

CITY OF OAKLAND

AGENDA REPORT

2008 FEB 21 PM 5:58

TO: Office of the City Administrator
ATTN: Deborah A. Edgerly
FROM: COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY
DATE: February 26, 2008

RE: **A Supplemental Report Regarding A Resolution Authorizing The Application For, Acceptance, and Appropriation Of Up To \$750,000 From The Metropolitan Transportation Commission's Station Area and FOCUS Planning Grant Program For The Lake Merritt BART Station Project, And Up To \$750,000 For Upper Broadway Corridor Retail Project**

SUMMARY

A proposed resolution authorizing submittal of projects for funding from Station Area Planning and FOCUS Grant Program to be administered by the Metropolitan Transportation Commission (MTC) has been revised to remove the West Oakland Transit Village Project from the Station Area and FOCUS Planning Grant program. The West Oakland project will instead compete for a funding from the Prop 1C Transit Oriented Development and Infill Development Grant program for affordable for-sale housing and infrastructure.

KEY ISSUES AND IMPACTS

After submittal of a resolution and staff report with recommendations for projects that could potentially benefit from a specific plan, staff received a request from developers (including 7th Street Partners, Mandela Transit Village Partners LLC, 1396 5th Street LLC, and Capital Stone Group LLC) requesting that the West Oakland Transit Village Project not be included as a project recommendation for funding under the MTC Station Area and FOCUS Planning Grant program. They requested that their project instead be identified as eligible for funding from the Prop 1C Transit Oriented Development and Infill Development Grant program.

Staff originally proposed preparation of a specific plan and programmatic environmental impact report using the Station Area Grant funding, which would include two entitled properties in the West Oakland project area, plus the sites under exclusive negotiating agreements (ENA) with BART and Caltrans, and various other infill sites in the area. After working with West Oakland developers, staff is now proposing to apply for development grants that will cover gap financing for affordable for-sale housing and infrastructure.

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MTC/ABAG funding program priorities, focus and eligibility requirements, and authorize staff to proceed with submitting applications for the Lake Merritt BART Station Area project and the Upper Broadway Corridor Retail Project from the list identified in Table One. Staff further recommends adopting the authorizing resolution. With these approvals, staff will proceed immediately to prepare the grant application for submittal to the MTC.

If approved, each of these grants would benefit a City Council priority associated with transit oriented development within Oakland's priority development areas identified in the ABAG regional blueprint.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve a resolution authorizing the application for, acceptance, and appropriation of up to \$750,000 from the Metropolitan Transportation Commission's Station Area and FOCUS Planning Grant Program for the Lake Merritt BART Station Project, and up to \$750,000 for the Upper Broadway Corridor Retail Project.

Respectfully submitted,

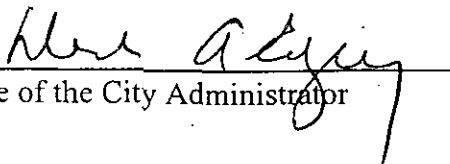


Dan Lindheim
Director
Community and Economic Development Agency

Reviewed by:
Eric Angstadt, Strategic Planning Manager
Planning Division

Prepared by:
Kerry Jo Ricketts-Ferris, Project Manager
Planning Division

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT
COMMITTEE:



Office of the City Administrator

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TABLE ONE - PROJECT EVALUATION CRITERIA															
PROPOSED PROJECTS SUMMARY															
TRANSIT-ORIENTED DEVELOPMENT (TOD) PROJECT LOCATIONS	Project Description	Master Developer Identified	Concept or Development Plan Status	Ability to Assemble Multiple Development Parcels (10 acre minimum is desirable)	Need For A Specific Plan	Status of Entitlements	Transit Service	Proximity to BART	Commitment to Providing Affordable Housing	Opportunity to Integrate Public Open Space	Demonstrated Local Commitment	Previously Identified City Priority	Redevelopment Area	Major Property Owner Interest	Existing Retail Node
1	MacArthur BART A mixed-use project comprising up to 675 housing units and 44,000 square feet of neighborhood serving retail, located on the site of the existing BART surface parking lot and surrounding parcels at the MacArthur BART Station. The Draft EIR for the project was published in January 2008 and entitlements are anticipated in June 2008. A sustainable green Transit Oriented Development project consisting of 414 housing units and 20,000 square feet of ground floor retail located at the existing Coliseum BART parking lot with commencement of the environmental CEQA process to begin by mid 2008.	Yes	Complete	High	No	Underway	MacArthur BART Station; AC Transit Lines 12, 14 and 57; Area Studies	< than 1/4 mile	Yes	Yes	Yes	Yes	Broadway /MacArthur / San Pablo	Yes	Yes
2	Coliseum BART Corridor undergoing change. Much new housing and office construction, and an Oakland City Council-adopted vision that features anchored, over 1 million square feet of continuous comparison goods retail at ground level along major arterials of Broadway, 27th Street and Valdez Street with residential and/or office development above the retail.	Yes	Complete	Assembled	No	Underway	Coliseum BART Station; AC Transit Lines 50, 50, 56	< than 1/4 mile	Yes	Yes	Yes	Yes	Coliseum	Yes	Yes
3	Upper Broadway Retail Corridor (19th Street BART Station to Hawthorne) A mixed use project consisting of 665 rental apartments, 9,000 s.f. of neighborhood serving retail and a public park. Additional elements include 80 affordable housing units and 200 residential units and 20,000 s.f. of retail space.	No	Schematic only	High	Yes	Not Yet Initiated	19th Street, MacArthur and City Center BART Stations; AC Transit Lines 12, 51, 59, 651	< than 1/2 mile	Yes	Possible	Yes	Yes	Broadway /MacArthur / San Pablo	Yes	Yes
4	Uptown (Broadway between 18th and Grand Avenue) The 7th Street Revitalization Study and 7th Street Urban Design Plan will be used as a basis to make landuse decisions resulting in a mixed use, transit oriented development that will provide public amenities, affordable housing and neighborhood serving retail in the area surrounding the West Oakland BART Station. The area is zoned S15 (Transit Oriented Development (TOD)) and designated in MTC Regional Transportation Plan as a TOD site.	Yes	Complete	Assembled	No	Complete	19th Street BART Station; AC Transit Line 51	< than 1/4 mile	Yes	Yes	Yes	Yes	Broadway /MacArthur / San Pablo	Yes	Yes
4	West Oakland BART Station	No	ENR with BART ongoing	High	No	Not Yet Initiated	West Oakland BART Station; AC Transit Lines 13, 19 and 62	< than 1/4 mile	Yes	Yes	Yes	Yes	West	Yes	Yes

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an existing parking lot. Plans call for its to complement the Fruitvale transit retail and community services.	Yes	Complete	Assembled	No	Underway	Fruitvale BART Station; AC Transit Lines 14, 19, 47, 53, 54, 63	< than 1/2 mile	No	Yes	Yes	No	Coliseum	Yes	Yes
anning 810 condominiums and 26,000 cial space on an industrial tract near tion. The project would replace four f-storage buildings with a cluster of lings and a possible 11-story tower d floor, all squeezed between railroad BART tracks and Interstate 880, both side.	Yes	Complete	Assembled	No	Underway	Ac Transit Line 62	> than 1/4 mile	No	No	Current proposal for market rate housing	No	Coliseum	Unknown	Yes
se safety and operational concerns at quarters building at 800 Madison at the tion. One long range option is to offer r private development. This presents City of oakland to work closely with lders, including the Peralta strict, and communities surrounding Station to identify a vision to enhance 1 area.	No	None	High	Yes	Not Yet Initiated	Lake Merritt BART Station; AC Transit Lines 11,13,18 and 62	< than 1/4 mile	Yes	Yes	Yes	Yes	Central City East	Yes	Yes
erty owner BID. Recent streetscape façade program; active merchant and Potential properties isolated; market	No	None	Low	Yes	Not Yet Initiated	AC Transit Lines 14, 15, 805	> than 1/2 mile	Unknown	Unknown	Possible	No	Central City East	Unknown	Yes
a with a boulevard/wide median	No	None	Medium	Possible	Not Yet Initiated	AC Transit Lines 1, 356, 801	> than 1/2 mile	Unknown	Unknown	Possible	No	Central City East	Unknown	Yes
elopment; City owned parking structure	No	None	Medium	No	Not Yet Initiated	AC Transit Line 53	> than 1/2 mile	Unknown	Unknown	Yes	No	N/A	Unknown	Yes

