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

- Southside/Telegraph
- Downtown
- University
- South Shattuck
- Adeline
- San Pablo
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

<table>
<thead>
<tr>
<th>Period</th>
<th>Events</th>
</tr>
</thead>
</table>
                 - ~45-Day EIR Public Comment Period (as required by the California Environmental Quality Act)  
                 - Community Meeting (May 29, 2019)  
                 - Presentations to other Boards and Commissions                                                                                   |
| 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 released  
                 - 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*
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

<table>
<thead>
<tr>
<th>LAND USE AND COMMUNITY CHARACTER</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSING AFFORDABILITY</td>
<td>Promote equitable access to housing by producing new affordable housing, preserving existing affordable housing, and preventing displacement.</td>
</tr>
<tr>
<td>ECONOMIC OPPORTUNITY</td>
<td>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.</td>
</tr>
<tr>
<td>TRANSPORTATION</td>
<td>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.</td>
</tr>
<tr>
<td>PUBLIC SPACE</td>
<td>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.</td>
</tr>
</tbody>
</table>
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
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

- 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
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

<table>
<thead>
<tr>
<th>ACTION DESCRIPTION</th>
<th>LEAD RESPONSIBILITY</th>
<th>PARTNERS</th>
<th>POTENTIAL FUNDING SOURCE</th>
<th>TIME FRAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN ADMINISTRATION</td>
<td></td>
<td></td>
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<tr>
<td>PA-1. Establish quarterly meetings with implementation team to review progress,</td>
<td>PLNG</td>
<td>HHCS, OED, PW Eng, PW Trans, PR&amp;W</td>
<td>General Fund</td>
<td>5</td>
</tr>
<tr>
<td>challenges, and next steps.</td>
<td></td>
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<tr>
<td>PA-2. Provide annual progress update to the City Council and community, including</td>
<td>PLNG</td>
<td>HHCS, OED, PW Eng, PW Trans, PR&amp;W</td>
<td>General Fund</td>
<td>5</td>
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<tr>
<td>performance metrics, challenges, and next steps.</td>
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<tr>
<td>PA-3. Coordinate and monitor grant and other funding opportunities that relate to</td>
<td>PLNG</td>
<td>HHCS, OED, PW Eng, PW Trans, PR&amp;W</td>
<td>General Fund</td>
<td>5</td>
</tr>
<tr>
<td>Specific Plan priorities.</td>
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<tr>
<td>LAND USE</td>
<td></td>
<td></td>
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<tr>
<td>LU-1. Amend the City’s General Plan, zoning regulations and zoning map including</td>
<td>PLNG</td>
<td>General Fund</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>changes to development standards to promote on-site affordable housing, to</td>
<td></td>
<td></td>
<td>(Amendments will be</td>
<td></td>
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<tr>
<td>implement the Specific Plan.</td>
<td></td>
<td></td>
<td>considered in parallel</td>
<td></td>
</tr>
<tr>
<td><em>See Policies/Strategies:</em> (11.2.1 - 7.7 and H&amp;DS, 11.4.4 and H&amp;DS)</td>
<td></td>
<td></td>
<td>with Specific Plan</td>
<td></td>
</tr>
<tr>
<td>LU-2. Ashby BART Station Area Planning</td>
<td>HHCS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Develop a Memorandum of Understanding (MOU) between the City and BART that</td>
<td></td>
<td></td>
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<tr>
<td>outlines the project planning process, including but not limited to, timeline,</td>
<td></td>
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<tr>
<td>engagement, development parameters, funding, and roles and responsibilities.</td>
<td></td>
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</tbody>
</table>
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

City Files Notice of Preparation of an EIR

City prepares Draft EIR

City Files Notice of Availability of a Draft EIR

City responds to comments, prepares Final EIR

City considers certification of Final EIR and makes decision on Specific Plan

City solicits input on the scope of EIR content

City solicits input on the Draft EIR

WE ARE HERE
DRAFT EIR: PROJECTED BUILDOUT

Reasonably foreseeable maximum development through plan horizon year of 2040

<table>
<thead>
<tr>
<th>Plan Subarea</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Shattuck</td>
<td>300 units</td>
<td>20,000 sf</td>
</tr>
<tr>
<td>North Adeline</td>
<td>200 units</td>
<td>-5,000 sf</td>
</tr>
<tr>
<td>Ashby BART</td>
<td>850 units</td>
<td>50,000 sf</td>
</tr>
<tr>
<td>South Adeline</td>
<td>100 units</td>
<td>0 sf</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,450 units</strong></td>
<td><strong>65,000 sf</strong></td>
</tr>
</tbody>
</table>
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
Issues found to potentially significant, mitigation measures required
  o 4.1 Air Quality
  o 4.2 Biological Resources
  o 4.5 Greenhouse Gases

Issues found to have significant and unavoidable impacts
  o 4.9 Noise
  o 4.12 Transportation and Traffic
## DRAFT EIR: ALTERNATIVES ANALYSIS

<table>
<thead>
<tr>
<th>Feature</th>
<th>Proposed Specific Plan</th>
<th>Alternative 1: No Project</th>
<th>Alternative 2: No Street Redesign</th>
<th>Alternative 3: Office Focus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>1,450 units</td>
<td>1,200 units</td>
<td>1,450 units</td>
<td>870 units</td>
</tr>
<tr>
<td>Retail or Commercial</td>
<td>65,000 sf</td>
<td>65,000 sf</td>
<td>65,000 sf</td>
<td>65,000 sf</td>
</tr>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>500,000 sf</td>
</tr>
<tr>
<td>Street Redesign</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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
  – **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
  – **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

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