

APPROVED AND PLANNED PROJECT LIST

OAKLAND CUMULATIVE GROWTH SCENARIO
ASSUMPTIONS FOR HOUSING PROJECTS IN DOWNTOWN / OAKLAND CENTRAL
UPTOWN PROJECT EIR - JUNE 2003

Project	Time Period	Change /#	Oak TAZ	CMA TAZ	Planning District	OC/DT Subarea	Units	House Holds /e/	Location	Status /e/	Comments/Status /e/
PROJECTS TO BE COMPLETED 2000 - 2005 (Post Census 2000)											
x YWCA /#	1		500	500	OC	CC	70		1515 Webster St.	1	Completed 2000
Preservation Park III / Landmark Place	1	C	802	68	OC	CC	92	88	11th/12th & MLK	2	Under construction 7/1/02
Ariso Project	1		496	496	OC	CT	88	84	9th & Franklin	2	Approved 8/00; under construction 5/03
x Tower Lofts	1		768	72	OC	JLD	24	23	SW corner 3rd + Alice	1	Completed (not in 2000 Census)
x 2nd + Broadway Mixed Use (Roscoe's site)	1		768	72	OC	JLD	115	110	200-228 Broadway	3	Approved 2002
4th Street Lofts	1		797	87	OC	JLD	61	59	247 4th	1	Completed (not in 2000 Census)
x Sierra (former Dreyers)	1		797	87	OC	JLD	221	212	311 Oak	2	Under construction 2002
New Market Lofts (former Saleway)	1		797	87	OC	JLD	46	44	201 4th	1	Completed 2001
x Allegro	1		797	87	OC	JLD	188	182	308 Jackson; 189 3rd	1	Completed 2001 (312 total units)
x Allegro	1		798	87	OC	JLD	144	138	2nd to 3rd / Jackson to Madison	1	Completed 2001 (312 total units)
x Brick House Lofts	1		798	87	OC	JLD	10	10	SW corner 3rd + Jackson	1	Completed (not in 2000 Census)
The Landing - Legacy Partners	1		799	87	OC	JLD	282	271	99 Embarcadero	1	Completed 2000
Phoenix Lofts	1		801	481	OC	JLD	31	30	737 2nd	1	Completed 2000
x Removal of Housing in Census	1		801	481	OC	JLD	(3)	(3)	2nd to 3rd / Bush to Castro	1	Housing no longer there
Lake Point Tower (The Essex)	1		517	517	OC	KC	270	257	208 17th St.	1	Completed 2002
x 14th + Jackson	1	N	518	518	OC	KC	50	48	210 14th St.	3	Approved 6/02 (Opportunity Site DT-177)
x Perkins Street Residential Care /#	1		516	516	OC	LGA	56		Perkins + Bellevue	1	Completed
Swan's Market	1	C	71	71	OC	OO	39	38	9th + Washington	1	Completed 2001
Housewives Market	1	C	491	491	OC	OO	200	192	8th/9th/Clay/Jefferson	3	Approved 3/01
8th & Castro Lofts	1		802	68	OC	OO	18	17	8th & Castro	1	Completed 2002
Gem Building Condos (Eighth Street)	1		802	68	OC	OO	16	15	485 8th St.	1	Completed 2000
x 425 28th St.	1	N	56	56	OC	VSA	20	19	27th/28th/Telegraph/Broadway	2	Under construction 7/1/02
x 371 30th St.	1	N	56	56	OC	VSA	22	21	371 30th St.	2	Under construction 2002
Former Sears	1	C	469	469	OC	VSA	53	51	27th + Telegraph	2	Under construction 7/1/02
Telegraph Gateway	1	C	469	469	OC	VSA	50	48	2401 Telegraph	3	Approved 6/01
x Northgate Apartments	1	N	469	469	OC	VSA	42	41	592 Northgate (23rd + Northgate)	2	Under construction 2003
x Valdez + 23rd / Upper Lake Merritt Residential	1	N	504	504	OC	VSA	237	228	2315 Valdez @ 23rd	3	Approved 1/02
PROJECTS TO BE COMPLETED 2000 - 2005 TOTAL							2,422	2,203			
PROJECTS TO BE COMPLETED 2005 - 2010											
xx T10 / Camden	2		489	489	OC	CC	400	384	13th/14th/MLK/Jefferson	5	Pre-development 9/30/02; Housing Opportunity Site DT-2
14th & Harrison Residential	2	T/C	498	498	OC	CC	98	94	1331 Harrison	5	Predevelopment 7/1/02
1640 Broadway (17th & Broadway)	2		500	500	OC	CC	150	144	1640 Broadway	3	Approved 10/01; Assumes mixed use project
11th & Oak senior housing	2	T/C	519	519	OC	CM	39	38	1109 Oak St.	4	Site acquired for affordable housing as of 7/02
x Jack London Square Redevelopment Project - Site G	2	C	788	72	OC	JLD	120	115	Amtrak site	5	Housing proposed as part of parking garage development
x 300 Harrison (City Lofts)	2	T	796	72	OC	JLD	91	87	3rd + Harrison	3	Approved 2003
x Wheelink	2		797	87	OC	JLD	94	90	426 Alice	3	Approved 2002

