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Appendix E Objective Design Standards

- Public Review Draft -

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Introduction

Applicability

The intent of the Objective Design Standards (ODS) is to allow flexibility and creativity in design while providing a clear set of standards and expectations that align with the San Pablo Avenue Specific Plan. The ODS apply to new private development in the Specific Plan Area, with the exception of automotive uses on an automotive site (BMC Section 23.204.140.B.3 (Automotive Uses)). The ODS are in addition to the development standards found in this chapter and the City’s Zoning Ordinance. The standards are organized by topic area and building type, which are described in greater detail in the following section. The applicability of certain standards by building type is indicated in the name and in parentheses following the title (e.g., (M/L)).

Building Types

The following objective design standards provide design requirements based on the size and type of residential buildings. The name and definition of residential building types allowed and encouraged within the Specific Plan are as follows:

Small/Middle Housing (S)

Small and middle housing types include townhomes, triplexes/quadplexes, multiplexes, and low-rise/courtyard apartments. These housing types are typically similar in scale and form to a single-family house, usually 3 stories in height. They feature individual yards and/or shared open space and surface, tuck-under, or garage parking.



Townhomes

Townhomes are **attached single-family units** that share a common wall. Townhomes are typically configured into clusters of 2 to 8 individual attached units.



Triplex/Quadplex

Triplexes and quadplexes are **walk-up buildings featuring 3 (triplex) or 4 (quadplex) dwelling units** that typically share a single entry or feature individual unit entries from the street. Dwelling units may be oriented side-by-side and/or are stacked atop one another.



Multiplex

Multiplex apartment buildings are single buildings featuring **5 or more dwelling units** arranged side-by-side and/or stacked, typically with a shared entry or individual unit entries from the street. Multiplex buildings feature dwelling units that are generally accessed through a shared elevator and corridor.



Low-Rise/Courtyard Apartments

Low-rise and courtyard multifamily developments are generally made up of two or more buildings typically two to four stories in height, organized around a shared courtyard/central open space. Unit types may include multi-level townhomes, stacked flats, or a combination of both. They typically feature individual entries or shared entryways accessed from the courtyard, the street, or both.

Medium/Mid-Rise Multi-Family Housing (M)



Mid-rise building types are typically 4-8 stories in height and feature shared entries, surface and/or underground or wrapped parking, and private and/or shared open space. Medium-scale, mid-rise buildings include stacked apartments with ground-level residential entries/stoops, podium buildings (residential units above a concrete podium base that may contain structured parking or non-residential ground-floor uses), and wrapped multi-family structures (residential units wrapped around a central parking structure (typically concrete)).

Large/High-Rise Multi-Family Housing (L)



Large-scale, high-rise buildings include podium buildings and wrapped multi-family structures typically 9-12+ stories in height. They are often designed with a clear podium and tower form, with a smaller tower footprint above the base to reduce perceived bulk and improve light and air access. Units include shared entries, underground or wrapped parking, and shared open space.

Building Modulation and Articulation

Intent:

- Reduce the perceived scale, massing, and bulk of buildings through modulation and reductions in upper floor massing.
- Create cohesive and well-crafted building façades with human-scaled details and variations on large facades that support a comfortable, engaging pedestrian experience.
- Encourage high-quality materials that provide visual interest and promote long-term durability.
- Ensure compatibility in scale and character, solar access, and privacy for residential properties adjacent to the corridor.
- Balance predictability with creative flexibility to support high-quality and context-sensitive architecture along the corridor.

Modulation and Articulation

Medium + Large Buildings (M/L)

The following standards apply to medium/mid-rise and large/high-rise building types. **Primary Building Façade** is defined as San Pablo Avenue and the following cross streets in the Nodes – Gilman, Cedar and Hopkins, University, Dwight, and Ashby.

ODS.1 Maximum Building Length: Buildings shall not exceed 300 feet in length or width.

ODS.2 Major Massing Breaks: Medium and large buildings shall provide major massing breaks as follows:

- a. Primary Building Facades **between 100 and 200 feet in length** shall provide at least one major massing break that is at least 6 feet wide and 5 feet deep, and extends the full building height, including the roofline.
- b. Primary Building Facades **greater than 200 feet in length** shall provide at least two major massing breaks. One shall be a minimum 15 feet wide and 5 feet deep, extend the full building height, and include a roofline break. The second break may be minimum 6 feet wide and 5 feet deep, extending from the second floor through the roofline.
- c. Facade planes shall not exceed 150 feet measured from a building corner or major building break.
- d. Facades abutting a property line may reduce major break depth to minimum two feet for the first floor. Planters up to three feet in height are allowed where a major break meets the ground.



ODS.3 Reduced Massing for Large/High-Rise Buildings. Buildings over eight stories shall provide a variety of building heights and reduce upper floor massing through one or more of the following techniques:

- a. Building floorplates above eight stories shall be less than 75% of ground floor or Podium-Level area =, whichever is less.
- b. Step back façades above eight stories along minimum 60% length facing a public right-of-way, private street, or publicly accessible pathway. Step back shall be a minimum of six feet in depth.

ODS.4 Vertical Rhythm/Façade Articulation. Building facades facing publicly accessible streets, pathways, and/or open spaces shall express a vertical rhythm and pattern that reflects the size and scale of a residential unit and/or individual rooms or shall be designed with custom details to create an ornamental facade. Facade planes 75 feet or longer and fronting a public street or publicly accessible space shall meet **either** the **Minor Massing Breaks** or **Ornamental Facades** standard below. Facade planes are measured from corner of building to corner of the building or major break.



