

DRAFT Development Potential: Emerging Plan

SITE	USE: Community Feedback	SIZE	SITE ACRES	HEIGHT: Community Feedback	HEIGHT: Emerging Plan	% Lot Built	BUILT ACRES	USES: Emerging Plan	Units per Acre (LOW)	Units per Acre (HIGH)	UNITS (LOW)	UNITS (HIGH)	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PARKS (ACRES)	COMMUNITY FACILITIES	EXISTING USE	
CENTRAL BART BLOCKS VERSION 1																		
Madison Park	Retail/Park/Community Facility	Full Block	1.4	N/A	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories) Development on 1/4 of site	25%	0.4	Housing	130	160	46	56						Park
						25%	0.4	Community Facilities: 15,000 sf 1st floor; 7500 sf 2nd floor								22,500		
						10%	0.1	Retail						6,000				
						75%	1.1	Park (acres)							1.05			
BART Station	Housing/Office/Retail/Entertainment/Park/Community Facility	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 12 stories Development on 1/3 of site	33%	0.5	Housing	300	484	139	224						BART Admin
						33%	0.5	Retail/Entertainment					20,000					
						65%	0.9	Park						0.91				
BART Parking	Housing/Office/Retail/Entertainment/Park/Community	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers	50%	0.7	Housing	300	484	210	339						BART Parking
						32%	0.4	Retail					20,000					
						50%	0.7	Park						0.70				
MTC/ABAG	Office/Housing/Retail/Entertainment/Community Facility	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers	35%	0.5	Housing	300	484	147	237						MTC/ABAG Offices
						35%	0.5	Office				400,000						
						10%	0.14	Park						0.14				
						35%	0.5	Retail					21,000					
Subtotal Central BART Blocks Version 1																		
CENTRAL BART BLOCKS VERSION 2																		
Madison Park	Retail/Park/Community Facility	Full Block	1.4	N/A	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories) Development on 1/4 of site	35%	0.5	Housing	130	160	64	78						Park
						25%	0.4	Community Facilities: 15,000 sf 1st floor; 7500 sf 2nd floor							22,500			
						35%	0.5	Retail					21,000					
						33%	0.5	Park (acres)						0.46				
BART Station	Housing/Office/Retail/Entertainment/Park/Community Facility	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 12 stories Development on 1/3 of site	60%	0.8	Housing	300	484	252	407						BART Admin
						35%	0.5	Retail/Entertainment					21,000					
						33%	0.5	Park						0.46				
BART Parking	Housing/Office/Retail/Entertainment/Park/Community	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers	60%	0.8	Housing	300	484	252	407						BART Parking
						50%	0.7	Retail					30,000					
						33%	0.5	Park						0.46				
MTC/ABAG	Office/Housing/Retail/Entertainment/Community Facility	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers	35%	0.5	Housing	300	484	147	237						MTC/ABAG Offices
						35%	0.5	Office				400,000						
						10%	0.14	Park						0.14				
						35%	0.5	Retail					21,000					
Subtotal Central BART Blocks Version 2																		