Uptown Proj Lists - DELIVERABLE.xls/HspjndT (rev. 6/9/03)

Page 1 of 3

Project	Time Period	Change /#	Oak TAZ	CMA TAZ	Planning District	OC/DT Subarea	Units	House Holds /e/	Location	Status /e/	Comments/Status /e/
14th & Madison	2	T/C	517	517	OC	KC	96	94	160 14th St.	4	Site acquired for affordable housing as of 7/02
Cox Cadillac Mixed Use	2	T/C	505	505	OC	LGA	176	169	230 Bay Place	3	Approved 12/01
xx Forest City Residential / Uptown - apartments	2	T/C	70	70	OC	UT	1,000	965	San Pablo/Telegraph/20th/18th	5	Predevelopment 2002/2003
xx Forest City Residential / Uptown - condos	2	T/C	70	70	OC	UT	270	260	San Pablo/Telegraph/18th/19th	5	Predevelopment 2002/2003
xx U.C. Student Housing / Uptown	2	T/C	483	483	OC	UT	1,000		Telegraph/20th/21st	5	1000 beds of student housing; predevelopment 2002/2003
xx U.C. Faculty Housing / Uptown	2	T/C	483	483	OC	UT	50	50	Telegraph/20th/21st	5	50 units of faculty housing; predevelopment 2002/2003
PROJECTS TO BE COMPLETED 2005 - 2010 TOTAL							3,884	2,490			
PROJECTS TO BE COMPLETED 2010 - 2020											
x 18th + Jefferson	3	N	488	488	OC	CC	80	77	18th/Jefferson/San Pablo	7	Housing Opportunity Site DT-14
x 17th + Harrison	3	T/C	499	499	OC	CC	60	58	17th + Harrison	7	Housing Opportunity Site DT-6
x 15th + Harrison	3		499	499	OC	CC	70	67	15th + Harrison	7	Housing Opportunity Site DT-4
x 13th + Madison	3	N	518	518	OC	CM	70	67	1309 and 1329 Madison	7	Housing Opportunity Site DT-31
x Channel Area	3		521	521	OC	CM	450	432	Oak/5th Ave/Embarcadero/12th St.	7	Housing Opportunity Site DT-11 (Peralta/City)
x Salvation Army	3	N	494	494	OC	CT	175	168	6th/7th/Franklin	7	Housing Opportunity Site DT-7
x Channel Area	3		87	87	OC	JLD	100	96	Oak/5th/Embarcadero/12th	7	Housing Opportunity Site DT-11
x Jack London Area (Meyers Plumbing site)	3		768	72	OC	JLD	90	86	2nd + Harrison	7	Housing Opportunity Site DT-43
Jack London Area Lofts (conversions or new constr)	3		796	72	OC	JLD	60	56	4th + Alice	7	
x Jack London Area (Monahan Paper site)	3		798	87	OC	JLD	135	130	175 2nd	7	Housing Opportunity Site DT-42
x Jack London Area (Miller Meat Sites)	3		798	87	OC	JLD	120	115	2nd / Alice to Jackson	7	Housing Opportunity Site DT-40
x Old Oakland/Rattos block	3		71	71	OC	OO	40	38	8th + Washington	7	Housing Opportunity Site DT-26
x 8th + Washington	3		71	71	OC	OO	40	38	8th + Washington	7	Housing Opportunity Site DT-15
x 901 Jefferson	3		491	491	OC	OO	82	79	Jefferson/9th/10th	5	Pre-application 2002; Housing Opportunity Site DT-5
x St. Mary's	3		492	492	OC	OO	75	72	MLK/7th/8th	7	Housing Opportunity Site DT-21
x 7th/Clay/Washington	3	N	493	493	OC	OO	80	77	7th/Washington/Clay	7	Housing Opportunity Site DT-36
xx Dones / Berkeley Square Project	3	N	483	483	OC	UT	98	95	San Pablo/21st/20th	5	Predevelopment 2002; Housing Opportunity Site DT-27
xx Old Cathedral Site	3	N	483	483	OC	UT	100	96	20th/22nd/San Pablo	7	Housing Opportunity Site DT-19
Former Sears - Phase II	3		469	469	OC	VSA	200	190	27th & Telegraph	7	Housing Opportunity Site DT-8
x Telegraph Gateway 2	3	N	468	468	OC	VSA	74	71	24th + Telegraph	7	Housing Opportunity Site DT-22
Grand + Webster	3		504	504	OC	VSA	200	190	Valdez + 23rd St. + Webster	7	Housing Opportunity Site DT-9 (Westmark Labor Temple)
x 24th + Webster	3	N	504	504	OC	VSA	120	115	24th/Webster/Valdez	7	Housing Opportunity Site DT-10
x West Coast Properties	3	N	504	504	OC	VSA	140	134	23rd/24th/Valdez/Waverly	7	Housing Opportunity Site DT-3
PROJECTS TO BE COMPLETED 2010 - 2020 TOTAL							2,719	2,607			
PROJECTS TO BE COMPLETED 2020 - 2025											
x Merchants Garage	4	N	497	497	OC	CC	180	173	1314 Franklin St.	7	Housing Opportunity Site DT-34
x Cochran and Cell site	4	N	498	498	OC	CC	200	192	12th + Harrison	7	Housing Opportunity Site DT-13
x Post Office Parking	4	N	518	518	OC	CM	140	134	13th/14th/Jackson/Alice	7	Housing Opportunity Site DT-24
x BART - Lake Merritt	4	N	520	520	OC	CM	200	192	8th/9th/Fallon/Oak	7	Housing Opportunity Site DT-23

