

DOWNTOWN OAKLAND

DEVELOPMENT ACTIVITY: April 2009

Current Project Summary:

**96 Housing Projects, 10,765 Units of Housing
Over 5.00M Sqft of Office Development & over 1.57M 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	9JO, LLC	1,110	35	Completed	
23 288 Third	300 Harrison Street (& 3rd)	Signature Properties	0	91	Completed	
24 Jade	1511 Jefferson (& 15th)	Meritage Homes	0	78	Completed	
25 200 Second Street	2nd & Jackson	MV Jackson, LLC	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 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)	Garlock & Company	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 Dwell@901	901 Jefferson (9th & Jefferson)	AF Evans Development	1,030	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	Under Construction	
				TOTAL	4,057	Completed
40 Thomas Berkley Square Condominiums	630 Thomas L Berkley Way	The Bedford Group	3,979	88	Under Construction	
41 9th & Alice Condominiums	251-9th Street	Gene Spencer	0	29	Under Construction	
42 City Walk (T-10)	1307 Jefferson	The Olson Company	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	
45 311 Second	311 2nd @ Harrison	311 Co, LLC	1,033	102	Under Construction	
				TOTAL	535	Under Construction

46	Upper Lake Merritt Residential	23rd/24th/Webster/Valdez	Upper Lake Merritt, LLC	10,440	281	Planning Approval	
47	Broadway Grand, Phase II	2345 Broadway @ Valley/ W.Grand/24th	Signature Properties	27,700	367	Planning Approval	
48	913-923 MLK Jr. Way	MLK/9th/10th	Urban Meliors Partners, LLC	3,000	51	Planning Approval	
*	49 Jackson Center Two	Alice/11th/12th	SKB	5,000	110	Planning Approval	
50	Harrison Towers	1331 Harrison (& 14th)	Kansai Development, Inc.	6,993	98	Planning Approval	
51	Castro Courts	683 9th Street (Castro & 9th)	Ninth Street Properties	0	50	Planning Approval	
52	557 Merrimac Street	Merrimac/27th/Northgate	Dinar & Associates	2,500	40	Planning Approval	
53	2300 Broadway Phase II	Webster/23rd	Rathlin Properties LLC	500	24	Planning Approval	
54	17th & Broadway	1640 Broadway (& 17th)	1640 Broadway Associates	4,710/ 177,600	254	Planning Approval	
55	528 Thomas L. Berkley Way	Telegraph/20th/21st	Not Available	1,079	18	Planning Approval	
56	188 11th Street	11th/12/Jackson	Lakeshore Partners	3,660	275	Planning Approval	
57	2538 Telegraph Ave	2538 Telegraph Ave/26th	2538 Telegraph, LLC	9,000	97	Planning Approval	
58	116 6th Street	6th & Oak	AHA		70	Planning Approval	
59	Victory Place	1417-31 Jefferson St/15th	Menlo Capital Group, LLC	3,600	54	Planning Approval	
60	632 14th Street	14th @ MLK Jr./Jefferson	632 14th St LLC		40	Planning Approval	
61	630 Webster Street	Webster @ 6th/7th	Golden Stone Investment Corp.		27	Planning Approval	
62	1610 Harrison Street	Harrison @ 15th/17th	Crescendo LLC		35	Planning Approval	
63	514 7th Street	7th/Washington	Not Available		24	Planning Approval	
64	459 23rd Street	23rd St/Valley	Twenty Third & Valley LLC		70	Planning Approval	
65	562 21st Street	21st St @ San Pablo/ Telegraph	Not Available		12	Planning Approval	
*	66 367-377 2nd Street	370 Embarcadero	370 Embarcadero, LLC	3,910	96	Planning Approval	
67	1538-44 Broadway	1538-44 Broadway	1538 Broadway LLC	4,000	69	Planning Approval	
68	1701 MLK Jr Way	17th St & MLK Jr. Way	Not Available		12	Planning Approval	
69	721-741 Broadway	8th/Broadway	AF Evans Development	2,300	53	Planning Approval	
					TOTAL	2,236	Planning Approval
70	226 13th Street	226 13th St. @ 14th/ Alice/ Jackson	K. H. Associates	36,424	356	In Planning	
71	250 12th St	250 12th St/Alice	Golden Harvest Company LLC	7,122	216	In Planning	
72	JL Square Residential Tower	444 Embarcadero West	City Shapers	3,000	250	In Planning	
73	Emerald Views	222 19th Street	David O'Keeffe	993	370	In Planning	
*	74 Uptown (Ownership)	Telegraph/San Pablo/18th/19th	TBD		270	In Planning	
*	75 Uptown Phase II (Ownership)	Telegraph/San Pablo/William/19th	FC Oakland, Inc.	20,000	370	In Planning	
76	1309 Madison St	Madison/13th St	Not Available	4,650	72	In Planning	
77	1443 Alice Street	1443 Alice/1434 Harrison	Calif/ Shore Group	15,000	241	In Planning	
78	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	
79	670-7th St	670-7th St	Not Available		12	In Planning	
80	1524-30 MLK Jr Way	MLK/16th St	1511 Jefferson LLC	2,000	120	In Planning	
81	424 3rd Street	3rd @ Franklin/Broadway	Not Available		64	In Planning	
82	577-79 18th St	18th/San Pablo	577-579 18th St Partners LLC	3,000	135	In Planning	
83	250-14th St	1429 Alice	Golden Stone Investment Corp.		198	In Planning	
*	84 2100 Telegraph Avenue	2100 Telegraph Ave @ 21st/22nd	Not Available		200	In Planning	
85	1429-33 Jackson Street	1429-31 Jackson Street	Not Available		149	In Planning	
86	Madison One	14th/Madison	Madison 124 LLC		150	In Planning	
87	401 Alice Street	4th & Alice	401 Alice Dev LLC		63	In Planning	
88	Harrison St Senior Housing	1644 Harrison St, 321-17th Street	Oakland Housing Initiatives, CCHNC		73	In Planning	
89	1938 Broadway	19th & Broadway	Encinal Broadway, LLC	75,000/ 790,000	220	In Planning	
					TOTAL	3,928	In Planning

