Berkeley Corridors Zoning Update
Alternatives Report

August 15, 2025

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Introduction

Purpose of the Report

This document provides context and outlines zoning and development standard alternatives for the Berkeley Corridors Zoning Update project. The rezoning project includes three Berkeley corridors: upper Solano Avenue, North Shattuck, and the commercial portions of College Avenue. The zoning and development standard alternatives will be presented to the community in August 2025 and will be presented to the Planning Commission and City Council in October/November 2025. At that time, the Planning Commission will send a recommendation to City Council and City Council will select a preferred alternative. Upon selecting the preferred alternative, the consultant team and City staff will work together on draft zoning and General Plan changes that will implement the selected alternative. In the Spring of 2026, staff will bring the potential zoning and potential General Plan changes to the Planning Commission and City Council for adoption.

Community Engagement

The community will have multiple opportunities to provide input to the City and consultant team on the draft alternatives and proposed zoning changes. Upcoming meetings and opportunities include the following:

May 1, 2025 – Virtual Community Meeting
(visit the project website to view the first community meeting presentation)

Community Survey (Estimated Date Range: September/October 2025)

August 20, 2025 – North Shattuck Community Meeting

August 26, 2025 – College Avenue Community Meeting

August 27, 2025 – Solano Avenue Community Meeting

September 17, 2025 – Planning Commission Study Session

November 18 or December 2, 2025 – City Council Study Session

February-April 2026 – Planning Commission/City Council Hearings

Purpose of the Project

The purpose of the Berkeley Corridors Zoning Update is to study and implement zoning changes to increase housing opportunities in the city's highest-resource areas, specifically along Solano Avenue, North Shattuck, and College Avenue. These areas have been identified as priority corridors by Berkeley City Council and Program 27 of the City's Housing Element 2023-2031 to address housing scarcity, promote fair housing, and overcome barriers to development.

Project Description

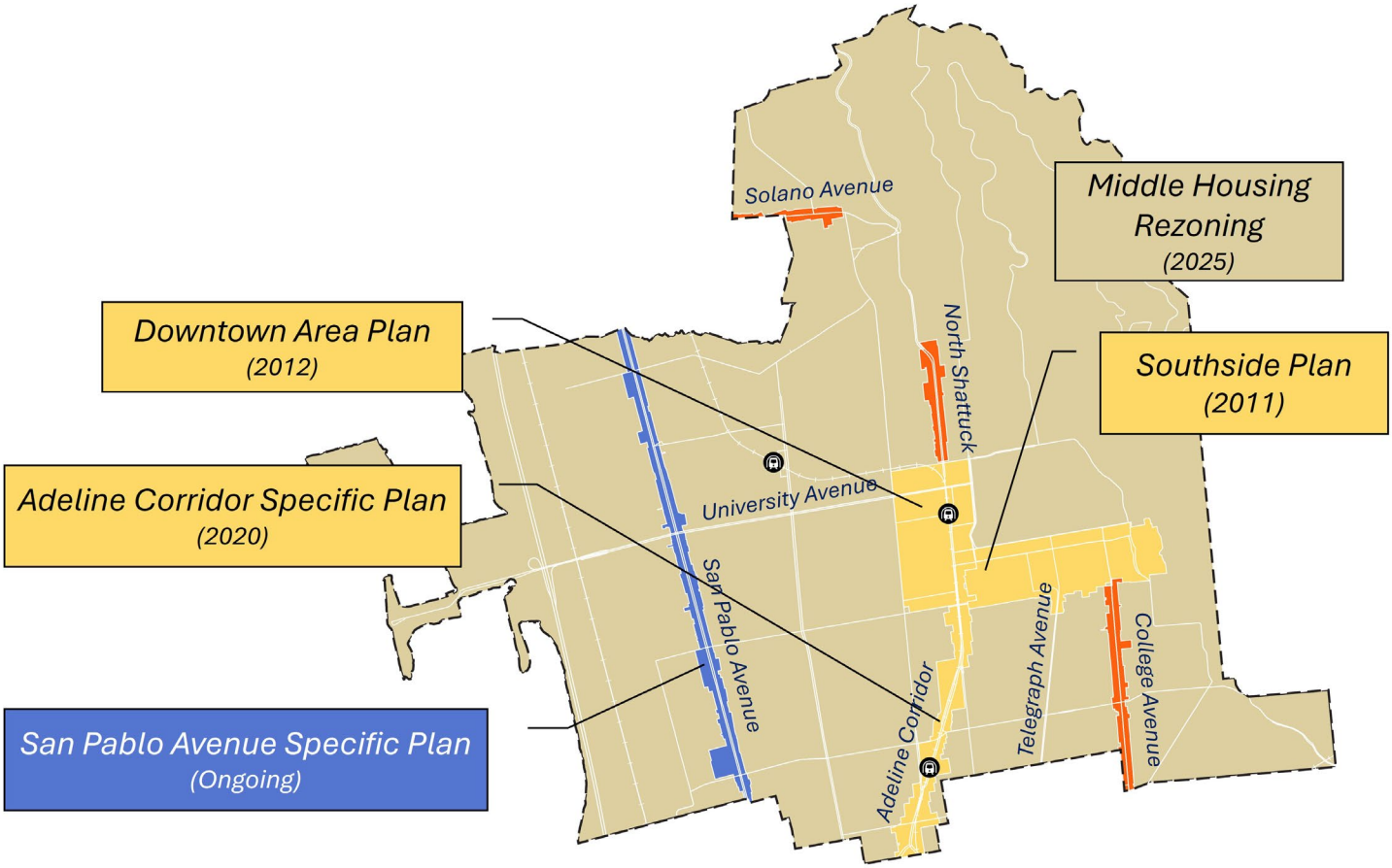
The Berkeley Corridors Zoning Update will change the development standards of existing zoning districts that apply to the three project areas to increase the allowable height, density, and massing to allow for mixed-use and residential development. The zoning update may also change allowed land uses within each district. The Berkeley Corridors Zoning Update will not redesign streets, sidewalks, or the public right-of-way along the three corridors nor propose new parks and public open spaces in those areas.

Existing Zoning Framework

Existing Zoning

This section summarizes current development standards in the zoning districts that apply to the three project areas and other key Berkeley corridors and rezoning projects (see Figure 1).

Figure 1 Berkeley Corridors Zoning Update Project Areas and Other Recent Rezoning Projects



Berkeley Corridors Project Areas

Building form and massing are generally regulated by height, building setbacks, lot coverage and Floor Area Ratio (FAR) in the three corridors. FAR maximums only apply to non-residential development or non-residential portions of mixed-use developments. For non-residential and mixed-use developments, the maximum lot coverage is 100% across the three corridors. Where properties abut residential districts, which occurs along rear property lines on most parcels within each corridor, minimum rear and side street setbacks limit lot coverage. Additional ground floor and upper floor building setbacks are required for residential-only projects.

Solano Avenue

The existing commercial zone that applies to the Solano Avenue project area is Solano Commercial (C-SO).

The C-SO zone allows for a maximum height of 28 feet and 2 stories. The maximum allowable FAR in the C-SO zone for non-residential and mixed-use development is 2.0. There is no maximum FAR for residential-only projects.

North Shattuck

The existing commercial zones that apply to the North Shattuck project area are North Shattuck Commercial (C-NS) and Corridor Commercial (C-C).

The C-NS zone allows for a maximum height of 35 feet and 3 stories for non-residential and mixed-use development and 28 feet and 2 stories for residential-only development. The maximum allowable FAR in the C-NS zone for non-residential and mixed-use development is 1.0. There is no maximum FAR for residential-only projects.

