

FILED
OFFICE OF THE CITY CLERK
OAKLAND

**REDEVELOPMENT AGENCY AND
THE CITY OF OAKLAND**

AGENDA REPORT

2008 DEC -4 PM 4:00

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: December 9, 2008

RE: A Supplemental Agenda Report Clarifying The Source Of Funds Will be From Two Separate Redevelopment Areas, Coliseum and Central City East, there will be an Allocation of \$61,544 For Contract Compliance Fees, and Money will Shift From The Project Contingency To The Base Contract Amount Associated With:

An Agency Resolution Authorizing A Contribution Of An Amount Not To Exceed Two Million One Hundred and Thirteen Thousand Twenty Four Dollars (\$2,113,024) With 90% (\$1,901,722) From The Coliseum Redevelopment Project Area And 10% (\$211,302) From The Central City East Redevelopment Project Area To The City Of Oakland Under The Cooperation Agreement To Fund The Development Of The Central Estuary Area Specific Plan And Environmental Impact Report, Including an Allocation of \$61,544 For Contract Compliance Fees

A City Resolution Accepting and Appropriating A Contribution Of Redevelopment Agency Funds Under the Cooperation Agreement In An Amount Not To Exceed Two Million One Hundred and Thirteen Thousand Twenty Four Dollars (\$2,113,024) With 90% (\$1,901,722) From The Coliseum Redevelopment Project Area And 10% (\$211,302) From The Central City East Redevelopment Project Area And Authorizing The City Administrator To Negotiate And Execute A Professional Services Agreement With Community Design + Architecture For Development Of The Central Estuary Area Specific Plan In An Amount Not To Exceed Two Million Fifty One Thousand Four Hundred Eighty Dollars (\$2,051,480), Plus Allocate \$61,544 For Contract Compliance Fees, For A Total Project Cost Of \$2,113,024

SUMMARY

This supplemental report describes the suggestion made by the Redevelopment Agency at the Community and Economic Development Committee meeting of November 12, 2008, to adjust the funding source for the preparation of the Central Estuary Area Specific Plan and related Environmental Impact Report (EIR). Redevelopment Agency staff adjusted the funding sources for the preparation of the Central Estuary Area Specific Plan and related EIR. Rather than the Coliseum Redevelopment Project Area funding the total contract amount of \$2,113,024, staff

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recommended that 90% (\$1,901,722) of the contract amount be funded by the Coliseum Redevelopment Project Area and 10% (\$211,302) of the contract amount be funded by the Central City East Redevelopment Project Area.

On December 1, 2008, a request was made of the Central City East Redevelopment Project Area PAC to fund 10% of the project amount. The PAC subsequently approved the allocation of funds.

This supplemental report adjusts funding sources for development of the Central Estuary Area Specific Plan as described above. The Fiscal Impact section of the Agenda Report dated November 12, 2008, has been revised in its entirety and should read:

FISCAL IMPACT

The not-to-exceed amount to produce the Central Estuary Area Specific Plan and EIR is \$2,113,024. This amount includes an estimated \$1,825,030 for basic services and an estimated project contingency of \$226,450 for a total not to exceed contract amount of \$2,051,480. An additional 3% of that amount, or \$61,544, will be allocated for the City's contract compliance fees. The Redevelopment Agency will fund both the professional services agreement amount and contract compliance fees with \$1,901,722 from Coliseum Operations Fund (9450), Coliseum Redevelopment Org (88659) Coliseum Redevelopment Miscellaneous Operating Project (S82600), and \$211,302 from the Central City East Operations Fund (9540), CCE Redevelopment Org (88699), CCE Public Private Development Project (S233360).

Agency funding for both the professional services agreement and contract compliance costs in the amount of \$1,901,722 will be accepted and appropriated into the City's Oakland Redevelopment Fund (7780), Coliseum Org (88659), project to be determined; and in the amount of \$211,302 will be accepted and appropriated into Oakland Redevelopment Fund (7780), Central City East Org (88699), project to be determined.

The fiscal impact of implementing the Specific Plan, and of operating and maintaining the future improvements, will be unknown until the cost estimates tied to the project are completed.

SCOPE OF WORK REVISIONS

This supplemental report also includes refinements/clarifications to the scope of work and budget as a result of negotiations with Community Design + Architecture for the preparation of the Central Estuary Area Specific Plan and related Environmental Impact Report. The total contract amount has not increased although the amount for basic services has increased by \$174,230, and the contingency amount has been correspondingly reduced; these amounts may further change as a result of additional negotiations. The scope of work refinements, included as Attachment A,

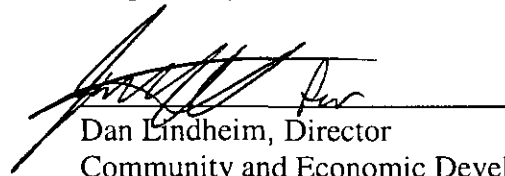
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ACTION REQUESTED OF THE CITY COUNCIL

Staff requests that the Agency Board and City Council approve the attached revised resolutions authorizing:

- An Agency contribution of \$1,901,722 in funds from the Coliseum Redevelopment Project Area and \$211,302 in funds by the Central City East Redevelopment Project Area to fund the development of the Specific Plan and EIR.
- City acceptance and appropriation of \$2,113,024 in Redevelopment Agency funds for a professional service agreement for planning and design services associated with completion of a Specific Plan and EIR for the Central Estuary Area.
- City authorization to negotiate and execute a professional services agreement with CD+A for preparation of a specific plan and EIR in amount no to exceed \$2,051,480, and allocate \$61,544 for contract compliance fees, for a total project cost of \$2,113,024.

Respectfully submitted,



Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by:
Eric Angstadt, Interim Deputy Director, CEDA

Prepared by:
Alicia Parker, CEDA, Planning and Zoning
Strategic Planning Division

APPROVED AND FORWARDED TO THE
CITY COUNCIL:



Office of the City/Agency Administrator

Attachments:

- A. Contract Scope of Work

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Scope of Services

The CD+A Team proposes the following scope of services to achieve the goals of the project as stated in the Request for Proposals and in subsequent direction by City staff. The Tasks and Subtasks are not necessarily in sequential order.

Task 0: Project Management and Coordination

Task 0.1: On-Going Project Management and Quality Control

CD+A will be responsible for ongoing management of the project and communication with City of Oakland staff to coordinate the scheduling of meetings and presentations, and to produce project deliverables in a timely fashion.

CD+A uses an open management approach in which communications between CD+A and City of Oakland staff occurs on an as-needed basis. This approach is facilitated through CD+A's Project Manager, **Tim Rood**, and is supplemented by formal management meetings/conference calls as called for by the CD+A Project Manager and/or City staff as required to efficiently move the project forward.

CD+A will also be responsible for quality control of all deliverables provided by the consultant team to the City or used in public outreach. CD+A will ensure that materials are consistent, professional, and delivered on time. Major deliverables, those specifically called out for 3 rounds of revisions, will be revised up to 3 times according to the following process:

- CD+A will submit a complete initial draft (draft #1) to the City;
- the City will provide a single set of consolidated and non-conflicting comments to CD+A;
- the CD+A Team will revise based on these comments and CD+A will provide a second draft (draft #2) in redline/strikeout format to the City for staff to confirm that comments were addressed;
- the City will confirm that initial comments have been addressed in a satisfactory manner, and provide additional direction to CD+A where further revision is necessary through a second single set of consolidated and non-conflicting comments;
- CD+A will revise the document and provide a third "screencheck" version of the document (draft #3) to the City for review;
- the City will review and provide a final set of comments related to formatting and finalizing the document for public circulation;
- CD+A will finalize the document, and provide the final version (draft #4) to the City in Microsoft Word (.doc) and Adobe Acrobat (.pdf) formats.

Unless stated elsewhere, all deliverables shall be subject to City review and approval. Consultant shall revise text deliverables in redline format to address City comments.

Key Meetings and Deliverables for Task 0.1

- Meetings and conference calls, as necessary

Task 0.2: Finalize Scope and Schedule

Following the contract award, the CD+A Team will attend a kick-off meeting with City staff. The goal of this meeting will be to finalize the scope, budget, and schedule for the project as proposed in this Scope of Services. The CD+A Team and City staff will also discuss and refine the project approach to the Community Meetings, which will be formalized in a Public Outreach and Participation Strategy memo (see Task 2.2). This meeting will also serve as an opportunity for City staff to pass along background information to the CD+A Team, including City base maps, GIS data and background documents.

Key Meetings and Deliverables for Task 0.2

- Kick-off meeting with City
- Final Scope, Budget and Schedule

Task 1: Project Initiation

Task 1.1: Team kickoff and site visit

CD+A team members will conduct a site visit with City staff to document existing conditions, including existing land uses, parks and other open space amenities, roads, adjacent properties and development, and other conditions which may be pertinent to the development of the specific plan. As part of the CD+A team, Arup will conduct reconnaissance to verify utility locations and assess stormwater conditions. This body of information will be used in work products through the course of the project and will be made available to City staff.

Key Meetings and Deliverables for Task 1.1

- Team kickoff meeting and site visit with City staff

Task 1.2: Background Research and Documentation

The CD+A Team will compile an annotated bibliography of available background and reference documents and will create an internal web or FTP site to make documents available to the consultant team.

Key Meetings and Deliverables for Task 1.2

- annotated bibliography of available background and reference documents
- Internal web or FTP library of background documents

Task 1.3: Base Mapping

The CD+A Team, in communication with City staff, will gather base information for the study area outlined in the RFP and its immediate vicinity, including aerial photographs, parcel data (including but not limited to land ownership, parcel vector information, and information provided by the City regarding current entitlements), and pertinent written documentation to begin assessment of baseline conditions. This work will build on the GIS base map for the area already prepared by Urban Explore for the Oakland Explorer website. Urban Explorer will add additional

layers/datasets to the OaklandExplorer database as needed (see Tasks 4.6 and 4.7). CirclePoint will be involved in adding layers to the base map for use throughout the CEQA process (see Task 8). Arup will compile CAD files of available information on wet and dry utilities.

It is anticipated that the following documents will be provided to the CD+A Team at the start of the project: Existing utility maps in digital format (AutoCAD, Microstation or GIS) from utility providers and City of Oakland, and a topographic survey in digital format. If a topographic survey is not available, this can be provided as an additional service. Existing utility locations will be determined utilizing mapping to be provided by the City of Oakland and/or utility providers. The provision of an existing utility survey is not included.

Key Meetings and Deliverables for Task 1.3

- Digital project base map and supporting spatial database

Task 1.4: Community Workshop #1: Visioning and Goals

Using the perspectives and viewpoints from the interviews conducted in Task 2.1 as a guide to the range of public interests, the first community workshop will be designed with an objective of helping the participants articulate a collective vision for the Specific Plan area. As a prelude to “visioning” for the future, the team will design and produce information that tells the history and present of the area(s) of the Central Waterfront. The format of the workshop will likely include small break out groups to collect input on a range of topics including housing, infrastructure, traffic, industrial and commercial uses, etc.

Key Meetings and Deliverables for Task 1.4

- Community Workshop #1
- Standard deliverables for all outreach meetings
- Brochure and web materials introducing project site history and present conditions.

Task 1.5: Community Workshop #2: Feedback on Draft Goals/Objectives

CirclePoint and CD+A will summarize the feedback from the in depth interviews, and first community workshop on visioning to articulate draft goals and objectives for the Central Waterfront Specific Plan area. This refinement of the goals will be done jointly with City staff to incorporate the prior recommendations in the 1999 Estuary Plan.

Key Meetings and Deliverables for Task 1.5

- Community Workshop #2
- Standard deliverables for all outreach meetings

Task 2: Public Outreach and Participation Strategy

Task 2.1: Project Initiation Phase

CirclePoint will take the lead in introducing the public to the specific planning process for the. This phase will begin with communicating the goals and recommendations of the Estuary Policy Plan, completed in June, 1999.

To support this phase CirclePoint will:

- Design and produce an initial informational mailer to announce the specific plan process and reference the project website.
- Develop a project Website to outline the specific planning process, describe the benefits of transit-oriented development, and summarize the prior findings and recommendation of the Estuary Policy Plan. The Website will be updated at future phases of the planning effort.
- Conduct up to 20 stakeholder interviews with representatives of diverse interest groups, advocacy groups active in the study area, and representatives of other constituencies within the study area. As much as possible, these interviews will be conducted in person, but many may be conducted over the phone. City staff and representatives of the consultant team may be invited to attend if they would like to take part. Prior to conducting these interviews, CirclePoint will develop a list of stakeholders to be interviewed, goals for the interviews, and a standard introduction to the project. This will be circulated to the consultant team and City staff for up to three rounds of review and input into the process before the interviews are conducted.

Key Meetings and Deliverables for Task 2.1

- Initial informational mailer to announce the specific plan process and reference the project website
- Project Website
- Stakeholder interviews memorandum: list of people to be contacted, goals, and standard project introduction (up to 3 rounds of revision per Task 0.1 detail)
- Up to 20 stakeholder interviews

Task 2.2: Public Outreach and Participation Strategy Memorandum

CirclePoint will prepare a memorandum summarizing the proposed strategy for public outreach and participation and discussing the proposed staffing and meeting facilitator(s) who will lead each outreach event. This will include a discussion of how the outreach and participation strategy will build on previous efforts and incorporate findings from stakeholder interviews to be most effective. It will also refine the approach to involving local stakeholder groups (such as the Jingtowntown Arts and Business Community) and involving participants who do not have an individual stake in this area, but have a more regional perspective (the City will assist in identifying these organizations/persons). CirclePoint will revise this memo up to three times based on staff comments, per detail in Task 0.1.

The outreach strategy memorandum will include a description and application of a variety of the meeting formats including the following:

- Open house/exhibit display type meetings: These meetings provide an opportunity for the community to review informational exhibits at their own pace and talk with project staff about questions and issues of concern.

- Presentation meetings combined with break out groups: These meetings include the sharing of information and data with the larger group followed by small group dialogue with focused questions and inquiries.
- Hybrid meetings: These formats include beginning with an open house followed by a presentation with or without/question/comments sessions. These formats can also be combined with the other formats described above.

As part of the development of the outreach strategy memorandum we will recommend specific formats for the various workshops we have planned as part of the Central Estuary Specific Plan process.

Key Meetings and Deliverables for Task 2.2

- Outreach Strategy Memorandum (up to 3 rounds of revision per Task 0.1 detail)

Task 2.3: Existing Conditions and Alternatives Analysis Phase

CirclePoint will ensure that the public involvement process is well integrated into the decision-making and environmental processes, CirclePoint will meet regularly with agency staff and the consultant team to discuss the technical milestones and project deliverables, the public involvement strategy, and the proposed schedule. The consultant team will work to maintain a continued, positive public image through broad public outreach and strong effort to solicit input.

To build on the project initiation phase and support the Specific Plan phase, CirclePoint will employ a range of communication tools, including the development of project webpages for the City's website, the creation of a study area map, and working in conjunction with the City, outreach and meeting materials in multiple languages. Since all community members will not be able to attend public meetings, other methods, such as a web-based input form and communication through stakeholder organization email lists, will be developed to solicit and receive their input.

For each public outreach meeting CirclePoint will:

- Announce and notice meeting through distribution lists
- Update content of the Project Website
- Draft meeting agenda and materials for presentations
- Prepare workshop presentation materials and graphic displays
- Conduct and facilitate workshops including recording public input
- Record attendees on sign in sheets to add to distribution lists
- Prepare meeting summaries with action items.

The team will develop meeting notices, which will be provided to the City for distribution. The team anticipates that initial notice of the planning process will be distributed to a broad constituency, including area property owners and residents and the distribution lists of interested advocacy groups and others. The City of Oakland will pay for mailing the initial notification. Following this broad initial distribution, future contact will be limited to a project-specific

distribution list. To the maximum extent possible, individuals will be contacted via email. The project website will provide users the ability to opt-in to join the mailing list. Attendees of community workshops will be added to the distribution list.

Additional community workshops, beyond those specifically called out in this scope, can be added at a cost of \$18,000 per meeting. This cost includes the planning, organization, and attendance of CirclePoint and CD+A as described above, as well as development and creation of meeting materials (presentation boards, PowerPoint presentation, etc). Attendance by other members of the consultant team and their involvement in the development of presentation materials would have additional costs above the \$18,000 base cost, to be billed at time and materials rates using the hourly billing rates listed in the project budget.

Key Meetings and Deliverables for Task 2.3

- Standard deliverables for all outreach meetings:
 - Announce and notice meeting through distribution lists (note: City will be responsible for mailing notices sent by post)
 - Update content of the Project Website
 - Draft meeting agenda and materials for presentations
 - Prepare workshop presentation materials and graphic displays
 - Conduct and facilitate workshops including recording public input
 - Record attendees on sign in sheets to add to distribution lists
 - Prepare meeting summaries with action items
- *Optional* additional workshops

Task 2.4: Specific Plan Phase

The information obtained through the interviews and public meetings will inform the development of the Draft Specific Plan. A public open house (Community Workshop #7) will be conducted to inform interested community members about the content of the draft final document and the planning process to date. A series of information stations will be present at the meeting to highlight significant aspects of the Draft Plan. The consultant team and City staff will be available at the public open house for an informal question and answer period regarding the Draft Plan.

