



Berkeley Corridors Zoning Update

Community Workshop #2 Summary

N. Shattuck Workshop: August 20, 2025 | 6:00-8:00pm | In Person
College Ave Workshop: August 26, 2025 | 6:00-8:00pm | In Person
Solano Ave Workshop: August 27, 2025 | 6:30-8:30pm | In Person

Overview

In late August 2025, the City hosted a series of three corridor-specific workshops on North Shattuck, College Ave, and Solano Ave. The purpose of these workshops was to:

- Provide an overview of the project background and objectives, and engagement plan/timeline
- Share general information about zoning and housing element to set foundation and reduce concerns and misinformation about the project
- Provide a summary of feedback and key takeaways from Workshop #1
- Provide an overview of the Alternatives analysis and development potential along the three corridors and how Alternatives were derived
- Provide forum for community members to share their desires and concerns related to design and land use considerations along each of the corridors through an open house format

In Attendance

North Shattuck Workshop:

Members of the public: approximately 60 meeting participants

City of Berkeley: Councilmember Shoshana O’Keefe, Councilmember Igor Tregub, Councilmember Rashi Kesarwani, Jordan Klein, Justin Horner, Uttara Ramakrishnan, Caroline Johnson, Singeh Saliki

Raimi + Associates: Chris Sensenig, Foteini Bouliari

Plan to Place: Dave Javid, Quentin Freeman, Dasha Ortenberg

Yes Community Architects: Yes Duffy, Joseph Ongaco

College Avenue Workshop:

Members of the public: approximately 130 meeting participants

City of Berkeley: Councilmember Mark Humbert, Jordan Klein, Justin Horner, Uttara Ramakrishnan, Anne Hersch, Faye Messner, Branka Tatarevic

Raimi + Associates: Chris Sensenig, Foteini Bouliari

Plan to Place: Dave Javid, Quentin Freeman, Dasha Ortenberg

Yes Community Architects: Yes Duffy, Joseph Ongaco, Magen Siu Lau

Solano Avenue Workshop:

Members of the public: approximately 120 meeting participants

City of Berkeley: Jordan Klein, Uttara Ramakrishnan, Alene Pearson, Caroline Johnson, Sarah Price, Robert Rivera

Raimi + Associates: Chris Sensenig, Foteini Bouliari

Plan to Place: Dave Javid, Quentin Freeman, Dasha Ortenberg

Yes Community Architects: Yes Duffy, Magen Siu Lau

Meeting Summary

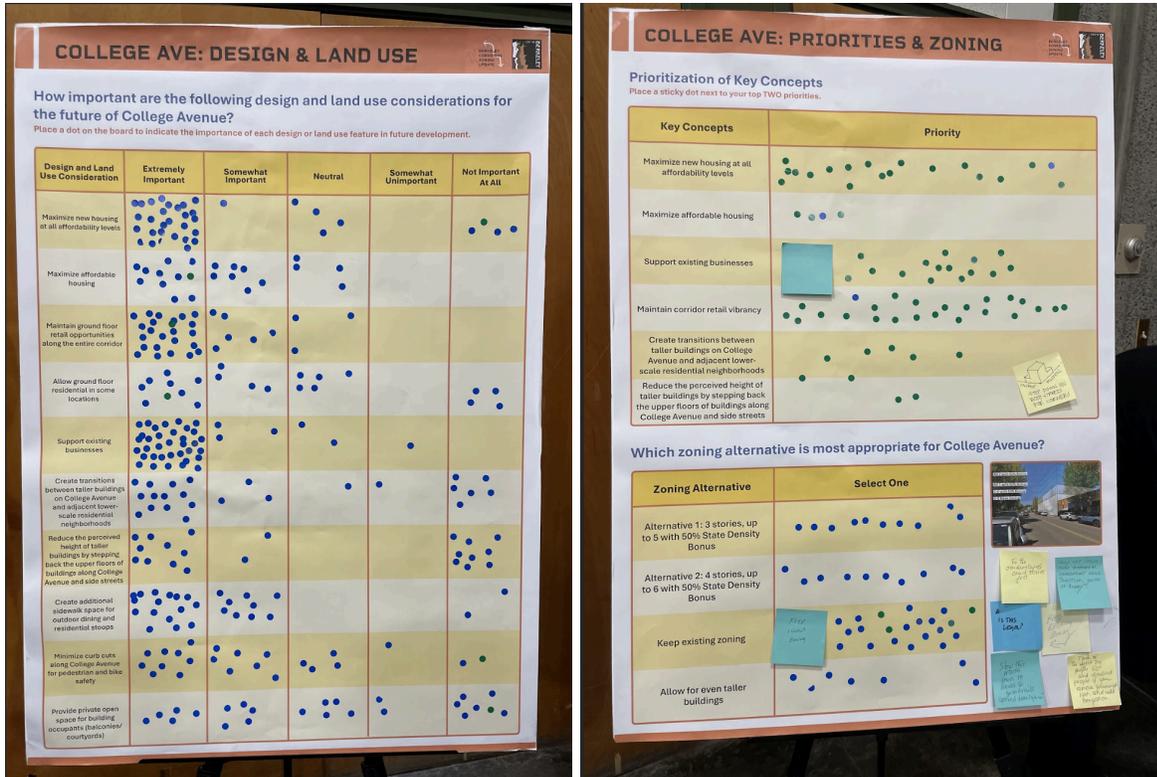
Each of the workshops began with a welcome from City representatives and the project team, followed by introductions and a brief live participant poll (summarized in each workshop section, see Appendix for full results) to get a sense of who was joining the workshop. Raimi + Associates, the consulting firm leading the effort alongside city staff, gave a presentation on the project background, overview, and intent, and shared an overview of the proposed zoning alternatives for each corridor. A summary of feedback received from the first Workshop was also shared. Plan to Place and Raimi + Associates then wrapped up the presentation by sharing next steps and ways to stay involved in the Zoning Update project.

Next, participants were invited to visit three different stations set up as an open house, with opportunities to learn more about the project and existing zoning (Station 1), the proposed alternatives and design standards (Station 2), and to share their feedback and priorities for the corridors (Station 3). Each station was staffed by members of the project team to answer questions and record participant feedback.

At Station 3, participants were invited to respond to the following questions:

- How important are the following design and land use considerations for the future of the corridor? Please rank from Extremely Important to Not Important At All.
 - Maximize new housing at all affordability levels
 - Maximize affordable housing
 - Maintain ground floor retail opportunities along the entire corridor
 - Allow ground floor residential in some locations
 - Support existing businesses
 - Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods
 - Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along N Shattuck and side streets
 - Create additional sidewalk space for outdoor dining and residential stoops
 - Minimize curb cuts along N Shattuck for pedestrian and bike safety
 - Provide private open space for building occupants (balconies / courtyards)
- Choose your top two priorities for the corridor.
 - Maximize housing at all affordability levels
 - Maximize affordable housing
 - Support existing businesses
 - Maintain corridor retail vibrancy

- Create transitions between taller buildings on N Shattuck and adjacent lower-scale residential neighborhoods
- Reduce the perceived height of taller buildings along N Shattuck and side streets
- Which zoning alternative is most appropriate for the corridor?
 - Alt 1
 - Alt 2
 - Keep existing zoning
 - Allow even taller buildings



Above: Snapshots of the feedback boards from the College Ave workshop, filled out by participants

The feedback received for each corridor from the three workshops is summarized below, beginning with responses to the questions above and including key takeaways from other written feedback. A transcript of all the written comments received is included in the Appendix.

There is also an [Online Survey](#) currently available with the same questions asked at Station 3 at the in-person workshops, for those that did not get a chance to share their input. A full summary of the online survey will be posted to the project website after it closes on October 10, 2025.

North Shattuck Workshop - August 20, 2025



Above: workshop participants during the open house and presentation

Participant Demographics

Before the presentation, participants were invited to complete a brief demographic survey. While not all participants answered every question, below is a brief summary of the demographics of workshop attendees (the full participant poll from each workshop is included in the Appendix).

What's your connection to Berkeley?

- Live in Berkeley - 31%
- Work in Berkeley - 20%
- Visit Berkeley for fun - 5%
- Shop in Berkeley - 28%

- I go to school in Berkeley / my kids go to school in Berkeley - 11%
- I live near Berkeley - 4%

What's your connection to the three corridors?

- I live near Solano Ave - 22%
- I live near N Shattuck - 52%
- I live near College Ave - 4%
- I don't live near any of the corridors - 13%
- Other - 8%

Which of the following best describes your housing situation?

- Own - 70%
- Rent - 25%
- Live with family/friends - 5%
- Unhoused - 0%

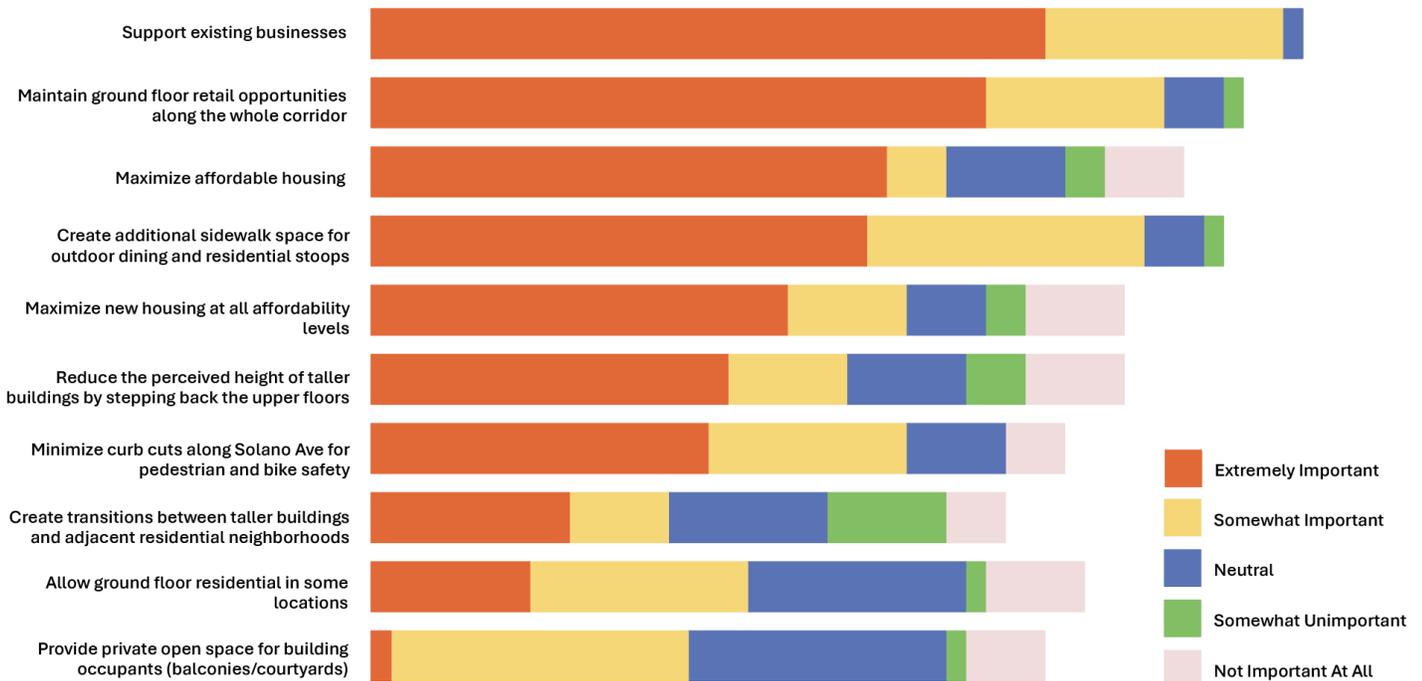
How old are you?

- <18 - 0%
- 18-24 - 11%
- 25-34 - 11%
- 35-44 - 5%
- 45-54 - 16%
- 55-64 - 52%
- 65 or older - 26%

Which best describes your background?

- Asian or Asian American - 5%
- Black or African American - 0%
- Hispanic or Latino/a/x - 5%
- Middle Eastern or North African - 0%
- Native American or Alaska Native - 0%
- Native Hawaiian or Pacific Islander - 0%
- White - 71%
- Two or more races - 5%
- Other - 19%

How important are the following design and land use considerations for the future of North Shattuck?



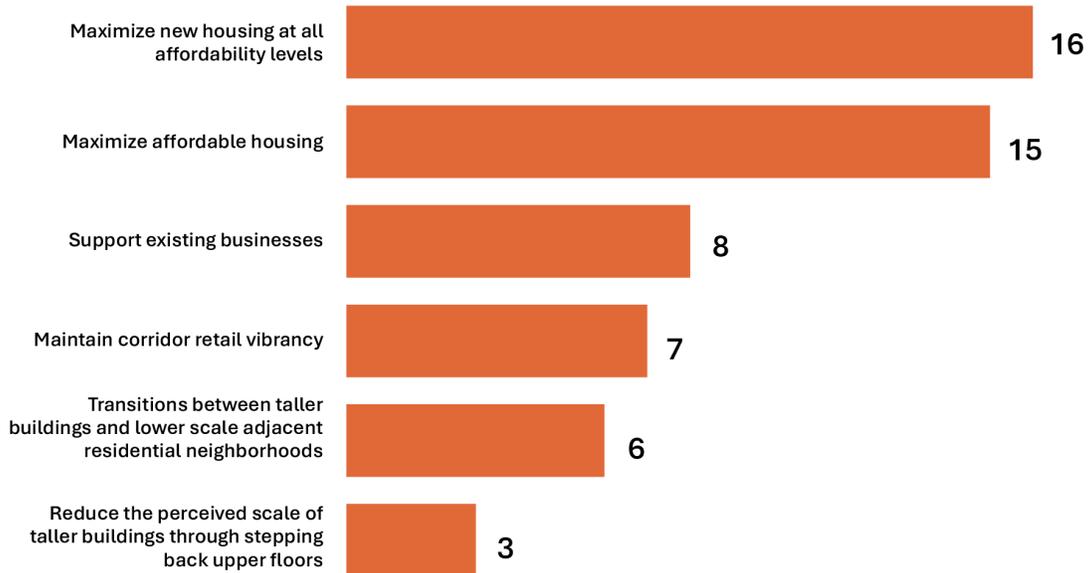
Above: Chart showing participant responses ranking design and land use considerations for North Shattuck

Participants ranked each design and land use consideration on a scale from Extremely Important to Not Important At All. The following is the number of times a design consideration was marked Extremely Important:

- Create additional sidewalk space for outdoor dining and residential stoops - 19
- Support existing businesses - 18
- Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods - 16
- Maximize affordable housing - 14
- Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along N Shattuck and side streets - 12
- Maintain ground floor retail opportunities along the entire corridor - 12
- Minimize curb cuts along N Shattuck for pedestrian and bike safety - 4
- Allow ground floor residential in some locations - 3
- Maximize new housing at all affordability levels - 3
- Provide private open space for building occupants (balconies / courtyards) - 2

Key Concept Priorities

Participants chose their top two priorities for the future of North Shattuck. The following shows the order of priorities from most to least important:

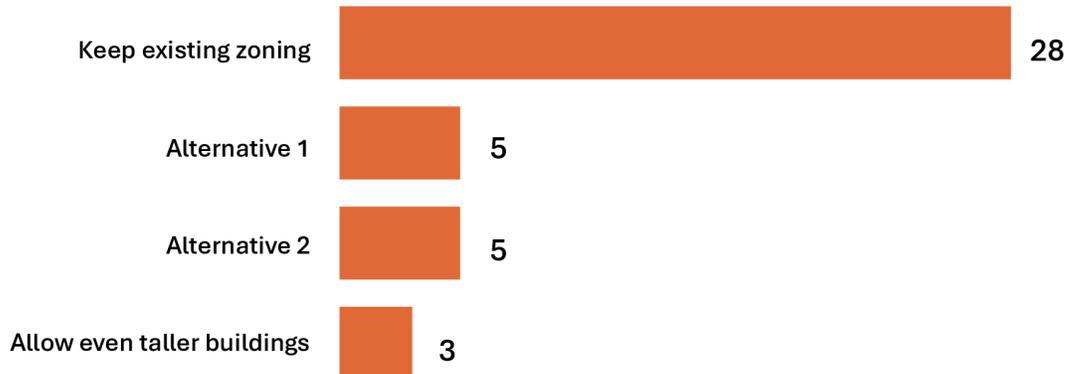


Above: Chart showing participant responses ranking key concept priorities for North Shattuck

The top priority of participants was to maximize new housing at all affordability levels, followed by maximizing affordable housing and supporting existing businesses.

Which zoning alternative is most appropriate for North Shattuck?

Participants were asked to choose between Alternative 1, Alternative 2, keeping the existing zoning, and allowing even taller buildings on North Shattuck.



