

CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

April -May 2008

PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
RESIDENTIAL PROJECTS						
Pre-Application Discussions						
1 Altura Place	Gerald Green (415)377-5286	7500 Altura Place APN:040A-3845-013-03	6	■Subdivision into 5 units	Robert Merkamp, 238-6283	Pre-application filed.
2 424 3rd St. *	Abartare Architecture Iginio Pellizzari (510)655-1466	424 3rd Street APN:001 -0139-008-00	3	■64 residential units ■Ground floor commercial	Peterson Vollmann, 238-6167	Pre-application filed. Environmental scoping underway.
3 1429-1433 Jackson Street*	Gerald Green (415)377-5286	1429-1433 Jackson Street APN: 008 -0627-019-02	3	■149 residential units	Robert Merkamp, 238-6283	Pre-application filed.Design Review Committee 07/25/07.
4 Coliseum Gardens	EBALDC Carlos Castellmos (510) 287-5335	66th Ave. at San Leandro Street APN-Multiple	6	■67 residential units	Catherine Payne, Major Projects, 238-6168	Phase IV Pre-application filed.
5 2314 San Pablo Avenue	Thomas Dolan (510)839-7200	2314 San Pablo Ave. APN: 008-0663-009-00	1	■53-74 residential units	Heather Klein, Major Projects, 238-3659	Pre-application filed.
6 ~1032 39th Street	Madison Park Financial (510)452-2944	1032 39th Street APN: 012 -0953-027-00	1	■25 residential units in Oakland ■75 residential units in Emeryville	Catherine Payne, Major Projects, 238-6168	Pre-application filed. Project to be processed both the City of Emeryville and the City of Oakland.
7 Jack London Inn*	City Shapers Dwayne Jensen (510)836-9300	444 Embarcadero APN: 001 -141-017-02	3	■200 residential units ■3,000 S.F. of retail	Catherine Payne, Major Projects, 238-6168	Pre-application filed. Environmental Scoping Session 04/05/06. Design Review Committee 04/26/06. Planning Commission 03/21/07 for a informational report on a possible General Plan amendment.
8 ~442 International Blvd.	YHLA Yui Hay Lee (510)836-6688	442 International Blvd APN: 020 -0133-006-01		■42 residential units	Lynn Warner, Major Projects, 238-6983	Pre-application filed. Project inactive.
9 401 Alice Street*	Bob Baum (415)503-1411	401 Alice Street APN: 001 -0153-007-00	3	■58 condominium units ■5 flex units	Joann Pavlinec, Major Projects, 238-6344	Pre-application filed. Project inactive.
10 Chabot Hills	Chabot Dunsmuir LP Joel Weingarten (925) 249-9155	Off Lochard St. APN: 048- 6165-059-03 048-6165-075-04 048-6165-076-01	7	■42 single-family home/lots	Heather Klein, Major Projects, 238-3659	Application withdrawn

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Application Submitted – Under Review							
11	~Fruitvale Point	Terra Linda Development Carlos Plazola (510)207-7238	880 Fruitvale Ave	5	■47 residential units ■49 live/work units ■4,000 S.F. commercial	Catherine Payne, Major Projects, 238-6168	Application filed.
12	~1530 Martin Luther King Jr. Way*	Frank Gonsalves (650)508-9520	1530 M. L. King Jr. Way APN: 003-0071-001-00 003-0071-002-00 003-0071-010-00	3	■121 condominium units	Peterson Vollmann, 238-6167	Application filed. Environmental scoping underway. Design Review Committee 03/28/07. Design Review Committee pending 5/28/08.
13	~10550 International Blvd.	Anthony Batarse (510)635-1700	10550 International Blvd. APN: 047 -5519-005-02 047 -5509-001-01	7	■92 residential units	Robert Merkamp, 238-6283	Application filed. Project inactive
14	~5132 Telegraph (Creekside)	George Hauser Hauser Architects (415)519-5398	5132 Telegraph Ave APN: 014 -1226-013-00	1	■120 residential units ■7,700 S.F. of commercial	Darin Ranelletti, Major Projects, 238-3663	Application filed. Design Review Committee 03/28/07 and 05/23/07. EIR scoping hearing 01/09/08. Draft EIR being prepared.
15	Uptown Parcel 4 (Telegraph/19th Street)*	Forest City Residential, Inc. Susan Smartt (415) 836-5980	Telegraph/19th Street/New Street/Williams Street	3	■370 residential units	Catherine Payne, Major Projects, 238-6168	Application filed. Design Review Committee 07/25/07.
16	1443 Alice Street*	Mark Borsuk (415)922-4740	1443 Alice Street / 1434 Harrison Street APN: 008 -0626-016-00 008 -0626-023-00	2	■245 residential units	Darin Ranelletti, Major Projects, 238-3663	Application filed. Environmental scoping underway. Design Review Committee 05/23/07.
17	Wattling Street	Phil Lesser (650)347-6014	3927 Wattling Street APN: 033-2170-003-00	5	■18 condominium units ■61 townhome units	Heather Klein, Major Projects, 238-3659	Application filed. Environmental scoping underway. Design Review Committee 10/24/07.
18	~325 7th Street*	YHLA Yui Hay Lee (510)836-6688	325 7th Street APN:001 -0189-005-00 001 -0189-013-00 001 -0189-014-01	2	■382 residential units	Heather Klein, Major Projects, 238-3659	Application filed. Design Review Committee 11/07/07. NOP published 12/18/07. DEIR preparation underway.
19	~1309 Madison Street*	Toby Levy (415)777-0561	1309 Madison Street APN:002 -0079-005-00	2	■72 condominium units	Lynn Warner, Major Projects, 238-6983	Application filed. Design Review Committee 09/05/07. Project inactive.
20	226 13th Street*	K H Associates Al Chan (510)601-8889	226 13th Street APN:002 -0077-001-00	2	■356 residential units ■36,424 S.F. retail	Lynn Warner, Major Projects, 238-6983	Project inactive.
21	~4311-4317 Macarthur Blvd	AMG & Associates, LLC (818)380-2600	4311- 4317 Macarthur Blvd APN:030 -1982-121-00 030 -1982-122-00 030 -1982-123-00	4	■115 apartment senior housing facility ■3,100 S.F. retail	Robert Merkamp 238-6283	Application filed. Design Review Committee 09/27/06. Planning Commission approval 02/20/08. Appeal to City Council pending 05/20/08.

