North Berkeley BART
Draft Objective Design Standards

October 2023

raimi+ associates

CITY OF BERKELEY

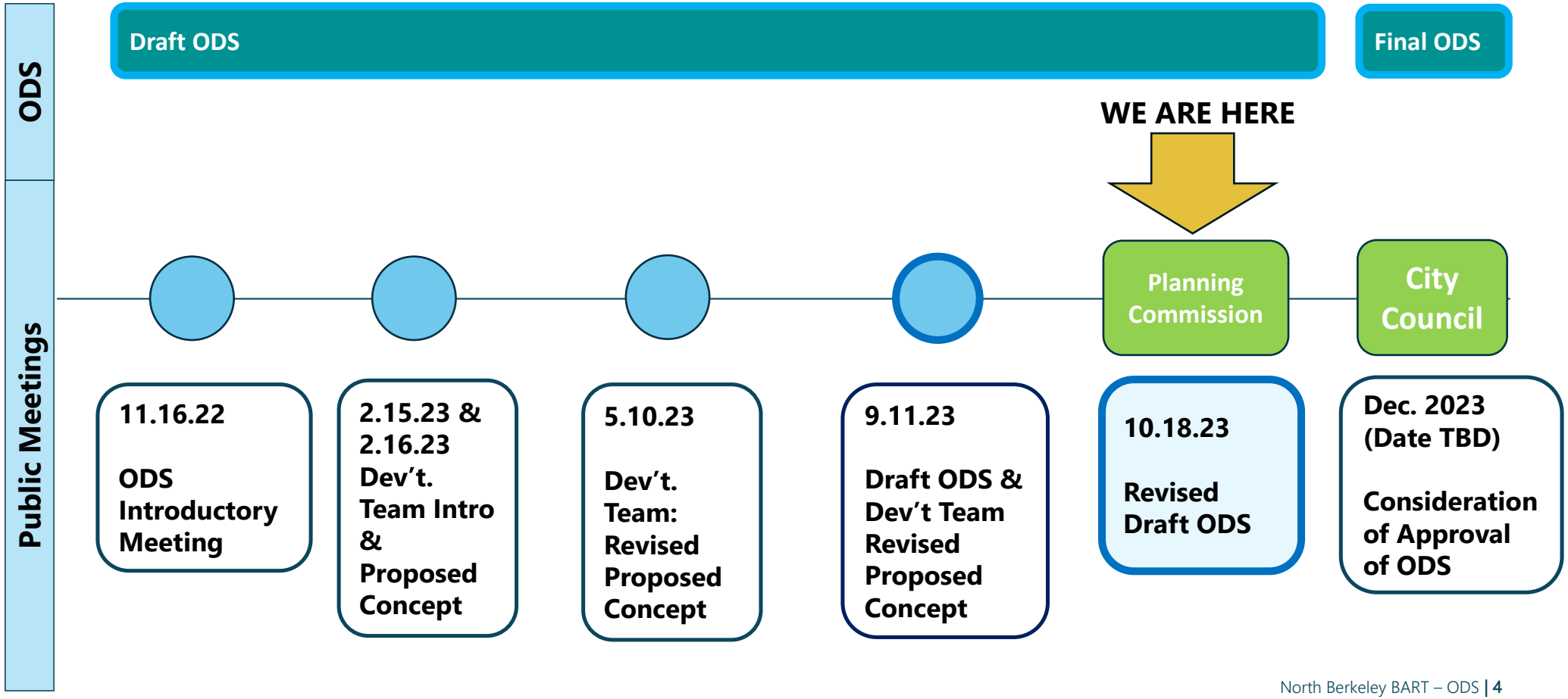
Overview

- Planning Process
- Objective Design Standards Framework
- Draft Objective Design Standards
- Considerations For Discussion

Planning Process | Completed Milestones

- City and BART Memorandum of Understanding (MOU) - March 2020
- City Council reserved $53M in City Affordable Housing $ - April 2021
- Residential -BART Mixed Use (R-BMU) Zoning – June 2022
- City and BART Joint Vision and Priorities for Ashby and N. Berkeley (JVP) – June 2022
- City and BART Memorandum of Agreement (MOA) – June 2022
- City Council approval of preferred option for redesign of Adeline Street at Ashby BART (including new plaza for Berkeley Flea Market) - Nov. 2022
- N. Berkeley BART Request for Qualifications & Developer Selection (July 2022 & Dec. 2022 respectively)

Planning Process | NB BART Objective Design Standards



Framework for Objective Design Standards

- Zoning (R-BART Mixed Use Zoning)
- City and BART Joint Vision and Priorities (JVP)
- June 2022 City and BART Memorandum of Agreement (MOA)
- State Laws
- Project Feasibility

Role of the Objective Design Standards

- To synthesize the zoning, the Joint Vision and Priorities, the MOA and community input into standards that will guide development
- To balance potentially competing priorities, considering trade-offs and project feasibility

Role of the Objective Design Standards (ODS)

The City's ODS will apply to any future development project at the North Berkeley BART site

The presentation uses the North Berkeley Housing Partners (NBHP) development team's proposed project to illustrate how the ODS could apply to this actual project

DRAFT Objective Design Standards

Introduction
- Site Context
- Policy Framework

PART 1: Intent
- ODS Intent and Objectives
- Link to JVP/Zoning

PART 2: Objective Design Standards
- Definitions
- Public Realm Standards
- Building Design Standards

Neighborhood Context

Sacramento Street
- Very wide street with median
- Higher traffic

Delaware Street
- Wide street
- Through street
- South of project area
- Robust street trees

Acton Street
- Narrow street
- Minimal street trees

Virginia Street
- Mixed street trees
- Frontage includes front and side yards

Public Realm Standards

PUBLIC REALM

Internal Connections
Public circulation network and internal streets

Streetscape/ Sidewalk Design
Sidewalk width and street tree planting area

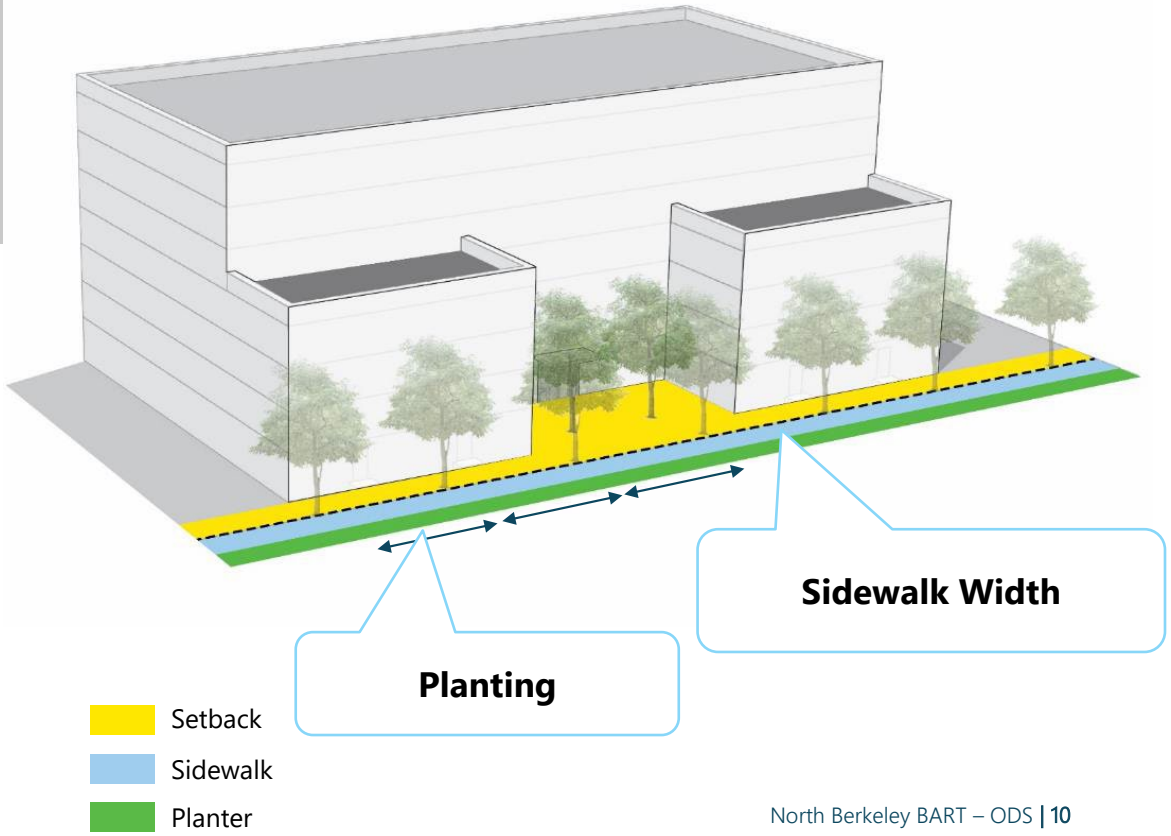
Building Setbacks
Distance a building façade is setback from sidewalk

BUILDING DESIGN

Building Height

Building Massing and Articulation
Upper floor step backs
Building length
Massing Breaks
Building Articulation

Design Elements
Fenestration, materials, and utilities



Public Circulation Network

Intent

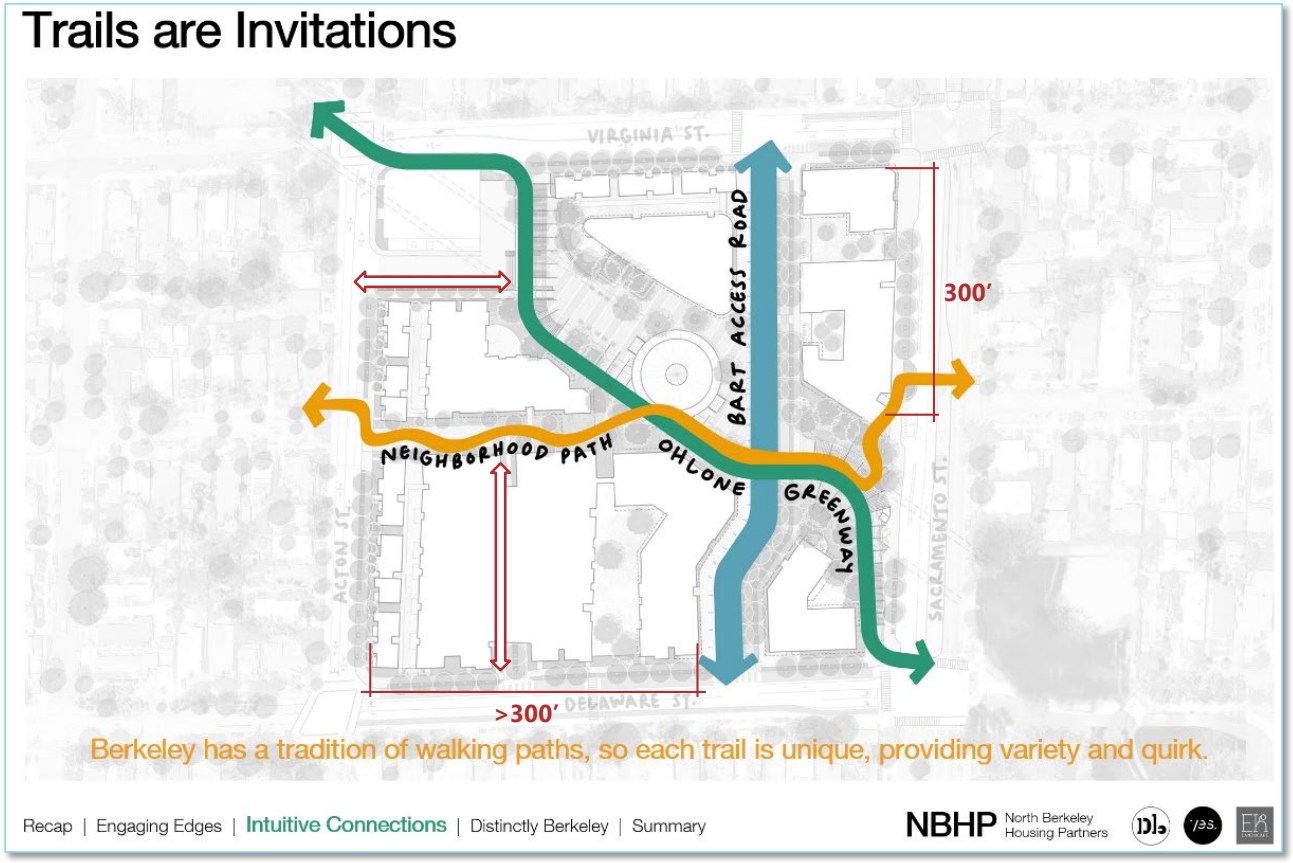
- Ensure access for all users and modes
- Connect Ohlone Greenway
- Connect station entrance and key public and pedestrian facilities
- Establish smaller blocks