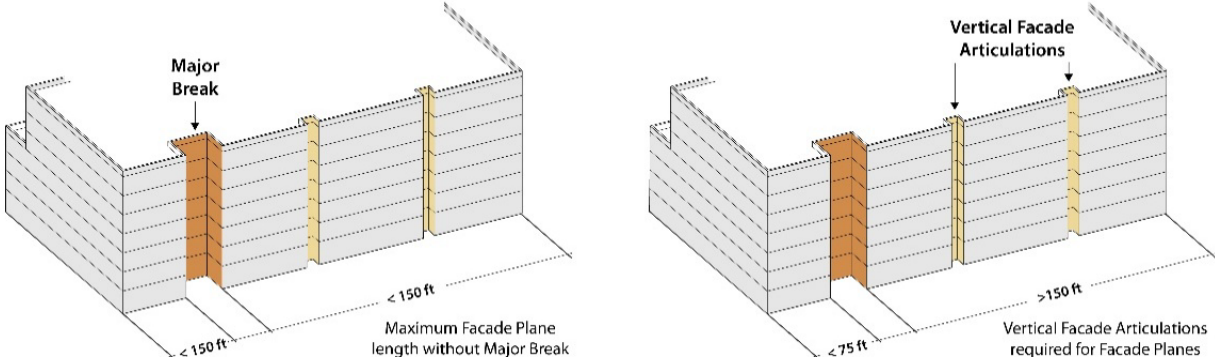
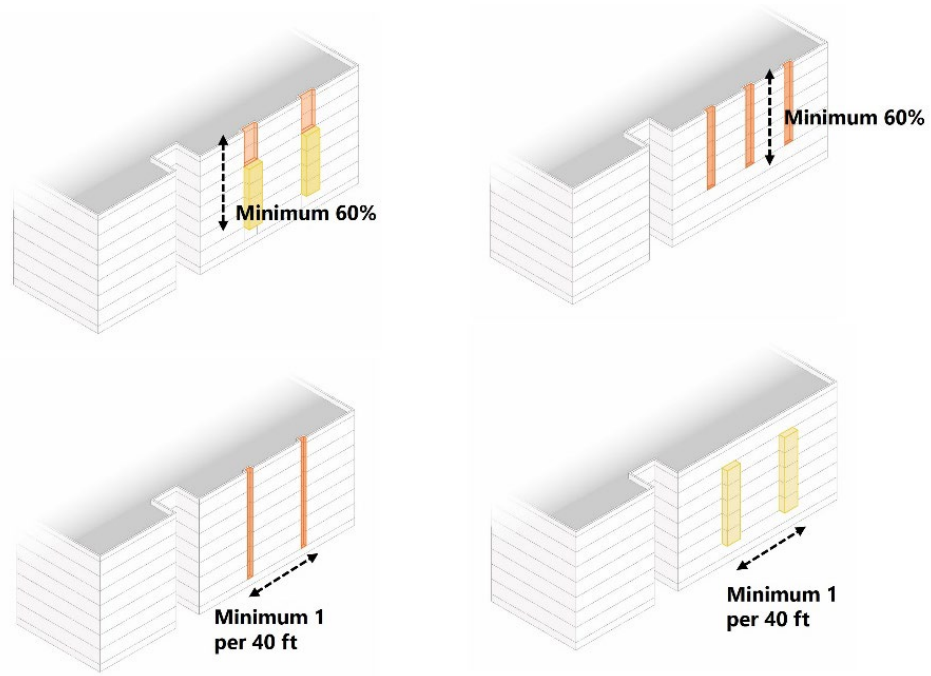


Diagram of Major Breaks and Vertical Façade Articulations

- a. **Minor Modulation/Massing Breaks:** A vertical recess, projection, or change in the facade plane of the building massing shall occur at an average minimum of one per 40 feet of linear facade length with no facade length greater than 50 feet in width without a vertical recess, projection, or change in the facade plane that meets the standards below.
 - i. The vertical recess, projection, or change in the facade plane of the building massing shall be at least 2 feet deep.
 - ii. The vertical recess, projection, or change in the facade plane shall occur for a minimum 60% of the facade height measured from the average ground plane to the top of structure for the specific facade plane of the minor break/modulation.
 - iii. The recess or change in the facade plane shall be minimum 2 feet and maximum 40 feet wide. Recesses and changes in the facade plane shall extend through the roof plane.
 - iv. The projection shall be minimum 4 feet and maximum 15 feet wide.
 - v. Change in plane may be a combination of recesses and projections that meet the standards above.



Source: Ashby BART West Lot Objective Design Standards (ODS)

Diagram of Vertical Façade Articulation Types. Source: Ashby BART West Lot Objective Design Standards (ODS)

b. Ornamental Facade.

- i. Ornamental facades shall include a distinct building base, middle, and top. The top shall be defined by a cornice with a minimum height of 8 inches and minimum projection depth of 6 inches. Cornices defining a building top shall have at least two depth levels.
- ii. Ornamental facades shall exceed 5% of the facade area. Ornament shall include features such as cornices, sculptures, artistic inlays or reliefs, decorative tile, decorative molding around windows, or other artistic additions to the facade. Ornamentation must deviate in color or material from the wall material behind it or be of high-quality material such as brick, stone, ceramics, metal, wood, tile, or fiber-cement board. Ornament shall not include built-up stucco trim or molding (also known as “plant-ons”).
- iii. Windows shall be punched with a minimum recess of 4 inches from the facade.



Diagram of Ornamental Façade. Source: Ashby BART West Lot Objective Design Standards (ODS)

ODS.5 Facade Articulation. All facades shall include at least **two** of the following facade articulation strategies to create visual interest, which may also serve to satisfy other required elements, such as façade rhythm (see ODS.4):

- a. Recesses. Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, entryways, or similar strategies.
- b. Projections. Vertical and horizontal projections such as projecting entries, bay windows, shading and weather protection devices (for windows), decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth. Unless otherwise noted, architectural projections shall be a minimum of four inches in depth.
- c. Datum Lines. Horizontal lines that continue the full length of the building, such as cornices, with minimum height of 8 inches and minimum projection depth of 6 inches.
- d. Balconies. Balconies or Juliet balconies. Balconies shall be a minimum of five feet wide and deep ; Juliet balconies shall be a minimum of 12 inches deep and three feet wide.
- e. Screening Devices. Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies.
- f. Ornamental Light. Ornamental building-mounted lighting.



ODS.6 Treatment of Corner Buildings. Buildings at the corners of San Pablo Avenue and Dwight Way, Cedar Street, Ashby, University, and Gilman Avenues shall include the following special features:

- a. Massing at corner:
 - i. Locate building facade at the minimum front and side setback or build-to lines for minimum 50 feet combined along both frontages at corner; OR set back the building corner to provide a privately owned public open space (POPOS). For minimum POPOS dimension(see *LU-S.2 Privately-Owned Public Open Space within Nodes*). For POPOS policy, see *PR-P.18 Privately Owned Public Open Spaces* in **Chapter 5 Streets**.
- b. Entrance Proximity: ground floor retail entrance or primary building entrance shall be within 25 feet of building corner.
- c. Corner articulation: The corner of the building shall include one or more of the following features:
 - i. A different material application and/or fenestration pattern from the rest of the façade.
 - ii. Height variation of at least four feet greater or less than the abutting primary facade.
 - iii. A special architectural feature : a rounded corner, chamfered/cut corner, or tower/cupola..



ODS.7 Blank Walls. Along publicly accessible streets, sidewalks, pedestrian pathways, and open space areas, blank walls (facades without doors, windows, landscaping treatments, or public art) shall not exceed 20 feet in length for ground floor storefront frontages, and 30 feet in length for all other frontage types.

