

CITY OF OAKLAND
REDEVELOPMENT AGENCY
SUPPLEMENTAL AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2004 JUN 17 PM 5:39

TO: Office of the City Manager / Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: June 22, 2004

RE: **A SUPPLEMENTAL REPORT ON:**

A TOTAL OF FIVE CITY AND AGENCY RESOLUTIONS REGARDING REDEVELOPMENT ACTIVITIES IN THE UPTOWN ACTIVITY AREA OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA:

AGENCY RESOLUTIONS: (1) AUTHORIZING EXECUTION OF A LEASE DISPOSITION AND DEVELOPMENT AGREEMENT, GROUND LEASES, AND RELATED DOCUMENTS BETWEEN THE REDEVELOPMENT AGENCY, THE CITY OF OAKLAND, AND UPTOWN PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF A MIXED-USE RESIDENTIAL RENTAL AND RETAIL DEVELOPMENT PROJECT IN THE UPTOWN ACTIVITY AREA OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA; (2) ADOPTING A REPLACEMENT HOUSING PLAN FOR HOUSING UNITS THAT MAY BE DEMOLISHED AT THE WESTERNER HOTEL, 1918 - 1954 SAN PABLO AVENUE, FOR THE UPTOWN PROJECT; AND (3) AUTHORIZING THE AGENCY ADMINISTRATOR TO EXECUTE A COOPERATION AGREEMENT WITH THE CITY AND THE COALITION FOR WORKFORCE HOUSING RELATING TO THE DEVELOPMENT OF A ONE HUNDRED PERCENT (100%) AFFORDABLE HOUSING PROJECT ON A PARCEL LOCATED IMMEDIATELY BEHIND THE FOX THEATER BETWEEN 18TH AND 19TH STREET IN THE UPTOWN ACTIVITY AREA OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA

CITY RESOLUTIONS: (1) AUTHORIZING APPROVAL AND EXECUTION OF A LEASE DISPOSITION AND DEVELOPMENT AGREEMENT, GROUND LEASES, AND RELATED DOCUMENTS BETWEEN THE REDEVELOPMENT AGENCY, THE CITY OF OAKLAND AND UPTOWN PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL RENTAL AND RETAIL DEVELOPMENT PROJECT IN THE UPTOWN ACTIVITY AREA OF THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA; AND (2) AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A COOPERATION AGREEMENT WITH THE REDEVELOPMENT AGENCY AND THE COALITION FOR WORKFORCE HOUSING RELATING TO

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**THE DEVELOPMENT OF A ONE HUNDRED PERCENT (100%)
AFFORDABLE HOUSING PROJECT ON A PARCEL LOCATED
IMMEDIATELY BEHIND THE FOX THEATER BETWEEN 18TH AND
19TH STREET IN THE UPTOWN ACTIVITY AREA OF THE CENTRAL
DISTRICT REDEVELOPMENT PROJECT AREA**

The Community and Economic Development Agency (CEDA) is recommending approval of three Agency and two City resolutions regarding redevelopment activities in the Uptown Activity Area of the Central District Redevelopment Project Area.

Staff's recommendation includes approval of the scope of development and schematic design guidelines for the proposed project, which will be attached to the proposed Lease Disposition and Development Agreement (LDDA) between the Redevelopment Agency and Uptown Partners. These documents are intended to guide the design and characteristics of the proposed project, but are not in any way binding on the City and do not constitute an approval of the various planning entitlements that the developer will have to obtain to secure full project approvals, which will be subject to a public review process as outlined below.

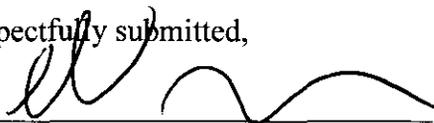
If the Council approves the LDDA and the scope of development and schematic design guidelines, Uptown Partners will still have to secure the following planning approvals: (1) a preliminary development plan (PDP) for the entire project, (2) a final development plan (FDP) for each project phase, (3) a rezoning and General Plan Amendment (GPA) (each for the new park), and (4) a subdivision map. The location and amenities for the proposed public park will also be reviewed by the community in a meeting specifically called for this purpose (as required as part of the park review process). The project will further be reviewed by the Planning Commission Design Review Committee (for the design), the Landmarks Preservation Advisory Board (for the historic issues), the Parks and Recreation Advisory Committee (for the new park), the Planning Commission (for the PDP and FDP), and the CED Committee/City Council (for the rezoning and GPA).

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Copies of the scope of development and schematic design guidelines have been distributed to the City Council members and are available for public review at the Office of the City Clerk.

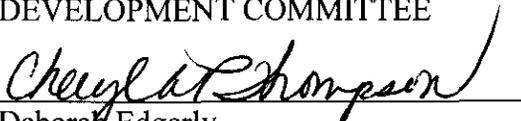
Respectfully submitted,



Daniel Vanderprien,
Director of Redevelopment, Economic
Development, and Housing and
Community Development

Prepared by:
Jens Hillmer, Urban Economic Analyst IV
Downtown Redevelopment Unit

APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE


for Deborah Edgerly
City/Agency Administrator

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