

**Appendix C:
Active Major Development Projects
in Planning Area and Vicinity**

Draft Environmental Impact Report for Lake Merritt Station Area Plan
Appendix C: Active Major Development Projects in Planning Area and Vicinity

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

July 2012

	PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
RESIDENTIAL PROJECTS							
Pre-Application Discussions							
1	~51st & Telegraph, Civiq	Roy Alper 5110 Telegraph, LLC (510)550-7175	5110 Telegraph Ave APN: 014 -1226-009-02	3	<ul style="list-style-type: none"> ■ retain previously approved entitlements <i>Option 2</i> ■ increase ground floor retail to 19,600 S.F. ■ 100 residential units ■ 60,000 SF of office 	Catherine Payne 238-6168	Pre-application filed.
2	~377 2nd Street*	Marge Vincent Vanguard Properties (415) 321-7077	377 2nd Street APN: 001 -0143-008-00 001 -0143-007-00 001-0143-010-00	3	<ul style="list-style-type: none"> ■ 6 story building ■ 98 units ■ 2 retail spaces ■ 114 parking spaces 	Aubrey Rose 238-2071	LPAB 06/12/06. LPAB for design review 10/16/06. Planning Commission approval 12/13/06. Extension granted 1/12/09. Pre-App #ZP12-0031 filed on 6/11/12 to revised the initial plan.
Application Submitted – Under Review							
3	Felton Acres	Robert Felton (510)548-4637	Devon Way APN: 048H-7600-007-00	1	<ul style="list-style-type: none"> ■ Subdivision into 25 units and two new roads 	Lynn Warner 238-6983	Application filed for Tentative Tract Map (TTM8116), Tree Removal Permit (T1200028), Creek Protection Permit (CP12094 (Cat IV)) and Environmental Review (ER120008)
4	4311-4317 Macarthur Blvd	Pacific Companies/AMG (818)317-4168	4311- 4317 Macarthur Blvd APN:030 -1982-121-00 030 -1982-122-00	4	<ul style="list-style-type: none"> ■ 115 apartment senior housing facility ■ 3,446 S.F. retail 	Lynn Warner 238-6983	Application filed. NOP published 05/18/11. PC scoping hearing 06/15/11. DEIR being prepared.
5	~Uptown Parcel 4 (Telegraph/19th Street)*	Forest City Residential, Inc. Susan Smartt (415) 836-5980	Telegraph/19th Street/New Street/Williams Street	3	<ul style="list-style-type: none"> ■ 370 residential units 	Catherine Payne, Major Projects, 238-6168	Application filed. Design Review Committee 07/25/07. Temporary Art Garden approved 7/6/12.
6	1443 Alice Street*	The Real Estate Transformation Group Mark Borsuk (415)922-4740	1443 Alice Street / 1434 Harrison Street APN: 008 -0626-016-00 008 -0626-023-00	2	<ul style="list-style-type: none"> ■ 245 residential units 	Darin Ranelletti 238-3663	Application filed. Environmental scoping underway. Design Review Committee 05/23/07. Project inactive.
7	1309 Madison Street*	Toby Levy (415)777-0561	1309 Madison Street APN:002 -0079-005-00	2	<ul style="list-style-type: none"> ■ 72 condominium units ■ Temporary Art Garden 	Lynn Warner 238-6983	Application filed. Design Review Committee 09/05/07. Temporary Art Garden approved 7/6/12.
8	~Emerald Views * (formerly 19th Street Residential Condominiums)	Ian Birchall (415)512-9660	222 19th Street APN: 008-0634-003-00	3	<ul style="list-style-type: none"> ■ 370 residential units ■ 933 S.F. café 	Heather Klein 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. DEIR published 10/05/11.
Application Approved							
9	~Lion Creek Crossing (formerly Coliseum Gardens)	EBALDC Carlos Castellmos (510) 287-5335	66th Ave. at San Leandro Street APN-Multiple	6	<ul style="list-style-type: none"> <i>Phase V</i> ■ 128 rental senior housing units 	Catherine Payne 238-6168	Application filed. Project approved 5/2/12.

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 Complied by Planning and Zoning, (510) 238-3941.

