

DOWNTOWN OAKLAND

DEVELOPMENT ACTIVITY: October 2009

Current Project Summary:

**78 Housing Projects, 8,956 Units of Housing
Over 5.3M Sqft of Office Development & over 1.59M Sqft of Retail/Entertainment/Special Use Development**

Name	Address	Developer	Retail/ Office (sf)	# of Units	Status	
RESIDENTIAL - 10K Downtown Housing Initiative						
* 1 Swans Market	1625 Clay Street	EBALDC	43,864	42	Completed	
2 Phoenix Lofts	737 2nd Street	New Horizon Properties	0	21	Completed	
3 YWCA	1515 Webster Street	CCAC	0	50	Completed	
4 Gem Building Condos	485 8th Street	Commonwealth Companies	1,500	16	Completed	
5 The Landing @ J L Sq	99 Embarcadero	Legacy Partners	0	282	Completed	
6 Allegro Loft Project	3rd & Jackson	SNK Development	13,500	310	Completed	
7 New Market Lofts	201 4th Street	Jon Reynolds	4,500/ 6,500	46	Completed	
8 The Essex at Lake Merritt	108 17th Street	Essex Property Trust	0	270	Completed	
9 8th & Castro Lofts	Gerry Adams Street	Ciaran Scally	0	18	Completed	
10 Telegraph Lofts	27th & Telegraph (Old Sears Bldg)	Madison Park REIT	11,000	53	Completed	
11 The Sierra-Jack London Sq	311 Oak Street (Dreyers Site)	C.O.D. Builders	30,000	229	Completed	
† * 12 Northgate Apartments	23rd & Northgate	RCD	0	42	Completed	
* 13 Landmark Place/PresPark	1101-20 MLK Jr. Way	Signature Properties	0	92	Completed	
14 The Midtown	426 27th Street/425 28th Street	D & B Partnership	0	20	Completed	
15 The Telegraph	2401 Telegraph Avenue	AGI Capital Group	5,300	45	Completed	
* 16 Franklin 88	989 Broadway	SNK Development	6,400	88	Completed	
† * 17 Oak Street Terrace	1109 Oak Street	AHA	0	39	Completed	
* 18 Market Square I	801-27 Clay Street	A.F. Evans Development	3,000	116	Completed	
19 Aqua Via	121-9 2nd St @ Madison & Oak	Urban Developments	5,190	100	Completed	
20 428 Alice	4th & Alice	Pulte Homes	0/10,000	93	Completed	
21 2300 Broadway Phase I	Broadway/23rd	Rathlin Properties LLC	500	24	Completed	
22 1020 Jackson	1018-26 Jackson	GJO, LLC	1,110	36	Completed	
23 288 Third	300 Harrison Street (& 3rd)	Signature Properties	0	91	Completed	
24 Jade	1511 Jefferson (& 15th)	Meritage Metropolitan Living	0	78	Completed	
25 200 Second Street	2nd & Jackson	Metrovation	1,310	74	Completed	
26 Broadway Grand, Phase I	2251 Broadway (& Valley, W.Grand, 23rd)	Signature Properties	22,000	132	Completed	
27 8 Orchids	620-36 Broadway	Bayrock Residential	3,000	157	Completed	
* 28 Market Square II	859 Clay (9th & Clay)	AF Evans Development		86	Completed	
29 The Golden Bridge Lofts	330-13th St btn Harrison/Webster	Andrew Brog	1,000	20	Completed	
† * 30 Madison @ 14th	160 14th Street	AHA	2,666	79	Completed	
31 Packard Lofts	2355 Broadway (Broadway/24th)	Madison Park Financial Corp.	3,671	24	Completed	
32 418 7th Street	7th St btn Broadway & Franklin	Not Available		23	Completed	
33 Jackson Courtyard	210 14th Street (& Jackson)	14th & Jackson, LLC	2,120	45	Completed	
* 34 Uptown Phase I (Rental)	Telegraph/San Pablo/ Thomas L. Berkley Wy/ 19th	FC Oakland, Inc.	9,000	665	Completed	
35 Cathedral Building	1615 Broadway @ Telegraph	Andrew Brog	5,000	18	Completed	
36 901 Jefferson	901 Jefferson (9th & Jefferson)	Madison Park Financial Corp.		75	Completed	
37 The Ellington	222 Broadway (Broadway/2nd/3rd)	Union Labor Life Insurance Co.	11,197	134	Completed	
38 100 Grand Avenue	Grand/Webster/Valdez/23rd	Essex Property Trust	7,970	238	Completed	
† * 39 Fox Courts	555-19th St, 550-18th St	Fox Courts, LLC	4,800	80	Completed	
40 Thomas Berkley Square	630 Thomas L. Berkley Way	The Bedford Group	3,979	88	Completed	
41 The Bond	311 2nd @ Harrison	Embarcadero Pacific	1,033	104	Completed	
				TOTAL	4,250	Completed
42 City Walk (T-10)	1307 Jefferson	Wood Partners	3,000	252	Under Construction	
43 Clayton Court	700 Clay Street	Clayton Court, LLC	2,443	24	Under Construction	
44 The Marquee Lofts	1755 Broadway @ 17th/18th	1755 Broadway LLC		24	Under Construction	
				TOTAL	310	Under Construction
45 Upper Lake Merritt Residential	23rd/24th/Webster/Valdez	Upper Lake Merritt, LLC	10,440	281	Planning Approval	

