

Berkeley Self-Guided RESIDENTIAL WALKING TOURS SUMMARY

As part of the City’s Housing Element Update and Residential Objective Standards projects, two walking tours, one for Downtown Berkeley and another for West Berkeley, were created as an opportunity for residents to provide input on the development of housing options in Berkeley (see tour booklets on pages 48-61). Each tour included an associated survey that asked the following questions for each residential project highlighted on the tour:

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?;
2. What features could be different to improve compatibility?; and
3. Would you like to provide any additional explanation or feedback?

The surveys were open to the public from November 23, 2021 to January 31, 2022. This document provides summary data from the individual walking tours as well as highlights some key themes across both surveys. All open-ended responses received are included in the later portion of this document and organized by tour and stop number (pages 3-47).

Downtown Berkeley Tour

The Downtown Berkeley Tour (map shown on right) received a total of 23 survey responses with 74% of respondents completing the entire survey. The Downtown tour included 11 tour stops, primarily mixed-use residential projects with five or more units in addition to two smaller residential-only projects.

When asked **what features made the project compatible with the surrounding area**, the most common answers across all tour stops were:

- **Building height;**
- **Massing;**
- **Placement;**
- **Lot coverage; and**
- **Other features (See Table A)**

Common site features mentioned in the “Other” category included:

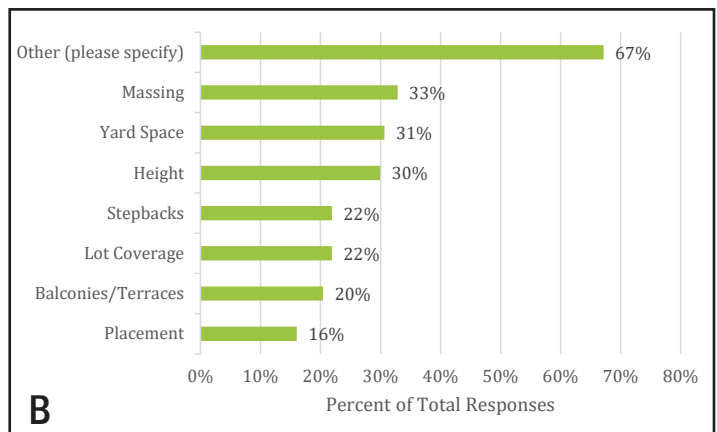
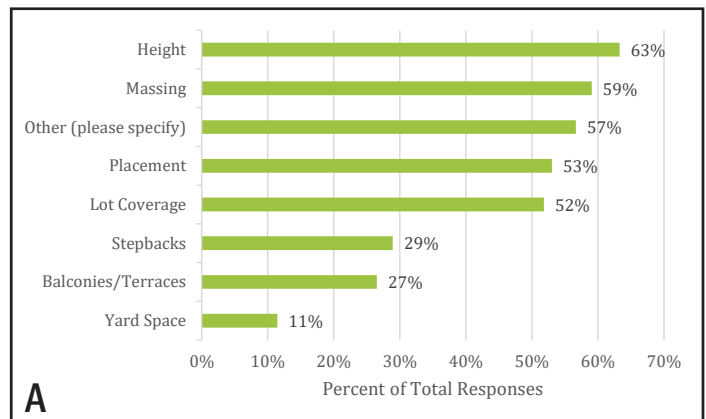
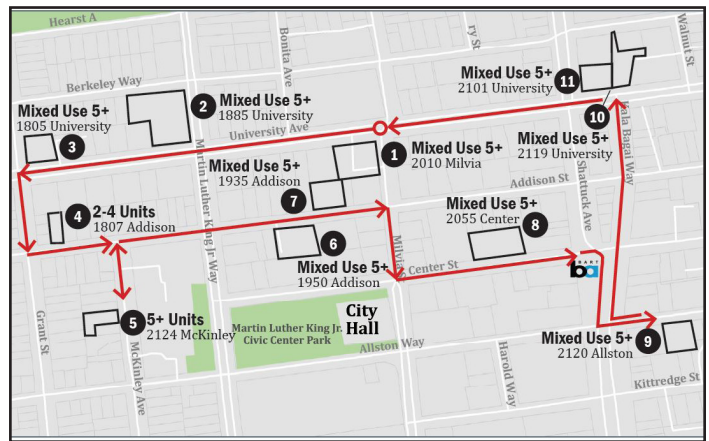
- Building facade and articulation (bays, recesses, and parapets)
- Building materials and colors
- Unique architectural elements (“Berkeley” style)
- Location of parking
- Windows

When asked **what other features would create more compatibility**, respondents most frequently answered with:

- **Other features;**
- **Massing; and**
- **Yard space (See Table B)**

Common site features mentioned in the “Other” category included:

- Landscaping, greenery, and open space
- Vehicular access and loading areas
- Architectural details
- Building materials and colors
- Street trees and planters
- Parks or other public spaces
- Building orientation to the street



West Berkeley Tour



The West Berkeley Tour (map shown on left) received a total of 26 survey responses with 88% of respondents completing the entire survey. The West Berkeley tour included 12 tour stops with a range of “missing middle” housing types including multiple detached units on one lot, cottage court housing, and mixed-use projects.

When asked **what features made the project compatible with the surrounding area**, the most common answers across all tour stops were:

- Placement;
- Height;
- Massing;
- Lot coverage; and
- Other features (See Table C)

Common site features mentioned in the “Other” category included:

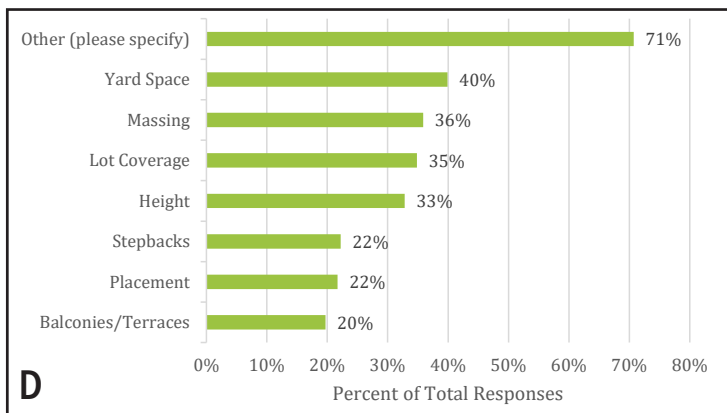
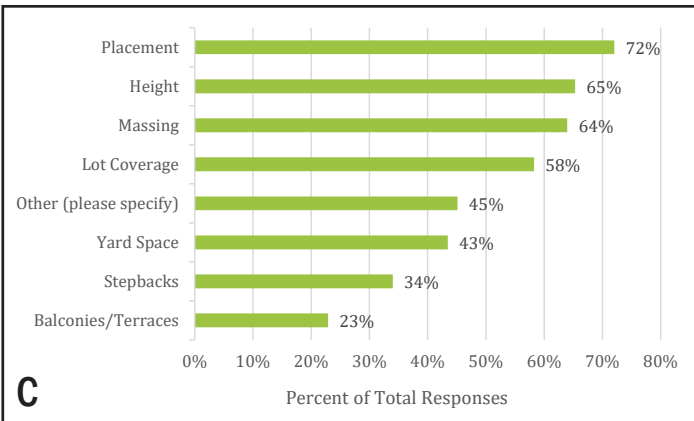
- Permeable pavement
- Open space and landscaping
- Shared driveways
- Overall scale of building(s)
- Architectural details
- Light access
- Roof form and facade variation

When asked **what other features would create more compatibility**, respondents most frequently answered with:

- Other features;
- Yard space;
- Massing;
- Lot coverage; and
- Height (See Table D)

Common site features mentioned in the “Other” category included:

- Garage and driveway location and orientation
- Building separation
- Building orientation to street
- Landscaping, trees, and open space
- Privacy concerns
- Architectural style and building materials
- Density (increase)



Other Key Takeaways

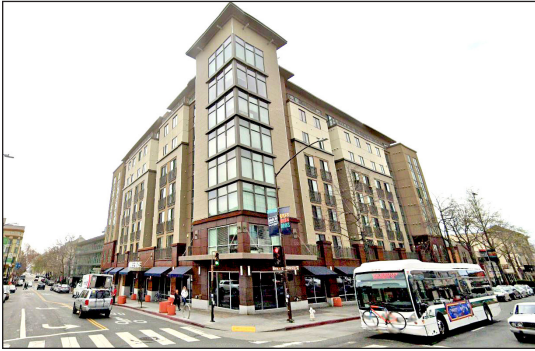
Looking at the collective results of both surveys, common themes in public comments included the following:

1. **Architectural style:** Individuals have different preferences for particular architectural styles which can affect what features they consider compatible.
2. **Open space:** The adequate provision and maintenance of landscaping, private or public open space, and other planting/greenery is integral in creating a compatible project.
3. **Ground-floor design:** For mixed-use projects, an active, human-scaled ground-floor can help lessen the visual impact and pedestrian experience of a taller and larger building.
4. **Amenities:** Residential amenities (proximity to transit, walkability, internal community spaces, parks, etc.) are particularly important to provide for projects with more than five units.
5. **Storefronts:** For mixed-use projects, active storefronts and a lack of vacancies contributes to the overall experience of the site.

In conjunction with being intended as a way for Berkeley residents to understand and experience the range of housing options in the City, all input received will be used by the project team to inform the City’s Housing Element Update and Residential Objective Standards projects. The responses received will help the project team understand what features affect an individual’s experience of particular housing types and where regulations can improve this experience.

1 2010 Milvia St.

Stonefire



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU <small>Downtown Buffer</small>
Units	98 (8 BMR)
Year	2017
Height	8 stories, 89'6" max
FAR	6.13
Density	188 units per acre
Coverage	71%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Overall, I find this a very attractive and well designed building and appropriately sited on a major downtown intersection. The use of bricks on the ground alongside the sidewalk add definition to the building space. Exterior details and construction materials are very pleasing (and appear to be high end...thus I understand this is one of the most expensive apartments in the city.) Very large terra cotta planters along the building and sidewalk soften the landscape but are unfortunately poorly maintained. It appears that there is a large and attractive patio on the grounds mostly invisible to the public but a very nice amenity. (It would have been helpful to have been able to inspect courtyards and roof gardens, which seem to be essential amenities in such a dense neighborhood.) Of course, I would have like to see more BMR units in this building, but overall it is very successful.
- The building is really over bearing, the only thing positive about it is that is not a solid box building.
- Building is ok for downtown area. I like that it isn't one solid endless facade, like the ugly UC building across University Ave. from this.
- Steel material on the lower portions gives life to the surface, relating better to people and feeling more organic.
- The use of bays on the facades and the roof caps visible from street level relate to Berkeley historically, though I would not say that all buildings should have them. I also appreciate the balconies on the second floor, which make the building a little more social, a little less anonymous, even if no one is actually sitting there.
- The high tower on the corner is reminiscent of other Berkeley buildings
- Open decks for public
- None
- Really tall, even for downtown. -Attractive architectural style, insets and false balconies (railings only a few inches in front of windows) create faced interest, -Teeny little bit of green (planters, street trees) - could be better!
- Parking for all residents or a no-car requirement are desperately needed, as are increased parking for shoppers and movie/theatre goers and means to improve traffic conditions.
- Ground floor amenities such as retail and childcare. Lighting that illuminates the sidewalk at night. street trees.
- Nice building, diversity of textures, somewhat activated ground floor (could be better), good scale for the location. I am at this corner all the time.

2. What features could be different to improve compatibility? (Other)

- I wish all buildings would have some kind of landscaping or planters along the sidewalks but if they are not maintained they will create an eyesore.
- Two less floors would make the feel of the building pleasant and not so over bearing. We expect in the future to have many more people in Berkeley. We need to be thinking of wide sidewalks and setbacks that put open space in front between building edge and sidewalk.
- Materials: Corten steel is heavy for the character of the neighborhood and not aging well/difficult to clean graffiti
- Empty storefronts totally suck for pedestrian experience. If it is going to be a storefront mashed entirely up to the sidewalk, it shouldn't be empty for more than three or four months. This shouldn't be allowed.
- Space for commons, public gathering, greenspace. These buildings are massive and hard. Not much that lends to a sense of a human scale.
- 1. Massing is overly blocky, especially given the upper floor materials. 2. More creative ground floor retail frontage.
- While the building is better than some, it is bulky and out of scale with its neighbors.
- Make these buildings taller!!
- Grocery stores are needed in new high density housing areas. Mass transit options must be improved and costs lowered for in town use of mass transit.
- More height and more units, especially close to public transportation.

1 2010 Milvia St. (Continued)

3. Would you like to provide any additional explanation or feedback?

- An example of a commercial/residential intersection that has no aesthetic or softening features is at Dwight Way and MLK. Each building is fully built out without only a few cracks in the sidewalk where green (weeds) grow. I hope we will not repeat that mistake!
- Rooftops covered with solar would be a common good. Everyone would be better off if rooftops were prohibited from being credited as open space and that money went to expanding and maintaining city parks instead.
- I understand the height and size for the district, but the lots next door have some of the nicest outdoor seating/garden space in most of downtown. If all of downtown gets this tall and massive, then these few outdoor patio spaces will become increasingly needed. The tall looming buildings only work because they are next to smaller low rise buildings which allow passage of light to the street. Milvia is a very tiny street for such a large building. I hope some consideration for maintaining access to open sunny spaces can be made, rather than allowing absolutely all lots to be built to this size. Publicly accessible ROOFDECKS would help: could allow for taller build up everywhere, but also allow public access to sunlight, sky, and green spaces downtown.
- Given the increase in density, it is essential that construction of hardscape also include greenspace and commons, places for people to recreate and socialize.
- The retail space should be used for an indoor community area because it's constantly empty.
- Additional height and density in the this building would better suit the area. This area already contains many high rise apartment structures, and will be best aided by the addition of new units, regardless of concerns about sight lines or massing mismatch.
- This is not compatible with the surrounding neighborhood.
- This building is better than many but overall architecturally undistinguished and out of scale
- Too high and wrong design or style.
- Just having a railing rather than real balcony seems kind of disappointing though I realize it is a safety measure the sliding door/windows
- As a 20+ year Berkeley single family home owner, I see many of these housing plans as a danger to the quality of living in the city. Homeowners need protections against neighborhood construction projects that add noise (how about limiting construction noise hours), too few parking places for new multifamily dwellings, and multistory (OVER 3 stories) for traditional neighborhoods.

2 1885 University Ave.