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10	~9400 International Blvd	Acts Community Development Colby Northridge (949)660-7272	9400-9500 International Blvd APN: 046 -5423-022-00 046 -5423-001-01 046 -5423-018-002	7	■95 affordable units ■3,500 s.f. commercial space.	Peterson Vollmann 238-6167	Application filed. Project approved 2/12/2012.
11	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 ■ 9,000 S.F. commercial	Heather Klein 238-3659	Design Review Committee 11/07/07. NOP published 12/18/07. DEIR published 10/18/10. LPAB DEIR hearing 11/8/10. PC DEIR hearing 12/1/10. FEIR published 06/30/11. Planning Commission approval and certification of the FEIR 07/20/11.
12	116 E 15th Street	Satellite Housing, Inc. (510)647-0700	116 E 15th Street, 1507 2nd Ave, 1521 2nd Ave APN: 020 -0181-016-00 020 -0181-013-01 020 -0181-005-01	3	■92 affordable senior units	Scott Miller 238-2235	Planning Commission approval 04/27/11
13	California Hotel	EBALDC Natalie Bonnewit (510)287-5353	3501 San Pablo Ave APN: 005 -0479-002-01	3	■Rehabilitation and conversion of the existing studio and affordable units and ground floor commercial into 137 affordable apartments	Jason Madani 238-4790	Approved 03/14/11. Building Permit #B1102582
14	Fruitvale Village Phase II	Unity Council/Signature Properties Patrick Van Ness (925) 463-1122	Block bounded by 35th and 37th Avenues, East 12th Street and BART tracks APN: 033-2197-019 and 033-2177-02	5	■phased multifamily residential development with 275 residential units ■parking garage	Darin Ranelletti 238-3663	NOP published 12/22/08. DEIR published 01/12/10. FEIR published 04/28/10. Planning Commission approval and certification of the FEIR 05/19/10.
15	~Cathedral Gardens *	AEH Housing Benny Kwong (415)295-8857	2126 M L King Jr Way 616 21st St. 620 21st St. APN:008 -0659-023-00 008 -0647-016-00 008 -0647-017-00	3	■100 affordable housing ■Rehabilitation of the Rectory building	Peterson Vollmann 238-6167	Planning Commission project and Tentative Tract Map approval 07/20/10. Building permits issued (B1104230, B1104231, B1202305)
16	720 E 11th Street	Robert Stevenson (415)786-6631	720 E 11th Street APN: 019 -0033-010-02	2	■55 affordable units	Moe Hackett 238-3973	Planning Commission approval 01/21/09. Building permit #B1100673. Project under construction.
17	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, 238-6168 Miroo Desai Emeryville Senior Planner Senior Planner (510) 596-3785	Oakland Planning Commission 12/3/08. Emeryville City Council approval 01/20/08. Extension granted 11/22/10. Extension granted 08/19/11.

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18	Creekside Mixed Use Project	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 238-3663	Application filed. Design Review Committee 03/28/07 and 05/23/07. EIR Scoping Session 01/09/08. NOP published 12/21/07. DEIR published 08/15/08. Planning Commission approval 11/19/08.
19	1431 Jefferson Street*	Menlo Capital group LLC Bob Hemati (415) 762-8200	1417-1431 Jefferson Street APN: 003 -0071-018-00 003 -0071-017-00	5	■54 residential units ■3,000 S.F. ground floor commercial	Ulla-Britt Jonsson, 238-3322	Approval 07/09/08. NEPA completed. Building Permit #B1101888.
20	Wattling Street	Phil Lesser (650)347-6014	3927 Wattling Street APN: 033-2170-003-00	5	■18 condominium units ■61 townhome units	Scott Miller 238-2235	Application filed. Environmental scoping underway. Design Review Committee 10/24/07. Planning Commission approval 06/18/08. Revisions submitted 10/20/10. Revisions approved 1/18/11.
21	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 ■84 units senior housing ■15,000 S.F. office	Joann Pavlinec 238-6344	Application filed. LPAB 08/13/07 and 09/24/07. Planning Commission certification of the FEIR and project approval 12/19/07. Building permit for Phase I #B0705698. Planning Commission approval of Phase II 08/05/09. Building Permit#B1101899 for phase II and III.
22	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. Extension granted 2/19/10.
23	Bakery Lofts	Madison Park Financial Frank Flores (510)452-2944	945 53rd Street APN: 049 -1173-002-00	1	<i>Phase III</i> ■61 units ■3161 S.F. of commercial	Lynn Warner 238-6983	Application filed. Design Review Committee 03/28/07. Planning Commission approval 08/01/07. Extension granted. Grading permit #GR0800085. Building permit #B0705781 expired. Building permit #RB1100834to demolish warehouse issued.

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24	~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 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 FEIR and project approval 08/01/07. Planning Commission 04/01/09 for revisions to Conditions of Approval. Applicant withdrew request for revisions 04/20/09. Extension granted. Building Permit #B0901385. Extension granted on 10/13/11.
25	~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 01/24/07. Planning Commission approval 04/04/07. Appeal denied by City Council 07/17/07. Litigation ruling in favor of project. Extension granted 09/11/08. Extension granted 02/04/10. Extension granted 12/2011.
26	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. Extension granted 03/03/09.
27	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	Parcel A ■63 residential units Parcel B ■18 residential units Parcel C ■65 residential units	Heather Klein 238-3659	Design Review Committee 10/25/06. Planning Commission approval 02/07/07. Extension granted 07/25/07. Extension granted 01/20/10. Extension granted 08/11.
28	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. Extension granted 12/18/08.
29	~1614 Campbell Street	Madison Park Frank Flores (510)452-2944	1614 Campbell Street APN:007 -0560-001-02	3	■92 live/work conversion	Peterson Vollmann 238-6167	Planning Commission approval 12/13/06. Revised to include only live/work units. Revision approved 07/29/08. Building permit in review.
30	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 approval 10/18/06. Extension granted 12/21/06. Extension granted until 08/13/09.

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31	~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. Extension granted 01/16/09. Extension granted on 11/17/2011.
32	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 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. Extension granted 08/16/09.
33	460 Grand Ave	Bridge Housing Joseph McCarthy (415)989-1111	460 Grand Ave APN: 010-0779-012-00 010-0779-014-01 010-0779-015-01	3	■ 74 residential units	Darin Ranelletti, 238-3663	Design Review Committee 02/22/06. Planning Commission approval 06/07/06. Appeal denied by City Council 07/18/06. Extension granted 05/20/09. Extension granted 09/07/11.
34	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, 238-6168	Design Review Committee 11/16/05.; Planning Commission approval 01/04/06. Extension granted 12/10/08. TPM granted 02/19/09. Extension granted 08/08/11.
35	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 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. Extension granted 09/08/08. Extension granted 02/14/11. Major Revisions filed see Pre-application for 5110 Telegraph Ave.
36	116 6th St*	Affordable Housing Associates Adam Deromedi (510) 649-8500	116 6th Street 609 6th Street APN: 001-0173-009-00	2	■70 senior affordable apartment units	Heather Klein 238-3659	Planning Commission approval 01/21/09. Building permit #B1003049. Project under construction.
37	~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 238-3659	Design Review Committee 10/26/05; Planning Commission approval 12/07/05. TPM approval 02/28/06. Extension granted 09/19/07. Extension granted 01/21/09. Extension granted 11/2011.

