Port of Oakland Board of Commissioners

September 25, 2014

C OLISEUM AREA SPECIFIC PLAN

Port of Oakland Board of Commissioners
September 25, 2014
2011: City issued an RFP for a developer and CEQA/Specific Plan Consultants
2012: City selected Oakland-based firms JRDV Urban International and Lamphier-Gregory
2013: City published Notice of Preparation for EIR with a public comment period; JRDV completed Coliseum Master Plan for the City
2014: Staff and consultants prepared Draft Specific Plan and EIR; public workshops held; Draft Coliseum Area Specific Plan and EIR released August 22, 2014

Comment period ends on October 17, 2014
Released on August 22, 2014, the Draft Specific Plan:

- Documents a new vision for the Coliseum Area
- Provides a detailed framework for new development in the Coliseum Area, through a flexible plan, over the next 20 to 25 years
- Establishes land use policies and informs changes to the area's zoning designations
1. Heights of proposed buildings and FAA regulations:
   - Some buildings are proposed to be taller than 159 feet (new Raiders Stadium and tower residential construction); Future projects will be subject to Port of Oakland and FAA Approval

2. Land Use Jurisdiction in Airport Business Park:
   - New residential use proposed between Edgewater & shoreline
   - Future amendments to Port LUDC, or change land-use jurisdiction
   - State Tidelands Trust -- mitigation measure in DEIR -- options include sale or exchange of Port-owned lands
The City of Oakland and Port of Oakland have separate land use jurisdictions

- City of Oakland Planning Code only applies to Sub Areas A and E and portions of B.
- Port of Oakland Land Use Development Code applies to Airport Business Park, with two exceptions.
- SF Bay Conservation and Development Commission (BCDC) has jurisdiction at the waterfront.
2.0 OVERALL SITE DEVELOPMENT PLAN

Land Uses

Residential Mixed Use
Science & Technology
Science & Technology Support
Sports & Entertainment
Logistics/ Warehouse
Open Space/Habitat
Commercial
Parking

Area Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zone A</th>
<th>Zone B NBA Option</th>
<th>Total NBA Option</th>
<th>Area Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sports</td>
<td>53.4</td>
<td>2,148,533</td>
<td>2,148,533</td>
<td>53.4</td>
</tr>
<tr>
<td>Residential</td>
<td>43.8</td>
<td>5,256</td>
<td>5,782,093</td>
<td>43.8</td>
</tr>
<tr>
<td>Science &amp; Technology</td>
<td>70.3</td>
<td>3,102,681</td>
<td>5,169,584</td>
<td>70.3</td>
</tr>
<tr>
<td>S&amp;T/LT Industrial Support</td>
<td>218.2</td>
<td>5,602,610</td>
<td>6,448,945</td>
<td>218.2</td>
</tr>
<tr>
<td>Logistics</td>
<td>14.0</td>
<td>244,760</td>
<td>305,950</td>
<td>14.0</td>
</tr>
<tr>
<td>Hotel</td>
<td>19.7</td>
<td>1,150</td>
<td>1,425</td>
<td>19.7</td>
</tr>
<tr>
<td>Retail</td>
<td>36.8</td>
<td>717,671</td>
<td>1,054,304</td>
<td>36.8</td>
</tr>
<tr>
<td>Parking</td>
<td>40.2</td>
<td>26,360</td>
<td>26,360</td>
<td>40.2</td>
</tr>
<tr>
<td>Open Space</td>
<td>38.8</td>
<td></td>
<td></td>
<td>38.8</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>21,764,388</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Parking Summary (NBA Option)

<table>
<thead>
<tr>
<th>Development Area Summary</th>
<th>Zone A</th>
<th>Zone B NBA Option</th>
<th>Total NBA Option</th>
<th>Area Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>15,856</td>
<td>9,488</td>
<td>25,344</td>
<td>15,856</td>
</tr>
<tr>
<td>Total Event</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SCENARIO 1: THREE TEAMS
SCENARIO 2: TWO TEAMS
SCENARIO 3: ONE TEAM
Proposed General Plan Amendments

- Collaboration with Port of Oakland on Land Use Jurisdiction and permitting
- Potential amendments to Port’s Land Use and Development Code (LUDC)
- City of Oakland Planning Code only applies to Sub Areas A & E and portions of B
- New “D-CO” zones 1-6
- D-CO-2 would allow major sports facilities and new residential and commercial uses
- D-CO-4 would conditionally permit residential and retail on the San Leandro Bay waterfront
- D-CO-6 for Utilities and open space
State law (CEQA) requires that environmental impacts that may result from a project be evaluated and that alternative proposals and/or mitigation measures be crafted before final plan adoption.

A Draft Environmental Impact Report (DEIR) was released in conjunction with the Draft Specific Plan.

Among topics studied in the DEIR:

- Land Use
- Housing, Population, and Employment
- Traffic and Transportation
- Water Quality

- Air Quality
- Biology
- Cultural and Historic
- Plan Alternatives
In determining the Plan’s impact on Oakland Airport operations, the Plan and the DEIR has considered:

- Noise
- Compatibility of land uses
- Aviation Easement
- Airspace protection
Proposed Buildings in the Plan Area
Airport Land Use Impacts in DEIR

**Impact Land-7:** Development of the Coliseum District could fundamentally conflict with the structural height criteria of the Oakland International Airport Land Use Compatibility Plan (ALUCP).

These impacts will be **Less Than Significant with Mitigation Measures.**
Mitigation Measures in DEIR

**MM Land-7A:** No structures exceeding the FAA Part 77 Horizontal Surface Plane or 200 feet above the site’s ground level will be approved unless, upon review by the FAA, either:

- It is found that the proposed structure is “not a hazard to air navigation” nor would require alterations of flight operations; or
- ALUC concludes that the proposed structure meets the above criteria so long as construction includes appropriate marking, lighting, color, and other features consistent with FAA standards.

**MM Land-7B:** Sellers or lesasers of property in the Airport Influence Area disclose, within an aviation easement included with all real estate transactions, that the property is situation within the AIA and may be subject to annoyances or inconveniences associated with airport operations.
Alternatives in the DEIR:

- #1: No Project Alternative
- #2: Fewer Sports and Entertainment Venues
- #3: Reduced Alternative
- #4: Maximum Development Alternative
CONTACT US!

Email comments to: strategicplanning@oaklandnet.com

Leave a message on the Strategic Planning Division line at: (510) 238-7299

Mail comments to:

  Devan Reiff  
  City of Oakland Strategic Planning Division  
  250 Frank Ogawa Plaza, Suite 3315  
  Oakland, CA 94612

For more information, go to www.oaklandnet.com/coliseumcity

COLISEUM AREA SPECIFIC PLAN
Public Workshops  
September 25, 2014