



# **WEST OAKLAND SPECIFIC PLAN (WOSP) & DRAFT ENVIRONMENTAL IMPACT REPORT**

**Update to WOSP Steering / Technical Advisory  
Committees**

April 3, 2014

# Project Status

---

- ❖ Comment Period concluded March 17, 2014
- ❖ 24 Comment Letters Received
- ❖ 50+ Persons Submitted Oral Comments
- ❖ Currently revising Draft Specific Plan & DEIR in response to comments to produce Final Plan & EIR for Council consideration in **July 2014**

# Recap: Specific Plan Contents

---

- *Attracting new businesses & industries*
- *Retaining Industrial land and jobs*
- *Ensuring equity in economic development*
- *Improving area infrastructure*
- *Addressing crime*
- *Combating blight*
- *Fostering the arts*
- *Preserving historic resources*
- *Establishing appropriate land use policies & regulations*
- *Identifying preferred development concepts*
- *Fostering community health*
- *Enhancing transit*
- *Encouraging open space*
- *Enhancing residential neighborhoods*
- *Increasing residential development*
- *Attracting more retail establishments*
- *Supporting affordable housing*
- *Retaining educational resources*
- *Remediating contaminated sites*
- *Augmenting design guidelines*

# SPECIFIC PLAN COMMENTS

## Major Themes

---



### ❖ **Avoid Gentrification / Displacement:**

- More Details Requested re: how existing West Oakland social / equity Issues will be addressed (e.g., *Social Services, Business Development/ Employment Training, Community Benefits*)
- Concern that Plan will encourage Gentrification / Not Increase Affordable Housing
- Concern that Plan doesn't go far enough to help particular populations (Artist community, African Americans, Youth)

# SPECIFIC PLAN COMMENTS

## Major Themes, cont.

---

### ❖ Land Use / Zoning Concerns:

- Proposed rezoning of *Mayway* site
- New regulations that could effect existing operations at select sites:
  - *Schnitzer Steel property*
  - *EBMUD West Grand Ave property*
- Possible Conflicts between Proposed Overlays and Base CIX Zones

# SPECIFIC PLAN Comments

## Major Themes, cont.

---

### ❖ Traffic/Transportation Concerns:

- Road diets for West Grand Ave, Adeline Street & 14<sup>th</sup> Street
- Roundabouts on Adeline Street
- More detail Needed on Proposed 'O' Transit Loops & Bike Networks

# SPECIFIC PLAN Comments

## Major Themes, cont.

---



### ❖ Infrastructure / Utilities:

- More details requested regarding how Infrastructure improvements will be guaranteed / funded
- More info requested regarding improvements necessary to address West Oakland Climate Control / Flooding issues

# SPECIFIC PLAN Comments

## Major Themes, cont.

---

### ❖ **Historic Preservation / Cultural Resources:**

➤ More details requested regarding strengthening viability of various historic resources & locations, such as:

- 7<sup>th</sup> Street corridor
- 16<sup>th</sup> Street Train Station
- Brotherhood of Sleeping Car Porters



# SPECIFIC PLAN Comments

---

## ❖ Comments in Support of Plan:

- *“...most complete package of thoughtful planning I’ve seen in Oakland...”*
- *“...Plan will help City & BART achieve shared vision for Transit-Oriented Development...”*
- Support for Plan’s Intents to Strengthen Industrial / Business Development overall

# Prospective Plan Amendments

---

- ❖ Reorganize Plan layout to present Land Use discussion earlier & make Plan easier to locate topics
- ❖ Eliminate *Mayway* rezoning
- ❖ Replace proposed Overlays with new CIX Zones that reflect intent of overlays
- ❖ Revise Plan to address most comments, however some issues are beyond the scope of Specific Plan so must be addressed through other tools

# Prospective Plan Amendments

---

- ❖ Loosen Home Occupation regs to allow more home businesses
- ❖ Make it easier to add Secondary Units
- ❖ Create new HBX Type to encourage true live/work
- ❖ Reconsidering Road Diet & Roundabout recommendations

# Recap: Draft EIR Contents

## Environmental Topics Analyzed include:

- ✓ Aesthetics, Shadow & Wind
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Geology & Soils
- ✓ Cultural & Historic Resources
- ✓ Greenhouse Gas Emissions/Climate Change
- ✓ Public Services & Recreation
- ✓ Hydrology & Water Quality
- ✓ Land Use & Planning
- ✓ Noise
- ✓ Transportation / Traffic
- ✓ Utilities & Service Systems
- ✓ Population, Housing & Employment
- ✓ Hazards & Hazardous Materials

Analyzes impacts of development recommended in the West Oakland Specific Plan [*see DEIR Table 2-1 (page 2-9) for details*]

