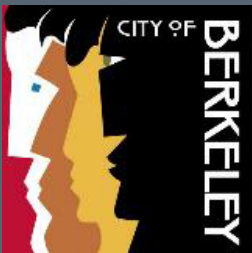


Ashby BART

Transit-Oriented Development

City Council Worksession

July 18, 2023



Agenda

- Background
- Draft Community Benefits Framework
- BART Presentation on Connectivity and Infrastructure
- Q&A and Discussion

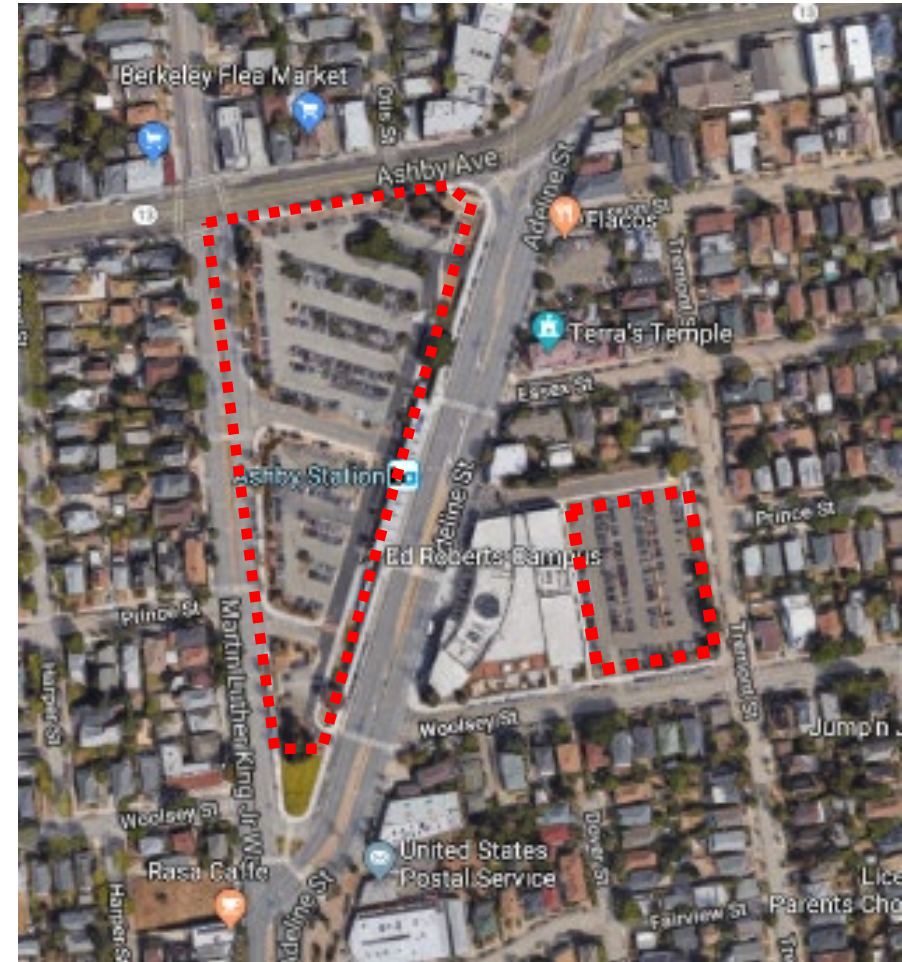


Completed Milestones (2020-2022)

- April 2021- Reservation of \$53 million of City Affordable Housing Funding for North Berkeley and Ashby Station Areas
- June 2022- New zoning and General Plan amendments, City and BART adoption of Joint Vision and Priorities (“JVP”)
- November 2022- Council approval of preferred option for redesign of Adeline Street
- December 2022- Selection of developer team for North Berkeley BART

Ashby BART – Additional Issues to Resolve

- The City's Option to Acquire Air Rights to the West Parking Lot
- Framework for Community Benefits
- Ashby BART Station Infrastructure and Operations and Future Development
- Additional Funding Sources for Affordable Housing and/or Infrastructure



Ashby BART Station Site

Community and Stakeholder Engagement

- Equitable Black Berkeley
- Berkeley Flea Market Board and vendors
- Friends of Adeline
- South Berkeley NOW



Draft Framework for Community Benefits

1. Affordable housing
2. Permanent new home for the Berkeley Flea Market
3. Ground floor space for civic uses at below market rate rent
4. Southern plaza/development connection to Adeline Street
5. Community benefits fund for South Berkeley



Affordable Housing

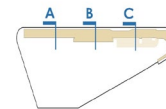
- Minimum of 35% of new housing units to be developed shall be affordable or Below Market Rate (BMR) housing, with a goal of 50%