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38	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 and 02/19/09.
39	Arcadia Park	Pulte Homes Andy Cost (925) 249-3200	98th Ave. at San Leandro St., APN - multiple	7	■168 residential units (previously approved for 366 residential units)	Darin Ranelletti 238-3663	Planning Commission approval 9/21/05. City Council denial of appeal and approval of General Plan amendment, rezoning approval and project 12/06/05. P-job permit issued. Revisions approved by Planning Commission 08/05/09. Additional revisions under review. Planning Commission approved revisions 02/16/11. Project under construction.
40	Red Star	National Affordable Communities David Booker (949) 222-9119	1396 5th Street APN: 004-0069-004-00	3	■19 affordable senior units ■3,300 S.F. commercial space	Darin Ranelletti 238-3663	Design Review Committee 04/27/05. Planning Commission approval 06/17/05. Revised project submitted 04/16/08. Design Review Committee 05/28/08. Extension granted 06/06/08 and 06/15/09. Building Permit # B1004649. Project under construction.
41	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 238-3659	Design Review Committee 08/11/04. Planning Commission approval 10/06/04. Vesting TPM submitted 08/21/06. Extensions granted 09/29/06, 11/13/07, 10/15/08, and 10/15/10. Site cleanup occurring. Extension granted 09/29/11
42	Jackson Center Two*	EBOP Associates, LLC	11th, 12th, and Alice Streets APN: 002-0075-002-00	2	■110 condominium units ■5,000 S.F. retail	Heather Klein 238-3659	Design Review Committee 07/23/03; Planning Commission approval 09/03/03. Application filed for revisions to project. Design Review Committee 07/27/05; Administrative approval 09/16/05. TPM approval 02/14/06. Building permit #B0504575 expired. Extension granted 08/20/09.

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43	~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 238-3659 Catherine Payne, 238-6168	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. Extension granted 04/20/09. An application to re-establish a previous parking lot on the site filed 09/16/09 (Case File Number CU09-197). City Council approval of parking lot 07/20/10. Tentative Parcel Map approval 06/16/11. Extension granted 12/2011.
44	3884 Martin Luther King Jr. Way	Neil Cotter (650) 259-9303	3884 Martin Luther King Jr. Way APN: 012-0968-031-00	1	■40 residential units	Darin Ranelletti 238-3663 Kathy Kleinbaum, Redevelopment Division, 238-7185	Planning Commission approval 9/20/06. Extension granted 6/18/09.
45	188 11th Street *	Lakeshore Partners Tom Peterson (510) 444-7191	176 11th Street, 198 11th Street, 1110 Jackson APN: 002-0081-008-00 002-0081-007-00 002-0081-002-00	2	<i>Option 1</i> ■287 residential units ■3,660 S.F. retail <i>Option 2</i> n99 affordable apartment units n18,000 S.F. health clinic and ground floor commercial	Heather Klein 238-3659	Option 1: Planning Commission approval 12/07/05. Vesting TPM approval 07/31/06. Demolition permit #RB0603034. Extension granted 10/09/07. Extension granted 12/16/08. Option 2: approved administratively 11/24/10.
46	~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. Extension granted 05/05/08. Extension granted 09/22/09. Extension granted 11/2011.
47	Siena Hills	Hillside Homes Edward Patmont (925) 946-0583	Between Rilea Way and Greenridge Drive on Keller Ave. APN: 04A-3457-033-01	6	■22 single-family homes	Heather Klein 238-3659	DEIR published 01/05/05; FEIR published 2/18/05; Planning Commission certification of the FEIR 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. Extension granted 06/18/08.

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48	Monte Vista Villas (formerly Leona Quarry)	The DeSilva Group David Chapman (925) 828-7999	7100 Mountain Boulevard APN: 037A-3151-001-01	6	■214 residential units	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.
MIXED-USE PROJECTS							
Pre-Application Discussions							
Application Submitted - Under Review							
49	Oak Knoll Redevelopment Project	SunCal Oak Knoll LLC Pat Kelliher (510)251-0711	167 acre site 8750 Mountain Blvd. APN: Multiple	7	■960 residential units (408 SFD, 248 townhomes, 304 condominiums) ■82,000 S.F. commercial	Scott Miller 238-2235	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. SunCal requests no further work fall of 08.
50	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	■1,577 residential units ■approx. 300,000 non-residential S.F.	Scott Miller 238-2235	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.
51	Gateway Community Development Project (The Gateway)	Pacific Thomas Capital Randall Whitney (925) 939-7401	East 12th St. between 25th Ave. and Derby St.; APN - multiple	5	■810 residential units ■26,000 S.F. commercial	Darin Ranelletti 238-3663	Application filed. NOP published 11/23/05. Environmental Scoping Session 12/07/05. DEIR published 08/10/07. DEIR hearing session 09/05/07. Project inactive.

