



Ashby Transit-Oriented Development (TOD): Update

BART Board Presentation

November 16, 2023



Presentation Outline

1. Goals for TOD at Ashby
2. Review of Process to Date
3. Developments since last Board meeting
4. Next Steps



Goals for TOD at Ashby

BART/City Joint Vision & Priorities for TOD (Adopted 2022)

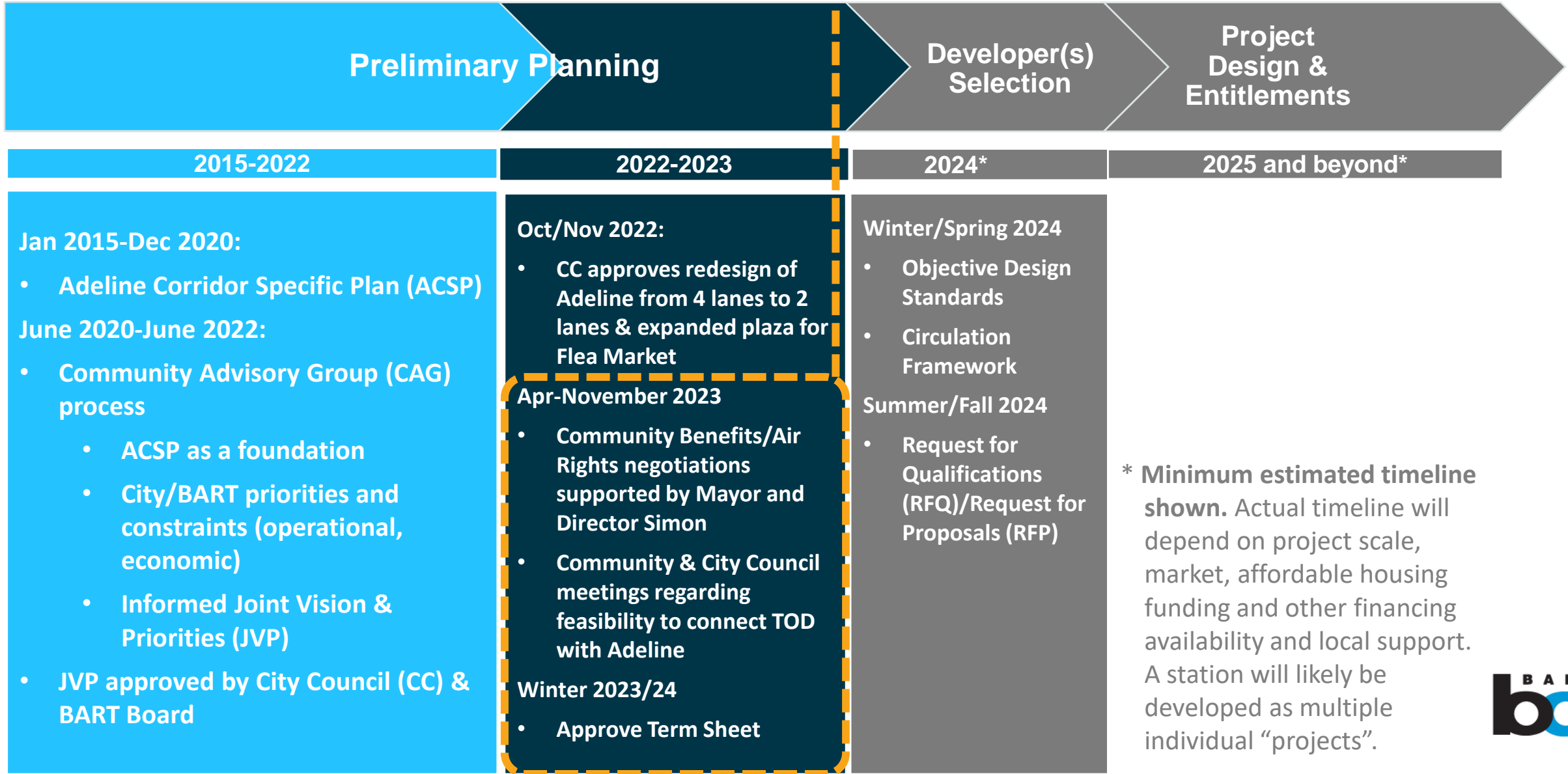
- **At least 35% affordable housing**, with expectation of at least 50% affordable within 10 years
- Preference for residents of Berkeley who have faced or are facing **displacement**
- Provide a **permanent home for Berkeley Community Flea Market** – offering supportive amenities.
- Complement Ed Roberts Campus by offering uses **supporting people with disabilities**
- Reinforce South Berkeley's role as a **hub for African American culture and life**
- **Connect new buildings to Adeline Street and Ashby Avenue** with direct pedestrian access, minimal setbacks, and active frontages to complement the existing active uses across the street.
- **Active frontages oriented towards Adeline Street, Ashby Avenue, and the future Flea Market public space.** Ground-floor uses should activate public space and complement the Flea Market, while promoting everyday activities when the Flea Market isn't occurring.