Mid-block Connections *(Location may vary)*

Secondary Internal Connection
(May not be needed depending on location of Mid-Block Connection, Location may vary)

Ohlone Greenway Connection *(Location may vary)*

Public Circulation Network

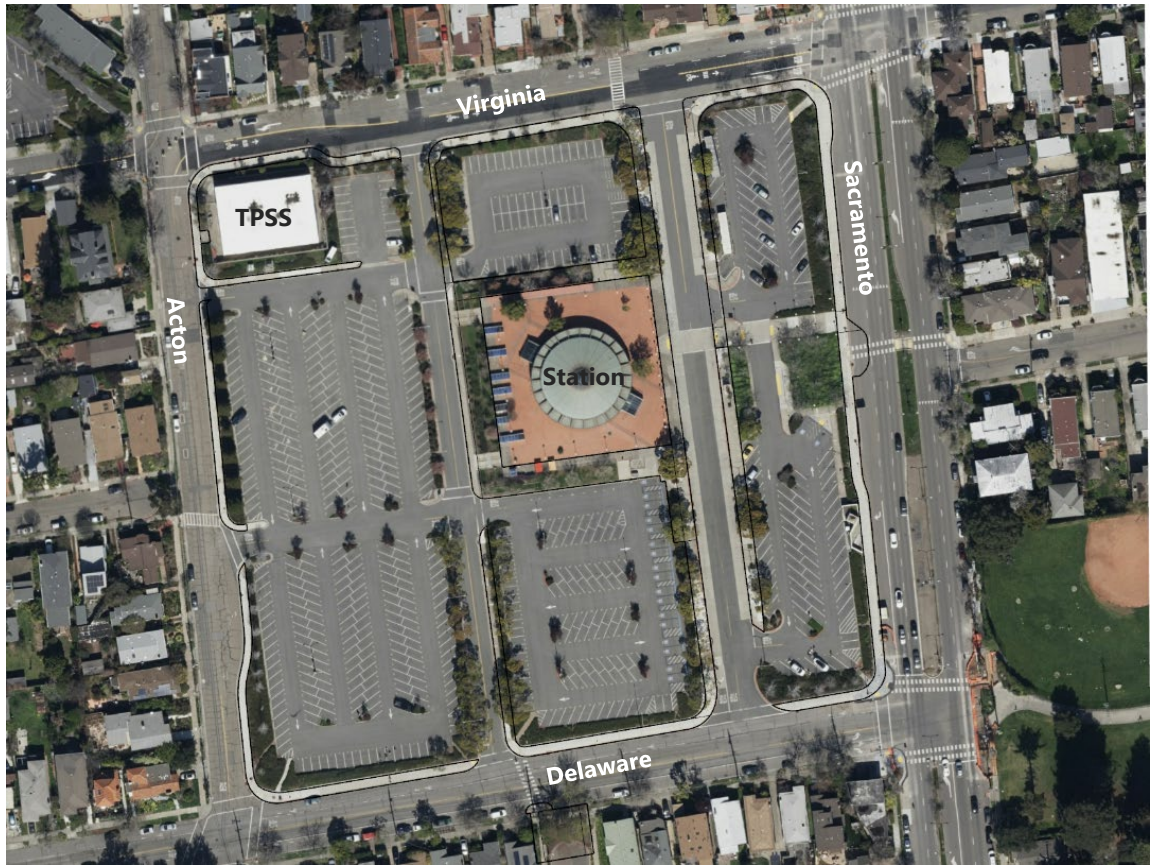


Mid-block Connections *(Location may vary)*

Secondary Internal Connection
(May not be needed depending on location of Mid-Block Connection, Location may vary)

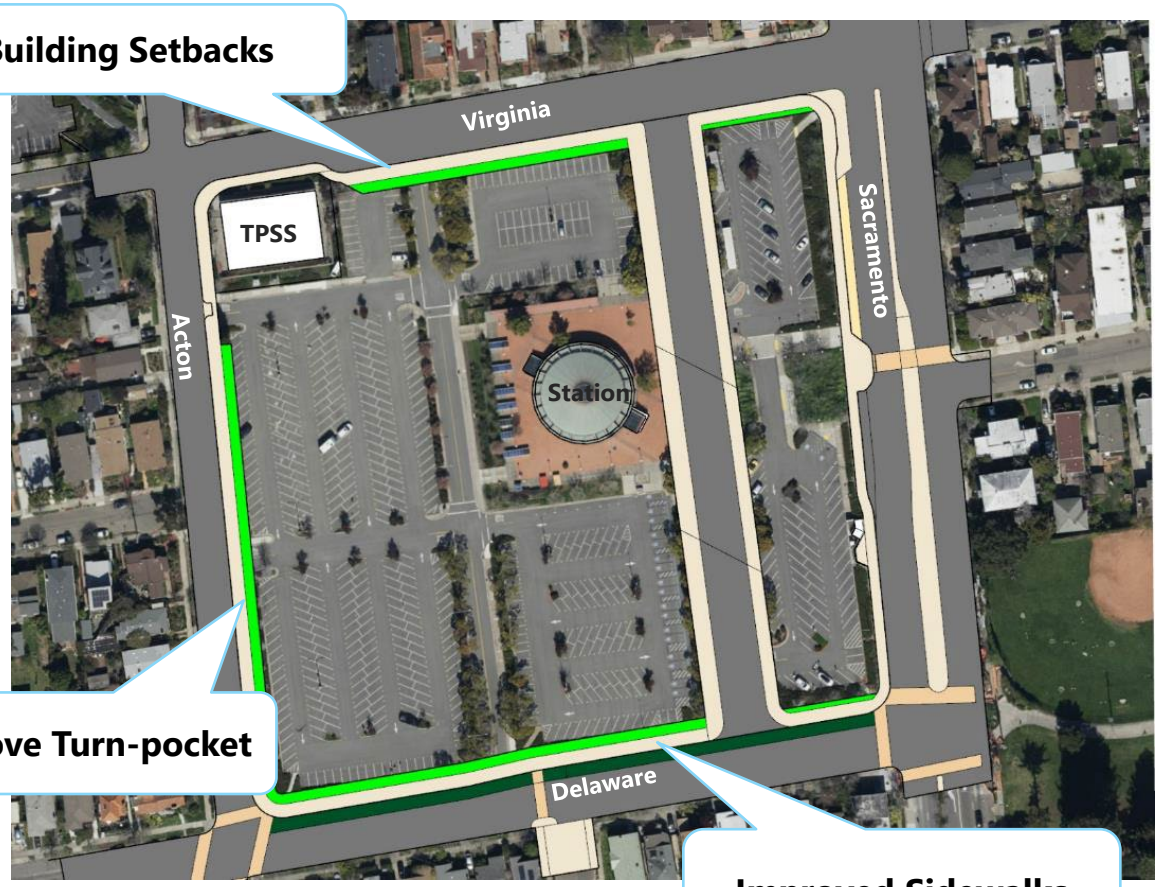
Ohlone Greenway Connection *(Location may vary)*

Streetscape/ Sidewalk Design



EXISTING SIDEWALKS

Streetscape/ Sidewalk Design



PROPOSED CONNECTIONS

Intent

- Create desirable and comfortable public sidewalks
- Create a sidewalk character that complements the urban form of the neighborhood
- Create sidewalks and building setbacks that fit the new scale of development and consistent with zoning

Trade-offs

Sidewalk width and building setbacks limit developable area and therefore may result in smaller and/or fewer homes

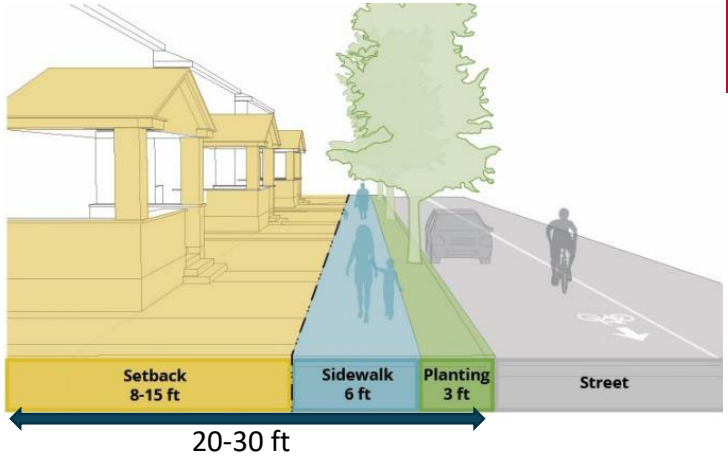
Streetscape/Sidewalk Design

Context

Sidewalk/Planting Buffer: 9-10 ft

Building Setback: 8-15 ft (some at 20 ft)

Curb-to-building: 20-30 ft**



ODS Requirement

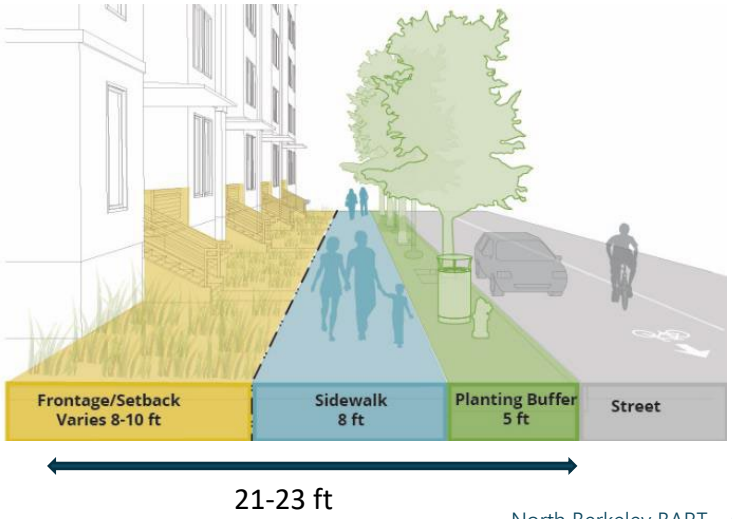
Delaware/Acton/Virginia

Sidewalk: 8 ft

Planting Buffer: 5 ft*

Building Setback: varies by height of building

Curb-to-building: 21-23 ft



** Street trees required in planting buffer*

***1-story entry way encroaches up to 5' from sidewalk*

Building Setbacks

12 ft sidewalk, ***5 ft setback***

12 ft sidewalk, ***20 ft setback***

12 ft sidewalk, ***8 ft setback***

~10 ft setback

Intent

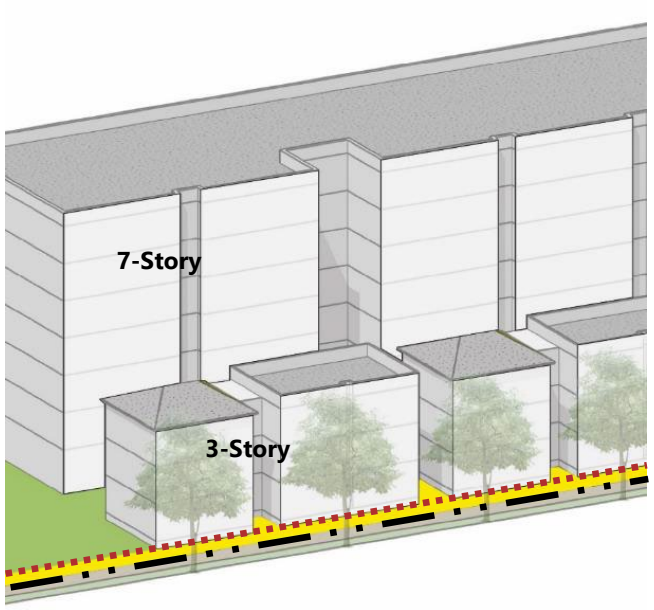
- Ensure smooth transition from public to private space
- Encourage interesting street facing frontages and landscape
- Create a sidewalk character that compliments the urban form of the neighborhood
- Create sidewalks and building setbacks that fit the new scale of development

