6 SOCIOECONOMIC ISSUES & PROPERTY CHARACTERISTICS

This chapter presents existing demographics, jobs, ownership, utilization of sites, and property conditions. It also identifies sites that may provide opportunities for new development and considers how growth projections for the area and region relate to the Planning Area in terms of recent trends and capacity of identified opportunity sites.

6.1 Demographics

Population

The estimated 2009 population in Oakland is 411,736. Approximately 3% of that population is within ½ mile of the Lake Merritt BART Station (Planning Area population). Table 6.1 lists current demographic characteristics of the Planning Area population, including race and age. This information indicates that 64% of the Planning Area population is Asian/Pacific Islander, 13% are African-American, 12% are White, and 11% belong to Other Races. Of the 64% who are Asian/Pacific Islander, 84% are Chinese.

The Planning Area population has a fairly small household size – 1.94 persons per household – compared to Oakland's average household size of 2.65. The median age of the Planning Area population (46) is higher than that of Oakland (37), largely because of fewer children. Approximately 30% of the Planning Area population is age 60 or older, compared to 16% citywide. Household income within the Planning Area is lower than that of Oakland. In the Planning Area, approximately 33% of households have an income of less than $15,000, compared to 13% in Oakland.

64% Asian, compared to 17% citywide (mostly Chinese).

30% over age 60, compared to 16% citywide.

58% speak Asian/Pacific Islander languages, compared to 14% citywide.

50% One-Person Households, compared to 32% citywide.

32% of households earn less than $50,000, compared to 16% citywide.

79% of Renter Occupied Units, compared to 59% citywide.

TABLE 6.1: SUMMARY OF DEMOGRAPHIC & ECONOMIC CHARACTERISTICS (2009)

	PLANNING AREA		OAKLAND	
	TOTAL	% OF TOTAL	TOTAL	% OF TOTAL
TOTAL POPULATION	**12,052**		**411,736**	
White Alone	1,425	11.8%	91,302	22.2%
Black or African American Alone	1,593	13.2%	118,681	28.8%
American Indian and Alaska Native Alone	37	0.3%	1,421	0.3%
Asian Alone	7,719	64.0%	69,469	16.9%
Native Hawaiian and Other Pacific Islander Alone	10	0.1%	1,994	0.5%
Some Other Race Alone	19	0.2%	1,151	0.3%
Two or More Races	370	3.1%	15,131	3.7%
Hispanic or Latino Origin	880	7.3%	112,587	27.3%
TOTAL ASIAN POPULATION				
Chinese, except Taiwanese	6,481	83.7%	36,994	52.8%
Other Asian Population	1,267	16.4%	33,028	47.2%
LANGUAGE SPOKEN AT HOME				
English Only		34.2%		62.9%
Asian/Pacific Islander Language		57.5%		13.9%
IndoEuropean Language		1.9%		2.6%
Spanish		4.7%		19.3%
Other Language		1.8%		1.2%
AGE COMPOSITION				
Under 5	488	4.0%	29,493	7.2%
5 to 14	970	8.0%	53,931	13.1%
15 to 24	804	6.7%	51,502	12.5%
25 to 44	3,571	29.6%	125,203	30.4%
45 to 60	2,599	21.6%	85,804	20.8%
60+	3,619	30.0%	65,803	16.0%
Median Age	46			37
EDUCATIONAL ATTAINMENT				
Less than 9th Grade	2,125	21.7%	37,957	13.7%
Some High School, no diploma	1,319	13.5%	36,058	13.0%
High School Graduate (or GED)	1,640	16.8%	49,333	17.8%
Some College, no degree	1,747	17.8%	55,118	19.9%
College Degree	2,958	30.2%	98,344	35.5%
TOTAL NUMBER OF HOUSEHOLDS	**6,159**		**152,716**	
Household Size				
1-Person	3,114	50.6%	48,997	32.1%
2-Person	1,702	27.6%	42,848	28.1%
3-Person+	1,344	21.8%	60,871	39.9%
Average Household Size	1.94		2.65	
Households with One or more People under Age 18		15.2%		33.5%

	PLANNING AREA		OAKLAND	
	TOTAL	% OF TOTAL	TOTAL	% OF TOTAL
HOUSEHOLD INCOME				
Less than $15,000	2,004	32.5%	24,601	16.1%
$15,000 - $34,999	1,604	26.0%	30,661	20.1%
$35,000 - $74,999	1,780	28.9%	47,882	31.4%
$75,000+	770	12.5%	49,572	32.5%
Median Household Income	$27,786		$49,481	
HOUSING UNITS	**6,582**		**152,716**	
Owner Occupied	14.7%		41.1%	
Renter Occupied	78.8%		58.9%	
Vacant	6.4%		6.8%	
Average Length of Residence	5		8	
Housing Units in Structures with 50 or more Units	3,361	51.1%	13,405	8.2%
Housing Units Built 1939 or Earlier	1,808	27.5%	52,906	32.45

Source: Claritas Inc., 2009; Dyett & Bhatia, 2009.

6.2 Jobs Analysis

Community Goals

According to the AHS Community Engagement Process Report, the community identified the need for jobs and job training as priority needs for the area. Community goals for jobs include:

- Increase the number of good jobs that match the community profile.
  - Ensure the jobs will have living wages and benefits.
  - Emphasize jobs in green industries.
- Provide a job training center in the neighborhood and partner with local institutions to establish effective programs.
  - Incorporate green job training opportunities.

In addition, in terms of services desired and opportunities for new jobs, community goals include:

- Promote new grocery stores, farmers markets and restaurants that sell nutritious and affordable food to community members and that generate new jobs in the food sector.
- Seek to attract new businesses, including needed pharmacies, banks, and bookstores.
- Extend Chinatown business uses in the direction of the Lake Merritt BART Station to expand and reinforce existing businesses.

Jobs in Oakland

The Oakland Chamber of Commerce (OCC) provides information on the distribution of employment in Oakland by sector.[1] In 2006, 20% of jobs were in government, 13% of jobs were in healthcare and social assistance, 8% were professional, scientific & technical services, 7% were retail trade, and 6% were accommodation and food services. The fastest growing sectors in Oakland from 2001-2006 were financial services; educational services; government; professional, scientific, and technical services; and arts, entertainment, and recreation.

Manufacturing jobs declined by 2% from 2001 to 2006 and reflect a lower share of total employment than the rest of the Bay Area and the nation (6% vs. 11% for the U.S. as a whole and 10% for the Bay Area). The sector still employs more than 11,000 people in Oakland and given the opportunity to evolve into higher-end production and to develop and lease more modern facilities, it should continue to provide excellent job opportunities for Oakland residents.

1 Oakland Metropolitan Chamber of Commerce, Taking Stock of Oakland's Economy, 2007.

Job Development in Oakland

In 2007 the Oakland Metropolitan Chamber of Commerce wrote a report entitled "Taking Stock of Oakland's Economy." This report identifies high opportunity sectors for Oakland based on positive employment growth, high employment concentration, qualitative attractiveness, and higher than average productivity. High opportunity sectors for Oakland were identified as:

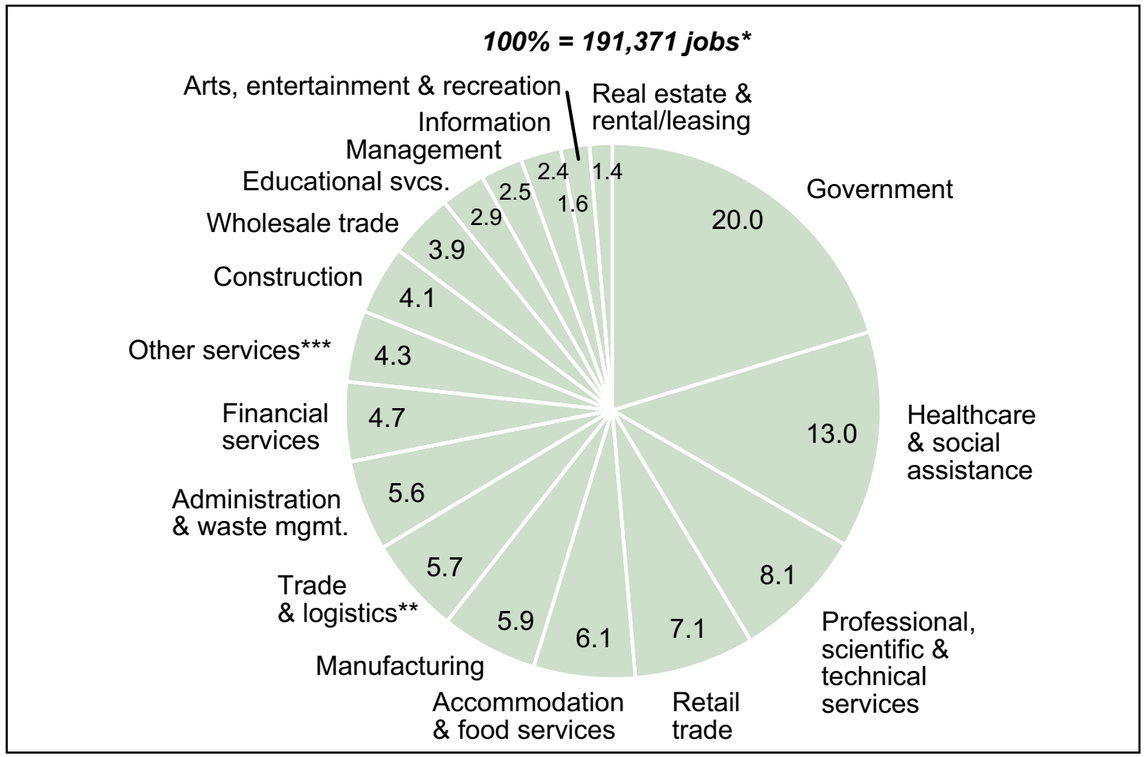
- Arts, Design, and Digital Media
- Biotechnology
- Food Manufacturing
- Green Industry
- Healthcare and Social Assistance
- Trade and Logistics
- Retail

Of these, strategies were developed for the biotechnology, healthcare, trade and logistics, and retail sectors. All of these sectors would require support from institutions of higher education, such as Laney College (some existing programs are described below and in Chapter 8).