ODS.8 Treatment of All Facades. All facades of buildings on a block shall be designed and detailed in a similar manner, except for interior courtyards and interior side facades of interior lots at the zero lot line. Interior side facades at the zero lot line shall be enhanced with public art or landscaping to create visual interest and to strengthen the identity of the neighborhood.

Small/Middle Housing (S)

The following standards apply to small/missing middle housing building types. Standards with the word “Townhome” in the title of the standard only apply to the townhome building type. Others apply to all small/middle housing building types.

ODS.9 Townhome Along a Central Path/Outdoor Space.

When townhomes face eachother along a landscaped central path/open space (personal and/or common), the open spaceshall be a minimum width of 30 feet from building face to building face (balconies may project up to 5 feet from either building face). Other building projections are allowed to encroach within the minimum width of the common path/open spaceper MMC Section 17.42.070 (Yards).



Townhomes facing street.

ODS.10 Townhome Massing. The maximum number of townhouse units in any one contiguous building is 8.

ODS.11 Modulation. Residential units shall employ *at least two* of the following building modulation strategies:

- a. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
- b. Use of balconies, front porches, overhangs, or covered patios; and/or,



Townhomes facing central courtyard.

- c. Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.

ODS.12 Articulation. All building elevations that face a street, open space, or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features which provide articulation and design interest:

- a. Variation in texture or material;
- b. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection;
- c. Railings with a design pattern and materials such as wood, metal, or stone;
- d. Decorative trim elements which could include door surrounds with at least a two-inch depth, decorative eave detailing, and belt courses;
- e. Decorative window elements which could include lintels, shutters, and window boxes; and/or,
- f. Roof overhangs at least 24 inches deep.



Decorative eave detailing, window lintels, and railings.

ODS.13 Corner Side Units. Any end unit where the side facade faces a public right-of-way, private street, or publicly-accessible pathway is considered a Corner Side Unit and shall meet the following standards:

- a. The Corner Side Unit building facade shall be at least 15 percent glazed.
- b. The Corner Side Unit facade shall have at least one architectural projection that projects a minimum of 18 inches from the street facing facade (e.g., bay windows on the exterior of the house, canopies/screening devices, etc.) with a minimum width of two feet.



ODS-14 Townhome Variation. In addition to the requirements above, attached side-by-side dwelling units shall be distinguished through methods such as:

- a. Variations of two feet or more between the horizontal planes of the primary entrance façade of adjacent units.
- b. A change in roof orientation between adjacent units (e.g., a gable roof adjacent to a hipped roof). If rowhomes are proposed with no roof variation, then change of entry and additional feature is required, such as bay or box window.
- c. A roof line offset of at least 18 inches for each unit exposed on the associated elevation.
- d. Change of colors or materials.
- e. Change of entry design.

Stepbacks/Neighborhood Transitions (M/L)

The following standard applies to medium/mid-rise and large/high-rise building types and provides a specific design requirement to ensure compatibility in scale and character, solar access, and privacy for existing low-density residential properties adjacent to the corridor.

ODS.15 Transition to Lower Density Building Types. When a building has a rear and/or interior side property line abutting an R-1, R-2, or R-2A zoned parcel, all floors above 5 stories shall be stepped back from the floors below by a minimum of 10 feet.

Roof Treatments (S/M/L)

The following standards apply to all building types.

ODS.16 Roof Edge Treatment. Buildings shall have at least one of the following roofline edge treatments:

- a. A decorative cornice treatment (other than just colored "stripes" or "bands"). Cornices shall project a minimum of six inches from the facade.
- b. A sloped roof with overhangs and brackets.
- c. A parapet, which shall include a cap and corner detail to create a shadow line to enhance the building.



ODS.17 Minimum Depth of Overhanging Eaves. Overhanging eaves, if provided, shall extend a minimum of 18 inches beyond the supporting wall.

Fenestration (S/M/L)

The following standard applies to all building types.

ODS.18 Windows shall meet ONE of the following requirements. Built-up stucco trim or molding (also known as "plant-ons") are prohibited.

- a. Windows shall be recessed at least three inches from the plane of the surrounding exterior wall or shall be framed with a minimum projection of 4 inches from the façade.
- b. Windows shall provide a combination of trim and recess with a minimum one-inch recess and two-inch trim.
- c. Windows that are flat or flush with the facade are prohibited unless applied to a recessed portion of the building facade with a minimum of four inches in depth. Vertical window edges shall be directly adjacent to recess.



Framed windows and windows within a recess

Colors and Materials (S/M/L)

The following standards apply to all building types.

ODS.19 Variation in Materials and Colors. Buildings shall include at least three variations in material type, material size, texture and pattern, and/or color. Colors should be used to bring out contrast between walls, windows, and trim. Use of color is encouraged to make the area vibrant. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, base bulkheads, and trim.

ODS.20 Material Changes at Corners. A change in material shall be offset by a minimum of two inches in depth. Materials shall



continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

ODS.21 Durable Materials. Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Low quality materials such as T1-11 siding, plywood, plastic and plastic laminate siding, fiberglass, foam trim (EIFS), vinyl, and flat grill windows are prohibited.

ODS.22 Building Component Colors. All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface. Alternatively, gutters and downspouts may be a decorative material such as copper.

Ground Floor Design

Intent:

- Create active, transparent, and visually engaging ground floors that enliven the street, enhance safety, and contribute to a vibrant pedestrian environment.
- To encourage design elements—such as entries, windows, and frontage types—that clearly define the transition between public and private space.
- To provide ground floor space for inviting retail and commercial frontages that promote visibility into interior spaces and provide opportunities for outdoor dining and gathering.
- To design ground floor residential uses to support privacy while offering individual unit identity and contributing to street-level activity.
- To provide weather protection and other comfort features to ensure ground floors are welcoming and usable in all seasons.

Ground Floor Typologies

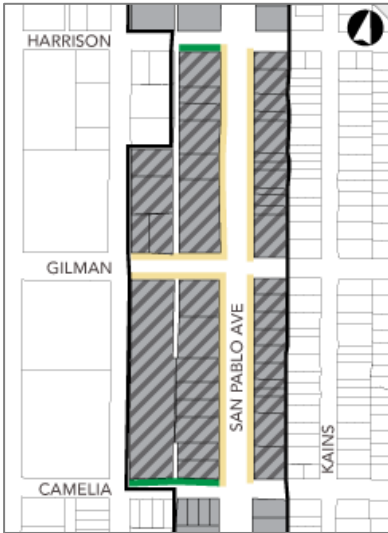
As established in *LU-P.10 Establish Ground Floor Typologies to Promote Pedestrian-Scaled and Flexible Ground Floors*, each of the four ground floor typologies has distinct design standards for the interface of the building and the street:

Storefront Ground Floor: Provides the highest level of visibility from the sidewalk into the interior. This type provides a low proportion of “blank” walls, high window percentage and frequent entries. Storefront Ground Floor Design is required within the nodes, except where shown in Figure ODS.1 and subject to corner wrap standards (see OD-S.6.).