Trade-offs

Building setbacks may result in smaller buildings and therefore, smaller and/or fewer homes

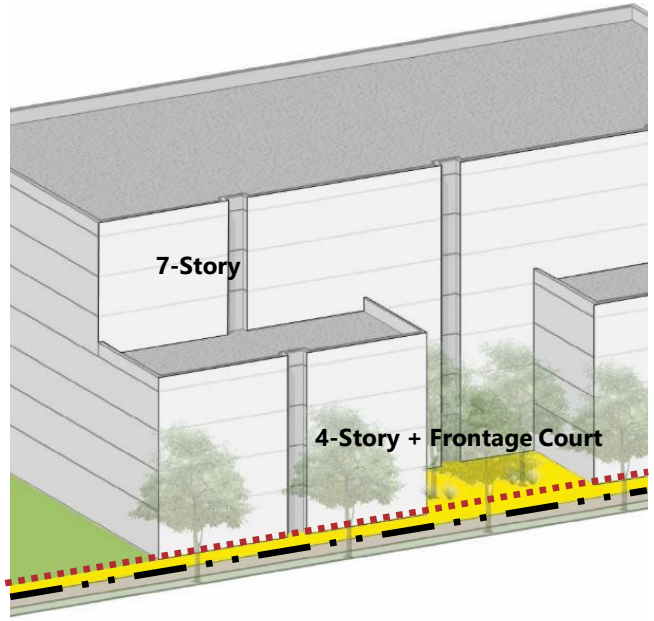
Building Setbacks

3-Story Frontage



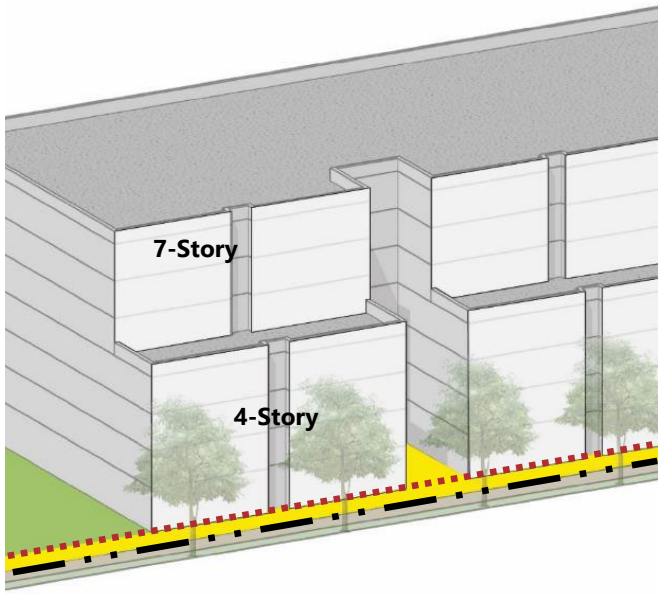
Average 8 ft Setback

Frontage Court Building



Average 8 ft Setback
+ required frontage courts

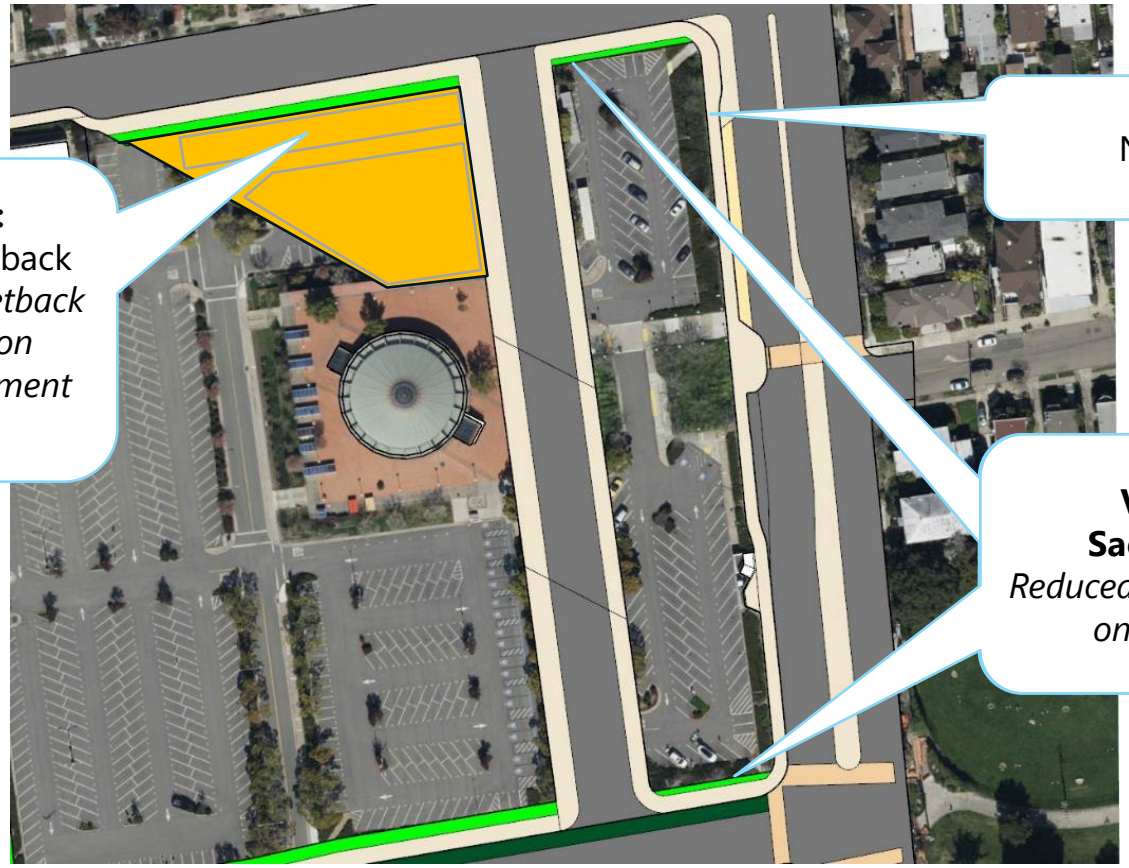
4-Story Frontage



Average 10 ft Setback

Setback Setback Line Property Line

Building Setbacks | Special Locations



Virginia Street:
3-Story Building Setback
Reduced minimum setback to 5 feet because on constrained development site

Sacramento Street
No Building Setback Required by R-BMU Zoning

Virginia/Delaware between Sacramento and Internal Street
Reduced minimum setback to 5 feet because on constrained development sites

Building Setbacks | Neighborhood Context

Neighborhood Stoops

Recap | **Engaging Edges** | Intuitive Connections | Distinctly Berkeley | Summary

NBHP North Berkeley Housing Partners

Building Setbacks | Acton Street

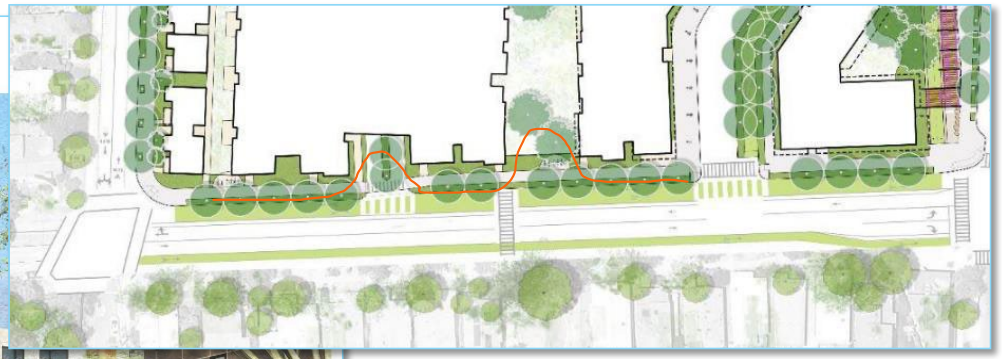
Neighborhood Path at Acton St Rendering

Recap | Engaging Edges | Intuitive Connections | Distinctly Berkeley | Summary

NBHP North Berkeley Housing Partners

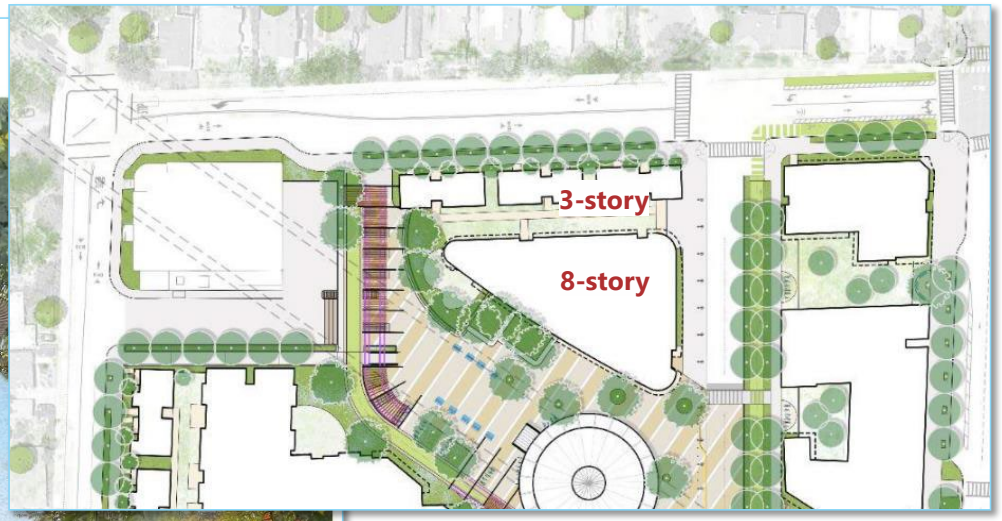
Building Setback
3 Story Bldgs = Average 8 feet

Building Setbacks | Delaware Street



Building Setback
4-story Frontage Courts= Average 8 feet

Building Setbacks | Virginia Street



Building Setback

Constrained Site
3 Story Bldgs = 5 feet minimum

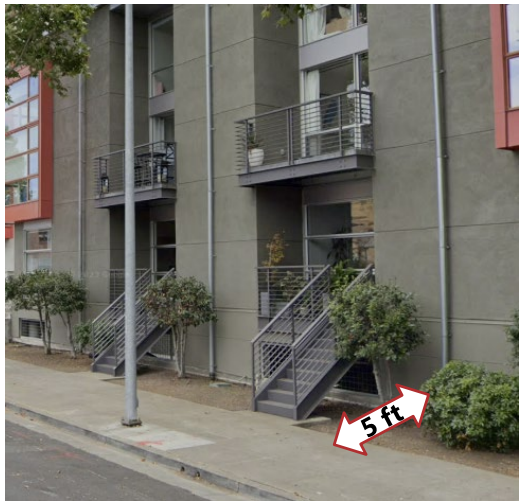
Building Setback Trade-offs

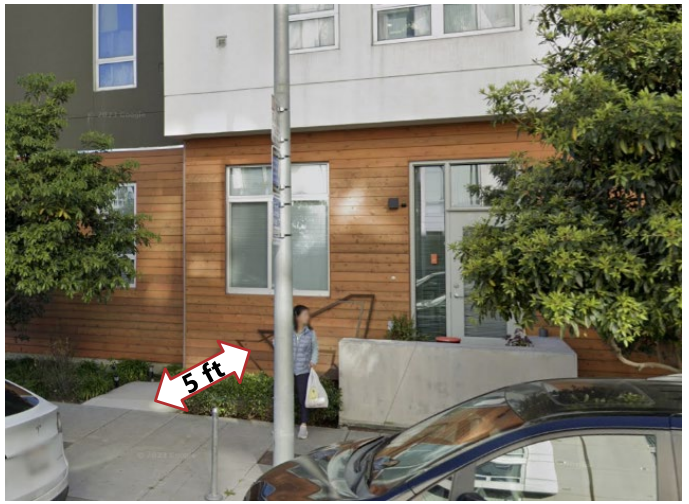
Joint Vision + Priorities

Context. Building design should consider the scale and character of the surrounding built environment.

