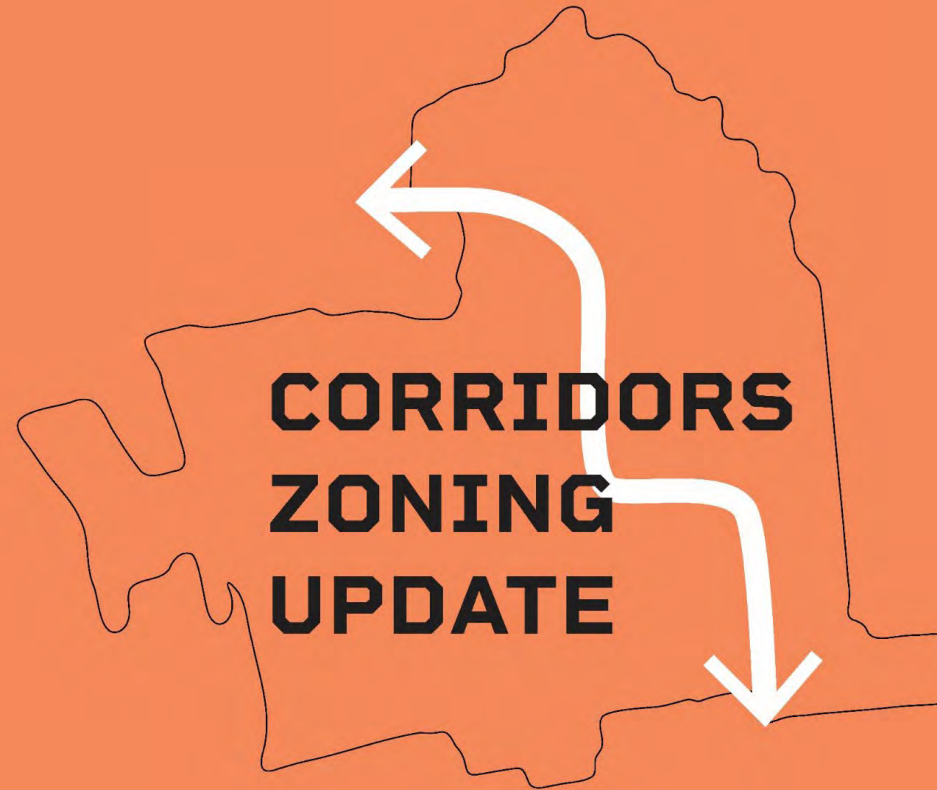




Planning Commission Study Session

September 17, 2025

Project Team

**City of
Berkeley**

Jordan Klein, Director
of Planning and
Development

Anne Hersch, Land
Use Planning Manager

Justin Horner,
Principal Planner

Uttara Ramakrishnan,
Project Manager

Raimi + Associates
Project Lead

**Strategic
Economics**
Economic Analysis

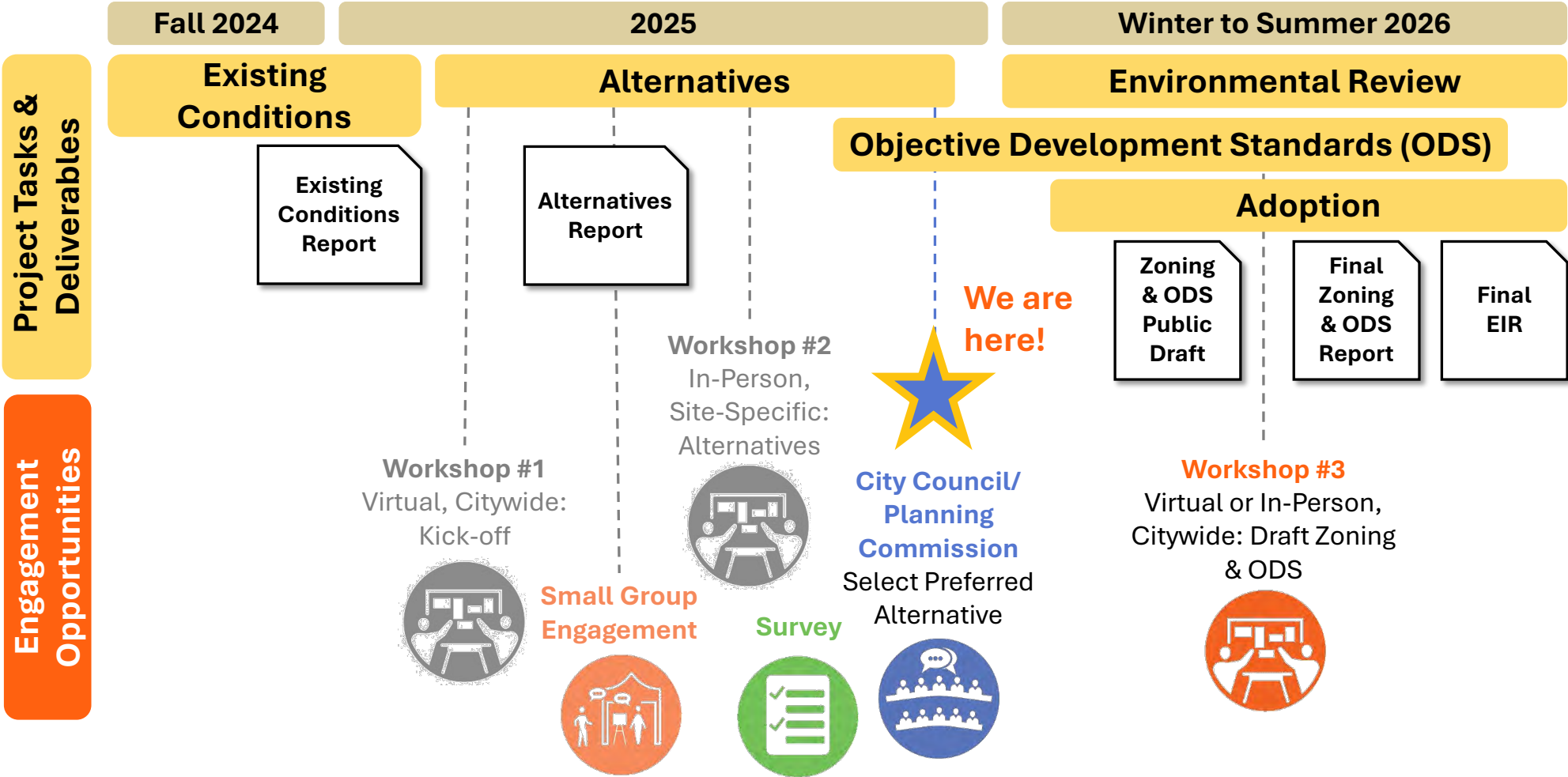
**Yes Community
Architects**
Architectural Support

**Rincon
Consultants**
Environmental Analysis
& CEQA

**Kittleson &
Associates, Inc**
CEQA Transportation
Analysis

Plan to Place
Community Engagement

Design Consultant Team





II. Presentation

Community Engagement

Date	Engagement
May 1, 2025	Community Workshop #1 (Virtual)
August 20, 2025	North Shattuck Community Workshop #2
August 26, 2025	College Avenue Community Workshop #2
August 27, 2025	Solano Avenue Community Workshop #2
August 27 – October 10, 2025	Community Survey #1
September 17, 2025	Planning Commission Study Session
November 6th	City Council Study Session
February-April 2026	Planning Commission/City Council Hearings

Agenda

I. Presentation

II. Discussion Questions

- ▶ Clarifying Questions from Planning Commission**
- ▶ Public Comment**
- ▶ Additional Questions from Planning Commission**
- ▶ Deliberation and Direction on Approach**

Meeting Purpose

- PC to review Draft Zoning Alternatives
- Staff to receive Public Comments
- Staff to answer Planning Commissions questions
- PC to **provide input and comment on each corridor** to City Council

II. Presentation



I. Presentation

Project Overview

Project Description

Adopt new zoning for three priority corridors, designated in the City's Housing Element 2023-31



Program 27

Increase housing opportunities along commercial and transit corridors, particularly in the **highest-resource** and **highest-income** neighborhoods



Key Project Goals

Expand Housing Capacity

Encourage development opportunities for new housing

Promote Sustainability

Align development with Berkeley's broader goals of environmental and social resilience

Foster Equity and Inclusion

Create development standards that prioritize fairness and community benefit

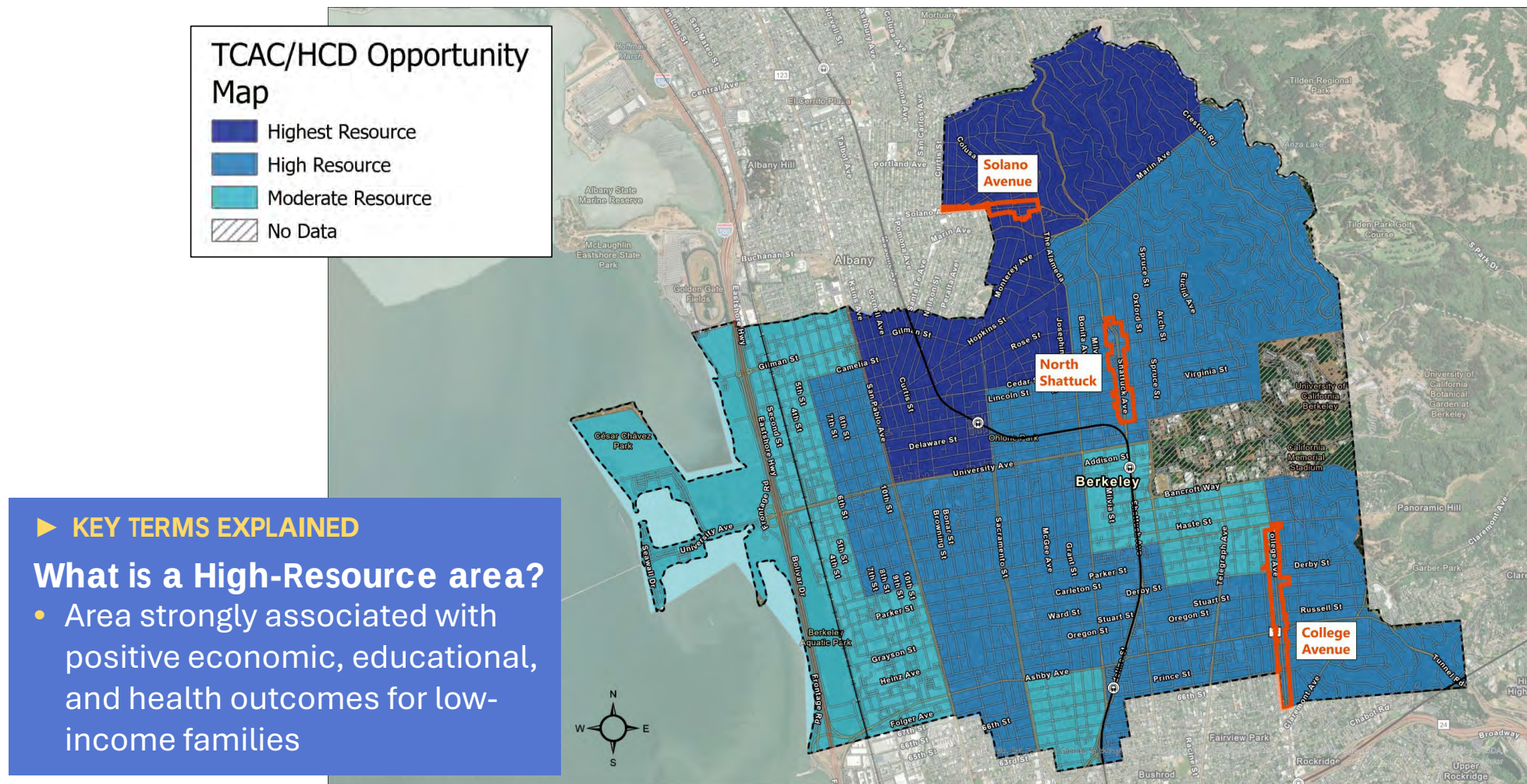
Support Local Businesses

Strengthen vibrant commercial activity



- Essential Amenities
- Healthy Food
- Transit
- Bike Boulevards
- Safe Streets
- Schools
- Jobs

What is a **high-resource** neighborhood?



