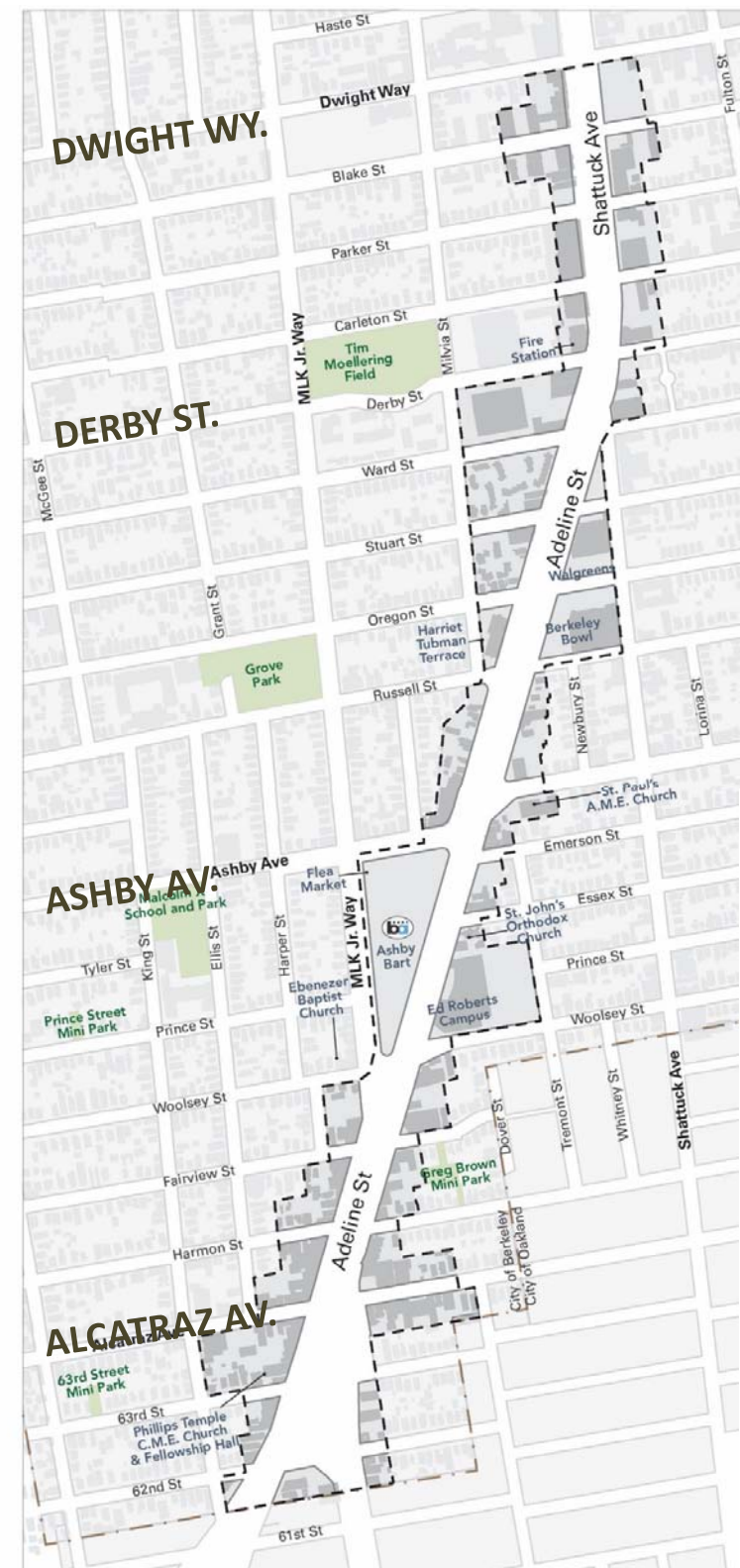


# Adeline Corridor Draft Specific Plan



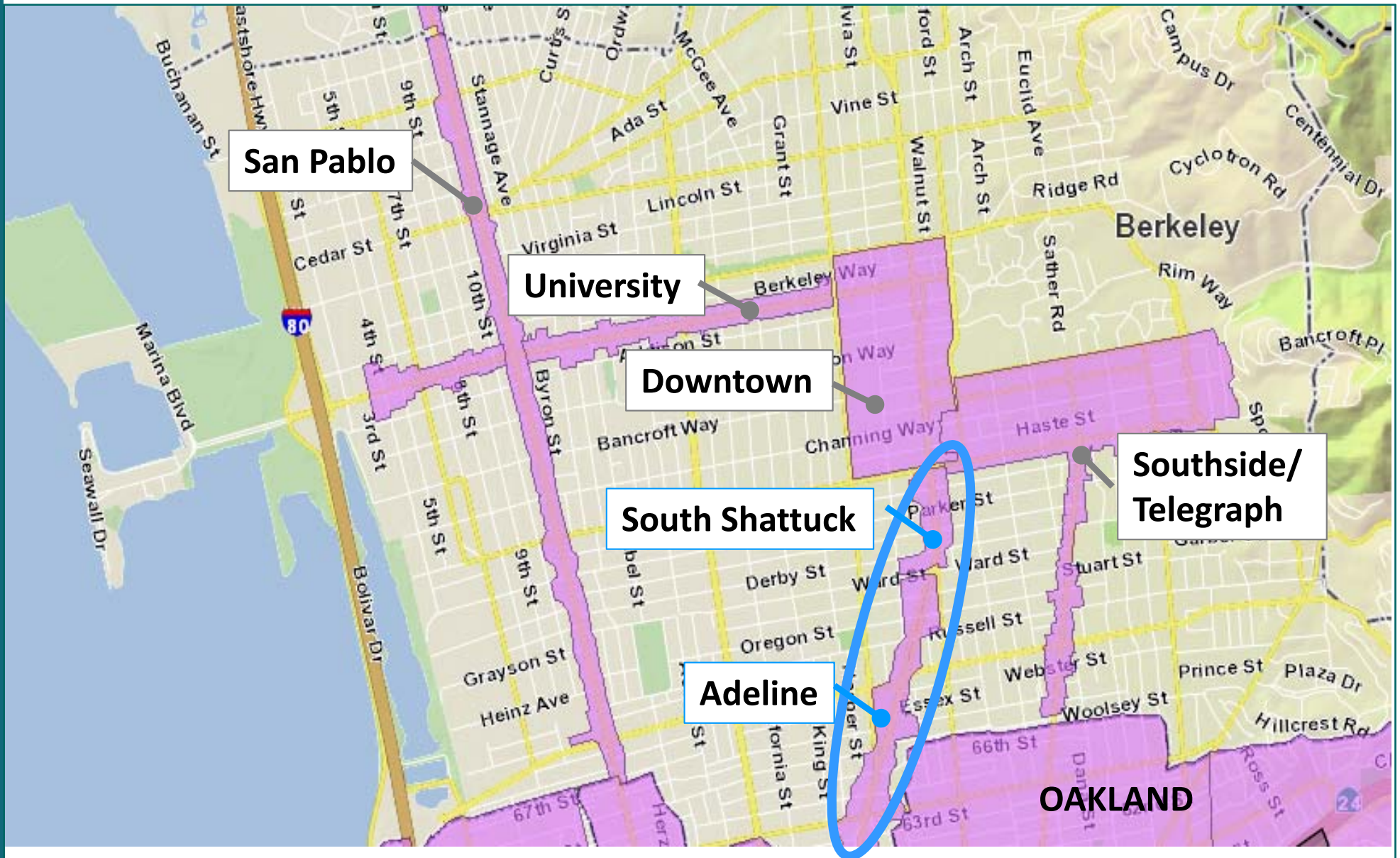
PRESENTATION TO:  
CITY OF BERKELEY PLANNING COMMISSION  
06.05.19



# Tonight's Presentation

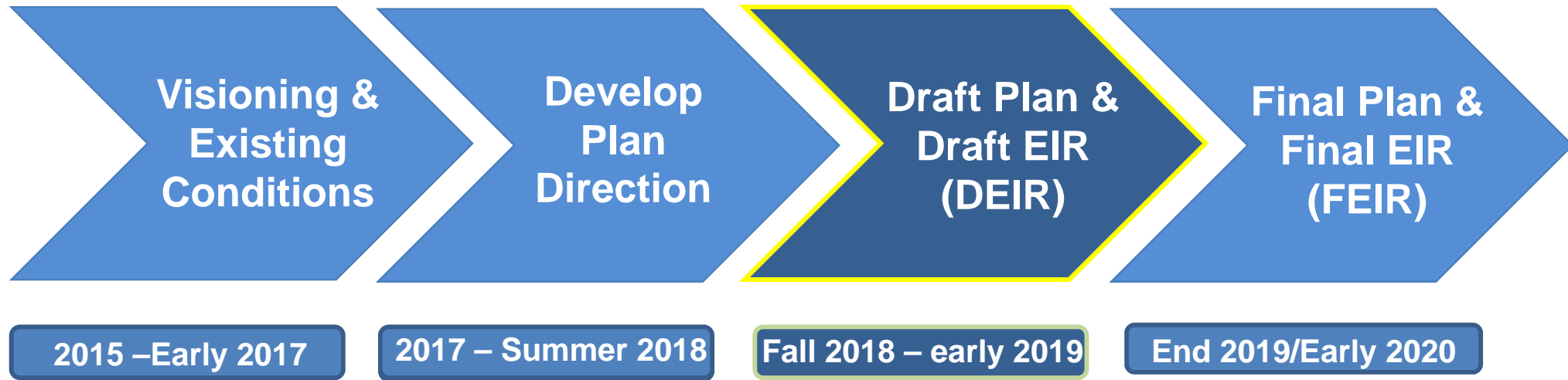
- Planning Process
- Plan Overview
- EIR Overview
- Public Comment

# Planning Process



Six Council-designated “Priority Development Areas” (PDAs) - 2007

# Planning Process



# Planning Process

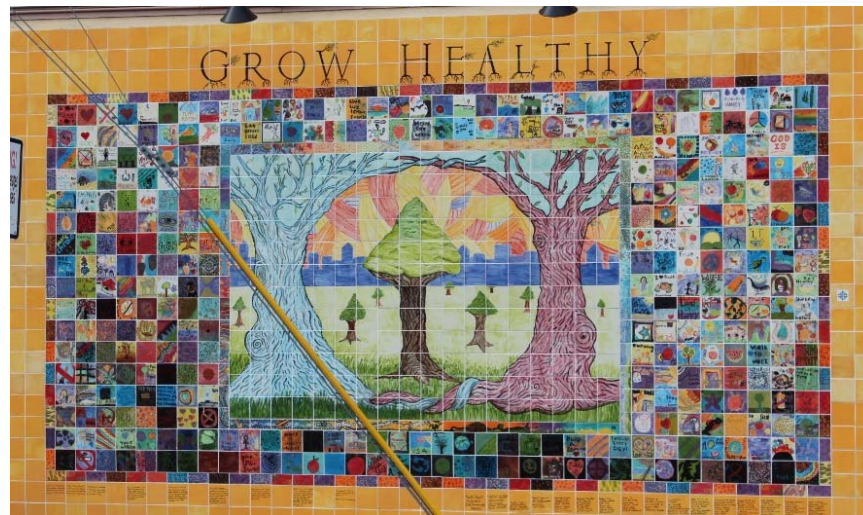
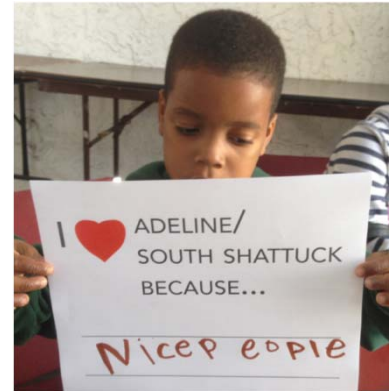
	<ul style="list-style-type: none"><li>▪ <b>Public Review Draft Plan and DEIR available (May 17, 2019)</b></li></ul>
<b>May - Jun.*</b>	<ul style="list-style-type: none"><li>▪ ~45-Day EIR Public Comment Period (as required by the California Environmental Quality Act)</li><li>▪ Community Meeting (May 29, 2019)</li><li>▪ Planning Commission (PC): Draft Plan and Public Hearing on the Draft Environmental Impact Report (June 5, 2019)</li><li>▪ Presentations to other Boards and Commissions</li></ul>
<b>Jul. - Aug.*</b>	<ul style="list-style-type: none"><li>▪ ~45-day Public Comment Period ends (July 5, 2019)</li><li>▪ Review of Draft Plan and DEIR feedback, Preparation of Final Environmental Impact Report</li></ul>
<b>Sep./ Oct.</b>	<ul style="list-style-type: none"><li>▪ Community Meeting (TBD)</li><li>▪ Potential Draft Plan Revisions and Final Environmental Impact Report released</li><li>▪ Planning Commission: Recommendation to City Council (City Council in early 2020) on the Plan, EIR and related General Plan and Zoning Amendments</li></ul>