Building Scale. Provide adequate perimeter space for pedestrian volume and tree canopy/vegetation.

Massing Breaks and Step-downs. building forms and frontages that create a residential character and scale





Building Design Elements

PUBLIC REALM

Internal Connections
Public circulation network and internal streets

Streetscape/ Sidewalk Design
Sidewalk width and street tree planting area

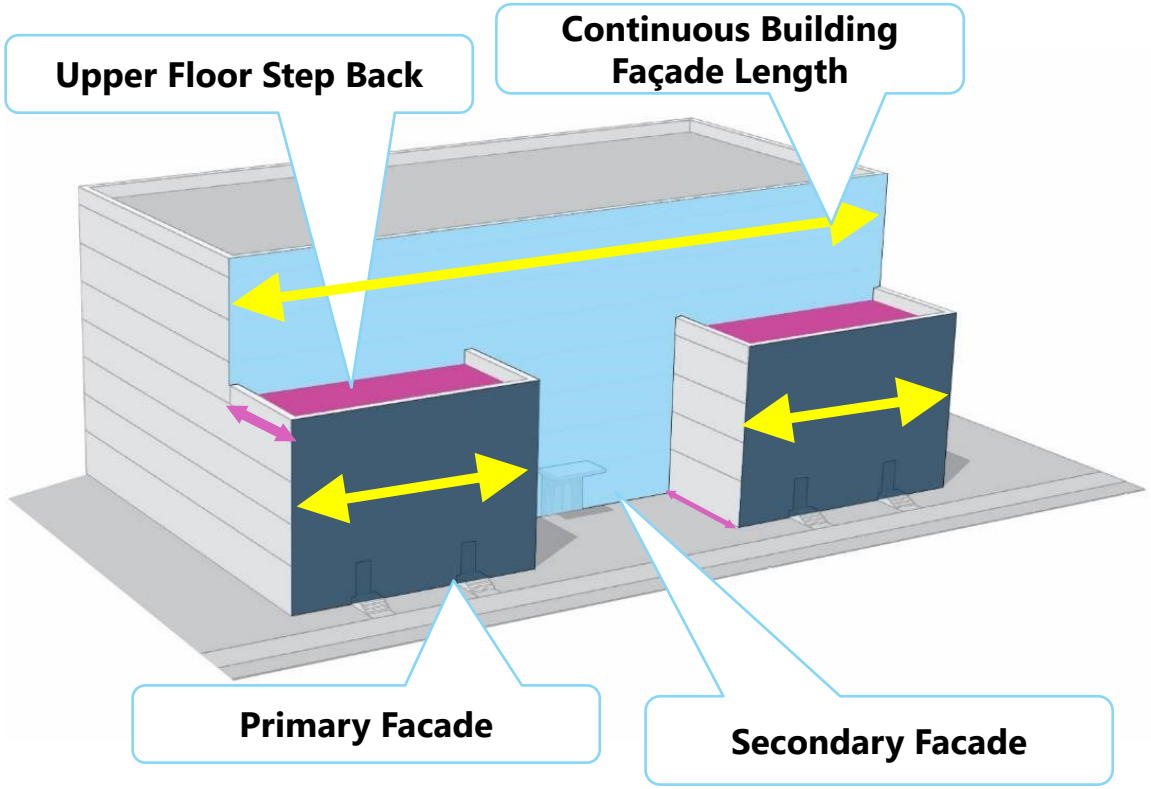
Building Setbacks
Distance a building façade is setback from sidewalk

BUILDING DESIGN

Building Height

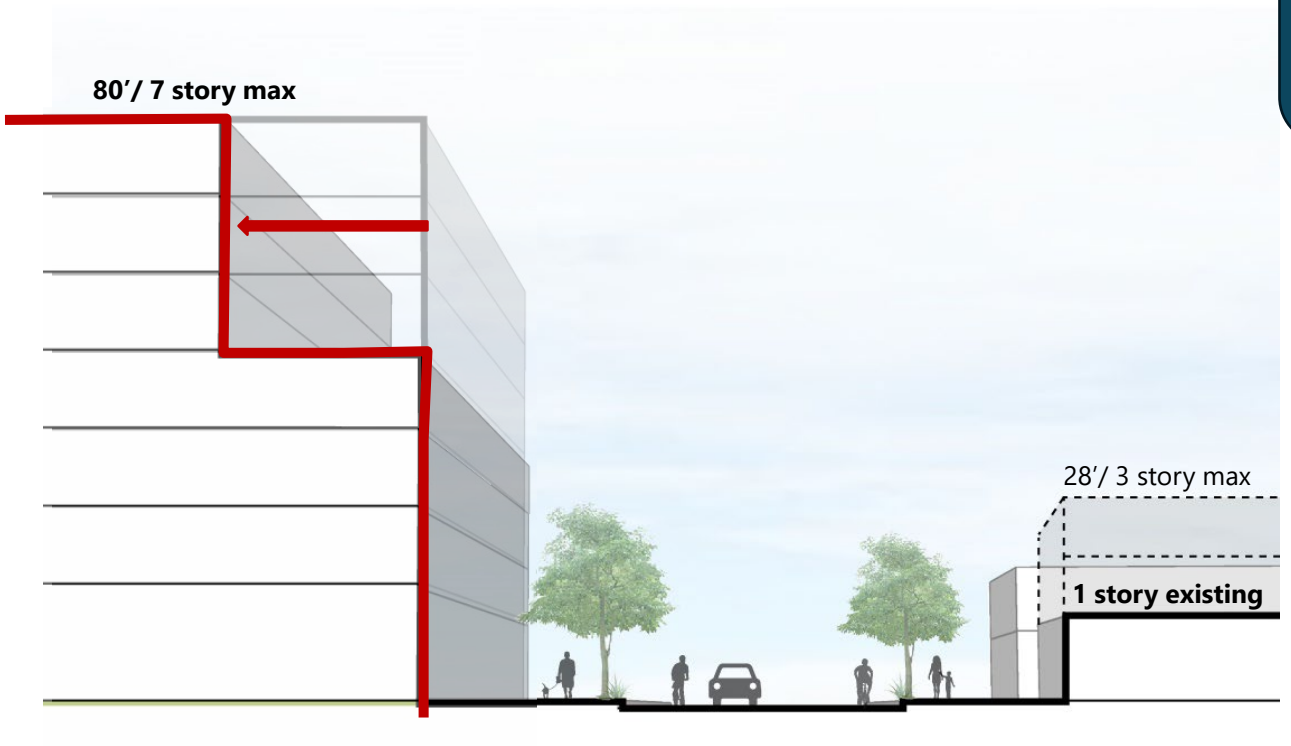
Building Massing and Articulation
Upper floor step backs
Building length
Massing Breaks
Building Articulation

Design Elements
Fenestration, materials, and utilities



Building Massing and Articulation

Upper Floor Step Backs



Intent

- Create human-scale streetscape
- Minimize shadows on streets
- Design visually interesting buildings

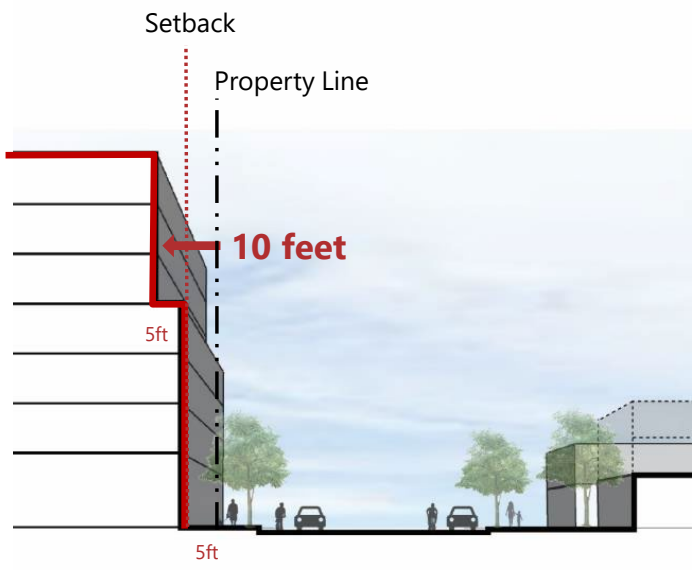
Trade-offs

Upper floor step backs may result in smaller buildings and therefore, smaller and/or fewer homes

Building Massing and Articulation

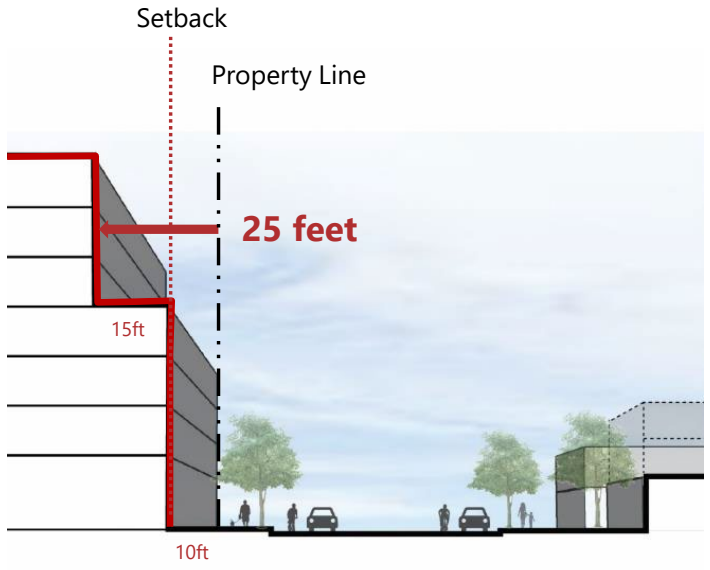
Upper Floor Step Backs Standards (above 4th story)

10 feet Step Back



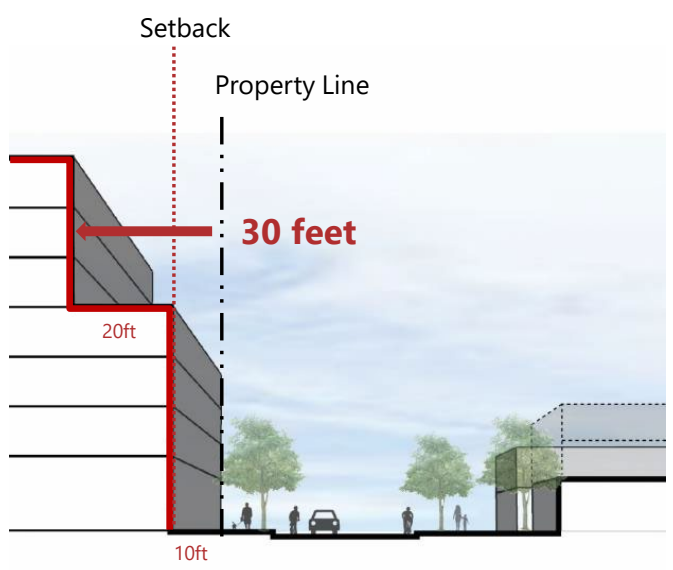
Step back not deep enough
Not included in ODS

