



DOWNTOWN OAKLAND

HOUSING DEVELOPMENT ACTIVITY: August 2010

Current Project Summary:

**70 Housing Projects, 7,754 Units of Housing
Over 196,600 Sqft of Office Development & over 336,600 Sqft of Retail/Entertainment/Special Use Development**

Name	Address	Developer	Retail/ Office (sf)	# of Units	Status
RESIDENTIAL - 10K Downtown Housing Initiative					
* 1 Swans Market	1625 Clay Street	EBALDC	43,864	42	Completed
2 Phoenix Lofts	737 2nd Street	New Horizon Properties	0	21	Completed
3 YWCA	1515 Webster Street	CCAC	0	50	Completed
4 Gem Building Condos	485 8th Street	Commonwealth Companies	1,500	16	Completed
5 The Landing @ J L Sq	99 Embarcadero	Legacy Partners	0	282	Completed
6 Allegro Loft Project	240 3rd St (@ Jackson)	SNK Development	13,500	310	Completed
7 New Market Lofts	201 4th Street	Jon Reynolds	4,500/ 6,500	46	Completed
8 The Essex at Lake Merritt	108 17th Street	Essex Property Trust	0	270	Completed
9 8th & Castro Lofts	Gerry Adams Street	Ciaran Scally	0	18	Completed
10 Telegraph Lofts	27th & Telegraph (Old Sears Bldg)	Madison Park REIT	11,000	53	Completed
11 The Sierra-Jack London Sq	311 Oak Street (Dreyers Site)	C.O.D. Builders	30,000	229	Completed
† * 12 Northgate Apartments	23rd & Northgate	RCD	0	42	Completed
* 13 Landmark Place/PresPark	1101-20 MLK Jr. Way	Signature Properties	0	92	Completed
14 The Midtown	426 27th Street/425 28th Street	D & B Partnership	0	20	Completed
15 The Telegraph	2401 Telegraph Avenue	AGI Capital Group	5,300	45	Completed
* 16 Franklin 88	989 Franklin Street	SNK Development	6,400	88	Completed
† * 17 Oak Street Terrace	1109 Oak Street	AHA	0	39	Completed
* 18 Market Square I	801-27 Clay Street	A.F. Evans Development	3,000	116	Completed
19 Aqua Via	121-9 2nd St @ Madison & Oak	Urban Developments	5,190	100	Completed
20 428 Alice	4th & Alice	Pulte Homes	0/10,000	93	Completed
21 2300 Broadway Phase I	Broadway/23rd	Rathlin Properties LLC	500	24	Completed
22 1020 Jackson	1018-26 Jackson	GJO, LLC	1,110	36	Completed
23 288 Third	300 Harrison Street (& 3rd)	Signature Properties	0	91	Completed
24 Jade	1511 Jefferson (& 15th)	Meritage Metropolitan Living	0	78	Completed
25 200 Second Street	2nd & Jackson	Metrovation	1,310	74	Completed
26 Broadway Grand, Phase I	2251 Broadway (& Valley, W.Grand, 23rd)	Signature Properties	22,000	132	Completed
27 8 Orchids	620-36 Broadway	Bayrock Residential	3,000	157	Completed
* 28 Market Square II	859 Clay (9th & Clay)	AF Evans Development		86	Completed
29 The Golden Bridge Lofts	330-13th St btn Harrison/Webster	Andrew Brog	1,000	20	Completed
† * 30 Madison @ 14th	160 14th Street	AHA	2,666	79	Completed
31 Packard Lofts	2355 Broadway (Broadway/24th)	Madison Park Financial Corp.	3,671	24	Completed
32 418 7th Street	7th St btn Broadway & Franklin	Not Available		23	Completed
33 Jackson Courtyard	210 14th Street (& Jackson)	14th & Jackson, LLC	2,120	45	Completed
* 34 The Uptown Apartments (Uptown Phase I)	Telegraph/San Pablo/ Thomas L. Berkley Wy/ 19th	FC Oakland, Inc.	9,000	665	Completed
35 Cathedral Building	1615 Broadway @ Telegraph	Andrew Brog	5,000	18	Completed
36 901 Jefferson	901 Jefferson (9th & Jefferson)	Madison Park Financial Corp.		75	Completed
37 The Ellington	222 Broadway (Broadway/2nd/3rd)	Union Labor Life Insurance Co.	11,197	134	Completed
38 100 Grand Avenue	Grand/Webster/Valdez/23rd	Essex Property Trust	7,970	238	Completed
† * 39 Fox Courts	555-19th St, 550-18th St	Fox Courts, LLC	4,800	80	Completed
40 Thomas Berkley Square Condominiums	630 Thomas L Berkley Way	The Bedford Group	3,979	88	Completed
41 The Bond	311 2nd @ Harrison	Embarcadero Pacific	1,033	104	Completed
42 The Marquee Lofts	1755 Broadway @ 17th/18th	1755 Broadway LLC		24	Completed
43 City Walk (I-10)	1307 Jefferson	Wood Partners	3,000	264	Under Construction
44 Clayton Court	700 Clay Street	Clayton Court, LLC	2,443	24	Under Construction
45 Harrison St Senior Housing	1644 Harrison St, 321-17th Street	Oakland Housing Initiatives,		73	Under Construction
TOTAL				4,274	Completed
TOTAL				371	Under Construction

