

City of Oakland, Bicyclist & Pedestrian Advisory Commission Minutes from the February 21st, 2019 meeting City Hall, 2nd Floor, Sgt Daniel Sakai Hearing Room (aka Hearing Room 4)

Meeting agenda at https://cao-94612.s3.amazonaws.com/documents/2-19-BPAC-Agenda.pdf.

Meeting called to order at 6:02 pm by BPAC Chair, Kenya Wheeler.

Item 1. Roll Call/Determination of Quorum/Introductions

At roll call, quorum was established with eight commissioners present (X). One arrived just after roll call (x).

Commissioners	Present
Reginald K Burnette Jr	X
Andrew Campbell	X
Jesse Jones	х
Phoenix Mangrum	X
George Naylor (Vice-Chair)	X
Zachary Norris	X
Mariana Parreiras	Х
Midori Tabata	Х
Kenya Wheeler (Chair)	Х

Introductions were made.

- Other attendees: Tom Holub, Daniel Swafford, Grey Gardner, Scott Amundson, Dave Campbell, Robert Prinz, John Martoni, Bradley Cleveland, Efrom Stone, Patricia Schader, Jumana Nabti, Scott Blanks, Jennifer Anderson, Jayne Chang, Dianne Yee, Denise Bartolone, Chris Hwang
- City Staff: Bruce Williams, Ed Manasse, Catherine Payne, Edmond Siu, Hank Phan, Lisa Jacobs, Eva Phillips, Jason Patton, Noel Pond-Danchik

Commissioner Wheeler announced that Item 8. Biannual Major Development Projects would go after Item 5. TDA Article 3 Projects Update.

Item 2. Approval of meeting minutes

→ A motion to *adopt the Bicyclist & Pedestrian Advisory Commission meeting minutes from the*January 17th, 2019 meeting and January 31st, 2019 special meeting was made (Tabata), seconded (Parreiras), and approved by consent. Adopted minutes online at www.oaklandbikes.info/BPAC.

Item 3. Open Forum / Public Comment

- Commissioner Tabata noted that the only reason she did not nominate Commissioner Burnette Jr.
 for an officer position last month was that he declined a nomination because he is already very
 busy with other bicyclist and community engagement work. She thanked Commissioner Burnette
 Jr. For being very active in the community and representing his community at the BPAC.
- Robert Prinz congratulated the City for fixing thirty-two out of thirty-five potholes he reported on SeeClickFix within a week and a half. On the other hand, he has issues getting gaps in the concrete fixed. He suggested short term concrete fixes as an item for the Infrastructure Committee of BPAC

- or the full BPAC. To report problems to the City yourself, go to https://www.oaklandca.gov/services/oak311.
- Efrom Stone from the Beth Jacob Congregation Synagogue asked that the rectangular rapid flashing beacon (RRFB) at the intersection of Park Blvd and E 38th St, right next to the synagogue, be set to recall on the Sabbath and holidays because many Jewish people cannot use electricity on those days and thus cannot actuate the RRFB.
- Scott Blanks reported frustration with issues he reported on SeeClickFix not being resolved or
 resulting only in patch fixes. One issue is about the wooden bridges like the one on the south-east
 corner of the Racine St and North St intersection that often gets knocked out by weather or people
 parking their cars on it. While there needs to be a more permanent fix than these wooden bridges,
 the issue is marked "resolved" when the bridge wood has been replaced without fixing the
 underlying issue.
 - Commissioner Wheeler urged people to continue reporting problems of all sizes to SeeClickFix because even if the City cannot immediately fix larger projects, it still calls the issue to the attention of the City and gives them a sense of how important the issue is to people.
 - Commissioner Parreiras agreed with Scott and added that the broken bridges are a tripping hazard and a safety issue because they essentially create a hole. She called it a priority that all the wooden bridges be replaced with safer, longer term fixes.
- Daniel Swafford of the Montclair Village Association announced that the Montclair Village Antioch
 Court Improvement Project is shovel ready. They are seeking support for construction dollars. See
 the attached handout for more details.
 - Commissioner Wheeler suggested considering the project for discussion at a further meeting, potentially during the Capital Improvements Project (CIP) and City budget discussion which will come within the next few months.

Item 4. Committee Report Back

Committees of the BPAC with activities in the past month provided brief updates to the Commission. Committee announcements sent in ahead of time and a list of active committees are included as attachments.

- Commissioner Parreiras from the Legislative Committee contacted Yvonna Cázares of the Office of the Mayor to connect with Joanne Karchmer, Deputy Chief of Staff from the Office of the Mayor, to talk about upcoming legislative items for this year.
- Commissioner Jones met with Ahmed Ali Bob from Oakland's Department of Transportation (OakDOT) and obtained a list of community groups. She is interested in discussing what to do with the list at another BPAC meeting.
- Commissioner Wheeler from the Committee on Police and Bicyclist/Pedestrian Relations announced that they will schedule their next meeting at the end of the BPAC meeting.

Item 5. TDA Article 3 Projects Update

Bruce Williams, OakDOT Funding Manager, provided a brief update on the process and timeline for programming annual state Transportation Development Act (TDA) Article 3 grant funds, which total approximately \$400K per year for bicycle and pedestrian projects. The City proposes projects and they must be reviewed by the BPAC.

Funding may be used for:

- 1. Construction and/or engineering of a bike/pedestrian projects
- 2. Maintenance of a multi-purpose path
- 3. Bicycle safety education program (limited to 5% of county total)
- 4. Development of bike and pedestrian plans
- 5. Restriping Class II bike lanes

Examples of previous uses of the funding are the Stairs and Paths Project, education classes offered through Bike East Bay, bicycle wayfinding signage, "swift and effective" projects, funding completion of grant funded projects, and the Peralta Streetscape Project. Williams will be returning to the BPAC next month to review proposed projects. Then City Council will adopt the list and the application will be submitted to MTC for their action. Funds will be available by July 1, 2019.

Summary of Discussion:

• TDA Article 3 funds should be used in future years once the East Bay Greenway is built to commit to maintaining the East Bay Greenway because Alameda County Transportation Commission (Alameda CTC) will not build the portion in Oakland until there is a commitment to maintain it.

Speakers other than commissioners: Dave Campbell

Item 8. Biannual Major Development Projects

Catherine Payne from Oakland's Planning Department presented a list of major development projects to flag for the BPAC's review. Out of the many projects currently under development, Payne chose seven projects to discuss with the Commission: California College of the Arts, 98th St and San Leandro St, Brooklyn Basin, Howard Terminal (A's Stadium), Lake Merritt BART Transit Oriented Development (TOD), 500 Kirkham, and West Oakland BART. Development projects greatly affect the streetscape and are an opportunity for the Commission to tell City Council what they want to see and influence the pedestrian and bicyclist facilities. See the attached handout for a list of all planning projects and the attached presentation for further details.

Summary of Discussion:

- There is no updated information from the applicant of the Safeway site at Broadway and Pleasant Valley Ave.
- The Zoning Code 17.116 Off-Street Parking and Loading Requirements has been updated twice in the past few years which included eliminating all residential parking minimums downtown. They look forward to working with OakDOT to continue to update the code to look at transit stops and lower the parking maximums.
 - Commissioner Parreiras reported that the amount of parking approved since the updates to the code implemented in 2016 has dropped 44%, a huge improvement. The Commission is interested in how much parking is proposed for the new developments.
- Since many projects do not have Environmental Impact Reports (EIRs), the best way to hear about
 projects is probably to have Catherine Payne come to the BPAC on a regular basis to present on
 projects and follow up with her with contacts about specific projects. There is also an online tool
 that lists projects which you can find at https://aca.accela.com/OAKLAND/Default.aspx.
- The sidewalk around the Brooklyn Basin on Embarcadero is only about six or seven feet wide, likely because the project was approved in 2006.
- There should be a bikeway by Brooklyn Basin alongside the Bay Trail. Originally, they needed two traffic lanes in each direction and one lane of parking, but they may remove the parking and install a class 4 bikeway in the future.

- On the West Oakland BART project, nothing was mentioned about Fifth Street which currently has broken or no sidewalk, homeless encampments, parking, and flooding caused by the rain.
 - Payne recommended calling the Code Enforcement Hotline to report unsafe conditions in vacant projects at (510) 238-3381.
- The Planning Department works with OakDOT to review the applications for developments at several steps in the design and review process.
- Wider sidewalks were recommended across all projects.

Speakers other than commissioners: Ed Manasse, Dianne Yee

Item 6. Downtown Specific Plan

Ed Manasse, Interim Deputy Director of the City of Oakland Bureau of Planning, presented on the Downtown Oakland Specific Plan Preliminary Draft. This plan has been ongoing since 2015 and the preliminary draft presented at the meeting was just published in January of this year. The comment period for the Notice of Preparation concluded today, and the Environmental Impact Report will be finished before this August. This initial version of the Downtown Specific Plan describes transformative ideas and initial recommendations that connect the community's downtown goals to strategic actions. The Preliminary Draft Plan contains potential supportive policies to embrace opportunity and address racial disparities towards an inclusive and equitable downtown. The Preliminary Draft Plan is available on the City's website: https://www.oaklandca.gov/documents/preliminary-draft-plan. The vision for transportation is found on page 54-55. Mobility and Accessibility is addressed in Chapter 3 (page 143). See the attached presentation for more details.

Summary of Discussion:

- Since the Lake Merritt Station Area Plan was already adopted, the Downtown Specific Plan does not study that area but does bring recommendations for the Chinatown area on things like park improvements, community center needs, and bicyclist/pedestrian improvements into the Downtown Specific Plan section on implementation. From a transportation perspective, Chinatown was included as part of the Downtown Specific Plan.
- While the City is trying to leverage money coming from outside developers to achieve greater goals, many of the projects listed in the Plan can be done with independent funding sources like grants.
 - The City is considering raising the transportation impact fee which currently covers CEQA impacts but no actual improvements. With an enhanced impact fee, the City can use the money to pay for transportation projects as they see fit.
- It is important to connect Downtown with the water given there is a freeway in the way. The City is looking at ways to use money from the enhanced impact fee or incentivizing developments to meet their public art requirement to make underpass improvements.
- The two-way street conversion priorities were chosen by OakDOT and were identified for their potential to make significant complete street improvements to the streets since doing two-way conversions are very expensive and require replacing all the traffic signals.
- While the Plan discusses removing Interstate 980 to enhance the connection between downtown and West Oakland it is too big of a project to be within the scope of the Environmental Impact Report and will need its own project as a follow up to the Downtown Specific Plan.
- One way streets make some bicyclists feel more comfortable especially for left turns.
- Scooters are mentioned in the plan but there are no detailed recommendations because the transportation scope was done before the scooters arrived in Oakland. The plan will add information on scooters in the next six months, but their impact should be studied separately.

• The Planning Department is working with the Mayor's Commission on Persons with Disabilities to include specific recommendations on disability access/accessibility over the next six months.

Speakers other than commissioners: Hank Phan, Sarah Fine, Kent Lewandowski, Hank Phan, Jayne Chang, Scott Blanks

Item 7. ATP 19th Street BART to Lake Merritt Urban Greenway

Edmond Siu, Civil Engineer in Complete Streets Design with OakDOT, provided an update on the Active Transportation Program (ATP) funded 19th Street BART to Lake Merritt Urban Greenway project on Thomas L. Berkley Way (20th Street) between Broadway and Harrison Street, currently undergoing design by City staff. The project will provide pedestrian and bicycle safety improvements, signal and lighting modifications, wayfinding signage, and minor landscaping. The purpose of this project is to improve infrastructure to facilitate multimodal access into and around Downtown Oakland for recreation and commute destinations. See the attached presentation and handout for more details.

Summary of Discussion:

- AC Transit busses will be rerouted off 20th St, continuing up Broadway and onto Grand Ave.
 - The City needs to address Broadway, especially with more bus lines and regarding conflicts with Transportation Network Companies (TNCs) like Uber and Lyft.
- There were multiple comments about the need to reduce space for cars and widen the sidewalks given the high pedestrian density and future higher density once all the new developments are built.
 - There is little turning action for cars on 20th St so the left turn pockets should be eliminated so that there is more room to widen the sidewalk.
 - The intersections should be made right turn only from 20th St to avoid stalling traffic and because left turns often cause crashes especially in an area with so many pedestrians.
 - The street should be designed for pedestrians and see what space is left over for other modes.
 - The sidewalk should be widened to connect the new pedestrian plaza to BART.
- Either add a bike box on Franklin St to make a left onto 20th St or convert Franklin St into a two-way street as recommended in the Downtown Specific Plan as soon as possible.
- There will be ramps up from the bike lane to access the BART station.
- There should be a striped and geofenced place for scooter drop-off.
- The bicyclist area and pedestrian area should be separated as much as possible especially in the TNC pick-up/drop-off zone. The bike lane should be at street level and there should be a railing so that pedestrians do not walk throughout the bike lane and are channeled across it at specific locations.
- The bike racks in front of the entrance should be moved closer to the building face.
- Currently BART's service vehicles park on the sidewalk, but they should park in the TNC pick-up/drop-off zones.

Speakers other than commissioners: Efrom Stone, Dave Campbell, Dianne Yee, Jumana Nabti

→ A motion to *extend the meeting by thirty minutes* was made (Tabata) and seconded (Parreiras), with all commissioners voting in favor. The motion passed.

Item 9. Oakland's Next Paving Plan

Sarah Fine, Complete Streets Paving Program Manager, presented on staff's progress developing a citywide plan for which streets to pave over the next few years. In the past, the City prioritized major streets for repaving due to limited funds. Now with Measure KK and SB1, the City can increase paving on neighborhood streets while keeping major streets in good condition. Following policy direction from City Council, staff have developed a proposal that incorporates equity, street condition, and safety to prioritize repaving. See the attached presentation for more details.

Summary of Discussion:

- Right now, developments pave half of the street in front of the development, but it was suggested that they pave the whole block in front of the development.
- In addition to coordinating with utilities, the City could require steeper penalties when a cut must be made on a moratorium street. While moratoriums do not mean that a street cannot be cut into within those five years, it just means they will need to provide additional street restoration The restoration requirements should be raised to further discourage cutting into freshly paved streets.
- The City now has City Council authorization to enter agreements with PG&E.
- Giving Councilmembers some paving money to use at their discretion allows them to do something
 about the intense pressure they get from their constituents. If they choose not to use the money, it
 will go back to being prioritized by OakDOT's method. One difference between the previous paving
 prioritization method is that at least now the streets that City Council chooses will be publicized
 and transparent.
- While bike routes will not inherently be prioritized higher, they are more likely to be chosen since
 the new paving plan focuses on paving arterial streets, which most bike routes are. The Paving
 Program is coordinating with the Bike Plan team to choose between neighborhood streets.
- If a street is paved in addition to other capital projects on the street, that money comes from paving, although striping and other bikeway improvements are relatively cheap.
- The Pavement Condition Index (PCI) map will be updated at the online open house. (See the presentations for more details)

Speakers other than commissioners: Scott Blanks, Dave Campbell, Lisa Jacobs, Grey Gardner

→ A motion to *extend the meeting by fifteen minutes* was made (Tabata) and seconded (Parreiras), with all commissioners voting in favor. The motion passed.

Item 10. Three-month look-ahead, suggestions for meeting topics, announcements

Announcements

- Commissioner Tabata: On January 29th, Commissioners Tabata, Wheeler, and Naylor presented the 2018 BPAC annual report to Public Works Committee which was well received by the Committee.
- Commissioner Tabata: Jelani Killings of the Public Ethics Commission is researching a question
 about conflicts of interest about whether commissioners must recuse themselves from discussions
 about projects on the streets they live on.
- Commissioner Naylor: Commissioners Tabata, Wheeler, and Naylor met with the Chief of Staff for the Councilmember from District 4, Sheng Thao who is leading a meeting on street calming measures on 35th Ave and public safety issues on Wednesday, March 13th at 6pm at the Redwood Heights Recreation Center. See attached flyer for more details.
- Robert Prinz: Bike East Bay (TDA Article 3 funded) bicycle skills classes are coming up. The first class
 of 2019 is at Chavez Library from 1-3pm on Saturday, March 9th. See the attached flyer and
 calendar or go to https://bikeeastbay.org/UC101 for more details.

Meeting adjourned at 9:05 pm.

Minutes recorded by Noel Pond-Danchik, Pedestrian Program Coordinator, emailed to meeting attendees for review on February 26th, 2019 with comments requested by 5pm, Tuesday, March 12th, 2019 to NPond-Danchik@oaklandca.gov. Revised minutes will be attached to the March 2019 meeting agenda and considered for adoption at that meeting.

Montclair Village Antioch Court Improvement Project

Project # C428310 - Unfunded CIP Status

Background

A Merchant, Area Resident, and City of Oakland Community Initiative

In 2008 The Montclair Village Association (MVA) and Montclair Safety & Improvement Council (MSIC), in partnership with the City of Oakland, began envisioning a safer, more pedestrian friendly, commercial district. The Antioch Court Improvement Plan is the result of broad community engagement to address vehicle, bicycle, and pedestrian safety concerns, along with the recurring request for public space in the Village.

A Community Vision

Montclair Village is a nexus of the greater Montclair community with thousands of visits each day, 220 + businesses and four adjacent public schools (three elementary and one middle). The plan includes the creation of a much-needed urban open space to bolster small business retail economy, leverage destination status of an adjacent new retail and restaurant development project, and serve as an example for Oakland's public space program.

- \$725,000 Total Project Cost
 - \$35,000 Invested to date by the MVA, with additional \$250,000 pledged from private community fundraising
 - o \$90,000 invested to date by City of Oakland (OPW/BPAC) for construction plans
 - o \$150,000 committed from District 4 Council Worst Roads Fund
 - o 150+ individually purchased donor bricks to-date with our full campaign yet to begin
 - o Project is shovel-ready with construction plans complete

Benefits

Aligns with City-Wide Vision to Develop Safe Streets and Destination Districts

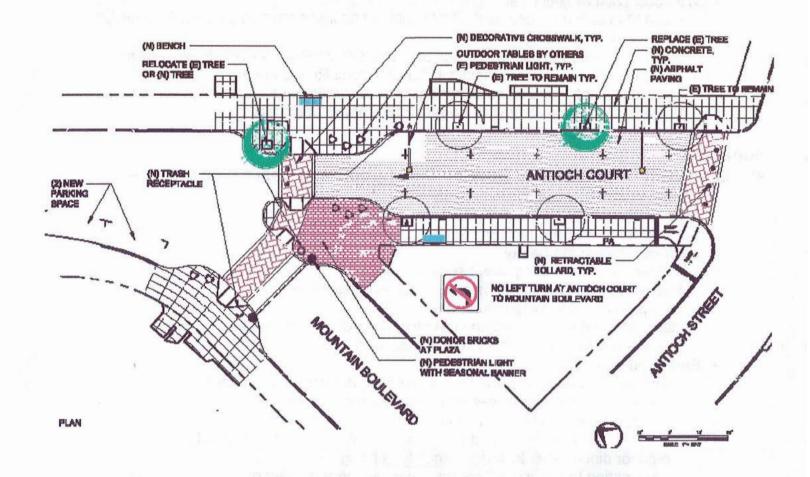
- A More Walkable, Healthy Community
 - o Provides hub for area walking paths and trails
 - Integrates with Oakland Bike Route 8
- Improved Pedestrian Safety
 - Addresses deteriorating street surface
 - o Resolves existing drainage issues, reduces cross-slope
 - Incorporates ADA-compliant ramps
 - o Relocates and reduces length of existing hazardous cross walks
 - o Increases safety and visibility with the installation of new bulbouts
- Enhanced traffic calming
 - o Improves vehicle routing and flow, eliminating dangerous blind left turn
 - o Improves bike-friendly access for a large cycling community
- Public Open Space and Place-making
 - Antioch Court can be closed temporally, creating a needed destination venue for outdoor dining, events and community-building
 - o Highlighting the space will be the decorative arrangement of 500 donor bricks
 - Public benches and public art will engage and connect Oaklanders and draw visitors to shop and play in Oakland
- 12 Area nonprofit and community groups submitted formal letters of support for the project

Action Needed

The Antioch Court Improvement Plan has brought the Neighborhood together and is an example of community in action (Residents, Merchants, and Oakland government). Infrastructure improvement funding for this project will make an immediate impact on the local economy, the health and vitality of Oakland residents, and create a space that all of Oakland can enjoy!