25 feet Step Back



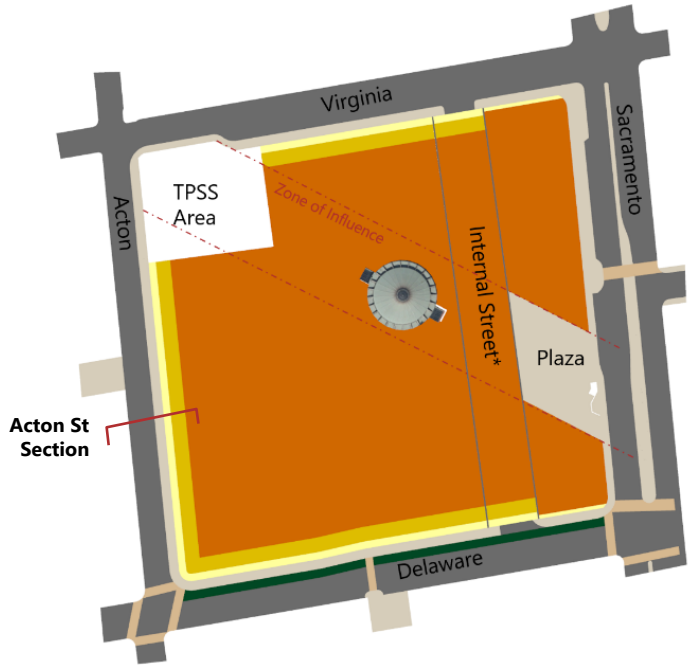
Required on Delaware St

30 feet Step Back



Required on Virginia St and Acton St

Upper Floor Step Backs + Building Height



*Location/geometry of Internal Street subject to change

Building Setback Area: Varies, see Table 1

4-Story Upper Floor Step Back Area: 25-30 feet; see Table 2

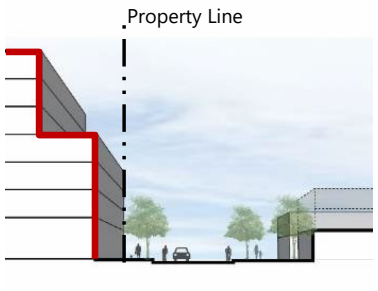
7-Story/80 feet Area

Intent

- Upper floor step backs to reduce building mass along public streets
- Increase density at the center and along Sacramento

Trade-offs

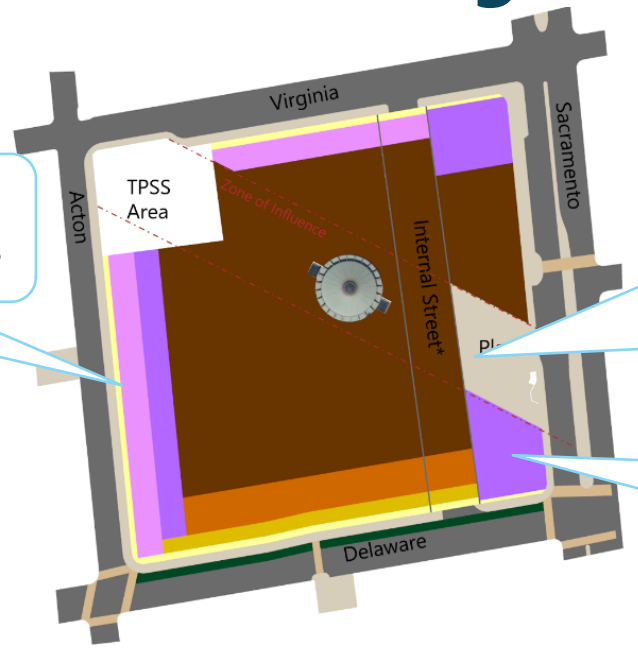
Upper floor step backs may result in smaller buildings and therefore, smaller and/or fewer homes



Acton St Section

Building Height and Massing Alternative

3 Story Max Along Acton/Virginia + 45 feet setback to taller buildings



8 stories/85 feet at center of site and along Sacramento for State Density Bonus-eligible project

6 Story Max at the corners

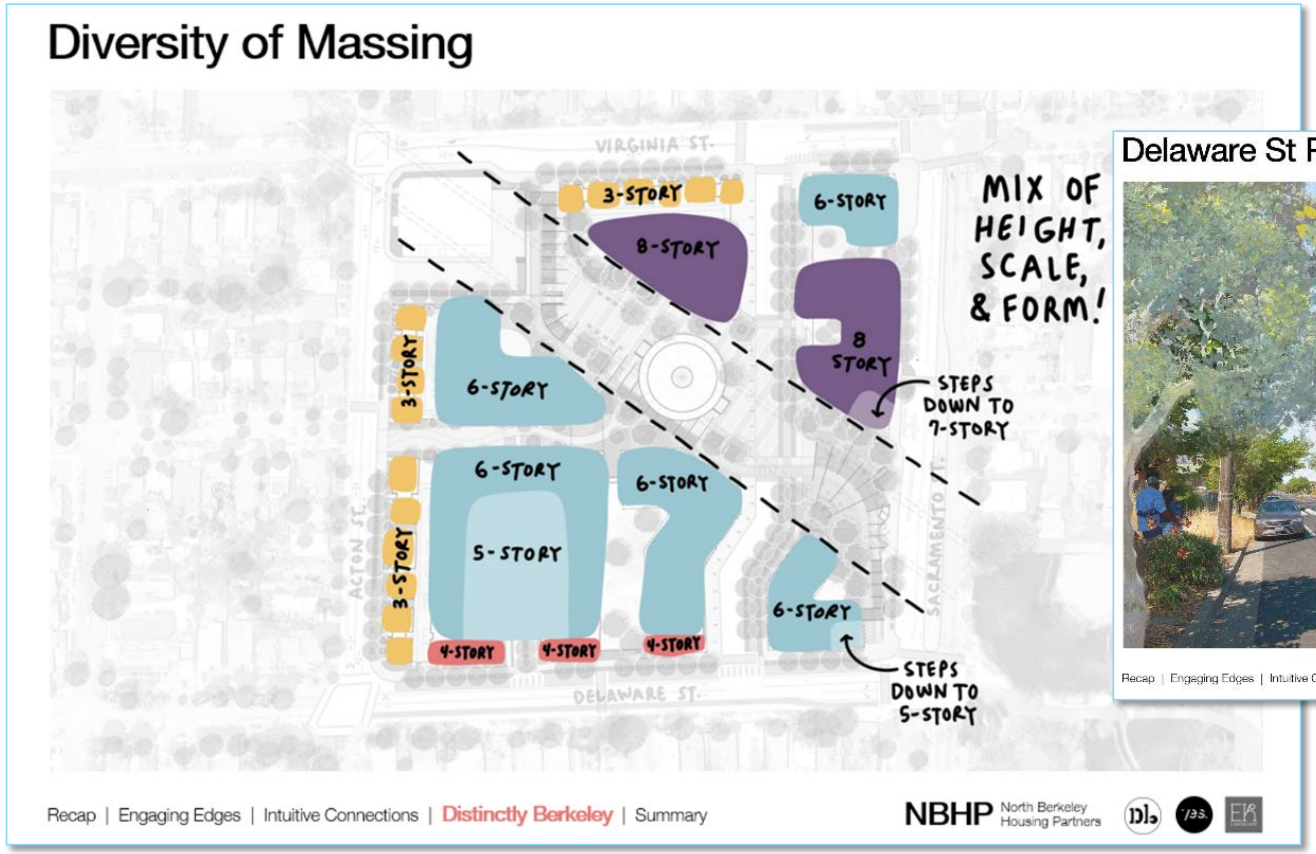
**Location/geometry of Internal Street subject to change*

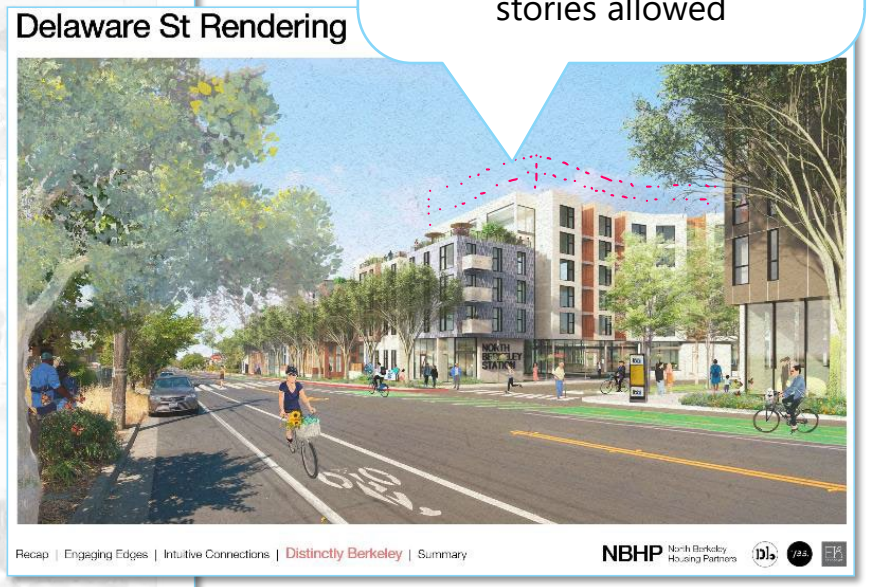
- **Building Setback Area:** Varies, see Table 1
- **3-Story Area:** First 45 feet from property line (PL) on Acton and Virginia
- **6-Story Area:** 45 to 80 feet from PL on Acton and at locations between Sacramento and Internal Street identified in diagram above
- **4-Story Upper Floor Step Back Area:** 25-30 feet from PL on Acton on Delaware
- **7-Story/80 feet Area:** 25 to 80 feet from PL on Delaware
- **8-Story/85 feet Area**

Building Height and Massing Alternative

Under Zoning, one additional story is allowed.

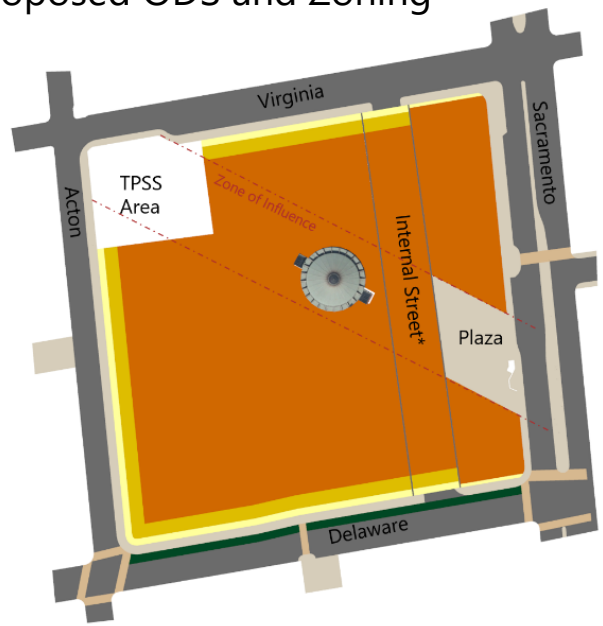
Under ODS Building Height Alternative, two additional stories allowed





Comparison

Proposed ODS and Zoning



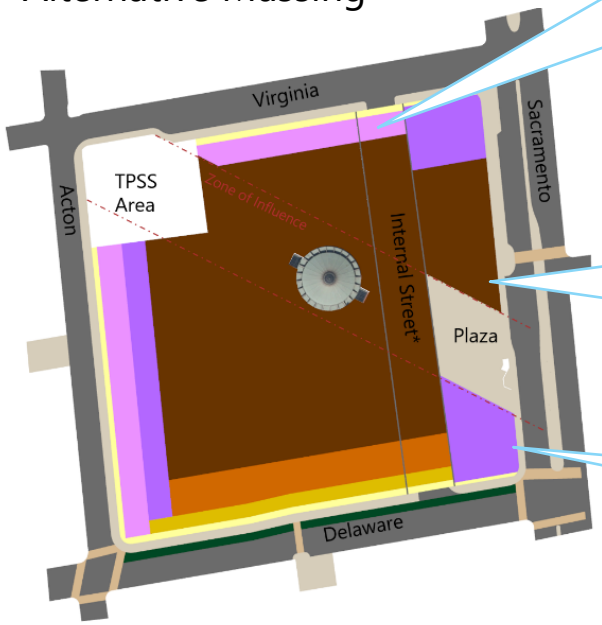
**Location/geometry of Internal Street subject to change*

Building Setbback Area: Varies, see Table 1

4-Story Upper Floor Step Back Area: 25-30 feet; see Table 2
From property line (PL on Acton and Delaware)

7-Story/80 feet Area
(R-BMU – BMC Section 23.150(F)(9)

Alternative Massing



3 Story Max Along Acton/Virginia + 45 feet setback to taller buildings

8 stories/85 feet at center of site and along Sacramento for State Density Bonus-eligible project

6 Story Max at the corners

**Location/geometry of Internal Street subject to change*

Building Setback Area: Varies, see Table 1

3-Story Area: First 45 feet from property line (PL) on Acton and Virginia

6-Story Area: 45 to 80 feet from PL on Acton and at locations between Sacramento and Internal Street identified in diagram above

