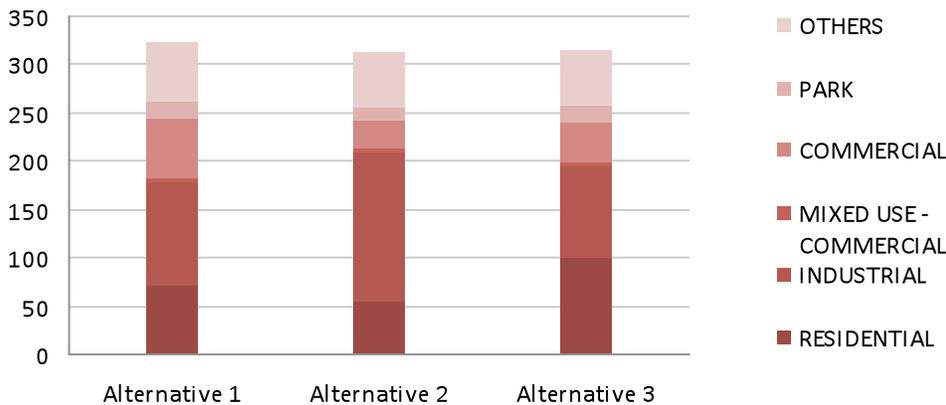


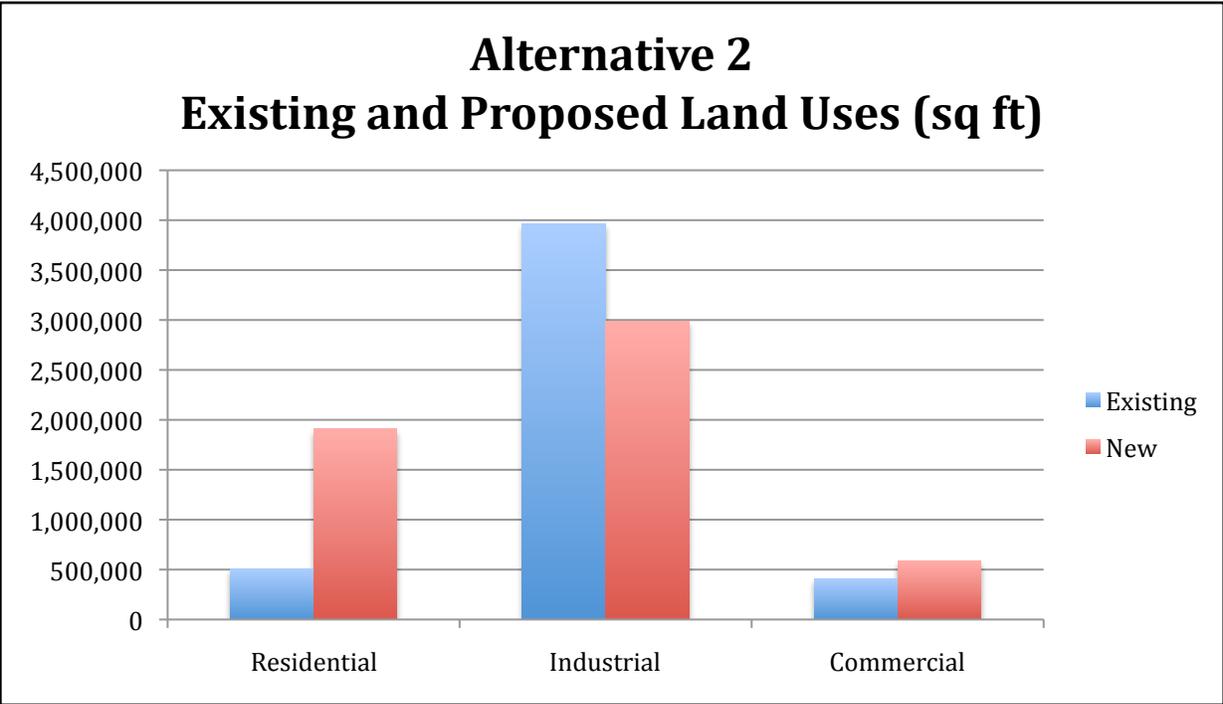
