Bridging the Gap: ADDISON&BOLIVAR(WEST BERKELEY)

---Historical Context and Current Conditions

Maps of Site Location in Different Scales

Views Around the Site

Historical Timeline (1850-2025)

1850
Area begins to develop [1855]
San Francisco Bay Area Earthquake [1868]

1875
Post Earthquake Industrial boom [1869]

1900
Eastshore Hay & Aquatic Park Construction [1935-1937]
Berkeley Station Construction [1913]

1925
Freeway Expansion [1954]
Post WWII Heavy Industrial Boom [1947]

1950
Heavy Manufacturing Took Place [1970-1980]

1975
Measure T Failed [1975]

2000
West Berkeley Plan Re-zoning [1998]

2025
I-80 Bridge Construction [2002]
Aquatic Park Improvement [2006]
Measure T Failed [2012]
New Approved Housing Development [2015]

Urban Section A: Lakes, Grassland and City Blocks

--IN CITY 2015-- Presented by: Lichao Liu, Kota Kojima, Veronica Fink, Danielle Glaser ---- Instructor: Nicola Szibbo
Bridging the Gap: ADDISON&BOLIVAR(WEST BERKELEY)

---Analysis: Development Changes

**Industrial Corridor**
West Berkeley is the only area in the city zoned for industrial manufacturing. Since 1916, it has been home to large manufacturing companies like Colgate and Del Monte to smaller artisan manufacturers today.

**Slow to Adapt, Fails to Attract**
While the zoning ordinance from the West Berkeley Plan was intended to preserve the manufacturing labor force, West Berkeley is seeing manufacturing jobs leave the city.

**Moving-In:**
With the development of the Aquatic Park and rising demand for residential property, the area has experienced significant rise in residential units. Since 2010, 480 units have been planned or developed in two block area!

**Primarily A Destination for Work (2012)**

<table>
<thead>
<tr>
<th>Unemployed in Selected Area, Lived Outside</th>
<th>Employed Outside</th>
<th>Employed and Lived in Selected Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,484</td>
<td>28</td>
<td>628</td>
</tr>
</tbody>
</table>

(While the Employment Size is 10-248 Among the Manufacturers)

**Why are the Companies Leaving the Area?**

- **Unflexible Zoning**
- **Shift from Industrial to Tech**
- **Higher Rents**

**The Cliff Bar Case**
When Clif Bar outgrew its facility on Fifth Street in 2006, it wanted to expand and add amenities, like a gym and a day care center. Those kinds of mixed uses were not possible in West Berkeley. The company moved to Emeryville.

"We tried hard to keep them... but it seems to be Berkeley’s role in life to incubate small companies and see them grow and then move elsewhere."


**Price is Right?**

- Average Cost of the new Residences:
  - 1BD: $2700
  - 2BD: $3500
  - $4,500-$5,500: Median monthly income per household

- 43.6% of residents in the area make less than $3,333 per month.

**Opinions From a Stakeholder**
"I've lived down here for 26 years. I LOVE having Grocery Outlet down in my neighborhood, and I HATE all the recent development that has totally changed the flavor of the neighborhood".

- Current Berkeley Resident

*Image Above:*
Current Grocery Outlet Store on Fourth Street

*Image Below:*
The rendering indicates the approved planning to replace the current neighborhood grocery outlet

---[IN CITY 2015]---- Presented by: Lichao Liu, Kota Kojima, Veronica Fink, Danielle Glaser ---- Instructor: Nicola Szibbo
**Bridging the Gap: ADDISON&BOLIVAR(WEST BERKELEY)**

---Analysis: Transportation and Recreation

**Transportation Map 1/2-Mile Around Site**

**User Experience and Survey Results**

**Perceptions of Safety Around Site**

---

**The public has expressed the need for improving the appearance and safety of the Addison Street entrance to the Park and the need to connect this entrance with the rest of the City’s bikeways.**

---

**Waterside Workshops**

---

**Interview:**

“Does the noise from the freeway bother you?”

BROP Response:

“What freeway? If anything, this is our ideal place, because the I-80 Ped/Bike-Bridge is used everyday for our bike routes”

“We provide job-training, classes and recreation opportunities for local youth while offering services to the community including a bicycle shop and repair facility, a full service wooden boat building shop and Berkeley’s only waterfront coffee shop.”

---

**The Section Across the San Francisco Bay Trail**

The section tries to demonstrate the different levels of traffic, where bikes and pedestrians are located on the upper bridge, and the ten-lane vehicle routes are below.

---

**Urban Section B: Transportation on Freeway (Above) and the Road Below**

---

Bridging the Gap: ADDISON&BOLIVAR(WEST BERKELEY)

---Analysis: Environmental Conditions

Urban Section C: Transportations and Environmental Conditions On and Around the SF Bay Trial

**Original Shoreline From 1911 Sanborn Map**

**General Environmental Conditions Map**

**Land Liquefaction Map**

**Sewer Water Management**

**Toxic Water Management**

**Noise Map between 8:30-9:30am (Experience)**

---

West Berkeley Residents

"It smells like a sewer"

Past Manufacturing Pollution

Groundwater Pollution