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OFFICE OF THE CITY CLERK
OAKLAND

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**
AGENDA REPORT

2011 FEB 24 PM 5:43

TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community & Economic Development Agency
DATE: March 8, 2011

RE: An Agency Resolution Authorizing the Agency Administrator to Apply, Accept and Appropriate a Grant from the California Department of Transportation, Transportation Planning Environmental Justice Grant Program in the Amount of \$200,000 for the Lowell Street Corridor Community Streetscape Plan and Authorizing a Local Match of \$20,000 from Broadway/MacArthur/San Pablo Redevelopment Project Funds

SUMMARY

Staff requests authorization to apply for a grant of \$200,000 from the California Transportation Agency (Caltrans) Community Transportation Planning Grant, Environmental Justice program for the Lowell Street Corridor Community Streetscape Plan. If the grant is awarded, staff requests authorization to accept and appropriate the funds and award a local match of \$20,000 from the Broadway/MacArthur/San Pablo redevelopment project. The Lowell Street Corridor Community Streetscape Plan will consist of an assessment of the sub-standard infrastructure along the length of Lowell Street and will develop a streetscape plan for the provision of new infrastructure, including curbs, gutter, sidewalks, landscaping, and lighting for the right-of-way.

FISCAL IMPACT

The Caltrans Environmental Justice grant award of \$200,000 requires the provision of a matching grant of \$20,000 from the local jurisdiction. The Agency will further provide in-kind match of funds through staff support for the grant to increase the competitiveness of this application. The grant funds will be appropriated to the California Department of Transportation Grant Fund (2140) Organization 88669 (Broadway/MacArthur/ San Pablo) under a new project number, to be established.

If the grant is awarded, the matching funds will be appropriated from:

Entity: 5 (Oakland Redevelopment Agency)
Fund: 9529 (Broadway/MacArthur/San Pablo Tax Increment Fund)
Organization: 88669 (Broadway/MacArthur/San Pablo)
Project: P187510 (Broadway/MacArthur/San Pablo Redevelopment Project)

Acceptance of this grant will have no impact on the General Fund.

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Until the Lowell Street Corridor Community Streetscape Plan is developed, it is impossible to consider what the on-going maintenance costs will be. The City's Public Works Agency will be involved with the design of the plan. The street under study currently lacks basic infrastructure such as curbs, gutter, drainage, and sidewalks so there is a possibility that maintenance will be lower after the plan is implemented.

BACKGROUND

The Lowell Street corridor comprises a 12-block stretch in North Oakland, adjacent to the borders of Berkeley and Emeryville. Throughout its history, Lowell Street has been a conduit for the movement of goods and people in North Oakland. The 12-block long street, dating back to the 1870's, became the right of way for several railways (Santa Fe), including the old electric Key Route in 1911, which primarily served passengers from Downtown to its end station in Berkeley. Even after the removal of the train tracks, the street continued to accommodate business, which often used former rail docks for loading of trucks directly off the street right of way. Over time, the change from trucks to trains has left Lowell Street out of the contemporary stream of the manufacturing and distribution of goods, which has shifted to other parts of West, Central and East Oakland.

The Lowell Street Corridor lacks a defined right-of-way, left with a 60-foot wide passage that serves as a street for both residential and commercial traffic. The lack of definition, including lane stripings, encourages speeding, while leaving no public area for safe crossings. A large portion of Lowell Street has no sidewalks, curbs, or gutters, which leads to major drainage deficiencies creating pools of standing water throughout the corridor after rainstorms. The area has minimal lighting, and is a "hot spot" for dumping. The lack of supporting infrastructure in the neighborhood has dissuaded many new enterprises and new appropriate urban residential development from occurring.

Community members who live adjacent to Lowell Street requested by petition that the Redevelopment Agency explore extending the boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project Area to include the Lowell Street corridor and surrounding neighborhood. On July 20, 2010, the Oakland City Council adopted Resolution No. 82912 C.M.S. approving this area as a redevelopment survey area. The primary goal of residents in this area is to address the lack of infrastructure on Lowell Street.

KEY ISSUES AND IMPACTS

Caltrans offers Environmental Justice grants on a semi-annual basis to promote the involvement of low-income and minority communities in the planning for transportation projects. Grant applications for the Environmental Justice Grant program are due March 30, 2011. A 10% local match is required of Environmental Justice grants. This match will be provided by the

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Broadway/MacArthur/San Pablo Project Area, which is presently in the process of amending the Project Area boundaries to include the Lowell Street corridor.

The streetscape design work that is being proposed to be completed under this grant application is the necessary first step for the redevelopment of the Lowell Street corridor. The Caltrans Environmental Justice Grant will significantly off-set the costs of completing the design work for these needed improvements.

PROJECT DESCRIPTION

The area that will be addressed by the Lowell Street Corridor Community Streetscape Plan includes the full length of Lowell Street and the major pedestrian-challenged intersections of Adeline and Market Streets and Adeline and 53rd Street, at Lowell Street. The completed plan will provide 50% engineering drawings and cost estimates for the physical and aesthetic improvement of the sub-standard conditions along the street including curb, gutters, sidewalk, landscaping, and lighting.

With guidance from City staff, the plan process will provide an avenue for consensus-building among neighborhood stakeholders, consistent with the goals of the Environmental Justice program. Staff plans to use the plan in order to apply for capital grants to construct the proposed improvements. Implementation of the plan will create a more orderly street environment which will encourage existing, but underutilized, industrial buildings to be rehabilitated, creating a mixed use living and working environment in this Oakland neighborhood.