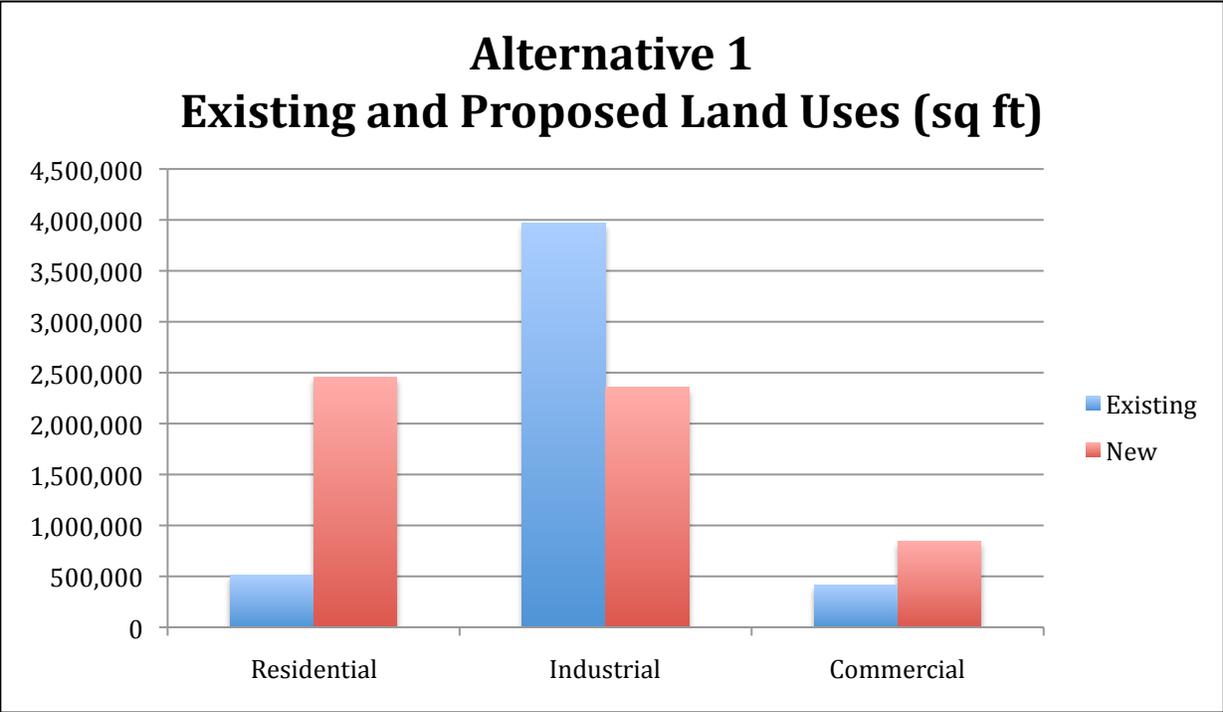
Appendix B: General Land Use Information