Trader Joe's



MIXED USE RESIDENTIAL 5+	
Zoning	C-1 Gen. Commercial
Units	148 (22 BMR)
Year	2010
Height	5 stories, 54'
FAR	3.3
Density	148 units per acre
Coverage	82%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- This building incorporates many of the materials and details of older buildings in the downtown area and in Berkeley in general. This helps to create the impression that it is a series of buildings (because of the vertical “setbacks” along MLK and Berkeley Way. Trader Joe's and the Greek Coffee Shop make it feel well used and vibrant. Coming up University I could see that there is a roof terrace but I don't know if there is any landscaped ground space. Both of those features seem important in very large buildings.
- The building itself works and Trader Joes on the first floor is a welcome asset to the neighborhood not just the people in the building. TJ was a terrific part of the plan and since TJ has great staffing the TJ parking lot also works.
- Great that it has some step back on the Berkeley Way side, but I still think it looms too much over the small house on that side of the building. I think this height is better than the Stonefire on Milvia. -I like the breaking up of the mass into smaller perceived units, rather than a single mass on the whole block. Pretending to be several smaller buildings works on the space. I like the courtyard-like insets away from the street on MLK and University sides.
- Its close to public transportation, local community colleges, on top of a grocery store.
- 1. Ground floor texture is good. 2. Recesses in the massing improves proportions.
- The division of this building into distinct blocks (each 5 window bays wide on the University side) moderates the size. Funny how when this building went up, 5 stories seemed tall. Now it seems short. The ground floor is fairly open, visually, and I appreciate the generous covered retail entrance at the corner. The residential entrance is more subtle, which is appropriate.
- The architecture is comparable with the Berkeley style
- Don't create traffic and parking nightmares!
- Ground floor amenities such as retail and childcare. elimination of setbacks (i.e. building close to the sidewalk) is ideal as it makes for a better pedestrian experience and more efficient use of lot space.
- Great building. Wonderful color, amazing work with the tile and terra cotta insets. I don't generally favor overtly traditionalist styles, but this is very well executed, and I imagine many in Berkeley think it's attractive. Ground floor activation is not great, but it's wonderful having a grocery store here (which I frequent), and I understand that a grocery store does not need many entrances.

2. What features could be different to improve compatibility? (Other)

- Every time I go to Trader Joes I se people calling and waiting for Uber/Lyft. Part of the design for all large multi-unit buildings needs to include a loading zone specifically for people pick up and drop off and deliveries.
- Architectural style too traditional for a new building
- Great that it has some step back on the Berkeley Way side, but I still think it looms too much over the small house on that side of the building. -I totally can't tell what outdoor spaces residents have, but I assume some nice roof garden/terrace something? -Driveway cut on University is a bit unfortunate, but I like that the heavily trafficked TJ's parking lot has the cul-de-sac on Berkeley Way where its ok for there to occasionally be a mess of cars because it doesn't have thru-traffic to block; it would be much worse to always plug up University Ave. w/ a line of cars trying to get into TJ's.
- More green planting.
- Grocery functions on University create a dead zone that's often too busy for pedestrians to feel safe/comfortable.
- Additional stories on the University side would increase compatibility with the future of Berkeley. Let's look ahead!
- Right style for area and community. Just too high.
- Zero green, except for street trees.
- Parking, noise and traffic must be addressed.
- More height and density, especially close to public transportation.

2 1885 University Ave. (Continued)

3. Would you like to provide any additional explanation or feedback?

- Same for rooftop deck as for building 1.
- Again, I think this is ok because the surrounding buildings on commercial lots are low. That maintains light down on the street. Once all buildings on all sides are built up, it will feel much darker. Its great to fit a whole grocery store with parking on the same lot as housing. I hope other lots that are largely surface parking, with either grocery or CVS...etc. can add housing to the lot AND keep grocery/drug store w/ parking....etc. Best of both worlds.
- There needs to be an increased in the requirement of providing open space and green space when constructing for greater density.
- Happy to have a grocery store function here, despite the problems of how loading were dealt with.
- I live in the adjacent neighborhood. It's remarkable how little impact this project has had on traffic. It's really negligible.
- This is a gorgeous building and its mixed use nature fits well into the commercial space along University. The neighborhood would be better served however by greater density on the lot, particularly since this is a desired area to live in.
- Out of all newer buildings this is the best style to fit its existing community.
- Hate the mustard color (but that's a personal opinion). Over-decorated with elaborate mosaics, sculptures and roof railing. (Perhaps an attempt at styling? Looking vintage? Mostly just looks bad.)
- Setbacks on Berkeley Way side respect neighborhood. I prever the architecture on the north section (shingle style). The south section colors are jarring and the decorative elements are too repetitive and need more variety in design. Still this is a fantastic improvement over the strip mall fronted by parking lot that was there before.
- The City must show respect for longtime home owners' needs for quality of life. I don't see plans for infrastructure improvements that will support greater housing and people density. Already the city doesn't keep streets paved regularly, has inadequate parking, not enough services for seniors and the mentally ill, too many clogged traffic corridors, too many burglaries and safety risks, trash lying everywhere, filthy sidewalks in shoppi g areas, and rising noise and pollution levels. These problems need solutions and fixes BEFORE thousands of dwellings are built.
- I would love for more buildings of this scale to be constructed in my neighborhood, near Arch and Cedar.

3 1805 University Ave.



MIXED USE RESIDENTIAL 5+	
Zoning	C-1 Gen. Commercial
Units	29
Year	1998
Height	4 stories, 50'
FAR	2.16
Density	102 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- The building is okay it is just boring beige
- Height should be taller in this location, particularly along University. Taller building could then step back to the north abutting adjacent residential properties
- I like that the storefronts have small local businesses. -Very compatible/human scale size for neighborhood. -Great step down along Grant. -I like that driveway cut is not on the main business street
- Lot coverage is appropriate on University.
- There isn't anything about the massing or lot coverage that makes this building particularly compatible or incompatible. It's just an ugly building, but at least it's housing.
- In and out facade, ground floor stone tiles, irregular roof line, all add interest. Simple but attractive architectural style and tan color.
- Parking!
- This building is great! I don't really have a preference for the varied roof line, but I am happy to see buildings of this size and larger in Berkeley.

2. What features could be different to improve compatibility? (Other)

- Overall, this is a functional building and appropriate for University Ave. I like the varying heights of the "building modules" but would have liked to see some improvement in the stepbacks.
- Give the building some design variation in color to make it more interesting. It is just bland. Variation in the color of the stucco shouldn't break the budget.
- The overhangs over the sidewalk aren't very nice to be under, but is better than the Jones building on San Pablo because it gets so much southern sunlight, and this has a much more reasonable height than Jones.
- While fine for the spot this is an ugly building.
- This building does not have any tree wells, or requirements for trees on the sidewalk.
- It would be nice for the residents facing University Ave to be able to have a balconies or terrace.
- 1. Massing on University should be taller. 2. Building seems heavy, creating shadows on the storefronts through it's inept massing.
- I don't mean to be flip, but a better architect would have helped. Street trees to hide the ugly thing?
- The architectural style is both undistinguished and incompatible
- Zero green, not even a street tree
- Parking
- This is the worst of the lot. The massing/shapes are very blocky and obtrusive. University is a tough location. This would be better with more color/texture on the upper floors, and better coordination between ground floor and upper floors. For the University St. location, I think even more scale might fit better, perhaps with a courtyard to break up the facade. I support scale, but I can imagine many people disliking this implementation.

3. Would you like to provide any additional explanation or feedback?

- This corner has a nice wide sidewalk and the corner Talavera shop has some semi bench like stones sticking out at an angle, sometimes used by passengers waiting for their busses at that corner. Perhaps slight tonal color differences in the vertical modules would have made the building look softer and more residential.
- While fine for the spot this is an ugly building.
- Trees need to be an essential component of urban planning. They cool the city, reduce somewhat greenhouse gas accumulations, visually soften the hardscape, and provide habitat. Cities should not be ghettos for humans only and rats.

(Continued on next page)

3 1805 University Ave. (Continued)

3. Would you like to provide any additional explanation or feedback? (Continued)

- Close to local public transportation and Trader Joe's a block away.
- The building is like an initial massing sketch that got built, with no thought about materials, textures, interest, or hierarchy.
- Down town Berkeley is in desperate need of additional housing, and this stretch of University would benefit from a 5x1 rather than just this 3x1. Additionally, the City of Berkeley is not currently hurting for open retail space and this neighborhood would be bettered by converting often empty commercial space into residential units.
- Really ugly
- This building is a blight
- Just having a railing rather than real balcony seems kind of disappointing though I realize it is a safety measure the sliding door/windows
- More busses and more parking are needed.

4 1807 Addison St.



RESIDENTIAL 2-4	
Zoning	R-2 Restricted 2-Family
Units	4
Year	1978
Height	2 stories, 19'
FAR	0.56
Density	25 units per acre
Coverage	33%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Even though this building is basically a box it is very pleasant and the setback from the street is exceptionally nice.
- -Very discreet from the street. It has a lot of greenery in front, so it doesn't feel as much as an apartment. -I like that it's parking is hidden behind plants, unlike the building next door -Good that it only has one small driveway cut across the sidewalk.
- The building is perfect for the neighborhood. The building is a good distance from the sidewalk leaving open space which is being used as a parking lot at this moment.
- Front yard.
- There isn't much to say about this one. It's a heavily landscaped one-story building. Does anyone even notice it when walking by? It is 100% benign. Is that good? More housing would be better, and 'more compatible' with the needs of Berkeley.
- -low second story increases compatibility with residential neighborhood. -set back from sidewalk to create a parking area. -small amount green detail in front of 'front' wall, and tree. Building turned sideways on lot so only see blank side wall front street (mitigated by tree and ivy). Attractive facade but not seen from street.
- Parking
- The greenery is nice

2. What features could be different to improve compatibility? (Other)

- There are few apartments in the complex. The entire front of the property is taken up by an awkward and unattractive parking lot. The yard space is divided so that each tenant has only a tiny outdoor space. Seems better to create a more pleasant communal sort of area. Building itself has absolutely no character. It looks like a shoebox. However, perhaps the tenants have more privacy being set back from the street.
- For buildings in the future using permeable paving in the parking lot and native plants as the greenery would be beneficial to the environment and support local ecosystems.
- Lacks fenestration, orientation or entrances facing the public street. Setback too deep. Too many curb cuts, poor choice of drive aisle fronting the structure
- Parking in front has nice screening from the street. The building is unattractive. There are no architectural details and no yard space.
- Any attempt whatsoever to fit with the neighborhood stylistically, and not have parking exposed in front.
- It would be nice if this building said 'hello' to the sidewalk in any way.
- Window placement and over all design could be more attractive
- Side-facing facade is very close to building next door.
- Parking area a minus and should have been done differently
- Parking
- The front setback creates a lot of wasted space given that we are experiencing a housing crisis. I would love for sites like this to have less restrictive rules, so that interested developers have the opportunity to provide multiple units on one lot, and use more of the front yard space for housing (if the property owner is interested in doing so, of course!)
- This is not great. Berkeley has many of these long, motel-style apartment buildings, and they provide much needed affordable housing. They also provide density with low height (I support height, but many don't). But this implementation is bad - completely cut off from the street, no engagement with the neighborhood. The same scale buildings just down the street (1811, 1815, 1819) are all much better. None of them are exactly beautiful, but they are more visually and functionally generous to the street and to their occupants.

4 1807 Addison St. (Continued)

3. Would you like to provide any additional explanation or feedback?

- Having actually walked by this property, the 2 large trees on the sidewalk median are very helpful in making this property compatible and less intrusive.
- I would like to see the building possibly add one more floor to the top and use more space in front as a yard.
- Horrid - a building of this size/massing/placement could work in a lower-density residential neighborhood if it was detailed, articulated, and designed well. This survey should address design issues, not just massing/placement. This is an eyesore from the street and from neighboring properties, which is 80-90% of its problem.
- This close to Berkeley's urban core, such a diminutive building sticks out horribly. The neighborhood character would be improved by construction of a taller, denser structure without off street parking.
- The poor building design is compounded by the building set back behind a parking area, common in these 1960s-70s designs. It is not at all in sympathy with the neighborhood and no windows facing the street reduce street safety.
- Argh. Where's the infrastructure to support new housing?

5 2124 McKinley Ave.



RESIDENTIAL 5+	
Zoning	R-2 Restricted 2-Family
Units	18
Year	1929
Height	3 stories
FAR	1.29
Density	84 units per acre
Coverage	51%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- This older building is really quite sweet.
- It has fun architectural elements, so even though it feels pretty close to sidewalk, it is still a decent scale to walk by, and not oppressive.
- Very nice bay windows. The facade has nice features.
- I appreciate that the parkings is in the back, and that the trash/recycling cans are not stored right up front.
- Surface articulation (bays, recesses, and parapet detail) and surface interest (texture, window divisions, stucco bands, panels). These are what make the three tall stories more acceptable for a single family residential neighborhood.
- Bays, arches and cornice bands are classic Berkeley elements...but should you mandate them on new buildings? I do think cornice bands helped the Trader Joe's building, and yet I would not mandate them. Perhaps there could be a list of features, and the requirement could be to provide at least one element of relief to flat façades, such as bays, cornice bands, OR visible roof treatments.
- While the building crowds the neighbors it is a traditional Berkeley multi unit building that fits into the overall fabric of the City.
- Attractive, old style design (1929 building). In and out movement of facade and elaborate entry adds to interest.
- These represent a good height and look for residential neighborhoods.
- This building is great. I love that it has 18 units but has bay windows and other features that signify classic bay area housing styles.
- Great old Berkeley building. This structure would be appropriate on ANY street in Berkeley. I would welcome it next to or across from my own house. It's not any taller than many of the larger peak roofed houses all over Berkeley, and provides much more housing, with a very beautiful and diverse facade. This is exactly the kind of building I have long imagined I might retire to, provided it has an elevator (I assume it doesn't, but a newer building of similar design might).