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22	-4021 International Blvd	Studio 3 Architects (949)660-7985	4021 International Blvd. APN: 033 -2155-003-00	5	Phase I ■20,000 S.F. of retail Phase II ■60 residential units	Catherine Payne, Major Projects, 238-6168	Project withdrawn.
23	250 12th Street*	YHLA Yui Hay Lee (510)836-6688	250 12th Street APN:002-0069-002	2	■215 residential units ■8,000 S.F. retail	Heather Klein, Major Projects, 238-3659	Application filed. Environmental scoping underway. Design Review Committee 10/25/06.
24	-Emerald Views * (formerly 19th Street Residential Condominiums)	Ian Birchall (415)512-9660	222 19th Street APN: 008-0634-003-00	3	■370 residential units ■933 S.F. cafe	Heather Klein, Major Projects, 238-3659	Application filed. NOP published 11/09/07. DEIR preparation underway. LPAB for design review 04/14/08. Design Review Committee 04/23/08.
25	Skyline Ridge Estates	IPA Planning Solutions Ineda Adesanya (510) 839-4550	Equestrian Trail APN: 037A-3141-001-15	6	■22 single-family lots	Heather Klein, Major Projects, 238-3659	Application filed. NOP issued 05/10/04. Environmental Scoping Session 05/19/04.
Application Approved							
26	-St Joseph's	BRIDGE Housing Corp Smitha Seshadri (415) 989-1111	2647 International Blvd APN: 025 -0701-004-01	5	■Rehabilitation of the historic building ■80 units senior housing ■15,000 S.F. office	Joann Pavlinec, Major Projects, 238-6344	Application filed. LPAB 08/13/07 and 09/24/07. Planning Commission and EIR certification on 12/19/07. Building permit #B07-05698 in plancheck.
27	-2985 Ford Street	8855 San Leandro St. LLC (510)465-3700	2985 Ford Street APN:025 -0673-007-00	5	■56 condominium units ■15 work/live units	Robert Merkamp, 238-6283	Application filed. Planning Commission approval of project and TPM 11/07/07.
28	Bakery Lofts	Madison Park Financial Frank Flores (510)452-2944	945 53rd Street APN: 049 -1173-002-00	1	Phase III ■79 units ■4,167 S.F. of commercial	Lynn Warner, Major Projects, 238-6983	Application filed. Design Review Committee 03/28/07. Planning Commission approval 08/01/07.
29	Courthouse Condominiums (formerly 2935 Telegraph Ave.)	MBH Architects (510) 865-8663	2935 Telegraph Ave.	3	■142 residential units ■3,000 S.F. retail	Joann Pavlinec, Major Projects, 238-6344	Application filed. NOP and Initial Study published 10/06/06. DEIR published 03/19/07; Design Review Committee 03/28/07 and 05/23/07. Planning Commission certification of the Final EIR and project approval 08/01/07.
30	HFH Apartments	Andy Getz (510)652-4191	1401-1405 Wood Street APN: 0000-0310-012-00	3	■Phase I 159 apartments ■Phase II 142 apartments	Marge Stanzione, Major Projects 238-4932	Planning Commission approval 08/01/07.

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31	-4801 Shattuck Ave	Steven Tiffin (510)550-4200	4801 Shattuck Ave APN: 013-1162-009-01 013-1162-009-02 013-1162-010-00	1	■44 units	Peterson Vollmann 238-6167	Design Review Committee 1/24/07. Planning Commission approval 04/04/07. Appeal denied by City Council 07/17/07. Litigation ruling in favor of project.
32	1538 Broadway*	Forum Design Marc DiGiacomo (415)252-7063	1538 Broadway APN: 008-0622-007	3	■69 residential units ■ground floor food sales	Peterson Vollmann 238-6167	Administrative approval 03/07/07.
33	2116 Brush Street	AGI Capital Tom Holt (415) 775-7005	2101-2116 Brush Street; 760 22nd Street APN: 003 -0025-010-00 thru 011-00 003-0035-006-00 thru 005-00 003-0023-007-01 thru 011-02	3	<i>Parcel A</i> ■63 residential units <i>Parcel B</i> ■18 residential units <i>Parcel C</i> ■65 residential units	Heather Klein, Major Projects, 238-3659	Design Review Committee 10/25/06. Planning Commission approval 02/07/07. Extension granted 07/25/07.
34	-459 23rd Street	Toby Levy (415)777-0561	459 23rd Street APN: 008 -0658-004-01 008 -0658-002-01	3	■60 residential units ■ground floor retail	Peterson Vollmann 238-6167	Approved 12/28/06. Revision to increase the number of units to 70 approved 08/14/07. Grading permit expired.
35	1614 Campbell Street	Madison Park Frank Flores (510)452-2944	1614 Campbell Street APN:007 -0560-001-02	3	■92 live/work conservation ■40 new residential units	Peterson Vollmann 238-6167	Planning Commission approval 12/13/06.
36	377 2nd Street*	Marge Vincent Vangaurd Properties (415) 321-7077	377 2nd Street APN: 001 -0143-008-00 001 -0143-007-00 001-0143-010-00	3	■96 units ■4,000 S.F. retail	Heather Klein, Major Projects, 238-3659	LPAB 06/12/06. LPAB for Design Review 10/16/06. Planning Commission approval 12/13/06.
37	3860 & 3880 Martin Luther King Jr. Way	Neil Cotter (650) 259-9303	3860 & 3880 Martin Luther King Jr. Way APN: 012-0968-030-01 012-0968-031-00	1	■74 units	Darin Ranelletti, Major Projects, 238-3663 Kathy Kleinbaum, Redevelopment Division, 238-7185	Planning Commission approval 9/20/06. Building permit #B0700448. Project under construction.
38	3250 Hollis	Bill Lightner (415)267-2900	3250 Hollis Entire Block of 007-0593	3	■46 live/work units ■74 residential units	Peterson Vollmann 238-6167	Design Review Committee 08/23/06. Planning Commission 10/18/06. Extension granted 12/21/06.
39	989 41st Street	Pocket Development LLC Elizabeth Costello (510)655-8532	989 41st Street APN:012 -1021-021-01	1	■48 residential units	Lynn Warner, Major Projects, 238-6983	Design Review Committee 06/28/06. Planning Commission approval 11/15/06. Appeal filed but on hold. Project withdrawn. New project approved 08/01/07. New appeal filed.

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40	Hollis 34	Dogtown Development (510)428-1714	3241 Hollis Entire Block of 007-0620	3	■124 live/work units	Peterson Vollmann 238-6167	Application filed. Design Review Committee 08/23/06. Planning Commission approval 10/18/06. TPM approval 10/18/06.
41	~Tassafaronga Village	Housing Authority of the City of Oakland Bridget Galka (510)587-2142	68-81st Ave. & 1001 83 rd Ave. APN:042 -4281-007-04 042 -4280-001-01 041 -4206-001-00	7	■General Plan Amendment from Business Mix to Mixed Housing Type ■Redevelopment Plan Amendment from Industrial to Residential ■Rezoning ■191 mixed housing residential (apartment, live/work, for sale, and affordable)	Gary Patton, Major Projects Manager, 238-3659 Charity Wagner (contract planner) (415) 331-8282	Design Review Committee 05/24/06. Planning Commission approval and Mitigated Negative Declaration certification 06/20/06. City Council approval of General Plan Amendment, Redevelopment Plan Amendment, and Rezoning 10/03/06. TTM approval 02/13/08.
42	721-741 Broadway *	Carona Engineering Debo Sodipo (510)444-8311	721-741 Broadway APN: 001-0201-015-00	3	■48 residential units ■5 live/work units ■2,300 S.F. retail	Joann Pavlinec, Major Projects, 238-6344	LPAB 06/12/06. Planning Commission approval 8/16/06. Planning Commission approval for administrative design review 10/04/06. TPM approval 05/24/07.
43	460 Grand Ave	Jim Burns (510)339-8880	460 Grand Ave APN: 010-0779-012-00 010-0779-014-01 010-0779-015-01	3	■ 74 residential units	Darin Ranelletti, Major Projects, 238-3663	Design Review Committee 02/22/06. Planning Commission approval 06/07/06. Appeal denied by City Council 07/18/06.
44	1919 Market Street	1919 Market Street Simon Chen (510) 452-2944	1919 Market Street APN: 005 -0410-013-01	3	■58 units	Peterson Vollmann 238-6167	Planning Commission approval 04/05/06. TTM approval 04/05/06.
45	14th Street Apartments -Wood Street	Bridge Housing Ben Metcalf (415)989-1111	Portions of APN: 0006-0029-001 and 0000-0315-006.	3	■99 Affordable housing units	Marge Stanzione, Major Projects 238-4932	Planning Commission approval 02/15/06. Grading permit issued.
46	2538 Telegraph Ave*	Rina Davis 2538 Telegraph LLC (510)390-4408	2538 Telegraph Ave 437 26th St APN: 009 -0683-021-01 009 -0683-024-00	3	■ 97 residential units ■ 9,000 S.F. of commercial space	Catherine Payne, Major Projects, 238-6168	Design Review Committee 11/16/05.; Planning Commission approval 01/04/06. Extension granted.
47	51st & Telegraph, Civiq	Roy Alper 5110 Telegraph, LLC (510)550-7175	Area bounded by Telegraph, 51st and Clark Streets APN: - Multiple	3	■ 68 residential units ■less than 3,000 S.F. of commercial space ■4 buildings built over, ■Subterranean Parking	Darin Ranelletti, Major Projects 238-3663	Design Review Committee 11/16/05. Planning Commission approval 1/18/06. Appealed to City Council. Appeal withdrawn at City Council 03/21/06.