Above: Chart showing participant responses ranking zoning alternatives for North Shattuck

Most workshop participants want to keep the existing zoning in North Shattuck.

Key Takeaways

Participants shared extensive feedback throughout the workshop. A full transcript is included in the Appendix, and the following is a summary of key takeaways from conversations and written feedback from participants, roughly ordered by how frequently the themes were mentioned.

- **Design Standards and Neighborhood Character - 35 comments**
 - Support for beautiful design that is cohesive with the existing architectural styles of the neighborhood and maintains historical properties and character
 - Concern over shadows, boxy development, and development that isn't people-scaled
 - Support for flexibility with ground floor uses: ground floor residential, community centers, maker spaces
 - Support for requirements for green space or street trees in new development
- **Affordability - 20 comments**
 - Prioritize the development of more affordable units, including extremely low income, very low income, and low income housing, as well as service centers for unhoused people
 - Concern that developers won't provide adequate affordable housing and use in-lieu fees to only build market-rate housing
 - Concern that new development will raise rents for surrounding family businesses and lead to displacement and changing community character
 - Support for housing that will serve families, young people, and people who work in Berkeley who are at risk of being pushed out by rising rents
 - Support for non-profit developers to provide affordable housing
- **Density, Height, and Redevelopment - 16 comments**
 - Support for higher density development to give renters more options
 - Support for 3-5 story development, but concern over proposed 8 story development
 - Interest in multiple types of housing, including condos, co-housing, apartments
 - Sentiment that other corridors might be better suited for upzoning
 - Support for developing empty lots and finishing existing redevelopment projects in Berkeley before beginning more redevelopment
 - Concern over half-finished projects, sustainability of funding
- **Streets and Sidewalks - 15 comments**
 - Concern that added density will impact accessibility and mobility for seniors and disabled people
 - Support for traffic calming, wider sidewalks, more greenery, and increased walkability
- **Local Business - 10 comments**
 - Concern that neighborhood is already losing local business, and adding new housing could support local business
 - Support for small family businesses and services
 - Concern that redevelopment will drive retail away, and that ground floor retail spaces will sit empty or result in endless turnover

- **Process - 6 comments**

- Request for open forum workshops so all participants can hear from each other
- Concern that feedback won't be integrated, and that only options serve developers rather than authentically reflect community wishes

College Avenue Workshop - August 26, 2025



Above: workshop participants watching the presentation and visiting open house stations, snapshot of feedback

Participant Demographics

Before the presentation, participants were invited to complete a brief demographic survey. While not all participants answered every question, below is a brief summary of the demographics of workshop attendees (the full participant poll from each workshop is included in the Appendix).

What's your connection to Berkeley?

- Live in Berkeley - 39%
- Work in Berkeley - 18%
- Visit Berkeley for fun - 3%
- Shop in Berkeley - 32%
- I go to school in Berkeley / my kids go to school in Berkeley - 7%
- I live near Berkeley - 1%

What's your connection to the three corridors?

- I live near Solano Ave - 2%
- I live near N Shattuck - 4%
- I live near College Ave - 89%
- I don't live near any of the corridors - 2%
- Other - 2%

Which of the following best describes your housing situation?

- Own - 84%
- Rent - 10%
- Live with family/friends - 6%
- Unhoused - 0%

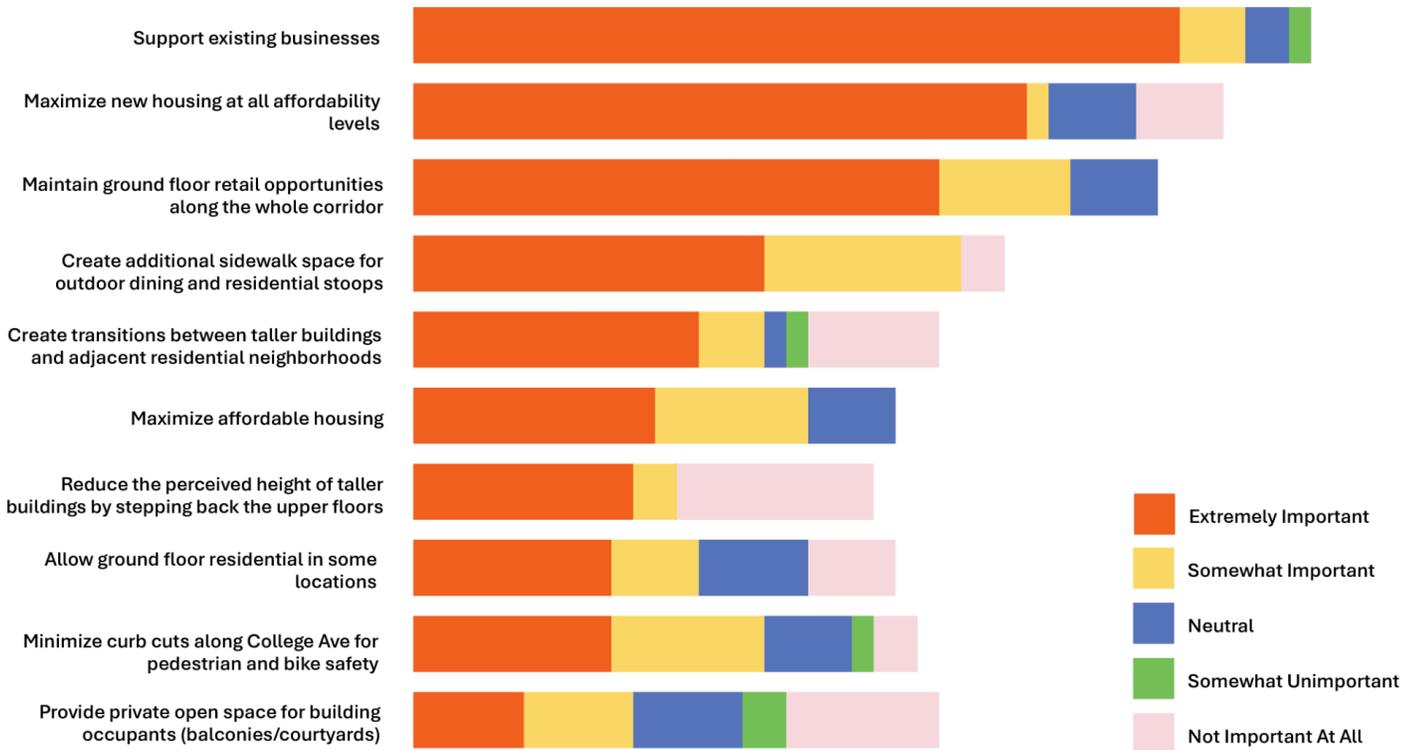
How old are you?

- <18 - 1%
- 18-24 - 1%
- 25-34 - 4%
- 35-44 - 8%
- 45-54 - 5%
- 55-64 - 14%
- 65 or older - 64%

Which best describes your background?

- Asian or Asian American - 8%
- Black or African American - 2%
- Hispanic of Latino/a/x - 3%
- Middle Eastern or North African - 2%
- Native American or Alaska Native - 0%
- Native Hawaiian or Pacific Islander - 0%
- White - 77%
- Two or more races - 5%
- Other - 3%

How important are the following design and land use considerations for the future of College Avenue?



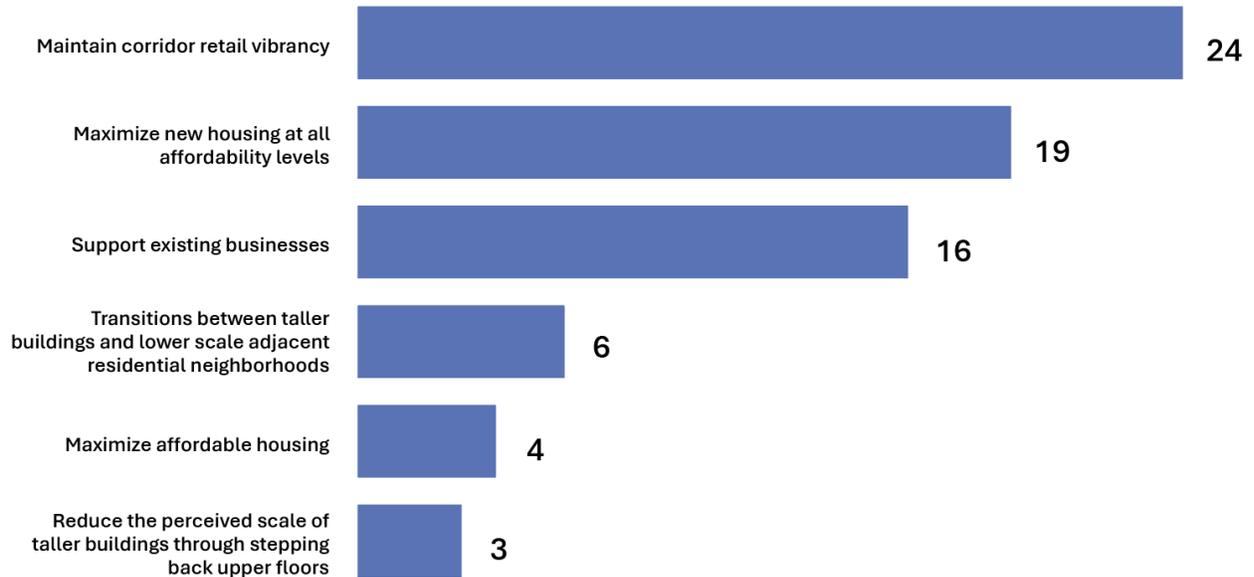
Above: Chart showing participant responses ranking design and land use considerations for College Ave

Participants ranked each design consideration and land use from Extremely Important to Not Important At All. The following shows the number of times a design consideration was ranked Extremely Important:

- Support existing businesses - 35
- Maximize new housing at all affordability levels - 28
- Maintain ground floor retail opportunities along the entire corridor - 24
- Create additional sidewalk space for outdoor dining and residential stoops - 16
- Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods - 13
- Maximize affordable housing - 11
- Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along College and side streets - 10
- Allow ground floor residential in some locations - 9
- Minimize curb cuts along College for pedestrian and bike safety - 9
- Provide private open space for building occupants (balconies / courtyards) - 5

Key Concept Priorities

Participants chose their top two priorities for the future of College Ave. The following shows the order of priorities from most to least important:

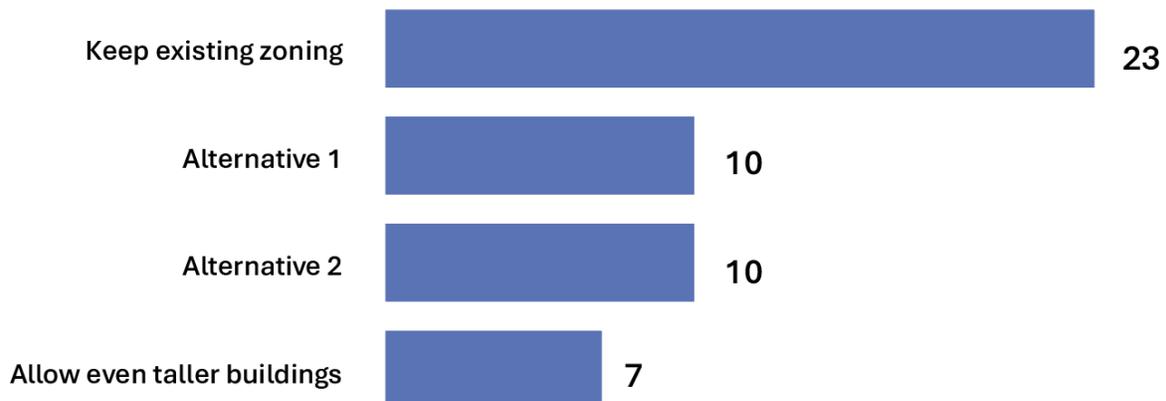


Above: Chart showing participant responses ranking key concept priorities for College Ave

The top priority of participants was to maintain corridor retail vibrancy, followed by maximizing new housing at all affordability levels.

Which zoning alternative is most appropriate for College Ave?

Participants were asked to choose between Alternative 1, Alternative 2, keeping the existing zoning, and allowing even taller buildings on College Ave.



Above: Chart showing participant responses ranking zoning alternatives for College Ave.

The top choice among workshop participants was to keep the existing zoning on College Ave. More than half of the respondents supported some form of upzoning.

Key Takeaways

Participants shared extensive feedback throughout the workshop. A full transcript is included in the Appendix, and the following is a summary of key takeaways from conversations and written feedback from participants, roughly ordered by how frequently the themes were mentioned.

- **Streets, Congestion, and Parking - 37 comments**
 - Concern over increased congestion in the neighborhood
 - Concern over accessibility of streets for seniors, children, disabled people with increased congestion from new development
 - Concern over increasing congestion on an evacuation route
 - Support for increased public transit and protected bike lanes
- **Design Standards and Neighborhood Character - 35 comments**
 - Support for setbacks between sidewalk and building to retain pedestrian appeal
 - Support for design standards that maintain the architectural style, detail, and scale of the neighborhood
 - Concern that proposed design standards don't match neighborhood style and are generic and boxy
 - Support for retail on the ground floor
 - Concern that Elmwood is a small village that doesn't have carrying capacity for increased density at this scale
 - Concern that redevelopment would fundamentally change neighborhood character
- **Redevelopment - 32 comments**
 - Opposition to upzoning the Elmwood and proposal to focus redevelopment in other neighborhoods (Telegraph Ave, University Ave, Downtown Berkeley, Sacramento Street, Ashby Ave) (16 comments)
 - Support for upzoning the neighborhood to foster vibrancy and affordability (16 comments)
 - Need more clarity around state mandate and how close Berkeley is to meeting its goals
 - Sentiment that redevelopment and investment should happen in Berkeley's "dead zones" and where there are already ongoing or stalled developments
- **Density and Heights - 25 comments**
 - Support for some increased density and height, but sentiment that 6 stories is too high
 - Some support for increased heights over 6 stories
 - Concern that increased density would impact infrastructure and accessibility of the area
 - Sentiment that Berkeley is dense enough already
- **Local Business - 20 comments**
 - 7/11, laundromat, and post office are all anchor sites serving the Elmwood community
 - Support for existing local business and concern that redevelopment would lead to displacement and vacancies

- **Process - 14 comments**
 - Concerns over transparency and support for all comments being shared on the project website
 - Concern that community feedback will not impact City decisions
 - Support for an open forum format so all participants can hear from each other
 - Concern over poor communication with neighborhoods
- **Affordability - 10 comments**
 - Concern that this plan doesn't authentically contribute to affordable housing and prioritizes developer profit over neighborhood need
 - Support for creating more affordable housing for everyone

Solano Avenue Workshop - August 27, 2025



Above: workshop participants watching the project presentation, sharing feedback

Participant Demographics

Before the presentation, participants were invited to complete a brief demographic survey. While not all participants answered every question, below is a brief summary of the demographics of workshop attendees (the full participant poll from each workshop is included in the Appendix).

What's your connection to Berkeley?

- Live in Berkeley - 37%
- Work in Berkeley - 13%
- Visit Berkeley for fun - 7%
- Shop in Berkeley - 29%
- I go to school in Berkeley / my kids go to school in Berkeley - 9%
- I live near Berkeley - 4%

What's your connection to the three corridors?

- I live near Solano Ave - 60%
- I live near N Shattuck - 23%
- I live near College Ave - 0%
- I don't live near any of the corridors - 12%
- Other - 5%

Which of the following best describes your housing situation?