Permanent Home for the Berkeley Flea Market

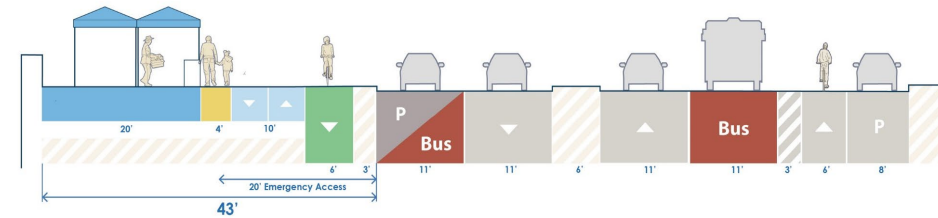


- Vendor Area
- Shop Zone
- ▾ Clear Pedestrian Zone
- ▾ Bike Zone
- Weekend Vendor Parking/
Weekday Bus Lane
- ▨ Buffer/Plaza/Sidewalk

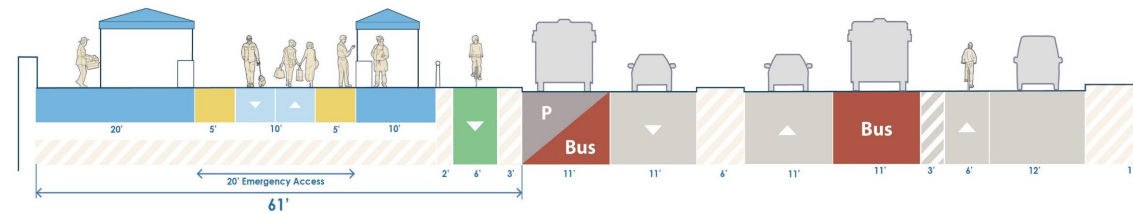


Stall locations for discussion purposes, actual locations TBD through future design and by BFM management.

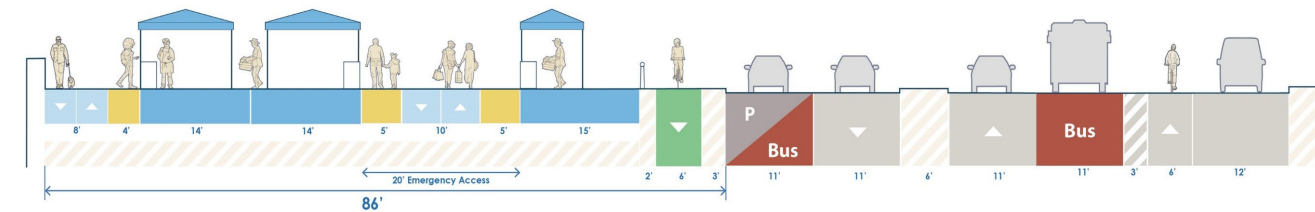
Section A (Scenarios 1a & 1b)



Section B (Scenarios 1a & 1b)



Section C (Scenario 1b)