The C-C zone allows for a maximum height of 40 feet and 2 stories for non-residential development, 40 feet and 3 stories for mixed-use development and 35 feet and 3 stories for residential-only development. The maximum height of mixed-use developments can be increased to 50 feet and 4 stories with the issuance of a Use Permit. The maximum allowable FAR in the C-C zone for non-residential and mixed-use development is 3.0. There is no maximum FAR for residential-only projects.

College Avenue

The existing commercial zones that apply to the College Avenue project area are Elmwood Commercial (C-E) and Neighborhood Commercial (C-N).

The C-E zone allows for a maximum height of 28 feet and 2 stories for non-residential and mixed-use development and 35 feet and 3 stories for residential-only development. The maximum allowable FAR in the C-E zone for non-residential and mixed-use development is 1.0 on corner lots and 0.8 on all other lots. There is no maximum FAR for residential-only projects.

The C-N zone allows for a maximum of 3 stories for mixed-use or residential development and 2 stories for non-residential-only. The maximum allowable height is 35 feet for all types of development. The maximum allowable FAR for non-residential and mixed-use development is 3.0. There is no maximum FAR for residential-only projects.

Other Berkeley Corridors and Rezoning Projects

Adeline Corridor

The existing commercial zone that applies to the Adeline Corridor area is Adeline Corridor Commercial (C-AC). The C-AC zone was rezoned in 2020 as part of the Adeline Corridor Specific Plan. The rezoning includes development standards for 4 tiers of density depending on the percentage of affordable housing provided on-site in three sub-areas: South Shattuck, North Adeline, and South Adeline.

The South Shattuck sub-area allows for base height of 45 feet and 4 stories, base FAR of 2.5 and base residential density of 120 dwelling units per acre (du/acre). Mixed-use and residential projects may go up to 8 stories, 5.5 FAR, and 300 du/acre residential density, if they provide 25% affordable housing on-site.

The North and South Adeline sub-areas allow for base height of 35 feet and 3 stories, base FAR of 2.0 and base residential density of 100 du/acre. Mixed-use and residential projects may go up to 7 stories, 5.0 FAR, and 250 du/acre residential density, if they provide 25% affordable housing on-site.

University Avenue

The existing commercial zone that applies to the University Avenue corridor is University Commercial (C-U). The C-U zone includes different development standards depending on location (inside or outside of designated Node Areas, North side or South side of the corridor) and use (non-residential, mixed-use, or residential-only). FAR maximums only apply to non-residential development or non-residential portions of mixed-use developments.

For Node Areas, the C-U zone allows for a maximum height of 48 feet and 4 stories for mixed-use development and 40 feet and 3 stories for non-residential development. The maximum allowable FAR for Node Areas is 3.0 for development on the South side of University Avenue and 2.5 for development on the North side of the corridor. Residential-only development is not allowed in Node Areas.

Outside Node Areas, the C-U zone allows for a maximum height of 36 feet and 3 stories for all types of development. The maximum allowable FAR outside Node Areas is 2.5 for development on the South side of University Avenue and 2.2 for development on the North side of the corridor.

San Pablo Avenue

The existing commercial zone that applies to the San Pablo Avenue corridor is West Berkeley Commercial (C-W). This area is going through a Specific Plan process and will likely increase the maximum height and density throughout the corridor.

The C-W zone currently allows for a maximum height of 40 feet and 3 stories for all types of development. The maximum allowable FAR in the C-W zone is 3.0. The FAR maximum only applies to non-residential development or non-residential portions of mixed-use developments.

Middle Housing

Middle Housing zoning changes allow for duplexes, triplexes/fourplexes, courtyard apartments, and other small-scale multi-family housing types in all Single-Family Residential (R-1), Restricted Two-Family Residential (R-2), Restricted Multiple-Family Residential (R-2A), and Mixed-Use Residential (MU-R) districts to increase the supply of housing in a range of sizes. These changes allow for more mixed housing types and sizes, particularly infill housing in high-resource neighborhoods close to jobs, public transit, quality schools, parks, and neighborhood commercial activity.

These zoning changes will permit multi-unit housing in low-density residential districts by changing rules related to building height, setbacks (the distance a building must be from a neighbor's property line), lot coverage (the total amount of a lot that can be occupied by buildings), density (how many units are allowed on a single lot), and residential additions.

City Council adopted the Middle Housing Zoning Amendments ordinance on July 8, 2025. The zoning changes will be effective November 1, 2025.

State Density Bonus Law Interpretation

Under the **State Density Bonus Law** (**density bonus**), projects that include on-site affordable housing qualify for a density bonus of up to 100% of the allowable density depending on the percentage of affordable units and the level of affordability.

Since the three corridors don't include density standards, to calculate the allowed density under the State Density Bonus Law, projects must calculate the maximum allowable residential floor area and number of units based on the maximum allowable building envelope that meets the development standards in the zoning. This building envelope becomes the "Base Project" for the purpose of calculating the proposed density. Characteristics of the final proposed project that includes the density bonus--such as unit size, design and amenities--must generally be consistent with the Base Project.

The City of Berkeley's Inclusionary Housing Ordinance requires at least 20% of the residential units in a project to be affordable to Very Low Income (VLI)[1] or Lower-Income (LI) Households[2]. At least 50% of the required Affordable Units in the project must be affordable to VLI Households. In lieu of providing some or all required Affordable Units, project applicants may choose to pay an in-lieu fee.

By meeting the Inclusionary Housing Ordinance on-site, most projects automatically qualify for a 35-50% density bonus. Most recent multi-family projects in Berkeley have included 15% of the base zoning at VLI and paid an in-lieu fee for the remaining 5% which gives the project a 50% density bonus. A project with 20% of units at VLI would receive a 70% density bonus. A project with 15% VLI units and 15% Moderate-Income[3] (MI) units would receive a 100% density bonus.

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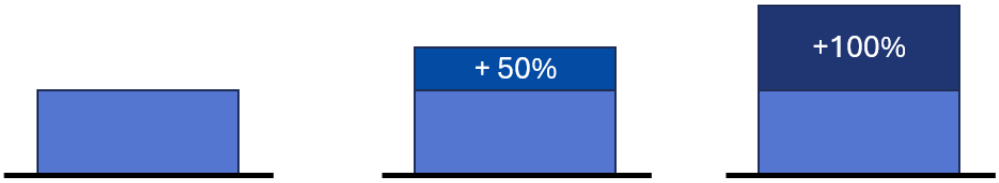
[1] *"Very Low Income Household" is defined in California Health and Safety Code section 50105.*
[2] *"Lower-Income Household" is defined in California Health and Safety Code section 50079.5.*
[3] *Moderate-Income Household" is defined in California Health and Safety Code section 50093.*

Figure 2 outlines the affordable housing and density outcomes of an example project on a 10,450 square-foot lot in the C-NS district. The "Base" column describes a potential project under the City's Inclusionary Housing Ordinance and existing zoning with a maximum allowable height of 3 stories. The two columns on the right of the "Base" column describe a potential project using a 50% and a 100% State Density Bonus.

