Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: September 26, 2024 Berkeley Zoning Adjustment Board public comment

From: Robert Prinz <robert@bikeeastbay.org>
Sent: Wednesday, September 25, 2024 4:53 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: September 26, 2024 Berkeley Zoning Adjustment Board public comment

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

This comment is on behalf of Bike East Bay, for the September 26, 2024 Berkeley Zoning Adjustment Board meeting item 2: 2300 Ellsworth Street – New Public Hearing.

Bike East Bay expresses its continued support for this project, following our previous letter of support submitted to the city on July 7, 2023:

https://drive.google.com/file/d/1ImbTmnFHoYmCHrV7AknT6JztS6h4tr7H/view?usp=sharing

Recent investments in high quality protected bikeways in the vicinity on Bancroft, Dana, and Fulton Streets, as well as upgraded transit infrastructure on Bancroft, make this zero car-parking development ideally situated.

We noticed that the previously proposed 120 long-term bicycle parking spaces for residents has been reduced to 95 in the current plan (plus 8 short-term spaces available to the public).

Given the 283 bedrooms included in the development we anticipate that bicycle parking demand will be high, and encourage the developer to increase the capacity as high as possible.

Other nearby East Bay jurisdictions have updated their bicycle parking requirements to expand the minimum spaces provided. Emeryville, for example (link below), now requires a minimum of one long-term spot for every studio or one bedroom unit and at least two spaces for every unit with two bedrooms or more.

https://emeryville.legistar.com/View.ashx?M=F&ID=12422573&GUID=55438555-579C-4047-BDB9-9EEAD02C38CC

A similar application to the 2300-2310 Ellsworth site would result in a minimum 130 long-term bicycle parking spaces. Though given that most of these are 4 and 5 bedroom units, exceeding that minimum is a good idea.

Emeryville also now requires that at least half of the long-term bicycle parking spaces be horizontal racks, not vertical, improving accessibility and accommodating more bicycle types by not requiring users to lift them to park. At least 10 percent of the spaces are required to accommodate cargo bikes, and at least 10 percent have access to e-bike charging infrastructure.

Bike East Bay extends an invitation to the developer to work with us on design details to help expand and

improve the bicycle parking facilities at the 2300-2310 Ellsworth site. We also extend an invitation to the City of Berkeley to work with us and Walk Bike Berkeley on updating municipal bicycle parking requirements and guidelines to meet or exceed regional best practices.

Thank you,

Robert Prinz | Advocacy Director
Pronouns: he/him
Mail: PO Box 1736 Oakland, CA 94604
Office: 466 Water Street Oakland, CA 94607
P: (510) 845-7433 x5 | E: Robert@BikeEastBay.org

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BIKE EAST BAY
BikeEastBay.org

July 7, 2023

Niloufar Karimzadegan
Associate Planner, Planning & Development Department, City of Berkeley
1947 Center St 3rd Floor, Berkeley, CA 94704

Dear Ms. Karimzadegan,

We are writing on behalf of Bike East Bay and Walk Bike Berkeley to express our support for the proposed residential development at 2300-2310 Ellsworth Street in Berkeley, CA.

Bike East Bay is a 501c3 nonprofit founded in 1972 to promote healthy, sustainable communities by making bicycling safe, fun, and accessible. Bike East Bay's vision is for bicycling to become a comfortable and safe choice for all. Walk Bike Berkeley is an all-volunteer organization that similarly advocates for safe, low-stress, and fun walking and biking in Berkeley for people of all ages and abilities. Walk Bike Berkeley is committed to a healthy, equitable and sustainable transportation system in Berkeley.

Riaz Capital proposes the construction of 69 residential units in the City's walk and bike-friendly Southside neighborhood. The project does not include any auto parking spaces and will instead offer 120 on-site, long-term bike parking spaces. Short-term bike parking spaces will be available along the street, providing additional options for the building's residents and guests. We have been in discussion with Riaz's Development Team to ensure their bike facilities reflect cyclists' needs.

This is an ideal neighborhood for such a development. Future residents will be well served by existing transit, pedestrian, and bike infrastructure that will only improve with the City's implementation of the Southside Plan. Construction of the Southside plan should be complete by the time this project is delivered in summer 2026. Last year, UC Berkeley unveiled plans to create the "Ellsworth Extension" which will be a new pedestrian entrance to the campus immediately across from the proposed project. These improvements, along with those made by the City, will ensure future residents will be able to safely and easily navigate the neighborhood on foot and by bike. For future residents wishing to travel regionally, the project is a short 10-minute walk to the Downtown Berkeley BART station.

We believe Riaz Capital's decision to construct a car-free facility in such a bike and transit oriented location answers our collective call to build much needed housing while minimizing greenhouse gas emissions and living in the most sustainable fashion possible.

Sincerely,

Robert Prinz
Advocacy Director
Bike East Bay

PO Box 1736, Oakland, CA 94604
510 845 RIDE (7433) • info@BikeEastBay.org

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Support for Item #2 - 2300 Ellsworth Development

From: Alex Knox <alex@telegraphberkeley.org>
Sent: Wednesday, September 25, 2024 4:09 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: lgordon@rinconconsultants.com; Garcia, Claudia <CGarcia@berkeleyca.gov>
Subject: Support for Item #2 - 2300 Ellsworth Development

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Dear Zoning Adjustments Board,

On behalf of the Telegraph Business Improvement District, I write to urge your support for the proposed development at 2300 Ellsworth Street by Riaz Capital. The project will significantly advance our community and economic development goals with the addition of new residential units.

On August 8, 2023 our board of directors received a presentation by the development team and offered their unanimous support for the project. The design aligns with and compliments important land-use goals set by the City of Berkeley, which seek to increase the supply of dense and walkable student housing in the Southside Area.

We support Riaz Capital's commitment to preserve the existing building façade along with the inclusion of other artistic and visual elements in the design. The project is located on a key section of the Bancroft corridor which serves as a connection between the Downtown, Telegraph District, and several University facilities. The revitalization of this site will also serve to enhance the public realm with improved pedestrian lighting and landscaping.

The TBID is excited to see this move forward and we will continue to partner with the City, community and the development team throughout the process. We ask for the City's support to ensure the project's timely and successful completion and thank you for your commitment to promoting greater equity, inclusion, and sustainability in Berkeley and the Telegraph district.

Sincerely,

Alex Knox

Executive Director

Telegraph Business Improvement District

2437 Durant Ave. Ste. 206

Berkeley, CA 94704

(o) (510) 486-2366

www.telegraphberkeley.org