To support this phase CirclePoint will:

- Announce and notice meeting through distribution lists, press release
- Update content of the Project Website
- Draft notification flyers and a newspaper advertisement
- Design and produce a Draft Specific Plan brochure for public distribution and make available as a file on the project website

- Develop exhibits for informational stations for up to six display boards.
- Key Meetings and Deliverables for Task 2.4 Standard deliverables for all outreach meetings (same as above)
- Draft notification flyers and a newspaper advertisement
- Design and produce a Draft Specific Plan brochure for public distribution and make available as a file on the project website

Task 3: Inventory of Existing Conditions

The work of Task 3 will be performed concurrently and closely coordinated with the CEQA baseline, Task 7.

Task 3.1: Land Use/Urban Form

CD+A will prepare an analysis of existing land use types, densities and development conditions within the Study Area.

This assessment will include:

- Existing and planned land use patterns and urban form (i.e., historic development patterns, building massing, height, architectural character, and relationship to the street). This will include a review of existing zoning, general plan, and other development regulations and policies;
- Existing and planned streetscape and public open space improvements and other planned and programmed capital improvements (i.e., planned new roads, streetscape and lighting); and,
- Discussion of key opportunities and constraints present in the Study Area.

Key Meetings and Deliverables for Task 3.1

- Summary of existing land use and urban form, streetscape and public space, and key opportunities and constraints for inclusion in existing conditions report

Task 3.2: Sustainability Opportunities and Constraints

Working closely with all members of the design team, and drawing on the findings of the other studies being undertaken as part of Task 3, Arup will characterize the potential of the Specific Plan area to support a range of strategies and initiatives to help meet the goals of the City of Oakland Sustainable Community Development Initiative and the United Nation's Urban Environmental Accords (to which the City of Oakland is a founding signatory). In particular, we will identify potential opportunities and constraints associated with:

- Reducing energy and water consumption of the development;

- Helping the City meet its climate change targets and obligations under its membership of the Chicago Climate Exchange;
- Helping the City meet its zero waste goal for 2020;
- Protecting and enhancing the local environment in the Central Estuary area;
- Reducing congestion and traffic-related air quality impacts;
- Greening the local economy (e.g. opportunities for industrial symbiosis, clean technologies; urban food production).

Key Meetings and Deliverables for Task 3.2

- Summary of sustainability opportunities and constraints for inclusion in existing conditions report

Task 3.3: Transportation Conditions Evaluation

Arup will assess the study area from a multi-modal perspective, examining existing roadway connections and congestion, major freight routes, parking supply, transit service and patronage, and bicycle and pedestrian network facilities and access issues. In the early stages of the study, we will come to agreement with the City, the CMA and other stakeholders about the locations and level of analysis required for this study. We will also review all relevant material to identify network changes and traffic counts relevant to the study. At that point we will make an assessment of whether cost savings are possible.

Key elements of this task will include:

- Review of studies and documents including the Oakland Waterfront Trail: Bay Trail Feasibility and Design Guidelines; Bicycle Master Plan, Pedestrian Master Plan, and other relevant General Plan Elements; Measure DD projects and plans; plans for redevelopment areas, deficiency plans for CMP network facilities; capital improvement studies; AC Transit plan; CMA's Regional Truck Plan and related freight studies; and relevant traffic impact studies. Furthermore, to the extent that they are available, existing origin/destination studies will be reviewed to gain an understanding of local traffic distribution and flows and these will be compared against base case model outputs for consistency. General traffic distribution patterns will be discussed with City staff to allow a check against observed local traffic conditions in the study area. Utilization of rail lines crossing major facilities will be explored by coordination with UP.
- Traffic counts, network modeling and intersection modeling at up to 45 intersections, 10 arterial road segments and 10 freeway segments or ramps. Analysis locations will be determined in consultation with the City and other relevant stakeholders. Modeling will be conducted for existing, interim and ultimate scenarios using model years to match the CMA model at the time of study.

If analysis of additional intersections is required, an additional charge of \$1500 per intersection would cover traffic data collection, a site visit and modeling.

- Undertake intersection modeling at up to 45 locations using the Synchro modeling package to determine the existing and future no project Level of Service, consistent with the approach outlined in the Transportation Research Board's Highway Capacity Manual.
- Assess the performance of up to 10 arterial road segments and up to 10 freeway segments or ramps to determine the Level of Service consistent with the approach outlined in the Alameda County Congestion Management Plan.
- For intersections, freeway segments/ramps, or arterial segments, one capacity analysis methodology has been budgeted for each location. The specific methodology (e.g. 1985 HCM or 2000 HCM) will be determined based on the jurisdiction of the facility and whether or not the facility is included in the Alameda County Congestion Management Plan.
- Document the existing street network within and adjacent to the study area, including a description of the major characteristics of the road classification system, number of lanes, speed limits, intersection controls and accident history.
- Document existing car and bike parking conditions within the study area including an inventory of publicly accessible off-street parking spaces, on-street parking supply and typical restrictions, and an indicative assessment of parking utilization during peak traffic periods. Detailed parking utilization surveys are excluded.
- Assess the quality and capacity of existing transit services in terms of connectivity, frequency, travel speed, ridership and capacity using information available from transit operators and other readily available information.
- Assess the quality of pedestrian and bicycle conditions, noting the quality of existing infrastructure, major movement corridors, safety issues and barriers to connectivity.
- Identify key site opportunities and constraints to inform the development of alternatives. This assessment will include all modes of transportation (autos, freight, transit, walk and bike) with the objective of identifying barriers or gaps in the existing multi-modal transport network as well as opportunities for best practices including provision of 'complete streets' road classification systems and reduced reliance on private vehicles. The results of this assessment would be presented as a series of maps with accompanying summary text.
- Document Existing Transportation Conditions Evaluation in a form suitable for ultimate inclusion in the EIR as part of the Transportation Impact Assessment with minimal modification.

Key Meetings and Deliverables for Task 3.3

- Analysis of up to 45 intersections and 10 freeway segments or ramps and 10 arterial segments (for inclusion in Existing Conditions report)
- Documentation of Existing Transportation Conditions Evaluation in a form suitable for inclusion in existing conditions report and ultimate inclusion in the EIR as part of the Transportation Impact Assessment with minimal modification

Task 3.4: Infrastructure and Public Facilities

Arup will review existing utility plans and survey information to assess the existing site drainage and wet/dry utility systems, including sanitary sewer, water, gas, electrical power and

telecommunications. Arup will meet with each of the utility providers (up to a total of 6 meetings) to understand the likely condition and potential capacity of each existing system.

Arup will assess and document the existing public facilities located on the site and will interview appropriate City staff (up to a total of 6 meetings) to identify future operational requirements of these facilities. Arup will also prepare minutes of meetings with utility providers and public facility staffs, identify additional data needs and complete data summaries for use in subsequent planning and analysis activities.

Key Meetings and Deliverables for Task 3.4

- Meetings with utility providers (up to a total of 6 meetings)
- Meetings with Public Works and other appropriate City staff (up to a total of 6 meetings)
- Minutes of meetings with utility providers and public facility staff
- Data summaries for use in Existing Conditions report subsequent planning and analysis

Task 3.5: Select Healthy Development Measurement Tools

The entire HDMT indicator system includes 6 elements, 28 objectives, and 122 indicators. However, the system has been designed so that each community can sort through and pick the indicators that are most relevant to their situation, thus narrowing down the scope of the health indicators analysis. The CD+A Team, with specific input from Lili Farheng of Human Impact Partners, will conduct a preliminary review of the HDMT indicators and select those that seem most appropriate for the Central Estuary. This list will then be vetted with the community during workshop #3 to be sure that it is comprehensive and addresses the full range of community health concerns. Once these indicators have been selected, the appropriate baseline data will be collected and analyzed.

As part of this effort, any individual health indicator data, such as reported asthma cases, obesity, or infant mortality, that are collected and reported at the neighborhood level will also be collected for the Study Area and benchmarked against data from Alameda County to understand more about what health issues are facing current Central Estuary residents. These will help to guide the decision about what HDMT indicators should be selected.

Once the HDMT indicators have been selected, the baseline analysis will be conducted to evaluate how future development might impact the health of community residents. This analysis will also fold into the Alternatives analysis in Task 4.

Key Meetings and Deliverables for Task 3.5

- Preliminary list of HDMT indicators
- Socio-Economic and Community Health Report for inclusion in Existing Conditions report

Task 3.6: Resident Profile

Demographic data for Study Area residents will initially be compiled using the 1990 and 2000 Census. Then, data for 2007 will be gathered from both the three-year rolling sample of the American Community Survey for Oakland (to be released at the end of 2008 with a larger sample to improve accuracy) and Claritas, a private purveyor of market and demographic information, at the neighborhood level. However, since the Claritas data rely mostly on simple trend extrapolation from 2000, they tend to be inaccurate; thus, this information will be tempered by qualitative information from key informants. This analysis will focus on looking at the trends in neighborhood demographics focusing on total population, race, income, tenure, occupation, level of educational attainment, employment status, age distribution, and household structure (e.g., household size, families with children), and journey to work. The Center for Community Innovation (CCI) will also add data related to the residential vulnerability and displacement indicators they are in the process of developing for ABAG to help determine whether residential displacement will be an issue in the future.

Although census data are not available at the parcel level, these data will be mapped at the smallest possible geography (block or block group) to allow for demographic factors to be included in the spatial analysis of development opportunities and constraints.

Key Meetings and Deliverables for Task 3.6

- Demographic profile report for inclusion in Existing Conditions report

Task 3.7: Business Profile

Building on work already completed by Urban Explorer for the area, which includes employment data going back to 1998, Strategic Economics, Urban Explorer, and CCI will create a comprehensive profile of businesses in the Study Area. Dun & Bradstreet data for the most recent year available will be purchased to update Urban Explorer's historic information, and private vendor data will be cross-checked with the City's ES 202 data. An employment trend analysis will focus on job change in the area by sector. However, just focusing on employment trends will not tell the whole story of the Estuary employment base. The jobs will also be grouped into clusters to identify which businesses fall into larger groupings such as "green businesses" or other categories established by organizations such as the Oakland Chamber of Commerce or the Oakland Commerce Corporation (OCC).

The team will also analyze future job growth by job quality and wages. More qualitative information about such issues as infrastructure needs, work force needs, lease expiration, and plans to stay or relocate will be gathered for key sectors through follow-up telephone calls. Which sectors will be targeted for follow-up phone calls will be determined jointly by the consultant team and City staff. Other information about business issues will be taken from sources such as the OCC business survey completed in 2006. This survey finds, among other things, that finding qualified employees is a major issue for many businesses in the Estuary area, and that a significant percentage of these businesses have expiring leases. These two factors may be causing some businesses to be thinking about relocating out of Oakland. Connecting these findings to data to overall employment trends will provide considerable insight into what areas of the Central Estuary's employment are relatively stable, and which might see a near term turn over in existing businesses.

All current and historic employment information is available on a parcel- by- parcel basis so that it will be possible to look at employment trends not just in a numerical sense, but also in a spatial context. This information will allow all participants in the planning process to see what has happened in the area over time. In addition, information on the built environment, such as building footprint and recent development activity, is also available through the Oakland Explorer website. Although some updating will be required, when compared again the employment trends, it will also be possible to see what kind of relationship seems to be emerging between the built environment and employment. Also, the National Establishment Time Series (NETS) database will be used to determine what sectors have moved in and out of the Study Area since 1998, and what types of businesses have either started up in the area (births) or gone out of the business in the area (deaths). These data will help to round out the business profile in terms of employment and business trends.

Key Meetings and Deliverables for Task 3.7

- Business profile report for inclusion in Existing Conditions report

Task 3.8: Market Assessment

The real estate market assessment for the Central Estuary will have three components. The first two focus on supply factors, and the third focuses on demand. First, supply- related information, including information about current market activity, including current vacancy rates, rents/sales prices, recent development activity, and planned and proposed projects will all be documented. These data will be gathered through published data sources, interviews with real estate brokers active in the area, and to the extent relevant, interviews with developers active in the area. Second, the supply analysis will focus on development potential and where, from a market perspective, different uses would prefer to locate. For example, while retail uses may want to locate along the Highway 880 frontage to take advantage of access and visibility features, these same users may not be interested in a location on Tidewater, even though the street is only two blocks from Highway 880. Having this kind of general assessment of development potential, even if market demand for a use is weak right now, will assist in making assumptions about what kind of future uses could be appropriate in different subareas within the Study Area.

Finally, the demand- driven analysis will build on the employment trend data from the previous task as well as using employment projections to measure future demand for employment supporting uses in the Central Estuary by sector. The demand analysis will use existing employment projections for Alameda County and Oakland, generated by ABAG, to determine how much future growth there will be in sectors that are either stable or growing in the Study Area currently, as well as looking at areas of future employment growth that could be accommodated in the Area, but are not necessarily located there now.

For example, the Central Estuary may not have any green industries currently present, but if this is considered a growth industry for the County overall, then it will be evaluated to see if the locational needs of the component businesses being classified as “green” could be satisfied by the Central Estuary location. Employment demand will be translated into building and land demand as well, using standard assumptions about employees per square foot and typical FARs. As a further “check” on the ABAG employment projections, the consultant team will also use employment projections from the California Employment Development Department as well as

Woods and Poole, a private economic forecasting company that does annual demographic and employment projections for every county in the United States.

Both the supply and demand analyses will include qualitative information from key informant interviews as well as qualitative data when appropriate. Among other things, these interviews will provide critical information not just about development opportunities and market demand, but also about any outstanding issues related to the strengths and weaknesses of existing infrastructure in the area.

Residential demand will be considered primarily in the assessment of whether appropriate development sites are available to accommodate housing. Actual demand for housing will not be quantified.

Key Meetings and Deliverables for Task 3.8

- Market Demand Analysis Report for inclusion in Existing Conditions report

Task 3.9: Existing Conditions Report

CD+A will compile the results of Tasks 3.1 through 3.8 and a summary of the results of Task 7.1 into an illustrated existing conditions report. This document will provide a reference throughout the development of project alternatives in Task 4 and will provide a baseline for the development of the Draft Specific Plan in Task 5. In addition to the technical reports listed in Tasks 3.1 through 3.8, the Existing Conditions report will also include a summary of key environmental issues, which will be developed concurrently (see Task 7.1), including: geology, hazardous materials, soil and water sampling, air quality, noise, cultural resources, and biological resources. An inventory of agencies with jurisdiction in the study area will also be included.

Following completion of the draft Existing Conditions report, CD+A will submit the draft to the City for up to three rounds of comment and revision. The final version of the document will include revisions based on input from public outreach in the following task. At this time, the Existing Conditions report will be finalized in order to complete Task 3, however, if additional issues requiring study come to the Team's attention over the remaining duration of the project, the Team will revise the Existing Conditions material as appropriate for inclusion in the Specific Plan.

Key Meetings and Deliverables for Task 3.9

- Illustrated Existing Conditions Report (up to 3 rounds of revision per Task 0.1 detail and meetings to discuss City revisions)

Task 3.10: Community Workshop #3: Existing Conditions/Opportunities and Constraints

CirclePoint, CD+A and other team members, will define the existing conditions, opportunities and constraints of the Specific Plan area. This workshop will include mapping of existing land uses and transportation systems in the study area, and comparison of these to proposed uses and

systems as reflected in the Estuary Plan to establish a baseline, understanding of the goals, and justification for why additional study is required.

Our expectation would be a two-part workshop, with an in-depth presentation of existing conditions, followed by a discussion of the possible opportunities working within the existing conditions. Depending on the nature of the content the delivery of the presentation may be done through either panel discussion, slide presentation, or information stations. In any chosen method for the public meeting, the same content will be made available on the project website.

Key Meetings and Deliverables for Task 3.10

- Community Workshop #3
- Standard deliverables for all outreach meetings

Task 4: Alternatives Development and Analysis

Task 4.1: Community Workshop #4: Input for Preliminary Alternatives

The CD+A Team will conduct a public workshop to gather community input and priorities to guide the development of preliminary alternatives. This workshop will likely begin with a presentation to update attendees on the process and findings to date and frame and direct discussion. Following this presentation, attendees will likely be divided into smaller break-out groups to provide input into the potential elements of alternatives to be developed.

Key Meetings and Deliverables for Task 4.1

- Community Workshop #4
- Standard deliverables for all outreach meetings

Task 4.2: Opportunity Site Assessment

CD+A will work with Strategic Economics (SE), Urban Explorer and CCI to identify potential sites for new development or redevelopment, building on any opportunity sites previously identified by the City.