SITE	USE: Community Feedback	SIZE	SITE ACRES	HEIGHT: Community Feedback	HEIGHT: Emerging Plan	% Lot Built	BUILT ACRES	USES: Emerging Plan	Units per Acre (LOW)	Units per Acre (HIGH)	UNITS (LOW)	UNITS (HIGH)	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PARKS (ACRES)	COMMUNITY FACILITIES	EXISTING USE	
OTHER SITES WITH COMMUNITY FEEDBACK AGREEMENT (Vacant Sites Added)																		
3	N/A	Small Site	0.2	N/A	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	65%	0.1	Housing	130	160	14	18						Parking Lot
						35%	0.1	Retail							3,000			
5	N/A	1/4 Block +	0.4	N/A	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	65%	0.2	Housing	130	160	32	40						Parking Lot
						20%	0.1	Retail							3,000			
6	Housing/Retail/Entertainment/Office/Parks/Community Facility	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 20 stories	60%	0.8	Housing	300	484	252	407						Parking lot
						35%	0.5	Retail						21,000				
						30%	0.4	Park (rooftop)										
						20%	0.3	Park									0.28	
								Parking										
8	Housing/Retail/Parking	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 20 stories	60%	0.8	Housing	300	484	252	407						Structured parking lot
						35%	0.5	Retail						21,000				
								Public parking (8 stories)										
9	N/A	1/4 Block	0.3	N/A	Low-rise: 4-5 stories (higher with a CUP; minimum 2 stories)	70%	0.2	Housing	130	160	25	31						Parking Lot
						20%	0.1	Retail							2,000			
11	Office/Retail/Parking	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume one 20 story tower	33%	0.5	Office (20,000 sf/floor in one						400,000				Structured parking lot
						20%	0.3	Retail						12,000				
						33%		Public parking										
12	Housing	Half Block	0.5	Mid-rise: 6-8 Stories	Mid-rise: APPROVED AFFORDABLE HOUSING PROJECT	n/a	n/a	Approved Affordable Housing Project	n/a	n/a	99	99					Vacant (planned housing)	
13	Housing/Park/Community Facility	Half Block	0.8	High-rise: 9+ stories	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	55%	0.44	Office						150,000				Developed one story parking
						15%	0.12	Retail						5,000				
						35%	0.28	Park								0.28		
15	Housing/Retail/Park/Community Facility	Full Block	1.4	Mid-rise: 6-8 Stories	High-rise: 9+ stories (minimum 8 stories) Assume 16 stories and one mid rise: 6-8 stories	35%	0.5	Housing (high-rise)	300	484	147	237						Developed one story
						35%	0.5	Housing (mid-rise)	130	160	64	78						
						35%	0.5	Retail						21,000				
						25%	0.4	Park								0.35		
18	Retail	Half Block	0.7	n/a	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	0.5	Housing	130	160	64	78						Parking + developed one story
						65%	0.5	Retail						20,000				
19	Housing/Retail	Half Block	1.1	Mid-rise: 6-8 Stories	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	0.8	Housing	130	160	100	123						Developed one story
						50%	0.6	Retail						24,000				
21	Housing/Retail	1/2 Block	0.6	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 12 stories	70%	0.4	Housing	300	484	126	203						Parking + developed one story
						35%	0.2	Retail						9,000				
						15%	0.1	Park								0.09		
22	Retail	Half Block	0.5	-	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	0.4	Housing	130	160	46	56						Developed one story
						35%	0.2	Retail						8,000				
28	N/A	1/4 Block (just along Harrison)	0.3	N/A	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	50%	0.2	Housing	130	160	22	28						Parking
						20%	0.1	Office						20,000				
						35%	0.1	Retail						5,000				
30	N/A	Half Block	0.5	N/A	High-rise: 9+ stories (minimum 8 stories) Assume 12 stories	50%	0.3	Housing	300	484	78	126						Vacant
						35%	0.2	Retail						8,000				

