



# Housing Development Master Plan | North Berkeley BART

(v0.2) June 13, 2023



## Project Introduction

In 2022, the development team formed North Berkeley Housing Partners (NBHP) to work together - in collaboration with BART, City of Berkeley, and community stakeholders - to prepare a master plan for the North Berkeley BART Station parking lot. The process is guided by Memorandum of Understanding (March 2020), Memorandum of Agreement (June 2022), and Joint Vision and Priorities (June 2022) between the two public agencies. The NBHP project will be designed as a welcoming, transit-oriented development (TOD) to complement the surrounding walkable residential neighborhood and nearby shopping corridor on University Avenue.

<b>Project Location</b>	North Berkeley BART Station parking lot bounded by Sacramento, Delaware, Acton, and Virginia Streets
<b>Development Team</b>	North Berkeley Housing Partners <ul style="list-style-type: none"> <li>• BRIDGE Housing Inc.</li> <li>• Insight Housing (formerly BFHP)</li> <li>• East Bay Asian Local Development Corporation (EBALDC)</li> <li>• AvalonBay Communities</li> </ul>
<b>Agency Partners</b>	Bay Area Rapid Transit (BART) City of Berkeley
<b>Property Owner</b>	Bay Area Rapid Transit (BART)
<b>Lead Master Planning Partners</b>	David Baker Architects EinwillerKuehl Landscape Architecture Yes Duffy Architects Rhoades Planning Group Zander Design
<b>Program</b>	Six residential buildings totaling approximately 750 market-rate and affordable homes with storefronts and neighborhood amenities; paths for walkers, rollers, and cyclists; and public spaces throughout the eight-acre block.

2018

2022

1. Preliminary Planning

Policy Tools

For the past five years, BART and the City of Berkeley have been collaborating on a shared vision for a multi-phase, transit-oriented development at the North Berkeley BART Station:

2018

- State adopted AB 2923 BART Zoning Requirements

2020

- City-BART Memorandum of Understanding

2021

- City committed to affordable housing subsidy

2022

- City-BART Memorandum of Agreement
- Joint Vision and Priorities
- City adopted R-BMU Zoning and General Plan Amendments

Project Scoping

Developer Team Selection



# What is affordable housing in Berkeley?

Affordable housing is one of the top goals emerging from the Joint Vision and Priorities, and led to selection of North Berkeley Housing Partners. The team includes three non-profit affordable housing developers, each offering expertise in providing quality and inclusive housing options. The project will broadly serve a variety of household income levels and sizes.

### Retirees Living on Social Security



\$38,000 ANNUAL INCOME

2023

2024

2. Project Development and Entitlements

3. Financing and Construction

WE ARE HERE

Initial Construction Start  
Estimated 2025 / 2026

Master Planning

Planning Approvals

Phased Development

The ODS and Access Plan will influence Program Development

BART LED

Station Access Plan

DEVELOPER LED

Project Approach

- Affordable, Equitable + Inclusive Housing Opportunities
- Reweaving the Ohlone Greenway
- Activating the Ground Floor
- Engaging + Upgrading the Public Realm for all People and Travel



INDIVIDUAL DEVELOPER LED

The team uses a “fast start” approach, with all four developers simultaneously structuring their financing and designing their buildings on parallel paths.

BRIDGE BUILDING

INSIGHT BUILDING

EBALDC BUILDING

AVALONBAY BUILDING

Entry-Level Firefighter



\$69,000 ANNUAL INCOME

Household Size	1 Person	2 People	3 People	4 People
<b>Extremely Low Income</b> (Up to 30% AMI)	<b>\$30,000</b> (\$750/mo)	<b>\$34,290</b> (\$803/mo)	<b>\$38,580</b> (\$964/mo)	<b>\$42,840</b> (\$1,114)
<b>Low Income</b> (Up to 60% AMI)	<b>\$60,000</b> (\$1,500/mo)	<b>\$68,580</b> (\$1,607/mo)	<b>\$77,160</b> (\$1,929/mo)	<b>\$85,680</b> (\$2,228/mo)
<b>Low Income</b> (Up to 80% AMI)	<b>\$80,000</b> (\$2,000/mo)	<b>\$91,440</b> (\$2,143/mo)	<b>\$102,880</b> (\$2,572/mo)	<b>\$114,240</b> (\$2,971/mo)

## Preliminary Developer Concept

This initial concept was prepared by the North Berkeley Housing Partners, and is subject to review and coordination with the City of Berkeley and BART. The site design and project approach are continuing to evolve in response to community feedback, ongoing technical coordination, agency review, and other factors. The preliminary design program reflects:

- Approximately 750 new homes
- Targeting 50% affordable homes
- Approximately 300 resident parking spaces
- Maximum of 120 BART rider parking spaces + 80 spaces in the auxiliary parking lots
- Approximately 4,000 sq. ft. of public-serving ground floor uses
- Over 60,000 sq. ft. of publicly accessible open space



## Our Public-Private Partnership



## How can I stay involved?

- **Contact Us or Sign Up for Mailing List**  
[info@northberkeleyhousingpartners.com](mailto:info@northberkeleyhousingpartners.com)

- **Join Project Meetings**  
The project will be featured at multiple community meetings throughout 2023 and 2024. Refer to the project website for specific dates.

- **Provide Community Feedback**  
[www.nbhpfeedback.com](http://www.nbhpfeedback.com)

- **Visit Community Events**  
We will be setting up information booths and handing out feedback forms at the BART station, community festivals, marketplaces, and other community events. Refer to the project website for specific dates.

- **Visit Us Online**  
[www.northberkeleyhousingpartners.com](http://www.northberkeleyhousingpartners.com)  
**Developer:** [bit.ly/developernbb](http://bit.ly/developernbb)  
**BART:** [bit.ly/bartnbb](http://bit.ly/bartnbb)  
**City:** [bit.ly/citynbb](http://bit.ly/citynbb)