

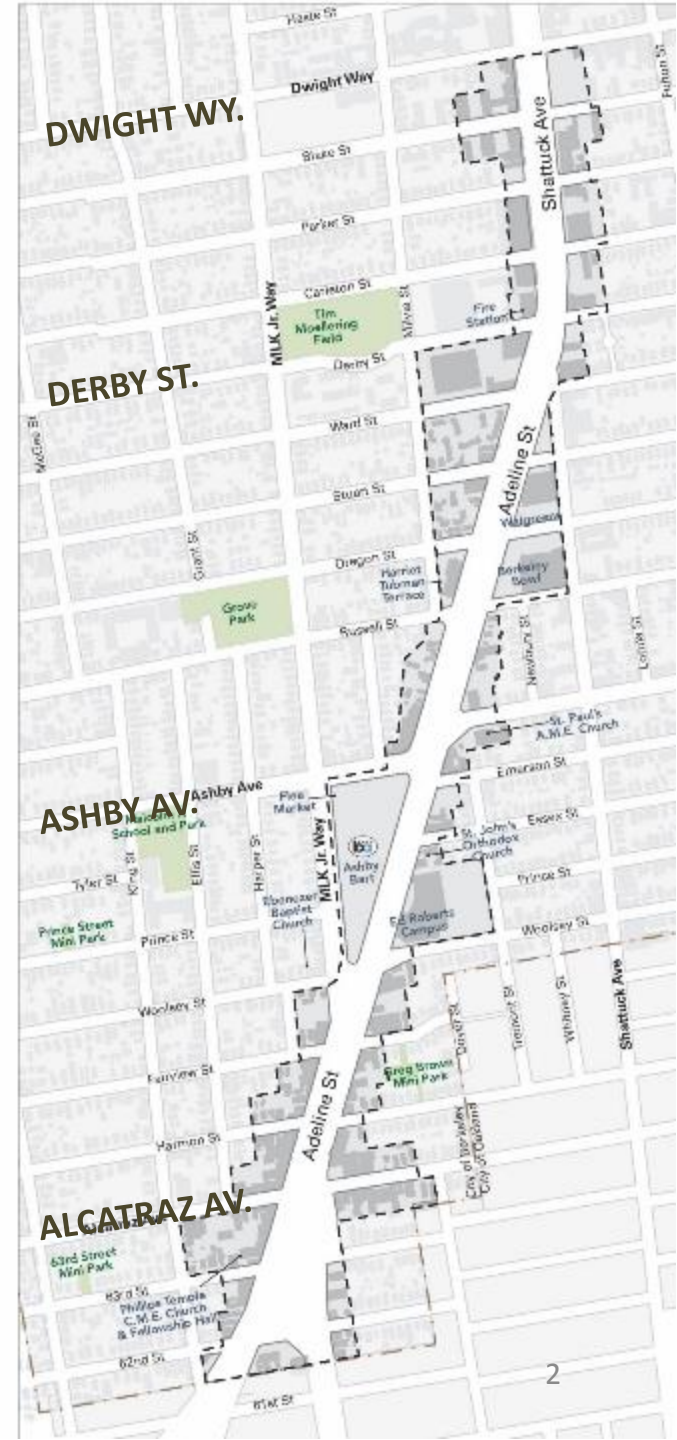
# Adeline Corridor Planning Process Update



CITY OF BERKELEY  
CITY COUNCIL WORKSESSION  
February 4, 2020

# CONTEXT – PLAN AREA

- Funded by a grant from the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG)
- Planning process initiated in 2015