Oakland Explorer's existing GIS database covers all Commercial/Industrial districts. It includes GIS layers of parcels and building footprints and features attribute tables directly linked to these layers including assessor data, Dun and Bradstreet business data, pipeline development projects and street level photos. The database also includes a very extensive multiple-address-to-apn correspondence table, enabling address level datasets to be linked to parcels. The database and layers have been maintained on an annual basis by Urban Explorer since 1998, and thus an historical perspective might be possible. The database has not been updated since June 2007, and as such, Urban Explorer will update it and add any supplemental layers that will be necessary for this project.

This opportunity site assessment will also estimate the short, mid, and long term potential for development opportunities in the Corridor (e.g. vacant sites may have short term potential, while sites with outmoded commercial uses may have longer term potential).

As part of the base scope, as budgeted, UrbanExplorer will update necessary GIS database information. For an additional \$10,000, Urban Explorer will create a parcel and area based data base that can be publically accessed on the internet and used to create a series of "what if" scenarios where a variety of criteria can be used to determine what site attributes might be used to determine whether or not a site could be reused for another purpose. The user interface would allow people to search the database for parcels that meet any number of criteria and see a map highlighting those parcels. This tool could also quantify simple attributes such as the total number of acres involved, the number of jobs currently on sites under consideration, and the number of development proposals that may already exist for these sites. Using this tool would help to quickly set up the alternatives analysis and begin to highlight the kinds of tradeoffs associated with different options for the future. To the extent possible, the HDMT indicators will also be integrated into this tool to add a quick assessment of community health implications from various scenarios as well.

Site attributes to be included in the database include such items as: existing uses and users, the size and dimensions of the sites, and the relationship of the sites to key features such as major intersections or transit facilities, HDMT, and other variables developed during the Existing Conditions analysis in Task 3, vacant sites, sites with buildings that may be nearing the end of their lifecycle, commercial space with outmoded formats, or sites where the potential value from new development exceeds the value of the existing use. Results from the market analysis in Task 3.8 will also be taken into consideration.

Key Meetings and Deliverables for Task 4.2

- Opportunity site identification memo with supporting maps and data
- *Optional web-based parcel query tool*

Task 4.3 Development of Alternatives

CD+A will lead the Team in preparing three sketch land use alternatives for the Study Area. The alternatives will develop basic concepts of land use, building mass and height, and alternative circulation patterns. The sketch alternatives will be developed to a level of detail sufficient to allow for discussion with City staff and key station area stakeholders as well as analysis of potential development yield. Indicative transportation improvements will be identified for each option based on an initial review of likely changes in transportation conditions. Best practice transportation strategies (for example provision of complete streets, transit shuttles, shared parking and transportation demand management measures) will be highlighted where applicable. Transportation demand management measures may include land use and urban design initiatives designed to lower transportation impacts.

CD+A will develop conceptual site plans for up to 3 representative sites to allow visualization of how urban design and land use concepts could be realized on specific sites.

As part of the development of the alternatives, CD+A will meet with the Parks and Recreation Advisory Commission to discuss plan proposals that relate to the Bay Trail and other planned open space.

Building on the findings of Task 3, Arup will work with the project team and the City to identify resource-efficient, low-carbon strategies for providing waste, water and energy to future development in the Specific Plan area. The outcome of this effort will be a toolbox of sustainability strategies appropriate to the area that may include:

- Energy conservation and efficiency
- Renewable energy supply
- Water conservation and efficiency
- Waste minimization and landfill diversion
- Urban and shoreline ecological enhancements
- Urban food production

The Team will provide a summary matrix comparing the 3 alternatives in terms of criteria including but not limited to the following:

- Land use compatibility
- Impact on visual character and quality of life
- Community health impacts
- Traffic, circulation, parking, and access impacts (vehicular, truck, bike, ped, rail freight)
- Infrastructure and service impacts, need for improvements, cost estimates
- Sustainability (as noted above)
- General environmental effects
- Population and income levels
- Job projections
- Access to employment
- Housing, affordable housing needs and resources
- Capability of development scenarios to support cost burden of infrastructure

Key Meetings and Deliverables for Task 4.3

- Conceptual site plans for up to 3 representative sites
- Three sketch land use alternatives
- Matrix comparing the 3 alternatives
- Meeting notice, Staff report and agenda for meeting with the Parks and Recreation Advisory Commission (up to 3 rounds of revision, per Task 0.1 detail)
- Meeting with the Parks and Recreation Advisory Commission

- Toolbox of sustainability strategies

Task 4.4: Market and Economic Impact Analyses of Alternatives

The market assessment in Task 3.8 will focus on evaluating the performance of employment sectors already in the Central Estuary, and identifying other sectors that might be appropriate for the area given its locational attributes. However, through the community input process, other uses may be identified as desirable to serve existing and potential future residents in the area (such as a grocery store). In this follow-up task, Strategic Economics will evaluate these uses as well to determine their existing or future market feasibility for the Study Area.

Additionally, Strategic Economics will evaluate the potential impact of each of the proposed improvements and land use changes on existing businesses in the area. Specifically, this task will focus on evaluating whether particular businesses will benefit or be further challenged by major proposed infrastructure changes. This evaluation will be qualitative in nature, and based largely on information collected in the market study that highlights the key physical advantages of locating in the Central Estuary area (e.g. visibility, access, parcel size, regulatory characteristics, adjacent neighbors, etc).

Key Meetings and Deliverables for Task 4.4

- Market and Economic Impact Analysis for inclusion in the Alternatives Report

Task 4.5: Fiscal Impact Analysis of Alternatives

Strategic Economics will evaluate the fiscal impacts of three alternatives using estimates provided by Community, Design + Architecture on the net gain in housing units, commercial square-feet, industrial, and other space once the alternatives are fully built-out.

A simple fiscal comparison of the three alternatives will be developed using mostly average, rather than marginal, cost and revenue assumptions. Cost assumptions will primarily evaluate the impact to major City departments (Police, Fire, Public Works, Libraries). Revenue assumptions will focus on major sources of revenue (property tax, sales tax, VLF in-lieu revenue, property transfer tax and TOT, if applicable). Impacts to other departments, and other smaller taxes and fees will be estimated on a per capita basis only. Because capital costs and major infrastructure improvements will be considered elsewhere in the alternatives assessment, this fiscal impact analysis will focus on the ongoing costs and revenues to the City. The three scenarios will be compared at five years, fifteen years, and full build-out.

The 5- and 15-year analyses will require assumptions about the phasing of new development in the study area. Development assumptions will be based on absorption rates developed in the market study, an evaluation of the short- and mid-term market conditions for various land uses proposed in the alternatives, and the characteristics of key opportunity sites (e.g. larger parcels without contamination issues would be developed sooner than smaller parcels or parcels with contamination issues).

While the City has only called for evaluation of the fiscal impacts at the 5- and 15 year points, Strategic Economics strongly recommends including an evaluation of the build-out of all three alternatives as well. This evaluation will provide a comparative look at the impact of various proposed land uses, absent any assumptions about phasing or market strength in the short-term.

Tax increment revenues to the Redevelopment Agency, and the subsequent pass-throughs, if any, to the City General Fund will be roughly estimated for each of the three time periods (5-year, 15-year, and build-out). Strategic Economics will not be analyzing fiscal impacts using a dynamic model that provides an estimate of the ongoing revenue and expenditure changes, but instead will be evaluating the static fiscal impact at three points in time, which will limit SE's ability to forecast tax increment revenues at a greater level of detail.

All cost, revenue, and net impacts will be reported in 2009 dollars.

Additionally, Strategic Economics will roughly evaluate the ability of new development to pay for infrastructure costs. This estimate will be based on the net gain in new square feet and housing units proposed in the alternatives, and all assumptions will be based on data collected in the market study, and general rules of thumb about the maximum threshold for public assessments on private property.

Optional Alternative Approach to Fiscal Analysis: Dynamic Fiscal Analysis with Tax Increment Projection

In lieu of the above proposed task, Strategic Economics would prepare a fully dynamic fiscal impact analysis and would establish phasing assumptions for new development over a 30 to 40-year time period. This fiscal analysis would provide a much greater level of detail on the year-to-year fiscal impacts under SE's assumptions about development phasing. In addition to the assumptions developed for the above task, Strategic Economics would develop assumptions about annual rates of increase for inflation, property appreciation, cost of living increases for City Staff, property turnover rates, etc. This alternative approach would provide a year-by-year estimate of the net fiscal impact to the General Fund, as well as a detailed forecast of annual and cumulative tax increment revenue allocated to the Redevelopment Agency.

This alternative approach would require a total budget of \$52,920, or a net budget increase of \$21,870 over the aforementioned task.

Key Meetings and Deliverables for Task 4.5

- Fiscal Impact Analysis for inclusion in the Alternatives Report
- *Optional fully dynamic fiscal analysis with tax increment projection*

Task 4.6: Socio-Economic/Workforce Evaluation

This work will build on the market demand estimates developed by sector in Task 3.8. The overall demand estimate for space will be translated into potential supply to serve that demand. But, an occupational matrix will also be used to evaluate the educational needs of the work force based on forecasted future employment growth in particular sectors.

Key Meetings and Deliverables for Task 4.6

- Socio-economic workforce evaluation memo including occupational matrix for inclusion in the Alternatives Report

Task 4.7: Affordable Housing/Displacement Evaluation

Building on the displacement indicator and the HDMT indicators selected in Tasks 3.5 and 3.6, and in consultation with the CEDA Housing Division, the team will assess the implications for affordable housing production, residential displacement, environmental justice, and other community health indicators for the three alternatives.

Key Meetings and Deliverables for Task 4.7

- Analysis of alternatives based on community health indicators for inclusion in the Alternatives Report

Task 4.8: Sustainability Evaluation

Following completion of Task 4.2, Arup will undertake an evaluation of the sustainability performance of each of the Plan alternatives. Using its Integrated Resource Management (IRM) tool, Arup will produce quantitative metrics for each of the alternatives with regard to: energy, water and construction materials consumption; water and wastewater generation; and carbon emissions. These quantitative metrics will be combined with a qualitative evaluation of 'softer' sustainability attributes (e.g. social and environmental indicators) to build a sustainability performance profile for each alternative using Arup's SPeAR software. This will allow easy comparison of the sustainability performance of each of the alternatives for City staff and other stakeholders. The SPeAR profiles of each of the alternatives will be used during Tasks 4.11 to 4.13.

Key Meetings and Deliverables for Task 4.8

- Analysis of alternatives based on sustainability performance including SPeAR sustainability profile for inclusion in the Alternatives Report

Task 4.9: Community Services Evaluation

Infrastructure Evaluation

Arup will complete a qualitative, comparative evaluation of the three land / use urban design alternatives with respect to their performance against the overall planning goals for the area. Specific criteria will include:

- Grading. The extent to which existing land is disturbed, and the likely requirements for import/export of soil. It is assumed that background geotechnical reports will be provided by the City of Oakland.
- Storm drainage. The extent to which regional detention and/or water quality treatment facilities may be required. Arup will recommend sustainable storm drainage solutions

incorporating low impact development techniques and Best Management Practices (BMPs) for each alternative. Opportunities for regional treatment systems utilizing natural treatment systems will be identified.

- **Utilities.** Assess the likely requirement for significant elements of new and/or upgraded infrastructure. Approximate utility demands will be established, based upon program and user needs for each development alternative, for each of the utilities (water, sewer, electricity, gas and communications). These demand assessments will be used as a basis of discussion with the utility providers, including East Bay Municipal Utility District (EBMUD, to reach a preliminary understanding of the potential requirements for significant elements of infrastructure, e.g. substations, potable water reservoirs, pumping stations, water/wastewater treatment facilities, etc. Arup will meet with the utility providers to discuss the development in general terms (4 meetings total assumed), to understand existing equipment and facility locations, provide the utility owners with an understanding of the development, and to establish strategies for future utility coordination. The standard scope includes an evaluation of the water supply for the project, including an analysis of potential water savings that could be realized should water demand management measures / alternative water supply strategies be implemented. Should a Water Supply Assessment be required, we assume that EBMUD would undertake this analysis with input and liaison by Arup.

Optional: The original budget did not include an allowance for coordination with EBMUD on the Water Supply Assessment. We believe that it is in the City's best interests for Arup to review the WSA during its creation. In our experience conducting a review protects the interests of the City/Developer should the results or implications of the assessment be unfavorable to the development due to misunderstandings of the existing/proposed program and water demands. For an additional \$10,000, Arup will:

- *Meet with EBMUD at the beginning of the WSA process to facilitate their understanding of the project's program and proposed demand management measures. The approach to EBMUD's assessment of the project's water demand will be agreed upon.*
- *A thorough review of the DRAFT WSA report and calculations to assess its appropriateness. We will provide EBMUD with a red-lined version of the draft report, and provide comments on the calculations.*
- *Meet with EBMUD to discuss Arup's comments.*
- *A thorough review of the FINAL DRAFT WSA report and calculations. We will provide EBMUD with a red-lined version of the final draft report, and provide final comments on the calculations.*

Alternately, for \$5,000, Arup will conduct a single review of the WSA.

Community Facilities

Based on the land use concepts developed in Task 4.3 and direction from staff, CD+A will define the size and location of parks, community centers, open spaces and other community facilities within the Specific Plan area. Community facilities concepts will be based on national and, if available, City of Oakland standards for service radii.

Key Meetings and Deliverables for Task 4.9

- Infrastructure Evaluation for inclusion in the Alternatives Report
- Community Facilities Evaluation for inclusion in the Alternatives Report
- *Optional WSA coordination with EBMUD*

Task 4.10: Traffic/Transportation Evaluation

Arup will complete a qualitative, comparative evaluation of the alternatives with respect to their performance against the overall planning goals for the area. Potential impacts on all modes of transportation will be considered, including auto traffic, freight, transit, pedestrians and cyclists. Specific criteria will include:

- **Traffic.** The amount of traffic generated with each alternative, and the likelihood that roadway facilities may be negatively impacted.
- **Travel Choice.** The extent to which the land use program, urban form and transportation networks of each alternative support the viability of walking, bicycling and public transit as alternatives to the private car.
- **Connectivity.** The extent to which the alternative improves roadway and non-roadway connections within the study area, as well as connections to and from the waterfront, surrounding neighborhoods and the region.

Key Meetings and Deliverables for Task 4.10

- Traffic/transportation evaluation of each of the three alternatives for inclusion in the Alternatives Report

Task 4.11: Visual Simulation of Alternatives

CD+A will work with City staff and stakeholders to determine two appropriate locations for street-level simulations. For each vantage point chosen, Urban Advantage will develop photorealistic street-level views. Simulations will be developed in phases to show existing conditions, proposed public improvements such as streetscape, and conceptual building designs under up to three alternatives. The simulations will support the EIR visual impact analysis.

Optional additional visual simulations can be developed at a fixed cost of \$13,000 per location for development of 3 alternatives, or \$5,000 per location for individual simulations.

Key Meetings and Deliverables for Task 4.11

- 6 visual simulations (3 alternatives at each of 2 locations)
- *Optional additional simulations*

Task 4.12: Comparative Cost Analysis

To support comparison the various land use alternatives of varying compositions and intensities Arup will provide input toward selection of the preferred alternative. The input will focus on contrasting relative infrastructure development costs for the different alternatives, based on high level unit costs, proposed development program and the findings of the existing conditions infrastructure analysis. Where possible, this will be informed by the findings of the Industrial Infrastructure Study that is currently underway. It will also include allowances for environmental remediation, based on recommendations by the team's environmental specialists from CirclePoint and Ninyo and Moore.

Key Meetings and Deliverables for Task 4.12

- Comparative cost analysis for inclusion in Alternatives Report

Task 4.13: Community Workshop #5 - Draft Alternatives and Analysis

The CD+A Team will lead a community workshop to present and obtain feedback on the plan alternatives and evaluation measures. This workshop will begin with an in-depth presentation of the three alternatives highlighting the differences between them. Visual simulations and the results of the sustainability, healthy development, traffic and other evaluation methods will be presented and discussed. The remainder of the meeting will likely follow an open house format, wherein the alternatives and various analysis will be presented around the room and attendees will be free to circle and view the alternatives and discuss with members of the consultant team. The final decision regarding format of the meeting will be made as part of Task 2.2 or in the months prior to the meeting, with City input and approval.

Key Meetings and Deliverables for Task 4.13

- Community Workshop #5
- Standard deliverables for all outreach meetings

Task 4.14: Alternatives Report

CD+A will consolidate the proposed alternatives and analysis of each into an Alternatives Report. The report will present each of the alternatives in detail and highlight the differences between the three for comparison. CD+A will submit the draft to the City for up to three rounds of comment and revision. The final version of the document will include revisions based on input from public outreach in the following tasks.

Key Meetings and Deliverables for Task 4.14

- Alternatives Report (up to 3 rounds of revision per Task 0.1 detail)

Task 4.15: Community Workshop #6 - Selection of Preferred Alternatives

The CD+A Team will lead a community workshop aimed at achieving consensus on a preferred alternative. One approach we have found successful is to randomly assign participants to tables

with other stakeholders who represent a diverse range of interests. Each small group then chooses one of the alternatives as a starting point and marks up a map with proposed changes, if desired. Ultimately, not all participants may agree on a preferred concept, but through an open and honest discussion of the merits and drawbacks of the various concepts, consensus often emerges on a concept that all stakeholders find acceptable, even if it is not preferred in every respect. This workshop will likely include directed comment sheets and a parallel online survey to solicit public input into the preferred alternative and the ways in which the public would like to see that alternative modified.

