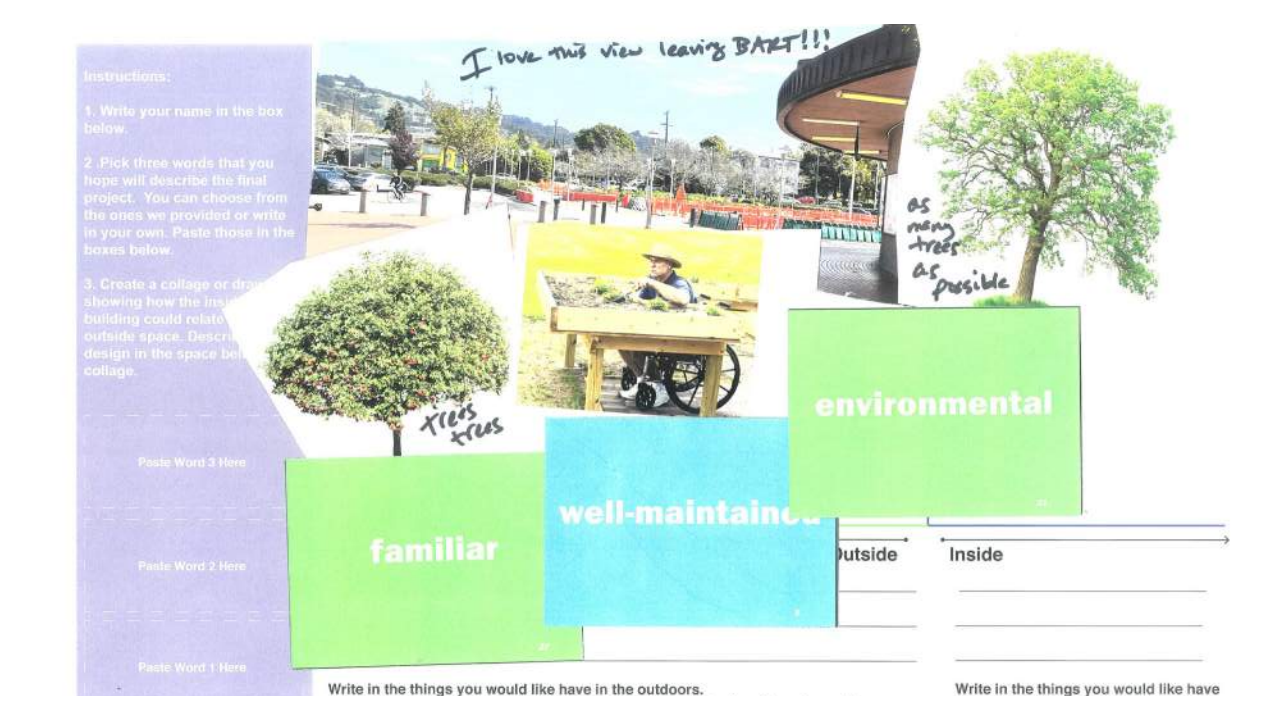
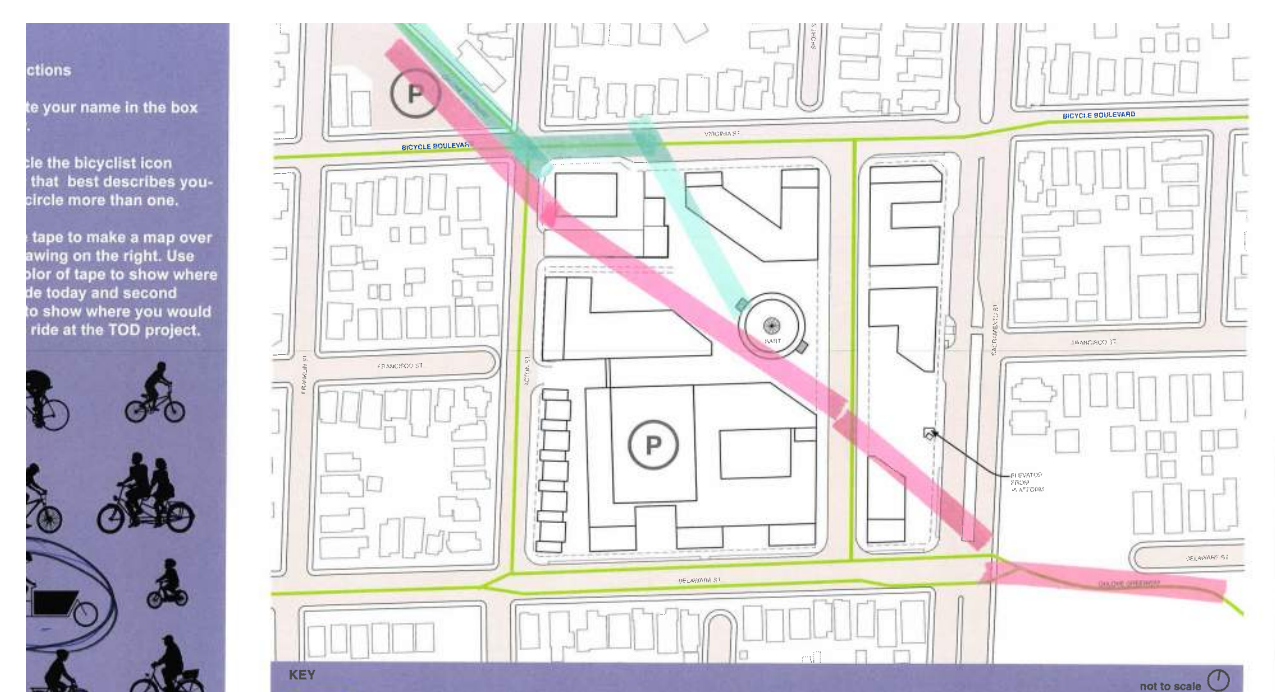
Ohlone Greenway Connection

Maximize density and affordability 500-1,200 homes

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## 50% OF ALL PROPOSED HOMES ARE AFFORDABLE

- ▶ Project serves a range of affordability levels
- ▶ Exceed RFQ goal of 35% of new housing to be affordable to households earning an average of up to 60% of Area Median Income (AMI)

## A PLACE FOR EVERYONE

Project includes supportive housing to provide safe homes for vulnerable neighbors, potentially including:

- ▶ Formerly homeless individuals & those at-risk of experiencing homelessness
- ▶ Veterans
- ▶ Seniors
- ▶ Transitional-Aged Youth

## WHO LIVES IN AFFORDABLE HOUSING?

	MAX INCOME			
	1 PERSON (rent)	2 PEOPLE (rent)	3 PEOPLE (rent)	4 PEOPLE (rent)
<b>EXTREMELY LOW INCOME</b> Households earning up to 30% AMI	\$30,000 (\$750/mo)	\$34,290 (\$803/mo)	\$38,580 (\$964/mo)	\$42,840 (\$1,114/mo)
<b>VERY LOW INCOME</b> Households earning up to 50% AMI	\$50,000 (\$1,250/mo)	\$57,150 (\$1,339/mo)	\$64,300 (\$1,607/mo)	\$71,400 (\$1,856/mo)
<b>LOW INCOME</b> Households earning up to 80% AMI	\$80,000 (\$2,000/mo)	\$91,440 (\$2,143/mo)	\$102,880 (\$2,572/mo)	\$114,240 (\$2,971/mo)
<b>MODERATE INCOME</b> Households earning up to 120% AMI	\$119,950 (\$2,998/mo)	\$137,100 (\$3,427/mo)	\$154,200 (\$3,855/mo)	\$171,350 (\$4,283/mo)