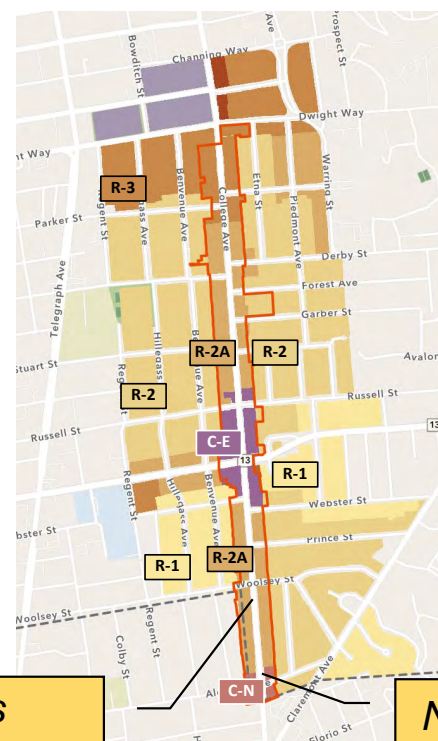
Rezoning Areas



No change to
C-C zoning



R-2A areas
rezoned in Middle
Housing project



No change to
C-N zoning

Limited Area

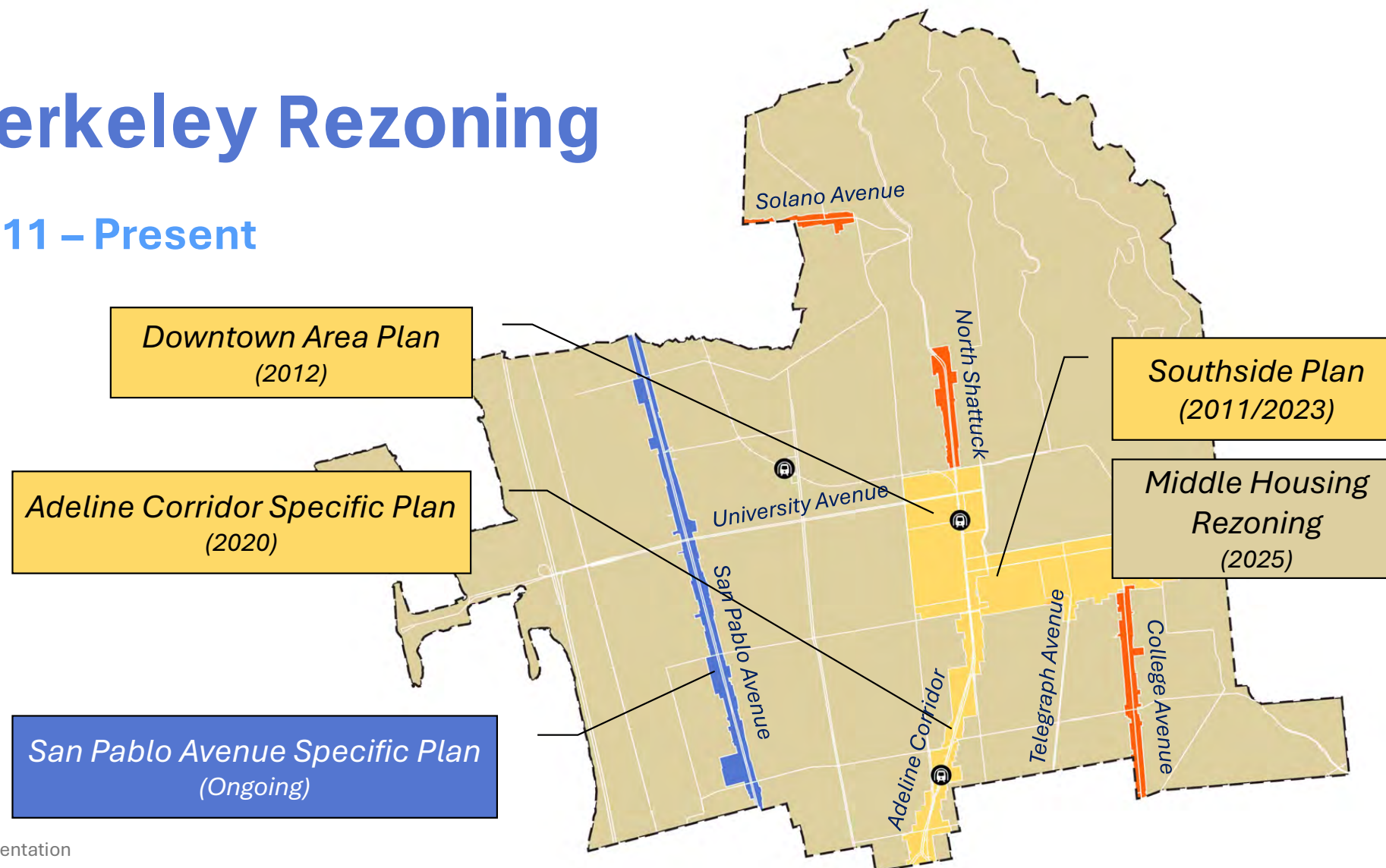
- C-SO (Solano)
- C-NS (N. Shattuck)
- C-E (Elmwood)

Middle Housing

- Allow more housing in R-1, R-2 and R-2A zones

Berkeley Rezoning

2011 – Present

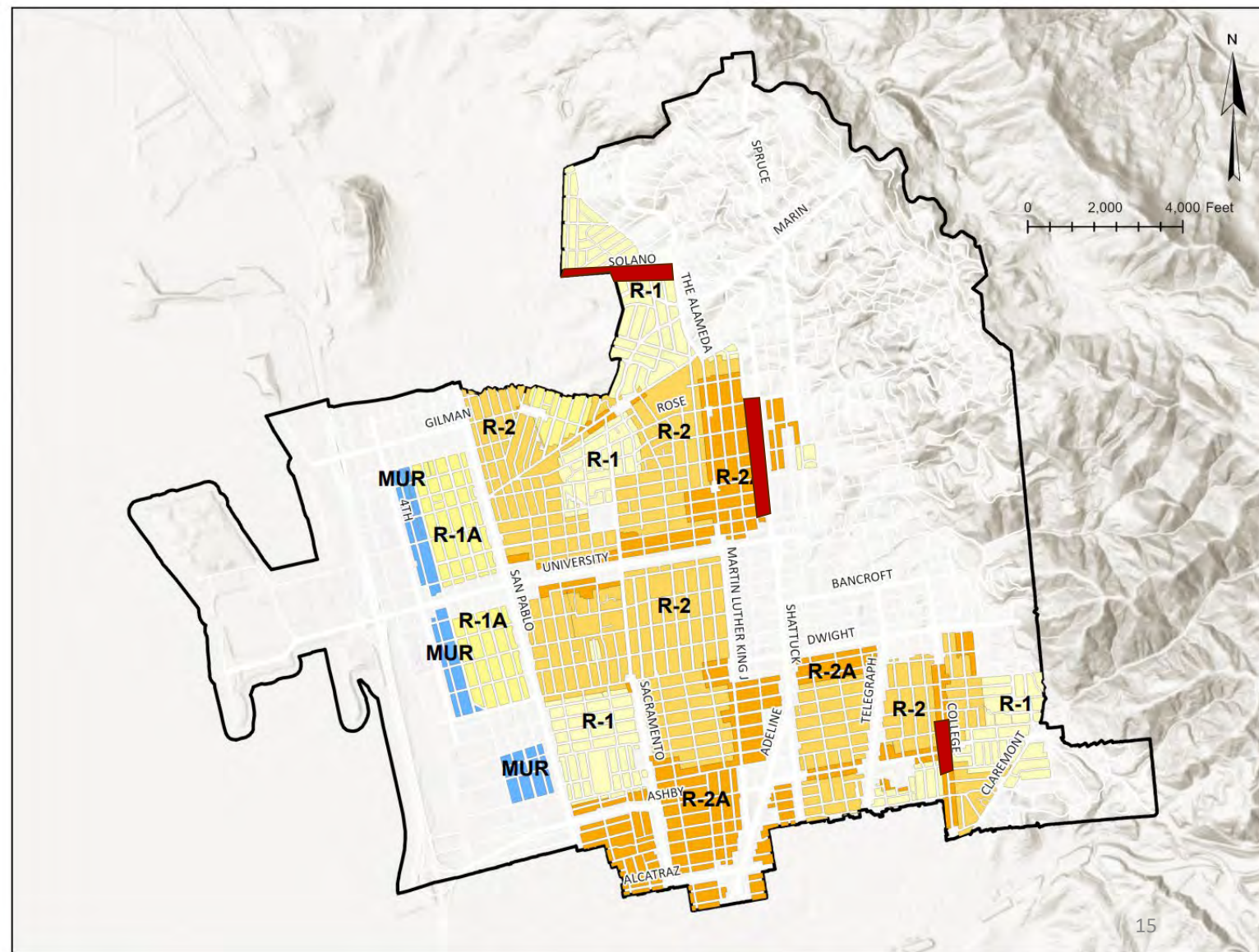


Middle Housing Rezoning

Middle Housing zoning changes increase the supply of housing in a range of sizes :

- Duplexes
- Triplexes
- Fourplexes
- Courtyard apartments

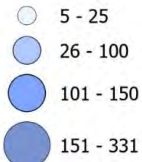
I. Presentation



Completed and Pipeline Projects

Completed Projects

Units



Approved Projects

Units



Zoning Comparison

Maximum Allowable Number of Stories	7/8 stories	•Downtown Core/Corridor (C-DMU)** •Telegraph Avenue, Southside Specific Plan (C-T)
	6 stories	-
	5 stories	•San Pablo Draft Specific Plan (C-W) (Proposed)* •Downtown Buffer (C-DMU)**
	4 stories	•Adeline Corridor (C-AC), South Shattuck •North Shattuck south of Virginia (C-C) (Existing/No Proposed Change) •Telegraph Avenue (C-C) •University Avenue (C-U)
	3 stories	•College Avenue in Rockridge (C-N) (Existing/No Proposed Change) •North Shattuck (C-NS) (Existing) •Adeline Corridor (C-AC), North and South Adeline •San Pablo Existing (C-W)* (Existing)
	2 stories	•Solano Avenue (C-SO) (Existing) •College Avenue (C-E) (Existing)

Zoning Alternatives

Maximum Height

Zoning Alternatives

Alt #1: Medium Density

Solano and North Shattuck:

+ 2 stories

zoning increase over existing

College (Elmwood):

+ 1 story

zoning increase over existing

Alt #2: Higher Density

Solano and North Shattuck:

+ 3 stories

zoning increase over existing

College (Elmwood):

+ 2 stories

zoning increase over existing

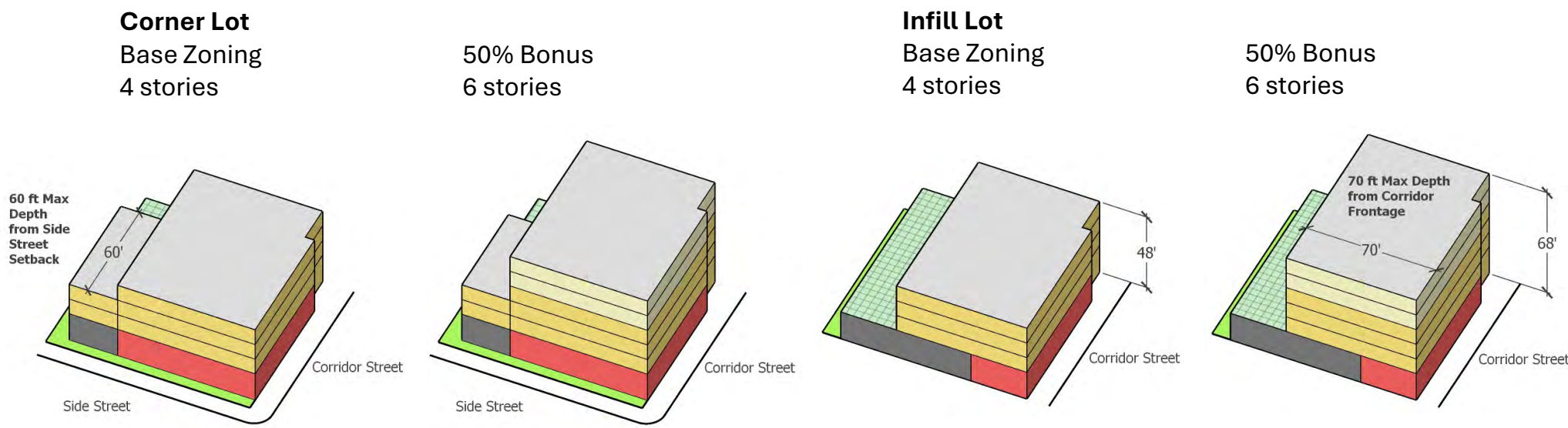
Alternatives

Maximum Building Height

	Existing Zoning	Alternative #1 Medium Density	Alternative #2 Higher Density
Solano Avenue (C-SO) (85 ft wide)	2 stories 28 ft	4 stories 48 ft	5 stories 58 ft
With 50% Density Bonus	3-4 stories	5-6 stories	7-8 stories
North Shattuck (C-NS) (94 ft wide)	3 stories 35 ft	5 stories 58 ft	6 stories 68 ft
With 50% Density Bonus	5-6 stories	7-8 stories	8-9 stories
College Avenue (C-E) (60 ft wide)	2 stories 28 ft	3 stories 38 ft	4 stories 48 ft
With 50% Density Bonus	3-4 stories	4-5 stories	5-6 stories

Building Form

Massing Toward Street Frontage



Alternatives

Estimated Potential Residential Growth

	Existing Zoning + 50% State Density Bonus	Alternative #1 Medium Density + 50% State Density Bonus	Alternative #2 Higher Density + 50% State Density Bonus
Solano Avenue (C-SO)	150-250 units	400 - 550 units	450 - 650 units
North Shattuck (C-NS)	450-550 units	650 - 850 units	750 - 1,000 units
College Avenue (C-E)	40-60 units	50 - 80 units	80 - 130 units
Total	650-860 units	1,100 - 1,600 units*	1,300 - 1,780 units*

** Approximately 15% of projected units (200-230 units) would be Affordable units based on market rate projects meeting the 20% of base zoning requirement in the City's Inclusionary Housing Ordinance*

Redevelopment Potential

Total Potential Redevelopment Area as a % of Total Project Area	
Solano Avenue	63%
North Shattuck	37%
College Avenue	22%
Total	42%

A. High Redevelopment Potential

- Vacant lots
- Large lots owned by corporate owners
- Large corner lots with surface parking

B. Modest Redevelopment Potential

- Corner lots with low-scale structures
- Mid-block lots with low-scale structures

C. Special Conditions

- Grocery store sites
- City-owned lots

D. Very Low/No Redevelopment Potential

- Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
- Challenging Site Conditions
- Historic Sites, Recent, Planned or High-Density Development

Redevelopment Potential

- A. High Redevelopment Potential**

 - Vacant or Corporate Ownership
 - Real Estate Asset

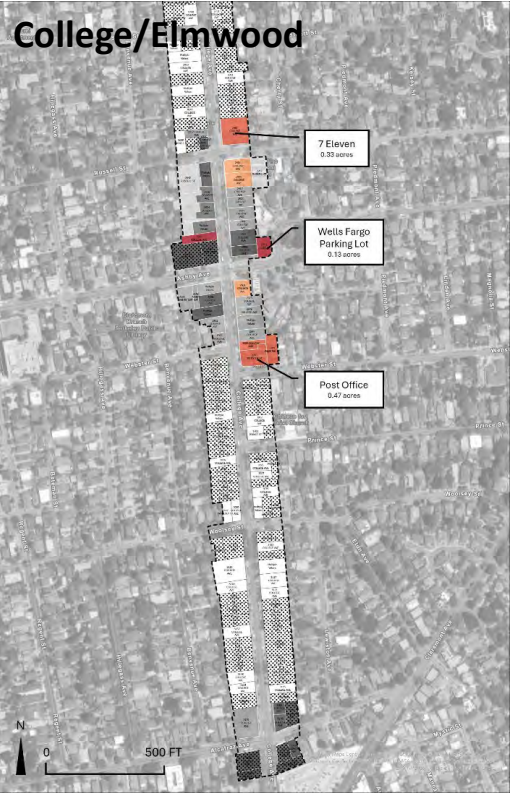
B. Modest Redevelopment Potential

 - Corner and Large Infill Sites
 - Small Infill Sites

C. Special Conditions

 - Grocery Store
 - City Owned
- D. Very Low/No Redevelopment Potential**

 - Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
 - Challenging Site Conditions
 - Historic Sites, Recent, Planned or High-Density Development