Key Meetings and Deliverables for Task 4.16

- Community Workshop #6
- Standard deliverables for all outreach meetings

Task 4.16: Present Alternatives to Planning Commission and Committees

CD+A will present the City staff approved draft alternatives report, including preferred alternative, to the Parks and Recreation Advisory Commission, Landmarks Preservation Advisory Board and the Planning Commission and Community and Economic Development Committee and City Council if the Committee forwards it.

Key Meetings and Deliverables for Task 4.15

- Presentation to the Parks and Recreation Advisory Commission and Landmarks Preservation Advisory Board
- Presentations to Planning Commission and Community and Economic Development Committee
- Meeting notice and Staff Reports for meetings (up to 3 rounds of revisions, per Task 0.1 detail)

Task 5: Specific Plan Preparation

Task 5.1: Administrative Draft Specific Plan

Incorporating team work products from previous tasks, CD+A will prepare an administrative draft Specific Plan (SP Draft #1). We anticipate that the Admin. Draft will include the following elements:

Executive Summary

This will be a brief summary of key aspects of the Specific Plan.

Planning Context

This section will discuss the context of the Specific Plan in the context of the General Plan, zoning ordinance, Redevelopment Plans and other applicable codes, statutes and studies.

Vision, Goals and Objectives

Based on findings from public outreach meetings and opportunities and constraints analysis, CD+A will work with City staff to develop an initial set of objectives for the Specific Plan. These objectives may be developed into the foundation for the Specific Plan policies.

Land Use Element

Based on the land use alternatives developed in Task 5, CD+A will prepare a description of the anticipated increase in new housing units, affordable housing, jobs and mix of other uses within the station area. Plan districts will be identified and mapped, along with objectives and character-defining statements for each district.

We anticipate that design standards aimed at ensuring quality urban mixed-use development would include the following elements:

- Site design standards and guidelines to provide guidance for the relationship of buildings to the street (including building orientation, parking area layout, garage and driveway configuration, walkways, on-site open space/stormwater management, fences and walls, and other design features within a particular site)
- Building design standards and guidelines for residential, commercial, mixed-use, industrial, and other building types anticipated in the station area, including schematic layouts of mixed-use, employment and multi-family residential buildings. These sections will discuss the building massing, roof form, façade articulation, materials, fenestration/transparency, signage, lighting and green design components of the various types of buildings anticipated in the Specific Plan; and,
- Design standards and guidelines for elements of the public realm, including streetscapes, parking lots, and open spaces (e.g. tree lists and green design elements).

Infrastructure Element

The infrastructure element will incorporate the access, circulation and parking plan; streetscape standards; utilities and public services/facilities;

Access, Circulation and Parking Plan

Based on the findings of the alternatives evaluation completed in Task 5, Arup will produce an Access Circulation and Parking Plan for the recommended alternative. The Plan will define a balanced set of transportation infrastructure and management strategies in order to provide safe, efficient multi-modal access to and within the study area, minimize impacts on adjacent areas, support the broader urban design objectives for the area, and provide travel choices for residents, workers and visitors. The Plan will include the following components:

- Roadway network plan including the proposed roadway hierarchy (classification) including roadway modifications, new connections and freeway access improvements, considering internal circulation, connectivity to adjacent areas as well as regional access.
- Public transit plan identifying proposed improvements to public transit service and infrastructure which may include modifications to existing bus routes, new routes or shuttles, improved access the Fruitvale BART station, new or modified bus stop locations and transit priority measures.
- Pedestrian and bicycle plan that provides safe, convenient and attractive facilities to encourage the use of alternative modes for commuter, discretionary and recreational trips. This will include specific recommendations for incorporating the Bay Trail on the waterfront, building on the work previously completed in the Oakland Waterfront Trail: Bay Trail Feasibility and Design Guidelines and Oakland Bicycle and Pedestrian Masterplans.
- Parking plan for autos, freight, and bicycles that identifies future parking demand and supply, including strategies for both on and off-street parking. This will address both existing and future parking facilities, seeking to provide a practical amount of parking that will support complimentary policies to reduce automobile use while also being conscious of market realities. The parking plan may consider shared and/or unbundled parking strategies, as well as minimum and maximum parking provision. Recommendations for financing strategies will also be identified.

In order to complete the Access, Circulation and Parking Plan, it will be necessary to complete a Transportation Impact Assessment for the preferred alternative. This will allow the Team to understand how new land uses and roadway networks will change traffic and travel patterns within the Specific Plan study area and how they will impact neighboring areas. In addition, this will identify mitigation measures to be included in the Plan. The analysis will be completed in accordance with CEQA guidelines and City of Oakland policies to ensure that the results can be incorporated into the EIR. The attached cost estimate assumes up to four total analysis scenarios and up to 45 study intersections and 10 freeway segments or ramps.

The attached cost estimate includes intersection analysis at up to 45 study intersections, 10 freeway segments or ramps and 10 arterial street segments. Analysis locations will be determined in consultation with the City and other relevant stakeholders. If analysis of additional intersections is required, an additional fee of \$1500 per intersection would allow for traffic data collection, a site visit and traffic modeling.

As part of this effort, Arup will review and if necessary make minor modifications of the ACCMA regional traffic model. We assume that the model is up to date with the most recent transportation network characteristics and land use forecasts. If necessary, some minor modifications of the background traffic model within study area and environs may be required to

increase the accuracy of model results. City staff will be asked to provide a detailed list of future local transportation improvements that will affect the study area (only approved and funded transportation projects, with the exception of bicycle and pedestrian projects are to be assumed in the future without project conditions). Other sources of information will include the Capital Improvement Projects (CIP) list, the Regional Transportation Improvement Plan (RTIP), the State Transportation Improvement Plan (STIP) and other recent CEQA work in Oakland.

Six demand scenarios to be analyzed will be as follows:

- Existing physical condition
- Existing plus project
- Interim without project
- Interim with project
- Ultimate without project
- Ultimate with project

Interim, and ultimate time horizons will be determined based on the CMA time horizons, and ABAG population projections, at the time of the study or release of Notice of Preparation.

Streetscape Standards

CD+A will incorporate streetscape design policies and standards that will promote the identity, economic development, sustainability and livability of the Central Estuary area. Using established City standards as a starting point, CD+A will recommend standards and locations for sidewalk improvements, multi-use paths, street furniture, gateway features and medians, street trees, and landscaping on street medians.

Arup will work with the City to assess the feasibility of integrating stormwater Best Management Practices, such as biofiltration planters, swales and raingardens into the urban streetscape, and provide input to the streetscape standards accordingly.

Arup will work with the City to recommend standards for street lighting and the illumination of public open spaces that optimize energy efficiency, provide security and limit off-site glare and light trespass.

Utilities and Public Services/Facilities

The level of detail required for this work will be consistent with the Specific Plan stage of the project. This proposal assumes that the utilities and public service requirement for the preferred land use / urban design alternatives will be studied. Establishing engineering parameters that define the development program and supporting infrastructure, rough sizing and locating of infrastructure elements, compliance with the environmental document, and checking for fatal flaws are the expected levels of detail needed to populate a Specific Plan and facilitate an early construction cost estimate for the preferred alternative.

Formation of the site topography, definition of the roadway systems, preliminary sizing and locating drainage facilities and utilities, and tying all of these elements into the surrounding properties and systems is the overarching work stream for this task. Phasing of the infrastructure construction and the implications that phasing has on the design are not included in this scope of work.

Grading: A preliminary grading plan for the preferred alternative will be prepared for costing purposes. The volumes of cut/fill material for public improvements will be assessed by hand calculation. Based on the geotechnical report by others, recommendations will be made regarding the suitability of the existing material for re-use in the Plan area.

Storm Drainage: Arup will provide an interpretation of applicable Codes and Regulations regarding storm water control and water quality that will inform the drainage strategies for the Plan area. Arup will develop a storm drainage design criteria document that will be presented to, and negotiated with, the City of Oakland to obtain approval and agreement.

Arup will prepare a conceptual storm drainage layout plan for costing, in accordance with the agreed design criteria. The plan will consider sustainable design options for water quality treatment BMPs. An Illustrative Storm Drainage plan and text for inclusion in the Specific Plan document will be provided.

Water / Wastewater: Arup will develop a sanitary sewer design criteria document that will be presented to, and negotiated with, EBMUD to obtain approval and agreement. Preliminary water demand and sanitary sewer flow rates will be calculated and discussed with EBMUD. Arup will coordinate with EBMUD to assess the likely need for significant elements of new and/or upgraded infrastructure, e.g. upgrades to collection/distribution pipes, treatment facilities, etc.

Arup will prepare conceptual water and wastewater layout plans for costing, in accordance with the agreed design criteria. An Illustrative Water Systems plan and text for inclusion in the Specific Plan document will be provided.

Utilities: Arup will prepare a preliminary utility demands analysis for electrical, gas and communications for discussion with the utility providers. Arup will coordinate with the utility providers to assess the likely need for significant elements of new and/or upgraded infrastructure, e.g. data centers, substations, etc. Arup will prepare a layout of the anticipated utility improvements for costing. An Illustrative Utility Plan and text for inclusion in the Specific Plan document will be provided.

Fire Protection: Arup will meet with the Oakland Fire Department to determine the anticipated response times and levels of service to be provided to the Plan area. Design criteria will be negotiated and agreed with the Fire Department that provides adequate emergency vehicle access and water supply. The agreed design criteria will be utilized in the development of the access and circulation plan.

Solid Waste Management: Arup will meet with the local waste management provider to understand current methods of solid waste collection and recycling. Arup will prepare a plan for solid waste collection and recycling for inclusion in the Specific Plan document.

Public Transit: Public transportation improvements recommended to serve the plan area will be identified under the previous Task (Access, Circulation and Parking Plan)

Community Facilities

Based on the land use concepts developed in Task 5 and direction from staff, CD+A will define the size and location of any parks, community centers, open spaces and other community facilities to be located within the Specific Plan area. CD+A will also discuss measures to manage stormwater in public open spaces and rights-of-way.

Cost Estimates for Public Improvement

Arup will provide cost inputs to accommodate the public improvements as identified in the tasks above. Construction costs outputs will be oriented in class level detail available to perform estimates. Improvements will be detailed to the rationale summary elemental level.

Implementation, Financing and Phasing

Strategic Economics will work with other team members and the City to create a specific list of infrastructure and community improvements as well as other policy and programmatic initiatives the City will need to undertake to implement the Specific Plan. This will be, in part, based on results of the infrastructure assessment and fiscal impact analysis. This list will then be translated into an implementation matrix that identifies the total cost for each item, how it should be phased or prioritized, who will take the lead for ensuring its completion, and likely funding sources. In addition, SE will provide the necessary text for the Specific Plan explaining different funding mechanisms and evaluating the benefits and tradeoffs of each (e.g. bonding vs. pay-as-you-go finance; a benefit allocation strategy; tax increment/redevelopment assistance; Mello Roos; assessment districts; and other financing to be explored). A separate matrix will be provided to illustrate the various financing options available to pay for infrastructure improvements, programs and policies, and regulatory improvements. An example of this matrix is shown below.

Arup will work with the City to develop implementation and financing / deal-structuring options for the infrastructure and sustainable energy, water and waste systems included in the Plan. We will identify possible partners and 3rd party service providers to establish the financing arrangements likely to be most attractive to the City and its development partners.

Specific Plan Administration and Enforcement

This section will discuss the administration and enforcement of the Specific Plan's provisions, including references to General Plan and zoning amendments necessary to implement the plan. The City may elect to include the GPA/rezoning as part of the Specific Plan, or it may elect to have the GPA/rezoning be separate documents but "packaged" with the Specific Plan for final adoption.

Relationship of Specific Plan's CEQA to Subsequent Projects

The Program EIR is intended to serve as a "first tier" environmental document to aid in the review of actual development projects proposed for the Specific Plan area. If the City adopts the Specific Plan and certifies this EIR, the City will then entertain the submittal of project-level development proposals for the Specific Plan area.

Upon submittal of any such development proposals, the City must determinate whether the environmental effects of the proposal are within the levels of environmental effects analyzed in this programmatic EIR.

Sample Matrix of Financing Options

CATEGORY	Catalytic Project/Action	Goals and Policies Addressed	Timing Short Term (Within 2 Years) Mid Term (2 to 5 Years) Long Term (5 to 20 Years)	Costs Low (Less than \$50,000) Medium (\$50,000 to \$300,000) High (\$300,000 to several million)	Potential Funding Sources																Reference to Specific Plan Text						
					Assessment Districts											Private Investment			Other Government Sources of Funding						Direct City Financing		
					Historic District (HID)	Property Based Improvement District (PBID)	Custom of Business Improvement District (CBID)	Lighting and Landmarks Assessment District	Parking Assessment District	Multinational Financing District	Maintenance Assessment District	Hotel Development Fee	Contribution with Chamber of Commerce	Coordination with Main Street	California Milk Act Incentive Preservation Agreement	California Heritage Fund Grant	Federal Certified Local Government Program	Federal Historic Tax Credits (10 or 20 percent)	California County Measure C Development Funds	MTD's TIC Transportation for Livable Communities Program		Establishment of Redevelopment Agency	City General Fund	Other			
PUBLIC IMPROVEMENTS																											
	Parking Structure	Policy LH-2 Policy LH-3 Policy LH-4 Policy LH-6 Policy HI-6 Policy ED-1-3 Goal P-1	Short Term	High (\$950,000 to \$1.2 million)	X	X		X										X	X	X	Federal Transit Capital Investment Grants	Chapter 11					
	Additional Creekside Improvements: pedestrian path, children's playground, lighting, new landscaping	Policy LH-1 Policy OS-1-2 Goal UD-1 Policy C-1-3 Policy OS-1-2	Mid Term	Medium to High							X	X	X					X	X	X		Section 13.5 Section 13.6					
PROGRAMS AND GRANTS																											
	Contract with business recruitment marketing consultant	Policy LH-2 Policy LH-6 Policy ED-1-1	Short Term	Low to Medium	X									X	X			X	X								
	Grant program for Unreinforced Masonry (URM) improvements	Policy LH-1 Policy LH-7 Policy HI-4 Policy HI-6 Policy ED-1-2 Goal HP-1	Mid Term	High									X	X	X	X		X	X	X	Community Development Block Grant (CDBG)	Chapter 7					

Appendices

Appendices will include a description and map of the Specific Plan Study Area and could also include a glossary of terms and abbreviations, technical studies, and key background memos prepared as part of the planning process. The map and description will delineate the plan area, but will not include parcel lines, lot lines, easements and other such information typically found on Tentative, Final, ALTA or similar property maps. Such entitlement mapping can be provided as an additional service if required.

- Key Meetings and Deliverables for Task 5.1 Draft Specific Plan (up to 3 rounds of revision per detail below)
 - CD+A will submit ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) digital copies of the complete initial draft (SP draft #1) to the City;
 - the City will provide a single set of consolidated and non-conflicting comments to CD+A;
 - Following the receipt of the first round of comments from the City, CD+A and City staff will meet to discuss the comments;
 - the CD+A Team will revise based on these comments and CD+A will provide ten (10) hard copies of the second draft (SP draft #2) in redline/strikeout format to the City for staff to confirm that comments were addressed;

- the City will confirm that initial comments have been addressed in a satisfactory manner, and provide additional direction to CD+A where further revision is necessary through a second single set of consolidated and non-conflicting comments;
- CD+A will revise the document and provide a third “screencheck” version of the document (SP draft #3) to the City for review;
- the City will review and provide a final set of comments related to formatting and finalizing the document for public circulation;
- CD+A will finalize the document, and provide one hundred (100) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) digital copies of the Public Review Draft Specific Plan (SP draft #4) to the City.

Task 5.2: Community Workshop #7: Draft Specific Plan and Guidelines

The CD+A Team will lead a public workshop to present and receive feedback on the Public Review Draft Specific Plan (SP draft #4) and design standards and guidelines. A PowerPoint presentation will highlight key elements of the Plan and guidelines and use photographs of real developments to illustrate their application to development in the study area.

Key Meetings and Deliverables for Task 5.2

- Community Workshop #7
- Standard deliverables for all outreach meetings

Task 5.3: Hearings on Public Review Draft Specific Plan

The Public Review draft Specific Plan (SP draft #4) will be circulated to the City Planning Commission, Parks and Recreation Advisory Commission, and Landmarks Preservation Advisory Board for comment. As part of this task, CD+A will attend up to three meetings to discuss input received from these bodies. CD+A will meet with staff to review and set the direction for incorporation of these comments. CD+A will provide staff reports and meeting notices prior to meetings.

