

City of Oakland Coliseum Area Specific Plan timeline and FAQ

2011: In October, the City of Oakland issued a Request For Proposals (RFP) seeking a team of consultants and developers who could create a new vision for the Coliseum area.

2012: In March, the Oakland City Council entered into an Exclusive Negotiating Agreement (ENA) with a team of urban designers, architects and developers led by the Oakland-based firm of JRDV Urban International. A separate professional services agreement was made between the City and an environmental and planning team led by Lamphier-Gregory (also an Oakland-based company), to prepare the Coliseum Area Specific Plan (Specific Plan) and Environmental Impact Report (EIR).

2013: In April 2013, the City issued a Notice of Preparation (NOP) of a Draft Environmental Impact Report, (Draft EIR), and in May, held two scoping sessions, before the Landmarks Preservation Advisory Board and the Planning Commission. In July 2013, JRDV prepared the “Coliseum Area Master Plan”, which informed the land use assumptions of the Coliseum Area Specific Plan.

2014: In April and June 2014, as administrative drafts of the Specific Plan and the CEQA analysis for the EIR were being prepared, the City held three public workshops to hear comments and make further refinements to the Draft Specific Plan. On August 22nd, 2014, the Draft Specific Plan and Draft EIR were released. In September, City staff presented the Plan before advisory bodies, such as the Parks and Recreation Advisory Board, and to major stakeholders, such as the Port of Oakland Board of Commissioners. On September 8, and on October 4, 2014, the City held public hearings before the Landmarks Preservation and Advisory Board, and the Planning Commission. Also in the fall and winter of 2014, the City held three additional public workshops and staff attended community meetings to discuss and hear public comments on the Plan and EIR.

2015: In January 2015, the City held a community workshop, and a public hearing before the Oakland Planning Commission’s Zoning Update Committee. On January 31st, 2015, the City released the final draft Specific Plan, incorporating comments received by the community and agency stakeholders since August 2014. In February 2015, the City held the first of three adoption hearings before the Planning Commission, and two public hearings before the Landmarks and Preservation Advisory Board. The City then hosted two community workshops, one of which was in the Airport Business Park. On February 20th, 2015, the City released the Final EIR, which included a response to comments received on the Draft EIR, and certain revisions and updates to the Draft EIR. In March, the City held two adoption hearings before the Planning Commission; at their March 11th meeting, the Planning Commission unanimously recommended the City Council adopt the Plan, certify the EIR, and adopt the related actions (such as new general plan mapping designations, and adopt and map new zones for the Plan Area). On March 24th, 2015, the Community and Economic Development (CED) Committee of the Oakland City Council held a public hearing, and unanimously recommended forwarding the Coliseum Plan, EIR, and related actions to the full Council, for a public hearing on March 31st, 2015. The CED Committee also proposed an alternate zoning map which removed the “D-CO-4” zone at the waterfront, replacing it with the D-CO-3 zone, which does not allow residential. The March 31st Council hearing will consider final adoption of the Plan and certification of the EIR, and include a first reading of the proposed zoning - which is adopted by ordinance, so requires two public hearings by the Council. The soonest there could be a second hearing of the proposed new Coliseum area zoning would be at the

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Council hearing of April 21st, 2015. The new District Coliseum zoning would be effective 30 days after its final adoption by Council.

1. What is a specific plan?

A Specific Plan is a regulatory land use program for a defined area (“Plan Area”), adopted by a City; specific plans must meet criteria in the California Government Code. Typically, they include a development program, background, policies for land use and urban design, identification of transportation and public infrastructure improvements, and a program for funding and implementation. The City has adopted several specific plans in the past two years: Broadway-Valdez, West Oakland and Lake Merritt Station Area Plan.

2. What is the Coliseum Area Specific Plan?

The Coliseum Area Specific Plan is a plan prepared by the City of Oakland to provide a flexible program that will guide development in the Coliseum area over the next 20-25 years. The Plan Area is 800 acres, and contains land use scenarios that can accommodate potential new facilities for all three of the City’s professional sports teams, as well as thousands of units of new housing, hundreds of new hotel rooms, millions of square feet of new office/commercial space, and restored open space around Damon Slough.

3. What is an Environmental Impact Report (EIR)?

An EIR is a report prepared by a responsible agency (in this case, the City of Oakland), following the California Environmental Quality Act (CEQA), a state law. An EIR reviews all known and expected environmental impacts from implementing a project (in this case, the specific plan buildout, as described in the Project Description of the EIR). The EIR is in two parts: a Draft EIR and a Final EIR. Both are available at the City’s project website, www.oaklandnet.com/coliseumcity.