A,  
ELEMENTARY SCHOOL TEACHER

ANNUAL INCOME:  
\$91,000



M,  
EMERGENCY MEDICAL TECHNICIAN

ANNUAL INCOME:  
\$47,000



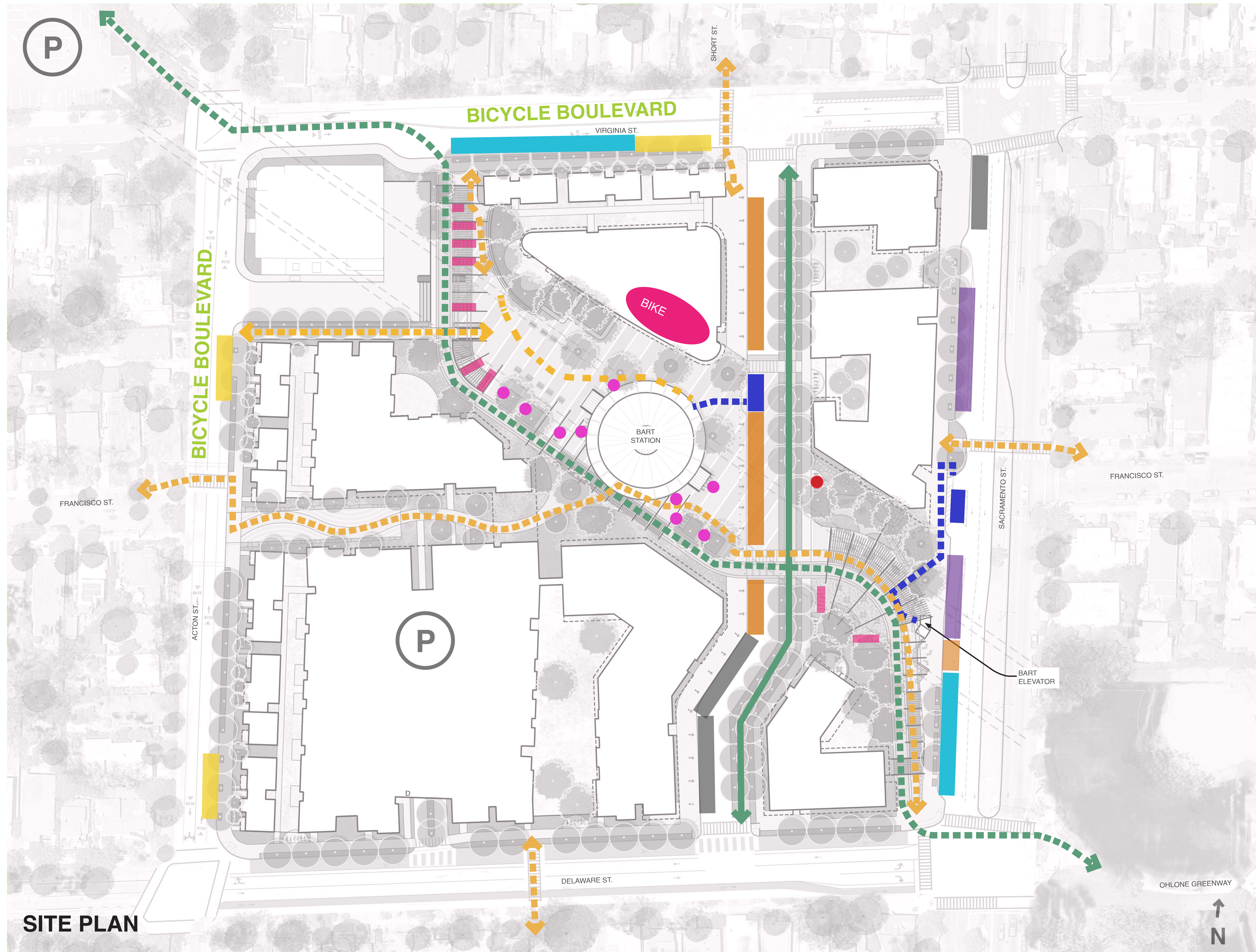
B & Z,  
RETIREES LIVING ON SOCIAL SECURITY

ANNUAL INCOME:  
\$38,000



K,  
ENTRY LEVEL FIREFIGHTER

ANNUAL INCOME:  
\$69,000



SITE PLAN

Legend

- Ohlone Greenway
- ADA Loading Access
- BART Bike Locker
- Bus Stop
- BART curbside program
- Casual Carpool/Parking
- Loading
- Parking
- Cycletrack
- BART Bike Rack
- Bike Share
- Pedestrian Path (Sidewalks not shown for clarity)

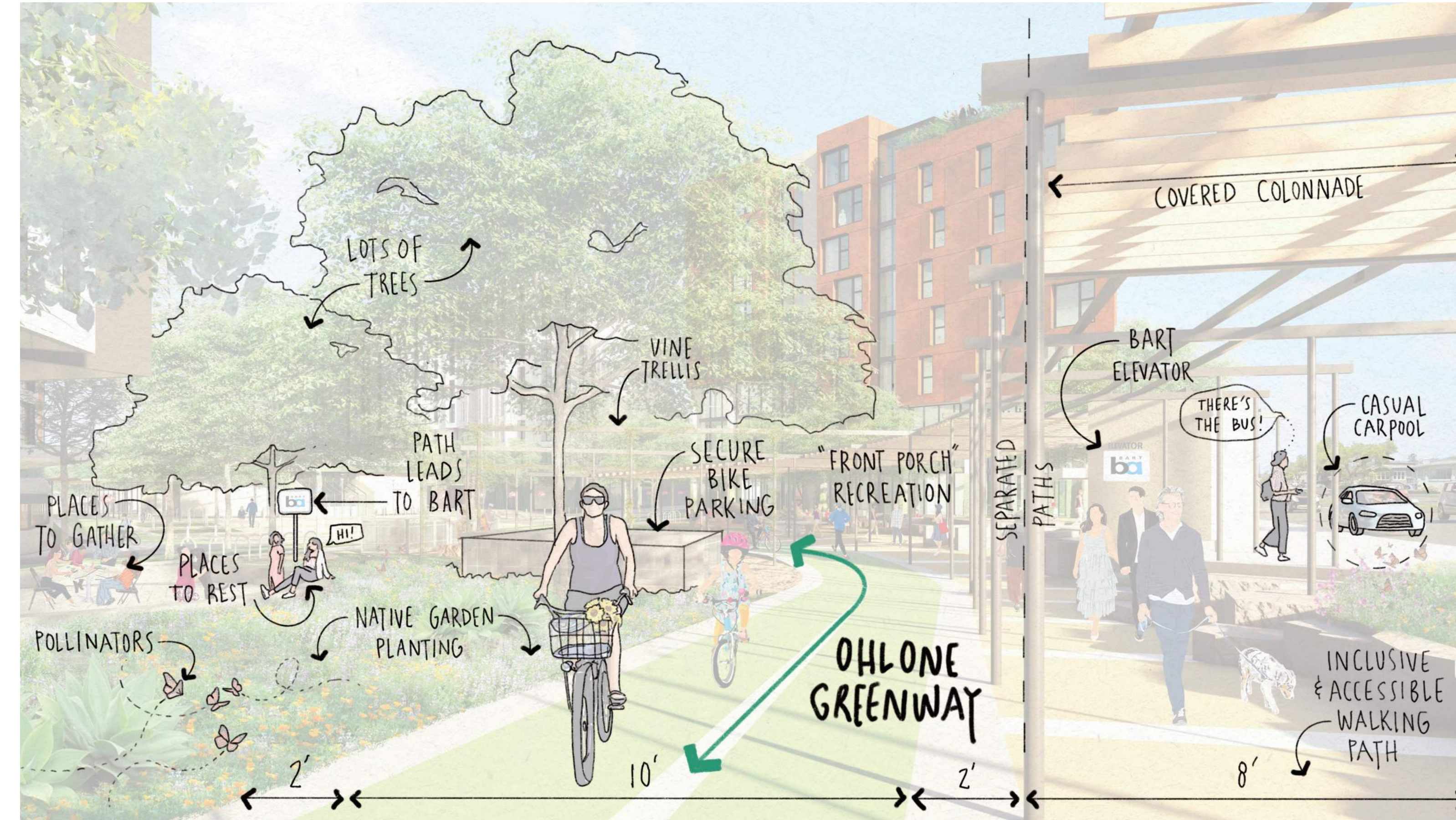
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Bike Path Landscape Precedent Images

