

Ashby + North Berkeley BART

Planning for Equitable Transit-Oriented Development
City Council Worksession

April 19, 2022



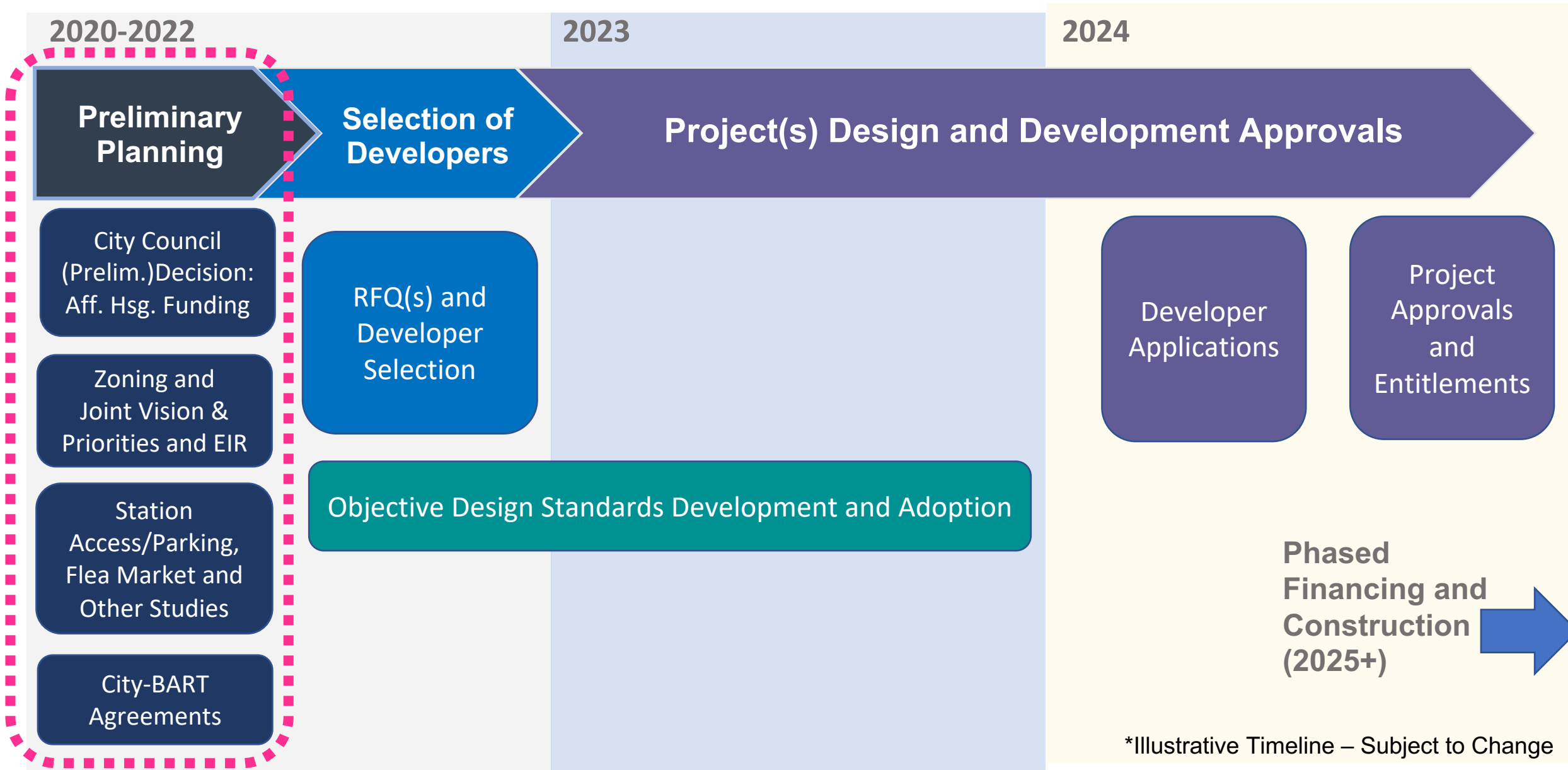
Agenda

1. Planning Process
2. Key Milestones and Upcoming Policy Decisions for City Council

Planning Process: Context

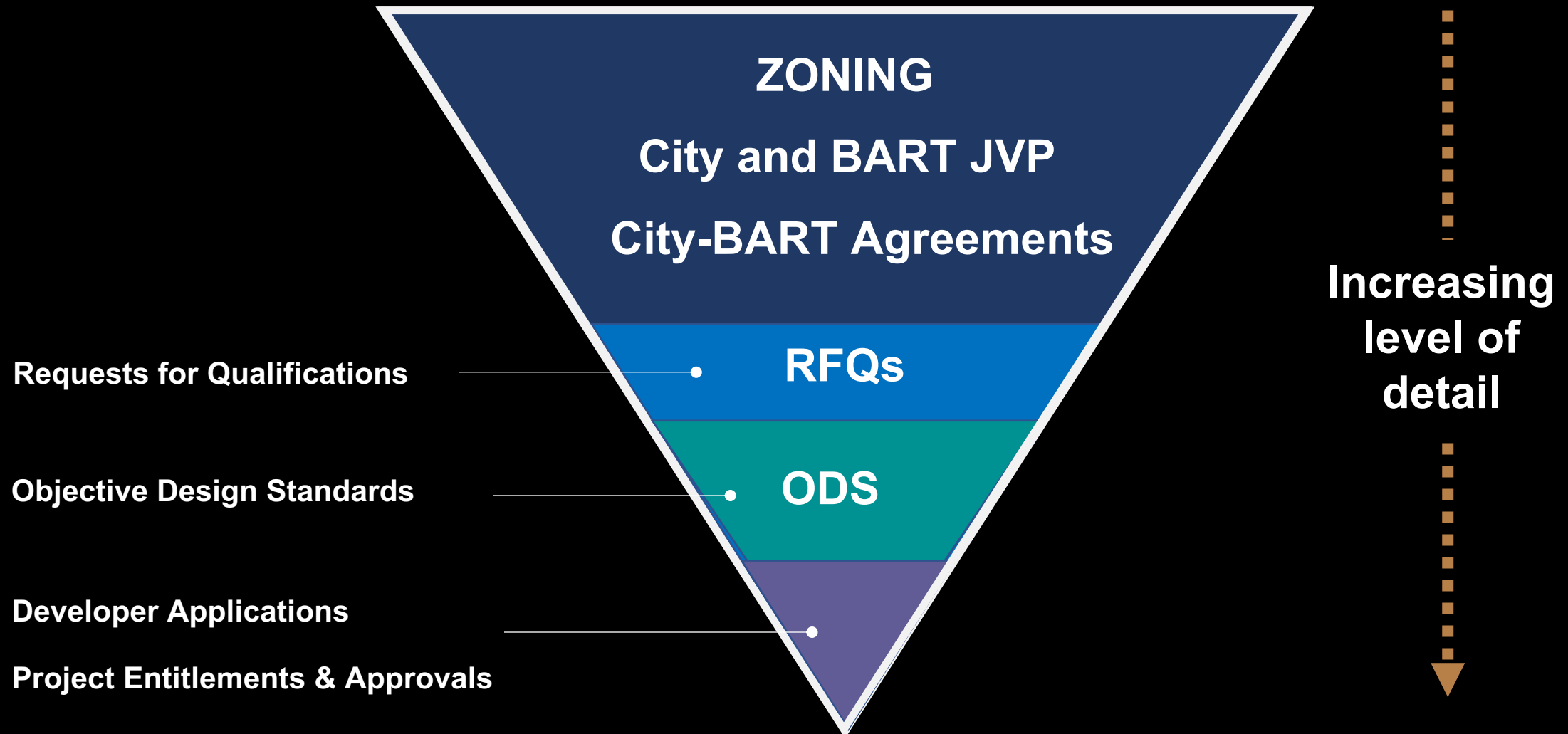


Planning Process: Context



Planning Process : Context

DOCUMENTS GUIDING DEVELOPMENT



Planning Process – Public Engagement

Community Advisory Group Meetings

Mtg.	Topic(s)	Date
1	Introductions, Project Overview, CAG process, Review of Existing Conditions and Relevant Adopted Laws, Plans, Policies and Development Parameters	June 8, 2020
2	Process Overview, Introduction to AB 2923 and Zoning, Preliminary Site Concepts	August 3, 2020
3a	Financial Feasibility, Affordable Housing, and Building Form	October 14, 2020
3b	Introduction to City-BART Joint Vision and Priorities (JVP)	October 21, 2020
4	Zoning and Development Parameters, Building Form, and Land Uses	Dec. 14, 2020
5	Review of Draft City-BART JVP and Draft Zoning: Affordable Housing, Public and Civic Space, Land Use and Building Form and Draft Zoning	March 22, 2021
6	Review Draft JVP including: BART Station Access and Draft Zoning	April 29, 2021
7	Final Review of Draft Joint Vision and Priorities and Zoning	June 21, 2021
8	CAG Wrap-Up and Next Steps in the Ashby and North Berkeley Transit-Oriented Development Planning Process	Dec. 6, 2021

