



**CITY / UC / STUDENT RELATIONS COMMITTEE
SPECIAL MEETING**

BERKELEY CITY COUNCIL SPECIAL MEETING

Thursday, May 15, 2025

1:00 PM to 3:00 PM

Eshelman Hall - Bayview Room (5th Floor)

2465 Bancroft Way, Berkeley, CA 94720

Committee Members (10):

Representing	Committee Member
Council District 4	Igor Tregub
Council District 6	Brent Blackaby
Council District 7	Cecilia Lunaparra
Council District 8	Mark Humbert
Mayor (Alternate)	Adena Ishii
UC Berkeley	Alfred Day, Interim Associate Vice Chancellor of Student Support and Belonging
UC Berkeley	Ruben Lizardo, Director, Local Government and Community
ASUC Undergraduate (Meeting Chair)	Saanvi Arora, External Affairs Vice President, ASUC
ASUC Undergraduate	Ren Fitzgerald, Local Government Relations Director, ASUC
Graduate Assembly	Sandra Oseguera, External Affairs Vice President, Graduate Assembly
Graduate Assembly	Jose Aguilar, EAVP Liaison, Office of the External Affairs Vice President, Graduate Assembly

This meeting will be conducted in a hybrid model with both in-person attendance and virtual participation. For in-person attendees, face coverings or masks that cover both the nose and the mouth are encouraged. If you are feeling sick, please do not attend the meeting in person.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://us02web.zoom.us/j/84408246418?pwd=LD8VjksrPfoDziKvOdgg9yilNB1tg0.1>; Meeting ID 844 0824 6418; Passcode: 040697. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

Agenda – May 15, 2025 City/UC/Student Relations Committee Meeting

To join by phone: **Dial 1-669-900-9128 and enter Meeting ID 844 0824 6418.** If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair. Please be mindful that all other rules of procedure and decorum will apply for Commission meetings conducted by teleconference or videoconference.

AGENDA

1. Roll Call/Introductions
2. Public Comment
3. Approval of Minutes from the September 11, 2024 Meeting (*Attachment 1*)
4. North Building at the Berkeley Innovation Zone – Presentation from Campus Capital Strategies (*Attachment 2*)
5. Campus and City coordinated response to federal Immigrations and Customs Enforcement (ICE)
6. Oxford for All – City Council policy committee referral (*Attachment 3*)
7. Discussion and possible recommendation on Complete Street treatments around Campus
8. Use of LRDP Settlement funds
9. Future Meetings and Agenda Items:
 - a. Next Meeting Date: TBD
 - b. Next Meeting Facilitator: TBD
 - c. Potential topics for future meetings:
10. Adjournment

• **Communication Access Information (A.R.1.12)**



Meeting Access: To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist, at 981- 6418 (V) or 981-6347 (TDD), at least three (3) business days before the meeting date. Communications Disclaimer Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

• **SB 343 Disclaimer**

Agenda – May 15, 2025 City/UC/Student Relations Committee Meeting

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at Old City Hall located at 2134 Martin Luther King Jr. Way, Berkeley, CA 94704.

2180 Milvia Street, Berkeley, CA 94704. Tel: 510.981.700. TDD:510.981.7009

Email: manager@cityofberkeley.info

Attachment 1



**CITY / UC / STUDENT RELATIONS COMMITTEE
SPECIAL MEETING**

BERKELEY CITY COUNCIL SPECIAL MEETING

Wednesday, September 11, 2024

Meeting Minutes

Attendance:

Committee Members (10): ✓=Present

Representing	Committee Member
Council District 4	Councilmember Igor Tregub ✓
Council District 6	Councilmember Susan Wengraf ✓
Council District 7	Councilmember Cecilia Lunaparra ✓
Council District 8	Councilmember Mark Humbert ✓
Mayor (Alternate)	Mayor Jesse Arreguin
UC Berkeley	Alfred Day, Interim Associate Vice Chancellor of Student Support and Belonging ✓
UC Berkeley	Ruben Lizardo, Director, Local Government and Community Relations ✓
ASUC Undergraduate (Meeting Chair)	Saanvi Arora, External Affairs Vice President, ASUC ✓
ASUC Undergraduate	Ren Fitzgerald, Local Government Relations Director, ASUC ✓
Graduate Assembly	Sandra Oseguera, External Affairs Vice President, Graduate Assembly ✓
Graduate Assembly	Jose Aguilar, EAVP Liaison, Office of the External Affairs Vice President, Graduate Assembly

AGENDA

1. Roll Call – 3:03 PM
2. AB 2449 Just Cause Exception

- a. Councilmember Tregub unexpectedly needed to participate remotely, and disclosed the reasons and that no one under 18 was present with him in that remote location.
 - b. The Commission made a motion to approve the emergency circumstances and allow CM Tregub's remote participation in the meeting:
 - **M/S/C Humbert/Lunaparra** to approve the emergency circumstances and allow CM Tregub's remote participation in the meeting
 - **Vote:**
 - Ayes:* Tregub, Wengraf, Lunaparra, Humbert, Day, Lizardo, Arora, Fitzgerald, Oseguera
 - Noes:* None
 - Abstain:* None
 - Absent:* Aguilar
3. Public Comment
- a. Seventeen members of the public were present for the meeting.
 - b. One member of the public provided public comment.
4. Approval of Minutes from the Feb 15, 2024 Meeting
- a. **M/S/C Humbert/Lunaparra** to approve minutes of Feb 15, 2024 as written.
 - b. **Vote:**
 - Ayes:* Tregub, Wengraf, Lunaparra, Humbert, Day, Lizardo, Arora, Fitzgerald, Oseguera
 - Noes:* None
 - Abstain:* None
 - Absent:* Aguilar
5. Use of UC Settlement Funds for Priority Capital Projects
- a. The Committee thanked City of Berkeley Public Works for their work on the Southside Complete Streets project, and gave general comments and centered discussion around:

- The decision-making structure for use of Settlement Funds, and how the Committee and others could influence that process for upcoming settlement funding years 2026 and 2027,
 - Funded improvements to the streetscape in the Northside business district on Euclid Avenue;
 - Funding for safety improvements to Zachary's Corner, and future plans for design work in the coming years;
 - General updates on the Oxford Complete Streets project;
 - The need for consideration of the following future projects and priorities: Bowditch corridor, tree trimming/enhancements to lighting on Euclid Avenue, safety improvements to the intersection/pedestrian crossing at Hearst and Spruce, car-free Telegraph Ave., continued funding for the Sacred Rest Drop-in Center, Parker/Warring intersection, pedestrian-free Center St from Shattuck to Oxford, safety improvements to the streets around Caffé Strada
- b. This was a discussion-only item and so no action was taken by the Committee.
6. Presentation on Bakar ClimatEnginuity Hub Development Project
- a. Wendy Hillis, Campus Architect, provided a presentation for the Committee on behalf of the University.
 - b. General committee comments, questions and discussion centered around:
 - .Excitement for the project, especially the solar and sustainability components and aesthetic improvements over the current buildings there;
 - Concerns for the current business tenants on the parcel and ensuring their needs are met for relocation;
 - Office space for technology start-ups and making Berkeley an incubator location for start-ups
 - c. This was a discussion-only item and so no action was taken by the Committee.
7. Presentation on Bancroft Student Housing Development Project
- a. Lindsay Facchini, Director of Student Housing Development, provided a presentation for the Committee on behalf of the University.
 - b. General committee comments, questions and discussion centered around:

- The integration of the architectural design choices of the building, including density/height, with the surrounding streets and the uphill views
 - Excitement around the density of the project and the use of the lot for student housing
 - The impacts on overall student housing, including the vision the goal that all freshman and sophomores have guaranteed housing, and the rent impacts relative to the rest of the UC student housing portfolio
 - Mobility units and integrating them throughout the building
- c. The Committee also had discussion around the new parking garage near the Hearst gym, and the impacts this would have on net vehicle traffic into and out of campus and concentrating cars along Bancroft. It was noted that this item was not on the agenda for the discussion, so the Committee resolved to include it in a future meeting of the 4x6.
- d. This was a discussion-only item and so no action was taken by the Committee.
8. Future Meetings and Agenda Items:
- Next Meeting Date: TBD, but the Committee expressed a desire for more than 2 meetings per academic year and suggested a time in December or January for the next meeting.
 - Next Meeting Facilitator: Saanvi Arora, External Affairs Vice President, ASUC agreed to serve as next Chair.
 - Potential topics for future meetings:
 - Navigable Cities presentation, with a focus on the immediate areas around campus
 - Use of LRDP Settlement funds
9. Adjournment
- a. **M/S/C Lunaparra/Fitzgerald** to adjourn the meeting at 5:04 PM (approved by consensus).

April 7, 2025

Jordan Klein
Director of Planning and Development
City of Berkeley
[via email]

Subject: Proposed Project, Berkeley Innovation Zone – North Building

Dear Jordan,

As we have discussed, the Berkeley campus proposes to construct a second building as part of the “Berkeley Innovation Zone”. The proposed project would include labs, offices, and other collaboration spaces and be a hub for research and start-ups in the areas of life and climate sciences and their related fields.

I am attaching a draft Project Checklist for your consideration, per the terms of our “Collaborative Planning Framework”. The Checklist includes information about the project, as well as context for how the campus anticipates responding to the local planning guidance, including the Downtown Area Plan.

I look forward to discussing this very important donor-developed project with you and your staff to help guide the project’s design and implementation.

Sincerely,



Wendy Hillis, AIA
Assistant Vice Chancellor and Campus Architect
UC Berkeley

The purpose of this checklist is to convey campus project information to the City and to document plans, policies, and permits that may be applicable to university capital projects. The checklist is intended to track key project milestones, as well as comments discussed at the Roundtable. It is a working document that is updated through the collaborative planning process.

1 | General Project Information

Project Name:	Berkeley Innovation Zone – North Building
Project Location (Address):	University and Oxford
Anticipated Project Budget:	This will be a Donor Developed project.
UC Approvals (Past):	UC Regents – CEQA, May 2024
UC Approvals (Future):	UC Regents – Design/CEQA, Gift, July 2025
Current CPC Phase:	N/A
Anticipated Construction Period:	Spring 2026 – Winter 2028
Brief Project Description:	The building (approx. 168,000 gsf) will include wet and dry laboratory space, laboratory support space, offices, meeting rooms, collaboration areas, and conference space, and support space. The building will provide research space for an institute, and graduate space for campus-affiliated entrepreneurs and their collaborators, to cultivate startup companies that provide solutions for life science related fields. The building will have seven above-ground floors, a non-occupied mechanical space and an occupied terrace at the roof, and a partial below-grade basement.
Anticipated Utility and Infrastructure Connections	<input checked="" type="checkbox"/> PG&E <input checked="" type="checkbox"/> City Wastewater/Sewer <input checked="" type="checkbox"/> City Stormwater <input type="checkbox"/> Campus Power
Does the project involve a listed historic resource?	<input checked="" type="checkbox"/> Yes – <i>The Berkeley Innovation Zone was presented to LPC regarding 2150-2138 University Avenue.</i> <input type="checkbox"/> No
Environmental Review Process	<input type="checkbox"/> General/Statutory Exemption <input type="checkbox"/> Categorical Exemption (Class(es) _____) <input type="checkbox"/> Other Environmental Doc: <input type="checkbox"/> Initial Study <input checked="" type="checkbox"/> EIR <input type="checkbox"/> Programmatic <input checked="" type="checkbox"/> Project-Specific – <i>Berkeley Innovation Zone EIR, Certified by the Regents May 2024</i> <input type="checkbox"/> Additional Project Analysis <input type="checkbox"/> Addendum _____ <input type="checkbox"/> Subsequent <input type="checkbox"/> Supplement to EIR Other: _____