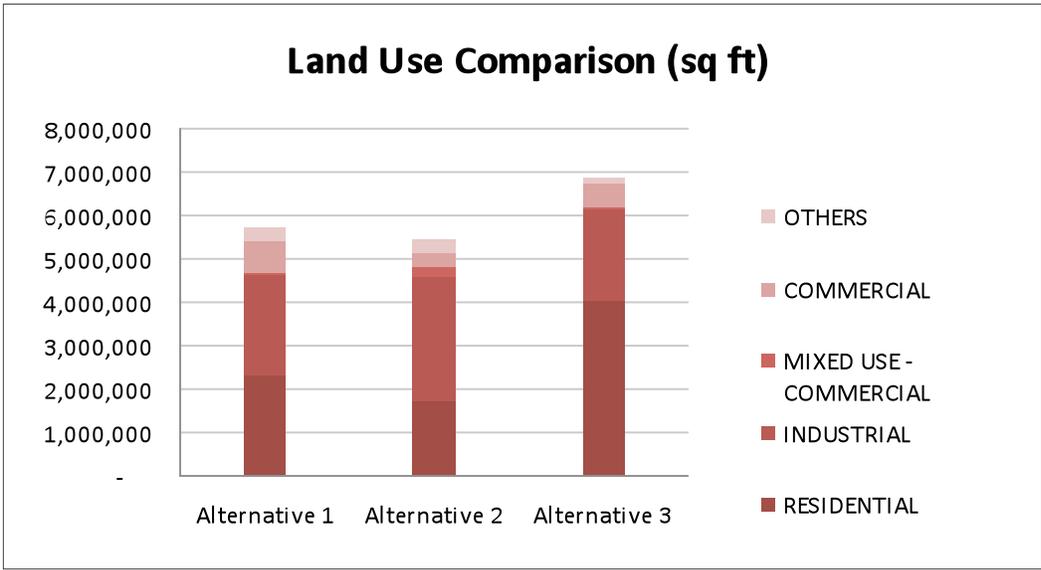
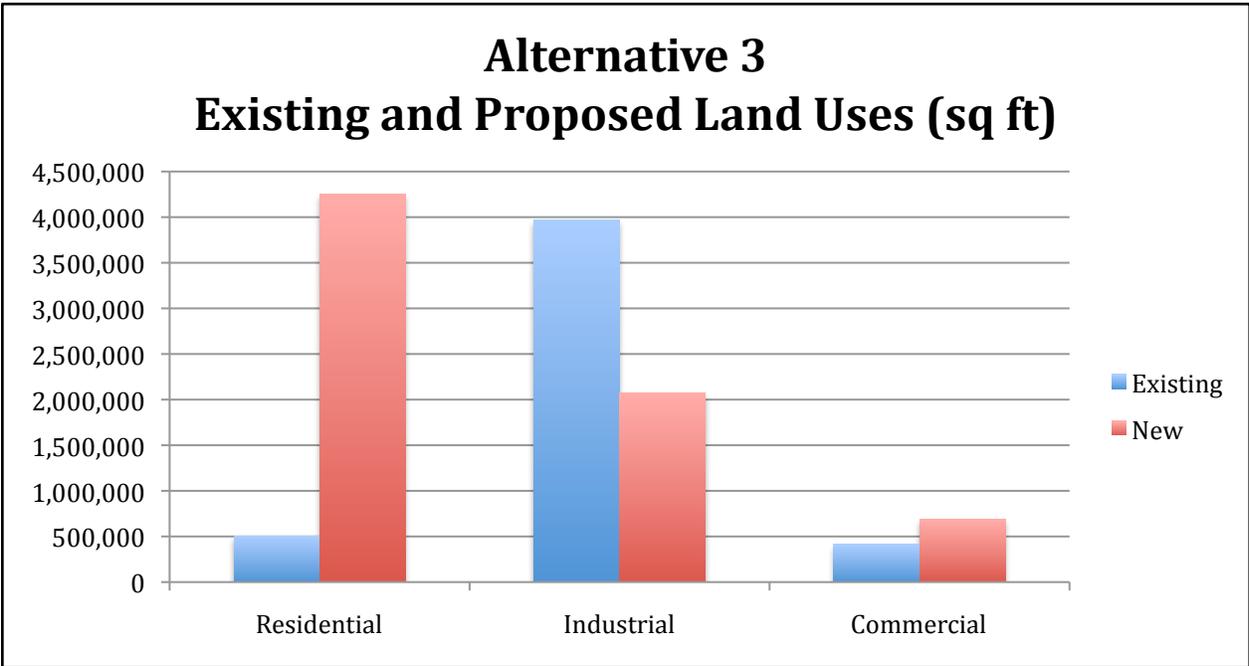
The first step for analyzing the sustainability performance of the Oakland Estuary project was to acquire an understanding of the land use plan components for different alternatives. To this end, the land use schedule supplied by CD+A has been analyzed and refined by Arup, leading to summary charts illustrated below. These charts have been instrumental to execute preliminary assessments of the various alternatives regarding a wide range of indicators such as open space availability, housing diversity and live/work balance, among others.