Zoning Comparison

Maximum Allowable Number of Stories	7/8 stories	•Downtown Core/Corridor (C-DMU)** •Telegraph Avenue, Southside Specific Plan (C-T)
	6 stories	- North Shattuck (C-NS) (Proposed Alternative #2)
	5 stories	•San Pablo Draft Specific Plan (C-W) (Proposed)* •Downtown Buffer (C-DMU)** •Solano Avenue (C-SO) (Proposed Alternative #2) •North Shattuck (C-NS) (Proposed Alternative #1)
	4 stories	•Adeline Corridor (C-AC), South Shattuck •North Shattuck south of Virginia (C-C) (Existing/No Proposed Change) •Telegraph (C-C) •University Avenue (C-U) •College Avenue (C-E) (Proposed Alternative #2) •Solano Avenue (C-SO) (Proposed Alternative #1)
	3 stories	•College Avenue (C-E) (Proposed Alternative #1) •North Shattuck (C-NS) (Existing) •College Avenue in Rockridge (C-N) (Existing/No Proposed Change) •Adeline Corridor (C-AC), North and South Adeline •San Pablo Existing (C-W)* (Existing)
	2 stories	•Solano Avenue (C-SO) (Existing) •College Avenue (C-E) (Existing)

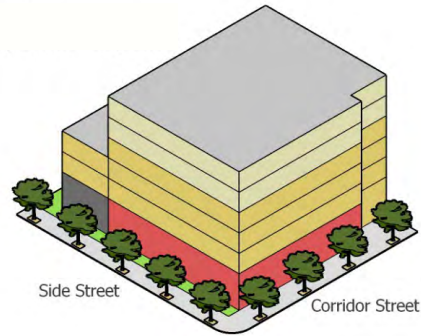


Building Form Alternatives

Upper Floor Step Backs

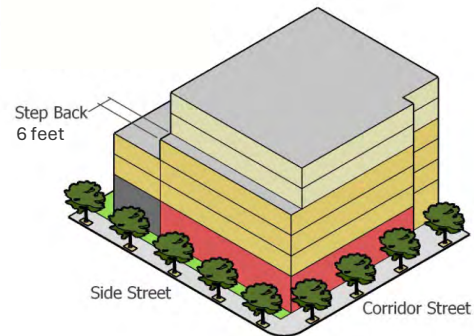
Alternative 1

No Upper Floor Step Back



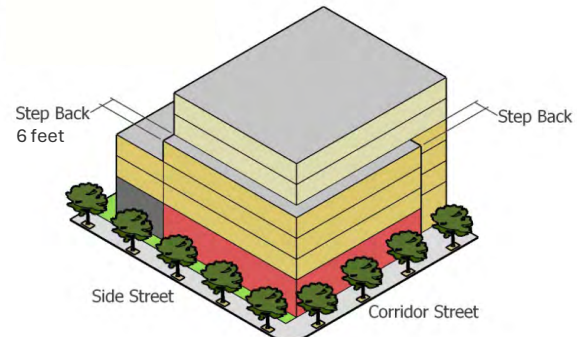
Alternative 2

Upper Floor Step Back on Side Streets



Alternative 3

Upper Floor Step Back on All Streets



I. Presentation



Upper Floor Step Backs

	<u>Alternative 1</u> No Upper Floor Step Back		<u>Alternative 2</u> Upper Floor Step Back on Side Streets		<u>Alternative 3</u> Upper Floor Step Back on All Streets	
	Corridor Street	Side Street	Corridor Street	Side Street	Corridor Street	Side Street
Solano Avenue	None	None	None	6 feet above 4th story	6 feet above 4th story	6 feet above 4th story
North Shattuck	None	None	None	6 feet above 5th story	6 feet above 5th story	6 feet above 5th story
College Avenue	None	None	None	10 feet above 3rd story	10 feet above 3rd story	10 feet above 3rd story

Residential-only Buildings

The existing zoning has lower maximum heights, special building setbacks, and lower allowed lot coverage for residential-only buildings. To encourage more housing, the proposed zoning alternatives do not have special form standards for residential-only buildings except for building setbacks. Residential buildings would be allowed to be of the same size and scale as mixed-use buildings.

Upper Floor Step Backs



*No upper floor step
back*

I. Presentation



*Upper floor step back
above 5th Floor*

Upper Floor Step Backs

*Upper floor step back
above 3rd Floor*



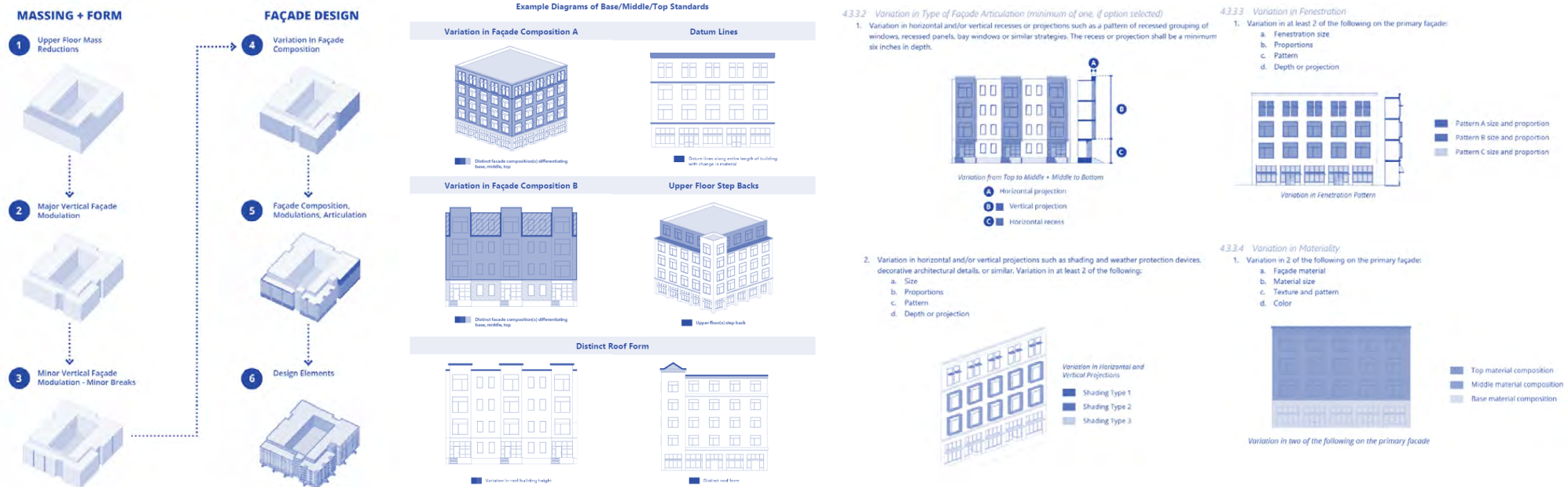
*No upper floor step
back*

I. Presentation



Additional Objective Design Standards

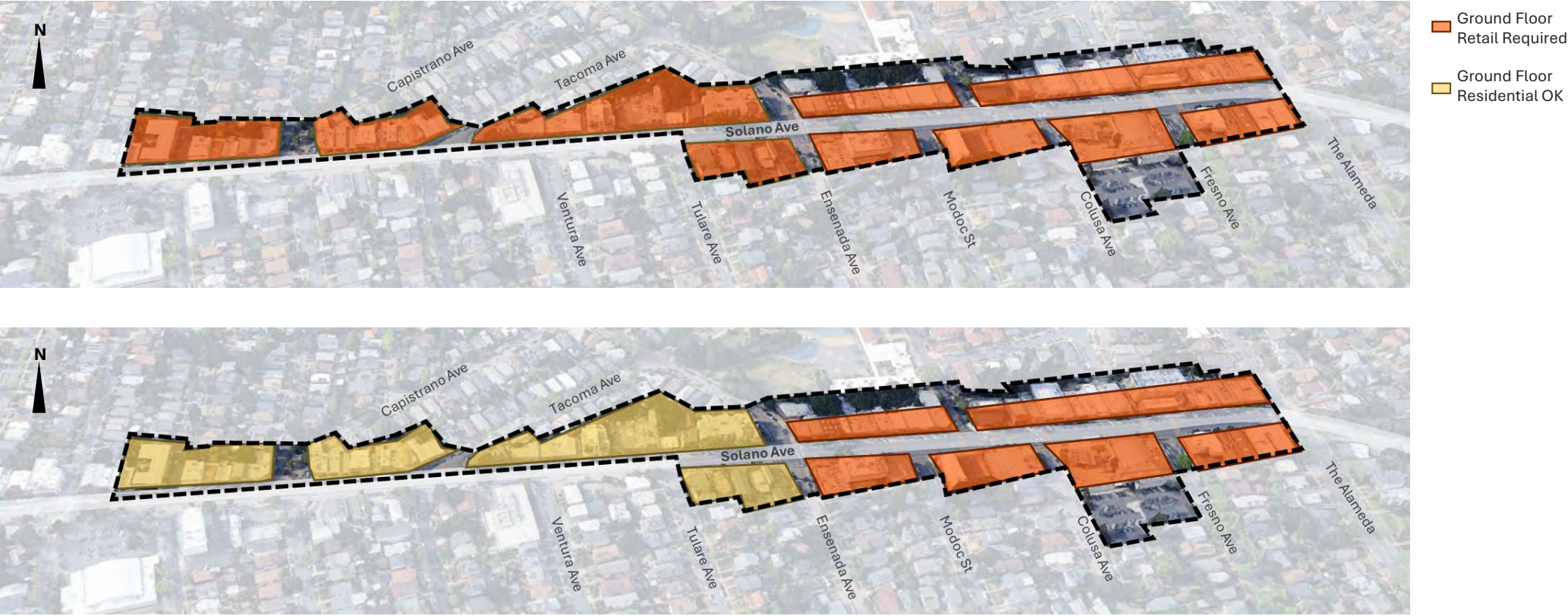
Should the zoning update include objective design standards?



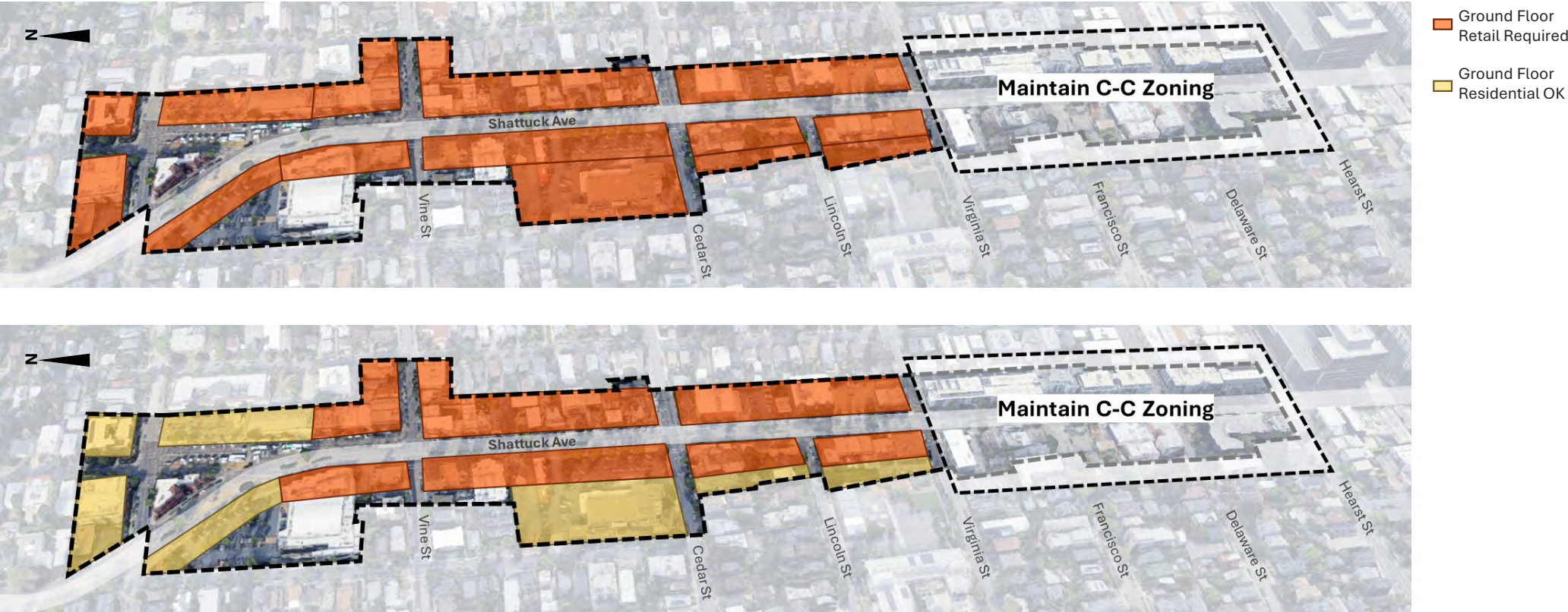
*Examples from other cities, specific standards may be drafted during zoning code development.