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48	-116 6th St*	Willie Cook (510) 528-9074	116 6th Street APN: 001-0173-009-00	2	■80 residential condominium units	Heather Klein, Major Projects, 238-3659	Design Review Committee 10/26/05; Planning Commission approval 01/18/06. Extension granted 11/14/07.
49	Valdez & 23rd Street Project*	The Enterprise Group Walter Cohen (415) 221-2534	Valdez St./Webster/23rd St./24th Streets APN: 008-0668-004-00 008-0668-009-07 008-0668-005-00	3	■281 residential units ■500 car parking structure including 250 public spaces ■12,000 S.F. retail	Heather Klein, Major Projects, 238-3659	Design Review Committee 10/26/05; Planning Commission approval 12/07/05. TPM approval 02/28/06. Extension granted 09/19/07.
50	311 2nd St*	Embarcadero Pacific Michael Reynolds (510) 444-4064	311 2nd Street APN:001 -0149-007-00	3	■105 residential condominium units	Heather Klein, Major Projects, 238-3659	Design Review Committee 10/26/05; Planning Commission approval 01/04/06. Design Review Committee 02/22/06; Planning Commission approval 04/05/06. Design changes approved 10/26/06. Building permit #B0701724. Project under construction.
51	-Emerald Parc	Tom Dolan (510) 839-7200	2400 Filbert Street APN: 005-0433-018-04	3	■55 townhomes	Peterson Vollmann 238-6167	Planning Commission approval. 11/16/05. Appeal denied by City Council 02/21/06. Extension granted 02/14/08.
52	Arcadia Park	Pulte Homes Amir Massih (925) 249-3297	98th Ave. at San Leandro St., APN - multiple	7	■366 residential units	Darin Ranelletti, Major Projects 238-3663	Planning Commission approval 9/21/05. Appealed to City Council City Council denial of appeal and approval of General Plan amendment, rezoning approval and project 12/06/05. P-job permit issued. Project under construction.
53	Red Star	Phillip Banta and Associates Architecture Phillip Banta (510) 654-3255	1396 5th Street APN: 004-0069-004-00	3	■119 condominium units ■3,850 S.F. commercial space	Darin Ranelletti, Major Projects, 238-3663	Design Review Committee 04/27/05. Planning Commission approval 06/17/05.
54	1755 Broadway*	1755 Broadway LLC Andrew Berg (310)963-7878	1755 Broadway APN:008 -0640-005-00	3	■Conversion of floors 2-5 of office to 24 live/work condominiums.	Mike Rivera, 238-6417	Administrative approval 9/20/06. Building permit #B0602995. Project under construction.
55	Fox Theater	City of Oakland Redevelopment Agency	1807-1829 Telegraph Ave APN: 008 -0642-001-00	3	■Rehabilitation of the historic theater ■20,000 S.F. addition	Joann Pavlinec, Major Projects, 238-6344	LPAB approval 05/09/05. Planning Commission approval 06/01/05. Building permit for rehabilitation #B0600243. Project under construction.

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56	-Coast Lofts	Davis Baker Architects Francis Rush (510)763-7165	2715 Adeline Street 2700 Magnolia Street 1173 28th Street APN: 005-0446-001-01 005-0446-001-02 005-0446-008-01	3	■39 residential condominiums ■23 live-work units	Peterson Vollmann 238-6167	Planning Commission approval 05/04/05. Application expired.
57	Zephyr Gate -Wood Street	Pulte Homes (925) 249-3268	Wood Street APN: 006-0029-001-00	3	■130 residential condominium units	Marge Stanzione, Major Projects 238-4932	Design Review Committee 12/14/05. Planning Commission approval 03/08/06. Multiple building permits. Project under construction.
58	-2501 Chestnut Street	Bridge Housing Kristy Wang (415) 989-1111	2501 Chestnut Street APN: 005-0436-002-00	3	■50 live/work units	Heather Klein, Major Projects, 238-3659	Design Review Committee 08/11/04. Planning Commission approval 10/06/04. Vesting Tentative Map submitted 08/21/06. Extension granted 09/29/06. Extension granted 11/13/07. Site cleanup occurring.
59	Jackson Center Two*	Encinal Jackson, LLC Peter Wong (510) 628-9060	11th, 12th, and Alice Streets APN: 002-0075-002-00	2	■110 condominium units ■5,000 S.F. retail	Heather Klein, Major Projects, 238-3659	Design Review Committee 07/23/03; Planning Commission approval 09/03/03. Application filed for revision to project. Design Review Committee 07/27/05; Administrative approval 09/16/05. TPM approval 02/14/06. Building permit #B0504575 expired.
60	2355 Broadway*	2355 Broadway LLC John Protopappas (510) 452-2944	2355 Broadway APN: 008-0666-006-00	6	■Adaptive re-use of historic building into 24 condominiums and ground floor retail	Heather Klein, Major Projects, 238-3659	LPAB approval 06/13/05. Planning Commission approval 07/06/05. TPM approval 12/22/05. Building permit #B0505370 reinstated. Project under construction.
61	1331 Harrison Project*	Toby Levy (415)777-0561	14th and Harrison Street APN: 002-0065-006-01	2	■98 condominium units ■9,000 S.F. commercial ■Structured parking	Heather Klein, Major Projects, 238-3659	Planning Commission approval 12/3/03. Design Review Committee approval for revisions 03/23/05. Project revisions approved administratively 04/25/05. Foundation permit #B0504335 expired.
62	-557 Merrimac*	Dinar & Associates Mosha Dinar (510) 893-8900	557 Merrimac APN:009-0689-04-001	3	■40 condominium units	Robert Merkamp 238-6283	Planning Commission approval 07/15/05. Building permit expired.

