Planning Regulations Figure 9-4.202(a)

FIGURE 2-4

Maximum Building Heights

Base/with Bonus

- 30 ft/No Bonus
- 30/55 ft
- 40/75 ft
- 50/100 ft
- 75/100+ ft*

Existing entitlement to taller building

*High rises over 100 ft are required to have exemplary design, cause minimal impacts (e.g. wind, shadows) and provide community amenities.

Bonus height is discretionary and will be awarded only after developers demonstrate that projects meet community goals.

Buildings in all districts should step down to adjacent lower districts.

Building height 75/100+ feet for Transit Center with specific attributes.

Transit Center is defined as having bus bays, wide sidewalks, and improved pedestrian circulation and activation, plus some of the following:

- Car share pod
- Public parking for Amtrak
- Connection across the tracks
- Bicycle station/storage/parking
- Passenger pick-up and drop-off
- Taxi stands
- Recharging stations for electric cars
- Alternative transit/transportation station

Existing entitlement for one tower up to 200 feet and a second tower up to 150 feet.

Existing entitlement up to 225 feet

BERKELEY
EMERYVILLE

EMERYVILLE
OAKLAND

San Francisco Bay

0 300 600 1200 2400
FEET

ASHBY AVE
67TH ST
66TH ST
65TH ST
64TH ST
63RD ST
62ND ST
61ST ST
59TH ST
55TH ST
54TH ST
53RD ST
47TH ST
46TH ST
45TH ST
43RD ST
42ND ST
41ST ST
40TH ST
39TH ST
38TH ST
37TH ST
36TH ST
PEABODY LN
OCEAN AVE
VALLEJO ST
BEST ST
EMERYVILLE
BEACH ST
OAKLAND
SAN PABLO AVE
HOLLIS ST
HORTON ST
CHRISTIE AVE
SHELLMOUND ST
SHELLMOUND WAY
OVERLAND AVE
LACOSTE ST
INTERSTATE 80
FRONTAGE ROAD
POWELL ST
HARLEY ST
STANFORD AVE
CHERRY WAY
BAY ST
EASTSHORE FREEWAY
SHELLMOUND ST
BEACH ST
MANDELA PKWY
INTERSTATE 580
YERBA BUENA AVE
W. MACARTHUR BLVD
APGAR ST
PARK AVE
HAVEN ST
HARLAN ST
WALLS ST
EMERY ST
HUBBARD ST
HALLECK ST
ADELINE ST
Windsurfing Launch
Fishing Pier
Boat Launching Ramp

Exhibit B