

**Plan Downtown
Draft Plan Report Comments**

	Name	Affiliation	Source	Date	Topic	EIR	Comment
1	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Appendix		Monchamp: Project list in Appendix A
2	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Appendix		Monchamp: Page Appendix B.3 (development potential) confusing is existing missing
3	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Appendix		Has the City reconciled this list (Appendix A) with the Capital Improvement Project list? (need to be clear about the list) <ul style="list-style-type: none"> City response: throughout development, City staff have been coordinating across departments (as well as with the community) to ensure the recommendations are actionable; the Final Specific Plan project list will be provided to the OakDOT for grant funding; the capital projects in the plan will also go into the citywide CIP process and be subject to those criteria (note that the CIP list is different from what is funded under each year's budget)
4	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Appendix		Michael Jacob: Howard Terminal has lots of problems, and should be integrated in plan
5	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Community Health	x	I'm curious what kind of environmental standards you are putting in the building process. Air quality is going to get much, much worse. With the new construction, are you taking that into consideration with the HVAC and high-filtration systems, not only residentially but offices and working environments. Additionally, when we're talking about construction materials, low VOC tanks so the off-gassing doesn't affect a lot of disabled residences. if you are chemically sensitive, that could be also something from a marketing standpoint that provide tash a, I guess is the right word
6	Tiffany Eng	Friends of Lincoln Square Park	Email	11/8/2019	Community Health	x	Friends of Lincoln Square Park supports the recommendations of the working group but wanted to provide additional feedback on section m and parks and recreational facilities in particular. The EIR does not do nearly enough to address the urgent need to accommodate more indoor recreation space that is publicly accessible to the residents of Oakland downtown. Recreation centers are the heart of the community, especially at Lincoln Square Park and bring together residents from all walks of life and of all ages. Parks with staff and programming are key to a healthier city and thriving public spaces. The EIR downplays the potential impacts that are already being felt at Lincoln Square Park and attempts to address future impacts by creating new outdoor open park spaces that may not have the resources to be maintained over the long run.

7	Tiffany Eng	Friends of Lincoln Square Park	Email	11/8/2019	Community Health	x	P. 623 "Prioritize new funds generated by development should be prioritized to serve undeserved communities, per future direction by the City Council." Comment: New funds should also be prioritized for existing facilities and CIP projects which were ranked through an equity lens. What assurances does the City have that "Impacts associated with implementation of the Specific Plan and reasonably foreseeable development expected to occur in the Plan Area over the next 20 years would be less than significant related to recreation with implementation of Mitigation Measure PUB-1." I have not seen any impact study on the INDOOR recreational needs of downtown Oakland and don't understand how we can possibly say there will be less than significant impact on the city's most heavily used park and recreation center. Architectural analysis paid for by Friends of Lincoln Square Park concluded we could more than double the indoor space just to accommodate existing demand.
8	Jeff Levin	EBHO	Email Attachment	11/8/2019	Community Health	X	The City needs to incorporate the impacts of climate change, including but not limited to sea level rise. For example, while the Plan includes discussion of sea level rise as a Community Health concern, dealing with sea level rise is not integrated into the land use plan. The map on page 237 of the Draft Plan indicates significant inundation projected for the Jack London and Victory Court areas. Despite this risk, the land use plan targets significant new development, including residential development, in these areas. Without specific mitigation measures identified, it makes no sense to call for intensive development in areas that are known to be at risk
9	Jeff Levin	EBHO	Email Attachment	11/8/2019	Community Health	X	In addition, the City must consider the impact of climate change on existing and planned infrastructure, including streets, sewage treatment plants, and storm water management, when assessing the ability of that infrastructure to support new development. If these systems are impacted by climate change, then the capacity to support new development will be significantly reduced
10	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Community Health	2	I was curious about air conditioning. Are you providing it? Because a lot of disabled are heat intolerant. I think there is back and forth about new construction and allowing air conditioning units to be even installed. So is central air being considered with global warming with temperatures rising
11	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		"Parks & Open Space" should be removed from the chapter titled "Community Health" and should be a distinct chapter

12	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		The chapter on "Community Health" should be re-named "Community Facilities & Public Amenities"
13	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		"Sustainability & Environmental Stewardship" should be a distinct chapter
14	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		This chapter: "Community Health" is too all-encompassing, including parks, open space, community facilities, public safety, sustainability, and environmental stewardship.
15	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		"Parks & Open Space" should be removed from this chapter and should be a distinct chapter of its own.
16	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		This chapter, "Community Health," should be re-named "Community Facilities & Public Amenities"

17	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		"Sustainability & Environmental Stewardship" should be a distinct chapter of its own.
18	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		(Page 176) This page, "Homelessness Support Strategies" is misplaced. The discussion and treatment of "homelessness" is a component of, and should be incorporated within a newly reconfigured chapter, titled "Housing and Homelessness."
19	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		(Page 179) This discussion, titled "Resilience Strategies" should be incorporated in a new chapter titled "Sustainability & Environmental Stewardship."
20	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		(Page 180) The discussion in the box , titled "Shoreline Protective Measures" should include an option for "no residential development permitted."
21	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		(Page 182, CH-1.5) Sufficient, ongoing maintenance of the City's parks and open space provisions remain a chronic budget problem, lacking a permanent solution. LLAD has proven to be inadequate for the support of needed maintenance. The Plan should propose solutions that provide a steady and dedicated stream of revenue for maintenance needs and permanent upkeep.

22	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health	(Page 183, CH-1.7) There must better ways to activate public space than encouraging “pop-up vendors” to set up shop. With the low level of maintenance available by the City, the rapid accumulation of generated debris will make bad matters worse.
23	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health	(Page 183, CH-1.10) Although it may sound natural and inviting, “edible gardens” will generate loads of spoiled fruit covering the ground and attracting rodents, vermin, and disease.
24	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health	(Page 183, CH-1.11) Public spaces serving persons with disabilities should be provided and implemented ... not just “invested” in.
25	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health	(Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be viewed as preferred places of refuge for the homeless. This significantly increases the administrative burden on already tightly squeezed resources. Meanwhile, the open-door policy of libraries to the unsheltered population must continue to be available.
26	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health	(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, and should be integrated with a package of wrap-around services to comprise an effective and comprehensive assistance approach to homelessness.

27	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health	(Page 187, CH-2.15) Design standards for development should strongly encourage high light-reflective surfaces (white to beige tones), and should do all possible to discourage black and other dark exterior finishes.
28	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health	Need a plan for homelessness; Explicit identification of homeless opportunities in the plan; make sure it's a clear overlay of needs (i.e. p.177); Philosophical disagreement with entrenching homeless population
29	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health	homeless "sheds" as vision? Doesn't like cabins being used
30	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health	Check with the Homeless Action Working Group
31	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Community Health	Coalition is in favor of parking underneath freeways
32	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Community Health	(p.48, I-980 Corridor) Additional traditional parks are not needed on the I-980 air-rights as there are plenty of nearby traditional parks in Downtown and West Oakland. What is needed are linear parks for biking and mini parks for intimate neighborhood needs like those found in Battery Park City.
33	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Community Health	I-880 and the UPRR tracks: The specific plan should identify the undergrounding of portions of these obnoxious transportation facilities on urban form impediments to connecting Downtown to the Estuary Waterfront.
34	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Community Health	Prohibit private development in parks (such as the recent telecommunications incursions at Lafayette Park that have limited its public use).
35	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Community Health	Underpass improvement and Webster Green lack implementation: Underpass improvement is perhaps the most important current issue to our neighborhood. These needed improvements are mentioned as a part of the "Green Loop". We concur that these are critical elements to achieve the plan's Health & Wellness, and Mobility & Accessibility goals, but the Plan lacks implementation and hands off to defunct or insufficient concurrent planning efforts to solve this key problem.
36	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Community Health	The Plan document refers to Oakland Alameda Access project, which does not take enough pedestrian safety into account, and Walk This Way, which has stalled indefinitely and lacks funding.
37	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Community Health	Need to address crime, sidewalk quality, and homeless residents living on the sidewalks – in addition to the inherent problems with crime and homelessness, these impact people's ability to go outside and color their emotional experience
38	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Community Health	Some seniors feel that the area is underpoliced

39	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Community Health	Commissioners like the idea of a mental health street team – reports of police being called and not knowing how to handle mental health issues and overreacting, causing unnecessary trauma (e.g. by pulling out weapons)
40	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Community Health	For childcare providers, esp those of us serving low income families, childcare facilities that are licensable are an on-going issue. Not sure how this exactly works into the plan but clearly a critical step for being family friendly and worker friendly.
41	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Community Health	In the homeless section, it suggests Community Cabins and Tuff Sheds are different levels of interventions or strategies – they are one in the same.
42	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Community Health	I was surprised we talked about storage but not about public restroom facilities. That is proposed in the current adopted budget.
43	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Community Health	Oakland is part of the World Health Org's Age Friendly Cities initiative. While designed initially to support the aging population it has begun to be used more broadly to make cities senior and youth friendly. Using some of this language given its comprehensive approach from the built environment to the system of care of people might help link us to broader international initiatives. Here's a link to doc: https://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf
44	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Community Health	Yes needle exchange. Happening now but on smaller scale and not sufficiently funded.
45	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Community Health	Mental Health: I would focus on expanding resources for intervention that are not nec police. Council asked us to look into a CAHOOTS model from Oregon where calls for service are parsed and responded to by MH team when OPD is not really needed. Becomes an augmentation or bridge between traditional services like the clinic and criminal justice. More appropriate and cost effective response.
46	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	If homeless services are offered by the library (as the Draft Plan currently suggests), then the library needs trained social workers (necessitating a major staffing plan) and additional space and staff. Alameda County has health department and social workers and a building at 125 12th Street – <u>this would be more appropriate to use for homeless services than the library</u>
47	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	The Main Branch of the Oakland Public Library is an asset (in its current location and because it is an entire City block)
48	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	The building is nearly 70 years old and is an example from the period in which it was built. The library needs maintenance in all aspects
49	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	The Oakland History Room is a tremendous resource, acts as de facto City archive
50	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Library needs more space for seating, viewing recordings, digital access, security, climate control, space for collections, space for staff, space for public programming, etc.