Source: [visitberkeley.com](https://www.visitberkeley.com)

Transit-Oriented Development Process for Ashby

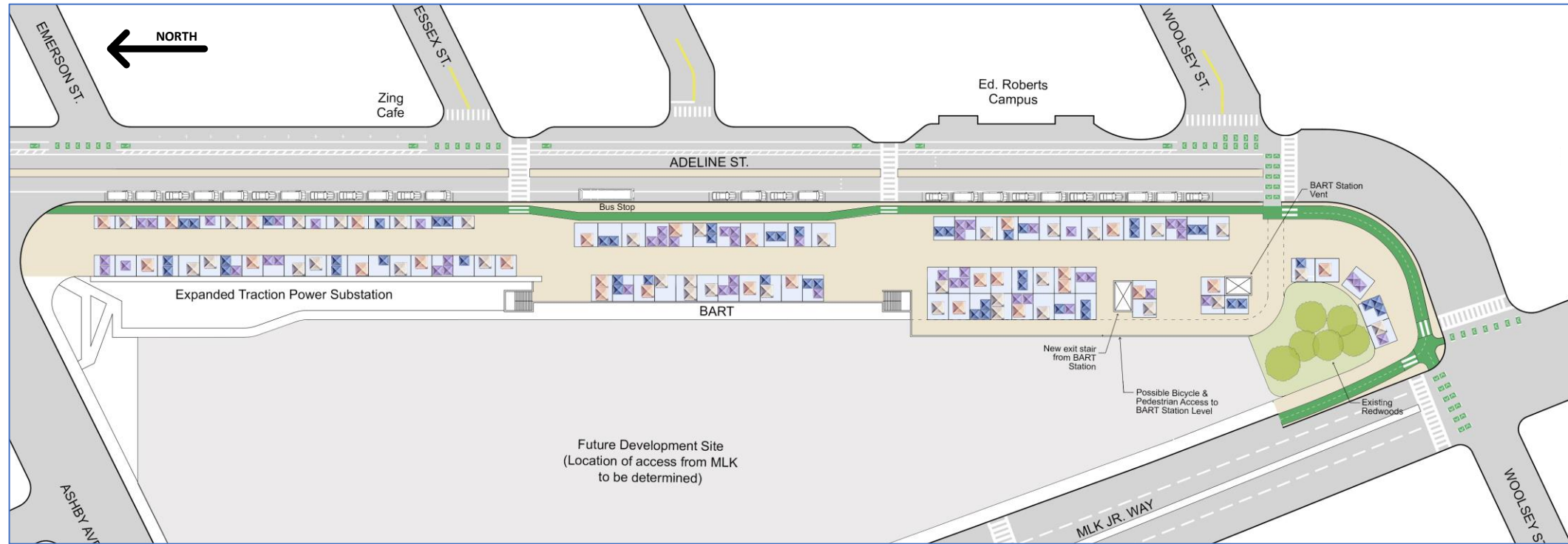
We are here



Site Overview

-
- East Lot**
- Tremont St
Wadley St
Essex St
Emerson St
Adeline St
Ed Roberts Campus
St. John's Russian Orthodox Church
Zing Cafe
Marmot Mountain Works
BART Parking
Ramp / Stair Down
Ashby BART Station
BART ROW Below Grade
BART Parking
Flea Market
BART Parking
Ramp / Stair Down
Ashby Ave
MLK Jr Way
Prince St
Shotgun Players
18th St
- West Lot**

