

Berkeley City Council – Nov 9, 2021

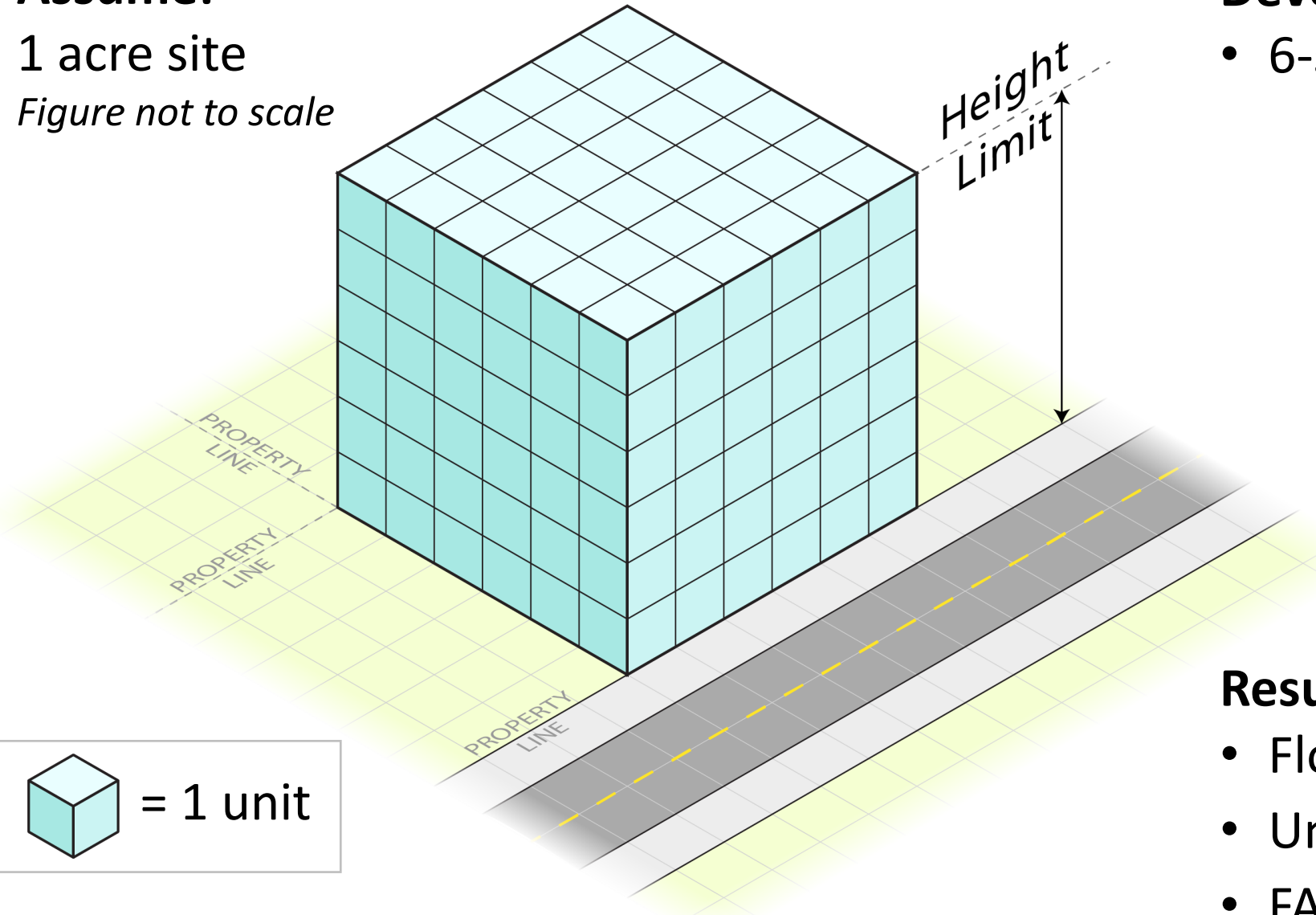
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**OBJECTIVE STANDARDS FOR  
DENSITY, DESIGN, AND SHADOWS**

