

# North Berkeley BART Objective Design Standards

Meeting #1  
November 16, 2022





# Workshop #1 Agenda

- 1. Welcome and Introductions – Darolyn Davis**
- 2. Project Background/Planning Process – Alisa Shen**
- 3. Objective Design Standards Framework – Alisa Shen**
- 4. Key Elements of Design – Chris Sensenig**
- 5. Next Steps – Darolyn Davis**
- 6. Small Group Discussion – Facilitators**

# Tonight's Meeting Goals



Learn about the design and approval process for future development at North Berkeley BART



Review the purpose and role of Objective Design Standards



Obtain feedback on the key elements that influence the form and character of development





# Project Background

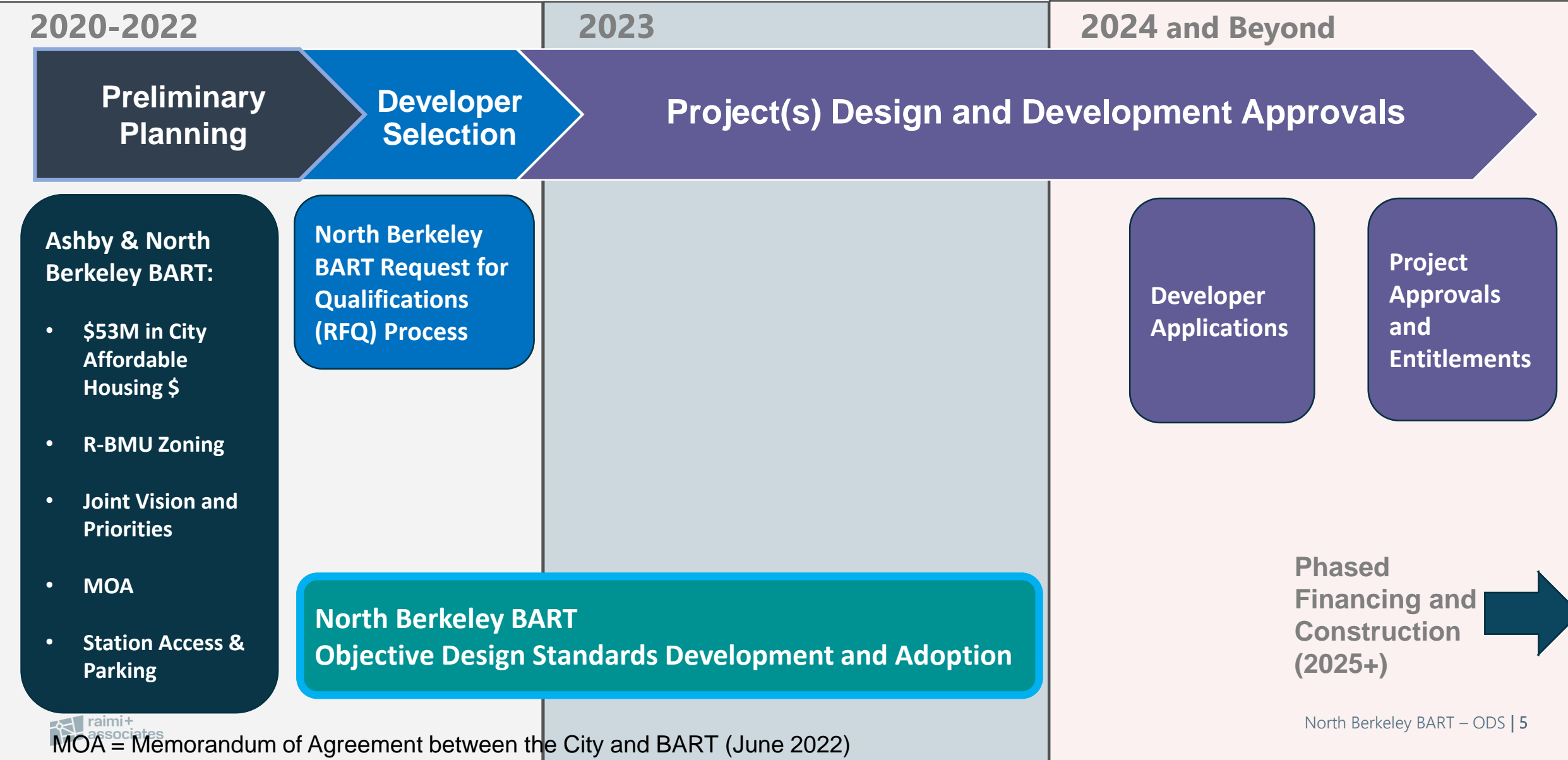
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- Planning Process
- What are Objective Design Standards?
- Why are we developing them?
- What guides their development?



# Planning Process | North Berkeley BART

Illustrative Timeline – Subject to Change



2020-2022

2023

2024 and Beyond

**Preliminary Planning**

**Developer Selection**

**Project(s) Design and Development Approvals**

**Ashby & North Berkeley BART:**

- \$53M in City Affordable Housing \$
- R-BMU Zoning
- Joint Vision and Priorities
- MOA
- Station Access & Parking

**North Berkeley BART Request for Qualifications (RFQ) Process**

**North Berkeley BART Objective Design Standards Development and Adoption**

**Developer Applications**

**Project Approvals and Entitlements**

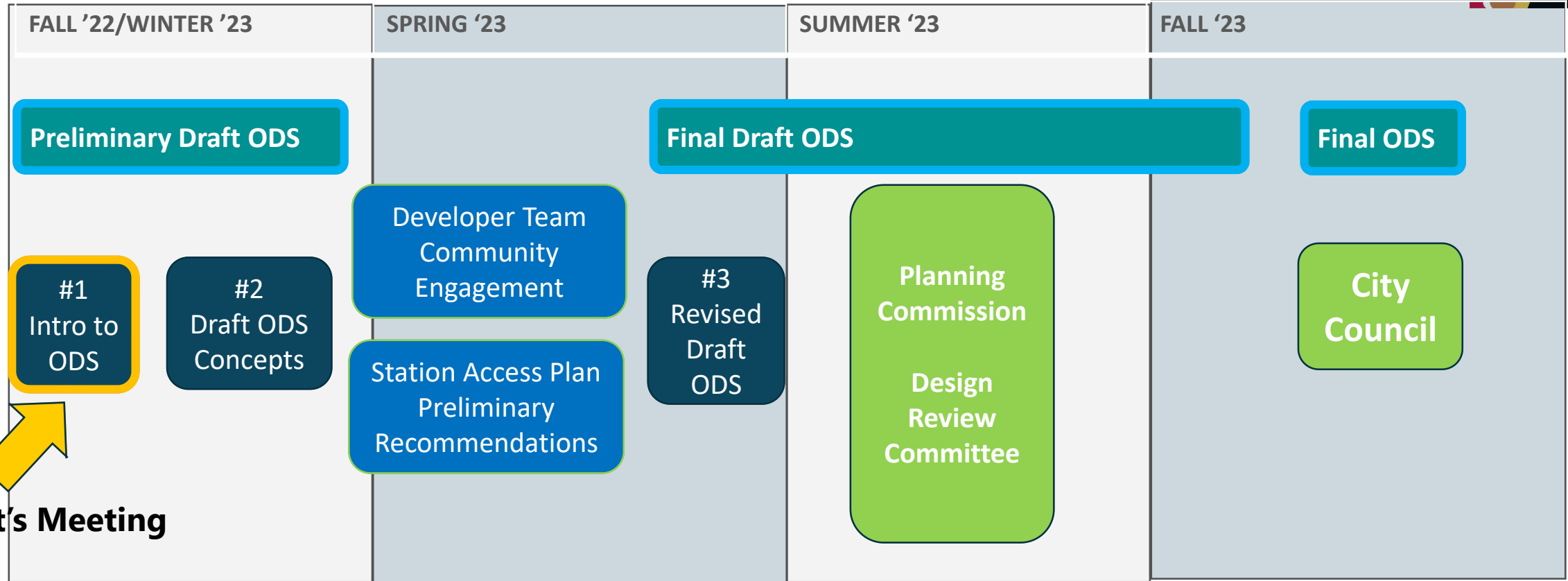
**Phased Financing and Construction (2025+)**



MOA = Memorandum of Agreement between the City and BART (June 2022)



# Planning Process | N. Berkeley Objective Design Standards



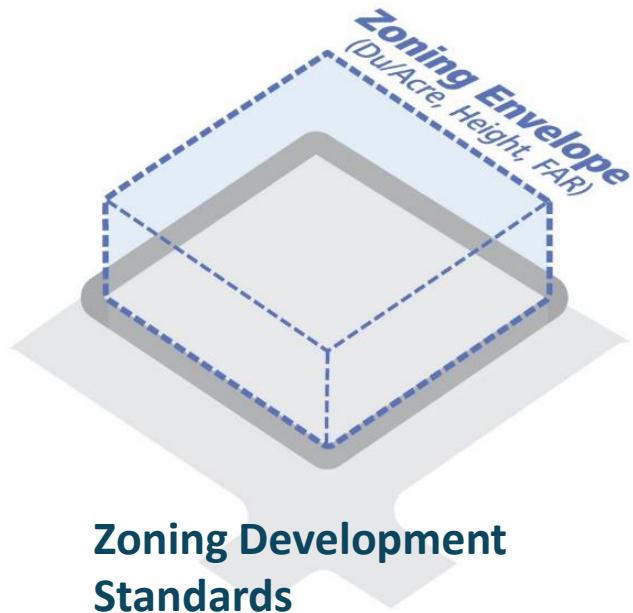
Tonight's Meeting

# = City-Led Community Meetings

■ = Planning Commission (PC), Design Review Committee (DRC) or City Council Meetings

# What are Objective Design Standards (ODS)?

Design standards refine or sculpt the “building envelope” set by zoning regulations and details design requirements for architecture, open space, and streetscape character.



Project Application/  
Proposed  
Conceptual Designs

Actual Constructed  
Project(s)

Less Detail

More Detail



# What are Objective Design Standards (ODS)?

"Objective Design Standards" are requirements which are "measurable" and "verifiable", in contrast to design guidelines which are recommended or encouraged.

Design Guidelines	Design Standards
Subjective	<b>Objective</b>
Recommendations	<b>Requirements</b>
Open to interpretation ("increase" or "maximize")	<b>Measurable and verifiable</b> ("by 10%" or "at least 50 ft")
Use words like "should," "may," or "consider"	<b>Use words such as "shall," "must," and "is required to"</b>



# Why are we creating Objective Design Standards?



## City and BART Memorandum of Agreement (June 2022)

- Commits to community process to develop Objective Design Standards (ODS)
- Planning Commission review and City Council adoption of ODS
- ODS will be the document City staff will use to review the development application for North Berkeley and approve the project.

### **Assembly Bill 2923 (AB 2923)**

Requires cities to provide streamlined, non-discretionary approvals for housing development projects that include a required level of affordable housing (Senate Bill 35 "ministerial" approval process)



# Draft Outline of Objective Design Standards

## I. Station Access, Operations and Safety

- Station Access
- Multi-modal Access

## II. Public Realm

- External Streets
- Internal Streets and Pathways
- Publicly Accessible Open Space

## III. Block Structure and Building Access

- Block Size
- Building Setbacks
- Building Access

## IV. Building Form and Massing

- Upper Floor Step Backs
- Facade Length
- Major Breaks
- Standards For Specific Streets

## V. Building Facade Design

- Human-scaled Architecture
- Ground Floor Design
- Architectural Variety

## VI. Private Usable Open Space

- Common Open Space
- Personal Open Space

## VII. Lighting



# Objective Design Standards Framework

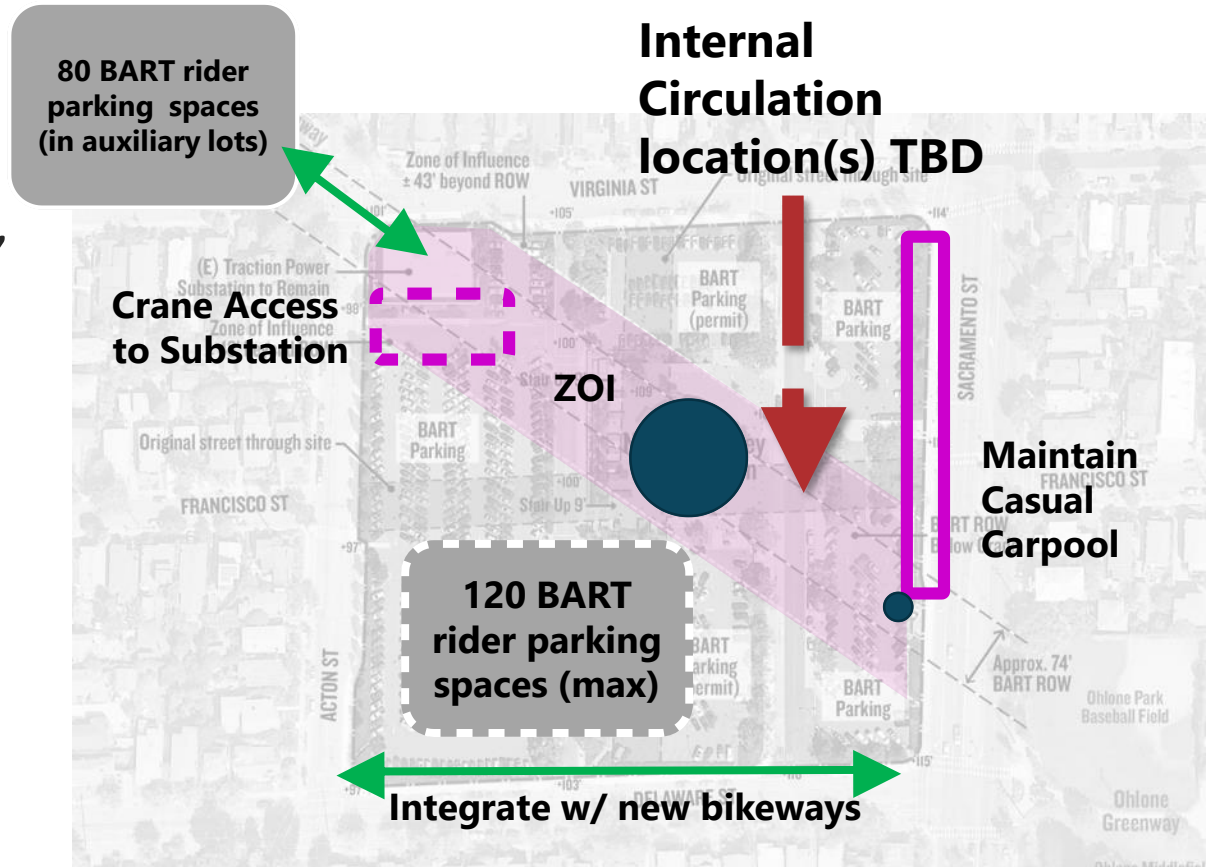
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- Station Access, Operation and Safety
- Zoning
- Joint Vision and Priorities (JVP)
- Project Feasibility

# Station Access, Operation and Safety

## Requirements in the Request For Qualifications and Circulation Framework

- Primary internal street circulation for pedestrians, bikes, buses/shuttles and cars
- Curb space needs for buses, carpools, ride-share, etc.
- Casual carpool (maintain location)
- Connections to Ohlone Greenway
- BART rider car, bike and scooter parking
- Substation maintenance (access, parking)
- Zone of Influence (ZOI)

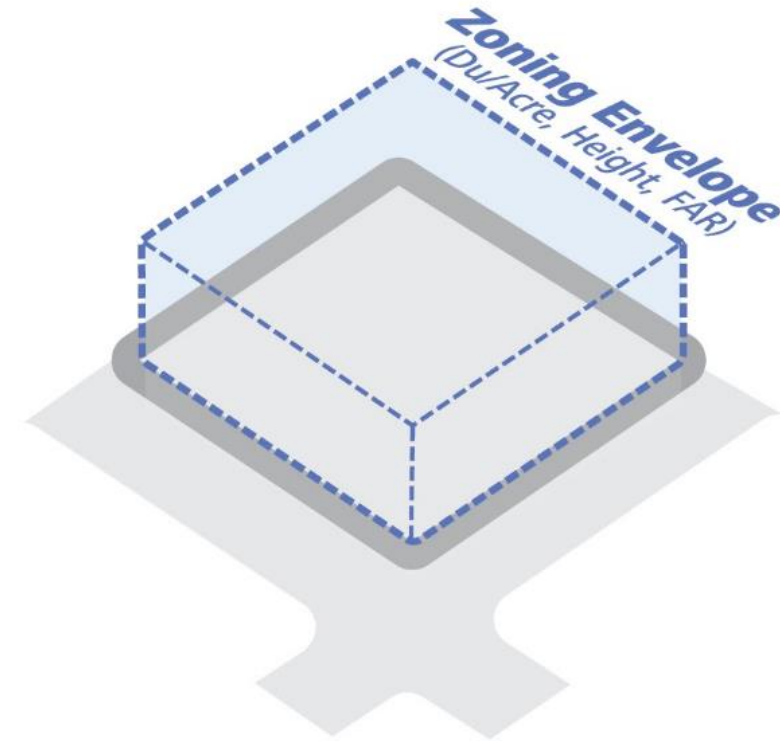


# Zoning | Residential - BART Mixed Use (R-BMU)



Approved in 2022

- Consistent with AB 2923 requirements
- Sets “Building Envelope”
  - Maximum Height: 7 stories, 80 feet
  - Maximum Floor Area Ratio: 4.2
  - Maximum Block Size/Street Network: Connections to public street at least every 300 feet
  - Upper Story Required “Step-Back” required at 4 stories (except at Sacramento Street)
- Allowed Uses
- Other development parameters



# Joint Vision and Priorities (JVP)



- The City and BART's shared, high-level expectations for future development at Ashby and North Berkeley
- Developed over two-year public process and approved by the City and BART in June 2022
- Provides vision and priorities but leaves flexibility to achieve different levels across topics
- ***Some JVP priorities relate to project design – these can be developed into objective design standards***



# Project Feasibility

A careful **balancing act** to result in a once-in-a-generation project that **can be achieved**

- Project Requirements (e.g. City and BART Memorandum of Agreement, Joint Vision and Priorities, Zoning, State Law)
- Financial Feasibility





# Key Elements of Design

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- Streetscape Design
- Building Setbacks
- Ground Floor Design
- Upper Floor Step Backs
- Building Form and Massing





# JVP | Context and Massing

## Context

## Building Scale

## Location and Orientation

## Massing and Height Focus

## Massing Breaks and Step-downs

## Height Variation



## Potential Objective Design Standards:

- Building setback
- Upper floor step back
- Upper floor façade length
- Façade length
- Rhythm + pattern
- Human-scaled design
- Ground floor design
- Building Entries
- Block/building length



# JVP | Context and Massing

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

## **Massing Breaks and Step-downs.**

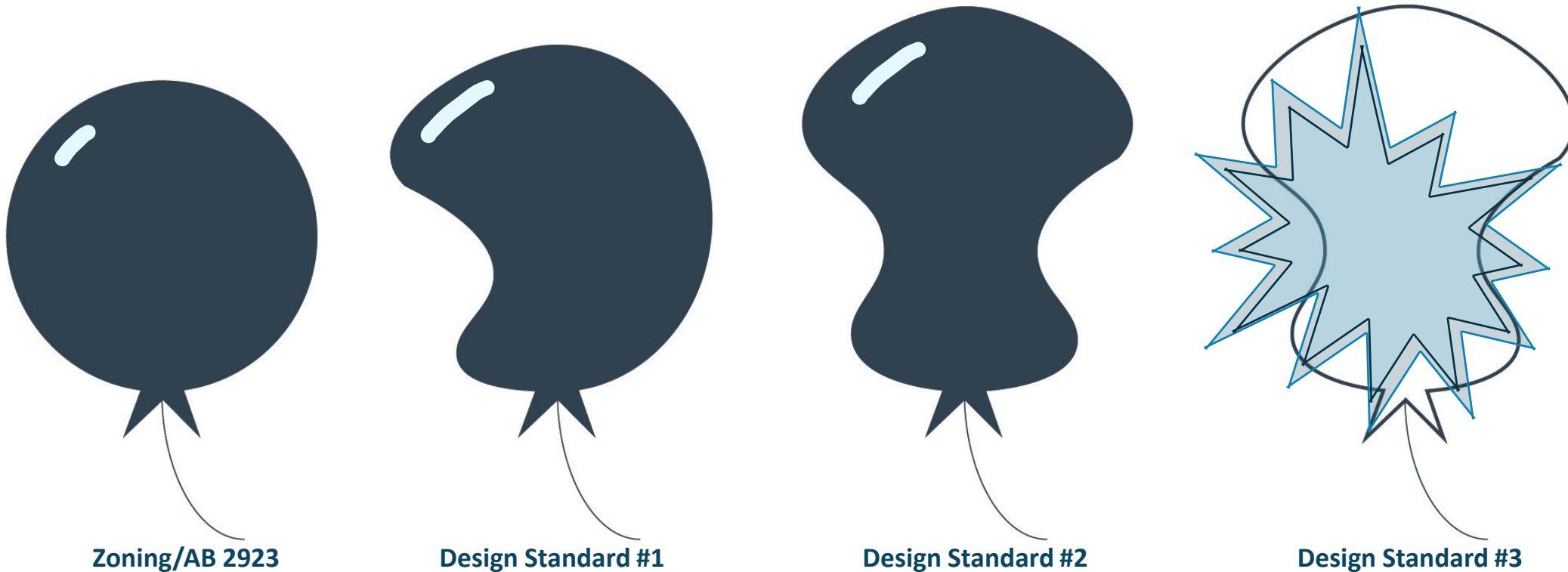
Provide massing breaks, step-downs in height, and frequent pedestrian building entrances along Delaware Street, Acton Street, and Virginia Street, with building forms and frontages that create a residential character and scale.

