

CITY OF OAKLAND

Agenda Report

OFFICE OF THE CITY CLERK
CITY OF OAKLAND

2005 SEP -1 PM 12: 06

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: September 13, 2005

RE: A Resolution Approving Traffic Stop Signs And A Future Traffic Signal And An Ordinance Approving A Metered Parking Zone For A New Street Connecting 19th Street, William Street, and Thomas L. Berkley Way For The Uptown Oakland Redevelopment Project

SUMMARY

A resolution has been prepared approving the installation of traffic stop signs and a future traffic signal at three intersections on a new street (as yet unnamed) that will connect Thomas L. Berkley Way, William Street, and 19th Street, and an ordinance has been prepared approving a new two-hour metered parking zone on both sides of this new street. The new street will be constructed at mid-block between San Pablo Avenue and Telegraph Avenue as part of the Uptown Oakland mixed use redevelopment project.

The land for this new street and an abutting new public park will be dedicated by the subdividers, the Oakland Redevelopment Agency (ORA) and FC Oakland, Inc., to the City on the Final Map for Tract 7616. As a condition for approving the Final Map, state subdivision law and the Oakland Municipal Code (OMC) require that the subdivider provide plans, specifications, and security deposits to complete the necessary public improvements, which will include construction of the new street, reconstruction of William Street, and partial reconstruction of 19th Street and Thomas L. Berkley Way. FC Oakland, who is the developer of the Uptown project, is scheduled to complete the infrastructure construction in 2007.

The developer's consulting engineer has determined that stop signs for the new street are necessary to protect vehicles entering the three new intersections from "exceptional hazards". The consulting engineer has also determined that a future traffic signal at the 19th Street intersection, replacing the new stop sign, will be necessary after a proposed affordable housing project is constructed across 19th Street in 2008. The OMC and the California Vehicle Code require that the City Council approve the installation of traffic control devices by resolution.

The roadway width of William Street will be narrowed to facilitate construction of new buildings abutting the street, which will eliminate existing curbside parking along the south side of the street. The existing parking meters, therefore, will be reinstalled along both sides of the new street with a net loss of eleven metered parking spaces. The streets surrounding the Uptown project (except Telegraph Avenue) are currently approved for one-hour and two-hour metered parking. Parking zones are listed by street name in the OMC and may be added, modified, or deleted by an amending ordinance.

FISCAL IMPACT

Staff costs for processing and inspecting the permit for the required public infrastructure improvements will be covered by fees set by the Master Fee Schedule and paid by the developer and will be deposited in the General Purpose Fund (1010). The City's standard subdivision agreement requires that the construction of public infrastructure improvements is bonded to assure the completion of the work and the payment of subcontractors and suppliers and to assure subsequent maintenance for one year following completion and acceptance of the work.

Item No. _____
CED Committee
September 13, 2005

BACKGROUND

Project Infrastructure Requirements

As a requirement of the California Subdivision Map Act (Government Code section 66462) and the OMC (section 16.20.100) for approving the Final Map, FC Oakland, Inc., a California corporation, concurrent with the approval of their Final Map, will be executing a Subdivision Improvement Agreement with the City to complete the construction of public infrastructure (permit PX0400051) that are necessary for the viable development of the project:

- new construction of a two-block public street (as yet unnamed) transecting William Street and connecting 19th Street to Thomas L. Berkley Way; and
- reconstruction of William Street (narrowed by six feet eight inches) and partial reconstruction of 19th Street (narrowed by two feet) and Thomas L. Berkley Way (narrowed by nine feet); and
- relocation of underground utility mains (sanitary sewer, electric, etc.) and installation of ancillary improvements (street lights, traffic signals, etc.).

The net land area needed to construct the Uptown Oakland project has necessitated an exchange of property between the subdividers, ORA and FC Oakland, and the City. Consequently, the City has vacated approximately 20,500 square feet of public right-of-way from William Street, 19th Street, and Thomas L. Berkley Way (ordinance 12687 C.M.S.), and the subdividers have dedicated approximately 18,000 square feet for constructing the new street and partially restoring the width of William Street and have also dedicated approximately 25,000 square feet for the new park (Final Map for Tract 7616).