51	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Library is more than just a place for youth; it is multi-generational and has low-barrier access to comprehensive services. It has resources to help with job search and applications, housing applications, college search, recreation, youth leadership council, youth poet laureate program, summer reading, story time, school support, and volunteer opportunities
52	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	We appreciate that the Draft Plan includes many of the ideas that were suggested by the community related to the library.
53	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Worry about characterizing the library as a place for homeless to receive shelter during the day; library is unequipped and the library doesn't have the space; would need social workers, etc.
54	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	The computer room is full of kids/teens doing homework; digital divide: as of 2010 Census, 21% of Oaklanders didn't have access to the Internet
55	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Library should be characterized as an economic development tool (they have subscriptions, databases, resume workshops, job fairs, lawyers in the library, small and emerging businesses can do direct marketing research, etc.): libraries offer co-working space and maker space
56	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Some cities have separate impact fees for libraries so that the funds are dedicated to libraries (more common with County libraries)
57	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Draft Plan projects about two branch libraries worth of residents over the next two decades
58	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Hoover Foster Branch could service these new residents – library use by plan area residents isn't limited to the plan boundary, so funds should support this library as well
59	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Make sure that the plan includes access: transit, elevators and ramps (for all ability levels)
60	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Library should be part of economic development strategy; library could be equipped to assist people in the "gig" economy (where they are making their own jobs)
61	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Plan should focus more on the educational function of the library (library picks up after school services no longer offered by local schools)
62	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Community Health	Healthcare, AI, fiberoptics, infrastructure – all will dramatically change! How is Planning addressing this?
63	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Community Health	Ed: plan doesn't preclude these. We are updating telecom re: move to 5G; Oakland will get fiber optic with it
64	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Community Health	Bill: this is more with the street right of way
65	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health	Homeless "sheds" as vision? Doesn't like cabins being used
66	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health	Need a plan for homelessness; identify homelessness opportunities in the plan
67	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health	Check with the Homeless Action Working Group

68	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health		Explicit identification of homeless in the plan; make sure it's a clear overlay of needs (i.e. p.177)
69	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Community Health		Philosophical disagreement with entrenching homeless population
70	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Community Health		Green Loop: Not about taking away resources from existing parks, it's about connecting them
71	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Community Health		Green Loop: Connect to Mandela Parkway and get all the way to Bay/Bridge
72	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Community Health		Green Loop: Include Broadway! Desperately needs streetscape improvements, like Latham Square
73	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Community Health		Green Loop: Bikes – mostly protected. Bollards are ugly!
74	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Community Health		Green Loop: Broadway – problem with putting cars and transit
75	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Community Health		City: We would use it as impetus to do substantial mitigation
76	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Community Health		Already expensive to put down infrastructure, so upgrading infrastructure to withstand flooding will be cost prohibitive
77	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Community Health		Kirk Peterson: No new parks proposed
78	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Manus: Where will money come from for bathrooms, parks?
79	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Manus: Have you checked with Chief Resiliency Officer?
80	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Hegde: How have unsheltered been addressed?
81	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Hegde: How have libraries been addresses (characterize as economic stimulating)
82	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Public speaker: Current library plan is from the 1930s
83	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Public speaker: Libraries as refuge for homeless – not homeless shelter. Library staff not trained to address homeless needs. Included in strategy for economic development, job fairs, resume workshops, free legal advice for setting up small business, etc.
84	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Public speaker: 2018: 1/5 of households do not have broadband subscriptions
85	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Public speaker: Libraries serve as common denominator – homeless feel welcome
86	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Public speaker: Library institution provides framework for literacy and opportunity
87	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health		Public speaker: [Oakland is a] vibrant place and play a role in the region

88	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health	Ada Chan (MTC): Universal goals for equity – library has databases that benefit all businesses
89	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health	Ada Chan (MTC): Library’s role has been marginalized with a focus on homelessness as opposed to an economic development tool
90	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health	Ada Chan (MTC): At Library Commission, focus on library-specific actions
91	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Community Health	Ada Chan (MTC): Need resources to address library’s needs: impact fees, CIP
92	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Community Health	Comment from Viola Gonzalez (Library advocate): renovating the Main Library is important because it’s an economic engine
93	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Community Health	How is it possible to increase the Landscape Lighting and Assessment District (LLAD)? City: requires voter approval [Note that an increase has failed on the ballot in the past]
94	Event Notes	Lincoln Summer Nights	Public Meeting	10/4/2019	Community Health	<ul style="list-style-type: none"> • Change downtown Oakland to a beautiful park • More safety barriers around parks! (Mother of 3) • Bathrooms and showers for the homeless and people who can’t afford a house • Good Middle School and high priority, affordable housing, more parking, safety, shopping complex, food and entertainment
95	Event Notes	Thursdays at Latham Square	Public Meeting	9/19/2019	Community Health	"A safe place for kids to play in downtown"
96	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Community Health	<p>Victoria Barbero:</p> <ul style="list-style-type: none"> • Concerned about emphasis on library as shelter; • Provide access to resources • Include in economic development • Include OPL on implementation matrix list for capital improvements
97	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Community Health	Peter: Resiliency – not just flooding; soft-story buildings, fires
98	Gavin Lohry	Transport Oakland Board	Email Attachment	10/31/2019	Community Health	<p>Improving the Livability of Oakland’s Streets:</p> <ul style="list-style-type: none"> • Prioritize funding for one-way to two-way street conversions improving the livability along these overbuilt and automobile dominated corridors • Seek quick-fix solutions in addition to the permanent improvements for the Highway 880 underpass and Highway 980 overpass projects that are critical to connecting downtown to the surrounding neighborhoods • Extend the pedestrianization of 13th street from Harrison street to Lake Merritt creating a seamless pedestrian plaza between Preservation Park and Lake Merritt • Increase the size and activation opportunities of Latham Square by pedestrianizing Telegraph Ave between Broadway and 16th Street

99	Mana Tominaga	Oakland resident, and supervising librarian, Main Library	Email	9/20/2019	Community Health	I'm very concerned at the over emphasis on the libraries as a daytime shelter / drop in center for the homeless and serving vulnerable populations; while we welcome all patrons and assist with any and all information access needs, offering space for unhoused patrons has hindered the Main Library's role as a destination research center, with unique and wide-ranging archival and current materials that serves the entire city and region
100	Melissa Wheeler		Email	9/25/2019	Community Health	Use funds to address our homeless issues, food help for our hungry citizens, seniors, families and affordable housing
101	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Community Health	Commissioner Smith is Interested in working on the development of an edible garden program
102	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Community Health	Plan should have goals for parks (which often get short shrift in implementation): e.g., x acres of new space, new miles of bikeways, pedestrian facilities
103	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Community Health	Need goals for parks: what does the influx of new people mean for parks per capita?
104	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Community Health	Likes development fees for parks
105	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Community Health	Make sure there are funds for maintenance and programming – could have metrics for this as well (daytime programming, nighttime programming, etc.)
106	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Community Health	What is the plan doing about people living next to industrial areas with pollution?
107	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commission	Public Meeting	9/1/2019	Community Health	What is the plan doing about flooding, climate change and sea level rise? (lives near the E 18th project, and they are dealing with related flooding) Lake Merritt flooding? Urban heat island? Building standards to handle pollution?

