

EIR Scoping Meeting

Ashby + North Berkeley BART Zoning Standards

December 2, 2020





Tonight's Meeting

- 1. Ashby and North Berkeley BART Planning - Overview**
- 2. California Environmental Quality Act (CEQA) Process for Zoning Standards**
- 3. Environmental Impact Report (EIR) Scoping Comments**



1. Ashby and North Berkeley BART Station Planning - OVERVIEW



HOW DID WE GET HERE?

- Adeline Corridor Specific Plan (2015 – present)
- North Berkeley BART Visioning (2018 - 2019)
- Assembly Bill 2923 (Sep. 2018)
- City – BART Memorandum of Understanding (Adopted by City Council, Dec. 2019; by BART Board, Jan. 2020)

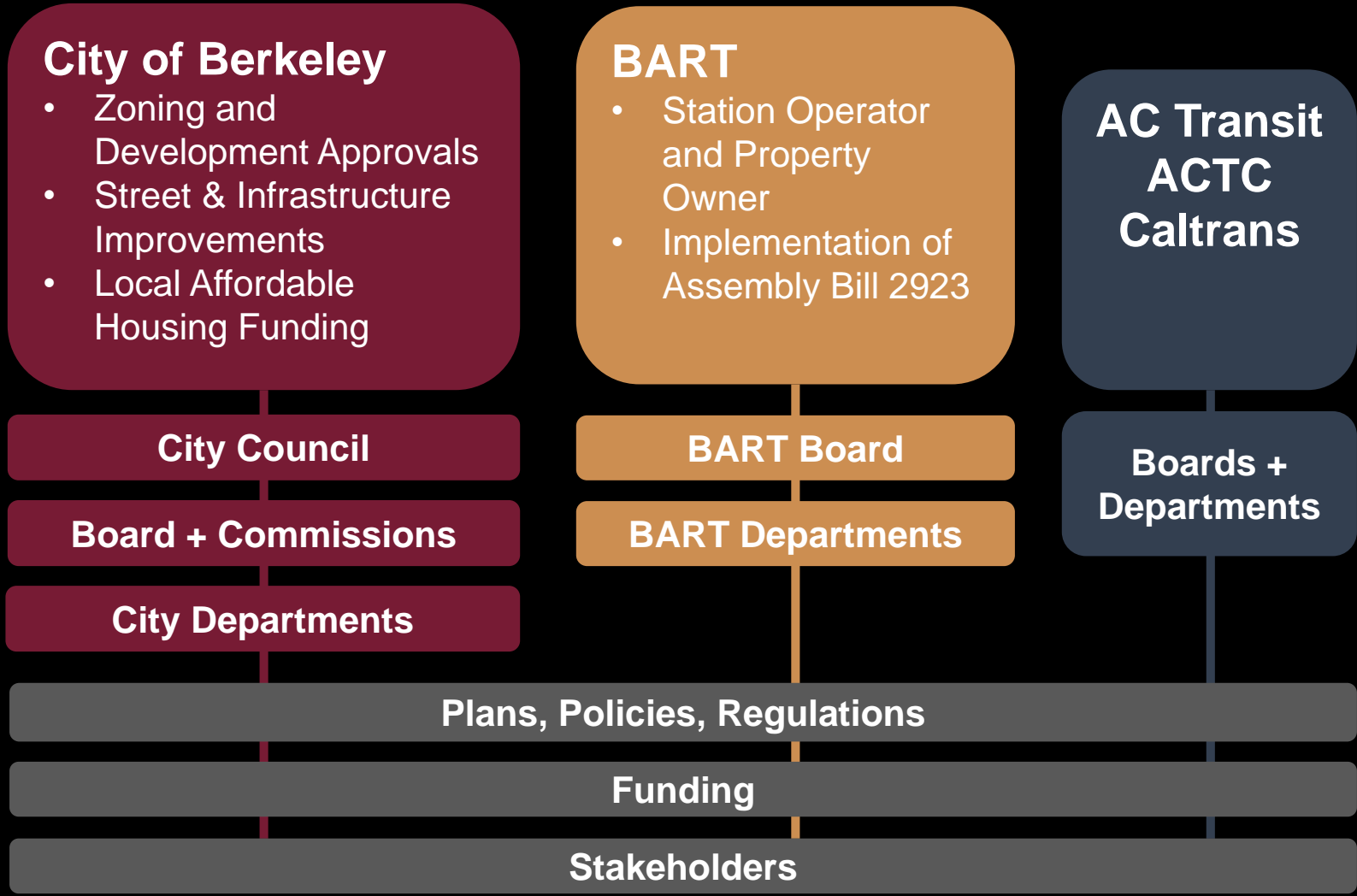


City - BART Memorandum of Understanding

- Community Advisory Group (CAG) and Community Engagement
- Zoning
- BART Implementation of Assembly Bill 2923
- City of Berkeley affordable housing funding