Key Meetings and Deliverables for Task 5.3

- Staff reports (up to 3 rounds of revision per Task 0.1 detail)
- CD+A attendance at up to 3 hearings or meetings to hear and discuss input from public bodies
- meeting notices
- CD+A and City staff meeting to review comments and set direction for revisions

Task 5.4: Revised Draft Specific Plan

CD+A will draft revisions to the Public Review Draft Specific Plan (SP draft #4) to respond to comments and concerns raised in the review process. CD+A will submit the revised draft to the City for comment and revision.

Key Meetings and Deliverables for Task 5.4

- Revised Draft Specific Plan (2 rounds of revision, per detail below)
 - CD+A will submit a complete revised draft Specific Plan (SP draft #5) to the City;
 - the City will provide a single set of consolidated and non-conflicting comments to CD+A;
 - the CD+A Team will revise based on these comments and CD+A will provide a “screencheck” version of the document (SP draft #6) to the City for review;
 - the City will review and provide a final set of comments related to formatting and finalizing the document for public circulation;
 - CD+A will finalize the document and provide fifty (50) hard copies and Microsoft Word (.doc) and Adobe Acrobat (.pdf) digital versions of the Revised Public Review Draft Specific Plan (SP draft #7) to the City for distribution.

Task 5.5: Community Workshop #8: Revised Draft Specific Plan and Guidelines

The CD+A Team will lead a public workshop to present and receive feedback on the revised draft Specific Plan (SP draft #7) and design standards and guidelines. A PowerPoint presentation will highlight key elements of the Plan and guidelines revised since the last workshop and use photographs of real developments to illustrate their application to development in the study area.

Key Meetings and Deliverables for Task 5.5

- Community Workshop #8
- Standard deliverables for all outreach meetings

Task 5.6: Hearings on Revised Draft Specific Plan

The Revised Public Review Draft Specific Plan (SP draft #7) will be circulated and presented to the City Planning Commission, LPAB, and PRAC

Key Meetings and Deliverables for Task 5.6

- CD+A attendance at up to 3 meetings or hearings to hear and discuss input from public bodies
- Staff Reports (up to 3 rounds of revision per Task 0.1 detail)
- meeting notices

- CD+A and City staff meeting to review comments and set direction for revisions

Task 5.7: Final Specific Plan

Incorporating input from stakeholders and direction from staff, the Planning Commission and committees, CD+A will revise the Revised Public Review Draft Specific Plan (SP draft #7), resulting in a Final Specific Plan (SP draft #10). CD+A will submit drafts of the final plan to the City for comment and revision. Following verification from staff, the Final Specific Plan, approved by City Council, will be published for adoption.

Key Meetings and Deliverables for Task 5.7

- Final Specific Plan (up to 2 rounds of revision, per the following detail)
 - CD+A will submit a complete Admin Draft Final Specific Plan (SP draft #8) in redline-strikeout format to the City;
 - the City will provide a single set of consolidated and non-conflicting comments to CD+A;
 - the CD+A Team will revise based on these comments and CD+A will provide a Screencheck Final Specific Plan (SP draft #9) to the City for review;
 - the City will review and provide a final set of comments related to formatting and finalizing the document for public circulation;
 - CD+A will finalize the document, and provide one-hundred (100) hard copies and Microsoft Word (.doc) and Adobe Acrobat (.pdf) format digital versions of the Final Specific Plan (SP draft #10) to the City for adoption.

Task 6: Zoning Ordinance & General Plan Amendments

Task 6.1: Issues Summary

CD+A will prepare a summary of key issues to be considered and reconciled in the zoning and General Plan amendment process for discussion with staff and stakeholders. This will become the basis of the General Plan and zoning amendments. We will also create a draft of the Purpose and Objectives section of the code, which will address the applicability of the Guidelines to the City's General Plan and other planning documents and the intended use of the final code. CirclePoint will produce a proposed methodology for incorporating the General Plan and Zoning amendments into the Program EIR. The City may elect to include the GPA/rezoning as part of the Specific Plan, or it may elect to have the GPA/rezoning be separate documents but "packaged" with the Specific Plan for final adoption.

Key Meetings and Deliverables for Task 6.1

- Issues summary memorandum
- Draft Purpose and Objectives section memorandum

- Memorandum detailing proposed methodology for incorporating amendments into EIR
- Meeting with Staff to review and discuss these memoranda

Task 6.2: General Plan Amendments

CD+A will prepare draft General Plan amendments to guide future development in the study area that will support the vision developed in previous tasks. CD+A will meet with City staff to review a draft set of amendments, and following receipt of one consolidated and non-contradictory set of comments, will prepare a revised set of amendments in redline-strikeout format. The amendments will follow the revision cycle detailed in Task 0.1. Upon acceptance of the screencheck draft, a final set of amendments will be delivered to the City. The General Plan amendments will become part of the project evaluated by CirclePoint in the Program EIR and will be adopted concurrently with the Specific Plan.

Key Meetings and Deliverables for Task 6.2

- Draft General Plan Amendments (up to 3 rounds of revision per Task 0.1 detail)

Task 6.3: Zoning Amendments

CD+A will review Oakland's current zoning ordinance and recommend an approach to zoning and design standards for the Central Estuary area. Our preferred approach to coding builds on the existing zoning code to maximize the ease of adoption and implementation. We begin with an assessment of current zoning districts and definitions and an identification of uses that best practices would indicate should be permitted, conditionally permitted, or prohibited in the study area. We then examine the existing zoning code's density, height and bulk restrictions, including transitions to adjacent districts, and develop appropriate standards for development. Parking requirements in the study area will be evaluated in light of national best practices. Affordable housing is a critical issue, particularly in transit station areas, so we will work with Strategic Economics to recommend locally-calibrated affordability thresholds and appropriate incentives. Finally, we will recommend additional standards needed to ensure a high-quality pedestrian environment, which could include standards for parking configuration, building entrance location, façade transparency, lighting, landscaping and signage. Form-based code elements can be included where desired.

CD+A will meet with City staff to review a draft set of amendments, and following receipt of one consolidated and non-contradictory set of comments, will prepare a revised set of amendments in redline-strikeout format. The amendments will follow the revision cycle detailed in Task 0.1. Upon acceptance of the screencheck draft, a final set of amendments will be delivered to the City. The zoning amendments will become part of the project evaluated by CirclePoint in the Program EIR and will be adopted concurrently with the Specific Plan.

Key Meetings and Deliverables for Task 6.3

- Draft Zoning Code Amendments (up to 3 rounds of revision per Task 0.1 detail)

Task 6.4: Staff Reports

CD+A will prepare draft staff reports summarizing the key issues and provisions of the General Plan and zoning amendments and make revisions as directed by staff.

Key Meetings and Deliverables for Task 6.4

- Staff Reports (up to 3 rounds of revision per Task 0.1 detail)

Task 7: Preliminary Evaluation and EIR Initiation

Task 7.1: Summary of Environmental Issues

CirclePoint does not recommend preparing an Initial Study. Given the complexity of the Central Estuary Area, we believe the process will be better served by providing a summary of anticipated environmental issues (without assuming mitigation measures) to enable agencies and the public an opportunity to frame the environmental discussion. This will also prevent any appearance of presupposing conclusions early in the process. During preparation of the Program EIR any issues found not to be significant can be summarized in the "Effects Not Found to be Significant" section of the EIR. This summary of environmental issues will be prepared early in the planning process and its key conclusions will be incorporated into the Existing Conditions report (Task 3.9).

Key Meetings and Deliverables for Task 7.1

- Summary of Environmental Issues, for inclusion in Existing Conditions report

Task 7.2: Notice of Preparation

CirclePoint will prepare the EIR Notice of Preparation (NOP) for public review, including a description of the project area and potential types of development contemplated for the area. A summary of anticipated environmental issues will also be developed and included as part of the NOP. The City will develop the public distribution list for the NOP and distribute the NOP (and Initial Study, as appropriate) to interested parties. CirclePoint will submit drafts of the NOP to the City for up to three rounds of comment and revision. CirclePoint will distribute the NOP to the State Clearinghouse and County Assessor.

CD+A will prepare a request for a Water Supply Assessment (WSA) using the City's template. The City will review and submit to the East Bay Municipal Utility District (EBMUD).

Key Meetings and Deliverables for Task 7.2

- EIR Notice of Preparation (up to 3 rounds of revision per Task 0.1 detail)
- Request for a Water Supply Assessment

Task 7.3: Scoping Session Report to Planning Commission

CirclePoint will prepare a scoping session staff report to the Parks and Recreation Advisory Commission and the Landmarks Advisory Board for review by the City and amend the staff report based on up to three rounds of comment and revision received from City staff in redline/strikeout format showing additions and deletions. As part of the EIR scoping effort, the CD+A Team will prepare the public notice and reports (amended up to 3 times, per Task 0.1 detail) and attend scoping sessions with the Landmarks Preservation Advisory Board and with the Parks and Recreation Advisory Commission and Planning Commission. CirclePoint will prepare the public notice, attend the EIR scoping meeting and provide a summary of comments made at the meeting to the City for review and comment. CirclePoint will revise the report based on City comments. This second draft of the report will become a staff report to the Planning Commission. CirclePoint will present the results of the scoping meeting to the Planning Commission.

After the scoping sessions CD+A will meet with City staff to discuss results of scoping sessions. CD+A will compile and organize oral and written comments into a Post-Scoping Session memorandum. This memorandum will summarize the comments and concerns (related to CEQA and the CEQA documents) raised during the Scoping Sessions. CD&A will submit the Post-Scoping Session memorandum to the City for review and amend if necessary to address City comments, up to three (3) times (per Task.0.1). The Post-Scoping Session memorandum will provide guidance as to whether new topics need to be addressed in the Draft EIR and may be attached to the EIR as an Appendix.

This scope assumes that the Scoping Session will not substantially change the scope of work and/or the issues to be evaluated in the Draft EIR. If substantial changes are made to this scope of work, corresponding adjustments to both budget and schedule would be necessary.

Key Meetings and Deliverables for Task 7.3

- Meeting with Specific Plan team
- Scoping Session Staff Reports (up to 3 rounds of revision per Task 0.1 detail)
- Presentation to the, LPAB, PRAC, Planning Commission
- Post-Scoping Memorandum (up to 3 rounds of revision per Task 0.1 detail)

Task 7.4: Base Map Preparation

CirclePoint and Geografika will work with the City to prepare the study area base map using GIS technology. The base map will be used to illustrate the proposed project, project alternatives, existing land uses, environmental constraints (as applicable), and existing environmental conditions applicable to the EIR technical discussions.

Key Meetings and Deliverables for Task 7.4

- Environmental issues base map and spatial databases

Task 7.5: Significance Criteria

CirclePoint will review the City's July 2008 Initial Study and Environmental Review Checklist/CEQA Thresholds-Criteria of Significance Guidelines that are attached to this Scope of Work. CirclePoint will evaluate such thresholds relative to their applicability to the project and include resulting recommendations in the draft submission to the City. CirclePoint recommends distributing the City-approved significance criteria to the appropriate members of the Specific Plan team to inform their technical studies. All approved Thresholds/Criteria of Significance will be included and evaluated in the EIR.

Key Meetings and Deliverables for Task 7.5

- EIR Significance Criteria memorandum to discuss recommended changes to the thresholds, if any.

Task 7.6: Setting, Impacts and Standard Conditions of Approval/Mitigation Measures

The Specific Plan Program EIR will contain discussions for all CEQA-required topics, although some discussions will be within the "Effects Not Found to be Significant" chapter of the EIR. The body of the EIR will focus on significant environmental issues. CirclePoint will use existing documentation related to the project area, background reports prepared as part of the Specific Plan process, and conduct necessary research to describe existing conditions, determine impacts and develop mitigation measures. The discussions of existing conditions will be incorporated in the Existing Conditions Report as well as the EIR setting discussions. Technical studies identified below will be submitted to CirclePoint for incorporation into the EIR. The EIR analysis will evaluate impacts for future conditions as dictated by the Alameda County Congestion Management Authority (ACCMA) and Association of Bay Area Governments (ABAG) projections (future conditions currently include the years 2015 and 2030).

The discussions for each EIR section will be prepared as described below and a sufficient detailed analysis will be provided in each topic area to adequately address the City's CEQA Thresholds Criteria of Significance Guidelines, including Appendices and any "Planning Related Non-CEQA Issues," such as Part C of the Transportation/Traffic section.

Aesthetics

CirclePoint will consult with City staff to identify any scenic vistas within the Specific Plan area. CirclePoint anticipates that areas designated for more intensive urban development could see taller building heights than existing or currently permitted conditions. Taller buildings may have the potential for impacts on vistas of the bay.

CirclePoint will utilize the design guidelines created as part of the Specific Plan, and relevant policies from the General Plan and other related documents (Estuary Policy Plan, Bicycle and Pedestrian Master Plans, Bay Trail Design Guidelines, etc.) when developing mitigation measures for the development proposed for the area.

The City of Oakland's CEQA checklist requires an analysis of a project's potential to create shadows. Implementation of the Specific Plan could allow the eventual construction of buildings that could cast shadows onto adjacent properties and/or public spaces. To further investigate

potential shadow impacts of the Specific Plan, Environmental Vision will conduct a shadow analysis.

Tasks (CirclePoint)

Describe existing visual character, and sensitive viewpoints.

- Discuss the relationship of Specific Plan policies with City of Oakland's General Plan policies, Zoning Ordinance, and any other relevant design parameters.
- Evaluate impacts to public views of and from the project area, the existing visual character and quality of the site, the visual compatibility of the project site with adjacent uses, and the potential introduction of increased light and glare.
- Evaluate the potential for the project to block sensitive views.
- Analyze the Specific Plan policies, particularly the design guidelines, effectiveness in mitigating potentially significant impacts.
- If necessary, identify additional feasible mitigation measures to reduce any significant aesthetic impacts to less-than-significant levels.

Shadow Analysis

Using digital data and computer modeling techniques, Environmental Vision will produce a set of black and white diagrams to illustrate generalized shadow patterns associated with existing and future building massing located in the Central Estuary Specific Plan Area. The shadow diagrams will be produced in order to portray the potential shadow effects of one proposed Specific Plan development scenario.

Tasks (Environmental Vision)

- **Data Review.** Review relevant maps, drawings and pertinent technical data including building footprint and height maps and aerial photographs of the Central Estuary Specific Plan Area. Identify data gaps.
- **Confirm Technical Approach and Assumptions.** Environmental Vision will consult with the Specific Plan/EIR project team to clarify and confirm height and development assumptions of the building massing (retail development scenario) for purposes of the shadow modeling. In addition, technical parameters such as the selected times of day to be included in the shadow study will be developed in consultation with the team.
- **Produce Shadow Impact Diagrams.** Produce a set of plan view shadow diagrams for the EIR. The diagrams will be based on computer modeling of shadow effects associated with a retail development scenario for the Specific Plan EIR. Shadows for three times of day (9AM, noon and 3PM) will be shown at four times of year: winter and summer solstices (December 21 and June 21), when the sun is at its lowest and highest, and spring and fall equinoxes (March 21 and September 21), when day and night are of equal length (unless other times or dates are determined).

The diagrams will depict plan view shadow patterns on the ground plane and on the roofs of existing buildings; locations of parks and other historic resources will also be included on the figures (see data requirements, below). A set of up to 12 black and white diagrams showing existing and future shadow patterns will be produced. The diagrams will depict shadow effects

associated with the proposed building massing and will be based on project data provided to Environmental Vision.

Agricultural Resources

The project site is developed and is not used for agricultural cultivation. Therefore, there will be no impacts to agriculture and agricultural resources from implementation of the Specific Plan. Agricultural resources will therefore be discussed briefly within the “Effects Not Found to be Significant” chapter of the EIR.

Air Quality

The compatibility of industrial and residential land uses and climate change are the two key air quality issues for the Central Estuary Area EIR. Toxic air contaminants from Interstate 880, railroad and marine vessel operations, and sources at various industrial land uses are a special concern because of the mix of residences in the Central Estuary. Existing health risks in the area exceed region-wide average levels. The EIR will describe the health risks associated with retaining industry while increasing housing or recreation in this area.

Climate change will be addressed through the City’s “CEQA Thresholds/Criteria of Significance Guidelines” (July 15, 2008) (attached to this Scope of Work), which provide direction for the analysis including Oakland community-wide baseline emissions, regulatory framework, and the approach to CEQA analysis of GHG emissions and climate change, such as the potential impact of sea level change, green house gas emissions/effects and other issues identified in California’s AB32 related to this plan. How development under the Specific Plan would affect climate change and greenhouse gas emission trends will be described in the EIR. The City’s guidelines will be followed closely with updated and project-specific information, as appropriate.

