



Ashby and North Berkeley Transit-Oriented Development (TOD)

BART Board Presentation

June 9, 2022



TOD Planning in Berkeley

Proposed Board Actions

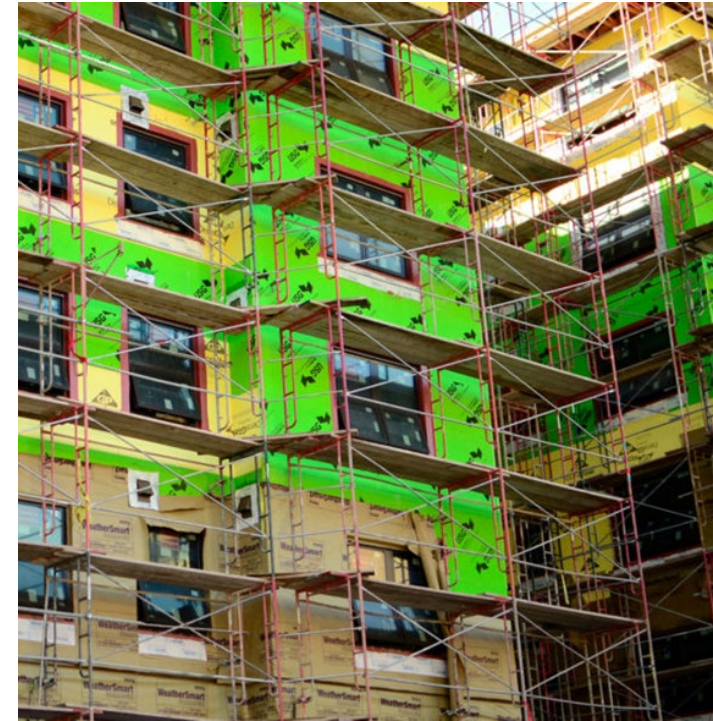
1. Approve *City-BART Joint Vision & Priorities for Transit-Oriented Development for Ashby & North Berkeley*
2. Approve BART rider parking maximum of 85 spaces at Ashby and 200 spaces at North Berkeley
3. Approve new *City-BART Memorandum of Agreement*



Photo: Mithun Architects

1. City/BART Joint Vision & Priorities– City Council Revisions

- Emphasize greenery and generous sidewalks
- Clarify open space will be maintained by developer
- Prioritize housing for people with disabilities on Ashby east lot
- Consider housing for multigenerational families
- Strive to locate BART rider drop-off zones onsite and on 4-lane streets at site perimeters
- Clarify affordable housing goal
- Specify affordable & market-rate housing should meet comparable design standards



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2. Recommended On-Site BART Rider parking maximums

- Staff recommends BART rider parking maximums for Board approval to be included the developer solicitations:

Ashby
Maximum of 85
spaces*

North Berkeley
Maximum of 200 spaces
(including 80 spaces in
auxiliary lots)*

- As TOD design advances, the mix of on-and off-site access improvements, including parking will be identified

* Accessible parking will be provided consistent with American Disabilities Act requirements

3. New City-BART Memorandum of Agreement: Overview

Purpose

To clarify future collaboration between City and BART to advance TOD at North Berkeley, as well as to set out certain Ashby-related agreements

Major Topics

1. Development Activities Timeline
2. Phasing & Funding for Affordable Housing
3. AB 2923 Streamlining & Objective Design Standards
4. Developer Selection Process for North Berkeley
5. Minimum Requirements for TOD at North Berkeley
6. Ashby Timeline



Photo: Caelie Frampton

3. New City-BART Memorandum of Agreement

Developer Selection for North Berkeley

- BART and City will have equal representation on developer evaluation committee
- GM will consult with City Manager before recommending a developer to BART Board

Funding for Affordable Housing

- City has set aside \$53M for both stations; a minimum of \$20M will be for North Berkeley
- Following Board ENA authorization, City will award initial pre-development funds (\$500k) to eligible developer, with City Council approval

In historic vote, Berkeley puts \$53M toward affordable housing at BART

It is the single largest investment in affordable housing Berkeley has made, the mayor said Tuesday night.



Source: Berkeleyside, April 2021

3. New City-BART MOA: Objective Design Standards

AB 2923 / SB 35 Entitlements Streamlining

- Developers may use streamlining provisions of state law
- Ministerial (staff-level) review only

Objective Design Standards (ODS)

- Goal: Provide clear expectations for City's ministerial review of TOD at Ashby and North Berkeley
- ODS will be developed for each station with community input, for Council adoption
- City cannot enforce standards that infringe on AB 2923 zoning standards – e.g. height, floor area ratio
- Under agreed conditions, BART will require that TOD projects conform to City's adopted ODS



Photo: Van Meter Williams Pollack

3. New City-BART MOA: Ashby Outstanding Issues

A. Flea Market

- Extensive community outreach to Flea Market (ongoing)
- Exploring relocation options

B. Adeline Street Design

- Right of Way
- Infrastructure

C. City option to purchase air rights



Developer Solicitation (2023):
BART will seek one developer team for
Ashby, both the East & West parking lots

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Next steps: 2022 - 2023

- **Jun 28:** Council action zoning
- **Jul 2022:** BART issues RFQ for North Berkeley
- **Oct 2022:** Deadline for City to act on Adeline Corridor, Flea Market, Air Rights Issue
- **Dec 2022:** North Berkeley Developer Selection to Board
- **Early 2023:** Ashby Solicitation
- **Mid 2023:** Ashby Developer Selection to Board
- **Late 2023:** Objective Design Standards to Council for Action

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Motion

The BART Board of Directors:

1. Approves the *City - BART Joint Vision and Priorities for TOD for Ashby and North Berkeley BART Stations* attached hereto as Exhibit 1
2. Approves the BART rider parking maximums of 85 spaces at Ashby and 200 spaces at North Berkeley
3. Authorizes the General Manager or his designee to execute the *Memorandum of Agreement re North Berkeley and Ashby Transit-Oriented Developments*.