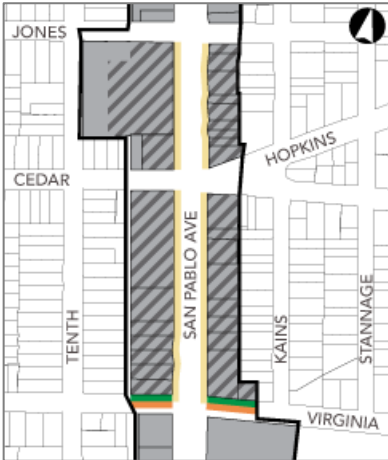
Other Non-residential Ground Floor: Allows greater flexibility in design and use and subject to standards under *Other Non-residential Ground Floor*.

Active Residential Ground Floor: Applies to residential units located at the ground floor and is subject to standards under *Active Residential Ground Floor*.

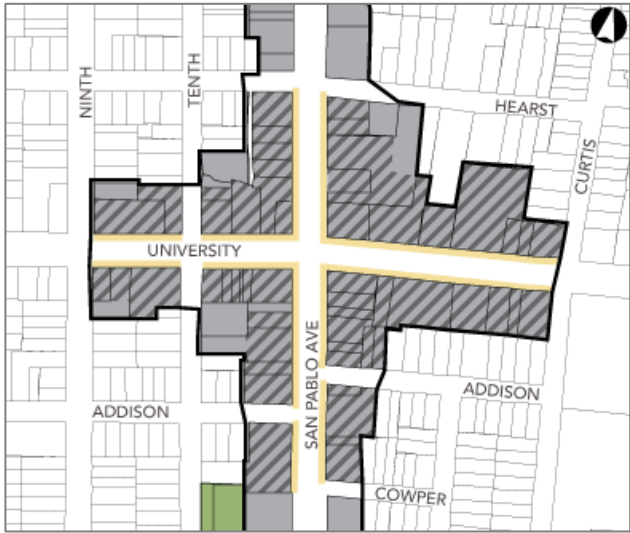
Live-work: Applies to ground floor spaces designed to combine living and working, subject to Standards Under *Live-work*.



Gilman Node



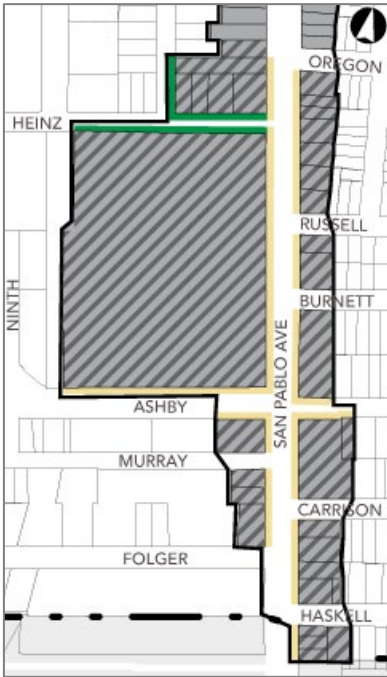
Cedar Node



University Node



Dwight Node



Ashby Node

LEGEND

- Storefront Ground Floor required
- Other Non-Residential Ground Floor allowed in Node
- Residential Ground Floor allowed in Node
- Specific Plan Boundary
- Parcel in Specific Plan Area
- Specific Plan Designated Nodes
- City of Berkeley Boundary

Required and Allowed Frontage Types in Nodes

Storefront Ground Floor

The intent of the Storefront ground floor frontage type is to provide a building form that will be functional for active commercial uses where the design of the building provides visibility between the public realm of the sidewalk and the activities of the business inside the building.

Frontage Setbacks and Character

Generally the building frontage has a zero setback, although a building entry forecourt can be provided (see Entries standards below). A sidewalk easement can be provided to allow for outdoor dining, display spaces, and other extensions of the public sidewalk.

Setbacks. See *LU-S.4 Development Standards*, Table 3.1 for lot line setbacks.

Landscaping. See **Chapter 5 Streets**, PR-S.1 for Frontage Zone dimensions and landscaping requirements.



Ground Floor Dimensions + Interior Requirements

ODS.23 Storefront Ground Floor Height. The minimum ground floor height for commercial/retail space with a Storefront frontage is 15 feet floor-to-floor).

ODS.24 Tenant Space Depth. All ground floor commercial/retail tenant spaces shall be at least 40 feet deep for a minimum of 50% of primary street building facades in Tier 1 Nodes. All other commercial frontages shall be a minimum 30 feet in depth. Sidewalk easements/outdoor dining may count towards the minimum depth.

ODS.26 Venting/Grease Interceptors. All commercial/retail spaces in the Nodes shall provide grease interceptors and vertical mechanical chases for venting. The grease interceptor(s) shall be underground and “stubbed in” the infrastructure. Residential units above commercial spaces shall be constructed with mechanical shafts to the roof. The development plans must show the location(s) of grease interceptors and the vertical mechanical chase. Side discharge vents are discouraged.



Entries

ODS.27 Number and Orientation of Primary Entries. Each ground floor tenant shall have its own primary ground-floor entrance. Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).

ODS.28 Weather Protection. Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.

Windows + Façade Design

ODS.29 Transparency. Storefronts shall contain transparent openings, doors, and windows for a minimum of 60% of the total wall area located between three and seven feet above ground level for the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Transparent glazing shall have a visible light transmittance (VT) greater than 80%, without tint or coloration in the glass substrate.



ODS.30 Bulkheads and Solid Base Walls. If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.

Recommendation: Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront.

ODS.32 Awning and Canopies.

- a. Awnings and canopies shall provide a minimum of eight feet of vertical clearance over the sidewalk.
- b. When transom windows are provided above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
- c. Awnings may be fixed or retractable.
- d. Awnings, canopies, and other weather protection elements shall not extend across more than 80 percent of the facade. Instead, individual segments shall be divided into sections to reflect the major vertical divisions of the facade and shall be installed over each shopfront entry or set of shopfront windows. Awnings shall not extend across wall sections, across multiple sets of windows, or over columns or structural piers/pilasters.
- e. Awnings and canopies shall be made of acrylic, glass, wood (synthetic or weather treated), metal, or a combination of such materials. Canvas, cloth, vinyl and plastic awnings are prohibited. All awnings and canopies shall be maintained in good condition and repaired or replaced as needed.