4-Story Upper Floor Step Back Area: 25-30 feet from PL on Acton on Delaware

7-Story/80 feet Area: 25 to 80 feet from PL on Delaware

8-Story/85 feet Area

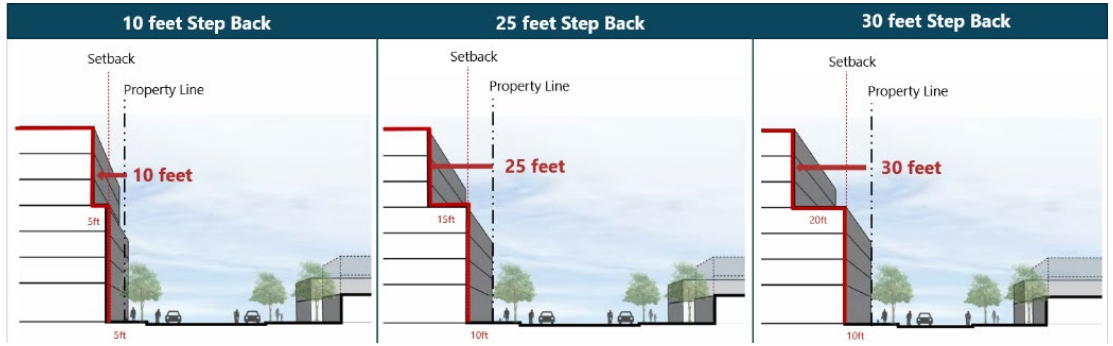
Upper Floor Step Backs Trade-offs

Joint Vision + Priorities

Context. Building design should consider the scale and character of the surrounding built environment.
Massing Breaks and Step-downs. building forms and frontages that create a residential character and scale.
NB: Massing and Height Focus. Focus density, larger building forms and height towards the Ohlone Greenway and the center of the site, as well as towards Sacramento Street.
Massing Breaks and Step-downs. Provide massing breaks, step-downs in height, … with building forms and frontages that create a residential character and scale.

Zoning

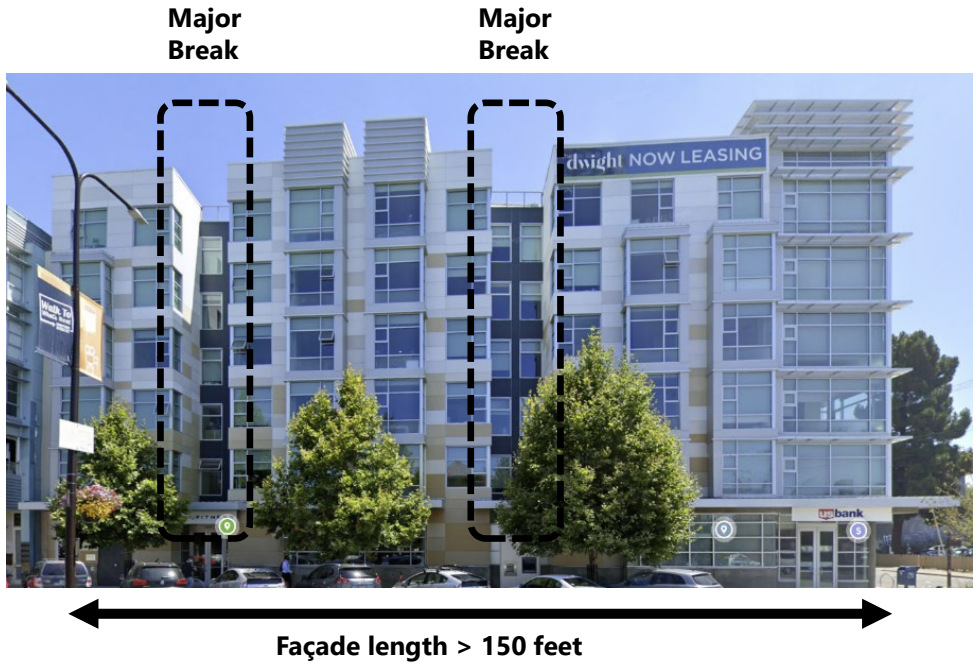
Front Upper-Story Step-backs. Any street-facing building frontage above four stories in height that is not within 100 linear feet of Sacramento Street… shall step back from the property line for portions of the building above four stories.



Building Massing and Articulation

Major Breaks

Required for facades greater than 150 feet in length.
Flexible design, either one large break or two smaller breaks



Intent

- Minimize long building facades
- Create a pleasant walking environment
- Design visually interesting buildings

Trade-offs

Major Breaks may result in smaller buildings and therefore, smaller and/or fewer homes

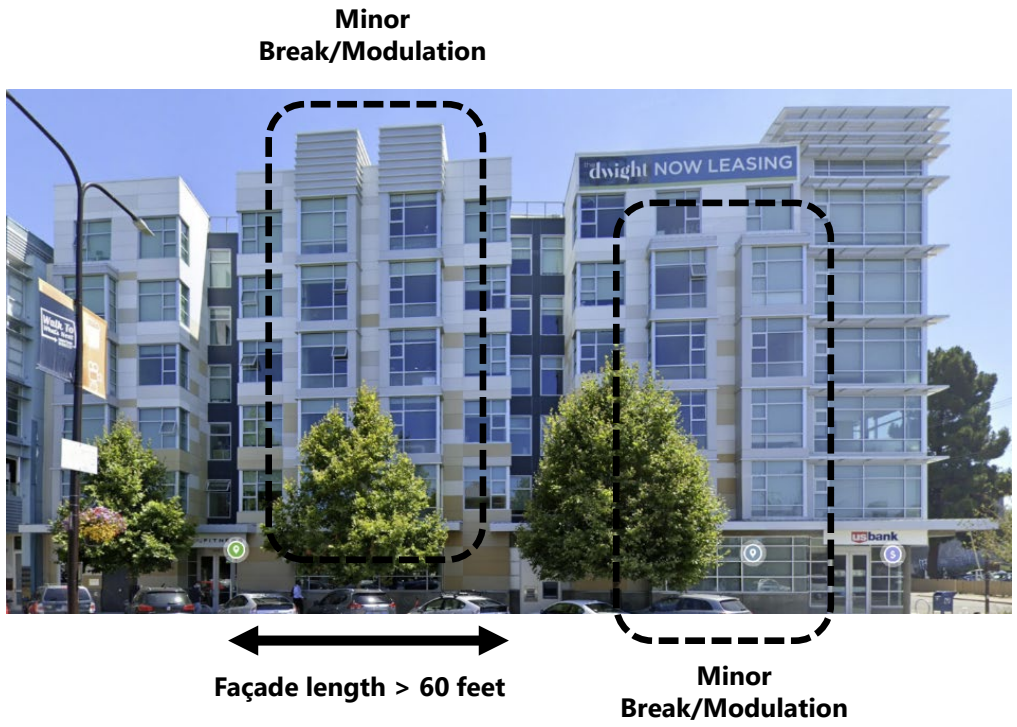
Major Breaks

	Less than 150 ft	150-200 feet	Greater than 200 feet
Primary Façade facing a public street	None required	1 major break; min. 8 ft and 100 square feet	1 major break; min. 18 feet **OR** 2 major breaks; min. 7 feet and 70 square feet
Secondary Facades facing a public street (only required above height of primary façade)	None Required	1 major break; min. 8 ft and 64 square feet	1 major break; min. 12 feet **OR** 2 major breaks; min. 7 feet and 70 square feet
Primary Façade facing a publicly accessible open space or walkway	None Required	1 major break; min. 6 ft and 60 square feet	1 major break; min. 10 feet and 120 sf **OR** 2 major breaks; min. 7 feet and 60 square feet

Building Massing and Articulation

Minor Breaks/Modulations

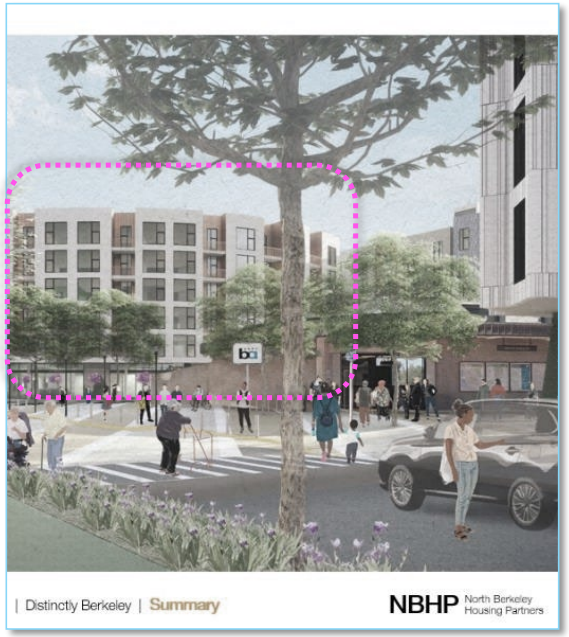
Required for facades greater than 60 feet in length.
2 feet deep recess or projection required an average of 1 per 40 feet of façade length

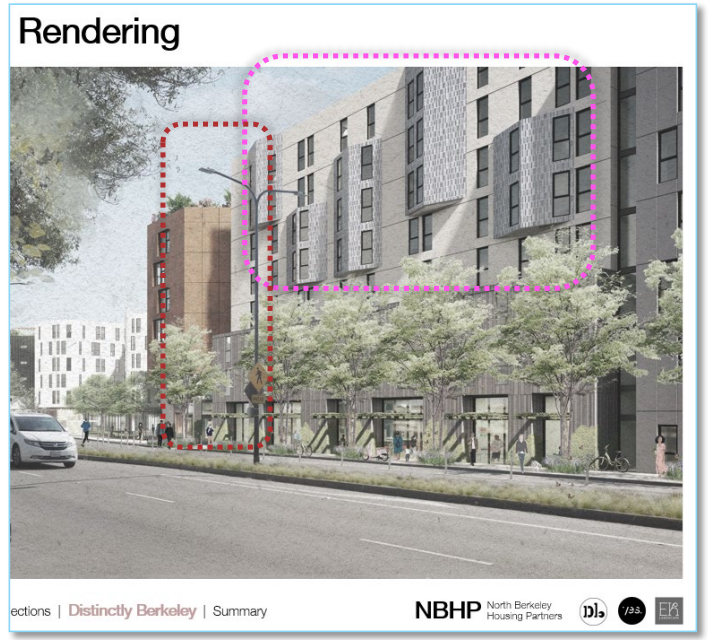


Intent

- Create a residential rhythm and pattern to building facades
- Respond to the neighborhood context and character
- Design visually interesting buildings

Building Massing and Articulation





Major Breaks

Minor Breaks/Modulations

Building Massing and Articulation

Joint Vision + Priorities

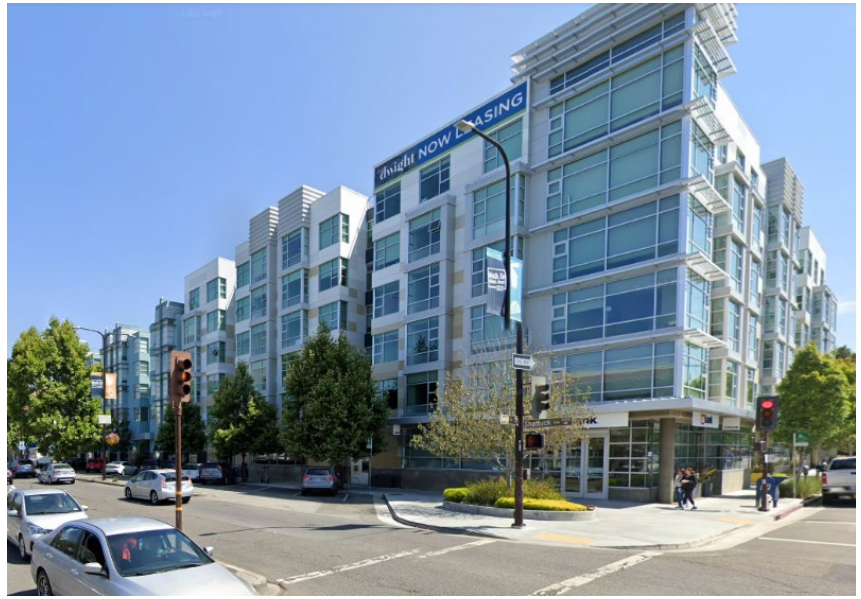
Context. Building design should consider the scale and character of the surrounding built environment.