Figure 2 Example Project in the C-NS zone



SDBL	Base	50% Density Bonus	100% Density Bonus
Affordable Housing	0% on-site, pays in-lieu fee	15% VLI + in-lieu fee	30% (15% VLI; 15% MI)
Example Project Max: 3 story/35 ft zone 10,450 sf lot	3 stories (2.5 FAR*)	5-6 stories (2.25 FAR*)	6-8 Stories (3.0 FAR*)
	17 units (71 du/a)**	26 units (108 du/a)** *(3 units VLI, 15% of base)*	36 units (150 du/a)** *(3 units VLI, 15% of base + 3 units MI, 15% of base)*

**Estimated Residential FAR; actual base FAR may change based on lot size and shape and configuration of building*
*** Unit count and density will vary depending on unit sizes*

Redevelopment Potential

Sites Most Likely to Redevelop

The total parcel area across the three corridors is 35 acres. The team analyzed each parcel to determine the likelihood for redevelopment. About 50-60 percent of the total project area was determined unlikely to redevelop or very difficult to redevelop. These parcels include historic sites, residential buildings, office buildings, sites with challenging dimensions (narrow or shallow), sites with existing successful businesses, and small sites with rent-controlled units. While it is always possible for a site to redevelop, for the purposes of this study, these parcels were assumed to not redevelop.

Only 14.6 acres or about 40% of the total parcel acreage within the three corridors is considered likely to be redeveloped. The team categorized these sites into three groups:

A. High Redevelopment Potential

- Vacant lots.
- Large lots, larger than 10,000 sf (e.g., the bank sites and CVS Pharmacy sites). These lots have high potential to redevelop as they are large enough to accommodate financially feasible building types. These sites also include business uses that have diminishing demand, have seen market consolidation, and/or may no longer be the highest value and best use of the land.
- Medium to large corner lots with surface parking (e.g., 7-Eleven on College, Post Office on College, old Virginia Bakery site on Shattuck). These lots have higher potential for redeveloping, as they are large enough to accommodate more financially feasible building types and the current amount of development or current use may no longer be the highest value use of the land.

B. Modest Redevelopment Potential

- Corner lots with one- to two-story older structures on them. These lots have modest potential to redevelop, as they currently have low-scale existing development on them, and they have the ability to provide on-site parking with access from side streets.
- Mid-block lots with one- to two-story older structures on them. These lots have modest potential to redevelop, as they currently have low-scale existing development on them but are less likely to redevelop than corner lots due to their inability to provide on-site parking because of a lack of access from side streets. Mid-block lots may have a greater redevelopment potential if adjoining lots are assembled into larger parcels, particularly with corner lots.

C. Special Conditions

- Grocery store sites. These are large sites that are physically ideal for redevelopment, but their redevelopment potential depends on the corporate decision to close one or more of the stores. Redevelopment into a mixed-use building replacing the same grocery store is unlikely. Due to these special conditions, only the Andronico's sites on Solano Avenue and North Shattuck are considered potentially likely to redevelop. The Safeway site on North Shattuck is not considered likely to redevelop because it recently went through a major architectural upgrade.
- City-owned sites. These include the surface parking lot and the Fire Station along College Avenue. These lots have very low redevelopment potential. The city parking lot is very tight physically and redevelopment is difficult because of site dimensions and required service access to the buildings fronting College Avenue.

Figure 3 Redevelopment Potential on Solano Avenue

(Total Redevelopment Potential Area: 63% of Total Project Area)

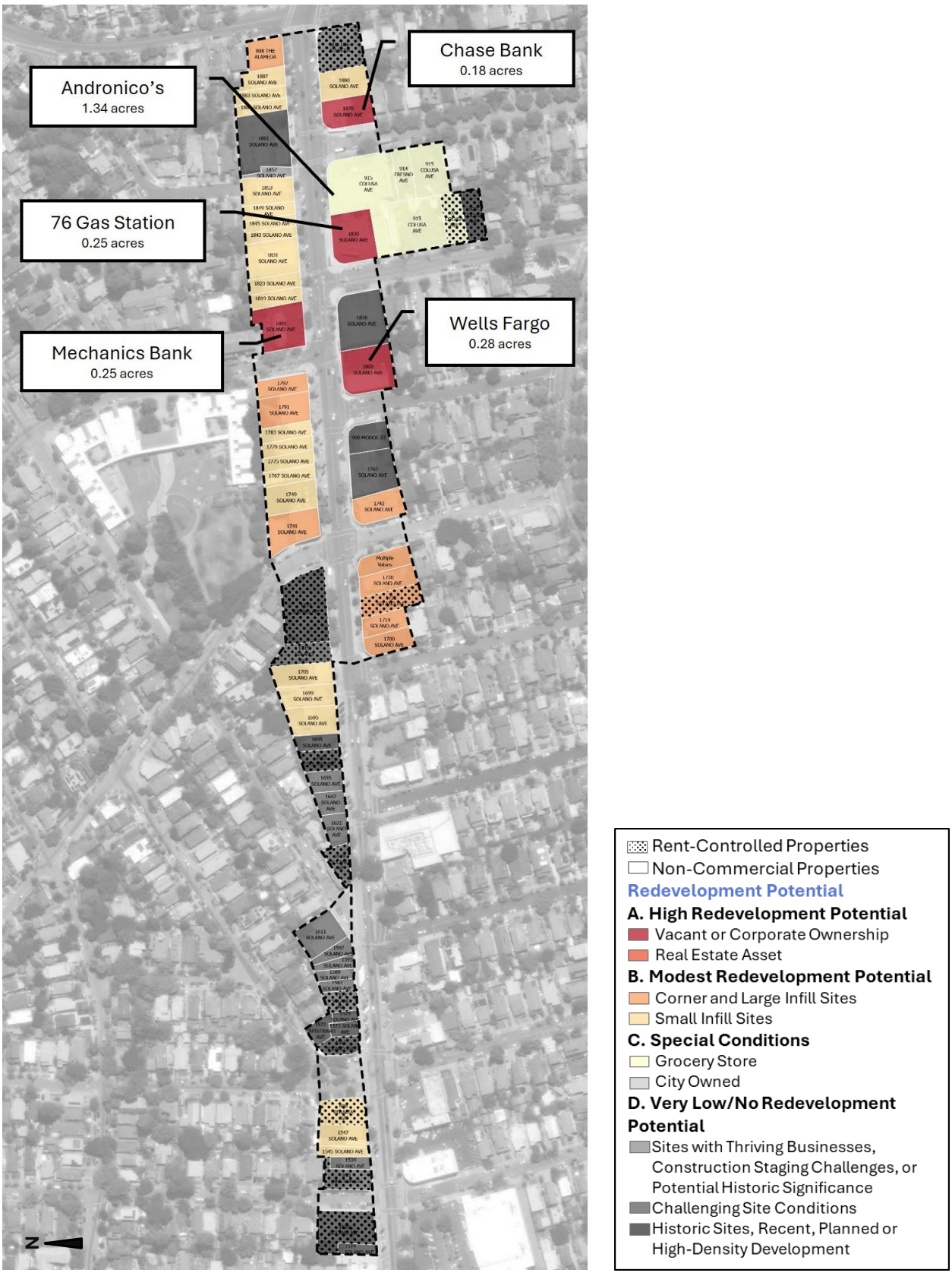


Figure 4 Redevelopment Potential on North Shattuck

(Total Redevelopment Potential Area: 37% of Total Project Area)