Service Access

ODS.33 Service Access. Refuse, recycling, and other service areas for non-residential tenants shall be accessible to building tenants via a service corridor or similar (see also Services and Utilities section below).



Other Non-Residential Ground Floor

Setback and Frontage Character

The intent of this ground floor type is to allow more flexibility in building design outside of nodes. The flexibility allows for frontages that may directly meet the desires of a broader range of non-residential uses, such as offices, maker spaces, doctors’ offices, and other uses. This frontage type also applies to lobbies, common amenity spaces (e.g., gyms, community rooms), leasing offices, and similar shared ground floor spaces in residential and mixed-use buildings with the exception of locations where a storefront frontage type is required.

Setbacks. See *LU-S.4 Development Standards*, Table 3.1 for lot line setbacks.

Landscaping. See **Chapter 5 Streets**, PR-S.1 for Frontage Zone dimensions and landscaping requirements.



Ground Floor Dimensions

ODS.34 Non-Residential Ground Floor Height. The minimum ground floor height for other non-residential uses (e.g., office) is 15 feet floor-to-floor.

ODS.35 Non-Residential Ground Floor Depth. All ground floor non-residential frontage shall be a minimum 30 feet in depth.

Entries

ODS.36 Orientation of Primary Entries. Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).

ODS.37 Number of Entries. At least one pedestrian entry is required for each building on a primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.

ODS.38 Weather Protection. Primary entries for individual tenant entries shall include weather protection that is minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods. Primary entries for shared tenant entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.



Windows + Façade Design

ODS.39 Transparency. Other non-residential ground floor facades shall contain transparent openings and windows for a minimum of 50% of the total wall area located between three and seven feet above ground level of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Transparent glazing shall have a visible light transmittance (VT) greater than 80%, without tint or coloration in the glass substrate.

ODS.40 Awnings and Canopies. See “Awnings and Canopies” standard in Storefront Ground Floor section above.

Residential Ground Floor

Setback and Frontage Character

The intent of the residential ground floor frontage type is to allow for residential ground floor units and entries (e.g., stoops, terraces) that foster social interaction and activate the street, while providing appropriate transitions between public and private space.

Setbacks. See *LU-S.4 Development Standards*, Table 3.1 for lot line setbacks.

ODS.41 Front Setback Landscaping. A minimum of 30% of the front setback area shall be landscaped.



Ground Floor Dimensions

ODS.42 Minimum Height Above Grade for Ground Floor Units. To provide privacy to ground floor residential units, the finished floor of units facing publicly-accessible streets or pathways shall be raised a minimum 2 feet above sidewalk grade and windowsills shall be a minimum 3 feet above finished floor height (ADA units are exempt from this requirement) or shall be set back an additional 2 feet (minimum of 6 feet and a maximum of 8 foot setback)

Entries

ODS.43 Primary Shared Residential Entries. Primary entries shared by multiple units (e.g., leading to upper stories) along street frontages shall meet the following standards (excludes individual residential entries). See ODS.58 (Building Access) for additional entry requirements for through-block sites.

- a. At least one pedestrian entry is required for each building on a primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.
- b. At least one primary shared building entrance shall be provided for every 200 feet of building frontage.
- c. Primary shared building entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combination).
- d. Primary shared entries shall provide weather protection that is a minimum eight feet wide and six feet deep by fully or partially recessing the entry, providing an awning/canopy, or using a combination of these methods.



ODS.44 Primary Individual Residential Entries.

- a. 100% of ground floor residential units that face a public right-of-way shall have unit entries that face the street. A minimum of 50% of the ground floor residential units that face a publicly-accessible path or open space shall have unit entries that face the path or open space (senior units or other deed-restricted units for special populations are exempt).
- b. Primary ground-floor entrances serving individual residential units shall include weather protection that is a minimum of four feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.



Windows + Façade Design

ODS.45 Transparency. Residential ground floor facades shall contain transparent openings and windows for a minimum of 30% of the total wall area located between four and seven feet above ground level of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Transparent glazing shall have a visible light transmittance (VT) greater than 80%, without tint or coloration in the glass substrate.

Live/Work

In addition to the requirements of BMC Chapter 23.312 (Live/Work), live/work units shall meet the following design standards, and these standards take precedent over any conflicts with the BMC chapter.

Open Space

ODS.46 Open Space.

- a. At least 40 square feet of usable open space shall be provided for each live/work unit.
- b. For live/work units established through change of use of an existing building, the Zoning Adjustments Board (ZAB) may approve a Use Permit to substitute interior space accessible to all residents for the required open space in the project, if it finds that it is not practical or desirable to provide exterior open space.

Setback and Frontage Character

Setbacks. See *LU-S.4 Development Standards*, Table 3.1 for lot line setbacks.

Landscaping. See **Chapter 5 Streets**, PR-S.1 for Frontage Zone dimensions and landscaping requirements.

ODS.47 Business Presence. Live/work units shall have a business presence on the street by providing one of the following:

- a. Window display spaces at least four feet in depth.
- b. Roll-up doors at the street or storefront style windows that allow interior space to be visible from the street.
- c. A business entrance that is oriented towards the street with a sign or other means that identifies the business. .

Ground Floor Dimensions + Interior Requirements

ODS.47 Ground-Floor Height. The minimum ground floor height for live/work units is 15 feet floor-to-floor.

ODS.48 Minimum Non-Residential Portion Design and Dimensions. The portion of each such live-work unit in which work/business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live/work unit, or on the ground floor with the live portion located on an upper floor. If the workspace is less than 300 square feet, the unit is considered a dwelling unit and is subject to all requirements applicable to dwelling units. The non-residential portions of the unit shall meet the following:



- a. 15 feet minimum interior depth of work/business space.
- b. Not contain any of the primary features of the residential (live) portion of the live/work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub; and
- c. Include a divider or partition between the non-residential and residential portions of the unit.
- d. Must be reserved for and regularly used by one or more live/work unit residents and be consistent with City administrative guidelines for live/work design.

ODS.49. Kitchen. A cooking space and sanitary facility in conformance with applicable building standards adopted by the City is required.

ODS.50 Ventilation. All live/work units shall be provided with at least one operable window. A ventilation system shall be installed subject to the approval of the Chief Building Official and Fire Marshal for any live/work activity which requires additional ventilation, or which generates hazardous fumes or dust.

Entries

ODS.50 Entries. Each live/work unit shall have a pedestrian entry on the street-facing facade that provides direct access to the non-residential portion of the unit. A separate entry for the residential portion of the unit shall be provided through a consolidated/central entrance or individual residential entries accessed from an interior corridor or located at the rear or side of the building.