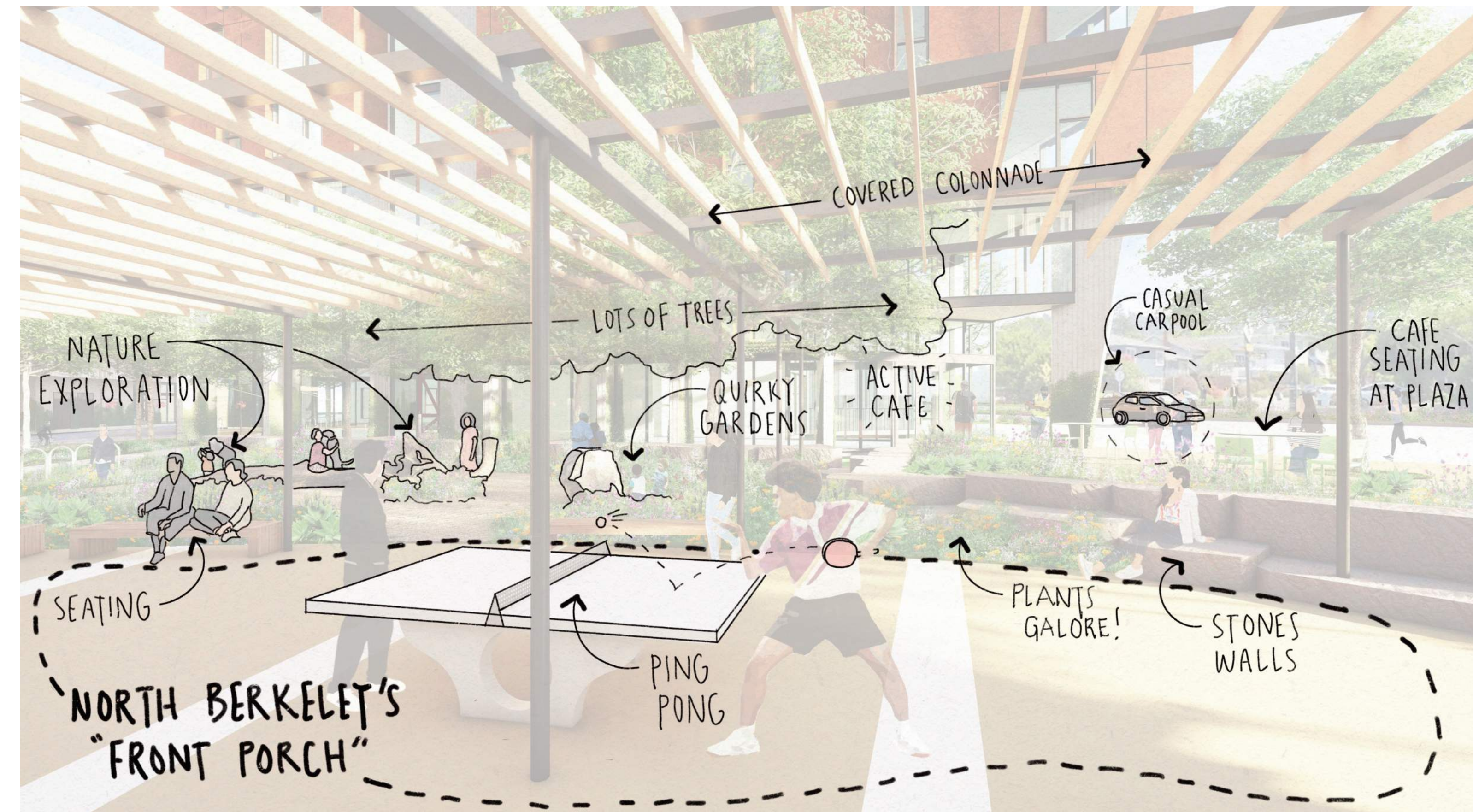


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Site Gateway



North Berkeley's "Front Porch"

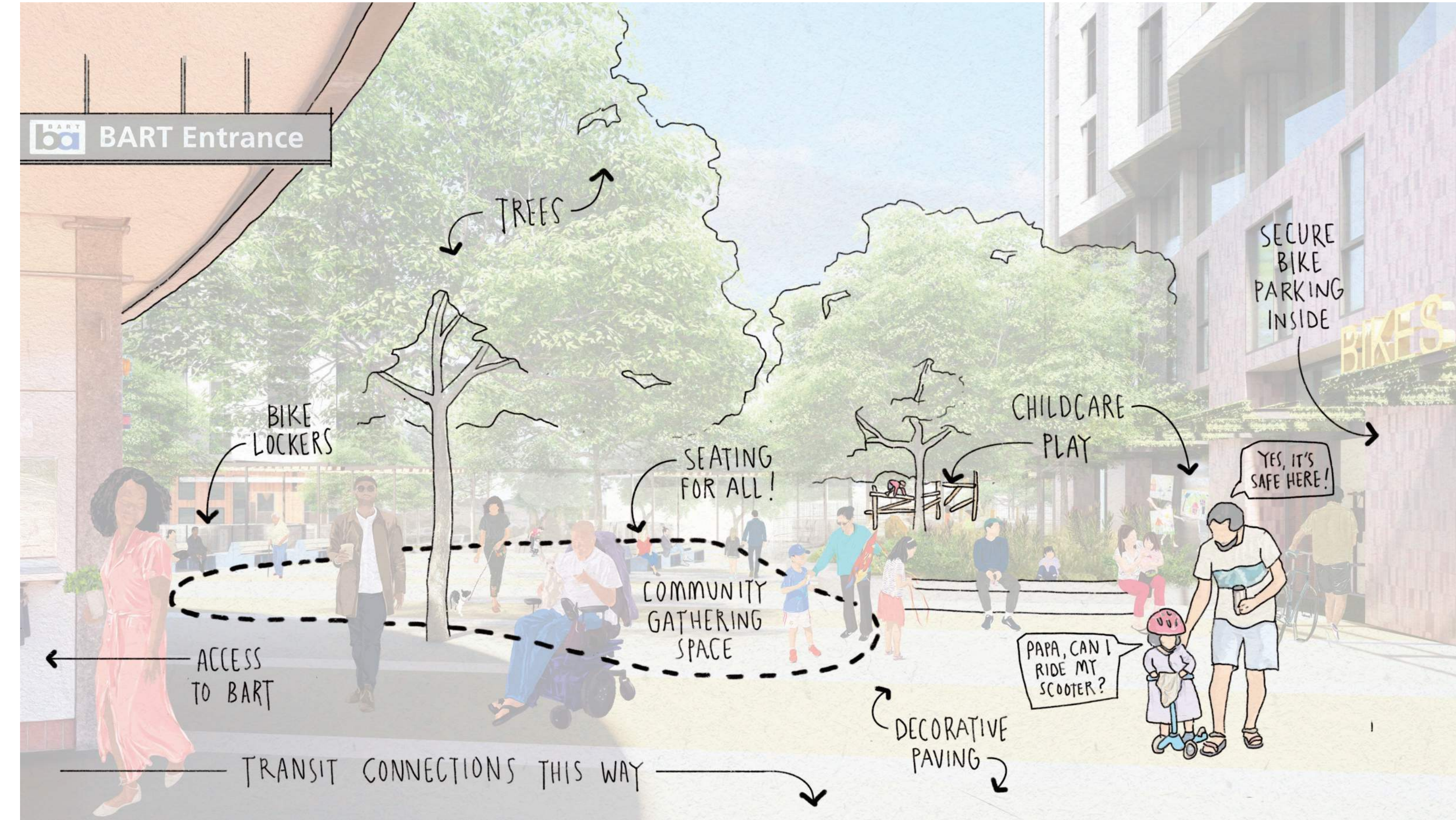


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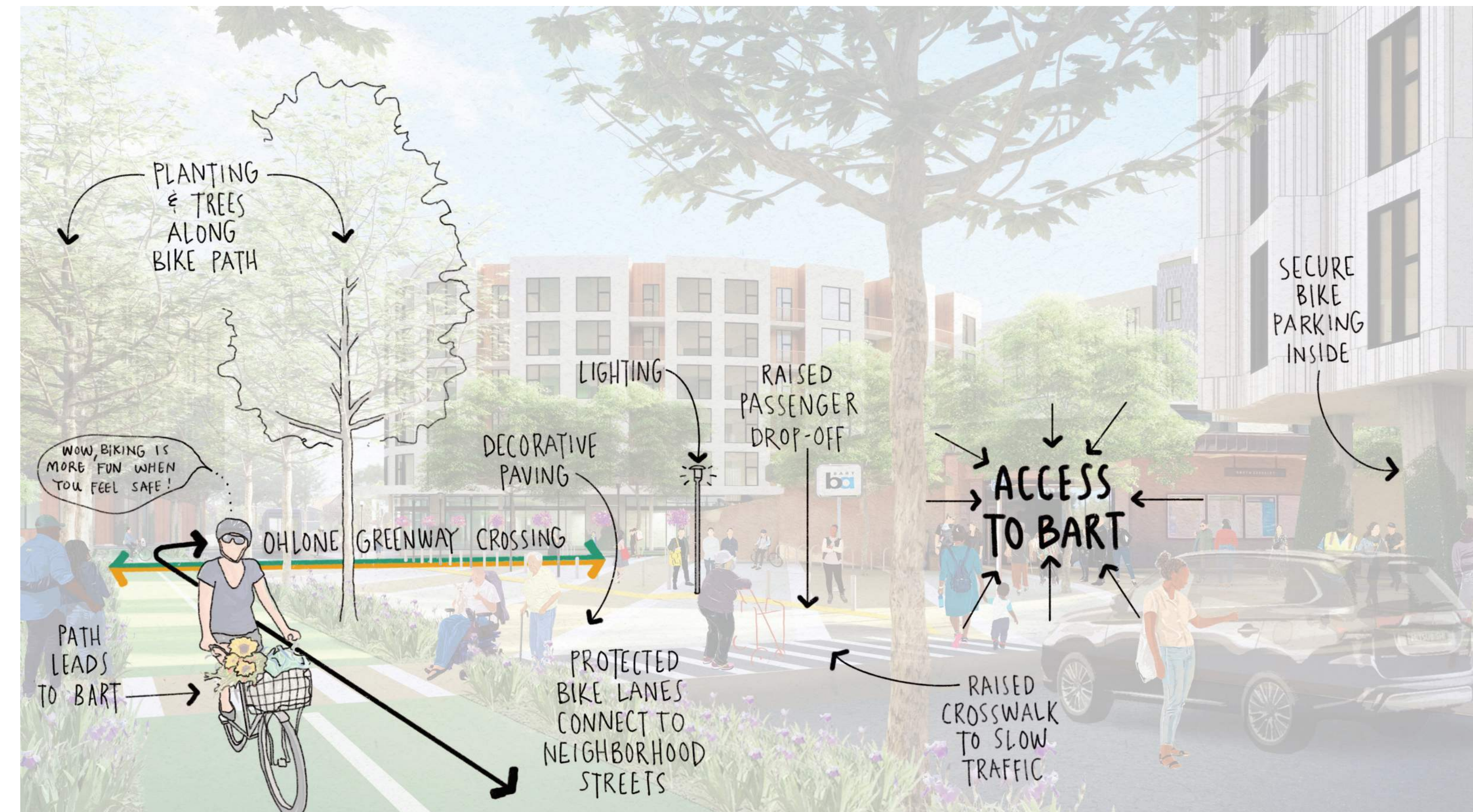
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BART Plaza