Tasks (Aspen)

- **Environmental Setting.** The current regulatory environment for air quality and climate change will be identified. The EIR will identify the City’s programs for pedestrian and bicycle access, transit-oriented development, energy efficiency, and sustainability programs that are relevant to minimizing emissions from motor vehicle trips and construction activities. The discussion will include relevant California Air Resources Board (ARB) programs for fuel economy standards, clean fuels, low-carbon fuels, and other programs for managing climate change as well as criteria pollutants. Transportation Control Measures (TCMs) and regional Smart Growth programs developed and adopted by Association of Bay Area Governments (ABAG), Metropolitan Transportation Commission (MTC), and Bay Area Air Quality Management District (BAAQMD) for regional air quality and land use management will also be identified.

Existing sources of air contaminants and risks will be identified including the industrial stationary sources and the existing transportation infrastructure (I-880, railroads, and marine vessels). This would be accomplished with a public records search of ARB and BAAQMD databases and a literature review of studies on health risks, including recent West Oakland community cancer risk studies covering the Central Estuary.

- **Impact Analysis.** Existing health risks from due to toxic air contaminants will be quantified through conducting a public records search of ARB and BAAQMD databases and a literature review of studies on health risks, including recent West Oakland community cancer risk

studies covering the Central Estuary. The impact analysis will provide estimates of emissions from motor vehicle trips and indirect sources related to the Specific Plan and alternatives. Emissions calculations will quantify the criteria pollutants and greenhouse gases from mobile and stationary sources based on the most recent ARB-approved version of the Mobile Vehicle Emission Inventory model incorporated in URBEMIS (version 9.2.4 which incorporates EMFAC2007 and OFFROAD2007). Ambient air quality impacts, for example related to localized carbon monoxide, will be described qualitatively.

Health risks from I-880, railroad and marine vessel operations, and sources at various industrial land uses within the Central Estuary will be identified based on the setting and proposed changes in land uses. The analysis will address whether suitable buffer distances would be provided between sensitive land uses (housing or recreation) and sources of toxics. Toxic air contaminants will also be assessed qualitatively with a discussion of the effects of toxic emissions caused by motor vehicle travel and diesel particulate matter from construction activities. Construction impacts will be described qualitatively, consistent with City and BAAQMD guidelines.

The analysis will also address consistency of the Specific Plan with the MTC's Regional Transportation Plan and the BAAQMD Ozone Attainment Plan and the Bay Area 2005 Ozone Strategy. This will address consistency with adopted Transportation Control Measures and regional Smart Growth programs for air quality and land use management.

- **Mitigation Measures.** Mitigation will be considered and identified, if needed to minimize significant impacts. Options may include limiting new residential or recreational uses, increasing public transportation, pedestrian and bicycle access, improving energy efficiency, and transportation mode shifts away from motor vehicles.

Tasks (CirclePoint)

- CirclePoint will incorporate the air quality report into the EIR.

Biological Resources

Tasks (Pacific Biology)

- **Database and Literature Review.** The most recent version of the California Natural Diversity Data Base (CNDDDB) will be reviewed. The intent of the database review will be to document all occurrences of special-status plant and wildlife species in the project region and to determine their location relative to the Study Area. The database review will also serve to identify species that will be a focus of the field survey (see Task 2). Additionally, The Oakland Trail: Bay Trail Feasibility and Design Guidelines (2003) will be reviewed as it provides information regarding biological resources occurring along the shoreline. The City's Tree Protection Ordinance will be reviewed.
- **Field Survey.** A field survey will be conducted to describe the biological resources present within the Study Area. Based on available aerial photography, the Study Area is heavily developed but some undeveloped lands are present. The focus of the survey will be to identify, describe, and map these undeveloped lands, and to evaluate if they contain or could contain sensitive biological resources that should be considered in the Specific Plan. For example, should remnant tidal marsh habitat be identified, such areas would be a potential constraint to development but would also present potential restoration opportunities. All plant and wildlife species observed will be recorded.

- **Technical Report.** A technical report describing the biological constraints and opportunities within the Study Area will be prepared and submitted to CirclePoint for incorporation into the Summary of Environmental Issues (Task 7.1). The report will describe the biological resources occurring within the Study Area, including all native or naturalized plant communities present; special-status plant or wildlife species potentially occurring within or near the Study Area; and sensitive and/or jurisdictional habitats within or near the Study Area. Existing trees, creeks and other resources will also be described. The report will identify any locations containing or potentially containing sensitive biological resources that should be given consideration during the preparation of the Specific Plan. The report will also identify any locations, such as shoreline areas or remnant marshes, which provide restoration opportunities that could enhance the biological and visual quality of the Specific Plan area. The report will also provide guidance on biological permits likely to be required to support development. A GIS-based graphic will be created showing the location of any special-status species documented within or near the Study Area, as well as any undeveloped areas that could support sensitive biological resources presenting a potential constraint or opportunity for the Specific Plan.
- **EIR Preparation.** The biological resources section of the EIR will be prepared. The section will describe the biological resources occurring on the site, including the onsite plant communities; special-status plant or wildlife species occurring or potentially occurring on or near the project site; opportunities the site provides for wildlife movement to surrounding habitat; sensitive trees, and sensitive and/or jurisdictional habitats on or near the site. The section will address all relevant CEQA significance criteria, describe potential impacts to biological resources, and provide measures to mitigate potential impacts.

Optional/As Needed Tasks

- **Jurisdictional Delineation.** Should potentially jurisdictional resources (e.g., marshes, seasonal wetlands) be identified within areas where development would occur, a jurisdictional delineation would be required. The delineation would need to be conducted according the requirements of the Army Corps of Engineers and the California Coastal Commission. WWR would be available to conduct this work should it be required.
- **Wetland Restoration.** Should remnant or disturbed tidal marshes or other wetland features occur, the restoration of these features could serve to offset project-related impacts to biological resources or simply to enhance the biological and visual quality of the Specific Plan area. WWR would be available to develop restoration possibilities and to conduct this work should it be required.

Cultural Resources, Archaeology and Native American Issues

Tasks (Pacific Legacy)

- **Gather and Review Existing Information.** Pacific Legacy will review reports for the Estuary Study Area on file with the City of Oakland. Supplementing this effort, Pacific Legacy will conduct a literature review at the North Central Information Center of the California Historical Resources Information System at Sonoma State University. The record search will be conducted for an area 1/4 mile around the proposed Estuary Specific Plan Study Area. The search will be undertaken to collect reports, maps, photographs, and other documentation relevant to prehistoric and historic use of the project(s) area. Materials gathered will be used to complete the existing conditions section of the Specific EIR. Pacific Legacy will

coordinate with JRP Resources regarding shared information on the built environment. A map of identified cultural resources will be developed.

Pacific Legacy will use information gathered during the literature search to develop the appropriate background sections of the EIR and for alternatives analysis. The results will be in text and tabular form. Pacific Legacy will also map resource locations on appropriate U.S.G.S. maps in GIS format.

- **Contact Historical Societies and Native American Heritage Commission.** Pacific Legacy will contact relevant historical societies or other institutions via letter to determine if any areas of historical archaeological concern are documented. At a minimum this would include the Alameda County Historical Society, Oakland Heritage Alliance, Oakland History Room, Oakland Main Library, and the Bancroft Library (if open). Pacific Legacy will also contact the Native American Heritage Commission (NAHC) in Sacramento and request that a sacred lands search be conducted. Pacific Legacy will obtain from the NAHC a list of interested Native American groups for Alameda County who may have information regarding cultural resources on the property and contact local interested Native American groups regarding known resources within the project area. The NAHC has ten days to respond to the request. Once a list of interested Native Americans is obtained from the NAHC, they will be mailed a project map and request for consultation.
- **Existing Conditions and Opportunities and Constraints Analysis.** Pacific Legacy will prepare a stand alone technical report for submittal to CirclePoint detailing previously documented cultural resources within the Estuary Specific Plan Study Area. As no field studies are anticipated, Pacific legacy will use information gathered from Tasks A and B, to determine the potential presence of cultural resources within the study area. Reporting will be in text and tabular form. The document will be incorporated into the Summary of Environmental Issues (Task 7.1) and EIR setting discussion..
- **Prepare EIR Section.** Using information gathered from the previous tasks, Pacific Legacy will prepare the cultural resources sections of the EIR. Pacific Legacy will develop full environmental settings for archaeology, and ethnography relevant to the Estuary Specific Plan Study Area. As no field studies are anticipated, Pacific legacy will use information gathered from the previous tasks, to determine the potential presence of cultural resources within the Specific Plan area that were not subject to previous cultural resource studies based on conceptual project descriptions provided in the Specific Plan. Reporting will be in text and tabular form. Pacific Legacy will also include a discussion of impacts and mitigation measures based on research data.
- **Mitigation Monitoring and Reporting Program.** Pacific Legacy will develop a Standard Condition of Approval/Mitigation Monitoring and Reporting Program for cultural resources. Pacific Legacy will work with CirclePoint to develop a checklist for mitigation measures, monitoring triggers, monitoring frequency, and responsibilities.

Historic Resources

There are both known and potential historical resources in the Central Estuary Area, including hundreds of buildings and structures that are more than fifty years old. JRP will review existing documentation and previous studies for historical resources, i.e., resources that have been inventoried and evaluated for potential historical significance, and known or potential historical resources. For the purposes of this scope, JRP assumes that inventory and evaluation of resources

is not part of the scope of work for this EIR because that level of survey will be conducted on a project-by-project basis.

Tasks (JRP Historical Consulting)

- Gather and Review Existing Information. JRP will review the City of Oakland's Cultural Heritage Survey including Local Register (Historic Preservation Element Policy 3.8), as well as standard sources of information that list and identify known and potential historical resources to determine the current status of historical resources within the study area. JRP will review NRHP, Office of Historic Preservation Determinations of Eligibility for the NRHP, California Inventory of Historic Resources, California Historical Landmarks, and California Points of Historical Interest. JRP will conduct two site visits to Oakland to review current documentation on historical resources within the study area and prepare a map and listing of identified historic resources.
- Historic Setting. JRP will prepare a historic context for built environment resources based upon the resources identified the research described above, and from previously prepared documents such as planning studies, EIRs, and/or historical resources inventory and evaluation reports provided by the City of Oakland. The context will address the historic themes represented in the development of these resources, or historic built environment, in this part of the City of Oakland. The conclusions of this analysis will be presented in a technical report, or Existing Settings Report provided to CirclePoint for inclusion in the Existing Conditions Report.
- Project Impacts. JRP will assess whether the Specific Plan program will cause a substantial adverse change (CEQA significant impact) to historical resources as identified in the description of current conditions. If a substantial adverse change to historical resources is identified, JRP will develop proposed mitigation measures that would reduce or eliminate those impacts. JRP will coordinate with CirclePoint regarding current conditions, impacts analysis, and mitigation development and will also assist CirclePoint by reviewing the DEIR text regarding historical resources.
- Mitigation Strategies. The technical document will include proposed mitigation strategies for addressing impacts to historical resources which will be incorporated into the EIR. This scope does not include preparation of a Mitigation Monitoring Plan, or Memorandum of Agreement, or similar document.
- Meetings. JRP will attend two meetings with the Landmark Preservation Advisory Board during preparation of the historic property assessment.

Tasks (CirclePoint)

- Background Research. Conduct a records search at the California Historical Resources Information System, Northwest Information Center at Sonoma State University and will review previously prepared documents such as EIRs and historical resources inventory and evaluation reports.

Geology and Seismicity

Tasks (Ninyo & Moore)

- Data Review. Ninyo & Moore will review readily available geologic maps, geologic hazard maps, historic topographic maps, published geologic literature, soil survey data, stereo-paired aerial photographs, and in-house geologic and geotechnical information. Sources of

information will include, but are not limited to, the California Geological Survey (CGS), United States Geological Survey (USGS), and available relevant geotechnical reports from the City of Oakland and the County of Alameda. The existing General Plan and Seismic Safety Element of the City of Oakland will be reviewed.

- **Project Area Seismic History.** Ninyo & Moore will review historic earthquakes that have impacted the project area. An evaluation of known active faults within an approximately 100-kilometer radius of the project area will be conducted. A probabilistic seismic hazard analysis will be performed to estimate anticipated ground accelerations and response spectral accelerations.
- **Seismic Shaking Hazard Evaluation.** A preliminary evaluation of seismic shaking hazards, including liquefaction, dynamic settlement, lateral spreading, ground lurching, tsunamis, and seiches will be undertaken. This will include a site reconnaissance by a certified engineering geologist to observe existing surficial conditions and review of published geologic mapping.
- **Geotechnical Constraints.** A preliminary evaluation of potential geotechnical constraints, such as undocumented fill, expansive soils, shallow groundwater, corrosive soils, compressible soils, and general foundation conditions will be undertaken.
- **Mitigation Measures.** Evaluation of mitigation measures that may be considered for geologic and seismic hazards that could impact current and future development. Our preliminary evaluation will also address mitigation measures that may be considered for geotechnical constraints within the subject area.
- **Preliminary Geotechnical Report.** This report will present the results of the assessment regarding the undocumented fill, soil, geologic, and seismic conditions along the Central Estuary waterfront area. The report will include Ninyo & Moore's preliminary conclusions and recommendations regarding mitigation measures that may be considered for the project conceptual design for inclusion in the EIR. The report will be illustrated with topographic maps, geologic maps, fault location maps, and seismic hazard maps.
- **Meetings.** Ninyo and Moore will attend two project meetings at the beginning of the project.

Hazardous Materials Assessment

The project area contains a mix of well-established heavy industrial uses, more recent commercial activities and residential uses. Ninyo & Moore will prepare and Hazards Materials Assessment and a limited Phase II Environmental Site Assessment (see subsequent text under this task heading) to evaluate the current environmental condition of the Specific Plan area.

Tasks (Ninyo & Moore)

- **Site Reconnaissance.** Conduct a site visit to visually evaluate site characteristics for possible contaminated surface soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of site contamination from activities in the project area. Properties within and adjoining the project area will be visually evaluated from public rights-of-way, only. Conduct a site vicinity reconnaissance to evaluate characteristics of adjacent properties for possible environmental influences on the site.
- **Database Review.** Review a computerized database search of readily available government and regulatory agency environmental lists for the site and for properties located within approximately 1/8 mile of the Specific Plan area. The objective of the database search will be to evaluate locations where hazardous materials may have been used or stored and their

possible effects on the area. Properties of possible concern will be further evaluated by requesting and reviewing readily available environmental documents for these properties. Locations of properties of concern will be shown on maps of the site vicinity. Ninyo & Moore will also review State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) oil field maps and review of information provided by the California State Fire Marshal regarding oil and natural gas pipelines.

- **Historic Land Use Review.** Review site and adjacent historical land use to provide an overview of past uses that likely involved the use or storage of hazardous materials. Information that will be used to review the site history will include readily available historical aerial photographs (provided by a single vendor), historic United States Geological Survey (USGS) Topographic Maps, Regulatory Databases, and review of Sanborn Insurance Maps.
- **Prepare Hazardous Materials Assessment.** A stand-alone HMA technical report will be prepared and submitted to CirclePoint for incorporation into the EIR. The report will document findings and provide a discussion of findings, conclusions, and mitigation measures regarding the current environmental condition of the Specific Plan area and recommendations for supplemental site assessments, as appropriate. The report will address concerns noted throughout the project area. This report will not include subsurface exploration, soil or water sampling, chemical analysis, or evaluation of lead, radon, or asbestos. Private properties within and adjoining the project area will be observed from public rights-of-way. The report will not include acquisition of, or review of, regulatory, agency case files.

Tasks (CirclePoint)

- Incorporate the technical report into the EIR.

Preliminary Soil Sampling for Hazardous Materials Assessment

Approximately 12 open DTSC or RWQCB environmental cases are listed on regulatory databases within the study area. Most of these properties have had some form of environmental investigation and/or remedial activity. These areas may need additional analysis. A limited Phase II ESA will be conducted by Ninyo & Moore in areas where the open environmental cases exist. One area that may be an area of potential environmental concern that was not listed on either database, is the area located on East 7th Avenue between Lancaster Street and Fruitvale Avenue. Environmental concerns in this area includes portable and permanent tanks of unknown contents, railroad tracks, above ground storage tanks, and a metal plating and powder coating business. Soil borings are proposed to obtain analytical soil and groundwater data within the vicinity of each identified site of environmental concern.

Tasks (Ninyo & Moore)

- **Identify Sampling Locations.** Approximately 25 soil and/or groundwater borings will be advanced in 11 separate areas within the Estuary plan boundaries. Properties of environmental concern in these areas are located on Dennison Street, Livingston Street, 23rd Avenue, 29th Avenue, E. 7th Avenue, Derby Avenue, Glascock Avenue, Ford Street, Alameda Avenue, High Street, Howard Street, and Tidewater Avenue.
- **Conduct Sampling Analysis.** For each soil boring, Ninyo & Moore will collect and analyze two soil samples. Groundwater samples will be collected and analyzed from approximately 1/2 of the borings. The analytical plan for soil and groundwater samples includes a minimum analysis of petroleum hydrocarbons as gasoline, diesel, and motor oil; and metals. Additional

analysis is proposed for soil and groundwater samples collected within the vicinity of environmental sites with specifically identified contaminants of concern, such as volatile organic compounds, PCBs, and pesticides.

