

# Emeryville Planning Regulations

**Table 9-4.204(e): Community Benefits and Bonus Points**

Community Benefit	Maximum Points	Point Calculation	Requirements
(1) Public Open Space	50	15% of site area or 2,000 square feet, whichever is greater: 50 points	Must be in addition to what is required by Article 3 of this Chapter. Design must comply with applicable provisions of the Emeryville Design Guidelines and be approved as part of Design Review for the project. Open space must be accessible to the general public at all times. Provision must be made for ongoing operation and maintenance in perpetuity.
		10% of site area or 1,500 square feet, whichever is greater: 35 points	
		5% of site area or 1,000 square feet, whichever is greater: 20 points.	
		Contribution to Citywide Parks Fund: 10 points for every 1% of project construction valuation up to 50 points.	Contribution must be made prior to issuance of building permit.
(2) Zero Net Energy	50	100% of energy load (zero net energy): 50 points	Percent of total building energy load measured as kilowatt per square foot provided by solar panels, wind turbines, or other renewable sources.
(3) Public Improvements	50	10 points for every 1% of project construction valuation up to 50 points	Does not include improvements along project frontage that are normally required. Examples include curb, gutter, and sidewalk; pedestrian and bicycle paths; sanitary and storm sewers; and street trees, beyond what would normally be required.
(4) Utility Undergrounding	50	Contribution to Citywide Underground Utility Fund: 10 points for every 1% of project construction valuation up to 50 points	Does not include utility undergrounding that is normally required.
(5) Additional Family Friendly Units	50	5 points for each additional 5 percent of total units that have two or more bedrooms, of which at least 1 percent of total units must have three or more bedrooms.	Two- and three-bedroom units are in addition to those required by Section <a href="#">9-5.2003</a> , and must comply with the applicable provisions of the Emeryville Design Guidelines pertaining to Family-Friendly Residential Unit Design.
(6) Small Businesses	50	Contribution to Citywide Fund to Support Small Local-Serving Businesses: 10 points for every 1% of project construction valuation up to 50 points.	Contribution must be made prior to issuance of building permit.
(7) Flexible Community Benefit	50	The City Council shall determine the number of points to grant for the proposed community benefit based on 10 points for every 1% of project construction valuation.	Currently undefined community benefit proposed by the applicant that is significant and substantially beyond normal requirements. An example would be Universal Design features beyond those required by applicable building codes.