## **Potential Objective Design Standards:**

- Building setback
- Upper floor step back
- Upper floor façade length
- Façade length
- Rhythm + pattern
- Human-scaled design
- Ground floor design
- Building Entries
- Block/building length

# Limits of Objective Design Standards

Combination of design standards may excessively limit floor area and/or make a project architecturally infeasible



Reduction in floor area one place means more floor area in another location

Eventually, if you reduce floor area in too many places, the design will not meet project goals or become financially infeasible

# Key Elements of Design

- **Streetscape Design**
  - Dimensions for sidewalk width and street tree planting area
- **Building Setbacks**
  - Distance a building façade is setback from sidewalk
- **Ground Floor Design**
  - Residential frontage types
- **Upper Floor Step Backs**
  - Distance upper floor façades are step back from primary façade
  - Story or height of where upper floor facades step back
- **Building Form and Massing**
  - Shape of a building that defines façade character
  - Combination of multiple design elements



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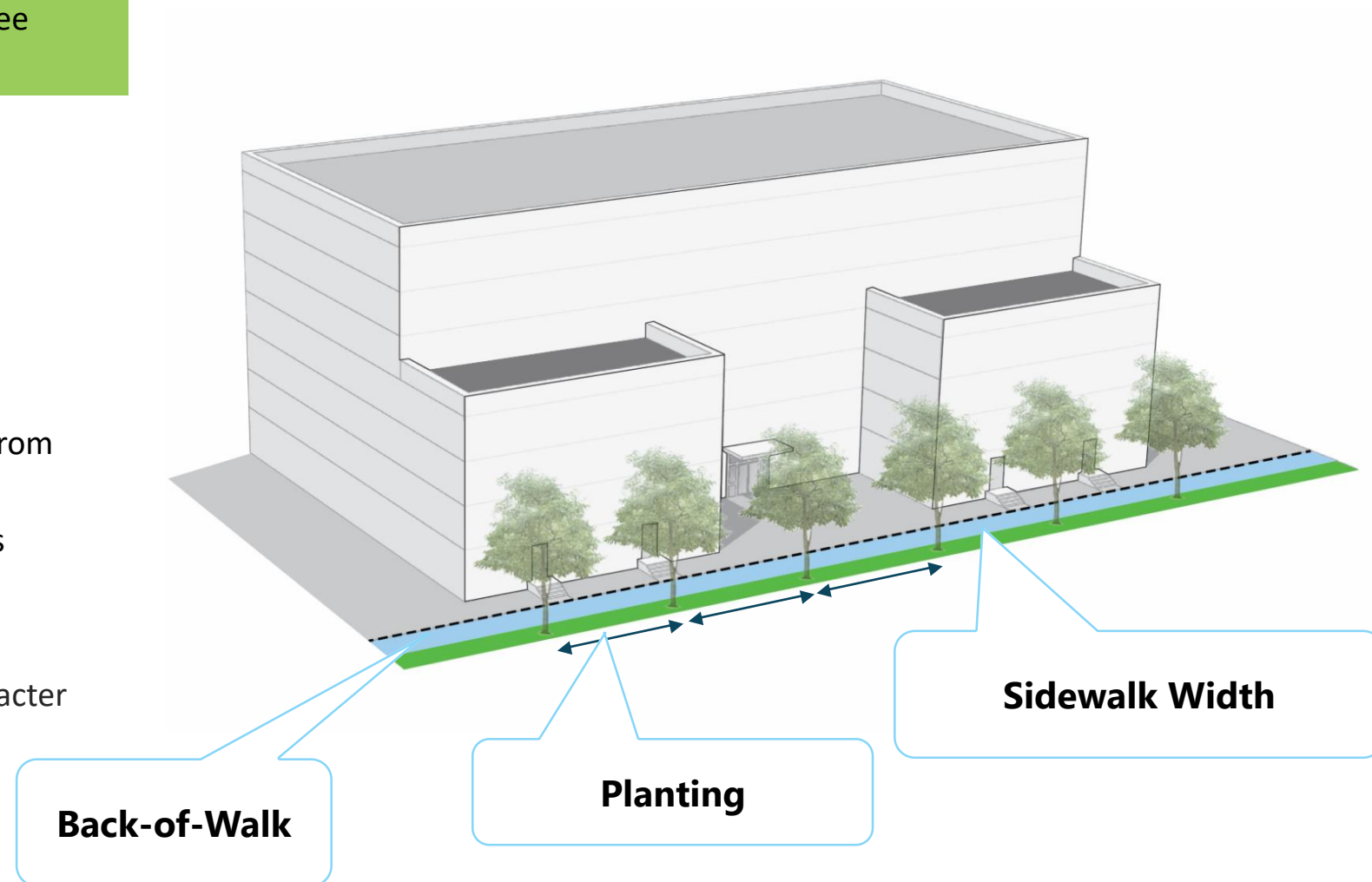
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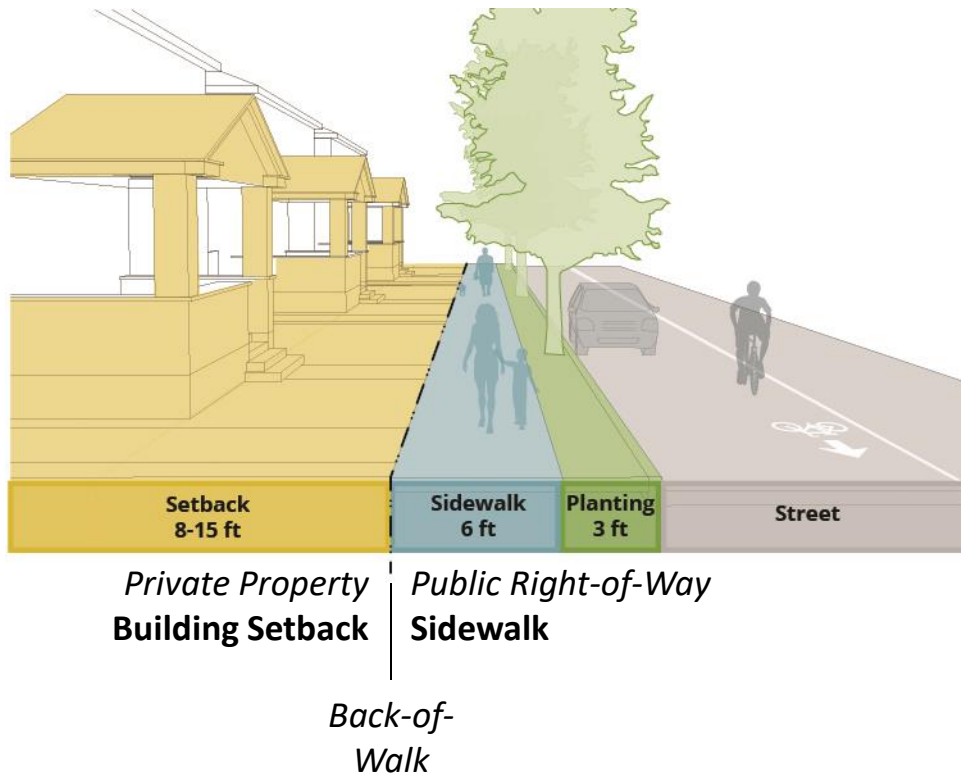
Combination of multiple design elements



# Streetscape Design

## Context Across the Street for BART:

Sidewalk/Planting Buffer:	9-10 ft
<u>Building Setback:</u>	<u>8-15 ft (some at 20 ft)</u>
Curb-to-building:	20-30 ft**



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

# Streetscape Design

## Context Across the Street from BART:

Sidewalk/Planting Buffer:	9-10 ft
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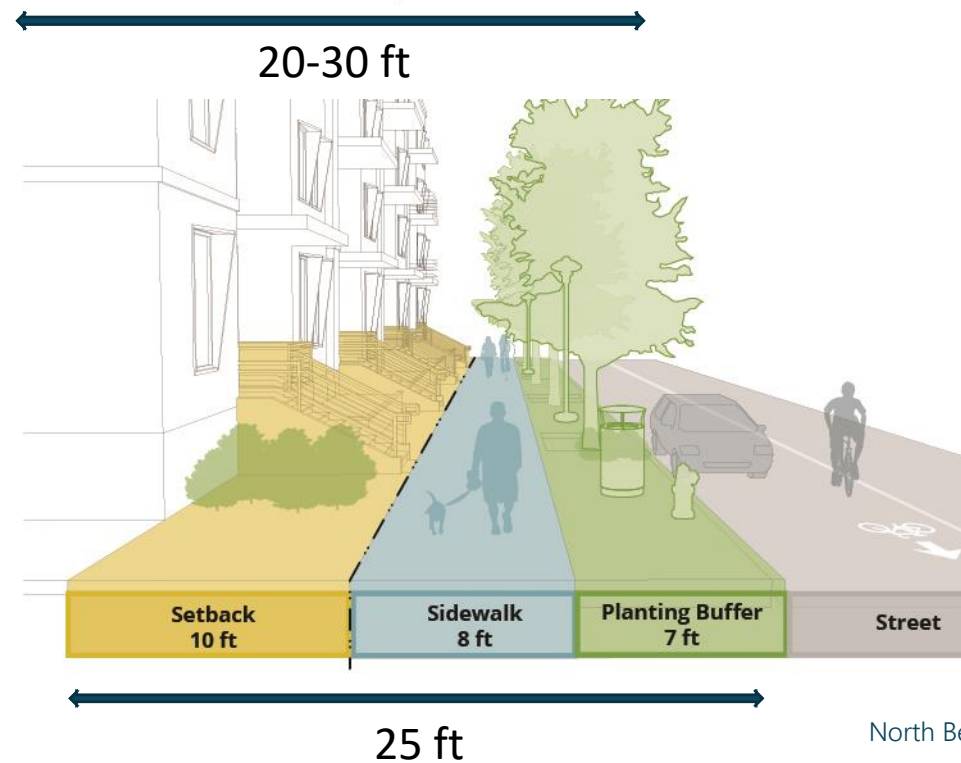
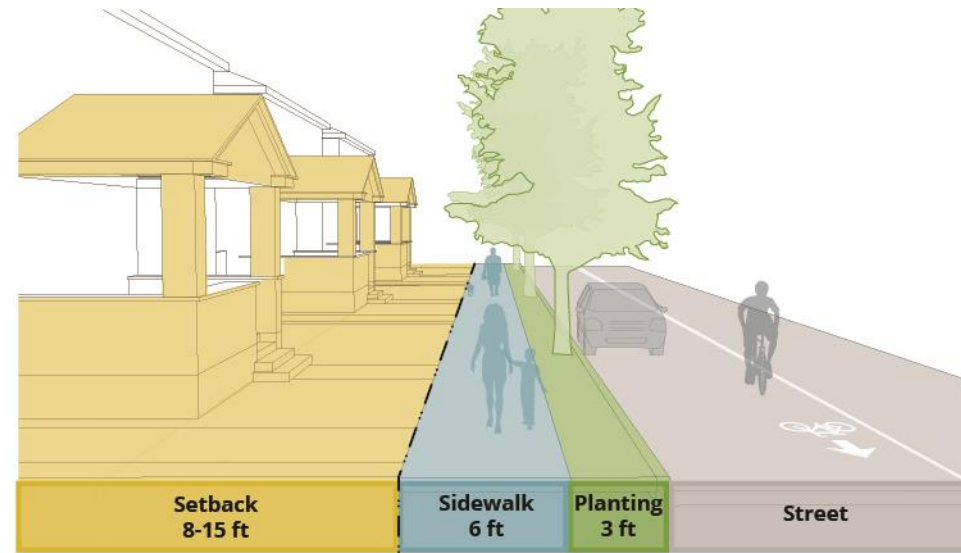
## Circulation Framework Requirements:

### *Delaware/Acton/Virginia*

Sidewalk:	8 ft
Planting Buffer:	7 ft*
<u>Building Setback:</u>	10 ft
Curb-to-building:	25 ft

\* *Street trees required in planting buffer*

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







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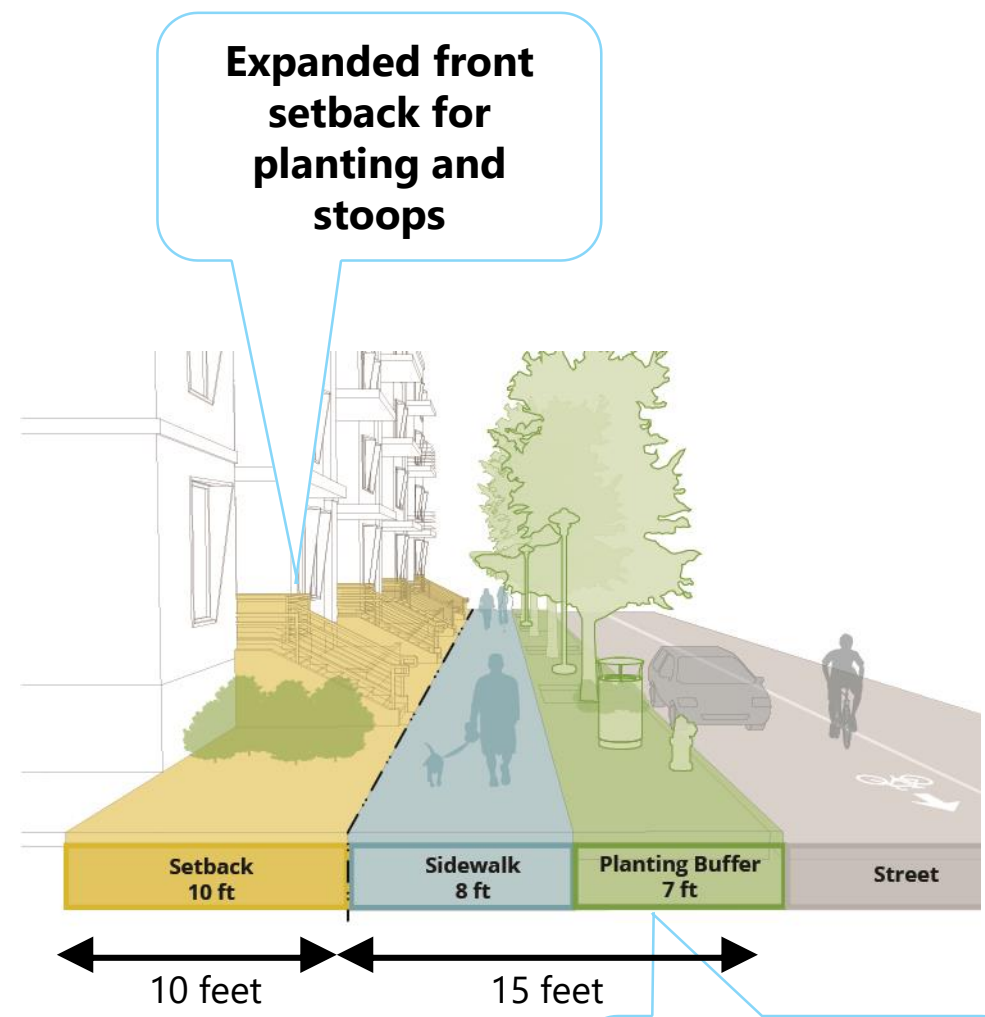
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**Curb-to-building dimension similar to context**

**Wide planting strip for large canopy street trees**

# Key Elements of Design

- **Streetscape Design**

Dimensions for sidewalk width and street tree planting area

- **Building Setbacks**

Distance a building façade is setback from sidewalk

- **Ground Floor Design**

Residential frontage types

- **Upper Floor Step Backs**

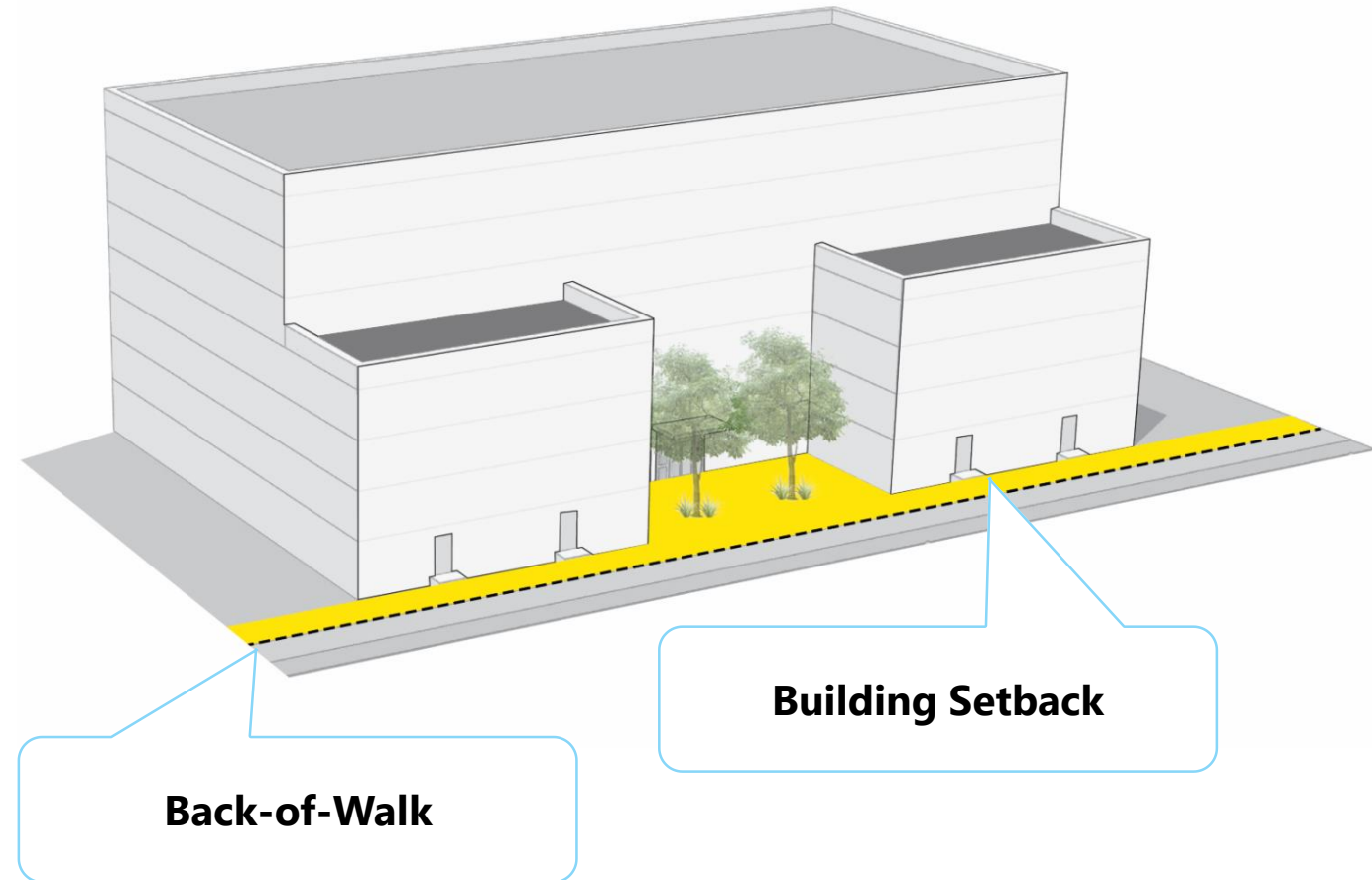
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Story or height of where upper floor facades step back