Ground Floor Land Use Alternatives

Solano Ave Ground Floor Land Use



North Shattuck Ground Floor Land Use



College Ave Ground Floor Land Use



Summary of Feedback

Workshop #1 Recap

- Welcome from Mayor Ishii and the project team
- Presentation on project background, overview, and intent, and high-level findings from existing conditions analysis
- Small group discussions

► DISCUSSION QUESTIONS

- *What characteristics do you want to make sure are maintained in this neighborhood?*
- *How would you like to see this neighborhood evolve and change?*
- *What do you think about adding housing to this neighborhood?*
- *What types of housing would you like to see this neighborhood?*

Workshop #1 Key Takeaways

Solano Avenue

- Prioritize protecting small businesses
- Provide diverse rental options
- Concerns over parking and congestion
- Opportunity to invest in public transportation and decrease car reliance
- Promote coordination with the City of Albany

North Shattuck

- Create more affordable housing
- Create mixed-use development with community-serving uses
- Maintain characteristic small businesses
- Create new development that meshes with existing urban fabric
- Increase walkability & bikeability
- Preserve parking to support businesses

College Avenue

- Maintain charm, scale, and character of College Ave
- Consider environmental impacts of development
- Promote variety in housing - size, income, families, households
- Consider adding housing to wider corridors like Claremont rather than College
- Concern over parking and congestion

Workshop #2 Recap

- Approximately 350 participants
- 25-minute Presentation followed by one-hour open house with four stations including survey questions
- Strong desire from participants for a townhall style meeting format
- Open House format was selected because it gave the most amount of people ability to talk with staff, ask questions, and provide feedback

I. Presentation



Workshop #2 Demographics

(see full summary for more detail)

North Shattuck

~ 60 participants

Residents - **31%**

- Own - **70%**
- Rent - **25%**

Work in Berkeley - **20%**

Age

- 18-54 - **32%**
- 55-64 - **52%**
- 65 or older - **26%**

Ethnicity

- White - **71%**
- Asian or Asian American - **5%**
- Hispanic of Latino/a/x - **5%**

College Avenue

~ 130 participants

Residents - **39%**

- Own - **84%**
- Rent - **10%**

Work in Berkeley – **18%**

Age

- 18-54 - **32%**
- 55-64 - **14%**
- 65 or older - **64%**

Ethnicity

- White - **77%**
- Asian or Asian American - **8%**
- Hispanic of Latino/a/x - **3%**

Solano Avenue

~ 120 participants

Residents - **37%**

- Own - **89%**
- Rent - **9%**

Work in Berkeley – **13%**

Age

- 18-54 - **35%**
- 55-64 - **22%**
- 65 or older - **43%**

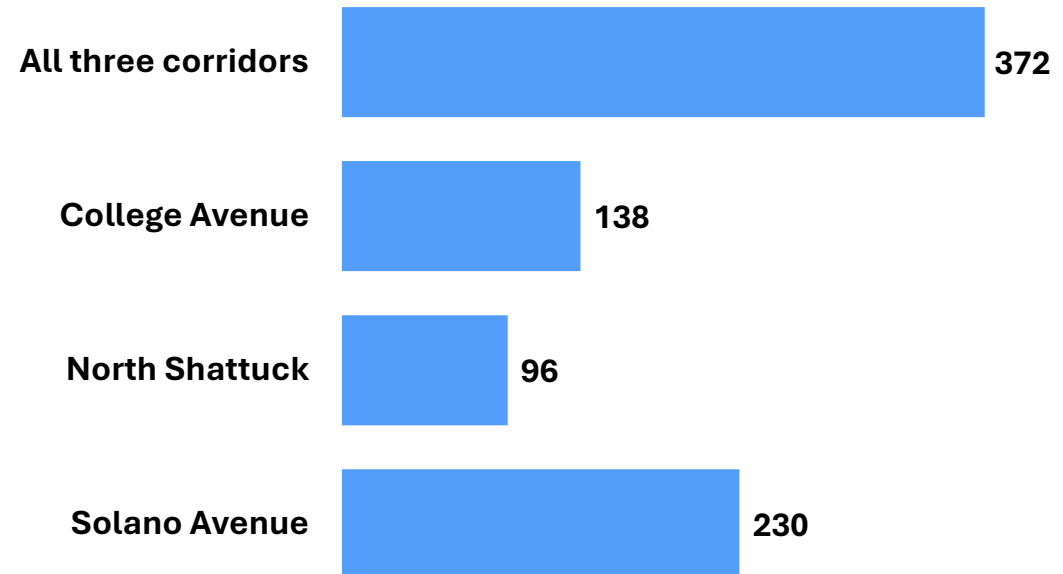
Ethnicity

- White - **70%**
- Asian or Asian American - **7%**
- Hispanic of Latino/a/x - **5%**

Survey Recap (Aug 27 to date)

- Approximately **830** respondents and counting!
- Survey will remain open until October 10th

Which corridor(s) would you like to take the survey for?



Survey Demographics (to date)

Overall

~ 600 respondents

Live in Berkeley - **87%**

- Own - **75%**
- Rent - **23%**

Work in Berkeley - **35%**

Age

- 18-54- **54%**
- 55-64 - **15%**
- 65 or older - **30%**

Ethnicity

- White - **70%**
- Asian or Asian American - **10%**
- Hispanic or Latino/a/x - **6%**

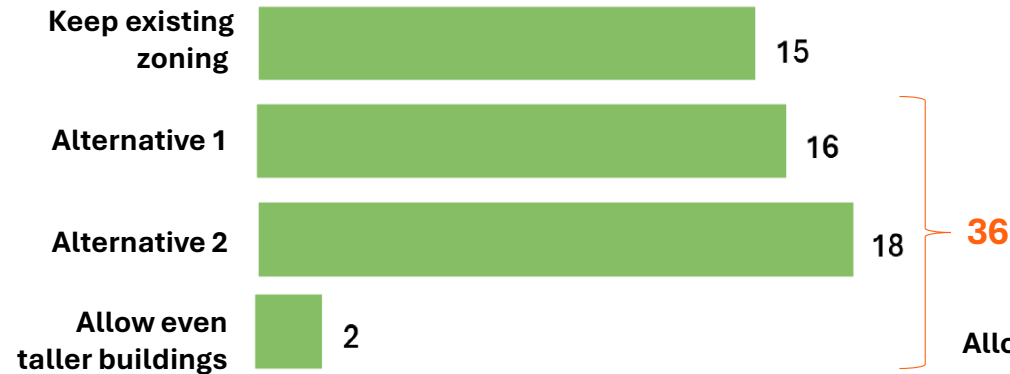
Connection to Corridors

- Live near Solano Avenue - **49%**
- Live near North Shattuck - **37%**
- Live near College Avenue - **28%**

Solano Avenue Results

Workshop (~120 participants)

Preferred Alternative

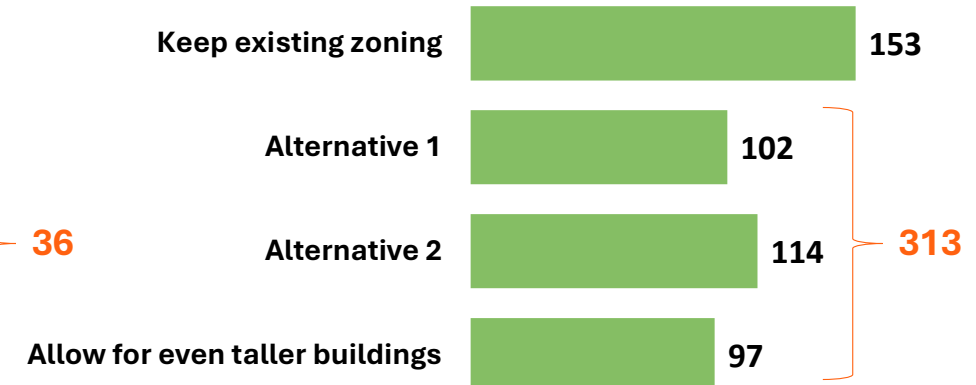


Top 3 Priorities

1. Maintain corridor retail vibrancy
2. Maximize new housing at all affordability levels
3. Support existing businesses

Survey (~450 respondents)

Preferred Alternative



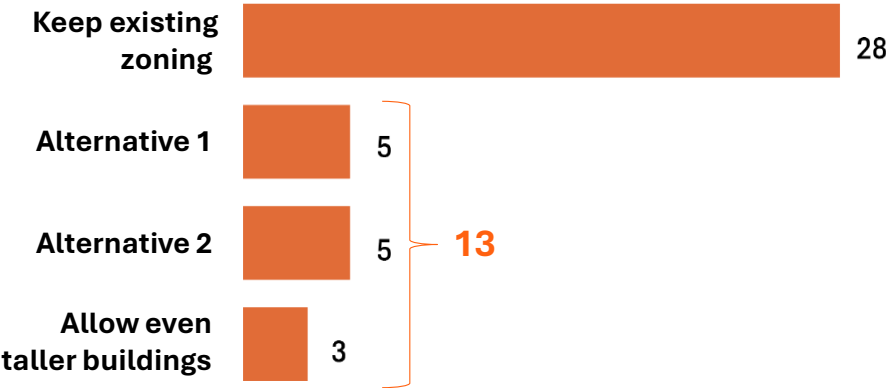
Top 3 Priorities

1. Maintain corridor retail vibrancy
2. Support existing businesses
3. Maximize new housing at all affordability levels

North Shattuck Results

Workshop (~60 participants)

Preferred Alternative

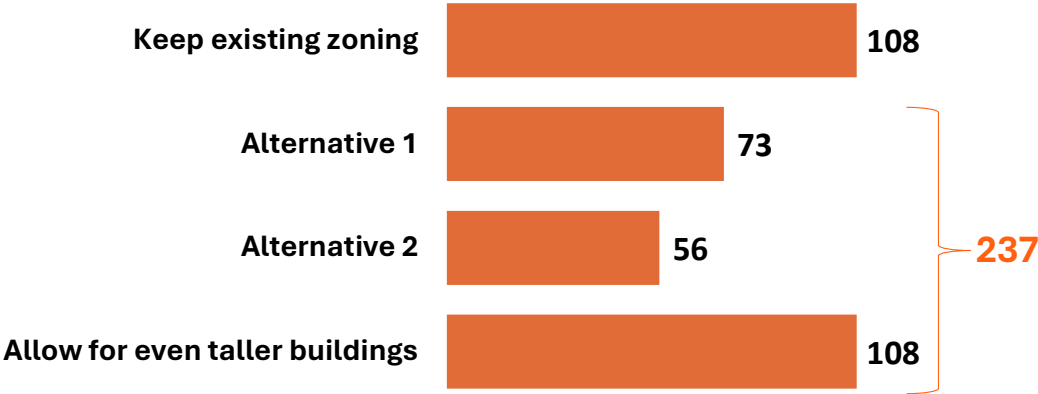


Top 3 Priorities

1. Maximize new housing at all affordability levels
2. Maximize affordable housing
3. Support existing businesses

Survey (~350 respondents)

Preferred Alternative



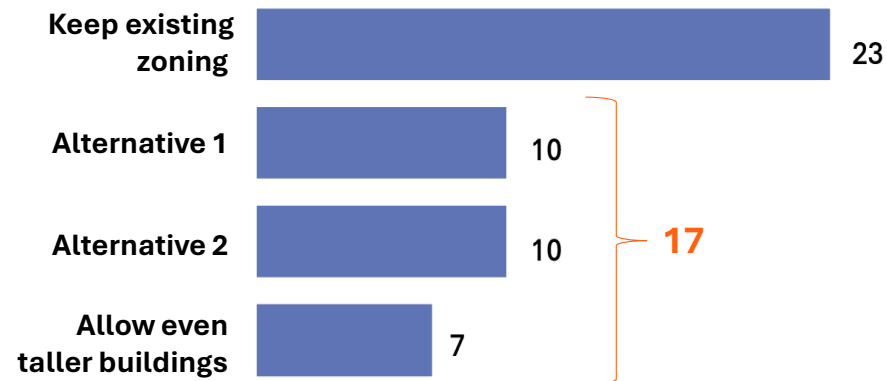
Top 3 Priorities

1. Maintain corridor retail vibrancy
2. Support existing businesses
3. Maximize new housing at all affordability levels

College Ave Results

Workshop (~130 participants)

Preferred Alternative

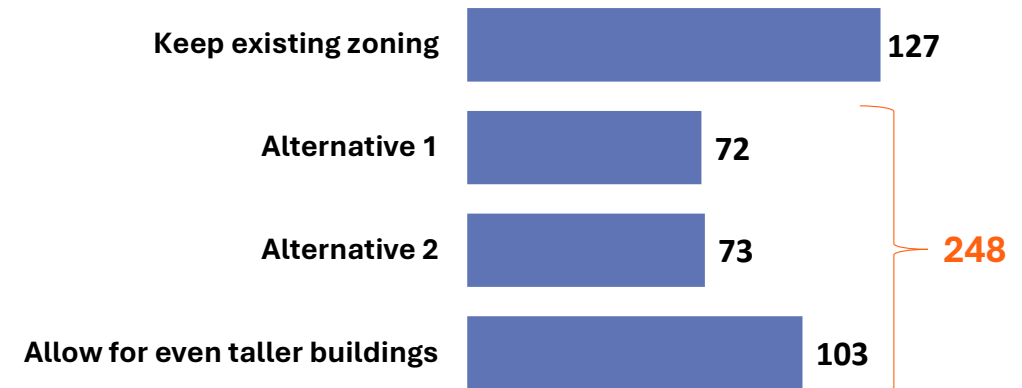


Top 3 Priorities

1. Maintain corridor retail vibrancy
2. Maximize new housing at all affordability levels
3. Support existing businesses

Survey (~370 respondents)

Preferred Alternative



Top 3 Priorities

1. Maintain corridor retail vibrancy
2. Support existing businesses
3. Maximize new housing at all affordability levels

II. Discussion Questions

Question per Corridor

Topic	Specific Considerations
Maximum Base Height	How can we best meet Berkeley's goals of increasing housing in high-resource areas while maintaining each of the corridors' unique character?
Upper floor Step Backs	What are your thoughts on requiring upper floor step backs on street facing facades?
Retail and Ground Floor Uses	Where should retail be required vs. optional? What design strategies support small businesses?
Residential on Ground Floors	Where, and under what conditions, should ground-floor residential be permitted?

General Questions

Topic	Specific Considerations
Support for Existing Businesses During Redevelopment	What strategies could mitigate business disruption or displacement during redevelopment?
Design Standards	In addition to updating the zoning's development standards, should the project team advance recommendations for additional, more detailed objective design standards to be included in the new zoning?
Additional Feedback	Are there other standards or community benefits that should be included?
Community Engagement	What additional community engagement activities should be conducted?

