

CITY OF OAKLAND
AGENDA REPORT
OFFICE OF THE CITY CLERK
OAKLAND

FILED
2012 JAN 26 PM 12:05

TO: Office of the City Administrator
ATTN: Deanna J. Santana
FROM: Community and Economic Development Agency
DATE: February 7, 2012

RE: Resolution Authorizing the City Administrator to Apply for, Accept, and Appropriate up to one million Dollars (\$1,000,000) from the State of California Strategic Growth Council for the Sustainable Communities Planning Grant and Incentive Program funds for the International Boulevard Transit-Oriented Development Implementation Plan

SUMMARY

This report recommends approval of a Resolution authorizing the City Administrator to apply for, accept, and appropriate funds from the State of California's Sustainable Communities Planning Grant, should they be awarded to the City.

As mandated by Proposition 84 of 2006, the Sustainable Communities Planning Grant and Incentive Program (Grant Program) implements the vision of the People of California to foster the development of sustainable communities throughout California. It is designed to help local governments meet the challenges of adopting land use plans and integrating strategies in order to transform communities and create long-term prosperity. Sustainable communities promote equity, strengthen the economy, protect the environment and promote healthy and safe Neighborhoods.

The primary goal of this grant program is to develop and implement plans that reduce greenhouse gas emissions consistent with AB 32 and SB 375, and which achieve the following Program Objectives:

- Improve air and water quality
- Promote public health
- Promote equity
- Increase housing affordability
- Promote infill and compact development
- Revitalize urban and community centers
- Protect natural resources and agricultural lands
- Reduce automobile usage and fuel consumption
- Improve infrastructure systems
- Promote water conservation

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- Promote energy efficiency and conservation
- Strengthen the economy

These objectives are consistent with the State Planning Priorities, as defined by Government Code 65041.1 as well as Strategic Growth Council (Council) objectives.

The City of Oakland proposes to apply for funds that meet the goals of the Grant Program's Focus Area #1: *Local Sustainable Planning*.

The intent of this focus area is to support the development and implementation of effective and/or innovative local plans that support the State's AB 32 GHG emission reduction targets and implement SB 375, while creating and improving sustainable communities, and to target economically disadvantaged communities (EDC).

The Grant Program offers the City an excellent opportunity to carry out the International Boulevard Transit Oriented Development Plan's (IBTOD) implementation actions. It will allow the City, as project manager, to build on the partnerships established with Caltrans, AC Transit, and the Oakland community during preparation of the IBTOD Plan to (1) address development issues along this major transportation corridor, (2) to encourage high residential density projects near transit hubs, and (3) reduce adverse environmental effects while improving urban design and streetscape conditions to promote economic development in the community.

At the core of the recommendations for the International Boulevard TOD Plan is the proposal to focus initial resources on strategic areas along the corridor (TOD Catalyst Areas). This will enable these areas to be stabilized and improved and the positive impacts of this change will spread to other areas along the corridor. If the City is awarded the grant, it can focus a variety of resources on the TOD Catalyst Areas and help ensure success by:

- Coordinating with AC Transit to improve transit service along International Boulevard through safety programs and improved bus stops.
- Funding façade and site improvement programs in the catalyst areas.
- Supporting retail and commercial uses in the designated priority areas
- Directing financial and staff resources to stimulate development in the International Boulevard catalyst areas.

The Council Grant Program will additionally enable the City to focus on the issues of environmental health, circulation conflicts between residents and industry, transportation challenges, and improving residents' access to civic activities such as parks, schools and libraries, along the International Blvd. corridor. The proposed grant activities are further described in the Summary and Background section.

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FISCAL IMPACT

Should the grant be approved, the Council will commit up to \$1,000,000 from Fund 2415 to initially support the IBTOD implementation activities. The City expenses will then be reimbursed by the grant. The funding is crucial for the work of the proposed implementation program of the IBTOD plan to be completed.

CEDA staff will provide project management of the grant, within current workload allocations; grant funds will be sought to support staff positions for planning, code-enforcement, public safety, and other services as necessary, and for community outreach and organization of public workshops and other forums for re-engaging the communities along International Boulevard in this process.

No local matching funds are required as part of the grant application requirements.