# CONTEXT – HISTORY & CULTURE



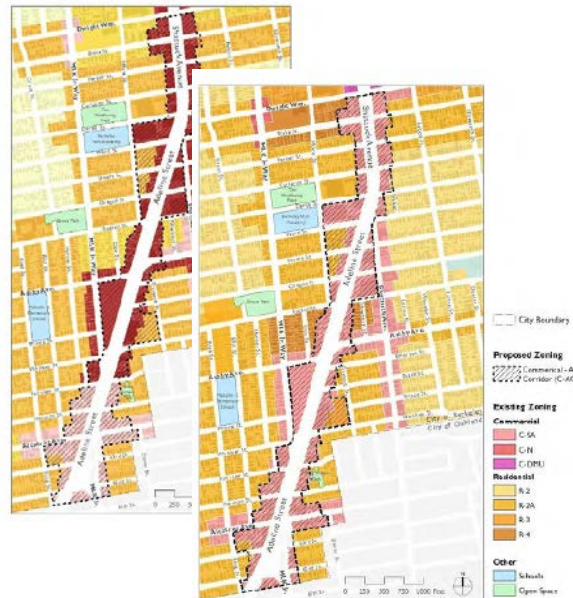
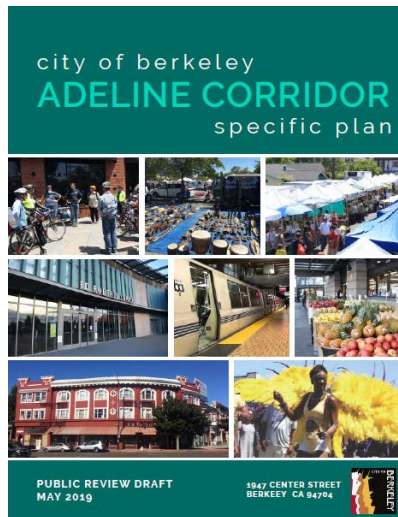


# CONTEXT – COMMUNITY INPUT



# PLAN AND RELATED