Job Development Strategies

While job development in all sectors is relevant to the Planning Area, of the high opportunity sectors, trade and logistics, retail, and the emerging sectors of arts, food manufacturing, and green industry are the sectors that would most closely build on the existing jobs and assets in the Planning Area. Biotech would more likely locate on the periphery of Emeryville or in proximity to Oakland's existing research and hospital facilities. The health care strategy focuses on marketing and developing existing assets in terms of hospitals, community clinics, and other service providers, and partnering with local healthcare companies and biotech. Some health services exist in the Planning Area and could benefit from growth in the healthcare sector.

Figure 6.1:
EMPLOYMENT DISTRIBUTION IN OAKLAND, 2006



Source: Oakland Chamber of Commerce, Taking Stock of Oakland's Economy, 2007.

Trade and Logistics

Of the steps to develop the trade and logistics sector, the objective to leverage spillover from Port of Oakland to strengthen Oakland's image as an international gateway most directly applies to the Planning Area, and specifically Chinatown. Specific initiatives to support that objective include:

- Tap into existing diversity to strengthen Oakland's international breadth.
  - Partner on projects with ethnic districts (e.g., Chinatown).
  - Highlight international organizations (e.g., the Chinatown Chamber of Commerce).
- Foster international businesses (e.g., import shops).
- Promote expo of international goods (e.g., world food expo).
- Market to international businesses
- Promote a school curriculum that supports the vision of an international destination and gateway.
  - Grow logistics and internationally focused education.
  - Promote closer cooperation between employers and education students (internships; curriculum).
  - Create a professional certificate program that prepares students for jobs in the trade and logistics industry.
  - Elevate the priority of Chinese language instruction and Far Eastern studies at all school levels.

Retail

The retail sector strategy identifies two key challenges to developing retail in Oakland - public safety and lack of political will. Addressing these barriers, as well as identifying key retail nodes are among the strategic initiatives to strengthen the retail sector.

Emerging Sectors

The emerging sectors described in the report include green industry; arts, design, and digital media; and specialty food manufacturing. These sectors and their potential development are described below.

The green industry sector includes green technology as well as socially responsible investing. Green technology is a mixture of technology, ethics, and business development, with three broad categories of companies: clean technology; green building, environmental engineering and management; and energy and materials efficiency. Steps identified to develop green industry are to take stock of existing assets and leverage them fully, to create a nourishing business climate, and to expand the supporting role of government.

The arts, design, and digital media sector includes the fine arts, architecture, special design, animation, motion picture and video production, music production and publishing, recording studios, advertising, and print publishing. To grow this cluster and its various components, Oakland would be well served to make it a priority by funding cultural arts events to help demonstrate how the arts, design, and new media can cross-fertilize each other and spawn new, yet-to-be defined activities, products, and services. Other strategies that could apply to the Planning Area include:

- Convene local artists, designers, and others in the creative arts fields to explore and better understand the elements of the local landscape that contribute to their ability to grow and flourish. Strengthen those elements.
- Brand and market Oakland and the region as a center for excellence in arts, design, and digital media, and link the companies and activities of this industry with the City's efforts to promote tourism.
- Promote events, venues, artists, and companies in this industry.
- Identify potential synergies among digital technology companies in the East Bay and across the Bay Area region.

Oakland is highly competitive the specialty food manufacturing sector. Steps to support this sector, relevant to the Planning Area include:

- Make the most of the new Harvest Hall to showcase regional foods and Oakland's food culture (outside, but in the vicinity of the Planning Area).
- Hold events and conferences on specialty and gourmet food topics.
- Capitalize on Oakland's existing identity as a center for food manufacturing, but make sure that this brand evolves into one associated with freshness, artisan, specialty, and gourmet foods.
- Support the growth of smaller companies that represent a distinct and emerging industry.
- Understand the land use, human resource, and infrastructure needs of these companies and make sure these are met via appropriate zoning and land use regulations, appropriate provision of water quality and power, and workforce training programs where appropriate.

Strategic Enablers

Overall, the report identifies four strategic enablers that are necessary to successful economic development in Oakland, all of which will be considered in development of the Station Area Plan. They are:

- Improve public safety and actively manage the perception of crime in the community.
- Enhance the quality of education and workforce training.
- Improve the City's business climate.
- Create and execute a strategic land use policy.

East Bay Green Corridor Partnership

As members of the East Bay Green Corridor Partnership, the Chancellor of the University of California at Berkeley, the Director of the Lawrence Berkeley National Laboratory, and the mayors of the East Bay cities of Berkeley, Oakland, Richmond, and Emeryville acknowledge their strong commitment to strengthening the regional economy through support for emerging green and sustainable industries, alternative energy research, and a healthy built environment.

The partnership recognizes that increased regional cooperation will be essential to actualize the potential of the East Bay as a center of the emerging green economy. Each of these entities committed to building the heart of the East Bay into a dynamic "Green Corridor". The seven principles of the partnership are:

- Create conditions that support new and emerging green industry;
- Strengthen existing programs promoting technology development and transfer;
- Support employment development opportunities in emerging green industries;
- Build a more cohesive regional identity in energy-related green business sectors;
- Protect our economies from climate change and energy shocks;
- Cooperate in obtaining grants and project funding for green research and entrepreneurship; and
- Improve our living environment and quality of life.

Jobs in the Planning Area

The Association of Bay Area Governments (ABAG) provides regional estimates and projections for jobs in the Bay Area, based on broader categories than used by the OCC. The Alameda County Congestion Management Agency (ACCMA) then allocates these estimates at the local level, thereby providing an estimate of jobs in the Planning Area. Based on these numbers, the Planning Area shows approximately 30,000 jobs in 2005, about 15% of the 202,500 jobs in the City of Oakland. About 40% of jobs in the Planning Area are service jobs. These include health, educational, recreational, financial, and professional jobs. Jobs categorized as 'other' make up an additional 40% of jobs. Retail jobs provide 14% of jobs in the Planning Area, and manufacturing, wholesale/ trade, and agriculture, fishery and mining make up the rest of the jobs in the area. The percentage of total jobs by category in the Planning Area is largely consistent with that for the City of Oakland overall. Table 6.2 presents jobs in the Planning Area and City of Oakland.

Existing Non-Residential Square Feet

Currently there are about 9.4 million square feet of non-residential space in the Planning Area. Public and Institutional land use represents the largest amount of non-residential space, with over 3.8 million square feet. Table 6.3 shows total square feet by non-residential land use. The square footage of public/institutional space is approximately 42% of total in the Planning Area. The majority of this square footage is located in the Government, Cultural/Educational, and BART/AGAB/MTC subareas. Office square footage is approximately 18% of the total square footage in the Planning Area. Industrial/Warehouse square footage is approximately 12% of the total. The majority of this square footage is located in the Fallon Street Industrial sub-area.

Based on square footage estimates, the Planning Area accommodates an average of one job per 308 square feet of non-residential space. The existing non-residential square footage shows a variety of existing uses in the Planning Area, which can help attract and accommodate different businesses. Growth in emerging sectors such as the green industry can potentially be accommodated in the Planning Area, given the existing office and industrial square footage.

Existing Job Training Programs

Laney College, in partnership with local industry, community based organizations and government agencies, provides extensive job training programs for students. In addition to preparing students to enter the workforce, the job training programs also provide career guidance and job placement opportunities. Laney provides training in several of the high opportunity and emerging sectors described above. For instance:

Green Industry

In its participation in the Oakland Partnership, Laney provided training for Oakland's first Green Jobs Corps. Laney's green industry training programs include Energy (photovoltaic, HVAC), Carpentry, Construction Management, Machine Technology, and Welding. Laney also provides training in biotechnology and in art, design, and digital media. Through these job training programs, Laney plays a significant role in the growth of industry and jobs in the Planning Area.

Biotechnology and Healthcare

Laney offers a successful biomanufacturing program.

Art, Design, and Digital Media

Laney offers programs in Graphic Arts, Photography, Architecture and Engineering, Culinary Arts, Cosmetology, Fine Arts, Media Communications, Music, Theatre, Dance, and Computer Information Systems.

In each of these training programs students are prepared to enter the workforce after completing the certificate and degree programs and in some cases they even have jobs or internships waiting for them. As part of the Facilities Master Plan Laney intends to create a comprehensive Career Center to improve the effectiveness of career guidance and job placement.

