

**CITY OF OAKLAND**  
**Agenda Report**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2003 OCT -2 PM 1:49

**TO:** Office of City Manager  
**ATTN:** Deborah Edgerly  
**FROM:** Community and Economic Development Agency  
**DATE:** October 14, 2003

**RE: AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT TO PURCHASE A PORTION OF THE REAL PROPERTY LOCATED AT 1414 73<sup>rd</sup> AVENUE FROM LAWRENCE P. DAVENPORT FOR A TOTAL AMOUNT NOT TO EXCEED \$80,000 INCLUDING CLOSING COSTS.**

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**SUMMARY**

An Ordinance has been prepared authorizing the City Manager to enter into a Purchase and Sales Agreement to purchase a portion of property located at 1414 73<sup>rd</sup> Avenue (Property), which is required for the International Boulevard Streetscape Project (Project). The Project is designed to create a positive identity for East Oakland by removing the appearance of blight and establishing a streetscape framework to support revitalization.

The City of Oakland (City) is undertaking the redesign of this major transit connection with emphasis on neighborhood commercial revitalization. The acquisition of this Property is consistent with the overall objective of the City's revitalization of International Boulevard. The Property consists of an improved 1,765 square feet portion of a larger parcel located at the southeast corner of International Boulevard and 73<sup>rd</sup> Avenue.

Staff recommends adoption of this Ordinance that authorizes the City Manager to enter into a Purchase and Sales Agreement to purchase a portion of the real property located at 1414 73<sup>rd</sup> Avenue from Lawrence P. Davenport for a total amount not to exceed \$80,000 including closing costs. Adoption of this Ordinance satisfies Mayor and City Council Priority Goal #2 (Develop a Sustainable City) and Goal #3 (Improve Oakland Neighborhoods).

**FISCAL IMPACT**

The acquisition of the real property including closing costs is broken down as follows:

Real property acquisition:	\$76,000
Estimated closing costs and related expenses:	<b>\$ 4,000</b>
Total acquisition costs:	\$80,000

The Property was appraised and an offer to acquire the Property at its appraised fair market value of \$76,000 was made to the property owner. There are no relocation costs. The funding for the

Item: 8  
Public Works Committee  
October 14, 2003

acquisition of the Property is available in the International Boulevard/MacArthur Street Improvement Project, which is in the General Fund (Fund 1010, Org. 92242, Account 57111, Project Number C167610).

## **BACKGROUND**

The Property is required as part of the City's Capital Improvement Program and consists of a 1,765 square foot portion of a larger 7,685 square foot property located at 73<sup>rd</sup> Avenue. The property is improved with two billboards, which the City will acquire and remove as part of the streetscape improvements.

This location is one of the four target areas designated by urban design findings that is economically distressed and has the appearance of blight. The International Boulevard Streetscape Project appears in the Five Year Capital Improvement Program (CIP 2002/07). The Project will consist of a transit plaza at the southeast corner of the intersection of International Boulevard & 73<sup>rd</sup> Avenue. Four bus stops are adjacent to this intersection. The construction of the transit plaza will require land acquisition and the removal of several large billboards.

The Real Estate Division had the Property appraised and made an offer to the property owner to acquire the Property at its appraised fair market value of \$76,000. The property owner has accepted the City's offer at the appraised value.

## **KEY ISSUES AND IMPACTS**

This Property is situated in East Oakland and located on 73rd Avenue at International Boulevard. This intersection is a significant point of arrival to gateways to the International Boulevard corridor from the west Hegenberger Road, which becomes 73<sup>rd</sup> Avenue at International Boulevard, is a primary link to the Oakland/Alameda Coliseum, the Oakland International Airport and I-880.

Detailed features of this plan consist of a transit plaza on the northeast corner of the intersection. Four bus stops are located adjacent to this intersection. The transit plaza includes two custom bus shelters, seat wall planters, and a Landmark Feature Monument. Additional improvements to the Property will consist of a decorative metal fence, new curb, sidewalk and groundcover along with street trees and pedestrian scale streetlights to supplement the existing streetlights.

## **SUSTAINABLE OPPORTUNITIES**

- Economic:** The Project is designed to create a positive identity for East Oakland by removing the appearance of blight and establishing a streetscape framework to support revitalization.
- Environmental:** The investments in streetscape improvements will be of benefit in attracting more shoppers to the area and encouraging further investment and development by creating a pedestrian friendly environment.

Item: 8  
Public Works Committee  
October 14, 2003

**Social Equity:** This streetscape improvement project will improve safety, security and the physical appearance of the area, and mitigate negative environmental impacts on the community as well as invest in the physical development of an economic disadvantaged community.

