

## **West Oakland Economic Development Working Group**

Draft outline proposal

11/10/2005

### **Background and Rationale**

West Oakland is an area that is poised for significant revitalization, and has the potential to develop into a thriving mixed use community attractive to a wide variety of commercial and light industrial uses that would benefit the surrounding neighborhoods and the city as a whole. However, the area is also plagued by some of the worst air pollution in the Bay Area, leading to high rates of asthma attacks and other respiratory problems. This elevated rate is due to the presence of the port and freeway in close proximity, especially diesel emissions from trucks, ships, and dockside equipment. The various diesel truck service businesses located near residences within the West Oakland neighborhood compounds these air pollution impacts. In many cases, the presence of these businesses also limits the reuse of surrounding commercial areas due to pollution and blighted appearances.

Meanwhile, the Port of Oakland is expected to double its volume by 2020. Truck related businesses that service the Port are important to its viability, and because of this, during the Army Base transfer process, both the port and the City agreed to set aside a minimum of 15 acres for maritime serving truck services on Army Base land. Land needs assessments have found that over 100 acres would be needed to fully accommodate the variety of port ancillary services. Currently, there are many plans being developed for the Base that will benefit Oakland and the region, but that do not specifically address the surrounding communities or the City's and the Port's prior commitment of land for trucking. Therefore, the West Oakland Economic Development Working Group (WOEDWG) has begun to develop a plan compatible with other developing projects, which will address the needs of the Port and the surrounding community as well as the City's prior truck commitment.

### **Development Plan**

WOEDWG proposes to partner with the City or with any of the development teams who are currently working on Army Base proposals to designate a minimum of 30 acres for a trucking compound at the base that could house truck businesses and services currently located in West Oakland (or truck related businesses or services currently accommodated on the Army Base under leases due to expire by June, 2006).

#### *Development goals*

- Efficient use of space would include a preliminary development of a minimum of 30 acres of contiguous land; as a first phase to accommodating over 75 acres of the land needed for these services. As more land potentially becomes available, WOEDWG is developing various alternative plans for accommodating other beneficial uses on the Base.
- Priority would be given to businesses that are currently located in West Oakland (or are interim tenants at the Army Base that have moved from West Oakland) that provide core

services to the port – this would create a dual benefit of reducing air pollution by directly removing truck traffic from the neighborhoods and would also reduce air pollution due to the shorter distances that Port-related trucks would have to travel for services

- Create an optimal land use by co-locating services needed by truckers, and moving these services closer to port areas
- Enhance the value of existing and new residential and commercial property in West Oakland, including recently built or approved projects such as the Bridge housing and the Wood Street development, as well as the proposed West Oakland Transit Village
- Create economic opportunities in West Oakland by reuse of land formerly used by trucking businesses for a higher and better use, creating more jobs and tax revenue for Oakland

#### *Specific development ideas*

- Development/expansion of a trucking services center on the Oakland Army Base that would retain services currently offered by Oakland Maritime Support Services (OMSS) and facilitate the moving of additional truck services from West Oakland to the compound; note that several of the firms co-located at OMSS were formerly located in West Oakland, and also that OMSS' lease on the Army Base is due to expire in June, 2006
- Program could be developed by the City or a fee-based management company hired by the City to eliminate the requirement of a developer profit, which would make the proposal financially feasible
- The compound could be run in a cooperative model, possibly based on the existing OMSS model
- The compound should be located on the southern end of East Gateway or Central Gateway area to ensure access to port businesses and develop a freeway access route that does not conflict with other potential Army Base reuse ideas

#### *Partial list of benefits*

- Co-location of businesses ensures optimal land use and produces more value per acre
- Reduced traffic congestion in West Oakland and truck trips reduces diesel emissions and creates air quality improvements for expanding residential communities
- Opportunities for training and shared management helps small trucking entrepreneurs
- A stable, long term location for businesses encourages growth and creates jobs, including some well-paying, blue collar jobs
- Creates tax revenue for Oakland both in the newly created compound and in valuable development sites opened up in West Oakland
- Enhances flow of goods for the Port of Oakland through:
  - The coordinated dispatch of drivers to reduce gate congestion
  - Pre-staging containers and delivering containers during off-peak hours
  - Efficiencies through automation and technology integration
  - Streamlined flow of information between terminals & truckers
- Balances and leverages Port and City commitment of land to reduce air quality and mitigate quality of life impacts of expanding Port activities

## **Example Space Needs for the Basic Truck and Truck Services Compound**

### *Yard Space*

- A total of 30 acres of even grade property will be required
- Approximately 5 acres for office space, parking & 6 service providers  
(Scales, Fuel, Tire, Repair, Transload & Mini-Mart)
- Approximately 25 acres for container and tractor holding and parking
- This will generate 750 container spaces & 210 tractor spaces
- This will service the needs of 15-20 trucking companies, with an emphasis on accommodating the smaller firms that can't afford independent facilities

### *Office Space*

- A total of 20,000 square feet will be required
- This will accommodate training facilities plus 6 service providers (*Insurance, DMV, Customs Broker, Medical Services & IT Services*)
- Approximately 15,000 square feet will accommodate the office needs 12-15 trucking companies together with their operations staff

### *Other space needs (as more land becomes available)*

- Container depot – 50 acres
- Transload facility – 12-15 acres
- Truck dealership – 5 acres