TABLE 6.2: JOBS BY CATEGORY IN THE PLANNING AREA AND CITY OF OAKLAND (2005)

JOB CATEGORY	PLANNING AREA[1]	% OF TOTAL JOBS IN PLANNING AREA	% OF TOTAL JOBS IN CITY OF OAKLAND	% OF TOTAL JOBS IN OAKLAND	PLANNING AREA AS % OF CITYWIDE JOBS
Service Employment	11,922	39%	84,994	42%	14%
Other	11,822	39%	69,042	34%	17%
Retail	4,168	14%	24,163	12%	17%
Manufacturing	1,595	5%	17,002	8%	9%
Wholesale/ Trade	958	3%	6,927	3%	14%
Agriculture, Fishery, & Mining	23	0%	289	0%	8%
Total	**30,488**	**100%**	**202,484**	**100%**	**15%**

1 Planning Area totals are estimated by TAZ, as shown in Figure 6.5 below.

Sources: MTC 1454 zone tabulations of ABAG Projections 2005 and 2007; Census 2000 (SF1 and CTPP 2000); Economic & Planning Systems (2005); Dowling Associates (2008); Dyett & Bhatia, 2010.

TABLE 6.3: SQUARE FEET OF NON-RESIDENTIAL SPACE BY LAND USE

NON-RESIDENTIAL LAND USE	SQUARE FEET	% OF TOTAL
Public/ Institutional	3,895,000	42%
Office	1,716,000	18%
Light Industrial/ Warehouse	1,143,000	12%
Mixed Use Office/ Retail	761,000	8%
Hotel/ Motel	422,000	4%
Commercial	420,000	4%
Retail/ Restaurants	356,000	4%
Retail in Mixed Use Residential/ Retail	308,000	3%
Schools/ Pre-K/ Childcare	204,000	2%
Office in Mixed Use Residential/ Office	75,000	1%
Auto Services	81,000	1%
Total	**9,381,000**	**100%**

Note: Percentages do not add up to 100% due to independent rounding.

Source: City of Oakland, 2009; Dyett & Bhatia, 2010.

6.3 Property Ownership

The Planning Area is nearly evenly split between public and private ownership.

Public

Just under half of the Planning Area (exclusive of streets and other rights of way) is publicly owned. Publicly-owned lots include the largest parcels in the Planning Area. Public ownership is shown in Figure 6.2. Major public owners are:

- The Peralta Community College District owns about 63 acres, all located along the Channel from 10th Street to the railroad tracks;
- The City of Oakland owns about 40 acres in the Planning Area, including the Oakland Museum and Kaiser Convention Center parcel;
- The County of Alameda owns 6 acres, with the bulk of their ownership along 12th Street between Jackson and Fallon; and
- The Oakland Unified School District owns just over 9 acres, with most of their property along 11th Street east of the Channel; and
- BART owns just over four acres, primarily the parcels with the Lake Merritt Station.

Private

Just over half of the Planning Area is privately owned, primarily in the form of small parcels. Privately-owned property is depicted in Figure 6.3.

- The average lot size for privately-owned properties overall is about a quarter of an acre.
- A large majority of parcels are less than one-half acre, and owned by a single owner that does not have other properties in the area. These are shown in pink in the figure.
- A small number of single owners have just once parcel that is greater than one-half of an acre, shown in pale purple.
- There are also a small number of owners that own multiple adjacent parcels shown in dark purple, and these range from about one-half of an acre to one acre in size.
- Only approximately 30 privately owned properties are over one acre, shown with a cross hatch pattern. These are located on Broadway and 14th Street (above 880), in the Estuary Waterfront Warehouse area (below 880), and on industrial properties between Oak Street and the channel.

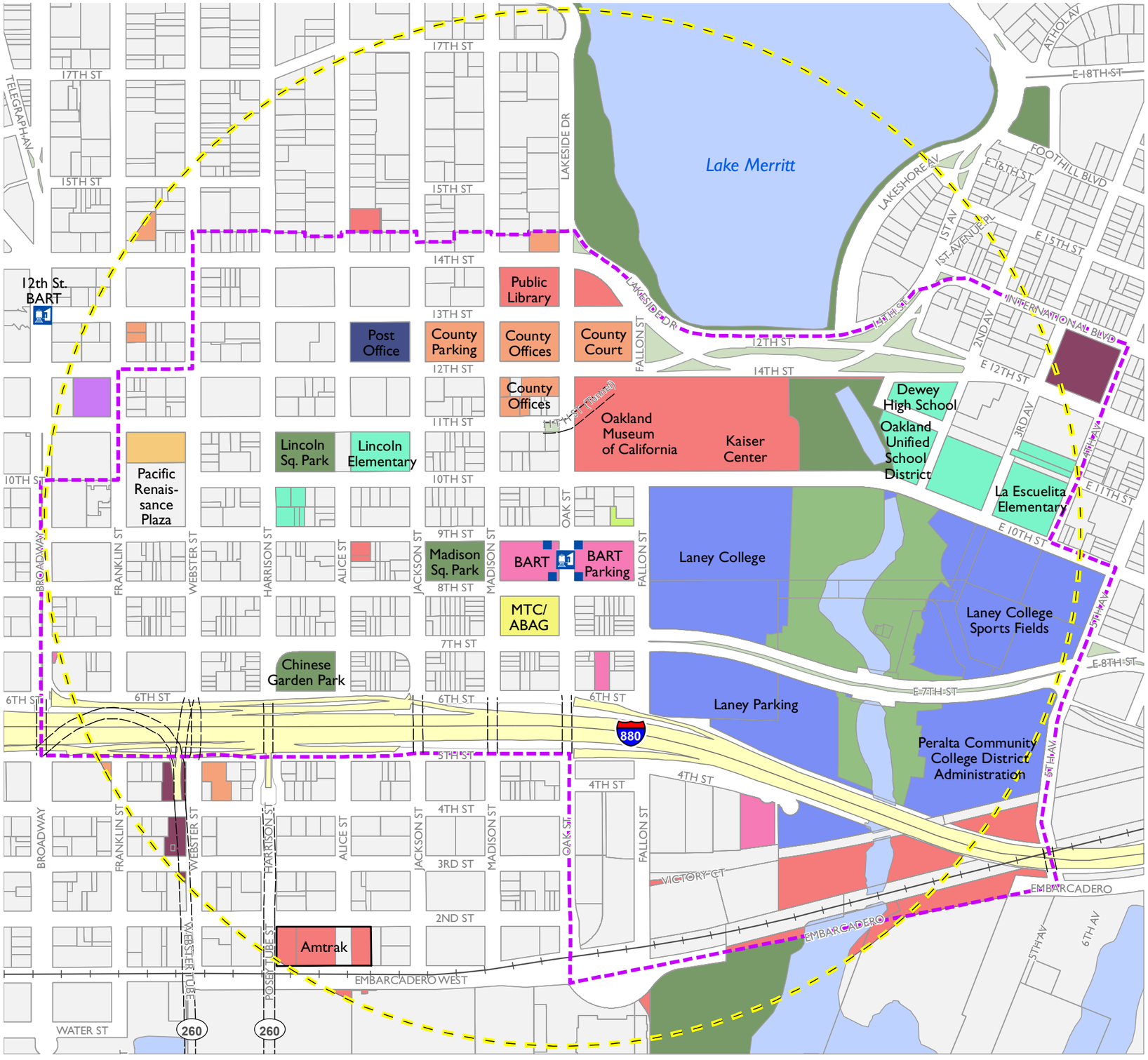


Figure 6.2:
PUBLICLY OWNED LAND

- BART Station Entrance
- BART Station
- City of Oakland
- County of Alameda
- East Bay Municipal Utility District
- Metropolitan Transportation District
- Oakland Museum of California Foundation
- Oakland Unified School District
- Peralta Community College District
- Regents of the University of California
- San Francisco Bay Area Rapid Transit District
- State of California
- United States Postal Service
- Park
- Peralta Parkland
- City Right of Way
- Focus Area
- Planning Area - 1/2 Mile Radius

0 100 300 500 750 1,000 Feet

Source: City of Oakland and Dyett and Bhatia, 2009.

Figure 6.3:
PRIVATE PROPERTY OWNERSHIP AND PARCEL SIZE

- BART Station Entrance
- BART Station
- Owner of One Parcel in Planning Area, < 0.5 Acre
- Owner of One Parcel in Planning Area, > 0.5 Acre
- Owner of Multiple Parcels in Planning Area
- Privately Owned Parcel ≥1 Acre
- Unknown Owner
- Adjacent Properties with Same Private Owner
- Publically Owned Parcel
- Non-Profit Housing
- Park
- City Right of Way
- Focus Area
- Planning Area - 1/2 Mile Radius

Source: City of Oakland and Dyett and Bhatia, 2009

6.4 Underutilized Sites and Property Conditions

Underutilized Sites

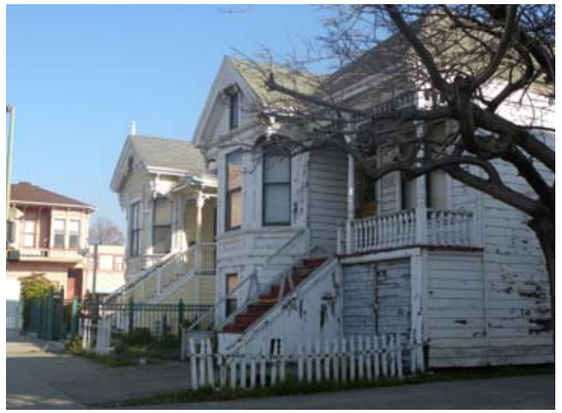
Privately-owned underutilized sites were identified based on several ratios that compare potential and extent of actual development. These ratios include an extremely low ratio of existing FAR to allowable FAR and an extremely low ratio of existing height to allowable height (both shown in Chapter 5), and an extremely low ratio of land improvements to land value, shown in Figure 6.4. These indicators show that significant portions of land in the Planning Area are not being used to their capacity. The identification of underutilized sites is one factor in identifying opportunity sites, described below.