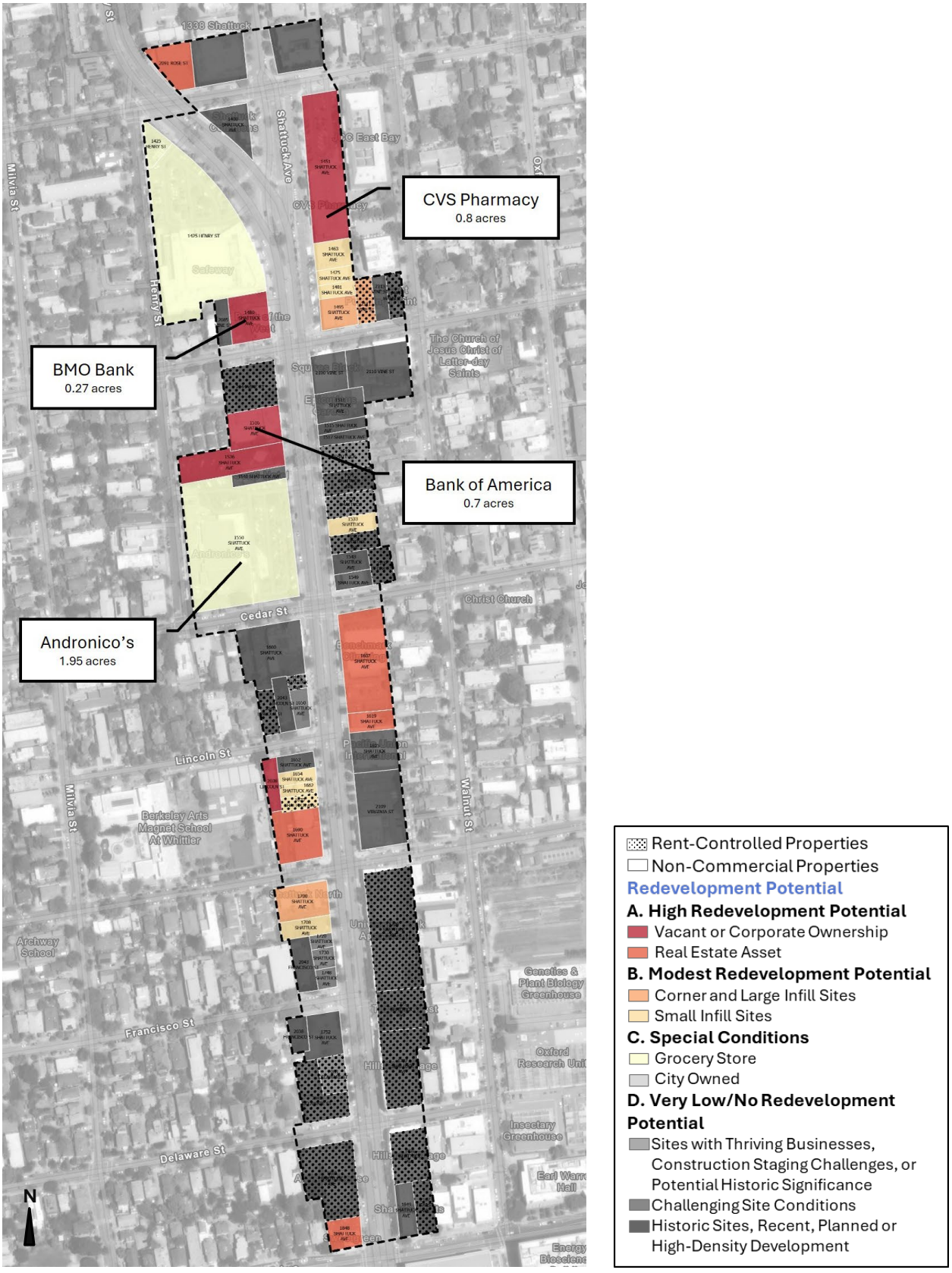


Figure 5 Redevelopment Potential on College Avenue

(Total Redevelopment Potential Area: 22% of Total Project Area)

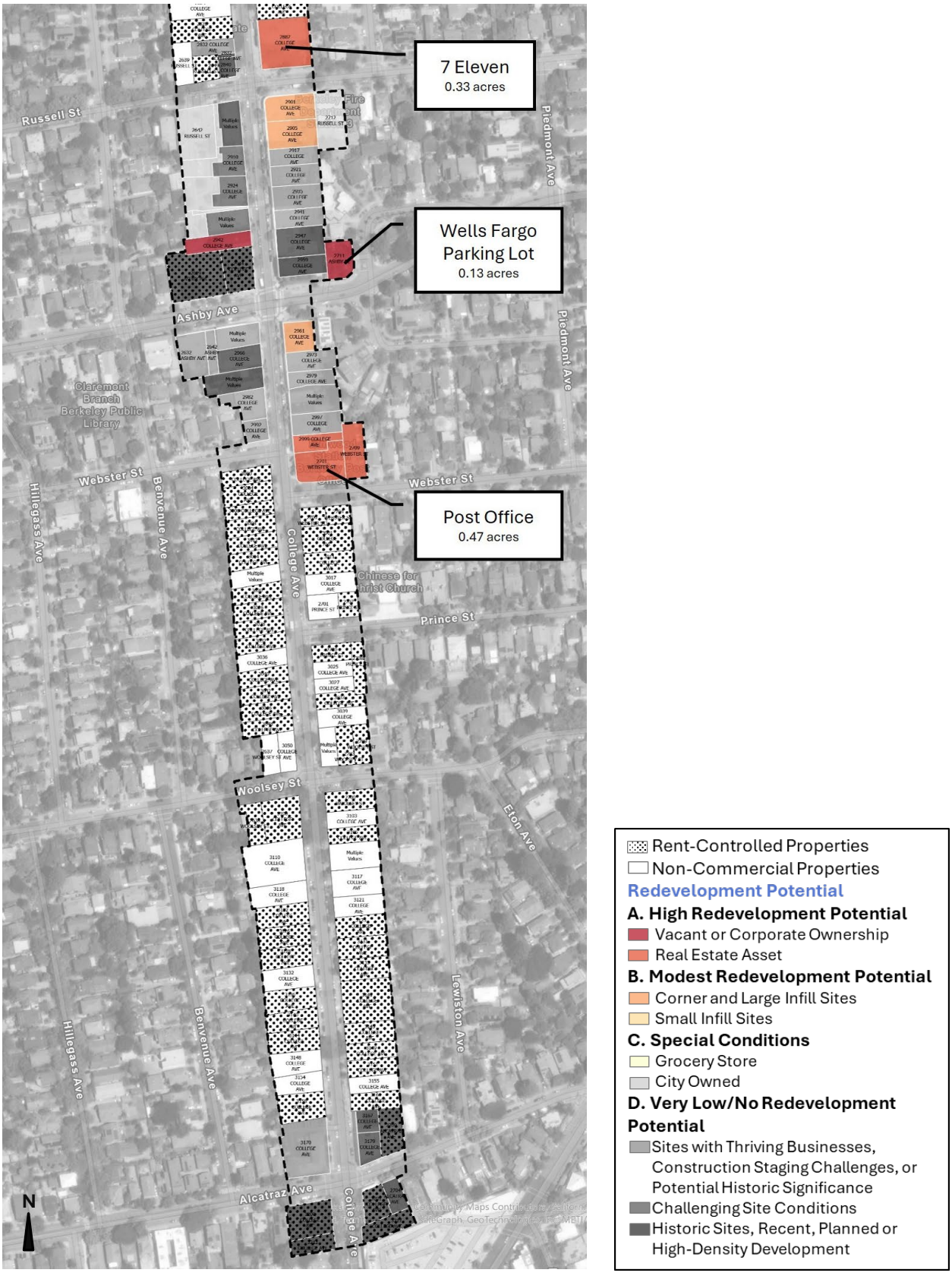


Table 1 Total Parcel Area by Redevelopment Potential

		Total Potential Redevelopment Area (A+B+C)	Very Low / No Redevelopment Potential	A. High Redevelopment Potential	B. Modest Redevelopment Potential	C. Special Conditions
Solano	Parcel Area	***6.4 acres***	3.7 acres	0.9 acres	4.1 acres	1.3 acres
	% Total Area	***63%***	37%	10%	40%	13%
North Shattuck	Parcel Area	***6.7 acres***	11.4 acres	3.4 acres	1.3 acres	2.0 acres
	% Total Area	***37%***	63%	19%	7%	11%
College	Parcel Area	***1.5 acres***	5.4 acres	1.0 acres	0.5 acres	0 acres
	% Total Area	***22%***	66%	16%	7%	0%
Total	*Parcel Area*	***14.6 acres***	*20.4 acres*	*5.4 acres*	*5.9 acres*	*3.3 acres*
	% Total Area	***42%***	*58%*	*16%*	*17%*	*9%*

Financially Feasible Building Types

Financial feasibility is based on market rental rates, cost of construction, and soft costs like design and other professional services, real estate taxes, insurance, municipal fees, and construction financing, as well as broader economic factors that determine the financial returns required to attract investment. Stakeholders interviewed for this study mentioned that few rental projects in Berkeley are feasible in the current market, citing currently high interest rates and construction costs, together with the large number of new apartments added to the housing supply in Berkeley and Oakland in the last decade. Consequently, higher density rental developments generally are not feasible under current conditions.