SUSTAINABLE OPPORTUNITIES

Economic:

The Lowell Street Corridor Community Plan will provide guidance for the improvement of right of way infrastructure necessary to encourage the retention and attraction of business and employment for the benefit of the neighborhood, City and region.

Environmental:

The Lowell Street Corridor Community Plan will reduce the environmental impacts on the street through reduction of blight, traffic calming, identification of open space opportunities, and suggest ways to reduce the effects of pollution, noise and other negative factors on the residential neighborhood.

Social Equity:

The Lowell Street corridor is located in a low-income neighborhood that has been overlooked for infrastructure upgrades due to limited City resources. The plan will serve as a community-planning tool to engage residents in the improvement of this under-served area.

DISABILITY AND SENIOR CITIZEN ACCESS

Recommendations for improvements to disability and senior citizen access will be studied in this plan.

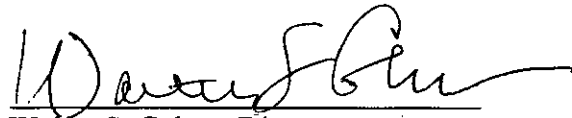
RECOMMENDATION(S) AND RATIONALE

Adoption of this resolution will allow staff to leverage limited redevelopment funds by obtaining a significant grant award from the Caltrans, Transportation Planning Environmental Justice Grant Program in the amount of \$200,000 to complete the Lowell Street Corridor Community Streetscape Plan, which is located in the Lowell/Gaskill Redevelopment Survey Area.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council authorize the Agency Administrator to apply, accept, and appropriate a grant from the California Department of Transportation, Transportation Planning Environmental Justice Grant Program in the amount of \$200,000 for a Lowell Street Corridor Community Streetscape Plan; and to authorize a local match in the amount of \$20,000 from the Broadway/MacArthur/San Pablo Redevelopment Project Area.

Respectfully submitted,



Walfer S. Cohen, Director
Community & Economic Development Agency

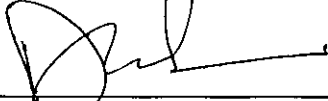
Reviewed by:

Gregory Hunter, Deputy Director
Economic Development and Redevelopment

Prepared by:

Kathy Kleinbaum, UEA IV
Redevelopment Division

**APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:**



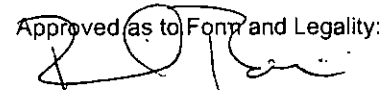
Office of the Agency Administrator

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FILED
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Approved (as to Form and Legality):


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

RESOLUTION AUTHORIZING THE AGENCY ADMINISTRATOR TO APPLY, ACCEPT AND APPROPRIATE A GRANT FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, TRANSPORTATION PLANNING ENVIRONMENTAL JUSTICE GRANT PROGRAM IN THE AMOUNT OF \$200,000 FOR THE LOWELL STREET CORRIDOR COMMUNITY STREETScape PLAN AND AUTHORIZING A LOCAL MATCH OF \$20,000 FROM BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT FUNDS

WHEREAS, on July 20, 2010 (Resolution No. 82912 C.M.S.), the City Council of the City of Oakland designated an area in North Oakland (the "Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area") as a survey area to be studied for inclusion in the Broadway/MacArthur/San Pablo Redevelopment Project pursuant to Section 33310 of the California Community Redevelopment Law ("CRL"), California Health and Safety Code Section 33000, et seq.; and

WHEREAS, the Redevelopment Agency desires to improve the sub-standard infrastructure and street conditions in the Lowell Street Corridor; and

WHEREAS, the Redevelopment Agency is submitting an application to the California Transportation Agency ("Caltrans") Transportation Planning Environmental Justice Planning Grant Program for \$200,000 to develop a streetscape plan for the provision of upgraded infrastructure to Lowell Street; and

WHEREAS, the Caltrans Transportation Planning Environmental Justice Planning Grant Program requires a local match of \$20,000 which will be appropriated from Entity: 5 (Oakland Redevelopment Agency); Fund: 9529 (Broadway/MacArthur/San Pablo Tax Increment); Organization: 88669 (Broadway/MacArthur/San Pablo); Project: P187510 (Broadway/MacArthur/San Pablo Redevelopment Project); now, therefore, be it

RESOLVED: That the Agency Administrator is authorized to apply, accept, and appropriate grant funds from the Caltrans Transportation Planning Environmental Justice Program; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because this action on the part of the Agency is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection) and Section 15061(b)(3) (general rule) of the CEQA guidelines; and be it

FURTHER RESOLVED: That, if awarded, the grant funds will be appropriated to Fund 2140 (California Department of Transportation Grant Fund), Organization 88669 (Broadway/MacArthur/San Pablo), under a new project number to be established; and be it

FURTHER RESOLVED: That funding for the required \$20,000 matching funds will be appropriated from Entity 5 (Oakland Redevelopment Agency); Fund 9529 (Broadway/MacArthur/San Pablo Tax Increment); Organization 88669 (Broadway/MacArthur/San Pablo); Project P187510 (Broadway/MacArthur/San Pablo Redevelopment Project) to a new project number to be established; and be it

FURTHER RESOLVED: That the Agency hereby authorizes the Agency Administrator or his designee to negotiate grant terms, appropriate revenue, make expenditures and take all other actions necessary in accordance with this Resolution; and be it

FURTHER RESOLVED: That all documents shall be reviewed and approved by Agency Counsel prior to execution, and copies will be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2011

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, AND PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
Secretary, Redevelopment Agency of
the City of Oakland, California