Community Workshops/Meetings

Mtg.	Topic(s)	Date
1	Project Overview, Project Goals/Parameters and Preliminary Concepts	August 31, 2020
2	Draft City-BART Joint Vision and Priorities	February 8, 2021
3	Final Review of Joint Vision and Priorities and Zoning	June 26, 2021

Planning Process – Public Engagement To-Date

Commissions and Council (Reserving City Affordable Housing Funds)

- Feb. 1, 2020 - Housing Advisory Commission
- Mar. 1, 2021 - Measure O Bond Oversight Committee
- Apr. 27, 2021 - City Council

Planning Commission (Zoning/GP Amendments, JVP and EIR)

- Dec. 2, 2020 - Scoping Session on the Draft Environmental Impact Report (DEIR)
- Sep. 1, 2021 - Informational Meeting on the Proposed Zoning and General Plan Amendments and City-BART Joint Vision and Priorities for Transit Oriented Development (TOD) at the Ashby and North Berkeley BART Station Areas
- Nov. 3, 2021 - Public Hearing on the Draft EIR on the Proposed Zoning and General Plan Amendments and City-BART Joint Vision and Priorities
- Apr. 6, 2022 – Public Hearing on the Proposed Zoning and General Plan Amendments and City-BART Joint Vision and Priorities and Final EIR and associated CEQA documents

Planning Process – Public Engagement – To Date

4/6/22 PC Recommendation to Council

1. Certify the EIR
2. Consider a set of companion recommendations for incorporation into the zoning, JVP, (future) Objective Design Standards, or other agreement between the City and BART, as appropriate
3. Adopt EIR “Alternative 3: Increased Height” as the preferred alternative and revise the zoning/General Plan amendments to conform to Alternative 3

R-BMU Zoning: Development Standards

	Staff Recommendation	4/6 PC Recommendation (Per EIR "Alternative 3: Increased Height")
Lot Area, Minimum	No minimum	Same
Floor Area Ratio (FAR), Maximum	4.2	5.5
Main Building Height, Maximum	80 feet and 7 stories	12 stories (130 feet)
Residential Density, Minimum	75 dwelling units per acre	Same
Residential Parking	None required, Maximum of 0.5 space per dwelling unit	Same
Non-Residential Parking	No minimum, 1.5 spaces per 1,000 sf maximum	Same
Bicycle Parking	Minimum of 1 space per unit, 50% of which shall be covered and secure and 1 space per 1,000 sf of commercial use	Same

Key Milestones: Affordable Housing Funding

Now – May 2022

Preliminary
Planning

City Council
(Prelim.) Decision:
Aff. Hsg. Funding

Zoning, GP and
Joint Vision &
Priorities

Station
Access/Parking,
Flea Market and
Other Studies

City-BART
Agreements

- Reservation of up to \$53 million of City affordable housing for the BART sites
 - *\$40 million of remaining Measure O Bond*
 - *\$13 million from future Affordable Housing Mitigation Fees or other source*
- Estimate of City subsidy required for minimum 35% affordability at each site based on assumptions of 7-story zoning; 775 units/North Berkeley and 850 units/Ashby (*See 4/27 Council Meeting, Item 31 for full report*)

Key Milestones: Zoning and “JVP”

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- Proposed zoning consistent with AB 2923 and associated General Plan amendments
- City – BART Joint Vision and Priorities for Ashby and North Berkeley BART Transit-Oriented Development (“JVP”)
- Final Environmental Impact Report (EIR) and associated documents
- Anticipated to come to City Council on 5/31/22

Key Milestones: Zoning and JVP

RELEVANT STATE HOUSING LAWS ON HOUSING PRODUCTION AND APPROVAL PROCESS

AB 2923 requires that zoning for these station areas must allow:

Residential Density	At least 75 units per acre
Building Height	7 stories (or higher)
Floor to Area Ratio	4.2 (or higher)
Parking	Residential Development: <ul style="list-style-type: none">• Vehicles: no minimum, 0.5 spaces per unit maximum• Bicycles: 1 space per unit Office Development: <ul style="list-style-type: none">• No minimum, 1.6 spaces per 1,000 sf maximum

Key Milestones: Zoning and JVP

RELEVANT STATE HOUSING LAWS ON HOUSING PRODUCTION AND APPROVAL PROCESS

AB 2923 Provisions that Allow For SB 35 “Ministerial Process”

- Requires cities to provide streamlined, non-discretionary approvals for housing development projects that include a required percentage of affordable housing units

State Density Bonus Law

- Entitles developers to a “density bonus,” of up to 50% above maximum zoning, based on provision of affordable housing

Key Milestones: Zoning: R-BMU District

- Proposed zoning for the Ashby and North Berkeley stations will be a new Residential BART Mixed Use District (R-BMU)
- Proposed zoning includes requirements for:
 - Definitions and Basic Development Standards (height, lot sizes, open space requirements, setbacks)
 - Allowed Land Uses
 - Street Frontages (stepbacks, ground floor frontages)
 - Building Entrances
 - Pedestrian Access
 - Parking Design and Access
 - Development Approval Process (“Master Development Permit”)

R-BMU Zoning: Development Standards

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Key Milestones: City and BART Joint Vision and Priorities (JVP)

Purpose

- The City and BART's shared, high-level expectations for future development of both the Ashby and North Berkeley BART properties
- To help guide the process for the development of both Ashby and North Berkeley stations from developer selection through project construction

Affordable Housing



Public + Civic Space



Land Use



Building Form



Station Access + Parking



Key Milestones: City and BART JVP - Affordable Housing - HIGHLIGHTS



Photo: Caelie Frampton

Build More Housing

- Maximize number of units, particularly affordable homes
- Calls out a range of 550 - 1200 homes at each station

Specific Housing / Affordability Targets

- Sets minimum, expectations and a goal to maximize affordability

Address Social and Economic Inequities

- Address inequities, reduce displacement, and provide the right to return

Housing Financing

- Explore new and creative financing options

Inclusive Housing

- Create homes for families, people with physical and mental disabilities, and formerly homeless

Key Milestones: City and BART JVP - Public and Civic Space - HIGHLIGHTS



Bicycle and Pedestrian Improvements

- Provide safe and reliable access for bicycles and pedestrians to the BART stations and through the station sites

Open Space at Ashby

- Create public open spaces for residents and the general public
- Provide space for the Flea Market and consider using a portion of Adeline

Connection to Ohlone Greenway at North Berkeley

- Establish a clear connection through the site for Ohlone Greenway

Open Space at North Berkeley

- Preference for passive recreational uses, such as small group gatherings, tied together with quality landscape elements

Key Milestones: City and BART JVP - Land Use - HIGHLIGHTS



Prioritize Housing – especially Affordable Housing

Community Uses

- Provide community-oriented retail and non-profit services
- Complement nearby business districts

Public Open Space

- For play and other free-form activities, community gardens, and connect with nature

Key Milestones: City and BART JVP - **Building Form - HIGHLIGHTS**



Building Height

- Encourage variation in height and building form at both stations; focus massing and height towards arterial streets and massing breaks and step-downs towards smaller, residential streets.

Architectural Variety

- Encourage building design to provide visual interest with variation in height, scale, rooflines, materials, and architectural styles.

Neighborhood Quality

- Buildings should be designed to be high quality and provide natural light, air, direct outdoor access and sociability.

Activate Public Spaces

- Ground-floor spaces and building frontages should activate public space

Key Milestones: City and BART JVP - **Station Access - HIGHLIGHTS**



Housing and Community Benefits

- Favor affordable housing and other community benefits over parking.

Non-Auto Access

- Increase the share of BART riders who access the stations via modes other than driving alone and parking.

Safe and Equitable Access

- Provide safe and secure station access options for people of all ages, abilities, ethnicities, genders and income levels.

Reduce Parking and Traffic Impact

- Provide other parking options, alternatives to driving, parking management and other measures

Pedestrian and Bicycle Access

- Provide high-quality, safe pedestrian and bicycle connections to and through the sites.

