

MEMORANDUM

TO: Whom It May Concern

FROM: Edward Manasse, Deputy Director of Planning and Alternate NEPA Certifying Officer,
City of Oakland

DATE: Jun 7, 2024

RE: Special Environmental Clearance and Waiver of EIS for the Lake Merritt BART Affordable
Senior Housing Project, 51 9th Street, Oakland, CA 94607

The Environmental Assessment conducted for the Lake Merritt BART Affordable Senior Housing Project contains a Noise Assessment prepared per HUD guidelines for new construction of housing at the above-named address. Based upon this Assessment, the proposed site is impacted by future traffic noise at the building exteriors with noise levels up to 71 DNL which is "Normally Unacceptable" per HUD Guidelines.

Under authority granted to me under 24 CFR Part 51, Section 51.104 (b)(1) and to provide a relatively noise-free environment for the proposed project's residents, I am requiring the following noise mitigations be included in the final project:

1. NOI-1: Noise Control Measures for Interior Noise Levels in Residential Units

To achieve HUD's 45 dB interior noise threshold, the window assemblies for Building B on Levels 2 through 6, where residential units are planned, shall be designed to achieve the minimum STC ratings illustrated in the attached figure (which also is included in the Environmental Assessment as Figure 11). These STC ratings shall be included in the construction specifications and drawings. For Level 7, because of the greater vehicle traffic noise along its southern façade due to the elevated I-880 freeway, all window assemblies where residential units are planned shall be designed to achieve a higher minimum STC rating as shown the attached figure. The minimum STC ratings on the attached figure shall be included in the construction specifications and drawings.

2. NOI-2: Noise Control Measures for Outdoor Rooftop Deck


To achieve HUD's 65 dB noise threshold for outdoor spaces, the rooftop deck shall be designed with a partition surrounding the rooftop deck with the following specifications:

- the partition shall be made of 3/8-inch-thick tempered glass, or comparable material and construction, as identified by an acoustical engineer and approved by the City, to achieve the outdoor noise threshold,
- the partition, if constructed with glass, shall be laminated to provide additional noise attenuation; and
- the partition shall be at least 6 feet tall, as measured from the ground elevation of the rooftop deck, to block line-of-sight for rooftop deck users from the vehicular traffic noise sources.

3. NOI-3: Mechanical Ventilation

Mechanical ventilation must be provided to units where windows must be closed to maintain a relatively noise-free environment.

Under my authority as the Alternate NEPA Certifying Officer and Environmental Clearance Officer, per 24 CFR Section 51.104(b)(1), I am waiving the requirement to prepare an EIS for the project as it has been demonstrated to me that the noise exposure of the proposed living areas and rooftop outdoor space ancillary to the residential uses on site can be adequately mitigated, and no other issues or statutes were found to be of concern in the Environmental Assessment which would merit preparation of an EIS.

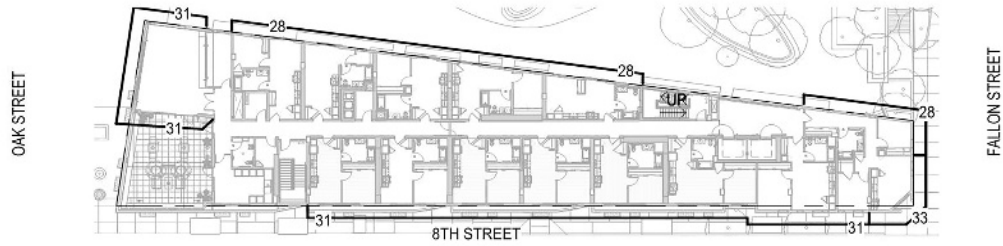

Edward Manasse (Jun 7, 2024 15:13 PDT)

Jun 7, 2024

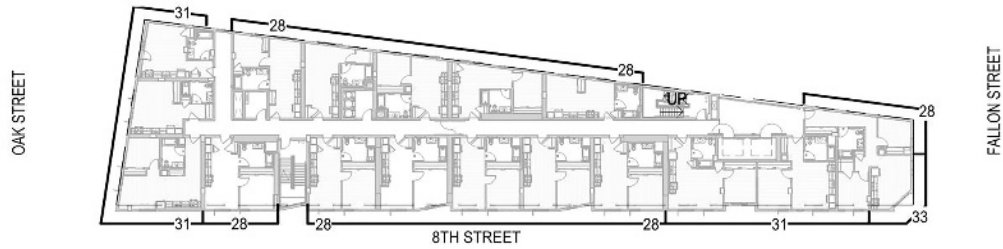
Edward Manasse, Deputy Director of Planning and
Alternate NEPA Certifying Officer, City of Oakland

Date

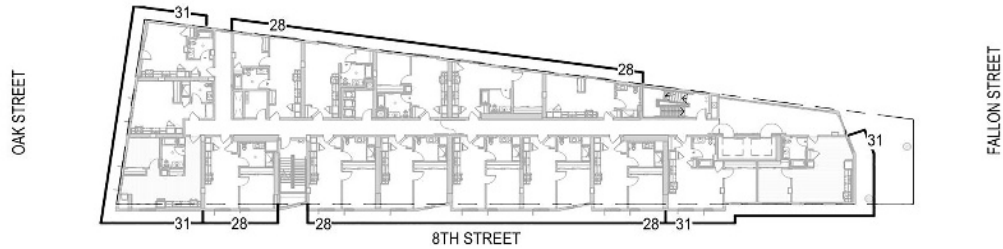
Lake Merritt Affordable Senior Housing Project – Window Standard Classification Ratings



STC RATING DIAGRAM - LEVEL 7 **5**
1/32" = 1'-0"



STC RATING DIAGRAM - LEVEL 3-6 (TYP) **4**
1/32" = 1'-0"



STC RATING DIAGRAM - LEVEL 2 **3**
1/32" = 1'-0"






Att_J2 Lake Merritt Noise Waiver-Apr 2024

Final Audit Report

2024-06-07

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"Att_J2 Lake Merritt Noise Waiver-Apr 2024" History

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