Uptown Proj Lists - DELIVERABLE.xls/HspjndT (rev. 6/9/03)

Page 2 of 3

/a/	Project	Time Period	Change /b/	Oak TAZ	CMA TAZ	Planning District	OC/DT Subarea	Units	House Holds /c/	Location	Status /d/	Comments/Status /e/
x	Channel Area	4	N	521	521	OC	CM	250	240	Oak/5th Ave./Embarcadere/12th St.	7	Housing Opportunity Site DT-11
x	Broadway + 7th	4	N	494	494	OC	CT	60	58	7th/8th/Broadway	7	Housing Opportunity Site DT-16
	Jack London Area Lofts (Mid-Block Parking)	4		788	72	OC	JLD	60	58	2nd to 3rd / Webster to Harrison	7	Housing Opportunity Site DT-41
x	Jack London Area	4		798	87	OC	JLD	75	72	2nd to 3rd / Oak to Madison	7	
x	Flower Warehouse	4	C	491	491	OC	OO	80	77	8th + Jefferson	7	Housing Opportunity Site DT-38
x	Mexicali Rose	4	N	492	492	OC	OO	100	96	7th/8th/Clay	7	Housing Opportunity Site DT-37
x	Greyhound Site	4		803	69	OC	UT	80	77	San Pablo/Telegraph/21st/19th	7	Housing Opportunity Site DT-20
x	Valdez Area	4	N	504	504	OC	VSA	250	240	24th/27th/Valdez	7	Housing Opportunity Site DT-12
x	Valdez Area	4	N	504	504	OC	VSA	350	336	23rd/24th/Waverly/Harrison	7	Housing Opportunity Site DT-18
x	27th + Broadway	4	N	504	504	OC	VSA	100	96	26th/27th/Broadway	7	Housing Opportunity Site DT-35
PROJECTS TO BE COMPLETED 2020 - 2025 TOTAL								2,125	2,041			
TOTAL 2000 - 2025								10,850	9,341			

