



## **CENTRAL ESTUARY PLAN** A Vision for Oakland's Waterfront

### **Summary Community Workshop #2 Fruitvale San Antonio Senior Center Wednesday, April 22, 2009 7:00-9:00 p.m.**

#### **Workshop Format and Process**

The City of Oakland is preparing a Specific Plan that will help define and determine a common vision for the Oakland Central Estuary. The plan will provide a framework to support the development and enhancement of the area and to balance land-use goals with the environmental, economic, health, and quality-of-life interests of the community. The City is conducting a series of community workshops to encourage public input throughout the plan's development.

The second community workshop was held on Wednesday, April 22, 2009, at the Fruitvale-San Antonio Senior Center and was attended by over 60 members (see attached sign-in sheet) of the community – representing a broad cross section of stakeholders, including residential, commercial, and recreational interests. The second meeting included a discussion of the draft vision statement, with the objective of confirming and clarifying the input on the vision statement from the previous meeting and introducing the Smart Growth and Healthy Planning concept and process.

The meeting opened with remarks from Project Manager Eric Angstadt. Timothy Rood, Principal of Community Design and Architecture, provided a brief recap of the project scope, process, and outcomes from the last community meeting, before presenting the draft vision statement. The statement was developed based upon input and suggestions from the first Community Workshop. After each of the four sections of the vision statement was presented, public comment was invited from all meeting participants.

Lili Farhang, of Human Impact Partners, then provided a presentation on the Smart Growth and Healthy Planning process, explaining what it is and why it's being used as part of the Central Estuary Planning process. A summary of her comments and recommendations is contained herein. After her 20-minute presentation, she answered questions about the Smart Growth and Healthy Planning process and how public health concerns will be incorporated into the final Central Estuary Plan.

The third public workshop, to be held on June 18, 2009, will focus upon an assessment of the specific plan area's existing conditions.

#### **Draft Vision Statement Presentation Highlights**

The Vision Statement is comprised of four components: Diverse and Vibrant Mix of Uses; Destination Waterfront; Complete, Safe and Clear Transportation Connections; and

Infrastructure to Support Development. Below are the components of the draft vision statement and the responses to each section from meeting attendees:

### **Diverse and Vibrant Mix of Uses**

“The Central Estuary area has a diverse and vibrant mix of unique neighborhoods, businesses, civic uses and industry which supports the local economy and provides well-paying jobs to area residents. The land use pattern and development standards provide for appropriate separation and transitions between residential areas and freeways and heavy industrial uses, creating a safe and healthy environment for residents, employees and visitors.”

#### Public Comments:

- Needs to include specific reference to artists, as they are one of the prominent users of industrial buildings in the area
  - Art should also be recognized under Jobs section of the vision statement
- Does the heavy industry referenced in the vision statement refer to the existing uses only, or is new heavy industry a desired part of the vision statement?
  - Currently, the plan is to attract lighter and greener industry, so removing the word heavy may clarify the issue
  - Include the metric of job creation as a determination of which industry is acceptable
  - Specific plan should include an alternative that entirely phases out heavy industry in the project area
  - Industry is important to the area and should remain in the vision statement
- Should articulate the need to separate residential uses from industrial uses
  - Rather than creating a separation between uses, the vision statement should focus on the appropriate integration of uses
- Local retail should be featured more prominently
- Vision statement should recognize that half the perimeter is waterfront and it's the defining feature of the area
- Needs to address debris dumping in the project area
- Recognize that the project area is not one neighborhood, it is many, and this should be reflected

### **Destination Waterfront**

“The Bay Trail and its connections create a regional and local destination, linking the area's diverse uses with continuous public open space and access along or near the waterfront. The Estuary waterfront is a focus of marine and boating activity, as well as

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restaurants and retail uses that attract visitors and capitalize on the waterfront setting. Existing and new parks and open spaces along the Estuary are linked to surrounding neighborhoods by open space, trails and walkable streets, and natural areas along the waterfront are preserved and enhanced.”

Public Comments:

- Should include reference to the many recreational uses of the waterfront
  - Particular attention should be given to safe and healthy recreational opportunities, including non-motorized water travel
- Wildlife protection should be a part of the vision statement
- “Environmentally friendly” should be included
- Would like to get Port of Oakland representation at the next meeting to discuss uses of the Port’s property in the project area
- More mention of access to the water and access to the waterfront area
  - Include visual access to the waterfront; residents need to be able to see it
- Include educational opportunities provided by water and waterfront area

**Complete, Safe and Clear Transportation Connections**

“Complete streets that provide for all modes of travel create safe and comfortable pedestrian, bicycle and transit access within the Central Estuary area and link it to surrounding neighborhoods and destinations, including the City of Alameda and Fruitvale BART. Vehicular circulation is safe and understandable to visitors.”