Virtually all the properties in the Focus Area are built to 25% or less of the allowable FAR, partly because the allowed FAR in the Oakland Zoning Ordinance is high. There are a handful of properties with up to 50% of the allowable FAR, and a couple of buildings at close to 100% of allowable FAR in the Lakeside Apartment District, the Jack London District, and the East Lake area, in part due to the fact that the FAR limitations are lower in those areas (ranging from 3.5 in the East Lake area to 4.5 in the Lakeside Apartment District, to 7 in the Jack London District). There are only seven properties in the Planning Area that exceed the allowable FAR, most of which are in the Lakeside Apartment District.

Nearly 30% of properties have an improvement to land value ratio of less than one, indicating that the land itself is worth more than the building or other improvements made to the property. These sites are considered underutilized. Another 18% of properties have a value of improvements relative to land value of 1.0 to 2.0. Given the high height limits and FAR allowed, these are also considered underutilized. On the other end of the spectrum, about 36% of properties have an improvement value of more than double the land value. These properties are likely to have more recent improvements, high quality buildings, and higher densities, and are generally not considered underutilized. No land value data is available for public and institutional buildings and buildings with multiple owners, such as condominiums, are excluded.

Property Conditions

Many of the properties in the Planning Area are poorly maintained. Several residential buildings have been identified as substandard. This is particularly the case for older (often historic) structures located south of 8th Street, and often worsening with proximity to the freeway. In addition to poorly maintained residential structures, several business and commercial structures are also poorly maintained or neglected. There is a need throughout the Planning Area for improved maintenance and façade improvements.



Not well-maintained residential.

Underutilized site – old one story.

Underutilized site.

Old commercial building – not renovated.

Not well-maintained site.

Vacant site.

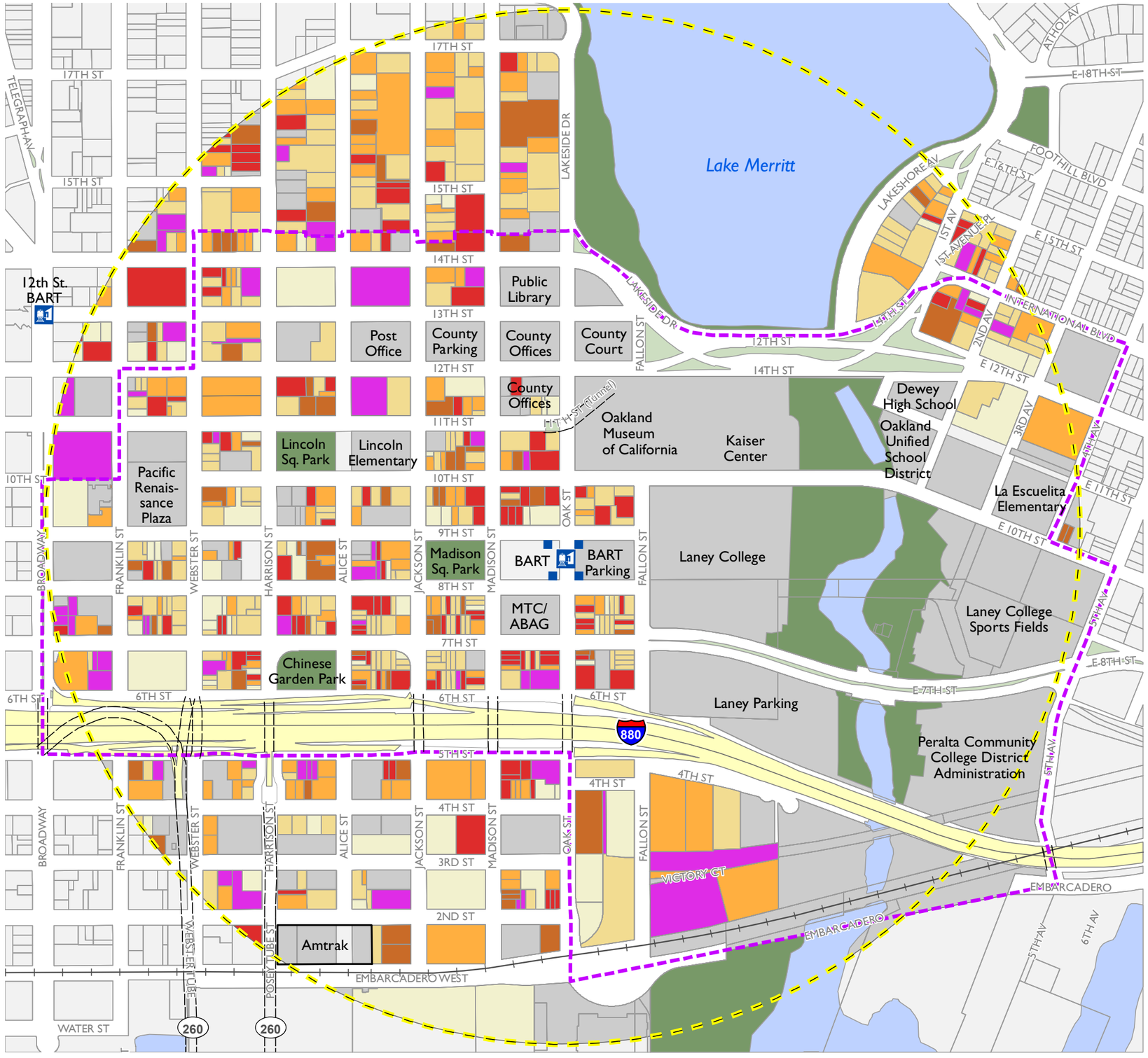


Figure 6.4:
RATIO: VALUE OF IMPROVEMENTS: LAND VALUE

- BART Station Entrance
- BART Station
- 0
- < 0 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- 2.0 - 5.0
- > 5
- Land Value of Zero
- Park
- City Right of Way
- Focus Area
- Planning Area - 1/2 Mile Radius

0 100 300 500 750 1,000 Feet

Source: City of Oakland and Dyett and Bhatia, 2009.

6.5 Growth Projections

Total Growth Projections

ABAG Projections 2007 include policy based assumptions that focus growth in the established urban core of the Bay Area and near transit. Oakland, including the Planning Area, is a high growth area for both households and jobs. Growth projections are extremely optimistic. Additionally, because the Planning Area is currently more of an employment center, the ABAG projections seek to increase the amount of housing in the area in order to balance jobs and housing and put more households close to the job center of Downtown Oakland as well as transit resources.

ABAG growth projections have been allocated by the Alameda County Congestion Management Agency (ACCMA) to Traffic Analysis Zones (TAZs). The growth projections considered here are based on data at the TAZ level.

Most recently ABAG released Projections 2009, which revise Projections 2007. Overall, Projections 2009 forecasts more population and household growth and less jobs by 2035 when compared to Projections 2007. It is important to note that projections tend to be more accurate over shorter periods of time; therefore projections for 2035 are by nature rough estimates of what growth could look like in the region.

Household Growth Projections

ABAG Projections 2007 forecast a 34% increase in households throughout Oakland, increasing from 155,000 households in 2005 to 207,000 households in 2035. For TAZ blocks in the Planning Area, households are projected to increase from 9,000 in 2005 to 19,600 in 2035, a 116% increase. This would mean 10,523 new households would be developed in the Planning Area from 2005 to 2035. Because ABAG projections reflect more growth than has been historically completed in Oakland, the ABAG projections are considered high.

For instance, during the economic housing boom from 2005 to 2009, about 310 units were built on an annual average in the Planning Area. Many of the units built during the boom period remain unsold. In order to meet the ACCMA projections (based on ABAG 2007 projections), approximately 350 units would have to be built annually, on average. This increase over what the market has produced during an extremely high growth period may or may not be realistic. The increase in growth projected by ABAG and ACCMA would require fundamental changes in development practices and local policies. Therefore, two additional projections are included here. Table 6.4 compares the ACCMA growth estimate to moderate and low growth projections and compares how annual development in the Planning Area would be impacted.

A moderate growth projection would be consistent with existing growth patterns, as indicated by demographic and population estimates developed by Claritas. Projecting Claritas population growth rate of 2.01% annually out to 2035, approximately 70% of the new units projected by ACCMA in the Planning Area would be built. This moderate projection would result in the development of an annual average of 246 units per year. This is slightly lower than units developed during the real-estate boom years from 2005-2009.

A low growth projection was calculated which considered if 50% of the new units projected by ACCMA were developed. This would result in the development of an annual average of 175 units per year.

The same high, moderate, and low growth projections will be applied to the citywide projections for comparison in the Market Study.

Employment Growth Projections

ACCMA projections (based on ABAG 2007 projections) ABAG Projections 2007 forecast a 40% increase in employment throughout Oakland, increasing from about 202,500 jobs in 2005 to 286,000 jobs in 2035. For the Planning Area, employment by ACCMA TAZ is projected to increase from 30,488 in 2005 to 37,837 jobs in 2035, a 24% increase. This would mean 7,350 new jobs would be developed in the Planning Area from 2005 to 2035, or about 2.6 million square feet of non-residential development, assuming 350 square feet per job. This is slightly higher than the existing average for jobs per square feet, and is therefore somewhat conservative. Given that the Planning Area currently has 9.4 million square feet of non-residential space, this would result in 12 million square feet of non-residential space in 2035, representing a 28% increase. This would reflect an average of 38,000 square feet of non-residential development annually. Employment growth projections, including high, moderate, and low projections, are shown in Table 6.5.