108	Helen Bloch	Friends of the Oakland Main Library	Email Attachment	9/30/2019	Community Health	<p>The homeless population deserves services and resources that pay more than lip service to their needs. The Draft Downtown Report on several pages puts forth the idea of the Main Library being a "daytime shelter" for the homeless. Yet the draft does not supply the library with the funds or resources necessary for providing the quality help that solving such a complex problem requires.</p> <p>The library balances the needs of many diverse populations including the homeless but does not have the resources or expertise to assume the status of a "shelter" for the homeless. Library staff are not trained social workers and the Main Library does not have the space or facilities necessary for assuming the role of a "homeless shelter." For an example of the sort of minimum investment that would be required to begin to provide services and resources to the homeless one can look to the San Francisco Public Library. At their Main Library, a "team" of Health and Safety Associates headed by a social worker provide services to the homeless population. An examination of city personnel records reveals that at a minimum, a team of one Social Worker and two Health and Safety Associates costs the City almost \$180,000 in base salaries. This number does not account for the cost of benefits for these workers nor does it account for the fact that the library is open more hours per week than a full-time employee works. The draft report fails to make any financial commitment to those types of minimum services. As a result, the language in the draft about the library serving as a shelter for the homeless should be removed from any updated draft of the Plan.</p>
109	Sokhom Mao	Resident	Letter	9/30/2019	Community Health	<p>I am a long-time resident of our city, born and raise. And I am writing to express my concern about the deterioration and outdated main public library in our city. The Oakland Main Public Library is falling apart, maintenance and building conditions are horrible from the exterior to the interior. I am very concerned about the deterioration of the Oakland Main public library, and as the economic boon of Oakland is on the increase, the town will neglect the Main Public Library, which is at the core of public access to vital resources, teaching and educational courses. In specific, this refers to low-income people who rely on free resources at the main public library in Oakland. This is not fair at all, we as taxpayers get to decide the allocation and spending of our tax dollars. And the most essential component to any city-is the public library, and quite frankly I don't see my tax dollars being used to that end. As a taxpayer and a resident of Oakland who was born and raised in Oakland, I am not at all pleased with what I see, the city's negligence and absence of appropriate distribution of government resources that are supposed to be used to preserve the Main branch is not being used for its purpose and intention.</p> <p>I grew up at the Main Public Library. It is necessary to examine renovations and a master plan. As Director, what are you doing to address this critical component of our city? The city residents are looking forward to your response.</p>

110	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		(Page 180) The discussion in the box , titled “Shoreline Protective Measures” should include an option for “no residential development permitted.”
111	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		Parks and Open Space should have its own chapter, separate from one called “Community Facilities and Public Amenities”
112	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		The Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) should be designated as part of the Lake Merritt park lands, public open space, and reserved for public uses.
113	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		The Plan should propose solutions that provide a steady and dedicated stream of revenue for maintenance and upkeep needs. LLAD has proven inadequate for these needs.
114	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		The Channel from Lake Merritt to the Estuary is insufficiently discussed. Adjoining 275-ft height limits should be revisited. The Channel’s health, flow, marine life, birds, animals, ecology, and protection from pollution are essential. Everyday access to the water should be protected and development held well away from the water. Paths and open space should be accompanied with appropriate plantings to support the ecology of this fragile area.

115	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be seen as primary places of refuge for the homeless. This increases the burden on resources already tightly squeezed. (The open-door policy of libraries to the unsheltered population must continue to be encouraged.)
116	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Community Health		(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, integrated with a wrap-around services in an effective and comprehensive assistance approach
117	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		The library currently occupies an entire city block; this is significant; don't give it up. Don't go for leased space (example of Piedmont and Rockridge libraries being displaced from their leased space).
118	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		If homeless services are offered by the library (as the Draft Plan currently suggests), then the library needs trained social workers (necessitating a major staffing plan) and additional space and staff. Alameda County has health department and social workers and a building at 125 12th Street – this would be more appropriate to use for homeless services than the library
119	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		As far as the library serving as a respite center, it would need to be upgraded (it shut down during the last heat wave because the air conditioner stopped working)
120	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> • The Main Branch of the Oakland Public Library is an asset (in its current location and because it is an entire City block). • The building is nearly 70 years old and is an example from the period in which it was built • The library needs maintenance in all aspects • The library needs more space for seating, viewing recordings, digital access, security, climate control, space for collections, space for staff, space for public programming, etc.
121	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		• The library is already doing all of the things that are discussed in the Draft Plan (staff make it happen with limited resources) – how can we be more aspirational?
122	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> • Central libraries are unique – they house unique collections and have ability to do overarching things • The Oakland History Room is a tremendous resource, acts as de facto City archive
123	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		• We appreciate that the Draft Plan includes many of the ideas that were suggested by the community related to the library.

124	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> Worry about characterizing the library as a place for homeless to receive shelter during the day; library is unequipped and the library doesn't have the space; would need social workers, etc.
125	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> The computer room is full of kids/teens doing homework; digital divide: as of 2010 Census, 21% of Oaklanders didn't have access to the Internet Library could help achieve equity by expanding on assistance with resumes, job applications, housing applications, etc.
126	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> Some cities have separate impact fees for libraries so that the funds are dedicated to libraries (more common with County libraries)
127	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> Draft Plan projects about two branch libraries worth of residents over the next two decades Hoover Foster Branch could service these new residents – library use by plan area residents isn't limited to the plan boundary, so funds should support this library as well
128	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> Make sure that the plan includes access: transit, elevators and ramps (for all ability levels)
129	Library Commission	Library Commission	Public Meeting	9/30/2019	Community Health		<ul style="list-style-type: none"> Address the increase in charter schools that lack open space having impacts on downtown's open spaces
130	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Community Health		Mental health
131	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		James Vann (CALM, Homeless Tenants): Make "Sustainability and environmental stewardship" (most important) a separate chapter
132	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Alvina Wong: Prioritize existing parks
133	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Chris Roberts: No parks under freeway; resources should go to existing parks
134	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Naomi: Parks section weak and inadequate; existing parks need more resources; existing paseos, plazas, etc. need maintenance
135	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Naomi: Lake Merritt inadequately covered, will be impacted by growth, is wildlife habitat
136	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Jennie (Measure DD Coalition): Plan has adverse impact on Measure DD
137	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Jennie (Measure DD Coalition): More residents without meaningful mitigation measure for maintenance of parks
138	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Jennie (Measure DD Coalition): Inattention to Lake Merritt & Channel
139	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Michael Jacob: Jack London Maker District and impact relative to SB 617
140	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Michael Jacob: Address industrial concerns and freight issues
141	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Derek Sagehorn (East Bay for Everyone): Victory Court receives too much attention – half the units are in brownfield

142	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Community Health		Tara: History helps with mental health (feelings inspired by being in old buildings of people who have lived here; heritage)
143	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Community Health		The building code we have under cal green, additional tiers that can be adopted locally that will bump up all the environmental qualities and other environmental aspects of the project. So perhaps adopting a higher-tier requirements similar to the lead requirements in exchange for more square footage or something like that is a mechanism to reach those goals without having to invent the wheel all over again.
144	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Community Health		institutional properties and uses can then also include those hardened spaces for natural disasters and the air quality shelters and things like that.
145	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Community Health		•Where will money come from for policies related to investment in senior centers?
146	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Community Health		•Need to address crime, sidewalk quality, and homeless residents living on the sidewalks – in addition to the inherent problems with crime and homelessness, these impact people's ability to go outside and color their emotional experience
147	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Community Health		•Some seniors feel that the area is underpoliced
148	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Community Health		•Commissioners like the idea of a mental health street team – reports of police being called and not knowing how to handle mental health issues and overreacting, causing unnecessary trauma (e.g. by pulling out weapons)
149	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Community Health		Trees being cut Webster between 17th & 19th
150	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Community Health		Ensure that development along the Channel respects its ecology and allows for continuous public access. The plan makes scant mention of the Channel. The safety and protection of the Channel ecology, and its protection from pollution, are essential. The plan must ensure that development on either side of the Channel on Laney, Peralta, and Victory Court parcels takes this into account.
151	John Minot	East Bay for Everyone	Letter	11/4/2019	Community Health		The global climate crisis is not impending but ongoing. Wildfires, blackouts, coastal retreat, climate refugees, and more are already daily concerns for our community and State—yet we have failed to address the automobile dependence that is a primary driver of the crisis. The DOSP must consider how our built environment affects Oakland's 2030 climate goals. Dense transit-oriented urban infill is a moral and practical imperative for a viable urban future. Research indicates that incentives do change behavior: more transit accessibility, and less free or subsidized parking, will both attract more people who want to go without a car, and make the choice to reduce car use easier for current residents.