There are two major factors in determining the economic "sweet spot" for the density of a new development. The first is economies of scale – higher density projects are able to distribute the costs of land acquisition, predevelopment, design, engineering, and other services over more units and floor area. The second, and countervailing, factor is the type of building. Higher density buildings are more expensive to build when elevated standards of construction are required with increases in building height. Table 2 below shows typical building types and the different construction types used for each prototype. A Type V building is constructed from all wood framing, which is the least expensive to build but limits building height to four stories. Taller buildings, which require a higher standard of fireproofing, must utilize Type 3A or Type IV construction at a cost premium, and/or Type I fire resistive concrete or steel, which is the most expensive construction type. Type I concrete construction is also appropriate for the initial floor(s) of a mid-rise structure, which may include a parking garage or retail spaces with high ceilings.

All of the building prototypes analyzed for this study are considered mid-rise building types (between 4 and 7 or 8 stories, depending on site conditions). Nine-story buildings and taller are classified as high-rises that must use all Type I construction. For this reason, nine-story high-rises are generally the least feasible building height, because they use the most expensive construction type without benefiting from the economies of scale of taller high-rises. The optimal height of a mid-rise, however, will depend on how construction costs balance against the less variable costs mentioned above.

Table 2 Typical Building Typologies by Construction Type and Cost

Number of Stories	Construction Type	Construction Cost
4-Story (mid-rise)	Type V	$
5-Story (mid-rise)	4 over 1; Type V over Type 1 5 stories of Type 3A or Type IV	$$
6-Story (mid-rise)	5 over 1; Type 3A or Type IV over Type 1	$$
7/8-Story (mid-rise)	5 over 2/3; Type 3A or Type IV over Type 1	$$$
9 or More Stories (high-rise)	Highrise; Type I, Type II, or Type IV Mass Timber	$$$$$

Summary of Alternatives

This section summarizes proposed building forms and zoning alternatives for the Solano Avenue, North Shattuck, and College Avenue corridors. The building form alternatives set the maximum height and massing which regulates project density. In addition to the building form alternatives, this section of the report outlines a few other potential development standards and design concepts such as whether to require ground floor commercial, upper floor step backs, or other design issues like location of utilities and refuse infrastructure. The City of Berkeley does not have parking minimums, so parking is not addressed in the alternatives.

The three corridors are within Berkeley's highest resource and highest-income neighborhoods, characterized by access to essential amenities and opportunities that promote well-being and economic advancement for residents. The proposed zoning alternatives increase the maximum allowable height along the three corridors to match or exceed the maximum allowable height along other, lower-resourced or lower-income Berkeley neighborhoods, such as Adeline Street, Telegraph Avenue, University Avenue, Downtown and San Pablo (currently undergoing a Specific Plan and likely upzoning). The proposed zoning alternatives will allow the three corridors to provide their fair share of housing in proximity to transit, jobs, quality schools, open spaces, and public services. Table 3 compares the existing and proposed base zoning alternative maximum allowable number of stories along the three corridors to the existing maximum allowable number of stories along other Berkeley corridors.

Table 3 Base Zoning Comparison Across Berkeley Corridors

Base Zoning: Maximum Allowable Number of Stories	Corridors
2 stories	Solano Avenue (C-SO) (Existing) College Avenue (C-E) (Existing)
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) **College Avenue (C-E) (Proposed Alt 1)**
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) **College Avenue (C-E) (Proposed Alt 2)** **Solano Avenue (C-SO) (Proposed Alt 1)**
5 Stories	San Pablo Draft Specific Plan (C-W) (Proposed)* Downtown Buffer (C-DMU)** **Solano Avenue (C-SO) (Proposed Alt 2)** **North Shattuck (C-NS) (Proposed Alt 1)**
6 Stories	**North Shattuck (C-NS) (Proposed Alt 2)**
7/8 Stories	Downtown Core/Corridor (C-DMU)** Telegraph Avenue, Southside Specific Plan (C-T)**

** San Pablo (C-W) is undergoing a Specific Plan and likely to be upzoned. The draft document includes a base zoning of 5 stories with a higher base zoning at specific nodes.*
*** Downtown (C-DMU) and Telegraph Avenue (C-T) zoning have height standards in feet. For this table, the height maximum was translated into maximum stories.*

Building Form Alternatives

This section outlines two zoning alternatives that would govern building form in each of the project areas. These alternatives are proposed to apply to the C-SO, C-NS, and C-E zones.[4]

The two alternatives include proposed maximum heights in the base zoning and the estimated maximum height that would be allowed for projects eligible to receive a 50% density bonus. Additional standards for building setbacks, lot coverage, and maximum FAR per floor would be developed after a preferred alternative is selected.

Detailed sections and renderings of the alternatives are shown below the additional draft standards.

Maximum Height

Alternative Form 1 – Medium Density. This alternative sets the building form at a maximum height to create a 0.8:1 building height-to-street width ratio for each corridor area. This alternative is the lowest in scale and density. It increases the maximum base height on Solano Avenue and North Shattuck by two stories and increases the maximum base height on College Avenue by one story.

Alternative Form 2 – Higher Density. This alternative sets the maximum base height one story taller than Alternative 1. This alternative would allow for buildings on Solano Avenue and North Shattuck to maximize the mid-rise building type with a 50% density bonus. College Avenue would have a maximum of 6 stories with the 50% density bonus.

Table 4 Zoning Alternatives: Maximum Building Height

	Existing Zoning	Alternative Form 1 Medium Density	Alternative Form 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**
Building-to-Street Ratio	(0.33:1) @ 2 stories	(0.8:1)	(0.9:1)
Estimated Density*	35-85 du/acre	150 du/acre	175 du/acre
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**
Building-to-Street Ratio	(0.37:1) @ 2 stories	(0.83:1)	(0.94:1)
Estimated Density*	70-170 du/acre	175 du/acre	200 du/acre
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-to-Street Ratio	(0.5:1) @ 2 stories	(0.8:1)	(1.13:1)
Estimated Density*	35-85 du/acre	85 du/acre	130 du/acre

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

[4] *After analysis of the impact of the State Density Bonus Law and specific redevelopment potential of the corridor areas within the C-C and C-N zones, these areas of the North Shattuck (South of Virginia Street) and College Avenue (Rockridge) corridors will retain their existing zoning.*