BART Access Road



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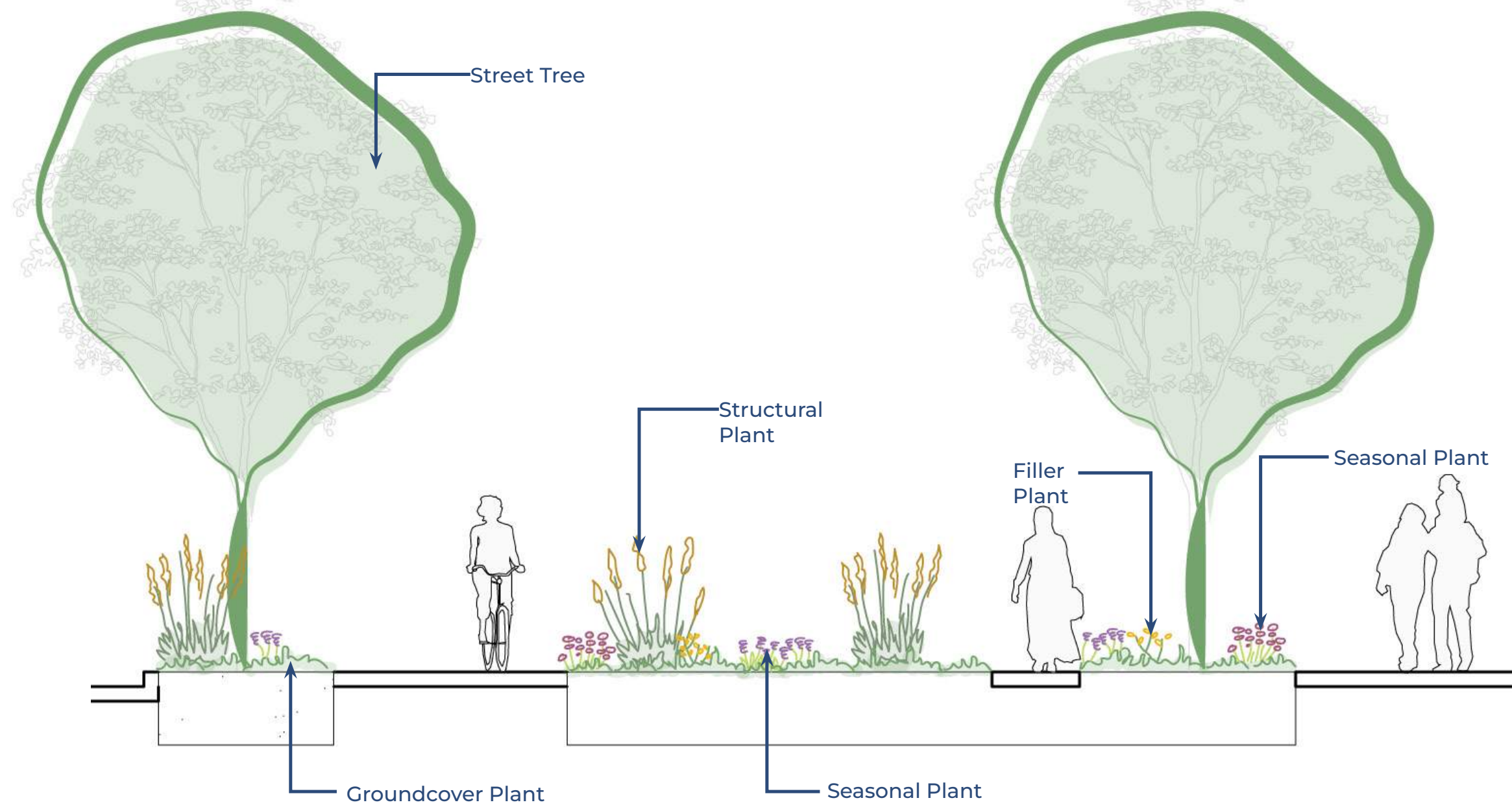
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## Layered Planting

Layered planting design can provide year-round aesthetic interest, feature diverse plant palettes and structural complexity, accommodate low maintenance schedules, and provide refuge and habitat for wildlife. It promotes vertical and horizontal planting diversity. The design of tree canopies, shrub cover, seasonal interest, and groundcovers is integrated, and plant palettes are designed to grow together in the long-term and change and morph naturally overtime.

This layered planting terminology and strategy are inspired heavily by Thomas Rainer and Claudia West's in-depth study of layered planting, *Planting in a Post-Wild World*.



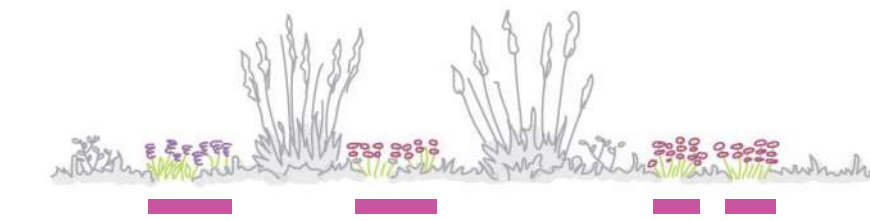
### What defines a Structural Plant?

- 10-15% of the planting area
- Year-round structure
- Strong silhouette
- Long lifespan
- Clump-forming
- Long seasonal interest



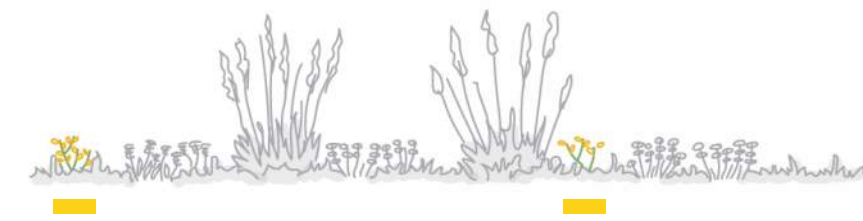
### What defines a Seasonal Plant?

- 25-40% of the planting area
- Seasonal, visual accents
- Moderate lifespan
- Amorphous form
- Forms drifts of color and texture



### What defines a Filler Plant?

- 5-10% of the planting area
- Seasonal, visual accents
- Short lifespan
- Self-seeding



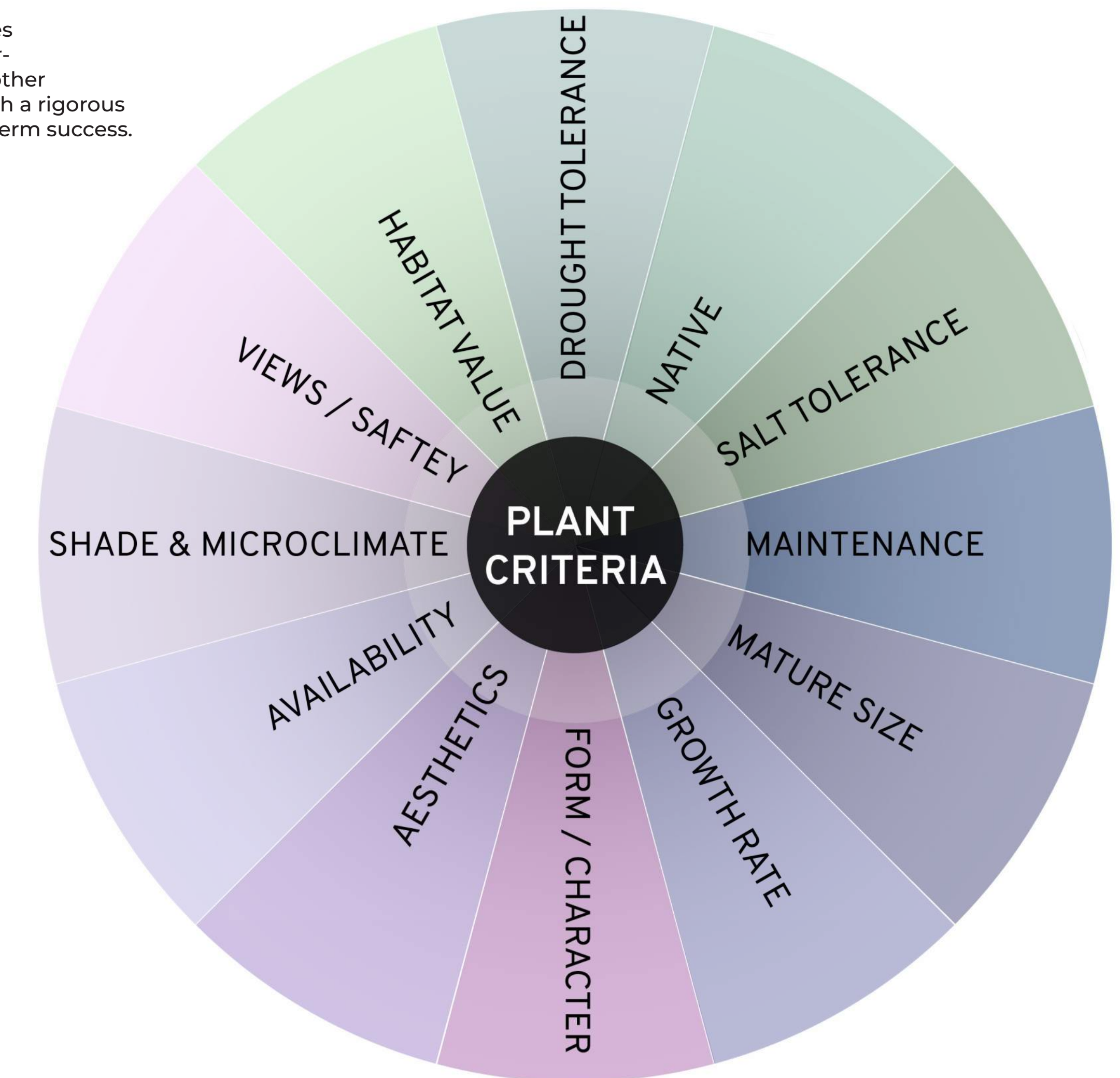
### What defines a Groundcover Plant?