ODS.51 Weather Protection. Primary ground floor entrances shall include weather protection that is a minimum four feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.

Windows + Façade Design

ODS.52 Transparency. Live/work ground floor facades shall contain transparent openings and windows for a minimum of 40% of the total wall area located between three and eight feet above ground level of the first floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Transparent glazing shall have a visible light transmittance (VT) greater than 80%, without tint or coloration in the glass substrate. Transparent areas shall be designed and maintained to provide views into and out of the non-residential portion of the live/work unit.

ODS.53 Bulkheads and Solid Base Walls. If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.

Licensing and Operations

ODS.54 Business License. At least one resident in each live/work unit shall maintain at all times a valid City Business License and Zoning Certificate or Use Permit for a business on the premises.

ODS.55 Unit Rental and Sale. No portion of a live/work unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.

Change of Use

ODS.56 Change of Use.

- a. To change a dwelling unit to a live/work unit, the findings required by BMC Section 23.326.040 (Eliminating Dwelling Units through Conversion and Change of Use) must be made.
- b. Establishing or changing the work use of a live/work unit to medical offices or group instruction requires ZAB approval of a Use Permit subject to BMC Section 23.312.050.
- c. Outside of Nodes, live/work units may be changed to exclusively residential use or the residential floor area increased only if all requirements for establishing a residential use are met.
- d. Live/work units may be changed to exclusively commercial use, provided that they are on the ground floor. All such changes are subject to BMC Section 23.326.040 (Eliminating Dwelling Units through Conversion and Change of Use).

Private Open Space

Intent:

- Encourage publicly-accessible open spaces at key nodes to foster community interaction and activate the public realm.
- Promote integration of open space as an essential element of site and building design, with usable, well-landscaped areas at ground level, podiums, and rooftops.
- Provide meaningful outdoor spaces that enhance resident quality of life and support a range of social, recreational, and passive uses.
- Ensure that common open spaces are functional, shaded, and furnished to support gathering, play, health, wellness, and relaxation.
- Provide private outdoor areas, such as balconies and terraces, that offer individual access to fresh air, views, and personal retreat.

Privately Owned Public Open Spaces (POPOS)

POPOS are encouraged in new developments. See the following for policies and standards for POPOS:

- **Chapter 3: Land Use**, *LU-S.2 Privately-Owned Public Open Space within Nodes.*
- **Chapter 5 Streets** *Public Realm Expansion and Improvements.*



Publicly-accessible Plaza

Common Private Open Space

Common private open spaces are shared and accessible only to building residents and their visitors. They can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped. Common private open spaces may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, rooftop amenities, and community rooms. Required setback areas with a dimension of less than 20 feet shall not be counted toward common private open space requirements. See *LU-S.2 Privately-Owned Public Open Space within Nodes* for potential use of POPOS to reduce the requirement for common private open space. POPOS design standards are defined in *LU-S.2* and *PR-P.18 Privately Owned Public Open Spaces.*

ODS.57 Common Private Open Space Design and Dimensions.

Common private open spaces shall meet the following standards:

Dimensions. Minimum dimension of 20 feet in any direction and 400 square feet in area. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.

- a. **Shading.** A maximum of 25% of the common open space square footage may be covered by a shading device, roof structure, building balcony, bay, or other building extension at least 8 feet above grade of open space.



- b. **Seating.** The open space shall include seating (e.g., benches, planter seats, etc.) and provide required ADA access to seating and tables.
- c. **Landscaping.** A minimum of 40% of the open space area shall be planted with trees, ground cover, and/or shrubs, or provided via planters. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas). This standard does not apply to rooftop open spaces.
- d. **Slopes.** Slopes shall not exceed 8% and ADA compliant circulation must be provided.

ODS.58 Common Spaces and Privacy. Units that are on the same level as common private open spaces shall be screened or buffered from adjacent shared open spaces with landscaping, fencing, walls, or other screening elements. Bedroom windows located within 5 feet of an internal pathway or common private open space shall have landscaped visual barriers such as tall bushes or trees.

Recommendation: Multi-family and residential mixed-use developments are encouraged to provide a variety of recreational amenities within the site such as a swimming pool, spa, clubhouse, playground, picnic shelter/barbecue area; sports facilities, exercise equipment, or day care facilities. For example, family-friendly housing developments should provide a tot lot or play equipment for children.

Personal Private Open Space

Personal private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private yards, terraces, decks, and porches, among others.

ODS.59 Private Open Space Design and Dimensions. Private open spaces shall meet the following standards:

- a. Shall be directly accessible from a residential unit.
- b. **Minimum Dimensions:**
 - i. Ground-floor private outdoor space (e.g., terrace/patio): Minimum eight feet in at least one direction and five feet in other directions.
 - ii. Upper-floor private outdoor space (e.g., balconies): Minimum five feet in any direction.
 - iii. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.



Site Design

Intent:

- Promote walkable and connected sites by breaking up large blocks, prioritizing pedestrian circulation, and linking to surrounding streets, open spaces, and transit.
- Minimize the visual and physical impact of vehicles by locating and screening parking and service areas appropriately.
- Improve safety and the user experience through consolidation of access points and thoughtful placement of pathways, entries, driveways, and loading zones.
- Support active ground-floor frontages and encourage compact, transit-oriented development patterns.
- Locate and integrate utilities and service areas into building and landscape design in order to minimize impacts on the pedestrian experience.

Access and Connectivity

Multimodal access to and within developments is primarily addressed by Building and Fire Codes, ADA accessibility requirements and standards in the Berkeley Municipal Code related to parking and other access requirements. Within the Specific Plan area, most properties would be developed with one or two buildings, and their connections to their fronting streets are addressed in the entry standards outlined in the Ground Floor Design section.

This section provides additional direction on site and building design standards for through-block sites, as well as vehicle access and parking standards for all sites.

Through-Block Access and Connectivity

ODS.60 Building Access. New developments located on sites with street frontages on opposite sides of a block shall provide building entries on both frontages, consistent with the standards for the applicable building frontage.

