

Existing Intensity Map

The Existing Intensity Map (Figure LU-17) identifies the current maximum height, density, and Floor Area Ratio (FAR) permitted for each downtown zone, as summarized in Table LU-2. There is opportunity to permit additional density or intensity in some downtown areas to achieve Plan goals through a bonus incentive program that prioritizes needed community benefits.

Opportunities for increased intensity include the Central Core (near transit and where employment priority sites are present); areas of Koreatown/Northgate (KONO) that have much lower allowed height than the balance of downtown (excluding historically significant areas) and that line major corridors (Telegraph Avenue, 27th Street); the I-980 corridor; and portions of Jack London identified as transformational opportunity areas (Figure LU-4), including the Oak Street corridor and Victory Court. This map does not capture all sites where some increase in intensity would be permitted, but rather areas with the most significant potential for change from existing regulations.

**Table LU-2:
Existing Intensity
Regulations**

*Existing downtown
zoning districts include
Central Business District
(CBD), Lake Merritt
Station Area Districts
(LM), Community
Commercial (CC), and
Urban Residential (RU)
zones*

*General Plan intensity
regulations are
referenced for Jack
London as these have
been the controlling
factors most often
applied for new
development in this area*

	Intensity Area	Map Label	Height Maximum	Density	FAR [†]	Max Density with State Bonus ^{††}	Max FAR with PUD Bonus ^{†††}
	CBD - 1	A	55'	300 SF	4.5	222.2 SF	5.625
	CBD - 2	B	85'	200 SF	6.0	148.1 SF	7.5
	CBD - 4	C	275'	90 SF	14.0	66.7 SF	17.5
	CBD - 5	D	400'	90 SF	17.0	66.7 SF	20.0
	CBD - 6	E	No Limit	90 SF	20.0	66.7 SF	20.0
	CBD - 7	F	No Limit	90 SF	20.0	66.7 SF	20.0
	LM - 45	G	45'	450 SF	2.5	333.3 SF	3.125
	LM - 85	H	85'	225 SF	5.0	166.7 SF	6.25
	LM - 175	I	175'	110 SF	8.0	81.5 SF	10.0
	LM - 275	J	275'	110 SF	12.0	81.5 SF	15.0
	CC - 35	K	35'	550 SF	2.0	407.4 SF	2.5
	CC - 45	L	45'	450 SF	2.5	333.3 SF	3.125
	CC - 60	M	60'	375 SF	3.0	277.8 SF	3.75
	CC - 75	N	75'	275 SF	4.0	203.7 SF	5.0
	CC - 90	O	90'	225 SF	4.5	166.7 SF	5.625
	RU-3	P	60'	450 SF	NA	157.4 SF	NA
	PM	Q	No Limit	NA	1.0	NA	1.25
	OPR	R	No Limit	1,089 SF [*]	2.0	806.7 SF	2.5
	LI-1	S	No Limit	1,089 SF [*]	2.0	806.7 SF	2.5
	WMU	T	No Limit	817 SF [*]	2.0	605.2 SF	2.5
	WCR-1	U	No Limit	NA	3.0	NA	3.75
	RD&E-1	V	No Limit	NA	3.5	NA	4.375
	Business Mix	W	No Limit	NA	4.0	NA	5.0
	WWD	X	No Limit	327 SF [*]	5.0	242.2 SF	6.25
	MUD	Y	No Limit	261 SF [*]	5.0	193.3 SF	6.25
	RD&E-2	Z	No Limit	261 SF [*]	7.0	193.3 SF	8.75

^{*}For the sake of comparison these have been converted from Dwelling Units Per Acre (DUA) to square feet of lot area per unit using a 78% gross-to-net conversion factor (e.g. 100 DUA = 261.4 SF of lot area per unit)

[†]FAR does not include parking or loading areas

^{††}Refers to the 35% max density bonus awarded to eligible residential projects that provide affordable housing, senior housing, and/or childcare facilities

^{†††}Refers to the 25% max FAR bonus awarded to eligible Planned Unit Development (PUD) projects in which the total land area exceeds 60,000 square feet

