Berkeley’s Downtown Area Plan: A Foundation for a Vibrant City Center

From the Office of Mayor Tom Bates – mayor@cityofberkeley.info

I. A Safe, Green and Vibrant Downtown

The Downtown Area Plan calls for major improvements for pedestrians – plazas, wider sidewalks, park blocks and more accessible parking

II. The Environment

• Promotes car-free living for new Downtown residents in energy efficient buildings
• Achieves our long-term Climate Action Plan goal to reduce GHG emissions

III. Affordable Housing

• Incentivizes the development of affordable housing including supportive services
• Serves all age groups and income levels in both rental and ownership housing
• Provides housing for more of our local work force so they don’t have to commute

IV. Our Local Economy

• Strengthens the local economy and supports local businesses
• Provides construction jobs for Berkeley residents, apprentice opportunities and career pathways for Berkeley youth
• Supports local providers of material and equipment

V. Protection of Historic Buildings and Neighborhoods

• Requires new development to be reviewed by the Landmarks Preservation Commission
• Does not allow demolition of historic buildings
• Concentrates housing and future growth in the Downtown, relieving development pressure and traffic impacts on neighborhoods
• Three buildings allowed at maximum building heights, no taller than existing buildings and allowed only within one block of the BART
Berkeley’s Proposed Downtown Development Plan

All New Downtown Development Will Be Green

**New Green Requirements for All Downtown Development**
- Meet LEED Gold or equivalent
- Provide on-site recycling opportunities
- Pay into a Public Open Space Fund or provide onsite open space
- Have no new net stormwater run-off
- Pay into a Downtown Transportation Management Demand (TDM) fund
- Provide on-site parking, or pay in lieu fee
- Provide carsharing opportunities
- Have on-site bicycle parking
- Provide AC Transit passes (i.e. "eco-passes") and pretax transit commuter benefits
- Pay affordable housing mitigation fee
- Pay child care mitigation fee
- Rent parking spaces separate from dwelling units or commercial space
- Waive eligibility for City's Residential Parking Permits

**Accelerated* Entitlements for New Green Pathway**
- Follow all requirements above
- Exceed Title 24 energy requirements
- Provide 20% affordable housing or pay in lieu fee to Berkeley’s Housing Trust Fund
- Waive right to State Density Bonus for Affordable Housing
- Employ approximately 30% of construction workers from Berkeley or surrounding cities
- Prevailing wage and apprenticeship requirements (for 100 units or more)

*Accelerated Entitlements Include
- Expedited entitlements
- Expedited landmarks
- Expedited design review

For more information go to: [www.yesonmeasurer.info](http://www.yesonmeasurer.info)