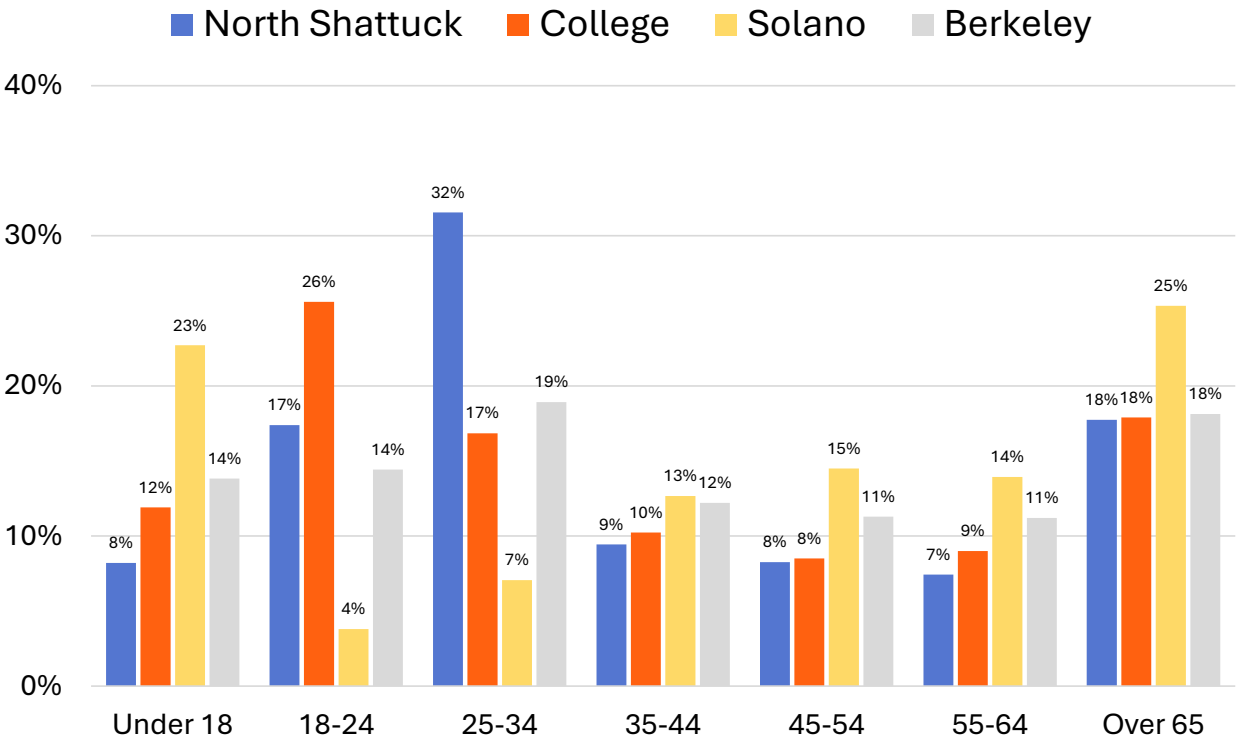
Thank you!

Reference Slides

Demographics

Age

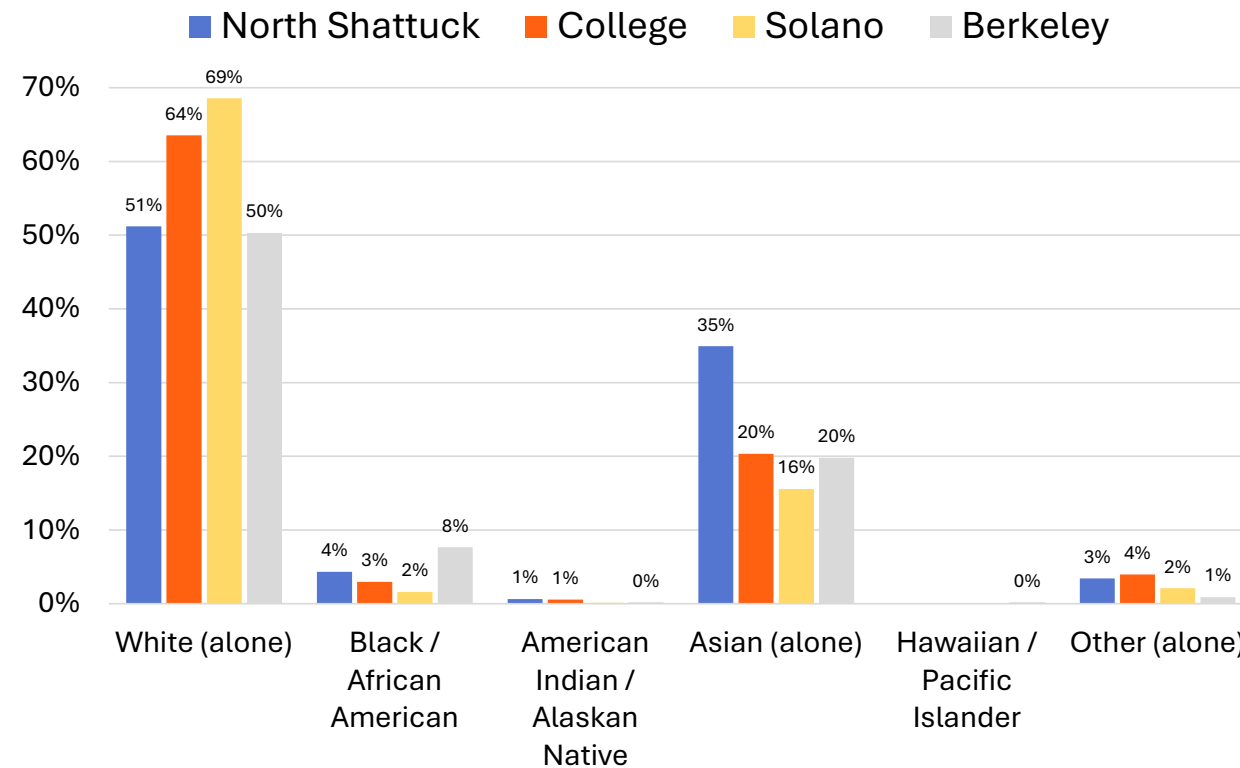
- Solano has more families and households with retirement-age persons
- North Shattuck and College are more student or working-professional-focused areas



Demographics

Race/Ethnicity

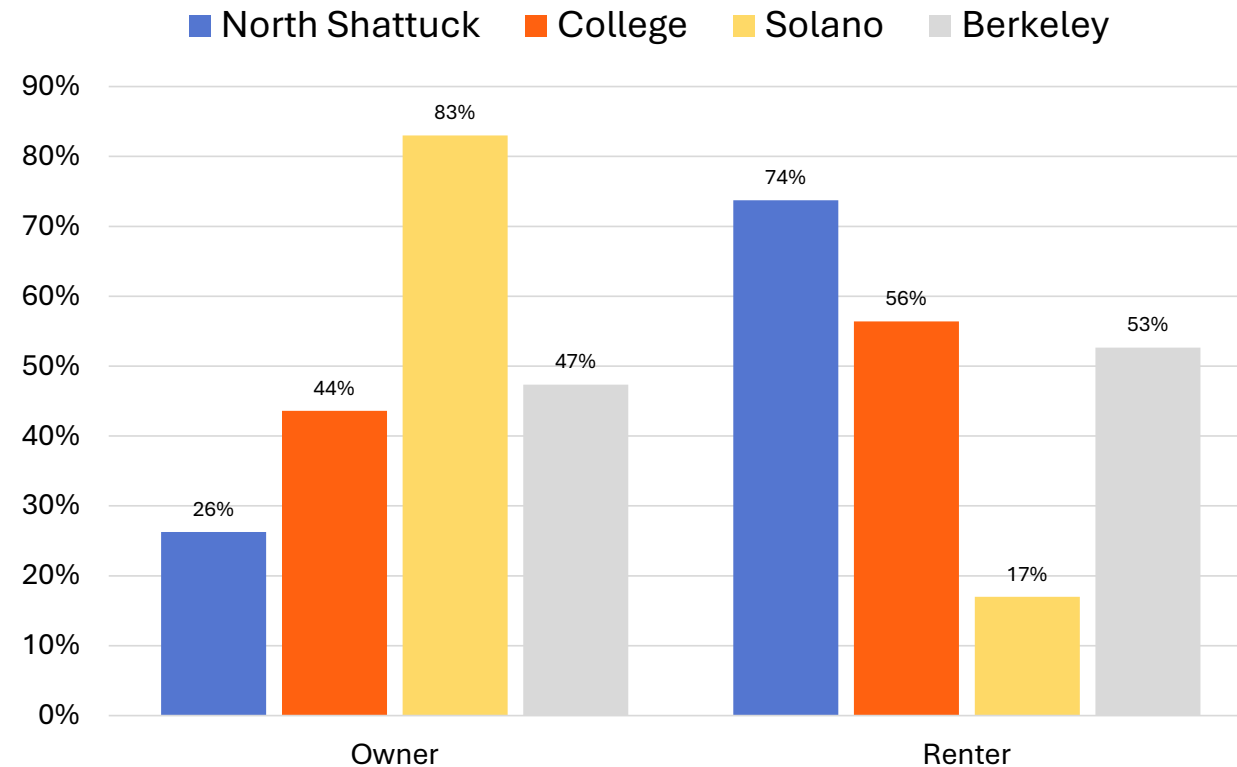
- North Shattuck appears to be the most ethnically diverse, particularly with a larger Asian presence
- Solano is less diverse
- College strikes a middle ground between the two



Demographics

Owners/Renters

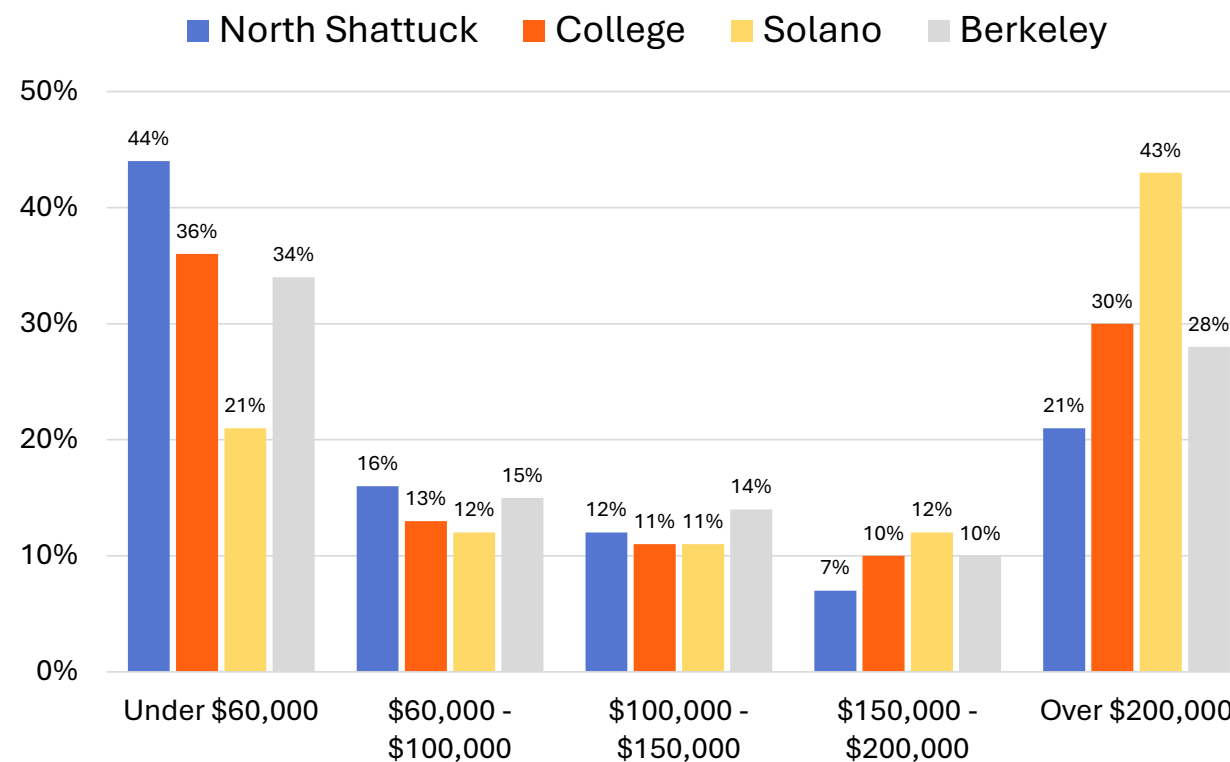
- Solano represents a homeowner-dominated area
- North Shattuck leans more toward a renter-heavy, potentially more mobile community
- College falls in between



Demographics

Income

- Solano is the wealthiest area
- North Shattuck appears more economically diverse, with a mix of high and low incomes
- College has some economic diversity



Affordable Housing Policies

City's Inclusionary Housing Ordinance

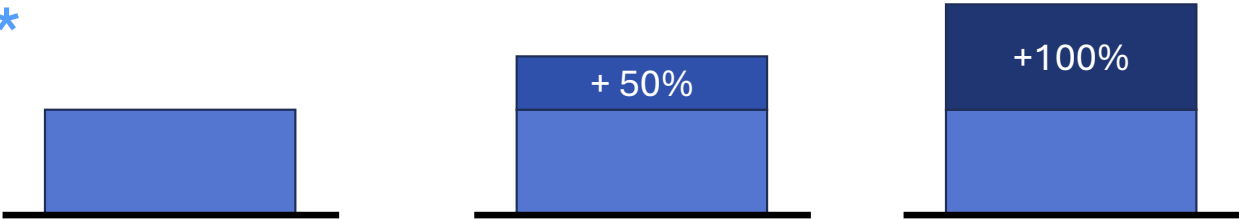
- At least 20% of units in a residential project must be affordable units
- Half are required at a level affordable to Very Low Income (VLI) households

State Density Bonus Law (Density Bonus)

- Allows projects to exceed zoning if they provide affordable housing
- Sliding scale depending on amount and level of affordable housing

State Density Bonus Law

Example Project*



	Base	50% Density Bonus	100% Density Bonus
Affordable housing	0% on-site, in-lieu fee	15% Very Low Income + in-lieu fee	30% = 15% Very Low Income (VLI); 15% Moderate Income (MI)
Number of stories	3 stories	5-6 stories	6-8 stories
Number of units	17 units	26 units (3 units VLI, 15% of base)	36 units (3 units VLI, 15% of base + 3 units MI, 15% of base)

**The example project assumes a maximum allowable base zoning height of 3 stories and 35 feet on a 10,450 square foot lot*

Base Zoning: Existing

Maximum Building Height

	Existing Zoning
Solano Avenue (C-SO)	2 stories 28 ft
With 50% SDBL	3-4 stories
North Shattuck (C-NS)	3 stories 35 ft
With 50% SDBL	5-6 stories
College Avenue (C-E)	2 stories 28 ft
With 50% SDBL	3-4 stories



Questions

Minimum Base Height: Alternative 1 or Alternative 2	Of the two alternatives (Alternative 1- Medium Density or Alternative 2- Higher Density), which option do you believe best meets Berkeley's goals of increasing housing in high-resource areas while maintaining each of the corridors' unique character?
Upper floor Stepbacks: Alternative 1, or Alternative 2 or Alternative 3	Of the three alternatives, which option do you believe helps reduce the perceived height of the building?
Retail and Ground Floor Uses: Alternative 1 or Alternative 2	Where should retail be required vs. optional? What design strategies support small businesses?
Residential on Ground Floors	Where, and under what conditions, should ground-floor residential be permitted?
Support for Existing Businesses During Redevelopment	What strategies could mitigate business disruption or displacement during redevelopment?
Design Standards	In addition to updating the zoning's development standards, should the project team advance recommendations for additional, more detailed objective design standards to be included in the new zoning?
Additional Feedback	Are there other standards or community benefits that should be included?
Community Engagement	What additional community engagement activities should be conducted?

