



Oakland Waterfront Community Participation Project

Frequently Asked Questions

January 11, 2005

Below are responses to “frequently asked questions” that we anticipate being asked about the public participation process for the proposed Oak to Ninth Mixed Use Development Plan.

1. What is planned for the public outreach process? When are activities expected to occur?

The public outreach process includes opportunities for the public to provide input on the Proposed Oak to Ninth Development Plan. This process could include trade-offs and potentially difficult choices for the City’s decision-makers. A goal of the public outreach process is to inform the public about these trade-offs so there is broad community understanding regarding redevelopment of the site. In June 2004, three public scoping meetings were held to provide input for the environmental review process. In the next month, Public Affairs Management (PAM) will conduct a series of interviews with various stakeholders. These will be small group meetings which will include organizations with similar interests. Following these meetings, PAM will conduct a public meeting where community members will be asked for specific comments on the Proposed Oak to Ninth Development Plan. There will also be many additional opportunities to comment during the public review process when the Planning Commission and City Council consider the Plan later in the year.

2. How can I get my input included in the discussions?

Send us your comments or attend a public meeting. Written comments can be mailed to: City of Oakland, CEDA – Planning & Zoning Division, Attn: Margaret Stanzione, 250 Frank Ogawa Plaza, Suite 3315, Oakland, CA 94612. Or, send your comments by email to mstanzione@oaklandnet.com. Also, contact the City to make sure you are on the project mailing list so you will be notified of upcoming public meetings concerning the project. Notices for hearings before the Planning Commission and the City Council are mailed to everyone on the mailing list. Notices of upcoming meetings are also listed on the City’s website at <http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/oaktoninth.html>

3. How is this outreach effort related to the EIR process?

While these community participation activities (small group interviews and a community meeting) are not a part of the formal environmental review or development process, summary reports from all public meetings will be available to the public, to the City, Port, developer and EIR consultant team for their review and consideration.

4. Why is the proposed plan different from what was outlined in the City's Estuary Policy Plan?

The Estuary Policy Plan (EPP) was a general concept plan that helped the City and the Port look at the redevelopment of former heavy industrial land into recreational and mixed use land uses. With further consideration of economic market conditions and site constraints, the proposed Oak to Ninth Mixed Use Development Plan has been submitted to the City for review and consideration. Oakland Harbor Partners is proposing a Plan that expands the allowable land uses, such as residential, and extends the vitality of Oakland's neighborhoods and downtown along the waterfront. Their Plan includes open space, trails, public gathering places and commercial uses, as described in the EPP, along with more extensive residential development than is currently allowed due to State Lands Commission restrictions. It is the City's challenge to work with all parties in further refining the Plan so that it meets the objectives of the EPP while still being economically viable, and balances the needs for environmental clean up, provides recreational facilities adjacent to the Estuary, and addresses the strong housing demand in the Bay Area.

5. How can we be sure that community needs are addressed as part of the project design?

Be involved and stay involved. All public comments (written and verbal) from the upcoming public meetings will be documented and provided to the public and City decision-makers throughout the review process. In addition to the large public meeting conducted by PAM in February/March, there will be Planning Commission and City Council meetings that you can attend later in the year. All public meetings will be publicly noticed and listed on the City's website.

6. When will the City make a decision about the final project?

Several major steps need to take place prior to a final decision on the project. After the stakeholder interviews and the large public meeting are conducted by PAM, the Draft Environmental Impact Report will be released for public comment in the spring or summer of this year. Responses to comments will then be prepared and the Final Environmental Impact Report will be published. The project will then be considered by the Design Review Committee, the Landmarks Preservation Advisory Board, the Planning Commission and the City Council. The Planning Commission will review the Final Environmental Impact Report and the proposed project and make a recommendation to the City Council in the Fall. The City Council will then certify the Final Environmental Impact Report and make a decision about the project by the end of year 2005. Only after these steps can the City and Oakland Harbor Partners enter into a development agreement. In addition, there may be other approvals required by regional State and Federal agencies regarding soil contamination, water quality, and proposed activity along the shoreline.

7. Who will make the final decision on the proposed plan?

The City Council will make the final decision on the proposed plan. The project sponsors will also be required to receive approval from other agencies on the project, as described in item #6 above.