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63	100 Grand*	Essex Property Trust John Eudy (650) 849-1600	124 Grand Ave and 2264 Webster St. APN: 008-0655-007-00 & 008-0655-009-01	3	■241 residential units	Darin Ranelletti, Major Projects, 238-3663	Planning Commission approval 07/06/05. TPM approval 03/06/06. Grading and building permit #GR0600054 and B0600463. Project under construction.
64	Pacific Cannery Lofts	PCL Associates Cal Inman (510)547-2122	1111-1119 Pine Street APN: 006-0029-002-00	3	■99 condo warehouse lofts ■45 live/work lofts ■15 townhouse lofts ■4 work/live lofts (part Wood Street Development)	Marge Stanzone, Major Projects 238-4932	LPAB approval 04/11/05. Design Review Committee approval 01/26/05. Planning Commission approval 06/17/05. Demolition Permit #RB0505701. Multiple Building permits. Project under construction.
65	683 9th Street*	Kodama Diseno Eduardo Caceres (415) 296-1144	683 9th Street APN: 001-0217-002-00	3	■50 condominium units	Heather Klein, Major Projects, 238-3659	Design Review Committee 2/11/04. Project administratively approved 10/29/04. TPM approval 10/28/05. Building permit #B0601195 in plancheck.
66	901 Jefferson*	Pyatok Architects Inc Gary Struthers (510)465-7010	901& 907 Jefferson Street APN: 002-0025-007-00 through 002-0025-009-00	3	■75 condominium units ■1,030 S.F. retail	Darin Ranelletti, Major Projects, 238-3663	Planning Commission approval 09/21/05 Project under construction.
67	188 11th Street *	DR Horton Dean Mills (925)808-2300	176 11th Street, 198 11th Street, 1110 Jackson APN: 002 -0081-008-00 002-0081-007-00 002-0081-002-00	2	■287 residential units ■3,660 S.F. retail	Heather Klein, Major Projects 238- 3659	Design Review Committee 10/26/05; Planning Commission approval 12/07/05. Vesting TPM approval 07/31/06. Demolition permit #RB0603034. Extension granted 10/09/07.
68	2847 Peralta Street	William Lightner (415)267-2900	2847 Peralta Street APN: 007 -0589-018-02 007 -0589-023-00	3	■76 dwelling units and 24 live work units	Peterson Vollmann 238-6167	Planning Commission approval 01/18/06. Grading permit #GR0600068.
69	630 Thomas Berkley Square Housing *	SUDA/ Alan Dones (510) 715-3491	630 Thomas L. Berkley Way APN: N/A - TPM7541 Parcel 3	3	■88 residential condominium units ■3 commercial spaces	Heather Klein, Major Projects, 238-3659	Design Review 07/27/05. Planning Commission approval 09/28/05. Building permit #B0505700. Project under construction.

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70	Uptown Project *	Forest City Residential, Inc. Susan Smartt (415) 836-5980	Area bounded by San Pablo, Telegraph, 18th and 20th Streets APN - Multiple	3	<ul style="list-style-type: none"> ■ Approximately 665 residential units ■ 14,000 S.F. of retail and commercial ■ 580 parking stalls ■ Includes Parcels I-III and park 	Catherine Payne, Major Projects, 238-6168 Don Smith, Bldg. Permits, 238-4778	Planning Commission hearing on DEIR 10/15/03. Planning Commission FEIR certification 2/18/03. Pre-application filed. City Council approval of the DA 7/20/04. Planning Commission approval 06/01/05 of the PUD and VT. City Council approval of General Plan Amendment and Rezone 06/21/05. Project under construction for Phase I and III.
71	3rd/Broadway Mixed Use*	The Enterprise Group Walter Cohen (415) 221-2534	200/210/228 Broadway APN: 001 -0141-002-01 001 -0141-011-00	3	<ul style="list-style-type: none"> ■ 134 residential units ■ 1,000 S.F. retail 	Heather Klein, Major Projects 238-3659 Don Smith, Bldg. Permits 238-4778	Design Review Committee 11/16/05; Planning Commission approval 01/18/06. Demolition permit #RB0600196, Grading permit #GR0600052, Building permit #B0600078. Project under construction.
72	Siena Hills	Hillside Homes Edward Patmont (925) 946-0583	Between Rilea Way and Greenridge Drive on Keller Ave. APN: 04A-3457-033-01	6	<ul style="list-style-type: none"> ■ 32 single-family homes 	Heather Klein, Major Projects, 238-3659	DEIR published 01/05/05; FEIR published 2/18/05; Planning Commission certification of the Final EIR and approval of the project 03/02/05; TTM approval 06/1/05. Grading permit #GR0500061. Building permits # RB0501810-13 and 15-18. City Council GHAD approval 12/05/06. Project under construction.
73	~Altenheim Senior Housing	Citizens Housing Corporation Kaori Tokunhea (415) 421-8605	1720 Macarthur Boulevard APN: 023-0494-001-07	5	<ul style="list-style-type: none"> ■ 83 apartments units (new construction) 	Joann Pavlinec, Major Projects, 238-6344	LPAB approval 07/12/04. Planning Commission approval 01/06/05. Design Review revision submitted LPAB 03/12/07. Planning Commission approval 03/21/07. Multiple building permits in plancheck.
74	City Walk City Center T10 (2005)*	Olson Company (562) 596-4770	13th/14th/MLK/Jefferson APN: 002-0029-001-00	3	<ul style="list-style-type: none"> ■ 3,000 S.F. retail ■ 252 residential units 	Patrick Lane, Redevelopment Agency 238-7362 Don Smith, Bldg. Permits, 238-4778	Planning Commission approval 08/18/04. Building permit #B0500525. Project under construction.

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 List updated twice a year.

CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

April -May 2008

75	Le Property Marks Building*	John Le, Dennis Reilly (510) 665-8044	380-388 12th Street APN: 002-0057-007-00	2	■10 apartments units ■1st floor commercial	Joann Pavlinec, Major Projects, 238-6344	LPAB 08/09/02; Planning Commission approval 10/01/03 Foundation permit #B0305324. Building permit #B0306029. Building Permit expired.
76	-Coliseum Gardens	EBALDC Carlos Castellmos (510) 287-5335	66th Ave. at San Leandro Street APN-Multiple	6	■236 residential units ■Lion Creek Park	Catherine Payne, Major Projects, 238-6168	Phase III under construction. Lion Creek Park PRAC 09/12/07. Planning Commission approval 09/19/07.
77	-Monte Vista Villas (formerly Leona Quarry)	The DeSilva Group David Chapman (925) 828-7999	7100 Mountain Boulevard APN: 037A-3151-001-01	6	■545 residential units ■6,000 S.F. community center ■10,000 S.F. retail/commercial	Bill Quesada, Building Services, 238-6345	City Council approval 12/03/02; City Council re-approval 02/17/04; Grading permit #GR0400025. Project under construction.
78	Housewives Market*	A. F. Evans Steve Kuklin (415) 591-2204	8th/9th/Clay and Jefferson 801-807 Clay Street APN: 001-0209-001, 002, 003, 004	3	<i>Phase II</i> ■72-86 condominium units ■14,000 S.F. flexible space	Don Smith, Bldg. Permits 238-4778	Project approved 3/21/01. Phase II under construction.
79	-Jackson Courtyard Condominiums*	Gerald Green (415)377-5286	210 – 14th Street APN 008 –0627-020-00	3	■45 condominium units	Heather Klein, Major Projects, 238-3659	Building Permit #B0800337. Project under construction.
80	46th Street Lofts (formerly Flecto Project)	Levin, Menzies, Kelly Paul Menzies (925) 937-4111	47th and Adeline; land area is in both Oakland and Emeryville. 119 Linden Street APN: 049-1172-002 013-1172-003 013-1172-004	1	■79 units and 3,000 S.F. commercial space ■Adaptive reuse of and addition to the former Flecto building.	Catherine Payne, Major Projects 238-6168	Approved by Emeryville and Oakland. Project under construction.