Flea Market / Adeline St. Reconfiguration

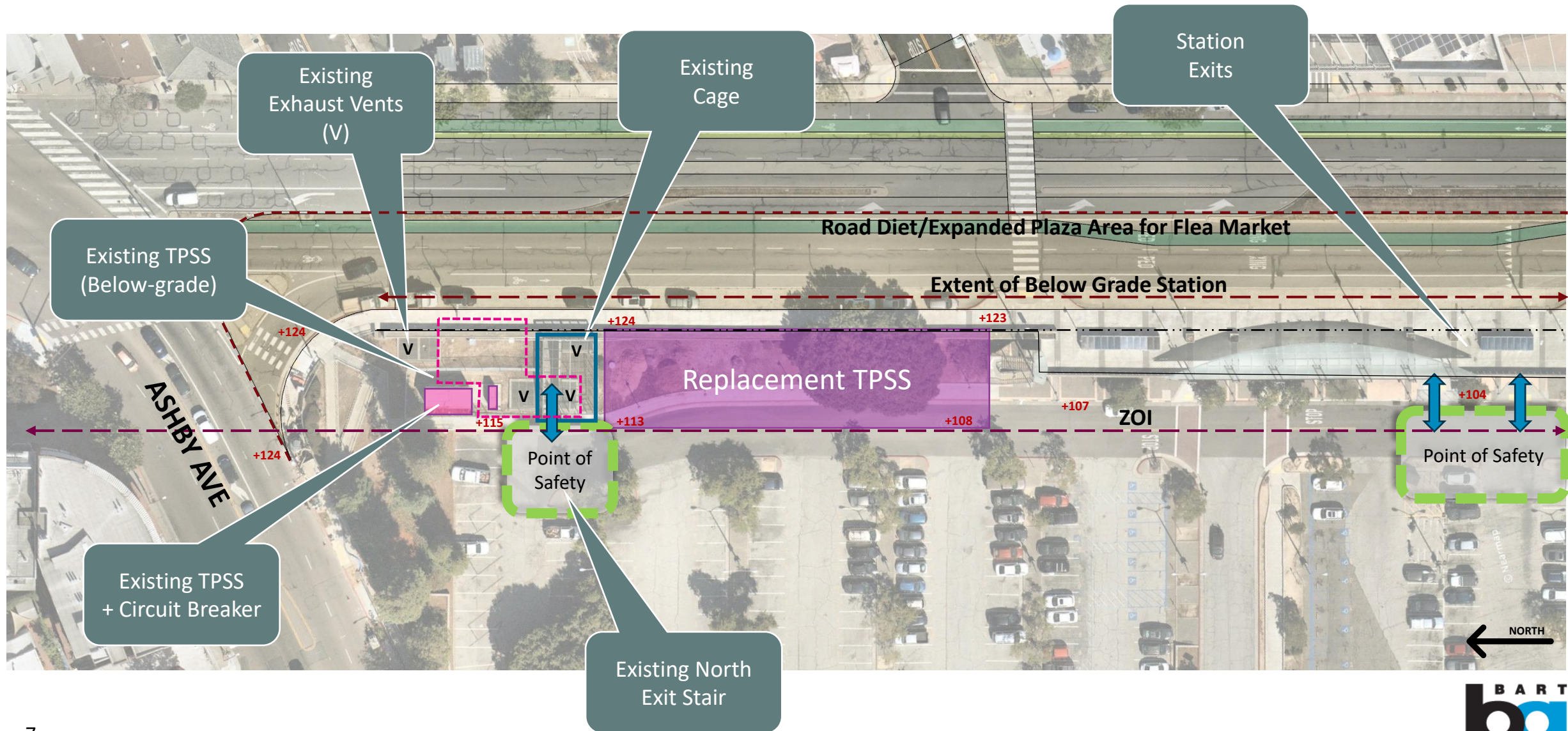


Preliminary Concept for the Flea Market location / Adeline St. Reconfiguration

TPSS Replacement location



Station Area in Detail



April 2023

Initial Proposal of Traction Power Substation (TPSS)