***\*PC Adeline Corridor Subcommittee will meet May – August***

# Plan Overview

- Chapter 1: Introduction
- Chapter 2: Vision and Planning Framework
- Chapter 3: Land Use
- Chapter 4: Housing Affordability
- Chapter 5: Economic Opportunity
- Chapter 6: Transportation
- Chapter 7: Public Space
- Chapter 8: Implementation

# Plan Vision



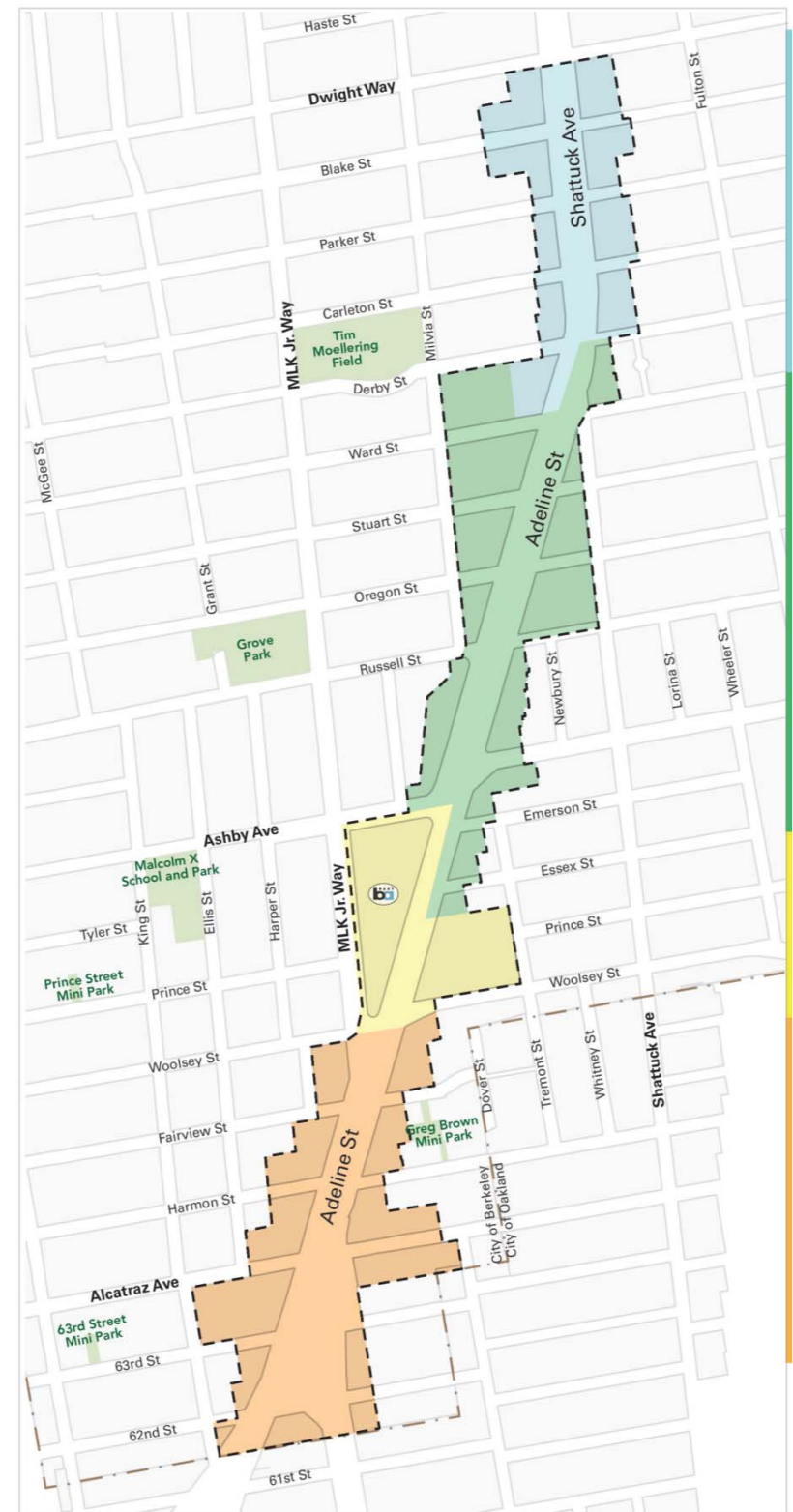
# Five Strategic Goals

<b>LAND USE AND COMMUNITY CHARACTER</b>	Preserve the unique character and cultural legacy of the Adeline Corridor, sustaining the community as a place where all people can live, work, play, learn, worship, dine, shop, and thrive.
<b>HOUSING AFFORDABILITY</b>	Promote equitable access to housing by producing new affordable housing, preserving existing affordable housing, and preventing displacement.
<b>ECONOMIC OPPORTUNITY</b>	Foster economic opportunity for South Berkeley residents and businesses by facilitating job training and workforce development, active community spaces, and a thriving environment for commerce along the Adeline Street/South Shattuck Corridor.
<b>TRANSPORTATION</b>	Provide safe, equitable transportation options that meet the mobility needs of all residents, regardless of age, means, and abilities, and that further the attainment of the City's greenhouse gas emission reduction goals.
<b>PUBLIC SPACE</b>	Provide safe, sustainable, beautiful, healthy, and inclusive public spaces that encourage social interaction, provide opportunities for recreation and environmental health, and support active community life in South Berkeley.



# Plan Subareas

- South Shattuck
  - Dwight Way to Derby St.
- North Adeline
  - Derby St. to Ashby Av.
- Ashby BART
  - Ashby Av. to Woolsey St.
- South Adeline
  - Woolsey St. to 62<sup>nd</sup> St.