Name	Address	Developer	Retail/ Office (sf)	# of Units	Status	
46 Broadway Grand, Phase II	2345 Broadway @ Valley/ W.Grand/24th	Signature Properties	27,700	367	Planning Approval	
* 47 Jackson Center Two	Alice/11th/12th	SKB	5,000	110	Planning Approval	
48 Harrison Towers	1331 Harrison (& 14th)	Kansai Development, Inc.	6,993	98	Planning Approval	
49 17th & Broadway	1640 Broadway (& 17th)	1640 Broadway Associates	4,710/ 177,600	254	Planning Approval	
50 528 Thomas L. Berkley Way	Telegraph/20th/21st	Not Available	1,079	18	Planning Approval	
51 188 11th Street	11th/12/Jackson	Lakeshore Partners	3,660	275	Planning Approval	
52 2538 Telegraph Ave	2538 Telegraph Ave/26th	2538 Telegraph, LLC	9,000	97	Planning Approval	
53 6th and Oak Senior Homes	116 6th Street (& Oak)	AHA		70	Planning Approval	
54 Victory Place	1417-31 Jefferson St/15th	Menlo Capital Group, LLC	3,600	54	Planning Approval	
55 632 14th Street	14th @ MLK Jr./Jefferson	632 14th St LLC		40	Planning Approval	
56 630 Webster Street	Webster @ 6th/7th	Golden Stone Investment Corp.		27	Planning Approval	
57 459 23rd Street	23rd St/Valley	Twenty Third & Valley LLC		70	Planning Approval	
* 58 367-377 2nd Street	370 Embarcadero	370 Embarcadero, LLC	3,910	96	Planning Approval	
59 1538-44 Broadway	1538-44 Broadway	1538 Broadway LLC	4,000	69	Planning Approval	
60 1701 MLK Jr Way	17th St & MLK Jr. Way	Not Available		12	Planning Approval	
				TOTAL	1,670	Planning Approval
61 Emerald Views	222 19th Street	David O'Keeffe	993	370	In Planning	
* 62 Uptown Phase II (Ownership)	Telegraph/San Pablo/William/19th	FC Oakland, Inc.	20,000	370	In Planning	
63 1309 Madison St	Madison/13th St	Not Available	4,650	72	In Planning	
64 1443 Alice Street	1443 Alice/1434 Harrison	Calif/ Shore Group	15,000	241	In Planning	
65 325 7th Street	320-330 6th St; 625-35 Harrison; 325- 35-7th St	Balco Properties Ltd, LLC	5,913/ 2,999	382	In Planning	
				TOTAL	1,439	In Planning

TOTAL 10K HOUSING UNITS: 7,754

* *Redevelopment Agency Projects*

† *Affordable Housing Projects*

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