## **DRAFT** Development Potential: Emerging Plan

SITE	USE:	SIZE	SITE ACRES	HEIGHT:	HEIGHT: Emerging	% Lot	BUILT	USES:	Units per	Units per	UNITS	UNITS	SQUARE FEET OFFICE	<b>SQUARE FEET</b>	PARKS	COMMUNITY	<b>EXISTING US</b>
	Community			Community	Plan	Built	ACRES	<b>Emerging Plan</b>	Acre	Acre	(LOW)	(HIGH)		RETAIL	(ACRES)	FACILITIES	
	Feedback			Feedback					(LOW)	(HIGH)		(			(11.11.1)		
									(	,,							
NTRAI	BART BLOCKS VE	RSION 1		<u> </u>													
adison	Retail/Park/Com	Full Block	1.4	N/A	Mid-rise: 6-8 stories	25%	0.4	Housing	130	160	46	56					Park
ark	munity Facility	I dii biock	1.4	14/7	(higher with a CUP;				130	100	40	30					
	, ,				minimum 3-4 stories)	25%	0.4	Community								22,500	1
					Development on 1/4			Facilities: 15,000 sf 1st floor; 7500									
					of site			sf 2nd floor									
								31 2110 11001									
						100/											
						10%	0.1	Retail						6,000			
						75%	1.1	Park (acres)							1.05		
ART	Housing/Office/R	Full Block	1.4	High-rise: 9+	High-rise: 9+ stories	33%	0.5	Housing	300	484	139	224					BART Admin
tation	etail/Entertainme			stories	(minimum 8 stories)	33%	0.5	Retail/						20,000			7
	nt/Park/Communi				Assume 12 stories Development on 1/3			Entertainment									
	ty Facility				of site	65%	0.9	Doule							0.91		-
					or site	65%	0.9	Park							0.91		
ART	Housing/Office/R	Full Block	1.4	High-rise: 9+	High-rise: 9+ stories	50%	0.7	Housing	300	484	210	339					BART Parking
arking	etail/Entertainme	I dii biock	1.4	stories	(minimum 8 stories)	32%			300	404	210	333		20,000			DAINTTURNING
	nt/Park				Assume two 20 story		0.4	Retail						20,000	0.70		
	/Community				towers	50%	0.7	Park							0.70		
MTC/ABA	Office/Housing/R	Full Block	1.4	High-rise: 9+	High-rise: 9+ stories	35%	0.5	Housing	300	484	147	237					MTC/ABAG
	etail/Entertainme			stories	(minimum 8 stories)	35%	0.5	Office					400,000				Offices
	nt/Community Facility				Assume two 20 story towers	10%	0.14	Park							0.14		
	raciiity				towers	35%	0.5	Retail						21,000			
ubtotal	Central BART Blocks	Version 1									541	856	400,000	67,000	2.80	22,500	
	BART BLOCKS VE		1													7,	
1adison	Retail/Park/Com	Full Block	1.4	N/A	Mid-rise: 6-8 stories	35%	0.5	Housing	130	160	64	78					Park
ark	munity Facility				(higher with a CUP;	25%	0.4	Community								22,500	
					minimum 3-4 stories)	2376	0.4	Facilities: 15,000								22,300	
					Development on 1/4			sf 1st floor; 7500									
					of site			sf 2nd floor									
						35%	0.5	Retail						21,000			
														21,000			
						33%	0.5	Park (acres)							0.46		
	Housing/Office/R etail/Entertainme	Full Block	1.4	High-rise: 9+	High-rise: 9+ stories	60%	0.8	Housing	300	484	252	407					BART Admin
				stories	(minimum 8 stories) Assume 12 stories	35%	0.5	Retail/						21,000			
					Development on 1/3			Entertainment									
	nt/Park/Communi					33%	0.5	Park							0.46		
					lof site										0.40		
	nt/Park/Communi				of site	33/6	0.5										
tation	nt/Park/Communi ty Facility	Full Block	1.4	High-rise: 9+		60%	0.8	Housing	300	484	252	407					BART Parking
ART tation	nt/Park/Communi	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories)	60%	0.8	Housing Retail	300	484	252	407		30.000			BART Parking
ation	nt/Park/Communi ty Facility Housing/Office/R etail/Entertainme nt/Park	Full Block	1.4		High-rise: 9+ stories (minimum 8 stories) Assume two 20 story	60% 50%	0.8	Retail	300	484	252	407		30,000	0.46		BART Parking