**DISABILITIES AND SENIOR CITIZEN ACCESS**

Approval of this Ordinance will have no direct impact on disabled and senior citizen access. However, when the public improvements are constructed they will be required to meet both state and local provisions that will ensure equal access, such as sidewalks and ramps for disabled citizens and senior citizens.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends adoption of this Ordinance that authorizes the City Manager to enter into a Purchase and Sales Agreement to purchase a portion of the real property located at 1414 73<sup>rd</sup> Avenue from Lawrence P. Davenport for a total amount not to exceed \$80,000 including closing costs.

Respectfully submitted,



Daniel Vanderprie, Director - Redevelopment,  
Economic Development and Housing

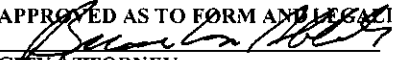
Prepared by:  
Frank Fanelli, Manager  
Real Estate Services

APPROVED FOR FORWARDING TO THE  
PUBLIC WORKS COMMITTEE

  
OFFICE OF THE CITY MANAGER

Item: 8  
Public Works Committee  
October 14, 2003

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_  
2003 OCT -2 PM 1:49

APPROVED AS TO FORM AND LEGALITY  
  
CITY ATTORNEY

**ORDINANCE NO. \_\_\_\_\_ C. M. S.**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT TO PURCHASE A PORTION OF THE REAL PROPERTY LOCATED AT 1414 73<sup>rd</sup> AVENUE FROM LAWRENCE P. DAVENPORT FOR A TOTAL AMOUNT NOT TO EXCEED \$80,000 INCLUDING CLOSING COSTS.**

**WHEREAS**, the City of Oakland's International Boulevard Streetscape Project appears in the Five Year Capital Improvement Program CIP 2002/07 and will consist of a decorative metal fence, new sidewalk, curbs and groundcover along with a landmark monument feature that will be installed on the corner of International Boulevard. New street trees and pedestrian scale streetlights will also be installed to supplement the existing streetlights; and

**WHEREAS**, the International Boulevard Streetscape Project requires the acquisition of a improved 1,765 square foot portion of a larger 7,685 square foot property located at the intersection of 42<sup>nd</sup> Avenue and International Boulevard and shown in Exhibit "A"; and

**WHEREAS**, Lawrence P. Davenport is the owner of the property located at 1414 73<sup>rd</sup> Avenue; and

**WHEREAS**, the necessary property rights have been appraised and an offer to acquire the property rights at its appraised fair market value of \$76,000 has been made to the property owner; and


**WHEREAS**, the property owner has agreed to sell the necessary property rights to the City at its appraised fair market value of \$76,000.

**WHEREAS**, the funding for the acquisition of the necessary property rights is available in the International Boulevard/MacArthur Street Improvement Project (Fund 1010, Org. 92242, Acct. 57111, Project Number C167610).

THE COUNCIL OF THE CITY OF OAKLAND DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Manager, or his designee, is authorized to enter into a Purchase and Sales Agreement to purchase a portion of the real property located at 1414 73<sup>rd</sup> Avenue from Lawrence P. Davenport for a total amount not to exceed \$80,000 including closing costs, the legal description of which is set forth in Exhibit "A"; attached hereto and incorporated herein.

SECTION 2. The funding for the acquisition of the necessary property rights is available from Fund 1010, Org. 92241, Acct. 57111, Project Number C167610.

  
PUBLIC WORKS CMTE  
OCT 14 2003

SECTION 3. The Manager of Real Estate Services or such other City Manager designee, as the City Manager may determine, is hereby authorized to take all actions as may be required to carry out the intent of terms of the Purchase and Sales Agreement and this Ordinance.

SECTION 4. The Purchase and Sales Agreement for the purchase of these property rights shall be approved as to form and legality by the City Attorney's Office and a copy shall be filed with the Office of the City Clerk.