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April -May 2008

MIXED-USE PROJECTS							
Pre-Application Discussions							
81	-1930 Broadway*	Encinal Jackson, LLC CB Wong (510) 628-9060	1930 Broadway 1944 Broadway 1941 Franklin APN: 008-0638-007-07 008-0638-005-00 008-0638-007-08	3	<ul style="list-style-type: none"> ■ approx. 100,000 S.F. retail/fitness club ■ approx. 1,058,000 S.F. of office space ■ 144 residential units ■ 458 parking stalls ■ Rehabilitation of the Tapscott Building 	Heather Klein, Major Projects 238-3659	Pre-application filed. Environmental scoping underway.
Application Submitted - Under Review							
82	-Kaiser Center	Tomas Schoenberg The SWIG Company (415)291-1100	300 Lakeside Drive Area bounded by 20th and 21st Streets and Webster and Harrison Streets	3	<ul style="list-style-type: none"> ■ Demolition of 280,000 S.F. ■ 2 new towers:42-stories with 780,000 S.F. office ■ 34-stories with 565,000 S.F. office and 22,000 S.F. retail 	Marge Stanzione, Major Projects 238-4932	Application filed. Environmental scoping underway.
83	-Oak Knoll Redevelopment Project	SunCal Oak Knoll LLC Pat Kelliher (510)251-0711	167 acre site 8750 Mountain Blvd. APN: Multiple	7	<ul style="list-style-type: none"> ■ 960 residential units (408 SFD, 248 townhomes, 304 condominiums) ■ 82,000 S.F. commercial 	Dina Tasini (contract planner) (510) 909-5020	Request for General Plan conformity 05/06. Director's determination of General Plan conformity 05/16/06. Request for amended General Plan conformity 12/06. Director's determination of amended General Plan conformity 12/20/06. NOP and Initial Study to prepare a Supplemental EIR issued 02/08/07. Environmental Scoping Session 02/28/07. Planning Commission denied the Appeal and upheld the General Plan determination 03/07/07. SEIR was published 09/06/07. Public hearing for the Draft SEIR 10/10/07. Design Review Committee 09/26/07. Planning Commission decision pending 06/08.
84	-Macarthur BART Transit Village	Macarthur Transit Community Partners, LLC Deborah Castles (510) 273-2002	7 acre site located between Telegraph, 40th, and Macarthur and Highway 24	1	<ul style="list-style-type: none"> ■ 540 residential units ■ 30,000 S.F. retail/commercial space 	Kathy Kleinbaum, Urban Development, 238-7185 Charity Wagner (contract planner) (415) 331-8282	Application filed. NOP published 02/14/06. Environmental Scoping Session 03/15/06. Revised NOP published 06/13/07. DEIR published 01/31/08. Work session with the Planning Commission 04/30/08.

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85	-Mandela Grand Mixed Use Project	KS Properties, LLC Peter Sullivan (415)362-1700	13.3 acre site bounded by Mandela, W. Grand, Poplar, and 18th Street	3	<ul style="list-style-type: none"> ■ 1,577 residential units ■ approx. 300,000 non-residential S.F. 	Marge Stanzione, Major Projects 238-4932	Environmental application filed. NOP published 04/06/06. Environmental Scoping Session before LPAB 04/17/06 and Planning Commission 04/19/06. DEIR published 12/18/06. DEIR hearings before Planning Commission 01/17/07 and LPAB 01/29/07. FEIR and response to comments published 06/29/07. Project inactive.
86	-Gateway Community Development Project (The Gateway)	Pacific Thomas Capital Randall Worsley (925) 939-7401	East 12th St. between 25th Ave. and Derby St.; APN - multiple	5	<ul style="list-style-type: none"> ■ 810 residential units ■ 26,000 S.F. commercial 	Darin Ranelletti, Major Projects 238-3663	Application filed. NOP published 11/23/05. Environmental Scoping Session 12/07/05. Reports being prepared. DEIR published 08/10/07. DEIR hearing session 09/05/07. FEIR being prepared.
Application Approved							
87	Fox Courts	Deni Adaniya (510) 841.4410, ext.19	Uptown Parcel 6 555-19th Street, 550-18th Street APN 008-0642-017	3	80 residential units; 2500 sf. childcare; art space	Catherine Payne, Major Projects, 238-6168	Planning Commission approval 2/15/06. Under construction.
88	-Oak to Ninth Mixed Use	Oakland Harbor Partners, LLC Patrick Van Ness (925) 463-1122	64.2 acre waterfront site bounded by Fallon Street, Embarcadero Road, 10th Ave., and the Oakland Estuary APN: 0430-001-02, 0430-001-04 (por), 0460-003,004,0465-002, 0470-002 (por).	3 & 2	<ul style="list-style-type: none"> ■ General Plan Amendment from Central City East Redevelopment Plan Amendment and Central District Urban Renewal Plan Amendment ■ New Planned Waterfront Zoning District ■ Zoning Map Amendments ■ 3,100 residential units ■ 200,000 S.F. commercial ■ 3,950 structured parking spaces ■ 29.9 acres public open space ■ 2 renovated marinas; 170 boat slips ■ wetlands restoration area 	Marge Stanzione, Major Projects 238-4932	DEIR published 09/01/05. Design Review Committee 01/25/06. FEIR published 02/01/06. PRAC 02/08/06. LPAB 02/27/06. Planning Commission approval 03/15/06. Appeal filed 3/24/06. City Council denial of the appeal and approval of the project, amendments, rezoning, etc 06/20/06 and 07/18/06. Under litigation. Ninth Avenue Terminal Building feasibility study to City Council 09/25/07.

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89	-Wood Street (formerly Central Station) Mixed-Use Project	Carol Galante BUILD West Oakland, LLC PCL Associates, LLC (415) 989-1111 Andy Getz HFH Central Station Village, LLC Central Station Land, LLC (510) 652-4191	West Oakland Station Site – 16th and Wood Streets APN: various	3	<ul style="list-style-type: none"> ■1557 residential units (including 186 live/work units) ■13,000 S.F. commercial ■1.39 acres public open space ■2.82 acres private open space ■Renovation of train station 	Marge Stanzone, Major Projects Division 238-4932	General Plan and Zoning Amendments required. DEIR published; Planning Commission certification of the Final EIR and approval of the project 03/16/05; Appeal to City Council heard 05/3/05. Appeal denied by City Council 05/17/05. Individual projects including Pacific Cannery Lofts, 14th Street Apartments, Zephyr Gate, and HFH Apartments proposals are approved.
90	-Jack London Square Redevelopment	Jack London Square Partners, Stuart Richard, (415)391-9800	Eight Development areas within Jack London Square bounded by Alice, 2nd, Harrison, and Embarcadero. APN - Multiple	3	<ul style="list-style-type: none"> ■1.2 million S.F. of mixed-use retail, commercial, and office ■1,700 seat movie theater ■250 room hotel, supermarkets, restaurants, and offices 	Catherine Payne, Major Projects, 238-6168	DEIR published 09/08/03; FEIR published 2/11/04; Planning Commission approval 03/17/04; City Council 04/04. Planning Commission approval of Site G 06/21/06. Design Review Committee 06/28/06 of Site C. Site C partially occupied. Site G and F under construction.
91	1640 Broadway Mixed Use Project*	1640 Broadway Associates Marge Cafarelli (415) 512-8118	17th and Broadway 1640 Broadway APN: 008-0622-001-01	3	<ul style="list-style-type: none"> ■177,600 S.F. of office ■4,710 S.F. ground floor retail ■Structured parking ■Alternative approved for 254 residential units with ground floor retail 	Heather Klein, Major Projects, 238-3659 Brian Matsumura, Bldg. Permits 238-3882	Project approved 10/00; all residential alternative approved by Planning Commission 10/01. Administrative extension of approval granted for one year 10/04. Planning Commission re-approval 05/04/05. Vesting TPM approved 11/21/06.
92	Seven Directions	Pyatok Architects Inc, Curtis Caton, (510)465-7010	2946 International Boulevard APN: 025-0716-012-00	3	<ul style="list-style-type: none"> ■38 housing units ■20,115 S.F. clinic space 	Joann Pavlinec, Major Projects, 238-6344	Administrative Design Review approved 03/13/06 for minor modifications to an approved application. TPM granted 08/01/06. Grading permit #GR0600051. Building permit #B0504515. Project under construction.
93	Broadway West Grand (formerly known as Negherbon Mixed Use Project)*	Signature Properties Doug Park (925) 463-1122	2345 Broadway APN: 008 -0666-007-00	3	<ul style="list-style-type: none"> Parcel B ■367 residential units ■8,500 S.F. retail 	Catherine Payne, Major Projects, 238-6168	Draft EIR published 08/26/04. LPAB hearing 09/20/04. Planning Commission approval 10/06/04. TTM approval 06/20/06. Parcel B seeking amendments to the project. Design Review Committee 04/23/08.