2 | Review Milestones

Phase	Milestones	Date Complete	Notes
Concept	CPC Concept Approval	March 2023	
	Planning Director / Campus Architect Discussion		
Feasibility	Campus Design Review		
	Planning Director / Campus Architect Discussion	March 2025	
	Meeting w/ Local Councilperson(s) and Planning Director	Former Mayor Arreguin - October 12, 2023 Former Councilperson Harrison - October 24, 2023	<i>UC Berkeley will be reaching out to Councilperson Tregub and Mayor Ishii prior to the May 15 4x6.</i>
	CPC Feasibility Approval	N/A	
Design	Project Roundtable Meeting	<input checked="" type="checkbox"/> Draft Checklist: Submitted April 7, 2025 <input checked="" type="checkbox"/> Meeting: Scheduled for April 30, 2025 <input type="checkbox"/> COB Response: _____	
	Project Description and Checklist submitted to the Planning Director	April 7, 2025	
	4x6 Review	Tentatively scheduled for May 15, 2025	<i>The master planning (high-level program, massing, and site plan) for the Berkeley Innovation Zone was previously presented to the 4x6 Committee prior to the May 2024 approvals.</i>
	City Commissions <ul style="list-style-type: none"> ○ Zoning Adjustments Board ○ Design Review Committee ○ Landmark Preservation Commission ○ Transportation & Infrastructure 	LPC – February 1, 2024 DRC – Requesting May 15, 2025 TIC – Requesting May 15, 2025	<i>The campus presented the Berkeley Innovation Zone to the LPC in Feb 2024 and identified the demolition of the two city landmarks on the site. The UC Regents approved the demolition in May 2024 as part of the site preparation project approval.</i>
	Other Public Meetings	N/A	
	CEQA-related Notifications	<input type="checkbox"/> Notice of Exemption <input checked="" type="checkbox"/> Notice of Preparation <input checked="" type="checkbox"/> Scoping Hearing <input checked="" type="checkbox"/> Comment Hearing <input checked="" type="checkbox"/> Notice of Determination <input type="checkbox"/> Other: _____	<i>Environmental Review for the proposed project was completed and certified as one component of the Berkeley Innovation Zone EIR, May 2024</i> Final EIR: https://berkeley.app.box.com/s/91edhligtp7zpbuiy9522rst8hr711kx Final EIR Appendices: https://berkeley.app.box.com/s/o1zpkelynen33sqt527854e4jtspm1s
	City's Written Comments to University	Anticipated Due by July 1, 2025	
	University's Response to City Comments	Anticipated Due by July 15, 2025	
	Project Design/CEQA approval(s)	July 15-17, 2025	

3 | City Local Plans and Zoning Standards Summary

Topic Area	City Plans	UC Response
City Zoning District: <u>R-SMU</u>	Are the proposed uses allowable by City zoning and/or land use regulations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<ul style="list-style-type: none"> • Within C-DMU, the zoning code allows "Laboratory: Commercial Physical or Biological" if an Administrative Use Permit (AUP) is granted by the city.
Local Development Standards	<ul style="list-style-type: none"> ✓ Height: 50-60 feet, or 75 feet with use permit. The three buildings allowed to have an increased height limit to 120' and 180' (as specified in the Downtown Area Plan) have been allocated. ✓ Setbacks: 0-75' – no minimum; 76'-120' – 15' (front), 5' (side) ✓ Open Space: 1 sf of privately-owned public open space per 50 sf of commercial floor area ✓ Parking: 1.5 spaces per 1,000 sq ft <input type="checkbox"/> Other: Active ground floor uses encouraged (DAP LU-6.1). 	<ul style="list-style-type: none"> • <u>Height</u>: The proposed project would be approximately 120 feet tall, inclusive of a mechanical penthouse level that would also include some building common space. Increased height is required to meet the programmatic requirements for incubator space that support's the DAP's other goals for cultivating new employment and start-up business. • <u>Setbacks</u>: The building will be tight to the property line on University Avenue. The building will be set back from the property line on Oxford Street approximately 10' to 13'. • <u>Open Space</u>: The Berkeley Innovation Zone would include an approximately 10,000 sf courtyard between the Bakar ClimatEnginuity Hub and the North Building. • <u>Parking</u>: No parking is proposed. Campus-affiliates would use other campus parking or master-leased parking elsewhere. • <u>Other</u>: The building's entrance and lobby would be located at the University and Oxford corner and feature extensive glazing to provide visible transparency and active viewing. No ground floor retail would be provided.
Applicable land use plans:	<ul style="list-style-type: none"> ✓ General Plan ✓ Downtown Area Plan ✓ Streets and Open Space Plan <ul style="list-style-type: none"> <input type="checkbox"/> Southside Plan <input type="checkbox"/> University Ave Strategic Plan 	<ul style="list-style-type: none"> • The Project is generally consistent with the General Plan. • <u>Downtown Area Plan</u>: Project addresses DAP Policy LU-1.5 Office Space and Policy LU-6.3. (Encourage new office space to serve the growth needs of existing and

		<p>start-up businesses, recruit private-sector spin-offs from the University, and provide jobs for Berkeley’s workforce; Encourage University uses in Downtown that will enhance it as a center of employment and innovative businesses.</p> <ul style="list-style-type: none"> • The Downtown Area Plan Policy LU-6.1 notes that the City would “Encourage the University to locate retailing activities along the Shattuck and University Avenue frontages that it controls.” In lieu of street-level retail, the building would feature transparent glazing into the building’s main lobby/reception and vertical circulation areas. • <u>SOSIP</u> and the City’s Bike Plan identify Oxford Street as a major project. This project would not impact future proposed changes to the right of way and would implement sidewalk improvements along the project frontage.
<p>Applicable transportation plans:</p>	<ul style="list-style-type: none"> ✓ Strategic Transportation Plan ✓ Pedestrian Plan ✓ Bicycle Plan 	<ul style="list-style-type: none"> • The proposed project would not impact future right-of-way improvements along Oxford Street. The University will coordinate its construction traffic management plan with the city. • The streetscape plan would include new sidewalk and street trees along University Avenue and Oxford Street.
<p>Applicable climate initiatives:</p>	<ul style="list-style-type: none"> ✓ Climate Action Plan ✓ Green Building Requirements <ul style="list-style-type: none"> ✓ Natural Gas Prohibition ✓ LEED Gold in C-DMU Zone ✓ Solar PV, Battery/Energy Storage ✓ Low Carbon Concrete ✓ Waste Diversion Regulations (<i>65% of construction waste</i>) ❑ Electric Vehicle Charging (<i>10% of parking with stations; 40% EV Capable</i>) ✓ Water Efficient Landscaping Requirements (<i>comply with State WELO, EBMUD Section 31,</i> 	<ul style="list-style-type: none"> • The Project will be generally consistent with the Climate Action Plan, including the following green building requirements: <ul style="list-style-type: none"> ○ <u>Natural Gas</u>: The Project will not use any natural gas. ○ <u>LEED</u>: The Project will comply with the UC Sustainable Practices Policy by achieving LEED Gold or higher. ○ <u>Solar PV</u>: The Project includes an 86kW system on the roof ○ <u>Low Carbon Concrete</u>: The campus complies with CALGreen as required by the UC system and will use low carbon concrete. ○ <u>Waste Diversion</u>: The Project will comply with waste

	<p><i>Bay-Friendly Basics Landscape Checklist</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Existing Building Electrification Plan (n/a) 	<p>diversion requirements during construction, as noted in the UC Sustainable Practices Policy and LEED. LEED requires at least 50% construction waste diversion, and UC Berkeley capital projects typically divert 75% or more.</p> <ul style="list-style-type: none"> ○ <u>EV Charging</u>: No on-site parking will be provided; therefore, no EV charging will be available. ○ <u>Landscape</u>: The Project will include native and/or climate adaptive and drought-resistant plant materials. It will minimize water use in accordance with LEED and City requirements.
Applicable infrastructure and utility plans:	<ul style="list-style-type: none"> ✓ Green Infrastructure Plan 	<p>Notes: The Project will address stormwater management through onsite detention and treatment that connects to City infrastructure. The Project will comply with the campus's policy of no net new stormwater runoff.</p>
Other Applicable City Zoning Standards:	<ul style="list-style-type: none"> <input type="checkbox"/> Coastal Live Oak Ordinance <input type="checkbox"/> Creek Ordinance <input type="checkbox"/> Landmarks Preservation Ordinance <input type="checkbox"/> Demolition Ordinance 	<p>Notes:</p>

4 | Graphics Package and Design Elements

<p>Graphics Package:</p>	<ul style="list-style-type: none"> ✓ Location Map ✓ Site Plan ✓ Floor Plans ✓ Elevations/Sections ❑ Summary of Project Features that support the UC Policy on Sustainable Practices and City Climate Action Plan ✓ Site Utility and Infrastructure ✓ Exterior design materials and/or renderings 	<p>Notes: See Attachment</p>
<p>Applicable Design Review Guidelines:</p>	<ul style="list-style-type: none"> ✓ Downtown Area Plan Design Guidelines ❑ Southside Area Design Guidelines ❑ University Avenue Design Guidelines ❑ Citywide Design Guidelines ❑ Parking and Driveway Design Guidelines 	<p>Notes:</p>

5 | Permit and Other Coordination Items:

Applicable Permits:	<ul style="list-style-type: none"> ✓ Engineering Permits ✓ Right of Way Permits ✓ Street and Sidewalk Use Permits ✓ Sewer and Storm Drain Permits ✓ Utility Permits <input type="checkbox"/> Encroachment Permits <input type="checkbox"/> Sewer Lateral Permit <input type="checkbox"/> Forestry Permit ✓ NPDES Permits (National Pollutant Discharge Elimination System) for stormwater runoff <input type="checkbox"/> CUPA Permits (Certified Unified Program Agency) for Hazardous Materials 	Notes:
Commercial Business Requirements:	<ul style="list-style-type: none"> <input type="checkbox"/> Business Licenses <input type="checkbox"/> Use Permits <input type="checkbox"/> Impact Fees associated with non-University uses 	
Other:	<ul style="list-style-type: none"> <input type="checkbox"/> Subdivision Act ✓ Address Assignment ✓ Coordination with Other Local Agencies (e.g., PG&E, EBMUD, Transit, etc) 	Coordination with PG&E and EBMUD will be necessary for utility hook-ups.