2. What features could be different to improve compatibility? (Other)

- Driveway and parking area pure asphalt with no softening features. There is a bit of landscaping in the front which I favor but, like many other buildings, both single family and multunit, it is not well kept up.
- The building looks like it could use some love like new paint otherwise no criticism. It is a good fit in the neighborhood.
- I can't tell if it has any yard space for residents? -Given that it is on a back/side street, not a business street like Shattuck or University, I think it should have at least some parts of the street facade set back from the sidewalk a little bit more. The residential area should have more green spaces.
- While the tallest building on the block it has some very nice architectural features. It is massive on the lot. It is an older building with some charm.
- A little more landscaping in the front
- The blank side facades are the most problematic aspect, not the actual height. If the building was set back form the side property lines with a narrow yard, shadows would be lessened, and that as well as windows and articulation would remediate the oppressive side walls.
- Entire lot covered (building is very deep with parking in rear), leaving almost no space for plantings. More could be grown in available side space. -Tall for residential neighborhood. (How did it get built in an R2 zone?)
- Just a few feet farther back from street would have been better for neighborhood compatibility. THE lack of winows on much of the north and south sides is also a minus.
- Parking is needed

5 2124 McKinley Ave. (Continued)**3. Would you like to provide any additional explanation or feedback?**

- Since this bldg. was built in 1929 it is very compatible with the rest of the neighborhood and has an attractive design and aesthetic (though it appears to be a bit neglected.) I don't expect future construction in the 21st C. to be inspired by this building but I have noted on other properties, I like buildings to reflect something of the old character of Berkeley. Having said that, I love the new parking structure between Center and Addison. It really makes the streets come alive and this is the best example of converting a parking giant to something fun!
- Good example of multifamily that integrates well with single-family and duplexes on a residential side street. Need to align incentives for this time of small infill--I'm not sure it pencils for most developers.
- The building doesn't really fit the aesthetic of the neighborhood and it looks out of place. The building is surrounded by single family homes or other apartments with a lot less units.
- The new standards need to address ALL sides of new buildings and their impact.
- While the building crowds the neighbors it is a traditional Berkeley multi unit building that fits into the overall fabric of the City. Much better than the new multi-family buildings being built now
- Restore
- The architecture is not great but much more pleasant than stops 3 and 4.
- Will the city insure that these multifamily units will be maintained? There are many rundown multifamily buildings in Berkeley.

6 1950 Addison St.

The Addison Apartments



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Buffer
Units	107 (4 BMR)
Year	2020
Height	7 stories, 74'11"
FAR	5.06
Density	227 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Because this building is on a narrow street with other large multi unit apts. and retail at ground level, I find it's use of glass and steel appropriate and adds light and movement.
- I guess its good that they put bare minimum effort to not have an entirely flat facade, with the afterthought decorations on the facade, but it really feels like a half-finished afterthought to disguise its uncreative blockiness. -I guess the step-down on the west is good.
- There's a lot of flat surface, but an overall idea of articulation makes the building more interesting. For this street in downtown the density and height are welcome.
- This fits in on this rather non-descript block of Addison. It's too bad the façade elements don't do anything. They don't provide shade. They aren't balconies. They provide a little relief, I guess. This building passes, but doesn't contribute, in my opinion.
- Moderne chic glass and silver metal facade is attractive
- Parking needed.
- Modern design! Very forward-looking which is great
- I imagine this building is controversial, but I support it. It's the right scale for the location right downtown, and the facade has the advantage of being coherent, even if it's probably too corporate for most peoples' taste. I wish the ground floor engaged with the street more - it has lots of windows which is good, but no retail or other public usage.

2. What features could be different to improve compatibility? (Other)

- The Placement of the building is OK but it would have worked much better, I think, if the ground floor (or maybe first two floors could have been recessed to provide more openness on the ground. (I don't know the mechanics of that suggestion but there certainly are buildings designed that way. Yard space isn't too critical at this address because the back side of the building faces on Center St. right across the street from MLK Park. We noted that there appears to be a large terrace on the roof which is always a great idea, in my view.
- One less story would make this more pleasant on this narrow city street. The horizontal bars/metal banners don't add anything to the design and make it look like an office. The glass is too reflective and really shouldn't be used. Bird safe glass needs to be required.
- Public art/mural on blank ground-floor wall
- Can't tell if there is any roof deck yard space type areas. -This type of reflective windows is prone to bird-strike death. I wish Berkeley would adopt an objective standard recommended by Audobon Society to reduce harm to bird populations by mandating measures to reduce/prevent bird strikes on windows. -I put it in the positive features as well, but this building was obviously designed as a giant block, then had some superfluous bars hung on the front to give bare minimum interest to the front. Its better than nothing, but still really ugly. All I can say is that it's super fortunate that this building is on a smaller back street that gets less traffic and use because it would be an embarrassment on a major street like Shattuck or University. I don't hate contemporary design when its actually nice DESIGN, but this just screams low-effort.
- Pretty small sidewalk median strips. Even with the 4 trees planted, the stingy median strips means that these trees will be stressed, and have difficulty becoming health mature trees.
- More balconies would make this look less like a commercial building ad more like a place that people who need light and air would live.
- At least there is one bay.
- Just awful
- Wrong style
- Parking and traffic are already a problem in this area.

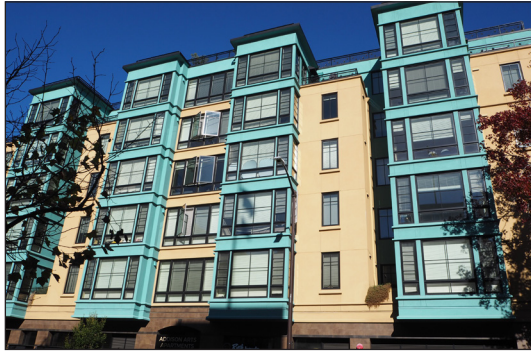
6 1950 Addison St. (Continued)

3. Would you like to provide any additional explanation or feedback?

- I've always enjoyed seeing the huge signs painted on the back of the building which can be seen from the park, with positive, upbeat messages and bright colors. I would love to see more artwork on the exterior of new buildings.
- It is essential that as we increase density, we also provide for appropriate, commensurate green space.
- The building is beautiful and a great use of the building. It includes a gym for tenants and a parking garage.
- On the commercial streets of downtown, even another two stories, if set back a bit, would be welcome. The way the ground floor addresses people on the street (coldly) is a big missed opportunity.
- What's going on with the ground floor? Is that supposed to be retail? That isn't likely to work. The block is very quiet, totally unlikely to be competitive with other more active blocks or online shopping. Let's be realistic so that we don't have empty storefronts.
- Really ugly. This is a bad design and not compostible.
- This is a horrible incomparable design that makes people feel like widgets
- Apartment should keep with the same style of area.
- As with all the large, downtown apartment buildings on this walking tour, it is massive with no setback from the sidewalk and minimal plantings. Use this answer for all the following buildings...
- The balconies are interesting but I wonder how functional they are. The architecture is tolerable and I like the window design and the large area of the windows that bring in light (especially since they are on the north side)
- How about making this park safe and attractive for families? It's a filthy bum zone now.
- Without giving too much leeway to really dramatic "starkitects," I would love for zoning rules to allow for integrating new architecture and design styles into existing streets. Not every building has to look the same in order for a neighborhood to look and feel cohesive. Progress is good. :)

7 1935 Addison St.

Addison Arts



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Buffer
Units	69 (7 BMR)
Year	2016
Height	6 stories, 60'
FAR	3.46
Density	207 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- The use of color makes this building more interesting. Six stories is a height that works.
- I like that the full height is not totally visible on the front facade. -I like that it manages to not totally overshadow the little restaurant courtyard behind it. -Broken up facade is good, though dull. -Bay windows look like they would give the residents nicer interior light.
- 1. Ground floor articulation and texture make a difference. 2. Upper floor window detail reduces the apparent scale of the building, creating a more human scale that's easier to mentally project human life into.
- Bays
- The varied facade is good and makes it appear smaller than it really is
- Attractive paint job, interesting in and out facade and grillwork around roof.
- What I see here are more housing without parking or grocery shops.
- Well done. Traditionally-inspired design, decent coloring (could be a bit more muted, to better replicate the copper cladding it's emulating), good variation in the massing. Masonry/tile on the ground floor is always an easy and popular choice, and lots of good retail space too. Would even say that the various setbacks and forms do not need to be so extreme, if that would help with costs.

2. What features could be different to improve compatibility? (Other)

- Just as mentioned previously, we should be thinking of wide sidewalks for the future.
- Feels tall for the area, looming over media building. -Overhanging the sidewalk feels way more intrusive on this little street compared to the one on University at Grant, which was ok because it's a wide street with lots of sunlight. This one here is just looming, dark, and unfriendly.
- Planting, integrated or in large pots, would soften the streetscape. Even a few would create a sense of a street that's occupied, rather than barren. The 2010 Milvia St. pots are effective this way.
- Color
- There is not a decent public park in this area.

3. Would you like to provide any additional explanation or feedback?

- I like the way the facade is cut up with the two color schemes making it look like a series of smaller buildings. Also like that the ground level is distinct from the upper floors; more wood and recessed entrances. It seemed appropriate for its location along with the new Addison Apts. across the street.
- This street feels really small for such tall buildings on both sides of the street. The pedestrian experience feels like a cold dark tunnel. If it weren't for the neighboring smaller buildings, this street would be lousy, especially with no set-backs from the sidewalk from this and the one across the street. If there is some way to regulate that specific combinations of buildings on a street need to leave some kind of access to green/sky/sunlight in combination with each other. I realize it would be nearly impossible to regulate, but sandwiching these tall buildings all along both sides of a narrow street, with protruding facades overhanging sidewalks both sides of street, will be incredibly hostile and uninviting to pedestrians. Maybe have a bit of courtyard-like setback on street facing facade?
- This is just an ugly building. Not much of an aesthetic or design. The 2 tone colors are not attractive. Uglifies our city.
- Although it's not unusual or terribly creative, the building creates solid downtown infill.
- The colors are ghastly, but that does not mean that I would support the regulation of color in Berkeley. Who is the arbiter of taste?

(Continued on next page)

7 1935 Addison St. (Continued)

3. Would you like to provide any additional explanation or feedback? (Continued)

- Ugly and not compatible.
- This is somewhat better than average
- Apartments are the wrong style. Their too high
- See #6
- There is a nice rhythm on the facade with the window bays. Too bad that only the top floor has decks. I guess the lack of windows on the front part of west and east sides is due to concern about future buildings being placed there.
- Are you building tomorrow's Tenderloin/ghettos? Who's going to enforce maintenance and safety?

8 2055 Center St.

Berkeley Central
Apartments

MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Core
Units	143 (23 BMR)
Year	2012
Height	10 stories
FAR	7.56
Density	277 units per acre
Coverage	96%

- For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
 - We thought the parking lot next door was way more attractive than the building and gave it a B-
 - I like that it doesn't overhang the sidewalk -I like that the storefronts aren't empty -It managed to break up front massing/facade without just looking cheap like the other one down Addison; and it managed to do it without looking like faux 1890-1910 architecture.
 - 1. Feels like a downtown building. 2. Balconies (just barely) make it feel residential rather than like a modern riff on old art deco office buildings.
 - Balconies give facade some interest.
 - No features make it attractive or complementary.
 - I appreciate that parking is somewhat hidden, but would love to see less space devoted to off-street parking for such a centrally located building.
- What features could be different to improve compatibility? (Other)
 - Why is this building always advertising for tenants. What is wrong with the units.
 - More color. A bit drab given the height and repetition of stories
 - Still concerned with bird strike window design. -Could still maybe use a bit more step back from street, to make it feel less dark, and get a bit more sky access
 - Needs more green space out front. The 3 trees planted - the one in the middle already looks deformed. Why pretend or just go through the motions. There needs to be sufficient care and space for trees really to grow rather than just die or become stunted half broken things. Awful.
 - Articulation of the ground floor surface that pedestrians experience would help mold the streetscape more interestingly.
 - These balconies fail to contribute to the aesthetics. They add no life, no welcome, no warmth because they are dark, flat, and deeply recessed. And is that more ground floor retail? Are offices at least allowed? That would be more promising. Anything is better than chronic vacancy.
 - Massive, fills lot, no set back from sidewalk, 3 skinny street trees, otherwise no green - similar to other downtown apartment buildings. A blocky behemoth.
 - Essentially you're making downtown inaccessible for shoppers and theatre/movie goers.
 - This is mediocre. Size and massing is all good, and perfectly appropriate for the location. Facade is poor. The metal facade elements are good - clean, coherent, a few art deco nods towards the roof. The tile/masonry on ground floor and above look cheap - like bargain basement tile and cinderblock, even though I'm sure it was much more expensive. The balconies are also terrible - uninhabited, uninhabitable, and ugly to look at - they give the whole building a cheap, uncaring feel. Better to not have balconies than to have these.
- Would you like to provide any additional explanation or feedback?
 - This was my least favorite building; cold, uninteresting design, not distinctive in any way. Looks more like an office building than a place where people live. On the other hand, the parking garage next door is one of my favorite structures in Berkeley. I never thought you could make a massive parking lot look beautiful and fun to look at both day and night
 - Please adopt an objective standard recommended by Audobon Society to reduce harm to bird populations by mandating measures to reduce/prevent bird strikes on windows.

(Continued on next page)

8 2055 Center St. (Continued)**3. Would you like to provide any additional explanation or feedback? (Continued)**

- Downtown buildings are not just their surfaces, bulk, and materials. They sculpt the sidewalk space which has a tremendous effect on pedestrians' experiences of the city. Had this building undulated in and out at the street level, even slightly, imagine the difference in the experience of walking down the street, in comparison with the straight shot of parallel lines of building, curb, and parked cars. It's almost more of a car-speed-oriented design vs. a human-speed one. Even 12" to 18" of undulation can create a better rhythm for people.
- There is nothing to recommend this building; the balconies are too dark to be useful and so look like suicide platforms
- See #6
- Nice that many units have "balconies" but the inset balconies/terraces are somehow less attractive than the ones that are not inset. They give a look look to the building.
- Who'd want to live there? Yuck.

9 2120 Allston Way

Gaia Apartments



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Core
Units	91
Year	2001
Height	10 stories
FAR	5.52
Density	267 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- The sculptures on the front of the building are really attractive, but they get lost in the background.
- I love the tile at street level: much better pedestrian experience from sidewalk. Also love integration of arches. -I like the facade/massing STEPS BACK from sidewalk slightly; much better than the buildings which have overhangs over sidewalk. -looks like nice roof terraces. -I think I like this building the most out of the ones on the tour. Even though it is very large, it has lots of step backs on top. Lots of windows and roof terraces and looks like a nice place to be inside, as well as pleasant from the sidewalk.
- I know there was controversy when this building was approved but of all the buildings seen so far, this building is the least intrusive, maybe because of the architecture on the ground floor, that makes the face of the building more interesting, and the set-back right above the middle.
- 1. I'm not a big fan of the fake historicism, but the level of detail at the sidewalk does feel like Berkeley. 2. Creating two tower elements on the street facade helps the pedestrian experience by emphasizing vertical lines rather than unrelenting horizontal lines - especially on such a big building.
- Tower element, window divisions, cornice bands, and arches are all very Berkeley. The landscaped terraces are wonderful.
- The design is much more compatible with Berkeley design than the more modern buildings
- Huge, artsy, new building. Attractive ground floor wrought iron, tile, sculpture. Central facade setback creates interest.
- Such congested living spaces are not good for humans.
- Wonderful. A testament to what assertive and coherent design can do. So much density, and still so welcoming and humane to passers-by.