Key Milestones: Technical Studies (Underway)

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Station Access and Parking (North Berkeley + Ashby)

- Identify ped/bike/transit station access strategies, and set BART rider parking range (Berkeley El Cerrito Corridor Access Plan “BECCAP”)

Circulation Framework (North Berkeley + Ashby)

- Define BART’s “must haves” for NB + Ashby (how site circulation works allow stations to operate properly)

Adeline Street and Flea Market Options Feasibility Study (Ashby)

- Study location for Flea Market, in collaboration with market leadership and vendors, and align with Adeline “road diet” study

Station Assessment (Ashby)

- Ashby BART Station Operational and Physical Needs – especially along Adeline St

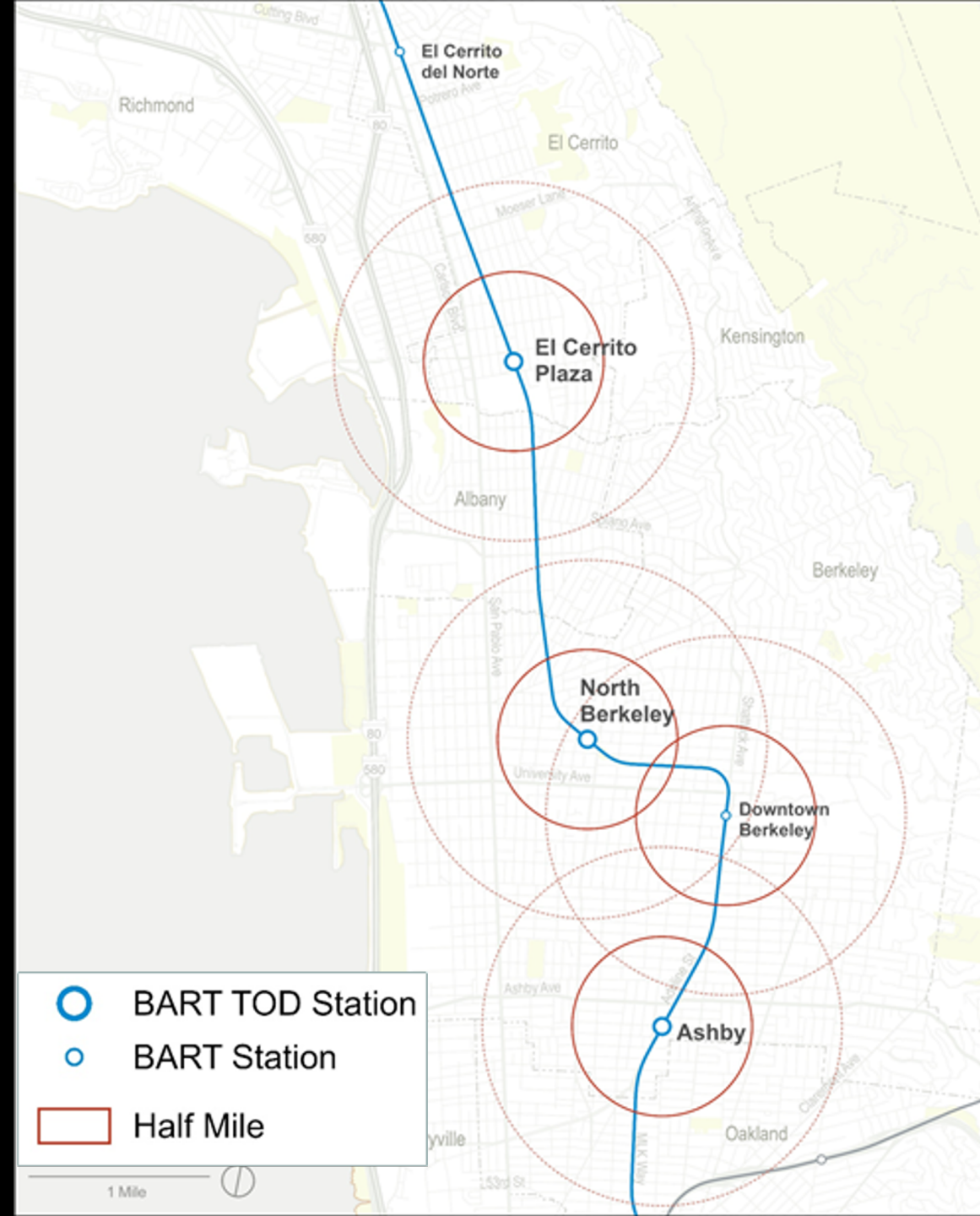
Key Milestones: Corridor-Level Station Access Study