COLLABORATIVE PLANNING PROCESS GRAPHICS PACKAGE

Berkeley, California
March 18, 2025

TABLE OF CONTENT

- Existing Project Site
- City Zoning Summary

- Massing Concept
- Concept Drawings
- Street Level Views
- Landscape Concept

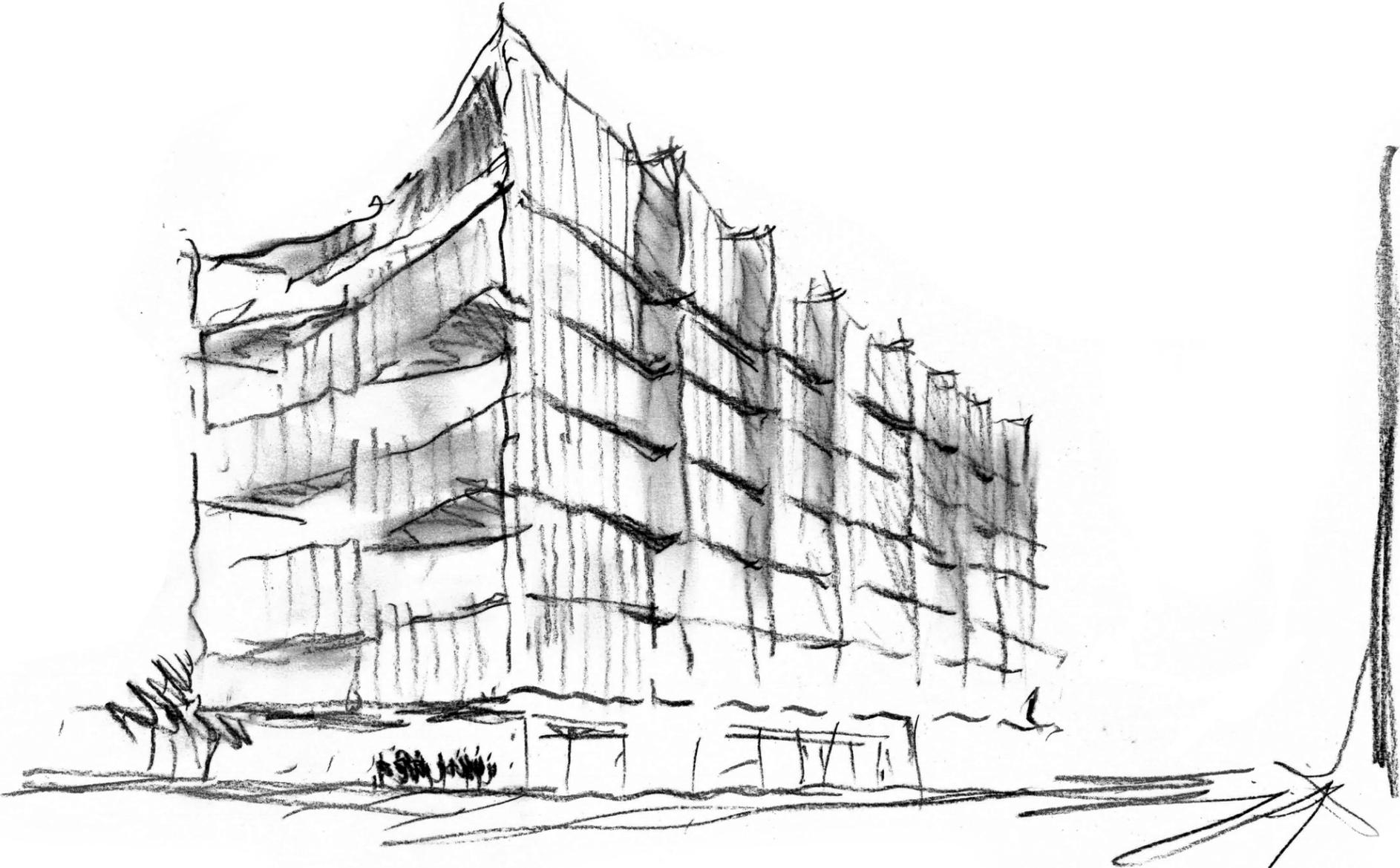


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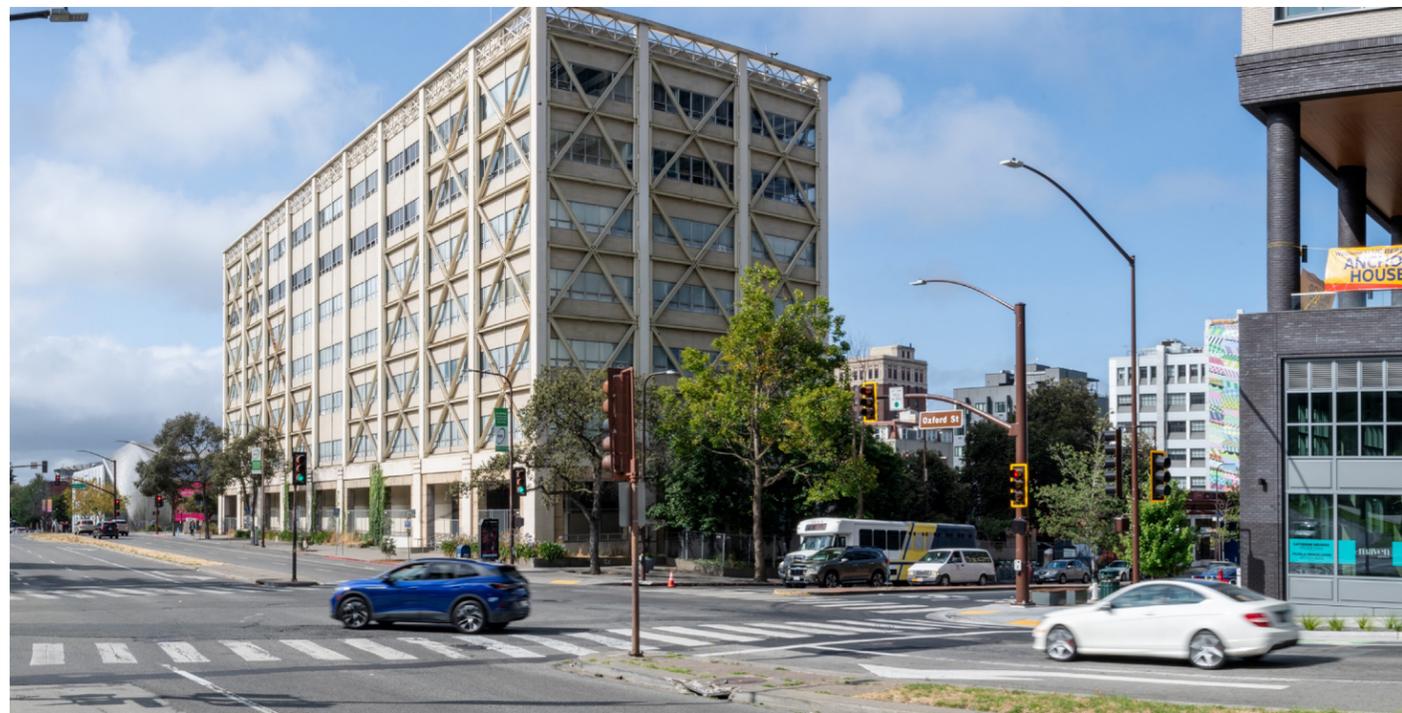
EXISTING PROJECT SITE



