

CITY OF OAKLAND



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Date: January 10, 2022

To: Members of City Council and Members of the Public

From: Vice Mayor Kaplan

Re: **Resolution To Direct The Administration To Work With The African American Sports And Entertainment Group Around The Oakland Coliseum Complex Site To Develop, In Partnership With The City, A Plan For A Multi-Departmental Public Service Center To Include Police Administration And Other Functions Being Relocated From 7th Street/ Broadway Site, Fire Department (For Example, Correctional Emergency Response Team Training And Mobile Assistance Community Responders Of Oakland), And Permitting Services, And May Include Other Identified Public Services, And May Include Other Identified Public Service Needs, And To Pursue Funding Sources For Such A Project (Including The Incorporation of Information From The Prior Police Administration Building Study)**

Dear Colleagues on the City Council and Members of the Public,

With the recent adoption of Resolution 88922 C.M.S. - which authorized the City Administration to enter into an Exclusive Negotiating Agreement with the African American Sports and Entertainment Group (AASEG) on the development of the City's share of the Oakland-Alameda County Coliseum Complex Site ("Coliseum Site") - we have a unique opportunity to address multiple City needs by including a multi-departmental public service center within the plan. By partnering with AASEG on the development of this center, we will increase accessibility of vital public services to East Oakland residents, and provide necessary, updated facility space to City departments. Therefore, this resolution directs the Administration to begin discussions with AASEG to include in their development of the Coliseum Site, a multi-departmental public service center.

Oakland owns a 50% share of the large, easily accessible property known as the Oakland-Alameda Coliseum Complex Site. The Coliseum Site is an important regional hub, served by BART, Amtrak, airport connectors and freeways. On July 20, 2021, the Oakland City Council adopted Resolution 88764 C.M.S., which directed the City Administrator to negotiate with AASEG the potential terms of purchase and sale agreement to sell the City's undivided 50% fee interest in the Coliseum Site.

For some time now, the Council has researched and discussed options to renovate or replace the current Police Administration Building (PAB) at 7th Street and Broadway in downtown Oakland. As it stands, the building's envelope, HVAC system, lighting, electrical and plumbing, ADA compliance, fire protection, and elevators are all in need of major capital improvements. In

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addition, space constraints have been problematic as well, and this use on a major downtown corridor is undermining the vitality of our downtown-to-waterfront area and reducing pedestrian, bicycle, and wheelchair access. Thus, it is important to house these functions in a new building, in a new location.

In addition, there are other public service needs that can and should be included in a new multi-departmental facility to provide improved service for the public.

Taking these factors into consideration, including a multi-departmental service center as part of the Coliseum Site development addresses both the need for increased access to public services and city department facility space. Including access to public services and benefits within the Coliseum Site is even more critical when considering the historic underinvestment in East Oakland. East Oakland faces disproportionate unemployment, and residents are currently required to travel long distances to City Hall Plaza for permitting services. The community has sought, and rightly deserves, increased opportunity, including local jobs, business development, and increased access to public services. With this plan, new buildings could house city departments, including Fire, Police, Mobile Assistance Community Responders of Oakland (MACRO), permitting, and more.

In 2017, Shah Kawasaki Architects conducted a feasibility study for a new Police Administration Building, which evaluated relocating current PAB functions to Coliseum-area property. The study included a scope of services for the following tasks: 1) research and evaluation of existing PAB documents; 2) assessment of OPD program and space needs; 3) conceptualization of building site layouts and site considerations; 4) development of budget cost estimates and timeline schedule; and 5) recommendations on finance strategy and implementation plan. [PAB Study can be found [here](#)]

The City's partnership with AASEG, paired with the information provided in the 2017 feasibility study, provide us with a clear path forward in developing this facility in the Coliseum Site. It is time that we move forward on discussions of this development opportunity to provide our City departments with the space they need and deserve to serve the community, and make better use of property we own.

Best wishes,



Vice Mayor Rebecca Kaplan

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