

Appendix B: Development Potential

Draft Environmental Impact Report for Lake Merritt Station Area Plan
Appendix B: Development Potential

This page intentionally left blank.

	A	C	D	F	H	I	J	K	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	Draft Plan Development Potential																					
2	SITE #	SIZE	ACRES	EXISTING USE	ASSUMED HEIGHT	% LOT BUILT	BUILT ACRES	PLANNED USES	NEW UNITS	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PUBLIC SPACE (acres)	COMMUNITY FACILITIES/ INSTITUTIONAL	EXISTING UNITS/SP	NET NEW UNITS	NET NEW OFFICE	NET NEW RETAIL	LESS HOTEL ROOMS	NET NEW INSTITUTIONAL	LESS INDUSTRIAL/AUTO SERVICES	LESS INDUSTRIAL	LESS AUTO SERVICES
3	CENTRAL BART BLOCKS																					
4	BART Station	Full Block	1.40	BART Admin	Mid-rise: 6-8 stories; Assume 8 stories over 65% of the site	70%	0.98	Housing	142		72,000			-	142		72,000					
5						65%	0.92	Retail/ Entertainment (minus BART Operations)														
6						n/a		BART Operations Plaza		8,000									8,000			
7						15%	0.21					0.21										
8	BART Parking	Full Block	1.40	BART Parking	High-rise: 9+ stories; Assume one 23 story tower on 40% of the site, with an 8-story base over 65% of	70%	0.98	Housing	384		30,000			-	384		30,000					
9						50%	0.70	Retail/ Entertainment														
10						15%	0.21	Plaza				0.21										
11	MTC/ABAG	Full Block	1.40	MTC/ABAG Offices	High-rise: 9+ stories; Assume one 20 story tower on 40% of site, with 5 story base over 65%. Assume 7 stories office above one story retail; with 12 story	40%	0.56	Housing	220					-	220							
12						59%	0.83	Office		250,000							144,000					
13						50%	0.70	Retail			30,000						30,000					
14						10%	0.14	Plaza				0.14										
15	Subtotal Central BART Blocks								746	250,000	132,000	0.56	8,000		746	144,000	132,000		8,000			
16	OTHER SITES WITH COMMUNITY FEEDBACK AGREEMENT OR VACANT SITES																					
17	3	Small Site	0.17	Parking Lot	Mid-rise: 6-8 stories	70%	0.12	Housing	17					-	17							
18						35%	0.06	Retail		3,000							3,000					
19	5	1/4 Block+	0.38	Parking Lot	Mid-rise (est): Potential Development Based on Application	70%	0.27	Housing	72					-	72							
20	6	Full Block	1.40	Parking lot	High-rise: 9+ stories; Assume 25 stories	70%	0.98	Housing	441					-	441							
21						35%	0.49	Retail		21,000							21,000					
22						15%	0.21	Open Space Parking				0.21										
23																						
24	8	Full Block	1.40	Structured parking lot	High-rise: 9+ stories; Assume 6 stories office above one story retail; 17 stories residential tower	70%	0.98	Housing	384		256,000			-	384		256,000					
25						70%	0.98	Office														
26						35%	0.49	Retail		21,000							21,000					
27						15%	0.21	Open Space				0.21										
28								Public parking														
29	9	1/4 Block	0.28	Parking Lot	Mid-rise: 6-8 stories	70%	0.20	Housing	28					-	28							
30						20%	0.06	Retail		2,000							2,000					
31	11		1.40		High-rise: 9+ stories	47%	0.66	Office		290,000				-		290,000						
32						22%	0.31	Retail			13,000						13,000					
33						10%	0.14	Open Space				0.14										
34						23%		Public parking (304 spaces)														
35	13	Half Block	0.80	Developed one story parking	High-rise: 9+ stories; Assume Alameda County Master Plan	60%	0.48	Office		250,000				-		250,000						
36						20%	0.16	Retail		7,000							7,000					
37						10%	0.08	Open Space				0.08										
38						10%		Public parking (400 spaces)														
39	15	Full Block	1.40	Developed one story; charter school and parking	High-rise: 9+ stories; Assume one 25 story tower above mid-rise base	70%	0.98	Housing	441					-	441							
40						35%	0.49	Retail		21,000							21,000					
41						15%	0.21	Open Space				0.21										