REVISED

Approved as to Form and Legality

OAKLAND CITY COUNCIL

[Signature]
City Attorney

OFFICE OF THE CITY CLERK
CITY OF OAKLAND

RESOLUTION NO. _____ C.M.S.

2006 FEB 21 PM 5:50
Introduced by Councilmember _____

RESOLUTION AUTHORIZING THE APPLICATION FOR, ACCEPTANCE AND APPROPRIATION OF UP TO \$750,000 FROM THE METROPOLITAN TRANSPORTATION COMMISSION'S STATION AREA AND FOCUS PLANNING GRANT PROGRAM FOR THE LAKE MERRITT BART STATION PROJECT, AND UP TO \$750,000 FOR THE UPPER BROADWAY CORRIDOR RETAIL PROJECT

WHEREAS, The Metropolitan Transportation Commission in partnership with the Association of Bay Area Governments announced the availability of grant funds for the Station Area and FOCUS Planning Grant Program; and

WHEREAS, The Metropolitan Transportation Commission in partnership with the Association of Bay Area Governments is soliciting applications for localized planning efforts and associated environmental impact reports, and for specific plan elements; and

WHEREAS, \$7.5 million dollars is available for planning grants up to \$750,000 for localized planning efforts and associated environmental impact reports, and for specific plan elements to finance planning efforts that will result in land use plans and policies that increase transit ridership around public transit hubs and bus and rail corridors in the nine-county San Francisco Bay Area; and

WHEREAS, The Lake Merritt BART Station and the Upper Broadway Corridor Retail projects meet the criteria established to compete successfully for a Station Area and FOCUS Planning Grant Program, and

WHEREAS, the City Council action authorized by this resolution is exempt from the California Environmental Quality Act, Public Resources Code sections 21000, et seq ("CEQA") pursuant to, among other provisions, CEQA Guidelines section 15262 (feasibility and planning studies) and 15183 (projects consistent with community plan, general plan or zoning), now therefore be it

RESOLVED: that the City Council hereby

1. Approves the filing of an application, and the acceptance and appropriation of funds if awarded, for assistance of up to \$750,000 each for the Lake Merritt BART Station and the Upper Broadway Retail Corridor; and
2. Appoints the City Administrator as agent of the City to conduct all negotiations and execute and submit all documents, including, but not limited to, applications, agreements (including with BART and Peralta Community college District), amendments, payment requests, and compliance with all applicable current state and federal laws, which may be necessary for the completion of the grant funded under the Metropolitan Transportation Commission funding program, subject to the approval of the City Attorney; and

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3. Directs the Budget Office to appropriate grant funds received for this project to the Metropolitan Transportation Commission – Program Grant Fund (2163); and
4. Directs the Budget Office to appropriate matching funds as required for successful grant applications. A \$150,000 match requirement for the Upper Broadway will be equally split between the Central Redevelopment District Operations Fund (9533), Organization (94800), Project (P128670) and the Broadway/MacArthur/San Pablo Operations Fund (9529), Organization (88669), Project (P187510); and \$50,000 has been identified from the Central City East Redevelopment Operations Fund (9540), Organization (88699), Miscellaneous Operating Account (52921) for the Lake Merritt BART Station Project. An additional \$100,000 will be contributed by the Peralta Community College District (\$50,000) and BART (\$50,000) will be budgeted in the Central City East Redevelopment District Operations Fund (9540), Organization (88699), Revenue Account (48714) for the Lake Merritt BART Station Project for a total \$150,000 match contribution; and
5. Directs the City Administrator or her designee to file a Notice of Exemption in accordance with the CEQA.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20____

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

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**COMMUNITY & ECONOMIC
DEVELOPMENT CMTE**

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