# “Five Big Ideas”

- 1 AFFORDABLE HOUSING**
- 2 ASHBY BART STATION**
- 3 BUSINESS IMPROVEMENT DISTRICT**
- 4 STREET RE-DESIGN**
- 5 COMMUNITY ASSETS AND RESOURCES**

# 1

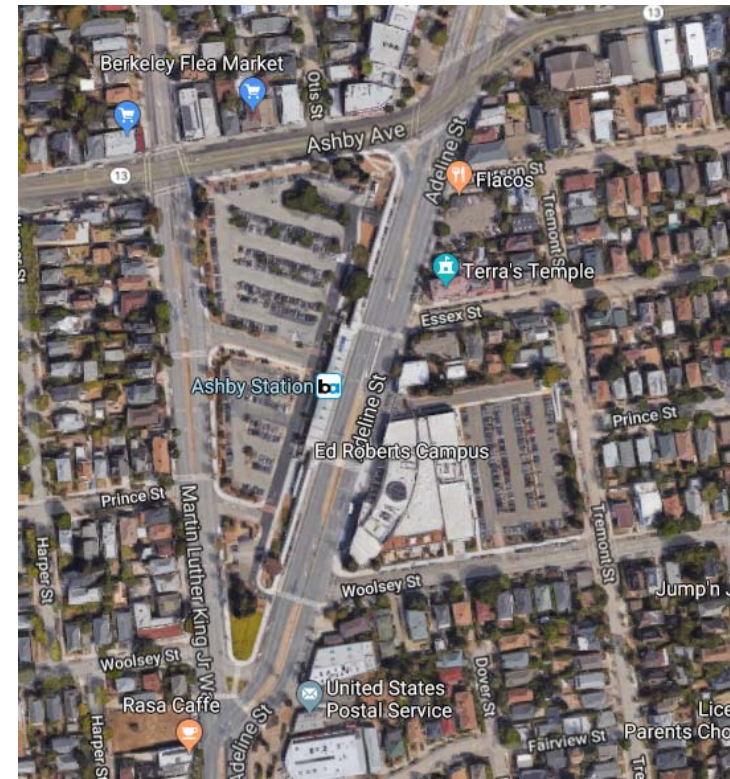
## AFFORDABLE HOUSING

- 50% of all new housing units affordable to a range of income levels
  - Prioritize publicly-owned land
  - New zoning with on-site affordable housing incentive
- Policy to prioritize new affordable units for current and potentially former residents

## 2

# ASHBY BART STATION

- New vibrant neighborhood center that provides housing, economic opportunity, community-serving uses and public space
- City and BART working together with community



# 2

## ASHBY BART STATION – OBJECTIVES

(CH. 3 LAND USE, POLICY 3.7, CH. 4 HOUSING AFFORDABILITY, POLICY 4.3)

1. Affordable Housing
2. Public Space
3. Additional Development Parameters
4. Public Art
5. Pedestrian and Bicycle Connections
6. Parking and Transportation Demand Management
7. Process and Engagement

# 3

## BUSINESS IMPROVEMENT DISTRICT

- Create a property owner/business owner-based Business Improvement District that can spearhead placemaking, business attraction, special event and other economic development strategies, in partnership with the City

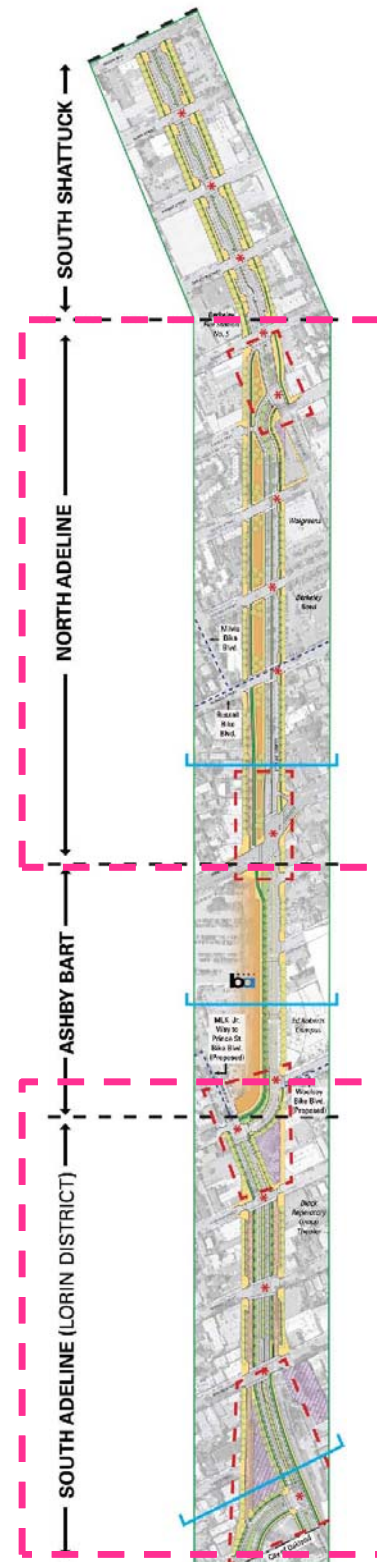




## 4

## STREET RE-DESIGN (CONT'D)

- “North Adeline” segment from Derby St. to Ashby Av.:
  - Opportunity for 38-foot linear plaza or open space on the west side of the street
- “South Adeline” segment from Adeline/Martin Luther King Jr. Wy. to Adeline/Stanford Av.:
  - Reduction from 3 lanes to 2 lanes in each direction
  - Opportunity for larger plaza/open space or other community-oriented facility





# 5 COMMUNITY ASSETS AND RESOURCES

- Support capital improvements that strengthen existing community institutions such as the Berkeley Flea Market, the South Berkeley Farmers Market and the annual Juneteenth Festival, as well as future institutions such as the African American Holistic Resource Center.



# IMPLEMENTATION ACTIONS (CH. 8)

- Provides specific next steps, identifies responsible parties and potential funding
- Designed to promote transparency and accountability

TABLE 8.1 Implementation Actions

ACTION DESCRIPTION	LEAD RESPONSIBILITY	PARTNERS	POTENTIAL FUNDING SOURCE	TIME FRAME
<b>PLAN ADMINISTRATION</b>				
PA-1. Establish quarterly meetings with implementation team to review progress, challenges, and next steps.	PLNG	HHCS, OED, PW Eng, PW Trans, PR&W	General Fund	S
PA-2. Provide annual progress update to the City Council and community, including performance metrics, challenges, and next steps.	PLNG	HHCS, OED, PW Eng, PW Trans, PR&W	General Fund	S
PA-3. Coordinate and monitor grant and other funding opportunities that relate to Specific Plan priorities.	PLNG	HHCS, OED, PW Eng, PW Trans, PR&W	General Fund	S
<b>LAND USE</b>				
LU-1. Amend the City's General Plan, zoning regulations and zoning map including changes to development standards to promote on-site affordable housing, to implement the Specific Plan.  <i>See Policies/Strategies: LU-3.1 – 3.7 and HA-4.2, HA- 4.4 and HA-4.5.</i>	PLNG		General Fund	S (Amendments will be considered in parallel with Specific Plan adoption)
LU-2. Ashby BART Station Area Planning  A. Develop a Memorandum of Understanding (MOU) between the City and BART that outlines the project planning process, including but not limited to, timeline, engagement, development parameters, funding, and roles and responsibilities.		HHCS		