Additional Building Form Standards

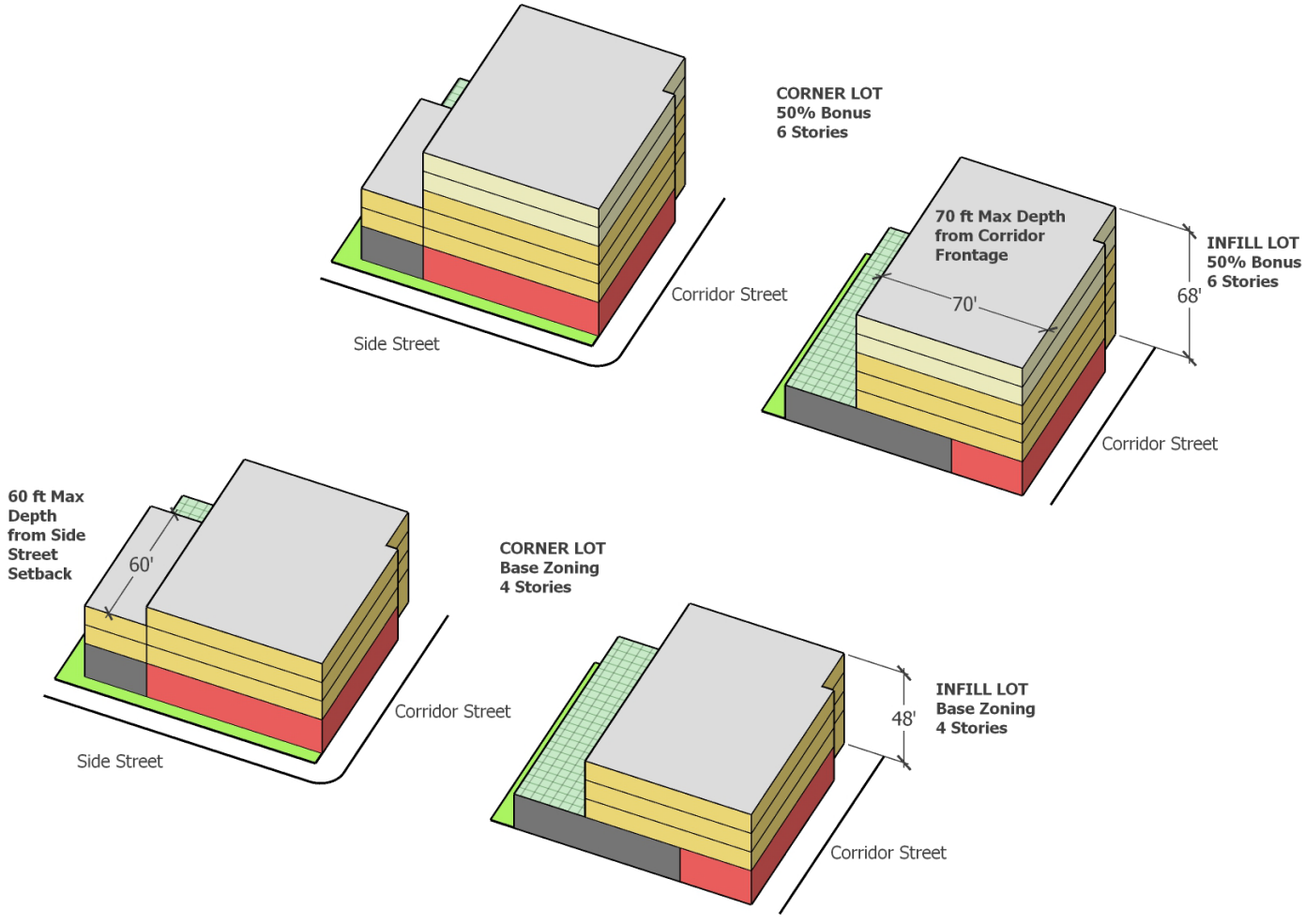
Building Massing

Building massing standards would limit where building area can be located on the site. The draft standards below show that the zoning could, for example, limit floor area above the ground floor at the rear of the lot, concentrating the building's mass along the corridor. This would create a transition to properties behind the corridor. Along side streets, the building mass could be allowed to continue along the street frontage up to 3 stories in height.

Draft Building Massing Standards:

- Floor area above the 1st story for all lots would be restricted to the first 70 feet of building area measured from the corridor frontage.
- For corner lots, additional floor area would be allowed up to the 3rd story for building massing within 60 feet of the building setback line along a side street.
- All buildings would have a minimum 10 feet rear setback when abutting residential zoning districts.

Figure 6 Draft Building Massing Standards

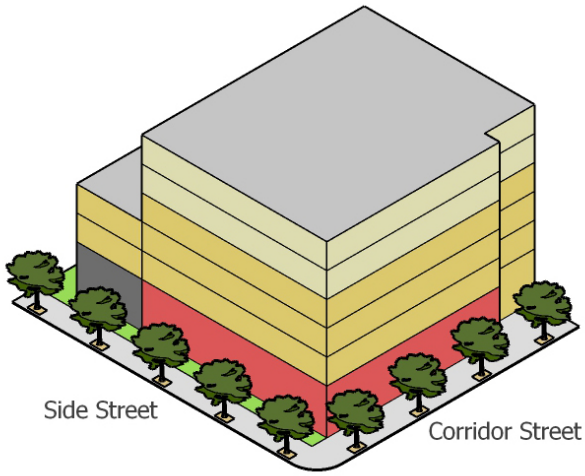


Upper Floor Step Backs

Upper floor step back standards may further sculpt a building's massing. The below alternatives for upper floor step backs would require the building façade to step back above a certain height to reduce the perceived height of a building. The alternatives range from not requiring an upper floor step back to requiring step backs on both street facing facades. Table 5 outlines upper floor step back alternatives by corridor. The diagrams below show diagrams of massing scenarios. The corridor street refers to Solano Avenue, North Shattuck, and College Avenue. The side street refers to cross streets that intersect the corridor streets.

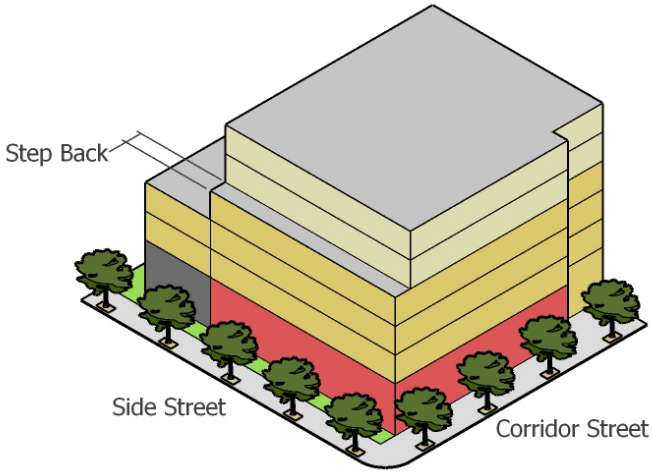
Alternative Upper Floor Step Backs 1

This alternative would require no upper floor step backs on street-facing facades.



Alternative Upper Floor Step Backs 2

This alternative would require no upper floor step backs on corridor-facing facades but would require upper floor step backs on side street-facing facades to step down building massing.



Alternative Upper Floor Step Backs 3

This alternative would require upper floor step backs on all street-facing facades to step down building massing.