- +/- 50% of the planting area
- Low-growing, spreading
- Functional layer
- Forms a green mulch
- Year-round cover and presence



## Balancing Criteria

Selecting plants for the public realm requires the balancing of durability, aesthetics, water-use, maintenance expectations, and many other considerations. All plants will be run through a rigorous screening to ensure the best possible long term success.



## Possible Species

### Structural



Agave 'Blue Flame'



Olive-  
*Olea europea*



Coast live oak-  
*Quercus agrifolia*



Leatherleaf  
*Rhamus*



Yankee point  
*Ceanothus griseus*



Baker's manzanita  
*Arctostaphylos bakeri*



Western redbud  
*Cercis occidentalis*



Western sword fern  
*Polystichum munitum*



Oakleaf hydrangea  
*Hydrangea quercifolia*



Deodar Cedar  
*Cedrus deodara*



California Bay  
*Umbellularia californica*



Plum pine  
*Podocarpus*



Korean Dogwood  
*Cornus kousa*

### Seasonal/Filler



Hummingbird sage  
*Salvia spathacea*



Autumn sage-  
*Salvia greggii*



'Walther Funcke'  
Yarrow- *Achillea*



Bush monkey flower-  
*Mimulus aurantiacus*



California poppy  
*Eschscholzia californica*



Island alum root  
*Heuchera maxima*



Woodland sage  
*Salvia nemerosa*



Basket grass-  
*Lomandra longifolia*



California polypody  
*Polypodium californicum*



Siberian bugloss  
*Brunnera macrophylla*



Acacia cognata  
'Cousin itt'



Chinese foxglove  
*Rehmannia elata*



Geranium x  
*cantabrigiense*  
'Cambridge'

### Groundcover



Foothill sedge  
*Carex tumulicola*



Santa barbara daisy-  
*Erigeron karvinskianus*



Tree houseleeks  
*Aeonium*



Blueberry lily  
*Dianella spp.*



Diamond heights  
*Ceanothus griseus*



Hairy canary clover  
*Dorycnium hirsutum*



Rock rose  
*Dorycnium hirsutum*



Wild strawberry  
*Fragaria californica*



Western wild ginger  
*Asarum caudatum*



Lily turf  
*Liriope muscari*

### VERY LOCAL

The plants selected for this project were observed doing well in many of the project's neighbors' yards. It is the design intent to make the planting of the project look and feel like North Berkeley and we know the bar is high!

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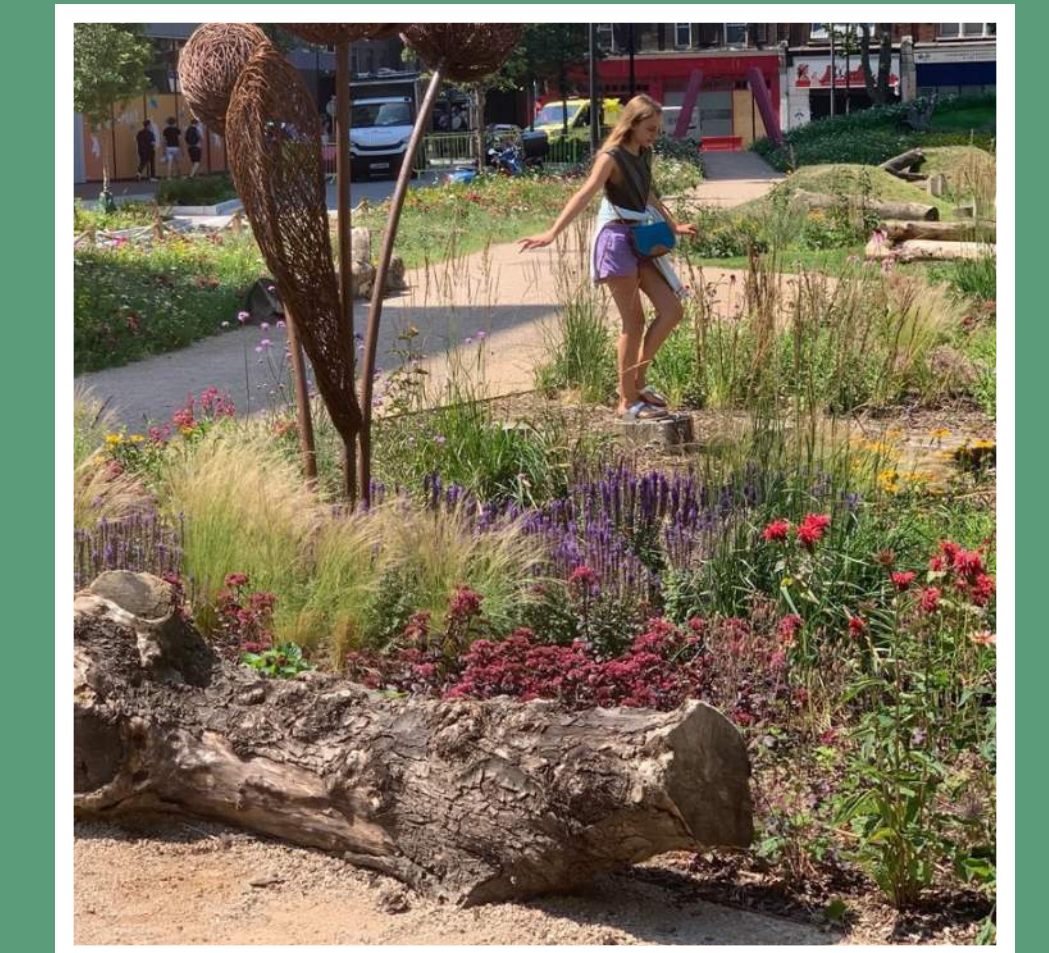


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Open Space that supports neighborhood connection...