2. What features could be different to improve compatibility? (Other)

- I was in this building years ago and if I remember correctly there is a dreary dark courtyard in the center which wasn't inviting.
- I am concerned that the residents might soon have a view of the side of a building on Shattuck and Oxford faces of the building. Its a nice number of windows now, but how much setback would a new tall building put up on the lots immediately next door to this? Would those windows get any natural light anymore?
- More greenery and public space.
- The building could have been conceived as multiple buildings to break up the overall feeling of a large mass
- 2 trees in front, otherwise zero green
- This looks like an area to avoid. I guess the residents will shop nearby, but someone who doesn't live there will find it inaccessible and uninviting.

3. Would you like to provide any additional explanation or feedback?

- This is an iconic building; a good melding of old and new and fits well with the style of Berkeley. I had the opportunity to attend an event on the roof terrace of this building, where the view was stunning looking both east and west. I like the treatment of the ground floor and archways which separates commercial from living units.
- Arches are nice element. Not everything needs to be compatibility with whatever happens to be next door
- See #6.
- The step back helps but I still wonder if the height isn't just a bit much for such a narrow street. I do like the architecture.
- I love the tile and setbacks, but I don't think they should necessarily be required for every building. Straight roof lines and rectangular buildings are great too.

10 2119 University Ave.Bachenheimer
Apartments

MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Outer
Units	44 (9 BMR)
Year	2004
Height	6 stories
FAR	3.03
Density	145 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- We liked this building, in fact we liked what was being done with the entire site, but the red tiles on the corner building don't work. The variations in style, structure, color when viewed with the entirety of the block all worked together. We felt there was real care in design.
- Looks decently set back on sides, so that even with new buildings next to it, its residents will still have a bit of natural light. I like the scale of this building, and that it manages to have a lot of architectural mix going on in such a small space
- This is a funny building, right where shattuck comes into University. For so long it looked empty and not well used.
- The capped tower element, visible roof overhangs, arched window recesses and ground floor are all very Berkeley, and I like them. But could you mandate these without winding up with a kitsch town? I don't think so.
- Attractive style and colors make it look sort of old tho it's a new building. Inset balconies add interest to the facade.
- Not as unattractive as other units shown in this survey.
- Beautiful first floor retail space
- Very nice. New buildings in Berkeley should not be forced to copy traditional design elements, but it's a fine approach and can be done very well, as here. The tower element is refreshing, and of course the windows are excellent. It references its neighbors, and fits in perfectly.

2. What features could be different to improve compatibility? (Other)

- We really liked how the whole block is coming together.
- What is the purpose of the side yards? Building should be taller in this location
- Sad empty storefronts!!

3. Would you like to provide any additional explanation or feedback?

- This building, like 2120 Allston (#9) is distinctive and has all the elements of good design that 2120 Allston has. Also restful colors, melds the past and the present and has very nice ground level elements and arches which distinguish it from the upper residential levels. Good ratio of market rate and BMR.
- Affectatious.
- This is one of my favorite new buildings
- Building is too high
- See #6
- I still think this is the most distinctive and attractive building constructed downtown in the last 20 years.
- This style is more Berkeley-like and attractive.

11 2101 University Ave.**Acheson Commons**

MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Outer
Units	205 (18 BMR)
Year	Under Construction
Height	6-stories, up to 75'
FAR	4.0
Density	182 units per acre
Coverage	84%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- We liked this whole complex.
- Tower element, visible roof overhangs, cornice bands, arched elements are all very Berkeley. I appreciate the preservation of the ground floor facade. Others may disagree, but that facade has been a navigational landmark for me since 1984, a real place-maker.
- This building is stylistically compatible with the location and adjacent buildings
- Nice styling of new upper building (tho it doesn't quite fit with the old ground floor).
- Not walls of glass and more attractive
- The break in the building a la the equitable building is a nice amenity for residents. I like that this building preserved the street design of the previous building, though i don't necessarily think developers should be required to do so if it will significantly slow housing construction or increase costs.

2. What features could be different to improve compatibility? (Other)

- The red on the tile at the bottom does not work,
- Color is very white
- As a central downtown, corner building, if could have been another one or two stories higher.
- As always with the large, downtown, multistory buildings, no plantings.
- Scale and massing are fine for this one - very appropriate for the downtown location. Design is a bit ramshackle - no coherent vision, sort of slapdash. Both ugly and anonymous.

3. Would you like to provide any additional explanation or feedback?

- I understand that the developers were trying to retain the decorative elements of the original building while creating a modern 5 stories above. I don't like their solution. The color scheme doesn't work. It kind of looks like a mistake.
- Retention of facade is cool and ground-floor details are really beautiful
- More trees please!! More sidewalk planting!!
- 1. We need to take advantage of parcels that are not adjacent to single-family residential structures, and build even higher. 2. This is another slightly affectatious pseudo-historicist building that, although some details are interesting or done well, is revisionist rather than creative.
- This is my favorite of the new buildings
- Building height too high and too many units.
- All the large, downtown, multistory buildings fill their lots and leave no space for any plantings. I suggest you require roof gardens (including trees and milkweed) on all future buildings like these. This would fit with our desire and policy to go green in Berkeley.** -I didn't answer the individual questions on these large buildings. They are all compatible with a 'large, tall downtown' look, all fill their lots, none have setbacks from the sidewalk or upper story setbacks, there are no yard spaces and few have balconies.
- This new development is helping complete a more harmonious, taller but still varied facade for the block on University Avenue. The architecture above the ground floor however is rather dull.
- Style-wise these are OK

1 1911 Ninth St.



3 DETACHED UNITS ON A LOT

Zoning	R-3 Multiple-Family
Units	3
Year	2014
Height	3 stories, 34'11"
FAR	0.95
Density	20 units per acre
Coverage	39%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Stepbacks help, but it depends on the surroundings, right?
- Permeable paved areas
- I turned in hard-copy for most of the tour. Didn't get to this building on the walk. One thing I need to say: the overall context is of utmost importance - the whole area needs to be considered for walkability, crowdedness, peacefulness, not only one building or another. Too many massive buildings within a couple of blocks degrades the area. Ample open space is needed.
- This is a mixed street without a strong character. The building is tastefully done and generally improves the street.
- I'm wondering why you're asking about compatibility. Shouldn't we be talking about the future pattern of Berkeley, and what constitutes a beautiful street or neighborhood, rather than asking if this "matches" buildings of the past?
- Aesthetics fit in nicely with the neighborhood.
- Style of building .
- Successful design: -Although it is three stories, the entire building is not at maximum height; average building height is lower than the maximum of peak -Combining driveway with setback from fence property line -Permeable pavement in driveway enhances open space so driveway feels more garden-ish invites use for courtyard patio or gathering space -Private yard/green-space in front along the sidewalk seems more useable to residents than open to street -Massing is broken up: Facade of building is not single expanse. It makes it feel like a smaller house than it would if the front were all one single wall. -Use of wood-like siding, window frames and trim fits architectural styles of older houses in the neighborhood. -Looks like they have nice number of windows for residents, but don't have giant invasive windows to look into the close-by neighbors on the north side. Maintains neighbor privacy without depriving residents of having good access to natural light
- Very nicely done!
- Architectural style, windows, & finishes.
- it is not a box, the 3rd story is a pitched roof which decreases the intrusion and is more visually compatible
- This is good. Not a lot of yard space for the occupants, but that's their choice, and will be reflected in the price. Does not impact the neighbors at all, and the building overall is of an appropriate scale (could be bigger, but it's fine as is). The two-tone board and batten on the front house is a bit awkward. Looks better in uniform blue with white accents on the second house.

2. What features could be different to improve compatibility? (Other)

- Could be taller in parts, but needs more paving - from unused Wells Fargo?
- Usable outdoor space, property trees, accessibility
- I turned in hard-copy for most of the tour. Didn't get to this building on the walk. One thing I need to say: the overall context is of utmost importance - the whole area needs to be considered for walkability, crowdedness, peacefulness, not only one building or another. Too many massive buildings within a couple of blocks degrades the area. Ample open space is needed.
- One could say this is compatible because of the gabled roof, but what does that mean? There are plenty of Berkeley buildings that have flat roofs or parapets that are perfectly compatible. What are you going to do with these survey results? It would be a mistake to mandate gabled roofs just because you showed a gabled roof next to other gabled roofs and people labeled it "compatible."
- Upper story set back is on the south side, which would perhaps allow sunlight to a house on the north, if one was there. However it completely block light to an actual house on the north, reducing the comfort and value of that home.

(Continued on next page)

1 1911 Ninth St. (Continued)

2. What features could be different to improve compatibility? (Other) (Continued)

- Less lot coverage, more yard space. Overall good use of space - all neighborhood-appropriate style buildings that are not imposing.
- Vegetation (native plants)
- Its unclear if residents feel the open space meets their needs/interest. It would not be enough sunny yard for me, but not everyone cares about personal gardening space. If Berkeley is going to substantially infill all of our neighborhoods, we should have a plan to identify places for more public community gardens to offset the loss of private garden spaces.
- More yard space, more open space between buildings, buildings separated by green space/trees

3. Would you like to provide any additional explanation or feedback?

- More height on San Pablo side appropriate if stepped back to retain open space in back or create new open space on side. North setback is too small. Small roof area there now could be improved to function as balcony.
- Placement of 3 buildings. A “dormitory usage.” Buildings on steroids, massive and crowded. There are small courts between buildings which create relief spaces common in the area. The “Block” & Hearst + have mix of 1 to 3+ (one being built) structures, plus a church...
- I turned in hard-copy for most of the tour. Didn’t get to this building on the walk. One thing I need to say: the overall context is of utmost importance - the whole area needs to be considered for walkability, crowdedness, peacefulness, not only one building or another. Two many massive buildings within a couple of blocks degrades the area. Ample open space is needed.
- Increase in massing and height compared to 1909 to the north appear to be minimal because of the building to building separation and 2-story predominant context in this block.
- Good example of denser infill. So much comes down to a well-proportioned building with good materials. This is a simple form, but the texture makes its scale feel smaller and clearly residential.
- What do we value besides “compatibility?”
- The building in the rear is out of scale with the other back yards adjoining it. If this is supposed to be family housing, I see no outdoor area available for children. Are driveways counted as yard space? If so, that misrepresents the coverage number. Green space is needed for habitat, climate protection, and human needs. This level of density is not appropriate to encroach on so much open land. The fact that is is not BMR makes it all that much worse.
- way too dense
- Existing area have 1-2 story homes and the style and height of this building is out place of place.
- Nice design including materials that fits well into the neighborhood.
- Plantings encroach on sidewalk. This hinders pedestrian movement.
- This was a well-done project.
- Style is attractive tho building is tall for neighborhood. I think no backyard, tiny front yard, little green. Adequate off-street parking.

2 1810-1816 10th St.



4 UNITS IN ONE BUILDING	
Zoning	R-1A Limited 2-Family
Units	4
Year	1943
Height	2 stories
FAR	0.26
Density	19 units per acre
Coverage	19%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- On-site outdoor space and trees
- Consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
- The openness creates a unique opportunity for landscaping, but this is a unique configuration that doesn't fit into the general density of the neighborhood. It's nice, but should not be a standard.
- This is a nondescript building with a lot of wasted space around it. Compatible? Perhaps. Good? Definitely not.
- I believe these are legacy one bedroom units. I have nieces and nephews (immigrants from Latin America) who grew up in a very similar complex on San Pablo near Delaware when their families were very low income. Four families with a total of eight children. The large space around the units allowed kids living in contained space to have play area.
- None it fit in the existing community.
- Great open space, and obviously great access to sunlight for residents, and for pedestrians on sidewalk. -While Massing is a dull solid block, it works because the scale of the building is very compact (not oversized on the lot) and very far from neighbors/property line/sidewalk -Shared driveway: excellent that so many units only have one driveway cut across the sidewalk out front, and it leaves most of the lot open, rather than taken up by paving and parking. -Older architecture fits neighborhood.
- Exterior stairs up to second floor - attractive and a nice touch.

2. What features could be different to improve compatibility? (Other)

- Orientation to street and other houses.
- Kid-positive
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
- This block has some large boxes and so this building fits in, thought stepbacks and balconies would improve the social aspects and outdoor opportunities for residents.
- Landscaping would help.
- If these units are BMR, leave them alone. If they are not, it would be OK to add another story and allot space to BMR.
- Could use landscaping, the large bark area does not provide a nice transition between public and private space.
- None
- Needs vegetation (native plants)

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2 1810-1816 10th St. (Continued)

2. What features could be different to improve compatibility? (Other) (Continued)

- -While this has a lot of open space, it provides little or no privacy for the tenants: how can anyone have patio furniture or a bbq without it getting stolen here? The size of open space is great, but it maybe more than the residents need, and not arranged in a way that is most useful to residents: I can't tell from looking if the whole apartment comes out and plays ball games, or fetch with dogs in their vast front lot or parking area or not, so I can't judge its utility. -Massing design is just a single block -uninteresting, but unoffensive because the building size doesn't overwhelm the lot. -My preference is for permeable pavers, but at least the driveway seems decently maintained. Again, given the open space on the lot, the driveway material is less important.
- Landscaping: Small bushes and a few tall trees.
- More density
- Make better use of the lot.
- Ugly from street tho good height (at only 2 stories). Needs more plants, especially in front.
- anything to make it less a box
- This is not great. The lot is huge, but you're ultimately not getting very much housing, and it also completely turns a cold shoulder to the street/neighbors. This would be much better with more and smarter lot coverage, like a generous green courtyard entrance to a single building, and smarter parking placement. More height would also be good - an extra story would go entirely unnoticed given the surrounding buildings, and assuming some more trees.

