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OFFICE OF THE CITY CLERK
OAKLAND

2014 OCT 30 PM 2:35

AGENDA REPORT

TO: HENRY L. GARDNER
INTERIM CITY ADMINISTRATOR

FROM: Rachel Flynn

SUBJECT: Downtown Specific Plan Grant

DATE: October 20, 2014

City Administrator
Approval

Date

10.29.14

COUNCIL DISTRICT: 2 & 3

RECOMMENDATION

Staff recommends that the City Council adopt:

A Resolution Authorizing The City Administrator To:

- (A) Apply for, Accept, and Appropriate Seven Hundred and Fifty Thousand Dollars (\$750,000) in Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) Priority Development Area (PDA) Planning grant funding for the Downtown Specific Plan; and**
- (B) Enter into a grant funding agreement with MTC and ABAG for the PDA Planning grant funds; and**
- (C) Appropriate Seven Hundred and Fifty Thousand Dollars (\$750,000) in Community Benefit Funds from the Jack London Redevelopment Project; and**
- (D) Allocate One Hundred Thousand Dollars (\$100,000) of the Jack London Redevelopment Project Community Benefit Funds To Fund the Local Match Requirement to Receive MTC Grant Funding for the Downtown Specific Plan.**

EXECUTIVE SUMMARY

The Planning and Building Department applied for, and was awarded, a \$750,000 grant from the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) under the Priority Development Area (PDA) Planning grant program to prepare a Specific Plan for Downtown Oakland. On September 23, 2014, the City Council approved a revision to the Jack London Square Redevelopment Project, including acceptance of a proposal

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by the developer, Ellis Partners, to contribute \$750,000 towards community benefits. Staff is seeking City Council authorization to apply for, accept, and appropriate the MTC and ABAG grant funds towards the Downtown Specific Plan, enter into a funding agreement with MTC and ABAG for the grant, appropriate \$750,000 in community benefit funds from the Jack London Redevelopment Project, and allocate \$100,000 of the Jack London Square community benefit funds to the Downtown Specific Plan.

OUTCOME

Adoption of the proposed resolution would authorize the City Administrator to apply for, accept, and appropriate the MTC and ABAG grant funds towards the Downtown Specific Plan, enter into a funding agreement with MTC and ABAG for the grant, appropriate \$750,000 in Jack London Square community benefits, and allocate \$100,000 of the Jack London Square community benefit funds to the Downtown Specific Plan. This action would result in the initiation of the Downtown Specific Plan, which would ultimately come to the City Council for approval.

BACKGROUND/LEGISLATIVE HISTORY

In July 2013 MTC and ABAG adopted Plan Bay Area which directs regional funding to PDAs. PDAs are geographic areas in the Bay Area designated by ABAG and local jurisdictions where the majority of the region's future growth is expected to be located. The PDA Planning grant program is an initiative by MTC and ABAG to fund comprehensive land use and transportation planning in PDAs. In April 2014 the Planning and Building Department applied for, and was awarded, a \$750,000 grant under the PDA Planning grant program to prepare a Specific Plan for Downtown Oakland.

On September 23, 2014, the City Council approved a revision to the Jack London Square Redevelopment Project, including acceptance of a proposal by the developer, JLSV Land, LLC, (an entity associated with Ellis Partners), to contribute \$750,000 towards community benefits. The contribution is intended to fund community benefits such as improvements to the I-880 underpass at Broadway, a specific plan for the Jack London District, and improvements to the Webster Green.

ANALYSIS

Adoption of the proposed resolution would initiate the development of the Downtown Specific Plan. The Downtown Specific Plan may include an Environmental Impact Report (EIR) and would include new zoning regulations to guide future growth in Downtown Oakland. The

Specific Plan would present a comprehensive plan for Downtown Oakland, examining such issues as land use, housing, transportation, economic development, open space, urban design/architecture, historic preservation, public safety, environmental protection, and public health.

Staff proposes to commit \$100,000 of the \$750,000 community benefit funds from the Jack London Redevelopment Project to the Downtown Specific Plan. The Downtown Specific Plan would include the Jack London District. The remaining \$650,000 from the community benefit funds would be allocated towards physical improvements in the Jack London District, such as the I-880 underpass at Broadway and the Webster Green, with input from the Jack London District community.

The funds for the Downtown Specific Plan (\$850,000 total) would be used to hire a consultant that would work with City Planning staff to develop the Specific Plan. The consultant would be hired through a competitive Request for Proposals (RFP) process.

PUBLIC OUTREACH/INTEREST

It is envisioned that the Specific Plan would include a robust community engagement process involving Downtown stakeholders such as residents, property owners, business associations, neighborhood organizations, advocacy groups, and transit agencies (e.g., BART, AC Transit).

COORDINATION

City Planning staff would manage the development of the Downtown Specific Plan and coordinate the Plan development with various City departments, including Economic and Workforce Development, Public Works, Police, and Fire. This report and resolution have been reviewed by the City Attorney's Office and Budget Office.

COST SUMMARY/IMPLICATIONS

Receipt of funding will provide support to develop the City of Oakland's Downtown Specific Plan. The MTC and ABAG grant requires a local project match of \$100,000; staff is proposing to designate Jack London Community Benefits monies for this purpose.

MTC and ABAG grant funds will be deposited and appropriated into Fund 2163 (Metro Transportation Com: Program Grant), Organization 84211 (Planning), Account 46419 (Other Grant: From Other Agencies) and Account 54011 (Contract Contingencies), a project to be determined, Program SC09 (General Plan, Zoning Update & Strategic Analysis).