- **Building Form and Massing**

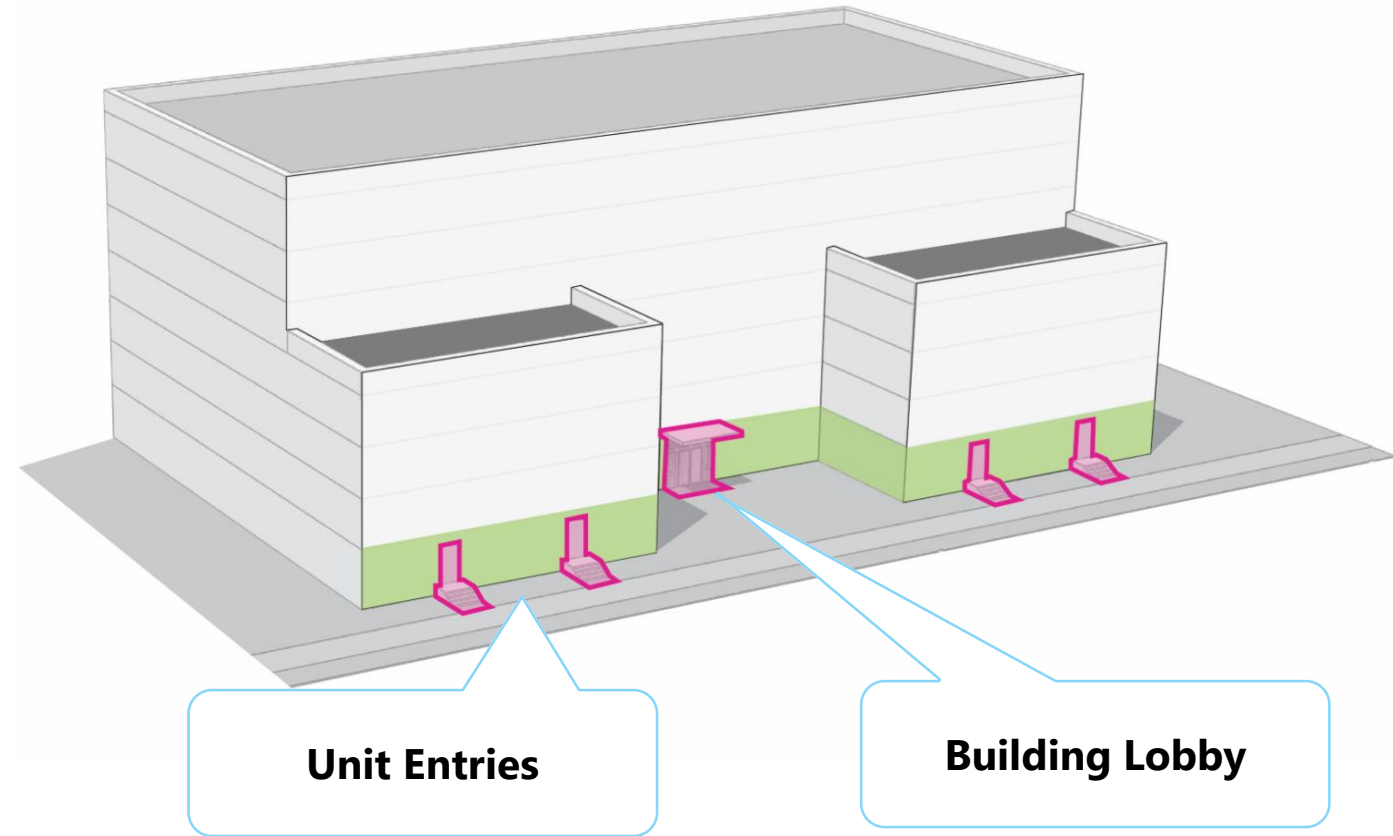
Shape of a building that defines façade character

Combination of multiple design elements



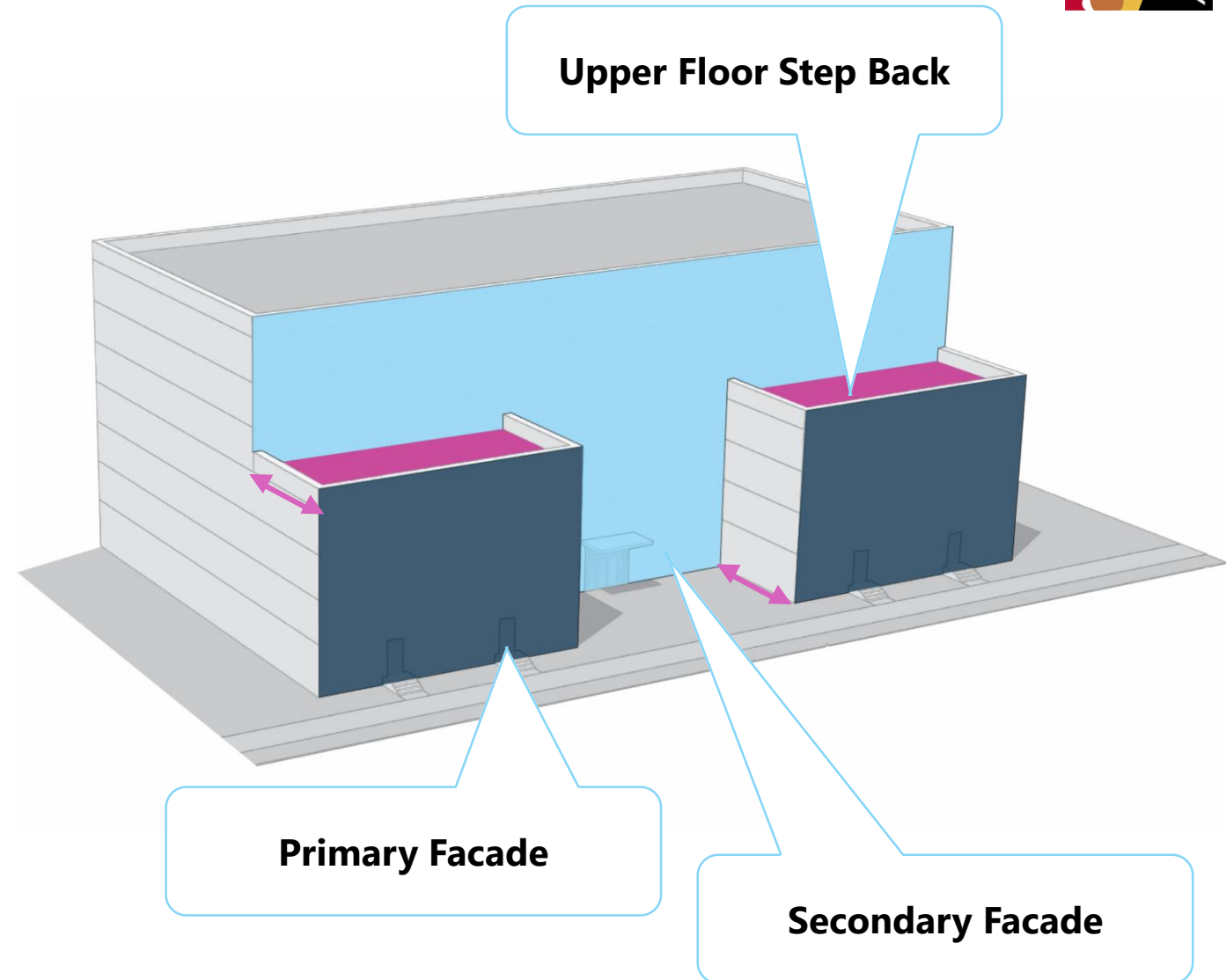
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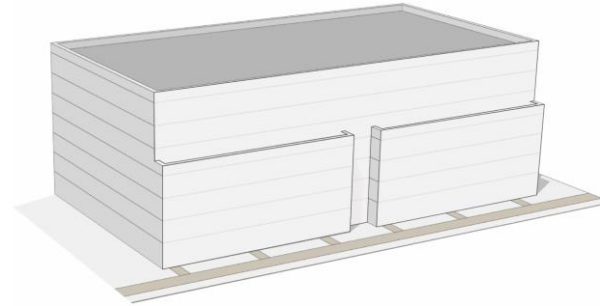
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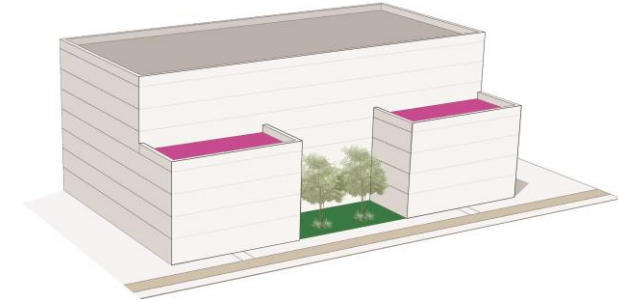
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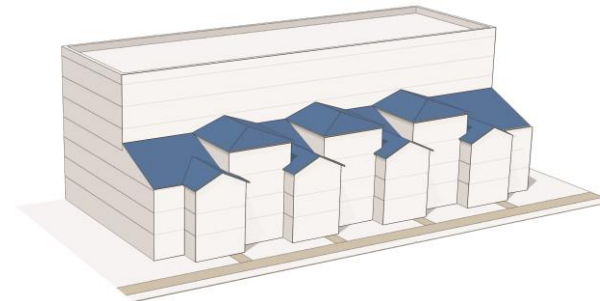
**Minor Step Back**



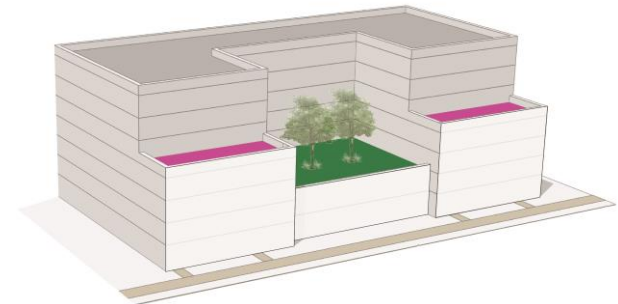
**Frontage Court + Step Backs**



**Rowhouse Character + Step Backs**



**Upper Story Courtyard + Step Backs**



# 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



# Ground Floor Design

# Ground Floor Design | JVP



## Joint Vision + Priorities

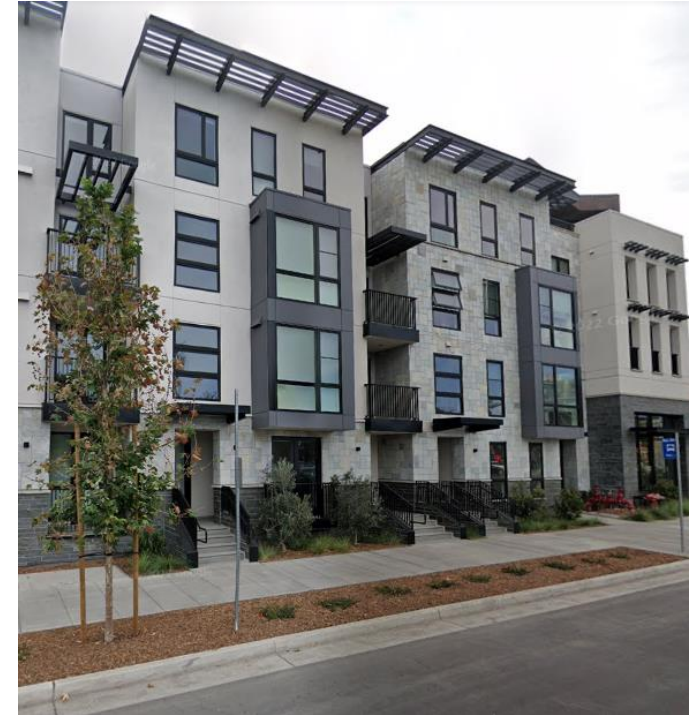
**Architectural Variety.** Design buildings to provide visual interest with variation in height, scale, massing, rooflines, materials, and architectural elements.

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

**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.

## Zoning

- Building Entries (subset of full zoning standards)
  - **Non-Residential:** at least one building entrance every 50 linear feet
  - **All ground floor residential units:** shall provide entries to the street in the form of stoops or other exterior entries, or balcony or patio without entrance to the street, with a minimum area of 20 square feet. (4' x 5')





# Residential Ground Floor Design

**Raised Stoop Entry**



**At Grade Entrance with Patio**



**Raised Balcony (no unit entry)**



# Residential Ground Floor Design



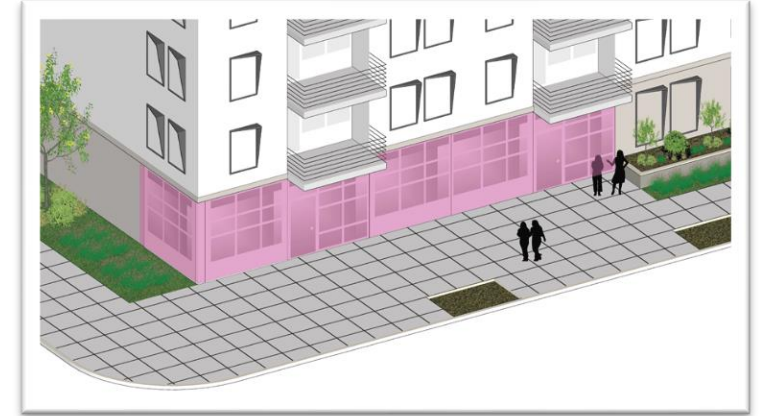
**Building Lobby**



**Frontage Court**



**Accessory Spaces (or Storefront on Sacramento)**





# Building Setbacks

# Building Setbacks



## 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

## Zoning

- Setbacks are not required at Sacramento Street.
- Setbacks along all other frontages along public rights-of-way and internal publicly accessible pathways **shall range from 5 feet (minimum) to 15 feet (maximum)** for at least 50 percent of any building's linear street frontage, including all frontages within 50 lineal feet of an intersecting corner.