DOCUMENTS

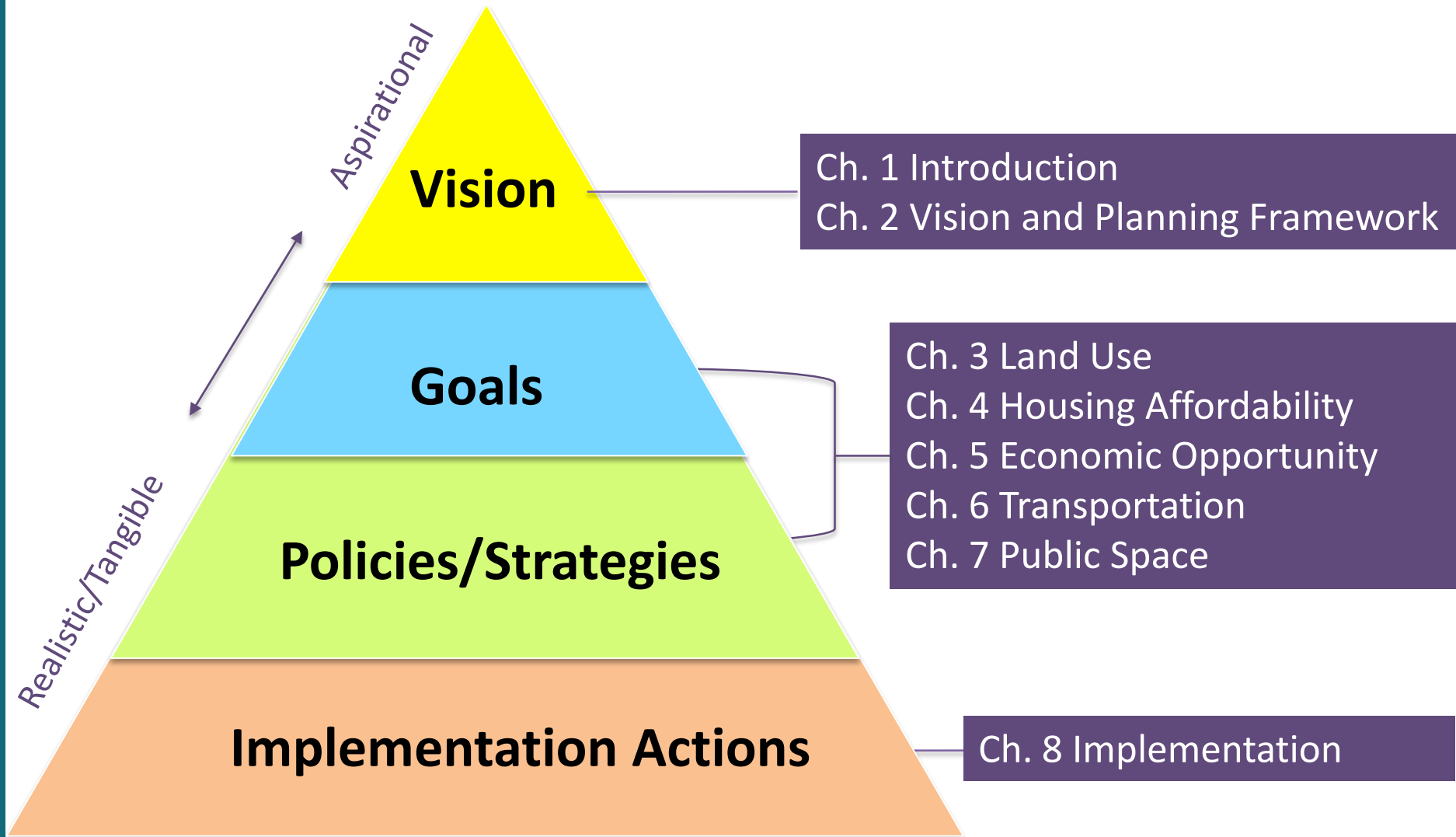
- Draft Adeline Corridor Specific Plan
- Draft General Plan and Zoning Amendments
- Environmental Impact Report