View from campus looking west



View from Oxford Street looking north

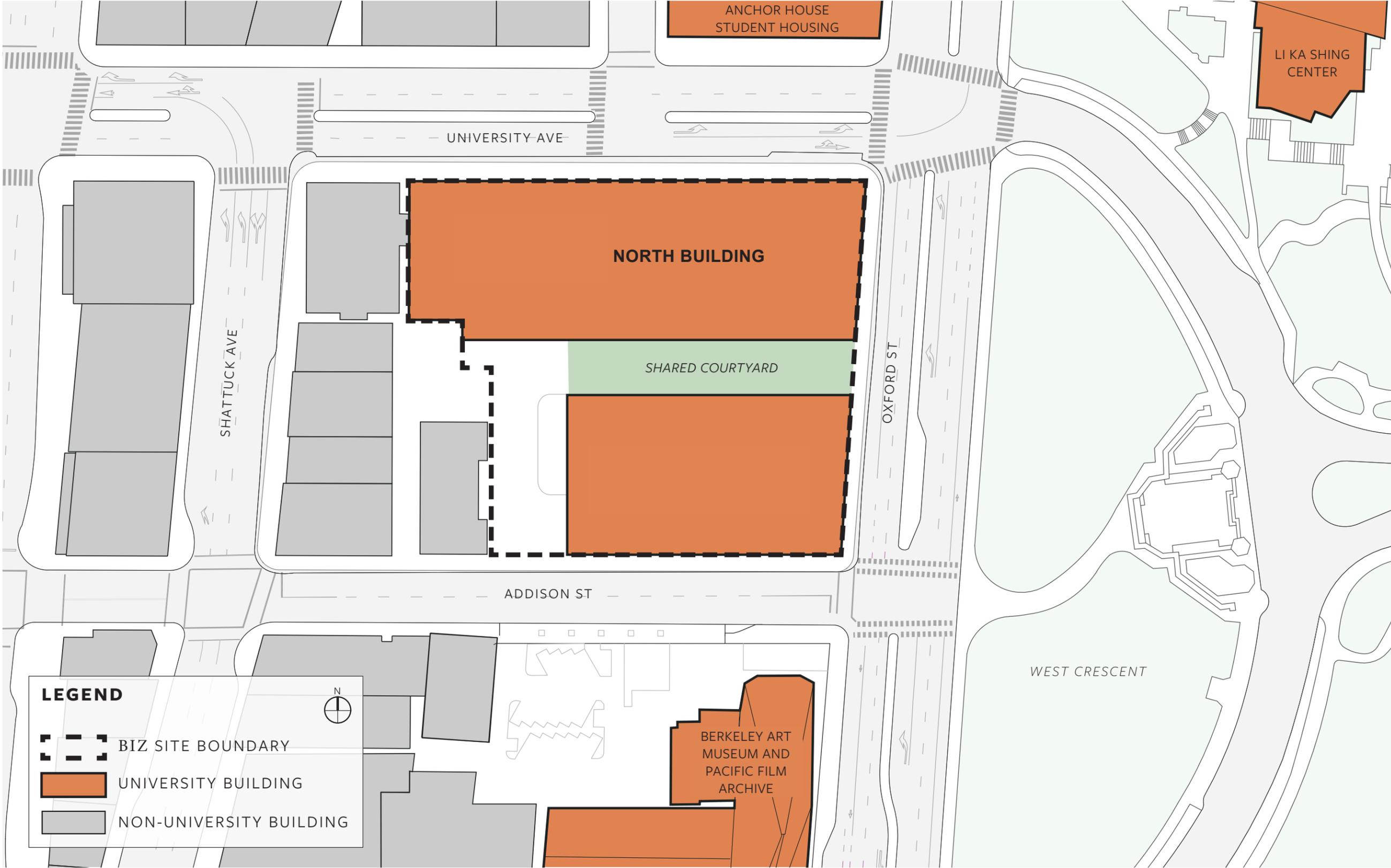


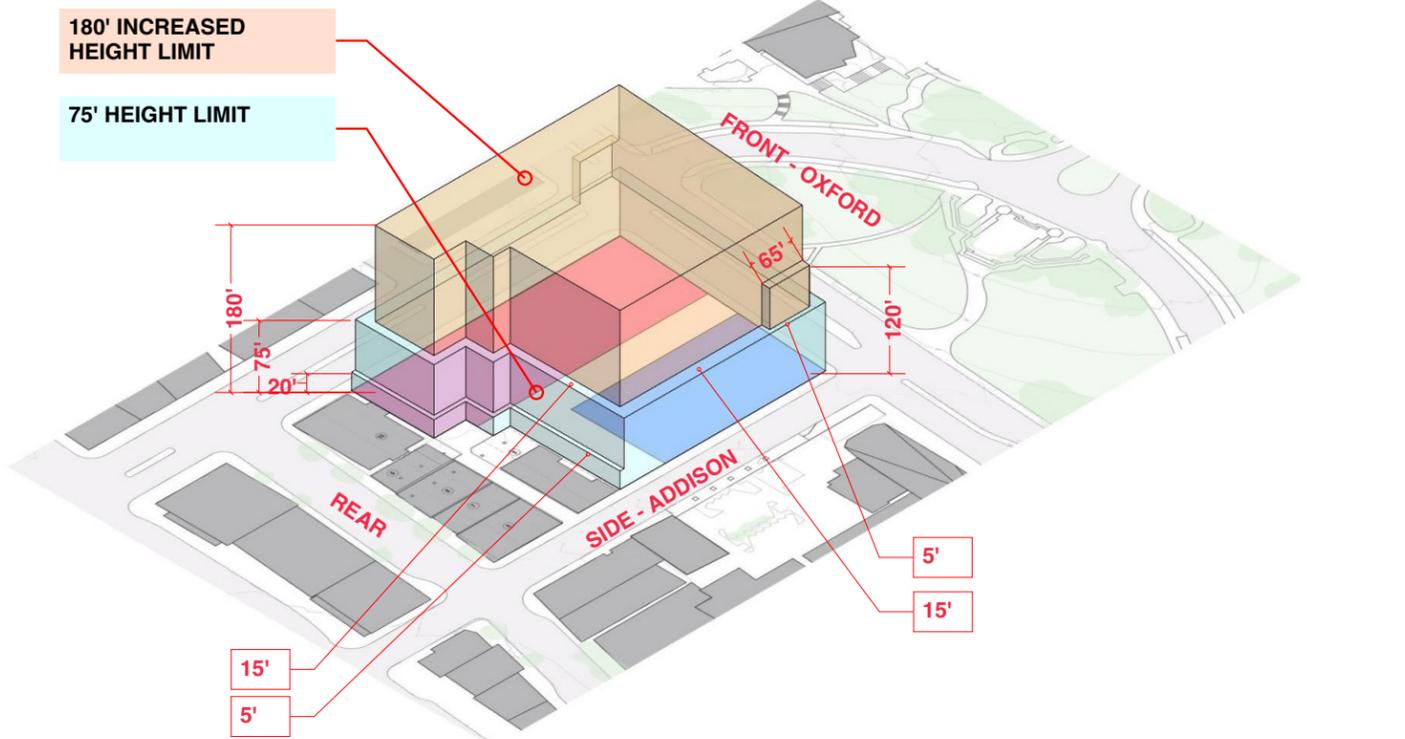
View from Oxford Street looking south



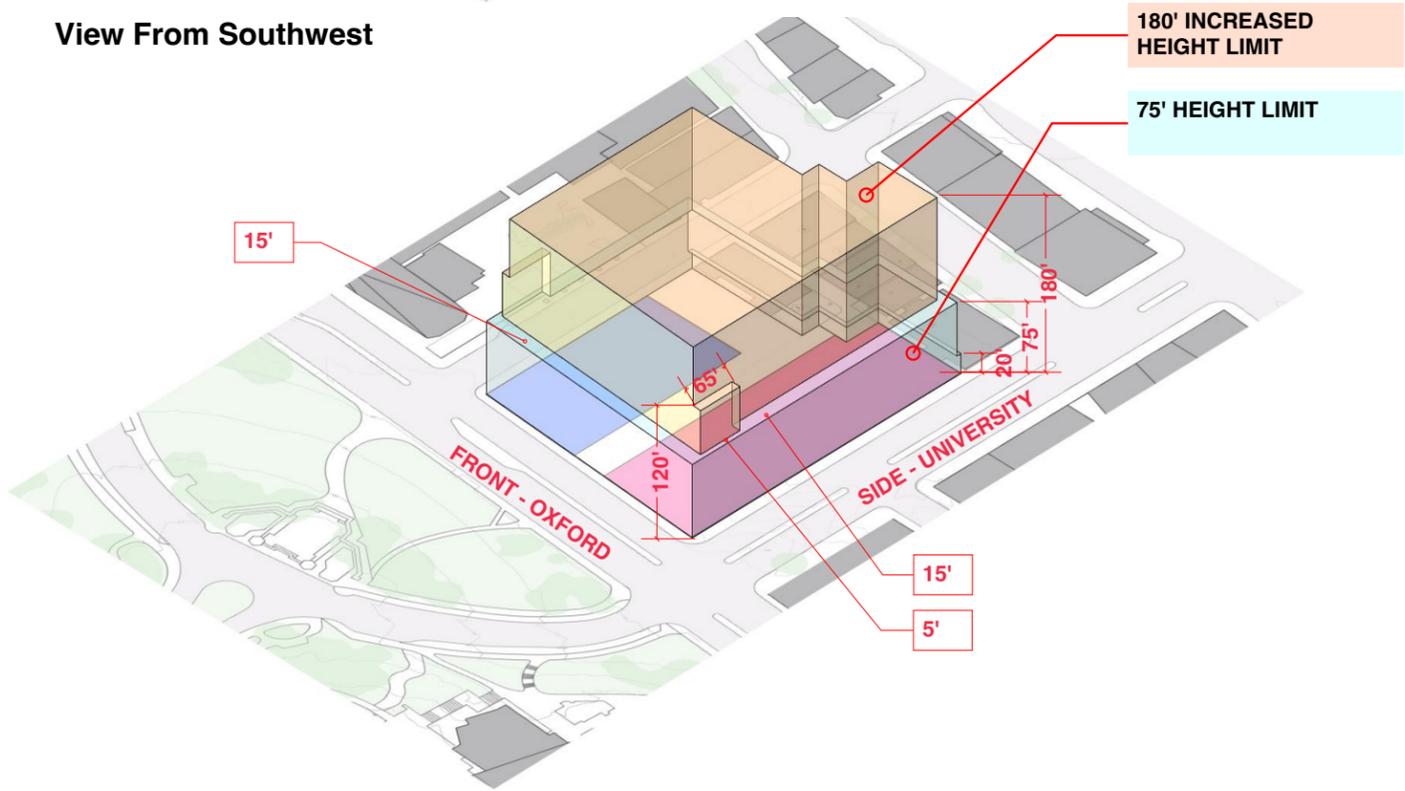
View from University Avenue looking east

ZONING SUMMARY





View From Southwest



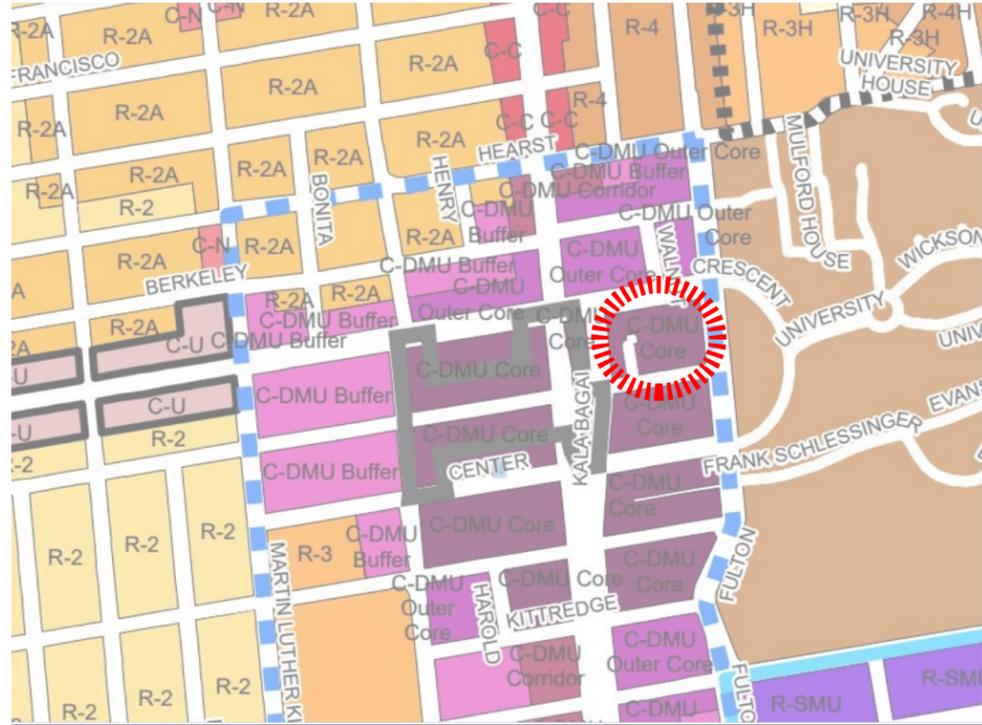
View From Northeast

2023 BERKELEY INNOVATION ZONE MASTER PLAN

While UC Berkeley is not required to conform to City of Berkeley Zoning, the University has agreed to consult with the City of Berkeley and discuss circumstances where a proposed project deviates from City Zoning requirements.

Zoning: C-DMU CORE | Height Limit: 75'

- 3 Buildings allowed to have Increased Height Limit of 180' within C-DMU Core area, which we understand to already have been allocated.
- For buildings over 120 feet in height, that portion of the building over 120 feet must be less than 120 feet in width.
- Instead of providing usable open space, may pay in-lieu fee as an alternative.
- Ground floor street frontage required to be transparent.
- Max building height measured along slope. (197' @ University, 201' @ Addison)
- Penthouses limited to 15% of average floor area.



City Zoning Map & Site

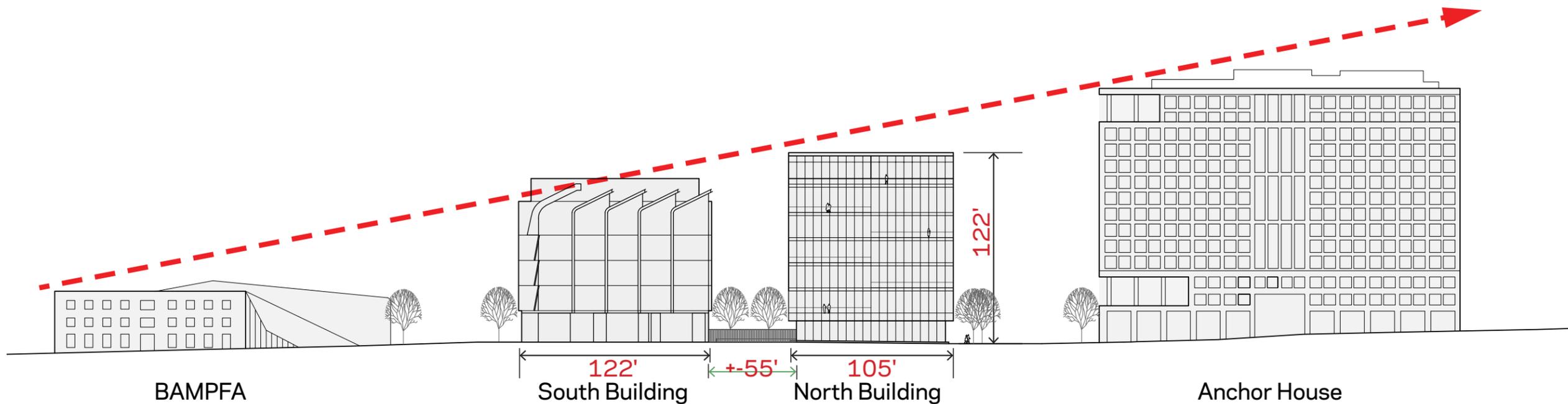
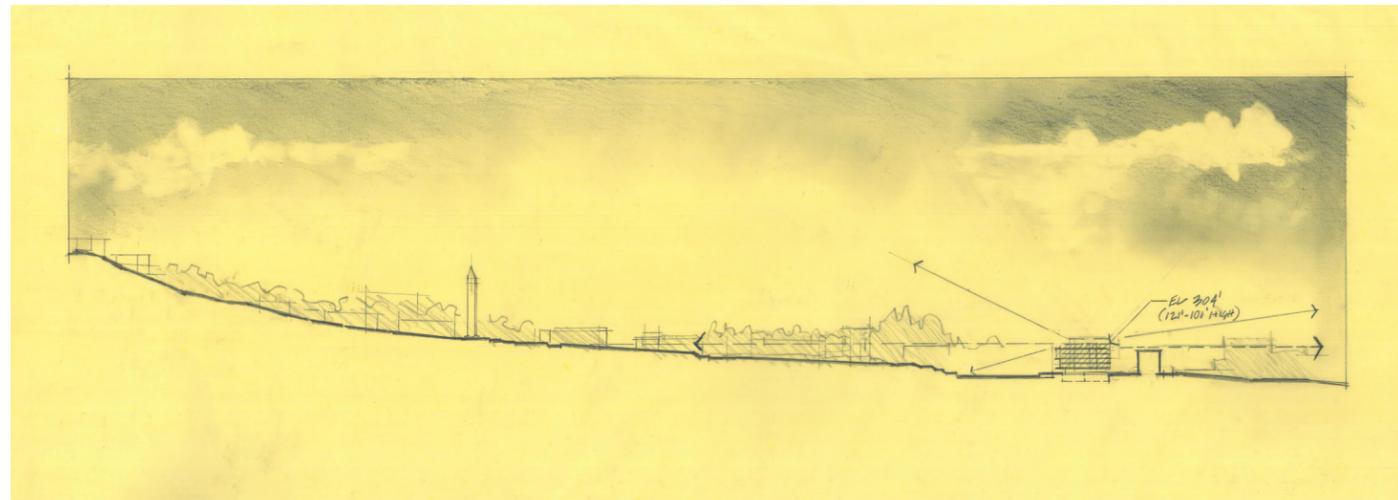
ARCHITECTURAL INTENT

Set at the key intersection of Oxford Street and University Avenue, Berkeley Innovation Zone - North Building forms a bridge between the Berkeley Campus and the emerging innovation district of downtown Berkeley. In response to an eclectic context, the new structure is scaled to mitigate between the fourteen-story Anchor House to the north and the three-story Berkeley Art Museum / Pacific Film Archive to the south. The massing and form of Berkeley Innovation Zone - North Building work in concert with the planned Berkeley Bakar ClimatEnginuity Hub (BCH) building that shares the site.

At grade the building opens to the street and the Bakar ClimatEnginuity Hub to the south. A new paved courtyard with shade trees sits between the two structures, creating a welcoming outdoor space for group events. The lobby connects the street and the courtyard, with a gallery of display screens featuring ongoing research and a feature microbiome lab visible from the main reception desk.

The balconies and the facade adjacent fold to capture the best views of the street, the campus and the surrounding context. The north and south facades are pleated to create bay windows with improved views of courtyard, campus, and the street. The top floor of the building, level seven, hosts a series of multipurpose spaces and a large garden terrace which can be used by all building occupants. These spaces can also become destinations for campus events.

The location of the building allows for panoramic views of the Berkeley campus, which are framed by the seventh-floor terrace. The rising slope of the campus puts key central landmarks such as the campanile in the center of the seventh-floor view.