## Assume:

1 acre site

*Figure not to scale*



 = 1 unit

## Development standards:

- 6-story limit

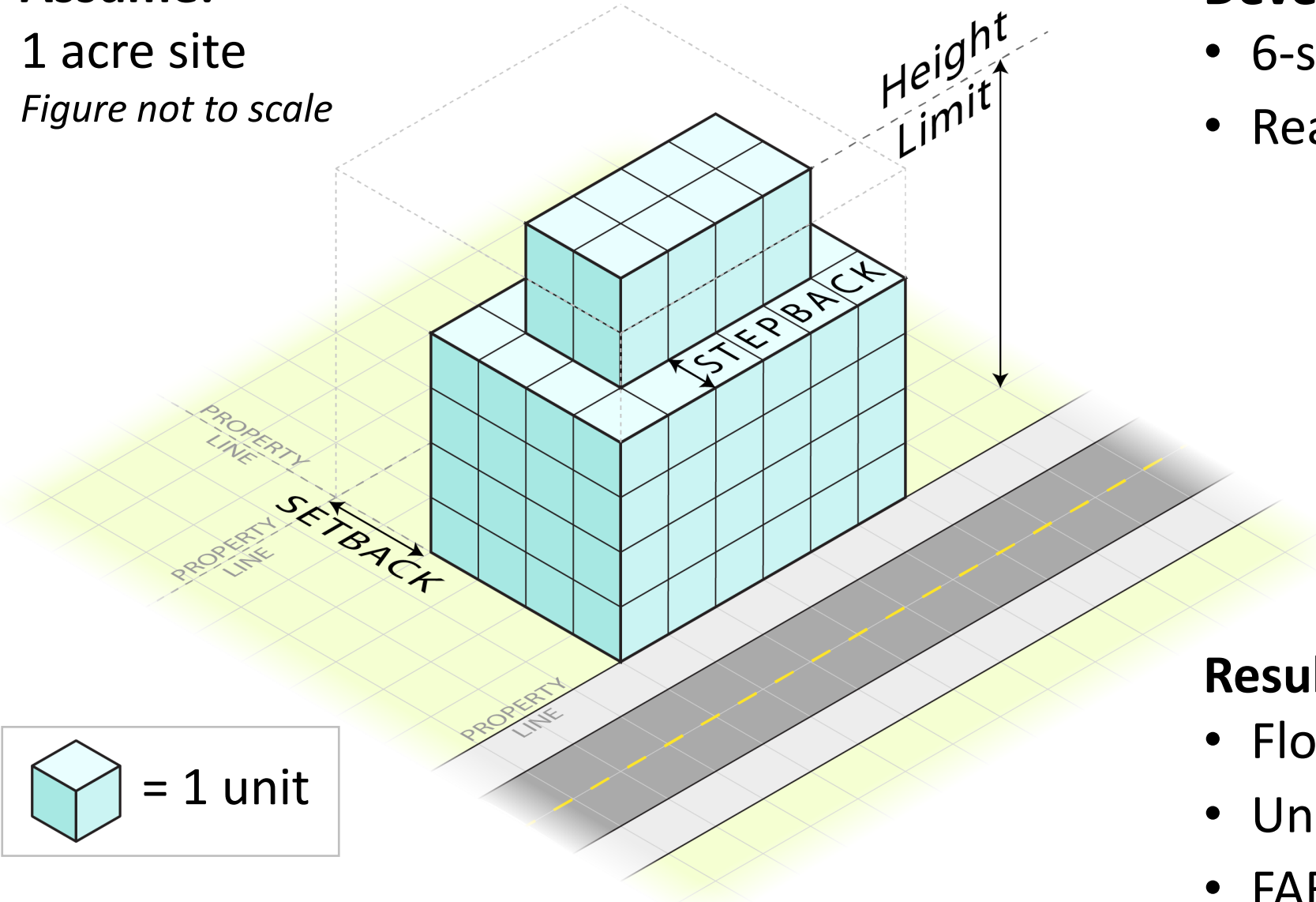
## Resulting building stats:


- Floors: **6**
- Units: **216** (also per acre)
- FAR: **6.0**
- Surface Area/Volume: **1**  
*(normalized to 1 at start)*