12 ft sidewalk, 5 ft setback



12 ft sidewalk, 20 ft setback

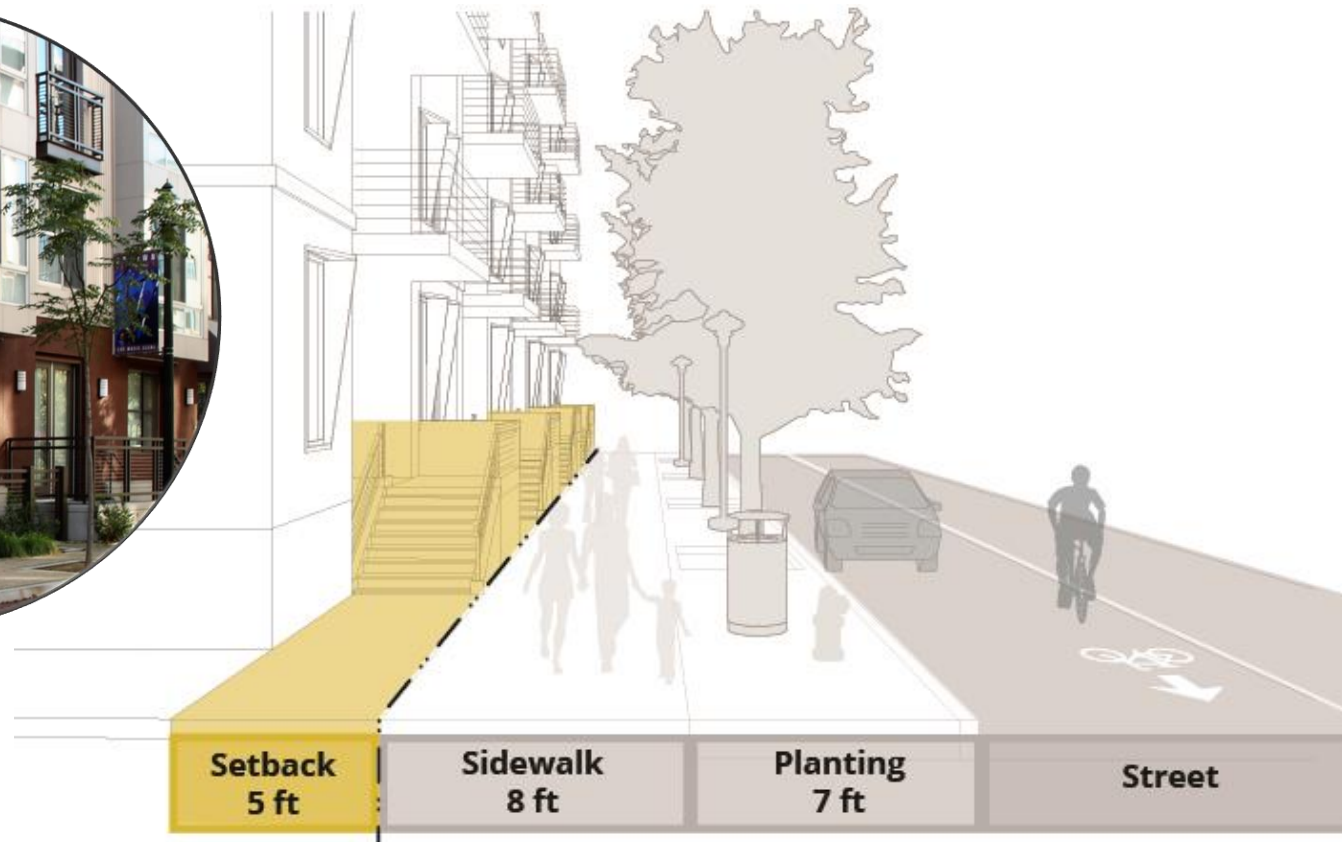


12 ft sidewalk, 8 ft setback



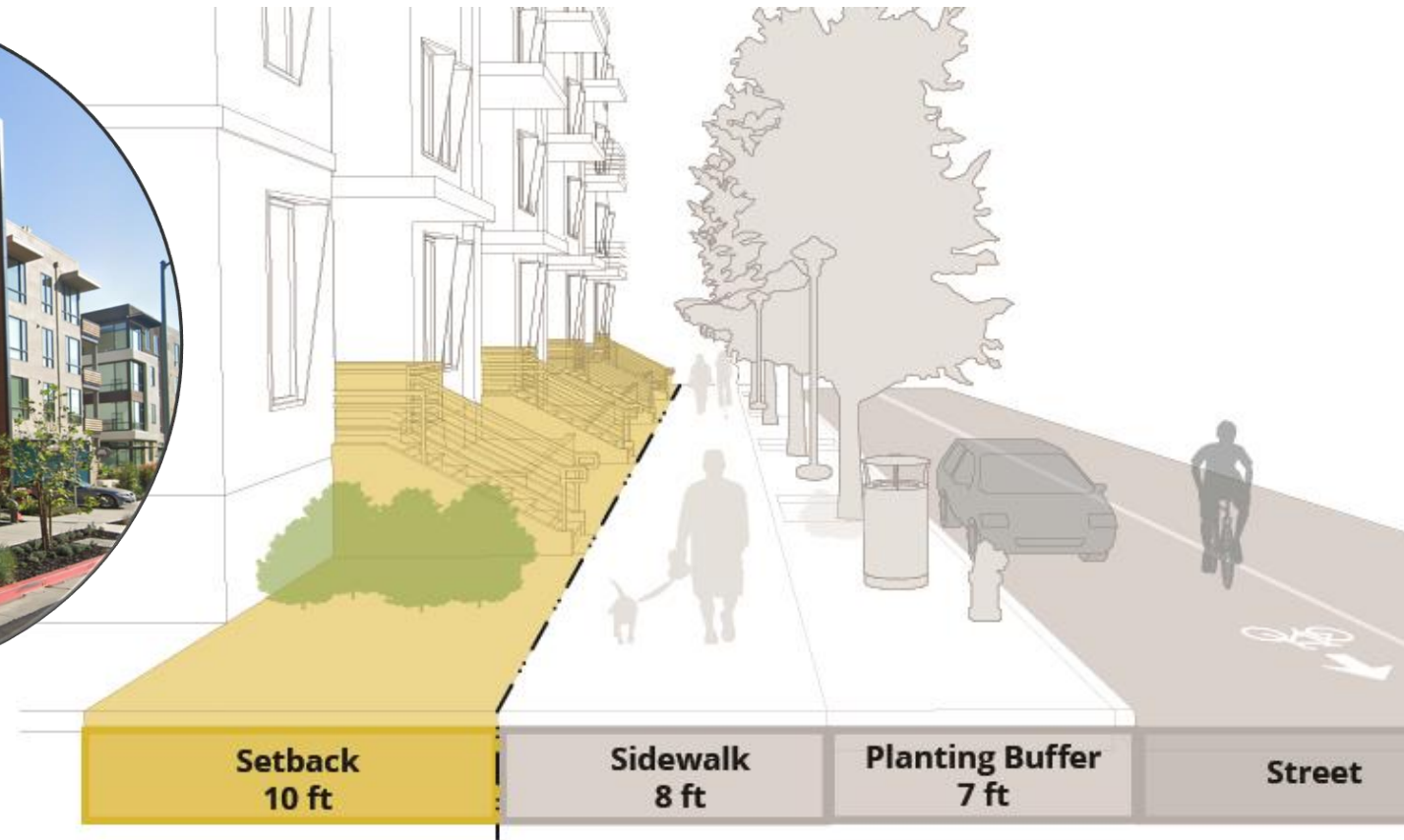
~10 ft setback

# 5 ft Building Setback



- Allows for larger building footprint
- Not enough room for trees in setback
- Stoops will likely need to be parallel to sidewalk (reducing planting areas)

# 10 ft Building Setback

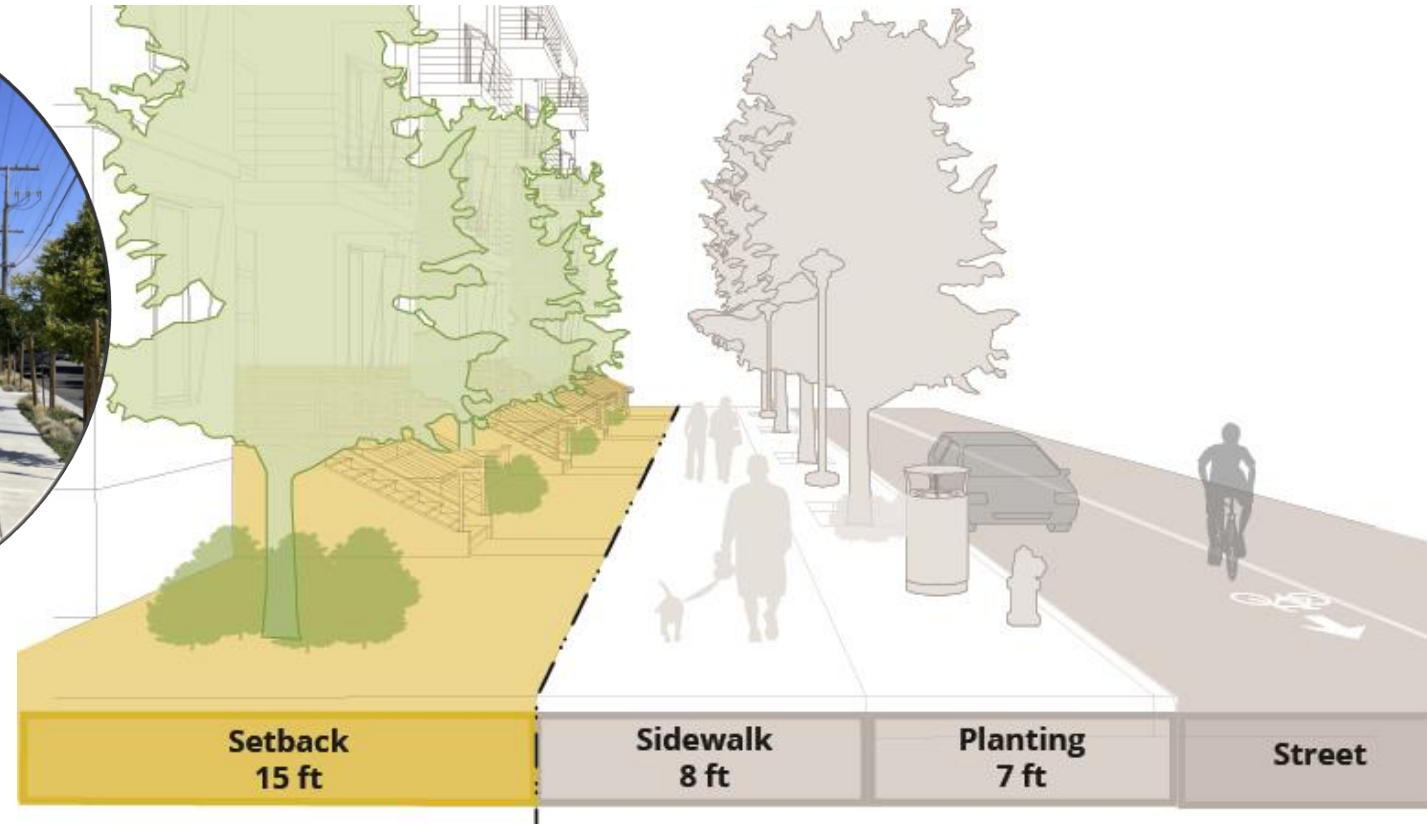


- Reduces building footprint and may reduce overall floor area
- Stoops may be perpendicular to sidewalk
- Allows for shrubs and maybe small sized trees in building setbacks
- Increased planting areas

# 15 ft Building Setback

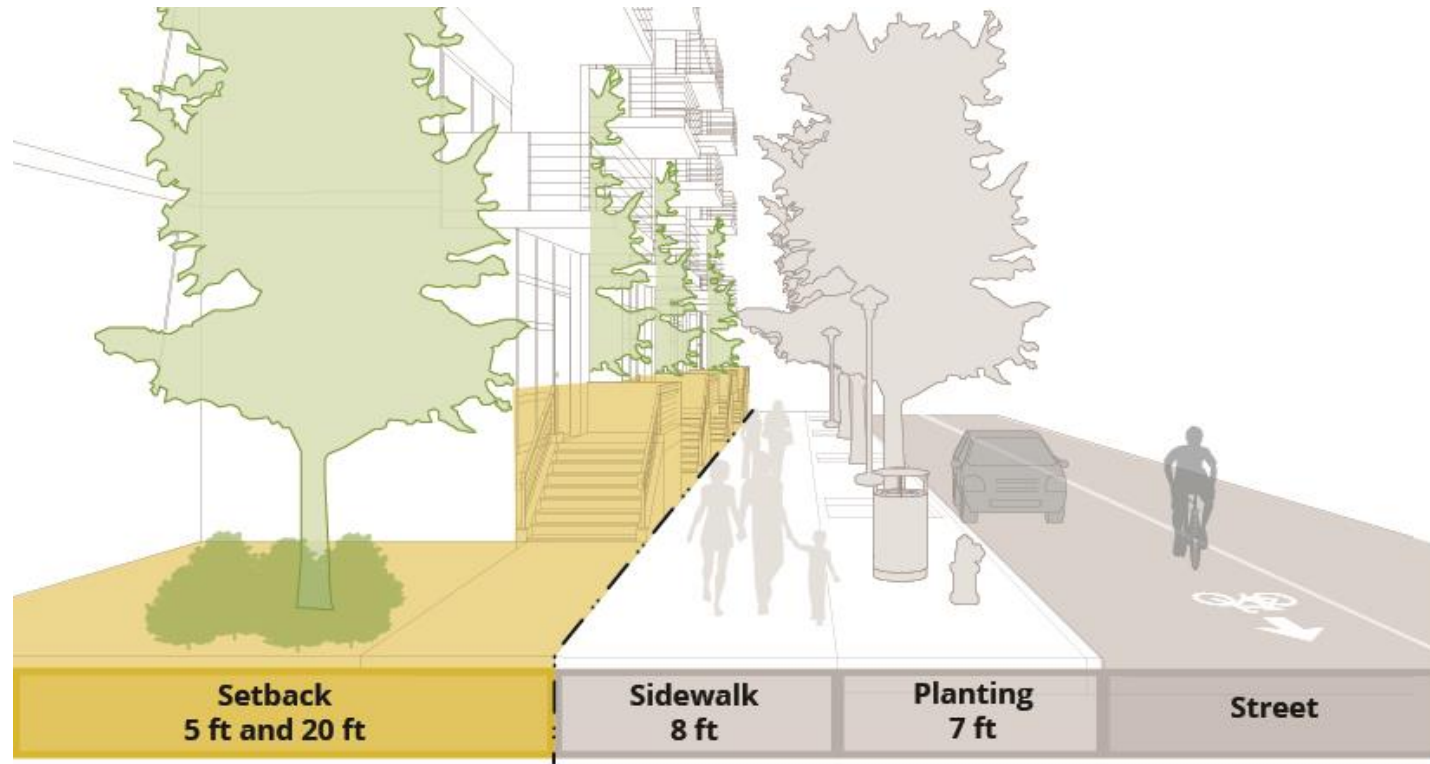


*Image shows  
20 ft setback*



- Reduces building footprint and may reduce overall floor area
- Stoops may be perpendicular to sidewalk
- Allows for small to medium sized trees in building setbacks
- Increased planting areas

# Varied Building Setback

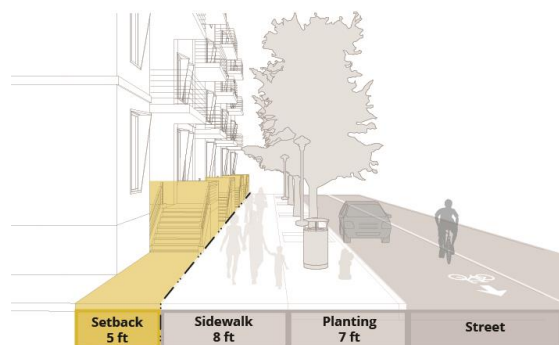


- Variation in façade modulation
- Reduces building footprint and may reduce overall floor area
- Stoops may be parallel to the sidewalk or located in the deeper setback
- Allows for small to medium sized trees in building setbacks
- Increased planting areas



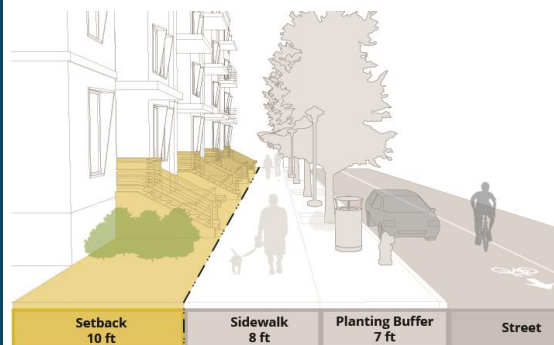
# Building Setbacks

## A) Narrow



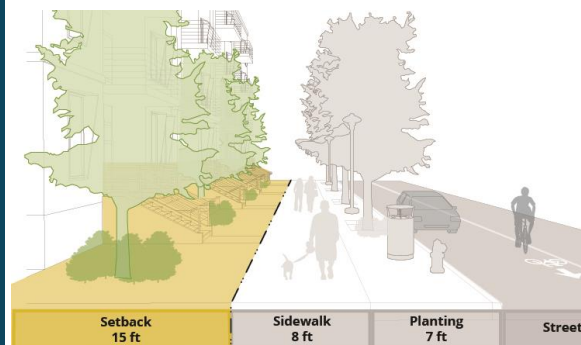
### 5 ft Setback

## B) Medium



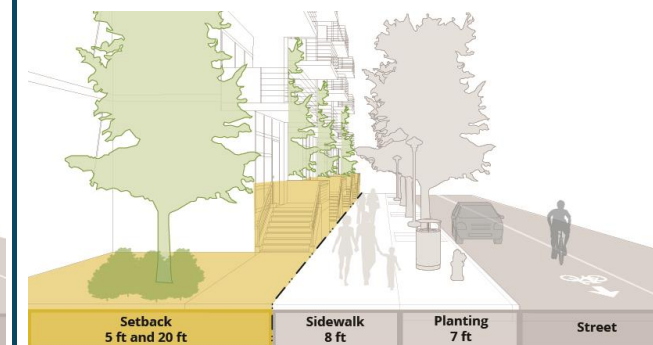
### 10 ft Setback

## C) Wide



### 15 ft Setback

## D) Varied



### 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
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### 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

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- Reduces building footprint and may reduce overall floor area



# Upper Floor Step Backs

# Upper Floor Step Backs | JVP



## Joint Vision + Priorities

**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**, 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.



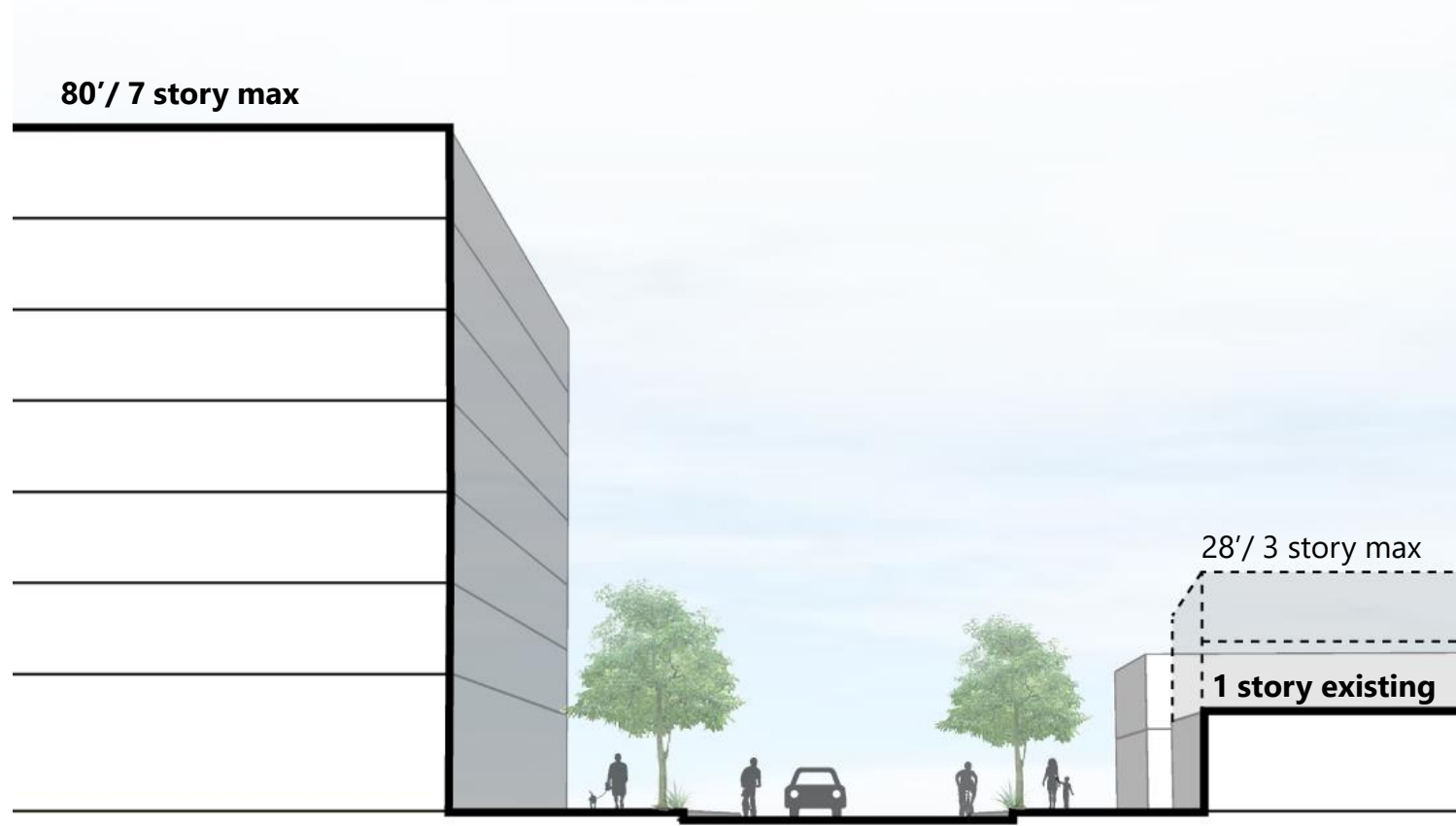
## Zoning

- Required upper floor step back above 4 stories (except within 100' of Sacramento)
- Zoning does not specify minimum dimension for step back