152	Viola Gonzales	Library Advisory Commission	Letter	11/7/2019	Community Health	<p>Overall, the DOSP does not include the library's more traditional role in providing access to resources and opportunity. Our libraries are committed to balance the needs of all populations and serve to distribute information and host service events which assist with everything from job placement to legal assistance.</p> <p>Moreover, I would like to take a moment to address the DOSP proposal to use the libraries as daytime shelters or drop in centers for the homeless and other vulnerable neighbors. While the libraries always have and will continue to welcome all Oaklanders, the DOSP's vision of libraries as daytime shelters creates a new expectation for social services and capabilities that the libraries do not presently possess. While libraries in San Francisco have dedicated social workers, Oakland's libraries do not, and it would be a disservice both to library staff and the unhoused if the library were to be thrust into such an important role without adequate resources. The term "shelter" misconstrues the ongoing role of our libraries to serve as places of "refuge"</p>
153	Sandra Threlfall	Resident	Email	11/8/2019	Community Health	<p>Park Maintenance Funding</p> <p>The Plan should emphasize the need for stable and adequate funding mechanism for these parks. The 2002 Measure DD Bond (\$198M) has provided the capital funds to improve the park. It does not include maintenance monies. The draft EIR acknowledges this: "The amount of acreage of parks in downtown is small in comparison to other parts of the city, and with the projected increase in population, the existing overused parks will become increasingly more overused" (p. 623). The increase of housing will create a greater need for maintenance of our parks, in particular Lake Merritt, as the park use will be increased.</p>
154	Sandra Threlfall	Resident	Email	11/8/2019	Community Health	<p>Lake Merritt Channel</p> <p>My concern involves the Lake Merritt Channel which provides important public access to the water and rich birdlife. The plan must preserve and protect public access while providing development that development on either side of the Channel on Laney, Peralta and Victory Court parcels.</p>

155	Tiffany Eng	Friends of Lincoln Square Park	Email	11/8/2019	Community Health	<p>Please acknowledge that new parklets, alleys, and open spaces are not the same as a larger, higher capacity public indoor recreational center. As the population grows, so must our ability to provide indoor space for every generation and resident in order to avoid displacement and contested public spaces. Like our libraries, these rec centers are central gathering places and allow for a wide range of mixing, social interaction and community building. Recreation centers are staffed by long-time and caring adults who nature and build community through affordable and free programming, both formal and informal.</p> <p>Please make an effort to better to understanding the impact of growth on our only downtown recreation center and prioritize a larger recreation center at Lincoln Square Park. The current EIR does not adequately address this concern or the predictable adverse effects that will ensue without further mitigations and assurances.</p>
156	Tiffany Eng	Friends of Lincoln Square Park	Email	11/8/2019	Community Health	<p>P. 622: Comment: Why are the only policy proposals focused only on new park spaces? Why does the Webster Green get called out as a specific project, even though it is not on the City's CIP, but a larger and expanded Recreation Center at Lincoln Square Park, which is at the top of the CIP list, does not? Yes we need more open space to accommodate the 52,500 new residents downtown, but how will our only downtown recreation center that serves residents of all ages be able to handle the recreation needs without displacement of the existing community users?</p>
157	William Threlfall	Measure DD Community coalition	Letter	11/5/2019	Community Health	<p>The Measure DD Community Coalition, composed of representatives of local advocacy and interest groups, and individual citizens, was formed in 2003 to advise the City on the use of the funds from 2002's Measure DD Bond Measure. These bond funds have made significant, popular improvements to the parklands at Lake Merritt and along the Lake Merritt Channel. The parklands, which form the entire eastern border of the Downtown Oakland Specific Plan (DOSP), are essential to meeting the park needs of the plan's projected residential population. However, the plan gives scant attention to these parklands. Several of the plan's projects and policies will have an adverse impact on the future life of various improvements funded by Measure DD.</p>

158	William Threlfall	Measure DD Community coalition	Letter	11/5/2019	Community Health	<p>Identify realistic financing dedicated to the maintenance and upkeep of the Lake Merritt parklands</p> <p>Our primary issue is with the plan's failure to ensure that sufficient maintenance and upkeep of the Lake Merritt parklands will be provided now and into the future. The plan proposals and related mitigations don't address the predictable increase in their use by the projected increase in population of more than 50,000 residents. The draft EIR acknowledges this problem: "The amount of acreage of parks in downtown is small in comparison to other parts of the city, and with the projected increase in population, the existing overused parks will become increasingly more overused" (p. 623). On-going maintenance of the City's parks and open spaces remains a chronic budget problem. For that reason alone the plan must propose a realistic financing method that will provide a steady, dedicated stream of revenue sufficient for parks maintenance needs and permanent upkeep. Suggesting an update in the LLAD (CH-1.6, p.182, draft EIR p.622), which has already failed more than once, cannot be considered realistic in addressing this need.</p>
159	William Threlfall	Measure DD Community coalition	Letter	11/5/2019	Community Health	<p>Ensure that development along the Channel respects its ecology and is required to provide continuous public access</p> <p>The plan makes scant mention of the Channel. The safety and protection of the Channel ecology, and its protection from pollution, are essential. The plan must ensure that development on either side of the Channel on Laney, Peralta, and Victory Court parcels takes this into account. The proposed 275' height limits should be re-examined and re-mapped where buildings might line the Channel (fig. LU 10a, p.217). The plan must ensure everyday access to the water by residents and visitors alike on paths through public open space on either side of the Channel. Development along the Channel shore must not be allowed to overwhelm, detract or impede public access. The plan should call for appropriate plantings along the edge to support wildlife and the marine ecosystem, and reduce polluting runoff.</p>
160	William Threlfall	Measure DD Community coalition	Letter	11/5/2019	Community Health	<p>Integrate parks into a seamless web</p> <p>The minimal attention accorded parks is a striking failure of the plan. A small step in the right direction would be for the plan to call for knitting together all the existing parks and proposals for their improvements into a broader vision: the Green Loop, West Oakland Walk, Estuary Park, Jack London's waterfront, the Bay Trail, the Lake Merritt to Bay Trail Bike-Ped Bridge, and the paths around Lake Merritt and along the Channel. These elements of public infrastructure offer ample places for making the city more engaging to all; integrating them into a seamless web would greatly increase their value.</p>
161	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Community Health	<p>5. "Community Health" should be "Parks, Open Space, and Community Health"</p>
162	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Community Health	<p>6. "Sustainability & Environmental Stewardship" is the most critically important topic affecting to the city's future; the discussion and treatment of these topics must appropriately acknowledge this reality. Also, work is currently in progress within the city to develop a 'Climate Action Plan.' Such Plan should be incorporated.</p>

163	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> Chapter 05, "Community Health" is too all-encompassing, including parks, open space, community facilities, public safety, sustainability, and environmental stewardship. "Parks & Open Space" should be removed from this chapter and should be a distinct chapter of its own. Chapter 05, "Community Health," should be re-named "Community Facilities & Public Amenities" "Sustainability & Environmental Stewardship" should be a distinct chapter of its own.
164	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 160) The data provided in the 'graphical statistics page' should be updated and reconfigured accordingly if distinct chapters as recommended are established. .
165	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 169) Figure CH-1 (map) fails to illustrate the Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) as 'public open space.' (Page 175) Figure CH-5 (map) fails to illustrate the Fire Alarm Building site as 'public open space.'
166	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 176) This page, "Homelessness Support Strategies" is misplaced. The discussion and treatment of "homelessness" is a component of, and should be incorporated within a newly reconfigured chapter, titled "Housing and Homelessness."
167	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 177) Figure CH-6 (map). It is recommended that the 'Tuff Sheds' sites are temporary incidents similar to (informal tent encampments) and should not be mapped as permanent fixtures. If desired, Tuff Sheds villages could be shown in a 'Housing and Homelessness" chapter together with informal tent encampments on a map of "homeless encampments" throughout the City (as of a specific date).
168	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> As the phenomenon of "homelessness" is a new fixture on the urbanscape and one that is not likely to disappear any time soon, the Plan should include criteria for location of abodes for the unsheltered, including criteria for placement that best assures adequacy, safety, and public health.
169	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 179) This discussion, titled "Resilience Strategies" should be incorporated in a new chapter titled "Sustainability & Environmental Stewardship."
170	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 180) The discussion in the box , titled "Shoreline Protective Measures" should include an option for "no residential development permitted."
171	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 182, CH-1.5) Sufficient, ongoing maintenance of the City's parks and open space provisions remain a chronic budget and staffing problem, lacking a permanent solution. LLAD has proven to be inadequate for the support of needed maintenance. The Plan should propose solutions that provide a steady, reliable, and dedicated stream of revenue for maintenance needs and permanent upkeep.
172	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	<ul style="list-style-type: none"> (Page 183, CH-1.7) There must be better ways to activate public space than encouraging "pop-up vendors" to set up shop. With the low level of maintenance available by the City, the rapid accumulation of generated debris will make bad matters worse for maintaining public spaces.

173	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	•(Page 183, CH-1.10) Although it may sound natural and inviting, “edible gardens” will generate loads of spoiled fruit covering the ground and attracting rodents, vermin, and disease. If implemented, sufficient maintenance must be an incorporated component.
174	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	•(Page 183, CH-1.11) Public spaces serving persons with disabilities should be provided and implemented ... not just “invested” in.
175	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	•(Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be viewed as preferred places of refuge for the homeless. This significantly increases the administrative burden on already tightly squeezed resources. Meanwhile, the open-door policy of libraries to the unsheltered population must continue to be available.
176	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	•(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, and should be integrated with wrap-around services to comprise an effective, comprehensive, and healing approach to homelessness, citywide. [Housing & Homelessness]
177	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Community Health	•(Page 187, CH-2.15) Design standards for development should strongly encourage high light-reflective surfaces (white to beige tones), and should do all possible to discourage black and dark exterior finishes.
178	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	The library currently occupies an entire city block; this is significant; don’t give it up. Don’t go for leased space (example of Piedmont and Rockridge libraries being displaced from their leased space).
179	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	As far as the library serving as a respite center, it would need to be upgraded (it shut down during the last heat wave because the air conditioner stopped working)
180	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Central libraries are unique – they house unique collections and have ability to do overarching things
181	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Friends of the Oakland Public Library is a non-profit funding arm of the library
182	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	There is a Friends of the Main Library organization being formed
183	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	As a co-working space (when more and more jobs can be done remotely) the library can bring people together (students, elderly, homeless, etc.) for authentic interaction, building relationships and avoiding segregation
184	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Community Health	Library is a culture-making institution; its multi-lingual and multi-ethnic programming offer everyone an ability to participate, and people’s expectations of civic engagement are formed by being able to access resources like the library offers
185	John Minot	East Bay for Everyone	Letter	11/4/2019	Community Health	Overall, the DOSP is a positive step forward as a vision for an inclusive, sustainable Oakland. East Bay for Everyone urges the Oakland Planning Department to develop and refine this vision in the coming months. We urge the city as a whole to move forward with the same vision, boldly transforming ourselves for equitable adaptation in the climate-changed future.