KEY ISSUES AND IMPACTS

Traffic Control Devices

The new street will connect William Street with 19th Street and Thomas L. Berkley Way at mid-block between San Pablo Avenue and Telegraph Avenue. The 19th Street and Berkley Way intersections will be three-way or "T", and the William Street intersection will be four-way. The new street is considered a "minor approach", and standard traffic engineering design requires that vehicles stop before entering the intersections from the new street. A future traffic signal will be installed at the 19th Street intersection for pedestrians to cross to the new public park during peak-hour traffic from a future affordable housing project that is anticipated to be constructed in 2008 on the lot currently occupied by the Oakland School of the Arts Public Charter School.

The OMC (sections 10.12.040 and 10.12.110) and the California Vehicle Code (sections 21100 and 21400) require that the City Council approve the installation of traffic control devices, such as stop signs and traffic signals, by resolution. Exhibit A, which attached to the proposed resolution, shows the locations of the signs and future signal.

Parking Meter Zone

William Street will be reduced in existing width (and repositioned toward 19th Street) by eliminating one of two existing parking lanes. Thirty-one parking meters on the south side of the street will be removed (19 two-hour and 12 one-hour), and twenty will be reinstalled on both sides of the new street. Of the five streets that bound the Uptown Oakland project, four are currently zoned for one-hour and two-hour metered parking. Establishing a two-hour parking zone for the new street will be consistent with the current demarcation at mid-block separating one-hour and two-hour meters, will limit the loss of parking revenue, and will prevent all-day parkers from monopolizing spaces in the center of the uptown district.

Metered parking zones are identified by street name in the OMC (section 10.36.140) and can be modified, added, or deleted with an amending ordinance. Exhibit A, which is attached to the proposed amending ordinance, shows the location of the new parking zone.

SUSTAINABLE OPPORTUNITIES

Economic

The Uptown Oakland redevelopment project will provide opportunities for professional services and construction related jobs for the Oakland community. The developer is required to follow City policies for bidding and awarding contracts to Small and Local Business Enterprise firms.

Environmental

Land use approvals and construction permits for public infrastructure improvements and new buildings require that the permittees comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

Social Equity

The Uptown Oakland project will provide affordable housing opportunities, will assist the economic revitalization of the downtown redevelopment zone, and will encourage the infusion and recurrence of diverse multi-cultural activities, businesses, and events.

DISABILITY AND SENIOR CITIZEN ACCESS

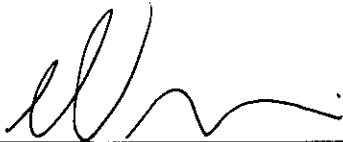
Sidewalks, tree well grates, curb ramps, and traffic signals that will be constructed, replaced, or relocated will conform with Caltrans and City requirements for handicapped accessibility. Access within the public park will similarly comply with state building code and City requirements for handicapped accessibility.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council for adoption of the proposed resolution approving the installation of new stop signs and a future traffic signal and for adoption of the proposed ordinance approving a new two-hour metered parking zone.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution approving the installation of new traffic control devices on the new street connecting William Street, 19th Street, and Thomas L. Berkley Way and adopt the proposed ordinance approving a new two-hour metered parking zone on both sides of the new street.



DANIEL VANDERPRIEM
Redevelopment Director
Community and Economic Development Agency

Respectfully submitted,



CLAUDIA CAPPIO
Development Director
Community and Economic Development Agency

Prepared by:
Raymond M. Derania
Interim City Engineer
Building Services Division

APPROVED FOR FORWARDING TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE



OFFICE OF THE CITY ADMINISTRATOR

Attachments: Resolution - installation of new traffic control devices
Ordinance - establishment of a new metered parking zone
Exhibit A - locations of new metered parking zone and traffic control devices

Introduced by

Approved for Form and Legality

FILED
OFFICE OF THE CITY CLERK
OAKLAND

F. Faiz

Councilmember

City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION APPROVING THE INSTALLATION OF TRAFFIC STOP SIGNS AND A TRAFFIC SIGNAL FOR A NEW STREET CONNECTING 19TH STREET, WILLIAM STREET, AND THOMAS L. BERKLEY WAY FOR THE UPTOWN OAKLAND PROJECT

Whereas, FC Oakland, a California corporation (no. C2207573) , and the Redevelopment Agency of the City of Oakland are the subdividers of five lots abutting William Street, 19th Street, Thomas L. Berkley Way, San Pablo Avenue, and Telegraph Avenue and further described on the Final Map for Tract 7616 for the UpTown Oakland mixed use redevelopment project; and