Notes:
/a/ 'X' in first column indicates updated assumptions compared to original 11/21/00 Cumulative Scenario. 'XX' indicates updated assumptions for Uptown Project EIR, May 2003.
/b/ Codes indicate change made for CMA/ASAC P2002 inputs, since 12/02 Scenario for West Oakland Redevelopment Project EIR. C = change in number of units and/or number of households. N = new project added to list. T = change in time period assumed for development and occupancy.
/c/ Households equal units multiplied by an assumed vacancy factor.
/d/ Status as of the end of 2002: 1 = completed; 2 = under construction; 3 = approved; 4 = affordable housing project in predevelopment; 5 = other projects in predevelopment; 6 = in planning or part of existing plan; 7 = other housing opportunity site.
/e/ Housing Opportunity Sites are those identified in Oakland's Draft Housing Element (September 2002). The numbers (e.g., DT-11) are those used in Housing Element tables.
/f/ YWCA housing for CCC students, Perkins Residential Care housing for people with Alzheimer's, and UC Berkeley student housing are treated as group quarters in the growth scenario.
/g/ The total units completed during 2000 were 283 for Acorn Parcels 1, 2, and 3, and 71 for Bayporte Village, replacing 480 and 196 original units, respectively, that were removed by 2000.
/h/ Includes additional housing units and households in the downtown and rest of Oakland Central (OC) planning district as well as along the channel in TAZ 537 (SA).

Source: City of Oakland, Hausrath Economics Group

OAKLAND CUMULATIVE GROWTH SCENARIO ASSUMPTIONS FOR COMMERCIAL/INDUSTRIAL PROJECTS IN DOWNTOWN / OAKLAND CENTRAL UPTOWN PROJECT EIR - JUNE 2003												
/a/	Project	Time Period	Oakland TAZ	CMA TAZ	Planning District	Subarea	Sq. Ft.	Emps	SF/Emp	Location	Comments	
PROJECTS COMPLETED 1990 - 2000												
	City Administration - Wilson Building (office)		486	486	OC	CC	165,430	414	400	14th + Broadway		
x	City Administration - Wilson Building (retail)		486	486	OC	CC	4,000	10	400	14th + Broadway		
	City Administration - Datzel Building (office only)		487	487	OC	CC	225,710	564	400	Frank Ogawa Plaza		
	City Hall		487	487	OC	CC	80,000	200	400	Frank Ogawa Plaza		
	State Building		488	488	OC	CC	600,000	1,500	400	Clay Street		
	Federal Building		489	489	OC	CC	1,000,000	2,500	400	Clay/12th/14th/Jefferson		