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Application Approved							
52	Mandela Transit Village	Capital Stone Group Dr. Thomas Casey (510) 689-8094	1357 5th Street APN 000O-0390-010-07	3	<ul style="list-style-type: none"> ■120 residential units ■38,500 S.F. commercial 	Darin Ranelletti 238-3663	Originally approved by Planning Commission on 8/6/03. Re-approved by Planning Commission on 2/18/09. Extension granted 02/18/10.
53	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"> ■624 residential units ■42,500 S.F. retail/commercial space 	Catherine Payne 238-6168 Kathy Kleinbaum, Urban Development, 238-7185	Planning Commission certification of the FEIR and project approval 06/04/08. City Council approval of the Rezoning on 07/15/08. Owner Participation Agreement and Development Agreement approval by City Council 07/21/09. Stage 1 FDP pending approval of the City council 12/21/10. Stage 2 FDP application filed 12/17/10. Planning Commission approval Stage 2 FDP 04/06/11. City Council approval of Stage 2 FDP 05/17/11.
54	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 	Scott Miller 238-2235	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. Revised EIR published 09/30/08. Revised EIR certified by City Council on 1/20/2009.

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

July 2012

	PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
55	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 	Maurice Brenyah-Addow 238-6342	General Plan and Zoning Amendments required. DEIR published; Planning Commission certification of the FEIR and approval of the project 03/16/05. Appeal denied by City Council 05/17/05. Individual projects: Pacific Cannery Lofts, 14th Street Apartments, Zephyr Gate, HFH Apartments approved. Planning Commission zoning text amendments approved 07/20/11. City Council pending 10/18/11.
56	Jack London Square Redevelopment	Jack London Square Partners, Dean Rubinson, (415)391-9800	Eight Development areas within Jack London Square bounded by Alice, 2nd, Harrison, and Embarcadero. APN - Multiple	3	<i>Master Plan-</i> 1.2 million S.F. of mixed-use retail, commercial, and office Sites A-B,D,E,H, I: (1,700 seat movie theater, 250 room hotel, supermarkets, restaurants, and offices) Site C (10 Clay Street/505 Embarcadero West) (Ferry Landing) Site F (65 Harrison Street) (Jack London Market) Site G (255-2nd Street) (Jack London Parking Garage) <i>66 Franklin (Haclett Building)</i>	Catherine Payne 238-6168	DEIR published 09/08/03; FEIR published 2/11/04. Planning Commission approval 03/17/04. City Council approval 04/04. Site C, F, and G completed.
57	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 238-3659	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. Extension granted 05/21/08.
58	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	<i>Parcel B</i> <ul style="list-style-type: none"> ■367 residential units ■8,500 S.F. retail 	Catherine Payne 238-6168	DEIR 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. Planning Commission approval 06/04/08.

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COMMERCIAL, INDUSTRIAL, CIVIC PROJECTS							
Pre-Application Discussions							
Application Submitted - Under Review							
59	Shops at Broadway	Lowney Architects (510)548-4637	3001-3039 Broadway APN: 009 -0705-004-00, 009 -0705-005-00, 009 -0705-007-00	3	<ul style="list-style-type: none"> ■35,750 s.f. retail ■171 parking space ■3 bike parking (10 in short-term) 	Darin Ranelletti 238-3663	Application submitted.
60	~1800 San Pablo	Sunfield Development LLC (510)452-5555	1800 San Pablo Ave APN: 008 -0642-006-00	3	<ul style="list-style-type: none"> ■120,000 S.F. commercial ■309 auto fee parking spaces 	Lynn Warner 238-6983	Application filed. NOP published 10/7/11. Planning Commission scoping hearing pending 11/2/11. DEIR published 7/6/12.
61	~Safeway (Broadway @ Pleasant Valley)	Benner Stange Associates Architects L. Owen Chrisman (530) 670-0234	5050-5100 Broadway APN: 014-1242-002-03, 014-1242-005-07	1	<ul style="list-style-type: none"> ■Redevelopment of existing shopping center with new 323,000 SF shopping center 	Darin Ranelletti 238-3663	Application filed. NOP published 06/26/09. Environmental Scoping Session before Planning Commission 07/15/09. DEIR being prepared.
62	633 Hegenberger (formerly Coliseum Center)	City of Oakland Redevelopment Agency	633 Hegenberger APN: 042-4218-001-16	7	<ul style="list-style-type: none"> ■Retail facility containing approx. 139,000 S.F. 	Darin Ranelletti 238-3663	Application filed. Environmental scoping underway. Design Review Committee 08/13/08. Application revised 06/08/09. Project inactive.
Application Approved							
63	~St. John's Episcopal Church Parking and New Sanctuary	St. John's Episcopal Church Jerry Moran (510)557-1015	5928 Thornhill Dr, 1707 Gouldin Rd APN: 048F-7390-003-03 048F-7390-004-09	4	<ul style="list-style-type: none"> ■Demolition of house at 5928 Thornhill Drive ■new access bridge over creek ■creek rehabilitation/bank stabilization ■5,500 S.F. sanctuary 	Caesar Quitevis 238-6343	Application filed. NOP and Initial Study published 03/06/08. DEIR published 11/17/10. PC DEIR hearing 12/15/10. FEIR published 5/23/12. PC approval and certification of the FEIR 6/6/12.
64	~Safeway (College Ave)	Ken Lowney (510)836-5400	6310 College Ave APN: 048A-7070-001-01	3	<ul style="list-style-type: none"> ■New 50,000 SF grocery store and ground floor retail 	Peterson Vollmann 238-6167	Application filed. NOP published 10/30/09. Environmental Scoping Session before Planning Commission 11/18/09. DEIR published 07/1/11. FEIR published 7/6/12. Approved 7/25/12.
65	Replacement of Embarcadero Bridge	City of Oakland (510)883-1521	80 Fallon Street, 1 5th Ave APN: 0000-0430-001-04 0000-0430-001-02	5	<ul style="list-style-type: none"> ■Replacement of the Embarcadero Bridge over Lake Merritt Channel 	Michael Bradley 238-6935	Creek Protection Permit approved 01/03/11.