Whereas, the Council of the City of Oakland has approved the Final Map for Tract No. 7616 which delineates a new street connecting William Street with 19th Street and Thomas L. Berkley Way; and

Whereas, the City Engineer has approved plans and specifications prepared by the developer of the UpTown project for a permit to construct improvements in the public right-of-way, including a new public street connecting William Street with 19th Street and Thomas L. Berkley Way; and

Whereas, pursuant to Oakland Municipal Code section 10.12.040, the City Engineer has determined that the flow of vehicle traffic shall be alternately interrupted and released at the new intersection at mid-block on 19th Street to protect pedestrian and vehicle traffic from exceptional hazard due to a crosswalk for access to the adjoining new public park; and

Whereas, the City Engineer has further determined from standard traffic engineering practice that vehicles shall be stopped before entering a four-way intersection at William Street and a three-way intersection at Thomas L. Berkley Way from the minor approach of the new street; and

Whereas, pursuant to California Vehicle Code sections 21100 and 21400, local authorities may adopt regulations by resolution regarding the regulation of traffic by means of official traffic control devices.

Now, therefore, the Council of the City of Oakland does resolve as follows:

Resolved, that the installation of a new traffic signal and stop signs at the new intersections described and delineated in Exhibit A attached hereto is hereby approved.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT DE LA FUENTE

NOES -

ABSENT -

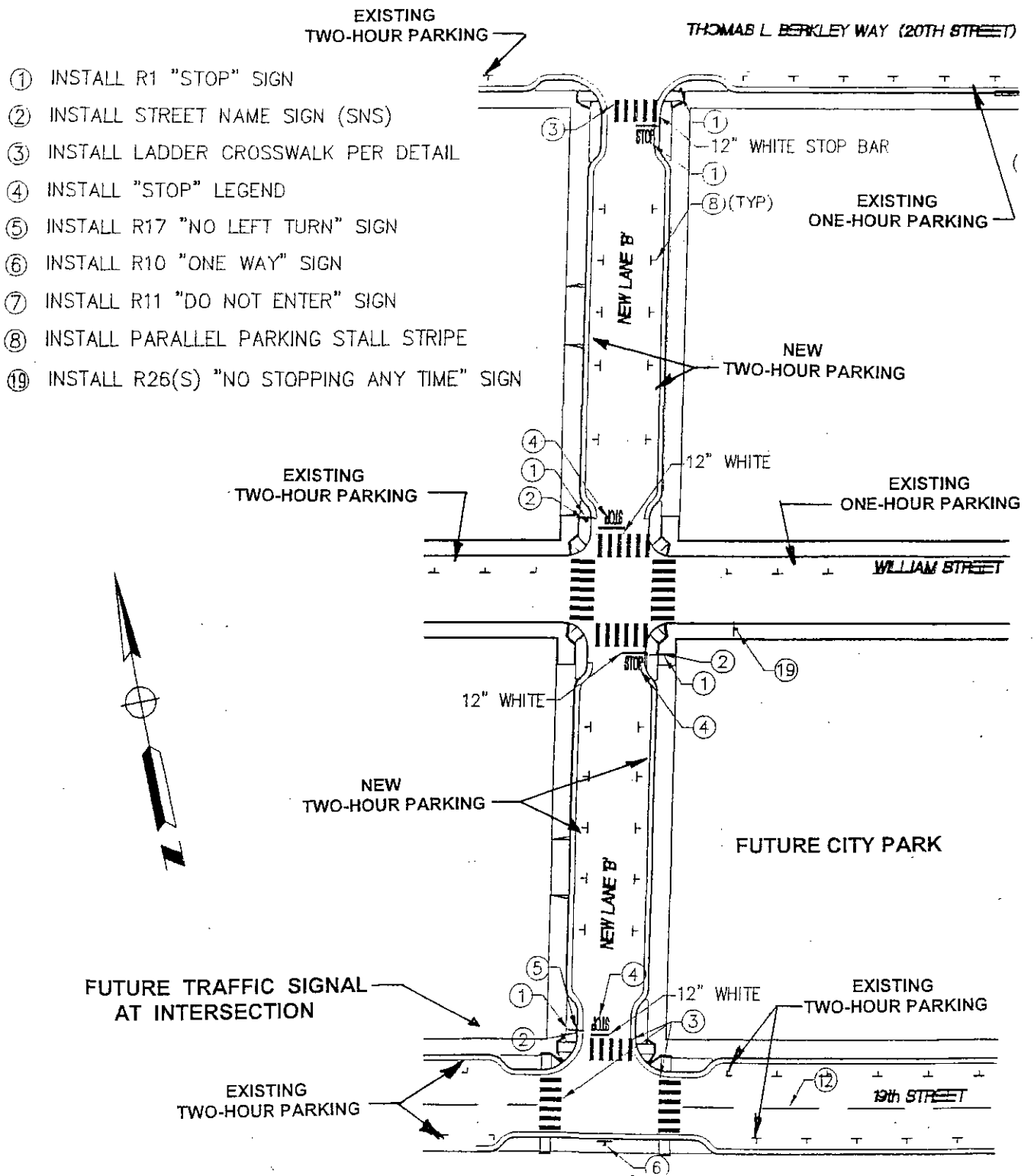
ABSTENTION -.

ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the
Council of the City of Oakland, California

Exhibit A

A Resolution Approving Traffic Stop Signs And A Future Traffic Signal And An Ordinance Approving A Metered Parking Zone For A New Street Connecting 19th Street, William Street, and Thomas L. Berkley Way For The Uptown Oakland Mixed Use Redevelopment Project



Introduced by

Councilmember

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved for Form and Legality

Farimah Faiz

City Attorney

2005 SEP -1 PM 12:06

OAKLAND CITY COUNCIL

Ordinance No. _____ C.M.S.

**ORDINANCE AMENDING OAKLAND MUNICIPAL CODE CHAPTER 10.36 AND ADDING A
METERED PARKING ZONE ALONG A NEW STREET CONNECTING 19TH STREET,
WILLIAM STREET, AND THOMAS L. BERKLEY WAY FOR THE UPTOWN OAKLAND
MIXED USE REDEVELOPMENT PROJECT**

Whereas, FC Oakland, a California corporation (no. C2207573) , and the Redevelopment Agency of the City of Oakland are the subdividers of five lots abutting William Street, 19th Street, Thomas L. Berkley Way, San Pablo Avenue, and Telegraph Avenue and further described on the Final Map for Tract 7616 for the UpTown Oakland mixed use redevelopment project; and

Whereas, the Council of the City of Oakland has approved the Final Map for Tract No. 7616 which delineates a new street connecting William Street with 19th Street and Thomas L. Berkley Way; and

Whereas, the City Engineer has approved plans and specifications prepared by the developer of the UpTown Oakland project for a permit to construct required publicly and privately maintained surface and subsurface improvements within the public right-of-way, including construction of a new public street connecting William Street with 19th Street and Thomas L. Berkley Way; and

Whereas, four of the five public streets which bound the UpTown Oakland project have existing one-hour and two-hour metered parking zones; and

Whereas, the requirements of the California Environmental Quality Act (CEQA) has been satisfied as identified in an Environmental Impact Report for the UpTown Oakland project and certified by the Planning Commission on February 18, 2004.

Now, therefore, the Council of the City of Oakland does resolve as follows:

Resolved, that Oakland Municipal Code section 10.36.140 is hereby amended and a new two-hour parking meter zone is established along both sides of a new street from 19th Street to William Street and from William Street to Thomas L. Berkley Way, as illustrated in Exhibit A attached hereto.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT DE LA FUENTE