## Assume:

1 acre site

*Figure not to scale*



 = 1 unit

## Development standards:

- 6-story limit
- Rear setback; 5<sup>th</sup> floor stepback

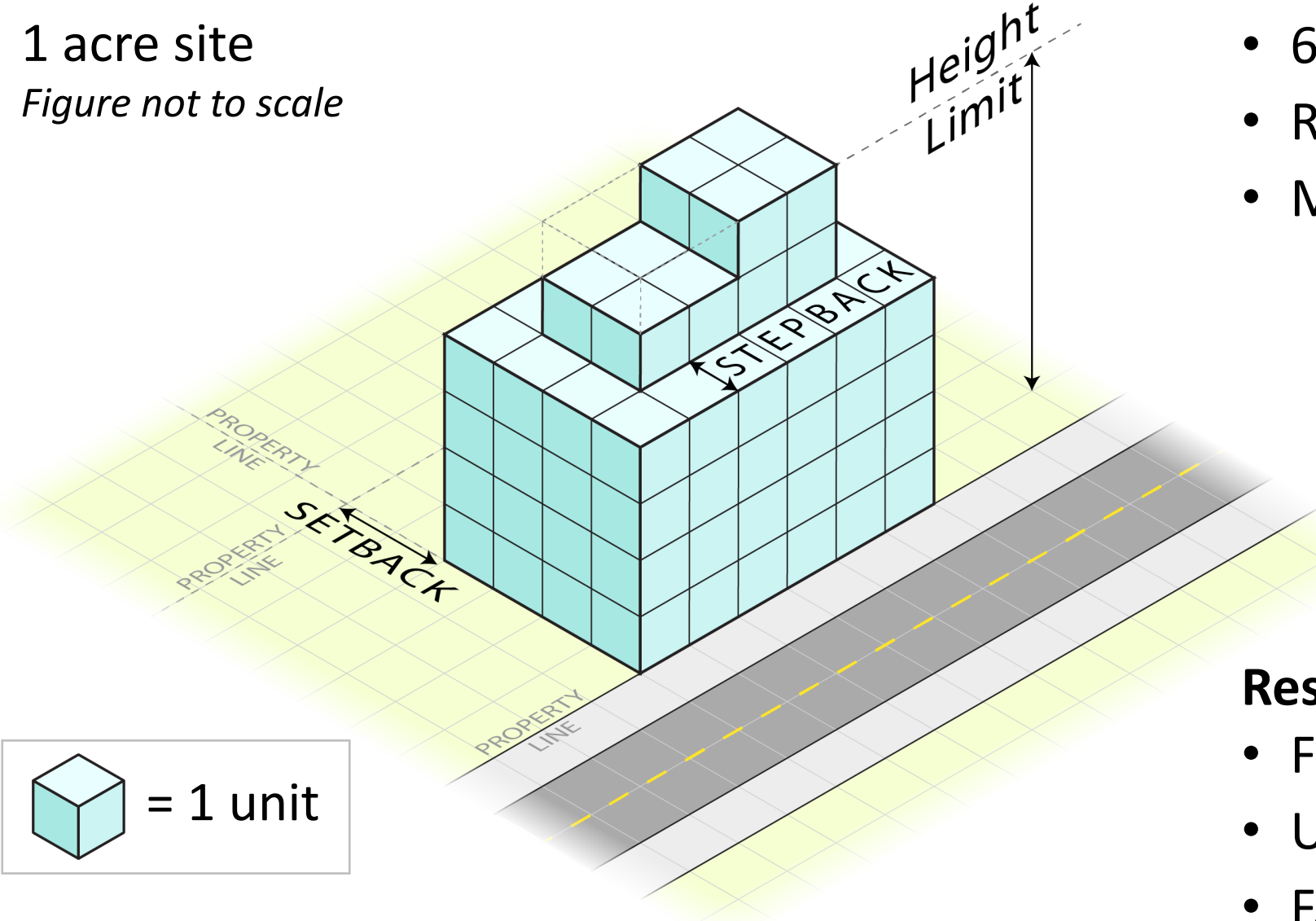
## Resulting building stats:

- Floors: **6**
- Units: **112** (also per acre)
- FAR: **3.1**
- Surface Area/Volume: **1.14**  
*(normalized to 1 at start)*