Redevelopment Potential

	Existing Zoning + 50% Density Bonus	Alternative 1 Medium Density + 50% Density Bonus	Alternative 2 Higher Density + 50% Density Bonus
Solano			
Estimated growth*	3-4 stories 150 - 250 units	6 stories 400 - 550 units <i>(~280 above existing zoning)</i>	7 stories 450 - 650 units <i>(~350 above existing zoning)</i>
Estimated Density**	60 du/acre	150 du/acre	175 du/acre
North Shattuck			
Estimated growth*	5-6 stories 450 - 550 units	7 stories 650 - 850 units <i>(~250 above existing zoning)</i>	8 stories 750 - 1,000 units <i>(~380 above existing zoning)</i>
Estimated Density**	115 du/acre	175 du/acre	200 du/acre
College			
Estimated growth*	3-4 stories 40 - 60 units	4 stories 50 - 80 units <i>(~20 above existing zoning)</i>	6 stories 80 - 130 units <i>(~60 above existing zoning)</i>
Estimated Density**	60 du/acre	85 du/acre	130 du/acre
Totals	650 - 860 units	1,100 - 1,600 units <i>~600 units above currently allowable by zoning and density bonus</i>	1,300 - 1,780 units <i>~800 units above currently allowable by zoning and density bonus</i>

* Estimated growth numbers rounded to nearest 10 or 50 units

** Estimated average density based on a mixed-use building with an average unit size of 1,000 sf

Redevelopment Potential

Assumptions

Redevelopment Potential Category	% of Parcel Area Redevelopment	Corridor	Existing Zoning + 50% State Density Bonus	Alternative #1 Medium Density + 50% State Density Bonus	Alternative #2 Higher Density + 50% State Density Bonus
A. High Redevelopment Potential	50-70%	Solano Avenue (C-SO)	60 du/a	150 du/a	175 du/a
B. Modest Redevelopment Potential	20-40%	North Shattuck (C-NS)	115 du/a	175 du/a	200 du/a
C. Special Conditions	Two Andronico's sites on Solano and North Shattuck	College Avenue (C-E)	60 du/a	85 du/a	130 du/a

MASSING + FORM

1 Upper Floor Mass Reductions



2 Major Vertical Façade Modulation



3 Minor Vertical Façade Modulation - Minor Breaks



FAÇADE DESIGN

4 Variation in Façade Composition



5 Façade Composition, Modulations, Articulation



6 Design Elements



Example Diagrams of Base/Middle/Top Standards

Variation in Façade Composition A



Distinct facade composition(s) differentiating base, middle, top

Datum Lines



Datum Lines along entire length of building with change in material

Variation in Façade Composition B



Distinct facade composition(s) differentiating base, middle, top

Upper Floor Step Backs



Upper floor(s) step back

Distinct Roof Form



Variation in roof building height



Distinct roof form

4.3.3.2 Variation in Type of Façade Articulation (minimum of one, if option selected)
1. Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, bay windows or similar strategies. The recess or projection shall be a minimum six inches in depth.



Variation from Top to Middle + Middle to Bottom
A Horizontal projection
B Vertical projection
C Horizontal recess

2. Variation in horizontal and/or vertical projections such as shading and weather protection devices, decorative architectural details, or similar. Variation in at least 2 of the following:
a. Size
b. Proportions
c. Pattern
d. Depth or projection



Variation in Horizontal and Vertical Projections
Shading Type 1
Shading Type 2
Shading Type 3

4.3.3.3 Variation in Fenestration
1. Variation in at least 2 of the following on the primary façade:
a. Fenestration size
b. Proportions
c. Pattern
d. Depth or projection



Variation in Fenestration Pattern

Pattern A size and proportion
Pattern B size and proportion
Pattern C size and proportion

4.3.3.4 Variation in Materiality
1. Variation in 2 of the following on the primary façade:
a. Façade material
b. Material size
c. Texture and pattern
d. Color

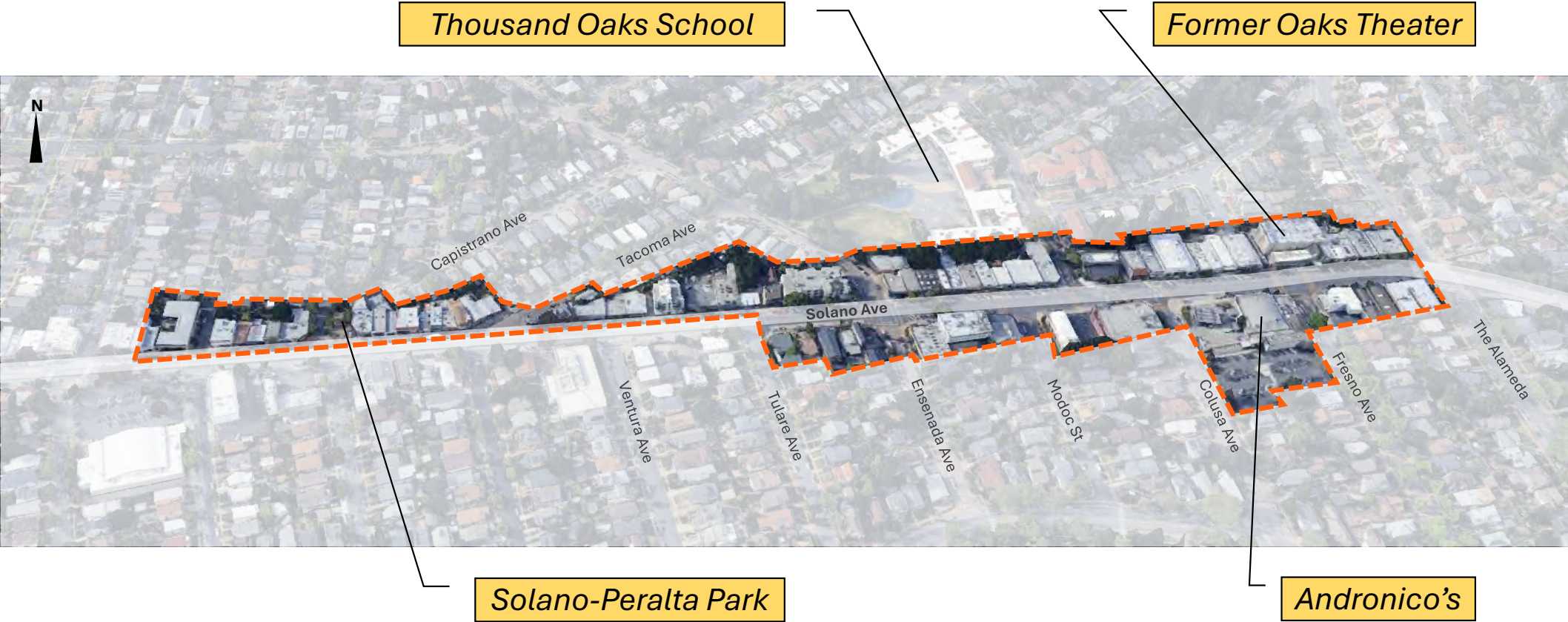


Variation in two of the following on the primary façade

Top material composition
Middle material composition
Base material composition

Solano Avenue

Study Area



Existing Zoning

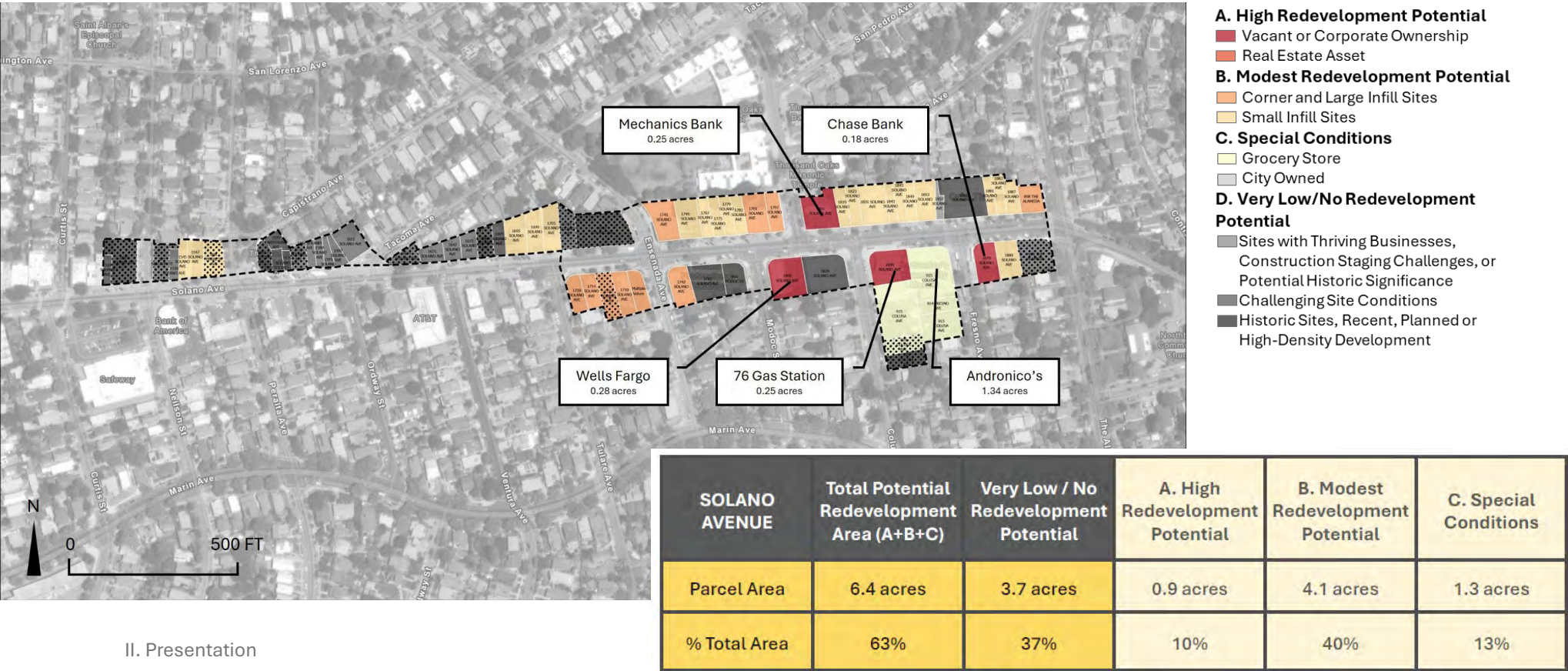
Solano Avenue (C-SO)		Existing Zoning
Base Zoning	Maximum Height	2 stories 28 ft
With 50% Density Bonus		3-4 stories
With 100% Density Bonus		5-6 stories



II. Presentation



Redevelopment Potential



Zoning Alternatives

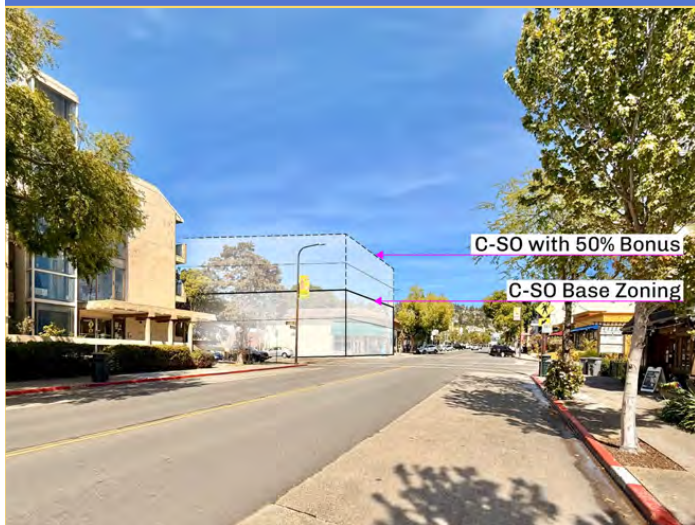
Estimated Potential Residential Growth

	<u>Alternative #1</u> Medium Density + 50% State Density Bonus	<u>Alternative #2</u> Higher Density + 50% State Density Bonus
Estimated Residential Growth	400 - 550 units	450 - 650 units
Solano Avenue (C-SO) (85 ft wide)	4 stories 48 ft	5 stories 58 ft
With 50% Density Bonus	5 - 6 stories	7 - 8 stories
<i>Berkeley Corridors Total</i>	<i>1,100 - 1,600 units*</i>	<i>1,300 - 1,780 units*</i>