ODS.61 Mid-Block Passages. New through-block developments with frontages on opposite sides of a block that exceed 170 linear feet of site frontage along San Pablo Avenue or University Ave, per *LU-S.8 Mid-Block Passages*, are required to provide a Mid-Block Passage. Mid-block Passages are a type of POPOS (see PR-P.18) and may take the form of pedestrian walkways, multi-use paths, or private publicly accessible streets designed to accommodate vehicles to and through the site. Mid-block passages shall be designed as follows:

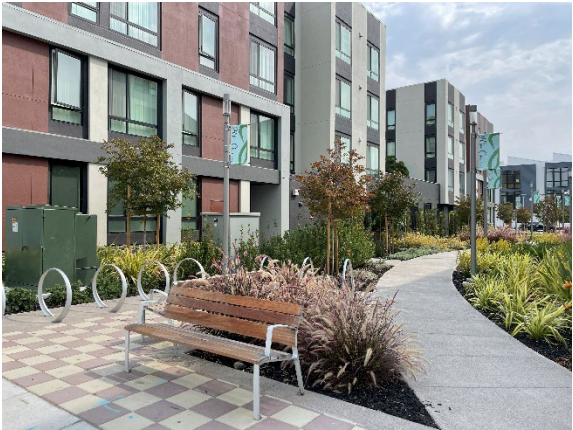
- Dimensions.** Mid-block passages shall be a minimum 16-foot clear width and 16-foot clear height, allowing for built space above and/or below the surface of the passage.
- Visibility.** Mid-block passages shall provide unobstructed visibility from one public space to another, preferably providing a direct visual connection from the sidewalk on San Pablo Avenue or University Avenue to the sidewalk on the adjacent parallel street.
- Lighting.** All mid-block passages shall include nighttime illumination pursuant to the City of Berkeley Ordinance N.S.-7424 and *PR-P.3 Improve Street Lighting for the Safety and Comfort of all Users*.



Mid-block Crossing “The Dogpatch Artwalk”, San Francisco. Source: Fletcher Studio.

ODS.62 On-site Pedestrian Access. Pedestrian accessways shall be provided for all new development sites with multiple buildings, in accordance with the following standards:

- d. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site bicycle and automobile parking areas, to any on-site open space areas or pedestrian amenities, and to the publicly accessible pedestrian circulation network outside of the development site.
- e. **Illumination.** Pedestrian-oriented lighting shall be placed along onsite pathways at minimum intervals of every 40 feet to improve pedestrian comfort, security, and safety.



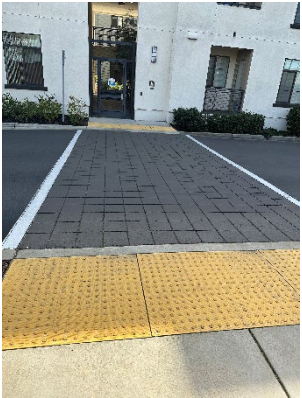
Sidewalk and Pathway Dimensions.

- For sidewalk dimensions, refer to **Chapter 5 Streets** (Sidewalk Space).

ODS.63 Crossings. Any walkway that crosses private publicly accessible streets, parking areas, loading areas, or other vehicular routes shall be clearly identifiable through the use of one or more of the following: grade change (raised), change in paving material, color, or striping, bollards, or similar method to enhance pedestrian safety.

ODS.64 Driveways and Curb Cuts.

- a. Driveways shall be a minimum of 50 feet from any street intersection. For parcels less than 75 feet wide, driveways shall be located as far as possible from the intersection.
- b. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 400 feet of public street frontage, or for parcels less than 400 feet long, one curb cut per street frontage (unless otherwise required for emergency vehicle access).



Caltrans Encroachment Permits

Caltrans requires encroachment permits for new curb cuts on San Pablo Avenue. The city encourages applicants to collaborate with Caltrans in early project phases to ensure compliance with sight line, garbage/recycling pickup location, and other requirements. Temporary encroachment permits may also be needed during construction of new projects and remodeling of existing buildings.

ODS.65 Parking Access Hierarchy. Parking and service area access shall be provided from the following, in order of preference, with review and approval of Public Works:

- a. From an alley;
- b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site;
- c. In the absence of an alley or shared driveway, access shall be from a side-street;
- c. In the absence of a side-street, from a curb cut/driveway along the primary street frontage.

Parking

ODS.66 Parking Location and Frontage:

- a. Parking areas shall be located behind, within, or underneath buildings, with the exception of curb-side pickup/drop-off areas and ADA spaces.
- b. If a site has more than one street frontage, the parking shall not be located along the primary frontage.
- c. No more than 30 feet of the linear primary street frontage along San Pablo, Ashby, Dwight, Cedar, University, and Gilman Avenues shall be devoted to parking garages and openings, service, and loading entries.



ODS.67 Parking Entries.

Parking entrances shall be no wider than 18 feet maximum width. Entries to structured parking when combined with loading, and utility service areas shall not exceed 22 feet in width. This limitation does not apply to frontages on side-streets and alleys.

- a. Entries to structured parking garages shall be integrated into building façades using architectural techniques such as matching façades, material treatments, or recessed garage entries.

ODS.68 Parking Garage Design and Screening.

New structured parking shall be designed to meet the following standards:

ODS.69 Ground Level. Except for garage entrances, any ground floor parking level facing a public right-of-way or publicly-accessible open space or path (including partially subgrade parking visible above grade) shall:

- a. Be lined/wrapped with residential or commercial with a minimum depth of 20 feet or the required active frontage depth for that location (whichever is greater); or,
- b. Be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas and/or screened with landscape screening (e.g., shrubs, landscaped trellises) and/or crafted ornamental metal screens.



Ornamental screening.

ODS.70 Upper Levels. Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills) and/or incorporate screening devices or design features such as public art, murals, or other architectural treatments. The parking structure shall be designed such that the facade conceals parking decks, ramps, and parked vehicles. No more than two upper levels of parking shall extend to the building facade within Nodes; no more than one level of parking shall extend to the building facade outside of Nodes.

ODS.71 Light Screening. Parking garages shall be designed such that interior lighting is fully shielded and automobile headlamps are not visible from adjacent buildings, parcels, streets, public parks, or publicly accessible open spaces.

ODS.72 Garage Pedestrian Entry. Parking garage pedestrian entrances shall be provided at-grade, connecting directly to the public pedestrian circulation network, on each street-facing frontage.

ODS.73 Townhouse Garage Frontages. Townhouse garages shall not face San Pablo Avenue. Garages that face other public streets shall not occupy more than 60% of the width of the street-facing building facade (this limitation does not apply to frontages along alleys or private drives). **Exception:** Front/Street-facing double-loaded garages that occupy more than 60% of the width of the unit facade may be allowed provided they are set back at least five feet behind the front facade of the dwelling or the front of a porch/stoop, or at least partially below grade.

Services and Utilities

ODS.74 Underground Utilities. All new utilities and utility connections shall be placed underground, unless otherwise prohibited by the utility provider (e.g., water backflow prevention device that must be placed above ground).