SECTION 5. This Ordinance shall take effect immediately upon its passage.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2003  
PASSED BY THE FOLLOWING VOTE:

AYES                    BROOKS, BRUNNER, CHANG, NADEL, REID, QUAN, WAN, AND  
                              PRESIDENT DE LA FUENTE

NOES-

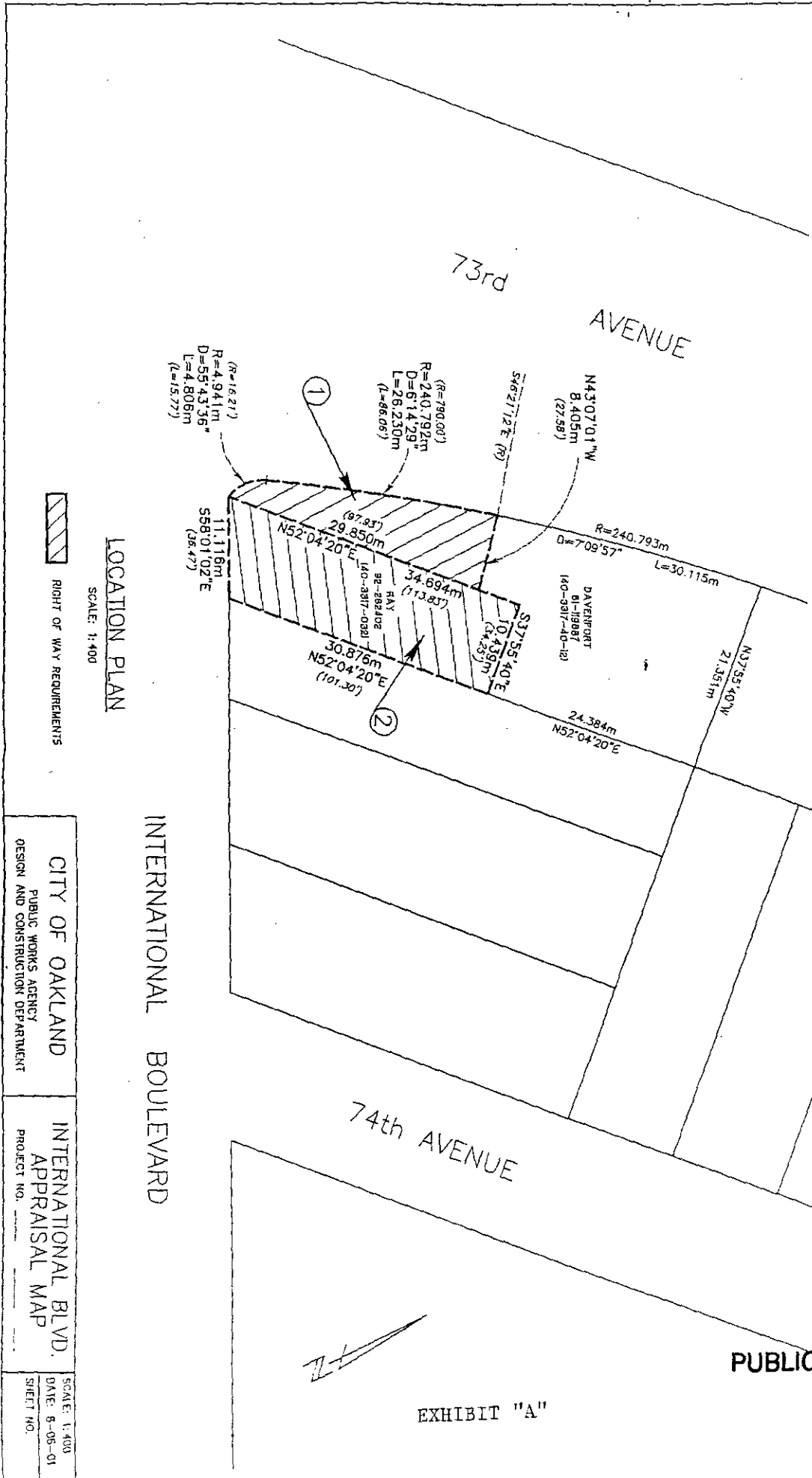
ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
                              **CEDA FLOYD**  
City Clerk and Clerk of the Council  
of the City of Oakland, California

**8**  
PUBLIC WORKS CMTE.  
OCT 14 2003

PARCEL NO.	GRANTOR	AREAS (SQUARE METERS)			REMARKS	R.E.D. NUMBER AND ADDRESS
		TOTAL	R/W	REM. EXCESS		
1	Davenport, Lawrence p. Ray, Emily	714	164	550	Roadway Emnt	
2		342	342	0	Roadway Emnt	



CITY OF OAKLAND  
PUBLIC WORKS AGENCY  
DESIGN AND CONSTRUCTION DEPARTMENT

INTERNATIONAL BLVD.  
APPRAISAL MAP  
PROJECT NO. \_\_\_\_\_

SCALE: 1:400  
DATE: 8-08-01  
SHEET NO. \_\_\_\_\_

EXHIBIT "A"

**8**  
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*By*

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NOTICE AND DIGEST OCT -2 PM 1:49

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