## Assume:

1 acre site

*Figure not to scale*



## Development standards:

- 6-story limit
- Rear setback; 5<sup>th</sup> floor stepback
- Maximum FAR: 3.0

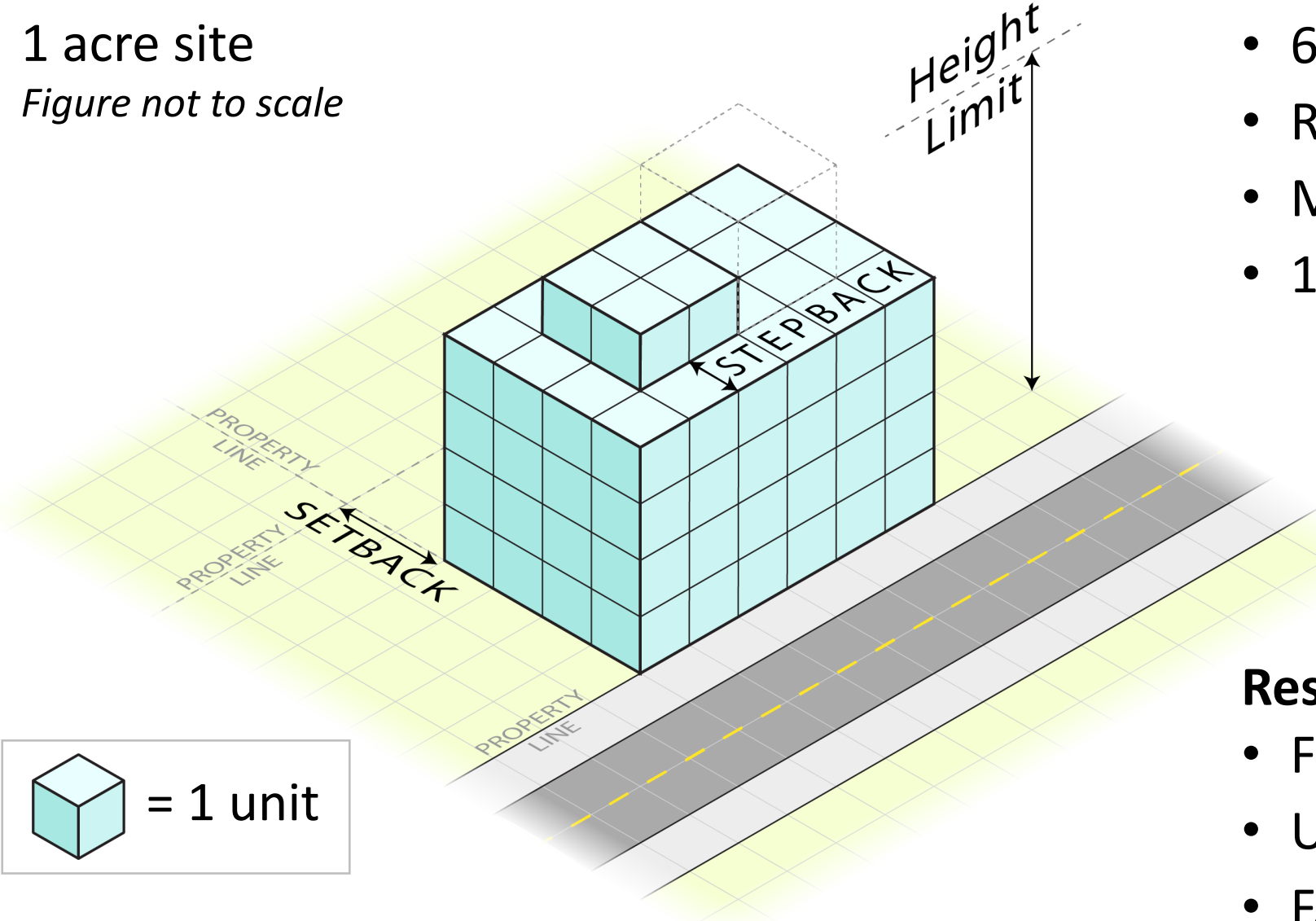
## Resulting building stats:


- Floors: **6**
- Units: **108** (also per acre)
- FAR: **3.0**
- Surface Area/Volume: **1.15**  
*(normalized to 1 at start)*

## Assume:

1 acre site

*Figure not to scale*



 = 1 unit

## Development standards:

- 6-story limit
- Rear setback; 5<sup>th</sup> floor stepback
- Maximum FAR: 3.0
- 100 units per acre