NOES -

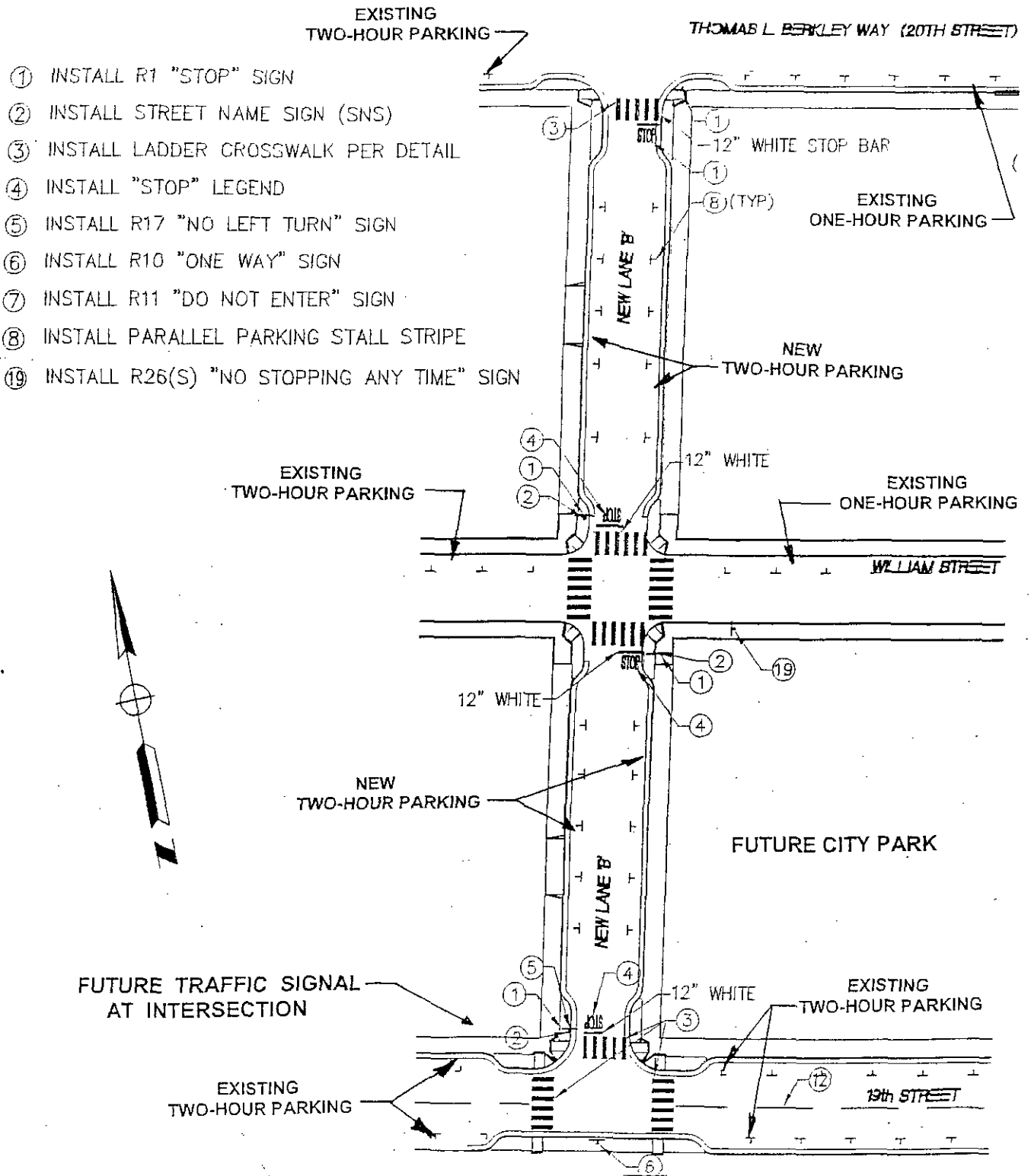
ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the
Council of the City of Oakland, California

Exhibit A

A Resolution Approving Traffic Stop Signs And A Future Traffic Signal And An Ordinance Approving A Metered Parking Zone For A New Street Connecting 19th Street, William Street, and Thomas L. Berkley Way For The Uptown Oakland Mixed Use Redevelopment Project



FILED
OFFICE OF THE CITY CLERK
OAKLAND

NOTICE AND DIGEST

2005 SEP -1 PM 12: 12

**ORDINANCE AMENDING OAKLAND MUNICIPAL CODE CHAPTER 10.36
AND ADDING A METERED PARKING ZONE ALONG A NEW STREET CONNECTING
19TH STREET, WILLIAM STREET, AND THOMAS L. BERKLEY WAY FOR THE
UPTOWN OAKLAND MIXED USE REDEVELOPMENT PROJECT**

This ordinance would authorize the installation of new parking meters along both sides of a new street that will connect William Street with Thomas L. Berkley Way (formerly 20th Street) and 19th Street for the Uptown Oakland mixed use redevelopment project.