# IMPLEMENTATION ACTIONS (CH. 8)

Examples of key implementation actions:

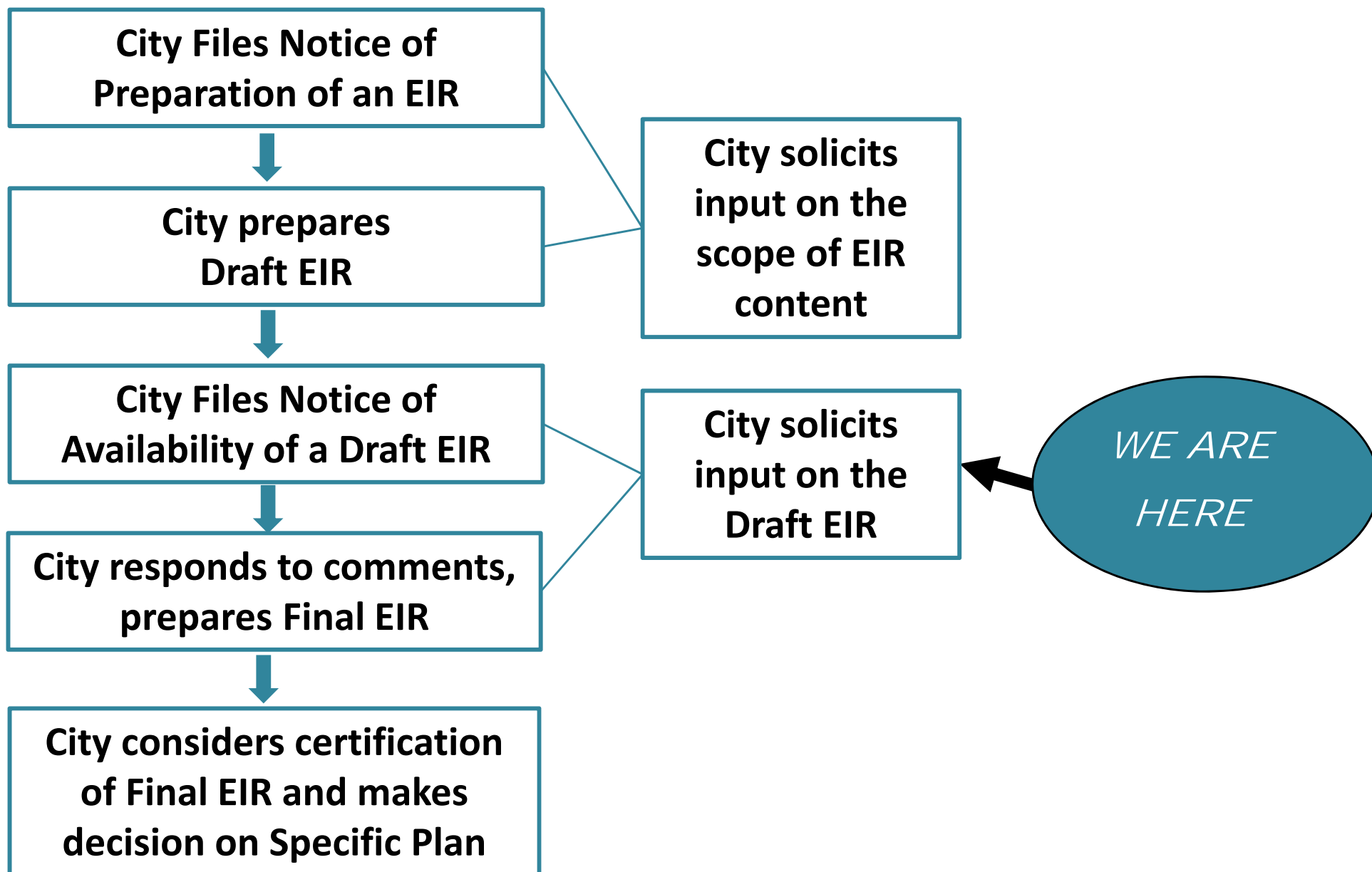
- Cross-departmental City Implementation Team
- Annual progress update to Council
- Development and adoption of General Plan and zoning amendments
- Work with BART on Ashby BART next steps
- Refinement of right-of-way conceptual design
- Coordination with public agency partners (e.g. ACTransit, BART, Caltrans, Alameda County Transportation Commission and the Metropolitan Transportation Commission)