- Developer(s) solicitation
- Station access studies

*Adopted unanimously by the City Council (Dec. '19) and BART Board (Jan. '20)

City - BART Roles and Planning Framework



- Multi-year, multi-phase effort
- Many public agencies
- Many stakeholders

**ACTC = Alameda County Transportation Commission*



Assembly Bill 2923

Requires that zoning for these station areas must allow the following:

Residential Density	At least 75 units per acre
Building Height	7 Stories (or higher)
Floor to Area Ratio	4.2 (or higher)
Parking	Residential Development: <ul style="list-style-type: none">• Vehicles: No Minimum, 0.5 spaces per unit maximum;• Bicycles: 1 space per unit Office Development: <ul style="list-style-type: none">• No Minimum, 1.6 spaces per 1,000 sq. ft. maximum

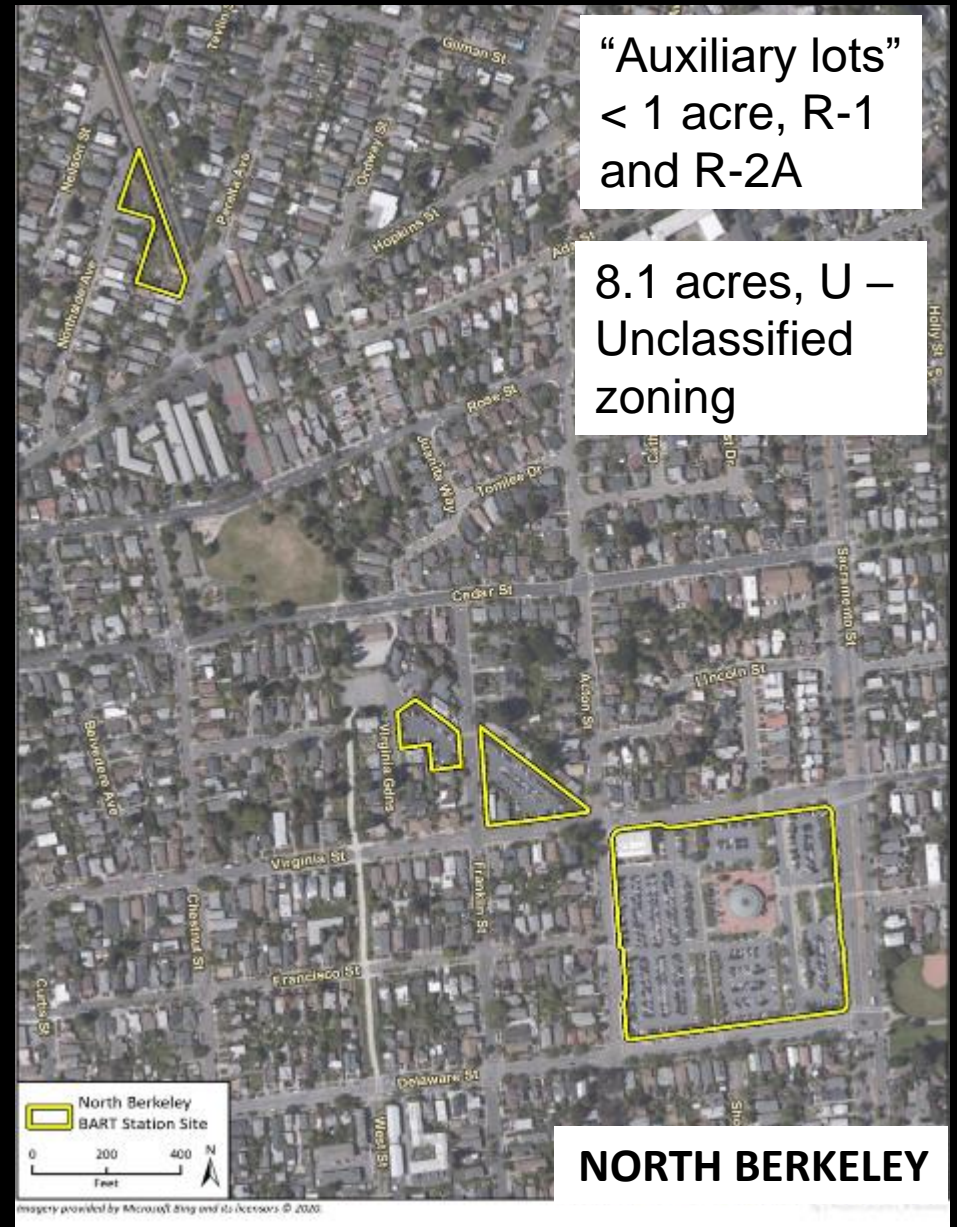
For more information: www.bart.gov/ab2923