ART arking	nt/Park/Communi ty Facility  Housing/Office/R etail/Entertainme nt/Park /Community			stories	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers	60% 50% 33%	0.8 0.7 0.5	Retail Park						30,000	0.46		
ART arking	nt/Park/Communi ty Facility  Housing/Office/R etail/Entertainme nt/Park /Community Office/Housing/R		1.4	stories High-rise: 9+	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers High-rise: 9+ stories	60% 50% 33% 35%	0.8 0.7 0.5	Retail Park Housing	300	484	252	237		30,000	0.46		MTC/ABAG
ART arking	nt/Park/Communi ty Facility  Housing/Office/R etail/Entertainme nt/Park /Community Office/Housing/R etail/Entertainme			stories	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers High-rise: 9+ stories (minimum 8 stories)	60% 50% 33%	0.8 0.7 0.5	Retail Park					400,000	30,000	0.46		
ART arking	nt/Park/Communi ty Facility  Housing/Office/R etail/Entertainme nt/Park /Community  Office/Housing/R etail/Entertainme nt/Community			stories High-rise: 9+	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers High-rise: 9+ stories (minimum 8 stories) Assume two 20 story	60% 50% 33% 35%	0.8 0.7 0.5	Retail Park Housing					400,000	30,000	0.46		MTC/ABAG
ART arking	nt/Park/Communi ty Facility  Housing/Office/R etail/Entertainme nt/Park /Community Office/Housing/R etail/Entertainme			stories High-rise: 9+	High-rise: 9+ stories (minimum 8 stories) Assume two 20 story towers High-rise: 9+ stories (minimum 8 stories)	60% 50% 33% 35% 35%	0.8 0.7 0.5 0.5	Retail Park Housing Office					400,000	30,000			MTC/ABAG

	USE:	SIZE	SITE ACRES	HEIGHT:	HEIGHT: Emerging	% Lot	BUILT	USES:	Units per	Units per	UNITS	UNITS	SQUARE FEET OFFICE	<b>SQUARE FEET</b>	PARKS	COMMUNITY	EXISTING USE
	Community Feedback			Community	Plan	Built	ACRES	<b>Emerging Plan</b>	Acre	Acre	(LOW)	(HIGH)		RETAIL	(ACRES)	FACILITIES	
				Feedback					(LOW)	(HIGH)							
THER S	TES WITH COMM	LINITY FEE	DBACK AGRI	FMFNT (Vacant	Sites Added)												
THER S	N/A	Small Site	0.2	N/A	Mid-rise: 6-8 stories	65%	0.1	Housing	130	160	14	18					Parking Lot
	14/7	Siliali Site	0.2	N/A	(higher with a CUP;			· ·	150	100	14	10					I di king Lot
					minimum 3-4 stories)	35%	0.1	Retail						3,000			
	N/A	1/4 Block	0.4	N/A	Mid-rise: 6-8 stories (higher with a CUP;	65%	0.2	Housing	130	160	32	40					Parking Lot
		·			minimum 3-4 stories)	20%	0.1	Retail						3,000			Parking Lot
	Housing/Retail/Entertainment/Offic	Full Block	1.4	High-rise: 9+ stories	High-rise: 9+ stories (minimum 8 stories)	60%	0.8	Housing	300	484	252	407					Parking lot
	e/Parks/Communi			Stories	Assume 20 stories	35%	0.5	Retail						21,000			_
	ty Facility					30%	0.4	Park (rooftop)									
						20%	0.3	Park Parking							0.28		_
	Housing/Retail/Pa	Full Block	1.4	High-rise: 9+	High-rise: 9+ stories	60%	0.8	Housing	300	484	252	407					Structured
	rking	ruii biock	1.4	stories	(minimum 8 stories)	35%	0.5	Retail	300	404	232	407		21,000			parking lot
	_				Assume 20 stories	3370		blic parking (8 stor	ries)					21,000			-
	N/A	1/4 Block	0.3	N/A	Low-rise: 4-5 stories	70%	0.2	Housing	130	160	25	31					Parking Lot
	,				(higher with a CUP;	20%	0.1	Retail						2,000			_
1	Office/Retail/Park	Full Block	1.4	High-rise: 9+	minimum 2 stories) High-rise: 9+ stories	33%	0.5	Office (20,000					400,000				Structured
1	ing	rull block	1.4	stories	(minimum 8 stories)	33%	0.5	sf/floor in one					400,000				parking lot
					Assume one 20 story	20%	0.3	Retail						12,000			
