

CITY OF OAKLAND
REDEVELOPMENT AGENCY
SUPPLEMENTAL AGENDA REPORT

FILED
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2004 APR 15 PM 1:24

TO: Office of the City Manager /Agency Administrator
ATTEN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 20, 2004

A SECOND SUPPLEMENTAL REPORT AUTHORIZING THE AGENCY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH THE OAKLAND SCHOOL FOR THE ARTS UNDER WHICH THE SCHOOL WILL PAY ONE THOUSAND DOLLARS (\$1,000) PER MONTH TO OCCUPY THE PARKING LOTS BEHIND AND TO THE WEST OF THE FOX THEATER AND BOUNDED BY 18TH AND 19TH STREETS AND SAN PABLO AVENUE FOR A PERIOD FROM MAY 20, 2004 TO JULY 1, 2006 FOR THE PURPOSE OF CONSTRUCTING AND OPERATING THE FACILITIES NECESSARY TO HOUSE THE OAKLAND SCHOOL FOR THE ARTS

Summary and Recommendations:

At the City Council meeting held on Tuesday, April 6, 2004, CEDA staff was directed to meet with the parents and patrons of the Oakland Ice Center to listen to their concerns and suggestions regarding future parking for the center. This action stemmed from the plans of the Oakland School for the Arts (OSA) to move their temporary campus to the Agency-owned parking lot behind the Fox Theater, which is one of the ice center's primary sources of parking, (this lot is also scheduled for residential development whether or not OSA proceeds). Staff was also asked by Council members to evaluate the noise impact that construction of the Forest City Project might have on the OSA campus.

Staff met with patron/parent representatives and management of the ice center on April 12, 2004 to: (1) summarize the parking recommendations that were presented at the April 6, 2004 City Council meeting; (2) present a revised parking solution that would help meet their parking needs for the next two years and; (3) seek feedback on and approval of the revised parking recommendations.

Parking Recommendations: The revised parking solution presented to the ice center representatives at the April 12th meeting was discussed and agreed upon with the addition that more security be provided. The agreed upon solution is as follows:

- (1) 45 spaces will be made available to the ice center patrons on the Fox/OSA lot from 5:00 am-7:00 am Monday through Friday, after 4:30pm on weekdays and all day on Saturday and Sunday. There will be no charge for parking in these spaces;

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- (2) 60 diagonal spaces will be available on 18th Street. This will be metered parking. This parking will be free from 5:00 am-9:00 am Monday through Friday, after 6 pm, and on Sundays. (On Saturdays the meters will be enforced);
- (3) 30 evening and weekend parking spaces will be provided on the lot adjacent to the east end of the ice center. The Agency will lease this lot from the Center for Elders Independence. There will be no charge for these spaces after 5:30 pm Monday through Friday and on weekends.
- (4) Funds for the re-stripping and installation of meters on 18th Street and the lease of the small parking lot next to the ice center will come from the \$78,000 of additional yearly revenue to the City from the new meters.
- (5) Security and parking enforcement will be provided for the two parking lots. Some security is currently included in the ice center budget. Additional security for the two parking lots, plus the lease costs will be covered by the additional meter parking revenue. While the lease for the adjacent 30-space lot has yet to be negotiated, costs are expected to be low due to the off-hour use of this lot.

Noise Recommendations:

Council members also expressed some concern about the noise impact that the nearby Forest City Project might have on the temporary OSA campus. Staff, together with the EIR consultant on the Uptown Project, analyzed noise generation, attenuation, building placement and additional noise mitigation techniques necessary to attain the proper interior noise levels for the OSA.

The State standards for noise inside the classroom are set at the range of 45-50 decibels (db). Staff consulted with LSA Associates, the environmental consultants for Forest City, and they stated that the noise level from the nearby project would generate 85 db at 50 feet. The actual construction location compared to OSA building placement is 100 feet, resulting in an unmitigated exterior noise level of 80 db at the OSA. The classroom buildings themselves provide 20 db of noise reduction, bringing the level down to 60 db. The interior noise levels can be brought down another 10 db by constructing an 8 foot high noise barrier. The barrier would consist of a fence frame with hanging sound absorbent material. This noise mitigation is a requirement of the Forest City Project and would result in an interior noise level of 50 db, which is within acceptable state standards. Additional noise reduction will be accomplished by instituting the following procedures: (1) demolishing the Sears Garage during the summer months when school is not in session; (2) grinding concrete at the far northeast corner of the site, over 500 feet from the campus; (3) routing all debris and soil removal trucks down Williams Street, away from the OSA campus and; (4) reconfiguring the OSA site to allow the administrative office along 19th Street to shield the classrooms.

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The above measures will reduce the noise range inside the classroom to a level within the state standards. The only cost associated with the noise abatement recommendations is approximately \$70,000 for the fence and will be borne by Forest City as part of their project mitigation measures.

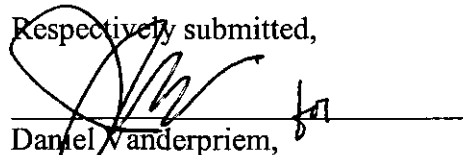
The above measures will protect the *classrooms* from construction noise generated from the nearby Forest City Project; however, the *rehearsal and performance tents*, that will be located on the site, could be impacted at certain times during various phases of construction. Secured access to the Black Box Theater and Sweets Ballroom, both located across Telegraph Avenue from the OSA campus, will be made available to the school at no cost during these times. This solution will probably be used most often for rehearsals during the day when construction is taking place. Most performances will occur in the evening, after construction hours, in the on-campus tents.

Recommendation:

Staff recommends the following:

- (1) That City Council adopt a Redevelopment Resolution authorizing the Agency Administrator to enter into a lease agreement with the Oakland School for the Arts under which the school will pay \$1,000 per month to occupy the parking lots behind the Fox Theater and bounded by 18th Street, 19th Street, and San Pablo Avenue for a period from May 20, 2004 to July 1, 2006 for the purpose of constructing and operating the facilities necessary to house the Oakland School for the Arts.
- (2) That Council direct staff to implement the parking solutions and noise reduction methods recommended in this report.
- (3) That staff return to the City Council with a design and funding plan to create a permanent 17th Street entrance to the ice center that will facilitate the future use of the planned 17th Street Garage.

Respectively submitted,



Daniel Vanderprieem,
Director of Redevelopment, Economic
Development and Housing and Community
Development

Prepared by: Jeffrey Chew

APPROVED AND FORWARDED TO THE CITY COUNCIL


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