GATEWAY GARDEN



NATURE PLAY



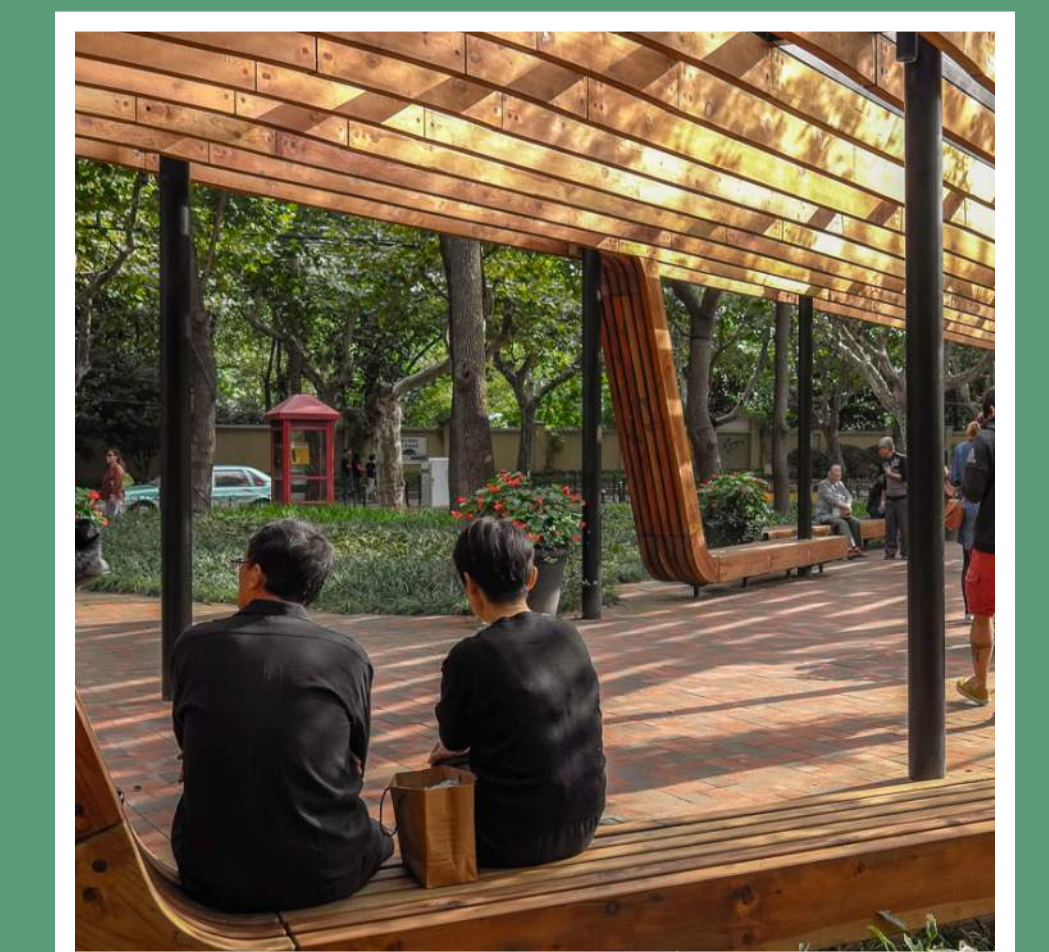
SOCIAL PLAZA



GARDEN PATH



CAFE PLAZA



GATHERING PLACE

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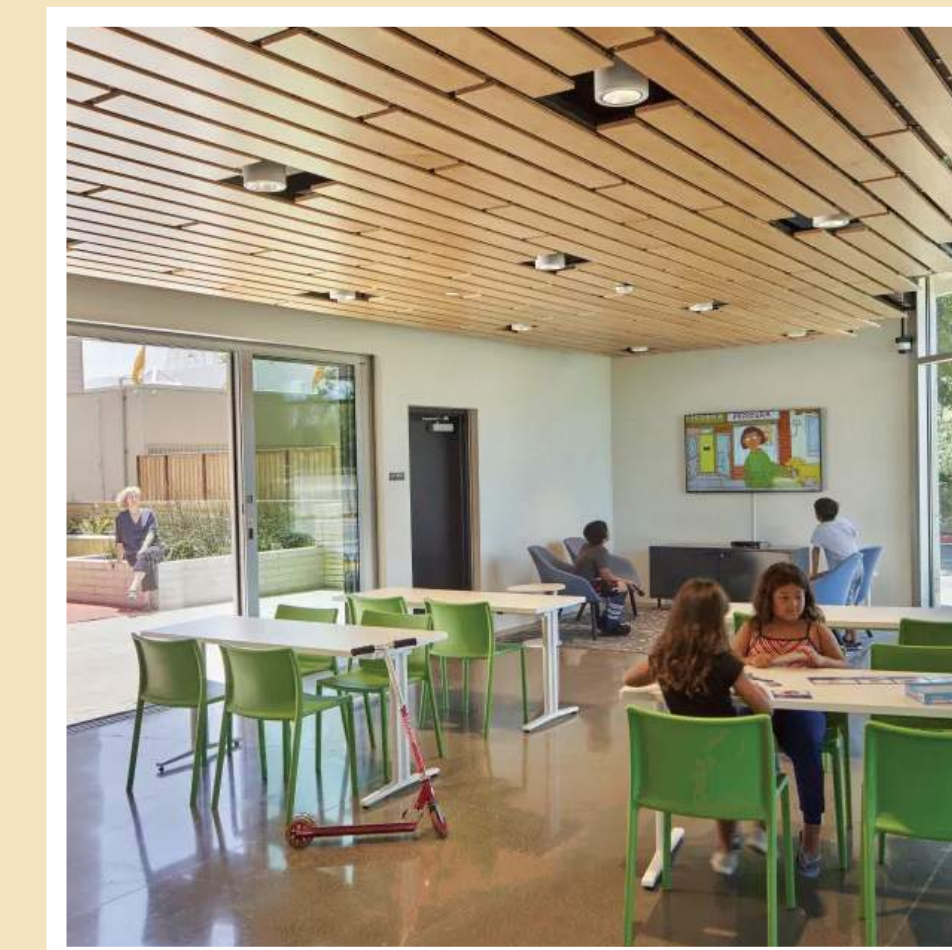
### Ground floor ideas to support neighborhood connection...