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66	Oakland Zoo (Master Plan Amendment)	East Bay Zoological Society Nik Haas-Dejehia (510) 623-9525 x138	9777 Golf Links Rd APN - multiple	7	■Revisions to the Oakland Zoo Master Plan previously approved in 1998	Darin Ranelletti 238-3663	Application filed. Informational Briefing Session before Planning Commission 04/21/10. Planning Commission approval of project and adoption and approval of environmental document 04/27/11. Appeal filed 05/06/11. City Council denied appeal and approved project on 06/21/11. Under litigation. Building Permit issued for Phase I. Project under construction.
67	~Foothill Square Redevelopment Project	Jay-Phares Corp. John Jay (510)562-9500	10700 Mac Arthur Boulevard APN: 047 -5589-001-00 047 -5589-001-06 047 -5589-001-05 047 -5589-001-04	7	■Redevelopment of a commercial shopping center approx. 13.8 acres ■72,000 S.F. supermarket	Aubrey Rose 238-2071	Planning Commission approval 05/04/11. Building permit issued. Under construction.
68	Alta Bates Summit Medical Center- Summit Campus Master Plan	Alta Bates Summit Medical Center Shahrokh Sayadi (415)203-6345	23-acre campus generally between Telegraph and Webster, and between 30th Street and 34th Street APN - Multiple	3	ABSMC Master Plan Phase 1 nDemolition of the Merritt Classroom and other small buildings nConstruction of a new 230,000 S.F. (11-story) acute care hospital n1,090-space (7-story) parking garage. Phase 2 nLonger-term campus-wide improvements, new medical office buildings, classrooms and closure of a portion of Summit Street for development of a new campus plaza.	Scott Gregory (contract planner) (510) 535-6690	Application filed. NOP published 01/23/09. DEIR published 12/21/09. FEIR published 5/7/10. Planning Commission approval 05/19/10. Appealed to City Council. Council denial of the appeal and approval of the project 07/06/10. Parking garage under construction.
69	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 S.F. office.	Lynn Warner 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. Building permit #B0803952. Project stopped construction. Redevelopment Agency renegotiated City Center DDA extending the completion requirements.

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70	~1100 Broadway	Steven Wolmark SKS Investments (415)421-8200	1100 Broadway APN:002-0051-006-02	2	<ul style="list-style-type: none"> ■ Rehabilitation of the Key System Building ■ 310,285 S.F. of office ■ 9,810 S.F. of retail. 	Heather Klein 238-3659	LPAB on 11/5/07 and 12/10/07. Design Review Committee on 10/24/07. Planning Commission approval and Addendum certification 02/13/08. Extension granted 08/17/09. Extension granted 01/2012.
71	Lake Merritt Channel Wetland and Widening Project	City of Oakland	Lake Merritt Channel between Lake Merritt and I-880 APN: 0000-0450-001, 002, 0000-0455-001-01, 001-07, 008-05,012, 013, 015-02	2	<ul style="list-style-type: none"> ■ 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 FEIR 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 FEIR 02/13/08. Appeal denied by City Council 04/01/08. Project under construction.
72	Kaiser Permanente	Kaiser Permanente Judy DeVries (510) 752-2004	Generally the area surrounding the intersection of Broadway and Macarthur Boulevard.	1 and 3	<ul style="list-style-type: none"> ■ Master Plan for new Hospital <i>Phase II</i> <ul style="list-style-type: none"> ■ 1,216 space parking structure ■ Hospital building (346 beds, approx. 1.06 MSF) ■ Central utility plant <i>Phase III</i> <ul style="list-style-type: none"> n Demolition of existing hospital tower and low-rise (except for recent Emergency Department addition and Fabiola Building) ■ Conversion of ground-floor parking on Site 7 (38 spaces) to accommodate an additional 6,000 SF. of retail ■ Conversion of Emergency Department addition to temporary medical services use ■ Construction of parking lot of approximately 189 spaces ■ Construction of a new Central Administration MSB (approx. 60,000 SF.) 	Scott Gregory (contract planner) (510) 535-6690	Planning Commission certification of the FEIR and approval of the project 06/07/06. City Council approval of GPA, RPA and re-zoning 6/27/06. Planning Commission approval of the design of Phase I MOB 11/1/06. Design Review Committee for Phase II Hospital 12/12/07 and 5/28/08. Planning Commission approval of Design review for Phase 2 Hospital 11/19/08. Building Permits for hospital sent to OSHPD review. Demolition permit, Grading permit, and Building permit for garage issued. Project under construction.
73	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	<ul style="list-style-type: none"> ■ 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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SUCCESSFUL COMPLETIONS							
Residential Projects							
1	~Lion Creek Crossing (formerly Coliseum Gardens)	EBALDC Carlos Castellmos (510) 287-5335	66th Ave. at San Leandro Street APN-Multiple	6	<i>Phase IV</i> ■72 residential units	Catherine Payne 238-6168	Project completed
2	~HFH Apartments	Andy Getz (510)652-4191	1401-1405 Wood Street APN: 0000-0310-012-00	3	■ <i>Phase I</i> 159 apartments ■ <i>Phase II</i> 142 apartments	Don Smith, Bldg. Permits, 238-4778	Project completed.
3	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 ■179mixed housing residential (apartment, live/work, for sale, and affordable)	Aubrey Rose 238-2071	Project completed.
4	City Walk City Center T10 (2005)*	Alta City Walk, LL (415)888-8075	13th/14th/MLK/Jefferson APN: 002-0029-001-00	3	■3,000 S.F. retail ■252 residential units	Patrick Lane, Redevelopment Agency 238-7362 Don Smith, Bldg. Permits, 238-4778	Project completed.
5	Ironhorse Apartments at Central Station (formerly 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	Don Smith, Bldg. Permits 238-4778	Project completed.
6	Altenheim Senior Housing	Citizens Housing Corporation Kaori Tokunhea (415) 421-8605	1720 Macarthur Boulevard APN: 023-0494-001-07	5	<i>Phase II</i> ■ 83 apartments units (new construction)	Joann Pavlinec 238-6344	Project completed.
7	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 completed.
8	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	Project completed.
9	1755 Broadway*	1755 Broadway LLC Andrew Brog (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	Project completed.