Jack London Community Benefits funding will be deposited and appropriated into Fund 2415 (Development Services Fund), Organization 84211 (Planning), Account 46419 (Other Grant: From Other Agencies) and Account 54011 (Contract Contingencies), a project to be determined, Program SC09 (General Plan, Zoning Update & Strategic Analysis).

SUSTAINABLE OPPORTUNITIES

Economic: The Downtown Specific Plan will examine strategies to promote economic development.

Environmental: The Downtown Specific Plan will examine strategies to protect environmental resources.

Social Equity: The Downtown Specific Plan will examine strategies related to affordable housing and equitable development to promote social equity.

CEQA

Planning and Feasibility studies, such as this, are exempt from CEQA (CEQA Guidelines section 15306; Information Gathering). However, actual adoption of the Specific Plan and/or general plan or zoning amendments would be subject to CEQA review, which may require that an Environmental Impact Report (EIR) be prepared to evaluate potential environmental impacts of the Specific Plan.

For questions regarding this report, please contact Darin Ranelletti, Deputy Director, at (510) 238-3663.

Respectfully submitted,



RACHEL FLYNN
Director of Planning and Building

Prepared by:

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Planning and Building Department

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Planning and Building Department

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

Mark P. Wald
City Attorney

2014 OCT 30 PM 2: **RESOLUTION No.** _____ **C.M.S.**

Introduced by Councilmember _____

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO:

- (A) APPLY FOR, ACCEPT, AND APPROPRIATE SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS (\$750,000) IN METROPOLITAN TRANSPORTATION COMMISSION (MTC) AND ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) PRIORITY DEVELOPMENT AREA (PDA) PLANNING GRANT FUNDING FOR THE DOWNTOWN SPECIFIC PLAN; AND**
- (B) ENTER INTO A GRANT FUNDING AGREEMENT WITH MTC AND ABAG FOR THE PDA PLANNING GRANT FUNDS; AND**
- (C) APPROPRIATE SEVEN HUNDRED AND FIFTY THOUSAND DOLLARS (\$750,000) IN COMMUNITY BENEFIT FUNDS FROM THE JACK LONDON REDEVELOPMENT PROJECT; AND**
- (D) ALLOCATE ONE HUNDRED THOUSAND DOLLARS (\$100,000) OF THE JACK LONDON REDEVELOPMENT PROJECT COMMUNITY BENEFIT FUNDS TO FUND THE LOCAL MATCH REQUIREMENT TO RECEIVE MTC GRANT FUNDING FOR THE DOWNTOWN SPECIFIC PLAN.**

WHEREAS, the City of Oakland (herein referred to as "City") submitted an application to the Metropolitan Transportation Commission ("MTC") and Association of Bay Area Governments ("ABAG") for \$750,000 in funding under Priority Development Area ("PDA") Planning grant program to support the development of the Downtown Specific Plan; and

WHEREAS, the City represents that the City is an eligible grant recipient for the MTC and ABAG funds; and

WHEREAS, the MTC and ABAG grant requires a local funding match from the City; and

WHEREAS, on September 23, 2014, the City Council adopted Resolution No. 85180 C.M.S. approving revisions to the Jack London Redevelopment Project ("Jack London Project") and accepting an offer by the developer of the Jack London Project, JLSV Land, LLC, to contribute \$750,000 toward community benefits to be used for, among other things, a specific plan for the Jack London District; and

WHEREAS, the Downtown Specific Plan Specific Plan would implement the Oakland General Plan by presenting a comprehensive plan for guiding future growth in Downtown Oakland by examining such issues as land use, housing, transportation, economic development, open space, urban design/architecture, historic preservation, public safety, environmental protection, and

public health; and

WHEREAS, the Downtown Specific Plan would include the Jack London District; now, therefore, be it

RESOLVED, that the City Administrator or his Designee, is authorized to:

- (A) Apply for, accept, and appropriate Seven Hundred and Fifty Thousand Dollars (\$750,000) in MTC and ABAG PDA Planning grant funding for the Downtown Specific Plan; and
- (B) Enter into a grant funding agreement with MTC and ABAG for the PDA Planning grant funds; and
- (C) Appropriate Seven Hundred and Fifty Thousand Dollars (\$750,000) in community benefit funds from the Jack London Redevelopment Project; and
- (D) Allocate One Hundred Thousand Dollars (\$100,000) of the Jack London Redevelopment Project Community Benefit Funds To Fund the Local Match Requirement to Receive MTC Grant Funding for the Downtown Specific Plan; and be it

FURTHER RESOLVED, that the MTC and ABAG grant funds shall be deposited and appropriated into Fund 2163 (Metro Transportation Com: Program Grant), Organization 84211 (Planning), Account 46419 (Other Grant: From Other Agencies) and Account 54011 (Contract Contingencies), a project to be determined, Program SC09 (General Plan, Zoning Update & Strategic Analysis); and be it

FURTHER RESOLVED, that Jack London Community Benefits funding shall be deposited and appropriated into Fund 2415 (Development Services Fund), Organization 84211 (Planning), Account 46419 (Other Grant: From Other Agencies) and Account 54011 (Contract Contingencies), a project to be determined, Program SC09 (General Plan, Zoning Update & Strategic Analysis); and be it

FURTHER RESOLVED, that the City Administrator is authorized to execute any amendments or modifications of the agreements within the limitations of the project specifications; and be it

FURTHER RESOLVED, that should additional funds be received for this project, the City Administrator, or his designee, is hereby authorized to accept and appropriate the same for the purposes described above.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF and PRESIDENT KERNIGHAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California