3. Would you like to provide any additional explanation or feedback?

- Garden would be good in front as at 1802
- Gathered 4-plexes are my favorite local housing approach. The buildings may be arranged variously, as is seen throughout the area. This particular example shares a sizable lot with its twin with plenty of open surroundings - great for kids. However, it seems a bit under-utilized.
- I turned in a hard-copy for this building.
- This is a rare find in the R1A zone - to have 4 units and only .26 FAR - and has to do with the enormous amount of surrounding yard space. Also has an "enclosed" feel because of how far it's set back from the sidewalk and separated from neighboring buildings.
- Would fit better if the landscaping matched it's companion building next door.
- This is a suburban site development pattern, not a more urban one. Not a great example to ask about - I would think people will respond more about this very different typology rather than the "compatibility" you're asking about.
- This space needs some trees and other greenery. Landlord should be required to add them.
- Overall, thumbs up. Nice setback, off-street parking, lots of open space. Could probably add buildings/units (thoughtfully) to create more housing here.
- It's the right height and style for existing community.
- Pretty simple 1943 design but quite pleasant including the way the two buildings face each other across the landscaped drive area.
- In reviewing this project I kept in mind the period in which this was built. But, for today the property is wasted with yard space no one uses, the finishes are low quality, the FAR could be higher.
- Nice big lot with ample parking.
- It is a box devoid of architectural interest

3 1080 Delaware St.



MIXED-USE 5+	
Zoning	C-W W. Berkeley Commercial
Units	51 (4 live/work)
Year	2012
Height	4 stories, 49'
FAR	2.15
Density	108 units per acre
Coverage	83%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Best large building in san pablo corridor!
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
- At four stories, this is a large building for the area but doesn't loom over the adjacent buildings, and in fact steps back so as not to infringe on the house to the west. This is going to be the future of the San Pablo corridor and that is OK.
- Tower elements. Eaves visible from street level.
- Part of the building has good set back, allowing tree scape. The portion on Delaware just before San Pablo should have same setback and trees for human scale. The step backs for light access to adjacent buildings looks well done.
- I like the attempt to make it appear to be multiple buildings so that the massing is in scale with the neighborhood
- Color
- Overall style is compatible with neighborhood
- Great that there is no driveway cut along San Pablo sidewalk. -Great step downs to small neighboring house
- -Materials of wood, some decorative choices, arches, peaked roof...etc. match neighborhood. -The variation in massing on facade helps offset the overhanging parts over the sidewalk on San Pablo (small overhanging bay windows, rather than the entire facade overhanging the sidewalk).
- Excellent stepbacks from neighboring properties.
- Architectural style, windows, & finishes.
- Way too tall for Delaware St./neighborhood but very nice design, especially in and out facade.
- architectural interest, variations in height & color. 4 stories is ok for san pablo avenue but It overshadows the homes to its west
- Well done. San Pablo location warrants height and full lot coverage. The design has the randomness very typical of this kind of project, and is already looking dated, but that's fine - buildings aren't timeless until they're very old. The step down to neighboring houses is well done, but not necessary.

2. What features could be different to improve compatibility? (Other)

- Design Review: please no more faux traditional architecture.
- Open space on the street--include a break in the facade to provide a green space or a plaza for residents, neighbors, and people strolling by to enjoy
- I'm somewhat concerned about those on the 2nd floor dealing with noise and fumes. I can't tell what the set-backs in the back are. .
- More height is OK for San Pablo
- This building is not "compatible" with the one story stucco commercial building across the street nor with the residence behind it on Delaware Street. Does that matter? Probably not. I would like to see the zones behind the major corridors up-zoned to create a transition, rather than asking buildings on the corridors to step down to R zone height.
- Most of the units have very little outdoor space for families.
- No public park/green space

(Continued on next page)

2 1080 Delaware St. (Continued)

2. What features could be different to improve compatibility? (Other) (Continued)

- Needs landscaping (native plants)
- UNENGAGING STOREFRONT. Even if retail spaces are empty, or if they are live-work spaces, Berkeley needs to work on a way to match up local artists to fill the empty windows, or ANYTHING to make it more interesting. -can't tell if there is open space provided for residents. -Substantially larger than neighboring buildings
- No yards, some plantings packed into tiny green area in front.
- Decreasing height to the west more setbacks

3. Would you like to provide any additional explanation or feedback?

- Except for its height and utter lack of life presence, this side of this recent “sentinel” is easier to take than the San Pablo frontage. The street aspect from the 10th/Delaware + is rather impressive- at night. No evidence of street-level life, along a wide inviting sidewalk. Very gloomy. The facing shingles are a disgrace [“sentinet” = a prominent neighborhood landmark]
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
- This is an excellent example of stepbacks away from the commercial area into the R1A zone, which really reduces the feeling of “mass” from the west side.
- Good stepbacks/downs to blend with properties in back.
- It’s more successful as a transitional building abutting the smaller-scale residences than as a San Pablo building. Zoning standards that would force this much fracturing of a facade could lead to chaotic-looking compositions. This one is verging on that.
- This survey is asking about architecture, not streetscape or urban pattern. Just keep that in mind when you try to make use of the “findings,” because what you’ve found will be whether people can match shapes and features. I’m not sure how this will be helpful.
- We need family friendly BMR units. That is the “missing middle” we really need, since market rate is for upper income people.
- Nice transitions between public and private spaces. Good that highest walls face busiest street (San Pablo)
- Building’s height is too high. Style is wrong style for existing community.
- if San Pablo Ave is going to mostly be built to 5+ stories, which currently doesn’t fit the general neighborhood or street, there needs to be a plan to make the street levels engaging, support more retail, or arts, or non-profits, or community uses...etc.
- Nice lively design in facade and use of materials and attractive garage entry (which is unusual). It steps down to the neighbor homes very well.
- SPA is where housing should be targeted. This is a great example of what can be done. This has great sidewalks, commercial space, and the garage entrance on a side street.
- This is a really well-done project and its size is appropriate for its location. The way it steps down toward the neighborhood works well. The Architectural style and finishes used relate well to the neighborhood.

4 1744-1756 10th St.



5 UNITS IN TWO BUILDINGS	
Zoning	R-1A Limited 2-Family
Units	5
Year	1943
Height	2 stories
FAR	0.67
Density	52 units per acre
Coverage	53%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- This apartment building is acceptable in the neighborhood.
- This building matches the scale of others on the block. Is that what you mean by “compatible?” Could taller be “compatible?” Sure it could. Must the building have the same setback all the way down the streetscape? I don’t think so. It makes it flat and boring. It would be better to allow a 50% encroachment for a portion of the property line, for interest.
- Architectural style
- Nicely very little driveway cut across sidewalk
- OK but 1810-1816 10th from the same year is a much better design.
- Placement with street feels good for structures of this era.
- Pitched roof line, square interspersed with rectangle shapes

2. What features could be different to improve compatibility? (Other)

- Site and street trees
- Blocky forms like this connote rental and multifamily ‘plexes.
- Why would we want to increase the degree to which this building is ‘compatible’ with a very boring block that isn’t dense enough to meet the needs of this community?
- This property could be improved if one units was removed and a third story added to the two units fronting 10th St. With a step back the unit fronting Delaware could also support a 3rd story. This would. These actions would improved density and add family friendly open space.
- Fits in nicely with the neighborhood, nicely set back with attractive plantings in front yards. Mini front porches facing street a nice touch. Giant parking lot kind of a bummer, would be nice if some of it were yard/recreation space for the dwellings.
- None
- Needs landscaping with native plants
- Looks like yard space lacks privacy: no way to have patio furniture or bbq without it being stolen
- Improved landscaping to buffer the building from the street.
- More density
- Very plain and unattractive shape. No yard, skinny strip of green around outer perimeter.
- These buildings could be denser, and much more beautiful and welcoming for their occupants and the neighborhood. They’re “appropriate” in so far as they match the scale of some neighboring structures, but there are taller buildings nearby. They could definitely use better differentiation between the units (e.g. better stoops/porches). It’s nice that the parking is back away from the sidewalk, and it could be improved by putting up a nice portico and gate/door over the driveway - nicer for residents, and nicer for the neighbors, as it would disrupt and hide the concrete expanse.

3. Would you like to provide any additional explanation or feedback?

- Superficially good, but really no usable common open space. Close to street okay now, but if large buildings/more traffic nearby, seems could be degraded livability. Stepback ok on north, but twin buildings in back shade yard next door to North.
- The “yard” space is the lawned green buffers between sidewalk and buildings. The interior spaces are all to the benefit of vehicle parking, however. There is one shaded passageway with some planting. This “walker-built” arrangement of gathered 4-plexes is found throughout West Berkeley/Oceanview. I love them...

4 1744-1756 10th St. (Continued)

3. Would you like to provide any additional explanation or feedback? (Continued)

- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
- Though the lot coverage is 8-13% above what's permissible in this zone, it seems to not be noticeable because of the nice job of creating relative setback from the sidewalk and a front yard. The predominant context of this part of the block contains 2-story buildings.
- Like that parking is behind and doors, and small porch & overhang, open up to sidewalk
- Lack of thoughtful residential design elements that you'd find on single-family homes. People like those elements not just because they are single-family, but because they are more human-scale and interesting.
- The city should plant, or require landlords to provide street trees.
- Again, for the time in which this was built, it makes sense. But today's standards, it's a poor use of land. The FAR is too low. The pitched roof, windows, and siding are appropriate.
- Nice backdoors/steps decorated by tenants with flower pots. Altho backyard is a concrete parking area it has a 'communal' feel since all backdoors open onto this space.

5 1611 & 1613 10th St.



2 UNITS ON ONE LOT	
Zoning	R-1A Limited 2-Family
Units	2
Year	2007
Height	2 stories, 31'
FAR	0.45
Density	13 units per acre
Coverage	32%

- 1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)**

 - This back building seems to span two properties. How is that possible? Is it a single parcel despite appearances otherwise?
 - Matched predominant 1 story context of that part of the block (with second stories occasionally set back from the sidewalk)
 - Taller height in the rear; adjacent to CW zoning, is great.
 - It's compatible because it's low density. Is that kind of compatible "good?"
 - Only one driveway cut shared by two units -Highest part of back building is very tall, but at least not the entire footprint of building, so it isn't looming
 - This works. Because of the color, it's nearly invisible from the street anyway. the only person impacted by the density here is the immediate neighbor in the gray house.
- 2. What features could be different to improve compatibility? (Other)**

 - No vehicle parking on site, high portion backs to San Pablo commercial, but NOT 2 stories! 3 story "observation tower" highly intrusive to western neighbors...
 - This building works well in the neighborhood and doesn't affect the character at the street.
 - Appears congested due to forced rear setback.
 - Stylistically incomparable with existing house on property
 - Strange access to back unit
 - Driveway is not enough for occupants
 - Needs landscaping (native plants)
 - Can't tell if massive windows of back unit interfere with privacy of either houses on the street?
- 3. Would you like to provide any additional explanation or feedback?**

 - Two small and dreary houses. No frontage appeal. Hills view to East is blocked by tall recent addition to a property on next block over. While in physical concert with the street, they are less-than-ideal representatives.
 - Hard to tell how the rear building looks or is massed, etc. from these images.
 - Nice way to integrate two story building in back with one-story buildings in the neighborhood.
 - Missing Middle housing, and ADUs, need to be allowed to be AT the property line in situations like this, where a residential neighbor isn't affected. Be aware that people taking the survey may not go to Google's aerial view and see that there's a big unit in the rear.
 - It's perfectly compatible with old Berkeley. Once again, is that good?
 - The back building is really tall and very close to the back of the property. In this case it backs up on a commercial area so it's fine, but I'd be very concerned if there were private residences behind it. Strange lot shape with unclear access to back unit.
 - Need drive for occupancy for street sweeper service. Also, to cut down parking issues on street.
 - Rear unit does not respect front unit design and materials seem inferior as 5 years old and already looking dingy.
 - Nicely done!
 - Good mix of styles, like the use of porous materials for the driveway. This is a good example of adding additional housing without losing existing housing.
 - Altho original house is quite attractive with a typical (for neighborhood) front yard, the words that immediately come to mind to describe the back house are modern monstrosity. I suppose no backyard due to second house back there.
 - its cramped and the 2nd story addition looks like it was dropped on - out of place.

5 1626 & 1628 10th St.



2 UNITS ON ONE LOT	
Zoning	R-1A Limited 2-Family
Units	2
Year	2021
Height	2 stories, 25'
FAR	0.43
Density	17 units per acre
Coverage	39%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- We can't see the yard, but this building is respectful of the neighborhood and doesn't alter the character at the street.
- Like the previous example, matched predominant 1-2 story form on this block.
- It's typical, therefore "compatible".
- Is that an ADU in the back? (The blue building with the shed roof.) It's not particularly compatible in terms of form, but I don't think that matters. It is compatible in scale with old Berkeley.
- Nicely maintains neighborhood character with new home WAY back
- Height feels lower because roof line isn't uniformly at maximum building height. -Good shared driveway and semi-permeable pavement -looks like residents have small amount of private yard in middle
- This works - very typical all over Berkeley right now. They kept the exact scale of the street (which is VERY low - too low), and even ameliorated any noticeable height using that slanted roof. I think they should be free to build at least two full stories on any residential street, but this is fine. There's no yard, but that's a choice for the occupants, and does not impact anyone else.

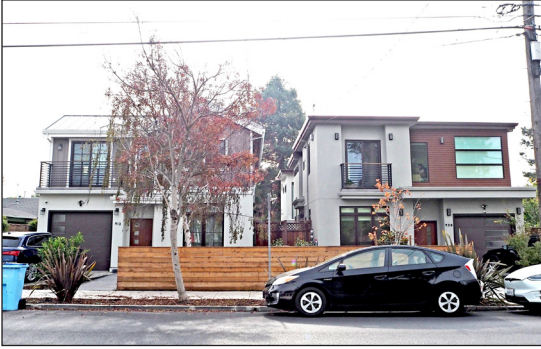
2. What features could be different to improve compatibility? (Other)

- Ruinous addition in back
- Trees
- With full driveways separating homes, there's plenty of opportunity for a higher building.
- What do you mean by "improve compatibility?" Make things match? Preserve the scale of a previous century?
- Make it more stylistically compatible with existing homes; color is awful
- Back unit VERY close to edge of property.
- Needs landscaping (native plants)

3. Would you like to provide any additional explanation or feedback?

- Can't see back - appears to be well-planned.
- The structure in back blocks the view of houses to its West.
- Good way to preserve one-story character of neighborhood, with stepback.
- Although this is obviously "compatible" with (the same as) the houses around it, it's too suburban for what Berkeley needs to be today and tomorrow.
- I wonder if the people behind the tall home on the next street over feel awful about a new, tall building pressed up against their back fence and looming over them. Hoping this kind of thing is accounted for when signing off on new buildings.
- Building is the wrong style for area. It do not fit in with existing community
- Rear unit a bit incongruous in design. Works as a way to increase density in single family neighborhood but not as compatible design. One doesn't have to do the same style, just respect what is there.
- Nicely done!
- Good mix of styles/old & new. I like the porous materials for the driveway. This is a good example of adding additional housing without losing existing housing.
- Original house very nice. Modern back house wouldn't fit character of neighborhood if it were seen. Probably no backyard but small front yard/plantings typical of neighborhood.