BACKGROUND

In 2009 the City received the Caltrans Planning Grant that produced the IBTOD Plan. The Plan--which was developed in partnership with Caltrans, AC Transit, Oakland Community Organizations, TransForm, representatives of the Central City East Redevelopment Project Area Committee and a host of other community-based organizations--identified a number of recommendations that could foster sustainable development of the International Boulevard corridor and the surrounding neighborhoods. The plan was completed and accepted by the City Council by Caltrans's deadline of February of 2011. That plan, which includes a package of implementation actions, received local community support and won two American Planning Association awards for community involvement in 2011. However, the City's limited resources have recently been further constrained by the loss of potential Redevelopment Agency support. Hence, without alternative funding to carry out its recommendations, the plan has minimal effectiveness in addressing International Boulevard corridor issues.

In accepting the IBTOD Plan the City Council further directed staff to seek funding opportunities for furthering implementation of the Plan. This proposal to apply for the Sustainable Communities Planning Grant is consistent with the City Council's direction.

The IBTOD involved a targeted community outreach effort and it coincided with the rezoning of this mixed-use transportation corridor. Specifics on the grant are provided in the Project Description section of this report.

KEY ISSUES AND IMPACTS

The primary goal of the State of California's Sustainable Communities Planning Grant is to develop and implement plans that reduce greenhouse gas emissions consistent with AB 32 and

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SB 375 and, as part of that, reduce automobile usage and fuel consumption. International Boulevard is a transportation corridor that historically has not benefited from substantial local development and investments. The IBTOD plan's focus is in line with the transit oriented nature of the goals of the grant for which we are applying. AC Transit selected International Blvd. for its Bus Rapid Transit (BRT) system. Funding for implementation of the IBTOD Plan will help the City to partner with AC Transit regarding its development with the BRT.

Further Sustainable Community Strategy Goals

If the City receives the grant, once the Sustainable Community Strategy (SCS) (part of SB 375) is adopted, proposed development projects that are consistent with the SCS (e.g., the transit-oriented developments along a major transit corridor such as International Boulevard) would be eligible for exemptions and/or streamlined review under CEQA.

Focus Limited Resources to Maximize Corridor Development Effectiveness

At the core of the recommendations for the International Boulevard TOD Plan is the proposal to focus initial resources on a limited number of areas. This will enable these areas to be stabilized and improved and the positive impacts of this change will spread to other areas along the corridor. More specifically, the City can focus a variety of resources on the TOD Catalyst Areas to help ensure success in accordance with the following IBTOD Plan recommendations:

- Recommendation #1: Focus development activity and resources to TOD Catalyst Areas.
- Recommendation #2: Commit to providing a significant increase in public resources to address criminal activity.
- Recommendation #3: Improve the physical appearance of the International Boulevard corridor.
- Recommendation #4: Improve the pedestrian environment to support transit use and public safety.
- Recommendation #5: Clarify TOD standards and requirements.
- Recommendation #6: Streamline the environmental review process for TOD projects.
- Recommendation #7: Improve transit facilities along the International Boulevard corridor.
- Recommendation #8: Improve the bicycle network.
- Recommendation #9: Create a comprehensive approach to parking.
- Recommendation #10: Manage private motor vehicle traffic.
- Recommendation #11: Build partnerships with community-based organizations and other agencies to improve the International Boulevard corridor.
- Recommendation #12: Provide opportunities for jobs, job training and economic advancement.
- Recommendation #13: Recruit and promote new retail uses and appropriate community facilities and services to locations along the corridor.

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- Recommendation #14: Increase availability of and access to healthy, affordable food, and reduce the prevalence of unhealthy options such as fast food and liquor, for the communities along International Boulevard.
- Recommendation #15: Celebrate International Boulevard's history, ethnicity and culture.

Community Engagement

International Blvd. is an area which can benefit from the implementation of a plan that includes businesses, employees and residents, groups which are often underrepresented in planning and development projects. The residents of the area are primarily low-income, and suffer from conflicts in physically accessing the area's new public investments of affordable housing, schools and libraries, due to the heavy truck and commercial traffic. In addition, the local economy would be improved if the employees in the area had safer street conditions and public safety levels were increased.

Consistency with Adopted Development Regulations

Citywide zoning regulations based on the General Plan designations of Neighborhood Center and Community Commercial were approved in April of 2011. The IBTOD plan is consistent with the new zoning regulations.