- Own - 89%
- Rent - 9%
- Live with family/friends - 2%
- Unhoused - 0%

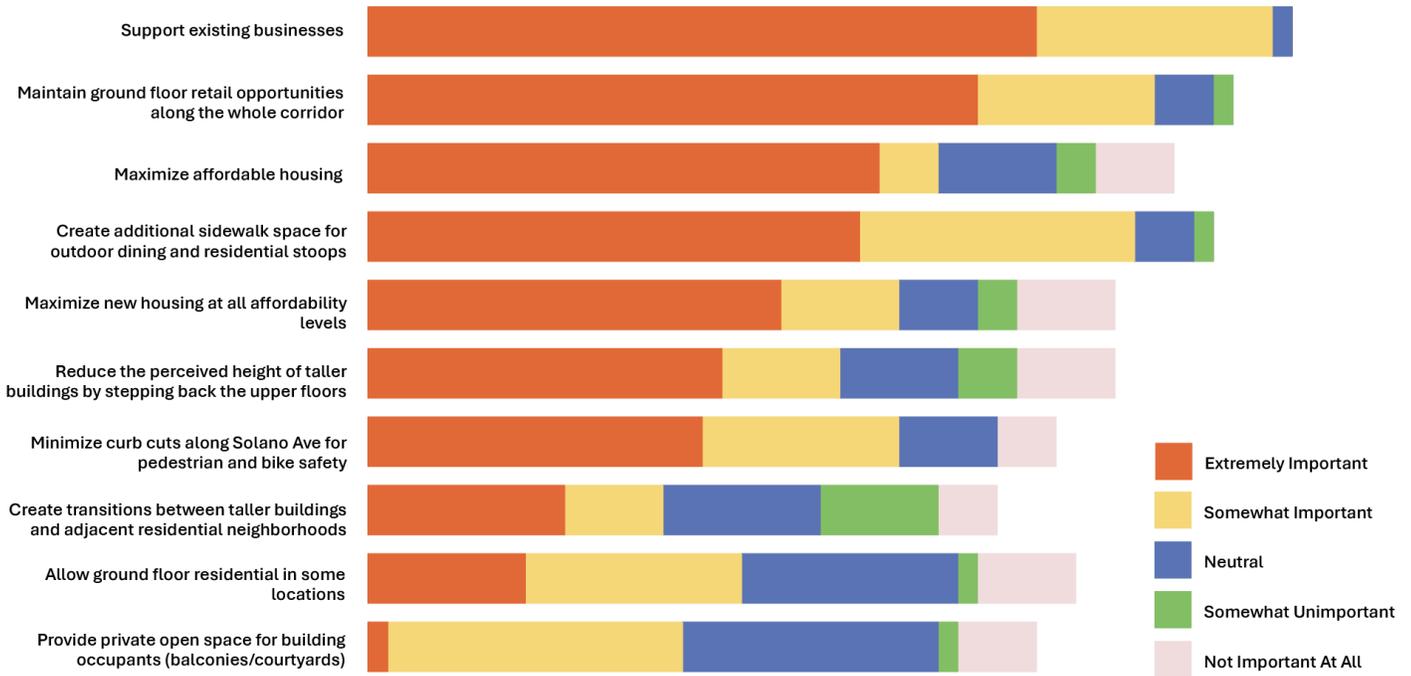
How old are you?

- <18 - 0%
- 18-24 - 2%
- 25-34 - 2%
- 35-44 - 20%
- 45-54 - 11%
- 55-64 - 22%
- 65 or older - 43%

Which best describes your background?

- Asian or Asian American - 7%
- Black or African American - 1%
- Hispanic of Latino/a/x - 5%
- Middle Eastern or North African - 0%
- Native American or Alaska Native - 0%
- Native Hawaiian or Pacific Islander - 0%
- White - 70%
- Two or more races - 5%
- Other - 9%

How important are the following design and land use considerations for the future of Solano Avenue?



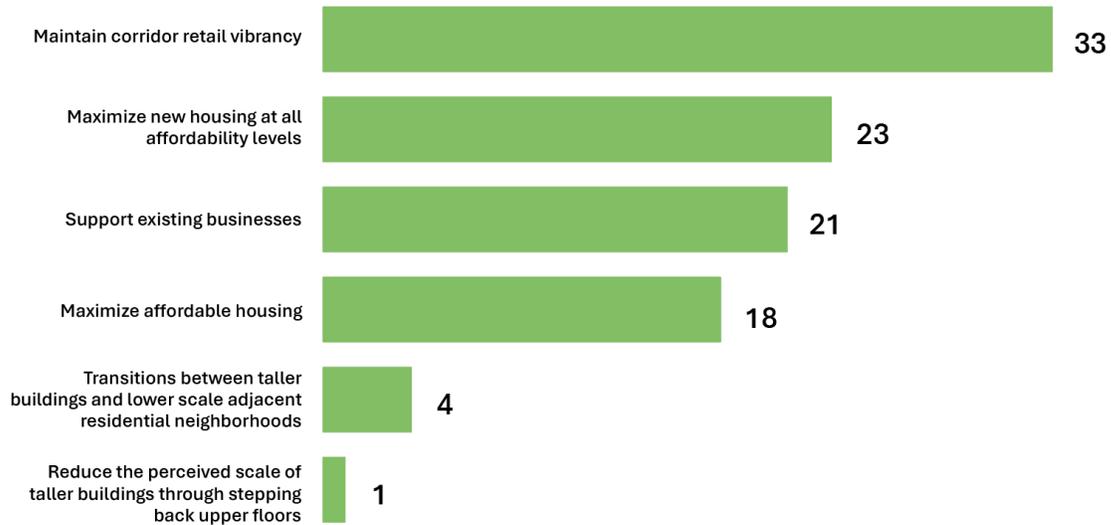
Above: Chart showing participant responses ranking design and land use considerations for Solano Ave

Participants ranked each design consideration and land use from Extremely Important to Not Important At All. The following shows the number of times a design consideration was ranked Extremely Important:

- Support existing businesses - 34
- Maintain ground floor retail opportunities along the entire corridor - 31
- Maximize affordable housing - 26
- Create additional sidewalk space for outdoor dining and residential stoops - 25
- Maximize new housing at all affordability levels - 21
- Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along N Shattuck and side streets - 18
- Minimize curb cuts along N Shattuck for pedestrian and bike safety - 17
- Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods - 10
- Allow ground floor residential in some locations - 8
- Provide private open space for building occupants (balconies / courtyards) - 1

Key Concept Priorities

Participants chose their top two priorities for the future of Solano Ave. The following shows the order of priorities from most to least important:

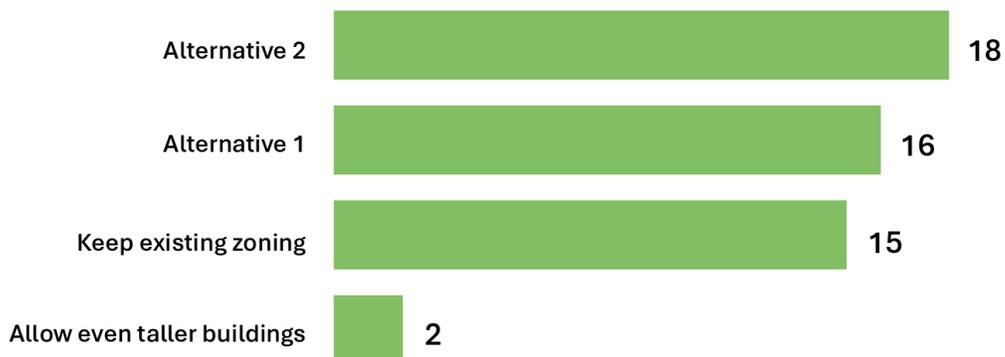


Above: Chart showing participant responses ranking key concept priorities for Solano Ave

The top priority of participants was to maintain corridor retail vibrancy, followed by maximizing new housing at all affordability levels.

Which zoning alternative is most appropriate for Solano Ave?

Participants were asked to choose between Alternative 1, Alternative 2, keeping the existing zoning, and allowing even taller buildings on Solano Ave.



Above: Chart showing participant responses ranking zoning alternatives for Solano Ave.

The top choice among workshop participants was to proceed with Alternative 2. Most workshop participants supported some form of upzoning.

Key Takeaways

Participants shared extensive feedback throughout the workshop. A full transcript is included in the Appendix, and the following is a summary of key takeaways from conversations and written feedback from participants, roughly ordered by how frequently the themes were mentioned.

- **Streets, Congestion, and Parking - 45 comments**
 - Concern over increased congestion in the neighborhood
 - Support for increased walkability, street trees, and public realm improvements
 - Support for increased public transit and protected bike lanes
 - Significant concern over parking impacts on Solano Ave and subsequent accessibility challenges for seniors, disabled people
- **Design Standards and Neighborhood Character - 28 comments**
 - Support for setbacks
 - Support for design standards that maintain the architectural style, detail, and scale of the neighborhood, as well as build the diversity of styles in Berkeley
 - Concern that proposed design standards don't match neighborhood style and are generic and boxy
 - Sentiment that the plan should focus on upzoning and provide flexibility in design standards for more choice by the community and developers
 - Mixed support for ground-floor residential
 - Support for preservation of historical buildings
- **Density, Heights, and Redevelopment - 25 comments**
 - Support for more housing in general (12 comments)
 - Support for Alternative 2 and increased density to increase opportunities for all (3 comments)
 - Concern that 6 stories is too tall for Solano and inconsistent with the neighborhood character (3 comments)
 - Questions about possibility of 100% density bonus
 - Support for Impact Fees and EIR for new development
 - Concern over feasibility of the plan
 - Concern over potential for dead zones
- **Local Business - 25 comments**
 - Concern over losing Andronico's
 - Support for existing local business and concern that redevelopment would lead to displacement, dead zones, and vacancies
- **Affordability - 20 comments**
 - Concern that this plan doesn't authentically contribute to affordable housing and prioritizes developer profit over neighborhood need
 - Support for creating more affordable housing for everyone, including missing middle, teachers, librarians, seniors, and those who work in Berkeley
 - Support for affordable housing that can be bought, not just rented

- Concern over in-lieu fees replacing affordable housing
- Support for non-profit developers to provide affordable housing
- **Process - 11 comments**
 - Concern that community feedback will not impact City decisions
 - Support for an open forum format so all participants can hear from each other
 - Concern over poor communication with neighborhoods

Appendix

Full Transcript of Written Feedback - North Shattuck Workshop

- Row redesign for ADA
- Zoning increase leads to people increase - think about ADA accessibility
- Create more opportunities for entry level home ownership, not only rental (but both are good)
- Need extremely low income / very low income / low income housing
- Ensure more affordable units
- Need to gather the funds to support non-profit developers that will actually provide affordable housing
- Ensure rents in surrounding neighborhood / family business rents don't get raised as a result of new development
- What income range is affordable and how is LI/VLI defined? Need truly affordable housing
- Why allow in-lieu fees if the point is to bring lower income folks in? Totally contradictory
- What is affordable?
- Son can't afford to live here
- People that work here should be able to afford to live here
- Outside developers making a profit off of ruining our city's character - this project just serves to make developers big profits, not for the neighborhood
- Low income and middle income housing! These are the people being pushed out
- City needs to use its resources to support non profit community based developers who will provide majority low income/very low income housing, smaller projects, not large majority market rate with a smidge of affordable. VLI residents are being pushed out and these alts won't change that
- upzoning / redeveloping Solano will ruin it - raise rents for family businesses, destroy quaint neighborhoods
- Low income & unhoused need bigger units to serve that population. Ie, Pacific Steel Area can be a service center with housing, outreach to get this population served
- Concerns: losing local business - adding housing could be a solution to bring more business
- Safeway has posh business. Have some small groceries & pharmacy
- Movie theater - PFAC Elmwood doing well
- BofA sold recently, how can residents stay in the loop on what's happening with that?
- Want people who contribute to the community to be able to live here - young people, workers
- How to promote development? Need more community support
- Community centers on the ground floor - energize the neighborhood
- Concerns: Geotechnical and soil stability
- We will meet our RHNA goals with the existing pipeline. Why ruin neighborhoods?
- Support the higher density alt. I'm a renter, minimal difference between alts, need more height / be more aspirational
- Are objective design standards part of this project?
- What can be done to ensure existing solar panels are minimally shadowed?
- Leave step backs to the developer
- Allow ground floor residential
- Concern about sidewalk widths- can buildings be set back?
- More design standards for style
- Context responsive design
- Figure out a way to have good design
- Make our neighborhoods really beautiful, in the legacy of Julia Morgan. Create beautiful green spaces
- Please adopt objective design standards for historic properties (landmarks) so that CPC has leverage under HAA, even in the context of an upzoning
- Make Berkeley, especially N Shattuck a beautiful neighborhood with community shared spaces, gardens, fountains, peaceful space also lower levels more community serving: ie Elephant Pharmacy had health oriented products and services. Alternative medicine, yoga classes, performance spaces for the community to enjoy in the large scale development proposal. Housing, but community needs should be included.
- Architecturally: buildings that can be a model for the community and world, ie Singapore developments with green spaces
- Not just boxy glass
- Design important: aesthetics keep places vibrant and inviting

- Concerns over shadows and development that's not people-scale
- How can we allow 2nd floor restaurants?
- How do we provide enough housing for people that have to leave high risk fire areas?
- Don't want it to cook like walnut creek
- Require developers to include trees and plantings in their plans - heat dome
- What happens when or if the money runs out before the completion of the large buildings?
- How to ensure that it's financially feasible to build the new housing?
- Weaving in new is a challenge, but it's essential
- University a better corridor for redevelopment
- Trails to ties up all the communities
- Restaurants need vent systems
- Service: real estate, medical
- Retail include light manufacturing, maker spaces
- Retail - 1000 sqft?
- North Shattuck businesses association, highest and best use
- Keep the flavor 'heat island'
- I like it! Shops and biking and step backs
- Height is not as important as getting more people into the neighborhood
- When Cheeseboard isn't open, much less foot traffic
- Bring people from Vine to the other end
- Empty lot on Allston: dead! Center & Oxford: 8 stories isn't happening. Take care of these first!
- Why increase zoning? District 4 already added a lot of density
- Concerns regarding 2109 Virginia Development Proposal of an 8 Story Building (110 units, 108 parking) adjacent to 2 story Single-Multi-Family Homes - Use permit for a project at 2109 Virginia - ZAB App # ZP 2024-0066 - Melinda E Lopez, North Shattuck Alliance of concerned neighbors on Walnut St, Berkeley, CA 94709
- Cont: We are writing to express our significant concerns regarding the proposed 8 story, 110 unit development at 2109 Virginia St, which also includes 109 parking spaces. We understand that our submission is past the formal deadline, but we respectfully request that this letter and any accompanying documentation be entered into the record for the July 24th ZAB meeting
- Take a pause with development
- Work on the empty lots first
- doesn't feel great to be limited by this small increase
- APSI Systems are not working - need this
- Please include footage as well as stories in plans presented to the community
- High density is a good vision for the future
- Art studios, maker spaces, offices
- Cont: Primary concerns: geotechnical and soil stability: The area surrounding 2109 Virginia, including adjacent streets of Cedar, Walnut, and Shattuck, has not been thoroughly evaluated in recent public geotechnical studies. We are concerned about the potential risks of soil instability, settlement, or lateral movement affecting neighboring historic and residential properties, particularly those on Walnut St
- Virginia St - preserve 3-4 story max
- Buildings near single family homes shouldn't go high
- Monster building next to single family homes
- 8 stories too tall for Virginia. New dorms: a lot of people
- 4-5 stories is fine, 8 feels too high
- Please fund a corridor historic resource survey as a part of the corridor rezoning
- we want development to blend with historic buildings
- Mix of houses, condos
- Is there anything that can be done to make it easier to build condos? What about co-housing?
- Cont: Infrastructure strain: increased density can strain existing infrastructure like water, sewer, and electrical systems. Traffic congestion and parking availability may also worsen.
- What about infrastructure? Electrical and water may be impacted
- Concern over increased density without sewer infrastructure to support

- Concerns: scale and massing incompatibility, traffic and parking impact, environmental and CEQA review (Virginia Cleaners has toxic substance on proposed space), community process and transparency
- Do not allow CVS / Andronicos to rezone unless there is a plan that there will be a grocery and pharmacy at these locations - if you don't do that you will kill seniors and kill walkability
- Change that keeps the magic of Berkeley
- Old B of A property - activate parking lot in interim
- Love Walnut development
- Cont: Neighborhood character: a 7 or 8 story building can significantly alter the visual landscape and character of a neighborhood, potentially clashing with the existing scale and aesthetic of smaller buildings
- You are ruining character
- Many people moved to Berkeley for the low density and hope that their children could safely be free range walking and biking independently. We must not destroy that hope
- Buildings are out of character for north Berkeley. The 4 stories across the street are dense and aesthetic
- Character matters
- How do you make it a special place
- Want to see charm and flavor integrated into any change
- Proposed 8 story apartments in Berkeley's Gourmet Ghetto: is this the future we want for our neighborhood? What the community asks for: let's build a future that fits! The gourmet ghetto is more than a place - it's a cultural icon. From Chez Panisse to the first Peet's store to Cheeseboard, and new additions like Agrodolce and Roast & Toast. Let's ensure new developments enrich, not erase, this unique neighborhood's character.
- What integration looks like: street level retail or cafes, vertical greenery, sustainable features, and art. Public spaces like pocket parks, plazas, or seating. Context-sensitive design that respects neighborhood scale
- Cont: We know this new building will benefit from being in the attractive Gourmet Ghetto, but what will they contribute? Nothing! It will detract! It's a take, take situation. Let's not allow that to happen! Instead, lets wait for a developer with plans for a beautiful 2-3 story building, adding shops, restaurants, and beautiful architecture like the historic Peets building. The developers boast a coffee shop for their residents. That's it! No shops, restaurants, nothing to add. Who benefits from that? We already have two fabulous coffee shops on the block, the Frencha cafe and the Guerilla Cafe and one block away is a big new coffee shop. What makes us bent on building these inappropriate complexes? The cities which have held out are now so happy they did. We should avoid any money transfer schemes at the expense of current residents. Living in the Gourmet Ghetto area is highly valued. Don't take away the beauty and specialness of the community. A seven or eight story is too high for any residential area and it's a travesty if it is right next to your home. It will reduce property values. Remember that often the initially presented plan is much different from the finalized project as the developers will continually take any advantage possible. There is potential for increased noise and shadows. Temperatures (global warming) will rise with more cement and a huge ugly high block of cement.
- Current design is out of sync with the community. Lacks meaningful community spaces, very small retail space with the rest of the Shattuck street frontage closed off to the public, very limited public interaction space at street level, modern behemoth style facade and cold materials don't reflect historic charm of N Berkeley. Fails to reflect the human scale and character of Gourmet Ghetto's mixed use vibrancy. Real concerns about traffic flow on Walnut, Virginia, Shattuck - with parking access from Virginia, traffic flow on all streets will be significantly impacted, with no corresponding plan from city to address
- Cont: Noise pollution: construction and occupancy of a larger building can lead to increased noise levels.
- We will need more parking with more people (visitors, caregivers, etc). Almost all the people in the hills drive down to shop.
- Open forum vs breakouts? Ask the public for their opinion on format
- Need more authentic engagement - only options serve developers, not community
- Please allow the community to hear each other w/ public comment (we are onto your scheme to keep us from organizing)
- Show a before and after of similar neighborhood zoning impact in other cities. How did high resources of the neighborhood change? Benchmarks
- Concern about feedback not being integrated
- Glad to do this format
- Cont: Property values: While some properties may benefit from increased demand, others, particularly those with views obstructed by the taller building, may see a decrease in value.

