Adeline Corridor Draft Specific Plan

CITY OF BERKELEY | COMMUNITY MEETING
JUDGE HENRY RAMSEY JR. SOUTH BERKELEY SENIOR CENTER | 05.29.19
Tonight’s Presentation

• Welcome and Opening Remarks

• Review Agenda and Meeting Objectives

• Presentations
  – Overview of the Draft Adeline Corridor Specific Plan and Project Timeline
  – Affordable Housing and Land Use
  – Transportation and Public Space

• Breakout Sessions: Community Input and Questions
Adeline Corridor Plan Area
Planning Process

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

Visioning & Existing Conditions
2015 – Early 2017

Develop Plan Direction
2017 – Summer 2018

Draft Plan & Draft EIR (DEIR)
Fall 2018 – early 2019

Final Plan & Final EIR (FEIR)
End 2019/Early 2020
# Planning Process

| May - Jun.* | | |
|-------------|-------------------------------------------------|
| Public Review Draft Plan and DEIR available (May 17, 2019) | 45-Day EIR Public Comment Period (as required by the California Environmental Quality Act) | Community Meeting (May 29, 2019) |

| Jul. - Aug.* | | |
|-------------|-------------------------------------------------|
| 45-day Public Comment Period ends (July 5, 2019) | Review of Draft Plan and DEIR feedback, Preparation of Final Environmental Impact Report |

| Sep./Oct. | | |
|-----------|-------------------------------------------------|
| Community Meeting (TBD) | Potential Draft Plan Revisions and Final Environmental Impact Report | Planning Commission: Recommendation to City Council (City Council in early 2020) on the Plan, EIR and related General Plan and Zoning Amendments |

*PC Adeline Corridor Subcommittee will meet May – August (to be confirmed)*
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
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 62nd St.
“Five Big Ideas”

1. Affordable Housing
2. Ashby BART Station
3. Business Improvement District
4. Street Re-Design
5. Community Assets and Resources
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
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

- Conceptual design that re-imagines large areas of pavement as public open space, reduces crossing distances, and makes the street a more comfortable place for pedestrians and cyclists.
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.
Plan Overview

- Chapter 1: Introduction
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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
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 emission 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
IMPLEMENTATION ACTIONS (CH. 8)

• Preliminary implementation actions, responsibilities, timeframe as well as potential funding sources

• Requires monitoring and updating on a regular basis to reflect changing laws, funding, technology and community priorities
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
• Refinement of right-of-way conceptual design
• Work with BART on Ashby BART next steps
• Coordination with public agency partners (e.g. AC Transit, BART, Caltrans, Alameda County Transportation Commission and the Metropolitan Transportation Commission)
Breakout Sessions: Questions and Comments
DRAFT ADELINE CORRIDOR SPECIFIC PLAN

RIGHT-OF-WAY PROPOSALS: (CH. 6 & CH. 7 OF THE DRAFT PLAN)

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
STREET REDESIGN KEY FEATURES

• Wider sidewalks and generally larger buffers
• Curb-extensions at intersections
• Pedestrian-scale street lighting
• Generally shorter crossing distances at intersections
• Improvements to uncontrolled pedestrian crossings
• Universal accessibility features (Americans with Disabilities Act)
• Continuous Class 4 cycletracks
“South Shattuck” segment from Dwight Way to Derby Street

- Two automobile lanes in direction, separated by median
- Addition of back-in angled street parking
- Addition of one-way cycle tracks on both sides of the street, between the sidewalk and parking lane
STREET REDESIGN KEY FEATURES

• “North Adeline” segment from Derby St. to Ashby Av.:
  – Two auto lanes in each direction separated by an 8-foot median
  – Southbound drive aisle (for local access and emergency vehicles)
  – Opportunity for 38-foot linear plaza or open space on the west side of the street
  – Parallel or angled on-street parking on northbound and southbound drive aisle
  – One-way northbound cycletrack between the parking lane and the sidewalk (Northbound Adeline Street;)
  – Southbound: Cycletrack east of the drive aisle, which would be one-way southbound north of Russell Street and two-way between Russell Street and Ashby Avenue
STREET REDESIGN KEY FEATURES

• “Ashby BART” segment
  – Two auto lanes in each direction without a median
  – Parallel on-street parking would be provided along both sides of the street
  – Two-way cycletrack on the west side of the street between the sidewalk and the parking lane
STREET REDESIGN KEY FEATURES

“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
EXTRA SLIDES
Ways to Provide Input on Plan and EIR

