

Ashby and North Berkeley BART

**Community Advisory Group (CAG): Homework Assignment for CAG Meeting 3b
Crafting Vision and Priorities Statements**

Background: The Memorandum of Understanding (MOU) between the City of Berkeley and BART calls for development of zoning regulations (that conform to Assembly Bill 2923), the creation of a City and BART Joint Vision and Priorities document (which would outline general guidelines, or a shared set of principles for future projects) and identification of other development parameters to guide future developers in putting together project proposals.

In this exercise we will start drafting the Joint Vision and Priorities Document. The goal of this document is to provide high level expectations for future developers on key topics. There are some decisions that can and need to be made now, during the Preliminary Planning stage of the process, and some decisions which will need to be made in later stages of the process (see diagram below). Many of the most important details of the future BART station projects cannot be finally determined until after a developer has been selected and actual projects have been designed. There will be continued community engagement after the selection of future developers to refine the details.

Overall Development Process for Ashby and North Berkeley BART Stations



Directions: This exercise focuses on drafting potential statements related to key community benefits which will be considered for the Joint Vision and Priorities document:

- 1. Affordable Housing,
- 2. Public & Civic Space

At future CAG meetings, you will cover other topics including:

- 3. Building Form and Character (CAG Meeting #4)
- 4. Desired Uses (CAG Meeting #4)
- 5. Station Access and Transportation (CAG Meeting #5)

These topics are interrelated and one decision might affect the other decisions as well. But for the purposes of getting comfort with the language and scale appropriate for a Joint Vision and Priorities document, this exercise is focused on just the first two topics.

Please submit your response by Monday, October 19, 2020 using the “Padlet” tool with the link you received from Dave Javid (dave@plantoplace.com). You also have the ability to view and to comment on other CAG member responses. You will discuss your responses at the CAG Meeting 3b on Tuesday, October 20, 2020.

Reminder: Links to Housing Development “101” videos and CAG Meeting 3a presentation on the project webpage: www.cityofberkeley.info/bartplanning

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For each statement you write please include the following information:

1. Does it apply to 1) both stations 2) Ashby only 3) North Berkeley only?
2. Craft a statement targeting what you think is achievable (post-pandemic) given what we know today about the market, construction costs and funding sources/subsidy; you may also include language targeting your goal or aspiration; identify the steps that you think the City and/or BART will need to achieve it by 2030. If you think it should take longer than 2030, please include reasons why.
3. If there are specific uses or populations you think should be prioritized, identify those as *priorities*.
4. Is there other information you need in order to write this statement?

To help craft your statements, consider the following:

- Who is most likely to benefit from your proposed statement, who will it burden?
- Who would most likely disagree with you? What are their main concerns likely to be?

Here are some ***hypothetical examples*** of statements (write your own):

Affordable Housing:

- The development should maximize the number of income-restricted affordable units
- The development must include at least 250 affordable housing units provided that this can be achieved while also ensuring project feasibility.
- The development must include at least 20% affordable housing serving a mix of incomes, from extremely-low income (below 30% of Area Median Income) to moderate income (up to 120% of Area Median Income).
- The development must include 100% affordable housing and it would be funded by [voter approved bonds funded by property taxes, etc.]
- The development must include at least 35% of total housing units as permanently affordable in perpetuity to low (up to 60% of Area Median Income) and moderate (up to 120% of Area Median Income) income households, provided that this can be achieved while also ensuring project feasibility and providing required land value to BART per its policies.
- A substantial proportion of housing units, common spaces within residential buildings, and public amenities should be suitable for families with children. A key characteristic of “family-friendly” units is that they have at least two bedrooms.

Public & Civic Space:

- A space suitable for the Ashby Flea Market should be near the BART station, with ongoing maintenance costs for this space incorporated into project operating budgets.
- A location should be identified for the Flea Market either at Ashby station or within a 10-minute walk.

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- North Berkeley must include at least a 30-foot wide linear open space connecting the Ohlone Greenway