Fund construction of CIP # C428310

- Shovel ready project
- · Construction Plans are ready for signature and bid process
- Coordination with adjacent private commercial development project at 2080 Mountain (PLN 15377) enhances aesthetic, reinforces walkability, and increases destination draw to the pedestrian plaza



February 2019 BPAC Agenda Item #4 Attachment

Active BPAC Committees/Task Forces/Liaisons

Committee Name / Liaison Role	Date Created	Purpose	Commissioners	Community Members	Status
Bike Plan Update Committee	10/19/17	Advise staff on the update to Oakland's Bicycle Plan	Naylor, Tabata, Wheeler	Robert Prinz, Chris Hwang, Chris Kintner, Matt Ward	active
Infrastructure Committee	2/16/17	Review and comment on the design of projects	Tabata, Burnette Jr, Naylor, Parreiras	Robert Prinz, Phoenix Mangrum	ongoing
Legislative Committee	6/21/18	Research and develop policy recommendations for consideration by the BPAC	Kidd, Naylor, Parreiras, Wheeler	Chris Kintner and Phoenix Mangrum	ongoing
Liaison to Affordable Housing & Infrastructure Bond Public Oversight Committee	5/17/18	Monitor Committee activities and report back to the BPAC	Naylor; Kidd (substitute)		active
Liaison to Mayor's Commission on Persons with Disabilities	5/17/18	Monitor MCPD activities and report back to the BPAC	Campbell; Parreiras (substitute)		active
Liaison to Police Commission	9/20/18	Monitor Commission activities and report back to BPAC	Naylor		active
Open Forum Committee	3/17/16	Review and analyze comments received during Open Forum	Kidd, Tabata, Villalobos		ongoing
Committee to Address Police/Bike-Ped Interactions	9/20/18		Wheeler, Naylor	Tom Holub	active

Three-month agenda look-ahead

March

- TDA Article 3 Projects: Recommended List
- Bike to Work Day Planning
- Reminder to file Form 700
- Capital Improvement Program Update (tentative)

April

- Biannual Paving Update
- FY 19/21 Proposed Budget Discussion (tentative)

May

- Bike to Work Day Report Back
- Biannual Strategic Planning Projects

Commissioner announcements

- 1. Commissioner Tabata: The Infrastructure Committee met Thursday, February 7th. Commissioner Tabata volunteered as Chair and Commissioner Mangrum volunteered as co-chair. The committee discussed:
 - a. Fruitvale Ave. median pedestrian warning sign conflicts,
 - b. 20th St protected bikeway design, and
 - c. 35th Ave street safety.
- 2. Commissioner Tabata: Councilmember Noel Gallo held a meeting on Wednesday, February 6th about 35th Ave safety and Commissioners Mangrum, Naylor, and Tabata attended.
- 3. Commissioner Campbell, liaison to the Mayor's Commission with Disabilities: I attended the January 28, 2019 meeting of the Mayor's Commission on Persons with Disabilities. DoT presented its proposals related to sidewalk repairs, which the BPAC received on January 17, 2019. A majority of commissioners voted to support the proposals on Buy/Sell/Repair, Private Repairs & Paving, Limited-Time Permit Fee Waiver and Permanent Fee Waiver for Low-Income Homeowners. However, none were supported unanimously. The commission did not support the proposal to modify the Oakland Municipal Code to reduce City liability related to private damage.
- 4. Commissioner Campbell: On the City's 2019 Legislative Priorities At the 1/31/19 meeting I was assigned the task of reviewing the already developed 2019 legislative priorities to identify any items of interest to the BPAC. Items of interest to BPAC that the City intends to focus on at the state and federal level include:
 - Infrastructure and transportation funding
 - Monitoring scooter-related legislation
 - Reinvigorating SB 375 to enhance sustainable community efforts
 - Funding for Re-Connect Oakland 980 conversion
 - Safe Routes to School funding for additional school sites
 - Funding for Increased traffic and pedestrian safety

Staff announcements

1. None

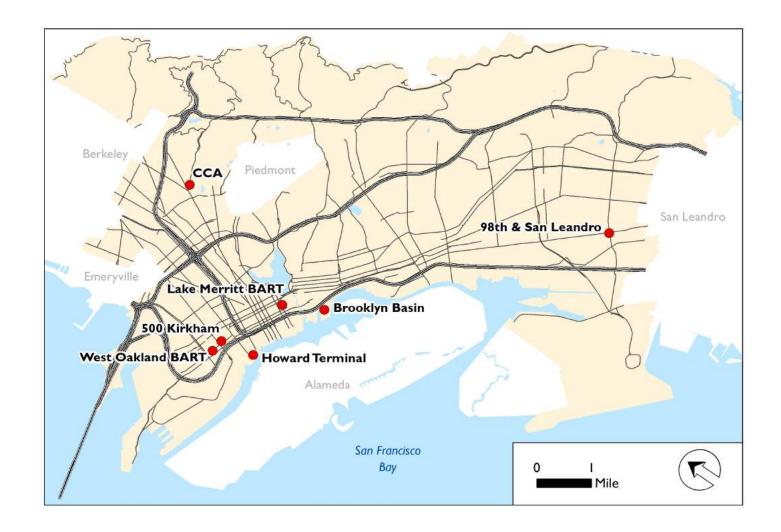
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PROJECT NAME	PROJECT ADDRESSS	COMPANY	CONTACT	APPLICANT	EMAIL	APPLICATION NUMBER	SPECIFIC PLAN R AREA or DISTRICT	BUILDING	Aarket Aoderate	Lery Low	OFFICE SQUARE	RETAIL SQUARE FOOTAGE	INDUSTRIAL SQUARE FOOTAGE	OTHER NON- RESIDENTIAL SQUARE FOOTAGE	NAME	STAFF PLANNER	DHONE	APPLICATION SUBMITTAL DATE	APPLICATION	BUILDING PERMIT	BUILDING PERMIT FILED DATE	BUILDING PERMIT ISSUED DATE	JOB VALUE	BUILDING PERMIT COMPLETION DATE (FSTIMATED) (CONFIRMED)	PROJECT STATUS	PROJECT NOTES
44 Seven @ 17Th	1640 Broadway	Lennar Corp.	Tyler Woods	(415) 975 4991	twoods@lennar.com	PLN14248	Downtown	33	255	- ×	11,000	5000	FOOTAGE		Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	7/4/2015	2016	B1601981	6/6/2016	12/6/2016	\$75,000.00	1/2/2019	Under Construction	Condominiums
1750 Webster St	1750 Webster St	Heller Manus Architects	Jordan Rose	(415) 247-1100 x185	JordanR@hellermanus.com	ZP150130	Downtown	22	158		11,000	600			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2015	2010	51001981	0/0/2010	12/0/2010	\$73,000.00	1/2/2019	Pre-Application	Condominants
Marriott Hotel	1431 Jefferson St	Stanton Architecture	Michael Staton	(415) 865-9600	mstanton@stantonarchitecture.com	PLN17033	Downtown	22				1,960			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2017	2017						Application Approved	
1755 Broadway Brooklyn Basin	1750 Broadway 250 5th St	Rubicon Point Partners Signature Development	Chris Relf Frank Flores	(415) 500-6410 (510) 817-2729	chris@RubiconPoint.com fflores@signaturedevelopment.com	ZP170064 PUD06010-PUDF03	Downtown Downtown	38	307			5,000			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2017	2008						Application Under Review	
Parcel B WOD	0 Kirkham St	Tim Lewis	Mike O'Hara	(510) 238-9111	mohara@timlewis.com	PLN15211	WOSP	8	241			2,800			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417		2019						Under Construction	Condominiums
Nautilus Group	5110 Telegraph Ave	RAD	Randy Miller	(510) 398-0888	rmiller@radurban.com	PLN15074	Temescal	8	424			22,000			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2015	2016						Application Approved	
Baxter Apts	4901 Broadway	SRM Development	Ryan Leong	(509) 944-4557	ryan@srmdevelopment.com	PLN14248	Temescal	6	188	17		33,800			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2015	2020	B1603859	8/15/2016	1/2/2018	\$33,662,760.00	2020	Under Construction	
			,	,,.				6	126			7,400			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2014	2015		6/30/2015	2/29/2016	\$24,162,264.00	2018	Under Construction	122 apartments 4 single residences
9 The Hub 10 West Oakland Station	500 Kirkham St 1451 7th St	Panoramic Interests SUDA	Zac Shore Regina Davis	(415) 701-7002 (510) 482-7020	zac@panoramic.com_ regina@reginadavisconsulting.com_	PLN17428 & PUDF07 ZP170096	WOSP	23 & 7 10	948 136	84	1 Million	13,040 75,000			Mike Rivera Mike Rivera	mrivera@oaklandnet.com mrivera@oaklandnet.com	(510) 238-6417 (510) 238-6417	2017 2017							Application Under Review Application Under Review	
11 San Pablo Ave	5300 San Pablo Ave	Dogtown	Francesca Boyd	(510) 301-9630	fboyd@dogtowndev.com	CDV13267									Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417			B1501931	05/05/2015	02/02/2017	\$584,682.00			
																				B1604035 B1604033	08/24/2016 08/24/2016	02/02/2017 10/02/2017	\$584,554.00 \$584,554.00			
																				B1604034 RB1604036	08/24/2016 08/24/2016	10/02/2017 10/02/2017	\$584,554.00 \$580,488.00			
																				RB1604037 RB1604038	08/24/2016 08/24/2016	10/02/2017 10/02/2017	\$580,488.00 \$580,488.00			
								4	20					3,360-sf				2013	2014	RB1604039	08/24/2016	10/02/2017	\$580,488.00	N/A	Under Construction	16 Residential units 4 Commercial units
12 Temescal Muse	364 40th St	John Malick & Associates		(510) 595-8042	john@jmalick.com	PLN14246	Temescal	6	24			2,999			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2015	2016	B1602769	7/13/2016	2/22/2017	\$5,848,011.00	2018	Under Construction	
13 4045 Broadway	4045 Broadway	Broadway Green, LLC	Matt Branagh	(925) 743-9500	MattB@branagh.net	PLN15084	Temescal	5	39	4		2,999			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2015	2016	B1603292	7/13/2016	2/22/2017	\$5,800,000.00	2018	Under Construction	Condominiums
14 Lake House Apts	601 MacArthur Blvd	Lake House Apts	James Branch	(415) 678-0427	jbranch@yilaprop.com	PLN17281	Lake Merritt	4	25						Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2017							Application Under Review	Condominiums
15 Merrill Gardens 16 The Amador	5238 Coronado Ave 4435 Piedmont Ave	SRM Development Jones & Haydu Architects	Ryan Leong Hulett Jones	(509) 944-4557 (415) 558-0400	ryan@srmdevelopment.com hulett@joneshaydu.com	DR13320 PLN4296	Rockridge Piedmont	5	127	+		5,550			Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2/-/	7/14/2015	B1503375	0/40/20:-		\$6,623,447,00	2018	Project Complete	Senior Housing
17 Kapor Center	2134-2148 Broadway	Fougeron Architects	Anne Fougeron	(415) 641-5744		DR13227	Downtown	4	0		40,000			4,000	Mike Rivera Mike Rivera	mrivera@oaklandnet.com mrivera@oaklandnet.com	(510) 238-6417 (510) 238-6417	3/4/2015	172 72030	B1304721/B1503607	8/10/2015		\$11,000.000.00	2018	Under Construction Project Complete	Condominiums
18 Key System Building	1100 Broadway	Ellis Parners	Matt Weber	(415) 391-9800	mweber@ellispartners.com	CMD07390-R01	Downtown	18			380,000	10,000		1	Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	4/5/2017	10/4/2017	B1704965	10/27/2017	2/27/2018	\$58,392,000.00		Under Construction	Project inlcudes restoring the Historic Key System Buidling
.9	2400 Filbert St	Rebenok Design and Consulting	John Havrilesko	(815) 354-2653	jon@rebenokdesign.com	ZP180018	WOSP	4	111	20					Mike Rivera	mrivera@oaklandnet.com	(510) 238-6417	2/15/2018							Application Under Review	Live-Work Units
20 1700 Webster	1700 Webster Street / 330 17th Street		Brent Gaulke	(415) 395-0891	an eath sides 6	PLN15138-R01	Downtown	23	206	24 24		3,000		į.	Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	2015	2015 2012	B1602198 B1503686	6/7/2016	3/1/2017	\$44,500,000.00 \$11,600,000.00	2018 2018	Under Construction	
21 Acts Cyrene Apartments 22 Prosperity Place	9400 International Blvd 188 11th Street / 111	Related California 10 EBALDC	Colby Northridge Everett Cleveland	(949) 660-7272 (510) 287-5353 ext 339	cnorthridge@related.com ecleveland@ebaldc.org	DV11008 DR10243-R01	Lake Merritt	5		34 24		3,500 2,000			Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	2011	2012	B1503686 B1401452	8/28/2015	12/3/2015	\$11,600,000.00		Under Construction	
23 Seminary Point	Jackson Street 5803 Foothill Blvd.	Sunfield Development	Sid Afshar	(510) 452-5555	sidafshar@sunfielddevelopment.com	CMDV11076		1	1 0	30 40		27,000		-	Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167	2011	2014	B1600956 / B1600962 / B1600965 / B1600966	12/22/2014 3/4/2016	3/18/2015 1/12/2017	\$3,770,000.00	3/9/2017 2018	Project Complete Under Construction	
24 Hanover Uptown	325 27th Street / 2640 Broadway	The Hanover Company	Scott Youdall	(925) 277-3445	syoudall@hanoverco.com	PLN15241	Broadway-Valdez	7	255			37,000			Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	2015	2016	B1601578	4/12/2016	11/3/2016	\$60,800,000.00	2018	Under Construction	
25 Hanover Waverly	2400 Valdez Street / 2450 Valdez Street	The Hanover Company	Scott Youdall	(925) 277-3445	syoudall@hanoverco.com	PLN15336	Broadway-Valdez	7	225			23,000			Pete Vollmann	pvollmann@oaklandnet.com		2015	2016	B1601536	4/8/2016	12/9/2016	\$47,000,000.00	2018	Under Construction	
26 Alta Waverly	2302 Valdez Street 2315 Valdez Street /	Wood Partners Thompson-Dorfman /	Brian Pianca	(415) 888-8537	bap@woodpartners.com	PLN14340	Broadway-Valdez	7	196			31,500		į.	Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	2014	2015	B1505023	11/20/2015	5/31/2016	\$39,300,000.00	2018/2019	Under Construction	
27 The Webster	2330 Webster Street 301 19th Street / 1889	Trammell Crow 9 Lennar Corp.	Stephanie Hill Tyler Wood	(415) 381-3001	sh@thompsondorfman.com	PLN15040	Broadway-Valdez	7	234			16,000			Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	2015	2015	B1604907	10/7/2016	7/19/2017	\$55,250,000.00	2019	Under Construction	
28 19th & Harrison 29 The Broadway	Harrison Street 3073 - 3093 Broadway	Cityview	Stephen Siri	(415) 975-4991 (925) 766-5522	tyler.wood@LiveLMC.com ssiri@cityview.com	PLN16071 PLN14272	Downtown Broadway-Valdez	7	224 423			3,500 21,000 5,000			Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167	2016 2014		B1603871 B1503302	8/16/2016 8/5/2015	8/25/2017 3/25/2016	\$33,600,000.00 \$90,950,000.00	2019 2018	Under Construction Under Construction	
30 4th & Madison 31 Downtown Hampton Inn 32 459 8th Street	150 & 155 4th Street 378 11th Street 459 8th Street	Carmel Partners Ridgemont Hospitality	Greg Pasquali Dhruv Patel Frank Flores	(415) 231-0221 (510) 407-0308 (510) 817-2729	gpasquali@carmelpartners.com dhruv@rhospitality.com	PLN15172 PLN15096 PLN14308	Lake Merritt	7	330			4,000		61,593	Pete Vollmann Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167 (510) 238-6167	2015 2015	2016 2016	B1604005 / B1604010 B1605571 B1503088	8/23/2016 11/18/2016	1/10/2017 11/14/2017	\$73,000,000.00 \$12,350,000.00 \$7,000,000.00	2019 2019 2018	Under Construction Under Construction	122 room Hotel
33 459 23rd Street 34 3000 Broadway	459 23rd Street 3000 Broadway	Signature Development Signature Development Lowe Enterprises	Frank Flores Alan Chamorro	(510) 817-2729 (510) 817-2729 (415) 758-0990	fflores@signaturedevelopment.com fflores@signaturedevelopment.com achamorro@loweenterprises.com	PLN14308 PLN15119-R01 PLN16122	Downtown Downtown Broadway-Valdez	6	65			3,700 8,000			Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167	2014 2015 4/26/2016	2015 2015 8/17/2016	B1505306 B1604162	12/11/2015 12/11/2015 8/29/2016	9/21/2016	\$10,000,000.00 \$26,000,000.00	2018/2019 2019	Under Construction Under Construction Under Construction	
35 Coliseum BART TOD - Phase 1 36 Broadstone on Broadway	1 805 71st Ave 2800 Broadway, 2820	Turner Development Alliance Residential	Ronnie Turner Peter Solar	(510) 395-2766 (415) 773-6150	rtdevelops@comcast.net psolar@allresco.com	PLN14269 PLN16110	Coliseum Broadway-Valdez	6 7	110			1000 18,000		į.	Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167	2014 4/29/2016	2015	B1604384 B1604083 / B1604077	9/12/2016 8/25/2016	9/7/2017 9/22/2017	\$17,900,000.00 \$35,000,000.00	2019 2019	Under Construction Under Construction	
	Broadway, and 2855 Broadway			(120,112 0200								,					(020) 200 020	,, =,, ====	9,,		3,23,2223	-,,	,,,			Third phase at 2800 broadway is not under construction
37 226 13th Street	226 13th Street 1314 Franklin Street /	Holland Partners	Ray Connell	(510) 227-6686	rconnell@hollandpartnergroup.com	PLN15320	Lake Merritt	7	261			15,000		į.	Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	10/7/2015		B1703311	7/25/2017	1/2/2018	\$50,500,000.00	2019	Under Construction	
38 1314 Franklin Street	385 14th Street 1518 ML King Jr Way / 62	Carmel Partners	Greg Pasquali	(415) 231-0221	gpasquali@carmelpartners.com	PLN16295	Lake Merritt	40	607	27		16,500			Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	9/27/2016	4/19/2017	B1703245 / B1704331	9/19/2017		\$152,000,000.00	2020	Under Construction	Foundation Permits issued
39 1518 ML King Way 40 Oakland Acura	16th Street 7001 Oakport Street	Wood Partners	Julia Wilk Maurice Arnold	(415) 888-3405 (510) 688-7078	Julia.Wilk@woodpartners.com rmaurice.arnold@robertarnold.co	PLN16137 PLN16144	Downtown Coliseum	7	140			20,000		F	Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com			10/6/2016 8/17/2016		6/20/2017 3/7/2017	1/11/2018 6/22/2017	\$19,000,000.00 \$6,000,000.00	2020 2018	Under Construction Under Construction	
41 24th & Harrison	277 27th Street	Holland Partners	Ray Connell	(510) 227-6686	rconnell@hollandpartnergroup.com	PLN16080	Broadway-Valdez	18	437			65,000		F	Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	3/24/2016	8/17/2016	B1603981	8/19/2016		\$135,000,000.00		Permit Filed	Delay due to relocation of Acura Dealership
42 2270 Broadway 43 880 W. MacArthur	2270 Broadway 880 W. MacArthur Blvd	Hines	John Chen	(415) 399 6269 (415) 378-8780	John.Chen@hines.com	PLN14363 CDV06178	Broadway-Valdez	24	223 39			5,000			Pete Vollmann	pvollmann@oaklandnet.com		12/19/2014	4/7/2015		11/20/2017 8/30/2016		\$64,000,000.00 \$6,500,000.00		Permit Filed Permit Filed	RAP being reviewed by Alameda
3 OOU W. WISCARLING	880 W. MacArtriur Bivu		Itgel Buyandalai	(413) 376-8780		CDV06178		,	39					ľ	Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	2006	2006	B1604231	8/30/2016		\$6,500,000.00		remit riled	County Environmental Health
44 1721 Webster 45 250 14th Street	1721 Webster Street 250 14th Street	Holland Partners The Martin Group	Ray Connell Justin Osler	(510) 227-6686 (415) 429-6044	rconnell@hollandpartnergroup.com justin@themartingroup.com	PLN16445 PLN15306-R01	Downtown Lake Merritt	25	250			2,000 3,500			Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167	12/6/2016 9/8/2015	5/17/2017 7/17/2017	B1701888	5/4/2017		\$62,000,000.00		Permit Filed Application Approved	
46 West Elm Hotel 47 522 20th Street	2401 Broadway 522 20th Street	Signature Development		(510) 251-9276 (415) 495-4051	jchoy@signaturedevelopment.com	PLN16246 PLN14182	Broadway-Valdez Downtown		72 24			16,000 1,500		100,000		pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167	8/8/2016	10/5/2017 8/15/2014	B1501090	3/13/2015	8/7/2015	\$4.000.000.00		Application Approved Project Complete	159 room Hotel
48 Shops on Broadway 49 500 Grand	3001 Broadway 500 Grand Avenue	Properties, LLC	Jeff Nuestadt Patrick Ellwood	(925) 939-3010 (510) 238-9111	jeff@portfoliodevco.com patrick@ellwoodcommercial.com	CMDV13194 PLN15015	Broadway-Valdez	1 5	40			36,000 3,000			Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167	6/20/2012 1/21/2015	12/19/2013 2/21/2017		12/30/2013	10/8/2014	\$5,000,000.00		Project Complete Application Approved	
50 1550 Jackson 51 International Senior Housing	1550 Jackson Street	Corporation	Wing Lee Amanda Locke	(415) 297-6493 (818) 380-2600	wing@leearchitect.com arlocke15@gmail.com	PLN15061 PLN15292	Downtown	6	20 529					5		pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167	3/10/2015	7/15/2015 6/30/2017						Application Approved Application Approved	
52 420 13th Street 53 1940 Webster	420 13th Street 1940 Webster Street	TMG Partners Mill Creek Residential	Adam Chall Matt Udouj	(415) 400-2457 (650) 248-2130	achall@tmgpartners.com mudouj@mcrtrust.com	PLN16162 PLN17227	Downtown Downtown	7	173		54,626	2,000		į.	Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com		5/25/2016 6/8/2017	11/17/2016 12/20/2017						Application Approved Application Approved	
54 2305 Webster 55 2850 Hannah	2305 Webster Street 2850 Hannah Street	Studio KDA RIAZ Capital	Halle Hagenau Jonathan Law	(510) 841-3555 (650) 380-1799	halle@studiokda.com jlaw@riazinc.com	PLN17034 DV13236-R01	Broadway-Valdez West Oakland	5	90			3,000 2,500		į.	Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167	2/3/2017 12/19/2016	6/5/2017	B1604079	8/25/2016	11/2/2017	\$13,500,000.00		Application Approved Permit Issued	
 2015 Telegraph 2016 Telegraph Eastline Project - FDP - Scenar 	2015 Telegraph Ave	Brick Architects Brick Architects	Rob Zirkle Rob Zirkle	(510) 516-0167 (510) 516-0168	rzirkle@brick-inc.com rzirkle@brick-inc.com	PLN16456 PLN16455	Downtown Downtown	14 18	114 230			2,000 4,500		į.	Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167 (510) 238-6167	12/22/2016 12/22/2016	7/20/2017 7/20/2017						Application Approved Application Approved	
58 Eastline Project - FDP - Scenar #1 59 Eastline Project - FDP - Scenar		Gensler	Manan Shah	(510) 625-7400	manan_shah@gensler.com	PLN16440 / PUDF-01	Downtown	39	395		880,550	85,000		18,500	Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	12/14/2016							Application Under Review	
#2	2100 Telegraph Ave	Gensler	Manan Shah	(510) 625-7400 (415) 425-9023	manan_shah@gensler.com	PLN16440 / PUDF-02 PLN16117	Downtown	28	160		1,600,000	72,000			Pete Vollmann	pvollmann@oaklandnet.com	(510) 238-6167	9/29/2017							Application Under Review	
60 1433 Webster 61 412 Madison	1433 Webster Street 412 Madison Street	RAD Urban Swenson & Essex Propert	Lih-Chiun Loh y Cole Strombom	(415) 425-9023 (408) 938-6398	lloh@radurban.com cole@swenson.com	PLN16117 PLN18084	Downtown Downtown	7	168 157	8	55,000	2,000 3,000			Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com		4/22/2016 2/7/2018							Application Under Review Application Under Review	1
62 Monarch Tower 63 2201 Valley	1261 Harrison Street 2201 Valley Street	Pinnacle Group TMG Partners	Ronnie Turner Denise Pinkston	(510) 395-2766 (415) 772-5900	rtdevelops@comcast.net dpinkston@tmgpartners.com	PLN17438 ZP180004	Lake Merritt Downtown	36 27	169	16	121,000 750,000	12,000			Pete Vollmann Pete Vollmann	pvollmann@oaklandnet.com		11/2/2017 1/8/2018							Application Under Review Application Under Review Pre-application Request	
64 401 Alice 65 Brooklyn Basin PUD	401 Alice Street Embarcadero (between 5)	Stanton Architecture	Steve Allen Eric Harrison	(415) 865-9600 (510)251-9280	sallen@stantonarchitecture.com eharrison@signaturedevelopment.com	ZP180004 ZP180011 PUD06010, DA06011	Downtown	9			, 50,000			55,550	Pete Vollmann	pvollmann@oaklandnet.com pvollmann@oaklandnet.com	(510) 238-6167	1/31/2018							Pre-application Request	175 room Hotel
66 Parcel C	and 9th Ave.) 018 046501400	Zarsion	Erik Hayden	(408)348-5679	erikh@zarsionamerica.com	PUD06010-PUDF05		8	241	465		4.000			Catherine Payne	cpayne@oaklandnet.com cpayne@oaklandnet.com	(510)238-6168 (510)238-6168	2004 2016	2009 2017	B1700957	3/7/2017	8/9/2017	\$43,260,000,00	2019	Application Approved Application Approved	+
67 Parcel F 68 Shoreline Park	018 046500220 018 046500204	MidPen Housing Signature Development	Polo Munoz	(510)426-5660 (510)251-9272	amunoz@midpen-housing.org pvanness@signaturedevelopment.com	PUD06010-PUDF06 PUD06010-PUDF02		6	241	211		,,,,,			Catherine Payne	cpayne@oaklandnet.com	(510)238-6168 (510)238-6168	2017 2014	2017 2017 2016		.,.,===/	4-1	.,,		Application Approved Under Construction	
Gateway and South Parks	018 046000404	Signature Development	Patrick Van Ness	(510)251-9272	pvanness@signaturedevelopment.com	PUD06010-PUDF07								parks (10 acres)	Catherine Payne	cpayne@oaklandnet.com	(510)238-6168	2017	2017						onder construction	
70 Channel Park 71 Jack London Square PUD	018 043000112 Water St(between Clay &	Signature Development CIM Group	Patrick Van Ness Sean Buran	(510)251-9272 (323)860-1811	pvanness@signaturedevelopment.com sburan@cimgroup.com	PUD06010-PUDF08 DA13171, PUD13170				+				parks (10 acres)	Latherine Payne	cpayne@oaklandnet.com	(510)238-6168	2017	2017							
72 Site C	Alice Sts 018 041000105 (10 Clay)		Dean Rubionson	(415)391-9800	dean@ellispartners.com	PUD13170		2			15,000	15,000			Catherine Payne	cpayne@oaklandnet.com	(510)238-6168	2006		B0704140	9/5/2017	9/19/2017		2009	Project Complete	
73 Site D 74 Site F1	018 041500101 018 04200402	CIM Group CIM Group	Sean Buran Sean Buran	(323)860-1811 (323)860-1811	sburan@cimgroup.com sburan@cimgroup.com	PUD13170-PUDF01 PUD13170		8	135		250,000	-		(cpayne@oaklandnet.com	(510)238-6168 (510)238-6168	2017 2008	2017 2008	B1702572 B0702819	6/12/2017 6/21/2007	1/30/2018 9/26/2007	\$23,700,000.00	2019 2012	Application Approved Project Complete	
Direit	018 04200401	CIM Group	Sean Buran	(323)860-1811 (323)860-1811	sburan@cimgroup.com	PUD13170-PUDF02 PUD13170-PUDF03		8	338					(Catherine Payne	cpayne@oaklandnet.com	(510)238-6168 (510)238-6168	2017 2017		B1702571	6/12/2017	2/16/2018	\$63,000,000.00	2019	Application Approved Application Under Review	
75 Site F2							1	1						TOO-KEY HOTEL	Catherine Payne	epayric@OdkidHuflet.com	(^±0)430-p1pg	201/			ı	1	1		Inspiritation Olinei, Keylek	i .
75 Site F2 76 Site F3 77 Site G	018 04200402 001 015105200	CIM Group	Sean Buran Sean Buran	(323)860-1811	sburan@cimgroup.com sburan@cimgroup.com	PUD13170		7	75.	145		30,000			Catherine Payne		(510)238-6168	2007		B0701473	4/5/2007	12/20/2007	\$21,000.000.00	2009 2011	Project Complete	
75 Site F2 76 Site F3	018 04200402			(7	729	146		30,000		480 pkg (Catherine Payne Catherine Payne		(510)238-6168 (510)238-6168 (510)238-6168 (510)238-6168	2007 2006 2010 2010	2008 2011	BART facility B1102268	4/5/2007 BART facility 6/28/2011	12/20/2007 BART facility 2/2/2012	\$21,000.000.00 \$18.000.000.00			