					tower	33%		Public parking									
2	Housing	Half Block	0.5	Mid-rise: 6-8	Mid-rise: APPROVED	n/a	n/a	Approved	n/a	n/a	99	99					Vacant (planne
				Stories	AFFORDABLE HOUSING PROJECT			Affordable									housing)
					11003ING PROJECT			Housing Project									
3	Housing/Park/Co	Half Block	0.8	High-rise: 9+	Mid-rise: 6-8 stories	55%	0.44	Office					150,000				Developed one
	mmunity Facility			stories	(higher with a CUP;	15%	0.12	Retail						5,000			story parking
					minimum 3-4 stories)	35%	0.28	Park							0.28		
5	Housing/Retail/Pa	Full Block	1.4	Mid-rise: 6-8	High-rise: 9+ stories	35%	0.5	Housing (high-	300	484	147	237					Developed one
	rk/Community			Stories	(minimum 8 stories)	35%	0.5	rise)	130	160	64	78					story
	Facility				Assume 16 stories and one mid rise: 6-8	35%	0.5	Housing (mid- rise)	130	160	64	/8					
					stories	35%	0.5	Retail						21,000			
						25%	0.4	Park							0.35		-
8	Retail	Half Block	0.7	n/a	Mid-rise: 6-8 stories	70%	0.5	Housing	130	160	64	78					Parking +
	Ticcon.	rian biock	0.7	.,, 0	(higher with a CUP;	65%	0.5	Retail	150	100	0.1	,,,		20.000			developed one
					minimum 3-4 stories)	05%	0.5	Retail						20,000			story
9	Housing/Retail	Half Block	1.1	Mid-rise: 6-8	Mid-rise: 6-8 stories	70%	0.8	Housing	130	160	100	123					Developed one
	G.			Stories	(higher with a CUP;			0									story
					minimum 3-4 stories)	50%	0.6	Retail						24,000			
1	Housing/Retail	1/2 Block	0.6	High-rise: 9+	High-rise: 9+ stories	70%	0.4	Housing	300	484	126	203					Parking +
				stories	(minimum 8 stories)	35%	0.2	Retail						9,000			developed one
					Assume 12 stories	15%	0.1	Park						.,	0.09		story
2	Retail	Half Block	0.5	-	Mid-rise: 6-8 stories	70%	0.4	Housing	130	160	46	56					Developed one
					(higher with a CUP;	35%	0.2	Retail	-			-		8,000			story
					minimum 3-4 stories)	3370	J.2	com						0,000			
8	N/A	1/4 Block	0.3	N/A	Mid-rise: 6-8 stories	50%	0.2	Housing	130	160	22	28					Parking
		(just			(higher with a CUP;			_					20.000				
		along			minimum 3-4 stories)	20% 35%	0.1	Office Retail					20,000	5,000			+
)	N/A	Harrison) Half Block	0.5	N/A	High-rise: 9+ stories	50%	0.1	Housing	300	484	78	126		5,000			Vacant
•	,.	an block	0.5		(minimum 8 stories)	35%	0.3	_	300	707	,,,	120		8,000			- acant
					Assume 12 stories	35%	0.2	Retail						8,000			1

CITE	USE:	SIZE	SITE ACRES	HEIGHT:	HEIGHT: Emerging	% Lot	BUILT	USES:	Units per	Units per	UNITS	UNITS	SQUARE FEET OFFICE	SQUARE FEET	PARKS	COMMUNITY	EXISTING USE
JIIL	Community	SIZL	JITE ACKES		Plan	Built	ACRES		Acre	Acre	(LOW)	(HIGH)	SQUARE FEET OFFICE	RETAIL	(ACRES)	FACILITIES	LAISTING USE
				Community	Plan	Built	ACRES	Emerging Plan			(LOW)	(HIGH)		KETAIL	(ACRES)	FACILITIES	
	Feedback			Feedback					(LOW)	(HIGH)							
						50%	0.3	Parking									
31	Office/Housing/R	Full Block	1.4	High-rise: 9+	High-rise: 9+ stories	35%	0.5	Housing (1/2)	300	484	147	237					Developed two
	etail			stories	(minimum 8 stories)	35%	0.5	Office (1/2)					200,000				story building
					Assume 15 stories	35%	0.5	Retail						21,000			
36	Office	Half Block	0.5	High-rise: 9+	Mid-rise: 6-8 stories	70%	0.3	Office					100,000				Vacant +one
				stories	(higher with a CUP;												story
					minimum 3-4 stories)												
37	N/A	Half Block	0.6	N/A	Mid-rise: 6-8 stories	60%	0.4	Office					100,000				BART
	•				(higher with a CUP;								,				Maintenance,
					minimum 3-4 stories)												Auto Services