Land Use Comparison (ac)

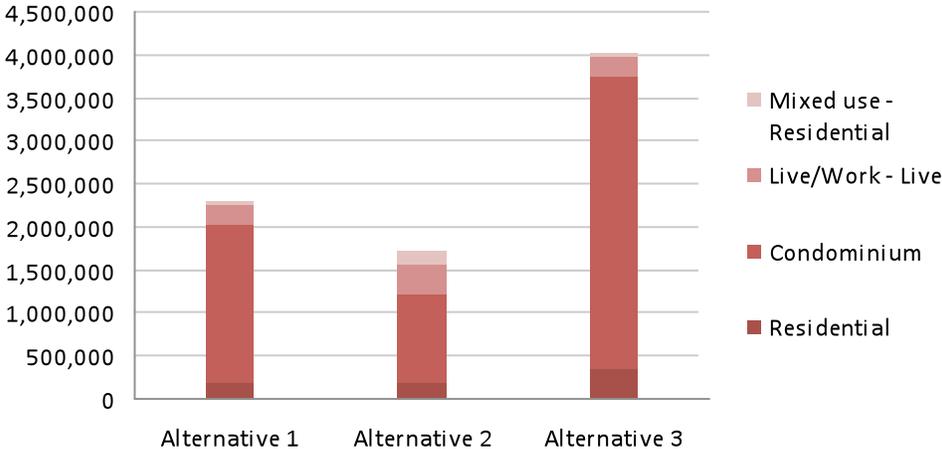


It is important to note that the following tables do not compare land use acreage change. Rather, they compare building square footage. This distinction is important, as redevelopment may make some sites more efficient in land use, and others less so. Specifically, for a given site, residential development will tend to add more building square feet per acre and industrial redevelopment may tend to lose building area. For example, the Owens-Brockway site is a large site currently under a single owner and efficiently developed in terms of building square footage. However, redevelopment as an industrial business park would introduce roads into the site and a number of separately owned buildings, each of which requires its own infrastructure and parking lots. As a result, this roughly 26.5 acre site, which currently has approximately 850,000 square feet of industrial buildings, will have roughly 3.5 acres converted to circulation infrastructure and many more acres converted to parking and setbacks resulting in 550,000 square feet of new buildings: a net loss of roughly 300,000 square feet of industrial space, or more than 1/3 of the industrial space, though it will likely generate far more jobs. If this parcel is converted to residential, even with nearly 5.5 acres of the area converted to circulation infrastructure, 2 more acres than in an industrial scenario, the net result will be nearly 1,000,000 square feet of residential buildings. Thus, redevelopment of industrial parcels tends to make the conversion to residential appear more dramatic when viewed through this lens.

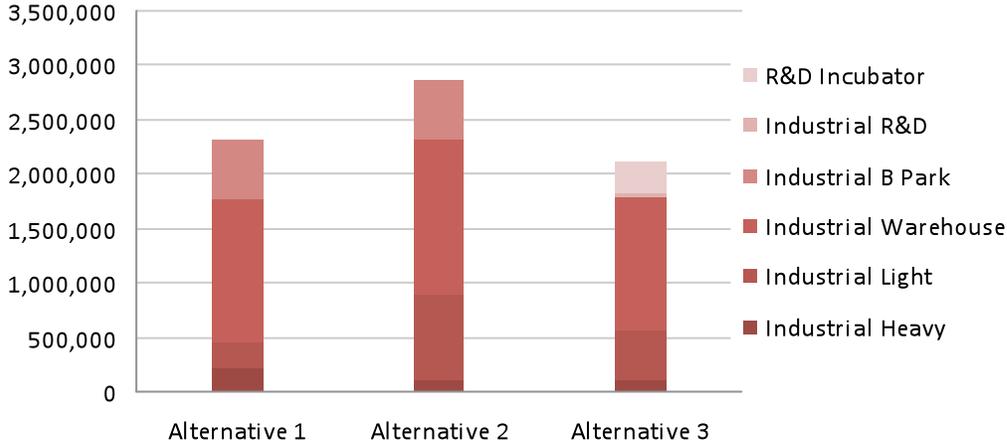




Residential Land Use Comparison (sq ft)



Industrial Land Use Comparison (sq ft)



Parks Land Use Comparison (ac)