Assembly Bill 2923 and Urban Form

- *Design standards cannot hinder height, density, FAR, parking requirements of AB 2923 (PUC Section 29010.7(d)(2))*
- *BART will uphold local design standards if BART property is zoned for highest feasible density, use, height (per Board adopted AB 2923 Development Principles, August 2020)*

BART Properties Affected by AB 2923



Overall Planning Process for BART Stations



Current Stage: Deliverables

**City Affordable Housing Funding Set-Aside (early 2021)*

- Zoning (consistent with AB2923)
- City and BART Joint Vision and Priorities Document
- Request for Qualifications / Proposals (RFQ / P) for future developers

Overall Planning Process for BART Stations



Future Stages: Deliverables

- **Station Access Decisions:** Detailed access investment priorities, site layout, BART parking replacement (funded by Caltrans and FTA Grants and Future Developers)
- **Site Design Requirements:** Work with developers to set specific detailed design standards (funded by FTA Grant and Developers)
- **Entitlement Process:** Specific project details, unit count, final affordability details including number of units and populations served

Preliminary Planning “Deliverables”

- **AFFORDABLE HOUSING**
(e.g. preliminary threshold # units and/or %, affordability level / type, funding availability)
- **PUBLIC AND CIVIC SPACE**
(e.g. plaza, parks)
- **BUILT FORM**
(e.g. building size, height, density, floor area ratio, setbacks /step-downs)
- **USES**
(e.g. permitted, permitted with conditions, prohibited)
- **STATION ACCESS AND PARKING MANAGEMENT** (e.g., pedestrians, bikes, transit, passenger loading, cars)

- **AB 2923**
- **MOU**
- **City and BART Goals, Objectives + Development Parameters**
- **Site Constraints**
- **Economic Feasibility**

Zoning Standards

City-BART Joint Vision and Priorities

Request for Developer(s) Qualifications



Community Engagement

- Community Advisory Group (CAG)
- Community-wide meetings, workshops, and surveys
- Stakeholder meetings
- Planning Commission and other Board/Commission meetings
- City Council meetings



Community Advisory Group (CAG)

- Chris Schildt (Planning Commission)
- Alex Ghenis (Commission on Disability)
- Barnali Ghosh (Transportation Commission)
- Mari Mendonca (Housing Advisory Commission)
- Rev. Ambrose Carroll
- Tony Corman
- Hayley Currier
- Charles Gary
- Liz Hitchcock Lisle
- Lillian Lew-Hailer
- Blaine Merker
- Betty Seto
- Rhonda Simmons
- Peter Waller
- Elisabeth Watson