# Draft EIR, cont.

## Less Than Significant Impacts

---

- Aesthetics
- Cultural Resources
- Public Services
- Agricultural
- Geology & Soils
- Selected Air Quality Impacts
- Hazards & Hazardous Materials
- Land Use
- Noise
- Selected Traffic
- Biological
- Hydrology/Water Quality
- Selected Greenhouse Gas Emissions
- Utilities & Service Systems

# Draft EIR, cont.

## Significant & Unavoidable Impacts

Topic	Impact	Mitigation
Air Quality	<p><b><u>Air-3 Odor:</u></b> substantial number of new people to existing and new objectionable odors</p> <p><b><u>Air-5:</u></b> Construction emissions</p> <p><b><u>Air-7:</u></b> LI Manufacturing, diesel generators</p> <p><b><u>Air-9:</u></b> SCA B: Exposure to Air Pollution (Toxic Air Contaminants), BAAQMD Regulation 2, Rule 5</p> <p><b><u>Air-10:</u></b> contaminants (TACs)</p>	<p><b><u>Mit-3:</u></b> No feasible Plan policies or mitigation measures</p> <p><b><u>Mit-5:</u></b> SCA A: Construction-Related Air Pollution Controls for Dust and Equipment Emissions</p> <p><b><u>Mit-7:</u></b> SCA 24, Parking and Traffic Mgt. Plan</p> <p><b><u>Mit-9:</u></b> Risk Reduction Plan</p> <p><b><u>Mit-10:</u></b> SCA B: Exposure to Air Pollution (Toxic Air Contaminants)</p>
Greenhouse Gas Emissions	<p><b><u>GHG-3:</u></b> Individual industrial and commercial projects</p>	<p><b><u>Mit-3:</u></b> SCA Traf-1: Parking and Transportation Demand Management</p> <p>SCA Util-1: Waste Reduction and Recycling, Landscape Requirements and Tree Replacement, Stormwater Mgt.</p> <p>SCA F: Greenhouse Gas (GHG) Reduction Plan</p>

# Draft EIR, cont.

## Significant & Unavoidable Impacts, cont.

Topic	Impact	Mitigation
	Queuing and LOS	City of Emeryville
Traffic and Transportation	<p><b><u>Trans-1</u></b> (Existing plus Project) and <b><u>-3</u></b> (Cumulative plus Project) at <b>Hollis and 40th Street</b></p> <p><b><u>Trans-2</u></b> (Existing plus Project) and <b><u>-4</u></b> (Cumulative plus Project) at <b>San Pablo Avenue and 40th Street</b></p>	<p><b><u>Mit-1:</u></b> Extend the southbound left turn lane queue storage to 175 feet.</p> <p><b><u>Mit-3:</u></b> Increase the actuated cycle length. Extend the westbound left turn queue storage to 425 feet Extend the southbound queue storage to 175 feet</p> <p><b><u>Mit-2:</u></b> a) Add an additional eastbound left turn lane b) Optimize signal timing parameters (i.e., adjust the allocation of green time for each intersection approach)</p> <p><b><u>Mit-4:</u></b> Optimize signal timing parameters (i.e., adjust the allocation of green time for each intersection approach)</p>
	<b><u>Trans-5</u></b> (Cumulative plus Project) at <b>Mandela Parkway and West Grand Avenue</b>	<p><b><u>Mit-5:</u></b> to LOS C in the AM peak hour and LOS D in the PM peak hour, conflict with the City’s plans and policies for roadways in the area:</p> <p>Retain three existing westbound through lanes by terminating the proposed road diet before the intersection and add an exclusive right-turn channelization</p> <p>Add an additional eastbound left-turn lane to provide two left-turn and two through lanes</p> <p>Modify the traffic signal timing</p>

# DEIR Comments

## Major Themes

---



### ❖ **Air Quality:**

- Concern about locating residences near freeways & Port

### ❖ **BART and rail noise and BART TOD:**

- Concern about impact on residents & whether mitigation can be implemented

### ❖ **Transportation, including the “O”:**

- Concern about Traffic analysis adequacy re: varying density analysis



# DEIR Comments

## Major Themes, cont.

---

### ❖ **Sea Level Rise/ Climate Change Adaptation Plan:**

- Concern that the EIR doesn't adequately address impacts

### ❖ **Population & locally-owned business displacement:**

- How well does the DEIR provide mitigation for the plan impact on existing residents, businesses and employees

# Upcoming Actions



<b>❖ April – May 2014:</b>	<ul style="list-style-type: none"><li>○ Revise Draft Plan &amp; Draft EIR in response to Comments</li></ul>
<b>❖ Late May 2014:</b>	<ul style="list-style-type: none"><li>○ Distribute Final Specific Plan &amp; Final EIR</li></ul>
<b>❖ June 2014:</b>	<ul style="list-style-type: none"><li>○ Planning Commission consideration of Final Plan &amp; Final EIR</li></ul>
<b>❖ July 2014:</b>	<ul style="list-style-type: none"><li>○ Council Committee &amp; Full Council Consideration of Final Plan &amp; Final EIR</li></ul>