# PROJECT NAME	PROJECT ADDRESSS	COMPANY	CONTACT	PHONE	EMAIL	APPLICATION NUMBER	SPECIFIC PLAN AREA or DISTRICT	BUILDING STORIES	Market Moderate .ow	SQL FOO	FICE RETAIL JARE SQUAR TAGE FOOTAGE		RESIDENTIAL SQUARE FOOTAGE	NAME	EMAIL	PHONE	APPLICATION SUBMITTAL DATE	APPLICATION APPROVAL DATE	BUILDING PERMIT	BUILDING PERMIT FILED DATE	BUILDING PERMIT	JOB VALUE	BUILDING PERMIT COMPLETION DATE (ESTIMATED)		PROJECT NOTES
82 Site C 83 Site B	012 102501300 012 102501100, 012)	Kevin Chow	(415)399-6221	kevin.chow@hines.com	PUDF08	AREA OF DISTRICT	8	89 4	-	TOO INC	TOOTAGE	TOOTAGE	Catherine Payne	cpayne@oaklandnet.com	(510)238-6168	2014	2015	B1605268	10/31/2016	6/1/2017	\$45,301,284.00	(ESTIMATES)	2017 Under Construction	THOSECT NOTES
	102501200	Boston Properties	Aaron Fenton	(415)772-0714	afenton@bostonproperties.com	PUD06058-R01-PUDF01		24	357 45					Catherine Payne	cpayne@oaklandnet.com	(510)238-6168	2016	2017	B1705543	12/12/2017		\$87,482,981.00	2017	Permit Filed	
84 Oakland Municipal Auditorium 85 Mountain View Cemetery	018 045000500 048A700200305	MVC MVC	David Dial jeff Lindeman	(510)734-7634 (510)658-2588	ddial@ortondevelopment.com jeff@mountainviewcemetery.org	PLN17101 PLN15408	Lake Merritt						200,000 8 acres		cpayne@oaklandnet.com cpayne@oaklandnet.com	(510)238-6168 (510)238-6168	2015	2017						Application Approved	
86 2 Kaiser Plaza	325 22nd Street	CIM Group Strada	Sean Buran William Goodman	(323)860-1811	sburan@cimgroup.com	ZP160061 PUD99215		33 14	262	800	0,000 11,000 5.000			Catherine Payne Catherine Payne	cpayne@oaklandnet.com cpayne@oaklandnet.com	(510)238-6168 (510)238-6168	2015 2014	2018 2015	B1800379	1/23/2018	3/7/2018	\$44.500.000.00		Application Approved Permit Issued	
88 T12	002 002700700	Shorenstein	Todd Sklar	(415)772-7069	wgoodman@stradasf.com tsklar@shorenstein.com	PUDF10		24	202	600	0,000 10,000			Catherine Payne	cpayne@oaklandnet.com	(510)238-6168	2015	2016	B1605997	12/15/2016	5/10/2017	\$137,423,353.00	2019	Under Construction	
89 2538 Telegraph 90 Viewcrest	37A315100205	SB Architects Stan Mehlhoff & Assoc.	Stan Mehlhoff	(415)673-8990 (510)238-8592		CMD05511 PLN16077			97					Catherine Payne Catherine Payne		(510)238-6168 (510)238-6168	2005	2016 2016	RB1605706	11/20/2016	8/21/2017	\$20,081,851.00	2018	2018 Under Construction	
91 Oakland Global 1	25 Admiral Toney Way/ 2420 W 21st Street	Prologis	Cory Chung	(510) 661-4002	cchung@prologis.com	DRX15-1553		1				256,000		Pete Vollmann	pvollmann@oaklandnet.com	(510)238-6167	7/15/2015	12/16/2015	B1600797	2/24/2016	10/7/2016	\$15,368,000.00	11/27/2017	Building Shell Complete	
92 Oakland Global 2	2000 Maritime Rd.	Prologis	Cory Chung	(510) 661-4002	cchung@prologis.com	DRX17-1420		1				232,000		Pete Vollmann	pvollmann@oaklandnet.com		8/2/2017		B1800405	1/25/2018		\$13,000,000.00	2019	Building Permit Filed	
93	377 2nd St	Mill Creek Residential	Dave Fiore	(415) 860-1474	dfiore@mcrtrust.com	PLN16073		7	134		5475			Aubrey Rose	arose@oaklandnet.com	(510)238-2071	3/21/2016	5/13/2016	B1603864	8/15/2016	6/14/2017	\$31,000,000.00		Under Construction	
																									Approval modified 2014 entitlement for 98 units/6 stories;
																	- / /	- / /			- 1- 1 - 1				all rental
94	4690 Tompkins Ave	Urban Green	Kevin Skiles	(415) 651-4436	kevin@ubwsf.com	CMD13067		3	40					Aubrey Rose	arose@oaklandnet.com	(510)238-2071	2/20/2013	2/10/2014	B1603406	7/19/2016	8/24/2017	\$6,000,000.00		Permit Issued	Convert vacant nursing home into 40 condominium units
95 Redwood Hill Senior Housing 96 The Jefferson	4868 Calaveras Ave 1801 Jefferson St	SAHA Bay West Development	Aubra Levine Pete Beritzhoff	(510)649-8500 (408)680-4938	alevine@sahahomes.org pete@baywestdevelopment.com	DV11005 PLN14005-R01		6	8 senior 80		2,140			Aubrey Rose Aubrey Rose	arose@oaklandnet.com arose@oaklandnet.com	(510)238-2071 (510)238-2071	1/11/2011 9/8/2014	Feb-11 12/12/2014	B160406 B1401475	8/24/2016 12/30/2014	4/24/2017 9/15/2015	\$13,000,000.00 \$17,000,000.00		Under Construction Project Complete	28 senior rental units stories (all rental)
97	4425 Piedmont Av	Blitzer Banker	Reid Bizter	(310)749-0775	wrbitzer@gmail.com	PLN14120			40		2,2.0		2.200												Scories (un rental)
98 Foothill Square	10700 MacArthur Bl	Jay-Phares Corp	John Jay	(510)562-9500	johnjay@jayphares.com	CMDV08187 / ER0800016		1	10		84,000		3,300	Aubrey Rose Aubrey Rose	arose@oaklandnet.com arose@oaklandnet.com	(510)238-2071 (510)238-2071	5/5/2014 6/10/2008	6/30/2014 5/4/2011	B1401312 B1004457	11/16/2014 11/18/2010	2/24/2015	\$427,000.00 \$9,280,000.00		Project Complete Project Complete	Subdivision/fast food later
99 Lakeside Senior Apartments	116 E 15th St / 1507 2nd : / 1521 2nd Av	St SAHA	Cindy Heavens	(510)647-0700		CMD10279		5	2 Senior					Aubrey Rose	arose@oaklandnet.com	(510)238-2071	11/3/2010	4/27/2011	B1203644	10/22/2012		\$13,568,100.00		Project Complete	
100 MacArthur Senior Apartments 101 ASPIRE Public Charter School	10920 MacArthur Bl	KKG	Kristen McLane Charles Robitaille	(909)624-6222	kmclane@kkginc.com	CD12159		3	33 Seni	ior			47.000	Aubrey Rose	arose@oaklandnet.com	(510)238-2071	9/8/2014	2/16/2018		2/15/2013	42/45/2044	\$4,600,000.00 \$2,470,700.00		Project Complete	Exempt from city zoning as state
		ASPIRE		(925)698-1118				2					47,000	Aubrey Rose	arose@oaklandnet.com	(510)238-2071			B1400969	8/7/2014	12/15/2014	\$2,470,700.00		Project Complete	project
102 Lucasey Lofts 103 609 9Th St.	2744 E. 11th Street 605 9th Street	Riaz Inc. Joe Hernon	Jonathan Law Joe Hernon	(650)380-1799 (415)705-9922	jlaw@riazinc.com joehernon@gmail.com	PLN16026 PLN16092	Jingle Town Downtown	6 8	25					Michael Bradley Michael Bradley	mbradley@oaklandnet.com mbradley@oaklandnet.com	n (510)238-6935 (510)238-6935	4/4/2016	10/26/2016						Pre-Application Application Approved	Project Cancelled Project Appeals Denied
104 Fallon	925 Fallon Street	Lowney Architects	Winston Win	(510)269-1120	winston@lowneyarch.com	PLN17048	Lake Merritt BART	8	58				1,399	Michael Bradley	mbradley@oaklandnet.com	(510)238-6935	2/22/2017	7/11/2017	B1702869	6/28/2017	- 4 4	\$12,000.000.00		Application Approved	7 []
105 The Moran 106 401 29th St.	585 22nd Street 401 29th Street	Kahn Design Associates Branagh Development	Charles Kahn Lisa Vihauer	(650)380-1799 (925)743-9500	Charles@studioKDA.com LisaV@branagh.com	PLN16046 PLN16233	Pill Hill	5					2,500	Michael Bradley Michael Bradley	mbradley@oaklandnet.com mbradley@oaklandnet.com	,	2/18/2016 7/25/2016	8/12/2016 11/7/2016	B1603967	8/19/2016	8/21/2017	\$12,892,474.00	2020	Under Construction Application Approved	
107 1638 47th	1638 47th Avenue	Riaz Inc.	Jonathan Law	(650)380-1799	jlaw@riazinc.com	PLN15176	Melrose	3	60				,	Michael Bradley	mbradlev@oaklandnet.com	(510)238-6935	6/1/2015	4/12/2016	B1603364, B1603363, RB1603362	7/15/2016	7/17/2017	\$2,500,000.00	2020	Under Construction	
	2126 Martin Luther King	SGPA Architecture	Alexis Burck	(415)983-0131	Burck@spga.com	PLN15351	Downtown	-	-	60				Michael Bradley			10/29/2015			6/27/2017	12/4/2017	10.000.00.00	2020		
108 Embark 109 Coliseum Place	Jr. Way 905 72nd Avenue	Resources for Community	Jessica Sheldon	(510)841-4410	jsheldon@rcdhousing.com	PLN15237	Coliseum	6		60				Michael Bradley Michael Bradley	mbradley@oaklandnet.com mbradley@oaklandnet.com	(510)238-6935 (510)238-6935	7/16/2015	3/28/2016 10/21/2015	B1702585	6/2//201/	12/4/201/	10,000,00.00	2020	Under Construction Application Approved	
110 Mirador	201 Broadway	Development (RCD) Retail West	Bill & AJ Schrader	xt335 (925)997-7408	ai@retailwestinc.com	PLN15272	Jack London	7	40	59			4,778	Michael Bradley	mbradley@oaklandnet.com	(510)238-6935	8/24/2015	12/3/2015	B1603020	7/15/2016		\$11.714.862.00		Permit Filed	
111 The Nook	2425 Valdez	Trestle Housing	David Allen	(509)280-5469	dallen@trestlehousing.com	CD13157	Downtown	5					1,100	Michael Bradley	mbradley@oaklandnet.com		5/29/2013		B1303158	8/21/2013	4/27/2015	\$3,035,000.00		Project Complete	
112 1414 MLK	1414 Martin Luther King Jr Way	CRC Development	John Cappiello	(415)722-1355	jcappiello@crcdevco.com	PLN17389	Downtown	6	45					Michael Bradley	mbradley@oaklandnet.com	(510)238-6935	9/26/2017	3/14/2018						Application Approved	
113 W-12 Phase 1	301 12th Street	W12, LLC	Justin Osler	(415) 429-6044	justin@themartingroup.com	PLN16133	Lake Merritt	7	333		24,600			Christina Ferracan	e cferracane@oaklandnet.com	(510) 238-3903	5/5/2016	11/29/16	B1702561	6/12/2017		\$72,878,582.00	6/1/2020	Under Construction	Demolition of existing structure in progress.
114 W-12 Phase 2	285 12th Street	EBALDC	Capri Juliet Roth	(510) 606-1799	croth@ebaldc.org	PLN16133	Lake Merritt	7	77		1,500			Christina Ferracan	e cferracane@oaklandnet.com	(510) 238-3904	5/5/2016	11/29/16						Permit Issued	Entitlements and land sold to EBALDC; development program
																									expected to change.
115 Oak Knoll Redevelopment	8750 Mountain Blvd	Oak Knoll Venture Acquisitions, LLC	Sam Veltri	(949)705-8786	sveltri@suncal.com	PLN15378/ER15004		varies	935		72,000		10,000	Heather Klein	hklein@oaklandnet.com	(510) 238-3659	2015	2017						Application Approved	
116 Wattling Street	3927 Wattling Street Siena Drive	Oak Partners LLC Oakland Siena LLC	Philip Lesser Keven Kwok	(650)346-2903 (510)258-8502	phnsan@msn.com	REV10021 PUD02-217		3 & 5	78 22					Heather Klein Heather Klein	hklein@oaklandnet.com hklein@oaklandnet.com	(510)238-3659 (510)238-3659	2010 2002	2008 2005						Application Approved	
117 Siena Hills 118 Children's Hospital	747 52nd Street	UCSF Benihoff Oakland	Doug Nelson	(510)428-3066	kevenkwok@gmail.com dnelson@mail.cho.org	PLN14170		2, 5, & 6	22				399,000	Heather Klein	hklein@oaklandnet.com	(510)238-3659	2014	2015	B1600461	1/28/2015	11/6/2015	\$49,383,000.00	2018	Application Approved Under Construction	
119 2044 Franklin 120 Fruitvale Phase IIA	2044 Franklin 36078 30th Ave	RAD Urban EBALDC/Unity Council	Lih-Chuin Loh Everett Cleveland	(510)343-5593 (510)287-5353	lloh@radurban.com ecleveland@ebaldc.com	PLN17050 PUDF01	Downtown Fruitvale	29	184	57,	,000 7,750			Rebecca Lind Rebecca Lind	rlind@oaklandnet.com rlind@oaklandnet.com	(510)238-3472 (510)238-3472	3/30/2017 2/13/2015	1/10/2018 5/6/2015	B1703127			\$15.900.000.00		Under Construction	Amended 12/15/17 3611 12th St
	2323 Valley St/ 45	66 Signature Development	Jamie Choy	(510)251-9276	jchoy@signaturedevelopment.com	PLN16379	Uptown	4	24		3,675								B1703127			\$13,500,000.00			
121 Hanzel Apts	23rd St 6733 Foothill Blvd	Pacific West Communities,	Chris Grant	(208)577-2768	chrisg@tphousing.com	PLN18030	East Oakland Central	4	34		3,6/5			Rebecca Lind	rlind@oaklandnet.com	(510)238-3472	7/14/2017	12/29/2017						Application Under Review	PLN16379R01 Pending
122 6733 Foothill		Chris Grant						5	200				59,000	Rebecca Lind	rlind@oaklandnet.com	(510)238-3472	1/15/2018							Application Under Review	Housing and charter school K-8
123 The Haven	3007 Telegraph Ave / 52 30th St	28 BuildZig	Carlos Plazola	(510)207-7238	cplazola@buildzig.com	PLN17348		4	41	2				Rebecca Lind	rlind@oaklandnet.com	(510)238-3472	9/10/2017							Application Under Review	
124 29th St Apts	295 28th St	Anton Development	Rachel Green	(650)549-1607	RGreen@AntonDev.com	PLN17327	Broadway Valdez	7	91					Rebecca Lind	rlind@oaklandnet.com	(510)238-3472	8/23/2017							Application Under Review	
13F Clasem · · · · · · ·																									
125 Claremont Hotel	41 Tunnel Rd	Signature Development	Eric Harrison	(510)251-9280	eharrison@signaturedevelopment.com	PLN16053		4	42				7,000	Robocca Lind	rlind@oaklandoot.com	(510)329.2473	11//21/2016							Application Under Position	Club expansion 250
125 Claremont Hotel 126 1900 Broadway	41 Tunnel Rd 1900 Broadway	Signature Development Mission Bay Development	Eric Harrison Seth Hamalian	(510)251-9280 (415)355-6600	eharrison@signaturedevelopment.com SHamalian@mbaydevelopment.com	PLN16053 PLN15179		4	43		24 205		7,000	Rebecca Lind	rlind@oaklandnet.com	(510)238-3472	11//21/2016	0/5/2045						Application Under Review	Club expansion 250 members/pool/ parking
126 1900 Broadway 127 E. 12th Street Remainder			Seth Hamalian			PLN15179 PLN16128	LMSAP	4 36 26	43 433 90	75,	,000 21,286 1,476		7,000	Rebecca Lind Neil Gray Neil Gray	rlind@oaklandnet.com ngray@oaklandnet.com ngray@oaklandnet.com	(510)238-3472 (510)238-3878 (510)238-3879	11//21/2016 6/2/2015 5/2/2016	8/5/2015 6/15/2016						Application Under Review Application Approved Application Approved	
126 1900 Broadway	1900 Broadway	Mission Bay Development	Seth Hamalian	(415)355-6600	SHamalian@mbaydevelopment.com	PLN15179	LMSAP Downtown	30	433		,		7,000	Neil Gray	ngray@oaklandnet.com ngray@oaklandnet.com	(510)238-3878 (510)238-3879	6/2/2015	., .,						Application Approved	
126 1900 Broadway 127 E. 12th Street Remainder	1900 Broadway 101 East 12th Street	Mission Bay Development Urban Core Development	Seth Hamalian Michael Johnson	(415)355-6600 (415)748-1200	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com	PLN15179 PLN16128		26 27	90		1,476		7,000	Neil Gray Neil Gray	ngray@oaklandnet.com ngray@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342	6/2/2015 5/2/2016	6/15/2016	B1800162	1/9/2018		\$7,000,000.00		Application Approved Application Approved	members/pool/ parking