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10	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 S.F.; childcare; art space	Catherine Payne, Major Projects, 238-6168	Project completed.
11	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	Project completed.
12	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	Project completed.
13	Siena Hills	Hillside Homes Edward Patmont (925) 946-0583	Between Rilea Way and Greenridge Drive on Keller Ave. APN: 04A-3457-033-01	6	■10 single-family homes	Heather Klein, Major Projects, 238-3659	Project completed.
14	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)	Don Smith, Bldg. Permits 238-4778	Project completed.
15	Zephyr Gate -Wood Street	Pulte Homes (925) 249-3268	Wood Street APN: 006-0029-001-00	3	■130 residential condominium units	Don Smith, Bldg. Permits 238-4778	Project completed.
16	3860 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	■34 residential units	Darin Ranelletti, Major Projects, 238-3663 Kathy Kleinbaum, Redevelopment Division, 238-7185	Project completed.
17	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	Project completed.
18	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 I ■Parcel II ■Parcel III ■Park	Catherine Payne, Major Projects, 238-6168	Project completed.
19	Lion Creek Crossing (formerly 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 ■park	Catherine Payne, Major Projects, 238-6168	Phase I-III completed

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20	Monte Vista Villas (formerly Leona Quarry)	The DeSilva Group David Chapman (925) 828-7999	7100 Mountain Boulevard APN: 037A-3151-001-01	6	■209 residential units ■3,350 S.F. community center	Bill Quesada, Building Services, 238-6345	Project completed.
21	Packard Lofts* (formerly 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	Project completed.
22	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	Project completed.
23	The Ellington* (formerly 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	■134 residential units ■11,000 S.F. retail	Heather Klein, Major Projects 238-3659 Don Smith, Bldg. Permits 238-4778	Project completed.
24	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	Project completed.
25	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.
26	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.
27	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.
28	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.
29	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.
30	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.

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31	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.
32	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.
33	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.
34	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.
35	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.
36	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	Don Smith, Bldg. Permits 238-4778	Project completed
37	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.
38	Cotton Mill Studios	Tom Dolan Architects (510) 839-7200	1091 Calcott Place APN: 019-0055-001-04	5	■74 unit live/work conversion	Joann Pavlinec, Major Projects, 238-6344	Project completed.
39	Glascoek Residential Project “The Estuary”	Signature Properties Patrick Van Ness (925) 463-1122	2893 Glascoek 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.
40	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	Don Smith, Bldg. Permits 238-4778	Project completed
41	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.

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42	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.
43	Ettie Street/Mandela Parkway	David Baker Architects (415) 896-6700	2818 Mandela Parkway APN: 007-0587-002-05	3	■91 live/work units	Don Smith, Bldg. Permits, 238-4778	Project completed
44	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	Don Smith, Bldg. Permits 238-4778	Project completed
45	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.
46	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	Don Smith, Bldg. Permits 238-4778	Project completed.
47	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.
48	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	Don Smith, Bldg. Permits, 238-4778	Project completed.
49	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	Don Smith, Bldg. Permits 238-4778	Project completed.
50	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)	Don Smith, Bldg. Permits 238-4778	Project completed.

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

July 2012

	PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
51	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.
52	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 	Don Smith, Bldg. Permits 238-4778	Project completed.
53	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 	Don Smith, Bldg. Permits, 238-4778	Project completed.
54	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 	Don Smith, Bldg. Permits, 238-4778	Project completed.
Mixed-Use Projects							
55	~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 	Heather Klein 238-3659	Project completed.
56	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	Project completed.
57	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"> <i>Parcel A</i> ■ 132 residential units ■ 21,300 S.F. retail 	Catherine Payne, Major Projects, 238-6168	Project completed.
58	Dreyer's Site Residential Lofts* The Sierra	COD Builders Kava Massih (510)644-1920	311 Oak Street APN: 001-0163-012-00	3	<ul style="list-style-type: none"> ■ 220 units ■ 30,000 S.F. commercial 	Don Smith, Bldg. Permits 238-4778	Project completed.
59	Fruitvale Transit Village Phase I	FDC, Evelyn Johnson, (510) 535-6911	Fruitvale BART Station	5	<ul style="list-style-type: none"> ■ Masterplan for residential and commercial/civic use and new parking structure 	Darin Ranelletti, Major Projects, 238-3663	Project completed.

