

## Housing Development Master Plan | North Berkeley BART

NORTH BERKELEY BART MASTER PLAN

LLDCARE

#### **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.

Project Location	North Berkeley BART Station parking lot bounded by Sacramento, Delaware, Acton, and Virginia Streets			
Development Team	<ul> <li>North Berkeley Housing Partners</li> <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>			
Agency Partners	Bay Area Rapid Transit (BART) City of Berkeley			
Property Owner	Bay Area Rapid Transit (BART)			
Lead Master Planning Partners	David Baker Architects EinwillerKuehl Landscape Architecture Yes Duffy Architects Rhoades Planning Group Zander Design			
Program	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.			

(v0.2) June 13, 2023

NBHP North Berkeley Housing Partners



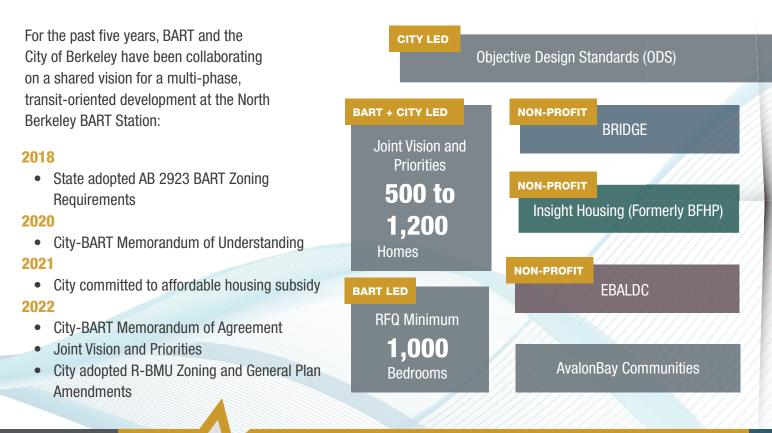
**1. Preliminary Planning** 

## 2022

### **Policy Tools**

## Project Scoping Develop

### **Developer Team Selection**



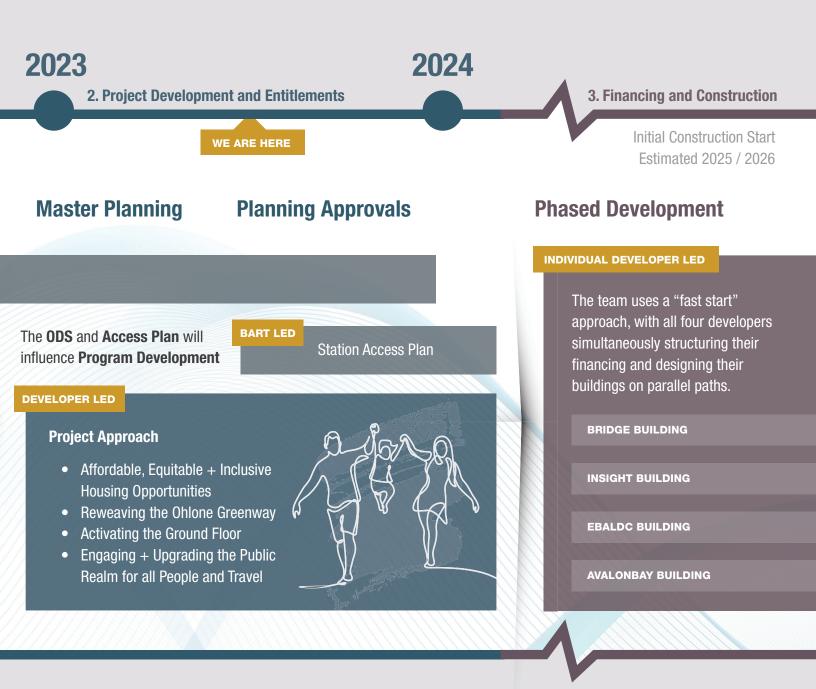
What is affordable housing in Berkeley?

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



Entry-Level Firefighter	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)
	Low Income (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)
the sta	Low Income (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)

NBHP North Berkeley Housing Partne

Housing Partners

\$69,000 ANNUAL INCOME

#### **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
- 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

#### • 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 Developer: bit.ly/developernbb BART: bit.ly/bartnbb City: bit.ly/citynbb

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