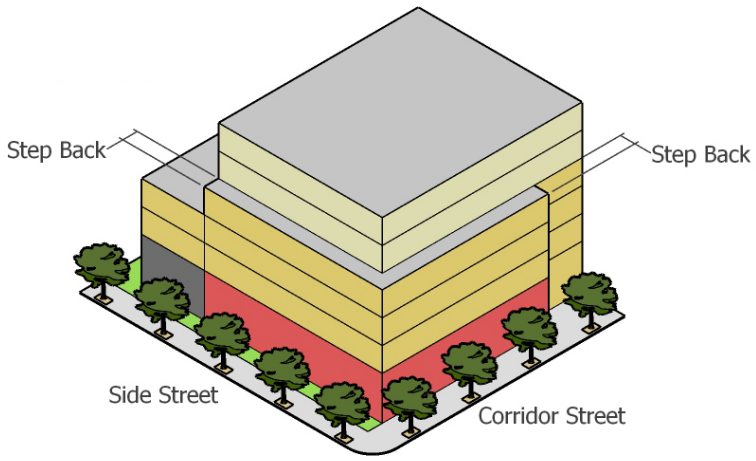


Table 5 Upper Floor Step Back Alternatives

	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	
	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

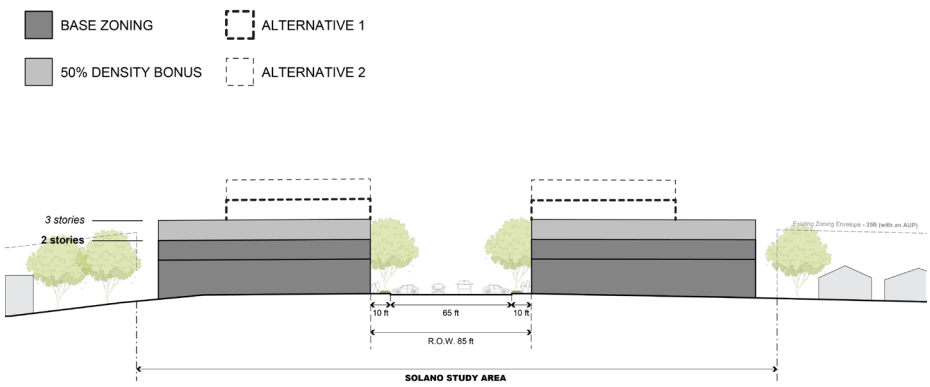
Residential-only Buildings

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.

Solano Avenue

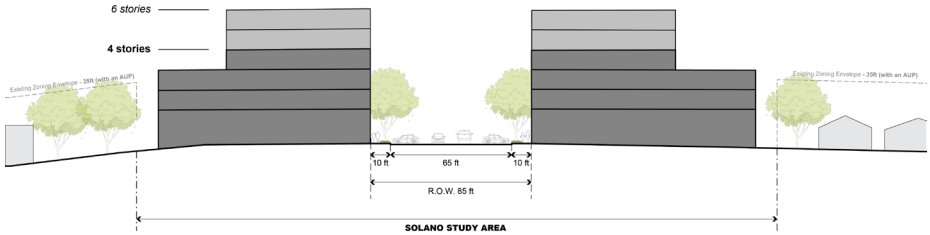
Existing Zoning

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



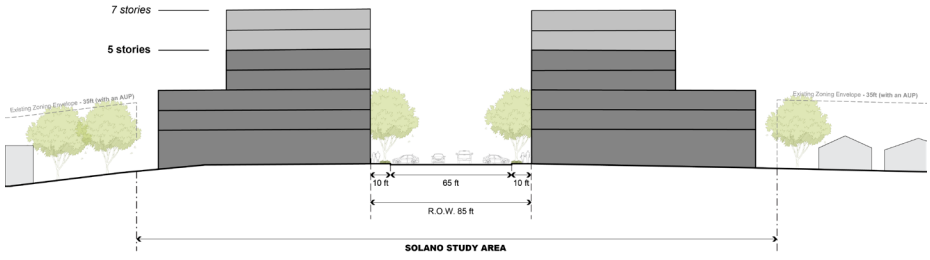
Base Zoning Alternative 1

Solano Avenue (C-SO)	Alternative 1 Medium Density
Base Zoning Maximum Height	4 stories 48 ft
With 50% Density Bonus	5-6 Stories
With 100% Density Bonus	7-8 stories



Base Zoning Alternative 2

Solano Avenue (C-SO)	Alternative 2 Higher Density
Base Zoning Maximum Height	5 stories 58 ft
With 50% Density Bonus	7-8 Stories
With 100% Density Bonus	10-11 stories



Solano Avenue

Existing Zoning

Base Zoning Alternative 1

Base Zoning Alternative 2

Solano Avenue

Existing Zoning

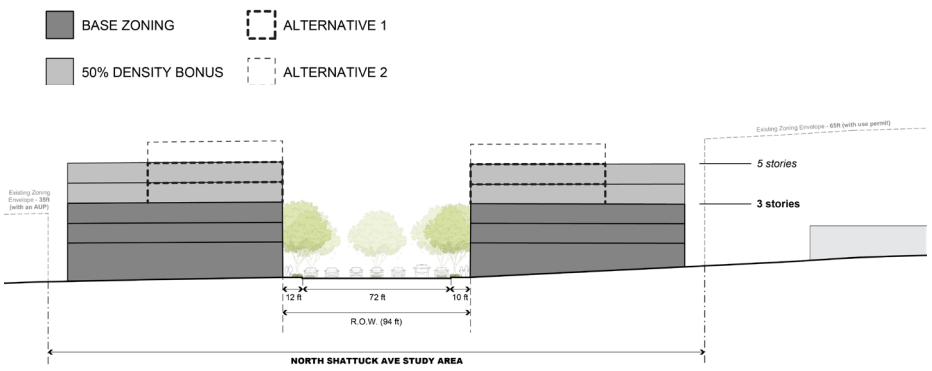
Base Zoning Alternative 1

Base Zoning Alternative 2

North Shattuck

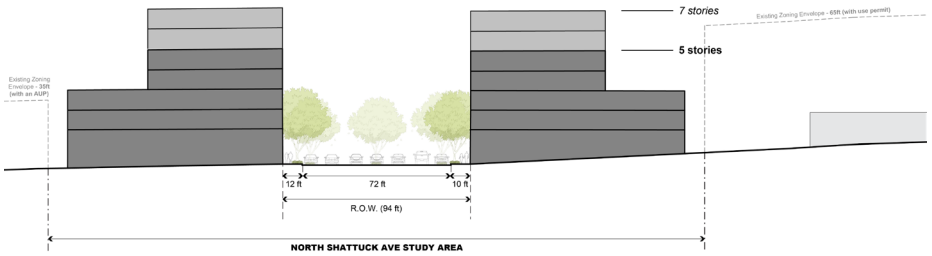
Existing Zoning

North Shattuck (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



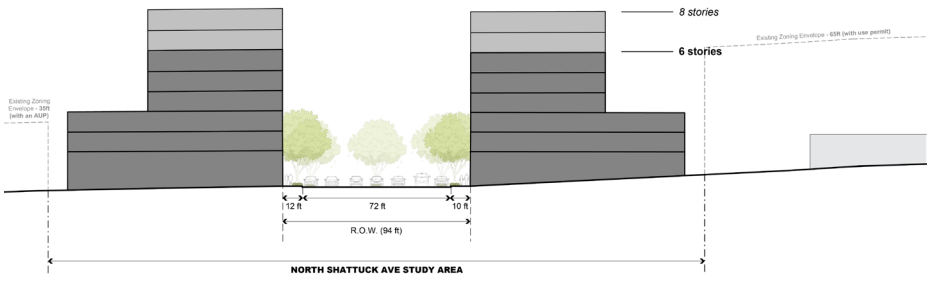
Base Zoning Alternative 1

North Shattuck (C-NS)	Alternative 1 Medium Density
Base Zoning Maximum Height	5 stories 58 ft
With 50% Density Bonus	7-8 Stories
With 100% Density Bonus	10-11 stories



Base Zoning Alternative 2

North Shattuck (C-NS)	Alternative 2 Higher Density
Base Zoning Maximum Height	6 stories 68 ft
With 50% Density Bonus	8-9 Stories
With 100% Density Bonus	11-12 stories