126 1900 Broadway 127 E. 12th Street Remainder	1900 Broadway 101 East 12th Street 325 7th Street	Mission Bay Development Urban Core Development 325 7th Street LLC	Seth Hamalian Michael Johnson Mollie Westphal	(415)355-6600 (415)748-1200 510-663-6188	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com	PLN15179 PLN16128 CMDV06573/ER07002	Downtown	26 27	90		1,476		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow Maurice Brenyah- Addow Maurice Brenyah-	ngray@oaklandnet.com ngray@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342 (510)238-6343	6/2/2015 5/2/2016 11/21/2006	6/15/2016 7/20/2011	B1800162	1/9/2018		\$7,000,000.00		Application Approved Application Approved Application Approved	members/pool/ parking Mixed Use
126 1900 Broadway 127 E. 12th Street Remainder	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd.	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com	PLN15179 PLN16128 CMDV06573/ER07002 PLN15258	Downtown	26 27 6	90		1,476 9110 2540		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow Maurice Brenyah- Addow	ngray@oaklandnet.com ngray@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342 (510)238-6343 (510)238-6344	6/2/2015 5/2/2016 11/21/2006 8/6/2015	6/15/2016 7/20/2011 6/30/2017	B1800162	1/9/2018		\$7,000,000.00		Application Approved Application Approved Application Approved Application Approved	members/pool/ parking Mixed Use Mixed Use
126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon Geoffrey Gibson	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com	PLN15179 PLN16128 CMDV06573/ER07002 PLN15258 PLN17083	Downtown	26 27 6	90		1,476 9110 2540		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow Maurice Brenyah- Addow Maurice Brenyah- Addow Maurice Brenyah- Addow	ngray@oaklandnet.com ngray@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342 (510)238-6343 (510)238-6344 (510)238-6345	6/2/2015 5/2/2016 11/21/2006 8/6/2015 3/29/2017	6/15/2016 7/20/2011 6/30/2017	B1800162 B1604032	1/9/2018 1/9/2018		\$7,000,000.00		Application Approved Application Approved Application Approved Application Approved Application Approved Application Approved	members/pool/ parking Mixed Use Mixed Use Residential
126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street 500 Lake Park 532 Union Street	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects Lowney Architecture Holliday Development	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon Geoffrey Gibson Winston Win	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103 (510)269-1120	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com winston@lowneyarch.com kb@hollidaydevelopment.com	PLN15179 PUN16128 CMDV06573/ER07002 PLN15258 PLN17083 PLN16276	Downtown Bdwy/Mac/San Pablo Red	26 27 6	90		1,476 9110 2540		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow	ngray@oaklandnet.com ngray@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342 (510)238-6343 (510)238-6344 (510)238-6345 (510)238-6346	6/2/2015 5/2/2016 11/21/2006 8/6/2015 3/29/2017 9/2/2016 6/6/2016	6/15/2016 7/20/2011 6/30/2017 8/2/2017						Application Approved	members/pool/ parking Mixed Use Mixed Use Residential Mixed Use
126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street 500 Lake Park	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects Lowney Architecture	Seth Hamalian Michael Johnson Mollie Westphal Joe Hermon Geoffrey Gibson Winston Win David Schenker	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103 (510)269-1120 (510)588-5134	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com winston@lowneyarch.com	PLN15179 PLN16128 CMDV06573/ER07002 PLN15258 PLN17083 PLN16276 PLN16164 PLN17225	Downtown Bdwy/Mac/San Pablo Red	26 27 6 6 5	90 380 20 40 50		1,476 9110 2540		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow	ngray@oaklandnet.com ngray@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-6345 (510)238-6342 (510)238-6342 (510)238-6344 (510)238-6344 (510)238-6345 (510)238-6346	6/2/2015 5/2/2016 11/21/2006 8/6/2015 3/29/2017 9/2/2016	6/15/2016 7/20/2011 6/30/2017 8/2/2017						Application Approved Application Under Review	members/pool/ parking Mixed Use Mixed Use Residental Mixed Use Mixed Use
126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130 Kwikway Site 131 Kwikway Site 132	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street 500 Lake Park 532 Union Street 550 27th Street	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects Lowney Architecture Holliday Development Accel Equity LLC Affirmed Housing	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon Geoffrey Gibson Winston Win David Schenker Adam McClure Jimmy Silverwood	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103 (510)269-1120 (510)588-5134 (415)312-4494 (858)386-5178	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com winston@lowneyarch.com kb@hollidaydevelopment.com adam.t.mcclure@gmail.com james@affirmedhousing.com	PLN15179 PLN16128 CMDV06573/ER07002 PLN15258 PLN17083 PLN16276 PLN16164 PLN17225 PLN16-130-R01	Downtown Bdwy/Mac/San Pablo Red WOSP	26 27 6 6 5	90 380 20 40 50 110		1,476 9110 2540		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow Maurice Brenyah-	ngray@oaklandnet.com ngray@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-6342 (510)238-6343 (510)238-6343 (510)238-6343 (510)238-6344 (510)238-6345 (510)238-6346 (510)238-6347 (510)238-6348	6/2/2015 5/2/2016 11/21/2006 8/6/2015 3/29/2017 9/2/2016 6/6/2016 6/7/2017	6/15/2016 7/20/2011 6/30/2017 8/2/2017 8/8/2016 3/7/2018						Application Approved	members/pool/ parking Mixed Use Mixed Use Residential Mixed Use Mixed Use Residential Supportive Housing
126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130 131 Kwikway Site 132 133	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street 500 Lake Park 532 Union Street 550 27th Street 657 MacArthur Blvd. 1708 Wood Street	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects Lowney Architecture Holliday Development Accel Equity LLC Affirmed Housing TRIPoint Homes	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon Geoffrey Gibson Winston Win David Schenker Adam McClure Jimmy Silverwood Mike Bowes	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103 (510)269-1120 (510)588-5134 (415)312-4494 (858)386-5178 (925)804-2258	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com winston@lowneyarch.com kb@hollidaydevelopment.com adam.t.mcclure@gmail.com james@affirmedhousing.com Mike.Bowes@TRIPointeHomes.com	PLN15179 PLN16128 CMDV06573/ER07002 PLN15258 PLN17083 PLN16276 PLN16164 PLN17225 PLN16-130-R01 PLN16007	Downtown Bdwy/Mac/San Pablo Red WOSP	26 27 6 6 5	90 380 20 40 50		1,476 9110 2540		7,000	Neil Gray Neil Gray Maurice Brenyah- Addow Maurice Brenyah-	ncray@oaklandnet.com ncray@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342 (510)238-6343 (510)238-6344 (510)238-6345 (510)238-6345 (510)238-6347 (510)238-6348 (510)238-6348	6/2/2015 5/2/2016 11/21/2006 8/6/2015 3/29/2017 9/2/2016 6/6/2016 6/7/2017 9/12/2017	6/15/2016 7/20/2011 6/30/2017 8/2/2017 8/8/2016 3/7/2018 1/5/2018						Application Approved	members/pool/ parking Mixed Use Mixed Use Residential Mixed Use Mixed Use Residential Supportive Housing Townhouse Condos
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126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130 131 Kwikway Site 132 133 134 135 Roadway Express 136 137 Moxy Hotel 138 914 W. Grand	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street 500 Lake Park 532 Union Street 550 27th Street 657 MacArthur Blvd. 1708 Wood Street 2201 Brush Street 2225 Edegraph Avenue 2236 Mytte / 2210 Filbert Street	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects Lowney Architecture Holliday Development Accel Equity LLC Affirmed Housing TRIPoint Homes EBALIC Lowney Architecture Turner Development Resource Group City Ventures	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon Geoffrey Gibson Winston Win David Schenker Adam McClure Jimmy Silverwood Mike Bowes Everett Cleveland Eric Price Ronnie Turner Jason Bernstein	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103 (510)269-1120 (510)588-5134 (415)312-4494 (858)386-5178 (925)804-2258 (510) 287-5353 ext 339 (510)835-5400 (510)395-2766 (415)298-3325	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com winston@lowneyarch.com kb@hollidaydevelopment.com adam.t.mcclure@gmail.com james@affirmedhousing.com Mike.Bowes@TRIPointeHomes.com ecleveland@ebaldc.org eric@lowneyarch.com rtdevelops@comcast.net Jason@cityventures.com	PLN15179 PLN16128 CMDV06573/ER07002 PLN15258 PLN17083 PLN16276 PLN16164 PLN17225 PLN16164 PLN17225 PLN16130-R01 PLN16007 PLN14220 PLN17378 PLN16272 PLN16727	Downtown Bdwy/Mac/San Pablo Red WOSP WOSP WOSP Downtown WOSP	26 27 6 6 5 5 3 8	90 380 20 40 50 110 37	3 44	3000 3646 3000 3000 3646 3000 3000 37487		72615	Neil Gray Neil Gray Maurice Brenyah- Addow	ncray@oaklandnet.com ncray@oaklandnet.com mbrenyah@oaklandnet.com	(510)238-3878 (510)238-3879 (510)238-6342 (510)238-6343 (510)238-6344 (510)238-6345 (510)238-6345 (510)238-6345 (510)238-6345 (510)238-6349 (510)238-6355 (510)238-6355 (510)238-6355 (510)238-6355 (510)238-6353	6/2/2015 5/2/2016 11/21/2006 8/6/2015 3/29/2017 9/2/2016 6/6/2016 6/7/2017 9/12/2017 1/11/2016 7/10/2014 9/20/2017 8/29/2016 5/8/2015	6/15/2016 7/20/2011 6/30/2017 8/2/2017 8/2/2017 8/8/2016 3/7/2018 1/5/2018 6/22/2016 12/18/2017	81604032					Application Approved	members/pool/ parking Mixed Use Mixed Use Residential Mixed Use Residential Supportive Housing Townhouse Condos Affordable Housing and School Hotel Mixed Use Townhouse Condos
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126 1900 Broadway 127 E. 12th Street Remainder 128 Balco 129 130 131 Kwikway Site 132 133 134 135 Roadway Express 136 137 Moxy Hotel 138 914 W. Grand	1900 Broadway 101 East 12th Street 325 7th Street 411 W. MacArthur Blvd. 451 28th Street 500 Lake Park 532 Union Street 550 27th Street 1708 Wood Street 2201 Brush Street 2225 Telegraph Avenue 2236 Mytte / 2210 Filbert Street 2424 Webster Street 2500 Webster Street	Mission Bay Development Urban Core Development 325 7th Street LLC The Hernon Group Winder-Gibson Architects Lowney Architecture Holliday Development Accel Equity LLC Affirmed Housing TRIPoint Homes EBALDC Lowney Architecture Turner Development Resource Group City Ventures Signature Development Group Owow	Seth Hamalian Michael Johnson Mollie Westphal Joe Hernon Geoffrey Gibson Winston Win David Schenker Adam McClure Jimmy Silvenwood Mike Bowes Everett Cleveland Eric Price Ronnie Turner Jason Bernstein Jamie Choy Jamie Choy Jeremy Harris	(415)355-6600 (415)748-1200 510-663-6188 415-705-9922 415-318-8634 x103 (510)269-1120 (510)588-5134 (415)312-4494 (858)386-5178 (925)804-2258 (510) 287-5353 ext 339 (510)395-2766 (415)298-3325 (510) 251-9276 (510) 251-9276 (510) 251-9276	SHamalian@mbaydevelopment.com mjohnson@urbancorellc.com Mollie.Westphal@balcoproperties.com joehernon@gmail.com Gibson@archsf.com winston@lowneyarch.com kb@hollidaydevelopment.com adam.t.mcclure@gmail.com james@affirmedhousing.com Mike.Bowes@TRIPointeHomes.com ecleveland@ebaldc.org eric@lowneyarch.com rtdevelops@comcast.net Jason@cityventures.com jchoy@signaturedevelopment.com jchoy@signaturedevelopment.com jchoy@signaturedevelopment.com jeremy@owow.com	PLN15179 PLN16128 CM0V06573/ER07002 PLN15258 PLN17083 PLN16276 PLN16164 PLN17225 PLN16164 PLN17225 PLN16-130-R01 PLN16007 PLN16007 PLN16200 PLN17378 PLN16272 PLN16303 PLN16303 PLN16304 PLN18-088	Downtown 8dwy/Mac/San Pablo Red WOSP WOSP WOSP Downtown WOSP BVD BVD	26 27 6 6 5 5 5 3 8 7 6 6 3 6 6	90 380 20 40 50 110 37	3 44	3000 3646 3000 3000 3646 3000 3000 37487		72615 11000 2500	Neil Gray Neil Gray Neil Gray Maurice Brenyah- Addow	ngray@oaklandnet.com	(510)238-3878 (510)238-53879 (510)238-6387 (510)238-6343 (510)238-6344 (510)238-6345 (510)238-6346 (510)238-6347 (510)238-6348 (510)238-6348 (510)238-6351 (510)238-6351 (510)238-6353 (510)238-6354 (510)238-6354 (510)238-6355 (510)238-6356 (510)238-6356 (510)238-6356	6/2/2015 6/2/2015 5/2/2016 11/21/2006 8/6/2015 8/6/2015 9/2/2016 6/6/2016 6/7/2017 9/12/2017 1/11/2016 7/10/2014 9/20/2017 8/29/2016 5/8/2015 10/6/2016 2/13/2018	6/15/2016 7/20/2011 6/30/2017 8/2/2017 8/8/2016 3/7/2018 1/5/2018 6/22/2016 12/18/2017 3/14/2018 8/21/2015	B1702896 B1702896 B1501534, B1501544, B1501544			\$21,000,000.00 \$21,000,000.00 \$5,438,188.00	2018	Application Approved	members/pool/ parking Mixed Use Mixed Use Residential Mixed Use Residential Mixed Use Residential Supportive Housing Townhouse Condos Affordable Housing and School Hotel Mixed Use Townhouse Condos Office Mixed Use Work/Live
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		0 19th Street	Baran Studio Architecture	Matt Baran	(415)722-1355	mbaran@baranstudio.com	PLN18082	Downtown	93					Maurice Brenyah-	mbrenyah@oaklandnet.com	(510)238-6370	2/6/2018							А	Application Under Review	Mixed Use
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City of Oakland Major Projects Highlights