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

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COMMERCIAL, INDUSTRIAL, CIVIC PROJECTS							
Pre-Application Discussions							
94	-1547 Lakeside Drive Parking Structure	Don Parker Scottish Rite Temple (707)648-4420	1547 Lakeside Drive (fronting onto Madison Street, to the rear of the Scottish Rite Temple APN: 008 -0630-008-01	3	■320 space parking structure	Joann Pavlinec, Major Projects, 238-6344	Pre-application filed.
95	-Green Work Place	O2 Architecture (760)778-8165	Calcot Place APN:019-0055-011-00	3	■5 story office / light industrial approx. 150,000 S.F.	Peterson Vollmann 238-6167	Pre-application filed. Environmental scoping underway.
Application Submitted - Under Review							
Application Approved							
96	-East Oakland Sports Center	City of Oakland Community and Economic Development Agency Project Delivery Division Lyle Oehler (510) 238-3389	9175 Edes Avenue APN: 044-5053-001-06	7	■Phased Master Plan for a sports center at Ira Jinkins Park. <i>Phase I</i> ■26,000:indoor swimming pool/water slide (natatorium), a dance/exercise room, a multi- purpose room/learning center, and other accessory activities. If funded a fitness/weight room and two outdoor basketball courts <i>Phase II</i> ■23,000 square foot facility and outdoor amenities	Lynn Warner, Major Projects, 238-6983	Application filed. PRAC 01/09/08.Design Review Committee 02/27/08. Environmental impacts for the project were analyzed under Measure DD Implementation Project. Planning Commission certified the EIR 02/13/08. Planning Commission approval 04/02/08.
97	-City Center T12 (2005)*	Shorenstein Realty Investors Tom Hart (415) 772-7000	11th/12th/MLK/Jefferson APN: 002-0027-007-00	3	■Revision in program from 450 residential units to 600,000 SF office.	Lynn Warner, Major Projects, 238-6983	Revision from residential units to office square footage. Design Review Committee 09/26/07. Planning Commission approval and Addendum certification 12/05/07.
98	-1100 Broadway	Steven Wolmark SKS Investments (415)421-8200	1100 Broadway APN:002-0051-006-02	2	■Rehabilitation of the Key System Building ■310,285 S.F. of office ■9,810 S.F. of retail.	Heather Klein, Major Projects, 238-3659	LPAB on 11/5/07 and 12/10/07. Design Review Committee on 10/24/07. Planning Commission approval and Addendum certification on 02/13/08.

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99	-Lake Merritt Channel Wetland and Widening Project	City of Oakland	Lake Merritt Channel between Lake Merritt and I-880 APN: 000O-0450-001, 002, 000O-0455-001-01, 001-07, 008-05,012, 013, 015-02	2	■Widening and tidal restoration improvements along Lake Merritt in association with the 12th Street Reconstruction Project, 10th Street Bridge Project, and Lake Merritt Channel Improvement Project at the 7th Street Flood Control Station.	Lesley Estes, Watershed Improvement Program Supervisor, 238-7431	DEIR published 04/14/05; Planning Commission hearing DEIR 5/17/05. Planning Commission certification of the Final EIR and project approval 07/05/06. This project also is included in the Measure DD EIR. The DEIR for Measure DD was published 07/20/07. The Planning Commission certification of the EIR 02/13/08. Appeal filed 02/13/08. City Council denial of the appeal 04/01/08.
100	-Kaiser Permanente	Kaiser Permanente Judy DeVries (510) 752-2004	Generally the area surrounding the intersection of Broadway and Macarthur Boulevard.	1 and 3	■Master Plan for new Hospital	Gary Patton, Major Projects Manager, 238-3659	DEIR published 04/01/05; Environmental Scoping Session 4/13/05. Special Projects Committee 11/30/05. Design Review Committee 1/18/06, 04/26/06, 07/05/06. DEIR republished 03/02/06. FEIR published 05/26/06. Planning Commission certification of the Final EIR and approval of the project 06/07/06. Planning Commission approval of the design of Phase 1. City Council approval 06/27/06. Project under construction. Community meetings for Phase II underway. Design Review for Phase II pending 05/28/08.
101	City Center T5/T6 (2005)	Shorenstein Realty Investors Nick Loukianoff (415) 772-7062	11th/12th/Clay/Broadway APN: 002-0097-038-00 through 002-0097-040-00	3	■600,000 S.F. office ■7,500 S.F. commercial	Patrick Lane, Redevelopment Agency 238-7362	Planning Commission approval of PPUD 4/00.

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102	-Head Royce School	John Malick & Associates John Malick (510)595-8042	4315 Lincoln Ave APN: 029A-1367-004-04	4	■Development Agreement for the Masterplan	Heather Klein, Major Projects, 238-3659	Special Projects Meeting 04/13/05. Design Review Committee 06/22/05. Planning Commission approval 01/04/06. Building permit #B0602346. Project under construction. Planning Commission approval of the final PUD on 03/05/08.
103	Cathedral of Christ the Light	CMA Eileen Ash (415) 597-8414	2121 Harrison Street and Grand Avenue APN:008-0653-024	3	■ 255,000 S.F. Cathedral	Catherine Payne, Major Projects, 238-6168	EIR Addendum prepared September 2004. Planning Commission approval 10/06/04. Foundation permit #B0500503 and Grading permit #GR0500076. Project under construction.

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SUCCESSFUL COMPLETIONS						
Residential Projects						
1	~Madison Lofts*	Affordable Housing Associates Mark Garrel (510) 649-8500	160 14th St. APN: 008-0628-005-01	3	■Approximately 76 condominium units ■2,666 S.F. of retail	Neil Gray 238-3878 Project completed.
2	~8 Orchids*	BayRock Residential Marilyn Ponte (510) 594-8811	620-636 Broadway APN: 001-0197-002-00	2	■3,600 S.F. retail ■157 condominium units	Heather Klein, Major Projects, 238-3659 Project completed.
3	~Mandela Gateway Townhomes	Bridge Housing Kristy Wang (415) 989-1111	1431 8th Street APN: 004-0067-021-00	3	■14 condominiums	Heather Klein, Major Projects, 238-3659 Project completed.
4	~Uptown Project *	Forest City Residential, Inc. Susan Smartt (415) 836-5980	Area bounded by San Pablo, Telegraph, 18th and 20th Streets APN - Multiple	3	■Parcel II	Catherine Payne, Major Projects, 238-6168 Project completed.
5	~Coliseum Gardens	EBALDC Carlos Castellmos (510) 287-5335	66th Ave. at San Leandro Street APN-Multiple	6	■283 residential units ■7,500 S.F. of civic and commercial space	Catherine Payne, Major Projects, 238-6168 Phase I and Phase II Project completed.
6	66th & San Pablo	The Olson Company (925) 242-1050	6549 San Pablo Ave APN: 016-1506-001-02	1	■72 condominium units	Lynn Warner, Major Projects, 238-6983 Project completed.
7	288 Third Street* (formally 300 Harrison Street)	Signature Properties Chris Weekley (925) 463-1122	300 Harrison Street APN: 001-0153-016	3	■91 condominiums units	Joann Pavlinec, Major Projects, 238-6344 Project completed.
8	Altenheim Senior Housing	Citizens Housing Corporation Kaori Tokunhea (415) 421-8605	1720 Macarthur Boulevard APN: 023-0494-001-07	5	■ 93 apartment units ■ Rehabilitation of existing historic buildings	Joann Pavlinec, Major Projects, 238-6344 Phase I completed.
9	206 Second Street*	MV Jackson Robison Brown (415) 284-1200	206 Second Street APN: 001-0157-003-00	3	■2,380 S.F. of live/work ■1,310 S.F. of retail space ■75 condominium units	Heather Klein, Major Projects, 238-3659 Project completed.
10	1511 Jefferson *	Meritage Homes of California Randall Harris (925) 256-6042	1511 Jefferson Street APN:003-0071-006-00	3	■78 condominium units	Robert Merkamp 238-6283 Project completed.
11	Wheelink Project*	Jordan Real Estate Wayne Jordan (510) 663-3865	4th and Alice Street; JLS District 426 Alice Street APN 001 -0155-001-00	3	■94 residential units ■9,800 S.F. office	Scott Miller,238-2235 Don Smith, Bldg. Permits 238-4778 Project completed.