North Shattuck

Existing Zoning

Base Zoning Alternative 1

Base Zoning Alternative 2

North Shattuck

Existing Zoning

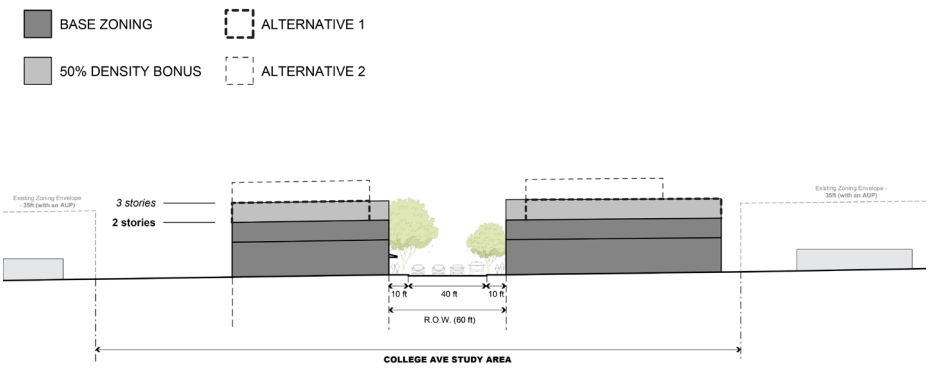
Base Zoning Alternative 1

Base Zoning Alternative 2

College Avenue/Elmwood

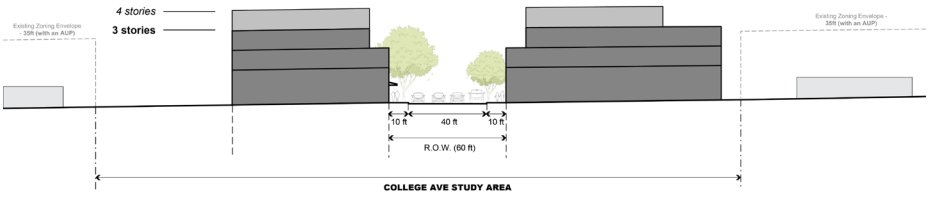
Existing Zoning

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



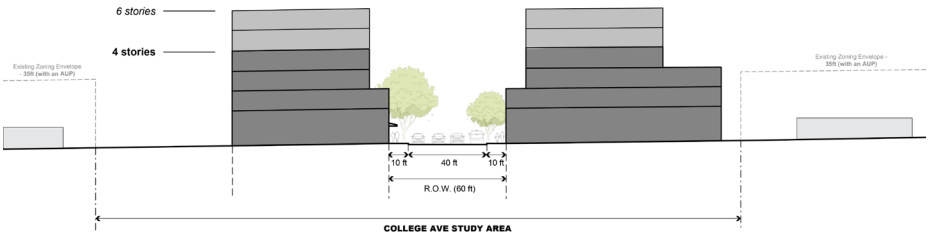
Base Zoning Alternative 1

College Avenue (C-E)	Alternative 1 Medium Density
Base Zoning Maximum Height	3 stories 38 ft
With 50% Density Bonus	4-5 Stories
With 100% Density Bonus	5-6 stories



Base Zoning Alternative 2

College Avenue (C-E)	Alternative 2 Higher Density
Base Zoning Maximum Height	4 stories 48 ft
With 50% Density Bonus	5-6 Stories
With 100% Density Bonus	7-8 stories



College Avenue/Elmwood

Existing Zoning

Base Zoning Alternative 1

Base Zoning Alternative 2

College Avenue/Elmwood

Existing Zoning

Base Zoning Alternative 1

Base Zoning Alternative 2

Density Analysis of Zoning Alternatives

The following analysis shows the potential range of development based on the likelihood of redevelopment analysis noted above. Determining how many sites may redevelop within a certain timeframe is an inexact process that is based on several factors, including market analysis, past development cycles, property ownership patterns, property sizes, and professional experience. The estimated growth ranges below show the upper end of the density range, and higher development numbers, than what has occurred in previous market cycles in Berkeley. For sites considered to have **High Redevelopment Potential**, the ranges below represent 50% to 75% of the sites redeveloping. For sites considered to have **Modest Redevelopment Potential**, the ranges below represent 20% to 40% of the sites redeveloping. The ranges assume both Andronico's locations will redevelop. For all cases, the build-out assumption meets the *Building Form Alternatives* which roughly matches the proposed *Base Zoning Alternatives* plus a 50% density bonus.

Table 6 Estimated Residential Growth Ranges of Zoning Alternatives

	Alternative 1 **Medium Density** **+ 50% Density Bonus**	**Alternative 2** **Higher Density** **+ 50% Density Bonus**
Solano Estimated growth*	**6 stories** 400 - 550 units	**7 stories** 450 - 650 units
Estimated Density**	150 du/acre	175 du/acre
North Shattuck Estimated growth*	**7 stories** 650 - 850 units	**8 stories** 750 - 1,000 units
Estimated Density**	175 du/acre	200 du/acre
College Estimated growth*	**4 stories** 50 - 80 units	**6 stories** 80 - 130 units
Estimated Density**	85 du/acre	130 du/acre
Totals	***1,100 - 1,600 units***	***1,300 - 1,780 units***

** 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*

Retail/Commercial Location Alternatives

The following retail alternatives outline where retail may be required and where other ground floor uses like office space or residential units may be allowed. The retail market has gone through seismic changes over the last decade and it is unlikely that each of these corridors will be able to support ground floor retail across all properties.

Alternative Retail 1

This alternative requires retail or retail-ready ground floor spaces along all areas of the C-E, C-SO, and C-NS corridor frontages.

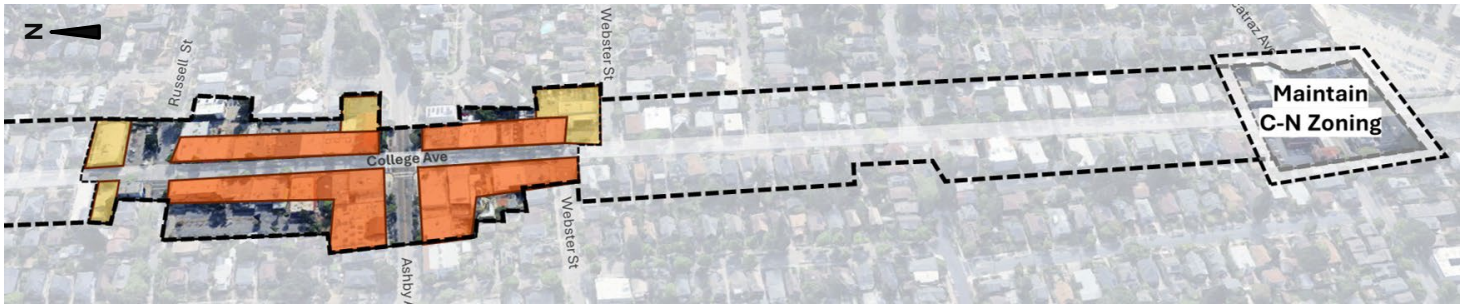
Alternative Retail 2

This alternative targets retail in certain locations along each corridor to create future nodes of retail while allowing other areas of the corridors to have 100% residential projects or ground floor office spaces. Allowing for residential-only projects and not requiring mixed-use would increase project feasibility and encourage more housing along the corridors (see Figures 7, 8, and 9).

Figure 7 Alternative Retail 2 on Solano

Figure 8 Alternative Retail 2 on North Shattuck

Figure 9 Alternative Retail 2 on College



Ground Floor Retail Required
Ground Floor Residential OK