

Shattuck Ave. Upzoned? Who benefits? Planners' sites for high-rise buildings below:



Base Zoning Alternative 2

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

Bigger buildings = bigger profits

The Berkeley Planning Department had private meetings with “stakeholders” some months ago. The “stakeholders” were not the residents of Berkeley or the small business owners, they were “targeted property owners” and developers. The contents of these meetings have not been revealed. Planning indicates “High Redevelopment Potential” at certain sites, but if other property owners are enticed by real estate developers to cash out and sell their properties, there is no provision for

compensating relocation expenses of the small businesses. Ground floor rents in new development are usually higher than previous rentals. Big chains may afford them, not local shops.

This is what neighbors want:

North Shattuck

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

Is this what developers want?

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