6 908-914 Cedar St.



4 DETACHED UNITS ON 2 LOTS

Zoning	R-1A Limited 2-Family
Units	4 total, 2 per lot
Year	2020
Height	2-stories, 25'3"
FAR	0.69
Density	16 units per acre
Coverage	39%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- This building is fine for the neighborhood. I don't like the buildings- they are clearly built by a developer for a profit, but they are acceptable from a planning perspective.
- Separation between front of subject building and adjoining 1 story building to the west (driveway goes to rear building and serves as separation barrier).
- Overall scale and residential detailing and materials.
- I do think these buildings are compatible, even though they are taller than their neighbors.
- Very attractive, integrates well, really nice setbacks
- Shared driveways; reduced driveway cuts across sidewalk -Architecture styles vary from classic-ism to modern-ism, but all compatible with neighborhood -Nicely set back from sidewalk with garden -Looks like residents have private garden space.
- Yard space front
- This is great. Cedar is a busy street, and has no business having so many single-story buildings. This development has nice diversity of textures and depths across the frontage, good materials and landscaping. It fits in perfectly with the neighborhood. They've even reduced the impact of their driveway/parking space by splitting it to both sides.

2. What features could be different to improve compatibility? (Other)

- More open space. Why does the City not have residential open space/storm water management requirements?
- Landscaping, trees, street trees
- Nothing. They are compatible enough. Personally, I would like to see a third story and an extra unit.
- A traditional duplex would be better than shoving two SFH onto one lot
- More units in a space this size.
- None
- Needs landscaping (native plants)
- Buildings are bigger/bulkier and taller than other homes on block, don't fit with character of neighborhood. 2 more buildings in back, probably no back yard, small yard in front.

3. Would you like to provide any additional explanation or feedback?

- Appears to be well-planned. Could be wider setback on Cedar. Can't quite see back south set back. Appears to respect neighborhood.
- A rear (hidden here) building is huge; IT is the affront here. Although recent and rather brusque, they are not unsympathetic to that stretch of a changing Cedar St.
- This is a pretty low-key intervention of four units. Development like this throughout this neighborhood could maintain the general scale of buildings and overall experience of the neighborhood, while easily doubling the number of housing opportunities.
- Just the sort of yuppie buildings that are driving out diversity from historically diverse neighborhoods; the type of cars in the drive ways say it all.
- We need to increase density in Berkeley in general. These units are HUGE! I would like to see twice as many in a space this size. Otherwise, everything about this development is lovely.
- Building should be the style as existing community.

6 908-914 Cedar St. (Continued)**3. Would you like to provide any additional explanation or feedback? (Continued)**

- Interesting how front units have varied design on similar floor plan (though back units kind of boring in design). Another good model for moving beyond single family residential zoning.
- Nicely balanced.
- A well-done project. I like these very much. I call houses on a lot like these “dualies”. I like that we’re seeing more and more of them. I feel it’s a great use of our limited land. The architectural styles and the finishes here are very good.
- Two different styles which don’t complement one another. Create a very dissonant effect since they are the same size, have a single front fence, strong horizontals and very similar colors.

7 1461-1467 Fifth St.



4 DETACHED UNITS ON 1 LOT	
Zoning	MUR Mixed-Use Residential
Units	4
Year	2015
Height	3 stories, 33'
FAR	1.29
Density	34 units per acre
Coverage	43%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Great site landscaping in limited area, good street trees
- Conformity with transitional industrial-residential area. Though taller than confronting properties, it works because the nearest residential units are across the street.
- Ideal infill for a formerly industrial neighborhood with less concern about casting shadows on existing residential SF neighbors.
- This is an eclectic neighborhood, so the fact that these homes introduce a new form is in fact “compatible.” The materials relate more to the industrial building next store, and less to the other residential buildings on the block, but that’s fine. This scale is more “compatible” to the future of Berkeley.
- This only fits the industrial aspects of neighborhood because of the faux-warehouse look cladding. -Distance from front sidewalk is good -Permeable pavement is good
- nod to quonset huts
- NOTHING! This is an ugly lazy corrugated tin eyesore!! Yuck!
- Haha, oh yes, this building. The technicolor silos. I’m actually surprised to learn this was built in 2015 - looks more like 1997 to me. Anyway, this design is awkward. The spacing between the buildings seems incoherent, and they need more landscaping to really respect the surroundings. But the scale and facade materials are fine, given the semi-industrial character of the neighborhood.

2. What features could be different to improve compatibility? (Other)

- Too close together.
- Design. I know it’s a matter of taste... Also, windows for the people who live there.
- At three stories, these new developments in this neighborhood (this is one of three) change the area and I question whether this substantial change is intentional. There is limited outdoor space and the building creates excessive shade. To me is not an improvement.
- Stylistically these don’t intend to be compatible; the “trees” out front are a joke. Looks like we are putting people in tire shops
- Needs landscaping (native plants)
- -oo many driveway cuts across sidewalk. -Barely any private yard space. -Massing too monolithic. Even though it is the same height as 1446 Fifth St., this one *feels* taller because there is no break in the facade. -For three stories, this seems substantially taller than the three story townhouses on tenth (part of Jones development). -Height with no stepback/stepdown overpowers neighborhood
- A dramatic design that overwhelmed the neighborhood. It should have been set back or upper story stepped back to take away from thence of them towering over the sidewalk and neighborhood. Perhaps one less unit would reduced the enormous impact this development has.
- Great use of space. Great design, but could use more useable outdoor space (larger balconies).
- Driveways are too small and difficult to use.
- Everything! This belongs in Emeryville!

3. Would you like to provide any additional explanation or feedback?

- As long as shorter commercial building is on North, setback is maybe okay. First floor units looked cramped and dreary. Offset somewhat by still peaceful location.

(Continued on next page)

7 1461-1467 Fifth St. (Continued)

3. Would you like to provide any additional explanation or feedback? (Continued)

- Very sympathetic predictors of rising seas. “Dormitory” housing - recreate elsewhere. No relation to transit-orientation meaning all residents drive.
- Using color stripes to break up a monolithic facade isn’t effective.
- Fits in with other buildings on that block. One block down though are smaller Victorians so shouldn’t be there.
- You can’t divorce the discussion of industrial materials and stark forms like these from the massing, open space, etc.; these tall buildings would be inappropriate towering over long-time single-family yards a few blocks east, but for this corner, in this block, in this neighborhood, they are channeling both residential and industrial expression, so work well. This neighborhood offers more opportunities for this sort of innovation than others do.
- I hope people can adjust their eyes to this density quickly, because it really is the absolute minimum we should be thinking about.
- What was the design review commission thinking
- Not enough outdoor-yard space. Would be too tall and imposing on similar residential blocks with 1-2 story homes but seems to work here. Again, could probably fit more units in buildings of this size.
- It doesn’t fit with existing community
- Unattractive, stands out as ugly
- I felt the third floor makes it seem a bit high but perhaps the neighborhood is moving that way. A shame that the front is so much taken with parking. I know it is in a kind of industrial district and trying to be hip but I don’t care for the corrugated metal siding.
- More housing supply is the goal; any design that meets existing code (primarily life/safety/sustainability vs aesthetic) is fine; Berkeley aesthetic is eclectic
- I’ve liked these since there were built. Unique look, single-family homes without the land waste. I like the finishes. As I was studying the site, an occupant came out on the balcony. I ask how he liked living there and he said he loved it, and the neighborhood.
- Crazy architecture (tho I like it) which doesn’t fit character of neighborhood (except the other new building across the street). Much taller than original homes on block. No backyard, small central front yard. Clever off-street parking (angled so as not to overlap sidewalk).

8 1444-1446 Fifth St.



8 DETACHED UNITS ON 2 LOTS	
Zoning	MUR Mixed-Use Residential
Units	8 total, 4 per lot
Year	2021
Height	3 stories, 33'
FAR	1.32
Density	30 units per acre
Coverage	42%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Design, especially the street facades, is better than the previous example.
- The stepbacks and balconies help. The large mass is broken by the building form, which is appreciated.
- Same comments as previous around separation from nearest residential properties. Units under construction to the north are the same developer's so residents can anticipate additional buildings with similar height next door.
- Lovely, rich materials.
- Nice aesthetics, landscaping, setback
- Great that driveways are shared, and provide setbacks from neighboring property line; fewer driveway cuts across sidewalk, and parked cars/garage doors are hidden from sidewalk -Good broken up facade, so it doesn't feel overwhelming. -Front greenspace along sidewalk looks small, but because it is well landscaped, it doesn't feel insufficient -driveways look like they could double as gathering spaces for residents.
- Nod to industrial quonset huts (and neighboring buildings)
- NOTHING!
- Better than the last one. Acknowledges that it's in a mostly residential area, with some industrial hints.

2. What features could be different to improve compatibility? (Other)

- This type of building signifies a new neighborhood in the making
- Trees used too close to property lines and buildings, rooftop and balconies intrusive to neighbors, inaccessible
- At three stories, these new developments in this neighborhood (this is one of three) change the area and I question whether this substantial change is intentional. There is no yard.
- Better modulation of the side facades could have made these less imposing to the SF neighbors.
- Replace the older single family homes on the block with this level of density, minimum.
- Materials! Cheap faux wood is not a proper exterior material. Makes the whole thing look like it came from IKEA
- Better density than #7
- Needs landscaping (native plants)
- Also, there is so little ground (soil) left on these lots. Better use of semipermeable surfaces would make this a more earth-friendly development.

3. Would you like to provide any additional explanation or feedback?

- Okay for people who only want private/semi private common space. Otherwise, not enough open space.
- Wadlund did great on these.
- That "yard" space from sidewalk to building unit easy to render appealing. This will help - with 7 and 9 - determine the future appearance of West Berkeley. They do nothing to help with the greater housing problem. "Neighborhood folk" are unlikely to be found here.
- Fits well with other buildings on the block.
- Although these are on the edge of being too imposing to the smaller neighbors, this mixed-use block needs this sort of infill.
- Yes, please. Build these everywhere. They are a very nice half step between single family residential and a multi-family building.
- These are out of scale and have the worst sort of exterior materials. I don't mind aluminum, just not with the wood/faux wood veneer.
- Wrong style

(Continued on next page)

8 1444-1446 Fifth St. (Continued)**3. Would you like to provide any additional explanation or feedback? (Continued)**

- Same question on height as 1461-67 Fifth. Maybe it is OK but I still find it higher than the historic homes. At least the parking is handled better than 1461-67 Fifth. There is some playfulness in the design which I also like better here. Not much garden space but it does achieve fairly high density.
- Updated/better version of the prior example; same comment: more housing supply is the goal; any design that meets existing code (primarily life/safety/sustainability vs aesthetic) is fine; Berkeley aesthetic is eclectic
- Beautiful design. Great rooftop space.
- Another new and great project. Architectural style, finishes, and big windows are a plus. Nice articulation and different rooflines.
- Too tall, too bulky, too massive, too modern for neighborhood. (I like the architecture but you asked about compatibility). No yard, tiny front strip with plantings.
- Yuck!

9 802-808, 812 Page St.



4 DETACHED UNITS, 1 OFFICE	
Zoning	MUR Mixed-Use Residential
Units	4
Year	2017
Height	3 stories, 35'
FAR	1.3
Density	27 units per acre
Coverage	54%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Permeable driveway with accessible walking path
- Conformity with existing transitional residential industrial boundary, relative separation from adjoining residential buildings.
- Parking hidden, not in front.
- Yard in front, albeit small, is important for a residential character and, for the residents, at least a suggestion of privacy.
- Compatible? No. Progress? Yes! These blocks are so underutilized. These new houses are an inspiration toward the rich life we could have if we actually thought of Berkeley as a 21st century city rather than a 20th century bedroom community.
- Unattractive
- I like single driveway for multiple units
- Nod to sawtooth building
- Really like the mix of uses. Would really like to see a science base business or other commercial use in the one unit.
- NOTHING!
- Scale is fine for the neighborhood, which is just filled with weird buildings. They could probably be improved by being less blocky, and having more windows and other engagement with the street.

2. What features could be different to improve compatibility? (Other)

- Accommodation is clearly not the idea here!
- Height is fine, but the design could be improved. Where's the creativity? It'd be nice to have a balance between increased units (good) and a beautiful place to live and relax. More green space.
- Site landscaping
- These are just big boxes with parking and are depressing. They might as well be a huge building with two more units and parking underneath. Not well done.
- Side facade modulation and interest is missing.
- Up-zone everything around them.
- Looks like it should be in the modern part of Copenhagen, not Berkeley
- Needs landscaping (native plants)
- -This only fits industrial parts of neighborhood, not the residential parts of the neighborhood; except that the industrial parts aren't usually this tall. -Facade is single unbroken plane. Same problem as 1461 Fifth St. It *feels* taller because it is one flat surface. -No open space for residents? Driveway parking area doesn't look like an inviting substitute for open space. -Barely any step back from sidewalk
- This is going from bad to worse. if this is Berkeley's vision for the future - corrugated tin boxes with awful curves and angles - I'm moving!

3. Would you like to provide any additional explanation or feedback?

- Appears to need open space other than driveway.
- Alas, this 7 and 8 are representative of a new brave residential architecture for notables who choose not to relate to city outdoor life (backyard, front yard) The well-proportioned drive/passage has few windows facing it. Overall, businesslike, closed-off. But not all that awful. (The atelier, top left!)
- Integration with alley is poor. Don't like the courtyard driveway that bisects the buildings. It's car-centric and not ped-friendly.