- **Pre-Field Preparations.** Perform pre-field activities necessary to prepare for soil and groundwater sampling field work. Permits for drilling, encroachment, and obstruction will be obtained from the appropriate agencies. Site reconnaissance, boring mark out, and Underground Services Alert notification will be performed. A utility location subcontractor will be retained and a utility location site visit will be performed. Traffic control plans will be completed and submitted to the City for review and approval.
- **Field Activities.** Ninyo & Moore will mobilize to the site to drill soil borings and collect soil and groundwater samples. Subcontractor services including a traffic control subcontractor, a concrete coring subcontractor, and a drilling subcontractor will be needed to complete this task. Laboratory analytical expenses will also be incurred. Following completion of field work, a disposal contractor will remove investigation derived waste from the site.

Prepare Soil and Groundwater Sampling Report. Following completion of field activities and receipt of analytical results, Ninyo & Moore will prepare and submit a Sampling Report. The report will document the drilling and sampling methods and discuss the results of laboratory testing. The report will include figures depicting the boring locations and the sampling results.

Hydrology and Water Quality

CirclePoint will draw upon available documentation to identify local drainages and waterways, and describe existing conditions related to water quality, impervious surfaces, stormwater drainage patterns and systems. Because development from the project will occur within an already urbanized area, a significant impact to impervious surface coverage is not expected, but will be considered as part of the EIR analysis. The evaluation and recommendations for stormwater drainage provided by the Infrastructure studies associated with the Specific Plan will be incorporated into the EIR. Policy-level and best management practices mitigation measures will be developed for use in the Specific Plan.

Land Use and Planning

Current land uses in the project area include a mix of industrial, commercial, residential and open space. The northern and central portions contain heavy industrial, commercial and residential. The southern portion contains manufacturing and construction related businesses, which benefit from their proximity to I-880. The land use analysis will consider the changes to existing and planned uses from implementing the Specific Plan incorporating the results of the building inventory conducted by the Specific Plan team as applicable.

Tasks (CirclePoint)

- Describe existing General Plan land use designations and Zoning for the project area using tables and graphics.
- Describe existing land use policies associated with the Bicycle and Pedestrian Master Plans and EIRs, the Estuary Policy Plan and EIR, the Oakland Waterfront Trail: Bay Trail Feasibility and Design Guidelines, and other information about planned improvements in the Estuary Area.

- Describe the elements of the proposed Specific Plan for the project area and consider whether the proposed uses would conflict with adjacent or nearby uses.
- Evaluate consistency of the Specific Plan with General Plan policies utilizing the approach identified in Appendix C of the City's CEQA Thresholds
- Discuss any changes in land use density, interrelationship of uses, and introduction of incompatible land use types.

Mineral Resources

The project site is not believed to contain any known mineral resources and is not located in an area mined for mineral resources. Mineral resources will be discussed within the "Effects Not Found to be Significant" chapter of the EIR.

Noise and Vibration

Tasks (Wilson Ihrig Associates)

- **Conduct Noise Survey.** WIA will conduct a survey of the existing noise and vibration in the project area and at nearby noise sensitive areas (e.g., residences, motels) which may be affected by the Specific Plan. The noise survey will be accomplished with measurements at four to six representative locations in the study area, selected to represent the variety of existing noise environments near sensitive receptors in the study area. The noise survey will involve the deployment of four to six battery-operated noise meters for four to six days, strapped to trees or utility poles near each location. These units will continuously measure the noise, and the equivalent noise level and noise statistics will be stored every hour, or as needed to evaluate the current environment against the Oakland Noise Ordinance. In addition to these long-term noise measurements, attended measurements of 15 to 30 minutes duration will be conducted at each location to observe and record the existing noise sources and typical noise levels. These short-term measurements will be conducted at least once for every location; in existing and proposed residential areas the noise during the nighttime hours will also be measured and observed.
- **Conduct Vibration Survey.** WIA will conduct a survey of the existing vibration in the project area and at nearby sensitive areas (e.g., residences, motels) which may be affected by the Specific Plan. The vibration survey will involve measurement of the ground vibration at each location. These measurements will be recorded and subsequently analyzed in WIA's laboratory to obtain information regarding the typical maximum vibration amplitudes. The vibration survey will be coordinated with the short-term noise measurements. If not already conducted as part of the above measurements, WIA will also measure the noise and vibration from rail activity at potentially sensitive areas representative of the future project.
- **Evaluation Criteria.** WIA will prepare a memorandum reviewing the City of Oakland's CEQA evaluation checklist and indicate the referenced standards. If necessary, WIA will also provide additional information to clarify the application of such standards.
- **Noise and Vibration Impact Assessment.** The future noise environment will be predicted (construction and operations), based on the results of the noise survey and the conceptual elements of the Specific Plan, including changes in noise from increases in traffic, restaurants, entertainment venues, etc. The future noise environment within the Specific Plan area will be evaluated to determine the level of noise impact. If necessary, recommendations

to reduce noise will be provided. Potential impacts from construction noise and vibration will be included in the analysis. Existing and potential vibration impacts will also be evaluated.

- Technical Noise Report. WIA will prepare a Technical Report for submission to CirclePoint, which will contain the details of the noise and vibration measurements, evaluation criteria, prediction methodology, impacts and recommended control measures.
- Meetings. WIA will attend two meetings to discuss the technical report.

Tasks (CirclePoint)

- CirclePoint will incorporate the findings of WIA's noise report into the EIR.

Parks and Recreation

Implementation of the Specific Plan may increase the residential and/or daytime employee population of the Specific Plan area, in turn generating an increased demand for parks and recreational facilities. The Specific Plan may also include a waterfront promenade/Bay Trail alignment as envisioned in the Oakland Waterfront Trail: Bay Trail Feasibility and Design Guidelines document. CirclePoint will identify any applicable City criteria, such as acreage and/or square footage of facilities per capita, in determining whether the proposed parks/open space provided by the Specific Plan in combination with existing facilities would be sufficient to serve the increased population.

Tasks (CirclePoint)

- Using the General Plan and other relevant policy documents as a guide, describe and document existing park and recreational facilities in/near the Specific Plan area. Contact appropriate City personnel to verify information.
- Summarize current park planning guidelines for the Estuary Area and discuss relationship of Specific Plan to these guidelines.
- Identify City of Oakland service ratios, noting any difference between existing levels of service and goals set forth in the General Plan.
- Determine if population increase associated with Specific Plan would have a significant impact on park and recreation facilities in terms of service and usage ratios.
- Building upon information in the General Plan and other planning documents associated with the Estuary Area, determine whether existing and planned parks in the City, including any planned as part of the Specific Plan, would be adequate to cover the proposed project and City-wide demand.
- Attend two meetings of the Parks and Recreation Advisory Commission. CirclePoint will prepare staff reports and meeting summaries related to these meetings. The City will provide up to three rounds of review for the staff reports and meeting summaries.

Population and Housing

Implementation of the Specific Plan could have a variety of potential effects related to population and housing. Any potential population growth and displacement generated by the Specific Plan would require evaluation in the EIR, although economic and social changes are not treated as significant effects on the environment under CEQA. The General Plan Housing Element and market analysis all will provide information that can be incorporated into the population and housing discussion.

Tasks (CirclePoint)

- Discuss current and projected City population, household, and employment and how recent trends compare to the projections. Discuss indicators of housing affordability such as median home price and vacancy rates
- Summarize relevant information on the jobs/housing balance from the General Plan Housing Element. Discuss the requirements for affordable housing.
- Discuss the total population that could be accommodated by new housing proposed as part of the Specific Plan.
- Analyze the potential change to the jobs/housing balance within City limits resulting from the potential increased job opportunities created by the Specific Plan.
- Discuss whether the construction of housing in the Specific Plan area is consistent with population growth projected for the City using General Plan and ABAG projections.
- Evaluate the potential for direct and indirect displacement of residents.

Public Services

Development proposed under the Specific Plan will increase the demand for public services in the area. The EIR will need to identify whether these expanded public services can be provided by existing service providers under current and/or future planned service levels. The EIR will incorporate information provided by the Specific Plan evaluation of public services, which includes an evaluation of fire protection services, and recommendation for public transit improvements to serve the project area.

Tasks (CirclePoint)

- The City of Oakland's CEQA threshold for impacts to public services is whether the project would result in the need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times and other performance objectives. Many jurisdictions use the increase in demand for service alone as the basis for determining significance, with conclusions often tied to the input of the service providers. We will consult with the City to determine the appropriate significance thresholds and the preferred approach to analyzing project impacts.
- Contact the Oakland Police Department representatives to determine the departments' ability to provide service and meet response time standards, including emergency fire and ambulance services. The key question will be to determine if acceptable service levels can continue to be provided in the future.
- Develop appropriate mitigations measures, which for the Specific Plan can include policies to require development impact fees, controls of the timing of growth, and/or requirements that infrastructure be upgraded in advance of any new development. Project specific mitigations will be required should implementation of the Specific Plan generate significant impacts.
- Coordinate with the Oakland School District to obtain existing enrollment and capacity figures for all schools that would serve the Specific Plan area. Discuss the provisions and criteria of SB 50 and the District's eligibility to levy alternate developer fees.

Transportation

The uses considered by the Specific Plan may increase vehicle traffic throughout the project area. The traffic and parking conditions identified in the inventory of existing conditions and evaluated in the access, circulation and parking demand analysis should provide ample analysis for use in the EIR section. An overview of the wider transportation strategy will also illustrate the broader transportation objectives with respect to promotion of efficient multi-modal access and minimizing impacts on adjacent areas.

Tasks (CirclePoint)

- Coordinate with the Specific Plan team to incorporate the Access, Circulation and Parking Plan into the EIR section.

Utilities

Implementation of the Specific Plan will increase the demand for utilities and infrastructure improvements in the City. Redevelopment of the area could increase residential, commercial and industrial water demand while possibly offsetting demand from any uses that are curtailed. The EIR will incorporate information from the Specific Plan's evaluation of utilities, which will include an evaluation of water service capacity and needs, wastewater disposal needs, and coordination with EBMUD.

Tasks (CirclePoint)

- Document applicable City policies on water supply and use and wastewater collection and treatment, including water conservation and wastewater reclamation policies. Estimate project water demand relative to anticipated supply identified in the UWMP.
- Document the City's current solid waste generation and diversion rate, and the location of nearby landfills. Discuss applicable laws, including regulations that require recycling of construction waste and state diversion laws for other waste.
- Document the results of the utility study conducted as part of the Specific Plan regarding the capability of existing infrastructure in the project area to support projected new levels of development.
- Identify mitigation measures for the project, including City water conservation measures.
- Discuss the project's need to install, upgrade, or relocate other utilities such as telecommunication lines, power lines and natural gas service as discussed in the Specific Plan's analysis of the proposed infrastructure. Direct environmental impacts of these utility changes will be evaluated in other topical sections of the EIR.

Key Meetings and Deliverables for Task 7.6

- Meeting with Specific Plan team
- Individual EIR subconsultant issue reports for incorporation into ADEIR #1, including:
 - Aesthetics
 - Shadow Analysis
 - Agricultural Resources
 - Air Quality

- Biological Resources
 - Cultural Resources, Archaeology, and Native American Issues
 - Historic Resources
 - Geology and Seismicity, including Mineral Resources
 - Hazardous Materials Assessment
 - Soil and Groundwater Report
 - Land Use and Planning, including Parks and Recreation
 - Noise and Vibration
 - Population and Housing
 - Transportation
 - Utilities
- Up to 6 meetings with City EIR reviewing team

Task 7.7: Cumulative and Growth Inducing Impacts

Cumulative Impacts. The EIR will evaluate whether build-out of the Specific Plan would result in a considerable contribution to overall cumulative impacts. The analysis will address the potential impacts in conjunction with all past, present, approved, pending and reasonably foreseeable future projects for interim and ultimate scenarios, using the latest CMA model. CirclePoint will work with the City to determine what other projects should be included in the cumulative analysis. A cumulative impact area will be identified based on the spatial boundary of the resource of concern, i.e., the cumulative impact area for air quality is the greater San Francisco Bay Area, while aesthetic cumulative impacts apply to the immediate project area. CirclePoint will work with the City to identify the appropriate spatial boundaries for each resource area.

Each CEQA topical area will be discussed separately, determining whether the Specific Plan's impact would be cumulatively considerable. In general, a project's contribution to a cumulative impact is determined not to be cumulatively considerable if the project includes measures that required the implementation of a "fair share" of mitigation designed to alleviate the cumulative impact. The City criteria for establishing whether a project's contribution to cumulative impacts would be "considerable" will be used for the air quality and transportation/traffic evaluations. The EIR will provide a discussion of any reasonably feasible options for mitigating or avoiding the project's contribution to any significant cumulative impacts.

Growth Inducing Impacts. This section of the EIR will include a discussion of growth inducing impacts due to the project in accordance with CEQA Section 15126.2(d). The CEQA Guidelines identify a project as "growth inducing" if it fosters economic or population growth, or the construction of additional housing, directly or indirectly, in the surrounding environment. The Specific Plan will directly induce growth by bringing new employees into the area and introducing additional population. The Specific Plan may also indirectly induce growth by

creating a condition (new retail and commercial capacity) that attracts additional population or new economic activity.

Typically, the growth-inducing potential of a project is considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans or land use plans, or in projections made by regional planning agencies. Growth-inducement is also considered significant if it directly or indirectly affects the ability of the agencies to provide needed public services. CirclePoint will consider the direct and indirect growth inducing impacts of the Specific Plan and evaluate whether the increases to jobs and population are within the forecasted ranges for the City of Oakland.

Key Meetings and Deliverables for Task 7.7

- Meeting with City to determine analysis boundaries and projects to include in cumulative impact analysis
- Two meetings with City EIR reviewing team

Task 7.8: Alternatives

CirclePoint will coordinate with the Specific Plan team and City staff to assist in the formulation of alternatives, providing advice on the potential environmental effects associated with alternatives. The EIR will include the “No Project Alternative” (required by CEQA), a land use/urban design alternative, a reduced scope project alternative, and mitigated project alternative. Environmentally superior alternatives will be identified. The alternatives will be evaluated for each environmental topic addressed in the EIR and include a matrix comparing the alternatives to one another, as well as against the City’s Thresholds of Significance. In accordance with CEQA, the alternatives will be evaluated in less detail than the proposed project.

Key Meetings and Deliverables for Task 7.8

- Meeting with Specific Plan Team
- Memorandum describing proposed alternatives for analysis in the EIR (up to 3 rounds of revision per Task 0.1 detail)
- Two meetings with City EIR reviewing team

Task 7.9: CEQA-Required Assessment Conclusions

Pursuant to CEQA Section 15126 CEQA Required Conclusions, the following information will be presented as applicable:

- Unavoidable significant environmental impacts.
- Significant irreversible changes which would be caused by the Specific Plan.
- Relationship between short-term and long-term uses of the environment.

The EIR will also include a discussion of “Effects Not Found to be Significant” in accordance with CEQA Section 15128. This discussion will go through each item on the City’s Initial Study

and Environmental Review Checklist and either direct the reader to the appropriate EIR section for relevant issues, or summarize why a particular resource (i.e., agriculture, mineral, biological) would not be significantly impacted. Any other issues determined not to be significant during the preparation of the EIR will also be discussed in this chapter.

Key Meetings and Deliverables for Task 7.9

- Two meetings with City EIR Reviewing Team
- CEQA-Required Assessment Conclusions memorandum

Task 8: Draft Environmental Impact Report (DEIR)

Task 8.1: Administrative Draft EIR #1

CirclePoint will compile, refine and organize the information developed in Task 7 into Administrative Draft EIR #1, which will include the following components:

- Table of Contents
- Introduction
- Executive Summary and Impacts / Standard Conditions of Approval and Mitigation Summary Table
- Project Description
- Environmental Setting, Impact Analysis, Standard Conditions of Approval and Mitigation Measures
- Alternatives to the Project
- CEQA-Required Conclusions
- List of Persons and Organizations Contacted
- Bibliography
- Technical Appendices (if applicable)

Ten (10) hard copies of the Administrative Draft EIR #1 will be submitted to the City, along with PDF and MS Word versions. Following receipt of comments, CirclePoint will consolidate the comments and identify conflicting comments and others that may warrant discussions with the EIR reviewing team. We will then meet with City staff to discuss comments on the Administrative Draft EIR #1.

Arup will update the transportation analysis completed in Task 5 for up to three additional scenarios. The findings will be documented in a Transportation Impact Analysis report suitable for inclusion as an appendix to the DEIR.

Key Meetings and Deliverables for Task 8.1

- Meeting with City EIR Reviewing Team

- Administrative Draft EIR #1 - Ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions

Task 8.2: Administrative Draft EIR #2

CirclePoint will amend Administrative Draft EIR #1 based on the comments received from City staff in redline/strikeout format showing additions and deletions.