	1111 Broadway		490	490	OC	CC	535,000	1,783	300	1111 Broadway		
	UC Office of the President		497	497	OC	CC	232,500	1,000		Franklin/11th to 12th		
	Tribune Tower		497	497	OC	CC	89,000	297	300	13th + Franklin		
	New County Building		519	519	OC	CM		334		Madison + 11th		
x	115 Broadway Office		767	72	OC	JLD	10,000	29	350	115 Broadway		
x	Kimball's Salina Club		767	72	OC	JLD	10,000	29	350	mid-blk 2nd/3rd near Washington		
x	Upper Floor Entertainment & Adnl Retail/Restaurant (infill)		796	72	OC	JLD	12,000	32	376	Broadway		
x	415 20th Street (LBL Supercomputer)		74	74	OC	KC	70,000	140	500	415 20th Street		
	Caltrans Building		503	503	OC	KC		1,180		Grand/ Webster		
	Warriors Practice Facility		71	71	OC	OO	60,000	20		530 10th Street		
x	Washington & 8th Street (renovation)		71	71	OC	OO	65,000	60		Washington + 8th		
x	Swan's Market		71	71	OC	OO				8th/10th/Clay/Washington		
x	Office		71	71	OC	OO	17,000	49	350			
x	Retail		71	71	OC	OO	25,000	55	450			
x	Ratons + others in area (renovations)		71	71	OC	OO		80		Washington		
	Oakland Ice Center		70	70	OC	UT		35		18th + San Pablo		
x	L. Magrin Building (renovation)		484	484	OC	UT	63,000	210	300	20th + Broadway		
x	Sweets Ballroom - Supper Club		485	485	OC	UT	12,000	15	600	Broadway/19th to 20th		
x	Rehabs/Infill for office 17th-19th Blk		485	485	OC	UT		100		17th-19th/Broadway to Telegraph		
PROJECTS TO BE COMPLETED 2000 - 2005												
	Rolunda Building	1	486	486	OC	CC				18th + Broadway	Completed	
	Office	1	486	486	OC	CC	187,000	534	350			
	Retail	1	486	486	OC	CC	50,000	111	450			
	17th Street Parking Garage (retail - 500 spaces)	1	486	486	OC	CC	23,000	51	450	16th/17th/San Pablo	Approved	
x	City Administration - Wilson Building (retail)	1	486	486	OC	CC	12,800	32	400	Broadway + 14th		
	Lathan Square Building (renovation)	1	486	486	OC	CC	107,000	122		Telegraph + Broadway	Assumes +/- 40%; completed	
	City Administration - Datzel Building (retail)	1	487	487	OC	CC	20,000	44	455	250 Frank Ogawa Plaza		
	Plaza Building	1	487	487	OC	CC	13,000	43	300	Frank Ogawa Plaza	Completed	
	518 17th Street (renovation)	1	488	488	OC	CC	32,000	98	325	518 17th St.		
	Old PG&E Building (renovation)	1	488	488	OC	CC	37,685	116	325	Clay + 17th	Completed	
	Shorenstein T9 / 555 City Center	1	489	489	OC	CC				11th to 12th/Clay to Jefferson	Completed 2002	
	Office	1	489	489	OC	CC	472,500	1,575	300			
	Retail	1	489	489	OC	CC	7,500	26	300			