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

July 2012

	PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
Commercial, Industrial, and Civic Projects							
60	~Aspire Public Schools	Charles Robitaille 925-698-1118	1009 66th Ave APN:041-4056-003-00	6	■Demolish vacant industrial building/construct a school with 420 students	Aubrey Rose 238-2071	Project completed.
61	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 238-6983	Project completed.
62	Auto Chlor System	Tulloch Construction Brian Tulloch (510) 655-3400	1325 14th Street APN: 005-0375-002-01, 005-0373-010-03, 005-0373-005-01	3	■64,512 S.F. concrete tiltup light manufacturing building	Ulla-Britt Jonsson, 238-3322	Project completed.
63	Kaiser Permanente	Kaiser Permanente Judy DeVries (510) 752-2004	Generally the area surrounding the intersection of Broadway and Macarthur Boulevard.	1 and 3	<i>Phase I</i> West Broadway Medical Services Building and Garage	Scott Gregory (contract planner) (510) 535-6690	Project completed.
64	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	■commercial, office, and parking	Catherine Payne, Major Projects, 238-6168	Site C, G and F completed.
65	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	Project completed.
66	Head Royce School	John Malick & Associates John Malick (510)595-8042	4315 Lincoln Ave APN: 029A-1367-004-04	4	■Development of the Masterplan	Heather Klein, Major Projects, 238-3659	Project completed.
67	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	Project completed.
68	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.

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

July 2012

	PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
69	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.
70	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.
71	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.
72	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.
73	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	Project completed.
74	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	Don Smith, Bldg. Permits 238-4778	Project completed.
75	Rainin Instruments	Carl Groch, (415) 592-3950	Edgewater Drive & Hassler Road 7500 Edgewater Drive	7	■180,000 S.F. office/manufacturing/R&D facility	Tanya Boyce, Redevelopment, 238- 7322	Project completed.
76	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.
77	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.
78	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.

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CITY OF OAKLAND - ACTIVE MAJOR DEVELOPMENT PROJECTS

July 2012

	PROJECT NAME	APPLICANT CONTACT	LOCATION (ADDRESS AND/OR APN)	COUNCIL DISTRICT	DESCRIPTION	CITY CONTACT	STATUS
79	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	Don Smith, Bldg. Permits 238-4778	Project completed.
80	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	Don Smith, Bldg. Permits, 238-4778	Project completed.
81	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.
82	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.
83	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	Don Smith, Bldg. Permits, 238-4778	Project completed.
84	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	Don Smith, Bldg. Permits, 238-4778	Project completed.
85	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	Don Smith, Bldg. Permits, 238-4778	Project completed.
86	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	Don Smith, Bldg. Permits, 238-4778	Project completed.
87	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 / interior remodeling	Don Smith, Bldg. Permits, 238-4778	Project completed.
88	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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 Complied by Planning and Zoning, (510) 238-3941.

Table B-2: Active Major Development Projects in Planning Area and Vicinity

<i>Project Name</i>	<i>Address</i>	<i>Description</i>	<i>Residential Units</i>	<i>Commercial Sq. Ft.</i>	<i>Project Status, Oct. 2011</i>
Projects in Planning Area					
<u>Pipeline Projects</u>					
1309 Madison St.	1309 Madison St.	72 condo units	72		Application filed
630 Webster St. ¹	630 Webster St.	27 residential units, 2000sf retail	27	2,000	Approved
325 7th St. ²	325 7th St.	380 residential units, 9110sf commercial	380	9,110	Approved
1331 Harrison Project	1331 Harrison St.	98 condos, 9000sf commercial, structured parking	98	9,000	Approved
188 11th St. ²	176 11th St., 198 11th St., 1110 Jackson St.	68 units, 5000sf retail	68	5,000	Approved
Replacement of Embarcadero Bridge	80 Fallon St.	Replacement of Embarcadero Bridge over Lake Merritt Channel			Approved
Jackson Center Two ²	11th, 12th and Alice	110 condos, 5000sf retail	110	5,000	Permitted
Subtotal Pipeline			755	30,110	
<u>Completed Projects</u>					
Lake Merritt Channel Wetland and Widening Project	Lake Merritt Channel between Lake Merritt and I-880				Under construction
116 6th St.	116 6th St.	70 affordable senior units	70		Completed
Jackson Courtyard Condominiums	210 14th St.	45 condo units	45		Completed
Madison Lofts	160 14th St.	76 condo units	76		Completed
8 Orchids	620, 636 Broadway	157 condos, 3600sf retail	157		Completed
Arioso Project	901 Franklin St.	88 condo units, 6000sf commercial structured parking	88		Completed