Appendix

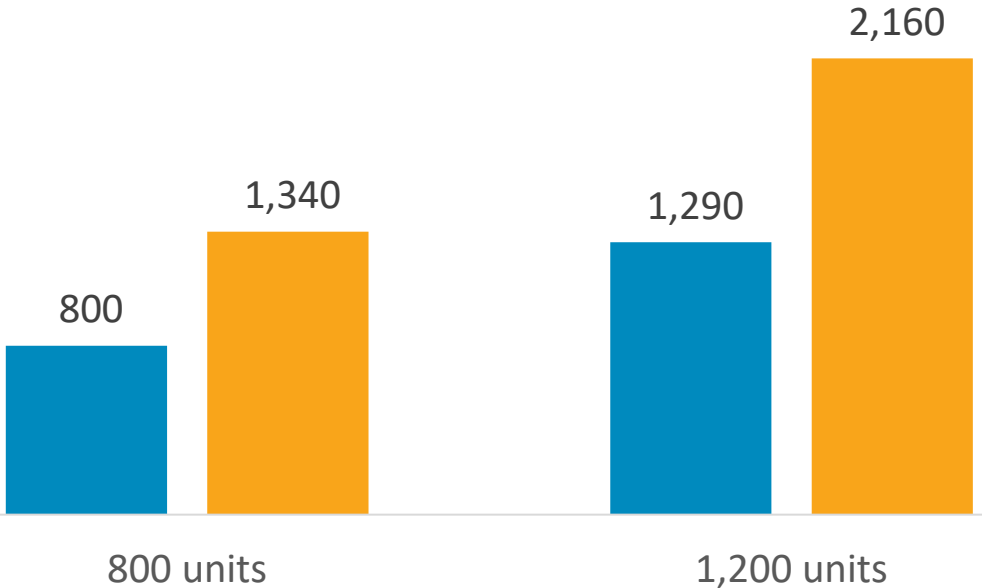
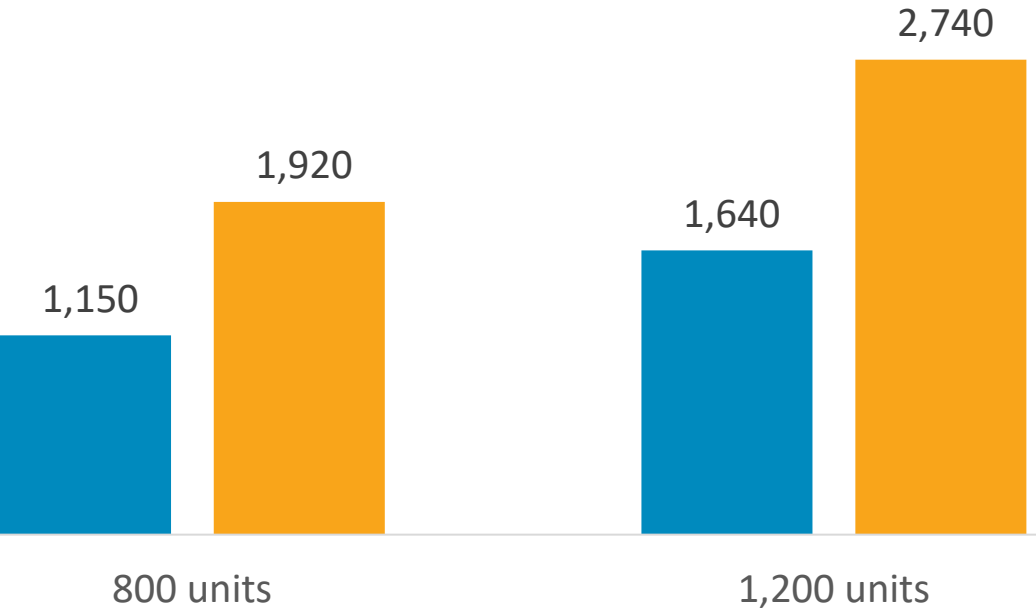
Preliminary Daily Net Ridership for Berkeley TODs*

Ashby TOD Daily Net Ridership
w/ 85 parking spaces

North Berkeley TOD Daily Net Ridership
w/ 200 parking spaces

■ Daily Net Ridership (Low) ■ Daily Net Ridership (High)

■ Daily Net Ridership (Low) ■ Daily Net Ridership (High)



* High ridership assumes 2019 Ridership (Pre-COVID) and Low ridership assumes a remote work factor (60% of Pre-COVID).

* Ridership numbers assume more commercial space developed at Ashby