

OXFORD PLAZA/DAVID BROWER CENTER



Project Description and Community Impacts

The Oxford Plaza and David Brower Center project will be developed on a 46,000 square foot parcel of land that is currently owned by the City of Berkeley and used as a public parking lot. The site is located in the heart of downtown Berkeley's commercial core, across the street from the University of California—Berkeley and two blocks from the Downtown Berkeley BART station.

The project combines the following uses in a new prototype for environmentally responsible urban development. Their goal is to achieve a Platinum Green building designation. Total rentable square feet of residential & commercial space: 52,711. The project components include:

David Brower Center

- 33,300 square feet of below market rate office space for environmental and social justice non-profit organizations
- 7,600 square foot conference and educational facility providing an auditorium, meeting rooms and gallery to public benefit organizations and the community
- 3,200 square foot restaurant at the corner of Oxford and Allston that demonstrates the benefits of sustainable and natural food production

The David Brower Center will combine office, conference, gallery and restaurant uses in a model of environmentally responsible design. The office space is primarily targeted for non-profit users with a focus on environmental issues. The conference facilities include a 175-seat auditorium, four flexible meeting rooms ranging in size from 400 to 1,600 s.f., a 1,200 s.f. gallery for rotating exhibits and events, and a large reception, pre-function and lobby space.

Oxford Street Retail

- 8,100 square feet of ground floor retail space activating Oxford Street with tenants that support the project's values of environmentally responsible products and services

Public Parking

- 103 below grade public parking spaces

Affordable Workforce Housing

- 97 units at the heart of downtown Berkeley's employment district within walking distance of BART. This portion of the project will be financed separately from the rest of the project and was excluded from the project appraisal.

Community development impacts:

- **New Affordable Facility for Non-profits:** By offering first class, below market rate facilities for offices, meetings, presentations, conferences, and exhibit space to the a myriad of environmental and social service tenants and the wider non-profit community, the missions and client services of all those groups

will be supported and enhanced.

- **Job Creation:** The David Brower Center, its resident organizations and the project's retail/restaurant operations will bring over 200 new employees to downtown Berkeley.
- **Support for New Affordable Housing Development:** The adjacent 97 unit affordable housing project cannot be constructed without the support and complement of the non-profit office and retail components, being financed through NMTC.
- **Green Building Designation:** The David Brower Center is being planned as one of the first new buildings on the West Coast to receive the US Green Building Council LEED *Platinum* rating. The David Brower Center will be a model for the practical implementation of environmentally responsible design. The David Brower Center will be a permanent, prominent, and visible expression of sustainability principles, enhancing Berkeley's civic reputation as an environmental leader.

Project Demographics:

Population Served:	Nonprofits and retail businesses
Census Tract #:	4229.00.
Tract Income Level:	41.66% MFI