- Cont: Scale and massing incompatibility: an 8 story building is significantly out of scale with the immediate neighborhood, which primarily consists of 1-3 story buildings. The visual impact and shadowing effects on nearby residences and community spaces must be more carefully reviewed
- The scope of this should be expanded to include street redesign at least narrower streets, outdoor dining, plaza
- Cont: Shadows and light: the taller building could cast long shadows, impacting sunlight access for surrounding properties and potentially affecting landscaping or solar panel efficiency.
- Alston Way empty lot? Starbucks redevelop
- Shattuck Ave: traffic calming, more walkable
- Increase walkability
- Crossing mid block for Cheeseboard not good
- outdoor dining
- Make sidewalks for pedestrians! Control scooters and wayfinding, weird electronic signage allowed by the city
- Redesign area at/between Shattuck/Rose to reduce the amount of asphalt there. Extremely hostile to pedestrians. That area is horrible but could add to the community
- Reduce width of Shattuck from 4 lanes to 2 and eliminate the median from Hearst to Sutter. Add sidewalks and outdoor dining that whole length!
- Set backs please!
- How do we make Shattuck smaller? Less asphalt, one lane
- How can we link this to street redesign & plaza redesign?
- Cont: Traffic and parking impact: the proposed 109 parking spaces raise concerns about increased vehicular traffic and congestion on nearby narrow streets. We request a thorough and publicly accessible traffic impact analysis
- Include housing homeless and services in North Shattuck
- This will do nothing to address the homeless crisis in Berkeley
- How to ensure ground floor retail doesn't sit empty?
- How to ensure there won't be endless turnover in retail?
- Worried about vacancies
- Afraid you'll drive retail away
- Re: 2109 Virginia St, Elizabeth Scherer, Resident for 46 yrs in this neighborhood. Many single-family homes in this area will be impacted. We are not downtown. We have mostly two to three story buildings. The blocking of the view will not only impact the residents close by with homes, but all homes on the north side. Many will see a large unattractive cement building sticking out like a tooth cutting out their views. Those looking up from the flats or from the city will now have their views of the hills blocked as well.
- Views are lost from single family home
- Have you thought about expanding the commercial portion of College?
- The scope of this should be expanded to include 1 block to either side of Shattuck

Full Transcript of Written Feedback - College Ave Workshop

- Support density (+2)
- Support density, this is underwhelming This does not contribute to affordable housing, this is a give away to developers (+1)
- Lots of older people depend on accessibility of the neighborhood
- This is not about housing affordability if only 6 out of 26 units of a building are required to be affordable
- Density that allows for deeper affordable that fits w/in neighborhood character
- Current College ave looks like a street w/ shops, would love 4 stories but not 6
- College needs taller buildings, but 6 stories too much for width
- College is a narrow street (not an actual avenue), 5 stories is really high
- Support highest density option
- Support higher density alternative
- In favor of highest density alt, need more housing
- Support development, agree with maximizing housing, allowing residential ground floors
- Higher alt, no need for setbacks
- This is great - could be more ambitious - would shoot for 5-10 stories. Disregard non representative public meeting
- More housing in an already densely populated area doesn't make sense

- UC students impact density - we have more students than ever before
- Medium maybe high density unlikely
- More density - more traffic: we have all day jams now
- Stepbacks to retain pedestrian appeal
- Require stepdowns
- Setbacks between sidewalk and building
- Corner lot set back on both
- Step downs to adjacent R-LA lots
- Want ground floor setbacks, space for people
- Better objective design standards, more detailed
- Buildings need setbacks along corridors
- Renders: show that it belongs there (architecture)
- Style' to be maintained in new development
- Respect architectural style for new buildings in College Ave
- Architecture matters! Don't build ugly & cheap buildings
- How can we represent Berkeley architectural style in taller buildings? Eg, wood shingles, craftsman, etc
- Minimize shading
- Where are the guidelines for what might be built? Any restrictions?
- So far so ugly
- The current new buildings on Shattuck are mostly plain to ugly and there's no effort to increase green spaces
- Yes to upper set back - landscaping at street level is crucial - alt #1 medium is best for College
- Let's be creative in designing these buildings - no flat boxes - integrate w/ neighborhood character
- Both and! Beautiful neighborhood character, & developed. Not YIMBY or NIMBY - labels aren't helpful, create community!
- One way to create community - courtyards invite into buildings - spaces invite people to stop
- Setbacks don't help aesthetically - historical context no setbacks, & they take away density
- Articulated facades all the way up
- Character at ground floor - need more room at sidewalk
- Bays, step facade in and out, interrupt ground floor with doorways
- Balconies, keep ground floor, detail, character
- Minimize stepbacks, particularly on commercial streets
- No stepbacks, whatever increases density the most!
- Historical character doesn't include stepbacks, neighborhood character is about who can live here
- Maintain human scale, greenery, light, accessibility
- "The Architectural Design(s) and scale of the Elmwood Business District" Absolutely need to be preserved. Integrity and History Matter!
- Consider impacts with shadows, streets
- Construction noise and loss of customers
- Is the post office a superfund site? Previous gas station
- Home owners: we all agree we would downsize if incentivized
- We need to fix prop 13
- Turnover in housing is important
- We need playgrounds for kids
- redevelop = be destroyed
- What is the cumulative effect of all the zoning?
- Need to know the min state requirement, be clear about policy, how many projects have been approved fact sheet
- City did not bad job w/ middle housing
- Reduce bureaucracy
- Look SB 79 & towards Alcatraz
- Are we within or beyond the state mandate? Please use plain english
- Why not finish your 17 projects downtown first?
- Prop 13 is behind expensive housing! Berkeley can't fix it!
- Legalize housing

- SF just broke ground on an 'affordable' housing project near Potrero Hill. The newspaper & the mayor are all excited about 187 new "units". They are 300sqft and 400sqft! Is that housing?
- The city gets in its own way. Don't homogenize
- Berkeley is for everyone not just old white people
- Place for people to express their fears, fear of the unknown
- Adding housing frees market rate housing 70% of the time. It opens affordable units 30% per unit added! Build as much as transit allows!
- Nobody asked about our boundaries, our guardrails
- Dead zones in Berkeley already, why not there!
- Soviet style social engineering
- Please review all zoning & planning decisions in Berkeley for the last 75 years. What were the long term results?
- Berkeley is already dense, seems to want to solve the entire housing crisis right here
- Howard Roark lives
- Berkeley is already one of the most dense cities in CA
- What does 'access to resources' mean? Berkeley is small
- Berkeley can't fix Prop 13! That's what makes the Elmwood so expensive. Nobody moves!
- Share Berkeley & Elmwood with all people and values
- Are we planning for residents 30, 50 years from now?
- reduce complexity of housing bureaucracy - too many carve out
- Berkeley has exceeded the state market rate housing allotment. Why change zoning for more market rate housing?
- This is a give away to developers. Where are the requirements for the building?
- Reuse existing buildings wherever possible, add to existing structures - lower carbon footprint
- Don't believe that redevelopment would be so minimal
- # of residents in Berkeley? How many units are built already/under construction? How do we compare with other cities re: infill?
- What tells us that someone will not acquire the sites?
- Why is the former dry cleaners site (a small site) considered likely to redevelop?
- Rent board, relax rent laws
- What happens if property owners decide to sell adjacent properties?
- There are better sites for housing, do not rezone College Ave
- Where are all the supporting elements for more housing - Cal should take responsibility
- All commercial on ground floor
- Maximize retail on ground floor
- Maximize retail on ground floor
- Preserve historical facade
- 7/11 Laundromat is vital to renters (ground floor retail)
- 7-11 lot - Russell/College needs ground floor retail. Laundry serves everyone. Don't take it away!!!
- 7-11, laundry, post office - all elmwood services
- Protect neighborhood commercial over residential
- Protect local business
- Would like to see more small businesses
- Support existing businesses & maintain retail! Not exclusive of the other
- Don't mind a little taller but concerned about small business displacement
- Make sure current business does not die
- concern about business going away
- Concern about displacement of business
- we are doing this for very little development, concern about commercial going away
- Concern about spaces for restaurants
- Concerns about traffic mitigation, businesses during construction
- Good plan, just maintain existing vendors if possible & keep it vibrant w/ more housing
- The financial equilibrium of the Elmwood is now stable, after many months of challenges due to covid and the repercussions. To impose destabilizing changes would be totally unfair and totally unacceptable. Whose interests are being served by the strategically incoherent land use planning policy/proposals? Catering to the developers and putting the business stability at risk is an unethical modus operandi: a travesty. The current set of upzoning proposals

threatens the integrity and security and viability of the business district. Catering to the developers is detrimental to the well-being and viability of the businesses. The disruption caused by any upzoning projects will be untenable. Those businesses who survived the covid era absolutely need to remain viable.

- 7/11 and laundry is a real anchor to neighborhood
- Corridors seem targeted - this is a little village, when you have something valuable and precious, don't step on it! Too unique
- The Elmwood area is a community center - noise, etc of construction may impact business
- Neighborhood character is about architecture - not supportive of proposed designs, no dark colored buildings
- Concern about the character of the neighborhood changing
- Concerns: 1. Stability, integrity, and the general well-being of the Elmwood business district are all at risk if upzoning is to be permitted.
- We need family friendly spaces open to community
- Spaces to create connection - make cities for people
- What if Berkeley says no to upzoning the Elmwood?
- No upzoning, save the Elmwood! If you change it, developers will come!
- This is a really terrible idea - no!!
- People moved here for low density! You are destroying this neighborhood
- no need for more housing! residential or otherwise, population declining business gone
- Against building on Elmwood historic district
- Why don't you focus on University Ave?
- Why not develop Sacramento Street into a livable commercial corridor?
- Why Elmwood? Should focus on Telegraph / Ashby by wider street, good transportation options
- Finish existing buildings in Downtown Berkeley first
- Why isn't Telegraph taken care of first?
- Finish your downtown projects, then we'll talk
- Why pushing to upzone this area? Pls consider Claremont
- Build housing on empty lots, not high traffic corridors
- Fix downtown
- Look at expanding housing on Ashby Ave
- Parking is important for locals and shoppers
- Parking for people who come to shop
- Families may need cars and parking
- Ensure comments can be captured on the website
- Prove that all comments are recorded and represented on project website
- All of the post its get posted for others to see what's good
- Would like to see the mailing list
- City council does not seem to respond in a meaningful way
- Question sincerity of this impacting the process
- The city ignored arguments about middle housing and never addressed the issues which were raised
- Stop managing us - Stop bulldozing the council agenda - let people speak
- Council person Humbert needs to have a town hall so he represents the neighborhood
- Berkeley values = everyone participates, now only wealthy relevant voices
- Need diff format, people want to hear from each other
- Alternatives being forced on community
- Communication should go through City Council - lots of neighbors didn't know this process was happening
- 4. Berkeley's Mayor, City Council, and land-use planning department are not autonomous 'self-driving' governmental vehicles. Each entity is duty bound to listen to and respect the interests/will of the business owners and residents who support those businesses. The well-being of the businesses is the backbone of a healthy economy. Elected officials and public servants are dutybound to respect the will of the citizens, taxpayers, and community at large.
- Senior housing
- College & Ashby intersection is already deadly
- College ave already congested, more housing will make it unbearable
- Fire evacuation! Civil engineering and modern tools
- Too much traffic will endanger our children

- Too much traffic, need parking
- Already overcrowded, this will push it further. The street is too narrow.
- Increased density takes away existing parking for business is inappropriate/crazy
- Reduce traffic
- Our streets are already horribly congested and we haven't yet seen the impact of existing upzoning. Please slow down the development
- This will make parking and traffic terrible
- College crowded already, sidewalks not wide enough - no space for more people
- Already too congested, no more! (+2)
- fixing sidewalks important
- Wider sidewalks if more housing
- Need wider sidewalks
- Separate ped from bike issues
- Underground utilities now!
- Be sure to include wider sidewalks for pedestrians in elmwood
- Make commercial sections of College completely pedestrian, like in Seville Spain
- make pedestrian sides wider, eliminate parking on College, make people walk or bike
- Ashby evacuation route: hills to the Bay. Earthquake risk. Smart to put high density on evac route? Traffic impacts, staging areas?
- Please consider needs of the disabled. Congested sidewalks are a problem
- Consider carrying capacity - transit, streets, mobility, streets
- Make bike lanes completely separated from road like in Seville, Spain
- I own a house in Berkeley and have two young children and am in favor of building more housing. A lot of my friends with young kids are pro housing, but it is difficult to attend these meetings with childcare/bedtime
- We need more housing, I support more housing development here
- I live on Rosewood and Benvenue and support the upzoning
- Love density
- Maximize housing to allow more people to build lives in this amazing city
- We need more housing in Berkeley for people fleeing MAGA
- Step in the right direction but we need more than baby steps
- More housing
- Increase development probability
- We need more dense housing and more units so that I can raise my family in Elmwood
- We need more housing near transit - where I want to raise a family
- Upzone substantially more - 5-10 stories for vibrancy and affordability
- In favor of more density
- Hope for thinking to be both/and and not either/or - expansion okay, and tasteful design integrated into existing building design
- Elmwood's unique aspect is the bespoke architecture. Build as many units as possible but require (transit limited) architectural facades
- Not ambitious enough. 10 story!
- Increase public transit
- Protected bike lanes
- Protected bike lanes
- How do we protect kids who want to bike on College
- Everyone needs a car in Berkeley
- Bike lane! We need to connect to BART
- Please put your time and money into public transportation. Talk to the other cities. Most of this zoning is a fantasy of the council, not the state
- Why is UC Berkeley allowed to increase size and not contribute to City streets enough?
- Why is UCB allowed to continue expanding?
- inadequate consideration for urban greening
- Micro parks & street trees
- More trees, micro parks

- Need more urban forest canopy
- Tree canopies along corridor, parklets
- Data on vacancy rates?
- Shattuck is bad - too much vacancy
- Until the City has data on current vacancy rates, no more upzoning (+1)