# Environmental Impact Report (EIR) Overview

## PURPOSE OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

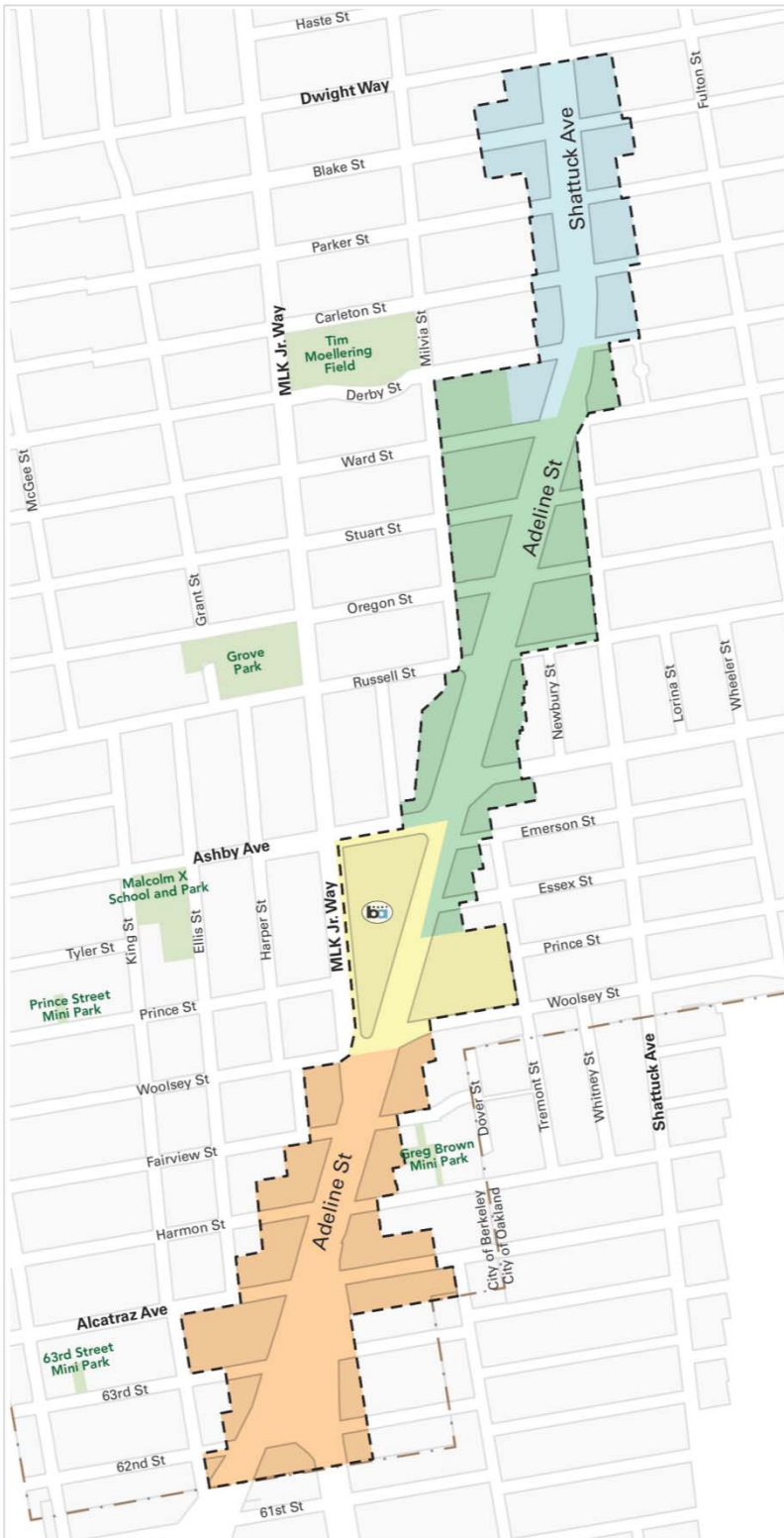
- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

# EIR PROCESS



# DRAFT EIR: PROJECTED BUILDOUT

*Reasonably foreseeable  
maximum development through  
plan horizon year of 2040*



<u>Plan Subarea</u>	<u>Residential</u>	<u>Commercial</u>
<b>South Shattuck</b>	300 units	20,000 sf
<b>North Adeline</b>	200 units	-5,000 sf
<b>Ashby BART</b>	850 units	50,000 sf
<b>South Adeline</b>	100 units	0 sf
<b>TOTAL</b>	<b>1,450 units</b>	<b>65,000 sf</b>

# DRAFT ENVIRONMENTAL IMPACT REPORT

EIR analyzes physical environmental impacts to the environment based on thresholds defined by CEQA Guidelines Appendix G. Environmental topics analyzed in depth in the EIR include:

- 4.1 Air Quality
- 4.2 Biological Resources
- 4.3 Cultural Resources
- 4.4 Geology and Soils
- 4.5 Greenhouse Gases
- 4.6 Hazards and Hazardous Materials
- 4.7 Hydrology and Water Quality
- 4.8 Land Use and Planning
- 4.9 Noise
- 4.10 Population and Housing
- 4.11 Public Services
- 4.12 Transportation and Traffic
- 4.13 Utilities and Service Systems

# DRAFT ENVIRONMENTAL IMPACT REPORT

- Issues found to potentially significant, mitigation measures required
  - 4.1 Air Quality
  - 4.2 Biological Resources
  - 4.5 Greenhouse Gases
  
- Issues found to have significant and unavoidable impacts
  - 4.9 Noise
  - 4.12 Transportation and Traffic



# DRAFT EIR: ALTERNATIVES ANALYSIS

Feature	Proposed Specific Plan	Alternative 1: No Project	Alternative 2: No Street Redesign	Alternative 3: Office Focus
Residential Units	1,450 units	1,200 units	1,450 units	870 units
Retail or Commercial	65,000 sf	65,000 sf	65,000 sf	65,000 sf
Office	0	0	0	500,000 sf
Street Redesign	Yes	No	No	Yes

## Notes:

- sf = square feet
- Retail/Commercial indicates ground floor space
- Office can include upper floor office/commercial

# Ways to Provide Input on the EIR

- Comment during today's Planning Commission Meeting
- Submit written comments on the Draft EIR by **July 5:**
  - **Email:** [adelinecorridor@cityofberkeley.info](mailto:adelinecorridor@cityofberkeley.info)
  - **Mail:** Planning Department, 1947 Center Street, 2nd floor, Berkeley CA 94704, Attn: Alisa Shen/Adeline Corridor

# Ways to Provide Input on the Plan

- Comment during today's Planning Commission Meeting
- **Submit preliminary written comments by July 5:**
  - **Email:** [adelinecorridor@cityofberkeley.info](mailto:adelinecorridor@cityofberkeley.info)
  - **Mail:** Planning Department, 1947 Center Street, 2nd floor, Berkeley CA 94704, Attn: Alisa Shen/Adeline Corridor
- Attend Planning Commission Subcommittee Meetings (June – August)
- Visit project website or sign up to email list for future community meetings and other ways to provide input