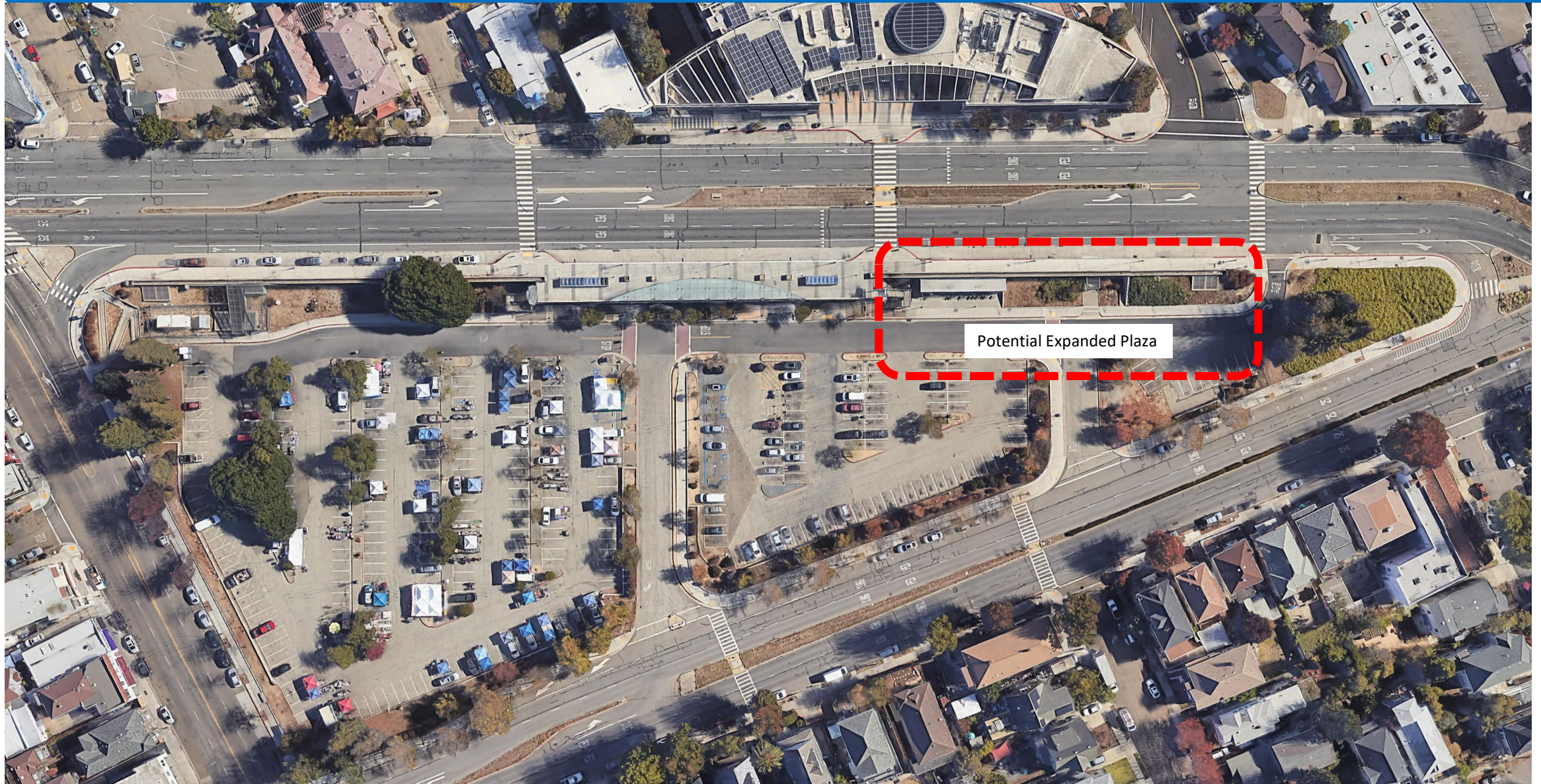


Ground Floor Space for Civic Uses

Ground floor space for civic uses at below-market-rate rents



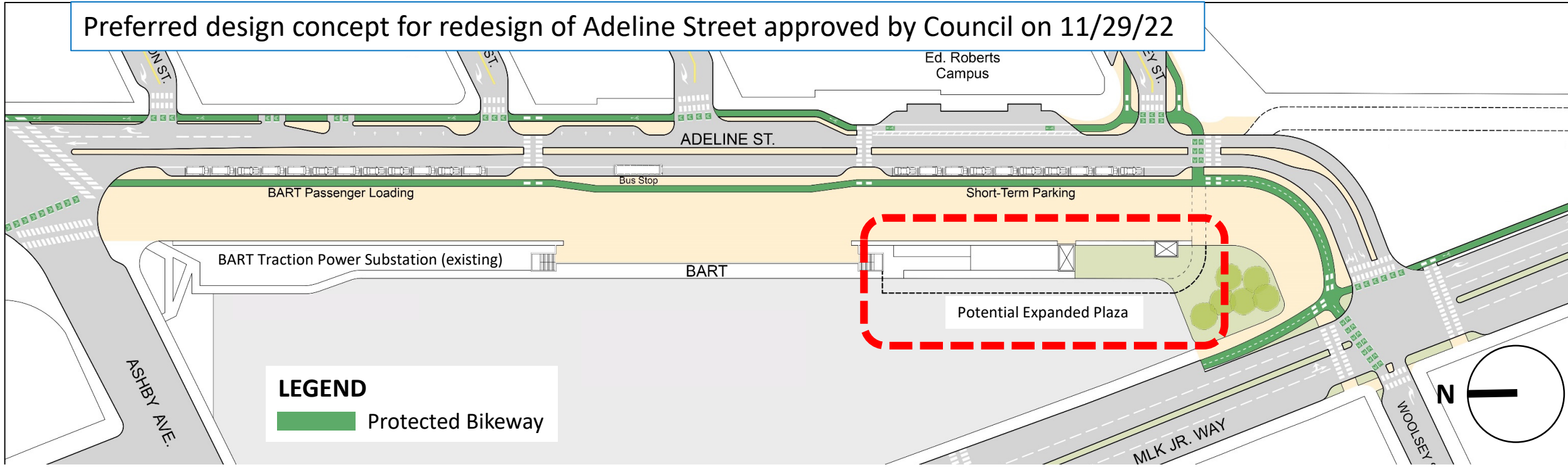
Southern Plaza/Development Connection to Adeline St.



Potential Expanded Plaza

Southern Plaza/Development Connection to Adeline St.