Building Scale. Provide regular breaks in building forms, as well as both horizontal and vertical detail to respond to the existing neighborhood context and character, particularly at the edges of the site.

Massing Breaks and Step-downs. building forms and frontages that create a residential character and scale.

No major or minor breaks

Building with major and minor breaks



Draft ODS

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Public circulation network and internal streets

Streetscape/ Sidewalk Design
Sidewalk width and street tree planting area

Building Setbacks
Distance a building façade is setback from sidewalk

BUILDING DESIGN

Building Height

Building Massing and Articulation
Upper floor step backs
Building length
Massing Breaks
Building Articulation

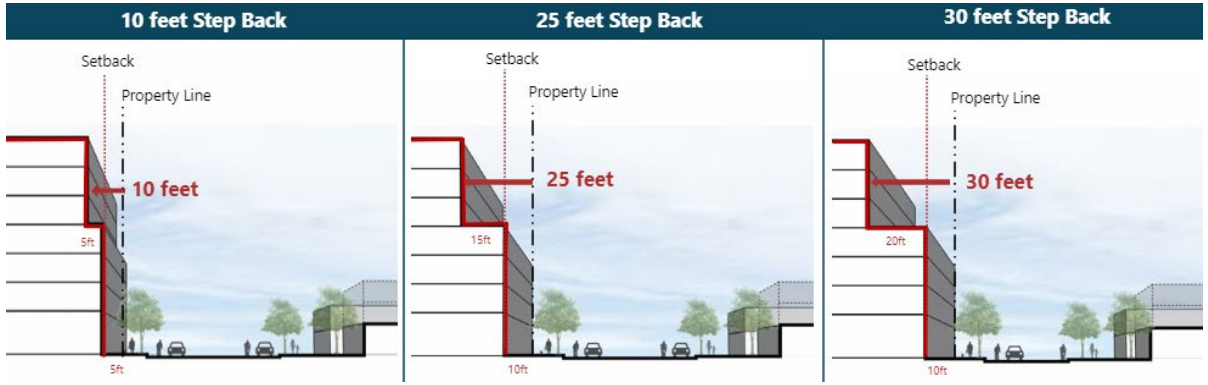
Design Elements
Windows, materials, and utilities

Considerations for Discussion

- Community Input To-Date
- Staff Recommendation

Community Input To-Date

- Maintain and/or make standards more restrictive than the proposed draft ODS
- Make standards more permissive to provide more flexibility and allow for more residential development capacity
- Comments outside the scope of the ODS (e.g. about BART rider parking, changes to the City's right-of-way, specific aspects of NBHP's proposed project)



Staff Recommendation

The draft ODS, as proposed, are a "balancing act" that achieve:

- Design flexibility
- Ample development potential
- Surgical sculpting of the zoning envelope
- Intent of the JVP and minimum requirements established in the MOA between the City and BART

Staff Recommendation

- For the Planning Commission to discuss the draft North Berkeley BART ODS, receive public comment and make a recommendation to the City Council to adopt the ODS

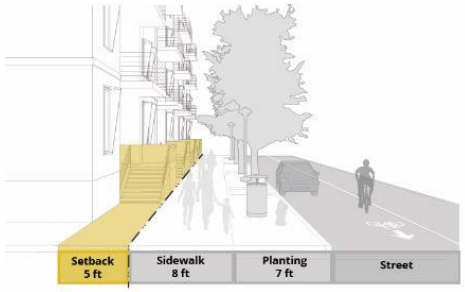
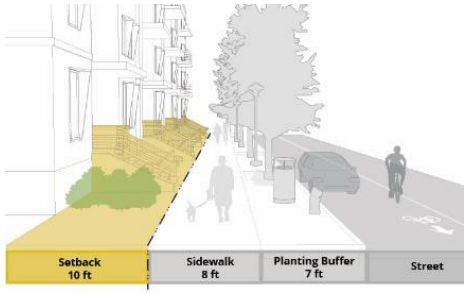
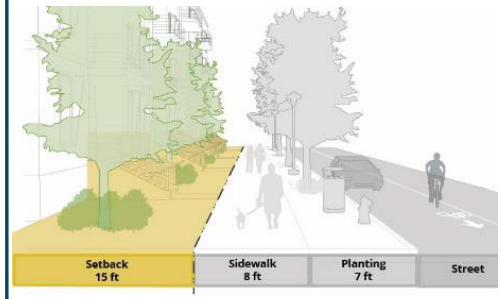
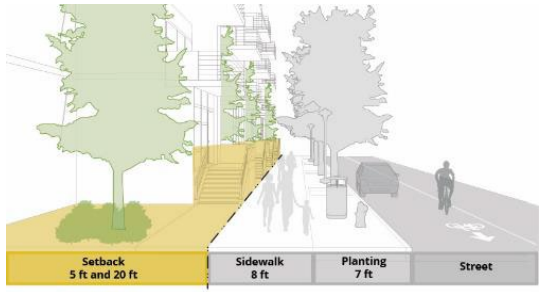
North Berkeley BART
Draft Objective Design Standards

October 2023

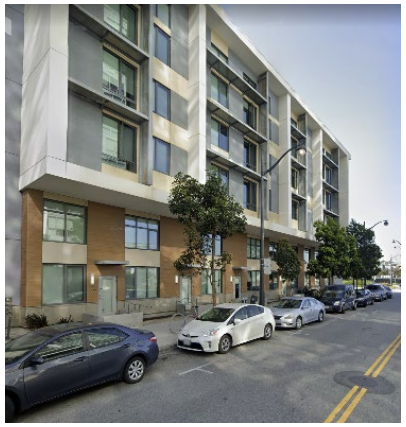
raimi+ associates

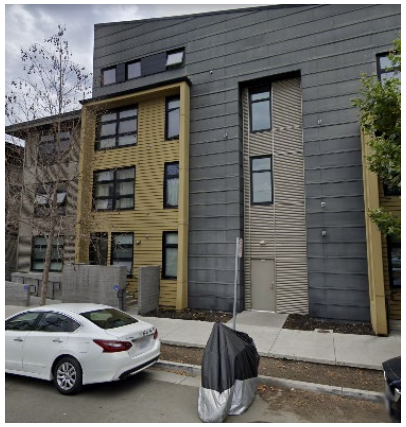
CITY OF BERKELEY

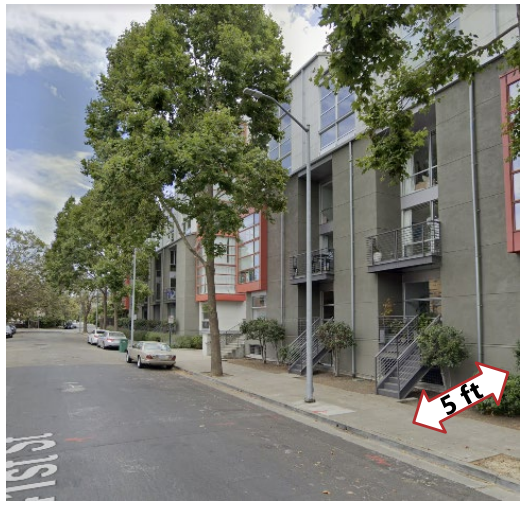
Building Setbacks

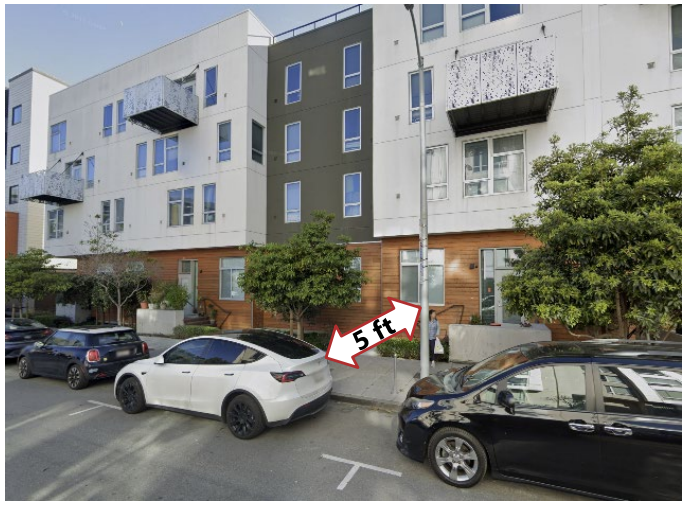
	A) Narrow	B) Medium	C) Wide	D) Varied
				
	5 ft Setback	**10 ft Setback**	**15 ft Setback**	**Varied Setback (5-20')**
PROS	• Allows for larger building footprint	• Stoops may be perpendicular to sidewalk • Allows for small sized trees in building setbacks • Increased planting areas	• Stoops may be perpendicular to sidewalk • Allows for medium sized trees in building setbacks • Increased planting areas	• Variation in façade modulation • Allows for medium sized trees in building setbacks • Increased planting areas
CONS	• Not enough room for trees • Stoops will likely need to be parallel to sidewalk (reducing planting areas)	• Reduces building footprint and may reduce overall floor area	• Reduces building footprint and may reduce overall floor area	• Reduces building footprint and may reduce overall floor area

Building Setback

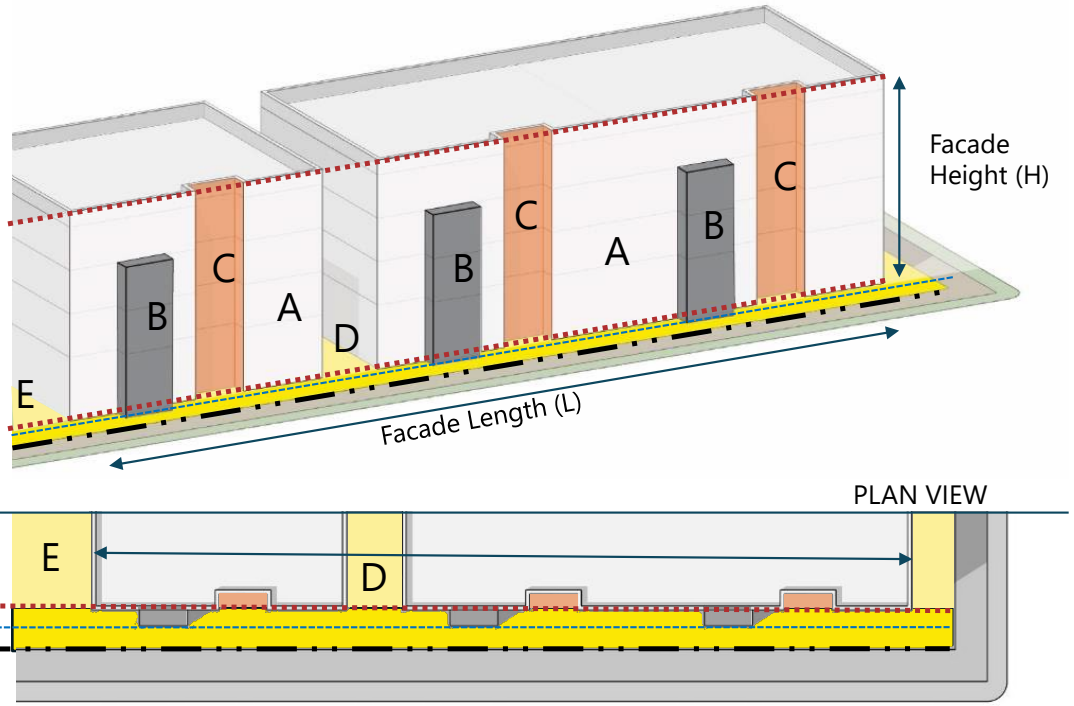








Understanding AVERAGE Setbacks / Building Projections



- **Provides for design flexibility**
- **Projections included in calculations**
- **Bonus for building separations**

