

Berkeley Flea Market

FAQ



What is happening at the Berkeley Flea Market parking lots and how will the Flea Market be affected?

BART and the City of Berkeley are collaborating on a plan for development at the Ashby BART station that will provide much needed housing, retail, and public open space. The Flea Market is an important stakeholder in the planning process and over the next few months we want to have some focused discussions with the Flea Market Board and vendors. This document provides a status update about the plan and how to stay involved/informed.

1. What is the status of the plan for the Ashby BART station?

Following adoption of the Adeline Corridor Specific Plan (Adeline Plan) by the City Council in December 2020, the City established a Community Advisory Group (CAG) of 15 community members (including a Flea Market Board Member) that met with City and BART over an 18-month period. The CAG produced the Joint Vision and Priorities statement (JVP) that sets the framework for future development at both Ashby and North Berkeley BART stations. The JVP and the Adeline Plan documents are available in the Flea Market office and online at www.cityofberkeley.info/bartplanning.

The current plan for the Ashby BART station consists of a vision and goals that came out of community feedback, including from the Flea Market, that are described in the JVP statement and in the Adeline Plan. During these efforts, BART and the City learned that if the Flea Market needs to be relocated, vendors would prefer to stay close to Ashby BART; and would like to have amenities such as weather protection, access to public restrooms, electricity, water and storage.

These documents set very ambitious goals. Much more work is needed to refine the specifics—such as how to maximize affordable housing and provide an improved space for the Flea Market within the constraints of operating the BART station and trains. To this end, BART and the City of Berkeley have hired consultants to analyze the following:

- Whether it is possible to reduce the number of vehicle lanes on Adeline St. from 4 lanes to 2 lanes (a “Road Diet”) and whether the space reclaimed from vehicle lanes can be converted to a Market Plaza; and
- The constraints of basic operational needs of the Ashby BART Station.

BART and the City would like to share the information from this work and hear from the Flea Market community to inform next steps of the planning process in upcoming meetings.

2. Will the parking lot at Ashby BART Station be replaced by development?

The current plan for Ashby is guided by the community feedback received during the Adeline Plan effort and the CAG meetings, which resulted in the City and BART’s JVP, as explained above.

Some of the objectives in the Adeline Plan are to produce a substantial number of new affordable homes, to support existing merchants, to provide outdoor space for community gatherings and activities such as the Flea Market, and, specifically, to include a vibrant public space in the development for the Ashby BART Station. Similarly, some of the JVP’s shared priorities are to maximize the number of new homes, and especially permanently affordable, deed-restricted homes; and to provide a permanent, viable home in a prominent location for the Flea Market, including supportive amenities. To build as much affordable housing as possible, the parking lot along Martin Luther King Jr. Way (MLK) and the parking lot behind the Ed Roberts Campus would both be fully developed; however, it is also a high priority of both BART and the City to ensure the Flea Market has a new successful location near the BART station before construction starts in the MLK parking lot.

3. When would the Flea Market have to move?

The Flea Market would need to be relocated when construction on the MLK parking lot is about to start, but there are many steps and decisions that must occur before construction, including:

- The Berkeley City Council has to vote on issues related to the development.
- BART has to select a Developer through a competitive process in late 2022.
- The Developer has to design the project, and more.

As a result, the earliest that the Flea Market would have to move is 2025. Until at least that date, the Flea Market can continue to operate in the MLK parking lot.

OVER

Berkeley Flea Market: Feedback/Questions

Name (please print): _____

Comment/Question: _____

What is the best way to contact you?
(check all that apply)

☐ **Phone**
Number: _____

☐ **Email**
Address: _____

☐ **Text**
Number: _____

☐ **Other**
Specify: _____

4. Is there a plan for a new location for the Flea Market?

Since the outreach conducted as part of the Adeline Plan indicated that Flea Market vendors would prefer to be located close the Ashby BART Station, BART is currently studying the possibility of relocating the Flea Market to an expanded, newly-designed Market Plaza along the west side of Adeline Street between Ashby and MLK, next to the future development.

The study is analyzing the spatial needs of the Flea Market, assessing how the new development might be able to provide amenities that support the Flea Market, and whether and how the Flea Market’s operation would need to be modified to function well and be successful at street level next to the development and station. Ultimately, the City Council would have to approve a decision to relocate the Flea Market to a street location.

5. What would the potential new Market Plaza look like?

If the City Council approves using part of Adeline Street for a new plaza for the Flea Market, then the Market Plaza will be designed as part of the future development. The development design process should begin in 2023. The community and Flea Market vendors will have opportunities to provide input through the public engagement process.

6. What happens if the study finds that it is not possible to have the Market on Adeline St? Will the development start construction before a new location for the Market is found?

No, the Flea Market will not be asked to relocate before a new location is identified. As stated in the Adeline Plan, the Flea Market as a key community asset, and BART and the City are committed to ensuring that the Market remains and thrives within close proximity of the Ashby BART station. This is why BART has allocated funding and resources to the Adeline Road Diet Feasibility Study and the Flea Market On-Street Feasibility Study.

7. Can the future new development include space for the Flea Market?

BART and the City are committed to maximizing the number of permanent homes for low-income families and individuals, in accordance with the community input received during the Adeline Plan effort and the CAG meetings. The area currently occupied by the Flea Market (not including areas where shoppers park) is about one-third of the BART property, so to keep the Flea Market on site, the new development would have to have approximately one third fewer homes. This is why we are studying the feasibility of having a Market Plaza on the reclaimed street space, not within the TOD but right adjacent to it—so we can maximize the number of new affordable homes while still keeping the Flea Market next to the station.

8. Some Flea Market shoppers currently park in the BART parking lot. Where would they park when the housing project is built?

Decisions regarding how much of the current BART parking will be replaced in the new development have not been made yet. There will continue to be on-street parking within a 5-minute walk from the station. In addition, BART would like to encourage Flea Market visitors to take BART instead of driving. BART has also been working with the community, the City and other partners on how to improve how people get to the station on foot, by bike and by bus. Finally, once the TOD is completed, it will house at least 1,000 additional people right next to where we hope to have a Market Plaza—people who could become Flea Market shoppers.

9. Will I be able to keep my vehicle with me during Market hours, like I do now?

We understand that Flea Market vendors often rely on their vehicles for storage and logistics of moving items. This is one important aspect of the current Flea Market operation that the Feasibility Study is analyzing. If it is not possible for every vendor to keep their vehicle with their stall, the Feasibility Study will propose alternative scenarios for how the Flea Market might operate successfully.

10. Where do I get more information and how can I give input?

BART will have a website up by February 28th that will contain a lot more information, including useful links to the Adeline Plan and the JVP statement. Flea Market vendors and other community stakeholders can provide input at meetings to be held between January and March 2022, dates TBD. You can also submit comments and questions via email to BerkeleyTOD@bart.gov, or in writing using the form (bottom front-side). Please return completed form to Yasin Khan.