186	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Community Health		The Lake Merritt Channel to the Estuary is not mentioned. The safety and protection of the health, flow, marine life, birds, animals, and ecology of the Channel is essential. This omission must be correctly addressed.
187	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Culture Keeping	X	Neither the Plan nor the DEIR provides a persuasive rationale for the establishment of the "Maker District," an island of low intensity parcels in the heart of the Jack London District proposed as part of the Plan. We feel establishment of this intensityrestricted District would stifle commercial and residential development of this area and be contrary to the overall goals of the Plan. Moreover, the various impacts of establishing this new District have not been properly analyzed
188	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		(P. 135 Outcome C-3) Affordable arts space must incorporate housing for artists.
189	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		(P. 42) Provide affordable space for Master Lease Program, specify rates, or tiered, based on entity operating budget; dedicated cultural, arts, and maker spaces in new developments or long term vacant sites as well as cultural districts.
190	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		(C-3.7 and p.151): Change "Explore. . .Facility Funds " to "Implement a "Cultural Preservation and Enhancement Fund" that is developer-funded, not added to ticket sales at existing, already taxed, cultural venues. One developer suggested \$5,000 per unit.
191	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		Implement Cultural Easements in ground floor spaces (that are affordable) to provide ownership opportunities that can be supported by entities like CAST or be developed as long term spaces that incubate cultural entities. These easement allocations for ground floor spaces should earn high points for new developments' community benefit incentives.
192	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		The Arts and Culture land use category should specify "affordability" levels particularly for ground floor uses to de-emphasize "retail"; define at 50% BMR; outline tiered rates based on tenant operating budget; offer first right of refusal to the temporary tenant at tiered rental rates.
193	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		(C-3.6 and p.150): Incentivize vacant spaces providing "temporary" cultural activities and link to business support programs for permanent viability. This incentive is better than fine to property owners for ALL vacant ground floor spaces that are vacant more than 9 months.
194	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		Designate ALL ground floor spaces as an opportunity to place Cultural Entities, with AFFORDABILITY built in.
195	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping		C-1.5, p. 26: Change "Explore. . ." to "INCORPORATE an incentive plan being developed by the consultant" and include areas outside cultural districts with new and long term vacant spaces. Identify minimum gross floor area for cultural entities and PDR including in existing vacant storefronts beyond cultural district areas.

196	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Culture Keeping	C-1.10: Zone to preserve and encourage PDR (Production, Distribution and Repair) is clearly highlighted in the Culture Keeping section yet is not mentioned in any subsequent zoning maps. Apply consistent language in zoning maps that refer to "FLEX-INDUSTRIAL" (again, another reason to redefine and complete the zoning incentive study)
197	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Culture Keeping	Cultural Heritage: don't want to be locked into a particular format [by being designated as a Cultural Heritage District] for business (legacy business), rather, want to continue to evolve and innovate
198	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Culture Keeping	9th Street before (rendering) is rare, it's usually very busy with people walking
199	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	Wholesale Produce Market proposed 45' height limit is not aligned with consistent community input desiring preservation of use. The wholesale produce market is mentioned as a resource in "Culture Keeping" but still there are no mechanisms explored to protect and subsidize the continued historic use.
200	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	Jack London "Maker District" as a Cultural District is questionable: our community was not engaged about the definition of this "District", so the boundary seems arbitrary. Furthermore we had commented that maker space could co-exist with higher height limits, yet this area has been designated the lowest possible density in the plan.
201	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	The Downtown Plan area covers four established Business Improvement Districts: Koreatown/Northgate (KONO), Uptown/Lake Merritt, Downtown, and Jack London. Business Improvement Districts further equitable economic development through daily retail and tenant support in filling vacancies and navigating complex permitting processes, community support and engagement, communications, construction disruption mitigation, workforce development, culture keeping through public art installations, events, and programming, and many more activities aligned with the goals of this plan.
202	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	The Plan currently suggests that wayfinding, urban furniture, and retail support could be implemented through "Cultural Districts". While this is an interesting concept for the future, there is not currently revenue allocated for, or definition of, these districts.
203	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	District Definition Needs Revision: It is unclear how "cultural districts" and "entertainment districts" were defined. The Jack London Entertainment District excludes two major venues: a 15,000sqft ESports Arena at 255 2nd and a 10,000sqft special event venue on 2nd and Alice. The district should include these areas.
204	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	It is unclear how the "Maker District" was defined, and why it should not accommodate taller height limits. When presented with this concept earlier this year, our organization pointed out several architectural constraints associated with the existing buildings in this District which do not encourage industrial uses, such as rail-height first floor, and surrounding uses.
205	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Culture Keeping	The Plan recommends retail support and other investments be implemented through Districts, so definitions are important and need revision. We look forward to continuing to work together to refine these aspects, and implement the Plan's important goals.

206	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Culture Keeping	Preserve/Promote Arts and Culture Strategies on page 142 – In this section, you discuss the idea of providing floor area ratio/height bonuses and other incentives for adaptive reuse of buildings. This concept should be encourage in all of the buildings, and adaptive reuse should include the notion of keeping a façade while allowing the addition of greater density via vertical development. Artist occupancy in many of these buildings requires significant funds, and by promoting adaptive reuse and investment, you will increase the number of opportunities for artists to remain as part of the area's fabric.
207	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Culture Keeping	PDR Businesses on page 149 – The document identifies 25th Street as a primary PDR location that housed historic automobile businesses. Of our 20+ tenants, we only have one automotive business that has been in any of our buildings for 100 years and that tenant was recently placed in 456 25th Street; a building that is ripe for redevelopment as it is a single story concrete warehouse with no historical value. You should encourage the redevelopment of a parcel like this one as it would add tremendous value to the area and provides an opportunity to create new housing, artist space, etc.
208	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Culture Keeping	Shared workspaces aren't neighborhood-friendly retail – would rather see cultural uses
209	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Culture Keeping	No bars; mostly families
210	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Culture Keeping	Question: Policies around culture-keeping. Can we have an additional conversation considering historic uses on properties and limitations of uses? Preference is for incentivizing/encouraging uses rather than enforcing
211	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Culture Keeping	Need a clear distinction between cultural zones and cultural areas and is alarmed at the proposed language around restricting certain uses as a long-time property owner
212	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Culture Keeping	Descriptions and priorities for each neighborhood is unclear
213	Event Notes	Lincoln Summer Nights	Public Meeting	10/4/2019	Culture Keeping	<ul style="list-style-type: none"> "Living at Fox Court we get to have potlucks and movies!"
214	Event Notes	Thursdays at Latham Square	Public Meeting	9/19/2019	Culture Keeping	"Bring back our mural at Alice & 14th Streets"
215	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Culture Keeping	<p>Designate Arts District (right now the language in the Draft Plan is too vague); Ghielmetti against the bonus program – thinks it'll be a new starting point; designate art space as part of developments (cited ULI letter to Pete Vollman)</p> <ul style="list-style-type: none"> - Cannot legally require below market rate (BMR) artist's space - Cannot implement commercial rent control - Needs to be a bonus ("unlock" the potential for BMR arts space) - We can incentivize the arts district without formally designating the district - Black Arts Movement and Business District adopted in name only - Need an implementation program for the arts districts - Perception is that Signature Development is opposed to Art + Garage District - Strengthen language in vision for arts districts; need to designate them in the specific plan

216	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Culture Keeping		Need to call for Arts Districts community groups; the BIDs could be conveners for the arts districts; Need clarity – form-based, list of incentives - Think more about implementation – no teeth to enforce it
217	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Culture Keeping		Peter: • Could include a list of all historic buildings Lynette: • Bridget was having trouble getting the list o We will look into it
218	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Culture Keeping		Curious who has been involved in determining what’s culturally important
219	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Culture Keeping		(C-3.6 and p.150): Incentivize vacant spaces providing “temporary” cultural activities to link to business support programs for permanent viability. In lieu of a Fine for ALL vacant ground floor spaces that are vacant more than 9 months. Displacement / Replacement: How will relocation amounts be determined? Will relocation be within the area? Or will Oakland artists move away?
220	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Culture Keeping		Implement Cultural Easements in ground floor spaces (that are affordable) to provide ownership opportunities that can be supported by entities like CAST or be developed as long term spaces that incubate cultural entities. These easement allocations for ground floor spaces should earn high points for new developments’ community benefit incentives.
221	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Culture Keeping		(C-3.7 and p.151): “Explore. . . Facility Funds ” should be “Implement a “Cultural Preservation and Enhancement Fund” that is developer-funded, not added to ticket sales at existing, already taxed, cultural venues.. One developer suggested \$5,000 per unit.