Enhanced Quality of Life

The grant will be used to fund a project that would improve the quality of life for the communities that live and work on and around International Boulevard. Public participation in the project can be facilitated by the City's non-profit partners, Transform and Oakland Community Organizations (OCO), plus other established organizations. Staff believes the expected degree of public participation in the process of shaping development along the corridor also enhances the quality of life in these communities.

Environmental Issues & Requirements

Environmental: the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary of Resources, and the provisions of the Environmental Review Regulations of the City of Oakland will be satisfied. Implementation of plan components funded by this grant would be subject to the requirements of CEQA and undertaken only upon completion of prior CEQA review.

PROJECT DESCRIPTION

The International Boulevard Corridor Grant request of \$1,000,000 is to carry out the implementation plan developed as part of the work of the IBTOD.

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International Blvd., also known as East 14th Street and State Route 185, is a four-lane thoroughfare which runs southeast through Oakland, from First to 107th Avenues, and is the “Main Street” for the neighborhoods of Eastlake, San Antonio, Fruitvale and Elmhurst. These areas, are the focus of this grant application because anticipated changes, such as AC Transit’s proposed Bus Rapid Transit (BRT) system, are expected to help transform this major automotive thoroughfare into a vibrant, mixed-use corridor in years to come. An unprecedented community outreach planning effort, in partnership with local stakeholders informed the Planning Commission about community preferences in design, bulk and height and desired development activities along the corridor. Staff is in the process of obtaining letters of support from stakeholder organizations such as AC Transit, Caltrans, Transform, Oakland Community Organizations, East Bay Asian Local Development Corporation, Allen Temple Baptist Church, East Bay Asian Youth Center, and other local community-based organizations to include in the grant application.

SUSTAINABLE OPPORTUNITIES

If the grant request is awarded, the resulting implementation actions will offer the following opportunities:

Economic: The IBTOD plan targeted areas within close proximity to transit hubs for renewed commercial vitality, in the form of mapping Catalyst Areas that aligned with the General Plan designations of Neighborhood Center Commercial, Community Commercial and Urban Residential. Additionally, the new zoning districts approved in 2011, along with new urban design recommendations, are expected to encourage a robust mix of commercial and high-density residential activities.

Environmental: The goals of the International Boulevard grant will carry out actions which intensify new housing and jobs near transit, with the intention of reducing private automobile use in the City, an environmental benefit for all residents. It’s consistent with SB 375 because the purpose of the IBTOD plan is to encourage growth and new development (both residential and commercial/job-generating) along a major corridor that is served by frequent and multiple modes of transit. Even more specifically, International Blvd is a major transit corridor in the Inner Bay Area, which is where the regional agencies are looking at focusing growth. Also, a large portion of the corridor is located within designated Priority Development Areas (PDA) (Fruitvale and Coliseum), and the regional agency (ABAG) is using PDAs throughout the region as the basis for where most of the new growth should be distributed.

Social Equity: The grant program implementation will include residents and other stakeholders in a manner similar to that conducted for the initial IBTOD plan for which the plan received two planning awards related to community engagement. It will additionally involve local non-profit organizations and an Advisory Committee, ensuring the contribution of a unique set of community representatives.

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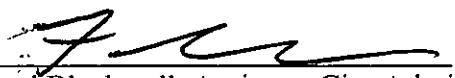
DISABILITY AND SENIOR CITIZEN ACCESS

This report and Resolution only recommend approval of accepting grant funds should they be awarded, and do not raise issues directly impacting disability and senior citizen access.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends City Council approve the Resolution which authorizes the City Administrator to apply, accept and appropriate the Council Grant Program funds for the International Blvd. Transit-Oriented Development Implementation Plan, for an amount up to \$1,000,000.