TABLE 6.4: HOUSEHOLD GROWTH PROJECTIONS

EXISTING HOUSEHOLDS IN THE PLANNING AREA IN 2005 (BY CMA TAZ)[1]: 9,044[2]

ACTUAL AVERAGE ANNUAL UNITS DEVELOPED BETWEEN 2005 AND 2009 (BOOM):[3] 310

	PROJECTION	AVERAGE UNITS DEVELOPED PER YEAR	TOTAL NEW 2005–2035	TOTAL NEW LESS 1,500 COMPLETED MAJOR PROJECTS	TOTAL HOUSEHOLDS IN 2035	% INCREASE FROM 2005–2035
High	ACCMA Projections 2005-2035	351	**10,500**	9,000	19,600	115%
Moderate	70% of ACCMA Projections[4]	246	**7,400**	5,900	16,400	82%
Low	50% of ACCMA Projections	175	**5,300**	3,800	14,300	59%

1 TAZ data is from the ACCMA model, derived from ABAG 2007 Projections.

2 Excluding TAZ 265 (Oak to Ninth).

3 Based on completed major projects in the Planning Area: 1,500 units since 2005 (complete list of major projects including some older projects is included in Chapter 4.

4 The 70% of ABAG Projections is consistent with the growth projected using the Claritas annual growth rate of 2.01% (from 2000 to 2014)

Sources: Dyett & Bhatia, 2009; California Department of Finance, 2009; MTC 1454 zone tabulations of ABAG Projections 2005 and 2007; Census 2000 (SF1 and CTPP 2000); Economic & Planning Systems (2005); Dowling Associates (2008).

TABLE 6.5: EMPLOYMENT GROWTH PROJECTIONS

EXISTING JOBS IN THE PLANNING AREA IN 2005 (BY ACCMA TAZ)[1]: 30,500

	PROJECTION	ANNUAL NEW SQUARE FEET	NEW JOBS 2005–2035	TOTAL NEW SQ FOOTAGE (350 SF/ JOB)	TOTAL JOBS 2035	% INCREASE FROM 2005–2035
High	ACCMA Projections 2005-2035[2,3]	86,000	7,300	2,600,000	38,000	24%
Moderate	70% of CMA Projections	60,200	5,100	1,800,000	36,000	17%
Low	50% of CMA Projections	43,000	3,700	1,300,000	34,000	12%

1 TAZ data is from the CMA model, derived from ABAG 2007 Projections.

2 Excluding TAZ 265 (Oak to Ninth).

3 Consistent annual rate of growth with the DOF 2006-2016 Occupational Employment Projections for Oakland-Fremont-Hayward Metro Division (~0.7% annually)

Sources: Dyett & Bhatia, 2009; California Department of Finance, 2009; MTC 1454 zone tabulations of ABAG Projections 2005 and 2007; Census 2000 (SF1 and CTPP 2000); Economic & Planning Systems (2005); Dowling Associates (2008).

6.6 Potential Opportunity Sites

Potential opportunity sites are shown in Figure 6.5; these show sites that are vacant or underutilized, and may have potential for land use or intensity change over the long-term (20 years). The purpose behind analysis of potential opportunity sites is to understand the potential for future development and understand the pattern of where new development may happen given market forces; it is likely that several of the sites identified as opportunity sites may remain in their current state, while others that are not identified as opportunity sites will undergo change.

Criteria for Opportunity Sites

As described above there are many properties within the Planning Area that may be considered underutilized. Some of these underutilized properties have been identified as potential development opportunity sites, shown in Figure 6.5, because they meet one or more of the following criteria:

- Have a low value of improvements relative to land value;
- Have very low existing building height (one to two stories) relative to allowable height under the zoning;
- Are currently vacant;
- Are currently parking lots;
- Have applications submitted with the City either under review or approved for development;
- Have otherwise been identified as sites for development (i.e. County offices per the Real Estate Master Plan); and/ or
- Are adjacent sites are opportunity sites

Sites with Priority Historic Resources are excluded even if they meet one or more of the above criteria.

The opportunity sites may not necessarily redevelop over the planning period, but based on the criteria above are more likely to redevelop than other parcels in the Planning Area. Identification of potential redevelopment opportunity sites will be considered, together with other Planning Area characteristics identified in this report (such as circulation information, environmental factors, locations of services and amenities) to help determine where projects could be located that would help meet plan goals.

Only properties in the Focus Area were considered; there may be additional sites in the Lakeside Apartment District and Jack London District, including sites the City of Oakland identified for their Housing Element update. Additional sites to consider, also shown on Figure 6.5, have been identified based on the same criteria, but with added reservations based on location, recent improvements, and public use. Importantly, the Kaiser Center is noted as an additional site to consider based on its potential for reuse. Other historic buildings may also subsequently be considered for rehabilitation or reuse. Only the potential development opportunity sites were included in the following analysis of site capacity for development.

Capacity for Future Growth in the Planning Area

This report considers three development scenarios in order to understand the capacity of the identified opportunity sites to accommodate the high, moderate, or low growth projections described above. Based on several development potential assumptions, the identified opportunity sites have sufficient capacity to accommodate projected growth. However, it should be noted that availability of development capacity does not translate to market feasibility (demand) or financial feasibility (penciling of projects out, given land and construction costs, sale prices, and availability of financing).

Development Potential Assumptions

The identified opportunity sites were used to calculate a basic development potential for the Planning Area. The development potential was based on several assumptions:

- *Zoning.* Feasible base and tower stories were determined based on the allowed zoning, the site size, and the FAR. Where the resulting FAR exceeded the allowable FAR, the number of stories was reduced. One story of development was considered to be about 10 to 12 feet in height; calculations were based on stories.
- *Non-residential Uses.* Key opportunity sites near the downtown area were identified for the majority of the non-residential development. Additional non-residential space was added to sites where the number of potential units exceeded the allowable density.
- *Lot Coverage.* Base coverage was assumed to be 90% and tower coverage was based on zoning requirements.

TABLE 6.6: PARCEL SIZE AND DEVELOPMENT POTENTIAL ASSUMPTIONS[a]

SIZE	PARCEL SIZE	MAXIMUM FEASIBLE HEIGHT (# OF STORIES)	MODERATE & LOW FEASIBLE HEIGHT (# OF STORIES)
Small	<0.25 acre	8	4
Medium	>0.25 acre; <0.5 acre	12	8
Large	>0.5 acre; < One acre	40 (25)[a]	12
Block	Over one acre	40 (25)[a]	28 (25)[b]

a Heights were further limited by FAR regulations, resulting in lower average heights than reflected in this table.

b Actual feasible height once FAR regulations are considered at 90% base lot coverage reached a maximum of 25 stories.

TABLE 6.7: OPPORTUNITY SITES CAPACITY

GROWTH PROJECTION	DEVELOPMENT CAPACITY ASSUMPTIONS	RESULTING DEVELOPMENT CAPACITY	
		NON-RESIDENTIAL SQ FT	RESIDENTIAL UNITS
Maximum	97% of opportunity sites develop to maximum allowed by existing zoning, limited by lot size, as noted in table 6.6.	2,600,000	10,500
Moderate	76% of opportunity sites develop to moderate heights and within allowable zoning, as noted in table 6.6.	1,800,000	7.400
Low	54% of opportunity sites develop to moderate heights and within allowable zoning, as noted in table 6.6	1,300,000	5,300

Source: Dyett & Bhatia, 2010.

- *Size.* Development potential is limited by the site size. Table 6.6 describes parcel size development potential assumptions. Heights were further limited by FAR regulations, resulting in lower average heights that are reflected in Table 6.6.

Potential Opportunity Site Capacity

Table 6.7 summarizes the capacity of identified opportunity sites to meet the high, moderate, and low growth projections.

To accommodate high projection for new households[2] and provide sufficient space for the high employment projections (10,600 residential units and 2.6 million square feet of non-residential space), 97% of the identified opportunity sites would have to be built to maximum capacity given the above assumptions. While this may be physically feasible, attainment of this scenario may be challenging given financial feasibility of tall buildings, especially in today's market conditions.

The moderate and low development scenarios assume lower building heights and assume that fewer of the opportunity sites actually develop to the capacity identified. The moderate development scenario assumes that 76% of the opportunity sites develop to the assumed capacity, and at lower building heights than the maximum growth scenario. This would accommodate the moderate projections for households and employment. The low development scenario assumes that 54% of the opportunity sites develop to the assumed capacity, at the same heights assumed for the moderate scenario. This would accommodate the low projections for household and employment.

The existence of significant capacity for growth in the Planning Area, coupled with the relatively lower actual development and the number of underutilized sites, indicates that there are other reasons that development in the Planning Area has not met its allowable capacity. Further exploration of development capacity and possible development scenarios will be explored in land use alternatives, which will occur in the next phase of the planning process.

2 This assumes the total number of new units would be equivalent to the number of new households, and does not consider a vacancy rate.