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12	Ford Street Lofts	Signature Properties (905) 436-9350	3041, 3061, and 3065 Ford Street APN: 025-0666-002-00	5	■81 condominium residential units	Scott Miller, 238-2235	Project completed.
13	Lincoln Court Senior Housing	Domus Development 415-558-9500	2400 Macarthur Blvd APN: 029 -0993-020-01	4	■82 senior housing apartment units	Robert Merkamp 238-6283	Project completed.
14	Housewives Market*	A.F. Evans Steve Kuklin (415) 591-2204	8th/9th/Clay and Jefferson 801-807 Clay Street APN: 001-0209-001, 002, 003, 004	3	<i>Phase I</i> ■Between 102 -111 condominium units ■11,000 S.F. flexible space ■3,000 S.F. of retail ■Structured parking	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed
15	Aqua Via* (Harbor View or Second Street Lofts)	Urban Developments Marge Cafarelli (415) 512-8118	121-129 2nd Street APN: 001-0165-015-00	3	■100 condominium units ■5,190 S.F. of commercial / office	Heather Klein, Major Projects, 238-3659	Project completed.
16	Cotton Mill Studios	Tom Dolan Architects (510) 839-7200	1091 Calcot Place APN: 019-0055-001-04	5	■74 unit live/work conversion	Joann Pavlinec, Major Projects, 238-6344	Project completed.
17	Glascok Residential Project “The Estuary”	Signature Properties Patrick Van Ness (925) 463-1122	2893 Glascok at Derby 4.1 Acres APN: 025-0674-001-00 025-0674-002-00 025-0674-003-00	5	■100 residential units	Scott Miller 238-2235	Project completed.
18	Green City Loft Project	Green City Development Martin Samuels (510) 635-7698	41st and Adeline; land area is in both Oakland and Emeryville. 1007 41st Street APN: 012 -1022-001-00	1	■62 lot units on former office/warehouse site	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed
19	City Limits Project (Formerly FABCO)	Pulte Homes Dennis O'Keefe (925)249-3218	1165 and 1249 67th Street west of San Pablo Ave. APN: 049-1507-004-00 016 -1507-008-03 016 -1507-009-02	1	■92 condominium residential units	Scott Miller 238-2235	Project completed.
20	Palm Villas Residential Project	Em Johnson Interest (510) 839-3057	9001-9321 MacArthur Blvd. APN: 047-5484-006-04, 007- 03, 010-02, 011, 012, 013, 022- 01, 022-02, 023	7	■78 single family homes	Don Smith, Bldg. Permits, 238-4778	Project completed.
21	Ettie Street/Mandela Parkway	David Baker Architects (415) 896-6700	2818 Mandela Parkway APN: 007-0587-002-05	3	■91 live/work units	Claudia Cappio, Development Director, 238-2229	Project completed

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22	Arioso Project*	SNK Development (415) 896-1186	901 Franklin Street APN: 002-0096-004-00	2	■88 condominium units ■6,000 S.F. commercial structured parking	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed
23	Mandela Gateway Gardens (formerly Westwood Gardens)	Oakland Housing Authority and Bridge Housing Pete Nichol (415) 989-1111	1431 7th Street APN: 004-0067-021-00	3	■200 residential units (40 units in replacement of existing Westwood Gardens) 15,000 S.F. of retail space - combination rental and ownership; Some live/work units.	Heather Klein, Major Projects, 238-3659	Project completed.
24	Telegraph Gateway Project *	Tom Dolan Architects Scott Galka (510) 839-7200	Telegraph Ave. and 24th Street 2401 Telegraph Avenue APN: 008-0675-004-00	3	■50 new residential lots ■5,300 S.F. ground floor retail	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed.
25	Durant Square	Signature Properties (925) 463-1122	International Blvd. And Durant Ave. 10970 International Blvd. APN: 047-5519-043-00	7	■43 new single family ■168 new townhouses ■40 new live/work (60 total) ■Food 4 Less ■Renovated building with continued commercial uses	Heather Klein, Major Projects, 238-3659 Bill Quesada, Building Permits, 238-6345	Project completed.
26	Preservation Park III*	Signature Properties (905) 436-9350	11th – 12th and MLK on a vacant parcel 655 12th Street APN: 002-0021-011-01 002-0021-012-00	3	■92 residential townhouses	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits, 238-4778	Project completed.
27	San Pablo Affordable Senior Housing	Oakland Community Housing Inc. (510) 763-7676	3255 San Pablo Avenue between 32nd and 34th Streets APN: 005-0470-017-01	3	■50+ residential units	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed.
28	Bridge Housing – Linden Court	Bridge Housing (415) 989-1111	1089 26th Street. Near McClymonds High School in West Oakland APN: 005-0435-001-00	3	■Low-income housing (approx. 79 units)	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed.

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29	Bridge Housing - Chestnut Court	Bridge Housing (415) 989-1111	2240 Chestnut Street, at West Grand APN: 005-0428-001-00	3	<ul style="list-style-type: none"> ■ Hope IV project in conjunction with OHA ■ 58 affordable rental housing units ■ 6 affordable for sale housing units ■ 14 loft units, 4,000 S.F. retail ■ 4,000 S.F. supportive services 	Don Smith, Bldg. Permits 238-4778	Project completed.
30	The Essex - Lake Merritt*	Lakeshore Partners Tom Peterson (510)-444-7191	17th and Lakeshore 108 - 17th Street APN: 008-0633-002-01	2	<ul style="list-style-type: none"> ■ 270 residential units 	Claudia Cappio, Development Director 238-2229 Jim Oakley, Bldg. Permits 238-3637	Project completed.
31	Safeway Building*	Reynolds & Brown Dana Perry (925) 674-8400	4th and Jackson Streets 201 4th Street APN: 001-0155-008-00	3	<ul style="list-style-type: none"> ■ Reuse existing warehouse and add new top floor for approximately 46 live/work units ■ 4,500 S.F. ground floor commercial ■ 6,500 S.F. office 	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits, 238-4778	Project completed.
32	Allegro Project*	SNK Development (415) 896-1186	3rd and Jackson Streets 208 Jackson Street APN:001-0159-006-00	3	<ul style="list-style-type: none"> ■ 312 units ■ 13,500 S.F. commercial ■ 4 new buildings 	Claudia Cappio, Development Director 238-2229	Project completed.

