

WELCOME TO THE ASHBY BART WEST LOT COMMUNITY OPEN HOUSE

The City of Berkeley, BART, and Adeline Alliance Partners are here to share the latest plans for new housing, commercial space, public open space, the redesign of Adeline Street, and the new Adeline Plaza.

At this event you can:

- View project plans and displays
 - Attend a brief presentation
- Ask questions of the project teams
 - Share your feedback



Initial Conceptual Imagery from the Request for Proposals: Design subject to change.

South Berkeley is one neighborhood, with
4 separate, yet integrated projects being planned
that are seeking input at different stations around the room:

West Lot Housing and Community Space: Presented by Adeline Alliance Partners

Objective Design Standards: Presented by the City of Berkeley

Adeline Plaza Design: Presented by the City of Berkeley

Station Access Planning: Presented by The City of Berkeley

The Ashby BART Station Development Project is a partnership between the City of Berkeley, BART, and Adeline Alliance Partners to transform the station area with new housing, commercial space, public open space, and transportation improvements. Community feedback will help shape the next phase of the project.

Meet the Adeline Alliance Team

ADELINE ALLIANCE PARTNERS (AAP)

IN PARTNERSHIP WITH AAP

DEVELOPER TEAM



Caleb Roop
The Pacific Companies
Developer



Alan Dones
Strategic Urban Development
Alliance
Developer



Justin Smith
Relequity Enterprises
Developer



Carolyn Bookhart
Resources for Community
Development
Developer

DESIGN TEAM



Ronnie Turner
Turner Development
Resources Group
Entitlement Consultant



Mona Longreen
DIALOG
Architect



Ed McFarlan
Urban International Studios
Architect



Peter Waller
Pyatok Architects
Architect

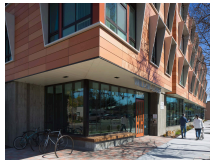


Yes Duffy
Yes Community Architects
Architect



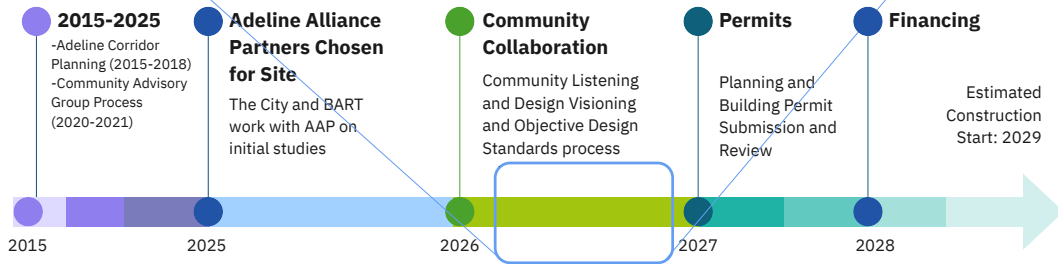
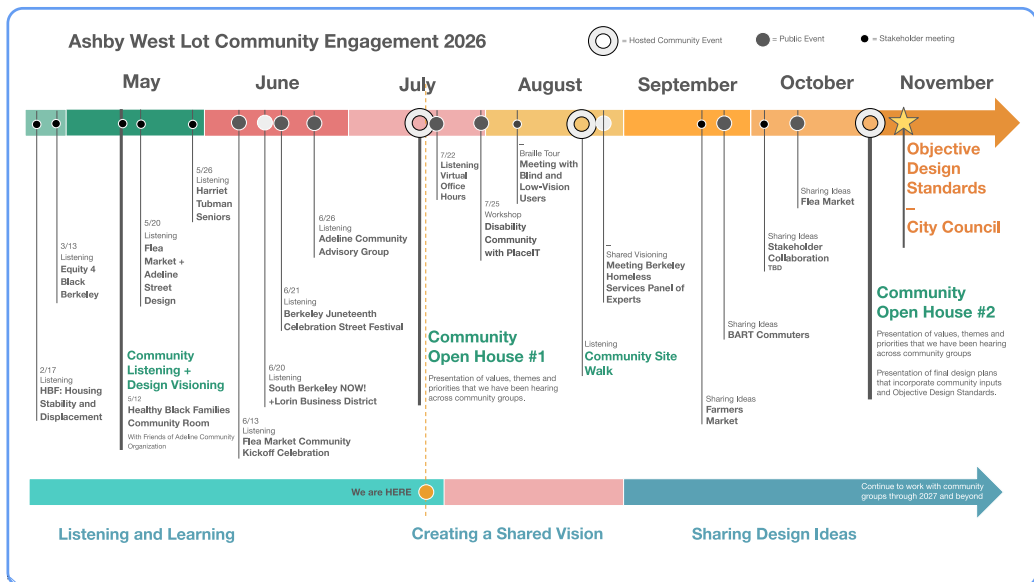
Marco Esposito
SWA
Landscape Architect

SAMPLE WORK FROM OUR TEAM:





Community Engagement Timeline



Post your comments here!