Requirements

- TPSS Location
 - Directly south of existing TPSS
- TPSS Staging Area
 - First Responders Access
 - BART Maintenance Access
 - Staging Area west of TPSS
 - Crane Access to TPSS and Circuit Breaker
 - Space for emergency temporary TPSS

+123 Elevation above sea-level

BART Equipment

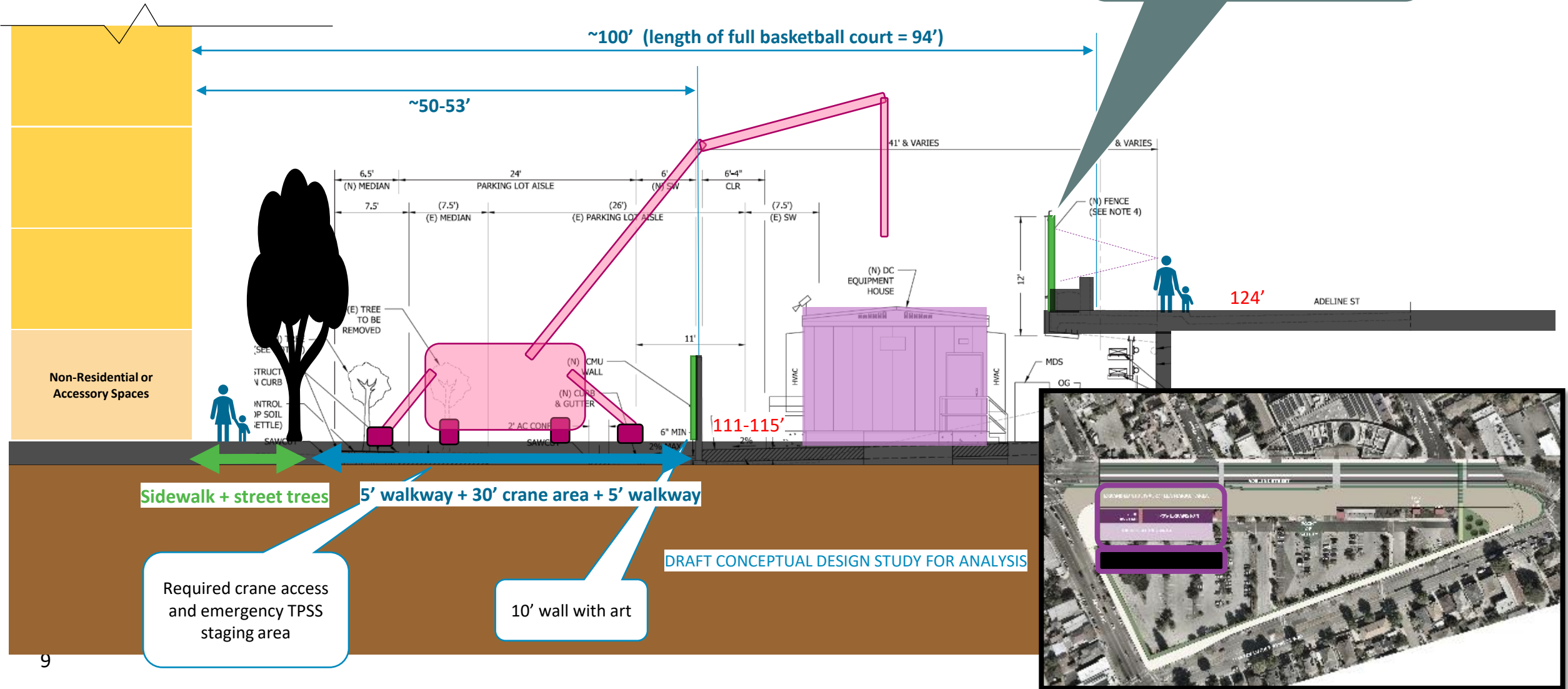
TOD Development

EVA – Emergency Vehicle Access



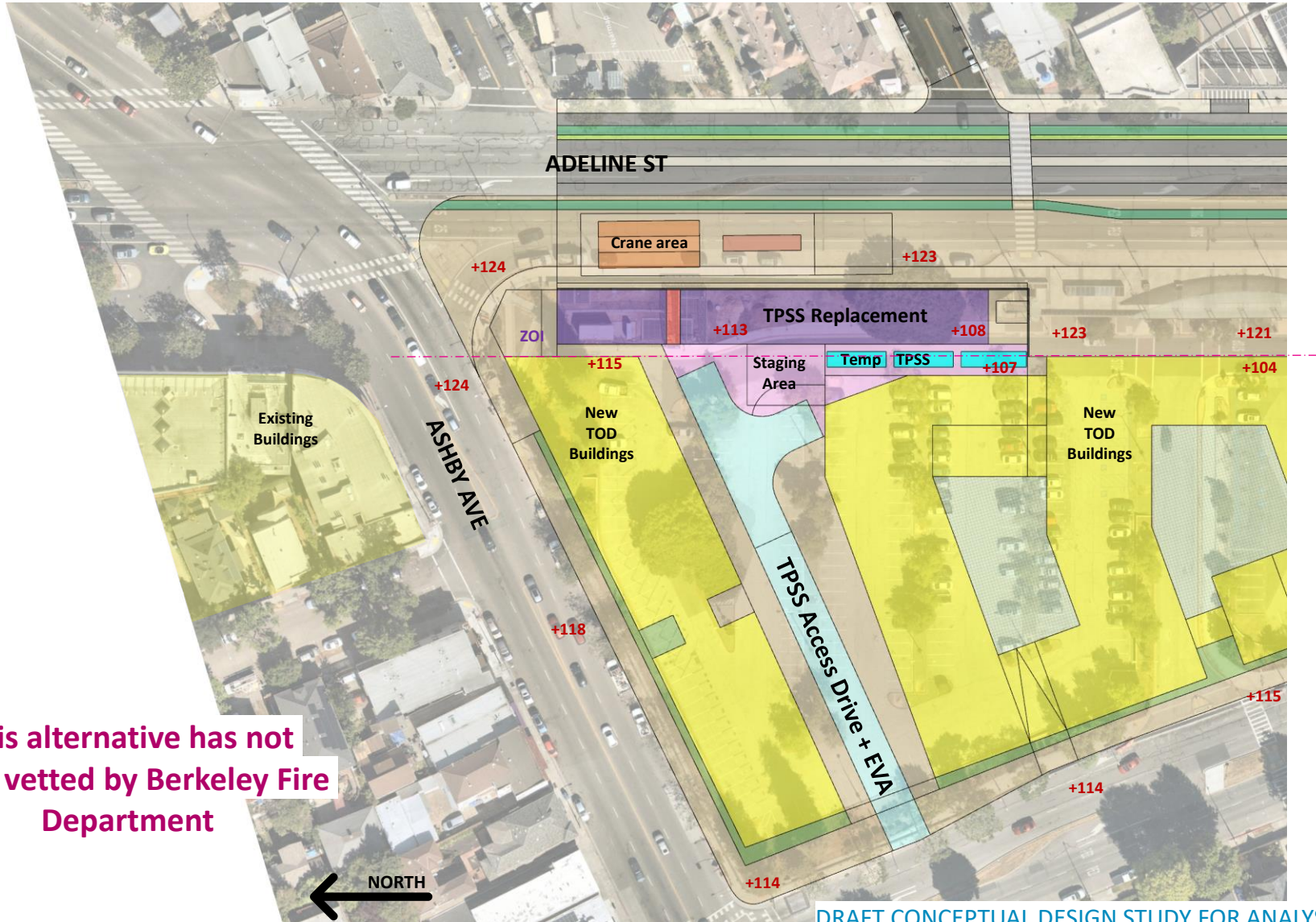
April 2023

Initial Proposal of TPSS Expansion/TOD Integration



November 2023

Alternative: Crane Access From Adeline



This alternative has not
been vetted by Berkeley Fire
Department

Summary of Benefits Compared to April Design

- Building at Corner of Ashby/Adeline
- Reduces staging area in TOD
- All buildings are closer to Adeline
- Potential to connect buildings to Adeline south of TPSS