Prepared for BPAC, February 21, 2019



Select Major Projects, 2019



California College of the Arts: preapplication for 589 dwelling units, 30,000 sf art/commercial space



98th and San Leandro: Preapplication for 401 dwelling units



Brooklyn Basin: Application for GPA, Rezone, revision to PUD, amendment to DA to increase density by 20% and increase marina facilities to front Shoreline Park.



Lake Merritt BART TOD, ENA awarded 2018: 517 du (44% affordable), 500,000 sf commercial



Howard Terminal (A's Stadium): Up to: 35,000 seat capacity sports stadium, 3,500 seat capacity entertainment venue, 2.27 million sf commercial development, 4,000 dwelling units.



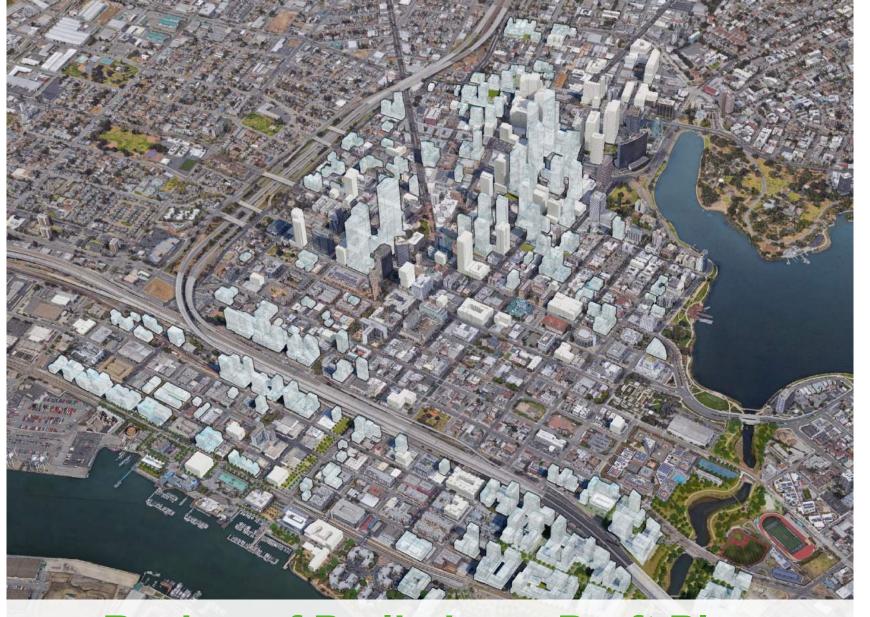
500 Kirkham: Application for 1032 units (8% affordable), groundfloor commercial



West Oakland BART: 762 dwelling units (20% affordable), 440,000 sf commercial (PUD approved 2/6/19)

Development Planning Tools for Delivering Bicycle and Pedestrian Facilities

- Reliance on Zoning Regulations:
 - 17.116 Off-Street Parking and Loading Requirements
 - OMC 17.117 Bicycle Parking Requirements
- Application of Conditions of Approval (SCAs #77-84)
- Charging Transportation Impact Fees
- Negotiating Community Benefit Opportunities
 - Development Agreements
 - Specific Plans (see LMSP for objective)
- Conducting Design Review



Review of Preliminary Draft Plan OAKLAND DOT STAFF MEETING

PROCESS





- Feb. 10 Lunar New Year
- Feb. 24 Black Joy Parade



ommission Planning

- Jan. 23 **Preliminary Draft** Plan
- Feb. 6 Continue **Preliminary Draft** Plan and open EIR Scoping Session
- Feb. 20 Continuation meeting



Board Meetings

Advisory

• Feb. 4 Landmarks Board

- Feb. 13 Parks and Recreation
- Feb. 21 Bike and Pedestrian



Stakeholder Meetings

• TBD (Jan.-Feb.; meetings held with neighborhood groups, public agencies, and by topic (affordable housing developers, artists, etc.)



REPORT ORGANIZATION

Int	roduction & Background5
	Purpose / How to Use This Report Planning Process Context & Key Issues
Vis	sion & Goals 37
	Overall Plan Goals & Outcomes Equity Framework Downtown Vision and Central Ideas Neighborhood Vision
01:	Economic Opportunity 81
	Desired Outcomes Existing Conditions Economic Opportunity Framework Supportive Policies
02:	Housing & Affordability111
	Desired Outcomes Existing Conditions Housing and Affordability Framework Supportive Policies
03:	Mobility & Accessibility141
	Desired Outcomes Existing Conditions Mobility Framework Supportive Policies

04: Culture Keeping	185
Desired Outcomes Existing Conditions Supportive Policies	
05: Community Health	213
Desired Outcomes Existing Conditions Community Health Framework Supportive Policies	
06: Land Use & Urban Form	249
Desired Outcomes Existing Conditions Land Use Framework Supportive Policies	
07: Implementation	297
Appendices	A.1



EQUITY APPROACH

Involve all voices

Identify racial disparities

Identify strategies to close gaps

Implement with affected communities

Measure success and adjust policies

Policies and Measures of Success address key disparities:

- Housing Cost Burden
- Homelessness
- Displacement
- Disconnected Youth
- Unemployment Rate
- Median Income



CENTRAL IDEAS

Economic Opportunity

Central Idea: Make downtown a racially and economically diverse regional employment center by identifying office priority sites, targeting training for living wage jobs to fill those spaces, and by investing in small businesses and businesses owned by people of color.

Figure VG-2: Street scene in Lake Merritt Office District



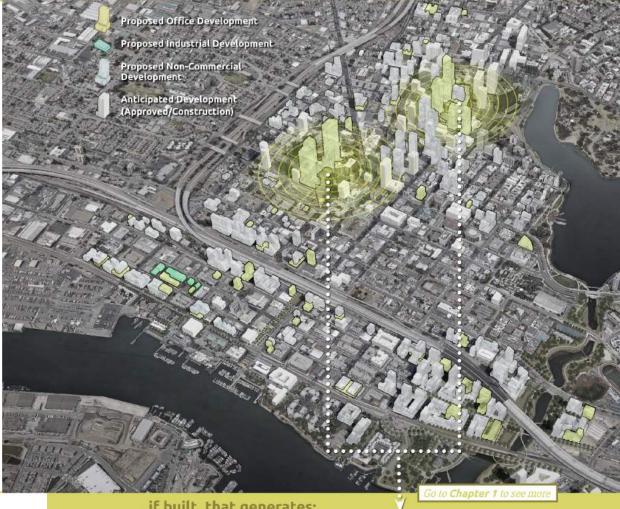
Big Challenges:

- Low revenues to fund City services
- Huge wealth disparities
- Regional imbalance of jobs & housing leading to transit overload and inadequate opportunity for residents

Key City Investments & Policies:

- Capitalize on geographic and transit assets by identifying office priority sites and promoting density at downtown's regional transit hubs
- Activate ground floor retail and commercial spaces by developing a City program to master lease vacant retail and commercial spaces, and sub-lease them to small local retailers, artists and artisans
- Expand initiatives and partnerships with the tech sector, and other sectors targeted for expansion, to increase equitable business development and employment opportunities
- Expand existing and develop new local hire and training programs

THE SPECIFIC PLAN +17.2 M Sq. Ft. of New Commercial Space UNLOCKS UP TO: +184.3 K Sq. Ft. of New Industrial Space



...if built, that generates:
+\$15 Million in Impact Fees for Affordabl
Housing and Roughly 55 Thousand Jobs

OFFICE PRIORITY AREAS

Go to page 106 to see the before and after transform

CENTRAL IDEAS

Housing & Affordability

Central Idea: Maintain downtown as a mixed-income residential area by creating 4,350 to 7,250 new affordable units

Figure VG-3: Potential new development near Estuary Park



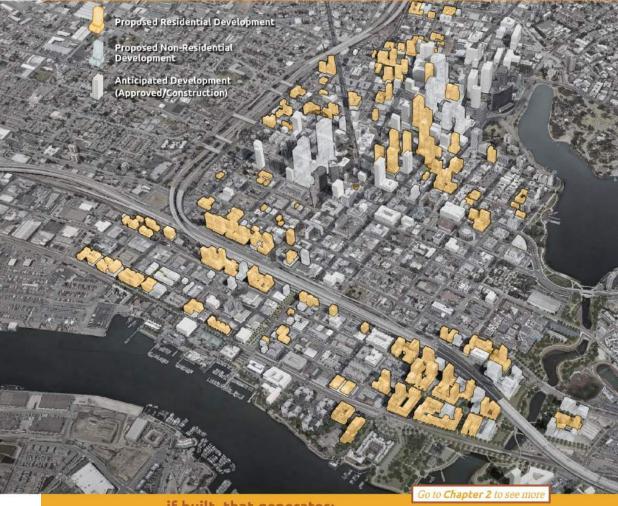
Big Challenges

- Insufficient affordable housing and funding to subsidize it
- High housing cost burden
- Highest displacement and cost burden among African Americans and other groups historically impacted by disparities in life outcomes
- Increasing share of homeless residents with the highest increase among African Americans

Key City Investments & Policies:

- Prioritize a portion of citywide housing funds generated by downtown for downtown projects by adapting scoring criteria and/or increasing impact fees
- Study the establishment of an inclusionary housing requirement for downtown that would replace affordable housing impact fees
- Establish a program to incentivize communitydesired benefits in exchange for increased development potential
- Encourage large units for families and accessible units for older adults and people with disabilities

THE SPECIFIC PLAN
UNLOCKS UP TO: +29,077 New Residential Units Downtown



...if built, that generates:
+\$639.7 Million in Impact Fees for new Affordable Housing





CENTRAL IDEAS

Mobility & Accessibility

Central Idea: Connect people across Oakland to downtown and unify downtown by expanding highquality transit, bicycle facilities, pedestrian access and amenities for an active street life.

Figure VG-4: Broadway & 14th Street



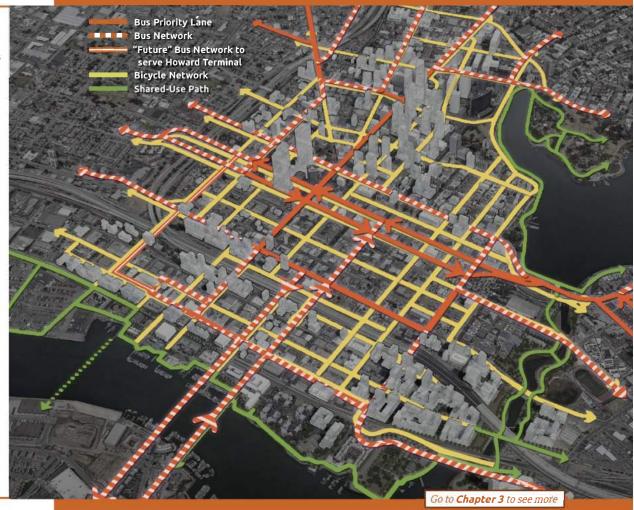
Big Challenges:

- Infrequent, undependable and circuitous transit access creates barriers for those already most vulnerable
- Pedestrian accidents
- Freeways on the west and south edges of downtown create barriers

Key City Investments & Policies:

- Streetscape investment, including curb ramps, high visibility crosswalks, landscaping and public space improvements
- Investment in dedicated transit lanes
- Investment in downtown's bicycle network to expand the number of high quality facilities and increase the overall number of connected and continuous routes throughout

EXTENSIVE NETWORK OF MULTIMODAL STREETS



55

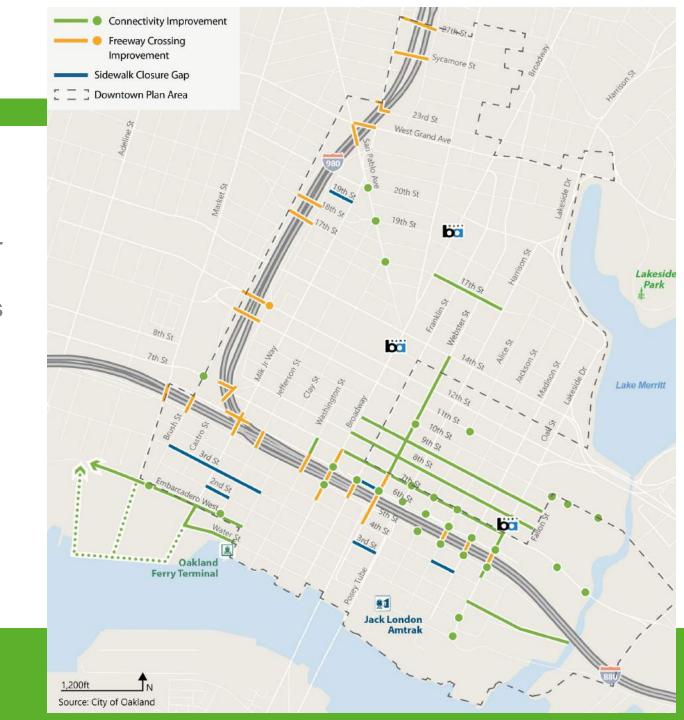
MEASURES OF SUCCESS

- Reduction in pedestrian and bicycle severe injuries and fatalities due to auto collisions, especially for people of color (who are disproportionally impacted now)
- Increase in walking and bicycling mode share for residents and employees
- Modern curb ramps are installed at all sidewalk intersections and accessible pedestrian signals (APS) at all intersections identified in the Project List (Appendix)
- Cost of roundtrip transit fare between downtown and Oakland neighborhoods/availability of low income fare reduction
- Transit service levels (frequency of service) increase between low-income areas of Oakland and downtown
- ADA-accessible on-street parking (blue zones) and passenger loading zones available, affordable and close to destinations



CONNECTIVITY & ACCESS IMPROVEMENTS

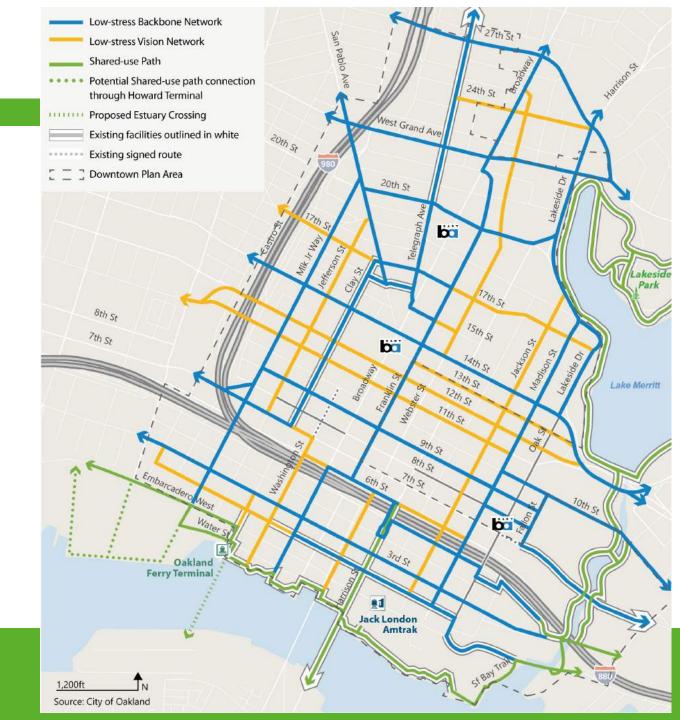
- Filling in gaps in sidewalk network and widening sidewalks
- Improvements at freeway interchanges, overand under-crossings
- Opening new street connections or segments where the pedestrian network is incomplete or disconnected
- Streetscape amenities such as lighting and wayfinding signages
- Directional curb ramps and accessible pedestrian signals (APS)
- Completing the "Green Loop" system of integrated walking and biking paths through downtown



BICYCLE NETWORK

The proposed network includes two tiers:

- The Core Network, which will provide at least three high-quality bikeways in the east-west and north-south directions that connect into the surrounding neighborhoods
- The Vision Network, which will provide additional low-stress connections throughout downtown



TRANSIT NETWORK

Proposed transit network improvements focus on infrastructure improvements that will enable AC Transit in partnership with the City of Oakland to:

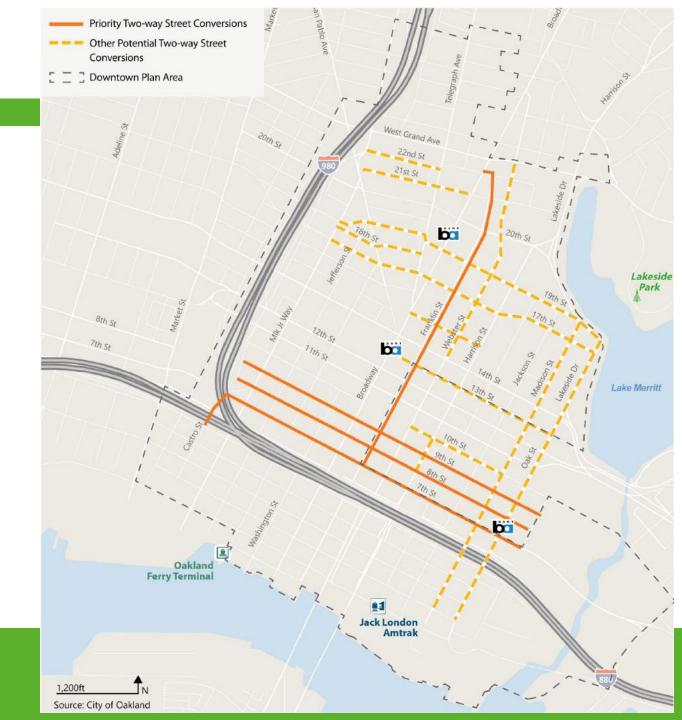
- Reduce bus travel times
- Increase bus frequencies
- Ensure reliability, safety, and security for bus passengers
- Reduce transit costs, particularly for lowincome members of the community



STREET CONVERSIONS

Strategies to rebalance street space for all users include:

- Complete Streets projects that reflect transportation priorities for each street
- Converting one-way streets with excess capacity back to two-way
- Parking management strategies that incentivize people to drive less











Culture Keeping

Central Idea: Leverage and protect Oakland's diverse cultures as an engine for artistic innovation and economic growth by establishing and implementing cultural districts downtown with support for cultural institutions and businesses.

Figure VG-5: The BAMBD District on 14th Street



Big Challenges:

- Declining shares of African American and Asian residents
- Unaffordable art/artisan small-scale manufacturing space and lack of art space
- Displacement of ethnic and cultural businesses

Key City Investments & Policies:

- Provide affordable space for entrepreneurs, small local retailers, artists and artisans by developing a City-run master lease program
- Dedicated ground floor space for cultural, arts, and maker uses in new developments located in cultural districts
- Construct coordinated streetscape and public space improvements that help identify and enhance arts and culture districts



CULTURAL DISTRICTS

With special zoning and land use regulations to preserve arts & culture.