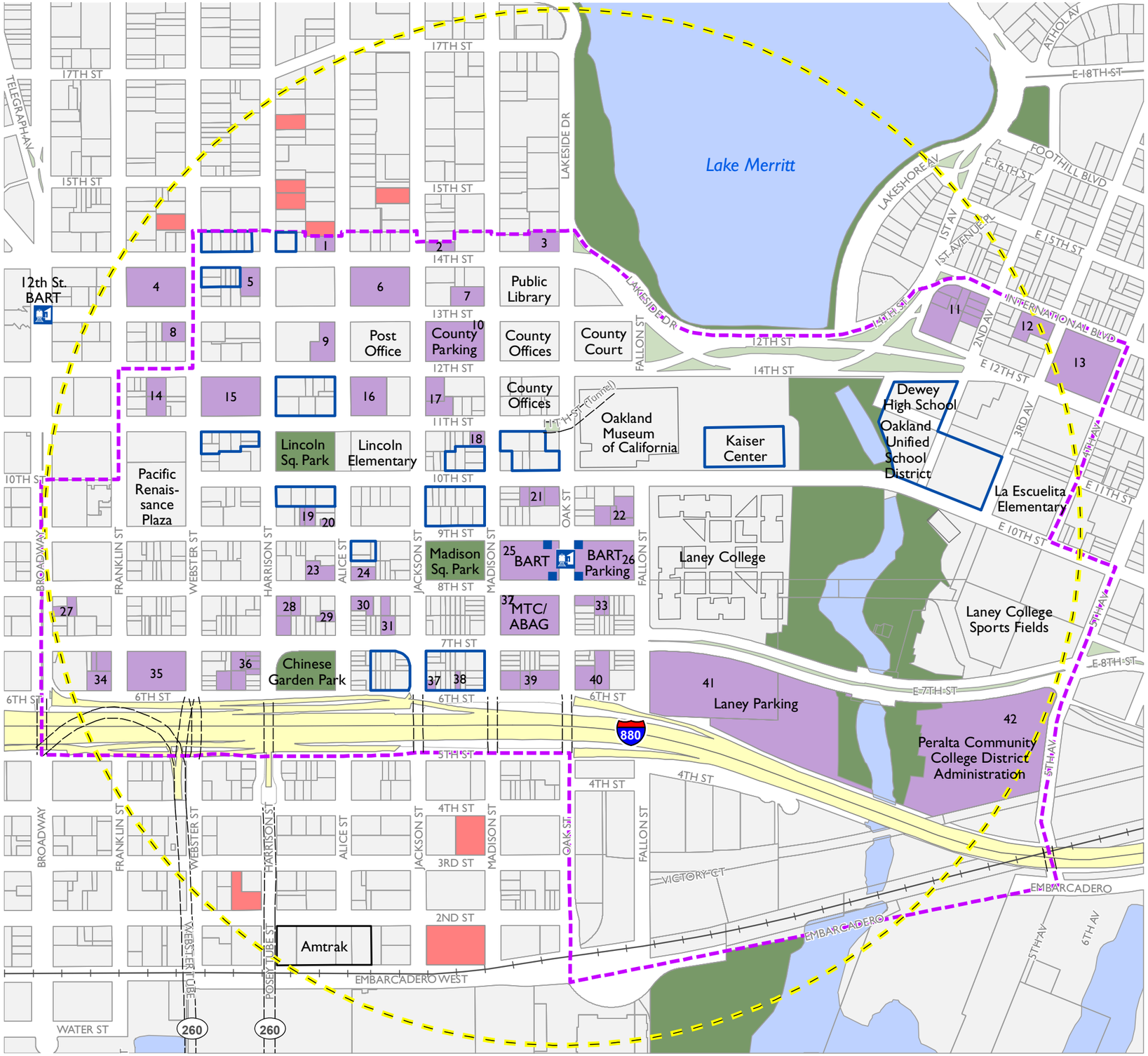


Figure 6.5:
OPPORTUNITY SITES

- BART Station Entrance
- BART Station
- Housing Element Sites Outside Focus Area, in 1/2 Mile
- Potential Opportunity Sites in Focus Area

Meet one or more of the following criteria:

- Not a priority historic resource
- Low value of improvements relative to land value
- Very low existing building height (1-2 stories) relative to allowable heights
- Vacant site
- Adjacent sites are opportunity sites

- Additional Sites to Consider i.e. for reuse
- Park
- City Right of Way
- Focus Area
- Planning Area - 1/2 Mile Radius

0 100 300 500 750 1,000 Feet

Source: City of Oakland and Dyett and Bhatia, 2009.

OPPORTUNITY SITES

Site 1: 14th and Alice.

Site 2: 14th and Jackson.

Site 3: 14th and Lakeside Dr .

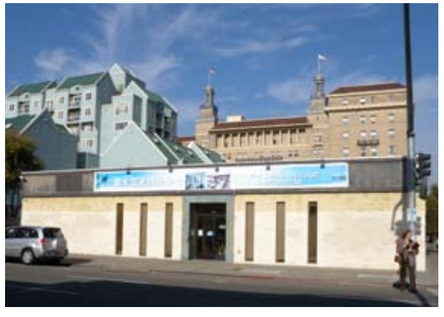
Site 4: 14th between Franklin and Webster.

Site 5: 14th and Harrison.

Site 6: 14th between Alice and Jackson.

Site 7: Madison at 13th.

Site 8: 13th and Webster.



Site 9: 12th and Alice.

Site 9: 13th and Alice.

Site 10: 13th between Jackson and Madison.

Sire 11: 1st at International.

Site 11: 1st at International.

Site 11: International at 2nd.

Site 12: International at 3rd.

Site 13: International at 3rd.

Site 14: 12th and Webster.

Site 14: 11th and Webster.

Site 15: 12th between Webster and Harrison.

Site 16: 12th and Alice.

OPPORTUNITY SITES

Site 17: 12th and Jackson.

Site 18: 11th at Madison.

Site 19 & 20: 9th at Alice.

Site 21: 10th at Oak.

Site 21: 10th at Oak.

Site 22: 9th at Fallon.

Site 22: 9th at Fallon.

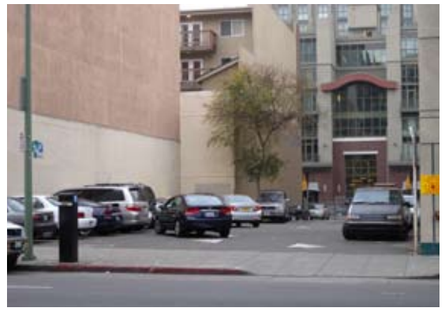
Site 23: 8th at Alice.

Site 24: 8th at Alice.

Site 25: BART Administration.

Site 26: BART Parking.

Site 27: Broadway at 8th.



Site 27: 8th at Broadway.

Site 28: 8th at Harrison.

Site 28: 7th at Harrison.

Site 29: Alice between 8th and 7th.

Site 30: 8th and Alice.

Site 31: 8th between Alice and Jackson.

Site 31: 7th between Alice and Jackson.

Site 32: MTC/ ABAG Building.

OPPORTUNITY SITES

Site 33: 8th at Oak.

Site 34: Franklin at 7th.

Site 35: 7th between Franklin and Webster.

Site 36: 7th at Harrison.

Site 36: 6th between Webster and Harrison.

Site 37: 6th at Madison.

Site 38: 6th between Jackson and Madison.

Site 39: 6th at Madison.

Site 39: 6th at Oak.

Site 40: 6th at Oak.

Site 40: 6th between Oak and Fallon.

Site 41: Laney Parking.

Site 42: Peralta.

Opportunity Sites - Development Scenarios

The following three tables, Tables 6.8, 6.9, and 6.10 show the calculations and assumptions used to determine total opportunity site development potential under maximum, moderate, and low growth scenarios.