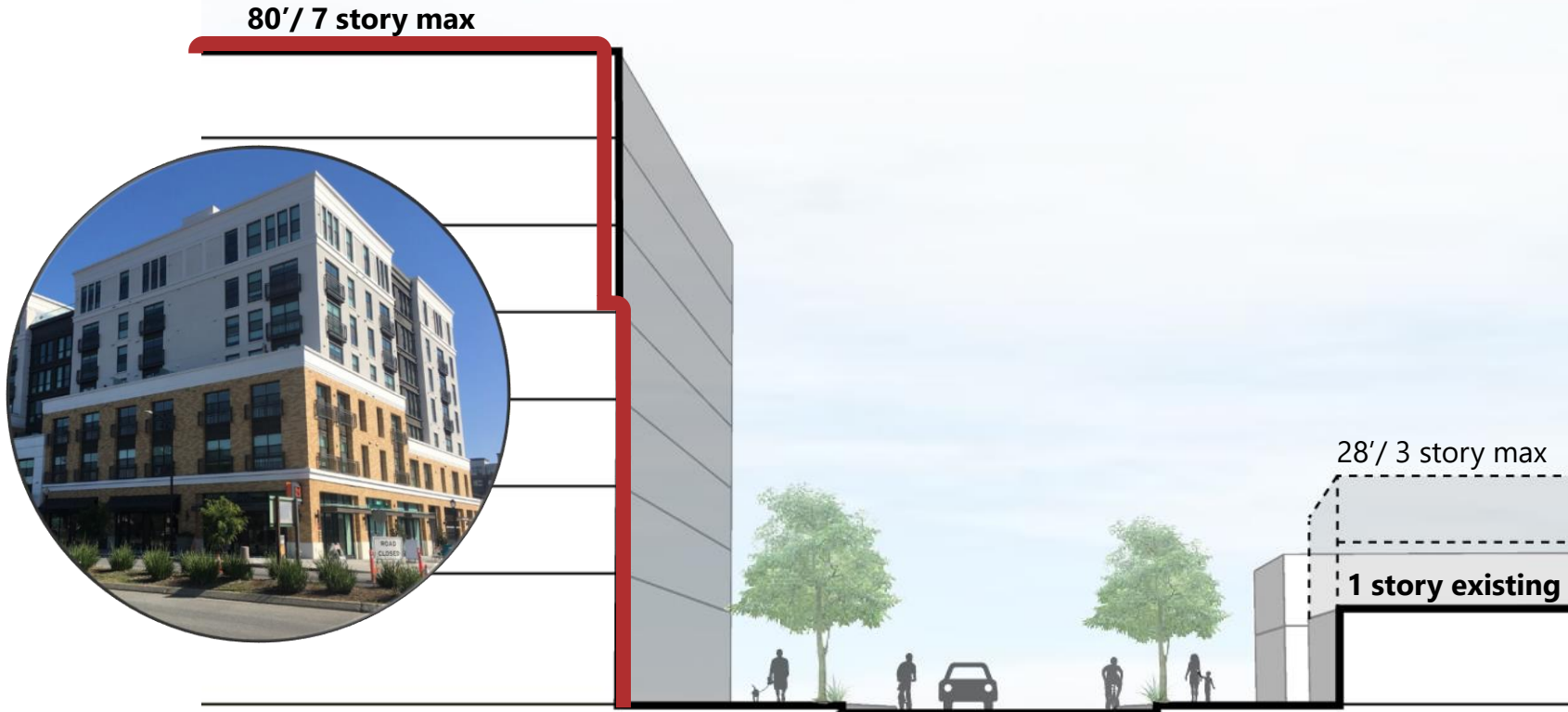
# Upper Floor Step Backs

## Maximum Height allowed under BMR Zoning



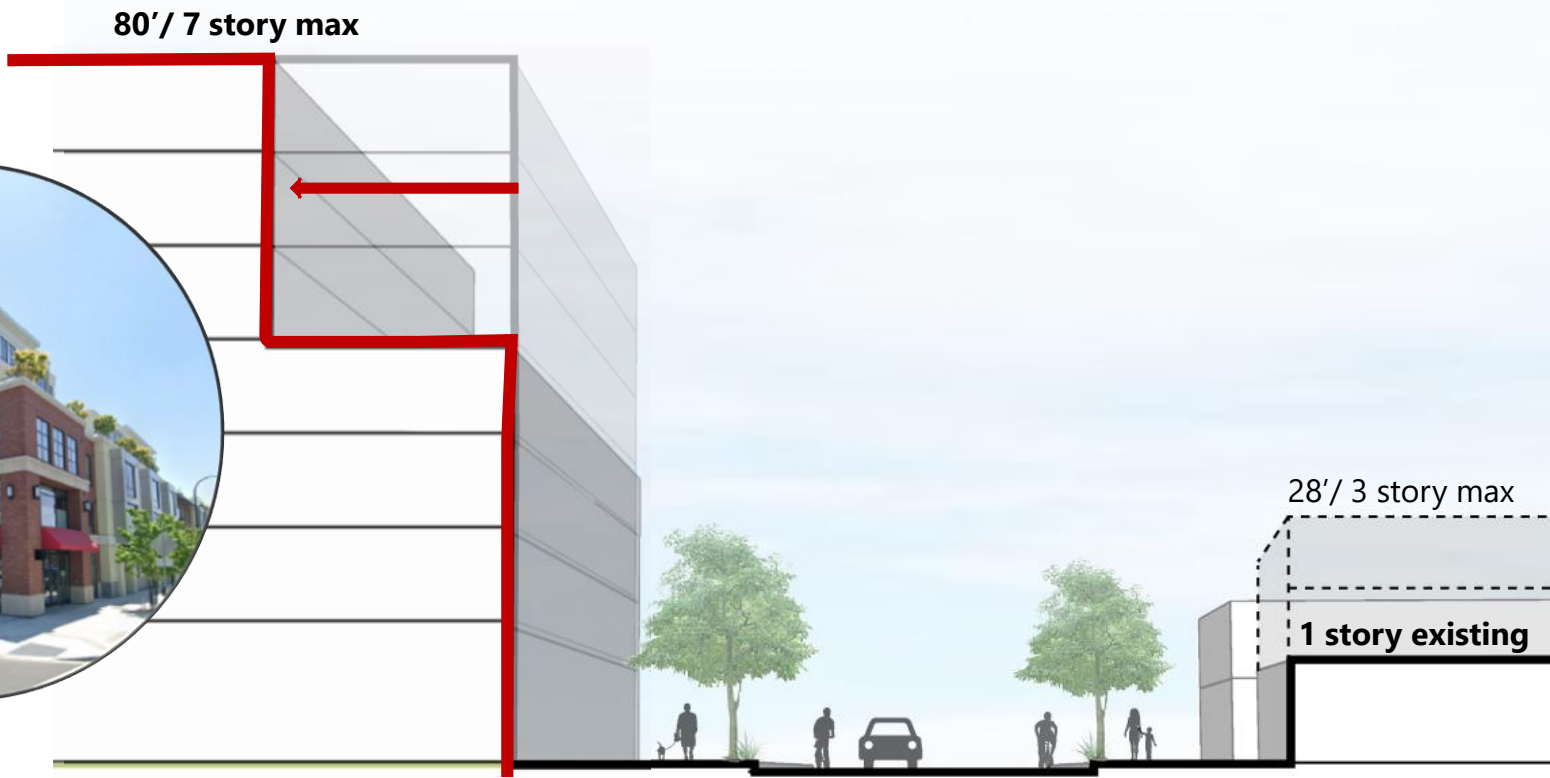
# Upper Floor Step Backs

## Minimal Step Back



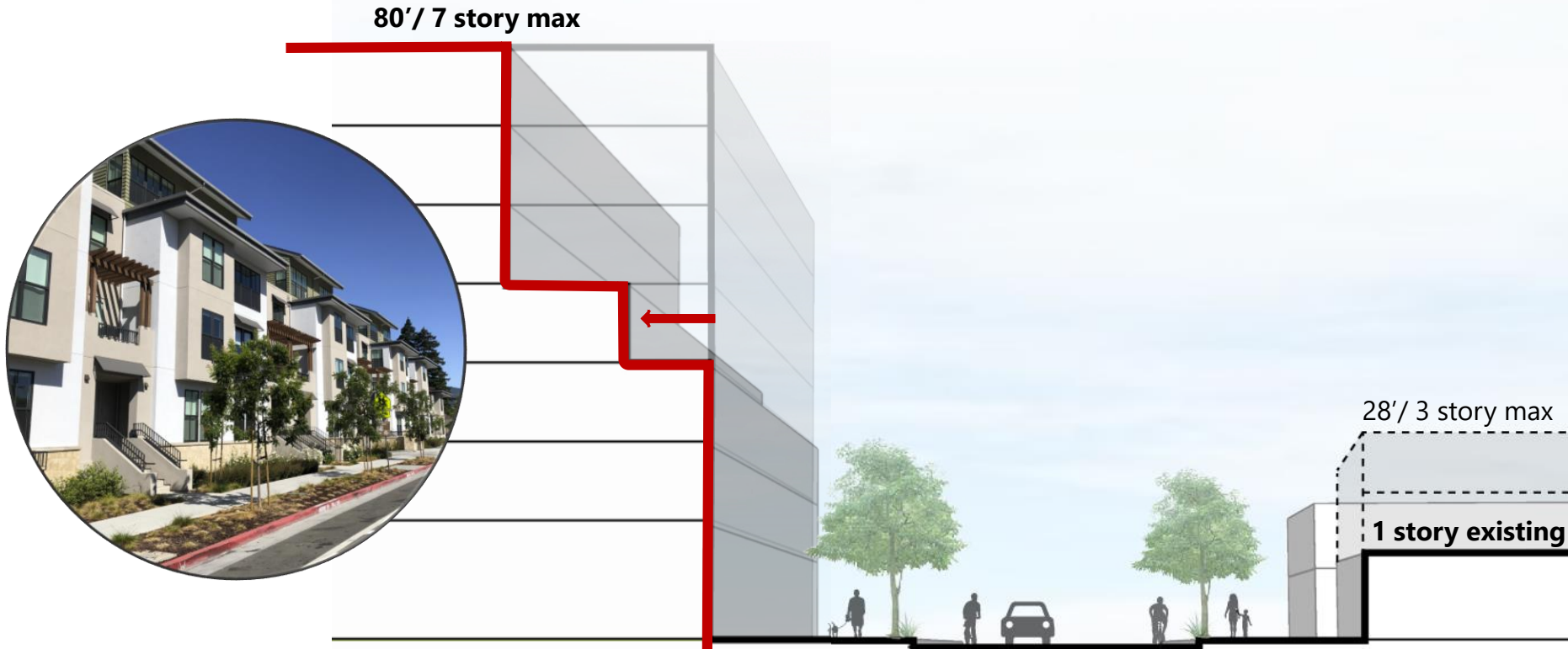
# Upper Floor Step Backs

## Major Step Back



# Upper Floor Step Backs

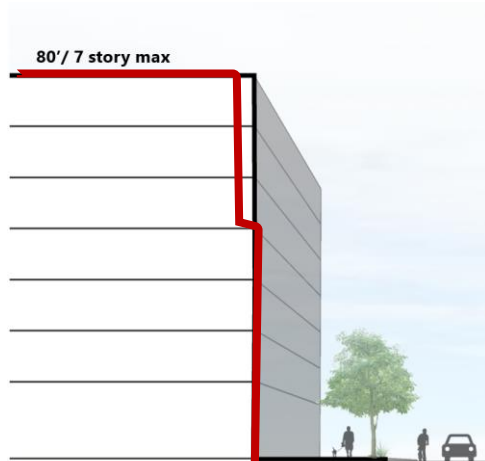
## 4<sup>th</sup> Story Step Back with Major 5<sup>th</sup> Story Step Back



Potential to further sculpt lower floors to relate to neighborhood context

# Upper Floor Step Backs

## A) Minimal Step Back



Minimum allowed on other streets

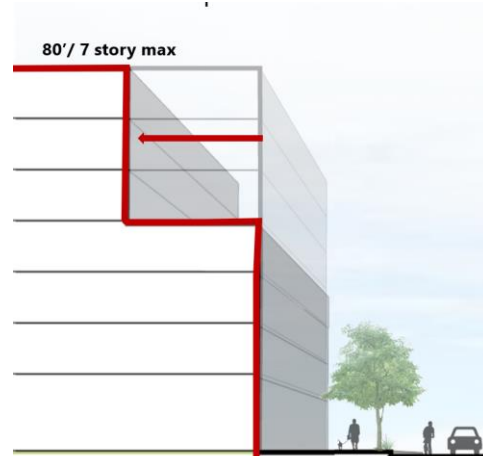
### PROS

- Visually distinguishes building base at 4<sup>th</sup> story
- Maximizes floor area
- Efficient building layout

### CONS

- Pedestrian will not notice change in height
- Minimal step back does not change perception of height

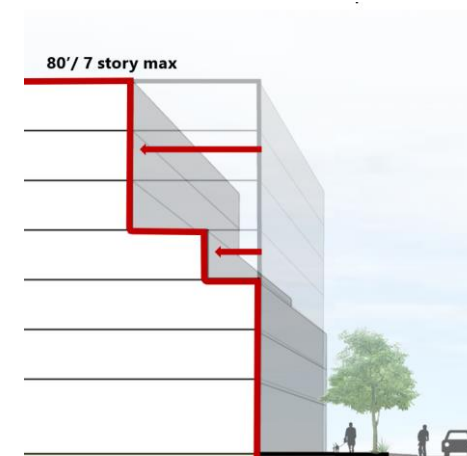
## B) Major Step Back



- Pedestrian will see strong roofline at 4<sup>th</sup> story
- Pedestrian may not be able to see upper stories
- Better relates to neighborhood context

- May reduce total floor area

## C) 4<sup>th</sup> Story Step Back

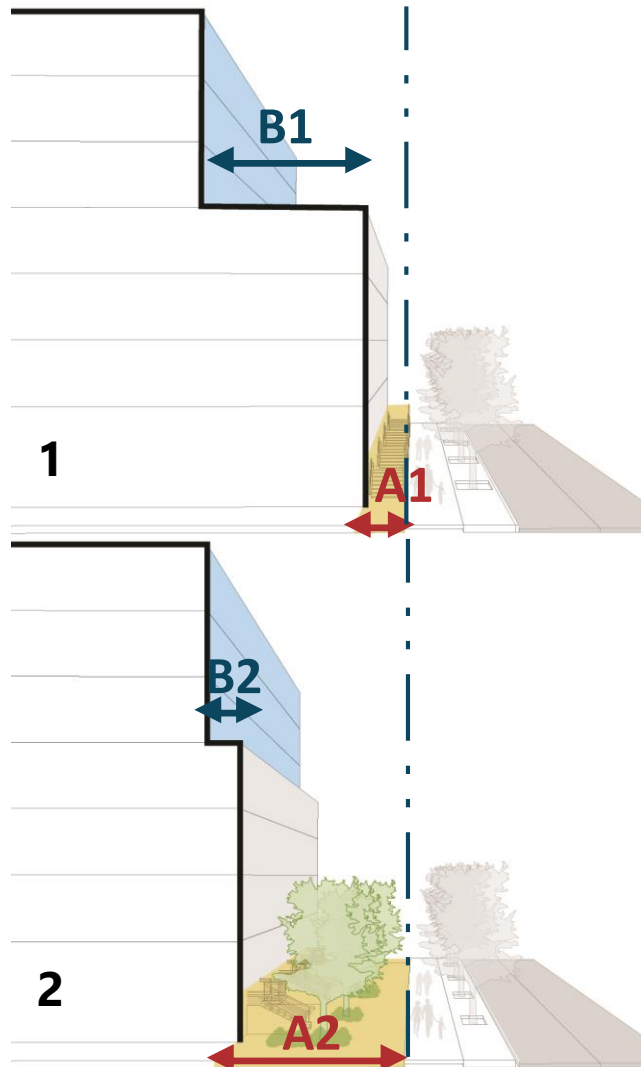


- Same as option B
- Creates step back equal to maximum number of stories allowed across the street

- May require different unit design on 4<sup>th</sup> story
- Reduces building layout efficiency



# 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



# Building Form Types

# Building Form | JVP



## Joint Vision + Priorities

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

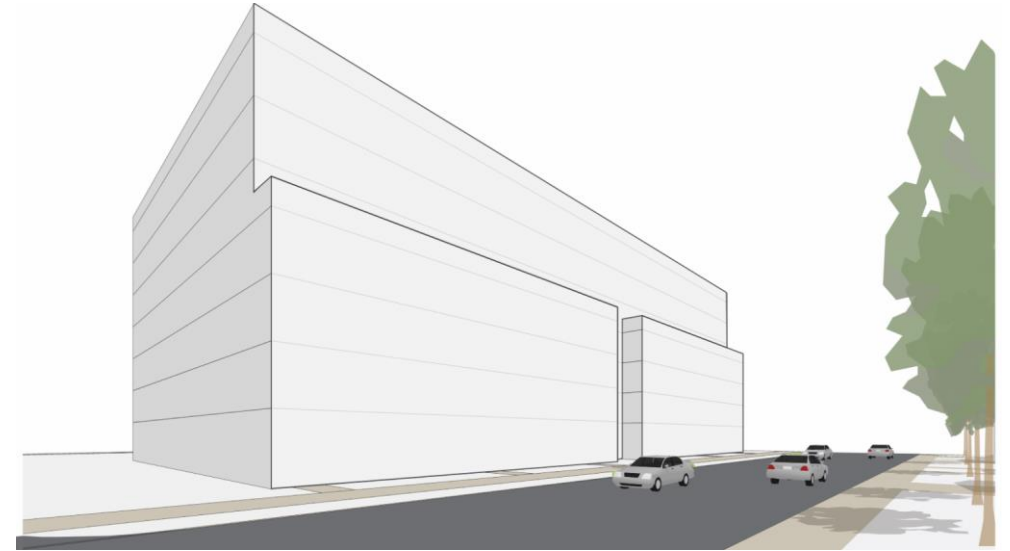
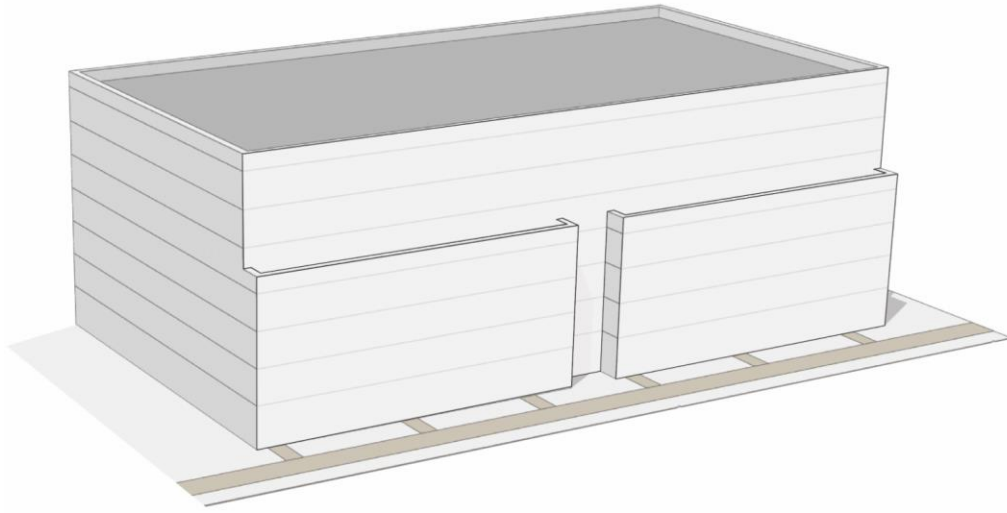
**Building Scale.** Provide regular breaks in building forms, as well as both horizontal and vertical detail to respond to the existing neighborhood context and character, particularly at the edges of the site.