Ten (10) hard copies of the Administrative Draft EIR #2 will be submitted to the City, along with PDF and MS Word versions in redline/strikeout format. Following receipt of comments, CirclePoint will consolidate the comments and identify conflicting comments and others that may warrant discussions with the EIR reviewing team. We will then meet with City staff to discuss comments on the Administrative Draft #2.

Key Meetings and Deliverables for Task 8.2

- Meeting with City EIR Reviewing Team
- Administrative Draft EIR #2 incorporating City comments on ADEIR #1 - Ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions in redline/strikeout format

Task 8.3: Administrative Draft EIR #3

CirclePoint will amend Administrative Draft EIR #2 based on the comments received from City staff in redline/strikeout format showing additions and deletions.

Ten (10) hard copies of the Administrative Draft EIR #3 will be submitted to the City, along with PDF and MS Word versions. Following receipt of comments, CirclePoint will consolidate the comments and identify conflicting comments and others that may warrant discussions with the EIR reviewing team. We will then meet with City staff to discuss comments on the Administrative Draft #3.

Key Meetings and Deliverables for Task 8.3

- Meeting with City EIR Reviewing Team
- Administrative Draft EIR #3 incorporating City comments on ADEIR #2 - Ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions in redline/strikeout format

Task 8.4: Screencheck Draft EIR

CirclePoint will amend the third Administrative Draft EIR based on the comments received from City staff in redline/strikeout format showing additions and deletions.

Three (3) hard copies of the Screencheck Draft EIR will be submitted to the City, along with PDF and MS Word versions to verify that all requested changes have been made and all appendix

materials, references and final graphics are acceptable. Following acceptance by the City, CirclePoint will publish the Public Review Draft EIR.

Key Meetings and Deliverables for Task 8.4

- Meeting with City EIR Reviewing Team
- Screencheck Draft EIR incorporating City comments on ADEIR #3 - Three (3) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions

Task 8.5: Public Review Draft EIR

One hundred (100) copies and 25 CD-ROM's of the Draft EIR will be produced for public distribution and submittal to the City. CirclePoint will prepare the combined Notice of Availability/Release and a Notice of Completion in accordance with the CEQA Guidelines, and coordinate with the City to distribute the Draft EIR pursuant to CEQA and City review procedures. CirclePoint will send the appropriate number of copies to the State Clearinghouse for its use.

Two (2) CD-ROM's will be delivered to the City containing all digital files of the Draft EIR in MS Word and PDF format. During the DEIR public and agency review period, CirclePoint will prepare notices, staff reports, attachments and presentations for a Landmarks Preservation Advisory Board, Parks and Recreation Advisory Commission, and Planning Commission public meetings to discuss environmental issues that relate to historic resources (for LPAB), the Bay Trail and other planned open space (for PRAC). CirclePoint will produce a written transcript of the comments for use in subsequent tasks and for inclusion as part of the Final EIR comments section.

Key Meetings and Deliverables for Task 8.5

- Public Review Draft EIR incorporating City comments on Screencheck - One hundred (100) copies and 25 CD-ROM's including Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions
- Two (2) CD-ROM's containing all digital files of the Draft EIR in MS Word and PDF format
- Combined Notice of Availability/Release and Notice of Completion (up to 3 rounds of revision per Task 0.1 detail)
- Meeting notice and Staff Reports for Draft EIR Public Hearing (up to 3 rounds of revision per Task 0.1 detail)
- Meeting with Landmarks Preservation Advisory Board
- Meeting with Parks and Recreation Advisory Commission
- Presentation at up to 2 Planning Commission Hearings
- Written Transcript of Comments from Public Hearing and Advisory Board Meetings (as appropriate)

Task 9: Final EIR

Task 9.1: Response to Comments

CirclePoint will prepare written responses to comments as part of the Final EIR on the project following the public review period. CirclePoint will compile all comments with alpha-numeric codings and develop a list of major issues/concerns. We will meet with City staff following the close of the comment period to discuss the best approach, which may include the use of master responses.

Arup and CirclePoint hours listed in the proposed budget for responses to comments are an allowance. If an unusually large volume of comments are received (over 50 distinct comments), time in excess of the budget for this task would be billed on a time and materials basis.

This scope and budget assumes up to 50 distinct and substantive public review comments on the Draft EIR (excluding similar, duplicative or repetitive comments; comments on the merits/policy aspects of the project; or City drafted responses). The scope and budget also assumes responses do not require substantial additional research, analysis, or meetings with commenters. It is possible that comments on the Draft EIR could challenge our list of topics considered less-than-significant. This scope assumes that none of the comments would cause impacts to rise to a level of significant and unavoidable, which would trigger recirculation.

Key Meetings and Deliverables for Task 9.1

- Meeting with City EIR Reviewing Team
- Written response to comments for incorporation into Admin Draft Final EIR #1
- *Optional additional responses to comments billed on a time and materials basis*

Task 9.2: Admin Draft Final EIR #1

CirclePoint will prepare a Final EIR.

Included in Administrative Draft Final EIR #1 will be: (1) a list of persons, organizations, and public agencies commenting on the Draft EIR; (2) copies of all written comments, and the responses thereto; and (3) summary of oral comments on the Draft EIR received at public hearings and transcripts if available, and responses thereto; and (4) necessary revisions to the Draft EIR. CirclePoint will provide substantial topic-specific detail in preparing responses to comments and utilize sub-consultants as warranted.

Ten (10) copies of Administrative Draft Final EIR #1 will be submitted to the City, along with PDF and MS Word versions, for review and comment. At the end of the review period we will meet to discuss comments on the Administrative Draft.

Key Meetings and Deliverables for Task 9.2

- Administrative Draft Final EIR #1 - Ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions in redline/strikeout format

- Meeting with City EIR Reviewing Team

Task 9.3: Admin Draft Final EIR #2

After review by City staff of Administrative Draft Final EIR #1, CirclePoint will consolidate the comments received and identify conflicts and other comments that may warrant discussion with the EIR reviewing team. We will meet with the City to discuss comments.

CirclePoint will revise Administrative Draft Final EIR #1 in redline/strikeout format based on City comments and submit ten (10) copies of the Administrative Draft Final EIR #2 to City staff, along with PDF and MS Word versions.

Key Meetings and Deliverables for Task 9.3

- Administrative Final EIR #2 incorporating City comments on AFEIR #1 - Ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions in redline/strikeout format
- Meeting with City EIR Reviewing Team

Task 9.4: Admin Draft EIR #3

After review by City staff of Administrative Draft Final EIR #2, CirclePoint will consolidate the comments received and identify conflicts and other comments that may warrant discussion with the EIR reviewing team. We will meet with the City to discuss comments.

CirclePoint will revise the second Administrative Draft Final EIR based on City comments and submit ten (10) copies of Administrative Draft Final EIR #3 to City staff, along with PDF and MS Word versions.

Key Meetings and Deliverables for Task 9.4

- Administrative Final EIR #3 incorporating City comments on AFEIR #2 - Ten (10) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions in redline/strikeout format
- Meeting with City EIR Reviewing Team

Task 9.5: Screencheck Final EIR

After review by City staff of the Administrative Draft Final EIR #2 or #3, CirclePoint will revise the Administrative Draft Final EIR based on City comments and submit three (3) copies of the Screencheck Draft Final EIR to City staff, along with PDF and MS Word versions.

Key Meetings and Deliverables for Task 9.5

- Screencheck Final EIR incorporating City comments on AFEIR #3 – Three (3) hard copies and Adobe Acrobat (.pdf) and Microsoft Word (.doc) electronic versions

Task 9.6: Public Review Final EIR

After review by City staff of the Screencheck Draft Final EIR, CirclePoint will prepare the Public Review Final EIR for public distribution and review. CirclePoint will prepare fifty (50) hard copies and 25 CD-ROMS of the Public Review Final EIR for public distribution and review. CirclePoint will submit two (2) camera-ready copies and two (2) MS Word and PDF format copies to the City.

As part of the development of the FEIR, CirclePoint will prepare notices, staff reports, attachments and presentations for a Landmarks Preservation Advisory Board, Parks and Recreation Advisory Commission and Planning Commission public meetings to discuss environmental issues that relate to historic resources (for LPAB), the Bay Trail and other planned open space (for PRAC).

Key Meetings and Deliverables for Task 9.6

- Fifty (50) hard copies and 25 CD-ROMS of the Public Review Final EIR for public distribution and review
- Combined Notice of Availability/Release and Notice of Completion
- Draft Staff Reports for Draft EIR LPAB, PRAC, Planning Commission and City Council Public Hearings (up to 3 rounds of City review)
- Written Transcript of Comments from Public Hearings and Advisory Board Meetings (as appropriate)
- Presentation with Landmarks Preservation Advisory Board, Parks and Recreation Advisory Commission and Planning Commission
- Presentation to City Council at Final EIR Hearings (2)

Task 9.7: Standard Conditions of Approval (SCA) and MMRP

CirclePoint will prepare Standard Conditions of Approval (SCA) / Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097. The SCP and MMRP will be prepared in the City template form of a spreadsheet matrix and will include all proposed SCA and/or mitigation measures, the party responsible for implementation, the party responsible for monitoring, and the monitoring action to be used to ensure compliance.

CirclePoint will work closely with City staff to ensure that the SCA and MMRP are prepared in a format that will be easy for staff to implement and is tailored to the City's approval procedures. A checklist will be prepared listing these items and providing a column for verification of compliance. Monitoring will be dovetailed with existing processes of project design, development, and review.

The City will review and provide comments (up to 3 rounds) on the MMRP. CirclePoint will revise the MMRP using redline/strikeout format and submit to City staff for final approval. CirclePoint will finalize the MMRP after receiving City comments.

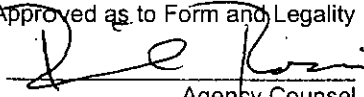
Key Meetings and Deliverables for Task 9.7

- Standard Conditions of Approval (SCA) / MMRP (up to 3 rounds of revision per Task 0.1 detail)
 - Checklist listing MMRP items and providing a column for verification of compliance

City of Oakland CEQA Thresholds/Criteria of Significance Guidelines (July 15, 2008) are attached hereto and incorporated herein by reference.

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 DEC -4 PM 4:01

REVISED

Approved as to Form and Legality

Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

RESOLUTION AUTHORIZING A CONTRIBUTION OF AN AMOUNT NOT TO EXCEED TWO MILLION ONE HUNDRED AND THIRTEEN THOUSAND TWENTY FOUR DOLLARS (\$2,113,024) WITH 90% (\$1,901,722) FROM THE COLISEUM REDEVELOPMENT PROJECT AREA AND 10% (\$211,302) FROM THE CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA, TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT TO FUND THE DEVELOPMENT OF THE CENTRAL ESTUARY AREA SPECIFIC PLAN AND RELATED ENVIRONMENTAL IMPACT REPORT, INCLUDING \$61,544 FOR CONTRACT COMPLIANCE FEES

WHEREAS, the Agency wishes to fund the costs for the development of the Central Estuary Area Specific Plan by the City of Oakland for the area which generally encompasses 19th Ave. to the north, 54th Ave. to the south, I-880 to the east and the Bay to the west and is primarily within the boundaries of the Coliseum Redevelopment Project Area with a portion in the Central City East Redevelopment Project Area, as well as an accompanying Environmental Impact Report; and

WHEREAS, the City and the Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Agency financial contributions to City activities in support of redevelopment projects; and

WHEREAS, Sections 33020, 33021, 33131 of the California Health and Safety Code authorize a redevelopment agency to prepare plans for the redevelopment of a project area; and

WHEREAS, the Central Estuary Area Specific Plan will include a comprehensive evaluation of the following topics:

- 1) Overall plan objectives for land use and development, transportation and circulation, urban design and waterfront access and recreational opportunities within the study area.
- 2) Site organization including distribution, location and extent of land uses, including open space within the area covered by the plan.
- 3) Regulatory framework for achieving preferred land use model (e.g. zoning and parking amendments, redevelopment authority).

- 4) Urban design goals expressed through form-based design standards and guidelines that integrate existing historical resources in the area and enhance development opportunities and maintain uniform building and signage appearance.
- 5) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 6) Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
- 7) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (2), (3), and (4).
- 8) Detailed cost estimates for recommended improvements and a phasing strategy for implementation of required public improvements if full funding is not immediately available.
- 9) Consistency with zoning, general plan and area redevelopment plans.
- 10) Environmental Impact Report (EIR) to satisfy the requirements of CEQA; and

WHEREAS, the City Council is consenting to the use of Agency funding for the Central Estuary Area Specific Plan and related EIR; now, therefore, be it

RESOLVED: That the Redevelopment Agency hereby allocates and contributes \$1,901,722 to the City under the Cooperation Agreement to fund the Central Estuary Area Specific Plan and related Environmental Impact Report from Coliseum Operations Fund (9450), Coliseum Redevelopment Org (88659) Coliseum Redevelopment Miscellaneous Operating Project (S82600), and \$211,302 from the Central City East Operations Fund (9540), CCE Redevelopment Org (88699), CCE Public Private Development Project (S233360), to cover both the professional services agreement and contract compliance costs; and be it

FURTHER RESOLVED: That the Agency hereby authorizes the Agency Administrator, or his or her designee, to take all actions necessary with respect to the Agency funding in accordance with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 20_____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and CHAIRPERSON DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
Secretary, Redevelopment Agency
of the City of Oakland, California

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2008 DEC -4 PM 4:01

REVISED

Approved as to Form and Legality

Mark P. Wall
Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

Introduced by Councilmember _____

A CITY RESOLUTION ACCEPTING AND APPROPRIATING A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED TWO MILLION ONE HUNDRED AND THIRTEEN THOUSAND TWENTY FOUR DOLLARS (\$2,113,024) WITH 90% (\$1,901,722) FROM THE COLISEUM REDEVELOPMENT PROJECT AREA AND 10% (\$211,302) FROM THE CENTRAL CITY EAST REDEVELOPMENT PROJECT AREA AND AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH COMMUNITY DESIGN + ARCHITECTURE FOR DEVELOPMENT OF THE CENTRAL ESTUARY AREA SPECIFIC PLAN IN AN AMOUNT NOT TO EXCEED TWO MILLION FIFTY ONE THOUSAND FOUR HUNDRED EIGHTY DOLLARS (\$2,051,480) PLUS ALLOCATE \$61,544 FOR CONTRACT COMPLIANCE FEES FOR A TOTAL PROJECT COST OF \$2,113,024

WHEREAS, on July 10, 2007, the Oakland City Council directed that a Specific Plan and related Environmental Impact Report (EIR) be prepared for the Central Estuary Area which generally encompasses 19th Ave. to the north, 54th Ave. to the south, I-880 to the east and the Bay to the west; and

WHEREAS, the Redevelopment Agency wishes to fund the preparation of the Specific Plan and related EIR for the Central Estuary Area; and

WHEREAS, the Redevelopment Agency has authorized a \$2,113,024 contribution to the City for the development of a Specific Plan and related EIR for the Central Estuary Area; and

WHEREAS, the City and the Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Agency financial contributions to City activities in support of redevelopment projects; and

WHEREAS, the firm of Community Design + Architecture was selected through a review of competitive proposals, professional qualifications and negotiations relative to

providing a comprehensive fee and Scope of Work within the City's available budget and authorized Scope of Work for the project; and

WHEREAS, the City Council finds that this agreement is for services of a professional nature, the services under this agreement will be temporary, and this agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That Redevelopment Agency funds for both the contract and contract compliance fees in the amount of \$1,901,722 will be accepted under the Cooperation Agreement and appropriated into Oakland Redevelopment Fund (7780), Coliseum Org (88659), Project to be determined; and in the amount of \$211,302 will be accepted and appropriated into Oakland Redevelopment Fund (7780), Central City East Org (88699), Project to be determined; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to negotiate and execute a professional services contract and a scope of services, in substantial conformance with Attachments B and C to the City Council Agenda Report dated November 12, 2008, with Community Design + Architecture to develop a Specific Plan and accompanying Environmental Impact Report for a total not-to-exceed contract amount of Two Million Fifty One Thousand Four Hundred Eighty Dollars (\$2,051,480), with an estimated amount for basic services of One Million Eight Hundred Twenty Five Thousand Thirty Dollars (\$1,825,030), subject to the review and approval by the Office of the City Attorney; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to exceed the basic contract amount for additional services for optional scope items, project contingencies or unforeseen conditions in an estimated amount of Two Hundred Twenty Six Thousand Four Hundred Fifty Dollars (\$226,450), for a total not-to-exceed contract amount of Two Million Fifty One Thousand Four Hundred Eighty Dollars (\$2,051,480); and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to allocate 3% of the total contract amount (\$61,544), for contract compliance fees, for a total project cost of \$2,113,024; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to (a) approve any subsequent amendments to or extensions of said agreement, except those involving additional compensation or the allocation of additional funds, provided that such amendments or extensions shall be reviewed and approved by the Office of the City Attorney and filed with the City Clerk's Office, and (b) to take any other necessary steps to develop the Specific Plan, consistent with the terms of this Resolution; and be it

FURTHER RESOLVED: That a copy of the agreement will be on file in the City Clerk's Office.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

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