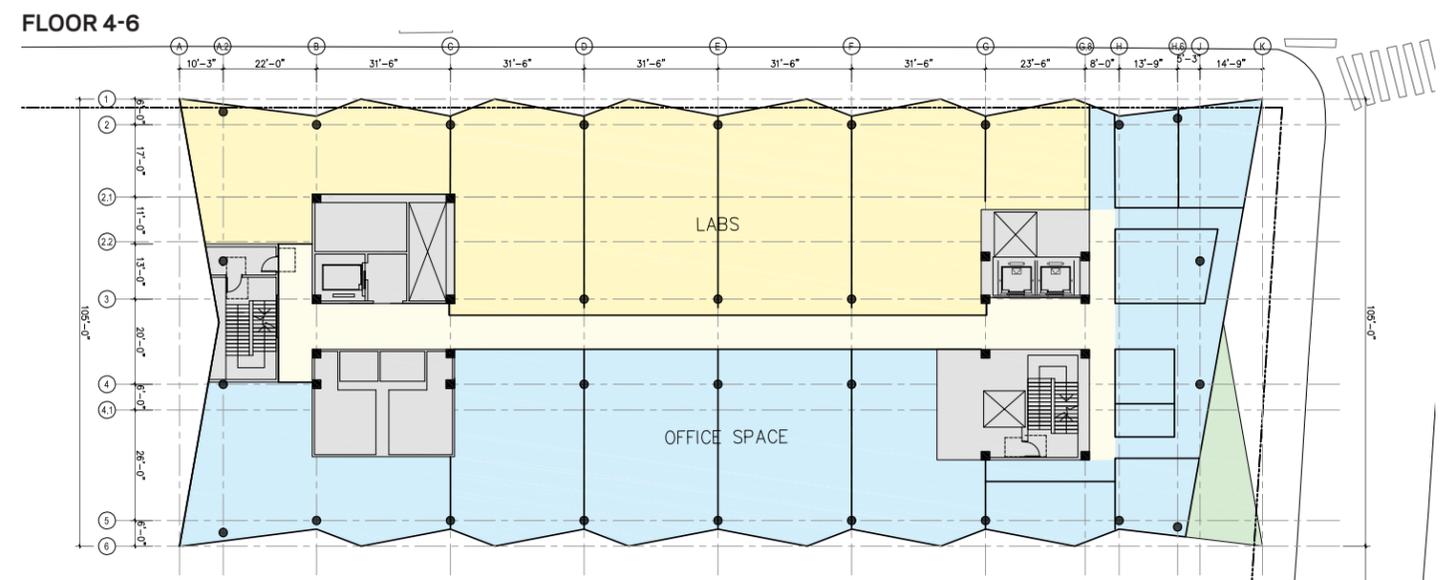
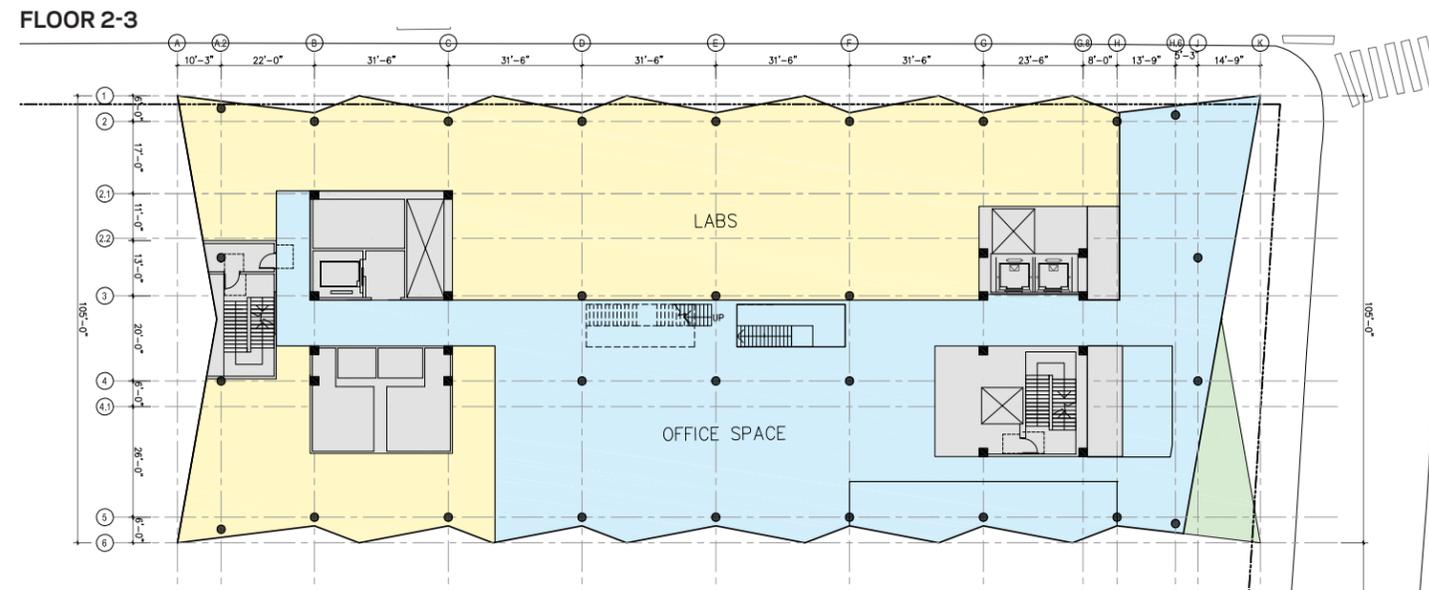
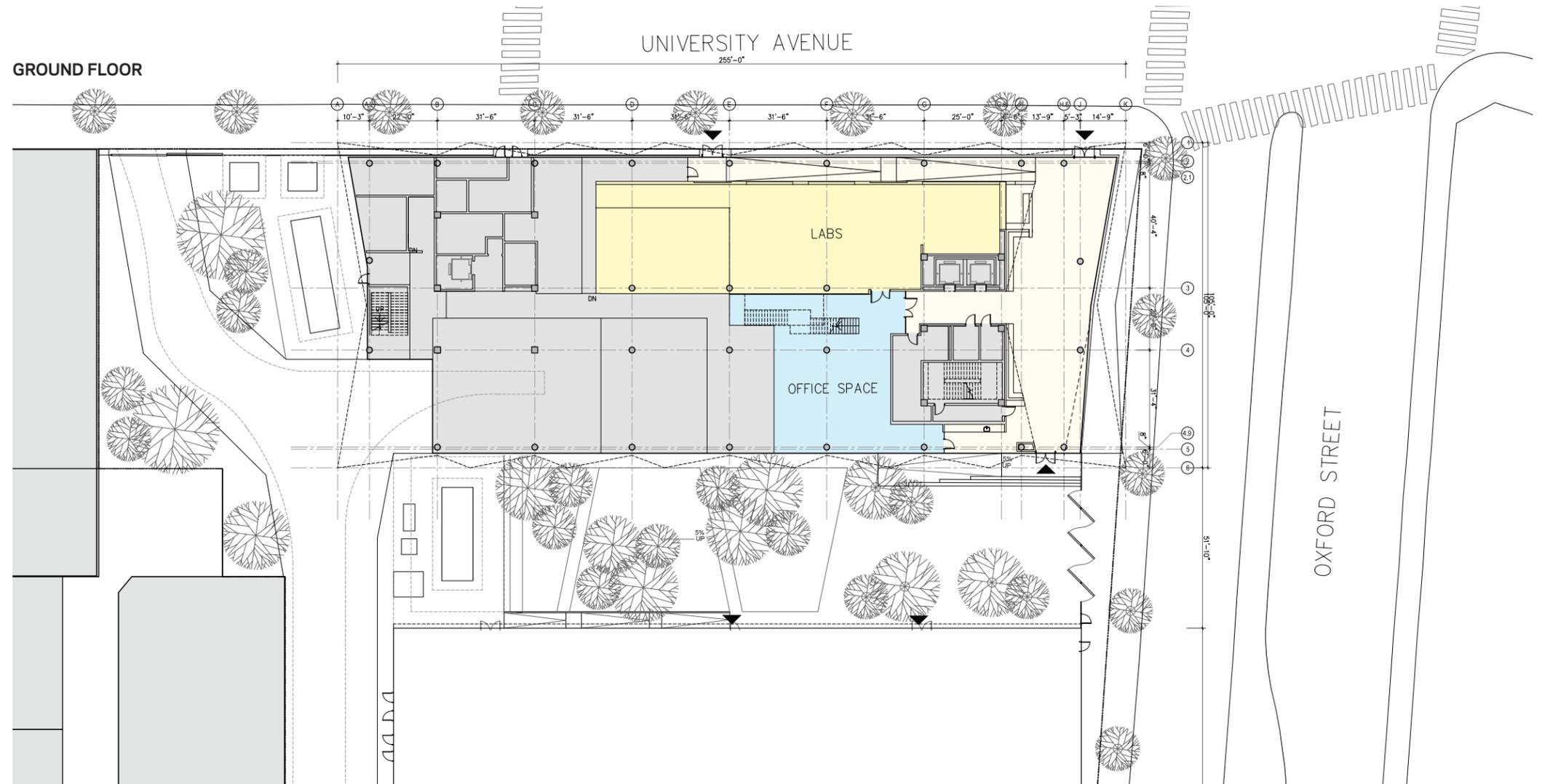


TYPICAL FLOOR PLANS

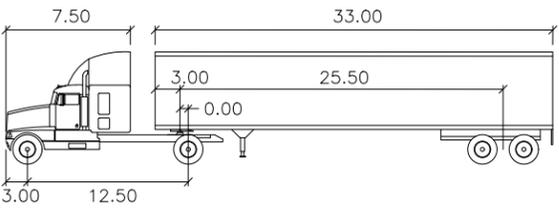
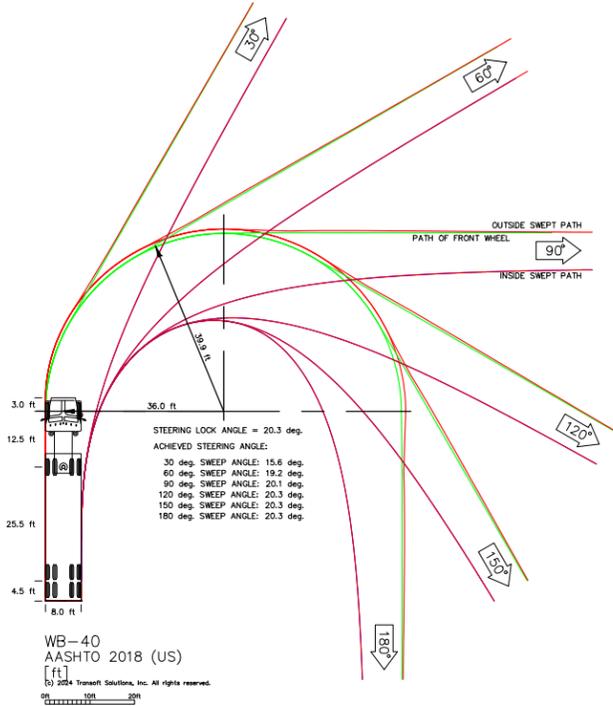
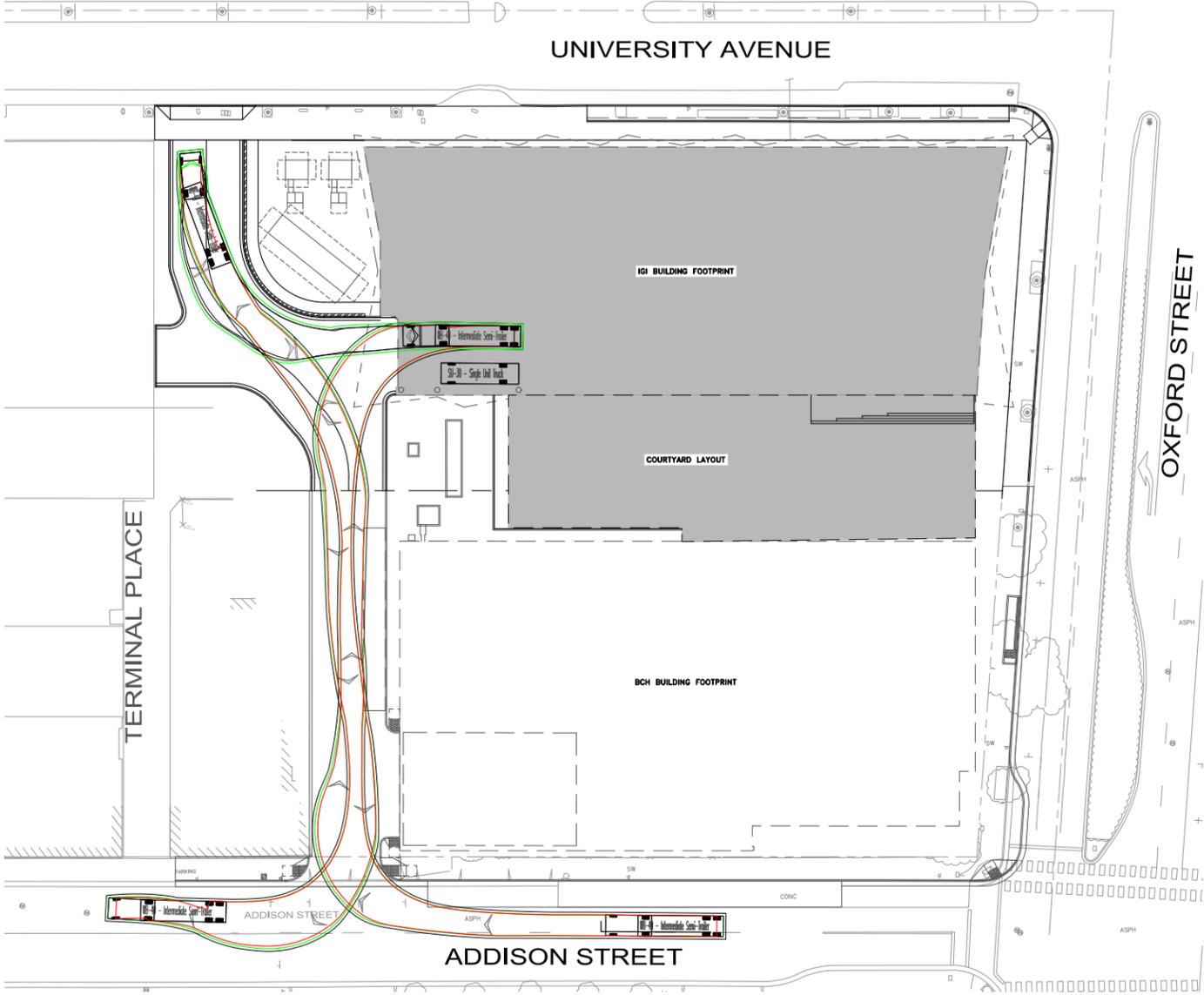
The ground floor will support shared events that allow research teams to work together and host events that bring the work to the outside world. A flexible circulation / exhibition space at the urban interface visible to everyone who walks by.