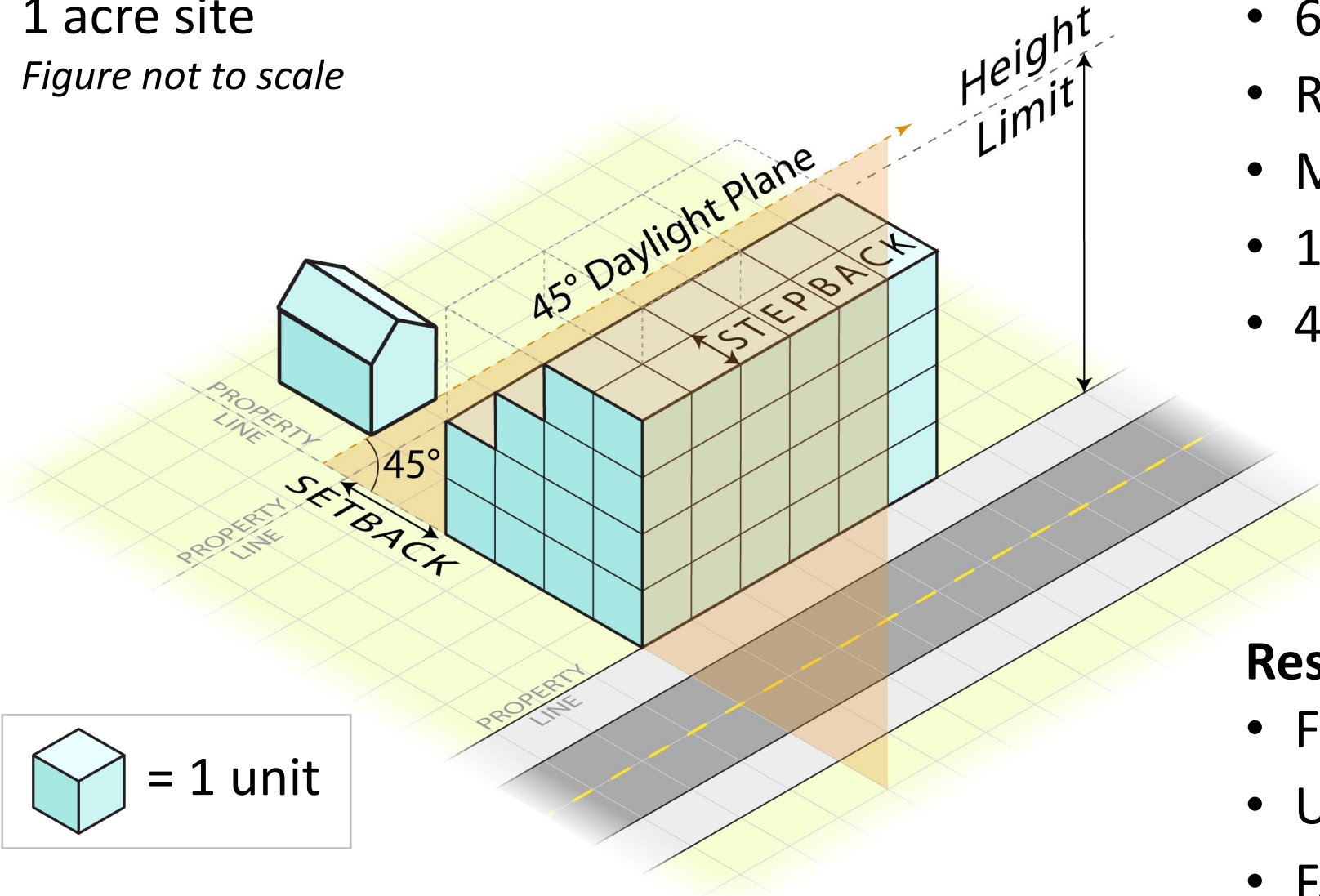
## Resulting building stats:

- Floors: **5**
- Units: **100** (also per acre)
- FAR: **2.78**
- Surface Area/Volume: **1.12**  
*(normalized to 1 at start)*

## Assume:

1 acre site

*Figure not to scale*



## Development standards:

- 6-story limit
- Rear setback; 5<sup>th</sup> floor stepback
- Maximum FAR: 3.0
- 100 units per acre
- 45° Daylight plane