• **Submit written comments:**
  – *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 public meetings:**
  – Wednesday, June 5: Planning Commission Meeting to Present the Draft Plan and Public Hearing about the Draft EIR
    • 7pm @Judge Henry Ramsey Jr. South Berkeley Senior Center
  – For date and times of upcoming meetings refer to Adeline Corridor website: [www.cityofberkeley.info/adelinecorridor](http://www.cityofberkeley.info/adelinecorridor)
Contact

• Alisa Shen, Principal Planner
  – Tel. 510.981.7409
  – Email: ashen@cityofberkeley.info

• Project Website:
  www.cityofberkeley.info/adelinecorridor
Adeline Corridor

• Draft Specific Plan and Draft EIR available: May 17
• 45-day Public Comment Period: May 17 – July 1
  – Community Meeting 5/29
  – Planning Commission 6/5
  – Presentations to Transportation, ZAB, PW, HAC, LPC and PR&W Commissions (May – June)
### Existing C-SA Zoning for Mixed Use or Res. Only Project

<table>
<thead>
<tr>
<th>Proposed Subareas</th>
<th>Existing Zoning Height Areas*</th>
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<th>Max Height (ft.)*</th>
<th>Max Stories</th>
<th>FAR</th>
<th>Notes</th>
<th>Max. Lot Coverage (%)</th>
<th>Required setbacks (from lot line)</th>
<th>Building Separation</th>
<th>Min. Lot Area</th>
<th>Useable Open Space</th>
<th>Commercial (spaces/sqft.)</th>
<th>Parking</th>
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</thead>
<tbody>
<tr>
<td>1. South Shattuck</td>
<td>C-SA (A)</td>
<td>C-SA (A)</td>
<td>60 ft</td>
<td>5</td>
<td>4.0</td>
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<td>1st story 40% 50%</td>
<td>4 ft 6 ft. 15 ft. 15 ft.</td>
<td>None</td>
<td>None</td>
<td>40 sf</td>
<td>0/1000</td>
<td>Under 10 u 1 per unit; &gt; units: 1 px 1000 sf</td>
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<tr>
<td></td>
<td>C-SA (B)</td>
<td>C-SA (B)</td>
<td>50 ft</td>
<td>4</td>
<td>4.0</td>
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<td>2nd story 40% 50%</td>
<td>4 ft 8 ft. 6 ft. 10 ft.</td>
<td>8 ft</td>
<td>None</td>
<td>40 sf</td>
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<tr>
<td></td>
<td>C-SA (B)</td>
<td>C-SA (B)</td>
<td>50 ft</td>
<td>4</td>
<td>4.0</td>
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<td>3rd story 40% 45%</td>
<td>4 ft 8 ft. 12 ft. 17 ft</td>
<td>10 ft</td>
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<tr>
<td>2. North Adeline</td>
<td>C-SA (C)</td>
<td>C-SA (C)</td>
<td>36 ft</td>
<td>3</td>
<td>4.0</td>
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<td>4th story 35% 40%</td>
<td>6 ft 10 ft. 14 ft. 19 ft.</td>
<td>12 ft</td>
<td>None</td>
<td>40 sf</td>
<td>0/1000</td>
<td>Under 10 u 1 per unit; &gt; units: 1 px 1000 sf</td>
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<tr>
<td></td>
<td>C-SA (C)</td>
<td>C-SA (C)</td>
<td>36 ft</td>
<td>3</td>
<td>4.0</td>
<td></td>
<td>5th story 35% 40%</td>
<td>8 ft 12 ft. 16 ft. 21 ft.</td>
<td>14 ft</td>
<td>None</td>
<td>40 sf</td>
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<tr>
<td>3. Ashby BART</td>
<td>C-SA (C)</td>
<td>C-SA (C)</td>
<td>36 ft</td>
<td>3</td>
<td>4.0</td>
<td></td>
<td>6th story 35% 40%</td>
<td>10 ft 14 ft. 18 ft. 23 ft.</td>
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<tr>
<td>4. South Adeline</td>
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<td>C-SA (C)</td>
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<td>6th story 35% 40%</td>
<td>12 ft 16 ft. 20 ft. 25 ft.</td>
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<td>40 sf</td>
<td>0/1000</td>
<td>Under 10 u 1 per unit; &gt; units: 1 px 1000 sf</td>
</tr>
</tbody>
</table>

* C-SA: Height can be modified with a Use Permit; also can apply State Density Bonus

For mixed-use projects, C-SA requires R-4 standards shown above (23D.40.070 Development Standards)

*One dimension less than 6 ft. lot 1000 sf waived, maybe modified with UP