SITE	USE: Community Feedback	SIZE	SITE ACRES	HEIGHT: Community Feedback	HEIGHT: Emerging Plan	% Lot Built	BUILT ACRES	USES: Emerging Plan	Units per Acre (LOW)	Units per Acre (HIGH)	UNITS (LOW)	UNITS (HIGH)	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PARKS (ACRES)	COMMUNITY FACILITIES	EXISTING USE	
						50%	0.3	Parking										
31	Office/Housing/Retail	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 15 stories	35%	0.5	Housing (1/2)	300	484	147	237						
						35%	0.5	Office (1/2)					200,000					
						35%	0.5	Retail						21,000				
36	Office	Half Block	0.5	High-rise: 9+ stories	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	0.3	Office				100,000					Vacant +one story	
37	N/A	Half Block	0.6	N/A	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	60%	0.4	Office					100,000				BART Maintenance, Auto Services	
38	Retail/Housing	1/4 Block	0.3	Low-rise: 5 Story	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	0.2	Housing	130	160	27	34						
						35%	0.1	Retail						5,000				
39a	Housing/Retail/Park/Community Facility/Parking	Multiple	4.6	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume two 12 story buildings and two 20 story buildings	70%	3.2	Housing	300	484	966	1558						
						5%	0.2	Classrooms/Office					20,000					
						5%	0.2	Retail						10,000				
						20%	0.9	Park								0.92		
						33%	1.5	Structured Parking										
39b	Housing/Retail/Park/Community Facility/ Parking	Multiple	4		Park	65%	2.6	Park							2.6			
						35%	1.4	Public Use TBD								61,000		
43	Housing	2 Blocks	3	Mid-rise: 6-8 Stories	High-rise: 9+ stories (minimum 8 stories) Assume 12 stories	70%	2.1	Housing	300	484	630	1016						
						4%	0.1	Retail					5,000					
						10%	0.3	Park							0.3			
44	Housing	1/2 Block	1.3	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories) Assume 20 stories	70%	0.9	Housing	300	484	273	440						
						35%	0.5	Retail					20,000					
45	Housing/Retail	1 Acre Block	1.5	Mid-rise: 6-8 Stories	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	1.1	Housing	130	160	137	168						
						35%	0.5	Retail					23,000					
46	Housing	1/3 Block	0.5	Mid-rise: 6-8 Stories	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	0.4	Housing	130	160	46	56						
						25%	0.1	Retail				0	0	5,000				
47	Housing	Full Block	2	Mid-rise: 6-8 Stories	Mid-rise: 6-8 stories (higher with a CUP; minimum 3-4 stories)	70%	1.4	Housing	130	160	182	224						
						12%	0.2	Retail				0	0	10,000				
n/a	n/a	Multiple along Channel	Varied	n/a	n/a	n/a	n/a	Parkland							5			
Subtotal											3,729	5,665	990,000	261,000	9.9	61,000		
TOTAL - CENTRAL BART BLOCKS VERSION 1											4,270	6,520	1,390,000	328,000	12.7	83,500		
											<i>New Population (assumin</i>	<i>8,540</i>	<i>13,040</i>					
											<i>Future Population (Including 12,0:</i>	<i>20,592</i>	<i>25,092</i>					
											<i>Ratio New Parks to New</i>	<i>1.49</i>	<i>0.97</i>					
											<i>New Affordable Units (15%</i>	<i>640</i>	<i>978</i>					
											<i>New Affordable Units (20%</i>	<i>854</i>	<i>1,304</i>					
											<i>New Affordable Units (25%</i>	<i>1,067</i>	<i>1,630</i>					
TOTAL - CENTRAL BART BLOCKS VERSION 2											4,443	6,793	1,390,000	354,000	11.4	83,500		
											<i>New Population (assumin</i>	<i>8,887</i>	<i>13,587</i>					
											<i>Future Population (Including 12,0:</i>	<i>20,939</i>	<i>25,639</i>					
											<i>Ratio New Parks to New</i>	<i>1.28</i>	<i>0.84</i>					

SITE	USE: Community Feedback	SIZE	SITE ACRES	HEIGHT: Community Feedback	HEIGHT: Emerging Plan	% Lot Built	BUILT ACRES	USES: Emerging Plan	Units per Acre (LOW)	Units per Acre (HIGH)	UNITS (LOW)	UNITS (HIGH)	SQUARE FEET OFFICE	SQUARE FEET RETAIL	PARKS (ACRES)	COMMUNITY FACILITIES	EXISTING USE	
											<i>New Affordable Units (15%)</i>	667	1,019					
											<i>New Affordable Units (20%)</i>	889	1,359					
											<i>New Affordable Units (25%)</i>	1,111	1,698					
OTHER SITES: Reuse Kaiser Center; Retail and Attractions to activate under 880																		
41	N/A	3 Blocks			High rise: 9+ stories (minimum 8 stories)						500	700						