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

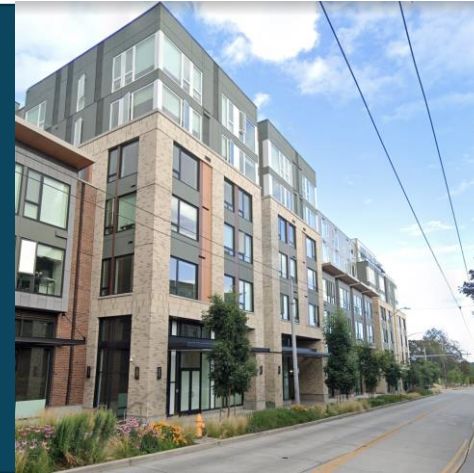
**Location and Orientation.** Locate and design new buildings to enhance public spaces while mitigating impacts on existing neighbors through site orientation, setbacks, lines of sight between buildings, landscape and topography



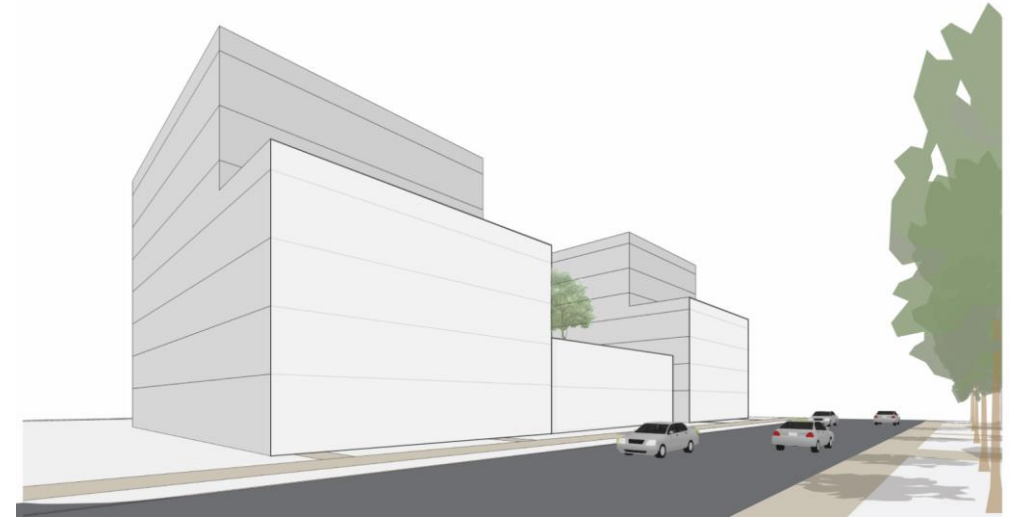
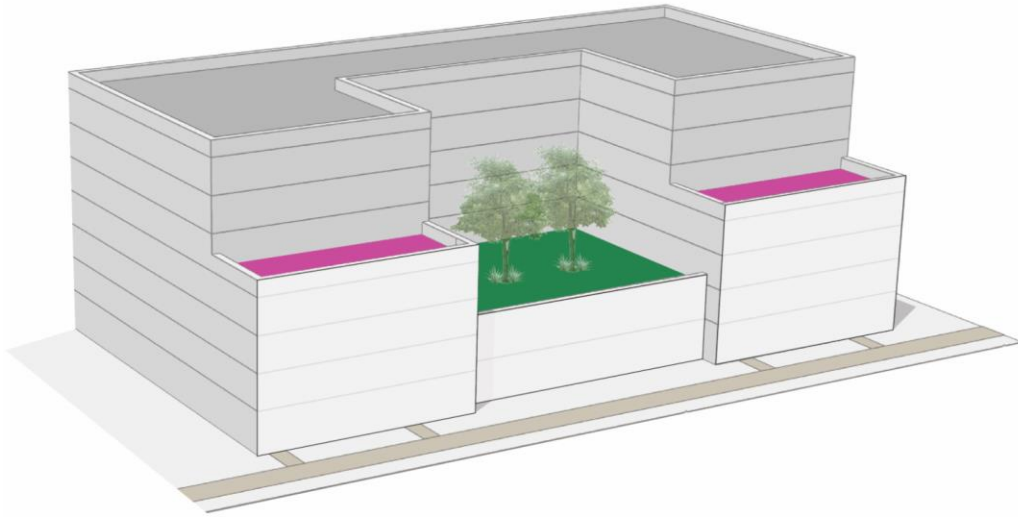
# Building Form Types | Minor Step Back



- Full length 4-story façade with required breaks
- Upper story massing steps back minimal distance above 4-story portion
- Full building height visible from sidewalk



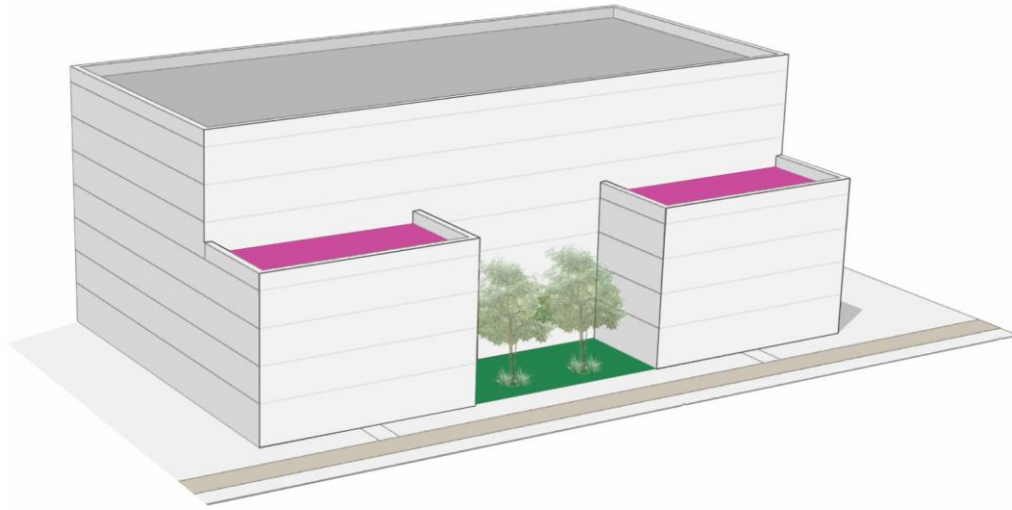
# Building Form Types | Upper Story Courtyard



- Full length 4-story façade with required breaks
- Upper story massing creates courtyard facing the street
- 7-story portion steps back from primary façade
- Narrow portion 7-story building faces the street



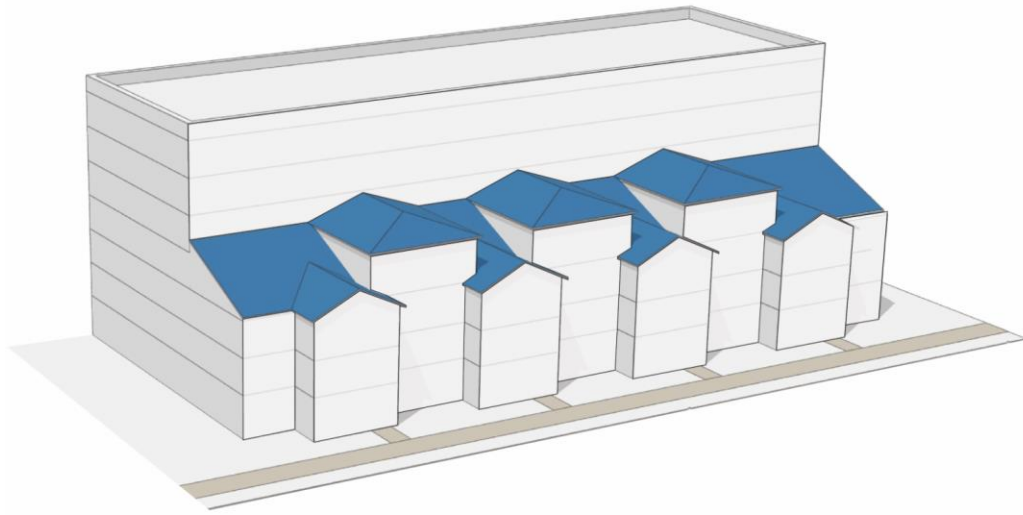
# Building Form Types | Frontage Court



- Only 4-story portions at minimum building setback
- Wider landscape areas create courtyard
- 7-story portion setback further from sidewalk
- Full building height not visible from sidewalk



# Building Form Types | Rowhouse Frontage

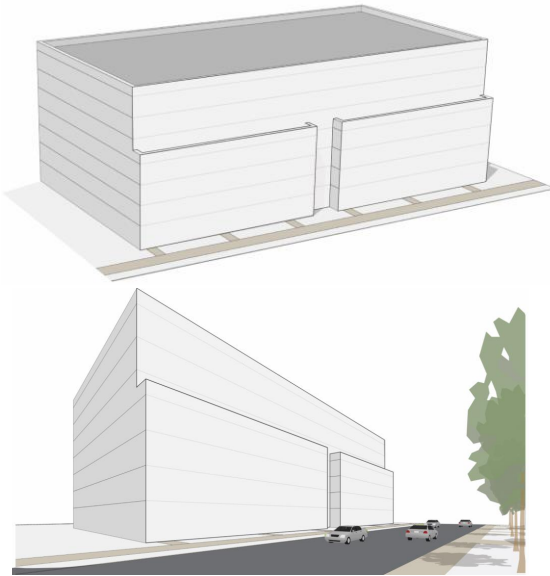


- Vertical rhythm 30-40 feet
- Architecture detail matches vertical rhythm (roof forms/unit entries)
- 7-story portion steps back above rowhouses
- Full building height not visible from sidewalk



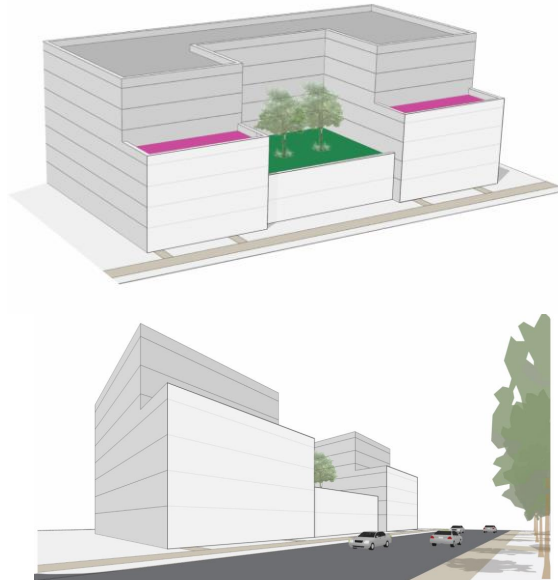
# Building Form Types

## A) Minor Step Back



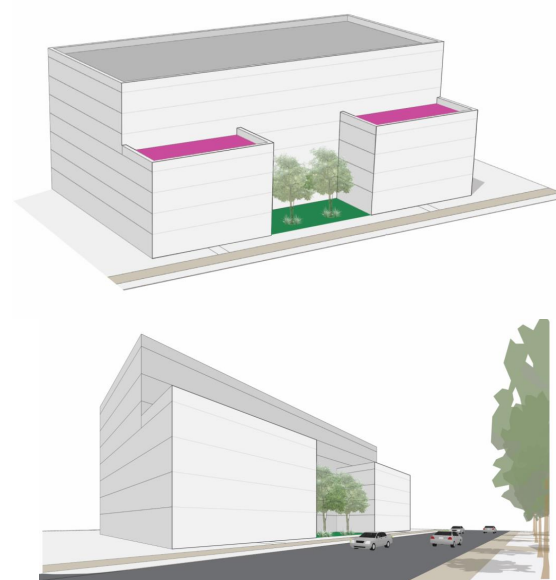
- Full primary façade located at building setback line
- Minimal upper floor step back above 4<sup>th</sup> floor
- Fully building height visible from sidewalk

## B) Upper Story Courtyard



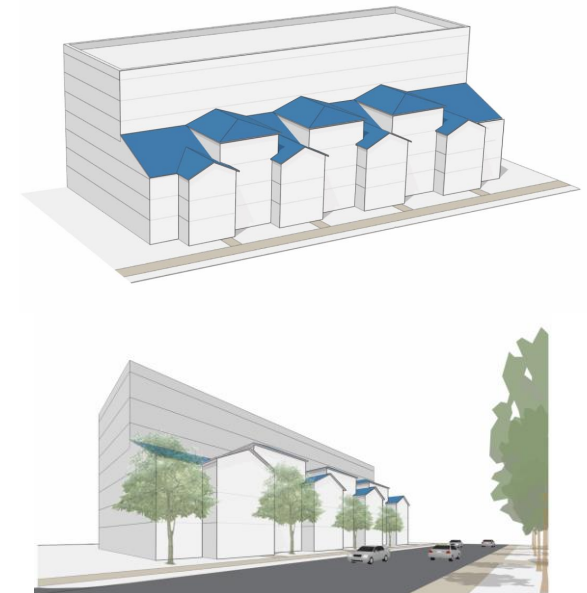
- Full primary façade located at building setback line
- Upper story massing creates courtyard facing the street
- Secondary façade includes only narrow ends facing the street

## C) Frontage Court



- Primary façade broken into segments with ground floor frontage court
- Secondary façade extends full length of the building
- Upper stories not fully visible from sidewalk because of upper story setback

## D) Rowhouse Frontage



- Primary façade modulates to create rowhouse form
- Secondary façade extends full length of the building
- Upper stories not fully visible from sidewalk because of upper story setback



# Key Elements of Design

## Ground Floor Design

### Stoop Entries



### Frontage Courts

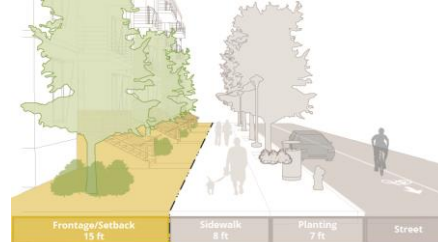


## Building Setback

### Narrow Setback

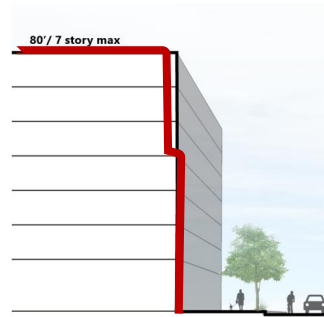


### Wide Setback

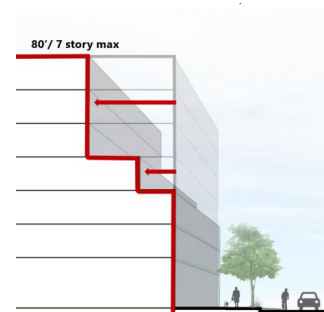


## Upper Floor Step Backs

### Minimum Step Back

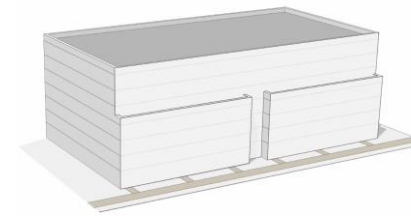


### Multiple Step Backs

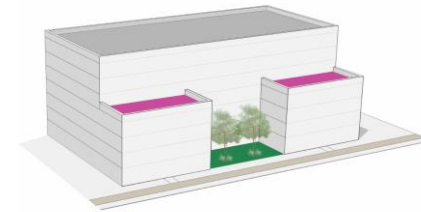


## Building Form and Massing

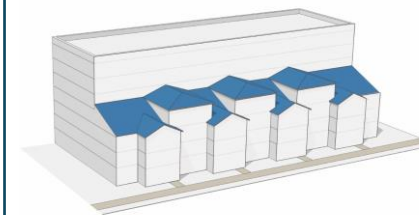
### Minor Step Back



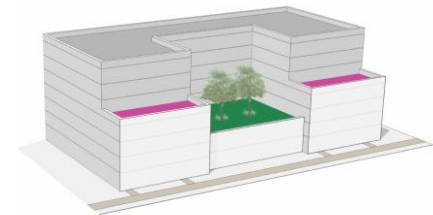
### Frontage Court + Step Backs



### Rowhouse Character + Step Backs



### Upper Story Courtyard + Step Backs





# Next Steps

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## OFFICE HOURS

- **Thursday, December 1st** 6:00pm to 7:30pm (on Zoom)
  - <https://us06web.zoom.us/j/83922787814>
  - Phone-In: (669) 444 9171
  - Meeting ID: 839 2278 7814
- **Monday, December 5th, 6:00pm to 7:30pm**
  - West Berkeley Branch Library Community Room – 1125 University Ave

## ODS MEETING #2

- January/February 2023

## QUESTIONS/COMMENTS/FEEDBACK

- [bartplanning@cityofberkeley.info](mailto:bartplanning@cityofberkeley.info)

## BART PLANNING EMAIL LIST

- Sign up at <https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/ashby-and-north-berkeley>



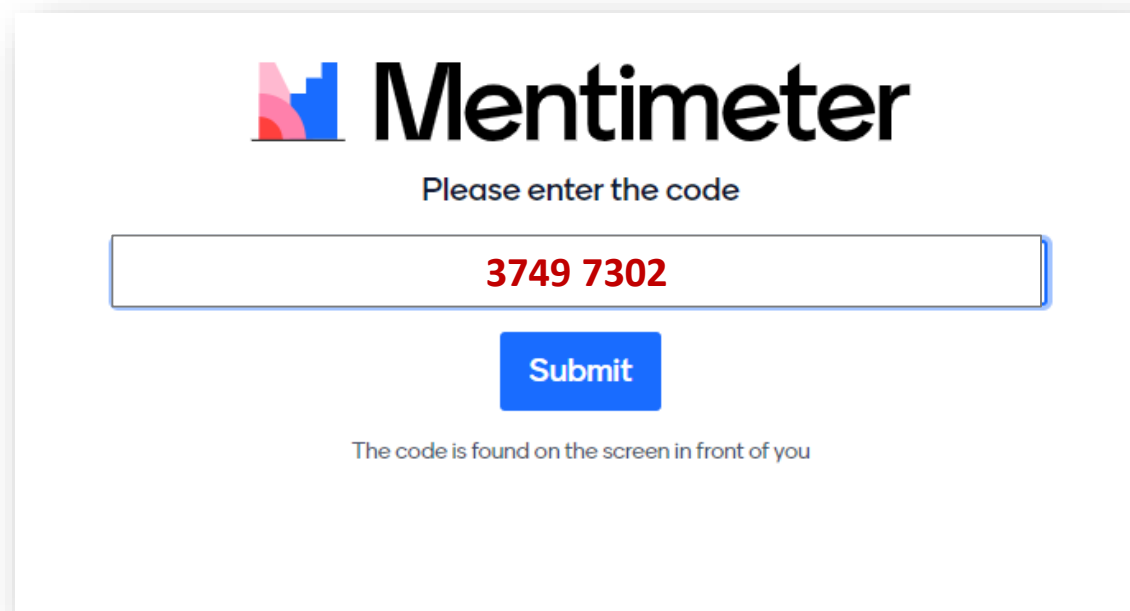
# Small Group Feedback

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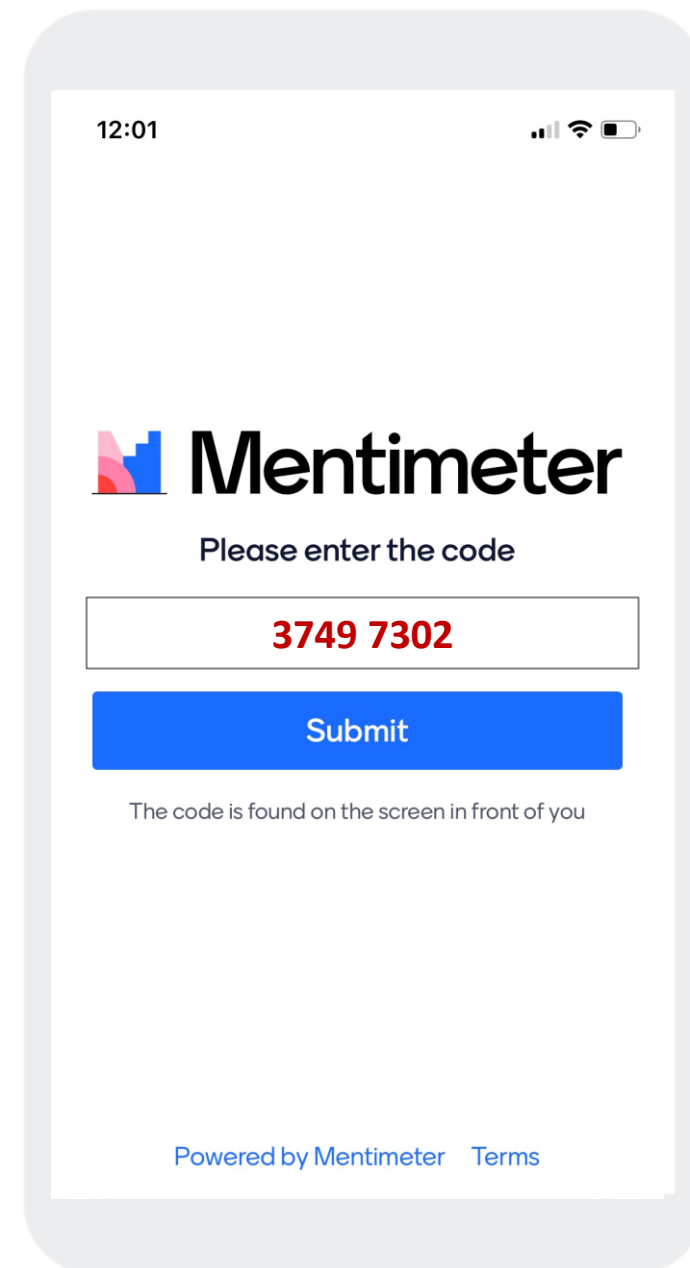
Review and Discuss(15 min each):

- Ground floor design
- Building setbacks+ Upper floor step backs
- Building form + massing

1. Open a new browser window on your computer or phone.
2. Go to: **Menti.com**
3. Type in the code on the screen: **3749 7302**
4. Please follow along with the group.



