

PROJECT TITLE: Downtown Oakland Specific Plan

PROJECT DESCRIPTION: The Downtown Oakland Specific Plan encompasses approximately 930 acres in Downtown Oakland, generally bound by 27th Street to the north; Brush and Market Street to the west; and the Jack London estuary waterfront and Embarcadero West to the south. The eastern boundary extends from the north to Grand Avenue between Broadway and Telegraph Avenue south of Grand Avenue to Lake Merritt, the Lake Merritt Channel and 5th Avenue, excluding the Lake Merritt Station Area Plan Area east of Franklin Street, north on the street and South of 13th street. The Specific Plan is intended to provide a road map for development of this area over the next 20 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity.

The components of the Specific Plan include:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The proposed distribution location, and extent of the uses 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 need to support the land uses described in the plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures, including regulations, public works projects, and financing measures necessary to carry out the proposed improvements

The Specific Plan does not propose specific private developments, but for the purposes of environmental review establishes the Plan Development Program, which represents reasonably foreseeable development expected to occur in the Plan Area over a 20-year planning period.

SIGNIFICANT OR POTENTIAL SIGNIFICANT EFFECTS AND PROPOSED MITIGATION MEASURES:

- TRANS-1 requires the City to address multi-modal impacts on proposed low-stress bike facilities and bus-only lanes.
- TRANS-2 requires the City to complete a diagnostic study to implement multi-modal safety improvements at railroad crossings. *Impact TRANS-2 remains significant and unavoidable.*
- TRANS-3 has no feasible SCA or mitigation measure beyond TDM measures that is available. *Impact TRANS-3 remains significant and unavoidable.*
- Cumulative Mitigation Measure TRANS-1 implements Mitigation Measure TRANS-2 (above). *Cumulative Impact TRANS-1 remains significant and unavoidable.*
- Cumulative Mitigation Measure TRANS-2 has no feasible SCA or mitigation measure beyond TDM measures that is available. *Cumulative Impact TRANS-2 remains significant and unavoidable.*
- AIR-1 requires projects that exceed screening criteria to study emissions and identify reduction measures if needed. *Impact AIR-1 will remain conservatively significant with mitigation.*
- GHG-1 requires projects to demonstrate compliance with Qualified GHG Reduction Plan (if available) or GHG efficiency threshold (as applicable pre-2030 or 2030-2050).
- CULT-1 requires the City to implement as many of these measures as feasible:

- CULT-1A: reinstate/promote the City Downtown Façade Improvement Program, revise the City Transfer of Development Rights Ordinance, adopt an Adaptive Reuse Ordinance, and formulate an oral history program;
- CULT-1B: expand outreach and implementation of the California Historical Building Code for qualifying projects;
- CULT-1C: further Planning Code protections for single room occupancy (SRO) hotels with additional façade protections;
- CULT-1D: require tailored design guidelines for architectural compatibility as part of Plan Policy LU-2.4 that revises the City’s Demolition Findings Requirement;
- CULT-1E: incorporate measures as implementation policies or guidelines in the Plan including raising the Mills Act tax loss limits, providing City support for a State Historic Tax Credit, updating the Oakland Heritage Survey, requiring a full historic resources evaluation for a redevelopment or expansion of Laney College Campus, and preparing/implementing an interpretive sign program in Webster Green; and
- CULT-1F: consider measures independent of the Specific Plan including promoting graffiti abatement, improving vacant building security, maintain a list of vacant parcels to assist with building relocation, and considering an amendment to the Downtown Oakland National Register Historic District.

Impacts CULT-1, CULT-2, and Cumulative Impact CULT-1 remain significant and unavoidable.

- AES-1 requires the City to adopt a new SCA or Specific Plan policy that requires project sponsors to complete a shadow analysis and reduce impacts to the extent feasible. *Impact AES-1 remains conservatively significant and unavoidable.*
- AES-2 requires buildings 100 feet or taller to conduct a wind study and reduce wind impacts if necessary. *Impact AES-2 remains conservatively significant and unavoidable.*
- Cumulative Mitigation Measure AES-1 implements Mitigation Measures AES-1 and AES-2 (above). *Cumulative Impact AES-1 remains conservatively significant and unavoidable.*
- PUB-1 requires the City to update the Capital Improvements Impact Fees and/or implement a dedicated impact fee specific to parks and recreation as well as a privately-owned public spaces program.
- Cumulative Mitigation Measure PUB-1 implements Mitigation Measure PUB-1.
- UTL-1 requires the City to adopt or revise SCA(s) that require new development under the Specific Plan to determine the adequacy of existing storm drainage infrastructure, analyze the project watershed for post-construction impacts, and implement mitigation measures for any identified adverse impacts.
- Cumulative Mitigation Measure UTL-1 implements Mitigation Measure UTL-1.