Berkeley – El Cerrito Corridor Access Plan (BECCAP)

Grant-funded, BART lead effort goals:

- Develop station access & parking options that can be implemented before development
- Set BART Rider Parking Range
- Confirm options and potential financing/funding sources
- Anticipated completion: Fall '22
- *City of Berkeley Transportation Commission Subcommittee and other opportunities for public to provide feedback*

For more info: www.bart.gov/beccap



Key Milestones: Circulation Framework

Defines what must be in place for both BART station sites related to:

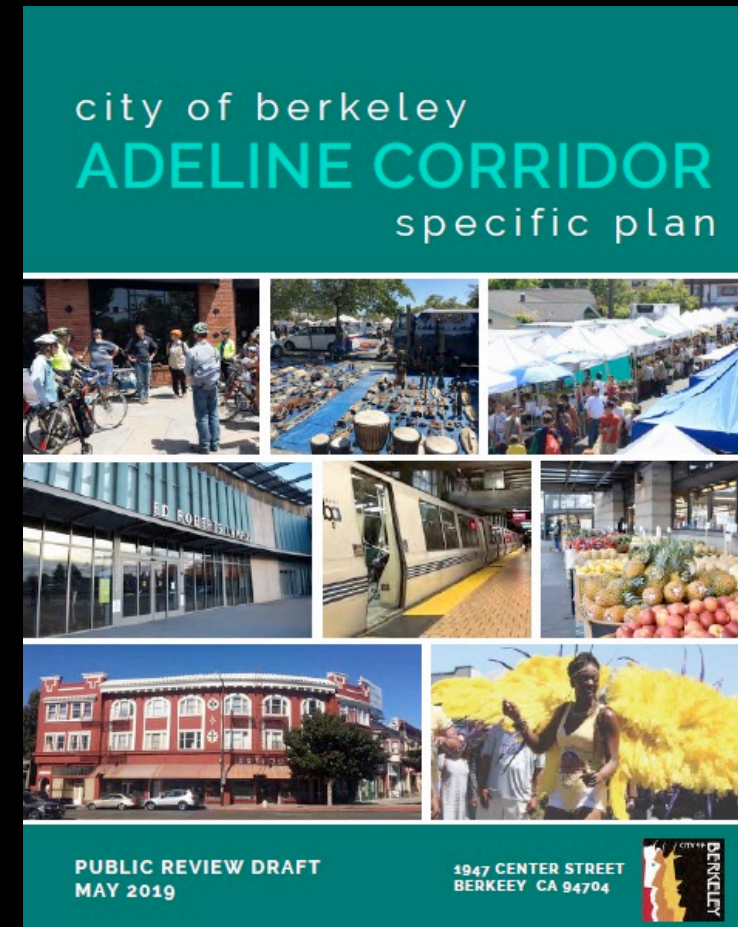
- Service Needs
- Maintenance equipment
- Buses
- Pedestrians, bicycles and vehicle access
- Shuttles



Key Milestones: Ashby/Adeline/Flea Market Studies

Adeline Street Roadway Reconfiguration Study Flea Market Options Feasibility Study and Ashby Station Assessment

- Enhance safety for all users
- Increase public space potentially for non-motorized transportation and public activities
- Study feasibility of right-of-way and site podium options for a permanent home for the Flea Market
- Support bus transit operations and accommodate passenger and freight loading
- Ensure Ashby Station functionality, safety and emergency Needs



Key Milestones: Station Access/ROW & Other Studies

UPCOMING COMMISSION AND COUNCIL MEETINGS

- **Apr. 21** **Transportation Commission: Adeline Right-of-Way (ROW) Options**
- **Apr. 26** **City Council Worksession: Berkeley Strategic Transportation (BeST) Plan and Grant Prioritization**
- **May 19** **Transportation Commission: Recommendation to City Council on Adeline ROW Options**
- **May 31** **City Council: Approval for City to Apply to Alameda County Transportation Commission for Transportation Capital Improvements Grants (as prioritized in the BeST Plan)**

Key Milestones: City and BART Agreement(s)

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Further Topic(s) Subject to Agreement Between the City and BART

- Updated Project Timelines
- Developer Selection Process
- Phasing and Funding for Affordable Housing
- Development Application Approval Process & Preparation of Objective Standards
- Maintenance and Ownership of Public Infrastructure and Open Space