Full Transcript of Written Feedback - Solano Ave Workshop

- Think of affordability for missing middle as well
- Consider LI in addition to VLI
- Priority: maximize affordable housing that can be BOUGHT vs rented
- I don't want to have to be a millionaire to have a home or condo in Berkeley
- Create housing for teachers! Consider 30% LMI developments
- More affordable housing is always needed (yay)
- Provide housing for teachers & librarians
- Not enough affordable, VLI units
- Estimates on how many units will result from middle housing
- Why does Berkeley's IHO only include VLI, not LI as well?
- Affordable housing! Create beautiful architecture
- Berkeley has an existing list of apt rentals - we don't need more. We need condos and town houses so seniors can relocate from large single family homes & stay in their neighborhood. And young people can buy affordable first home & build on their investment
- If you do add new housing it should be affordable & reduce the ability to do the in lieu of payments
- NO in lieu of more affordable housing
- Developers use 'in lieu' to cut low income housing to 10% cost? \$600/sqft. Discuss this!
- Alt #2 or even taller creates more options / opportunities for everyone! Our elders can age in the neighborhood. New families can move here. Lower income families face less competition with higher income families
- 6 is too big on Solano
- Support for Alt 2, plan w/ Albany
- Please prohibit / strongly discourage driveways / curb cuts on Solano Ave to preserve the safety of the sidewalk! How about encouraging "bundling" car access to the backs/basements of multiple/large properties in a given block into single shared driveways that feed into a shared rear/below grade alleyway/access aisle?
- You speak about developing likely 50% density bonus, but they are most likely to go for 100% to make \$
- Would there be a 100% density bonus ever?
- Make permitting easier. Create positive objective design standards
- Don't make it like NYC with tall, ugly buildings next to each other.
- There needs to be a requirement for landscaping in front of new buildings as well as street trees
- Design should be consistent with the area
- Step back not just for 4-6 stories
- Keep ODS as loose as possible to allow designers more flexibility to make beautiful buildings
- Setbacks and sun and trees and design standards are needed
- No blank walls
- What happens in the setbacks?
- Sidewalks wider
- Taking away our views
- Buildings need to take movement of sun/shade into account
- Architecture to diminish heaviness on the street
- Provide more flexibility in design standards for unique, interesting architecture
- Cosmetic elements of the plan like massing and step-backs add complexity/cost but don't fundamentally change the neighborhood feel. Upzone as much as possible and let people decide for themselves what they like
- Keep non profit developers financing, not private
- Developers can cut % of low income housing by paying approx \$650/sqft. Cost of construction is \$600/sqft. Reality is we end up w/ only 0% low income housing
- Mandate extreme environmental requirements if destroying an existing one

- Do EIR of the Solano area. Is any of Solano RIH (hill)? Will this impact height?
- Impact fees? EIR for water, utilities, etc
- Revitalize the Sophie Hahn Solano Study
- New housing is too vague, say condos or town homes - missing middle!
- How about a car parking fee 'Benefits District' for Solano Ave, to fund needed streetscape maintenance and improvement? Solano could be even more inviting and humane if it had wider sidewalks, trees planted closer to the center line, better defined bike lanes/paths, & better furnished bus stops
- Impact fees! By # of units and not waived
- Some congestion actually supports retail
- Berkeley population decreased, why more housing?
- This sounds great but where are the developers, designers, and workers to build?
- % of yellow commercials?
- If density bonus already exists, why upzoning?
- In general, is it more cost effective to build taller, bigger buildings?
- think Haussman Paris on San Pablo & University
- Make Berkeley all high resources!
- Show the potential of small lot development, not just big projects
- How many units will result from both Middle Housing and Corridors combined?
- topographical visual: elevation contours
- make clear how much is needed for goal, and how much has been added so far
- UCB expansion having outsize impact on housing
- More owner-occupied housing
- No protection from corporate or foreign ownership?
- Keep our upper Solano anchor store Andronico's market. #1 priority
- We need grocery stores
- Keep anchor store for Solano - grocery
- Losing Andronicos / parking. What will parking be?
- We have over promised and under delivered on retail. Ground floor res can be great
- no dead zones = no street level housing
- What about historic buildings? Will they be impacted? How do we protect them?
- Will the new bill override historic designations?
- Break out historic from other 'unlikely'
- Preserve historic buildings! Lowest priority for development
- Respect historic treasures
- No protection for historic structures
- Separate historic and recent developments
- Greater than 2 or 3 bedroom units (families)
- Build condos - we want residents
- Incentivize development of senior housing
- Hoping for more options for housing in these areas
- Make clear what the in lieu \$/sq foot would be
- I heard \$65/sqft in lieu
- More bike infrastructure and public transit
- How can redevelopment and its newly increased tax revenue fund/enable a sorely needed Baywheels bike-share station at the Solano & Colusa Ave intersection? Ideally another one at the Solano & Peralta Ave intersection also
- Support new small weird mom & pop businesses
- Protect existing businesses
- Please consider limited # of chain store restrictions
- Keep all zoned for first floor retail. The whole side of the street
- Keep ground floor retail. Once we have 1st floor resi, it will be impossible to change back to commercial space
- retail support
- Albany supports businesses (startup \$\$), parking
- Small businesses to be fostered
- Construction impacts on business

- Who can help small businesses
- Would commercial lease be protected if the current landlord wants to develop?
- Impact on local businesses - construction, noise, parking
- Need to address vacancies on Solano - let's use that space first
- Ground floor retail everywhere on corridor
- Concern about losing existing businesses
- Decrease car lanes to add more walkable areas and support outdoor dining
- Parklets and rooftop gardens
- Do not want dead zones
- Allow restaurants to stay open later to allow more foot traffic and better safety
- Impacts on SFH behind large developments
- Better public realm improvements
- Maintain walkable community with local services and shops
- Trees, landscaping to improve pedestrian experience
- Redevelopment risks losing community and connection
- Think about the identity of the city
- More important than commercial use on the ground floor (though that IS important) is the critical importance of ground stories on Solano Ave having human on the sidewalk friendly spaces, NOT solid/black walls (like the existing building at 1685 Solano, for its car parking podium)
- It is nice for the new development to fit into the architectural style of existing development! Part of Berkeley's charm is its architectural diversity & character
- building setbacks and building form will be extremely important for preserving the existing feeling of the Solano Ave corridor - which is very nice! and good for sunlight
- Broaden sidewalks by designing atriums at street level building entries
- Housing limited to 2 stories - opposed to either Alt
- It's unpopular to go this high up - concern about scale and microclimate
- Dwight to Alcatraz on Sacramento. Please do this there too!
- Other areas should be invested in with housing and business
- Less parking & traffic on Solano
- Where will all of the new residents park their cars? Developers should be required to include some parking
- Parking is not a big priority for many. Micromobility!
- Consider parking permits for residents near Solano. There are none now
- Parking issues - more public parking on Solano
- Lack of parking - I live 3 blocks from Solano & parking is already tight. I work at 1635 Solano and my clients have a hard time parking as it is - if it gets worse I won't be able to stay!
- Parking for residents, retail business, seniors who need to drive
- Concerned that mid block lot owners will buy homes behind Solano Ave to turn the lot into a driveway for parking access. This would turn residential streets into parking access / back alleys. Can this be prevented?
- Traffic flow is already slow & it will only get more congested which will drive customers away
- Parking should be a category! Show that this is a concern
- Lack of parking is a big problem. Most of our 1920s homes do not have driveways and parking of workers on Solano takes up our already limited supply. Adding units without a space per unit will exacerbate an already difficult problem
- Provide free parking for residents
- Parking on street
- More parking for new developments
- Add carshare incentives to provide access to cars for people in zero parking buildings
- Parking for residences (seniors)
- Permitted parking is needed for residents
- Permit parking in neighborhood to help commercial
- Eliminate parking meters Solano Ave
- I am very concerned about parking. It is already difficult as a resident living right next to Solano to find parking on the street. Density bonus laws could allow for 0% parking depending on the housing made available. The City needs to be prepared to issue homeowners a permit to block our own driveways because parking will be a nightmare!
- Concerned about parking - accessibility challenges

- Require underground or new street parking for over 50% new units
- New development should include parking garage
- Parking for seniors
- Allow parking garage structure
- Why no parking structures
- Parking on the corridor?
- Lack of residential permit parking is an issue
- Concern about more parking, don't want more housing
- If they come, they will need to PARK! Any development requires parking
- Worried most about parking & losing grocery store
- Forum Question & Answer
- Sept 17th conflicts with another community meeting for Stoneface Park
- Presenters should explain jargon more closely and use a pointer! These are complicated charts and hard to decipher
- Publication of this event series - how did City notify people?
- Is there going to be a forum question & answer period?
- Plan w/ Albany!
- Public hearings with public responses to questions, so all hear everything
- Solano Ave Association has inventory of vacancies, etc - should be present for discussion
- Long term residents not being heard
- Changes put in place without community support, need better listening
- Why no vote?
- Priority: Public access to open spaces
- Maximize sidewalk size & areas for people to gather (parks) indoor common areas like in SF that are public
- Parks to serve community, mandate open spaces
- More parks! park at 76
- Pedestrian safety! Vehicular control
- Buildings block! Safety concerns for lack of sunshine, visibility
- Intersections - high rise would block view for drivers around corner, dangerous (especially at 76 gas station)
- Is there a way to exclude Andronico's from zoning district?
- Albany conversation
- Redraw border of district to exclude Andronicos
- Need senior housing
- Generate as much housing as possible! Increased zoning capacity improves affordability, even more lower income households
- We need more housing! Diversity = urban vibrancy = prosperity
- More / denser housing on Solano would let my dad move out of his single family home and into a nice, new, low maintenance high-rise close to me!
- Plan for the future! More housing, more business
- I support more housing
- more housing is good
- The politics of no change are too loud. Solano needs vibrancy. The area is aging and needs an influx of young people and more going on.
- Maximizing units is the most important goal
- We need options for housing
- Support density
- Support this project from the perspective of someone who wants to live in these areas
- More rental options for all
- Protect tenants who are business owners from being evicted because the landlord wants to build
- Get commitments / partner from AC Transit to provide additional bus service to BART and Transbay service
- City subsidizes public transit. Design review!
- How about addressing transportation for those coming down from the hills?
- Subsidize AC transit, more frequent busses
- Improve transit connectivity
- Older residents need to be able to drive

Workshop In-Meeting interactive Participant Poll results (see PDF Attached)

Please see the PDF attached with the results of the in-meeting Participant Polls from each workshop.

Berkeley Corridors Zoning Update - N. Shattuck Community Workshop | August 20, 2025



What is your FAVORITE place in Berkeley?

Shattuck and Vine

My home

Hmmm. Probably Cal campus!

Cheeseboard

Indian Rock

Solano Ave

Cesar Chavez park

Safeway north shattuck

What is your FAVORITE place in Berkeley?

Peets coffee

Live Oak Park!

Talpense

Restaurants!

Solano ave

North BERKELEY

ACCI gallery

Safe waye



What is your FAVORITE place in Berkeley?

UC Campus for walk

Campus

My neighborhood: north
Berkeley from Hearst to
rose

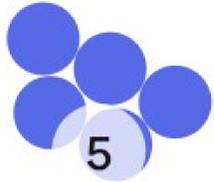
Shattuck and Vine



What is your connection to Berkeley? Select all that apply.



What is your connection to the three corridors:



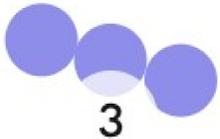
I live near Solano Avenue



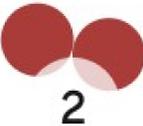
I live near North Shattuck



I live near College Avenue

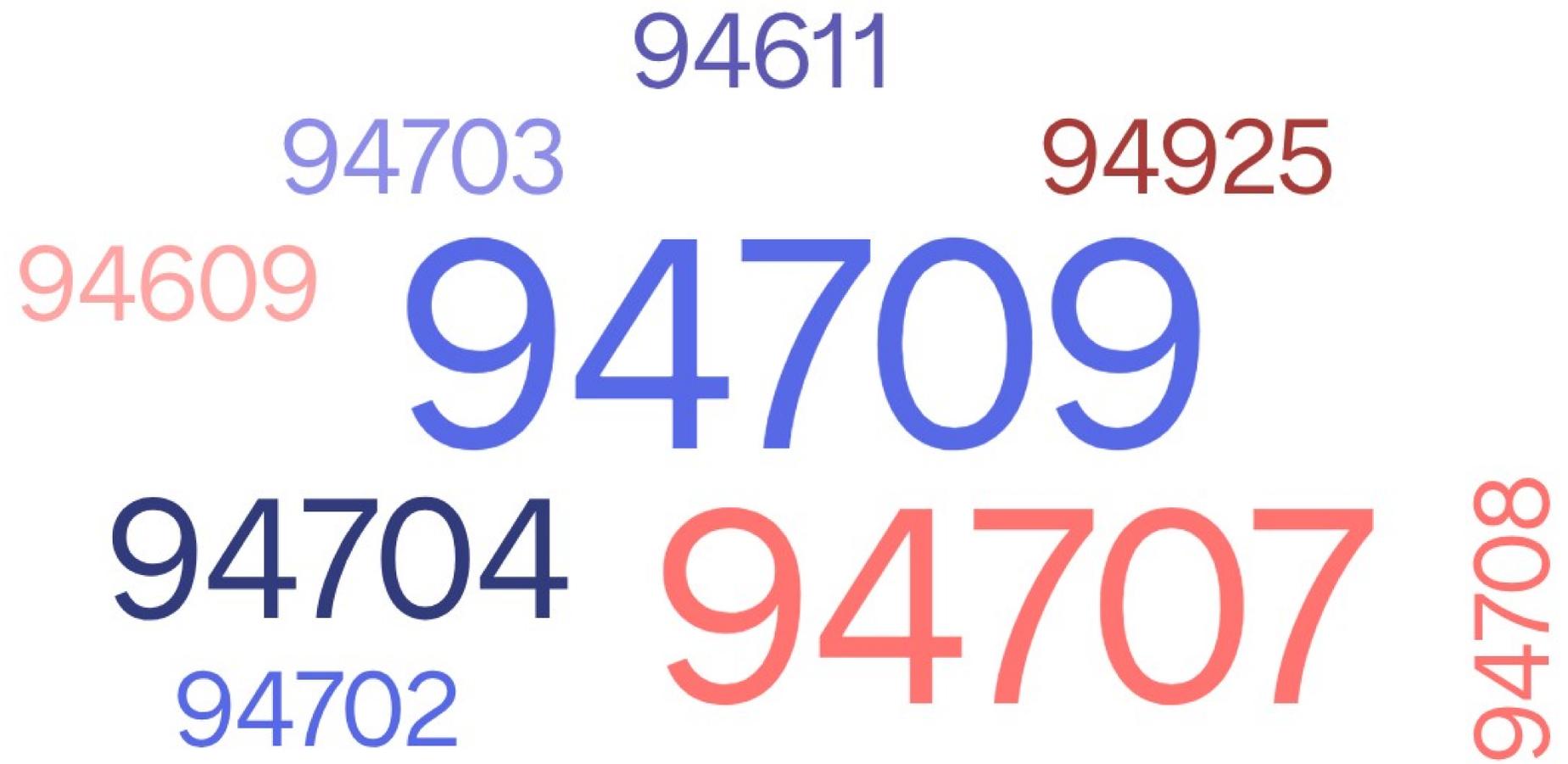


I don't live near any of the corridors

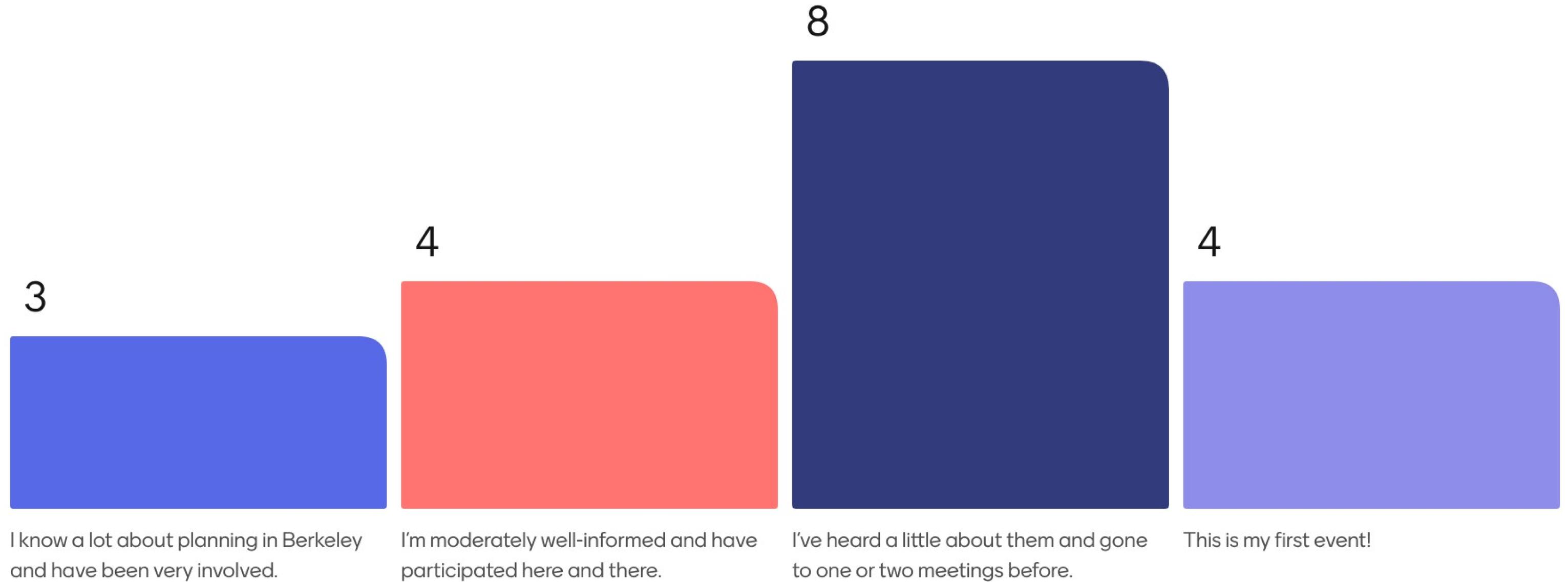


Other

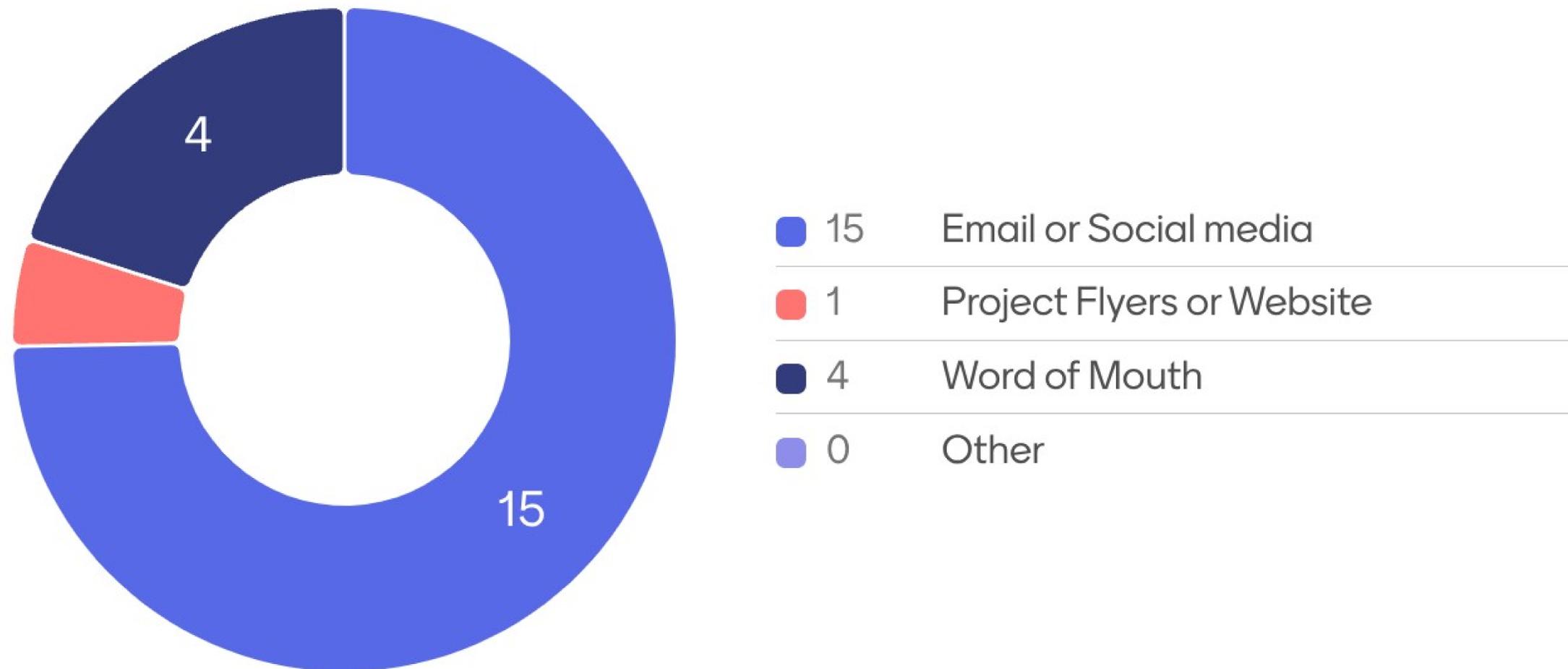
What zip code do you live in?



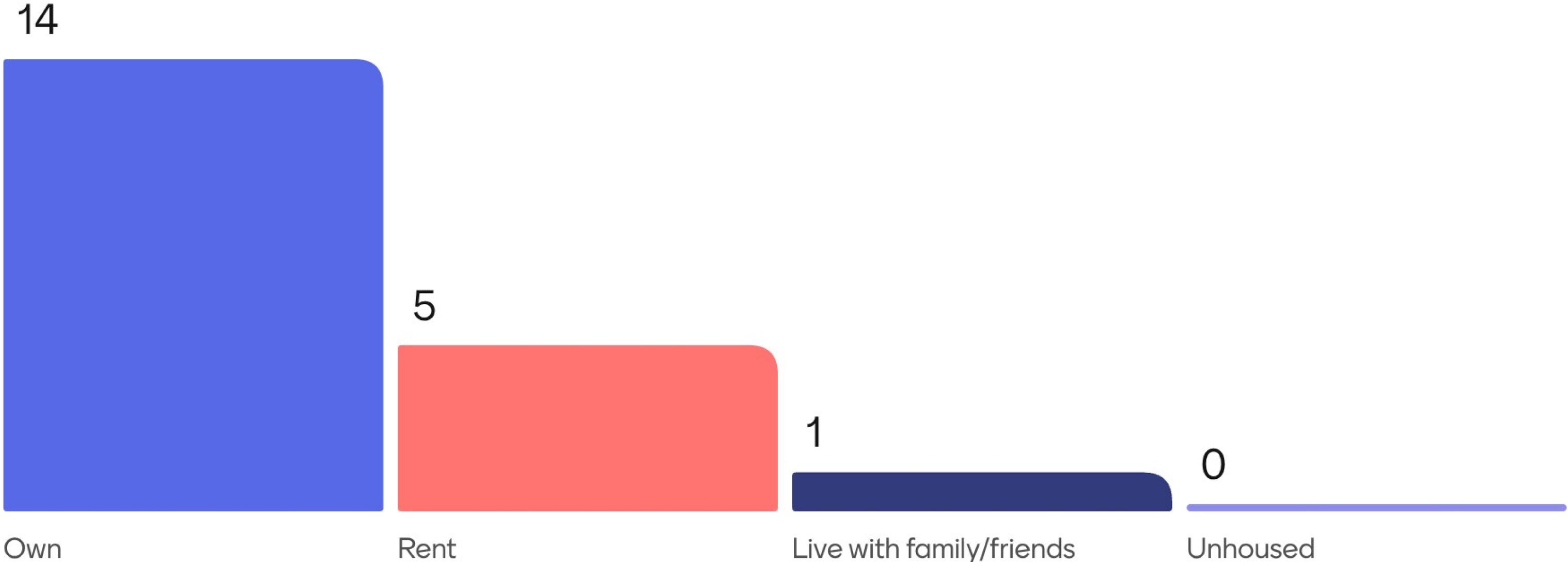
What is your previous involvement with Berkeley planning efforts?



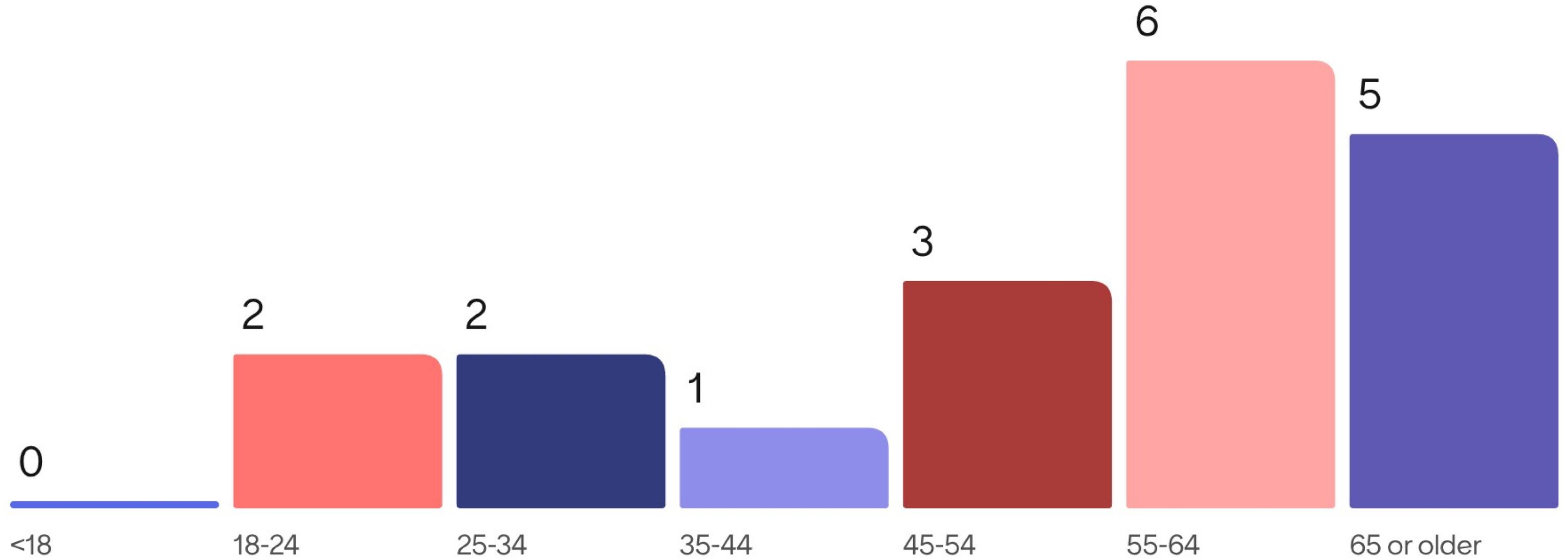
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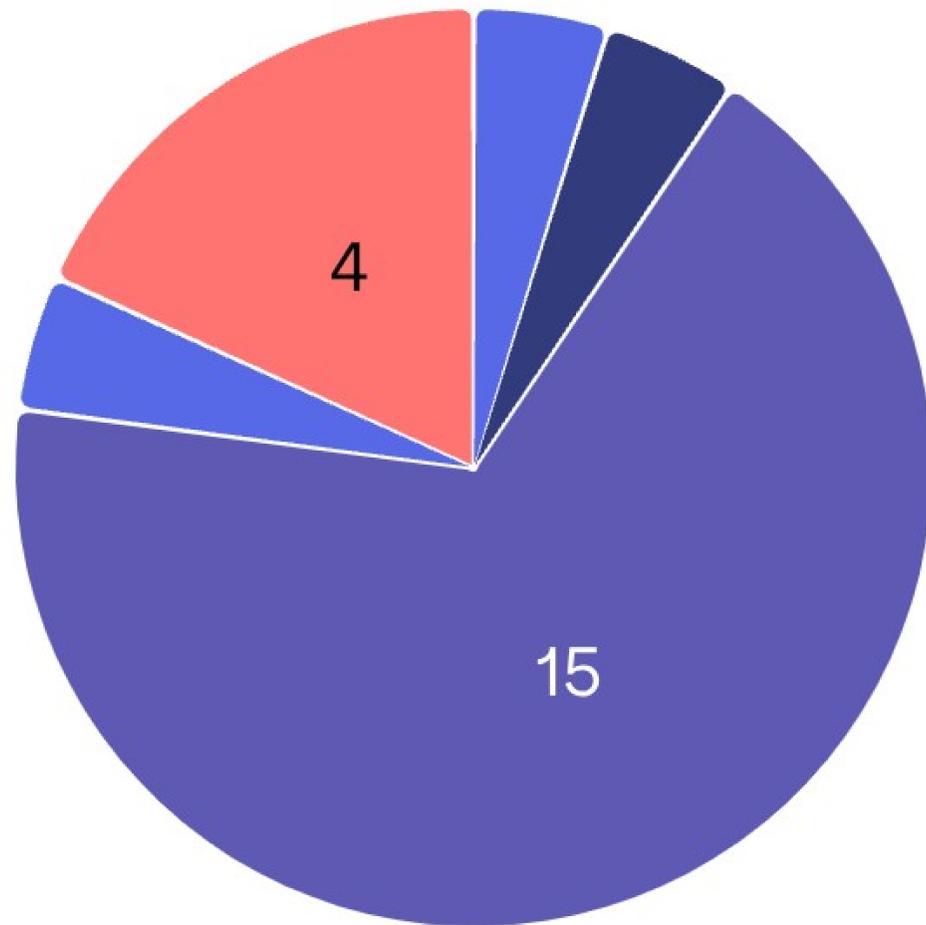
Which of the following best describes your housing situation?



How old are you?



What best describes your background? (select all that apply)



- 1 Asian or Asian American
- 0 Black or African American
- 1 Hispanic or Latino/a/x
- 0 Middle Eastern or North African
- 0 Native American or Alaska Native
- 0 Native Hawaiian or Pacific Islander
- 15 White
- 1 Two or More Races
- 4 Other

Berkeley Corridors Zoning Update - College Ave. Community Workshop | August 26, 2025



What is your FAVORITE place in Berkeley?

My home and garden

Willard Park

Willard Park and the
new clubhouse

Elmwood

Elmwood

Cal campus

Elmwood & College
Avenue.

Adventure Playground

What is your FAVORITE place in Berkeley?

College Avenue

Solano, Elmwood, North Shattuck!

Willard Park, downtown Berkeley restaurants

Elmwood

Elmwood

Elmwood--Baker and Commons, Mrs Dalloways, etc

Willard Park and the new clubhouse

U c campus, cafes

What is your FAVORITE place in Berkeley?

Clark Kerr Beach
volleyball courts

Lawrence Hall and
Tilden park Botanical
Gardens

Elmwood

College avenue
residential and
commercial

UC Berkeley Campus

Tilden park

UC B Campus

Your Basic Bird

What is your FAVORITE place in Berkeley?

The Elmwood

Elmwood

My house

The Elmwood

Elmwood! Followed by
North Shattuck

The elmwood

Campus

Elmwood.

What is your FAVORITE place in Berkeley?

The Elmwood.

Tilden Botanical Garden.

Elmwood

Summer Kitchen

Strolling college

Elmwood

The local bakeries and
cafes and restaurants

Lawrence hall of science

What is your FAVORITE place in Berkeley?

Elmwood

Elmwood Theater

My house

UC campus

Dwight derby track and paths

Elmwood

Residential neighborhoods

The Elmwood District and Cesar Chavez Park

What is your FAVORITE place in Berkeley?

The Elmwood

Tilden Park, shops in
Elmwood and Rockridge

Berkeley Botanical
Garden

Prince street &
neighborhood

Elmwood neighborhood

Library, movie theater,
retail businesses on
college ave

College ave

The Elmwood

What is your FAVORITE place in Berkeley?

The Elmwood

Elmwood shopping district

Strawberry Creek Park

North Shattuck

Tilden park College avenue

It was people's park

College Avenue, where i grew up.

El Tarpense!

What is your FAVORITE place in Berkeley?

My house

My neighborhood

The shops on college
ave

Botanical gardens

Haltcyon Commons

My home

The Elmwood

Living in the Elmwood
neighborhood

What is your FAVORITE place in Berkeley?

The long-standing business which you are kicking out for the god-knows-how-long it will take for you to build

Claremont canyon

The Berkeley campus

Pete's Coffee Alcatraz and College

college avenue

Berkeley Botanical Garden

Uc berkeley Marina Elmwood shopping diudtrict

My garden on Forest Avenue

What is your FAVORITE place in Berkeley?

Baker & Commons for coffee. Marina's Cesar Chavez Park for walking

Berkeley Bowl

Dwight Derby track and surrounding path

the water front

My neighborhood

Willard park Tilden

Prince street Mrs dallaway Imagiknit Cal campus

Marina, Tilden, all the local shops and eestaurqnts5

What is your FAVORITE place in Berkeley?

Cheese Board

Elmwood theater

Walking the Elmwood

Elmwood Rock ridge
hood

Elmwood theater All the
great restaurants Parks

Done

The shops on college
ave

Elmwood

What is your FAVORITE place in Berkeley?

The Elmwood and Alcatraz segments of College Ave. which are the centers of my neighborhood.

The Elmwood , movie theater

Elmwood

Elmwoid

College Ave, neighborhoods

Marina Claremont Canyon Home

Elmwood Theater

Tilden

What is your FAVORITE place in Berkeley?

Elmwood

My home and all the lovely stores on college and the very wonderful merchants. It's a community and I don't want to impede the ambience of their iconic area.

Gourmet ghetto

Elmwood where I live.
Cesar Chavez Park

Marina, Claremont
Canyon, libraries, home

I do not like the charming character of the Elmwood destroyed with ugly. High rises. I understand the need for housing especially low income housing. But do not destroy the historical Elmwood shopping d.

Elmwood theater, 14 Karats,
Amoeba Music, Moes
Books, Yasi Market, Coles
Coffee.....

The Elmwood

What is your FAVORITE place in Berkeley?