Existing Zoning + Proposed Zoning



Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Upper Floor Step Backs



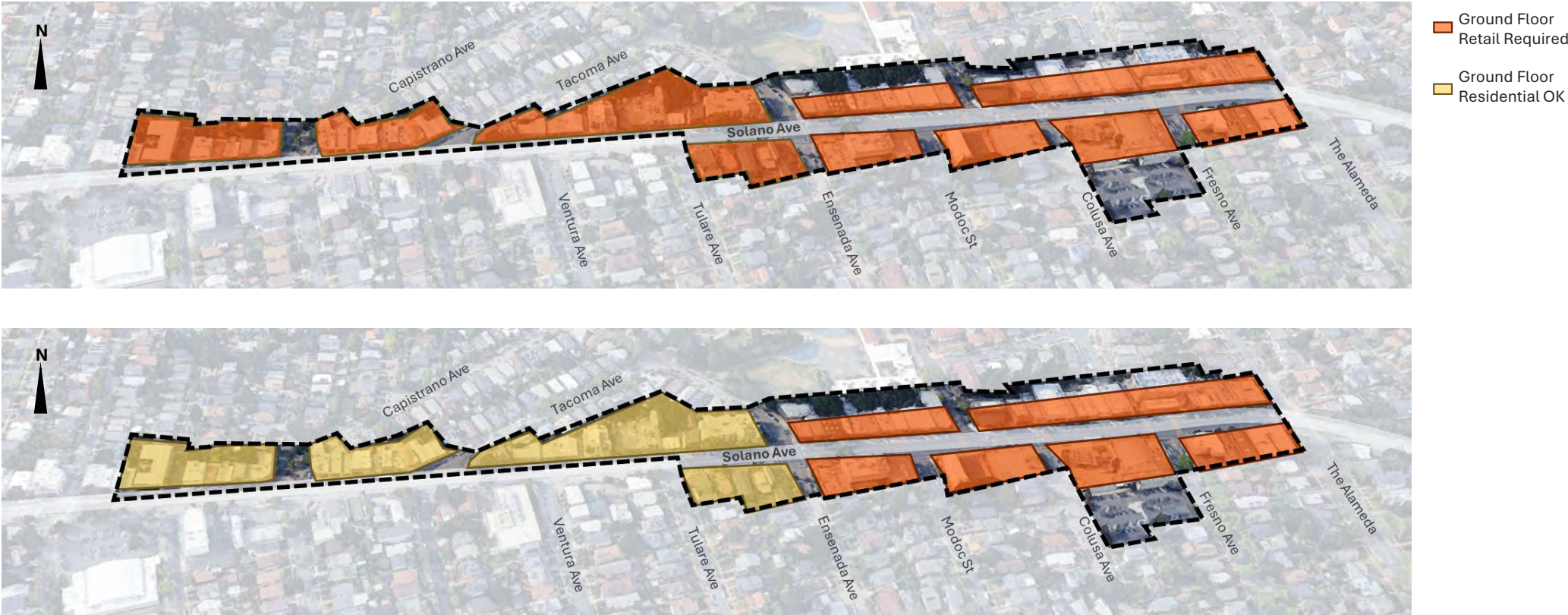
*No upper floor step
back*

II. Presentation

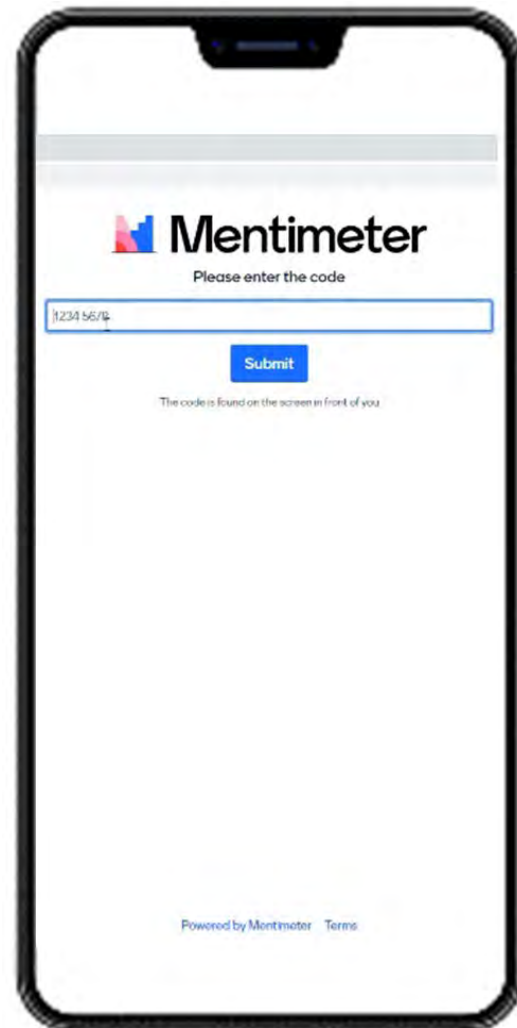


*Upper floor step back
above 4th Floor*

Ground Floor Land Use



North Shattuck



N. Shattuck Participant Live Poll

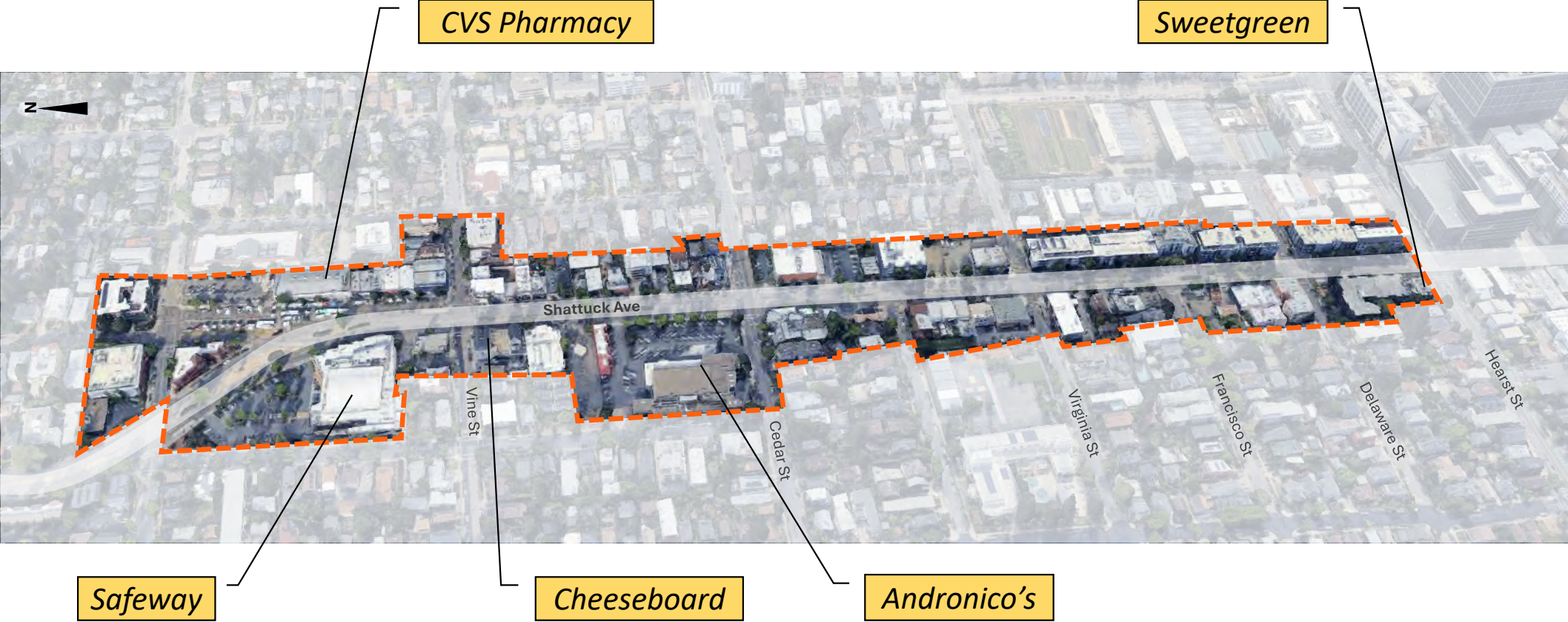
Scan this QR Code



or go to www.menti.com

Enter code: **4169 9958**

Study Area



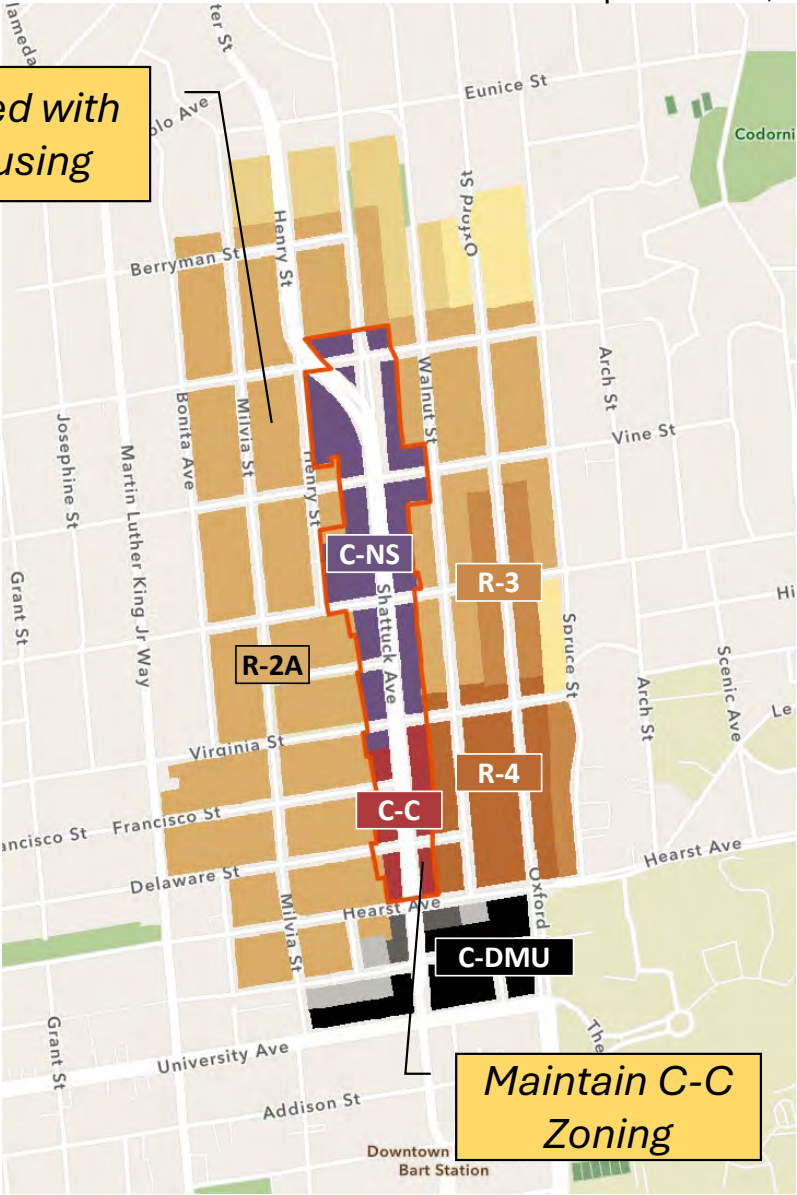
Existing Zoning

North Shattuck Commercial (C-NS) Existing Zoning	
Base Zoning Maximum Height	3 stories 35 ft
With 50% Density Bonus	5-6 stories
With 100% Density Bonus	7-8 stories



II. Presentation

*R-2A Rezoned with
Middle Housing*



Redevelopment Potential

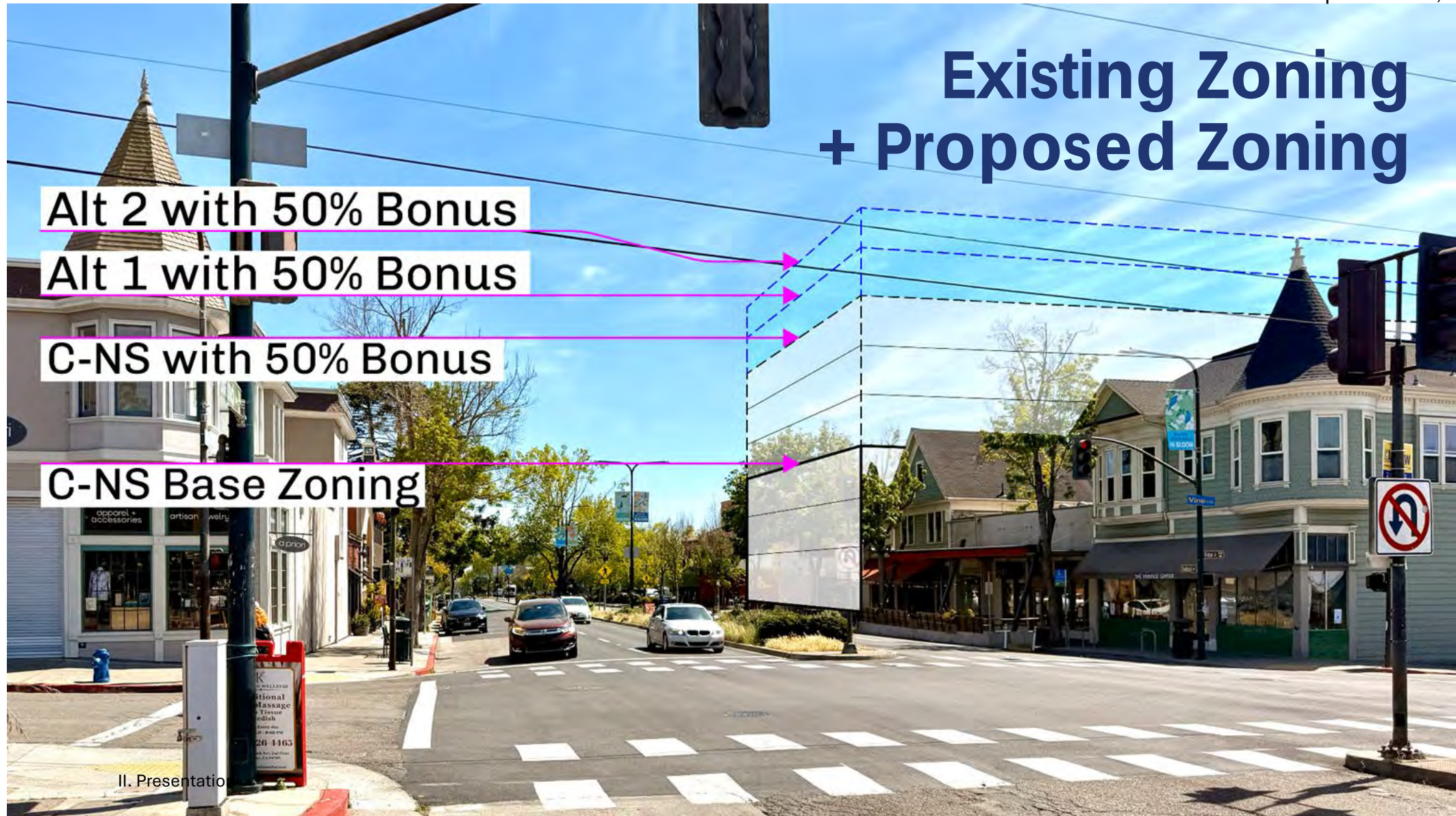


- A. High Redevelopment Potential**
 - Vacant or Corporate Ownership
 - Real Estate Asset
- B. Modest Redevelopment Potential**
 - Corner and Large Infill Sites
 - Small Infill Sites
- C. Special Conditions**
 - Grocery Store
 - City Owned
- D. Very Low/No Redevelopment Potential**
 - Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
 - Challenging Site Conditions
 - Historic Sites, Recent, Planned or High-Density Development