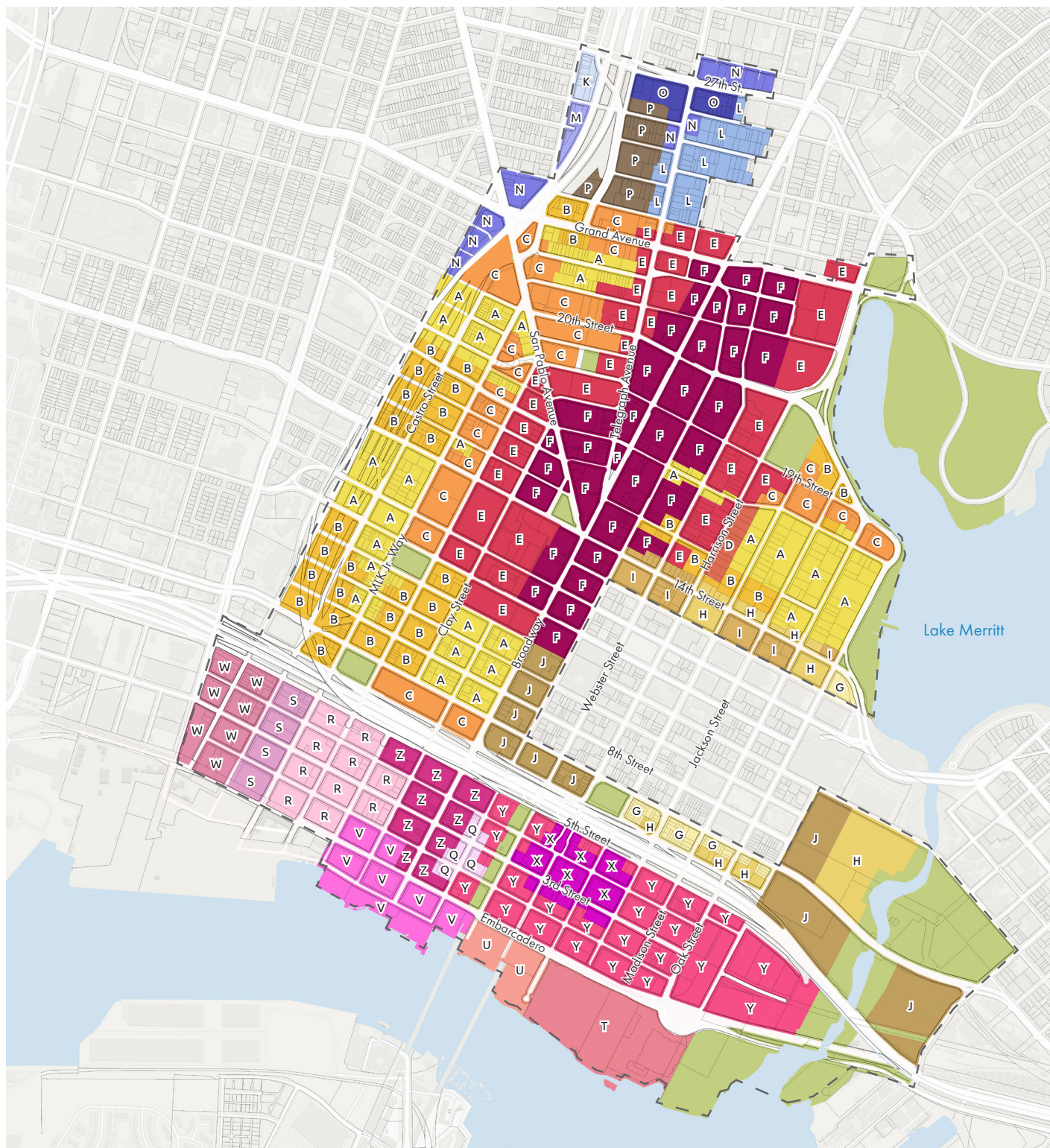


Figure LU-17: Existing Intensity Map