38	Retail/Housing	1/4 Block	0.3	Low-rise: 5 Story	Mid-rise: 6-8 stories	70%	0.2	Housing	130	160	27	34					Developed 1-2
					(higher with a CUP;	35%	0.1	Retail						5,000			stories
					minimum 3-4 stories)	3370	0.1	rectair						3,000			
39a	Housing/Retail/Pa	Multiple	4.6	High-rise: 9+	High-rise: 9+ stories	70%	3.2	Housing	300	484	966	1558					Parking lot
	rk/Community	uncipie		stories	(minimum 8 stories)	, , , ,	J		300		300	1330					
	Facility/Parking				Assume two 12 story												
	. •				buildings and two 20	5%	0.2	Classrooms/					20,000				
					story buildings			Office									
						5%	0.2	Retail						10,000			1
														,			
						20%	0.9	Park							0.92		1
						33%	1.5	Structured Parking	3								
39b	Housing/Retail/Pa	Multiple	4		Park	65%	2.6	Park							2.6		Parking lot
	rk/Community					35%	1.4	Public Use TBD								61,000	1
	Facility/ Parking					3370	1.4	Tubile ose TBB								01,000	
43	Housing	2 Blocks	3	Mid-rise: 6-8	High-rise: 9+ stories	70%	2.1	Housing	300	484	630	1016					Developed 4
				Stories	(minimum 8 stories)	4%	0.1	Retail						5,000			story and 1 story
					Assume 12 stories	10%	0.3	Park							0.3		
44	Housing	1/2 Block	1.3	High-rise: 9+	High-rise: 9+ stories	70%	0.9	Housing	300	484	273	440					Vacant
				stories	(minimum 8 stories)												
					Assume 20 stories	35%	0.5	Retail						20,000			
45	Housing/Retail	1 Acre Blo	1.5	Mid-rise: 6-8	Mid-rise: 6-8 stories	70%	1.1	Housing	130	160	137	168					Developed 1-3
				Stories	(higher with a CUP; minimum 3-4 stories)	35%	0.5	Retail						23,000			stories
46	Housing	1/3 Block	0.5	Mid-rise: 6-8	Mid-rise: 6-8 stories	70%	0.4	Housing	130	160	46	56		23,300			Parking and 1
70	Housing	1/3 BIOCK	0.5	Stories	(higher with a CUP;			_	130	100				= 00-			story
				1.0	minimum 3-4 stories)	25%	0.1	Retail			0	0		5,000			,
47	Housing	Full Block	2	Mid-rise: 6-8	Mid-rise: 6-8 stories	70%	1.4	Housing	130	160	182	224					Parking and 1
	-			Stories	(higher with a CUP;	12%	0.2	Retail			0	0	1	10,000			story
					minimum 3-4 stories)							•		.,			
n/a	n/a	Multiple	Varied	n/a	n/a	n/a	n/a	Parkland		1 7					5		
		along															
Subtotal		Channel			+						3,729	5,665	990,000	261,000	9.9	61,000	1
	NTRAL BART BLOC	KS VERSIO	N 1	1							4,270	6,520		328,000	12.7	83,500	
								۸	lew Populat	tion (assumin	8,540	13,040		220,000			
										cluding 12,0!	20,592	25,092	?				
										Parks to New	1.49	0.97					
										ole Units (15%	640	978				·	
										ole Units (20%	854	1,304					
TOTAL - CE	NTRAL BART BLOC	KE VEBSIO	N 2					Ne	w Affordat	ole Units (25%	1,067 4,443	1,630 <b>6,793</b>		354,000	11.4	83,500	
TOTAL - CE	THINKE DANT BLUC	NO VERSIO						٨	lew Populat	tion (assumin	8,887	13,587		334,000	11.4	63,500	
										cluding 12,0	20,939	25,639					
										Parks to New	1.28	0.84					
												2.07					

SITE	USE:	SIZE	SITE ACRES	HEIGHT:	HEIGHT: Emerging	% Lot	BUILT	USES:	Units per	Units per	UNITS	UNITS	SQUARE FEET OFFICE	<b>SQUARE FEET</b>	PARKS	COMMUNITY	EXISTING USE
	Community			Community	Plan	Built	ACRES	<b>Emerging Plan</b>	Acre	Acre	(LOW)	(HIGH)		RETAIL	(ACRES)	FACILITIES	
	Feedback			Feedback					(LOW)	(HIGH)							
								N	ew Affordab	le Units (15%	667	1,019					
								N	ew Affordab	le Units (20%	889	1,359					
								N	ew Affordab	le Units (25%	1,111	1,698					
OTHER S	TES: Reuse Kaiser	Center; R	etail and Attr	actions to activat	e under 880												
41	N/A	3 Blocks		High rise: 9+ stories													
		(minimum 8 stories)															