# Ways to Provide Input on the Plan

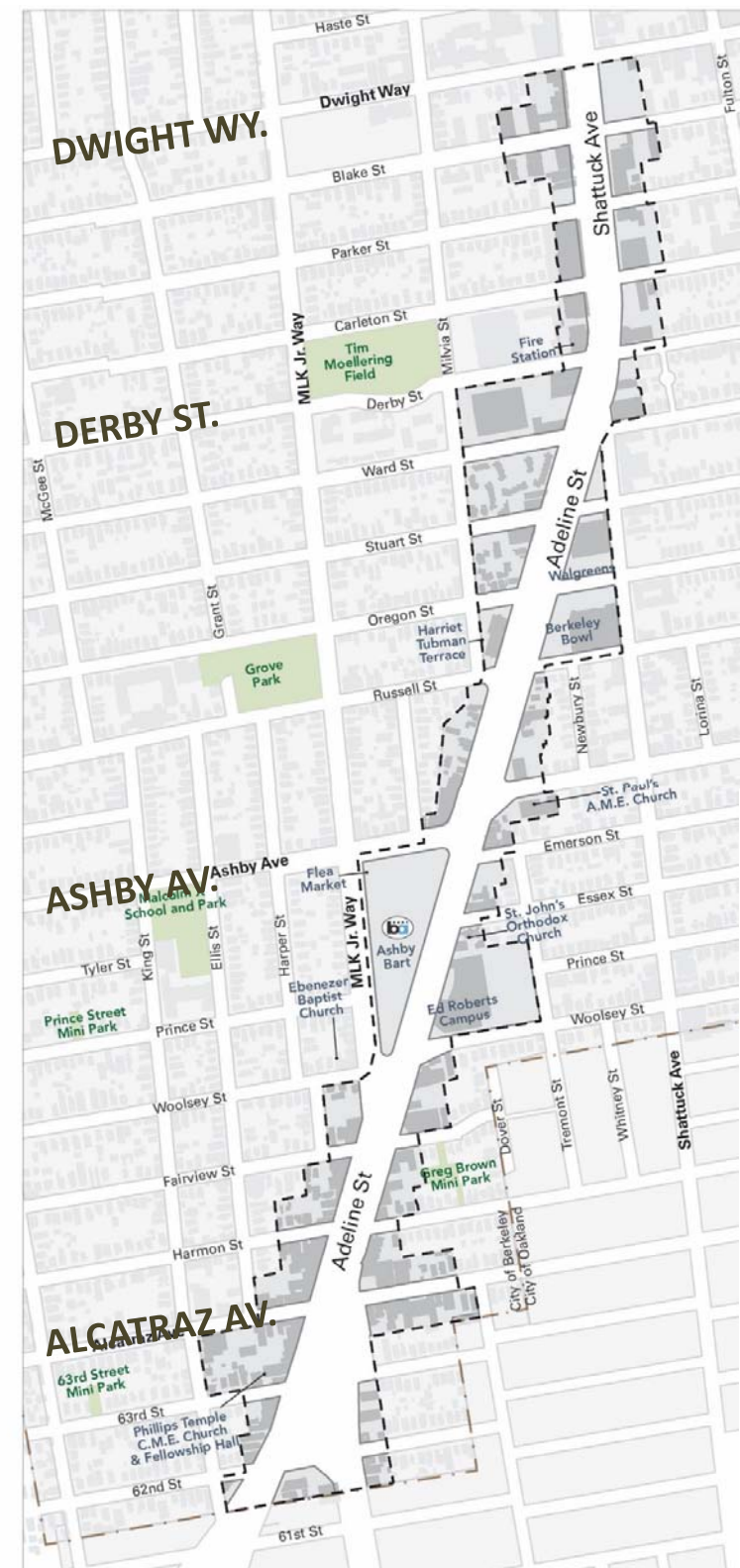
- **Next Planning Commission Adeline Corridor Plan Subcommittee Meeting**
  - Tuesday, June 18, 7pm @Judge Henry Ramsey Jr. South Berkeley Senior Center
  - Meeting focus: Land Use and Housing Affordability Draft Plan chapters and related implementation actions
  - July and August meetings are in the process of being scheduled

# Questions and Comments

# Adeline Corridor Draft Specific Plan



PRESENTATION TO:  
CITY OF BERKELEY PLANNING COMMISSION  
06.05.19



# Related Public Meetings

- **Other Boards and Commissions**

- Public Works Commission (June 6, 2019; 6pm - special start time; 1326 Allston Way, Willow Room)
- Landmarks Preservation Commission (June 6, 2019; approximately 7pm/7:30pm; 1947 Center St.)
- Housing Advisory Commission (June 6, 2019; 7pm – approximately 8:30pm start time of this item; South Berkeley Senior Center, 2939 Ellis St.)
- Parks & Waterfront Commission (June 12, 2019; 7pm; Frances Albrier Community Center, 2800 Park St.)

# EXTRA SLIDES



# DRAFT PLAN: ZONING-RELATED PROPOSALS

## *What We Heard...*

- How do we **preserve the unique character and cultural legacy** of the Adeline Corridor
- How do we ensure that development **benefits the community** – not just profits for developers and investors?
- Community feedback consistently emphasized **affordable housing** as one of the highest priorities

# DRAFT PLAN: ZONING-RELATED PROPOSALS

## *What the Plan does:*

1. Incentivizes greater amounts of on-site affordable housing units
2. Simplifies and clarifies development standards and permitting process for more certainty for developers and community
3. Promotes land uses, building form and design and community character aligned with the Plan Vision

# DRAFT PLAN: ZONING-RELATED PROPOSALS

## Development Standards (Policy 3.2)

New Density Standard  
(Units/Acre)

Current zoning does not have a density standard

Base standards

May opt to use the State Density Bonus and/or to pay Affordable Housing Mitigation Fees in lieu of providing on-site units.  
Streamlined process: Use Permit(s) for new construction and demolition (if applicable).

3 tiers of incentives that provide increasing levels of density, height and floor area ratio (FAR) in return for 20%, 35% and 50% of on-site affordable units (half low-income, half very-low income units)

Instead of (not on top of) State Density Bonus, project applicant can opt to use incentive tiers and must provide on-site units (cannot fee out).

# DRAFT PLAN: ZONING-RELATED PROPOSALS

*Additional changes aligned with Plan Vision with respect to land uses, building form, design and community character*

- Requirements for ground floor commercial and/or “active ground floor commercial uses”
- Development standards and design guidelines related to building design and transitions to adjacent residentially-zoned areas
- Design guidelines for the minimum ground-to-floor ceiling height, percent ground floor facade transparency and average entrance frequency
- Historic Preservation Zoning Incentives
- Prohibition on new auto and motorcycle sales

# DRAFT PLAN: ZONING-RELATED PROPOSALS

## *Context*

- Berkeley's Inclusionary Housing Law:
  - New rental buildings must pay mitigation fee (\$37,962/unit) or provide 20% of *total units* as affordable units on-site (half low-income and half very low-income)
- State Density Bonus:
  - Provides up to 35% more units than *base zoning* if either 20% low-income or 11% very low-income units)

# DRAFT PLAN: ZONING-RELATED PROPOSALS

## *Context*

- Community Feedback
- Project Economic Feasibility
  - Density, height, # of units
  - Parking
  - Amount and level of affordable housing
  - Permitting process (e.g. time and uncertainty)
  - Land
  - Construction costs