15 members

4 appointed by
Commissions

11 appointed by
Mayor Arreguin and
Councilmembers
Bartlett and
Kesarwani



Community Engagement Progress

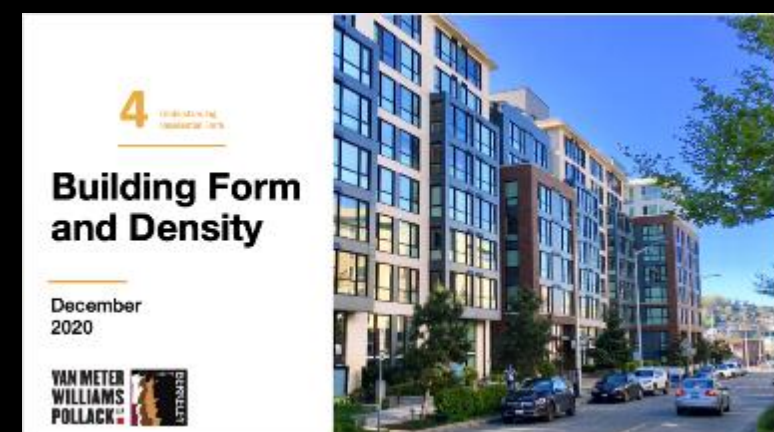
CAG Meetings

1. Project Overview, CAG Introductions, Existing Conditions (June 8, 2020)
2. Development Parameters, Community Goals and Preliminary Site Concepts (August 3, 2020)
3. Financial Feasibility (October 14, 2020) and Vision and Priorities (October 20, 2020)
4. Built Form and Desired Uses (UPCOMING: December 14, 2020)

Community Meetings

1. Planning Process Overview, Community Goals and Preliminary Site Concepts. Small group exercises (August 31, 2020)
2. Planning Process Update, Draft Vision and Priorities and Zoning Concepts (UPCOMING: January 2021)