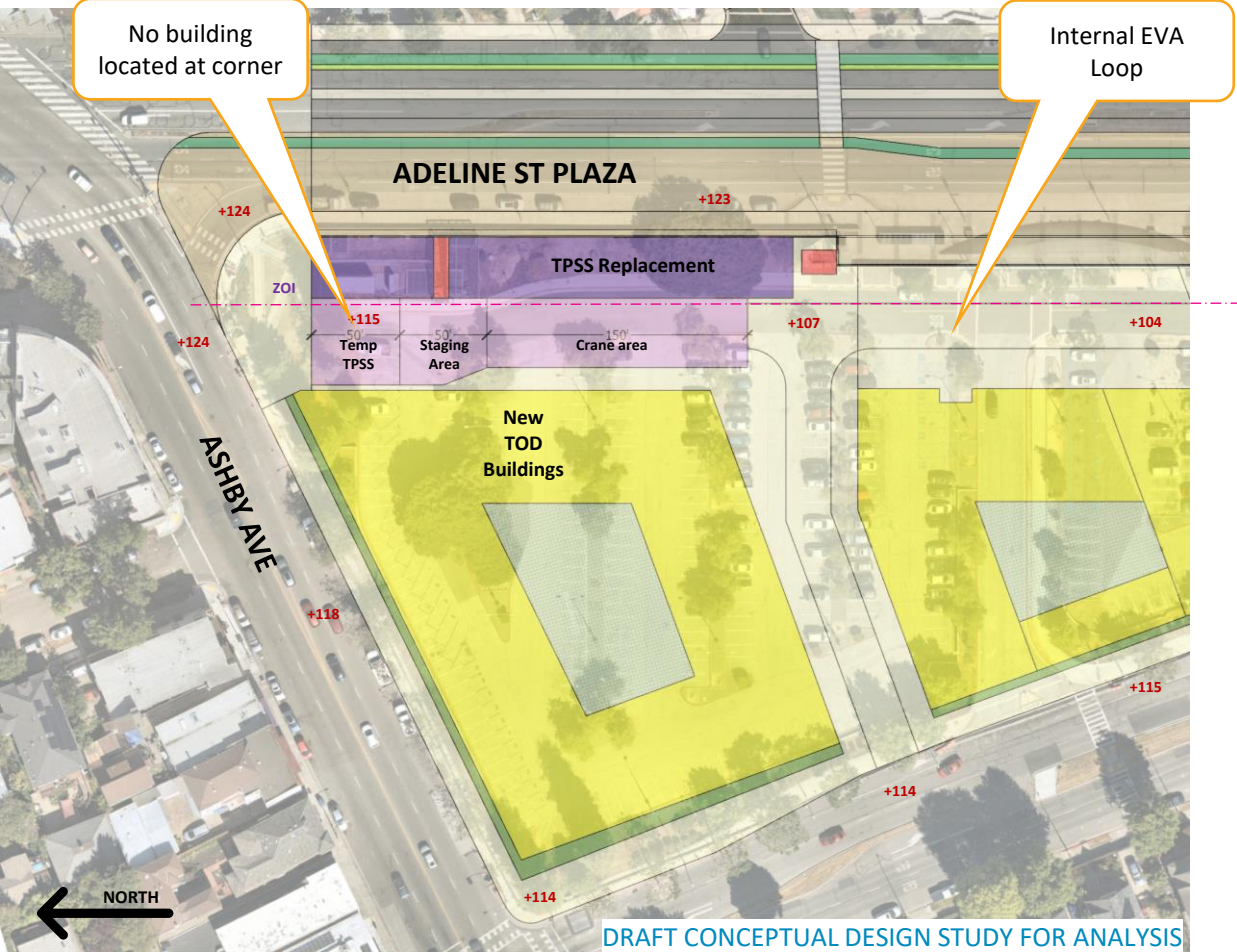
LEGEND

- +123 Elevation above sea-level
- BART Equipment
- TOD Development
- EVA – Emergency Vehicle Access

