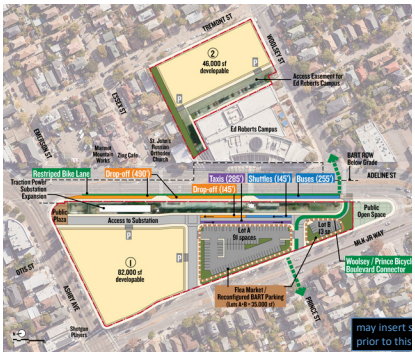

Client: City of Berkeley

Acres: Ashby 2 parcels: 4.4 acre & 1.9 acre
North Berkeley: 8.1 acres

Completion: 2022

Construction Est.: TBD

Website: VMWP

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City of Berkeley
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Zoning Regulations for Transit Oriented Development

The Ashby and North Berkeley BART station integrated re-zoning effort presented an opportunity for a citywide discussion of community priorities for equity, affordability, climate, and community design in both North and South Berkeley.

The project sought an equitable approach to TOD and Zoning, building on community process and areas of consensus. VMWP assisted the City of Berkeley in the community process, analyzed physical and financial feasibility of a variety of development scenarios and developed a Joint Vision and Priorities document that synthesized the vision of the community, BART, and the City.

PROJECT INCLUDES

- Community Engagement Plan
- Development of zoning/site planning scenarios for each station
- Analysis of economic feasibility of the proposed zoning/site planning scenarios;
- Preparation of an Environmental Impact Report for the final zoning standards, including the preparation of required technical background studies;
- Drafting of Zoning Ordinance amendments that reflect the final zoning standards;
- Development of print and online background materials, and collecting, managing and summarizing public input.