TABLE 6.8: MAXIMUM GROWTH DEVELOPMENT SCENARIO

OPPORTUNITY SITE NUMBER (IN FIGURE 6.5)	ACRES	SQUARE FEET	SIZE	ALLOWABLE STORIES (TOTAL)	STORIES ADJUSTED FOR LOT SIZE	FEASIBLE STORIES BASE	FEASIBLE STORIES TOWER	FEASIBLE STORIES TOTAL	TOTAL FLOOR AREA (SF)	COMMERCIAL SF	TOTAL UNITS	FAR	ALLOWABLE FAR	DENSITY	ZONING ALLOWABLE DENSITY
1	0.17	7,621	Small	8	8	6.5	0	6.5	44,583	0	31	5.9	6.0	180	218
2	0.17	7,285	Small	8	8	6.5	0	6.5	42,619	0	30	5.9	6.0	180	218
3	0.36	15,504	Medium	17	12	5.0	7	12	124,032	0	92	8.0	8.0	258	484
4	**1.37**	**59,582**	**Block**	**No Limit**	**40**	**10.0**	**13**	**23**	**1,194,618**	**840,105**	**251**	**20.1**	**20.0**	**183**	**484**
5	0.34	14,825	Medium	No Limit	12	8.0	4	12	151,219	0	115	10.2	20.0	338	484
6	1.37	59,728	Block	8	8	6.5	0	6.5	349,408	0	246	5.9	6.0	180	218
7	1.00	43,605	Large	8	8	6.5	0	6.5	254,826	0	180	5.9	6.0	180	218
8	0.28	12,078	Medium	No Limit	12	10.0	2	12.0	129,235	0	99	10.7	20.0	356	484
9	0.47	20,363	Medium	38	12	8.0	4	12.0	207,705	0	158	10.2	17.0	338	484
10	1.38	60,237	Block	38	38	8.0	13	21.0	1,021,019	614,419	294	17.0	17.0	212	484
11	1.45	63141	Block	No Limit	40	3.0	0	3.0	170,482	0	95	2.7	3.0	65	97
12	0.47	20,388	Medium	No Limit	12	3.0	0	3.0	55,049	0	31	2.7	3.0	65	97
13	1.98	86,322	Block	No Limit	40	4.0	0	4.0	310,758	0	196	3.6	3.5	98	145
14	**0.46**	**20,038**	**Medium**	**No Limit**	**12**	**10.0**	**2**	**12.0**	**214,402**	**214,402**	**0**	**10.7**	**20.0**	**0**	**484**
15	**1.37**	**59,592**	**Block**	**No Limit**	**40**	**8.0**	**17**	**25.0**	**1,188,858**	**697,225**	**365**	**20.0**	**20.0**	**267**	**484**
16	**0.84**	**36,489**	**Large**	**38**	**38**	**8.0**	**13**	**21.0**	**618,493**	**98,521**	**406**	**17.0**	**17.0**	**485**	**484**
17	**0.54**	**23,522**	**Large**	**38**	**38**	**8.0**	**13**	**21.0**	**398,705**	**63,510**	**262**	**17.0**	**17.0**	**485**	**484**
18	0.13	5,747	Small	38	8	8.0	0	8.0	41,379	0	30	7.2	17.0	229	484
19	0.18	7,841	Small	27	8	8.0	0	8.0	56,454	0	41	7.2	14.0	229	484
20	0.06	2,530	Small	27	8	8.0	0	8.0	18,215	0	13	7.2	14.0	229	484
21	0.46	20,038	Medium	27	12	8.0	4	12.0	204,384	0	155	10.2	14.0	338	484
22	0.58	25,265	Large	27	27	8.0	9	17.0	352,444	0	275	14.0	14.0	474	484
23	**0.30**	**13,135**	**Medium**	**No Limit**	**40**	**8.0**	**4**	**12.0**	**133,975**	**82,749**	**33**	**10.2**	**20.0**	**109**	**484**
24	0.20	8,655	Small	27	8	8.0	0	8.0	62,315	0	45	7.2	14.0	229	484
25	1.40	60,984	Block	27	27	8.0	9	17.0	850,727	0	663	14.0	14.0	474	484
26	1.38	60,113	Block	27	27	8.0	9	17.0	850,727	0	654	14.0	14.0	474	484
27	0.20	8,712	Small	27	8	8.0	0	8.0	62,726	0	46	7.2	14.0	229	484
28	0.46	20,038	Medium	No Limit	12	8.0	4	12.0	204,384	0	155	10.2	20.0	338	484
29	0.11	4,957	Small	No Limit	8	8.0	0	8.0	35,692	0	26	7.2	20.0	229	484
30	0.22	9,420	Small	27	8	8.0	0	8.0	67,825	0	49	7.2	14.0	229	484
31	0.29	12,632	Medium	27	12	8.0	4	12.0	128,580	0	98	10.2	14.0	338	484
32	1.40	60,984	Block	27	27	8.0	9	17.0	850,727	0	663	14.0	14.0	474	484

OPPORTUNITY SITE NUMBER (IN FIGURE 6.5)	ACRES	SQUARE FEET	SIZE	ALLOWABLE STORIES (TOTAL)	STORIES ADJUSTED FOR LOT SIZE	FEASIBLE STORIES BASE	FEASIBLE STORIES TOWER	FEASIBLE STORIES TOTAL	TOTAL FLOOR AREA (SF)	COMMERCIAL SF	TOTAL UNITS	FAR	ALLOWABLE FAR	DENSITY	ZONING ALLOWABLE DENSITY
33	0.29	12,632	Medium	27	12	8.0	4	12.0	128,850	0	98	10.2	14.0	338	484
34	0.52	22,251	Large	27	12	8.0	9	17.0	315,984	0	246	14.0	14.0	474	484
35	1.38	60,075	Block	27	27	8.0	9	17.0	838,047	0	653	14.0	14.0	474	484
36	0.72	31,363	Large	27	27	8.0	9	17.0	437,517	0	341	14.0	14.0	474	484
37	0.06	2,500	Small	27	8	8.0	0	8.0	18,000	0	13	7.2	14.0	229	484
38	0.06	2,500	Small	27	8	8.0	0	8.0	18,000	0	13	7.2	14.0	229	484
39	0.69	30,056	Large	27	27	8.0	9	17.0	419,287	0	327	14.0	14.0	474	484
40	0.64	27,878	Large	27	27	8.0	4	12.0	284,360	0	216	10.2	14.0	338	484
41	5.28	230,000	Block	27	27	8.0	9	17.0	3,208,500	0	2,501	14.0	14.0	474	484
42	6.89	300,000	Block	No Limit	40	4.0	0	4.0	1,080,000	0	675	3.6	3.5	98	145
Grand Total	**37.90**	**1,650,983**							**17,133,226**	**2,656,594**	**10,841**				
97%										**2,576,896**	**10,515**				

Notes: Base coverage is 90% on all sites. Tower coverage varies by zoning.
Total units total square feet less commercial square feet, less the ground floor, divided by 1,200 gross SF per unit.
Feasible stories for base and tower reflect FAR limitations.
Gray rows indicate buildings targeted for non-residential development.

TABLE 6.9: MODERATE GROWTH DEVELOPMENT SCENARIO

OPPORTUNITY SITE NUMBER (IN FIGURE 6.5)	ACRES	SQUARE FEET	SIZE	ALLOWABLE STORIES (TOTAL)	STORIES ADJUSTED FOR LOT SIZE	FEASIBLE STORIES BASE	FEASIBLE STORIES TOWER	FEASIBLE STORIES TOTAL	TOTAL FLOOR AREA (SF)	COMMERCIAL SF	TOTAL UNITS	FAR	ALLOWABLE FAR	DENSITY	ZONING ALLOWABLE DENSITY
1	0.17	7,621	Small	8	4	4.0	0	4.0	27,436	0	17	3.6	6.0	98	218
2	0.17	7,285	Small	8	4	4.0	0	4.0	26,227	0	16	3.6	6.0	98	218
3	0.36	15,504	Medium	17	8	5.0	3	8.0	93,024	0	66	6.0	8.0	185	484
4	**1.37**	**59,582**	**Block**	**No Limit**	**28**	**10.0**	**13**	**23**	**1,194,618**	**840,105**	**251**	**20.1**	**20.0**	**183**	**484**
5	0.34	14,825	Medium	No Limit	8	8.0	0	8.0	106,743	0	78	7.2	20.0	229	484
6	1.37	59,728	Block	8	8	6.5	0	6.5	349,408	0	246	5.9	6.0	180	218
7	1.00	43,605	Large	8	8	6.5	0	6.5	254,826	0	180	5.9	6.0	180	218
8	0.28	12,078	Medium	No Limit	8	8.0	0	8.0	86,962	0	63	7.2	20.0	229	484
9	0.47	20,363	Medium	38	8	8.0	0	8.0	146,615	0	107	7.2	17.0	229	484
10	**1.38**	**60,237**	**Block**	**38**	**28**	**8.0**	**13**	**21.0**	**1,021,019**	**704,774**	**218**	**17.0**	**17.0**	**158**	**484**
11	1.45	63141	Block	No Limit	28	3.0	0	3.0	170,482	0	95	2.7	3.0	65	97
12	0.47	20,388	Medium	No Limit	8	3.0	0	3.0	55,049	0	31	2.7	3.0	65	97
13	1.98	86,322	Block	No Limit	28	4.0	0	4.0	310,758	0	194	3.6	3.5	98	145
14	**0.46**	**20,038**	**Medium**	**No Limit**	**8**	**8.0**	**0**	**8.0**	**144,271**	**144,271**	**0**	**7.2**	**20.0**	**0**	**484**
15	**1.37**	**59,592**	**Block**	**No Limit**	**28**	**8.0**	**17**	**25.0**	**1,188,858**	**697,225**	**365**	**20.0**	**20.0**	**267**	**484**
16	0.84	36,489	Large	38	12	8.0	4	12.0	372,190	0	283	10.2	17.0	338	484
17	0.54	23,522	Large	38	12	8.0	4	12.0	239,928	0	182	10.2	17.0	338	484
18	0.13	5,747	Small	38	4	4.0	0	4.0	20,689	0	13	3.6	17.0	98	484
19	0.18	7,841	Small	27	4	4.0	0	4.0	28,227	0	18	3.6	14.0	98	484
20	0.06	2,530	Small	27	4	4.0	0	4.0	9,107	0	6	3.6	14.0	98	484
21	0.46	20,038	Medium	27	8	8.0	0	8.0	144,271	0	105	7.2	14.0	229	484
22	0.58	25,265	Large	27	12	8.0	4	12.0	257,701	0	196	10.2	14.0	338	484
23	0.30	13,135	Medium	No Limit	12	8.0	0	8.0	94,571	0	69	7.2	20.0	229	484
24	0.20	8,655	Small	27	4	4.0	0	4.0	31,157	0	19	3.6	14.0	474	484
25	1.40	60,984	Block	27	27	8.0	9	17.0	850,727	0	663	14.0	14.0	474	484
26	1.38	60,113	Block	27	27	8.0	9	17.0	838,574	0	654	14.0	14.0	474	484
27	0.20	8,712	Small	27	4	4.0	0	4.0	31,363	0	20	3.6	14.0	98	484
28	0.46	20,038	Medium	No Limit	8	8.0	0	8.0	144,271	0	105	7.2	20.0	229	484
29	0.11	4,957	Small	No Limit	4	4.0	0	4.0	17,846	0	11	3.6	20.0	98	484
30	0.22	9,420	Small	27	4	4.0	0	4.0	33,913	0	21	3.6	14.0	98	484
31	0.29	12,632	Medium	27	8	8.0	0	8.0	90,953	0	66	7.2	14.0	229	484
32	1.40	60,984	Block	27	27	8.0	9	17.0	850,727	0	663	14.0	14.0	474	484