	A	C	D	F	H	I	J	K	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
	SITE #	SIZE	ACRES	EXISTING USE	ASSUMED HEIGHT	% LOT BUILT	BUILT ACRES	PLANNED USES	NEW UNITS	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PUBLIC SPACE (acres)	COMMUNITY FACILITIES/ INSTITUTIONAL	EXISTING UNITS/SF	NET NEW UNITS	NET NEW OFFICE	NET NEW RETAIL	LESS HOTEL ROOMS	NET NEW INSTITUTIONAL	LESS INDUSTRIAL/AUTO SERVICES	LESS INDUSTRIAL	LESS AUTO SERVICES
2																						
42	18	Half Block	0.13	Parking + developed one story	Mid-rise: 6-8 stories	70%	0.09	Housing	13						13							
43						65%	0.08	Retail		4,000							4,000			(4,000)		(4,000)
44						10%	0.01	Open Space														
45	19	Half Block +	1.10	Developed one story	High-rise: 9+ stories; Assume 12 stories	70%	0.77	Housing	302					4	298							
46						50%	0.55	Retail		24,000							24,000			(24,000)		(24,000)
47						10%	0.11	Open Space				0.11										
48	20		1.84	Kaiser Convention Center	Reuse of existing space (four levels including a basement)	n/a	n/a	Reuse of existing space					228,000	228,000								
49	21	1/2 Block	0.41	Parking + developed one story	High-rise: 9+ stories; Assume 12 stories	70%	0.29	Housing	114						114							
50						35%	0.14	Retail		6,000						(2,723)	6,000					
51	22	Half Block	0.50	Developed one story	High-rise: 9+ stories; Assume 12 stories	70%	0.35	Housing	137						137							
52						35%	0.18	Retail		8,000							8,000			(14,500)		(14,500)
53	28	1/4 Block (just along Harrison)	0.34	Parking	Mid-rise: 6-8 stories; Assume 3 stories office above one story retail; residential 4 stories	60%	0.20	Housing	30						30							
54						70%	0.24	Office		30,000						30,000						
55						35%	0.12	Retail									5,000					
56	30	Half Block	0.52	Vacant	High-rise: 9+ stories; Assume 12 stories	60%	0.31	Housing	122						122							
57						35%	0.18	Retail		8,000							8,000					
58						50%	0.26	Parking														
59	31	Full Block	1.40	Developed two story building	High-rise: 9+ stories; Assume two high rise 25 stories	60%	0.84	Housing	329						329							
60						35%	0.49	Retail		21,000							21,000			(83,725)		
61						10%	0.14	Open Space				0.14										
62	36	Quarter Block	0.45	Vacant + one story	High-rise: 9+ stories; Assume 12 stories	60%	0.27	Office		140,000						140,000				(15,040)		(15,040)
63	37	Half Block	0.93	BART Maintenance, Auto Services, motel	Low and Mid-rise: 3 stories facing 7th and 6-8 stories facing 6th	40%	0.37	Office (8 stories facing 6th Street)		130,000						130,000		(33)		(1,019)		(1,019)
64						20%	0.19	Housing (4 stories facing 7th Street)	27						27							
65						10%	0.09	Open Space														
66	38	1/4 Block	0.30	Developed 1-2 stories	Mid-rise: 6-8 stories	70%	0.21	Housing	30						30							
67						35%	0.11	Retail		5,000				10,555		(8,000)	2,445					
68	39	Multiple	8.60	Parking lot	High-rise: 9+ stories; park (assumes all the parkland for the Laney site 39 along the channel)	40%	3.44	Instructional/Community/Insti					300,000									300,000
69						3%	0.23	Retail/Community Apparatus		10,000							10,000					
70						33%	2.84	Structured Parking - 1,800 spaces														
71						30%	2.58	Open Space														
72	43	2 Blocks	3.00	Developed 4 story and 1 story	High-rise: 9+ stories; Assume 12 stories; park space along channel	30%	0.90	Housing	353						353							(86,295)
73						4%	0.12	Retail		5,000							5,000					
74						30%	0.90	Open Space														
75	44	1/2 Block	1.30	Vacant	High-rise: 9+ stories; Assume 20 stories	70%	0.91	Housing	357						357							
76						35%	0.46	Retail		20,000							20,000					
77						10%	0.13	Open Space					0.13									
78	45	1 Acre Block	1.50	Developed 1-3 stories	Mid-rise: 6-8 stories	70%	1.05	Housing - mid rise	152						2	150						
79						35%	0.53	Retail		23,000							14,235			(75)		
80						10%	0.15	Open Space														
81	46	1/3 Block	0.50	Parking and 1 story	Mid-rise: 6-8 stories	70%	0.35	Housing	51						51							(3,878)
82						25%	0.13	Retail		5,000							5,000					
83	47	Full	2.00	Parking and 1 story	Mid-rise: 6-8 stories	70%	1.40	Housing	203						203							(26,202)