Public Comments:

- Railroad connections should be addressed
- Include the need to enhance transit to the area, particularly AC Transit connections
- Include public safety and security in the area
- Emphasize useful transit connections
- Specify that transportation networks should cross the estuary and be between Alameda and Fruitvale BART
- Explicitly recognize the need for pedestrian friendly Transportation opportunities

**Infrastructure to Support Development**

“Improved and upgraded infrastructure supports both new development and the preservation and adaptive reuse of existing structures of historic value and architectural significance. New residential development is in keeping with the existing neighborhood character and fosters a mix of housing options, including affordable housing. New

industrial and commercial development emphasizes marine uses, specialty food production, green technology and other industries important to the City's economy."

Public Comments:

- Residential development will inherently change neighborhood character, so change the term "preserve" to "compatible with" existing uses
- Inadequate parking should be addressed
- Specialty food production is too specific, make it broader
- Street-scaping, including lighting, public seating, and sidewalks, should be explicitly referenced
- The Vision Statement should include reference to public services; street cleaning, garbage, etc.
- There needs to be less focus on preservation and more on what is possible
- Protection of community health should be mentioned

**Smart Growth and Healthy Planning Presentation Highlights**

Below are highlights and key points of the twenty-minute presentation provided by Lili Farhang:

**Overview**

Smart growth and healthy planning refers to the use of existing health data and evidence in the planning process, including the consideration of land use policies and design strategies that promote better health. It is a voluntary assessment, not a new environmental regulation, which works as a comprehensive preliminary survey tool. When comprehensively used, the healthy planning approach is intended to reveal and make explicit trade-offs of different planning decisions. As such, it should be used as early as possible in a planning process.

For the Central Estuary Plan, the focus of this process will be on improving aspects of the urban "built environment" to promote health, including:

- Land use and zoning
- Transportation systems
- Community design
- Housing
- Public infrastructure

This entails incorporating social and environmental indicators that affect health into the existing conditions analysis, using health as a lens in developing Plan alternatives and evaluating them in relation to health goals. The environmental factors considered are:

- Environmental Stewardship
- Healthy Economy
- Public Infrastructure
- Social Cohesion
- Healthy Housing
- Sustainable Transportation

Each of these components is measured by a variety of indicators. The project team will evaluate and contextualize the available data for the project area (and the area within a half mile radius) compared to elsewhere in Oakland and the nation to guide development of the Plan, giving particular weight to the cities that were identified in the first Workshop as examples to emulate.

Public Comments:

- To the extent possible, mental health should be included as a factor in this study
  - *Unfortunately, there isn't generally data available on mental health factors*
- Need to more specifically define the indicators, particularly Social Cohesion
- Air quality needs to be included, including information from UC Berkeley professor who did a study on the estuary
- Need to specify: healthy for whom? The existing community or a new community?
  - *Determining this is part of the tradeoffs to be presented in the plan*
  - *Plan Alternatives will flesh out these issues*
- The health effects of having a rail line in the neighborhood must be thoroughly considered
- Is there an indicator for "happiness?" Consider that residents might not like new neighborhood
- Must study I-880 pollution, as well as construction-related pollution
- Provide a community filter; reflect the community vision
- More public input is needed on this process to ensure it fully represents the views of the community
- Only a small section of the project area is residential, most is industrial and mixed use, and that should be reflected in making planning decisions
- Opportunities to green and make existing uses more healthy should be studied
- Need to study traffic volume, including car, bike, pedestrian, and boat
- Include a comparison of pollution between vehicle types (rail, trucks, ferries)

- On what basis will indicators be prioritized?
  - *Data not available for all indicators, so what's available takes precedence*
  - *Final decision will be made based on the tradeoffs between indicators*
- City departments need to be represented at meetings to answer questions
- Can we get health data for other cities people wanted to see replicated?
  - *If available, yes*
- Has this been done elsewhere? Can we learn from them?
  - *SF, Minneapolis, Denver have done some similar processes, but this is largely new and trailblazing*
- Focus on validation of data, make sure surveys are practical (eg. Sidewalks vs. usable sidewalks)
- Materials discussed in future meetings should be distributed to participants in advance so they have more time to consider and react to them

### **Wrap-up**

The next meeting will be held at the same location, the Fruitvale-San Antonio Senior Center at 3301 E. 12th Street, Suite #201, Oakland, CA 94601. Notification will be sent out in advance of the meeting.

For more information, please visit the project website:

Para obtener más información

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**Để biết thêm thông tin**

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