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	Keystone Hotel/Hilton Gardens	1	497	497	OC	CC	214 rooms	140	0.65/m	11th/12th/Broadway	Approved
	13th and Broadway/Utility Building (renovation)	1	497	497	OC	CC	60,000	200	300	13th + Broadway	Underway / on hold
xx	Oakland Athletic Club - renovation to office	1	499	499	OC	CC	85,500	263	325	1438 Webster	Under construction 2002/03
	1404 Franklin (renovation)	1	500	500	OC	CC	50,000	43		1404 Franklin	
	1111 Jackson (former State Building)	1	519	519	OC	CM	150,000	500	300	1111 Jefferson	Completed
	Courtyard Marriott Hotel	1	496	496	OC	CT	150 rooms	75	0.5/m	9th & Broadway	Completed
	Artiso Mixed Use	1	496	496	OC	CT	5,800	25		900 Broadway/9th	Commercial/88 units; under construction
	Waterfront Plaza Hotel Expansion (incl. 3,100 s.f. center)	1	72	72	OC	JLD	63 rooms	47	0.75/m	Jack London Square	Approved
xx	Meadow Commercial (Site C)	1	72	72	OC	JLD				Jack London Square	Predevelopment 2002/2003
xx	Office	1	72	72	OC	JLD	16,000	53	300		
xx	Restaurant	1	72	72	OC	JLD	32,000	160	200		
	Remove Jack London Village	1	736	72	OC	JLD		(81)		Waterfront JLS	Demolition for upcoming new construction
x	Jack London Cinema (seat reduction for stadium seating)	1	767	72	OC	JLD		(5)		Washington/2nd to 3rd	Seats reduced from 2,000 to 1,500; completed
x	Oak Tree Commercial - retail/restaurant/entertainment	1	768	72	OC	JLD	10,000	33	300	Along Embarcadero	Reuse
x	3rd & Broadway Mixed Use (Roscoe's site)	1	768	72	OC	JLD				3rd + Broadway	Approved 2002; Also includes 115 dwelling units
x	Office	1	768	72	OC	JLD	58,000	193	325		
x	Retail/Restaurant	1	768	72	OC	JLD	11,000	40	275		
x	Terranomics - office (conversion and new)	1	795	72	OC	JLD	31,000	78	400	Clay/3rd to 4th	Constructed but not fully occupied 2002; removes II, Industrial
x	Terranomics - Iguana AmeriMex Conversions	1	795	72	OC	JLD					
x	Additional Office	1	795	72	OC	JLD	20,000	57	350	4th/Jefferson/3rd/MLK	Partially converted but not fully occupied 2002
x	Reduced Retail	1	795	72	OC	JLD	(21,000)	(27)		4th/Jefferson/3rd/MLK	
x	Conversion to office	1	795	72	OC	JLD	10,587	35	300	4th + Washington	Government office replaces auto repair use; completed
x	Allegro Housing	1	797	87	OC	JLD	8,500	23	375	3rd and Jackson (2 blocks)	Completed 2001 (13,500 s.f. total commercial)
x	Sierra (former Dreyers)	1	797	87	OC	JLD	16,000	43	375	3rd to 4th / Oak to Madison	Under construction 2002
	New Market Lofts (former Safeway) Housing	1	797	87	OC	JLD					Completed
	Office	1	797	87	OC	JLD	6,500	19	325	4th and Jackson	Ground floor commercial; completed 2002
	Retail/Commercial	1	797	87	OC	JLD	4,500	15	300	4th and Jackson	Ground floor commercial; completed 2002
x	Allegro Housing	1	798	87	OC	JLD	5,000	13	375	2nd to 3rd / Jackson to Madison	Completed 2001 (13,500 s.f. total commercial)
	Telecommunications Access Facility/Mortenson	1	801	481	OC	JLD	120,000	50		3rd/Brush to Castro	Completed
x	Wakefield Rehab (renovation)	1	74	74	OC	KC	68,000	194	350	17th St / Broadway to Franklin	Renovation underway in 2000; occupied after 2000
xx	20th & Broadway Renovation	1	502	502	OC	KC		200		20th + Broadway	Renovation of existing bank bldg; completed 2002
	Housewares Market	1	491	491	OC	OO	27,500	78	350	8th/9th/Clay/Jefferson	Ground floor commercial; approved
x	Renovations for Office / Ice Center Block	1	70	70	OC	UT	36,000	110	325	510 17th St, 1727 Telegraph, etc.	Completed but not fully occupied; 2002/03
	Sears Building (upper floor office renovation)	1	485	485	OC	UT	180,000	514	350	20th + Broadway	Completed
xx	Floral Depot Block - rehabs to office/commercial/educational	1	485	485	OC	UT	-25,000	71	350	19th / Broadway to Telegraph	Completed
x	Telegraph Gateway	1	469	469	OC	VSA	5,300	14	375	2401 Telegraph	Ground floor commercial; approved
PROJECTS TO BE COMPLETED 2006 - 2010											
xx	New Police Headquarters / Center	2	488	488	OC	CC	200,000	850		14th/16th/Jefferson/MLK	Moves from current location on Broadway + 7th
	Shorenstein T5/T6	2	490	490	OC	CC				11th/12th/Clay	Approved
	Office	2	490	490	OC	CC	580,000	1,933	300		
	Retail	2	490	490	OC	CC	7,500	25	300		
	14th & Harrison Project	2	498	498	OC	CC	9,000	23	400	14th + Harrison	Ground floor commercial; predevelopment
	1640 Broadway Mixed Use	2	500	500	OC	CC				1640 Broadway	Approved
	Office	2	500	500	OC	CC	177,680	592	300		