(Continued on next page)

9 802-808, 812 Page St. (Continued)**3. Would you like to provide any additional explanation or feedback? (Continued)**

- A huge industrial-looking monster! Blocks sunshine from neighbors. Who would want to live next door to oversized shipping containers?
- Design and parking layout is less successful than 1444-46 Fifth.
- More housing supply is the goal; any design that meets existing code (primarily life/safety/sustainability vs aesthetic) is fine; Berkeley aesthetic is eclectic
- Great layout for guest parking.
- Overall, a well-done project. Like the dense use of the property.
- I guess these go with the semi-industrial nature of West Berkeley. (They're nice but bigger & taller than single family homes in neighborhood.) No yards, just tiny green spot with plantings in front. Good Off-street parking.

10 870-880 Jones St., 1500-1504 Seventh St.

5 ATTACHED TOWNHOMES	
Zoning	R-1A Limited 2-Family
Units	5
Year	1989
Height	2 stories
FAR	0.48
Density	18 units per acre
Coverage	28%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Light can penetrate all units as well as adjacent properties
- These are acceptable.
- Though taller than surrounding buildings, pitched roof design makes it fit in.
- I want to say the gables are compatible with the single-family typology in terms of massing, but the overall building's blunt-ness is not compatible. The questions you're asking are not allowing for the nuances of what REALLY make buildings work or not.
- These are compatible in many ways, which is why I checked the boxes. But are they good? No. They are boring and ugly. The facades are so flat despite the breaks in roofline and massing, and the window proportions are mismatched and senseless. Is bad architecture "compatible?" In this case, yes. Is that good? No.
- Unattractive
- Livable scale -Nice private yard space for residents -Good setbacks on all sides -Peaked roof matches older neighborhood buildings.
- Not much to like.
- Yard space is minimal - little backyards, front bit of lawn and plantings.

2. What features could be different to improve compatibility? (Other)

- Less driveway, more green space.
- Needs street trees
- This building is clearly low income housing and making that designation so apparent does not seem necessary or dignified for the residents. Some landscaping and setbacks would make this building more appealing.
- Don't like parking spaces in front.
- These are blunt, the big swath of parking is ugly, and the screen walls create a brutal feel.
- That big wide driveway is ghastly. I don't think that you should force parking to the rear of Berkeley's small residential lots because long driveways waste so much space, and backyards should be for people, not cars, however I do object to this swath of concrete.
- Could be taller, larger units
- Needs landscaping (native plants)
- Lots of Driveway cuts across sidewalk
- More density
- Set too far back from street. Doesn't use lot space well. Grass in front of structures is a waste of space.
- Just build an apartment building instead of these. The residents don't benefit from something that looks like a house but doesn't function like one, and neither do the neighbors. Build an apartment building, with three stories and a flat roof, just a tiny bit taller than these, with better materials and a more creative design, and better, more hidden parking management. that will yield more housing, with a more coherent and honest design.

3. Would you like to provide any additional explanation or feedback?

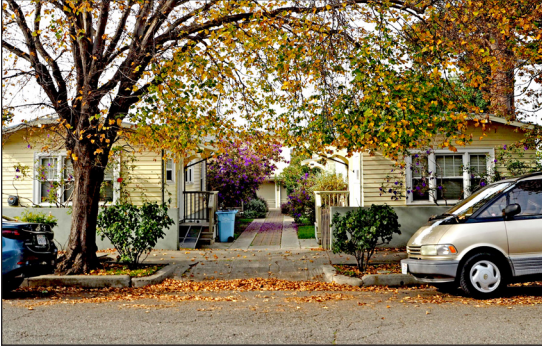
- Severe appearance will be mitigated by that one tree's growth. The parking apron could be permeably paved, and the trash/"yard" space re-designed.
- These are good example of having open space available.

(Continued on next page)

10 870-880 Jones St., 1500-1504 Seventh St. (Continued)**3. Would you like to provide any additional explanation or feedback? (Continued)**

- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
- These questions, throughout both surveys, are missing the point. Why ask about "compatibility"? That's not a useful gauge of what the future of Berkeley should be; most people will interpret that to mean matching, and that's not useful in thinking about the future cityscape of Berkeley. Think about it: A building that's larger than its neighbors, and different than its neighborhood may be "appropriate" in the immediate context of architectural "fit" and our high demand for more housing, and not be "compatible" / "similar" to what's there now. I wish this survey had more of a preamble to get people in the right frame of mind. As it is, I don't think the checkbox selections will be meaningful. I also REALLY wish you'd asked people, once they're done with reviewing all the building examples, to step back and think about their responses and impressions in the aggregate, and express their thoughts on each of the seven categories you're asking them to box each project into. In my many years of creating surveys and questionnaires, those opportunities for big-picture feedback are often the most valuable part of a survey like this.
- Placement is poor – despite large setbacks, it doesn't transition smoothly from street to building. Buildings feel disconnected.
- This building blends better in the community than newer buildings
- By stepping back the upper floor 4 feet or so, a balcony could have provided some additional outdoor space on the 2nd floor. Residents could then "oversee" their neighborhood, thus adding to the security and visual enjoyment of the street.
- These scattered site public housing developments are holding up fairly well with proper maintenance and the sort of generic traditional design goes well with the neighborhood. As always parking is difficult to deal with but at least there is some yard space.
- Very little land available for residential; more density per parcel = more sustainable development
- These look cheap and uninteresting.
- A very uninspiring project. Front are all about parking cars. Wasted lot use. Large, unused yards, poor design, and cheap finishes. One of the poorest projects on the tour.
- Simple, nice design. Only 2 stories but with the peaks appear taller and a little out of sync with surrounding single story homes.

11 1508 10th St.



6 UNIT COTTAGE COURT	
Zoning	R-1A Limited 2-Family
Units	6
Year	1926
Height	1 story
FAR	0.37
Density	30 units per acre
Coverage	46%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- I didn't get this one completed on walk. I do think these convivial shared paths can be wonderful - especially if they're not just driveways. Please see below.
- These fit in the neighborhood but they seem like a missed opportunity for improving the block.
- Like that parking is hidden, not in front.
- 1. Scale on the street, window detail, and materials create a low-impact facade. 2. Six units on a smaller lot is great, but these are clearly small units, so not a great reference point. 3. Yes, they are "compatible" with the neighbors, but twice the unit count, as a 2-story building, could be just as "compatible".
- This complex is perfectly compatible, but is that good? I vote for change. Not radical change, but a steady, meaningful increase in density. It's a city.
- Stylistically fits into existing neighborhood.
- Aesthetics really fit in with this neighborhood
- Nice shared driveway that feels like a courtyard for gathering space. -Noticed that unit is easily converted to ADA accessible with ramp -Nice garden spaces
- They did it right! Low visual impact, fairly earth friendly landscaping and hardscaping.
- Low, single story units like original homes in neighborhood.
- This grouping invites neighborly interaction.

2. What features could be different to improve compatibility? (Other)

- These older 'garden court' complexes add character to our neighborhoods. They could certainly be more than one story, say, a mix of one, two and three story units.
- Trees
- I would like to see these buildings with some two story areas- taller would be better! That would allow for more open space rather than just a driveway down the middle.
- Solid walls are uninviting and a security concern.
- Why do we want to increase compatibility with a low density boring neighborhood? We need to let the pattern change. Not radically, but steadily.
- If a remodel were to be done, these could all be 2-story and increase density quite a bit.
- None
- Needs landscaping (native plants)
- More density/height
- Teensiest of 'yards'.
- I love these, and there are several examples all over Berkeley, but they're just too short. Creating density on scarce land without height by covering the whole lot is the worst best option. The overall layout is charming though.

3. Would you like to provide any additional explanation or feedback?

- This is a very cute example, but not something that translates to building today.
- The overall relation to the west side of 10th and nearby streets is sound. A replacement structure(s) wouldn't hurt (m)any more than this very cozy attractive set of cottages. It is dominated by an anachronistic driveway, useful also as a play area.

(Continued on next page)

11 1508 10th St. (Continued)**3. Would you like to provide any additional explanation or feedback? (Continued)**

- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
- While it fits that side of the street, the Jones St development overwhelms this.
- Why do you want to know how something that's already matching exactly the pattern of a neighborhood, could be changed to "improve compatibility"? I don't see what that can teach us in tis exercise about where to go. I think a lot of people would agree that doubling the height of these buildings would be just as compatible. Many of these 7 aspects would be better asked as a sliding scale, like whether a project should be less dense, is just right, or should be more dense. Or have more or less yard space, or be taller or shorter.
- This is what should be built
- Should be updated to 2-story units.
- A OK example of the cottage compound though the parking drive seems non-functional compared to 1810-16 10th
- These were great for their day and add to the diversity of housing types.
- Very indicative of the time built. Charming cottage look. For today's needs, this is too low in density. But adds to the charm of the neighborhood.

12 1080 Jones St. - Along San Pablo Ave.



MIXED-USE 5+	
Zoning	C-W W. Berkeley Commercial
Units	170 (16 BMR)
Year	2020
Height	5 stories, 60'6"
FAR	3.55
Density	99 units per acre
Coverage	70%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Being along a busy corridor makes this feel compatible. It's got some character to the design. Perhaps not all of the first floor needs to be retail? First floor units are great for people who need wheelchair or other accessibility.
- This isn't particularly compatible today, but I hope it will be compatible with where we are headed. It's certainly an appropriate site for this scale of development.
- The varied facade is the buildings only redeeming quality
- Unattractive
- Good break up of facade into multiple surfaces
- I go by this building all the time. It's great. San Pablo can accommodate any height, and of course the trees humanize the whole thing. We don't need to force developers to use 19 different facade materials, but it's fine here.

2. What features could be different to improve compatibility? (Other)

- Again, creating open space, green space, a small plaza on the street front would be VERY welcome. Look at these kinds of complexes in other countries -- South America, Europe, some places in Asian countries.
- Trees, privacy for western neighbors, direction of traffic from building to San Pablo v increased neighborhood traffic
- The fifth story seems too big for the street. That's a big jump and there is nothing nearby over four stories. Too tall.
- Step backs on the 10th side were as thoughtful as possible to maintain feasibility but nevertheless somewhat dwarf the 1- and 2-story buildings across the street.
- Height on the backside is too much. Should have more of a stepback to blend in with the part on 10th st and with the houses across the street. It effectively makes the lower height part on the 10th St. seem taller when viewed from across the street. the 1080 Delaware St building does it much better.
- Could be taller along San Pablo
- Why do we still have little residences on San Pablo Ave? If we want this new development to be compatible, then make sure that the zoning encourages redevelopment of those underutilized parcels.
- OMG: no more wood/faux wood veneer on buildings.
- We need to fill that commercial space when possible!
- Needs landscaping (native plants)
- Really dislike driveway cut across sidewalk on San Pablo. Not sure why the driveway on Jones was insufficient. -EMPTY, UNENGAGING STORE FRONTS on San Pablo AGAIN. -Dislike the amount of overhang over sidewalk. Some is ok, this is too much
- Do not put garage entrances on San Pablo Avenue! This hinders the development of future bike and bus lanes.

3. Would you like to provide any additional explanation or feedback?

- Hard to see some from street. From Delaware, house next door has adequate setback that improves the west setback on 1080 Jones - otherwise it might be too small. Seems to need open space.
- Those sapling trees will eventually mask much of the brutal effect. This is after all a major housing addition. The really sad part of this and TOC residential construction in general is the utter gloominess of the ground floor's (empty) tenancies. The San Pablo sidewalk width is very considerate for a major street's foot traffic!

(Continued on next page)

12 1080 Jones St. - Along San Pablo Ave. (Continued)

3. Would you like to provide any additional explanation or feedback? (Continued)

- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
- Shows the continuing challenge of maintaining conformity with 2 very different zoning districts (C-W and R1A in this case).
- 1. Planter boxes are a definite plus for the pedestrian experience. 2. Overall building is okay-ish, but far from imaginative. With the exception of the odd triangular terraces it's yet another piling up of Lego blocks.
- Yet another IKEA box for yuppies. thanks berkeley city council
- Wrong style and too high.
- I really notice how much this building shades San Pablo Avenue sidewalk FROM ACROSS THE STREET. If we are building up San Pablo Avenue to this height, please make a plan for improved street lighting starting at 3pm.
- A solid wall on San Pablo Avenue that casts a huge shadow. Stepping back from San Pablo, like the other side of the development would have made it less Manhattanesque.
- It steps down to the 10th St side and goes to townhome style to interface with the neighborhood there but unfortunately on the Cedar Street side it looms menacingly over its neighbors. Less successful than 1080 Delaware.
- Appropriate for location
- With the exception of the garage entrance on SPA, this is a great example of what I would like to see on transit rich corridors.
- Rather plain and uninspired architecture. Overall, makes sense as it's right along San Pablo Av. Like the large windows and active ground floor space.
- What can I say, it's an apartment house. But it's on a commercial corridor so altho huge for Berkeley (by the old standards), it's ok.

12 1080 Jones St. - Townhomes Along 10th St.



MIXED-USE 5+	
Zoning	C-W W. Berkeley Commercial
Units	170 (16 BMR)
Year	2020
Height	5 stories, 60'6"
FAR	3.55
Density	99 units per acre
Coverage	70%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- This building is appealing at street level and the massing works well by increasing density without challenging the existing character of the neighborhood.
- It's compatible with the future of Berkeley. You can't fault this building for expressing new conditions, while the parcels around it reflect the conditions of 60 years ago.
- The varied facade again is better than a flat plane, but that is the only redeeming quality
- Good placement of driveways
- Unattractive
- Great stepping down from massive San Pablo side to 10th St. side. -This three stories in front feels far lower than the other three story building in this tour near/on fifth. Maybe it is? If it is much lower than the other three story buildings, could we encourage more three stories at this height? Maybe relate lot coverage to story height (like average roof height?) -Despite many driveway cuts across sidewalk, these have been arranged to feel less obtrusive across sidewalk. -
- I love the change in height from SPA to 10th Street.
- Overall, well done. I like how the building steps down here, toward the neighborhood. I like the townhouse look to these eastern units. I like how the project is tied together on the northern side with the community space and parking entrance.
- Nice metal-work balconies but small and not private.
- Yes, very well done. The stepbacks in particular enable high density while keeping everything at a human scale for the neighborhood. As do the individual parking/entrance allotments. Every "house" is distinguishable by its facade design, without trying to pretend that these are any kind of traditional row house. Some neighboring houses are one story, but there are two and three story buildings in every direction within one or two lots.