To maximize visibility between labs and office space, research floors are structured along a center circulation route with labs typically on the north and office to the south.

Each floor shares office write up space and wet lab space. Communal, collaboration spaces such as break rooms and conference rooms are set along the east facade, with panoramic views of the Berkeley campus. These spaces include an exterior garden balconies, which cascade up the eastern facade.



TRUCK TURNING DIAGRAM



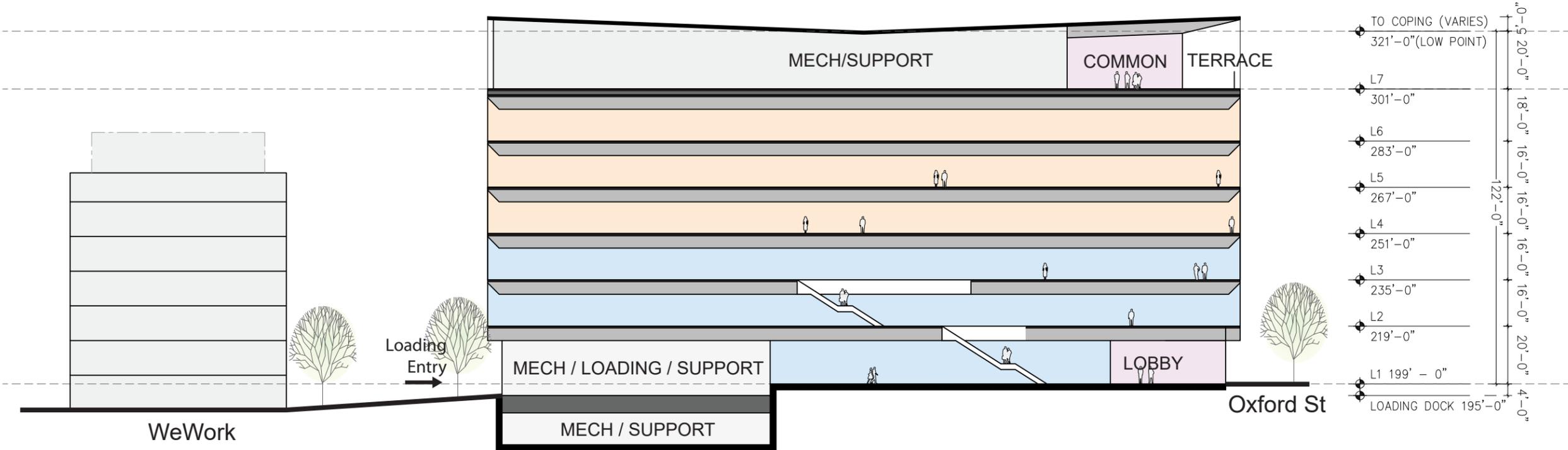
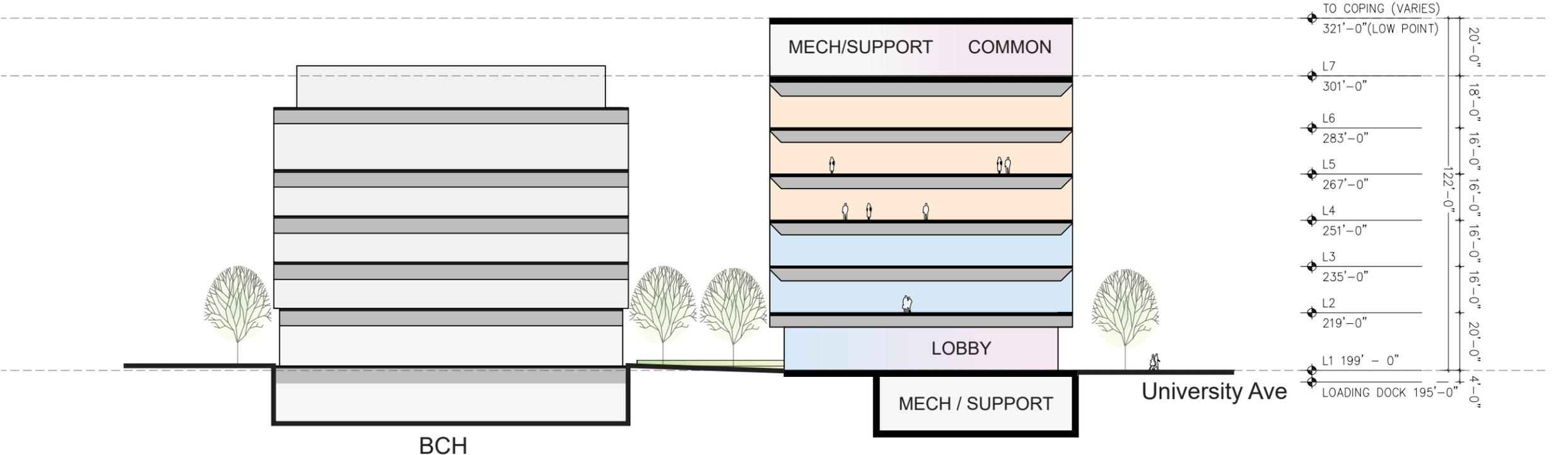
WB-40

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

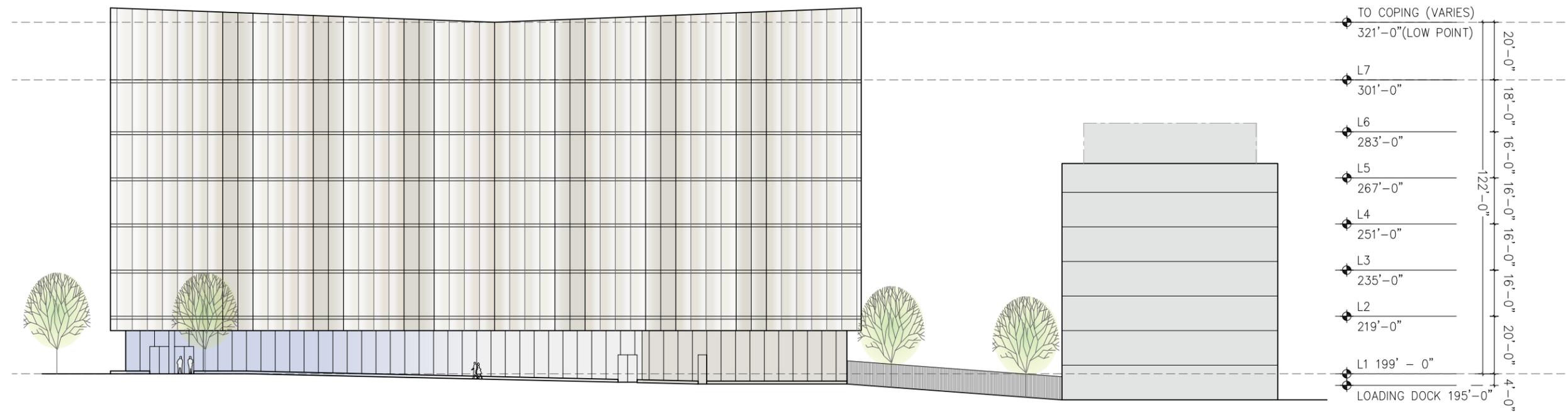
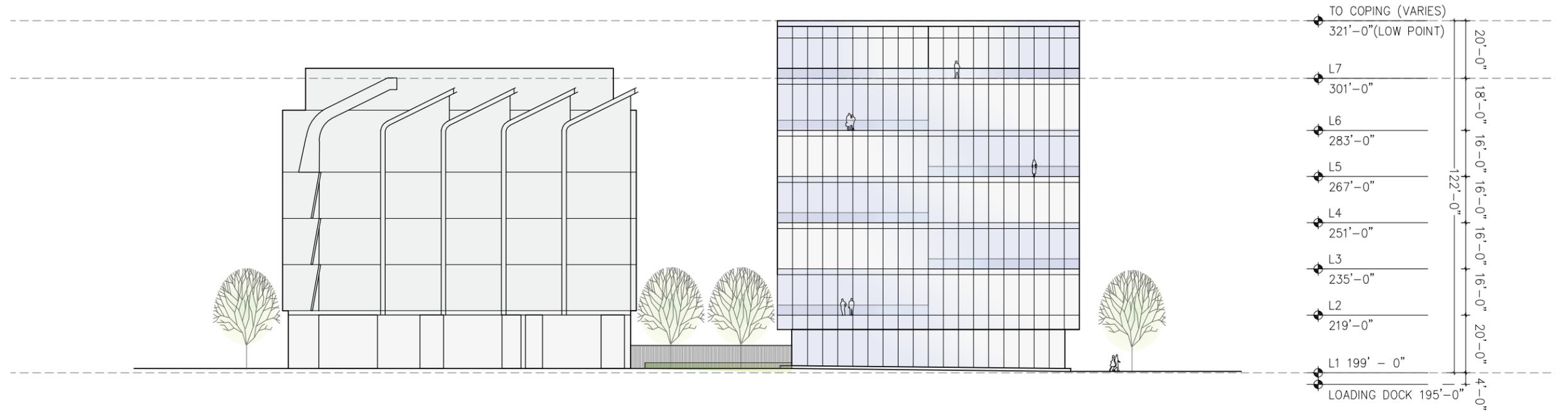
TYPICAL BUILDING SECTIONS