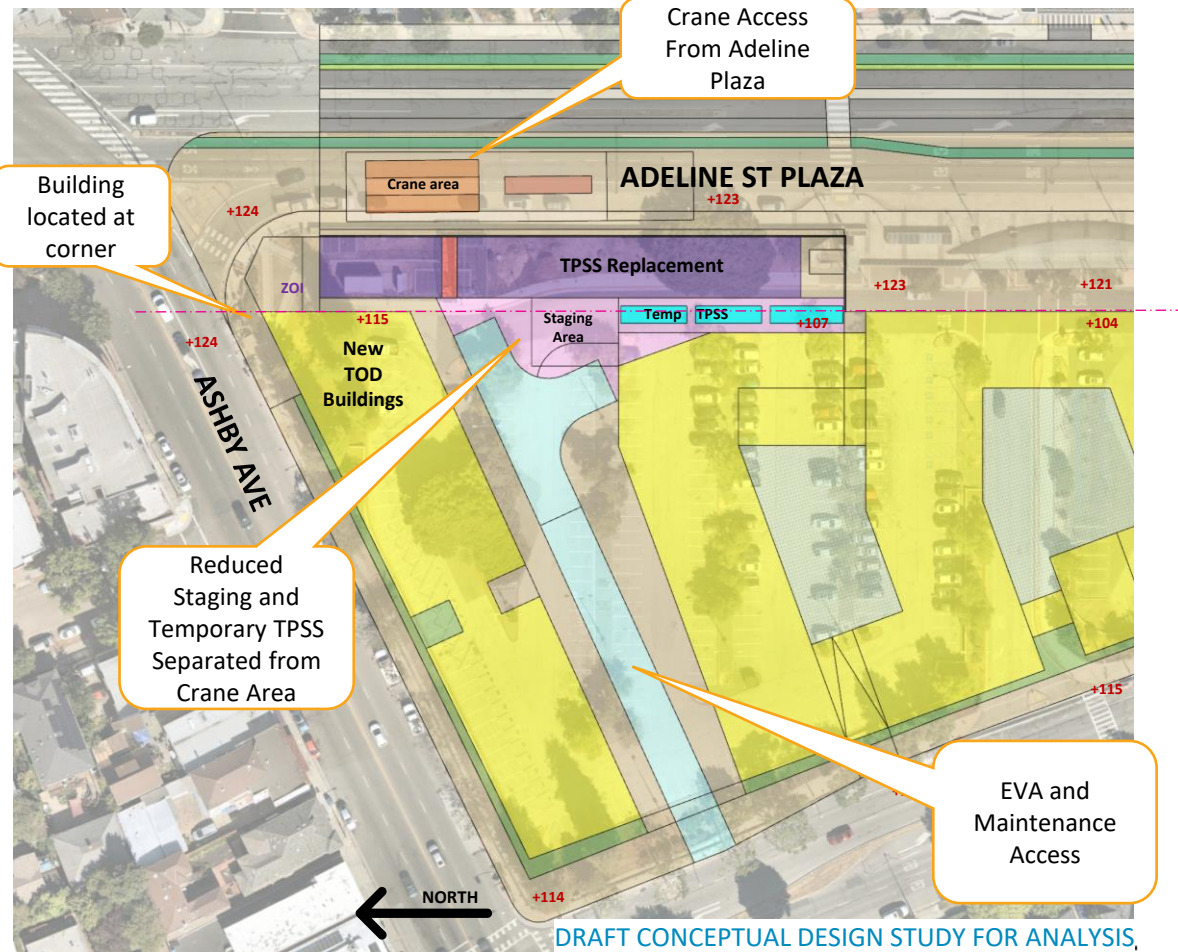


TPSS Access Comparison

April Alternative



November Alternative



- LEGEND**
- +123 Elevation above sea-level
 - BART Equipment
 - TOD Development
 - EVA – Emergency Vehicle Access

Next Steps to Advance Ashby TOD

- December 7: BART Board Closed Session
- January 2024: Berkeley City Council
- Winter/Spring 2024: Prepare circulation framework, preliminary Objective Design Standards
- Summer/Fall 2024: Request for Qualifications followed by Request for Proposal from short-listed applicants.