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	Retail	2	500	500	OC	CC	5,400	18	300		
xx	Jackson Center/ Two	2	519	519	OC	CM	350,000	1,167	300	11th/12th/Alice St.	Predevelopment 2002/2003
xx	Embarcadero & Broadway (Site D)	2	72	72	OC	JLD				Embarcadero + Broadway	Predevelopment 2002/2003
xx	Office	2	72	72	OC	JLD	102,000	339	300		
xx	Retail/entertainment	2	72	72	OC	JLD	71,000	158	450		
xx	Cinema	2	72	72	OC	JLD	1700 seats	27			
	Intensification	2	72	72	OC	JLD		81		Along Water St. and Washington St.	Additional retail / restaurant activity
xx	Site F1 - JLS Phase 2 Area	2	736	72	OC	JLD					Variant 1; predevelopment 2002/03
xx	Office	2	736	72	OC	JLD	134,000	446	300		
xx	Retail	2	736	72	OC	JLD	88,000	198	450		
xx	Restaurant	2	736	72	OC	JLD	33,000	165	200		
xx	Retail/Restaurant	2	736	72	OC	JLD	12,000	34	350		
xx	Site F3 - JLS Phase 2 Area	2	736	72	OC	JLD					Variant 0; predevelopment 2002/03
xx	Hotel	2	736	72	OC	JLD	250 rooms	213	0.85/m		
xx	Restaurant/Retail	2	736	72	OC	JLD	10,000	39	250		
x	Union Machine Works - retail/off-price retail	2	767	72	OC	JLD	25,000	63	400	2nd/Clay	Adaptive reuse; could convert to office or residential instead
x	Terranomics - retail expansion	2	767	72	OC	JLD	16,000	40	400	3rd/Jefferson	Expansion into parking lot behind
xx	Amtrak Station (Site G)	2	768	72	OC	JLD				Embarcadero/Alice/2nd	Predevelopment 2002/2003
xx	Supermarket	2	768	72	OC	JLD	40,000	67	600		
xx	Parking garage and residential	2	768	72	OC	JLD		13			
x	Office conversion/rehab	2	796	72	OC	JLD	12,000	34	350	4th / Harrison to Alice	Intensification of use in existing space
x	Wheelink Residential - ground floor office	2	797	87	OC	JLD	9,800	30	325	428 Alice	Approved
xx	Bermuda Building	2	502	502	OC	KC	160,000	533	300	21st & Franklin	
xx	20th & Broadway	2	502	502	OC	KC				20th + Broadway	
xx	Office (new)	2	502	502	OC	KC	325,000	1,083	300		Approved
xx	Ground floor retail (new)	2	502	502	OC	KC	11,500	29	400		Approved
xx	Lake Merritt Tower II	2	503	503	OC	KC	700,000	2,333	300	Harrison + Grand	Approved
xx	Cox Cadillac Mixed Use	2	505	505	OC	LGA	11,500	29	400	Harrison + Bay Place	Approved
xx	Grand Ave. Office	2	776	516	OC	LGA	25,000	83	300		
xx	Old Oakland (Infill)	2	71		OC	OO		100			
xx	Uptown project / ground floor commercial	2	70	70	OC	UT	22,000	63	350	Telegraph / 19th to 20th	Predevelopment 2002/2003
xx	Uptown project / residential and parking maint. + mgmt	2	70	70	OC	UT		33		Telegraph/San Pablo/19th/20th	Predevelopment 2002/2003
xx	Fox Theater (renovation)	2	70	70	OC	UT				Telegraph / 18th to 19th	In planning 2002/2003
xx	Cabaret (-650 seats)	2	70	70	OC	UT		40			
xx	Retail/commercial (side bldgs - ground floor)	2	70	70	OC	UT	18,000	51	350		
xx	Office (side bldgs - upper floors)	2	70	70	OC	UT	30,100	93	325		
xx	Berkley Square Project / County Building	2	483	483	OC	UT	111,000	350	Avg. 317	San Pablo / 20th to 21st	Includes office, public service, child care, and ground floor commercial uses; predevelopment 2002/2003
xx	Uptown / U.C. Housing - ground floor commercial	2	483	483	OC	UT	11,000	31	350	Telegraph/20th/21st	Predevelopment 2002/2003
xx	Uptown / U.C. Housing - maint. + mgmt	2	483	483	OC	UT		30		Telegraph/20th/21st	Predevelopment 2002/2003
xx	Relocated Sears Auto Center	2	484	484	OC	UT	10,000	25		Telegraph/20th to 22nd	Predevelopment 2002/2003; to be relocated from TAZ 70
xx	Floral Depot Block - rehabs to office/commercial/educational	2	485	485	OC	UT	-35,000	100	350	19th / Broadway to Telegraph	
xx	Additional Infill / Rehab 17th-19th Blk	2	485	485	OC	UT		70		Broadway to Telegraph / 17th to 19th	
PROJECTS TO BE COMPLETED 2010 - 2020/2025											