ODS.75 Location of Above-ground Building Utilities, Service, Storage, and Goods Loading Areas. All above-ground utility equipment (e.g., electric and gas meters, fire sprinkler valves, etc.), service, storage areas, and loading for goods shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):

- a. Building utilities and equipment, service, storage, and loading areas for goods shall be located inside of buildings, closets/enclosures, on non-primary street frontages (unless all frontages are primary), alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per ODS.74 (Screening of Above-Ground Utilities, Service, Storage, and Goods Loading Areas) below.
- b. Building utilities and equipment, service, storage, and loading areas for goods shall not be located within the front or street side setback area of the lot or development site.
- c. Utilities and equipment, service, storage, and loading areas for goods shall not be located along or within 25 feet of a mid-block pedestrian connection or Privately Owned Public Open Space (POPOS), within the public right-of-way, or within 25 feet of the street corner.
- d. Service entries shall be located at least 25 feet from the primary pedestrian entrance to the building, and preferably the maximum distance that is feasible. For developments with more than one street frontage, service entries shall be located on the non-primary street frontage (unless all frontages are primary).
- e. Backflow preventors shall be located within landscaped setback areas and painted black or dark green to minimize visual impact. Where no landscaped setback areas exist the backflow preventors shall be incorporated into the front of the building and architecturally screened to minimize visual impact.



ODS.76 Screening of Above-Ground Utilities, Service, Storage, and Goods Loading Areas. All above-ground utilities and equipment, service, storage, and outdoor goods loading areas or enclosures shall meet the following screening standards:

- a. Height: Screening shall match or exceed the height of the equipment to be screened, unless specified otherwise.
- b. Materials: Screening shall use primary exterior finish material used on other portions of the building(s), architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.



ODS.77 Rooftop Equipment. Rooftop elements, including roof access, mechanical equipment, and other features needed for the function of the building, shall be located to minimize visual impact by meeting the following requirements. Mechanical equipment that is less than two feet in height, solar panels, wind generators, or green roof features shall be exempt from these requirements.

- a. Mechanical equipment shall be set back minimum 10 feet from the roof edge or screened with parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building (see ODS.74 (Screening of Above-Ground Utilities, Service, Storage, and Goods Loading Areas)).
- b. If equipment is visible from adjacent taller buildings or from higher grades, it shall be painted to match the rooftop in color.

Recommendation: Rooftop equipment should be grouped together where practical.

ODS.78 Refuse Collection Areas. Communal refuse, recycling, and compost/green waste collection areas shall integrate into building and landscape design and minimize pedestrian and neighbor impacts by complying with the following standards:

- a. **Size.** Provide a refuse room or enclosure structure adequate in capacity, number, and distribution to accommodate all site waste. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service provider.
- b. **Location.**
 - a. Refuse collection areas shall not be located within required front yard or street side yards, parking spaces, required landscaped areas, or open space areas.
 - b. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
 - c. Refuse collection areas shall be located as far as possible from the residential portion of mixed-use buildings and open space areas.
 - d. Refuse and recycling containers shall not be stored in a place visible from a public street nor conflict with circulation or parking on site.
- c. **Enclosure Design.** Communal refuse enclosures shall meet the following standards.
 - i. Enclosures shall have both a vehicular access gate with a concrete apron and a pedestrian entrance to encourage the main service gates to remain closed.
 - ii. Enclosure height shall fully screen containers and materials.
 - iii. Enclosures shall be opaque and made of a primary exterior finish material(s) used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
 - iv. Enclosures shall include a roof covering.
 - v. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.



Public Art

All proposed private development projects in Berkeley that are larger than 10,000 square feet or have five or more housing units are required to include an on-site publicly accessible artwork or pay an in-lieu fee per BMC Chapter 23.316 (Percentage for Public Art on Private Projects). In addition to complying with the existing [Guidelines and Procedures of the Public Art in Private Development Program](#) (2018) public art shall meet the standards in this section.

Intent:

- Create a sense of place along San Pablo Avenue and celebrate the neighborhood’s identity through integrated, high-quality public art.
- Activate key nodes, open spaces, and building frontages with artwork that enhances the visual experience of the corridor.
- Encourage collaboration with local artists and inclusion of art that reflects community.

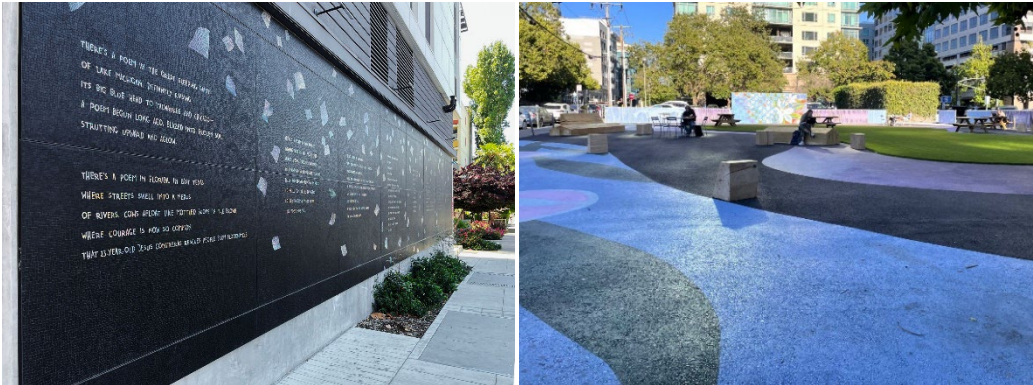
Public Art on Private Development

ODS.79 Location. Public art shall be located in visible areas, particularly at key Nodes or within public or common open spaces, such as building entries, courtyards, plazas, and pedestrian walkways. Art may be freestanding or incorporated into building elements (e.g., façades, paving, railings, columns), provided it remains distinct and publicly visible.

For developments with Privately Owned Public Open Spaces (POPOS) or side-street plazas (see PR-P.14 Side-Street Plazas), artwork shall be located within or clearly visible from these spaces to enhance their public character.

ODS.80 Visibility and Access. Public art shall be clearly visible from a public right-of-way (preferably from San Pablo Avenue or University Avenue), publicly accessible plaza, or designated pedestrian pathway, and shall be accessible without barriers or restricted access during daylight hours. In addition, privately funded art installations on buildings and other private properties that are visible to the public are encouraged. Examples include building murals, murals on fencing, and art installations in parking lots, landscaped areas, or inside businesses with visibility from the public realm within the Specific Plan Area.

Recommendation: Projects are encouraged to provide on-site public art, particularly in Tier 1 Nodes.



Examples of art on buildings and POPOS. Left: Public art Wall Mosaic at 2352 Shattuck Avenue. Right: Privately funded artist painting on pavement in reuse of former parking lot at Broadway and 21st Street in Oakland.