## Resulting building stats:

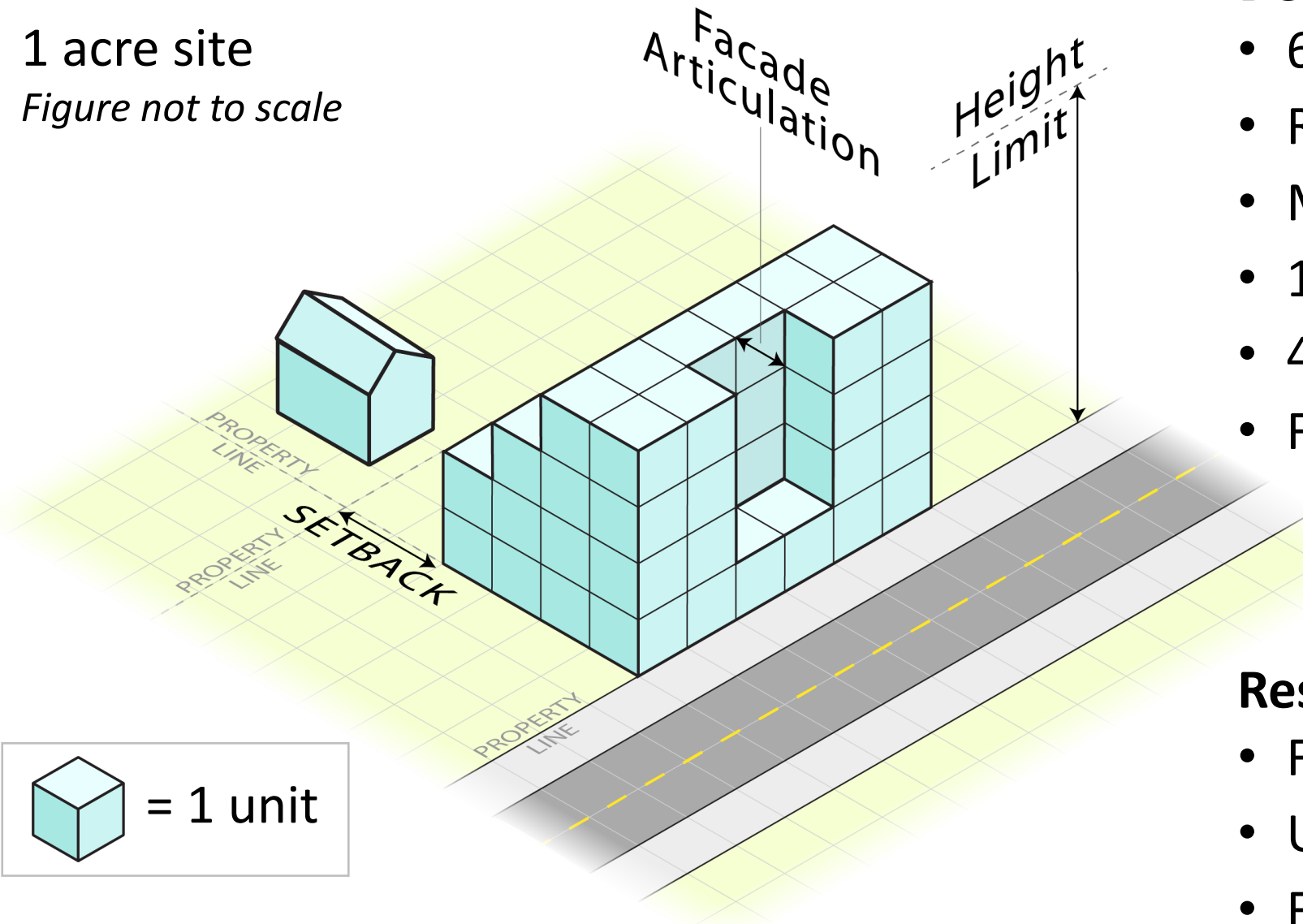
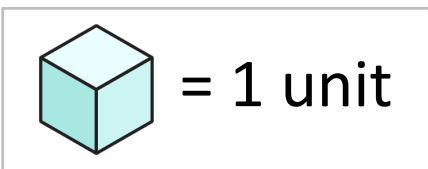
- Floors: **4**
- Units: **78** (also per acre)
- FAR: **2.17**
- Surface Area/Volume: **1.26**  
*(normalized to 1 at start)*