Preferred design concept for redesign of Adeline Street approved by Council on 11/29/22

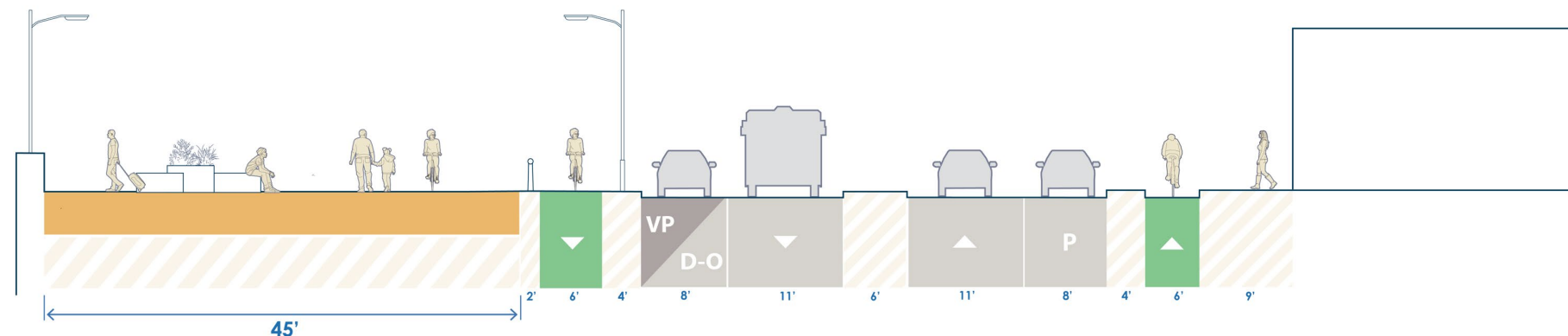


LEGEND

- Protected Bikeway

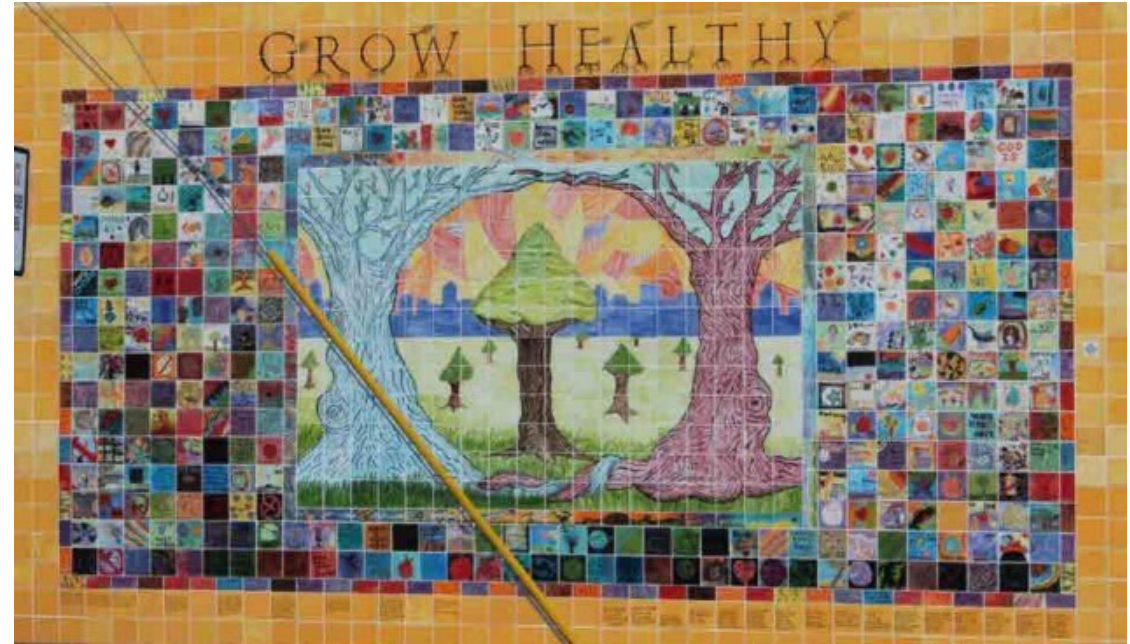
- Plaza
- Bike Zone
- Weekend Vendor Parking/
Weekday Bus Lane
- Buffer/Plaza/Sidewalk

Section A (Option 2a & 2b)



Community Benefits Fund for South Berkeley

- Fund created from portion of revenues generated from future development to benefit greater South Berkeley community
- A community advisory committee or similar body would direct the expenditure of the funds



Next Steps

- Ongoing deliberations between the City and BART
- Ongoing efforts to identify and secure additional funding for Adeline Street right-of-way and other improvements
- Ongoing efforts to enhance resources to increase affordable housing at the Ashby Station and throughout Adeline Community, South and West Berkeley
- Future City Council meeting(s) to consider draft agreements between City and BART – Fall 2023