Table B-2: Active Major Development Projects in Planning Area and Vicinity

<i>Project Name</i>	<i>Address</i>	<i>Description</i>	<i>Residential Units</i>	<i>Commercial Sq. Ft.</i>	<i>Project Status, Oct. 2011</i>
Oakland Garden Hotel (Courtyard Marriott)	900 Broadway	150-room hotel			Completed
1111 Jackson Street - Phase 1	1111 Jackson St.	Renovation of existing 111,000 SF State office building		111,000	Completed
Subtotal Completed			436	111,000	
Subtotal in Planning Area			1,191	141,110	
Projects Outside Planning Area but Within 5 Blocks					
<u>Pipeline Projects</u>					
1443 Alice St.	1443 Alice St.	245 residential units	245		Application filed
Oak to 9th Mixed Use	64.2-acre waterfront site bounded by Fallon, Embarcadero, 10th Ave., and Estuary	3100 residential units, 200,000sf commercial, 3,950 structured parking spaces, 29.9 acres public open space, 2 renovated marinas, wetlands restoration area	3,100	200,000	Revised EIR certified
116 E. 15th St.	116 E. 15th St.	92 affordable senior units	92		Approved
720 E. 11th St.	720 E. 11th St.	55 affordable units	55		Under construction
1538 Broadway	1538 Broadway	69 residential units, gf food sales	69		Approved
377 2nd St.	377 2nd St.	98 units, 4000sf retail	98	4,000	Approved
721-741 Broadway	721-741 Broadway	48 residential units, 5 live/work units, 2300sf retail	53	2,300	Approved
1640 Broadway Mixed Use Project	1640 Broadway	177,600sf office, 4710sf gf retail, structured parking. Alternative: 254 residential units with gf retail		182,310	Approved
1100 Broadway	1100 Broadway	Rehabilitation of Key System Building, 310,285sf office, 9,810sf retail		320,095	Approved
City Center T5/T6	11th, 12th, Clay, Broadway	600,000sf office, 7500sf commercial		607,500	Approved

Table B-2: Active Major Development Projects in Planning Area and Vicinity

<i>Project Name</i>	<i>Address</i>	<i>Description</i>	<i>Residential Units</i>	<i>Commercial Sq. Ft.</i>	<i>Project Status, Oct. 2011</i>
1431 Jefferson St.	1417-1431 Jefferson St.	54 residential units, 3000sf gf commercial	54	3,000	Permitted
City Center T12	11th, 12th, MLK, Jefferson	600,000sf office		600,000	Permitted
Subtotal Pipeline			3,766	1,919,205	
Completed Projects					
City Walk City Center T10	13th, 14th, MLK, Jefferson	252 residential units, 3000sf retail	252	3,000	Completed
Housewives Market, Phase 2	8th, 9th, Clay, Jefferson	72-86 condo units, 14,000sf flex space	86	14,000	Completed
1755 Broadway	1755 Broadway	Conversion of floors 2-5 from office to 24 live/work condos	24		Completed
311 2nd St.	311 2nd St.	105 condo units	105		Completed
The Ellington	200/210/228 Broadway	134 residential units, 11,000sf retail	134	11,000	Completed
901 Jefferson	901, 907 Jefferson St.	75 condos, 1030sf retail	75	1,030	Completed
288 Third Street	300 Harrison St.	91 condos	91		Completed
206 Second Street	206 2nd St.	75 condos, 2380sf live/work, 1310sf retail	75	3,690	Completed
Wheelink Project	426 Alice St.	94 residential units, 9800sf office	94	9,800	Completed
Housewives Market, Phase 1	8th, 9th, Clay, Jefferson	111 condo units, 11,000sf flex space, 3000sf retail, structured parking	111	14,000	Completed
Aqua Via	121-129 2nd St.	100 condo units, 5190sf commercial/office in renovated building	100	5,190	Completed
The Essex - Lake Merritt	108 17th St.	270 residential units	270		Completed
Safeway Building	201 4th St.	Reuse existing warehouse and add new top fl for approx 46 live/work units, 3400sf gf commercial, 6500sf office	46	9,900	Completed

Table B-2: Active Major Development Projects in Planning Area and Vicinity

<i>Project Name</i>	<i>Address</i>	<i>Description</i>	<i>Residential Units</i>	<i>Commercial Sq. Ft.</i>	<i>Project Status, Oct. 2011</i>
Allegro Project	208 Jackson St.	312 units, 13,500sf commercial, 4 new buildings	312	13,500	Completed
Dreyer's Site Residential Lofts	311 Oak St.	220 units, 30,000sf commercial	220	30,000	Completed
Fox Theater	1807-1829 Telegraph Ave.	Rehab of historic theater, 20,000sf addition		20,000	Completed
66 Franklin Street ³	66 Franklin St.	Renovation of existing building with approx 95sf commercial		95,000	Completed
17th Street Parking Garage	San Pablo Ave., 16th, 17th St.	330-space parking garage			Completed
City Center T9	11th, 12th, Clay, Jefferson	450,000sf office, 7500sf retail		457,500	Completed
Rotunda Building Reuse	1500 Broadway	Rehab of historic building for office & commercial uses. 187,000sf office, 50,000sf retail		237,000	Completed
Jack London Square Redevelopment	22-ac area generally bounded by Alice, 2nd, Harrison, Embarcadero	Up to 1.2 million square-foot mixed use development on 9 sites	120	1,075,700	Approved and partially completed
Subtotal Completed			1,995	1,905,310	
Subtotal in Vicinity			5,761	3,824,515	
TOTAL			6,952	3,965,625	

Notes:

1. Project added based on Lake Merritt Station Area Plan buildout analysis.
2. Project details adjusted based on Lake Merritt Station Area Plan buildout analysis, with more current information.
3. Project is part of Jack London Square Redevelopment and is not counted separately toward subtotal or total.

Sources: City of Oakland, "Active Major Development Projects, July 2012," Dyett & Bhatia, 2012.