## Assume:

1 acre site

*Figure not to scale*

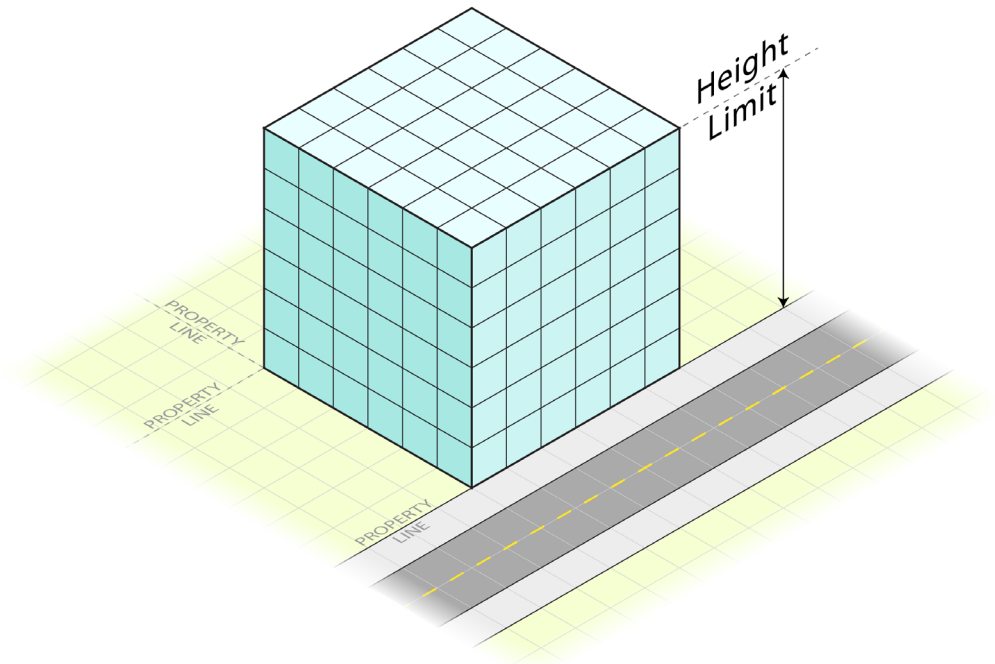


## Development standards:

- 6-story limit
- Rear setback; 5<sup>th</sup> floor stepback
- Maximum FAR: 3.0
- 100 units per acre
- 45° Daylight plane
- Façade articulation

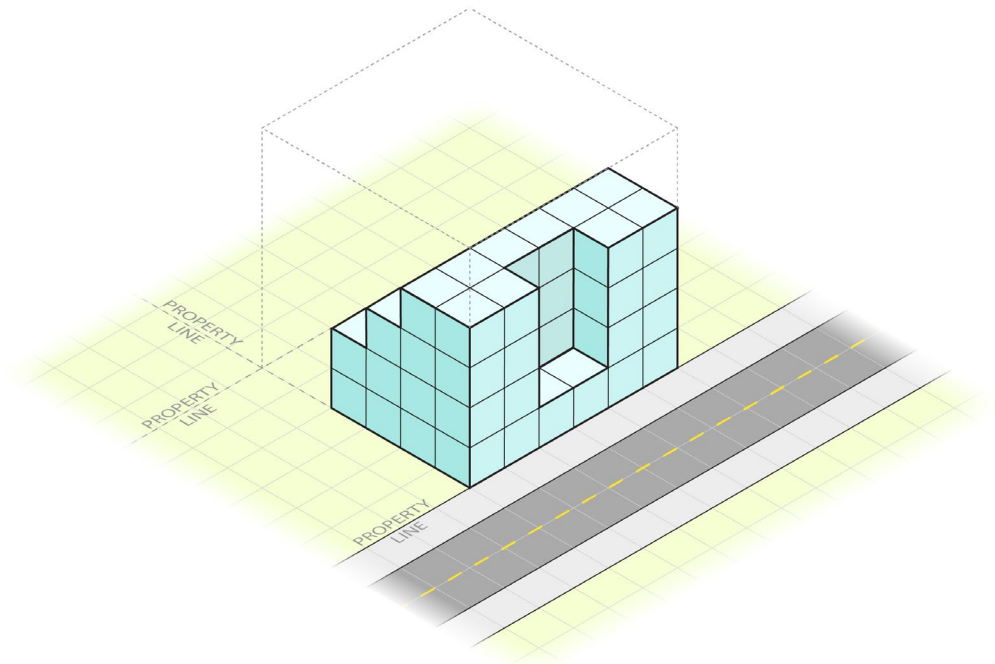
## Resulting building stats:

- Floors: **4**
- Units: **72** (also per acre)
- FAR: **2.0**
- Surface Area/Volume: **1.44**  
*(normalized to 1 at start)*