OPPORTUNITY SITE NUMBER (IN FIGURE 6.5)	ACRES	SQUARE FEET	SIZE	ALLOWABLE STORIES (TOTAL)	STORIES ADJUSTED FOR LOT SIZE	FEASIBLE STORIES BASE	FEASIBLE STORIES TOWER	FEASIBLE STORIES TOTAL	TOTAL FLOOR AREA (SF)	COMMERCIAL SF	TOTAL UNITS	FAR	ALLOWABLE FAR	DENSITY	ZONING ALLOWABLE DENSITY
33	0.29	12,632	Medium	27	8	8.0	0	8.0	90,953	0	66	7.2	14.0	229	484
34	0.52	22,251	Large	27	12	8.0	4	12.0	231,042	0	176	10.2	14.0	338	484
35	1.38	60,075	Block	27	27	8.0	9	17.0	838,047	0	653	14.0	14.0	474	484
36	0.72	31,363	Large	27	12	8.0	4	12.0	319,905	0	243	10.2	14.0	338	484
37	0.06	2,500	Small	27	4	4.0	0	4.0	9,000	0	6	3.6	14.0	98	484
38	0.06	2,500	Small	27	4	4.0	0	4.0	9,000	0	6	3.6	14.0	98	484
39	0.69	30,056	Large	27	12	8.0	4	12.0	306,575	0	233	10.2	14.0	338	484
40	0.64	27,878	Large	27	12	8.0	4	12.0	284,360	0	216	10.2	14.0	338	484
41	5.28	230,000	Block	27	27	8.0	9	17.0	3,208,500	0	2,501	14.0	14.0	474	484
42	6.89	300,000	Block	No Limit	28	4.0	0	4.0	1,080,000	0	675	3.6	3.5	98	145
Grand Total	**37.90**	**1,650,983**							**15,609,893**	**2,386,375**	**9,796**				
76%										**1,813,645**	**7,445**				

Notes: Base coverage is 90% on all sites. Tower coverage varies by zoning.
Total units total square feet less commercial square feet, less the ground floor, divided by 1,200 gross SF per unit.
Feasible stories for base and tower reflect FAR limitations.
Gray rows indicate buildings targeted for non-residential development.

TABLE 6.10: LOW GROWTH DEVELOPMENT SCENARIO

OPPORTUNITY SITE NUMBER (IN FIGURE 6.5)	ACRES	SQUARE FEET	SIZE	ALLOWABLE STORIES (TOTAL)	STORIES ADJUSTED FOR LOT SIZE	FEASIBLE STORIES BASE	FEASIBLE STORIES TOWER	FEASIBLE STORIES TOTAL	TOTAL FLOOR AREA (SF)	COMMERCIAL SF	TOTAL UNITS	FAR	ALLOWABLE FAR	DENSITY	ZONING ALLOWABLE DENSITY
1	0.17	7,621	Small	8	4	4.0	0	4.0	27,436	0	17	3.6	6.0	98	218
2	0.17	7,285	Small	8	4	4.0	0	4.0	26,227	0	16	3.6	6.0	98	218
3	0.36	15,504	Medium	17	8	5.0	3	8.0	93,024	0	66	6.0	8.0	185	484
4	**1.37**	**59,582**	**Block**	**No Limit**	**28**	**10.0**	**13**	**23**	**1,194,618**	**840,105**	**251**	**20.1**	**20.0**	**183**	**484**
5	0.34	14,825	Medium	No Limit	8	8.0	0	8.0	106,743	0	78	7.2	20.0	229	484
6	1.37	59,728	Block	8	8	6.5	0	6.5	349,408	0	246	5.9	6.0	180	218
7	1.00	43,560	Large	8	8	6.5	0	6.5	254,826	0	180	5.9	6.0	180	218
8	0.28	12,078	Medium	No Limit	8	8.0	0	8.0	86,962	0	63	7.2	20.0	229	484
9	0.47	20,363	Medium	38	8	8.0	0	8.0	146,615	0	107	7.2	17.0	229	484
10	**1.38**	**60,237**	**Block**	**38**	**28**	**8.0**	**13**	**21.0**	**1,021,019**	**704,774**	**218**	**17.0**	**17.0**	**158**	**484**
11	1.45	63141	Block	No Limit	28	3.0	0	3.0	170,482	0	95	2.7	3.0	65	97
12	0.47	20,388	Medium	No Limit	8	3.0	0	3.0	55,049	0	31	2.7	3.0	65	97
13	1.98	86,322	Block	No Limit	28	4.0	0	4.0	310,758	0	194	3.6	3.5	98	145
14	**0.46**	**20,038**	**Medium**	**No Limit**	**8**	**8.0**	**0**	**8.0**	**144,271**	**144,271**	**0**	**7.2**	**20.0**	**0**	**484**
15	**1.37**	**59,592**	**Block**	**No Limit**	**28**	**8.0**	**17**	**25.0**	**1,188,858**	**697,225**	**365**	**20.0**	**20.0**	**267**	**484**
16	0.84	36,489	Large	38	12	8.0	4	12.0	372,190	0	283	10.2	17.0	338	484
17	0.54	23,522	Large	38	12	8.0	4	12.0	239,928	0	182	10.2	17.0	338	484
18	0.13	5,747	Small	38	4	4.0	0	4.0	20,689	0	13	3.6	17.0	98	484
19	0.18	7,841	Small	27	4	4.0	0	4.0	28,227	0	18	3.6	14.0	98	484
20	0.06	2,530	Small	27	4	4.0	0	4.0	9,107	0	6	3.6	14.0	98	484
21	0.46	20,038	Medium	27	8	8.0	0	8.0	144,271	0	105	7.2	14.0	229	484
22	0.58	25,265	Large	27	12	8.0	4	12.0	257,701	0	196	10.2	14.0	338	484
23	0.30	13,135	Medium	No Limit	12	8.0	0	8.0	94,571	0	69	7.2	20.0	229	484
24	0.20	8,655	Small	27	4	4.0	0	4.0	31,157	0	19	3.6	14.0	474	484
25	1.40	60,984	Block	27	27	8.0	9	17.0	850,727	0	663	14.0	14.0	474	484
26	1.38	60,113	Block	27	27	8.0	9	17.0	838,574	0	654	14.0	14.0	474	484
27	0.20	8,712	Small	27	4	4.0	0	4.0	31,363	0	20	3.6	14.0	98	484
28	0.46	20,038	Medium	No Limit	8	8.0	0	8.0	144,271	0	105	7.2	20.0	229	484
29	0.11	4,957	Small	No Limit	4	4.0	0	4.0	17,846	0	11	3.6	20.0	98	484
30	0.22	9,420	Small	27	4	4.0	0	4.0	33,913	0	21	3.6	14.0	98	484
31	0.29	12,632	Medium	27	8	8.0	0	8.0	90,953	0	66	7.2	14.0	229	484
32	1.40	60,984	Block	27	27	8.0	9	17.0	850,727	0	663	14.0	14.0	474	484

OPPORTUNITY SITE NUMBER (IN FIGURE 6.5)	ACRES	SQUARE FEET	SIZE	ALLOWABLE STORIES (TOTAL)	STORIES ADJUSTED FOR LOT SIZE	FEASIBLE STORIES BASE	FEASIBLE STORIES TOWER	FEASIBLE STORIES TOTAL	TOTAL FLOOR AREA (SF)	COMMERCIAL SF	TOTAL UNITS	FAR	ALLOWABLE FAR	DENSITY	ZONING ALLOWABLE DENSITY
33	0.29	12,632	Medium	27	8	8.0	0	8.0	90,953	0	66	7.2	14.0	229	484
34	0.52	22,651	Large	27	12	8.0	4	12.0	231,042	0	176	10.2	14.0	338	484
35	1.38	60,075	Block	27	27	8.0	9	17.0	838,047	0	653	14.0	14.0	474	484
36	0.72	31,363	Large	27	12	8.0	4	12.0	319,905	0	243	10.2	14.0	338	484
37	0.06	2,500	Small	27	4	4.0	0	4.0	9,000	0	6	3.6	14.0	98	484
38	0.06	2,500	Small	27	4	4.0	0	4.0	9,000	0	6	3.6	14.0	98	484
39	0.69	30,056	Large	27	12	8.0	4	12.0	306,575	0	233	10.2	14.0	338	484
40	0.64	27,878	Large	27	12	8.0	4	12.0	284,360	0	216	10.2	14.0	338	484
41	5.28	230,000	Block	27	27	8.0	9	17.0	3,208,500	0	2,501	14.0	14.0	474	484
42	6.89	300,000	Block	No Limit	28	4.0	0	4.0	1,080,000	0	675	3.6	3.5	98	145
Grand Total	**37.90**	**1,650,983**							**15,609,893**	**2,386,375**	**9,796**				
54%										**1,288,643**	**5,290**				

Notes: Base coverage is 90% on all sites. Tower coverage varies by zoning.
Total units total square feet less commercial square feet, less the ground floor, divided by 1,200 gross SF per unit.
Feasible stories for base and tower reflect FAR limitations.
Gray rows indicate buildings targeted for non-residential development.

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