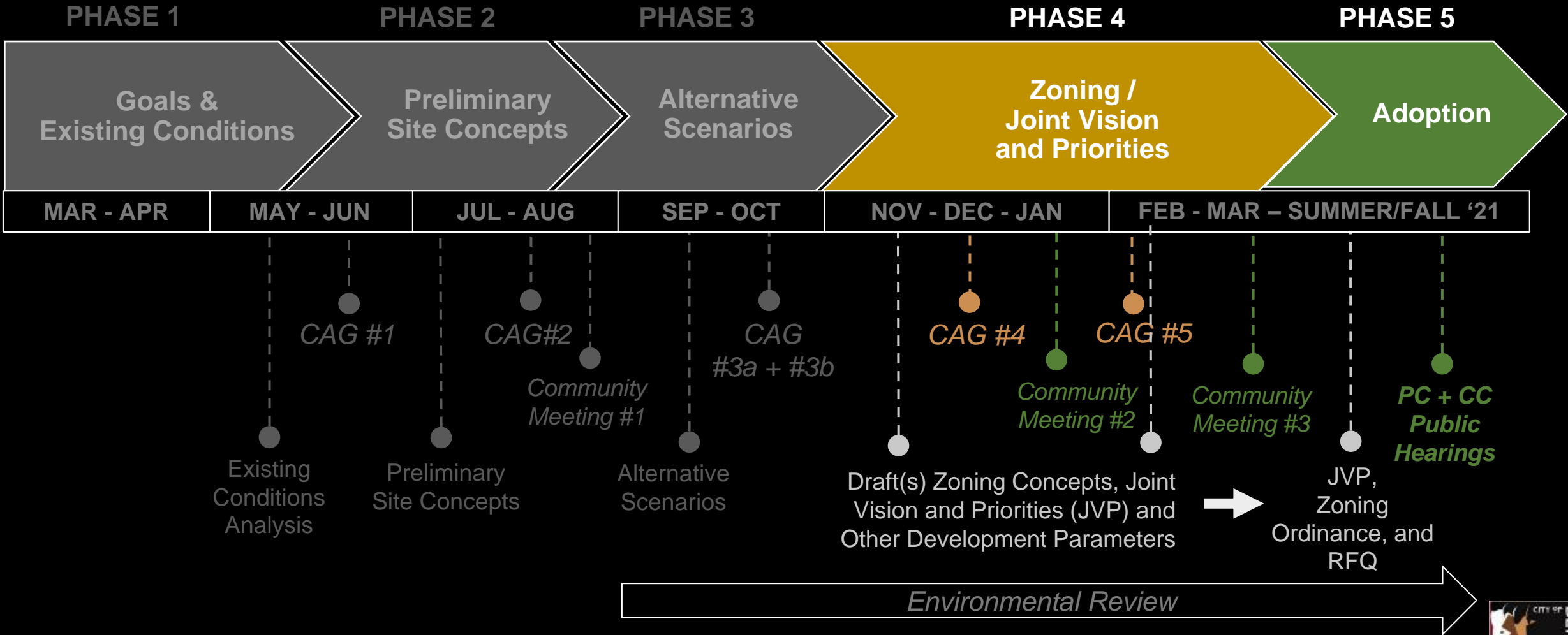
“Development 101” Video Series



Links to videos available at: www.cityofberkeley.info/bartplanning




Process Overview: Preliminary Planning



Conceptual Schedule – timing and number of meetings may change





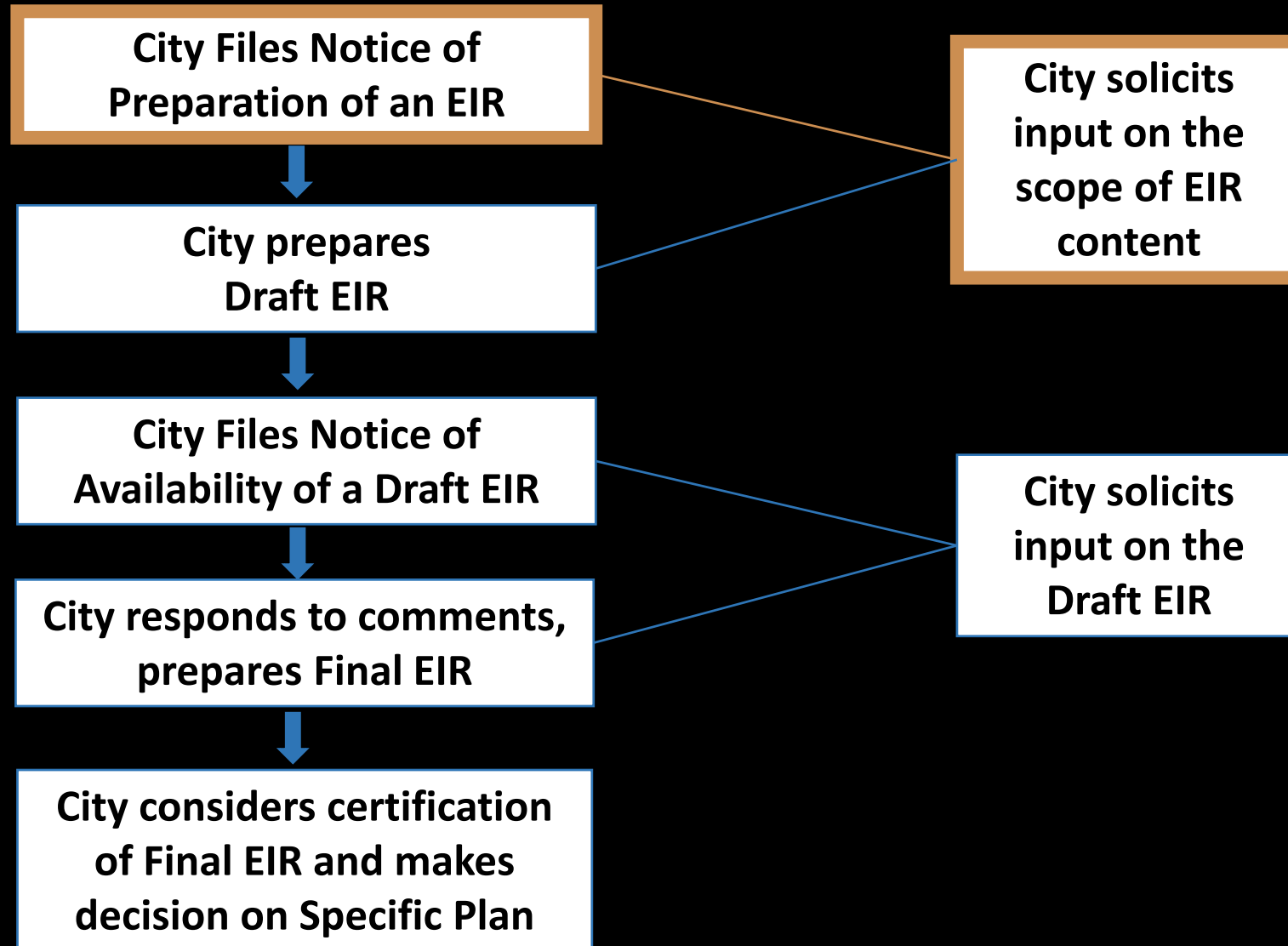
2. California Environmental Quality Act (CEQA) Process Overview