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Commercial, Industrial, and Civic Projects							
33	Center 21	John Sutton Prentiss Properties (510)465-2101	2100 Franklin Street APN:008 -0651-003-01	3	■15,000 S.F. retail ■218,000 S.F. office	Catherine Payne, Major Projects, 238-6168	Project completed.
34	Cox Cadillac Mixed Use	Bond Company Robert Bond (312) 853-0070	Intersection of Harrison St., 27th and Bay Place 230 Bay Place APN 010 -0795-027-01	3	■56,000 S.F. commercial ■Renovation of historic Cadillac Showroom	Joann Pavlinec, Major Projects, 238-6344 Don Smith, Bldg. Permits, 238-4778	Project completed.
35	-66 Franklin Street*	Komorous-Towey Klara Komorous (510)446-2244	66 Franklin Street APN:001-0060-322	3	■Renovation of existing building with approximately 95 S.F. of commercial	Joann Pavlinec, Major Projects, 238-6344	Project completed.
36	17th Street Parking Garage	California Commercial Investments Phil Tagami (510) 268-8500	16th and 17th Streets and San Pablo Avenue 1630 San Pablo APN: 008 -0620-015-00 008 -0620-014-00 008 -0620-009-01	3	■+330 -space parking garage	Heather Klein, Major Projects, 238-3659 Patrick Lane, Redevelopment, 238-7362	Project completed.
37	Thomas Berkley Square	SUDA/ North County Center for Self Sufficiency Alan Dones (510) 715-3491	San Pablo Ave between MLK Jr. Way, Thomas L. Berkley Way, and 21st Street. 630 20th Street APN: 008-0645-015-01 008-0645-01801 and 02 0080645-019 through 025	3	■ 114,000 S.F. office for the Alameda County Social Services Division and the North County Self Sufficiency Center ■ 5,000 S.F. of retail	Heather Klein, Major Projects, 238-3659 Don Smith, Bldg. Permits 238-4778	Project completed.
38	Infiniti of Oakland	Hendricks Automotive Ron Tye (925) 463-9074	Oakport Road at Hassler Way APN: 034-2295-005-04	7	■ New automotive dealership	Heather Klein, Major Projects, 238-3659 Jay Musante, Redevelopment, 238-6658	Project completed.
39	Perkins Street Residential Care	A.F. Evans John Rimbach (510) 891-444-7191	468-484 Perkins St. APN: 010-0767-014-00	3	■56 room care facility for elderly residents	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778	Project completed.

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Mixed-Use Projects						
40	Broadway West Grand (formerly known as Negherbon Mixed Use Project)*	Signature Properties Doug Park (925) 463-1122	2345 Broadway APN: 008 -0666-007-00	3	Parcel A ■132 residential units ■21,300 S.F. retail	Catherine Payne, Major Projects, 238-6168 Project completed.
41	Jack London Square Redevelopment	Jack London Square Partners, Stuart Richard, (415)391-9800	Eight Development areas within Jack London Square bounded by Alice, 2nd, Harrison, and Embarcadero. APN - Multiple	3	■Site C	Catherine Payne, Major Projects, 238-6168 Project completed; partial temporary certificate of occupancy.
42	Dreyer's Site Residential Lofts* The Sierra	COD Builders Kava Massih (510)644-1920	311 Oak Street APN: 001-0163-012-00	3	■220 units ■30,000 S.F. commercial	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778 Project completed.
43	Fruitvale Transit Village PUD	FDC, Evelyn Johnson, (510) 535-6911	Fruitvale BART Station	5	■Masterplan for residential and commercial/civic use and new parking structure	Darin Ranelletti, Major Projects, 238-3663 Jim Oakley, Bldg. Permits 238-3637 Project completed.
44	Rainin Instruments	Carl Groch, (415) 592-3950	Edgewater Drive & Hassler Road 7500 Edgewater Drive	7	■180,000 S.F. office/manufacturing/R&D facility	Jay Musante, Redevelopment, 238-6658 Project completed.
45	Lexus Dealership	Lance Gidel (408) 370-0280	Oakport St. at Hassler Way APN: 034-2295-005-04	7	■22,000 S.F. building for auto sales,service, repair of parts ■Outdoor auto sales lot for 275-290 cars	Heather Klein, Major Projects, 238-3659 Project completed.
46	Zhone Technologies	Joe Ernst (510) 864-5985	66th Avenue and Oakport Street 7195 Oakport	7	■300,000 S.F. high-tech research and development campus	Don Smith, Bldg. Permits, 238-4778 Project completed.
47	Just Desserts	Just Desserts John Schmiedel (415) 864-6450	550 85th Avenue APN: 042 -4313-001-00	7	■64,525 S.F. bakery and warehouse	Don Smith, Bldg. Permits, 238-4778 Project completed.
48	City Center T9 (2000)	Shorenstein Realty Investors Nick Loukianoff (415) 772-7062	11 th /12 th /Clay/Jefferson APN: 002-0033-006-00 through 015-00	3	■450K office ■7,500 S.F. retail	Claudia Cappio, Development Director, 238-2229 Don Smith, Bldg. Permits 238-4778 Project completed.

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49	Extended Stay American Hotel – OTR Site	Extended Stay America Dan Stearns (425) 603-1530	Yerba Buena and Mandela Parkway APN: 007-0617-014-01	3	▪149 hotel rooms	Claudia Cappio, Development Director, 238-2229, Brian Matsumura, Bldg. Permits, 238-3882	Project completed.
50	Courtyard by Marriott Hotel	Marriott, Don Celli (916) 369-4050	350 Hegenberger Road	7	▪154-room hotel	Don Smith, Bldg. Permits, 238-4778	Project completed.
51	Oakland Garden Hotel (Courtyard Marriott)	Michael Chan Oakland Garden Hotel (510) 251-6440	9 th and Broadway 900 Broadway APN: 002-0094-002-00	2	▪150-room hotel	Don Smith, Bldg. Permits 238-4778	Project completed.
52	1111 Jackson Street – Phase I	Peter Wong (510) 628-9060	1111 Jackson Street APN 002-75-002-00	2	▪Renovation of existing 111,000 S.F. State office building	Claudia Cappio, Development Director 238-2229	Project completed.
53	Rotunda Building Reuse	Phil Tagami (510) 268-8500	1500 Broadway APN: 008-0619-004-01	3	▪Rehabilitation of historic building for office & commercial uses ▪187,000 S.F. office ▪50,000 S.F. retail	Claudia Cappio, Development Director 238-2229	Project completed.
54	IKEA Parking Structure	Ikea Property, Inc. Doug Pass (925) 249-0317	Shellmound at I-80 4300 Shellmound Street	3	▪Additional 3-level parking structure for 800 cars in portion of existing surface parking lot	Claudia Cappio, Development Director 238-2229 Brian Matsumura, Bldg. Permits, 238-3882	Project completed.
55	Best Buy Retail Store	Best Buy – Architects MBH – Sherry Fraiser (510) 865-8663	Yerba Buena and Mandela Parkway (Portion of OTR site) APN: 007-0617-014-01	3	▪45,000 S.F. Best Buy retail store proposed	Claudia Cappio, Development Director, 238-2229 Brian Matsumura, Bldg. Permits 238-3882	Project completed.
56	Expo Design Center	Mike Abate (714) 940-5810	Horton St., East Bay Bridge Shopping Center. Part of Oakland/Emeryville JPA	3	▪KMART vacating present store ▪Home Expo Center has assumed lease. ▪Exterior and interior remodeling proposed.	Claudia Cappio, Development Director, 238-2229 Brian Matsumura, Bldg. Permits 238-3882	Project completed.
57	Edgewater Distribution Center	AMB Property Corp.	7200 Edgewater Drive APN: 041 –3902-003-17	7	▪406,700 S.F. warehouse/industrial use	Port of Oakland Commercial Real Estate 627-1210	Project completed.

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