TOTAL 10K HOUSING UNITS: 10,756

* *Redevelopment Agency Projects*

† *Affordable Housing Projects*

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

Continued on next page...

	Name	Address	Developer	Description	Status
COMMERCIAL/ENTERTAINMENT					
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
Δ 7	Oakland Municipal Boathouse	1520 Lakeside Drive	City of Oakland	16,542 sf of restaurant/basement	Under Construction
8	Jack London Square, Phase II	Embarcadero (& Harrison, 2nd, Alice)	Jack London Sq Partners	Jack London Square Market with 72,000 sf retail and 100,000 sf Class A office, seven-story parking garage (255 Second St) with 30,000 sf neighborhood commercial space	Under Construction
9	Marriott Hotel/ Courtyard Marriott/ Scotland Convention Center	10th/Broadway/11th/Clay	CIM Group	Comprehensive renovation to modernize facility, rooms, and common areas.	In Planning
10	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
Δ 6	Plaza 360	360 22nd Street	Pacific Real Estate Partners	120,000 sf office & 15,000 retail	Under Construction
* 7	City Center (T-5/T-6)	550 12th Street/ 11th/ Clay	Shorenstein	600,000 sf office; 7,500 sf commercial	Planning Approval
* 8	601 City Center (T-12)	12th/11th/ Jefferson/ MLK	Shorenstein	600,000 sf Class A office space; 95,000 sf retail	Planning Approval
Δ 9	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
10	1640 Broadway	1640 Broadway (& 17th)	1640 Broadway Associates	177,600 sf new office building & 4,710 sf ground floor retail	Planning Approval
11	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
12	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	Phase I - 13th to 15th complete; Phase II/III - Under Construction
* 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	Construction August 2008
4	Broadway/West Grand Streetscape Improvements	Broadway (21st to W. Grand)	City of Oakland	New double-acorn candelabra lighting, street trees, and median	Construction August 2008

	Name	Address	Developer	Description	Status
* 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	214	141 completed, 17 in construction, 56 in design
Downtown Historic	53	37 completed, 2 in construction, 14 in design
Old Oakland	53	36 completed, 3 in construction, 11 in design, 3 preliminary
Chinatown	18	8 completed, 2 in construction, 7 in design, 1 preliminary
Lower Broadway	19	12 completed, 7 in design
TOTAL	357	

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	158	114 completed, 16 in construction, 26 in design, 2 preliminary

* **Redevelopment Agency Projects**

▲ **LEED certification pending**

▲ **LEED certified**

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