Zoning Alternatives

Estimated Potential Residential Growth

	Alternative #1 Medium Density + 50% State Density Bonus	Alternative #2 Higher Density + 50% State Density Bonus
Estimated Residential Growth	650 - 850 units	750 - 1,000 units
North Shattuck (C-NS) (94 ft wide)	5 stories 58 ft	6 stories 68 ft
With 50% Density Bonus	7 - 8 stories	8 - 9 stories



Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Upper Floor Step Backs



*No upper floor step
back*

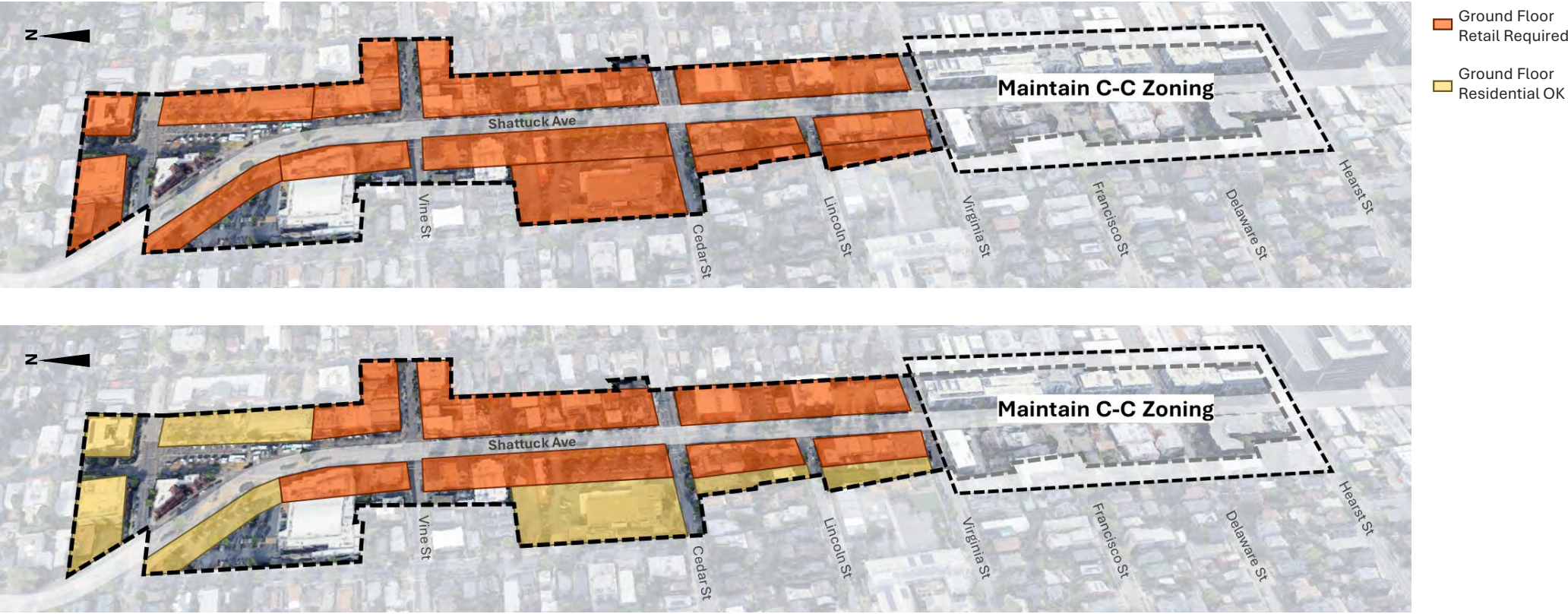
II. Presentation



*Upper floor step back
above 5th Floor*

85

Ground Floor Land Use



College Avenue

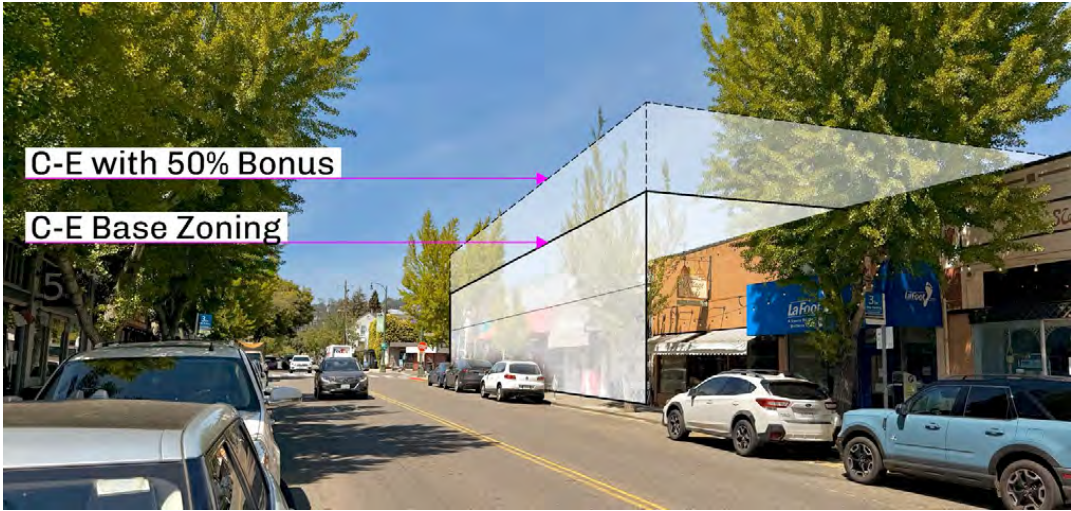
Study Area



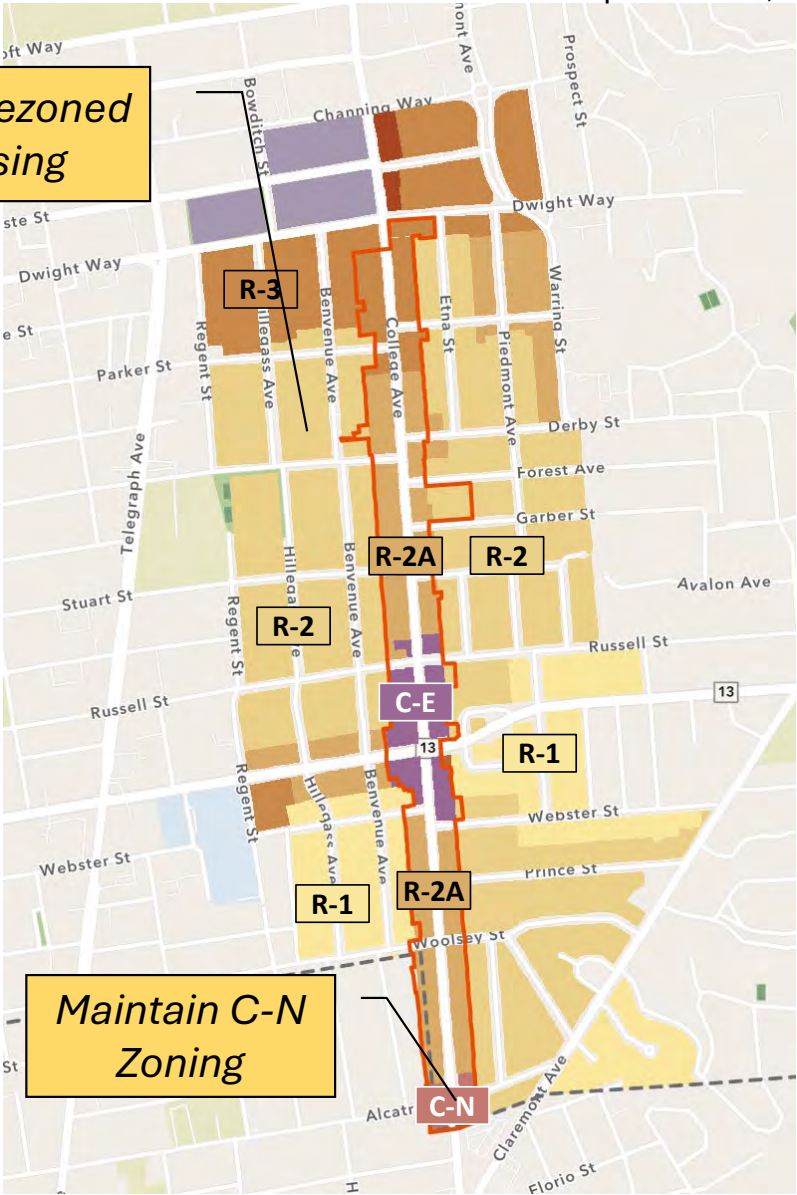
Existing Zoning

R-1, R-2, and R-2A Rezoned
with Middle Housing

Elmwood Commercial (C-E)		Existing Zoning
Base Zoning		2 stories
Maximum Height		28 ft
With 50% Density Bonus		3-4 stories
With 100% Density Bonus		5-6 stories



II. Presentation



Redevelopment Potential



- A. High Redevelopment Potential**
 - Vacant or Corporate Ownership
 - Real Estate Asset
- B. Modest Redevelopment Potential**
 - Corner and Large Infill Sites
 - Small Infill Sites
- C. Special Conditions**
 - Grocery Store
 - City Owned
- D. Very Low/No Redevelopment Potential**
 - Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
 - Challenging Site Conditions
 - Historic Sites, Recent, Planned or High-Density Development

Zoning Alternatives

Estimated Potential Residential Growth

	<u>Alternative #1</u> Medium Density + 50% State Density Bonus	<u>Alternative #2</u> Higher Density + 50% State Density Bonus
College Avenue (C-E)	50 - 80 units	80 - 130 units
College Avenue (C-E) (60 ft wide)	3 stories 38 ft	4 stories 48 ft
With 50% Density Bonus	4 - 5 stories	5 - 6 stories
<i>Berkeley Corridors Total</i>	<i>1,100 - 1,600 units*</i>	<i>1,300 - 1,780 units*</i>

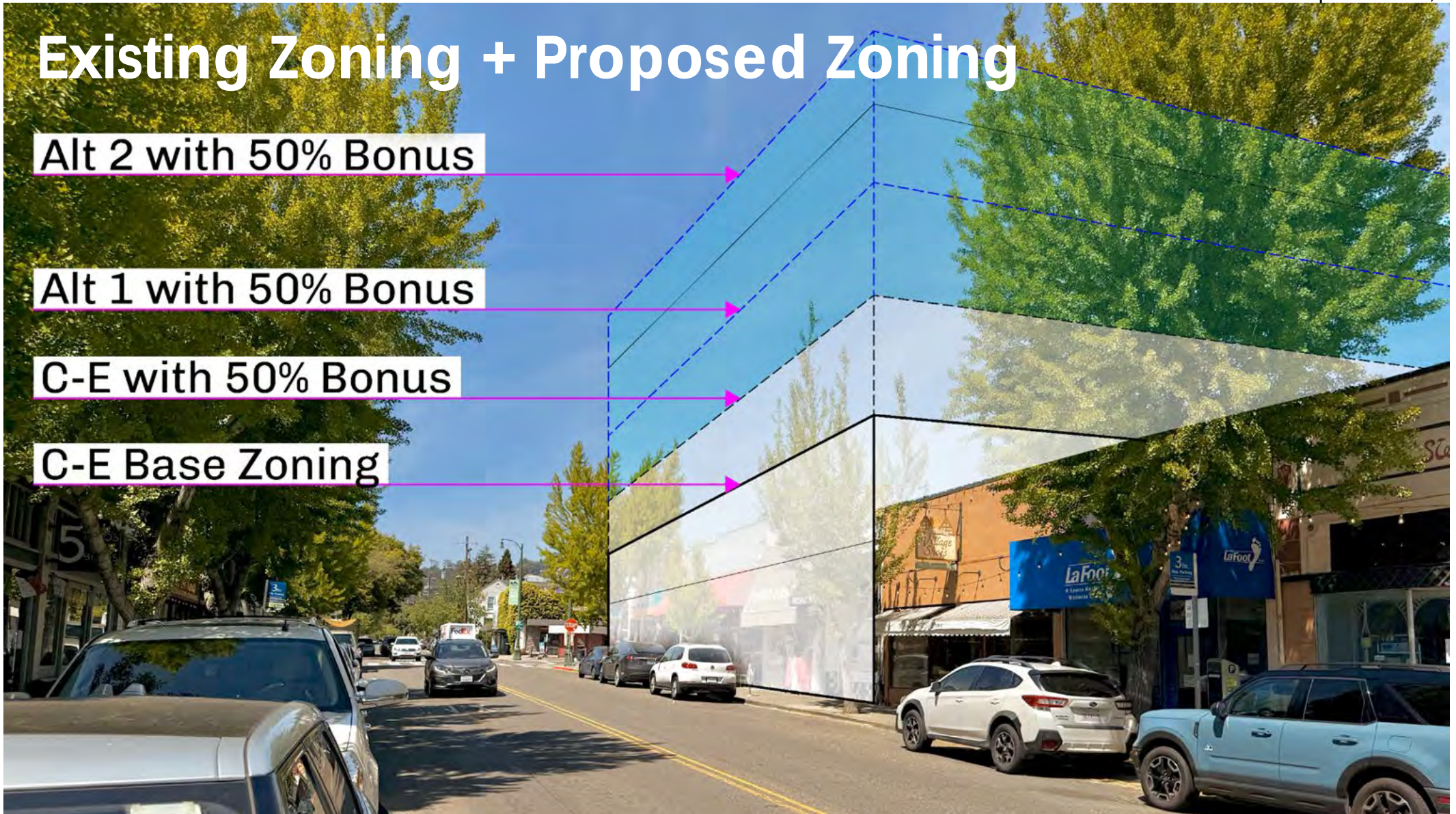
Existing Zoning + Proposed Zoning

Alt 2 with 50% Bonus

Alt 1 with 50% Bonus

C-E with 50% Bonus

C-E Base Zoning



Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Upper Floor Step Backs

*Upper floor step back
above 3rd Floor*



*No upper floor step
back*



Ground Floor Land Use