222	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Culture Keeping	(P. 42) Provide affordable space for Master Lease Program, specify rates, or tiered, based on entity operating budget; dedicated cultural, arts, and maker spaces in new developments or long term vacant sites as well as cultural districts.
223	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Culture Keeping	(P. 135 Outcome C-3) Affordable arts space must incorporate housing for artists.
224	Library Commission	Library Commission	Public Meeting	9/30/2019	Culture Keeping	• Library is a culture-making institution; its multi-lingual and multi-ethnic programming offer everyone an ability to participate, and people's expectations of civic engagement are formed by being able to access resources like the library offers
225	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• Anchors of the BAMBD – AAML, Malonga Center, Geoffrey's
226	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• Have not been hearing the voices of the vibrant range of black folk in Oakland
227	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• All of Black California is anchored by Black Oakland
228	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• Confusion about BAMBD roles – some would like to see it as a BID separate from Uptown/Downtown
229	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• They [those in power] do anything they want to the Black community • Jack London Village had the largest tenant population and was bulldozed for a hotel (that was never built) • OPD harassed Geoffrey's and closed it down due to a fabricated incident
230	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• Need storytellers involved
231	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• Outstanding question: what does success look like for the BAMBD?
232	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• BAMBD Success looks like black nonprofits buy AAML and the Malonga Center, and eminent domain non-black
233	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• The people speaking for Black interests are often advocates for the most vulnerable, not an organized voice for black entrepreneurs
234	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping	• Why do we have to live 50 miles away? Why bother doing downtown as a Black neighborhood if everyone is displaced?

235	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping		The city has a STORY to tell about Black culture and history
236	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping		Success of Black businesses is tied to access to housing – has to commute 2 hours to his store
237	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping		• Lots of black women support her business, which helps with the healing of downtown
238	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Culture Keeping		• People now are living in Antioch
239	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Culture Keeping		<ul style="list-style-type: none"> • It feels like Black people are being designed out • His family business and house was torn down for the post office • The City has had a history of disregarding African Americans • This is an opportunity to embrace Black culture and history and pour resources into it
240	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Culture Keeping		how would fanciful new "cultural district" with not funding and surrounded by cookie-cutter condos be a better way to protect longshore, trucking or warehousing jobs in Oakland
241	Jeff Levin	EBHO	Email Attachment	11/8/2019	Culture Keeping		Prevention of displacement needs to extend to preservation of cultural assets and small, locally owned businesses, particularly those rooted in communities of color
242	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Economic Opportunity		The plan does not go far enough in recognizing and leveraging existing Business Improvement Districts. There are only four mentions of BIDs: in supporting NCPC/ Community-based crime prevention, improving downtown Marketing and Branding, having an advisory role in Parking Revenue spending, and to support youth activities in public spaces.
243	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Economic Opportunity		BIDs do indeed play a part in each of these areas. However the plan could go much further in formalizing the role BIDs already perform in these critical commercial districts, and the myriad of ways in which the City and private sector rely on BIDs in achieving economic development and equity goals.
244	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Economic Opportunity		Equitable Economic Opportunity, Goal E-2.12 states: If a new ballpark and related development occur at Howard Terminal, ensure that the site design minimizes impacts on existing businesses and Port of Oakland operations, particularly in the neighboring West Oakland Specific Plan's industrial preserve area
245	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Economic Opportunity		Economic Opp (E-2.3) – Eliminate “requirement” and simply provide incentives. An economic opportunity is an incentive not a requirement. C-1.5 and C-3.7 acknowledge this point.
246	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Economic Opportunity		
247	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Economic Opportunity		E – 2.3 on page 70 – Remove reference to “requirements”.

248	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Economic Opportunity	E – 2.13 on page 72 – We are the largest owner of buildings in the proposed Arts and Garage District and don't support a new defined "arts district". This section specifically states that districts should be established with "local support". We don't support it. It is supported by some tenants simply looking to keep rents down for their own personal gain.
249	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Economic Opportunity	Older adults will be living longer and in the workforce longer. Need to address workforce opportunity including businesses that serve seniors and senior entrepreneurs (throughout the city).
250	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Economic Opportunity	Consider using master lease program (E-2.8) to support businesses that hire a large number of older adults
251	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Economic Opportunity	Scott Means: For senior employment, we have access to the Assets Program, which is local and not constrained by federal guidelines so can hire seniors for jobs not limited to government and nonprofit
252	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Economic Opportunity	African Americans will not be getting the jobs touted as being created in the Draft Plan
253	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Economic Opportunity	50-60k office priority sites
254	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Economic Opportunity	Consider making it possible to bridge across streets
255	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Economic Opportunity	Only 3 cities are seeing immigration of educated people of color – Chicago, Oakland and ?
256	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Economic Opportunity	Ken: Jack London has the best floor sizes and ownership, if we get another BART station
257	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Economic Opportunity	Office priority sites: still not enough
258	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Economic Opportunity	Office priority sites: Should include sites that can be aggregated, including the 2-3 story sites
259	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Economic Opportunity	Office priority sites: Focus office priority all along Broadway; the upzoning shown on the intensity map corresponds with what should all be office priority sites
260	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Economic Opportunity	Office priority sites: The City's current demolition findings are in the way of aggregating sites for office
261	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Economic Opportunity	Myers: Number of new jobs and industry – but do we have info about the types of jobs to be developed?
262	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Economic Opportunity	Myers: E- 2.12 (related to potential of new ballpark) – beef this up / this represents a key opportunity to achieve other goals
263	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Economic Opportunity	Myers: Measures of success are vague specifically for Equitable Economic Opportunity and Housing
264	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Economic Opportunity	Comment: appreciate the increase in office space from Preliminary Draft Plan
265	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Economic Opportunity	Comment: Must attach a carrot to any fee increase, e.g., impact, transportation, etc. Developers already have to do transit improvements AND pay impact fee

266	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Economic Opportunity		Comment: we should incorporate fiber as an economic tool e.g., inquire with PG&E because they have the darkest fiber
267	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Economic Opportunity		Comment: Somewhere, City of Oakland has a map of dark fiber network. "MLA" (Master License Agreement), e.g., laying conduit vs. splicing (lateral)
268	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Economic Opportunity		Comment: we must start conversations with telecommunications sector, e.g, conversations with MLA
269	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Economic Opportunity		Comment: Boys & Girls Club downtown would be ideal
270	Event Notes	Thursdays at Latham Square	Public Meeting	9/19/2019	Economic Opportunity		"new pop up neighborhood encouraging indie, local, small to medium businesses"
271	Victoria A. Barbero	Library Advisory Commission	Email	10/2/2019	Economic Opportunity		<p>The Main Library should be included as part of the City's strategy for economic development. For small businesses OPL provides resources such as subscriptions, databases (for example direct marketing research). At the Main Library, OPL offers many programs such as resume workshops, job fairs for teens and adults and an Instagram site, Oakland Has Jobs. Other programs OPL offers are Lawyers in the Library and Tax preparation. If Main were expanded, we could offer co-working space and maker space for small and emerging businesses.</p> <p>The digital divide is real. The 2018 census cites that 21 % of households in Oakland do not have broadband access. The library helps to bridge the divide and could do so much more if Main were expanded. By providing access to youth and adults, they can get an education, and gain access to economic opportunities. Job, college and affordable housing and applications are all online. The Main computer lab offers free internet and printing, free personal tutoring and Internet hotspots and free lap tops and tablets to use in the building.</p> <p>All of these resources help to achieve equity , one of the Plan's goals.</p>
272	Viola Gonzales	Oakland Public Library Advocates	Email	9/28/2019	Economic Opportunity		importance of renovating/expanding our Main Library and its continued role to support small business and career development in our community/
273	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity		I believe that we need a defined and thriving Independent Business community going forward that contributes to Oakland's economic growth, social fabric, and environmental goals. The indie population seems to be thinning out. So, I want to understand how the DOSP considers and addresses the future of Indie business in Oakland