Go to page 204 to see the before and after transformation

56 57





Land Use & Urban Form

Central Idea: Foster new development that serves Oaklanders and addresses housing and employment demand by preserving historic and cultural assets, updating land development regulations, and providing increased building intensity in exchange for pre-defined community benefits.

Figure VG-7: Aerial view of potential new downtown development



Big Challenges:

- Limited number of prime sites for office developmen
- Disconnected commercial and residential activity centers
- Varying condition of parks and streetscapes
- Shortage of public restrooms

Key City Investments & Policies:

- Develop and invest in a coordinated system of streetscape improvements to link commercial and residential activity centers with the waterfront via the "Green Loop"
- Revise land use & zoning regulations to reflect plan goals and target new density near transit
- Designate "Office Priority Sites"
- Designate arts/culture districts
- Create a streamlined development incentive program to provide increased building intensity in exchange for pre-defined community benefits

Greatest intensity in the core, near BART

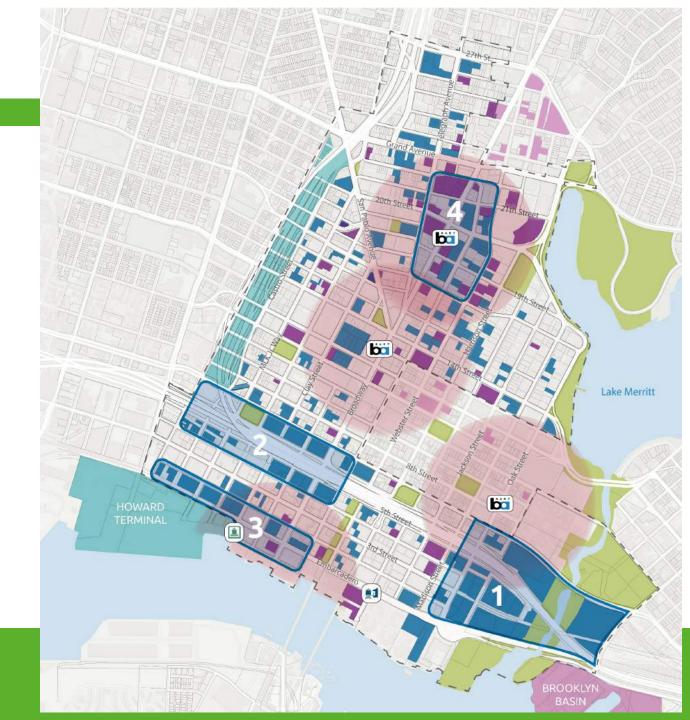


Opportunity sites near Victory Court

OPPORTUNITIES FOR TRANSFORMATIONAL

CHANGE





DEVELOPMENT INCENTIVE PROGRAM: POSSIBLE BENEFITS

Neighborhood	Draft Options for Priority Benefits
KONO	 Affordable Arts & PDR Space Parks & Open Spaces
Uptown	 Affordable Commercial (including community- serving nonprofit) / Neighborhood Retail)
Lake Merritt Office	Parks & Open Space
Lakeside	Parks & Open Spaces
Central Core (Including BAMBD)	 Affordable Commercial / Neighborhood Retail Affordable Arts & PDR Space
West of San Pablo	Parks & Open Space
Old Oakland	Affordable Commercial / Neighborhood Retail
Jack London:	 Affordable Arts & PDR Space Parks & Open Space*
* Larger developments, including potential projects in Victory Court, will likely need	

^{*} Larger developments, including potential projects in Victory Court, will likely need to provide a greater array of community benefits, in particular public open space.



Lake Merritt

CENTRAL IDEAS

Community Health

Central Idea: Enhance quality of life and health for all Oaklanders by improving and expanding public spaces, implementing urban greening projects, reducing private vehicle trips, and shifting to renewable energy sources.

Figure VG-6: Webster Green



Big Challenges:

- High asthma rate, particularly for African Americans and others living along high-traffic corridors
- Sea level rise and other environmental stressors
- Small businesses unable to thrive due to limited foot traffic, fear of crime

Key City Investments & Policies:

- Create a safe and healthy public realm through street, parks, and open space improvements
- Draft and adopt design guidelines for streets and public spaces
- Support clean transportation modes to reduce greenhouse gas (GHG) emissions
- Eliminate fossil fuels from buildings systems and vehicles
- Apply concepts from CURB Strategy, Sustainable Oakland, Sea Level Rise Road Map and others for a more resilient downtown



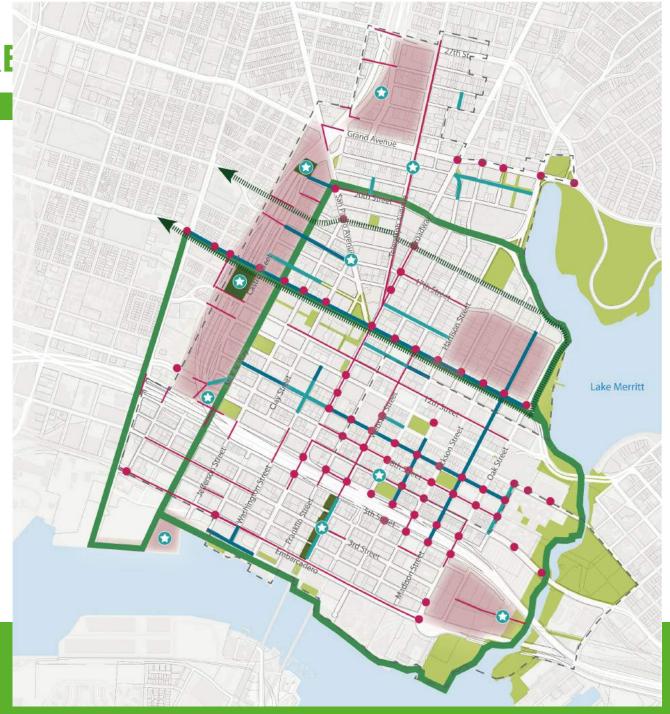
Green Loop

Go to page 232 to see the before and after transformation

58

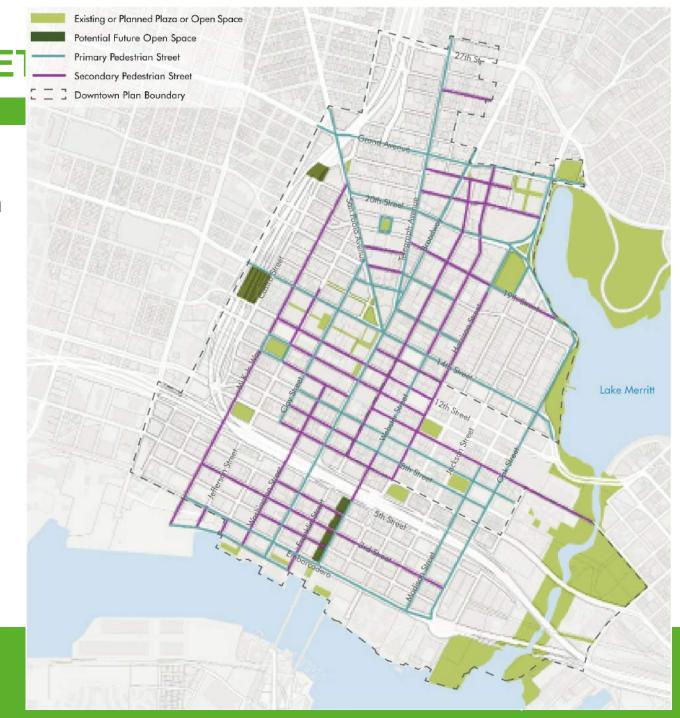
A HEALTHY, ACTIVE PUBLIC RE

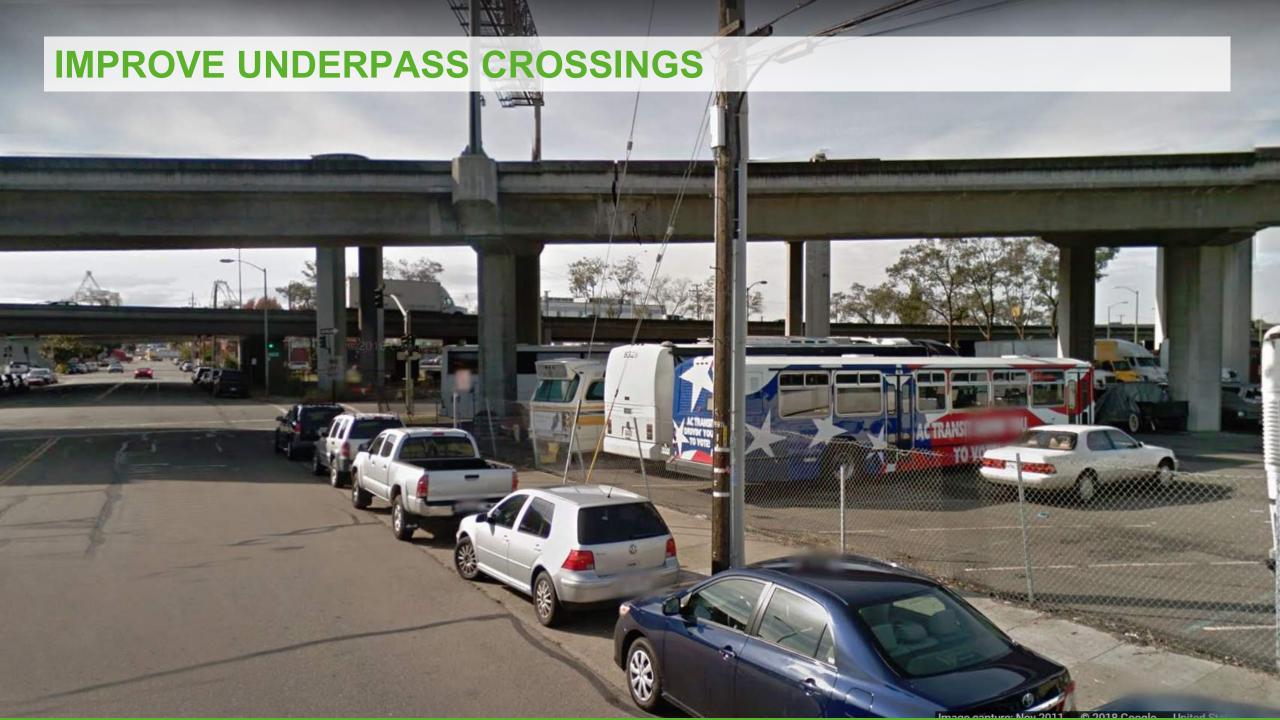




PEDESTRIAN PRIORITY STREET

- Streets where special attention should be given to support the pedestrian realm through building design, implemented through changes to zoning or design guidelines.
- This includes attention to active ground floor uses along the sidewalk, a minimum percentage of doors and windows (no blank walls or facades) on each building facade, inclusion of shading devices such as awnings or balconies above the sidewalk, and limited curb cuts / continuous street wall.















PROCESS





UPCOMING PRELIMINARY DRAFT PLAN REVIEW

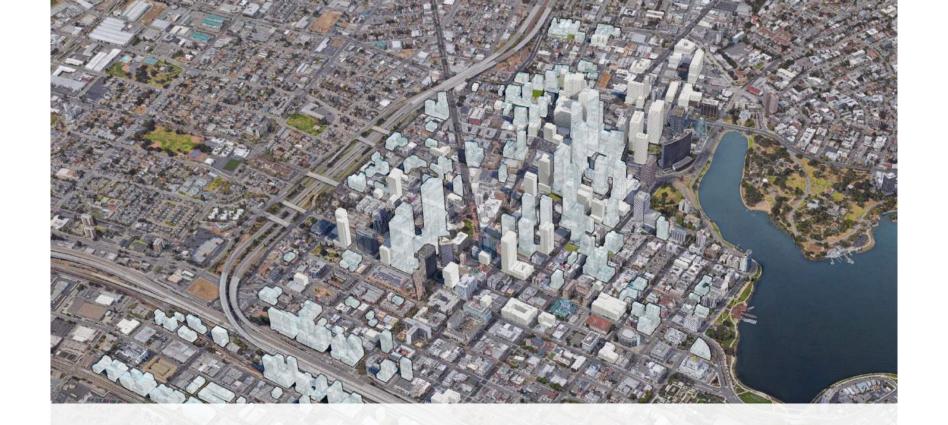
Upcoming Public Hearings

- Planning Commission, February 20
- Bicycle and Pedestrian Advisory Commission, February 21

Stakeholder Meetings:

- Affordable housing developers
- Market rate developers
- Neighborhood groups
- Advocacy groups
- Youth engagement
- Festivals





THANK YOU!

Send additional input to plandowntownoakland@oaklandca.gov



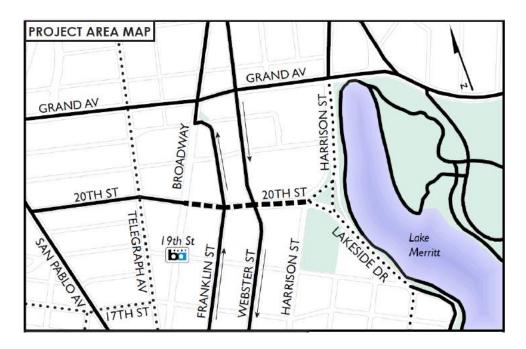
ACTIVE TRANSPORTATION PROGRAM

19TH STREET BART STATION TO LAKE MERRITT URBAN GREENWAY

BICYCLE & PEDESTRIAN ADVISORY COMMISSION FEBRUARY 21, 2019

BACKGROUND

- Location: Thomas L. Berkley Way (20th Street)
 between Broadway and Harrison Street
- 20th Street Complete Streets Study (2013) analyzed existing conditions, proposed improvements, and traffic operations
- Active Transportation Program Grant (2015)
- BART TIGER Grant (2016) Streetlighting and Wayfinding Signage
- Build on recent investments to connect Lake Merritt, Bay Trail, Snow Park, BART, and Downtown destinations



EXISTING CONDITIONS

- Narrow sidewalks widths vary from 8-10 ft., which is does not provide sufficient capacity for high pedestrian volumes
- Class III bike lane from Broadway to Franklin and transitions to a Class II bike lane to Harrison Street
- Four-lane roadway & high vehicle speeds
- Long pedestrian crossing distances pedestrian delay and vehicle exposure
- Bicycle-bus conflicts at bus stops



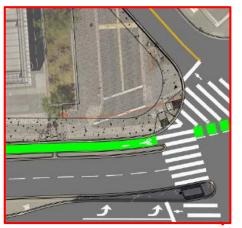
GOALS & IMPROVEMENTS

- Close a gap between recreation and commute destinations in Downtown Oakland for both bicyclists and pedestrians and improving "First Mile" access from dense residential neighborhoods
- Calm traffic speeds (lane reduction) and reprioritize walking and biking on this street, consistent with the City's General Plan, Pedestrian Master Plan (2002), and Bicycle Master Plan (2007).
- Low traffic stress dedicated bicycle space and pedestrian enhancements
- Sidewalk Widening, Extensions (Bulb-out), Medians, Roadway alignment
- ADA Compliant Curb Ramps, Signage, Striping
- Signalized intersections improvements

DESIGN FEATURES



- BART drop off pick up zone
- Street level separated bike lane

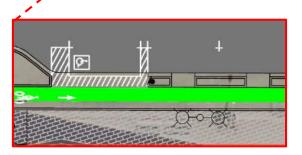


 Realignment of the left turn movement into the Kaiser Center



- Intermediate level separated bike lane
- Bike box

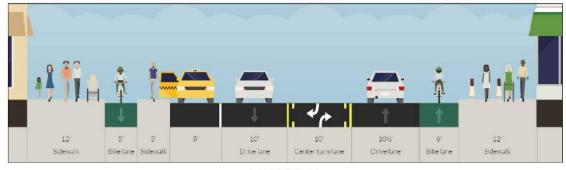




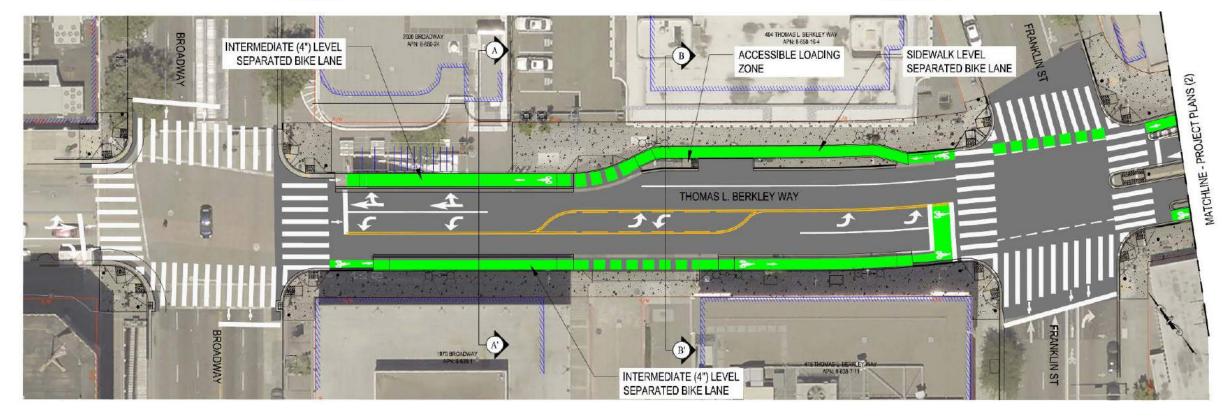
- Parking protected separated bike lane
- ADA Parking

PROJECT PLANS (BROADWAY - FRANKLIN)



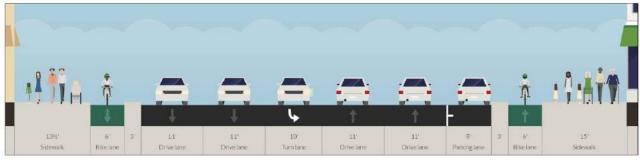


SECTION A - A' SECTION B - B'

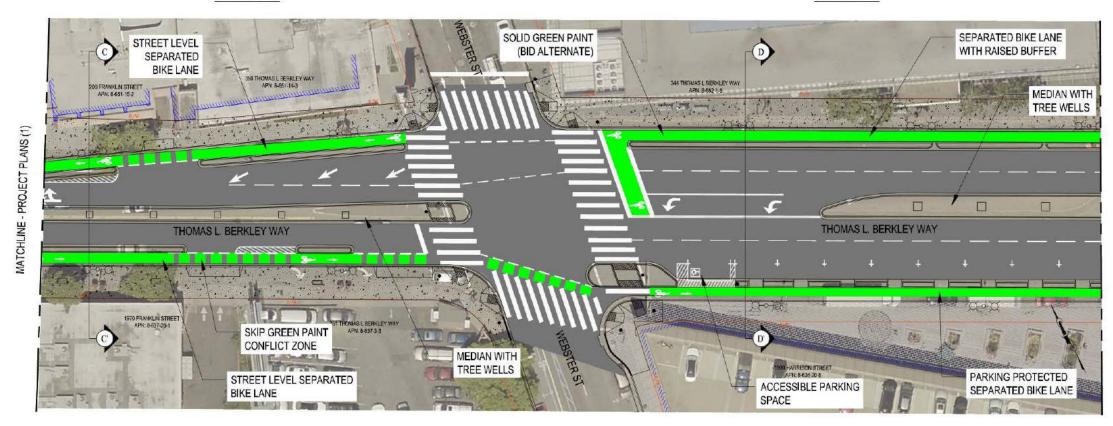


PROJECT PLANS (WEBSTER)





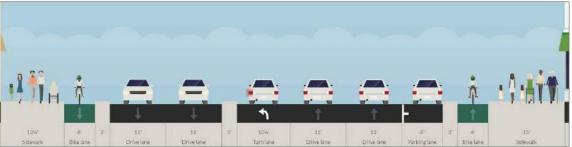
SECTION C - C' SECTION D - D'