BIKE STATION



ACTIVE RESIDENTIAL COMMON EDGES



CHILD CARE



RESIDENTIAL EDGES W/ STOOPS



CAFE OR CORNER STORE

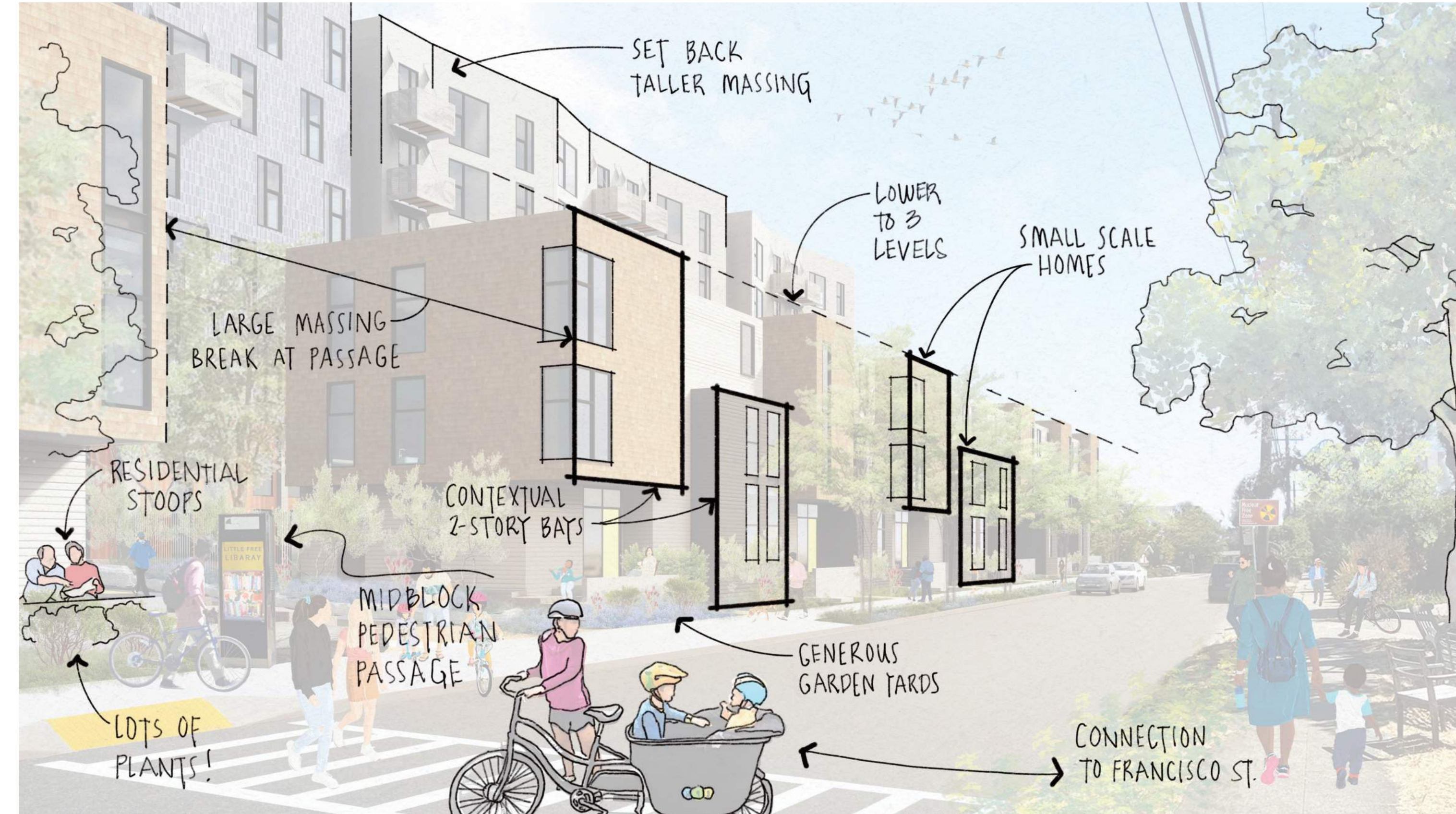


INDOOR/OUTDOOR OPPORTUNITIES

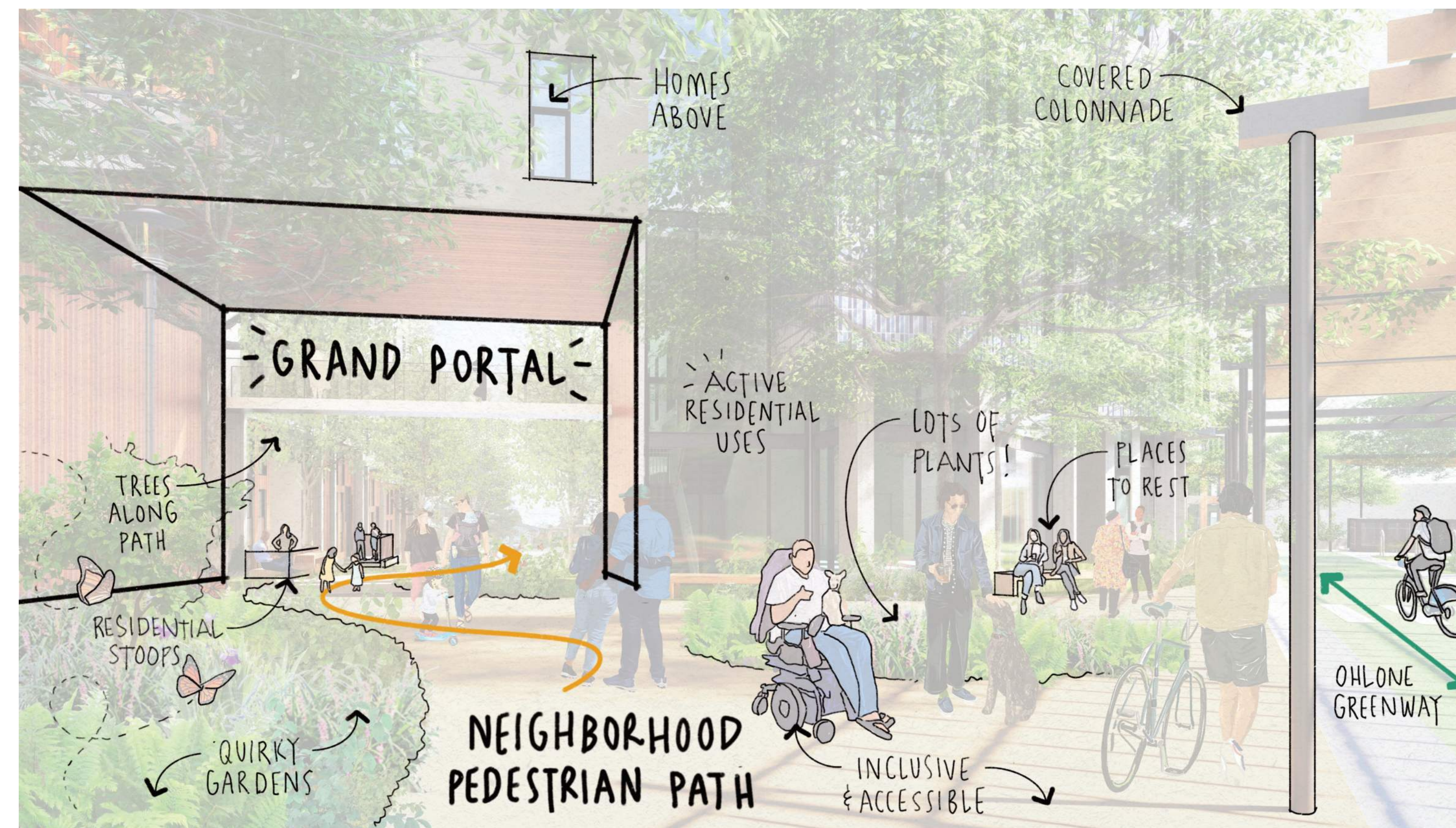
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### Acton Street



### Neighborhood Path to Acton

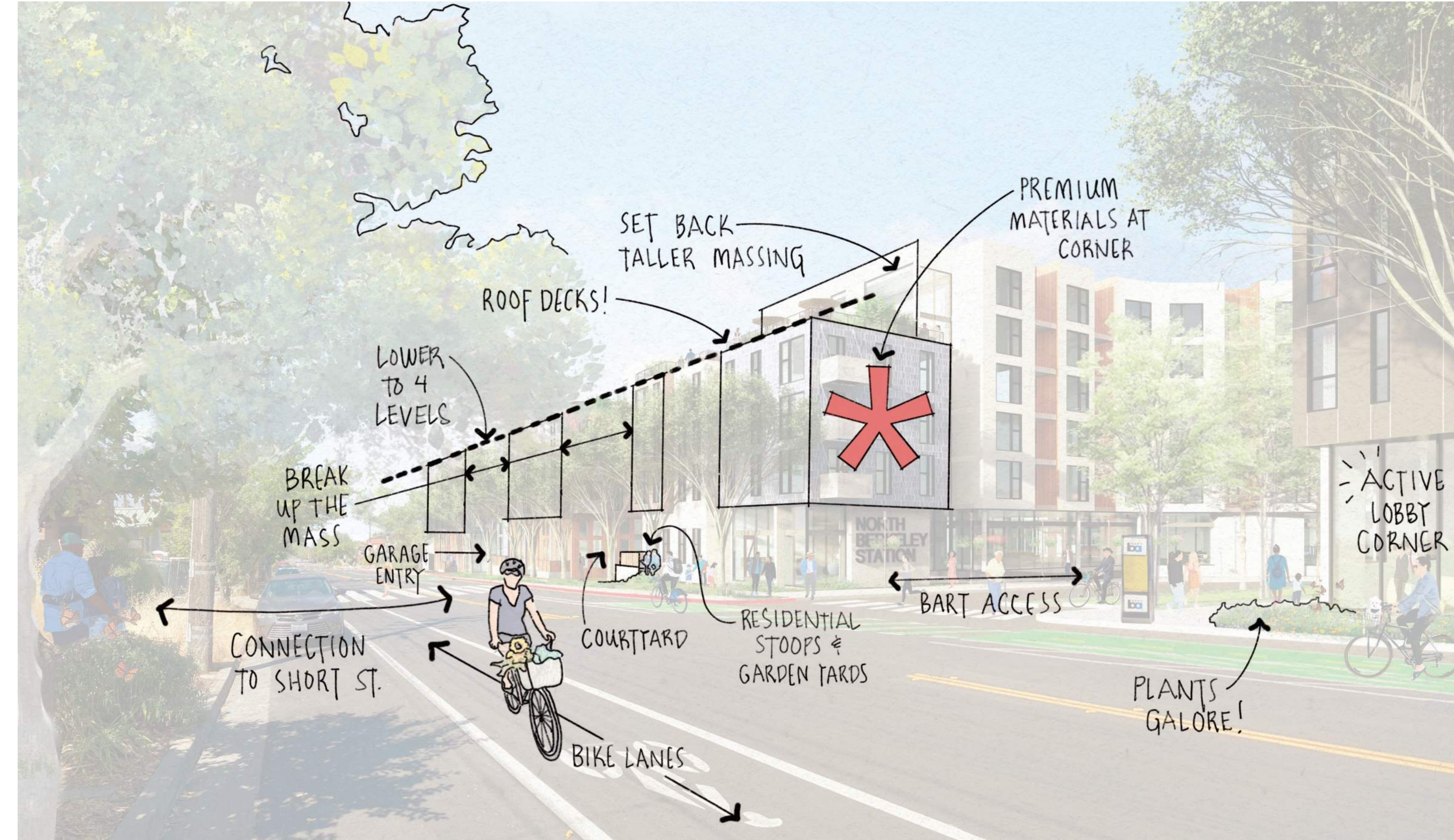


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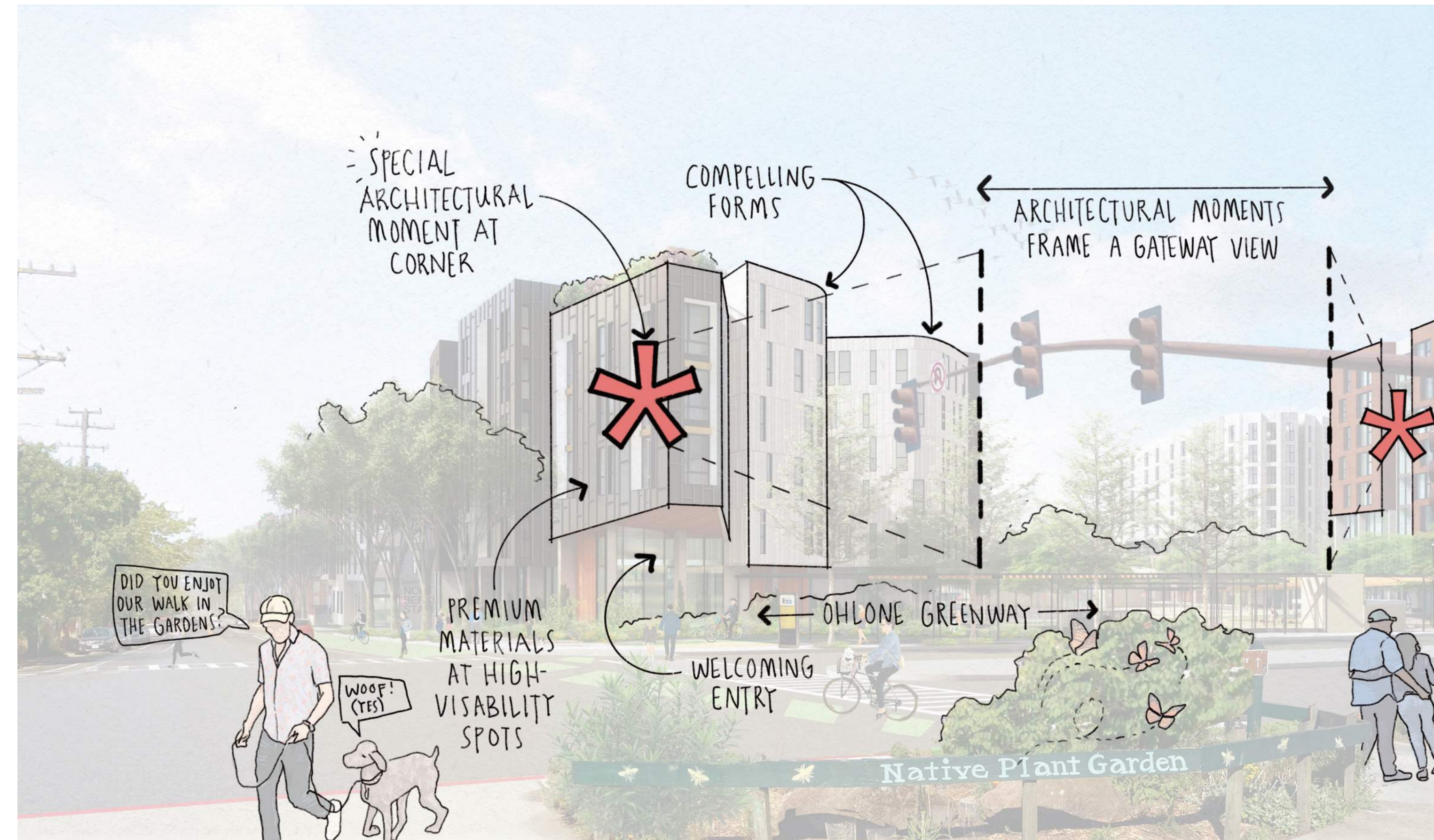
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### Delaware Street