	46 Broadway Grand, Phase II	2345 Broadway @ Valley/ W.Grand/24th	Signature Properties	27,700	367	Planning Approval
	47 913-923 MLK Jr. Way	MLK/9th/10th	Urban Meliors Partners, LLC	3,000	51	Planning Approval
*	48 Jackson Center Two	Alice/11th/12th	SKB	5,000	110	Planning Approval
	49 Harrison Towers	1331 Harrison (& 14th)	Kansai Development, Inc.	6,993	98	Planning Approval
	50 Castro Courts	683 9th Street (Castro & 9th)	Ninth Street Properties	0	50	Planning Approval
	51 2300 Broadway Phase II	Webster/23rd	Rathlin Properties LLC	500	24	Planning Approval
	52 17th & Broadway	1640 Broadway (& 17th)	1640 Broadway Associates	4,710/ 177,600	254	Planning Approval
	53 528 Thomas L. Berkley Way	Telegraph/20th/21st	Not Available	1,079	18	Planning Approval
	54 188 11th Street	11th/12/Jackson	Lakeshore Partners	3,660	275	Planning Approval
	55 2538 Telegraph Ave	2538 Telegraph Ave/26th	2538 Telegraph, LLC	9,000	97	Planning Approval
	56 116 6th Street	6th & Oak	AHA		70	Planning Approval
	57 Victory Place	1417-31 Jefferson St/15th	Menlo Capital Group, LLC	3,600	54	Planning Approval
	58 632 14th Street	14th @ MLK Jr./Jefferson	632 14th St LLC		40	Planning Approval
	59 630 Webster Street	Webster @ 6th/7th	Golden Stone Investment Corp.		27	Planning Approval
	60 459 23rd Street	23rd St/Valley	Twenty Third & Valley LLC		70	Planning Approval
*	61 367-377 2nd Street	370 Embarcadero	370 Embarcadero, LLC	3,910	96	Planning Approval
	62 1538-44 Broadway	1538-44 Broadway	1538 Broadway LLC	4,000	69	Planning Approval
	63 1701 MLK Jr Way	17th St & MLK Jr. Way	Not Available		12	Planning Approval
	64 Harrison St Senior Housing	1644 Harrison St, 321-17th Street	Oakland Housing Initiatives, CCHNC		73	Planning Approval
				TOTAL	2,149	Planning Approval
	65 Emerald Views	222 19th Street	David O'Keeffe	993	370	In Planning
*	66 Uptown (Ownership)	Telegraph/San Pablo/18th/19th	TBD		270	In Planning
*	67 Uptown Phase II (Ownership)	Telegraph/San Pablo/William/19th	FC Oakland, Inc.	20,000	370	In Planning
	68 1309 Madison St	Madison/13th St	Not Available	4,650	72	In Planning
	69 1443 Alice Street	1443 Alice/1434 Harrison	Calif/ Shore Group	15,000	241	In Planning
	70 325 7th Street	320-330 6th St; 625-35 Harrison; 325- 35-7th St	Balco Properties Ltd, LLC	5,913/ 2,999	382	In Planning
	71 1524-30 MLK Jr Way	MLK/16th St	1511 Jefferson LLC	2,000	120	In Planning
	72 250-14th St	1429 Alice	Golden Stone Investment Corp.		198	In Planning
	73 1938 Broadway	19th & Broadway	Encinal Broadway, LLC	75,000/ 790,000	220	In Planning
				TOTAL	2,247	In Planning
				TOTAL 10K HOUSING UNITS:	8,956	

* *Redevelopment Agency Projects*

† *Affordable Housing Projects*

Note: Housing containing 10 units or less are not shown.