# KEY ISSUES


- Affordable housing and displacement
- Environmentally sustainable development
- Community character and history
- Economic opportunity
- Safety and mobility for all users
- New parks and other community gathering spaces
- Accountability and transparency in Plan implementation

# KEY ELEMENTS – PLAN STRUCTURE





# KEY ELEMENTS - VISION



Over the next 20 years, the Adeline Corridor will become a national model for equitable development. Existing affordable housing will be preserved, while **new affordable and market rate housing** for a range of income levels will be added.

The corridor will provide **local economic opportunity** through independent businesses, community non-profits, arts organizations, community markets, and an array of merchants and service providers.

It will feature public spaces that are **walkable, bikeable, green, and accessible** to persons of all ages and abilities. It will be the center of a **healthy community** that cares for its most vulnerable residents, cherishes its elders, nurtures its youth, and welcomes households of all types. It will be a place where the people, places, and institutions that have made South Berkeley what it is today are recognized and celebrated.

It will be a **place where all people can thrive.**

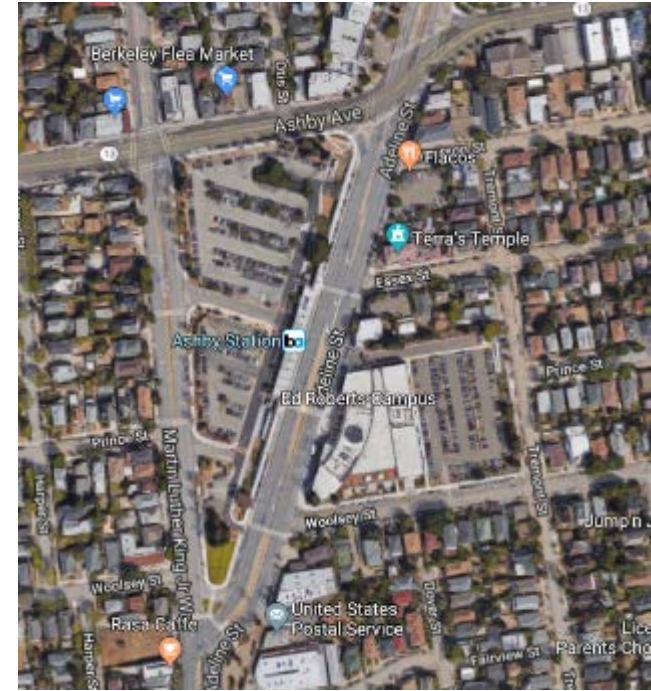


# KEY ELEMENTS – HOUSING AND ANTI-DISPLACEMENT

- A goal of ensuring at least 50% of all new housing in the Plan Area are income-restricted, affordable homes
  - Prioritize publicly-owned land (e.g. Ashby BART)
  - Develop new zoning with on-site affordable housing incentive
- Prioritize current and former residents for new affordable housing
- Expand homeownership opportunities

# KEY ELEMENTS – ASHBY BART

- A vibrant neighborhood center with diverse housing, economic opportunity, community-serving uses and public space
- 7 objectives outlining development parameters, including desired community benefits, and community/stakeholder engagement





# KEY ELEMENTS – COMMUNITY INSTITUTIONS

- Strengthen existing community institutions such as the Berkeley Flea Market, the South Berkeley Farmers Market and the annual Juneteenth Festival, as well as future institutions such as the African American Holistic Resource Center



# KEY ELEMENTS – STREET DESIGN

- Conceptual redesign of the wide right-of-way that **re-imagines** large areas of pavement as public parks/plazas, reduces crossing distances, and makes the street a more comfortable place for pedestrians and cyclists





# KEY ELEMENTS – IMPLEMENTATION

- Draft Plan Implementation Chapter (Ch. 8)
  - Provides specific actions, identifies responsible parties and potential funding
- Designed to promote transparency and accountability

**TABLE 8.1 Implementation Actions**

ACTION DESCRIPTION	LEAD RESPONSIBILITY	PARTNERS	POTENTIAL FUNDING SOURCE	TIME FRAME
<b>PLAN ADMINISTRATION</b>				
PA-1. Establish quarterly meetings with implementation team to review progress, challenges, and next steps.	PLNG	HHCS, OED, PW Eng, PW Trans, PR&W	General Fund	S
PA-2. Provide annual progress update to the City Council and community, including performance metrics, challenges, and next steps.	PLNG	HHCS, OED, PW Eng, PW Trans, PR&W	General Fund	S
PA-3. Coordinate and monitor grant and other funding opportunities that relate to Specific Plan priorities.	PLNG	HHCS, OED, PW Eng, PW Trans, PR&W	General Fund	S
<b>LAND USE</b>				
LU-1. Amend the City's General Plan, zoning regulations and zoning map including changes to development standards to promote on-site affordable housing, to				S (Amendments)