West Lot Housing and Community Space

Community Engagement Events 2025-2026

WE WOULD LOVE TO SEE

Various building heights and
step backs of cultural elements
like moulade with purple

- COLOR IS IMPORTANT

DEAR DERKELEY:

What I want to see is green
spaces sustainability important
Rec spaces for families.

DEAR DERKELEY:

How do we turn
neighborhood trauma into
Community unity?

DEAR DERKELEY:

Can we have green
spaces for market?

I REMEMBER:

HOUSES FOR ALL
INCOME LEVELS



WE WOULD LOVE TO SEE

Community Center.
Tutoring
Gym.
OLDER folks FROM THE
COMMUNITY RUNNING
COMMUNITY CENTER.

I REMEMBER:

grew up at Berkeley
flea market, I sold for my
school clothes my working in my
family business. Mother passed in 2001,
we honored her life at flea
market

**WHAT MAKES BERKELEY
Special:**

Events that bring
multi-generations together

WE WOULD LOVE TO SEE

Giving first opportunity
of people that were
displaced get first
Priority - African Americans



I REMEMBER:

Places for craft markets,
flea market, farmers
market

WE WOULD LOVE TO SEE

Tribute to historical
Significant Contributors &
People

**WHAT MAKES BERKELEY
Special:**

Elders have stories of how
they used to be improvising Jazz
Comments on the grassy median on
adeline shot in the summer

DEAR DERKELEY:

WE NEED ASPACE THAT IS
OPEN & COMMUNAL!

ALLOWS DISPLACED RESIDENTS
TO REINTEGRATE TO THE
COMMUNITY

06/21

**WHAT MAKES BERKELEY
Special:**

Senior citizens have
stories to tell

WE WOULD LOVE TO SEE

Public
Art

DEAR DERKELEY:

What I want to see is green
spaces sustainability important
Rec spaces for families.

DEAR DERKELEY:

WE NEED
TREES

WE WOULD LOVE TO SEE

Food Trucks - local
meat of burgers

WE WOULD LOVE TO SEE

bringing displaced or
low-income Community
Supporting an elderly
displaced Community
member



**DRAFT:
FOR
REVIEW**

West Lot Housing and Community Space

Themes from Community Comments



Public Space, Nature, and Ecological Design

Residents envision an accessible green oasis that promotes physical and mental health, ecological sustainability, and community connection.



Abundant Greenery and Ecology: Requests for community gardens, native plants, "food forests," and significant tree canopies to support pollinators and mitigate urban heat.



Inclusive and Restorative Spaces: Strong preference for multigenerational gathering areas, natural play structures, and quiet, shaded spaces for seniors and meditation.



Sustainability: The design should prioritize zero net carbon, solar energy, and healthy materials.



Wellness: Prioritize spaces that support physical activities like yoga and mental health.

Affordable Human-Scale Housing and Thoughtful Design

The community supports housing, deep affordability, and a design that is accessible, welcoming, and human-scaled.



Deep Affordability and Anti-Displacement: Residents emphasize truly affordable rent and right-of-return policies for displaced families and low-income individuals.



Human-Scale and Welcoming Design: Preferences for mid-rise, staggered buildings (e.g., 5-7 stories) with varied facades, warm materials, and layouts that encourage neighborly interaction.



Livability and Accessibility: Units should feature large windows, natural light, soundproofing, and universal design to accommodate seniors, families, and people with disabilities.



Community Engagement and Inclusive Process

The community wants a transparent, democratic development process that is deeply rooted in local input and ongoing involvement.



Black Leadership and Inclusion: Strong emphasis on centering Black voices, leadership, and organizations at every stage of the process to address historical marginalization.



Prioritizing Displaced and Vulnerable Neighbors: Outreach must proactively engage houseless individuals, seniors, youth, and families who were previously displaced from the area.



Continuous Involvement: Residents encourage active participation in building operations, decision-making, and community oversight even after construction is complete.

Flea Market and Other Community Events

Preserving South Berkeley's unique cultural identity and supporting local, BIPOC-owned businesses are major recurring priorities.



Flea Market: Significant emphasis is placed on ensuring permanent, well-designed, and affordable spaces for the Berkeley Flea Market, and other community events.



Local Businesses: Residents want affordable commercial spaces, kiosks, and micro-enterprises to support local entrepreneurs and prevent displacement by corporate chains.