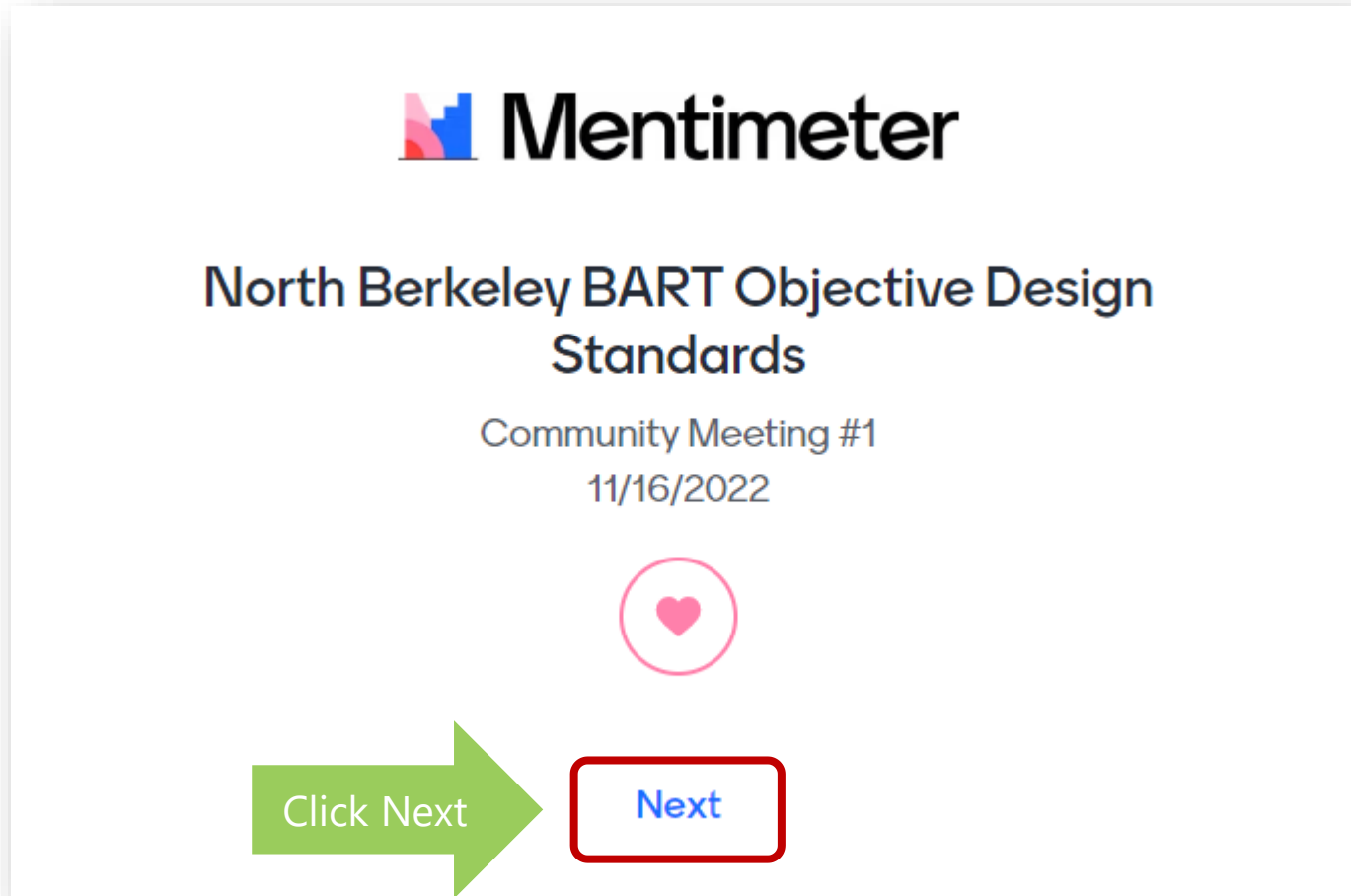
The image shows a desktop browser window displaying the Menti.com code entry interface. At the top, the Menti logo is visible, followed by the text "Please enter the code". Below this is a text input field containing the code "3749 7302" in red. A blue "Submit" button is positioned below the input field. At the bottom of the screen, the text "The code is found on the screen in front of you" is displayed.



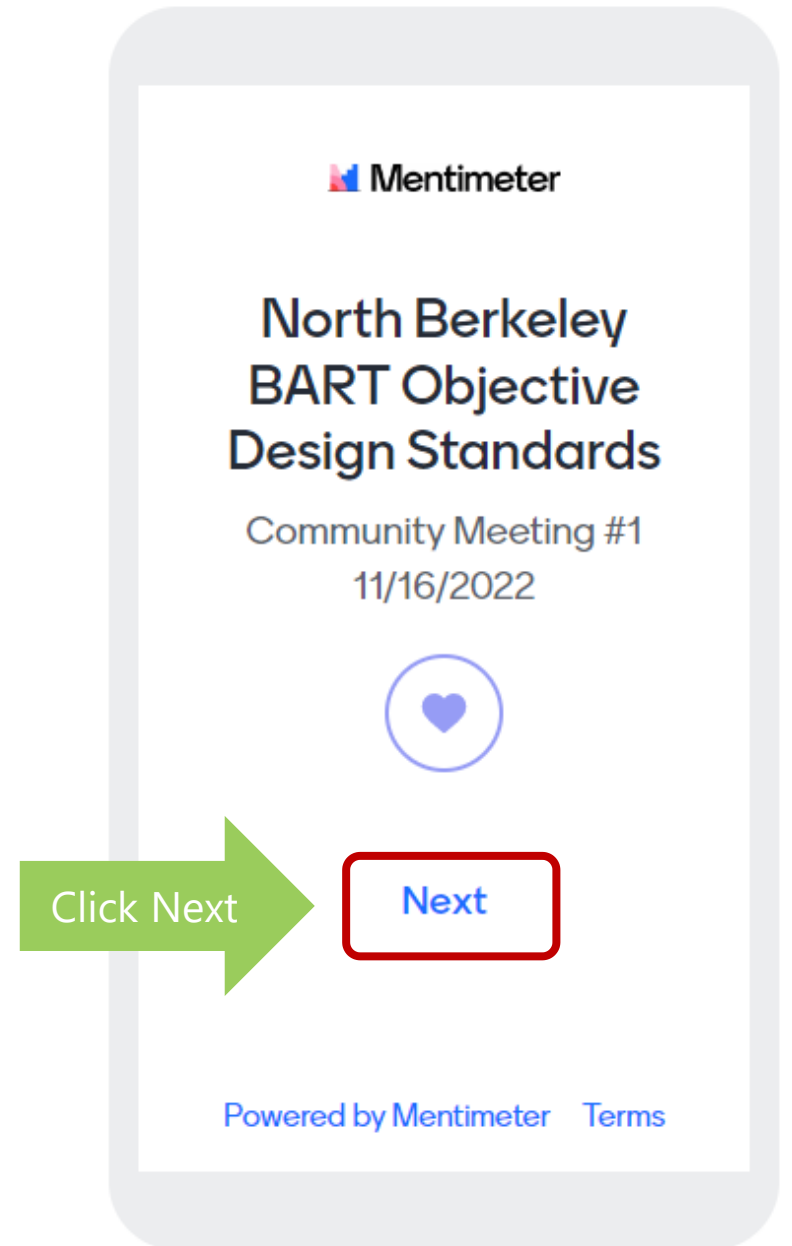
The image shows a mobile phone screen displaying the Menti.com code entry interface. At the top, the time "12:01" and signal strength, Wi-Fi, and battery icons are visible. The Menti logo is displayed, followed by the text "Please enter the code". Below this is a text input field containing the code "3749 7302" in red. A blue "Submit" button is positioned below the input field. At the bottom of the screen, the text "The code is found on the screen in front of you" is displayed. At the very bottom, the text "Powered by Menti.com Terms" is visible.

# Welcome Page

MENTI.COM: 3749 7302



The desktop view of the Menti poll welcome page features the Menti logo at the top, followed by the poll title 'North Berkeley BART Objective Design Standards' and the meeting details 'Community Meeting #1' and '11/16/2022'. A pink heart icon is centered below the text. A green arrow labeled 'Click Next' points to a red-bordered button labeled 'Next'.



The mobile view of the Menti poll welcome page is displayed on a smartphone screen. It includes the Menti logo, the poll title 'North Berkeley BART Objective Design Standards', and the meeting details 'Community Meeting #1' and '11/16/2022'. A blue heart icon is centered below the text. A green arrow labeled 'Click Next' points to a red-bordered button labeled 'Next'. At the bottom, there is a footer with 'Powered by Mentiometer' and a link to 'Terms'.

# Question #1

MENTI.COM: 3749 7302



Is this your first North Berkeley BART community meeting?

Yes

No

Submit



Is this your first North Berkeley BART community meeting?

Yes

No

Submit

Powered by Mentimeter [Terms](#)

# Question #2

MENTI.COM: 3749 7302



If you live in Berkeley, what ZIP Code do you live in?

- I do not live, work, or go to school in Berkeley
- I do not live in Berkeley but I work or go to school in Berkeley
- 94702
- 94703

 Mentimeter

If you live in Berkeley,  
what ZIP Code do  
you live in?

- I do not live, work, or go to  
school in Berkeley
- I do not live in Berkeley  
but I work or go to school  
in Berkeley
- 94702



# Break into Small Groups

---





# Ground Floor Design

# Residential Ground Floor Design



**Raised Stoop Entry**



**At Grade Entrance with Patio**



**Raised Balcony (no unit entry)**



**Building Lobby**



**Frontage Court**



**Accessory Spaces (or Storefront on Sacramento)**



# Sacramento Street



Sacramento Street: Please select up to three ground floor design options most appropriate for Sacramento Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio



Raised Balcony (no unit entry)

MENTI.COM: 3749 7302



Sacramento Street:  
Please select up to three ground floor design options most appropriate for Sacramento Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio

# Delaware Street



Delaware Street: Please select up to three ground floor design options most appropriate for Delaware Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio



Raised Balcony (no unit entry)

MENTI.COM: 3749 7302



Delaware Street:  
Please select up to three ground floor design options most appropriate for Delaware Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio

# Acton Street



Acton Street: Please select the three ground floor design options most appropriate for Acton Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio



Raised Balcony (no unit entry)

MENTI.COM: 3749 7302



Acton Street: Please select the three ground floor design options most appropriate for Acton Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio

# Virginia Street



Virginia Street: Please select up to three ground floor design options most appropriate for Virginia Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio



Raised Balcony (no unit entry)

MENTI.COM: 3749 7302



Virginia Street:  
Please select up to three ground floor design options most appropriate for Virginia Street?

You may choose up to 3 options.



Raised Stoop Entry



At Grade Entrance with Patio



# Building Setbacks + Upper Floor Step Backs

# Building Setbacks

## A) Narrow

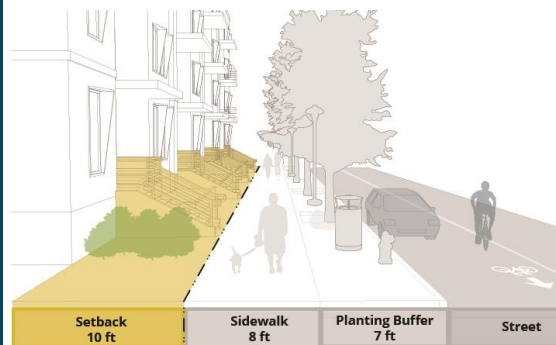
## B) Medium

## C) Wide

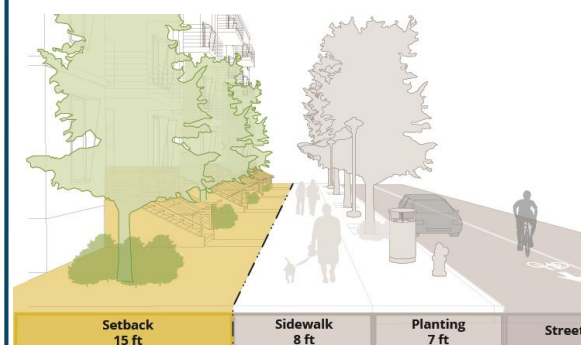
## D) Varied



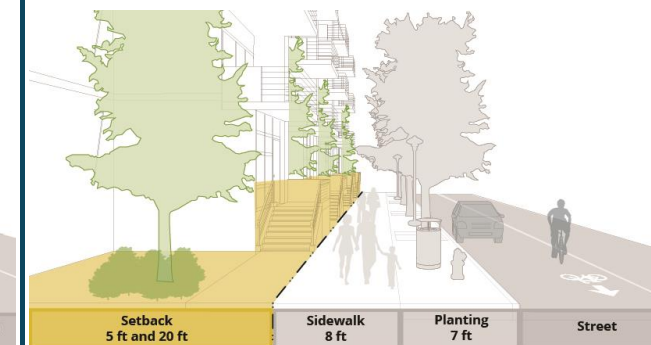
**5 ft Setback**



**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

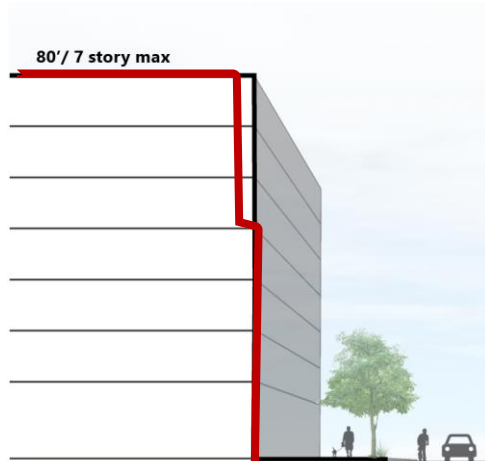
- Reduces building footprint and may reduce overall floor area

- Reduces building footprint and may reduce overall floor area



# Upper Floor Step Backs

## A) Minimal Step Back



Minimum allowed on other streets

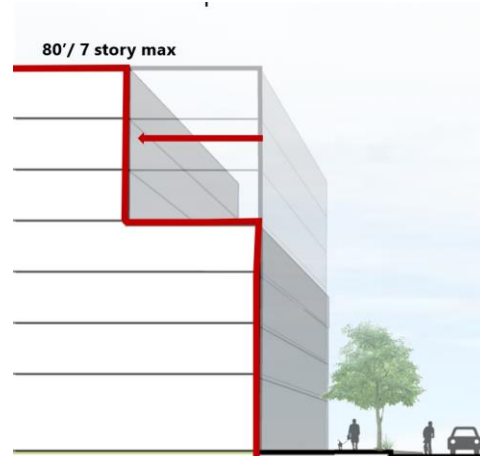
### PROS

- Visually distinguishes building base at 4<sup>th</sup> story
- Maximizes floor area
- Efficient building layout

### CONS

- Pedestrian will not notice change in height
- Minimal step back does not change perception of height

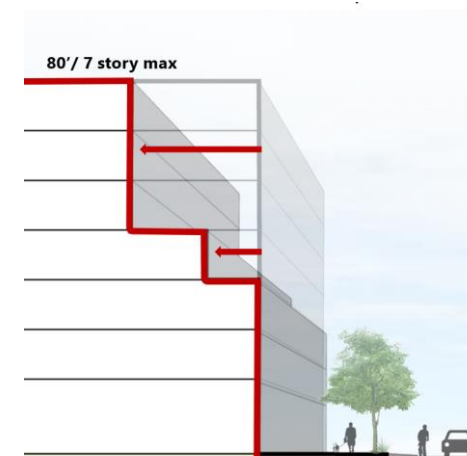
## B) Major Step Back



- Pedestrian will see strong roofline at 4<sup>th</sup> story
- Pedestrian may not be able to see upper stories
- Better relates to neighborhood context

- May reduce total floor area

## C) 4<sup>th</sup> Story Step Back

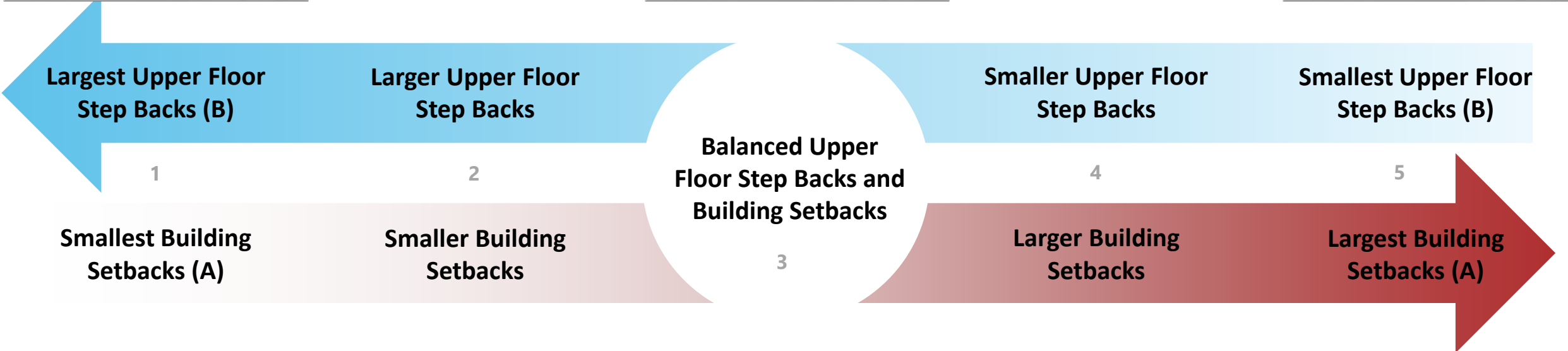
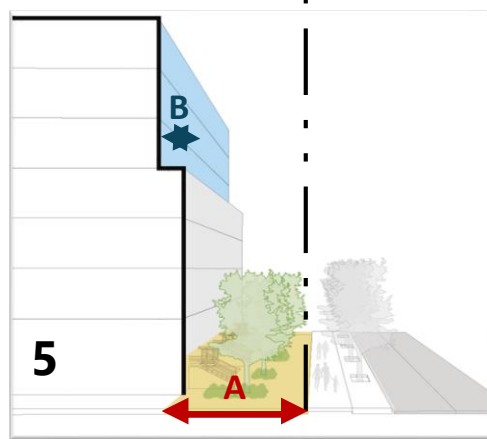
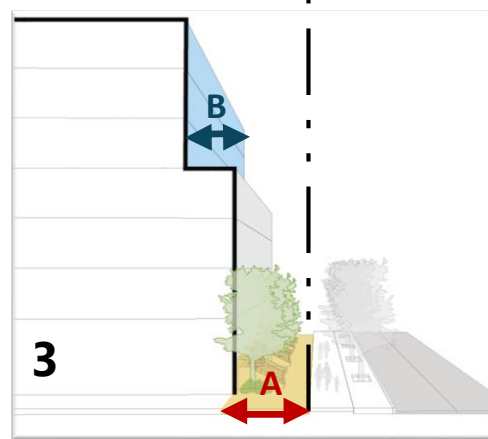
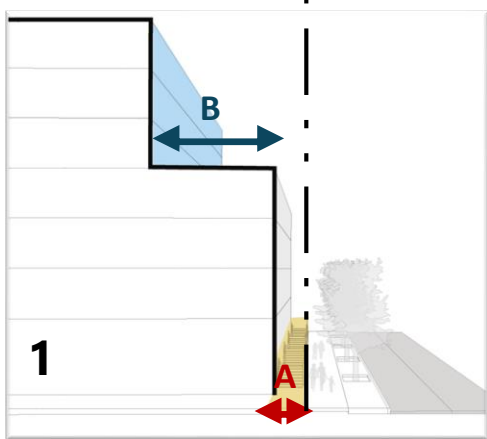


- Same as option B
- Creates step back equal to maximum number of stories allowed across the street

- May require different unit design on 4<sup>th</sup> story
- Reduces building layout efficiency



# Trade-offs between Upper Floor Step Backs and Building Setbacks



Largest Upper Floor Step Backs (B)

Larger Upper Floor Step Backs

Balanced Upper Floor Step Backs and Building Setbacks

Smaller Upper Floor Step Backs

Smallest Upper Floor Step Backs (B)

Smallest Building Setbacks (A)

Smaller Building Setbacks

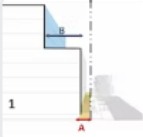
Larger Building Setbacks

Largest Building Setbacks (A)

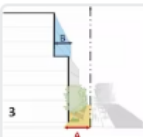
# Sacramento Street



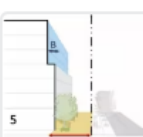
Sacramento Street: Should we prioritize Upper Floor Step Backs or Building Setback on Sacramento Street?