The Elmwood

Coles coffee, 14 Karats,
Elmwood Theatre, Dream
Fluff, yasi Market,

Elmwood shopping
district and hills behind
house

Elmwood district and
hills behind house

The Marina

Elmwood village

Claremont Canyon, or
along Strawberry Creek

College Ave; Tilden;
Farmer's Market;
libraries

What is your FAVORITE place in Berkeley?

Elmwood

Theater dist.

Willard Park

Panoramic hill

What is your connection to Berkeley? Select all that apply.



I live in Berkeley



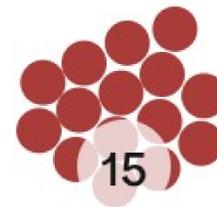
I work in Berkeley



I visit Berkeley for fun



I shop in Berkeley



I go to school in Berkeley/ my kids go to school in Berkeley



I live near Berkeley

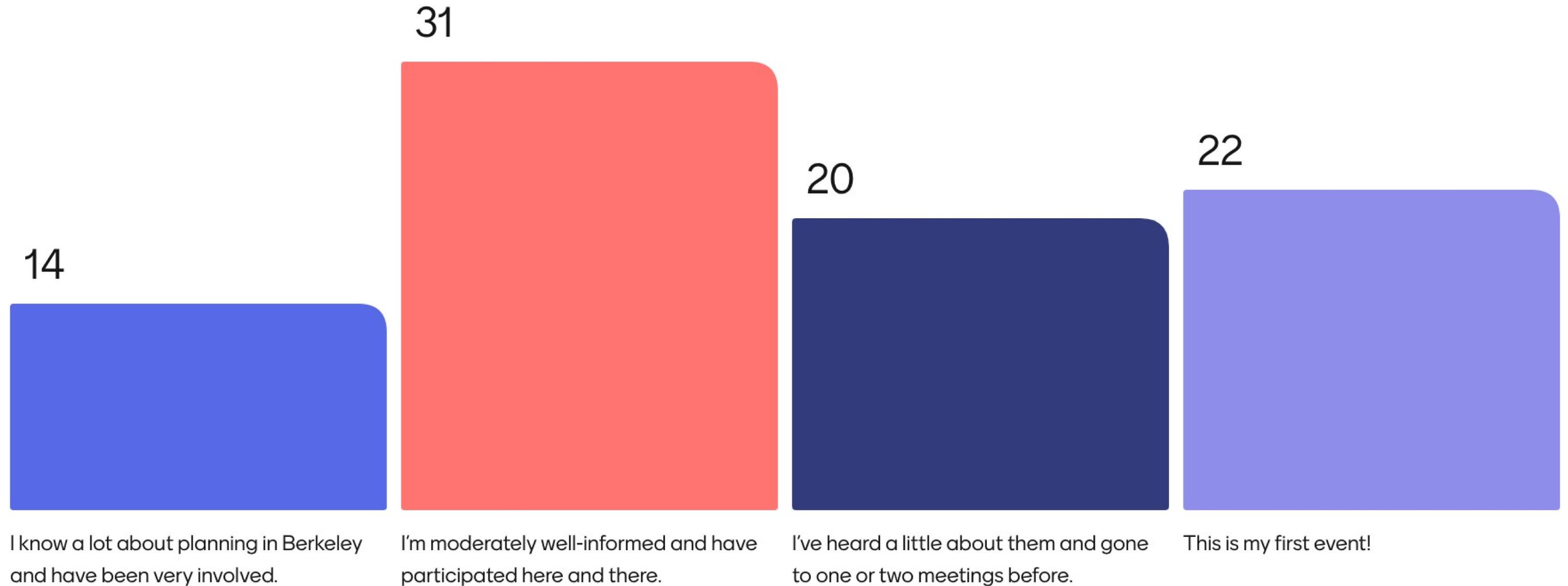
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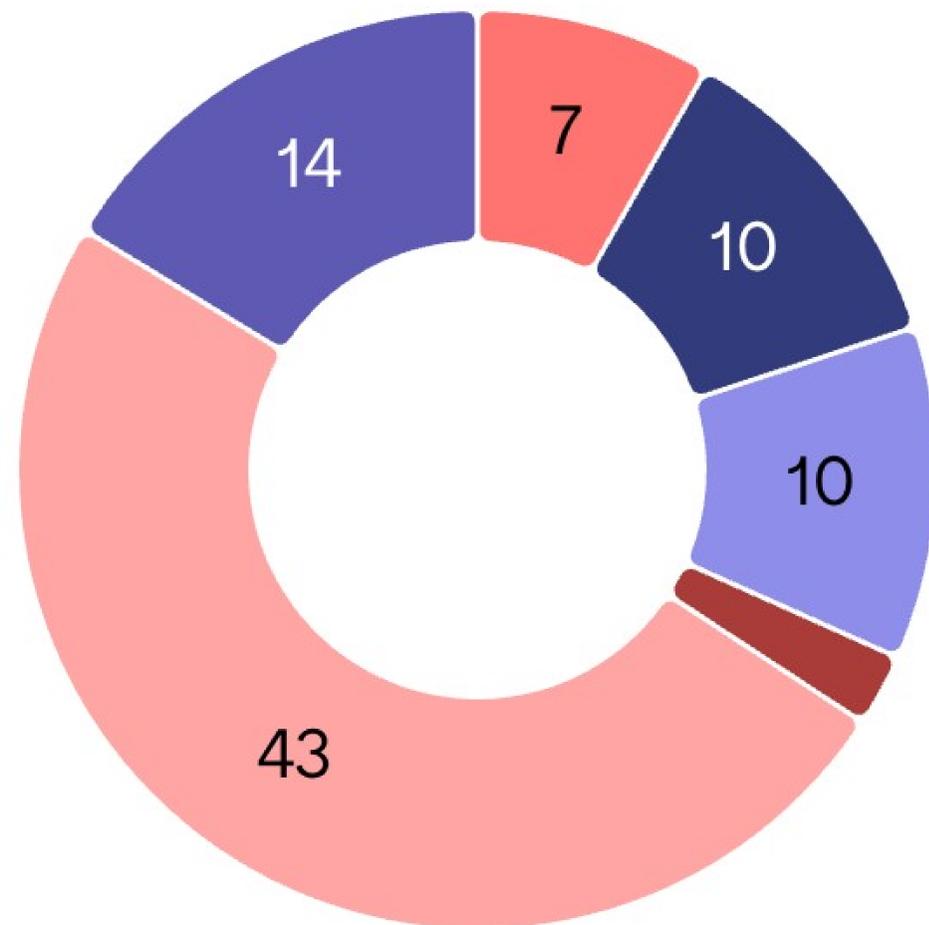
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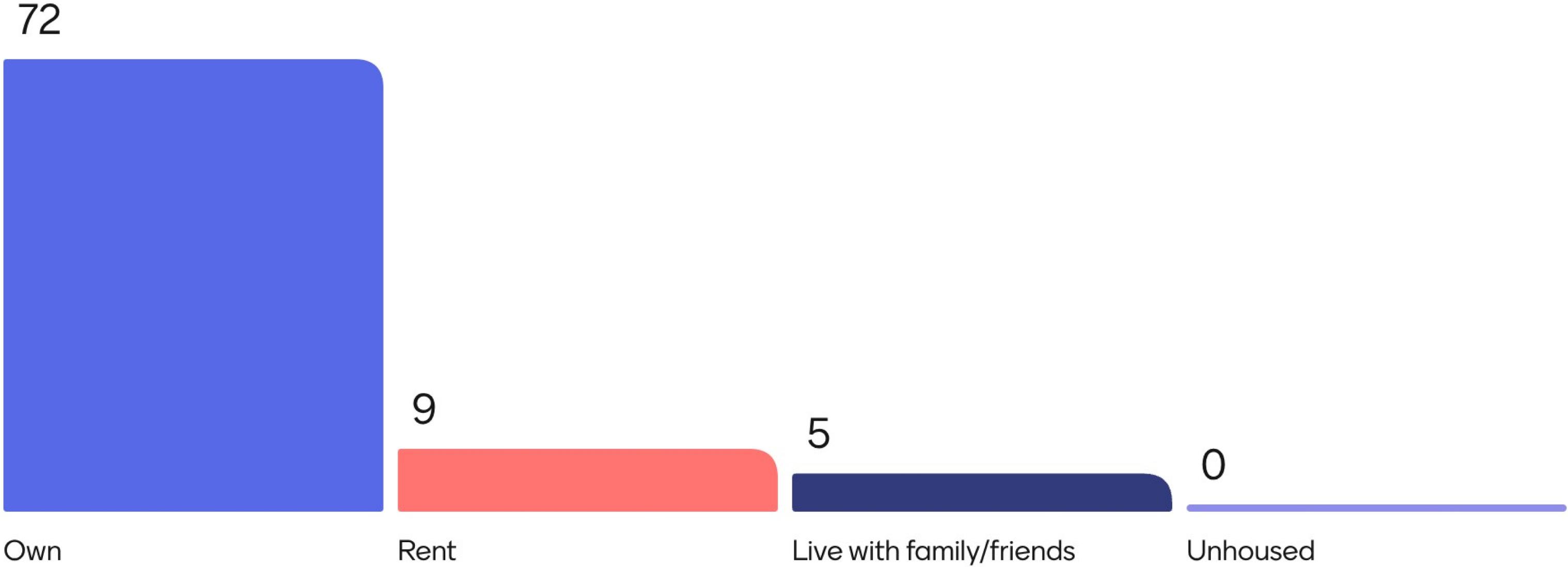


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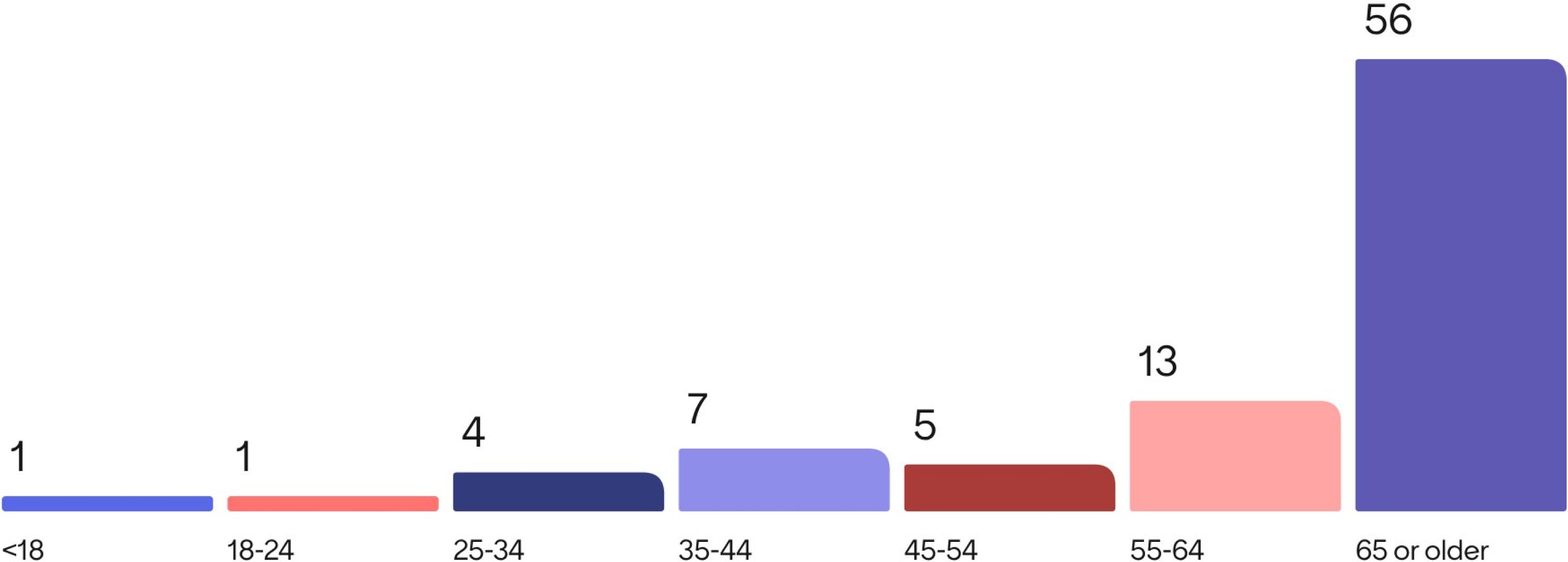


- 0 Instagram (social media)
- 7 Project e-blasts
- 10 Emails from Council Members
- 10 Project Flyers
- 2 Project Website
- 43 Word of Mouth
- 14 Other

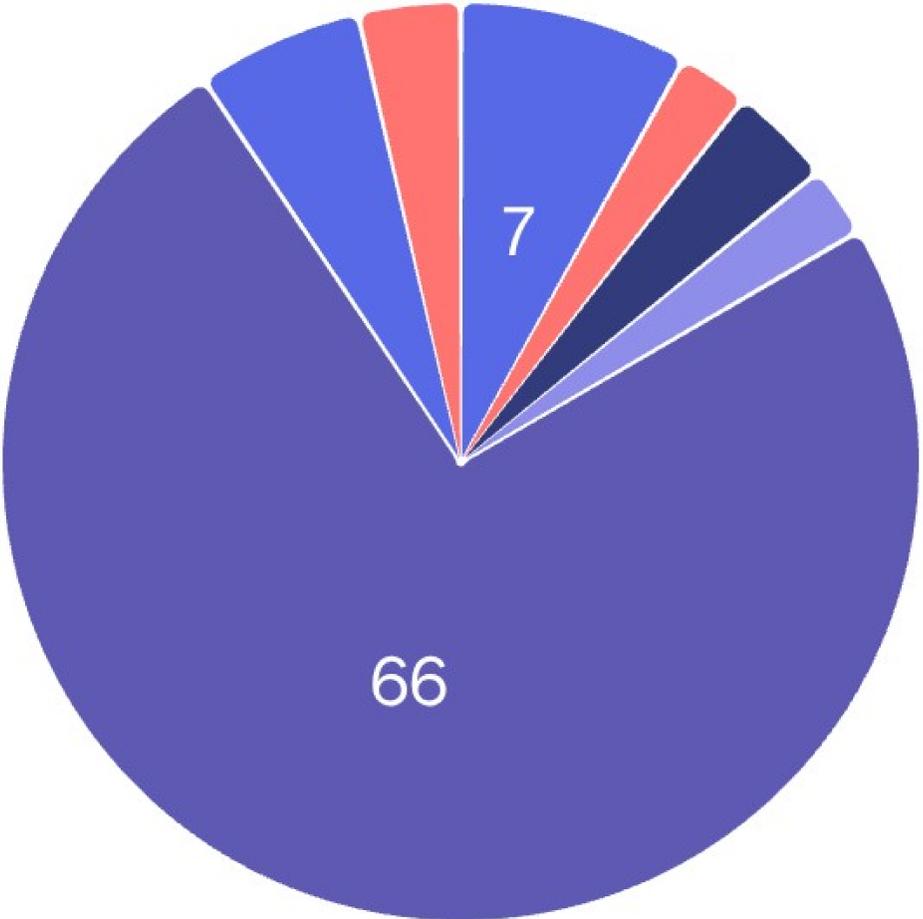
Which of the following best describes your housing situation?



How old are you?



What best describes your background? (select all that apply)



- 7 Asian or Asian American
- 2 Black or African American
- 3 Hispanic or Latino/a/x
- 2 Middle Eastern or North African
- 0 Native American or Alaska Native
- 0 Native Hawaiian or Pacific Islander
- 66 White
- 5 Two or More Races
- 3 Other

Berkeley Corridors Zoning Update - Solano Ave. Community Workshop | August 27, 2025



What is your FAVORITE place in Berkeley?

Indian Rock

My home

Monterey market

Tilden

Solano Avenue

people's park before it
was bulldozed

Cheeseboard?

The residential
neighborhoods

What is your FAVORITE place in Berkeley?

Andronico's Market

The little park next to
the taqueria on Solano

North Shattuck

Solano Ave

Any hiking trail

Tumbridge Lane hill path

Cheeseboard!

Restaurants

What is your FAVORITE place in Berkeley?

The residential neighborhoods

Bayside trail / cesar Chavez park - the beautiful sunsets

Thousand Oaks neighborhood walks

Capistrano Avenue

My apartment

Andronico's Market

Can't choose one: solano ave, college ave, Thousand Oaks,

The west end of Solano Ave in Albany.

What is your FAVORITE place in Berkeley?

Indian Rock

Andronico's Market
Solano

Tilden Park

Solano Avenue with so
many businesses and
options to discover

Thousand Oaks

Tilden Park

Solano, college,
Shattuck, parks, tilden(?)

Thousand Oaks

What is your FAVORITE place in Berkeley?

indian rock park. all of the beautiful neighborhoods for walking

waterfront

YMCA

Solano Ave

I've lately really enjoyed the area around strawberry creek park. The hidden cafe, public space vibe there is great, and the restaurant and ethnic grocery scene is also awesome.

