

  
CITY ATTORNEY'S OFFICE

## OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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**RESOLUTION ADOPTING THE OAKLAND SAFETY FACILITIES PLAN, IDENTIFYING SITES FOR ACQUISITION, DEVELOPMENT AND/OR IMPROVEMENTS, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO NEGOTIATIONS FOR SPECIFIED IMPROVEMENTS TO EXISTING SAFETY FACILITIES AND ACQUISITION AND DEVELOPMENT OF NEW SAFETY FACILITIES, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, a 2017 feasibility study by a multidisciplinary consultant team recommended replacement of the existing Oakland Police Department Administration Building (PAB) with new facilities able to meet current and future needs and contemporary life safety standards; and

**WHEREAS**, the PAB, currently located at 455 7th Street on the block bounded by 7th Street, Broadway, Washington Street and 6th Street (the Current Site), is an ideal location for mixed-use transit-oriented development which could complement and connect the Broadway corridor, waterfront, Old Oakland, Chinatown and beyond and better serve community needs; and

**WHEREAS**, the Current Site is not ideal for police administration functions; and

**WHEREAS**, City Council Resolution No. 89037 authorized the relocation of the PAB functions from the Current Site to new locations to meet contemporary standards, provide better conditions for safety personnel, and provide better service to the public; and

**WHEREAS**, City Council Resolution No. 89037 also authorized the issuance of a Notice of Development Opportunity for a mixed-use development project meeting certain requirements on the Current Site; and

**WHEREAS**, the City's Economic and Workforce Development Department provided a memorandum dated March 21, 2023 (the PAB Memo) to the City Council regarding the replacement of the existing PAB and safety facilities in Oakland: [https://cao-94612.s3.us-west-2.amazonaws.com/documents/Combined-Info-Memo-PAB-3.2023\\_2023-03-21-182855\\_nskk.pdf](https://cao-94612.s3.us-west-2.amazonaws.com/documents/Combined-Info-Memo-PAB-3.2023_2023-03-21-182855_nskk.pdf); and

**WHEREAS**, the PAB Memo recommended locating some PAB functions at separate locations, rather than locating multiple safety functions at one site, and acknowledged that there are existing separate sites, which need to be taken into account in the future plan; and

**WHEREAS**, there is also identified, a need for new 911 dispatch facilities and a new crime lab with access to the modern equipment and technology; and

**WHEREAS**, the PAB Memo recommends that the City of Oakland pursue additional delivery and financial options for the development of needed safety facilities in order to enable their rapid and financially viable deployment and improve the safety and quality of life in the City of Oakland; and

**WHEREAS**, the City Council finds it urgent and expeditious to expand, update, relocate, and improve the City's safety facilities; to ensure reliable responsiveness from Police, Fire and other essential functions; to strengthen the ability to analyze evidence and solve crimes; to provide appropriate space for personnel and the public; to improve training, education, and records; to provide for driver training, emergency preparedness training, and other vital functions to protect our workforce and our community, all as described in Exhibit A (collectively, the Oakland Facilities Plan); which Oakland Facilities Plan will enable a more effective use of the Current Site,; now, therefore, be it

**RESOLVED:** That the City Council adopts the Oakland Facilities Plan described on Exhibit A; and be it

**FURTHER RESOLVED:** That the City Council identifies the following new sites to develop in connection with the City's safety facilities: (a) a new state-of-the-art crime lab and multi-departmental 911 dispatch and communications center (with high speed data access and uninterruptable power supply) near the West Oakland BART station and (b) new multi-departmental facilities in the Coliseum area, including training, 360-degree state of the art training range, education facilities, records, storage, driver training, CORE facilities, academy, public permits and administrative and information services; and be it

**FURTHER RESOLVED:** That the City Council identifies the following existing sites to improve in connection with the City's safety facilities: (a) City Hall Plaza to improve the use and space of the existing Oakland Police Department office and (b) Eastmont to improve the existing Eastmont police facility, expand capacity, add command/operations functions, and add community-serving spaces; and be it