2. What features could be different to improve compatibility? (Other)

- Better design
- These same building heights could be executed in a gentler, more sensitive way, that would fit with the SF residential neighborhood they are confronting. The harsh boxes, despite being "broken up", are harsh.
- Needs landscaping (native plants)
- Looks a little sparse in landscaping and trees.
- Massive and massively long (almost entire block); bigger and taller than older buildings in neighborhood. Ugly blank wall (garage) and small front yards on Jones.

3. Would you like to provide any additional explanation or feedback?

- A crowded row as compared to structures on the west side of the street. No "relief" sidewalk area trees will help shield the brutal effect.
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
- See comment for the San Pablo side of building

12 1080 Jones St. - Townhomes Along 10th St. (Continued)

3. Would you like to provide any additional explanation or feedback? (Continued)

- Dwarfs buildings across the street.
- I know that you're trying to control the responses here to solicit information on your first phase of "massing" work, but the success of any given massing is SO tied up with the materials, details, colors, and other factors, that these check-box responses really can't provide useful, dimensional, contextual feedback.
- Another Ikea box for yuppies.
- The style need to keep with existing homes in the community.
- Bunching the driveways/parking is helpful. Otherwise see comment on previous part of number 12
- Good use of space
- This is a beautifully executed project. I love how most of the block was redeveloped to create more housing.
- A well-done project, overall.
- Since this is the end, I'd like to add a couple of additional comments: For a city that claims to be environmentally progressive, none of the new buildings have enough actual green stuff, as in trees and other plants. And if the standard is compatibility, none of the new structures are compatible with the original 1 and 2 story homes in West Berkeley. Thank you for this opportunity to give input.

11 2101 University Ave.

Acheson Commons



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Outer
Units	205 (18 BMR)
Year	Under Construction
Height	6-stories, up to 75'
FAR	4.0
Density	182 units per acre
Coverage	84%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



Downtown Berkeley Self-Guided RESIDENTIAL WALKING TOUR

As part of the City's Housing Element Update and Residential Objective Standards projects, this tour is an opportunity for you to provide input on the development of housing options in Berkeley.

For all new residential construction in Berkeley, projects must be found to be compatible with the scale and character of the neighborhood. With that in mind, **please use the walking tour map below to explore a range of multi-unit and mixed-use residential development in the downtown area.**

Please be courteous to residents and stay on the sidewalk.

The tour takes approximately one hour.

Nov-Dec 2021

Fold on the dotted line to create a booklet

We would like your feedback!

After the tour, here are TWO ways you can let us know your thoughts:

①
TAKE THE ONLINE SURVEY
 Scan this QR code or go to
www.surveymonkey.com/r/GW2L8L3



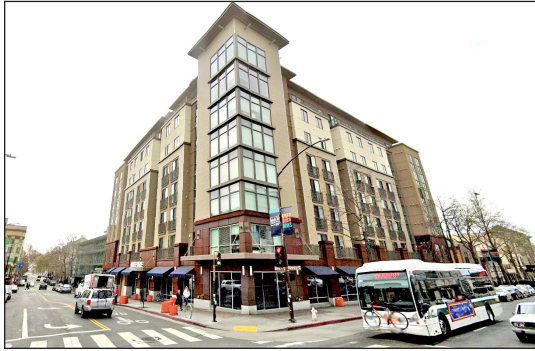
OR
 ②
DROP OFF AT
1947 CENTER STREET, 3RD FLOOR
MON-THUR, 8:30AM-1:00PM
 Write down your comments on the following pages and drop it off at the City of Berkeley Permit Service Center during regular business hours.

For more information, visit:
www.cityofberkeley.info/ObjectiveStandards

For questions, contact:
HousingElement@cityofberkeley.info

1 2010 Milvia St.

Stonefire



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Buffer
Units	98 (8 BMR)
Year	2017
Height	8 stories, 89'6" max
FAR	6.13
Density	188 units per acre
Coverage	71%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

No natural gas serves these apartments. Learn more about all-electric at www.switchison.org.

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

10 2119 University Ave.

Bachenheimer Apartments



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Outer
Units	44 (9 BMR)
Year	2004
Height	6 stories
FAR	3.03
Density	145 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

Fold on the dotted line to create a booklet.

9 2120 Allston Way

Gaia Apartments



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Core
Units	91
Year	2001
Height	10 stories
FAR	5.52
Density	267 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

2 1885 University Ave.

Trader Joe's



MIXED USE RESIDENTIAL 5+	
Zoning	C-1 Gen. Commercial
Units	148 (22 BMR)
Year	2010
Height	5 stories, 54'
FAR	3.3
Density	148 units per acre
Coverage	82%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

Fold on the dotted line to create a booklet.

3 1805 University Ave.



MIXED USE RESIDENTIAL 5+	
Zoning	C-1 Gen. Commercial
Units	29
Year	1998
Height	4 stories, 50'
FAR	2.16
Density	102 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

8 2055 Center St.

Berkeley Central Apartments



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Core
Units	143 (23 BMR)
Year	2012
Height	10 stories
FAR	7.56
Density	277 units per acre
Coverage	96%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
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- Placement.** Building location on the lot and distance from the sidewalk
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- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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Fold on the dotted line to create a booklet.

7 1935 Addison St.

Addison Arts



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Buffer
Units	69 (7 BMR)
Year	2016
Height	6 stories, 60'
FAR	3.46
Density	207 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
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- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
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- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

4 1807 Addison St.



RESIDENTIAL 2-4	
Zoning	R-2 Restricted 2-Family
Units	4
Year	1978
Height	2 stories, 19'
FAR	0.56
Density	25 units per acre
Coverage	33%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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Fold on the dotted line to create a booklet.

5 2124 McKinley Ave.



RESIDENTIAL 5+	
Zoning	R-2 Restricted 2-Family
Units	18
Year	1929
Height	3 stories
FAR	1.29
Density	84 units per acre
Coverage	51%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
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- Placement.** Building location on the lot and distance from the sidewalk
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

6 1950 Addison St.

The Addison Apartments



MIXED USE RESIDENTIAL 5+	
Zoning	C-DMU Downtown Buffer
Units	107 (4 BMR)
Year	2020
Height	7 stories, 74'11"
FAR	5.06
Density	227 units per acre
Coverage	97%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

This building earned Gold Certification from GreenPoint Rated.

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

Fold on the dotted line to create a booklet.

Additional Notes or Comments

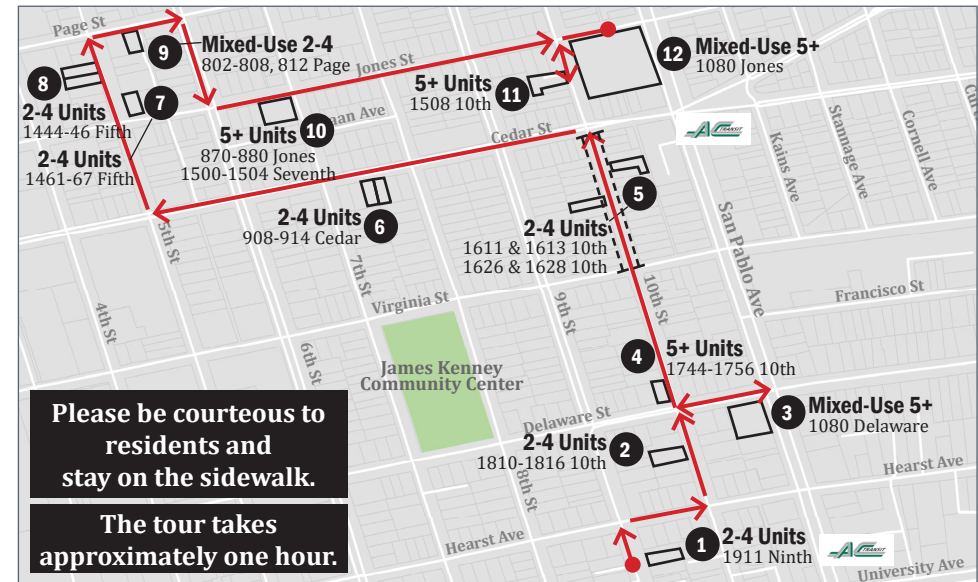


West Berkeley Self-Guided RESIDENTIAL WALKING TOUR

Nov-Dec 2021

As part of the City's Housing Element Update and Residential Objective Standards projects, this tour is an opportunity for you to provide input on the development of housing options in Berkeley.

For all new residential construction in Berkeley, projects must be found to be compatible with the scale and character of the neighborhood. With that in mind, **please use the walking tour map below to explore a range of multi-unit and mixed-use residential development in the West Berkeley area.**



Fold on the dotted line to create a booklet

We would like your feedback!

After the tour, here are TWO ways you can let us know your thoughts:

①

TAKE THE ONLINE SURVEY

Scan this QR code or go to www.surveymonkey.com/r/PV9C7PZ



OR

②

DROP OFF AT

**1947 CENTER STREET, 3RD FLOOR
MON-THUR, 8:30AM-1:00PM**

Write down your comments on the following pages and drop it off at the City of Berkeley Permit Service Center during regular business hours.

For more information, visit: www.cityofberkeley.info/ObjectiveStandards

For questions, contact: HousingElement@cityofberkeley.info 54

1 1911 Ninth St.



3 DETACHED UNITS ON A LOT	
Zoning	R-3 Multiple-Family
Units	3
Year	2014
Height	3 stories, 34'11"
FAR	0.95
Density	20 units per acre
Coverage	39%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

12 1080 Jones St. - Townhomes Along 10th St.



(Same development information as table on pg. 14)

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

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2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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Fold on the dotted line to create a booklet.

12 1080 Jones St. - Along San Pablo Ave.



MIXED-USE 5+	
Zoning	C-W W. Berkeley Commercial
Units	170 (16 BMR)
Year	2020
Height	5 stories, 60'6"
FAR	3.55
Density	99 units per acre
Coverage	70%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

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2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

2 1810-1816 10th St.



4 UNITS IN ONE BUILDING	
Zoning	R-1A Limited 2-Family
Units	4
Year	1943
Height	2 stories
FAR	0.26
Density	19 units per acre
Coverage	19%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

Fold on the dotted line to create a booklet.

3 1080 Delaware St.



MIXED-USE 5+	
Zoning	C-W W. Berkeley Commercial
Units	51 (4 live/work)
Year	2012
Height	4 stories, 49'
FAR	2.15
Density	108 units per acre
Coverage	83%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
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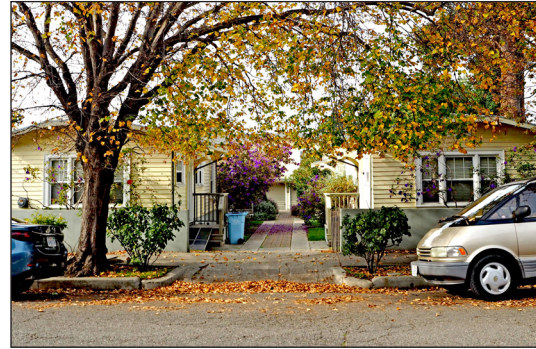
2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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11 1508 10th St.



6 UNIT COTTAGE COURT	
Zoning	R-1A Limited 2-Family
Units	6
Year	1926
Height	1 story
FAR	0.37
Density	30 units per acre
Coverage	46%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

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- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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Fold on the dotted line to create a booklet.

10 870-880 Jones St., 1500-1504 Seventh St.



5 ATTACHED TOWNHOMES	
Zoning	R-1A Limited 2-Family
Units	5
Year	1989
Height	2 stories
FAR	0.48
Density	18 units per acre
Coverage	28%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

4 1744-1756 10th St.



5 UNITS IN TWO BUILDINGS	
Zoning	R-1A Limited 2-Family
Units	5
Year	1943
Height	2 stories
FAR	0.67
Density	52 units per acre
Coverage	53%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
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2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

Fold on the dotted line to create a booklet.

5 1611 & 1613 10th St.



2 UNITS ON ONE LOT	
Zoning	R-1A Limited 2-Family
Units	2
Year	2007
Height	2 stories, 31'
FAR	0.45
Density	13 units per acre
Coverage	32%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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9 802-808, 812 Page St.



4 DETACHED UNITS, 1 OFFICE	
Zoning	MUR Mixed-Use Residential
Units	4
Year	2017
Height	3 stories, 35'
FAR	1.3
Density	27 units per acre
Coverage	54%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
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- Placement.** Building location on the lot and distance from the sidewalk
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- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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Fold on the dotted line to create a booklet.

8 1444-1446 Fifth St.



8 DETACHED UNITS ON 2 LOTS	
Zoning	MUR Mixed-Use Residential
Units	8 total, 4 per lot
Year	2021
Height	3 stories, 33'
FAR	1.32
Density	30 units per acre
Coverage	42%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify _____

2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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5 1626 & 1628 10th St.



2 UNITS ON ONE LOT	
Zoning	R-1A Limited 2-Family
Units	2
Year	2021
Height	2 stories, 25'
FAR	0.43
Density	17 units per acre
Coverage	39%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
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2. What features could be different to improve compatibility?

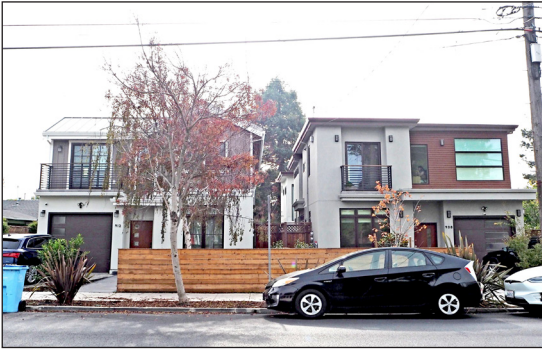
- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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Fold on the dotted line to create a booklet.

6 908-914 Cedar St.



4 DETACHED UNITS ON 2 LOTS	
Zoning	R-1A Limited 2-Family
Units	4 total, 2 per lot
Year	2020
Height	2-stories, 25'3"
FAR	0.69
Density	16 units per acre
Coverage	39%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
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2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
- Placement** **Yard Space**
- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

7 1461-1467 Fifth St.



4 DETACHED UNITS ON 1 LOT	
Zoning	MUR Mixed-Use Residential
Units	4
Year	2015
Height	3 stories, 33'
FAR	1.29
Density	34 units per acre
Coverage	43%

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
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2. What features could be different to improve compatibility?

- Massing** **Height** **Balconies/Terraces**
- Lot Coverage** **Stepbacks**
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- Other.** Please Specify _____

3. Would you like to provide any additional explanation or feedback?

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