Solano Ave

Elmwood

Cordonices park

What is your FAVORITE place in Berkeley?

San Pablo Ave

So many. Upper Solano.
Downtown bart plaza.
The ohlone greenway

Parks

Solano ave

Kabana restaurant

It's character and
passion

Solano Ave

Cheese board,
Fieldwork, Tilden Park

What is your FAVORITE place in Berkeley?

capistrano and
ensenada ave

the hidden staircases

My home

UC Berkeley

indian rock

Thousands Oaks
Neighborhood and
Cesar Chavez park

I love Milvia St since it allows
me to safely and quickly get
around the city on my bike.

Solano Ave

What is your FAVORITE place in Berkeley?

Caffe Strada & the UC campus

Capistrano Avenue

Berkeley shoreline

Strawberry creek park and hidden cafe there are awesome. Hopkins and Monterey is also a great area, as is Gilman down by the Bart tracks.

Downtown

Solano ave

Telegraph Ave

Solano Ave neighborhood.

What is your FAVORITE place in Berkeley?

capistrano ave

Thousand oaks

Rose garden

My home

Uugh, that's a tough questions, generally our public spaces aren't great. I appreciate place with a mix of uses that are walkable.

Rose garden

Marina

North Berkeley & Indian Rock

What is your FAVORITE place in Berkeley?

Thousand Oaks
Neighborhood and
Cesar Chavez park

Acme Bar, Berkeley
bowl, headlands,
downtown area

The Steps!

UC Berkeley

Tilden

Hard to name just one! Some:
Indian Rock Park and hillside
paths to/from/around.
Strawberry Creek Park and
Ohlone Greenway. College Ave.
Elmwood + Rockridge business
district. Monterey Market.

Rose Garden UC berkeley
The Freight Berkeley Marina
Solano Ave Tilden Park

Solano

What is your FAVORITE place in Berkeley?

UC Berkeley

Small shops and
restaurants on upper
Solano

Restaurants and cafes
on north Shattuck

Downtown

Library

Berkeley hills stairway
walks

Chipotle

Tilden Park Berkeley
downtown library

What is your FAVORITE place in Berkeley?

Northbrae

My home

Solano Ave.

What is your connection to Berkeley? Select all that apply.



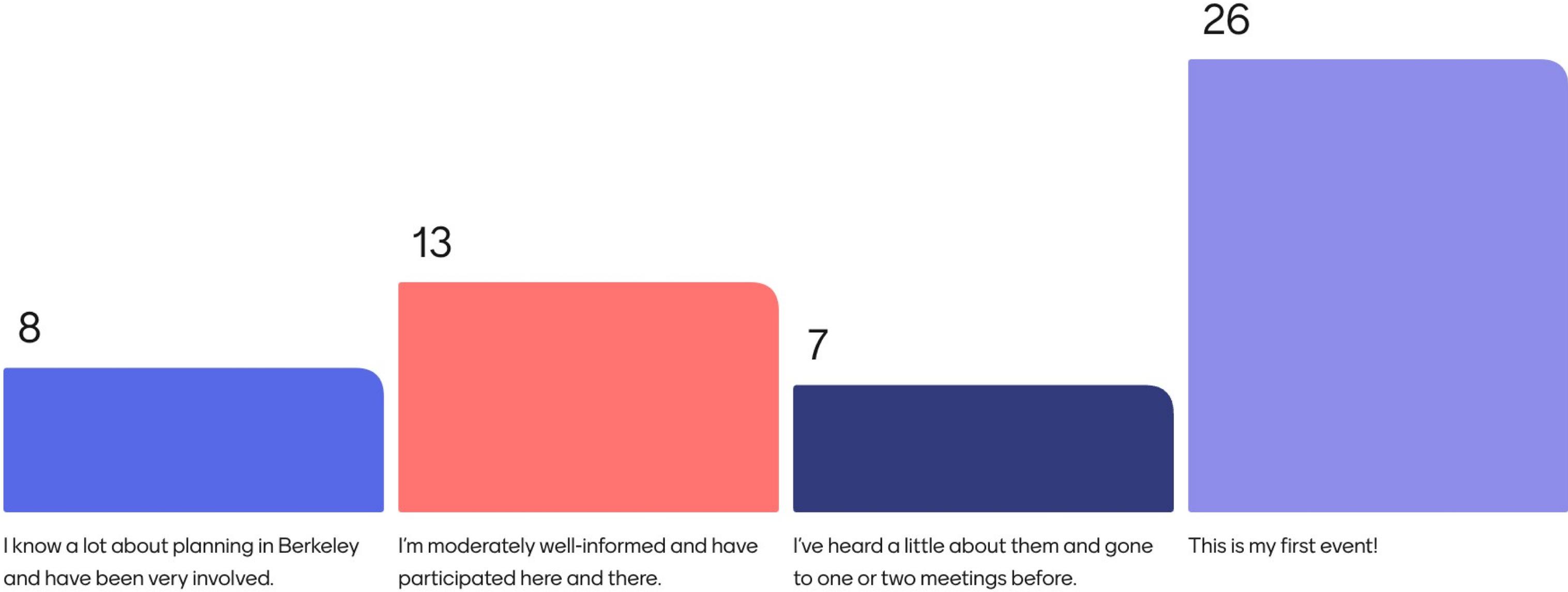
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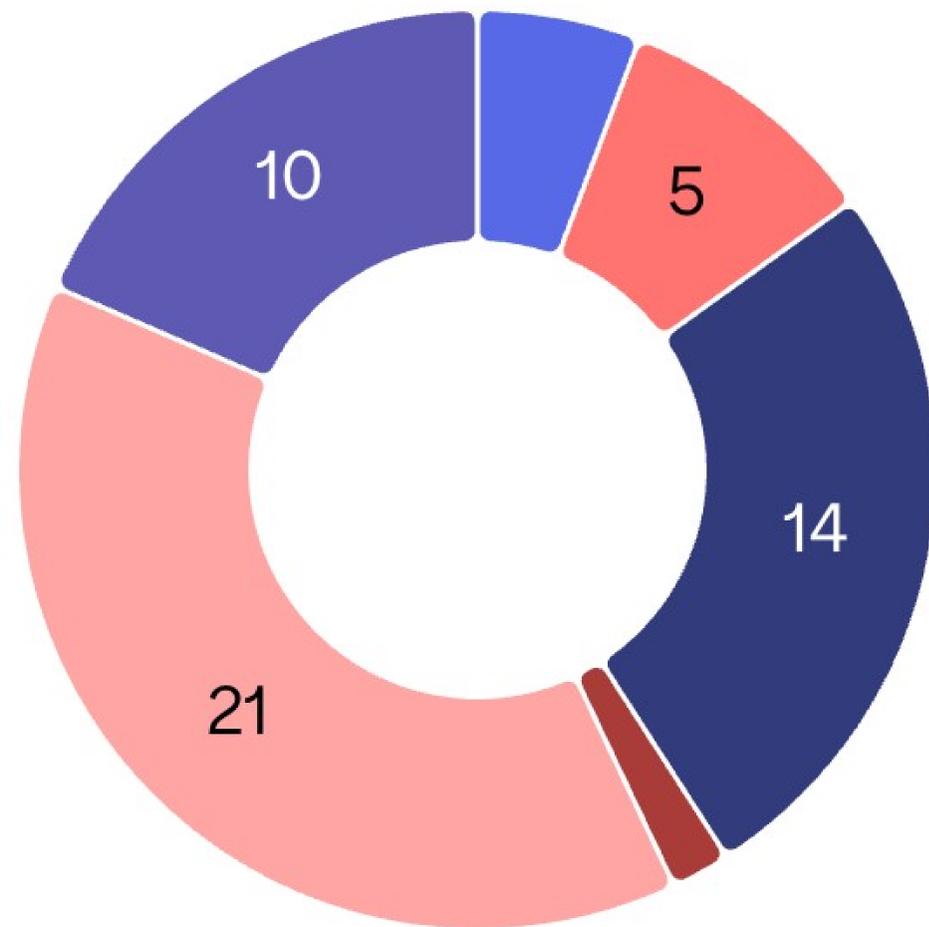
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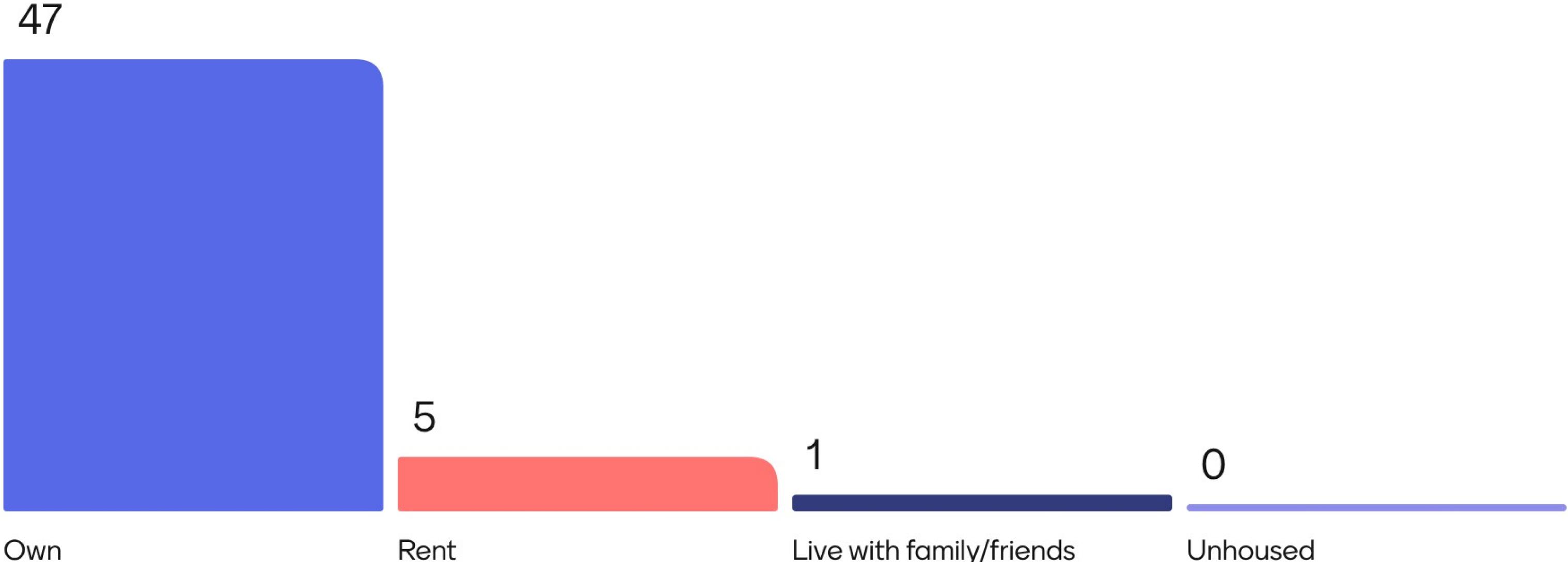


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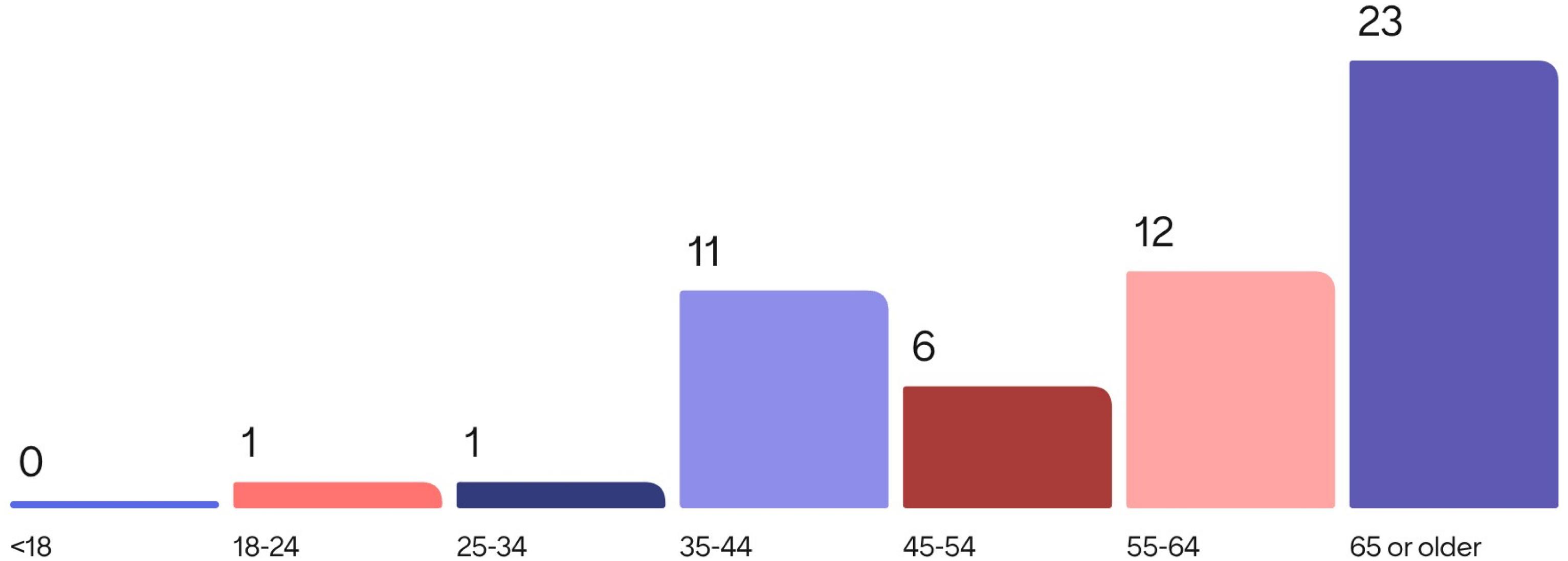


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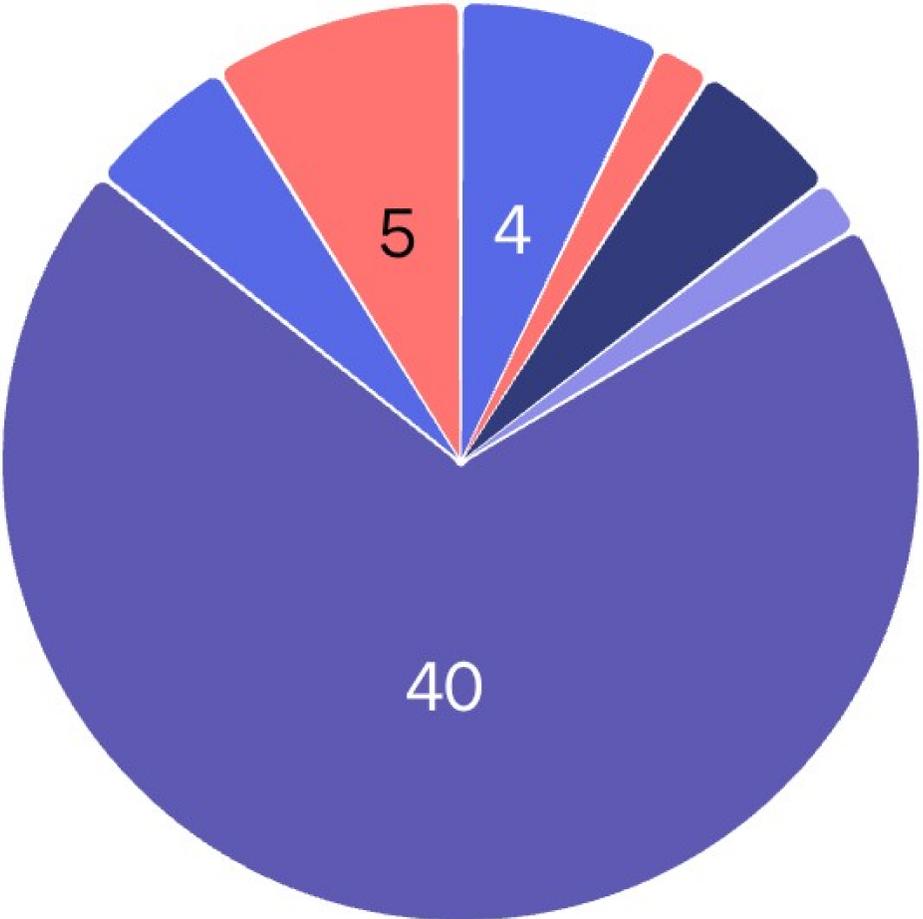
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- 4 Asian or Asian American
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- 1 Middle Eastern or North African
- 0 Native American or Alaska Native
- 0 Native Hawaiian or Pacific Islander
- 40 White
- 3 Two or More Races
- 5 Other