4. What is the Land Use and Transportation Element of the Oakland General Plan?

The Oakland General Plan is made up of several separate component parts or ‘elements’, one of which is the “Land Use and Transportation Element”. Land Use and Transportation Element of the Oakland General Plan establishes the guiding principles and overall framework for land use and transportation planning in the City.

5. What is “Coliseum City”? What is the “Coliseum City Master Plan”?

“Coliseum City” is the name for one potential development at the Coliseum site, as originally proposed for the City of Oakland by JRDV Urban International, an Oakland-based architecture firm. Over the years, the name is now commonly used to refer to the proposal to build new sports facilities, residences, hotels, commercial and retail development at the Coliseum site. The “Coliseum City Master Plan” is a document also prepared by JRDV Urban International, showing one vision of future buildout over 20-25 years at the Coliseum and in the Airport Business Park, and provided the basic land use assumptions which informed the first draft of the Coliseum Area Specific Plan. The Coliseum City Master Plan has no regulatory authority; it can be reviewed at

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the City's project website, www.oaklandnet.com/coliseumcity.

6. What are the new zones proposed for the Coliseum Area? When would they take effect?

The City of Oakland is proposing six new zoning districts for the Coliseum Area: "District Coliseum Zones 1 through 6 ("D-CO-1 to D-CO-6"). Each zone is proposed to be mapped in a particular area, and would replace the existing zoning in the Coliseum Plan Area. Each proposed new zone would regulate land uses, facility types, heights, densities, setbacks and design standards within its boundaries. The new D-CO zones will only apply to areas within the City's land use jurisdiction (see #7, below).

By City Charter, the City Council must vote on an ordinance in two public hearings before any new zoning takes effect; the first reading will be March 31st, and the the soonest the second reading could occur would be April 21, 2015; the zoning would become effective 30 days after the City Council's final vote for adoption.

7. Oakland Airport Business Park:

a. What are the boundaries of the Oakland Airport Business Park?

The Business Park is generally described as bounded by Hegenberger Road, Oakport Street (I-880 frontage), Damon Slough, the Sand Leandro Bay shoreline, and Doolittle Drive.

b. How many businesses are there in the Airport Business Park?

An informal count in the Business Park shows approximately 140 businesses.

c. How many jobs are in those businesses?

Hausrath Economics estimates there are approximately 8,000 jobs in the Business park. There is no official "census" of jobs there, this is an estimate.

d. What is "Port of Oakland land use jurisdiction", and how does it affect the Business Park?

Up until 1999, the Port of Oakland maintained land use jurisdiction over the entire City of Oakland waterfront for all land use permitting. Since 1999, various changes in the memorandum of understanding between the Port and the City have given the City land use jurisdiction of areas such as the Jack London District and the Central Estuary; however, the Port retains land use authority for a majority of the Airport Business Park, to ensure compatible development with the Airport. This means that the Port's Land Use and Development Code applies in the Business Park rather than the City's Zoning Code. Because of this jurisdictional agreement between the City and Port, private land owners and private business owners in the Business Park apply to the Port of Oakland rather than to the City when opening a new business. Therefore, the City's new zoning ("D-CO" zones), while mapped in the Business Park, will not apply to those parcels within the Land Use Jurisdiction of the Port, unless the Port at some point in the future grants land use jurisdiction to the City, or amends the Land Use and Development Code to match the new zones.

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8. What land does the County of Alameda own in the Plan Area?

Alameda County recently purchased the Zhone Technologies building on Oakport Street, and apparently intends to consolidate numerous departments and offices there.

9. What is the Oakland-Alameda County Coliseum Authority (“JPA”) and what land do they manage?

The Oakland-Alameda County Coliseum Authority is a joint powers agency (“JPA”) established by the City of Oakland and the County of Alameda to manage the Coliseum complex on behalf of the City and the County. It is governed by a Board Commissioners that meets monthly. In February 2015, the JPA appointed Scott McKibben as the new Executive Director.

10. What is the City of Oakland/Alameda County Exclusive Negotiating Agreement (“ENA”):

An agreement between the City, the County and New City Development, LLC.

The ENA period would be for six months (from March 24 to September 24, 2015), with a six-month option to extend on the part of the City and County. The ENA will allow for the Developer to conduct further market analysis and propose a series of equity public/private finance deal structures, as well as continue with on-going negotiations over possible development of the Coliseum Complex and the City property with a new Oakland Raiders stadium and a new Oakland Athletics ballpark, along with related parking facilities, as well as other commercial and residential development. The ENA will require certain deliverables and project tasks from the Developer during the ENA period.