# KEY ELEMENTS – IMPLEMENTATION

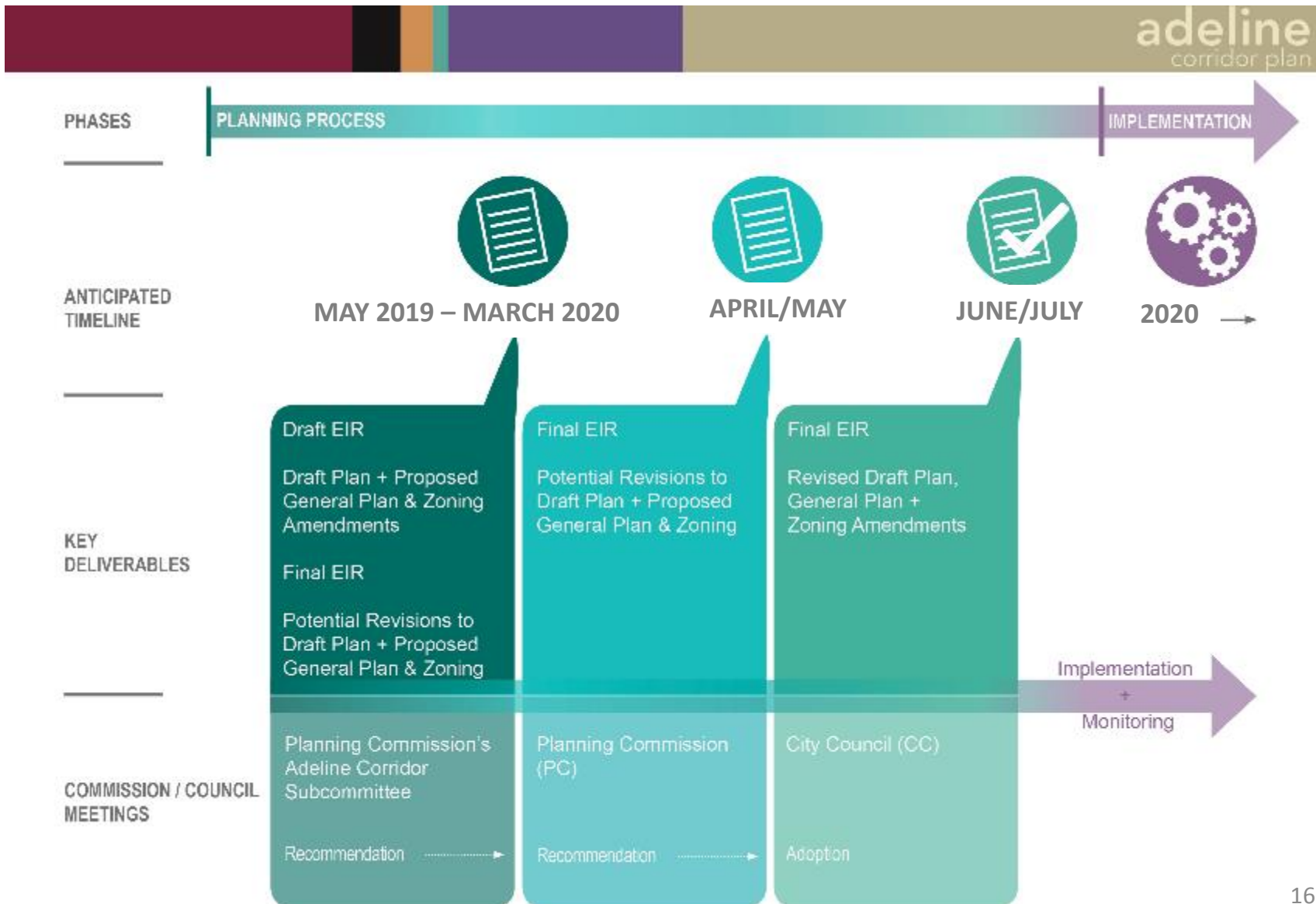
- “Living document” that will be updated regularly to respond to changing circumstances
- Annual progress report to Council
- Dedicated Planning staff to shepherd complex, multi-departmental and multi-agency efforts needed to achieve Plan Vision



# IMPLEMENTATION PROGRESS:

- Awarded "Challenge Grant" from Partnership for the Bay's Future to partner with the East Bay Community Law Center to develop and implement a Tenants Opportunity to Purchase Act and Local Community Preference policies
- Adopted Memorandum of Understanding with BART to work together on development of the Ashby and North Berkeley BART stations
- Secured Senate Bill 2 funds to plan for the Ashby and North Berkeley BART stations
- Allocated Measure O funds to RCD's affordable housing project at 2001 Ashby Avenue

# PLANNING PROCESS UPDATE





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## Planning Commission Adeline Subcommittee\*

- Wednesday, January 29 (7pm – 10pm)
- Saturday, February 1 (9am – 5pm)
- Wednesday, March 18 (7pm – 10pm)

## Planning Commission

- April/May (TBD)

## City Council

- June/July (TBD)

*\*Subcommittee meetings are held at the Judge Henry Ramsey Jr. South Berkeley Senior Center (2939 Ellis Street)*