Name	Address	Developer	Description	Status
COMMERCIAL/ENTERTAINMENT				

Continued on next page...

1	Thomas Berkley Square	2000 San Pablo Avenue	SUDA, LLC	110,000 sf office; 9,000 sf retail/entertainment	Completed Phase I
2	17th Street Parking Garage	17th & San Pablo	Rotunda Garage LP	330+ parking spaces, 5,000 sf vacant for lease	Completed
3	Jack London Square, Phase I	Embarcadero/Water St/Franklin	Jack London Sq Partners	95,000 sf retail	Completed
4	Whole Foods	230 Bay Place/ 27th/ Harrison	Bond Company	56,000 sf grocery store	Completed
5	Cathedral of Christ the Light	2121 Harrison Street & Grand	CMA	255,000 sf Cathedral	Completed
* 6	Fox Theater	521 19th Street	Oakland Redevelopment Agency/CA Capital Group	Roof, façade & interior renovation; 500-2,300 seat cabaret (55,180 sf), Oakland School for the Arts (67,940 sf), restaurant (6,000 sf), bar/lobby (6,000 sf)	Completed
7	Lake Chalet Restaurant/ Gondola Servizio	1520 Lakeside Drive 1733 San Pablo Avenue	City of Oakland Oakland Redevelopment Agency/ Individual Owners	16,542 sf of restaurant/basement The New Parish (8,000 sf) nightclub, Hibiscus (4,000 sf) restaurant, Indigo (1,500 sf) women's clothing, Retail clothing (1,500 sf), Café (1,500 sf)	Completed Nightclub, Restaurant Complete October 2009; Remaining space under construction.
8	Jack London Square, Phase II	Embarcadero (& Harrison, 2nd, Alice)	Jack London Sq Partners	Jack London Square Market with 62,000 sf retail and 110,000 sf Class A office, seven-story parking garage (255 Second St) with 1,086 spaces and 31,000 sf neighborhood commercial space; Clay/Water St 16,000 sf office and 16,000 sf	Completed
9	Jack London Square, Phase III	Embarcadero (& Harrison, 2nd, Alice)	Jack London Sq Partners	250-room hotel, Bldg with 135,000 sf office and 12,000 sf retail, In front of Barnes and Noble, 10,000 sf retail, Franklin/Water St 100,000 sf office with 40,000 sf retail	Under Construction
10	Marriott Hotel/ Courtyard Marriott/ Scotland Convention Center	10th/Broadway/11th/Clay	CIM Group	Comprehensive renovation to modernize facility, rooms, and common areas.	Under Construction
11	1110 Jackson Parking (temporary)	176-11th Street, 198-11th Street, 1110 Jackson	Lakeshore Partners	Temporary surface parking lot for 75 to 85 self park autos. Owner to	In Planning
OFFICE					
(Class A office space: 8.59M sf; 8% vacancy; \$28.41/sf avg)					
1	King Building	12th & Harrison	Archivolt LLC	18,000 sf office building (renovation)	Completed
2	Tribune Press Building	406-412 - 12th Street (& Franklin)	Madison Park Financial Corp.	4,000 sf retail; 8,000 sf office; 430 spaces for storage (35,000 sf)	Completed
Δ 3	Center Twenty-One	2100 Franklin	Brandywine Realty Trust	675,000 sf new office building & 30,000 sf ground floor retail	Completed
4	1537 Webster Street	1535-9 Webster Building	Waste Management, Inc.	15,000 sf office space rehab	Completed
5	365 Main Oakland Data Center	720 2nd St	365 Main, Inc	111,000 sf commercial space	Completed
▲ 6	Plaza 360	360 22nd Street	Pacific Real Estate Partners	120,000 sf office & 15,000 retail	Completed
7	The Shaw Building	2148 Broadway	Shaw Plaza LLC	Rehabilitation of 42,700 Class B office and retail	Under Construction
* 8	City Center (T-5/T-6)	550 12th Street/ 11th/ Clay	Shorenstein	600,000 sf office; 7,500 sf commercial	Planning Approval
* 9	601 City Center (T-12)	12th/11th/ Jefferson/ MLK	Shorenstein	600,000 sf Class A office space; 95,000 sf retail	Planning Approval
Δ 10	1100 Broadway (Key Systems), Silver Leed	1110 Broadway	SKS Broadway, LLC	Historic Rehab & New 20-story; 310,000 sf office; 10,000 sf retail	Planning Approval
11	1640 Broadway	1640 Broadway (& 17th)	1640 Broadway Associates	177,600 sf new office building & 4,710 sf ground floor retail	Planning Approval
12	1938 Broadway	Broadway between 19th & 20th	Encinal Broadway, LLC	56-story mixed-use: 790,000 sf office; 322,000 sf pkg; 220 hsg units, 75,000 sf retail	In Planning
13	Kaiser Center	20th/Webster/21st/Harrison	The Swig Company, LLC	2 office towers of 1.345M sf; 22,500 sf retail; 852 new pkg spaces; 97,000 sf open space	In Planning