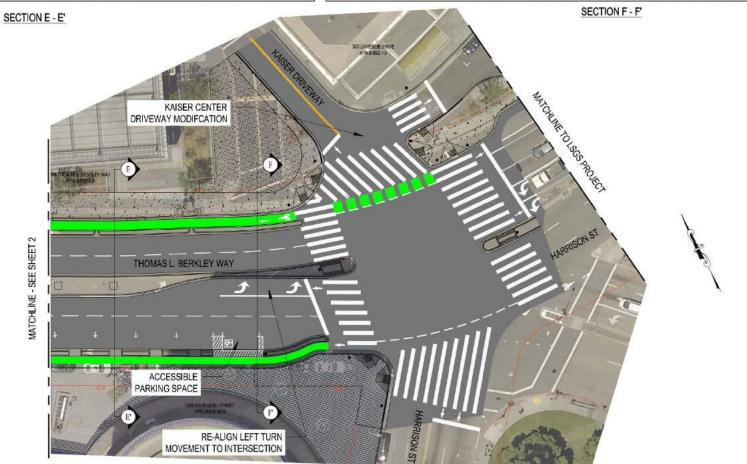


MATCHLINE - PROJECT PLANS (3)

PROJECT PLANS (HARRISON)







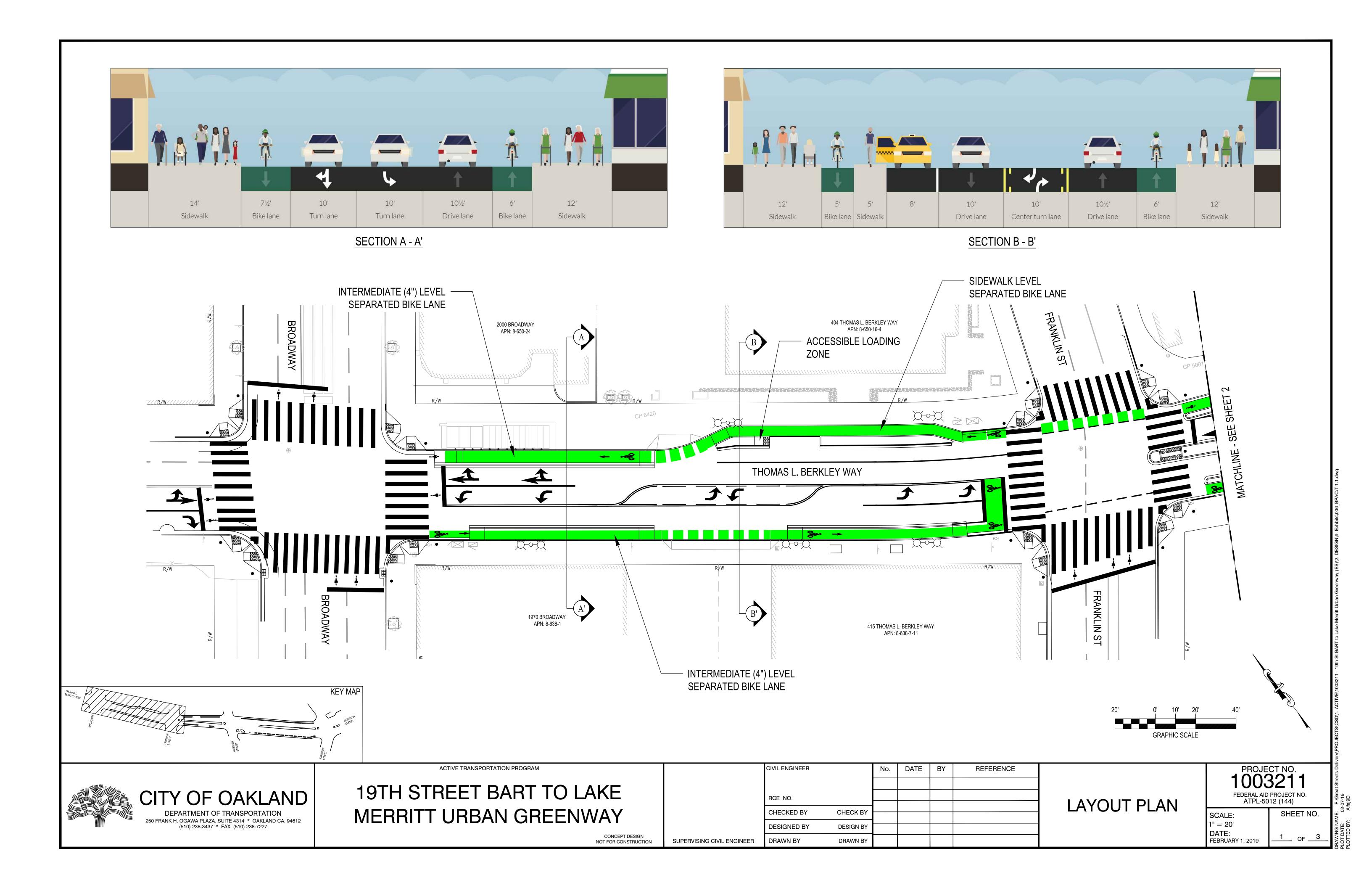
PROJECT SCHEDULE

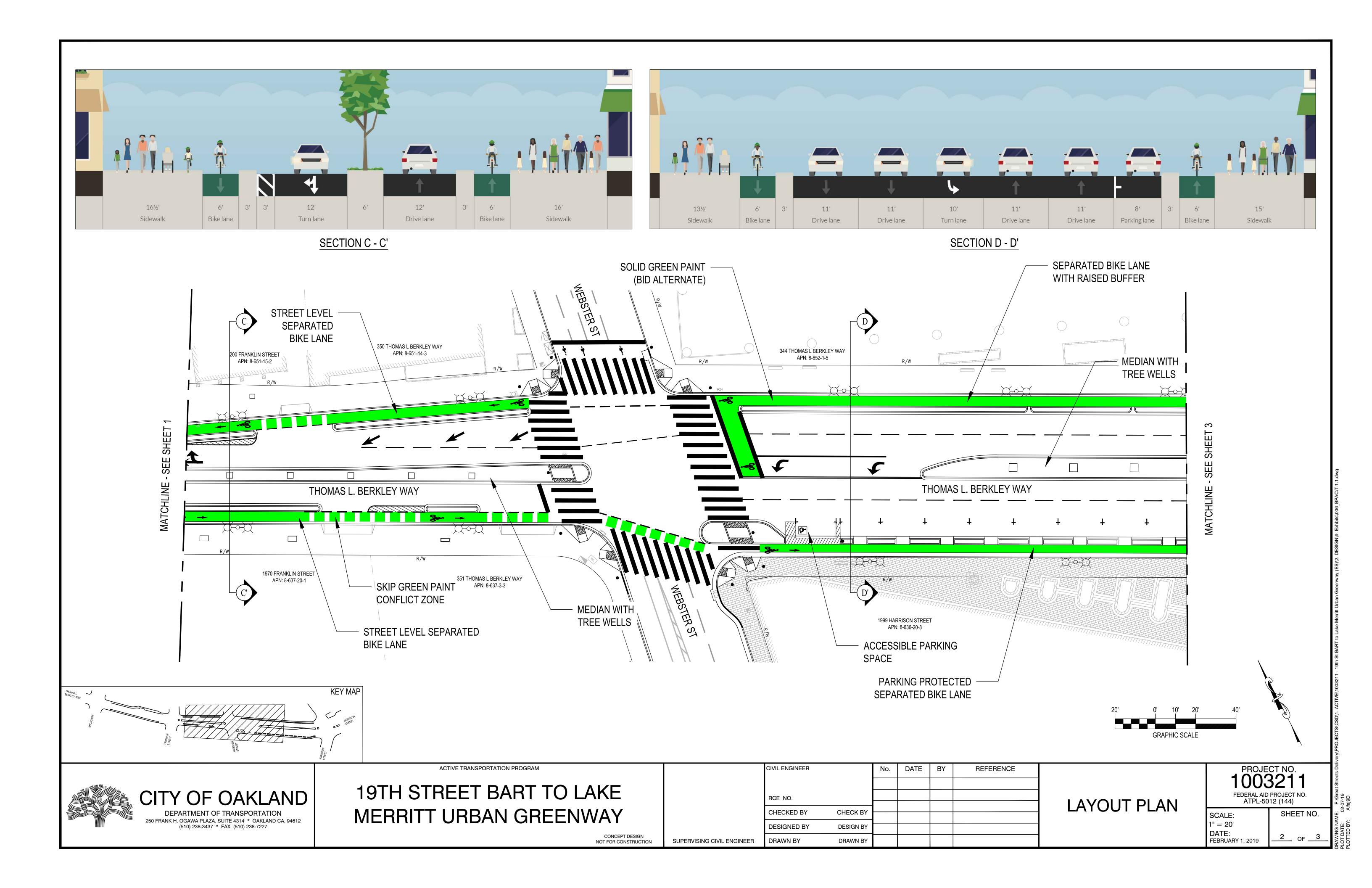
Phase	Date
Environmental	Q2 2017 (Completed)
Design	Q3 2019 (In Progress)
Construction	Q3 2020 (Anticipated Start)

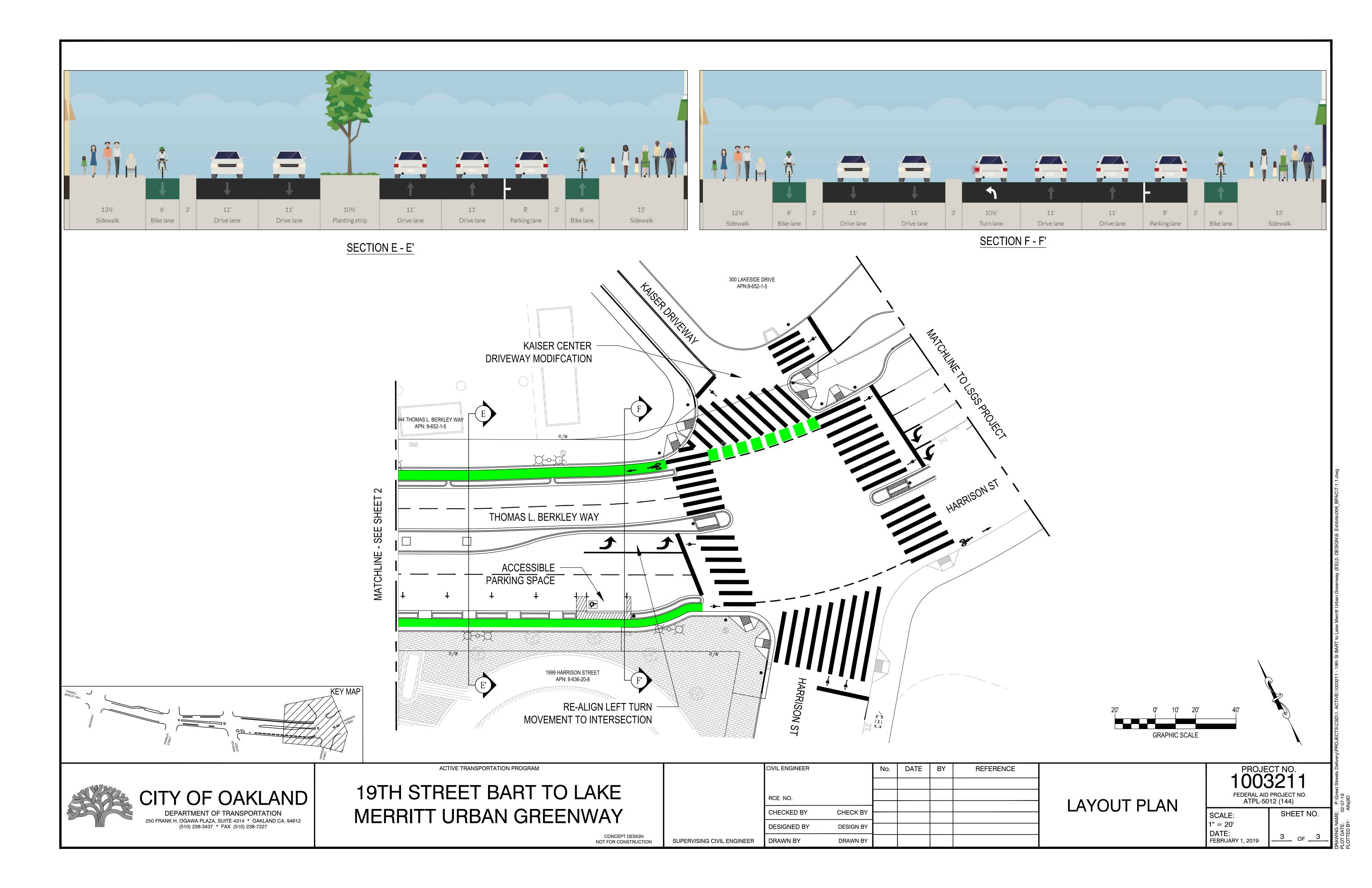


THANK YOU

Edmond Siu
Civil Engineer
Complete Streets Design | OakDOT
esiu@oaklandca.gov









Quick Definitions

Pavement Condition Index (PCI)

A grade that describes the condition of a street on a scale of 0 to 100. Anything between 0-50 is a street in poor condition. 100 is a brand new street.

Planning Area

A simple way of referring to different parts of Oakland:

- Central East Oakland
- Coliseum/Airport
- Downtown
- East Oakland Hills
- Eastlake/Fruitvale

- Glenview/Redwood Heights
- North Oakland Hills
- North Oakland/Adams Point
- West Oakland

Quick Definitions

Underserved Populations

Populations and communities that have experienced historic or current disparities.

This definition includes **people of color**, **low-income households**, **people with disabilities**, **households with severe rent burden**, **people with limited English proficiency**, and **youth/seniors**.

Equity

Equity is a goal. It means that your identity has no detrimental effect on the distribution of resources, opportunities, and outcomes for our City's residents. To achieve equity, we prioritize the needs of underserved populations.

Paving Basics

Pavement Condition Index (PCI)

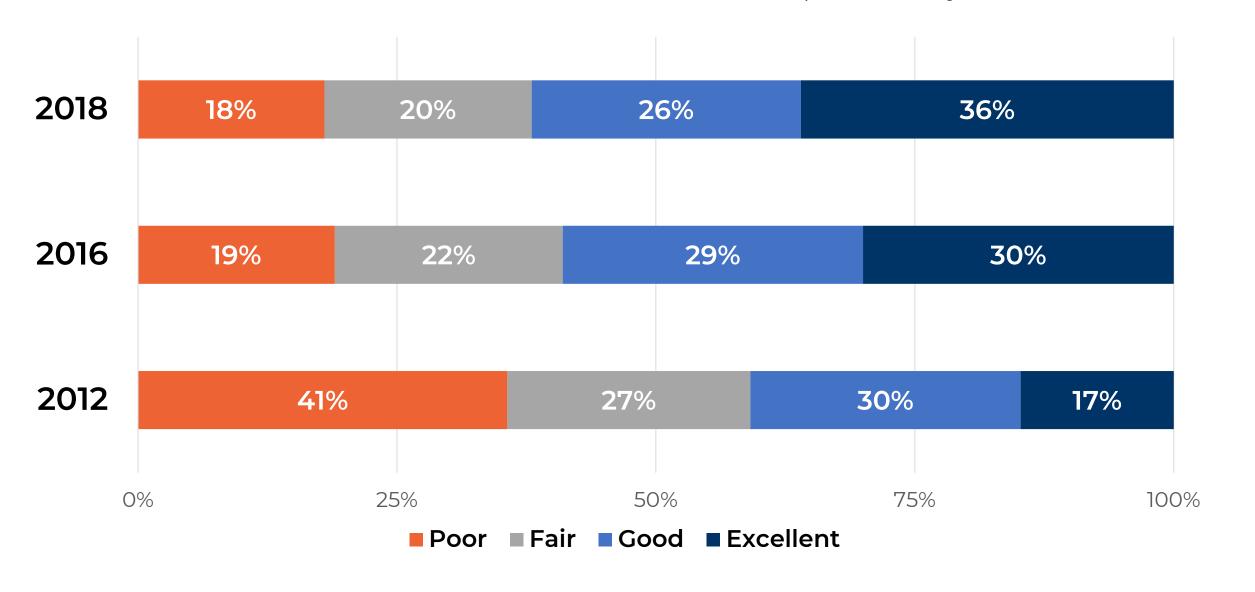
A numeric grade that scores the condition of street on a scale of 0 to 100.

50 **70** 90 100 **Brand** Poor Fair Good New

Current Conditions

Major Streets Have Improved

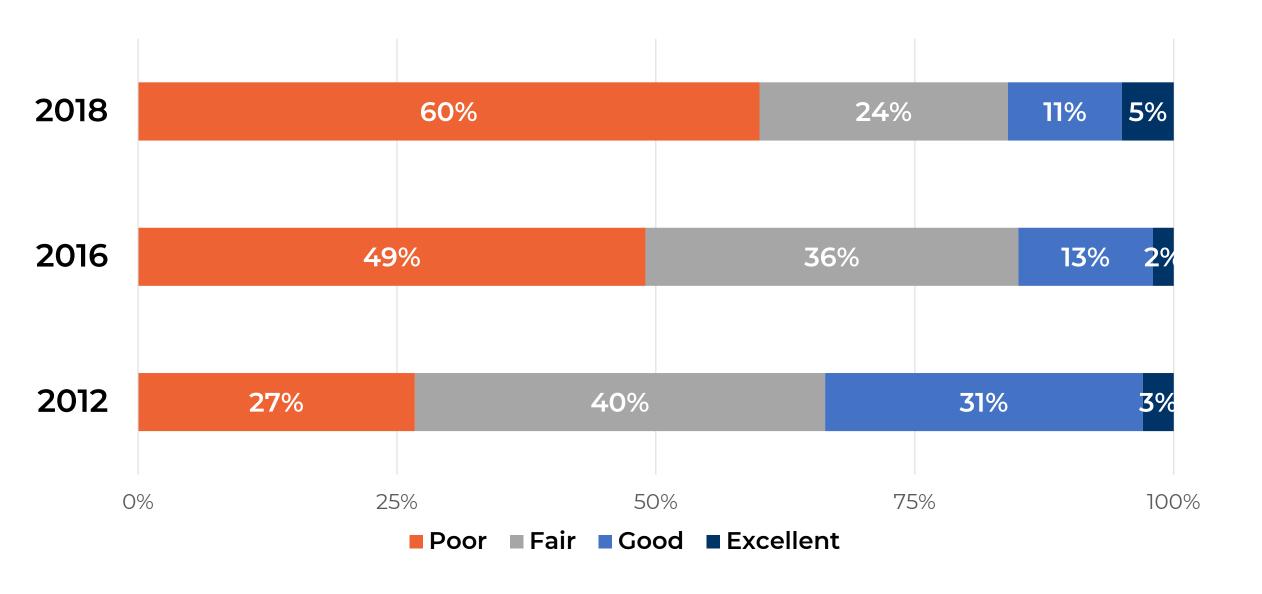
- An increasing majority of Oakland's major streets are now in good or excellent condition
- Examples: MLK Way, E 14th St



Current Conditions

Local Streets Need Improvement

 The majority of Oakland's local streets are now in poor condition



2014 Five Year Prioritization Plan

Five Year Plan

- Streets with more vehicle volume because heavier vehicles = more wear and tear
- Both preventative and significant maintenance to stretch life of paving

80%

Worst Streets

- Selected based on input from City Council, staff recommendation based on complaints, and street condition assessment
- Utility cost-share

20%

2019 3-Year Paving Plan



Demonstrate quick action with a **3-year citywide paving plan**.



Deliver \$100M in paving construction, tripling average annual spending.



Prioritize \$75M on local streets to improve neighborhood quality of life.