Above: N-S Section
 Below: E-W Section



TYPICAL BUILDING ELEVATIONS

Above: Oxford Street Elevation
 Below: University Ave Elevation



VIEW FROM THE CRESCENT LAWN

Berkeley Innovation Zone - North Building



ARRIVAL ON UNIVERSITY AVE AND OXFORD ST

Berkeley Innovation Zone - North Building



ARRIVAL ON UNIVERSITY AVE AND OXFORD ST

Berkeley Innovation Zone - North Building





URBAN EXPERIENCE AT UNIVERSITY AVE

Berkeley Innovation Zone - North Building

View from University Ave Looking Southeast



ARRIVING FROM UNIVERSITY AVE



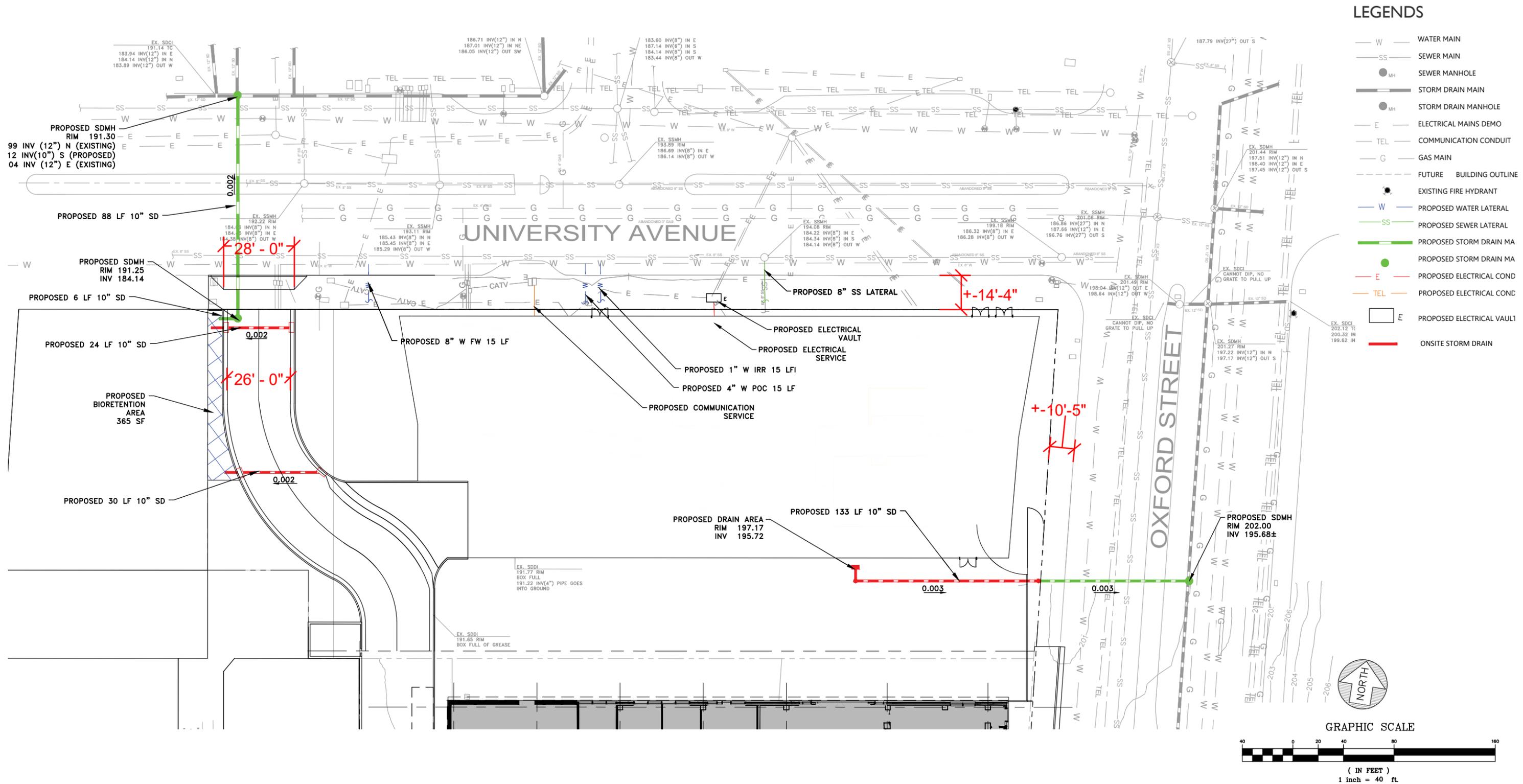
From the Berkeley Municipal Code:

23.204.130 C-DMU Downtown Mixed-Use District E.3.d. v. Architectural features such as eaves, cornices, canopies, awnings, bay windows, uncovered porches, balconies, fire escapes, stairs and landings may project up to five feet into required setbacks of this section so long as the surface area of such projections does not exceed 50 percent of the surface area of the side of the building on which the projections are located.

The setback for this section is 0' along University Avenue. The bay window projections over the property line are limited to 24" and extend over the property line less than 50% over the length of the building.

If an encroachment permit is required for these bay windows, one can be provided with submission of the building permit.

COMPOSITE WET UTILITY PLAN



LANDSCAPE CONCEPT

1 Courtyard

Between the Berkeley Innovation Zone - north and south building, a courtyard will be provided that can be used by occupants of both buildings. The east end of the courtyard will be paved and planted with shade trees and furniture to support group events. The west end of the courtyard will be planted with trees, ground cover, and a shallow sloped berm that will conceal the service yard from the public view.

2 & 3 Street Trees

The street trees will be selected to continue the existing street trees adjacent to the site. Several tree species are currently in use near the site.

4 Perimeter Planters

Perimeter planters will be provided at the base of the building and at the edges of roof terraces. The planting in these locations will be succulents and native grasses. Planters at grade will be at least 2'-0" in height to match the BCH project adjacent.

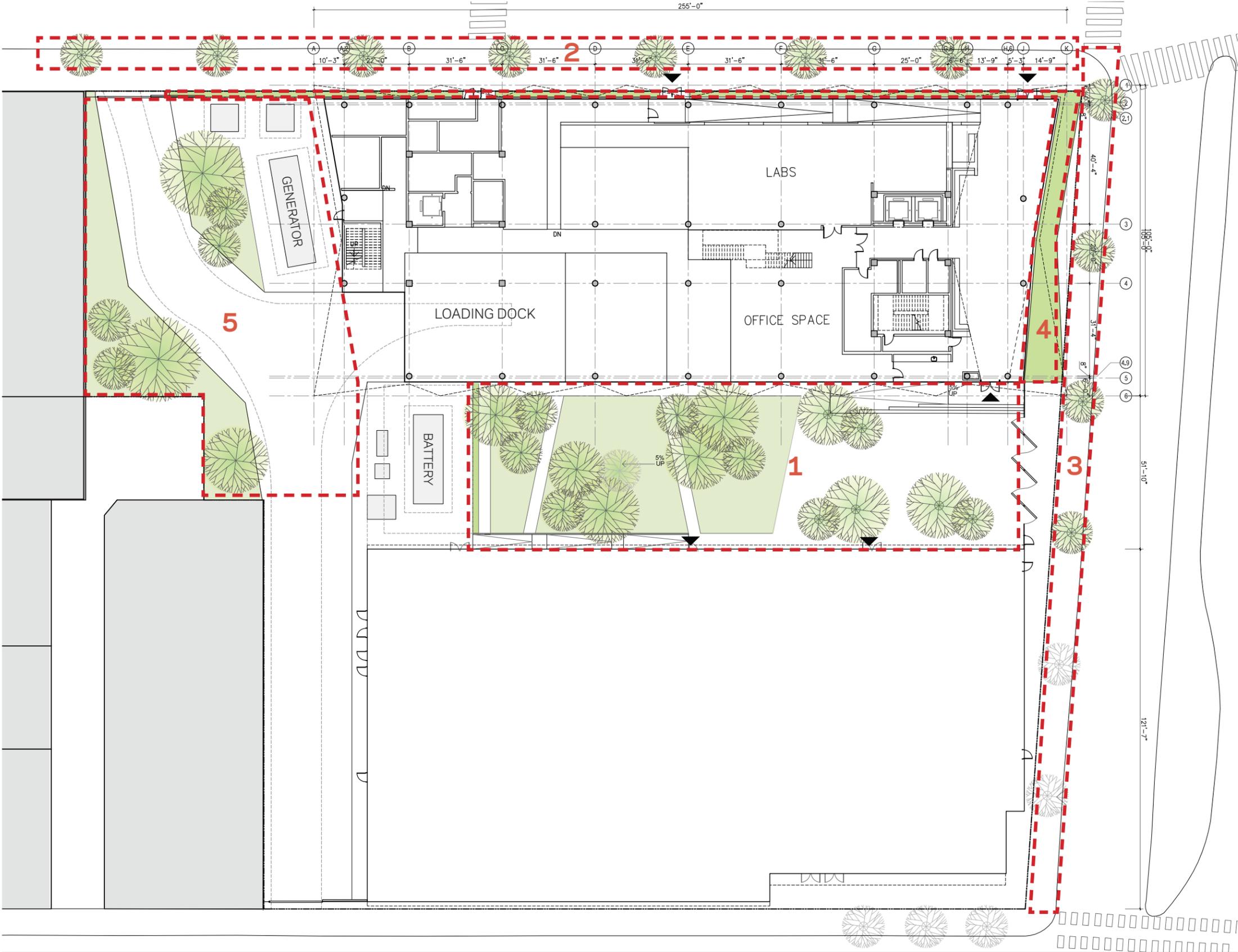
5 Rain Gardens

The west side of the site will have storm water retention areas with the final scope as indicated by the civil engineer. Trees and ground cover in these locations will be selected that are appropriate with a rain garden application.

For all landscape areas, initial planting types have been selected and will be further reviewed with the team at the next design phase. Planting will be selected that has a proven track record in similar climate conditions and minimizes required maintenance.



Building Entrance

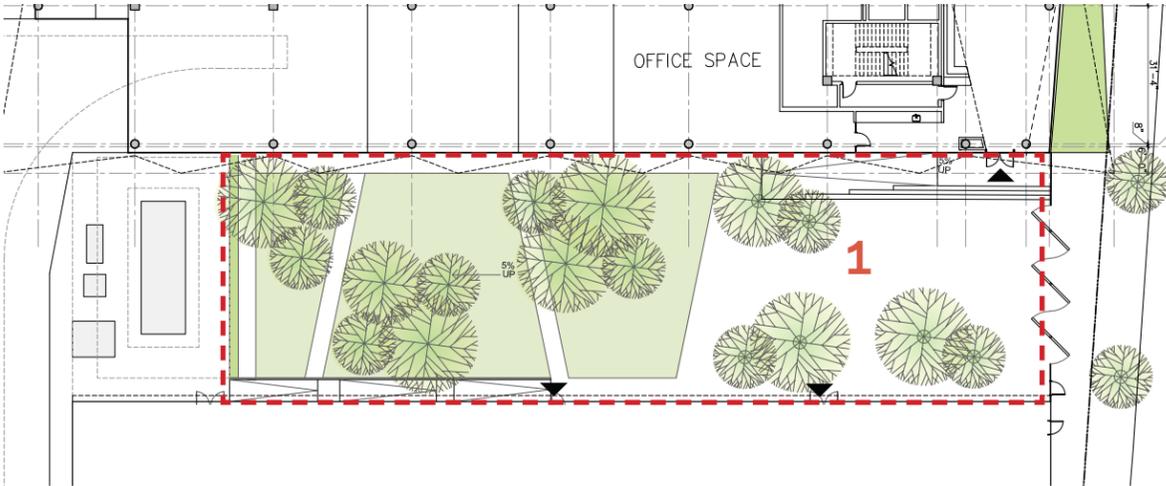




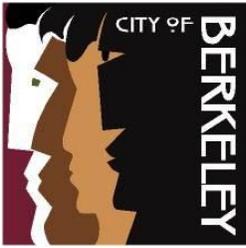
Courtyard View



Courtyard View



Key Plan



Igor Tregub, Councilmember District 4

Cecilia Lunaparra, Councilmember District 7

To: Honorable Mayor and Members of the City Council

From: Councilmembers Igor Tregub (Author) and Cecilia Lunaparra (Co-Sponsor)

Subject: Referral: Oxford for All

RECOMMENDATION

1. Refer to the City Manager to design and construct a quick-build class IV bicycle facility on the east side of Oxford Street and Fulton Street between Bancroft Way and Hearst Avenue and implement pedestrian safety improvements on the corridor, potentially through quick-build planning and construction methods.
2. Refer \$400,000 to the June budget process (FY26 Mid-Biennial Update) to provide the City of Berkeley Public Works Department with necessary funds to support design, engineering, and construction costs for the project.
3. Refer to the City Manager and to The City/UC/Student Relations “4x6” Committee to explore opportunities to leverage existing and establish new financial partnerships with UC Berkeley on safety projects along Oxford Street and adjacent areas, including the Oxford and Bancroft volleyball courts project and similar initiatives.