/a/	Project	Time Period	Oakland TAZ	CMA TAZ	Planning District	Subarea	Sq. Ft.	Empls	SF/Emp	Location	Comments
	Shorenstein T12	3	489	489	OC	CC	584,000	1,947	300	11th/12th/Jefferson/MLK	
	Additional Tribune Building and others (infill)	3	497	497	OC	CC		457			
	Intensification	3	72	72	OC	JLD		33			Additional upper floor office uses
	Lower Broadway (reuse and/or new development)	3	767	72	OC	JLD					Removes some existing uses/space
	Office	3	767	72	OC	JLD	120,000	369	325		Allocated to TAZ 767 although could be TAZ 795
	Retail/entertainment/restaurant	3	767	72	OC	JLD	25,000	63	400		Allocated to TAZ 767 although could be TAZ 795
	Rehab and/or intensification	3	767	72	OC	JLD				2nd to 3rd / Jefferson to MLK	Marcus Hardware, Griffco, and nearby bldgs
	Retail	3	767	72	OC	JLD	5,000	13	400		Could be intensification of existing space
	Office	3	767	72	OC	JLD	5,000	15	325		
x	Mixed Use - Meyers Plumbing site / office/commercial	3	768	72	OC	JLD	20,000	67	300	2nd/Harrison to Embarcadero	Replaces lt. ind.; ground floor commercial/office
	Conversions - Produce District Bldgs - office/retail/restaurant	3	768	72	OC	JLD	75,000	214	350		Replaces lt. ind.; adds parking
x	Office development (Oak Tree commercial site)	3	768	72	OC	JLD	40,000	123	325	Embarcadero to 2nd / Webster to Franklin	Redevelopment - mid-block area
x	Terranomics - additional offices	3	795	72	OC	JLD	40,000	114	350	3rd to 4th / Jefferson to MLK	Additional conversions/new
x	Office intensification	3	795	72	OC	JLD		33		Clay / 3rd to 4th	Intensification of use in existing space
	Conversions - Produce District Bldgs - office/retail/restaurant	3	796	72	OC	JLD	70,000	200	350		Replaces lt. ind.; adds parking
x	Commercial/office expansion/new	3	797	87	OC	JLD	20,000	57	350	4th + Jackson	Replaces light industrial
x	Commercial/office infill	3	797	87	OC	JLD	15,000	43	350	4th / Madison to Oak	Replaces industrial over longer term
x	Monahan Paper Mixed Use - office/commercial	3	798	87	OC	JLD	20,000	62	325	2nd / Jackson to Madison	Replaces industrial use
x	Office/comm in mixed-use development - Miller Meat sites	3	798	87	OC	JLD	40,000	123	325	2nd / Alice to Jackson	Replaces industrial
x	Mixed use development/office/light industrial	3	798	87	OC	JLD	50,000	143	350	2nd to 3rd / Madison to Oak	Replaces industrial
	Conversions / new development for office/commercial use	3	800	481	OC	JLD	60,000	172	350		Replaces light industrial (-74 jobs) Variant 3; Replaces existing Barnes & Noble bldg; Predevelopment 2002/2003
xx	Pavilion 2 (Barnes and Noble site)	3	736	736	OC	JLD					
xx	Retail	3	736	736	OC	JLD	105,000	233	450		
xx	Restaurant	3	736	736	OC	JLD	15,000	75	2,000		
xx	Water 1 Expansion	3	736	736	OC	JLD					Replaces bldgs in front of Scott's; Predevelopment 2002/2003
xx	Restaurant	3	736	736	OC	JLD	8,000	40	200		
xx	Retail	3	736	736	OC	JLD	20,000	57	350		
xx	Banquet	3	736	736	OC	JLD	12,000	12	1,000		
xx	66 Franklin	3	736	736	OC	JLD					Variant 1; replaces existing bldg.
xx	Office	3	736	736	OC	JLD	109,500	384	300		
xx	Retail/Restaurant	3	736	736	OC	JLD	72,000	206	350		
xx	Site F2 - JLS Phase 2 Area	3	736	736	OC	JLD					Variant 4; Predevelopment 2002/2003
xx	Office	3	736	736	OC	JLD	92,000	306	300		
xx	Retail/Restaurant	3	736	736	OC	JLD	15,000	43	350		
xx	Parking garage	3	736	736	OC	JLD		8			
xx	Old Oakland (infill)	3	71	71	OC	OO		100			
xx	Additional infill / renovations	3	70	70	OC	UT	20,000	72	325	Telegraph / 17th to 18th	
	Additional infill	3	483	483	OC	UT		70			
xx	Office development (police headquarters site)	3	483	483	OC	UT	200,000	667	300	Broadway + 7th	New office building on police headquarters site; could also be mixed use development
	Additional infill/rehab	3	484	484	OC	UT		110			
	Additional infill/rehab	3	485	485	OC	UT		285			

Notes:

/a/ 'x' in first column indicates updated assumptions compared to original 11/21/00 Cumulative Scenario. 'xx' indicates updated assumptions for Uptown Project EIR, May 2003.

Source: City of Oakland; Port of Oakland; Hausrath Economics Group