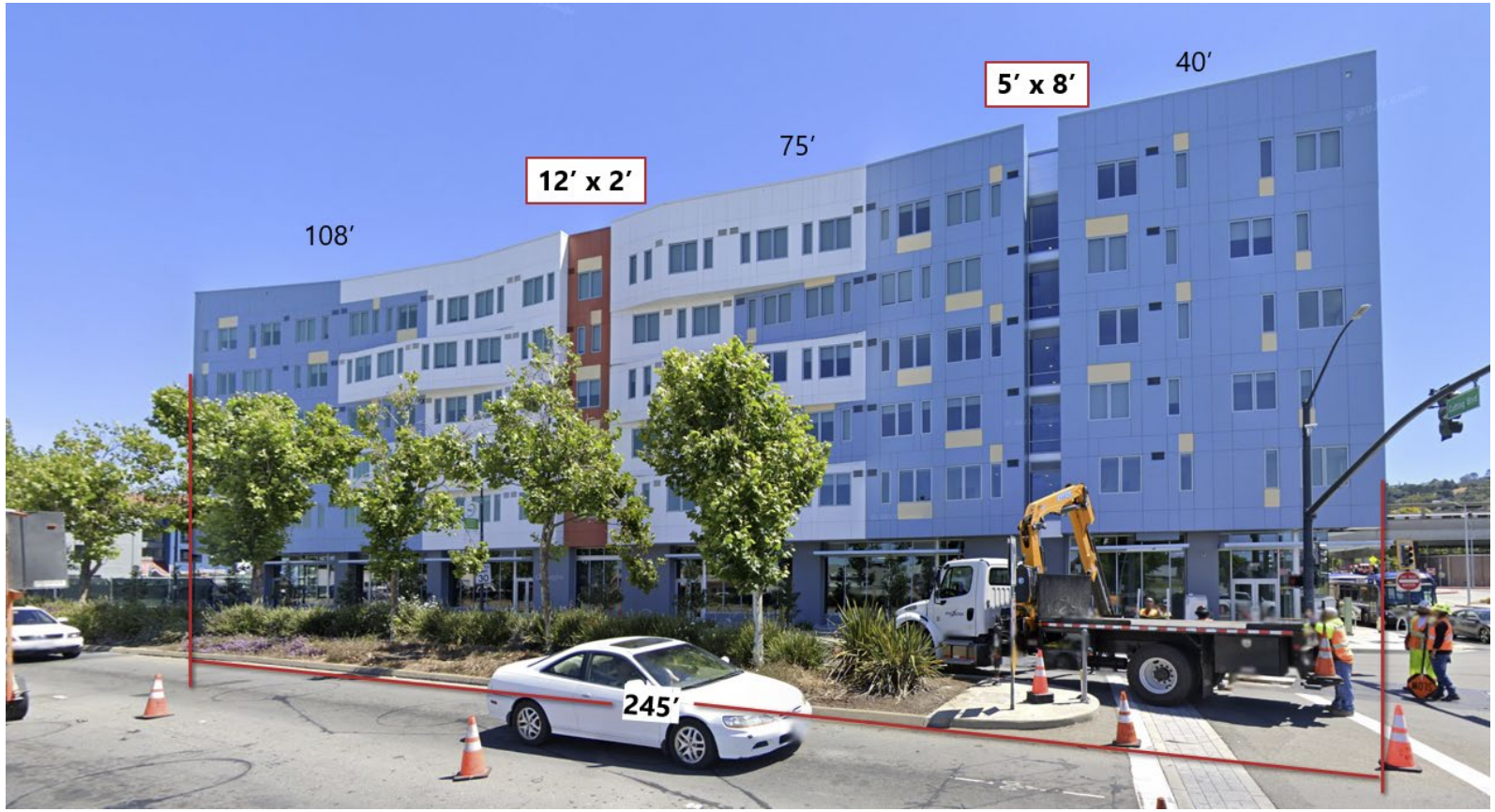
How to calculate minimum average setback compliance:
Average **X** feet, with a minimum not less than **Y** feet
Average Setback Calculation: [**A** + **B** + **C** + **D**] > **X** feet
A = (% Facade Area x Depth from PL)
Facade Area = (H x L)

Building Massing and Articulation

No major or minor breaks

Building with major and minor breaks

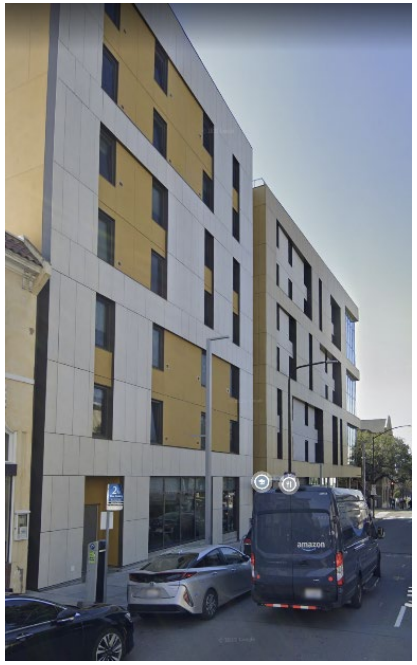
Major Breaks



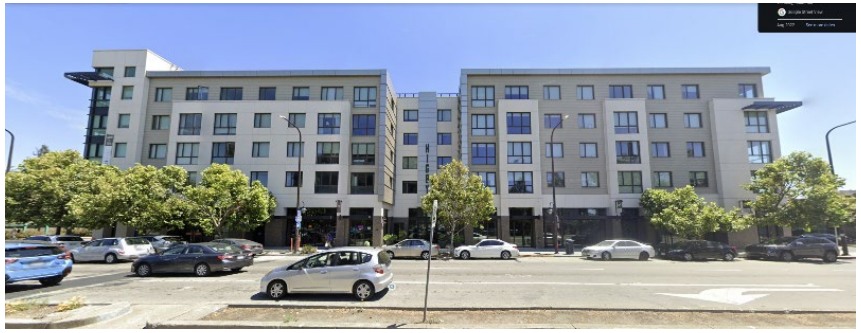
Major Break Precedents

200 feet façade

No breaks

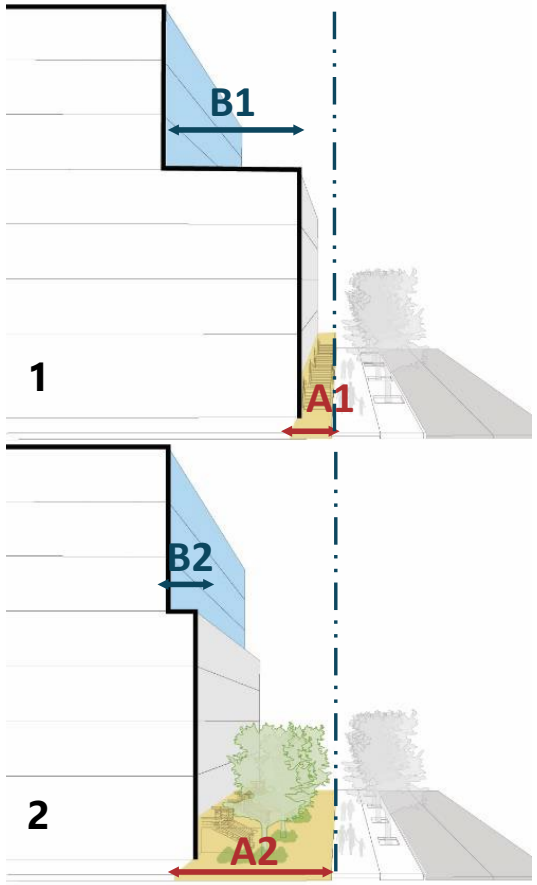


160 feet long facade
One break, 5 feet wide, about 4 deep



Break: 18’ deep, 25 feet wide
Building length: 240 feet,

Understanding Trade-offs | Building Massing



Building Setbacks (A) vs Upper Floor Step Backs (B)

Trade-offs:

Greater upper floor step backs may mean narrower building setbacks (Option **1**)

Wider building setbacks may mean less or smaller upper floor step backs (Option **2**)

Greater upper floor step backs on one street may result in small step backs on other streets

Zoning | Residential - BART Mixed Use (R-BMU)

Approved in 2022

Consistent with AB 2923 requirements

Building Envelope

- Maximum Height: 7 stories, 80 feet
- Maximum Floor Area Ratio: 4.2
- Upper Story Required "Step-Back" required at 4 stories (except at Sacramento Street)

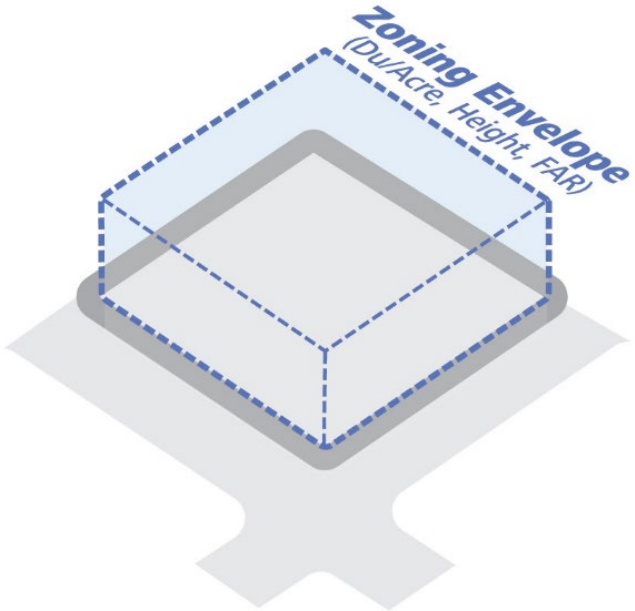
Allowed Uses

Public Open Space

- 35 square feet per unit

Private Usable Open Space

- 40 square feet per unit
- Includes common open spaces and individual personal open spaces (balconies)



JVP | Context + Massing

Context. Building design should consider the scale and character of the surrounding built environment.

Building Scale. Provide regular breaks in building forms, as well as both horizontal and vertical detail to respond to the existing neighborhood context and character, particularly at the edges of the site. Provide adequate perimeter space for pedestrian volume and tree canopy/vegetation.

Location and Orientation. Locate and design new buildings to enhance public spaces while mitigating impacts on existing neighbors through site orientation, setbacks, lines of sight between buildings, landscape and topography.

NB: Massing and Height Focus. Focus density, larger building forms and height towards the Ohlone Greenway and the center of the site, as well as towards Sacramento Street. (NB Specific)

NB: Massing Breaks and Step-downs. Provide massing breaks, step-downs in height, and frequent pedestrian building entrances along Delaware Street, Acton Street, and Virginia Street, with building forms and frontages that create a residential character and scale. (NB Specific)

Height Variation. The City and BART will support variations in building height and form at both stations. It is anticipated that some buildings and some portions of buildings will be shorter than the maximum height in keeping with good urban design practice.

Related ODS Standards:

- Streetscape Character
- Block/building length
- Building setback
- Upper floor step back
- Façade length
- Building Massing

JVP | Other

Housing Priorities. Maximize the number of new homes, and especially permanently affordable, deed-restricted homes. We anticipate a range of 500-1200 units at each station with a variety of unit sizes, including units appropriate for multi-generational families/households

Ohlone Greenway Connection. The development should include a landscaped (as feasible given BART operational needs) protected bikeway that connects the disjointed ends of the Ohlone Greenway to each other and to BART, providing a primary access route and orientation of the development that enables a prioritized pedestrian and bicycle connection from approximately the southeast corner of the site to the northwest corner of the site and across the streets.

Public Space Use. Public space should provide opportunities for both active and passive public use, with strong connections to the station entrance, the Ohlone Greenway, or other public spaces and pedestrian facilities.

Street Design. The design of surrounding streets should be considered as a strategy to accommodate public space needs, increase the tree canopy, and improve safety for pedestrians and bicycles. Explore the feasibility of reducing the width and number of traffic lanes in adjacent streets to their original (pre-BART) condition, aligning curbs with adjacent blocks in a manner that builds upon and is consistent with the City and BART's recent Complete Streets and roadway improvement projects in the area. Streets may retain their current width where there is some functional use for the extra space, such as bike lanes and cycle tracks that previously did not exist, and there may be bulb-outs at intersections. Perimeter sidewalks should consider generous pedestrian space and tree canopy.

- Maximize development opportunity
- Direction to developer on design of Open Spaces
- Minimum sidewalk performance standards
- Street Tree Planting