# Existing and Proposed Zoning



# Contact

- **Alisa Shen, Principal Planner**
  - Tel. 510.981.7409
  - Email: [ashen@cityofberkeley.info](mailto:ashen@cityofberkeley.info)
- **Project Website:**  
[www.cityofberkeley.info/adelinecorridor](http://www.cityofberkeley.info/adelinecorridor)



# TRANSPORTATION (CH. 6)

key route



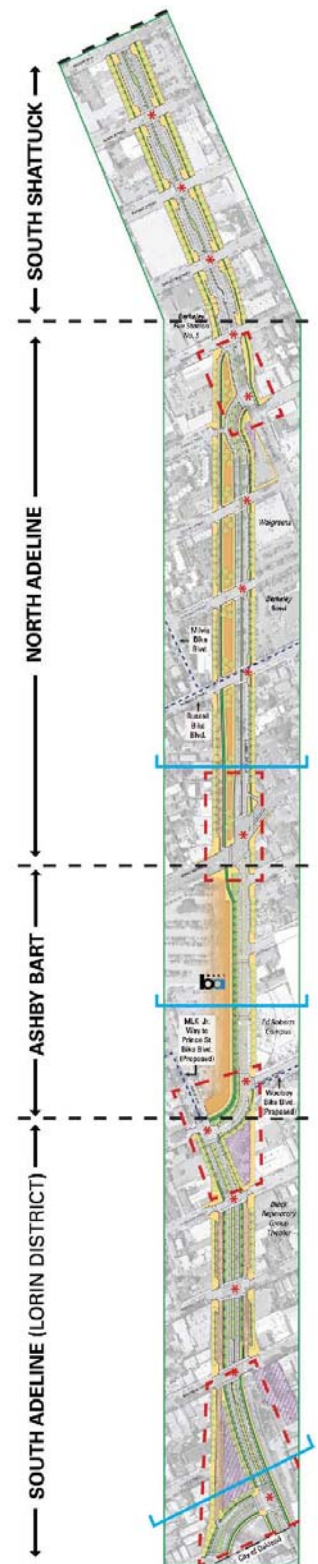
BART construction



Adeline (looking north) at 62nd

# STREET REDESIGN CONCEPT

- Pedestrian comfort and safety
- Access for those with disabilities
- Bicycle facilities
- Citywide bicycle network
- Balance motorized and non-motorized modes
- Improve intersection safety
- Accommodate emergency vehicles
- Provide buffers between public space and traffic
- Curbside management
- Opportunities for public space/open space



## LAND USE (CH. 3)

*Goal: Preserve the unique character and cultural legacy of the Adeline Corridor, sustaining the community as a place where all people can live, work, play, learn, worship, dine, shop, and thrive.*

### **Policies Address:**

- “Complete Neighborhoods”
- Plan Subareas
- Development Standards and Design Guidelines
- Historic Preservation
- Ashby BART future development

# HOUSING AFFORDABILITY (CH. 4)

*Goal: Promote equitable access to housing by producing new affordable housing, preserving existing affordable housing, and preventing displacement.*

## **Policies Address:**

- Increasing the production of new affordable housing and a range of types and affordability levels
- Preserving existing Affordable Housing
- Tenant protections and other anti-displacement measures
- Citywide efforts to address homelessness

# ECONOMIC OPPORTUNITY (CH. 5)

*Goal: Foster economic opportunity for South Berkeley residents and businesses by facilitating job training and workforce development, active community spaces, and a thriving environment for commerce along the Adeline Street/South Shattuck Corridor.*

## **Policies Address:**

- Supporting existing businesses and community institutions that are the backbone of the neighborhood
- Attraction of new businesses
- Creation of a new property-based business improvement district
- Placemaking strategies that rely on the area's culture and history

# TRANSPORTATION (CH. 6)

*Goal: Provide safe, equitable transportation options that meet the mobility needs of all residents, regardless of age, means, and abilities, and that further the attainment of the City's greenhouse gas mission reduction goals.*

## **Policies Address:**

- “Complete Streets”
- Right-of-Way Improvements (interim and long-term)
- Universal Accessibility
- Pedestrian and Bicycle Circulation and Facilities
- Transit and Shuttles
- Parking and Transportation Demand Management

# PUBLIC SPACE (CH. 7)

*Goal: Provide safe, sustainable, beautiful, healthy, and inclusive public spaces that encourage social interaction, provide opportunities for recreation and environmental health, and support active community life in South Berkeley.*

## **Policies Address:**

- Public Space Types and Programming
- Public Space Opportunities by Subarea
- Streetscape Amenities and Wayfinding
- “Green infrastructure”
- Safety and Maintenance
- Public Art and Other Ways to Activate and Beautify Public Space

# DRAFT EIR: SIGNIFICANT AND UNAVOIDABLE IMPACTS

NOISE	MITIGATION
<p><b>Impact N-2.</b> Construction activities associated with implementation of the proposed Specific Plan would intermittently generate high noise levels within and adjacent to the Plan Area.</p>	<p>Mitigation to restrict the hours of construction activity and minimize noise from equipment would reduce construction noise to the extent feasible. However, construction noise could still exceed the City's standards at sensitive receptors. Therefore, the impact from construction noise would be <b>significant and unavoidable</b>.</p>



# DRAFT EIR: SIGNIFICANT AND UNAVOIDABLE IMPACTS

TRANSPORTATION	MITIGATION
<p><b>Impact T-1:</b> The addition of traffic generated by the development projects facilitated by the Specific Plan and the roadway modifications proposed by the Specific Plan would cause the signalized Adeline St./Alcatraz Av. intersection to deteriorate from LOS D during the AM peak hour and LOS E during the PM peak hour under Existing Conditions to LOS F during both AM and PM peak hours under Existing Plus Project conditions.</p>	No feasible mitigation measure
<p><b>Impact T-3:</b> The addition of traffic generated by the development projects facilitated by the Specific Plan and the roadway modifications proposed by the Specific Plan would increase the V/C ratio by more than 0.01 at the signalized Adeline St./Alcatraz Av. intersection, which would operate at LOS F during both AM and PM peak hours in 2040 regardless of the proposed Specific Plan.</p>	
<p><b>Impact T-6:</b> The addition of traffic generated by the development projects facilitated by the Specific Plan and the roadway modifications proposed by the Specific Plan would result in the Study CMP roadway segments to deteriorate from LOS E or better to LOS F, or increase V/C ratio by 0.03 or more for a facility operating at LOS F without the Specific Plan.</p>	