Respectfully submitted,


Fred Blackwell, Assistant City Administrator
Community and Economic Development Agency

Reviewed by:
Eric Angstadt, Deputy Director

Prepared by:
Ulla Jonsson, Planner II
Strategic Planning *Division*

APPROVED AND FORWARDED TO THE
CITY COUNCIL:


Office of the City Administrator

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City Attorney

FILED
OFFICE OF THE CITY CLERK
OAKLAND

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

2012 JAN 26 PM 12:05
Introduced by Councilmember _____

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR, ACCEPT, AND APPROPRIATE UP TO ONE MILLION DOLLARS (\$1,000,000) FROM THE STATE OF CALIFORNIA STRATEGIC GROWTH COUNCIL FOR THE SUSTAINABLE COMMUNITIES PLANNING GRANT AND INCENTIVE PROGRAM FUNDS FOR THE INTERNATIONAL BOULEVARD TRANSIT-ORIENTED DEVELOPMENT IMPLEMENTATION PLAN

WHEREAS, the Legislature and Governor of the State of California have provided funds for the Sustainable Communities Planning Grant and Incentives Program under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84); and

WHEREAS, the Strategic Growth Council has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures require all award recipients commit to threshold requirements; and

WHEREAS, said procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the State; and

WHEREAS, the applicant, if selected, will enter into an agreement with the State of California to carry out the development of the proposal; and

WHEREAS, the City of Oakland ("City") wishes to submit an application to the State of California Strategic Growth Council ("Council") for up to One Million Dollars (\$1,000,000) in funding for a Sustainable Communities Planning Grant and Incentive Program for the International Boulevard Transit-Oriented Development Implementation Plan ("Project"); and

WHEREAS, the proposed Project meets the criteria of the grant program to among others, improve air quality, promote infill and compact development, reduce automobile usage and fuel consumption; and

WHEREAS, the intended result of the proposed Project is to implement the International Boulevard Transit Oriented Development Plan Implementation actions; and

WHEREAS, the Project is supported by AC Transit, Caltrans, Transform, Oakland Community Organizations, East Bay Asian Local Development Corporation, Allen Temple Baptist Church, East Bay Asian Youth Center, and other local community-based organizations; and

WHEREAS, the requirements of the California Environmental Quality Act of 1970 ("CEQA"), the CEQA Guidelines as prescribed by the Secretary of Resources, and the provisions of the Environmental Review Regulations of the City of Oakland will be satisfied; implementation of plan components funded by this grant would be subject to the requirements of CEQA and undertaken only upon completion of prior CEQA review; and

now, therefore be it

RESOLVED: That the City Council hereby authorizes the City Administrator or her designee to execute and file an application to the Council for an amount up to \$1,000,000 in funding for the Sustainable Communities Planning Grant and Incentive Program grant for the implementation of the International Boulevard Transit-Oriented Development Plan to accept such funding if awarded, and to appropriate such funding for requisite planning and other activities associated with the Project; and be it

FURTHER RESOLVED: That should additional funds be received for the Project, the City Administrator, or her designee, is hereby authorized to accept and allocate the same for the purposes described above; and be it

FURTHER RESOLVED: That, if awarded, the City will include the Project as a formal work element in the City's overall work program; and be it

FURTHER RESOLVED: That there is no legal impediment to the City making applications for the funds; and be it

FURTHER RESOLVED: That there is no pending or threatened litigation that might in any way adversely affect the proposed Project, or the ability of the City to deliver such Project; and be it

FURTHER RESOLVED: That all documents shall be reviewed and approved by the office of the City Attorney prior to execution, and all copies will be placed on file with the City Clerk; and

BE IT FURTHER RESOLVED, THAT THE OAKLAND CITY COUNCIL

1. Approves the filing of an application for the International Boulevard Transit-Oriented Development Implementation Plan in order to become a more sustainable community; and
2. Certifies that applicant will have sufficient funds to develop the Proposal or will secure the resources to do so; and
3. Certifies that the Proposal will comply with any applicable laws and regulations including being consistent with the State's Planning Priorities identified in Government Code section 65041.1 and summarized below:
 - a. Promote infill development and invest in existing communities
 - b. Protect, preserve and enhance agricultural land and natural resources; and
 - c. Encourage location and resource efficient new development; and
4. Certifies that threshold requirements outlined in the guidelines, including consideration of Ocean Protection Council Sea Level Rise Guidance will be met; and
5. Agrees to reduce, on a permanent basis as feasible, greenhouse gas emissions consistent with California Global Warming Solutions Act of 2006 (Division 25.5 (commencing with Section 3850) of the Health and Safety Code); any applicable regional plan; and
6. Agrees to meet the Collaboration Requirements of the focus area applicable to the Proposal; and includes all required documents in the application package; and be it

FURTHER RESOLVED that the City Administrator or her designee is authorized on behalf of the City of Oakland to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

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