  Largest Upper Floor Step Backs

Larger Upper Floor Step Backs

  Balance the two

Larger Building Setbacks

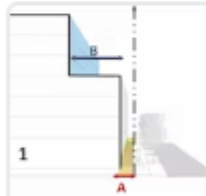
  Largest Building Setbacks

**Submit**

MENTI.COM: 3749 7302



Sacramento Street:  
Should we prioritize  
Upper Floor Step  
Backs or Building  
Setback on  
Sacramento Street?

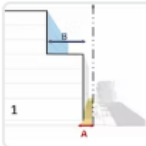
  Largest  
Upper  
Floor Step  
Backs

Larger Upper Floor Step  
Backs

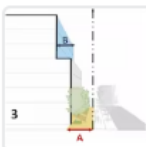
# Delaware Street



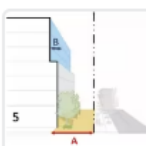
Delaware Street: Should we prioritize Upper Floor Step Backs or Building Setback on Delaware Street?

  Largest Upper Floor Step Backs

Larger Upper Floor Step Backs

  Balance the two

Larger Building Setbacks

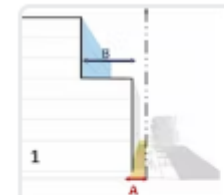
  Largest Building Setbacks

**Submit**

MENTI.COM: 3749 7302



Delaware Street:  
Should we prioritize  
Upper Floor Step  
Backs or Building  
Setback on  
Delaware Street?

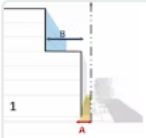
  Largest  
Upper  
Floor Step  
Backs

Larger Upper Floor Step  
Backs

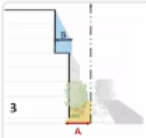
# Acton Street



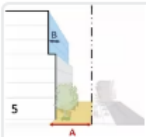
Acton Street: Should we prioritize Upper Floor Step Backs or Building Setback on Acton Street?

  Largest Upper Floor Step Backs

Larger Upper Floor Step Backs

  Balance the two

Larger Building Setbacks

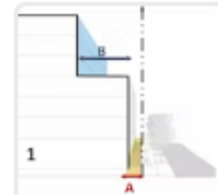
  Largest Building Setbacks

**Submit**

MENTI.COM: 3749 7302



Acton Street: Should we prioritize Upper Floor Step Backs or Building Setback on Acton Street?

  Largest Upper Floor Step Backs

Larger Upper Floor Step Backs



# Virginia Street



Virginia Street: Should we prioritize Upper Floor Step Backs or Building Setback on Virginia Street?

Largest Upper Floor Step Backs

Larger Upper Floor Step Backs

Balance the two

Larger Building Setbacks

Largest Building Setbacks

Submit

MENTI.COM: 3749 7302



Virginia Street:  
Should we prioritize  
Upper Floor Step  
Backs or Building  
Setback on Virginia  
Street?

Largest Upper Floor Step Backs

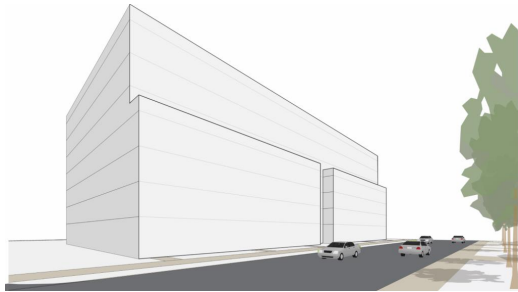
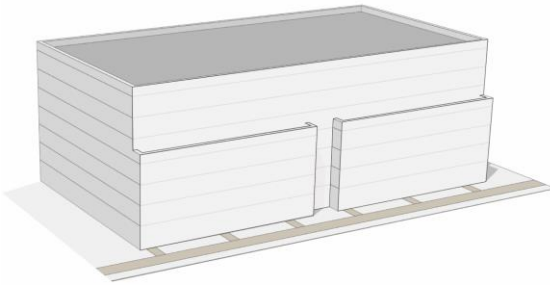
Larger Upper Floor Step Backs



# Building Form Types

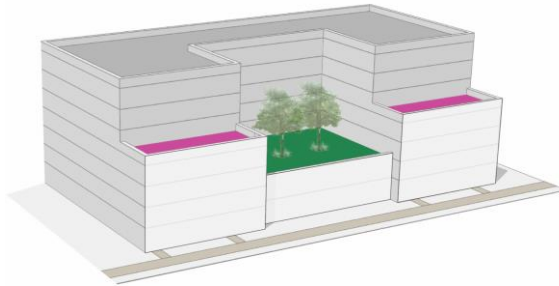
# Building Form Types

## A) Minimum Step Back



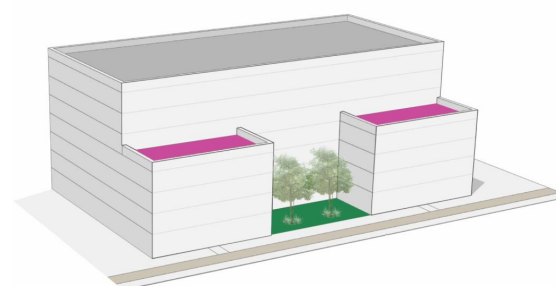
- Full primary façade located at building setback line
- Minimal upper floor step back above 4<sup>th</sup> floor
- Fully building height visible from sidewalk

## B) Upper Story Courtyard



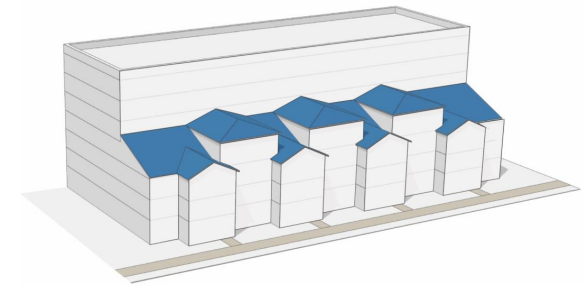
- Full primary façade located at building setback line
- Upper story massing creates courtyard facing the street
- Secondary façade includes only narrow ends facing the street

## C) Frontage Court



- Primary façade broken into segments with ground floor frontage court
- Secondary façade extends full length of the building
- Upper stories not fully visible from sidewalk because of upper story setback

## D) Rowhouse Frontage



- Primary façade modulates to create rowhouse form
- Secondary façade extends full length of the building
- Upper stories not fully visible from sidewalk because of upper story setback





# Sacramento Street




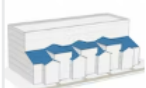
Sacramento Street: Please select the two building form types most appropriate for Sacramento Street?

You may choose up to 2 options.

 Minimum Step Back

 Upper Story Courtyard

 Frontage Court

 Rowhouse Frontage


2 choices left


MENTI.COM: 3749 7302



Sacramento Street:  
Please select the two building form types most appropriate for Sacramento Street?

You may choose up to 2 options.

 Minimum Step Back




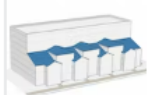
 Upper Story Courtyard

# Delaware Street



Delaware Street: Please select the two building form types most appropriate for Delaware Street?

You may choose up to 2 options.

-  Minimum Step Back
-  Upper Story Courtyard
-  Frontage Court
-  Rowhouse Frontage

2 choices left



Submit

MENTI.COM: 3749 7302



Delaware Street:  
Please select the two building form types most appropriate for Delaware Street?

You may choose up to 2 options.


-  Minimum Step Back
-  Upper Story Courtyard


# Acton Street




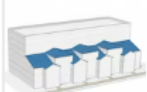
Acton Street: Please select the two building form types most appropriate for Acton Street?

You may choose up to 2 options.

 Minimum Step Back

 Upper Story Courtyard

 Frontage Court

 Rowhouse Frontage

2 choices left


**Submit**


MENTI.COM: 3749 7302



Acton Street: Please select the two building form types most appropriate for Acton Street?

You may choose up to 2 options.

 Minimum Step Back


 Upper Story Courtyard


# Virginia Street





Virginia Street: Please select the two building form types most appropriate for Virginia Street?

You may choose up to 2 options.

 Minimum Step Back

 Upper Story Courtyard

 Frontage Court

 Rowhouse Frontage


2 choices left


MENTI.COM: 3749 7302



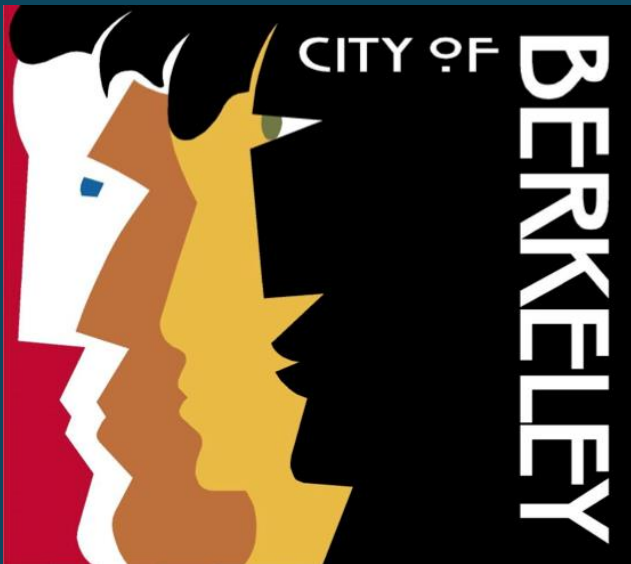
Virginia Street:  
Please select the  
two building form  
types most  
appropriate for  
Virginia Street?

You may choose up to 2 options.

 Minimum Step Back

 Upper Story Courtyard

# Thank you!



## OFFICE HOURS

- Thursday, December 1st 6:00pm to 7:30pm (on Zoom)
- Monday, December 5th, 6:00pm to 7:30pm
  - West Berkeley Branch Library

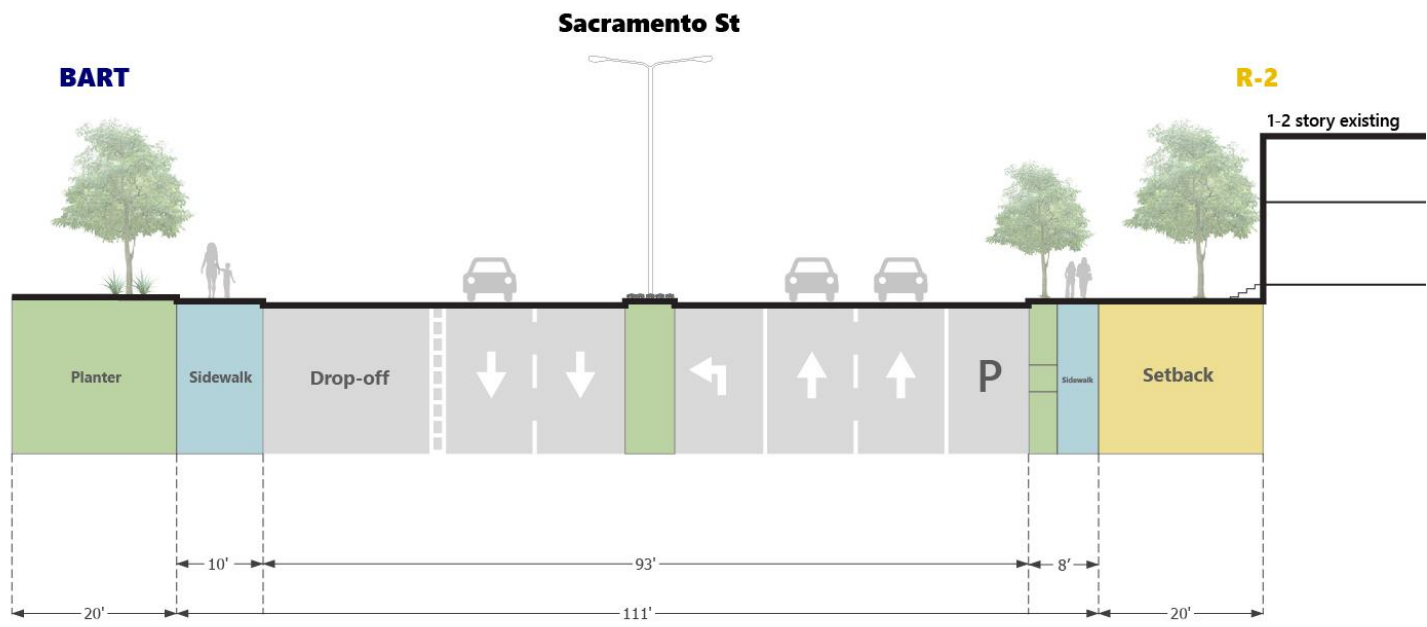
## ODS MEETING #2

- January/February 2023

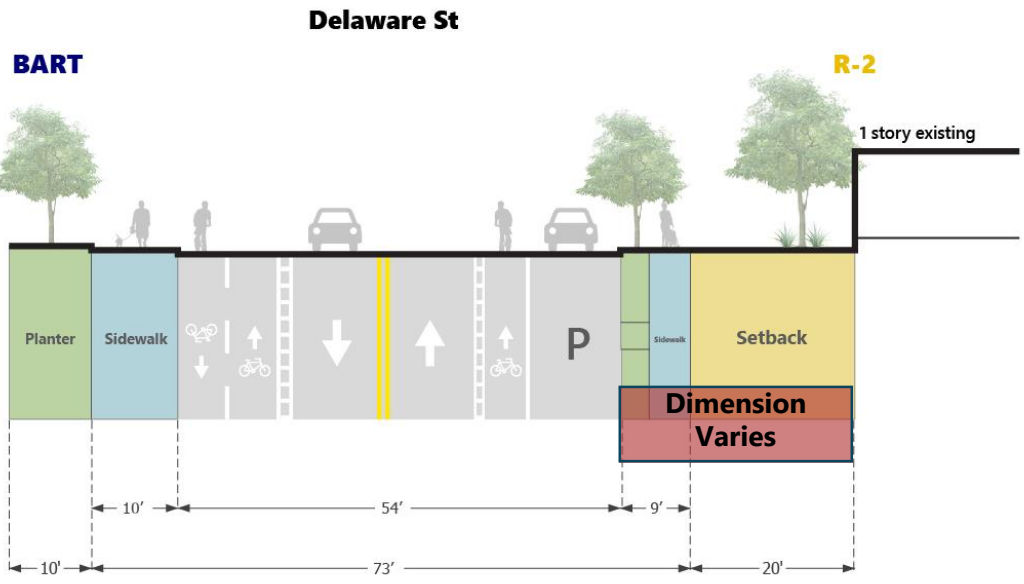
## QUESTIONS/COMMENTS/FEEDBACK

- [bartplanning@cityofberkeley.info](mailto:bartplanning@cityofberkeley.info)

# Sacramento Street

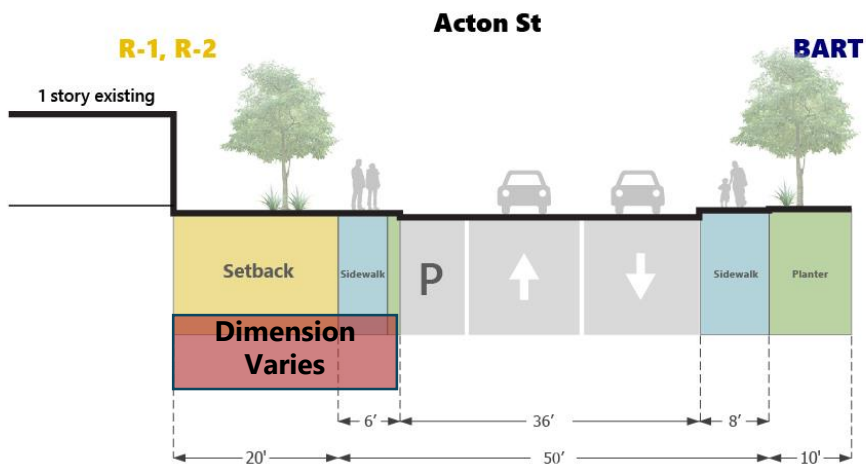


# Delaware Street



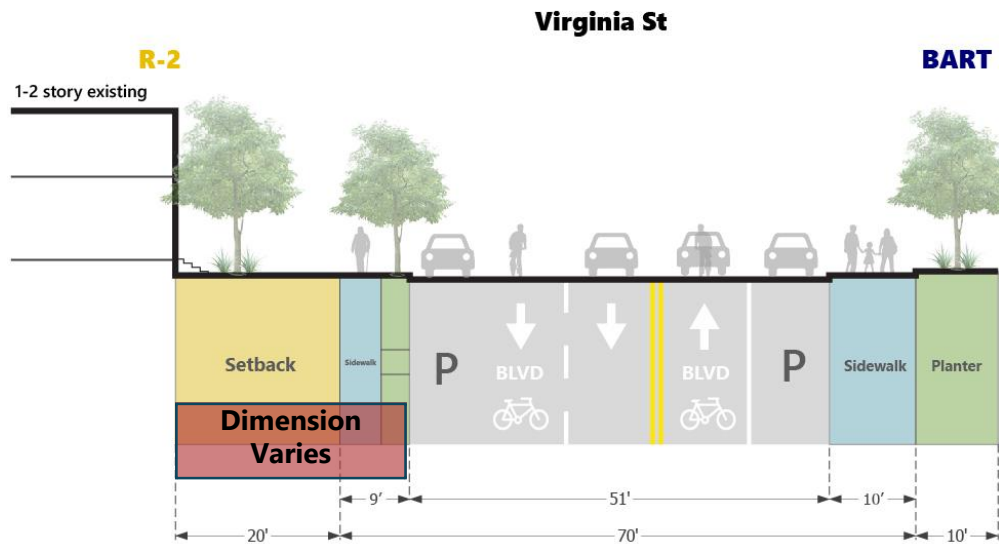
North Berkeley BART – ODS | 87

# Acton Street





# Virginia Street



# Thank you!