**FURTHER RESOLVED:** That the City Council identifies the following site to relocate current safety functions as needed during the construction period of new sites to be developed and existing sites to be improved as needed: Arena Center (aka Zhone Technology site); and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to negotiate Mandela Station Partners, LLC, or a related or affiliated entity, for the purposes of development a project proposal for City review and approval, and negotiating the terms and conditions of the development, construction, and leasing of a new 911 Dispatch/Communications facility and Crime Lab near the West Oakland BART station; and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to negotiate with AASEG Land LLC, or a related or affiliated entity, for the purposes of development project proposals for City review and approval, and negotiating the terms and conditions of a public-private partnership for multi-departmental City public facilities in the Coliseum area, including a new training facility, multi-purpose and presentation facilities, driver training, 360-degree state of the art training range, education facilities, records, storage, CORE facilities, academy, public permits and administrative and information services; and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to include in such negotiations with AASEG Land LLC, Coliseum area properties including; 633 Hegenberger Road, 7000 Coliseum Way, and 8001 S. Coliseum Way, to ensure coordinated planning for entry and egress, roadway alignment, land use and utilities, and coherent facilities; and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to negotiate with Alameda County, and their successors and assigns, for the purposes of the acquisition of Alameda County's 50% undivided share of the properties at 7000 Coliseum Way and 8001 S. Coliseum Way, to support retention and development of public uses, protect tax-payers, and ensure the ability to design and develop effective and coherent roadway realignment, entry and egress and emergency preparedness, retain existing public uses, and add new public uses, including public safety facilities; or, in the alternative, if the owners of such properties shall be prepared to partner with the City on the development of facilities, then the City Administrator is authorized to pursue such partnership, rather than acquisition of the property; and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to negotiate with TC II 7200 Bancroft, LLC, or a related or affiliated entity, for the purposes of development a project proposal for City review and approval, and negotiating the terms and conditions of the development, construction, and leasing of improved expanded facilities at Eastmont Town Center; and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to conduct inter-departmental coordination and negotiation within the City and take other actions as necessary to improve the use, space, and functionality of the Oakland Police Department office located in Oakland City Hall Plaza; and be it

**FURTHER RESOLVED:** That the City Administrator is hereby authorized to negotiate with Alameda County regarding the terms and conditions of the interim use of Arena Center property (the property formerly known as Zhone technology), at 6775, 7001 and 7195 Oakport Street, for interim relocation, as needed during the construction; and be it

**FURTHER RESOLVED:** That the City Administrator is authorized to seek, pursue, and apply for additional grants and financial support for the projects in this resolution, including seeking and applying for State and Federal funds; and be it

**FURTHER RESOLVED:** That the City Council, after independent review and consideration, finds this action will not result in a direct or indirect physical change in the environment and does not in-and-of-itself constitute a "project" pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378; and be it

**FURTHER RESOLVED:** That the City Administrator is further authorized to enter into agreements and take whatever action is necessary with respect to the proposed acquisition, development, and/or improvements of the identified sites consistent with this Resolution and its basic purposes; and be it

**FURTHER RESOLVED:** That any agreements entered into in connection with the approved negotiations for the proposed acquisition, development, and/or improvements of the identified sites shall be reviewed and approved as to form and legality by the City attorney's Office prior to execution.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, JENKINS, KALB, KAPLAN, RAMACHANDRAN, REID, AND  
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: \_\_\_\_\_  
ASHA REED  
City Clerk and Clerk of the Council of the  
City of Oakland, California

## Exhibit A.

### Oakland Safety Facilities Plan

The Oakland administration researched the issues related to Oakland's needs for improved facilities for public safety, and related functions, and produced a report, containing recommended next steps for the development of such facilities, including pursuing multiple facilities for different functions, and pursuing public-private partnerships.

In order to advance these needs and goals, and provide for quality service and public safety for city workers and for the public, this document identifies site improvements for each function, including interim location during construction of new facilities, locations to add new facilities, and locations to improve and expand existing facilities.

- **New sites to develop:**
  - New state-of-the-art Crime lab, and multi-departmental communications dispatch facility (including OPD, Fire, 911, 311) with high speed data access, uninterruptable power supply, by West Oakland BART (Mandela).
  - New multi-agency Training facilities, including driver training course, 360-degree state of the art training range, education and meeting facilities, records, CORE, academy, public permits and information, and related public functions, in the Coliseum area.
  
- **Existing Sites to improve and expand:**
  - City Hall Plaza (improve use and space of existing OPD office in City hall plaza)
  - Eastmont (improve existing Eastmont police facility, expand capacity, add command/operations functions, expand community-serving space and functions).
  
- **Existing Sites to become available for new uses:**
  - Existing Oakland PAB
  - Existing 911 dispatch center
  
- **Interim site:**
  - Arena center (aka Zhone technology site) to use in the interim during construction.
  
- **To develop plans for the replacement or redevelopment of the Fire Stations currently located at:**
  - Coliseum area fire station, 1016 66th Ave, Oakland, CA 94621
  - San Antonio area fire station, 1235 International Blvd, Oakland, CA 94606
  - EOC (emergency operations center)