100M

Major Streets



Program funds citywide to keep major streets in good condition

Prioritize individual streets by street condition and traffic safety history

PCI (70) → (70)

Local Streets



Program funds in nine planning areas by **equity** and **street condition**

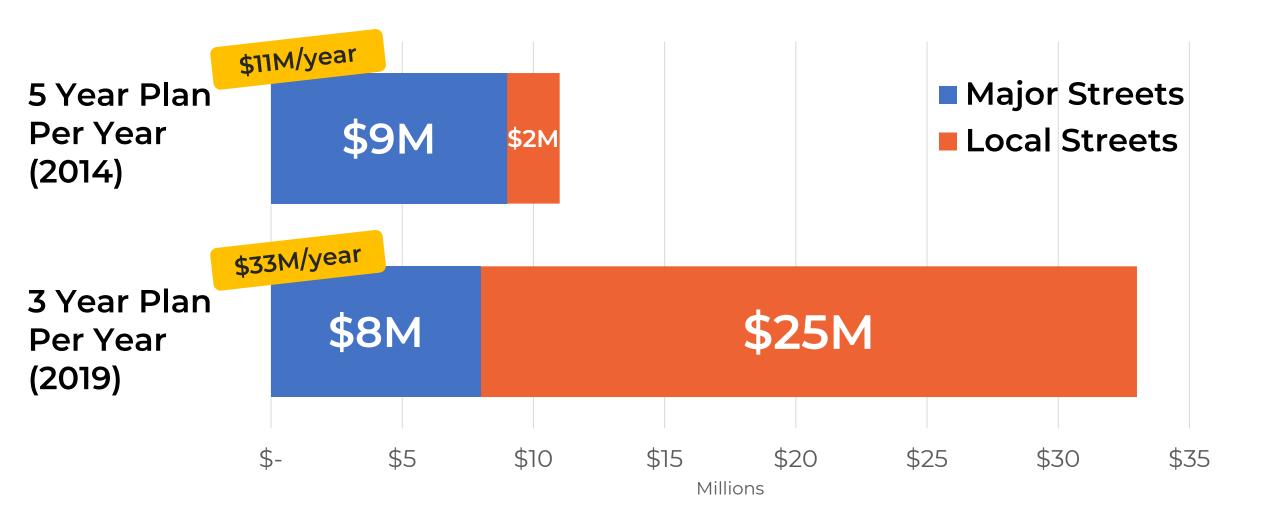
Prioritize individual streets by street condition, equity, and school proximity

PCI Goal



New vs Old Plan

- With little funding for paving, Oakland historically just worked to keep major streets in fair to good condition.
- More funds are available for paving now. Because of this, the 2019 Plan can maintain funding levels for major streets while still increasing local streets paving.

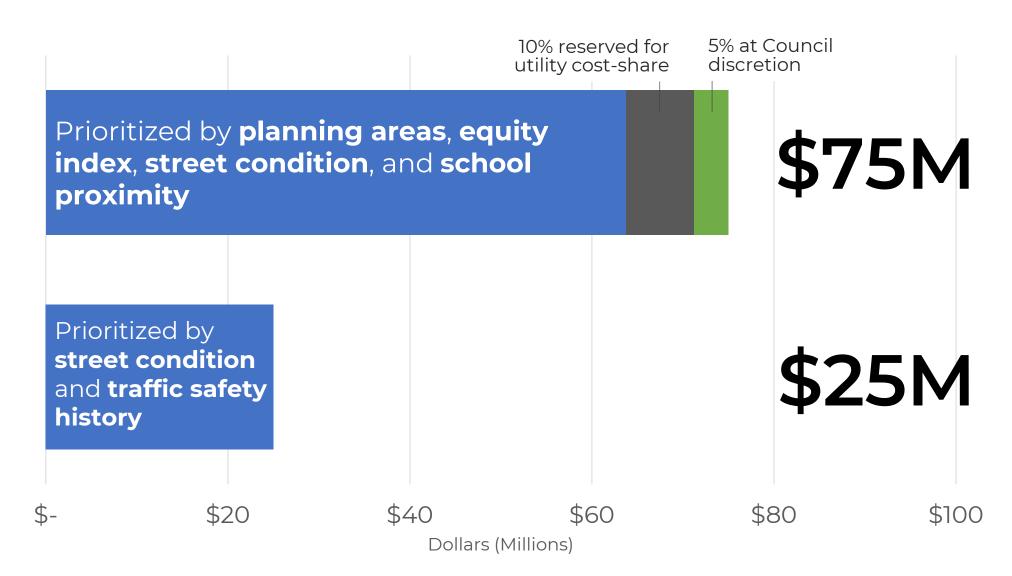


Proposed Priorities

- Use street condition, equity, and safety to prioritize
- Utility cost-share means more streets can be fully repaved after utility construction.



Major Streets





Planning Areas

• Use Planning Areas to identify **Local Streets** needs based on **street condition**, **population density**, and **equity factors**.

	Pop.	Total Street Miles	Median Income	Avg Street Slope	% People of Color	% Low Income
Central / East Oakland	98,937	165	\$43k	1.3%	93%	55%
Coliseum / Airport	3,752	20	\$44k	2.1%	96%	50%
Downtown	19,169	40	\$40k	1.2%	76%	46%
East Oakland Hills	30,733	98	\$89k	5.1%	73%	22%
Eastlake / Fruitvale	98,739	134	\$45k	2.1%	85%	49%
Glenview/Redwood Heights	31,976	78	\$103k	4.7%	48%	16%
North Oakland Hills	23,658	110	\$158k	7.6%	31%	6%
North Oakland / Adams Point	79,213	126	\$76k	2.1%	50%	27 %
West Oakland	36,863	60	\$37k	2.1%	77%	55%
Citywide	412,040	830	\$58k	3.2%	73%	39%

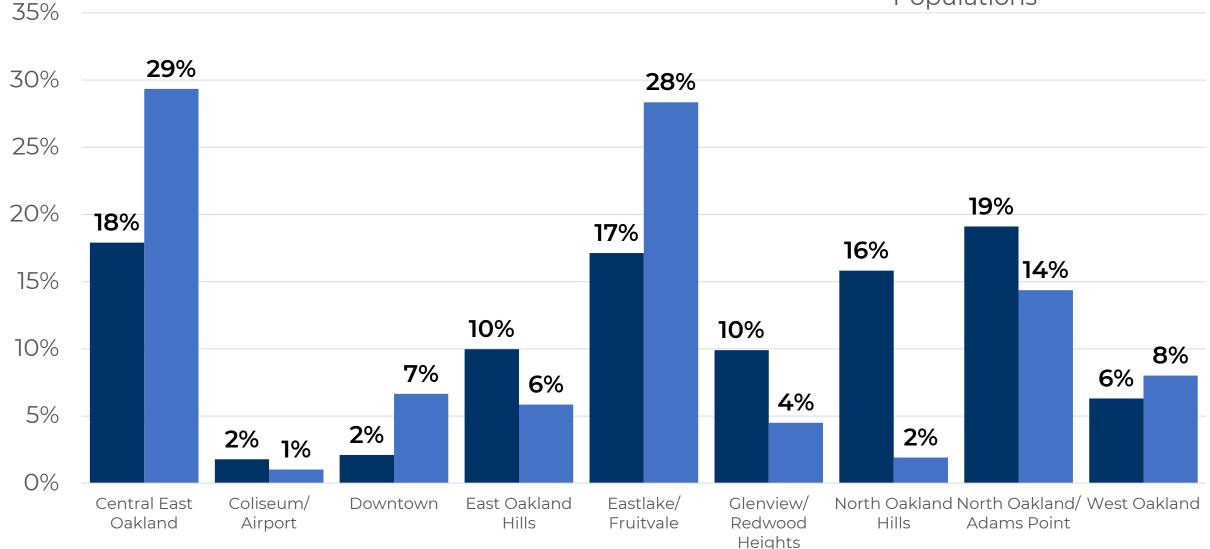
Planning Areas

• Use Planning Areas to identify **Local Streets** needs based on **street condition**, **population density**, and **equity factors**.

	Pop.	Citywide Share of Underserved Pop.	Citywide Share of Local Street Miles (PCI < 50)	Local Streets Avg PCI	People Per Local Street Mile (PCI < 50)
Central / East Oakland	98,937	29%	18%	48	1,400
Coliseum / Airport	3,752	1%	2%	48	536
Downtown	19,169	7 %	2%	54	2,311
East Oakland Hills	30,733	6%	10%	51	781
Eastlake / Fruitvale	98,739	28%	17%	48	1,460
Glenview/Redwood Heights	31,976	4%	10%	48	818
North Oakland Hills	23,658	2%	16%	46	379
North Oakland / Adams Point	79,213	14%	19%	40	1,050
West Oakland	36,863	8%	6%	47	1,040
Citywide	412,040			47	1,044

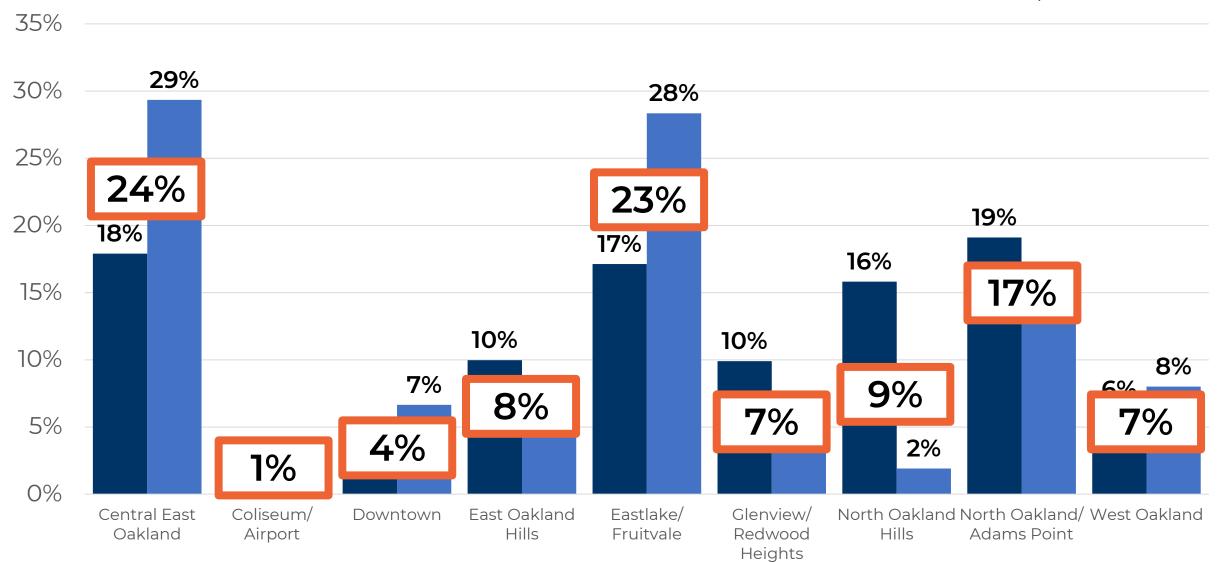
Street Condition & Equity

- Share of Local Streets In Poor Condition
- Share of Underserved Populations



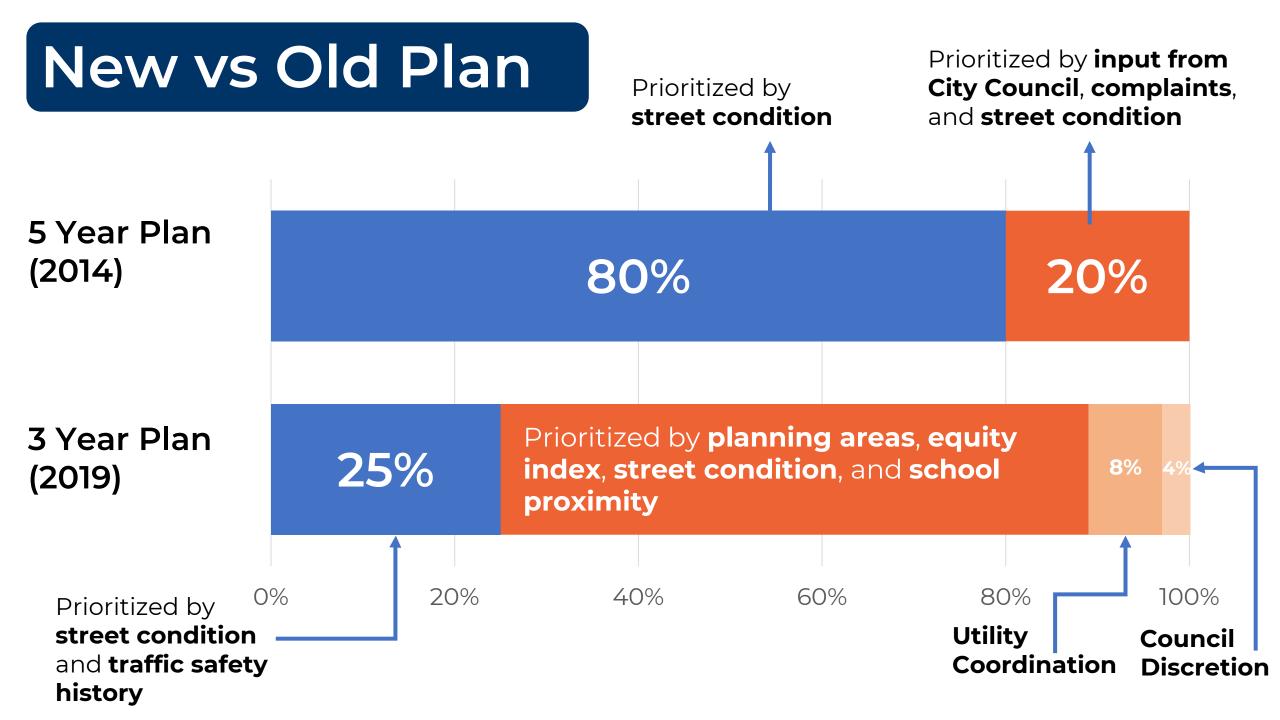
Funding By Planning Area

Distribute funding for local streets by the share of underserved populations and share of local street miles in poor condition



Proposed Local Streets Funding





Major Changes

- Equity-driven capital planning
- Increased local streets repaving
- "Council Discretion" replaces "Worst Streets"
- Added sunshine & accountability on prioritized streets
 - 89% of spending identified at plan adoption Staff to bring Council Discretion streets to PWC in Fall 2019 Utility Coordination streets will be reported annually
- Making safety routine
 - Incorporate safety improvements like high visibility crosswalks on all projects

Staying the Same

Level of funding for Major Streets

Arterials, which carry the most trips every day across all modes, will be kept in good condition.

Complete Streets coordination on Major Streets

Street improvement recommendations from Let's Bike Oakland, Let's Walk Oakland, Downtown Oakland Specific Plan, and other adopted plans will be folded into Paving Program.

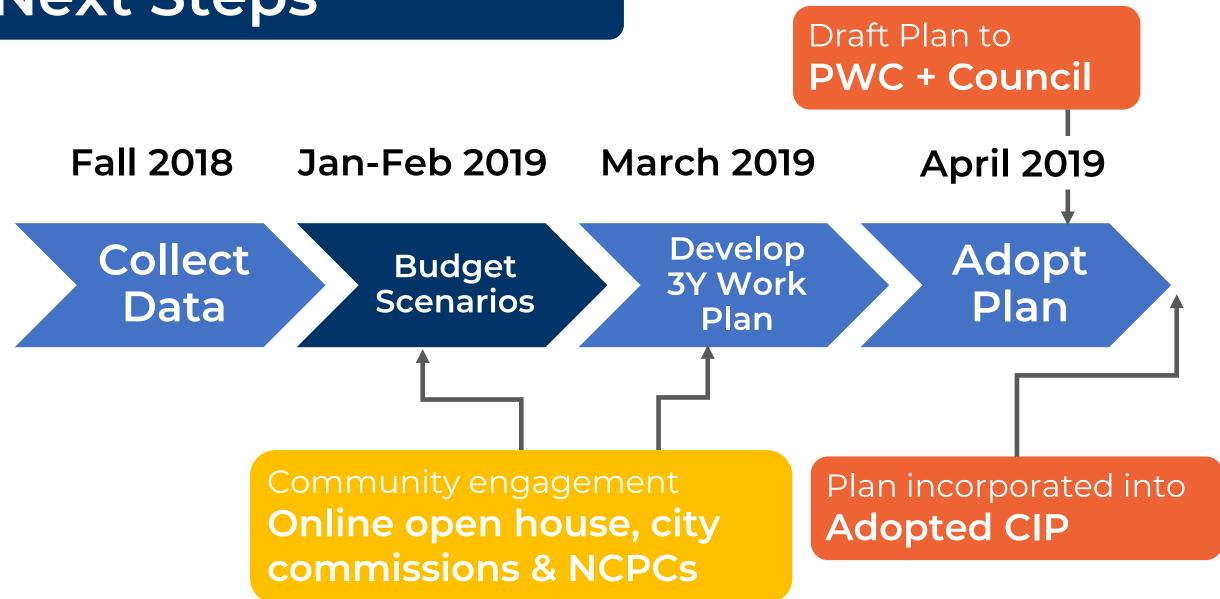
Coordination with ADA Transition Plan

Paving Program will continue to improve curb ramps and perform sidewalk repairs during paving construction.

Tough Medicine

- In three years, funding for major streets must double
 To keep major streets at an average PCI of 70, funding for major streets rehabilitation and preservation must increase from \$8.3M/year to \$15M/year.
- No cost break in maintaining the status quo for local streets
 For the next 8 years, Oakland will need to spend \$25M/year on local streets just to maintain an average PCI of 50.
- Oakland needs to spend at least \$40M/year in paving construction to maintain the status quo.
- Measure KK is a non-renewable resource
 Measure KK infrastructure funding will run out in 5 years.

Next Steps



Community Meetings

Date	Meeting	Time	Address
3/13/2019	Online Open House		www.oaklandca.gov
3/13/2019	Bella Vista NCPC	7:15p	Bella Vista Elementary School Auditorium 1025 E. 28 th St
3/13/2019	Brookfield/Columbia Garden/Sobrante Park RAC	6:00p	Madison Park Academy 400 Capistrano Drive
3/14/2019	Prescott NCPC	6:30p	Sullivan Community Center, 1671 8th Street
3/15/2019	Coliseum Melrose NCPC	6:00p	81st Avenue Library, 1021 81st Ave
3/20/2019	Beat 33X/24X Neighborhood Improvement Council	6:00p	Eastmont Police Substation 2651 73rd Ave
3/20/2019	Chinatown NCPC	4:00p	Hotel Oakland, 270 13th Street
3/20/2019	Golden Gate NCPC	6:30p	Charles Porter Golden Gate Recreation Center 1075 62nd Street
3/21/2019	Fruitvale Unity NCPC	6:30p	Fruitvale San Antonio Senior Center 3301 E 12th St #201
3/27/2019	Melrose-High Hopes NCPC	7:00p	Horace Mann School 5222 Ygnacio Avenue





TOWNHALL MEETING

Street Calming Measures on 35th Avenue and Public Safety Issues

Wednesday, March 13 at 6:00pm

Redwood Heights Recreation Center 3833 Aliso Avenue, Oakland, CA

~PRESENTERS~

Oakland Department of Transportation
Oakland Police Department

Join Councilmember Sheng Thao for a conversation around issues of transportation and public safety throughout District 4. You will have the opportunity to hear from city staff about solutions and share your questions and concerns with us.

For more information, call: (510) 238-7004 or email: district4@oaklandca.gov.

FREE BICYCLE SKILLS CLASSES

URBAN CYCLING 101 FOR ADULTS AND TEENS



2019 classes:

Saturdays, 1-3pm at Oakland Libraries

- Mar 9: Chavez Library
- Apr 20: Golden Gate Library
- May 4: Rockridge Library
- May 11: Main Library
- Jun 8: W Oakland Library
- Jun 22: Dimond Library
- Jul 20: 81st Ave Library
- Aug 17: Golden Gate Library
- Sept 21: Chavez Library (Spanish-language class)
- Oct 19: W Oakland Library
- Nov 16: 81st Ave Library
- Dec 14: Bike East Bay office, Jack London Square

Urban Cycling 101

Learn rules of the road, how to equip your bicycle, avoid bike theft, ride after dark, and prevent crashes.

Indoor classes, no bike required. Reflective gear, bike maps, and Smart Cycling booklets for all participants.

Brought to you by:







Complete class details & registration: BikeEastBay.org/education or call (510) 845-7433

WALK OAKLAND BIKE OAKLAND