	A	C	D	F	H	I	J	K	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
	SITE #	SIZE	ACRES	EXISTING USE	ASSUMED HEIGHT	% LOT BUILT	BUILT ACRES	PLANNED USES	NEW UNITS	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PUBLIC SPACE (acres)	COMMUNITY FACILITIES/ INSTITUTIONAL	EXISTING UNITS/SF*	NET NEW UNITS	NET NEW OFFICE	NET NEW RETAIL	LESS HOTEL ROOMS	NET NEW INSTITUTIONAL	LESS INDUSTRIAL/AUTO SERVICES	LESS INDUSTRIAL	LESS AUTO SERVICES	
2																							
84		Block			stories	12%	0.24	Retail			10,000							10,000					
85						10%	0.20	Open Space				0.20											
86	n/a	Multiple along Channel	9.07	Channel Parks South of I-880, NE of I-880; 4 acre DD park	n/a	9.07	9.07	Open Space				9.07											
87	Subtotal									3,604	1,096,000	242,000	14.2	528,000	3,598	1,085,277	230,680	(108)	99,900	(58,559)	(29,540)	(29,019)	
88	PIPELINE AND UNDER CONSTRUCTION																						
89	12	Half Block	0.50	Vacant (planned housing)	Mid-rise: APPROVED AFFORDABLE HOUSING PROJECT	n/a	0.50	Approved Affordable Housing Project	68		5,000				68		5,000						
90	32		0.81		High-rise: 325 7th Street: APPROVED PROJECT		0.81		380		9,110				380		9,110						
91	n/a		0.34		High-rise: 1331 Harrison Street: APPROVED PROJECT		0.34		98		9,000				98		9,000						
92	n/a		0.18		Mid-rise: 630 Webster Street: APPROVED PROJECT (note ground floor is an		0.18		27		2,000				27		2,000						
93	Subtotal									573	-	25,110	-	-	573	-	25,110	-	-	-	-	-	-
94	TOTAL Future Development									4,922	1,346,000	399,110	14.78	536,000	4,916	1,229,277	387,790	(108)	107,900	(58,559)	(29,540)	(29,019)	
95														With 5% vacancy for households			Total Future Jobs						
96	Jobs													3,073			(73.85)						
97	Type	Acres	Total Less Open			Open		Units						Units	Population								
98	Mid-Rise Res	8.61	7.94			0.67		861						859	1,713								
99	High-Rise Res	16.39	14.13			2.26		4,062						4,058	8,095								
100	Office (less county)	0.45	0.45			-								4,916	9,808								
101	Office County	2.20	1.98		2.43	0.22																	
102	Educational/Instit	10.44	7.86			2.58																	
103	Just Open Space	9.07	-		86.72	9.07																	
104		47.15	32.36		222.76	14.79																	
105	DEVELOPMENT COMPLETED SINCE 2005 (ACTC BASELINE)																						
106	n/a				New senior housing at Oak and 6th under construction (not included in ACTC projections)				70						70								
107	8 Orchids								157		3,600				157		3,600						
108	1020 Jackson								35						35								
109	Subtotal									262	-	3,600	-	-	262	-	3,600	-	-	-	-	-	-
110	TOTAL 2005-2035 (including new development since 2005)									5,184	1,346,000	402,710	15	536,000	5,178	1,229,277	391,390	(108)	107,900	(58,559)	(29,540)	(29,019)	
111														With 5% vacancy for households			Total Jobs 2005-2035						
112	Jobs													3,073			(73.85)						
113														3,365			1,140						
114														ACTC HSG 4,932			ACTC JOBS 4,169						
115														%ACTC 100%			%ACTC 98%						
116	Note: Madison Lofts (76 units) and Jackson Courtyard (45 units) were also developed in the Planning Area since 2005, but are outside of the TAZs analyzed for the project, and so are not included here.																						

Draft Environmental Impact Report for Lake Merritt Station Area Plan
Appendix B: Development Potential

This page intentionally left blank.