Art, History, and Reparations: Comments call for public art honoring Black and Ohlone heritage, as well as economic initiatives like reparations and funding for local arts organizations.

Safe Infrastructure and Transportation

Improving safety, accessibility, and connectivity for all modes of transportation is a critical priority for the site.



Pedestrian and Cyclist Safety: Requests for wider, tree-lined sidewalks, traffic calming measures, better lighting, dedicated bike lanes on Adeline and safer crosswalks at busy intersections like Ashby and Adeline.



Universal Accessibility: Strong emphasis on designing infrastructure, including reliable elevators, that is safe and easy to navigate for seniors, wheelchair users, and people with visual impairments.



Parking: Provide adequate parking for residents and BART commuters to prevent street congestion.



Public Transportation: The development must improve access to the greater network of public transit, including on-street buses and paratransit.



West Lot Housing and Community Space

Existing Conditions and Proposed Project



Existing Conditions

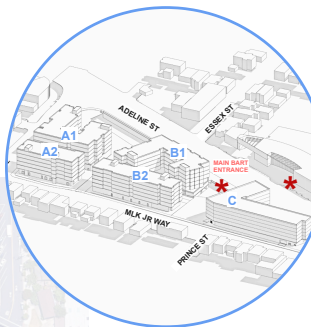
Location & Boundaries: The West Lot parcel sits on the western side of the station and is bounded by Adeline Street to the east, Ashby Avenue to the south, and Martin Luther King Jr. Way to the west.

Transit Hub: The 4.4-acre parcel officially includes the Ashby BART entrance.

BART Rider Parking: The lot features 535 surface parking spaces.

Community Space: While primarily transit infrastructure, the lot famously serves a dual purpose on weekends as the long-standing home of the Berkeley Flea Market.

Access & Circulation: There are designated pick-up/drop-off zones, and bus loading areas, as well as pedestrian crosswalks and walkways that connect the parking areas to that station entrance and to the Ed Roberts Campus and East parking lot.



INITIAL PROJECT CONCEPT (SUBJECT TO CHANGE)

The preliminary site concept from **Adeline Alliance Partners** proposes new homes as well as other amenities and enhancements to the station area:

New Apartments

at least half affordable to lower income households- as many as 600 in total (final number is subject to change). One affordable building may serve seniors.

Commercial Spaces

Active storefronts facing Adeline Street, Ashby Avenue, and MLK Jr. Way

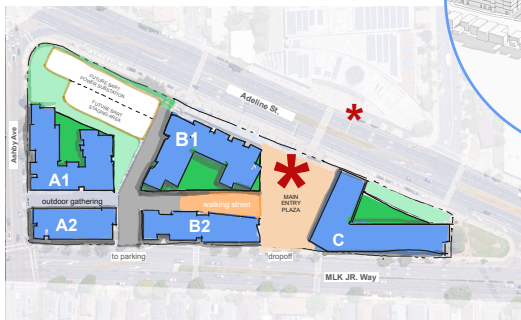
Access to BART Station

New pedestrianized plaza along MLK Jr. Way, Improved ADA access and upgraded/new bikeways and bike station

Open Spaces

New public entrance plaza, and pedestrianized streets between new residential buildings

The City of Berkeley plans to create a widened sidewalk plaza on Adeline St. to serve the Berkeley Flea Market and other activities



Five Buildings Proposed, ranging from 6 to as tall as 8 stories

West Lot Housing and Community Space

Public Space, Ecological Design, Safe Transportation



Post your
comments
here!

West Lot Housing and Community Space

Local Economy, Cultural Heritage and Thoughtful Design



*The long-term vision includes continued support for the Berkeley Flea Market. Construction phasing and interim operations will be coordinated with BART, the City, and market operators.

Post your comments here!

West Lot Housing and Community Space

Ashby BART Plaza - Initial Visioning and Concept



New apartments, at least half affordable to lower income households- as many as 600 in total (final number is subject to change)

25,000 Square Feet Neighborhood Serving Retail

1 Parking space for every 2 homes, plus 85 spaces for BART riders

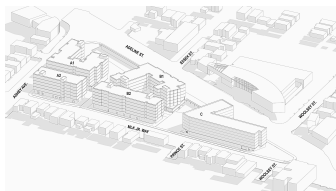
1 bike parking space for every apartment & parking for at least 308 bikes for BART riders



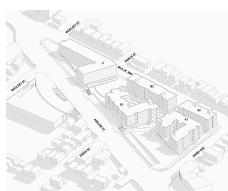
A A view of The New BART Station Entry From MLK Jr. Way



B A view of The New BART Station Entry From Adeline Street



Initial Conceptual Imagery from the Proposal:
Design subject to change.



Post your
comments
here!