### Sacramento & Delaware

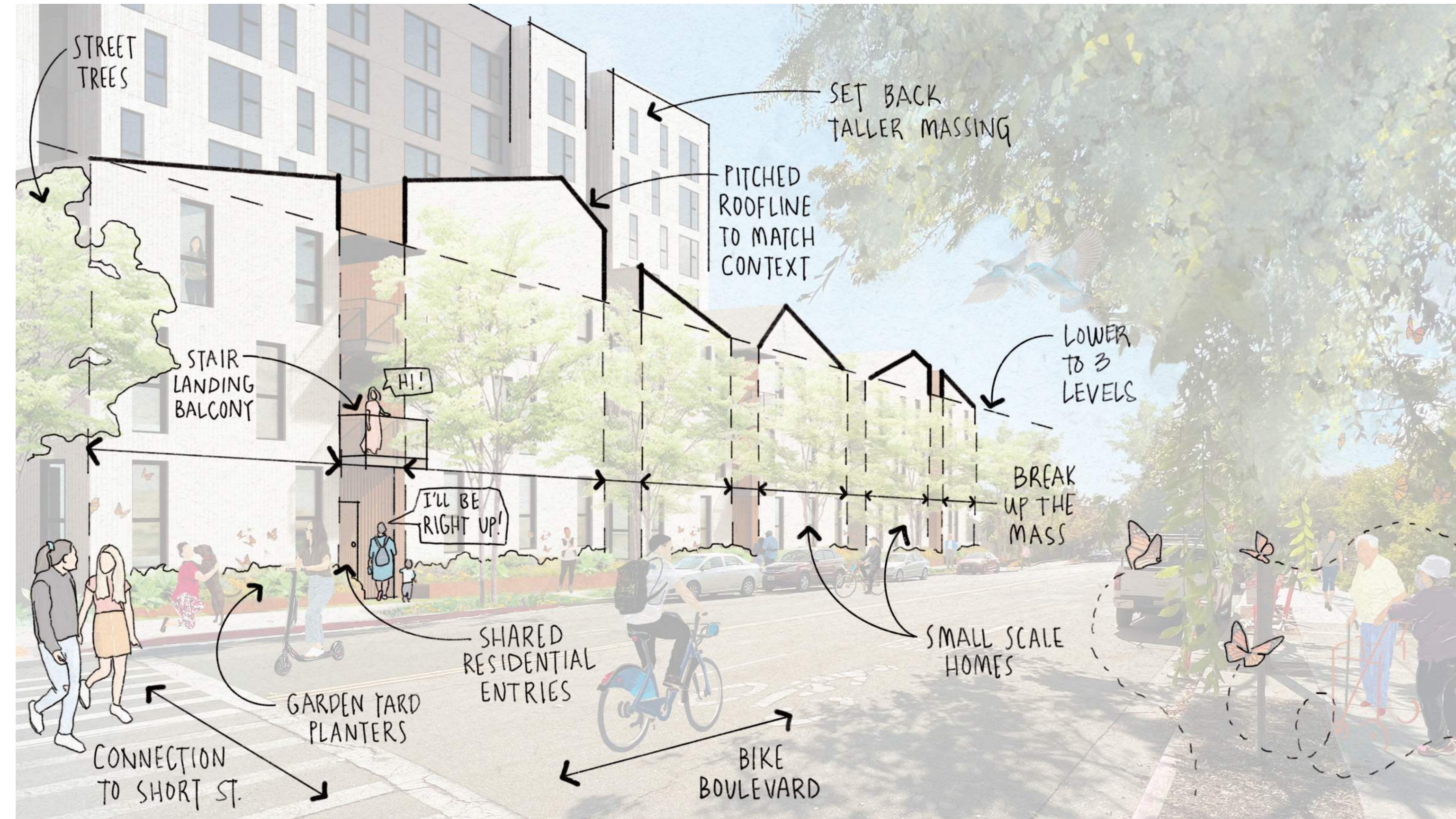


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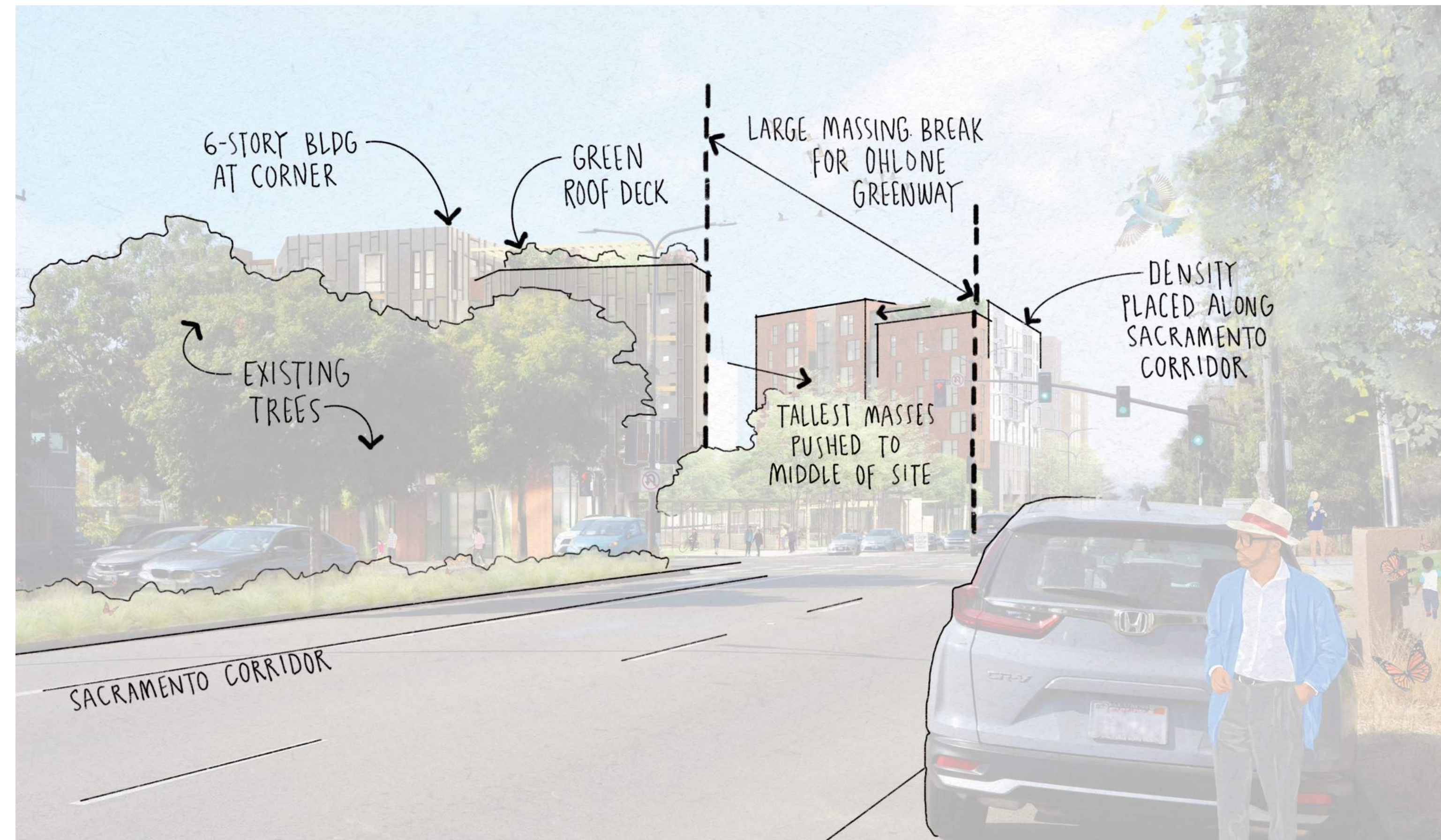
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### Virginia Street



### Sacramento Street



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Site Plan



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