274	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity	<p>The good:</p> <ul style="list-style-type: none"> - There seems to be an acknowledgement of the importance of indie business to Oakland's culture and economic development. - There is a plan for commercial retail space development (via incentive program) - I love that we are requiring developers to meet the needs of the community so that we can have a city that we enjoy to live in and that they will not have as much power to dictate what our streetscapes will look like - I attended a community meeting last night where this plan was very well presented by City of Oakland representatives and community input was given and heard. Nice job! If you are doing this all over the city, great job!
275	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity	<p>What's Missing:</p> <p>A real defined vision, strategy, and plan for retail potential expansion and growth in Oakland [focus on indie businesses]:</p> <p>Oakland has studied retail leakage to other areas and came up with a \$1B figure for loss of potential spend</p>
276	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity	<p>Additionally, I did some back of the envelope math to determine how much we lose to Amazon, well over \$100M</p> <p>Retail is so important, I think, that it should be an entire chapter or at least be more extensively covered in Chapter one which really only deals with Office Space growth and suggests that other uses will be developed as part of that plan.</p>
277	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity	Quantification of retail growth, what we have now, v. the future goals, and "Measures of Success."
278	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity	Can we/should be putting more context and definition around the independent business topic?
279	Sarah Stefaniuk		Email	9/19/2019	Economic Opportunity	<p>This question might be beyond the scope of the plan but I'll ask anyway: What can be done to create policies to make it easier to set up indie businesses here in Oakland</p> <p>What is being done to protect the indie businesses that exist in the core that are near potential development sites as construction begins and continues, thereby reducing their foot traffic and revenue stream?</p> <p>One more thing:</p>
280	Mana Tominaga	Oakland resident, and supervising librarian, Main Library	Email	9/20/2019	Economic Opportunity	growing population in downtown Oakland, I worry about the Main Library's ability to keep up with the new demands of additional business and private residents
281	Mana Tominaga	Oakland resident, and supervising librarian, Main Library	Email	9/20/2019	Economic Opportunity	Main Library helps bridge the digital divide by offering free computer access and help; an expanded Main can do more for businesses, introduce patrons to new and emerging technologies like VR and 3D printing
282	Melissa Wheeler		Email	9/25/2019	Economic Opportunity	Let small business flourish - give rent control incentives to the good people hoping to make a living

283	Ed Dillard		Email	10/31/2019	Economic Opportunity	Any project in the Downtown Oakland specific plan area which requires a major conditional use permit should be required to comply with the City local business participation and local hire policies as administrated by the Office of Contract Compliance. This should be a condition of approval established by the Planning commission and City Council.
284	Kathryn Sterbenc	Friends of the Oakland Public Library	Email Attachment	9/30/2019	Economic Opportunity	<p>First, thanks to the Planning staff for including Oakland Public Library in the draft Downtown Specific Plan, especially as we pursue an expanded Main Library.</p> <p>The current version of the plan refers to the Main providing free educational resources and equipment. We OPL Advocates want to make sure the city's plans reflect a comprehensive understanding of how the Main Library serves Oakland's youth. OPL is more than just a place for youth activities. The library provides low barrier access to educational resources, and also to economic opportunity. Job, college, and affordable housing research and applications are all available online at OPL. The Main Library offers unique recreational and educational opportunities to teens and children. They include:</p> <ul style="list-style-type: none"> • The Youth Leadership Council, which trains teens in advocacy and organizational skills that promote leadership. • The Teen Poet Laureate Program, which encourages teens to find their voices and express themselves. The winners have opportunities to hone their performance skills in a variety of settings and also receive a college scholarship. • Summer Reading Programs provide young children and students with a fun setting within which they can read whatever they want when not in school. This promotes academic achievement and prevents "summer slide." • Children's storytimes promote early literacy skills and school readiness. • Print and electronic resources allow both free recreational reading opportunities and school support. Materials are available in multiple languages. • Volunteer opportunities teach responsibility and skills needed in academic and career settings. <p>All of these programs and many more are extremely popular and put children and teens on the road to success. They all should be well-known by the city as we pursue a much-needed expansion of the Main</p>

285	Helen Bloch	Friends of the Oakland Main Library	Email Attachment	9/4/2019	Economic Opportunity	<p>I would like to thank City Planning staff who recognized the value that the Main Library brings to Oakland's Downtown and included the Main in this report. The current Main Library was built on plans drawn up in the 1930's and, for all the value it currently brings, is too small and inadequate in meeting the growing needs of Oakland's population. This is especially true given the 65,000 new residents who will be living in the downtown area in the near future. Thank you for recognizing the need for a larger, modern Main Library and for laying out a pathway for how such a project will be financed. OPL is a city agency based on the idea of and dedicated to the ideal of equitable access. The Main Library brings that ideal to life every day via the services and resources it provides.</p> <p>One of the areas the report examines is the need to expand activities for Oakland's youth in the Downtown area. The Teen Zone and the Children's Room in the Main Library provide numerous fun, multicultural activities for children and teens. These include arts programming, STEM programming, video gaming, and storytimes. During the last fiscal year, OPL offered 724 programs for children and teens which 19,030 attended. But that is not all the value that the library brings. As the report recognizes, the library also offers access to educational resources and economic opportunity. Job, college, and educational resources both in print and electronic format support student success and encourage literacy. This is particularly crucial when few Oakland schools have libraries contained within them. Library programs such as the Youth Leadership Council, the Youth Poet Laureate program, and teen job fairs expand economic opportunity. Teens also work as volunteers in the Children's Room and Teen Zone. These opportunities give teens the chance to acquire and hone skills that will put them on a pathway to academic and employment success. Last year, teen volunteers worked 6517 hours at the library.</p> <p>At a time where the digital divide impedes student progress, the library helps to bridge that gap by offering free internet, wireless printing and the loan of Internet Hotspots. During the last fiscal year, there were 16,493 sessions used at Main Library computers.</p> <p>It goes without saying that a larger, more modern space would allow a greater number and greater variety of recreational and educational activities and resources to be offered. I ask that these economic and educational values be recognized and added to the Downtown Specific</p>
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286	Mark Callado (via Viola Gonzales)	Resident, small business owner	Email	9/28/2019	Economic Opportunity	<p>I help small businesses create websites and optimize their online presence through SEO, digital marketing and managing their social media accounts. I also facilitate collaborative marketing campaigns to raise awareness on the benefits of purchasing from independent locally-owned businesses.</p> <p>My son Mael was born here in Oakland in 2018. My family lives right across the Main library on 14th. And Libraries continue to play a huge role in attracting families looking for a city that they want to call home. Particularly, libraries attract many aspiring entrepreneurs because of the extremely valuable resources that they provide for free. There are measurable economic benefits of having an expansive, upgraded and modern library. Throughout the nation we see that cities with thriving libraries and small businesses are cities with very happy people. Most importantly libraries and small businesses are equalizers, they bring balance to our Country that is suffering from inequality. I hope the planners understand and support this, so that we as a city will be the prime example of building equity and wealth for all who live here</p>
287	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Economic Opportunity	<p>Require apprentices from state-approved apprenticeship programs on the construction phase of any project, with a focus on working with Apprenticeship programs who recruit pre-apprentices from Cypress Mandela Training Center and Rising Sun Center for Opportunity.</p>
288	Library Commission	Library Commission	Public Meeting	9/30/2019	Economic Opportunity	<ul style="list-style-type: none"> • African Americans will not be getting the jobs touted as being created in the Draft Plan
289	Library Commission	Library Commission	Public Meeting	9/30/2019	Economic Opportunity	<ul style="list-style-type: none"> • Library is more than just a place for youth; it is multi-generational and has low-barrier access to comprehensive services. It has resources to help with job search and applications, housing applications, college search, recreation, youth leadership council, youth poet laureate program, summer reading, story time, school support, and volunteer opportunities.
290	Library Commission	Library Commission	Public Meeting	9/30/2019	Economic Opportunity	<ul style="list-style-type: none"> • Library should be characterized as an economic development tool (they have subscriptions, databases, resume workshops, job fairs, lawyers in the library, small and emerging businesses can do direct marketing research, etc.): libraries offer co-working space and maker space

291	Library Commission	Library Commission	Public Meeting	9/30/2019	Economic Opportunity	<ul style="list-style-type: none"> • Library should be part of economic development strategy; library could be equipped to assist people in the “gig” economy (where they are making their own jobs) • Plan should focus more on the educational function of the library (library picks up after school services no longer offered by local schools) • As a co-working space (when more and more jobs can be done remotely) the library can bring people together (students, elderly, homeless, etc.) for authentic interaction, building relationships and avoiding segregation
292	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Economic Opportunity	School? How can we coordinate better?
293	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Economic Opportunity	Higher education? Activating downtown?
294	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Economic Opportunity	<p>CBRE-retail leasing- trying to convince retailers to come to Oakland Needs it in City Center, Telegraph Tax credit for retailers City retail study led to Ed: problem property owners won’t rent! Because they think they can get more for another use.</p>
295	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Economic Opportunity	<p>Ari: Support the business that are here Concentrating retail? <u>Support Indie Alliance (and use to engage local business)</u></p>
296	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Economic Opportunity	Michael Jacob: Inadequate review of impacts to industrial uses (both impacts to the City and to individual businesses)
297	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Economic Opportunity	Michael Jacob: CARB Plan applies to Jack London and Howard Terminal
298	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Economic Opportunity	Richard Sinkoff (Port of Oakland): Emphasis on economic opportunity (Draft Plan)
299	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Economic Opportunity	Richard Sinkoff (Port of Oakland): Port should be noted in economic opportunity – has 84,000 jobs and supports family support-wage jobs
300	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Economic Opportunity	Richard Sinkoff (Port of Oakland): Ensure compatibility of DOSP with Port and strengthen the relationship between seaport activities and DOSP
301	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Economic Opportunity	In your planning, bringing jobs to Oakland, are you considering jobs for all ability levels?
302	Commissioners on Ag	Mayor's Commission on Aging	Public Meeting	10/2/2019	Economic Opportunity	• Older adults will be living longer and in the workforce longer. Need to address workforce opportunity including businesses that serve seniors and senior entrepreneurs (throughout the city).
303	Commissioners on Ag	Mayor's Commission on Aging	Public Meeting	10/2/2019	Economic Opportunity	• Consider using master lease program (E-2.8) to support businesses that hire a large number of older adults
304	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Economic Opportunity	• There is IMMEDIATE need [for businesses downtown]. The future is great, but it’s difficult NOW