### Resulting building stats:

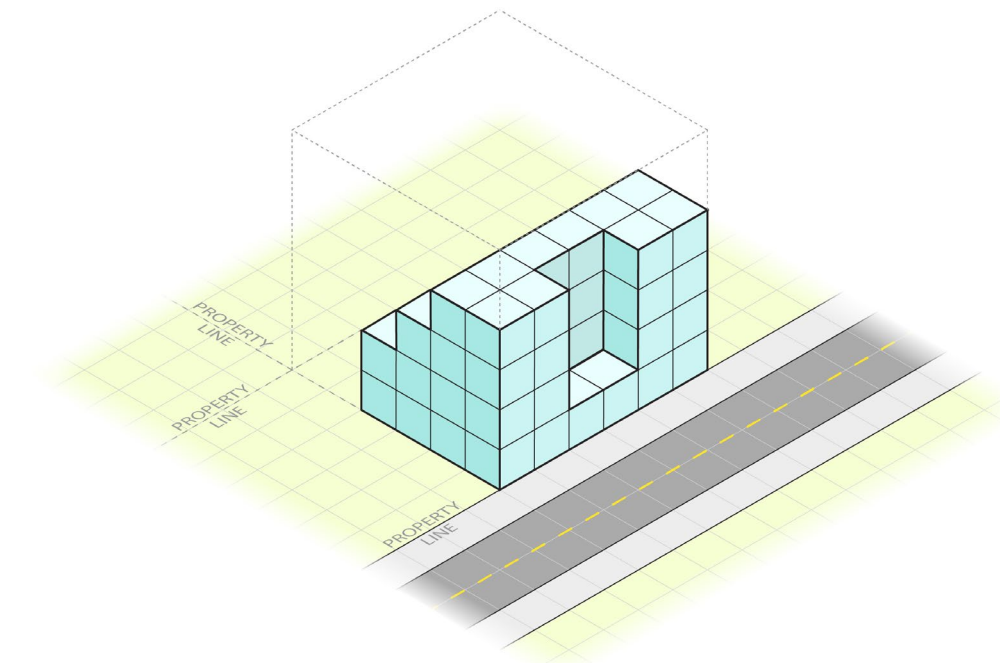
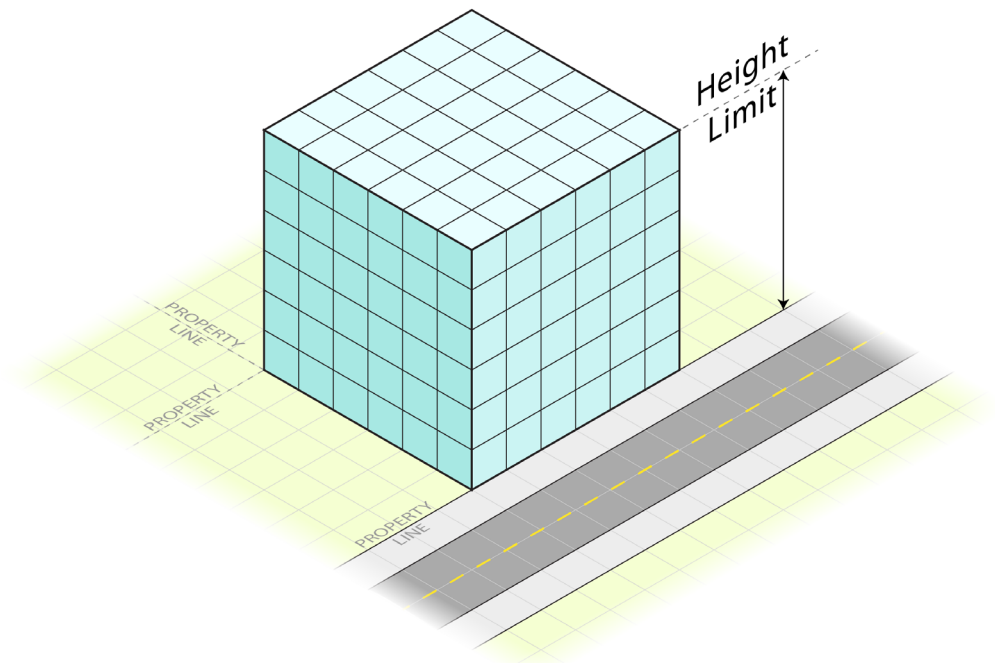
- Floors: **6**
- Units: **216** (also per acre)
- FAR: **6.0**
- Surface Area/Volume: **1**  
*(normalized to 1 at start)*



### Resulting building stats:

- Floors: **4**
- Units: **72** (also per acre)
- FAR: **2.0**
- Surface Area/Volume: **1.49**  
*(normalized to 1 at start)*





Scheme 1



Scheme 2



Scheme 1



Scheme 2





## Impermissible: Shattuck Hotel (*landmark*)



### Violations of proposed standards:

- Lack of façade articulation
- Lack of projections/balconies
- Lack pedestrian entrances (south end)

## Impermissible: BAM/PFA (*landmark*)



### Violations of proposed standards:

- Lack of base articulation

## Impermissible: Garden Village



### Violations of proposed standards:

- Lack of base articulation
- Insufficient materials differentiation

## Impermissible: Berkeley Way



### Violations of proposed standards:

- Lack of base articulation

- **Avoid layering different density controls**
  - Do NOT use maximum units per acre;
  - Use a minimum units per acre to meet RHNA
- **Eliminate shadow impact studies**
  - Use form-based strategies
- **Provide design guidelines**
  - Avoid strict requirements
  - Reduce costs
  - Encourage flexibility and innovation