Purpose of the California Environmental Quality Act (CEQA)

- Disclose potential significant physical environmental effects of proposed plans and projects
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives
- Foster inter-agency coordination in the review of projects
- Enhance public participation in the planning process

ENVIRONMENTAL IMPACT REPORT (EIR) PROCESS





NOP Project Description

- New zoning, General Plan amendments and potentially Specific Plan amendments
- Development standards that meet AB 2923 requirements
- Buildout assumptions:

Ashby BART Station

- 1,200 dwelling units
- 50,000 sf of non-residential space

North Berkeley BART Station

- 1,200 dwelling units
- 25,000 sf of non-residential space



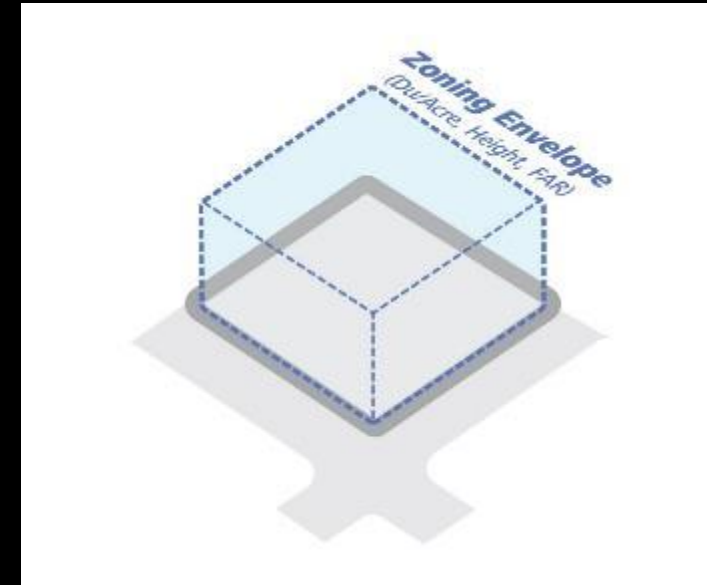
NOP Project Description

What was considered to develop estimated “project buildout”

- AB 2923 required zoning standards
- Site planning and economic feasibility studies
- Variables such unit size, parking, State Density Bonus units
- Upper limit of potential development for the purposes of disclosing, analyzing and mitigating potential environmental effects

NOP Project Description

- Analyzes upper limit of potential zoning buildout (“zoning envelope”)
- Zoning is NOT the same as a development project(s)
- There are NO specific development projects being proposed at this time





Environmental Topics Analyzed in the EIR

Based on Appendix G of the CEQA Guidelines

Aesthetics*

Agriculture and Forestry Resources*

Air Quality

Biological Resources*

Cultural and Tribal Cultural Resources

Energy

Geology and Soils*

Greenhouse Gas Emissions

Hazards and Hazardous Materials

Hydrology and Water Quality

Noise

Land Use and Planning

Mineral Resources*

Population and Housing

Public Services and Recreation

Transportation


Utilities and Services Systems

Wildfire*

*Topics anticipated to have no impacts or less than significant impacts



3. EIR Scoping Meeting Comments



Purpose of the EIR “Scoping Meeting”

- Inform the community and other agencies about the proposed project and the EIR
- Solicit input into the EIR scope (i.e. what the EIR should analyze and discuss)
- Inform the community about future opportunities for input

CEQA Process Timeline*

Notice of Preparation (NOP)	November 20, 2020
EIR Scoping Meeting	December 2, 2020
NOP Comments Due	December 21, 2020
Draft EIR (and 45-Day Comment Period)	Spring 2021
Final EIR and Zoning Ordinance	Autumn 2021

*Tentative dates - subject to change

WE WELCOME YOUR COMMENTS...

- Any feedback on the **scope, focus and content** of the EIR
- Any **mitigation measures** to avoid or reduce potential adverse environmental effects
- Any **alternatives** to avoid or reduce potential adverse environmental effects

Please send written comments by **December 21, 2020** to:

Alisa Shen, Principal Planner
Email: Ashen@cityofberkeley.info

Mail:

Planning and Development
Department
1947 Center Street, 2nd Floor
Berkeley, CA 94704

Attention: Alisa Shen