INFRASTRUCTURE

1	Revive Chinatown Pedestrian Improvements	4 Intersections: 8th/Webster; 9th/Webster; 8th/Franklin; 9th/Franklin	City of Oakland	Scramble traffic signals, bulb-outs, pedestrian countdown timers, high-visibility crosswalks	Completed
* 2	Broadway Streetscape Improvements	Broadway (12th to 20th)	City of Oakland	New sidewalks west side of Broadway 16th-17th, some new trees and tree grates for the remainder.	Phase I - 13th to 15th complete; Phase II - Completed
* 3	Telegraph Phase I Streetscape Improvements	West-side of Telegraph from 18th - 20th Streets	City of Oakland	New sidewalks, bulbouts, trees and some transit improvements	Completed
4	Broadway/West Grand Streetscape Improvements	Broadway (21st to W. Grand)	City of Oakland	New double-acorn candelabra lighting, street trees, and median improvements.	Completed
* 5	Old Oakland & 11th Street Streetscape Improvements	Washington (7th to 9th); 11th Street east of Clay	City of Oakland	New brick, sidewalks, benches, lighting, and trees	Old Oakland: Re-bid TBD, 11th Street: Completed
* 6	Latham Square/Telegraph Ph. II	Latham Square; Telegraph (15th to	City of Oakland	New sidewalks, public art, trees,	Bid TBD

BUSINESS ASSISTANCE

Façade Improvement Program

- * The Downtown Oakland Façade Improvement Program offers up to \$50,000 in matching grants for property and/or business owners to remodel and improve the appearance of the exterior of their properties. The program also offers free but limited design services. By creating a critical mass of remodeled properties the Façade Program is making great headway in creating a more vital retail, tourist and investment environment. Since 2000, 204 of 357 projects were completed; \$3.7M City grants leveraged over \$20.7M in

Target Area	# of Projects	Project Status
Uptown	220	165 completed, 10 in construction, 45 in design
Downtown Historic	51	39 completed, 0 in construction, 12 in design
Old Oakland	54	40 completed, 1 in construction, 13 in design
Chinatown	17	9 completed, 0 in construction, 8 in design
Lower Broadway	19	14 completed, 5 in design
TOTAL	361	

Downtown Tenant Improvement Program

- * The newly created Downtown Tenant Improvement Program offers up to \$99,000 in matching grant for business owners to remodel and occupy storefronts vacant for more than 6 months. The program also offers free but limited design services. By offering financial incentives as well as crucial design assistance to help "package" a business for success the Tenant Improvement Program hopes to help revitalize Downtown with increased foot traffic and boosted sales taxes revenue. Since 2003, 114 of 158 projects were completed; \$5.2M City grants leveraged over \$31M in interior improvements. As a result, 415,000 sf of vacant retail space has been leased and the retail vacancy rate has dropped from 25% to 4.6%. 1,500 permanent jobs and hundreds of construction jobs have been created.

Target Area	# of Projects	Project Status
Downtown	165	128 completed, 16 in construction, 21 in design, 0 preliminary

* Redevelopment Agency Projects

▲ LEED certification pending

▲ LEED certified

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