FINANCIAL IMPLICATIONS

\$400,000 in the June budget process (FY26 Mid-Biennial Update)

CURRENT SITUATION AND ITS EFFECTS

Oxford and Fulton Streets mark the western boundary of the UC Berkeley campus. The corridor’s current configuration reflects antiquated traffic engineering conventions that prioritize vehicular throughput over pedestrian and bicycle safety. Oxford Street serves as the primary pedestrian gateway to the campus from Downtown Berkeley, yet it lacks a distinct ground-level identity.

Just as if not more importantly, the Oxford/Fulton Street corridor is unsafe for many bicyclists, pedestrians, and micro-mobility users, as traffic throughput has been prioritized over safety and comfort.

The outdated current design for Oxford Street/Fulton Street — focused on maximizing car speeds and throughput — is dangerous for all road users, including drivers. On Oxford Street and Fulton Street from Hearst Ave. to Bancroft Way since 2017, there have been 19 total car driver and passenger injuries, including 2 severe injuries; 8 total pedestrian injuries; and 5 total cyclist injuries, including 1 severe injury. Prior to 2017, Shlomo Bentin, a guest lecturer at UC Berkeley, was killed by a truck driver while cycling at Fulton St. and Bancroft Way in 2012.¹ In 2016, Berkeley resident Megan Schwarzman came minutes from death after being struck by a driver at Fulton St. and Bancroft Way and suffered severe injuries.²

From Bancroft Way to Hearst Avenue., Oxford Street and Fulton Street resemble a suburban arterial with four travel lanes, two parking lanes, and a median with turn lanes at intersections. Cyclists must use Class II bike lanes that put them at risk of getting “doored” if they feel confident enough to ride on Oxford Street, and pedestrians must use narrow sidewalks that do not reflect the significant demand generated by the campus and downtown or the increased demand that will be spurred by future developments. Not only is the current Class II bike lane on Oxford dangerous for getting “doored,” but also cars frequently use the southbound bike lane as a temporary parking spot and loading zone for Anchor House, placing users at risk. While the solutions to some of these challenges—including sidewalk widening—may require longer-term projects, there are short-term, quick-build solutions that would significantly improve safety along the Oxford-Fulton corridor.

Improving safety on Oxford Street and Fulton Street is especially important at this moment. In the next decade, many significant developments are planned along the Oxford corridor that could dramatically affect transportation, development, urban design, housing, potentially land values/affordability and more! The University of California is planning to redevelop and expand University Hall at Oxford and University and is planning a student housing project at Fulton and Bancroft that will contain an estimated 1625 beds.³ Anchor House, between University and Hearst on Oxford has already come online with 772 new beds for transfer students.⁴ Additionally, a 17-story, 283-unit private

¹ <https://www.berkeleyside.org/2012/07/16/neuroscientist-shlomo-bentin-killed-in-bike-accident>

² <https://www.berkeleyside.org/2016/02/05/hope-gratitude-after-near-deadly-collision-in-berkeley>

³ <https://capitalstrategies.berkeley.edu/Bancroft-Fulton>

⁴ <https://studenthousingbusiness.com/uc-berkeley-completes-772-bed-residence-hall-for-transfer-students/>

mixed use development called The Hub will be built at the intersection of Oxford Street and Center Street⁵. Nearby on Hearst Avenue, the entirely new College of Data and Society Gateway building is currently under construction.⁶ Beyond these projects, many substantial projects are planned on adjacent streets. These new developments will spur new transportation demand for safe bicycle and pedestrian infrastructure.

There is a long history of interest in redesigning Oxford Street to better serve all street users. The 2017 Berkeley Bicycle Plan identifies the Oxford-Fulton corridor as an ideal candidate for a Class IV cycle track facility. Oxford serves as a crucial connection between the north and south sides of campus and downtown for people riding bikes. Additionally, Oxford is on the City of Berkeley's High-Injury Network identified in the City's 2019 Vision Zero Action Plan,⁷ meaning that it is one of the small number of streets in the city that account for the most traffic injuries and deaths.

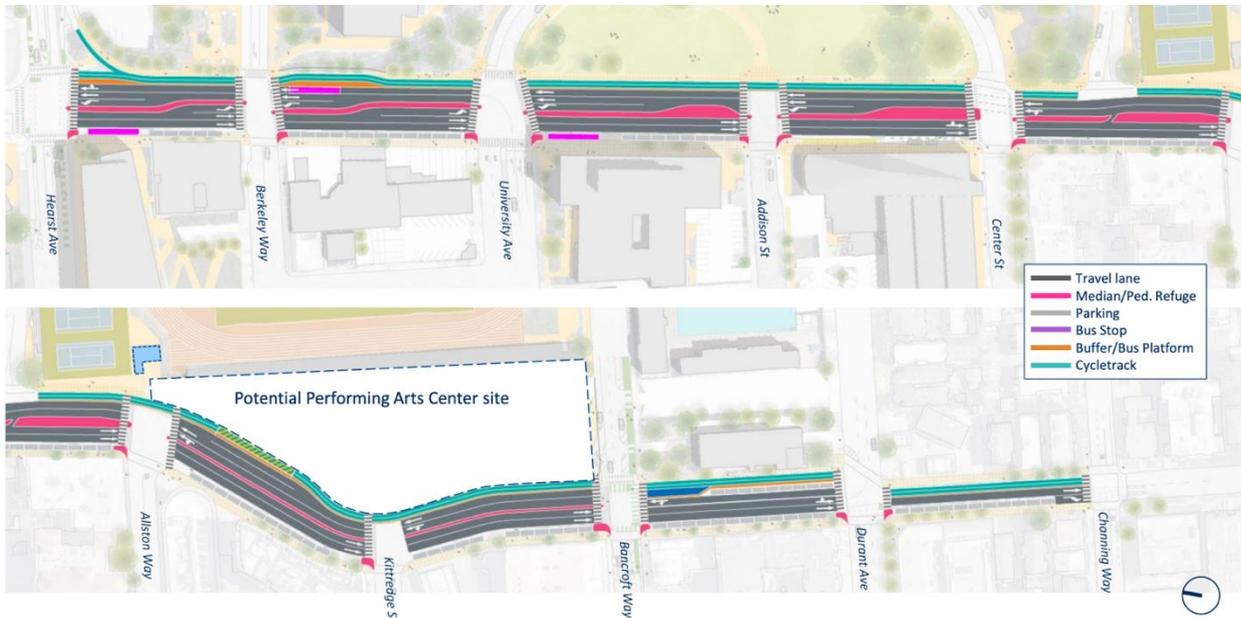
In 2021, UC Berkeley completed an Oxford St./Fulton St. Multimodal Mobility and Urban Design Study, authored by Sasaki and Fehr & Peers⁸. This comprehensive study included data analysis of vehicle, bicycle, and pedestrian counts and the evaluation of many different alternatives. The study identified the need for improved bicycle and pedestrian safety infrastructure on Oxford Street and recommended the construction of a two-way Class IV cycle track on the east side of Oxford Street. Fehr & Peers found that a cycle track on the east side of Oxford Street, as proposed in this referral, would have "minimal impact on vehicular operations" and would not require removing the median.

⁵ <https://berkeleyca.gov/sites/default/files/2022-04/4-The-HUB-Applicant-Statement-01-20-22-2128-Oxford.pdf>

⁶ <https://capitalstrategies.berkeley.edu/gateway>

⁷ <https://berkeleyca.gov/sites/default/files/2022-02/Berkeley-Vision-Zero-Action-Plan.pdf>

⁸ http://www.preservenet.com/20211130_OxfordCorridorStudy.pdf



Preferred Alternative from UC Berkeley Oxford St./Fulton St. Multimodal Mobility and Urban Design Study between Hearst Ave. and Channing Way. Construction has been completed for the blocks between Bancroft Way and Channing Way as part of the Southside Complete Streets Project (Fehr & Peers).

In 2023, students in UC Berkeley’s Master of City Planning program at the College of Environmental Design studied the existing conditions and needs for safety improvements on Oxford Street as part of an intensive transportation studio. This team reviewed previous plans and documents, collected average pedestrian and bicycle intersection counts, conducted on-site community engagement, and authored a comprehensive 71-page report.⁹ Among other recommendations, this report recommended implementing protected bicycle lanes connected to existing facilities and installing traffic calming measures including bollard curb extensions and painted crossings.

⁹ <https://ideas.repec.org/p/cdl/itsrrp/qt53g9g83t.html>



*Illustration of what a Class IV bicycle facility on Oxford Street could look like.
Katie Heuser*

On September 12, 2023, City Council approved a referral titled 51B BRT + University/Shattuck Corridor Mobility Improvements,¹⁰ that, among other recommendations, included a \$150,000 budget referral to conduct corridor studies — including on Oxford Street and Fulton Street — to identify appropriate road safety improvements that advance city-adopted safety, transportation, and climate goals. While \$150,000 was allocated in the FY 2025 budget,¹¹ to the best of our knowledge, these funds have not been expended, and no study has commenced.

RATIONALE FOR RECOMMENDATION

This referral builds on prior work and recognizes the urgent need to address traffic safety on Oxford Street with proven infrastructural solutions. In particular, quick-build solutions have become widely utilized to improve traffic safety rapidly at a low cost and could be effective, inexpensive, and quick to implement on the Oxford-Fulton corridor. In fact, quick-build safety improvements were previously successfully implemented on Fulton Street just one block south of this item's project area.

In 2016, Berkeley resident Megan Schwarzman was struck by a driver while riding her bike on Fulton Street just south of Bancroft Way and dragged under a car for 60 feet.

¹⁰ https://berkeleyca.gov/sites/default/files/documents/2023-09-12_Item_29_51B_BRT_%2B_University-Shattuck.pdf

¹¹ https://berkeleyca.gov/sites/default/files/documents/2024-06-25_Item_53_Fiscal_Years_2025_2026_Biennial_Budget_Adoption_-_Supp_%28Budget%29.pdf

She suffered severe injuries, including “a lacerated liver, collapsed lung, broken ribs, multiple pelvic fractures, a broken collarbone and broken facial bones, along with extreme blood loss” and was minutes from losing her life.¹²

After a significant push by advocates to prevent more traumatic crashes like the one that almost took Megan’s life, the City of Berkeley rapidly approved and built a cycle track from Bancroft Way to Channing Way with only paint and plastic delineators, or flex posts. This quick-build facility was recently removed, as the permanent cycle track constructed with the Southside Complete Streets Project replaced it. While this quick-build improvement was implemented in response to a serious crash that almost took a Berkeleyan’s life, it is in our best interest to identify streets in need of quick-build improvements and prevent future tragedies *before* they occur. We must be proactive, not just reactive.



Before-and-after comparison showing the quick-build bicycle facility constructed on Fulton St. in 2016 (Google Street View).

Quick-build improvements can be implemented without precluding future changes to revise or improve a street’s design and can be built at a low cost and on a quick timeline. While the quick-build bicycle facility constructed on Fulton St. in 2016 is one example, quick-build projects have been implemented across the United States and across the world to great success, especially in the last 10-15 years.¹³

While quick-build improvements would be an excellent option for this corridor, this referral in no way intends to preclude staff from planning and constructing more permanent facilities. When planning and designing this project, staff may wish to consult the Transportation and Infrastructure Commission to receive input. Staff should

¹² <https://www.berkeleyscanner.com/2024/08/06/traffic-safety/berkeley-street-trauma-prevention-program-mike-wilson-meg-schwarzman/>

¹³ https://nacto.org/wp-content/uploads/2016PeoplefoBikes_Quick-Builds-for-Better-Streets.pdf

additionally consult with AC Transit regarding AC Transit's current Line 6 terminus on Oxford Street at Addison Street to discuss options to accommodate it in the proposed quick-build design, move it back to its previous location on the 2100 block of Addison St, or otherwise address impacts to this terminus.

ENVIRONMENTAL SUSTAINABILITY

Berkeley's 2019 Greenhouse Gas Inventory found that 60 percent of emissions in the City come from transportation sources, predominantly private vehicles. Building connected, safe active transportation facilities is one of the most effective ways Berkeley can reduce its largest source of greenhouse gas emissions. Oxford St. and Fulton St. next to campus are highly interconnected to other nearby streets that have already received bicycle and pedestrian safety improvements, such as Bancroft Way, Oxford Street, and Fulton Street south of Bancroft Way. Because this project would close a key gap in Berkeley's bicycle network, its impacts in reducing greenhouse gas emissions would be particularly high.

CONTACT PERSON

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