305	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Economic Opportunity	<ul style="list-style-type: none"> • Feels like her city is working against her [as a business owner]. What about the people who have put in blood, sweat and tears [into their existing businesses]?
306	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Economic Opportunity	<ul style="list-style-type: none"> • Need a welcome packet for new businesses
307	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Economic Opportunity	<ul style="list-style-type: none"> • They would be very interested in sprucing up their façade, signage, but they looked into a new sign and the cost was too great • They don't have a place to put the sign – were told they couldn't put it somewhere else • There was an option a while ago to spruce up the outdoor space, but they didn't have the 50% to split with the City's Redevelopment program
308	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Economic Opportunity	<ul style="list-style-type: none"> • Construction companies aren't hiring African-Americans • In 1979 people were arrested because the Grove-Shafter freeway wasn't hiring African-Americans, and they found \$13 million
309	Jason Gilbertson		Email	11/4/2019	Economic Opportunity	<p>I'd like to see more retail dedicated around the uptown area traveling towards Rockridge Bart. Nowadays Broadway from say W. McCarthur to 51st is severely lacking in retail, restaurants & flair. This old area of auto body row is vastly underdeveloped with tons of potential to be an incredible area for restaurants, beer gardens, various shops, cafes, galleries, movie theaters, retail shops, etc.</p>
310	Viola Gonzales	Library Advisory Commission	Letter	11/7/2019	Economic Opportunity	<p>We urge that the DOSP Include the library in its Economic Development strategy. We recommend that the DOSP plan reflect how the Main Library offers a strategic way to achieve equity in the plan. As the city experiences a large increase in its downtown population that will be living in denser conditions, we should expect that they will expect to use their public facilities even more. We know that millennials use libraries more than any other generation. The libraries play an important role in bridging the divide by providing educational attainment and access to economic opportunity for youth and adults alike. Job, college, and affordable housing research and applications are all online. The Library offers everything from programs from basic literacy to developing resumes, job fairs, legal advice, tax preparation, access to databases for product or business research and more. [See Attachment B.]</p> <p>An expanded contemporary library can provide co-working and maker spaces for small and emerging businesses and nonprofits. The library promotes equitable business development and growth in a way that working people can access for free.</p>

311	Viola Gonzales	Library Advisory Commission	Letter	11/7/2019	Economic Opportunity	<p>The DOSP should include library services in its discussion regarding the needs of “disconnected youth” in Oakland. Attachment B for more detail.</p> <p>The Main Library offers both recreational and educational opportunities to teens and children. There were 724 programs presented to children and teens attended by over 19,030 people. These programs range from the Youth Leadership Council and the Teen Poet Laureate Programs to summer reading and children storytimes. Whether in print or through digital access, the Children’s Room and the Teen Zone are among the most popular areas in a library that is already bulging at the seams. Computers in these areas were used at least 16,493 times in a 12-month period ending June 2019. See Our Main Library is more than just a place for youth activities. The library has an important role in providing low barrier access to educational resources and economic opportunity. Job, college, and affordable housing research and applications are all online.</p>
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312	Viola Gonzales	Library Advisory Commission	Letter	11/7/2019	Economic Opportunity	<p>The following facts are not reflected in the Downtown Oakland Specific Plan. These facts establish the Main Library as a key partner in the City's ongoing economic development efforts, as follows:</p> <ol style="list-style-type: none"> 1. Access to Basic Literacy Skills: Learning to Read & Improving Literacy. The Second Start literacy program is held in the Main Library. Oakland has a high rate of people with low literacy skills. Since Oakland public school administration eliminated its adult education program, Second Start is one of the few remaining places in the City where an individual can get free literacy tutoring. Moreover, with the increasing disinvestment by the school district in its own libraries, there has been increased demand at city libraries to meet the need. 2. Access to Opportunity: widening knowledge base for individuals, small business and nonprofits The Main Library provides numerous print and online subscription databases and directories, including the Foundation Directory among many others. These resources serve nonprofits, artists and small businesses whether emerging or established. An expanded contemporary library can provide co-working and maker spaces for small and emerging businesses and nonprofits. The library promotes equitable business development and growth in a way that working people can access for free. <ul style="list-style-type: none"> • Programs - The library offers: resume workshops, job fairs for teens and adults, Instagram site @Oaklandhasjobs which highlights job openings currently available in Oakland and has weekly programs with CA State Employment Development Department (EDD). The Lawyers in the Library program offer free legal advice on matters such as setting up small businesses. The Library partners with AARP to offer free tax preparation for individuals. • Resources - The library offers the Foundation Directory which lists grants available to nonprofits and individuals, AtoZdatabases which offers direct marketing and industry research, and Gale Business Insights Essentials which offer statistics and in-depth data and industry research. 3. Access to Broadband. Over 20% in our Community do not have broadband access and the Main Library plays a crucial role continues in bridging the digital divide and making Oakland a more equitable place. <p>This is evident by the high usage of library computers in everyday life and for special educational efforts such as the upcoming Census count, designed primarily for digital users. Without the libraries, Oakland will suffer an undercount that will also undermine needed resources. The Digital Divide in Oakland is a real issue and many are impacted daily by lack of access. The libraries play an important role in bridging the existing broadband divide, providing educational</p>
313	Tim Chan	BART	Email Attachment	10/7/2019	Economic Opportunity	<p>Vital that the City continue to work to create a strong employment hub in downtown Oakland that can capitalize on the rich transit potential of the neighborhood.</p>
314	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Economic Opportunity	<p>Policy E.2.7 which supports industrial spaces and employment policies and policies meant to target historically marginalized groups (E-3.2, E-3.3, E-3.4), but by undermining Port/industrial operations in the 3rd Street area, will undermine successful growth of blue-collar jobs which consistently provide the best wages to historically impacted group</p>

315	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Economic Opportunity		removing protections for these properties (near 3rd St. and Market St.) will remove the jobs that are protected by and rely on these properties. Oakland is more likely to produce the equity and the economic opportunity outcomes that the DOSP claims to prioritize if it maintains the industrial nature of this area that support intermodal and industrial jobs, including many of the highest paid blue collar, often unionized and readily accessible to underserved community labor forces in N. America
316	Jason Gilbertson		Email	11/4/2019	Economic Opportunity		All in all, it's time to allow Oakland to shine on its own instead of always being overshadowed by San Francisco. If we must give tax exemptions for big tech & start up tech to move out of SF our Silicon Valley over to Oakland, let's do it. Thank you for your time.
317	Tiffany Eng	Old Oakland Neighbors	Email	10/4/2019	EIR	Yes	all the maps with existing data, they should have an "as of" date.
318	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	EIR	X	On EIR: if everything is unavoidable, then no use in trying to mitigate
319	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	On page 650, under Utilities, 2. Regulatory Setting, d. City of Oakland, (4) Standard Conditions of Approval, SCA-UTIL-14: Recycled Water (#91), please change the text to reflect (<i>added text in bold italics</i>): "Requirement: Pursuant to Section 16.08.030 of the Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for <i>feasible recycled water uses</i> landscape irrigation purposes unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. <i>Feasible recycled water uses may include, but are not limited to, landscape irrigation, commercial and industrial process use, and toilet and urinal flushing in non-residential buildings.</i> The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EB MUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during construction."
320	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: Please submit a written request to EBMUD to prepare a WSA.
321	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: GENERAL: EBMUD owns several rights-of-way (R/Ws) within the Specific Plan boundaries, including R/Ws 4321, 4322, 4323A, and 2731 that are located south of Embarcadero and serve EBMUD's wastewater facilities. Any proposed construction activity in EBMUD rights-of-way would be subject to the terms and conditions determined by EB MUD including relocation of the water mains and/or rights-of-way at the project sponsor's expense.

322	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: GENERAL: In order for EBMUD to better assess the infrastructure within the Specific Plan area, please include a figure that clearly details the street lines, street names, and parcels within and along the planning boundary in the Draft EIR.
323	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: WATER SERVICE: EBMUD's Central Pressure Zone, with a service elevation range between 0 and 100 feet, will serve proposed projects within the Specific Plan area. Any project within the Specific Plan area will be subject to the following general requirements (3 paragraphs related to requirements for main extensions to serve individual projects; pipeline and fire hydrant relocations and replacements to due street modifications, new development must request a water service estimate, potential for contaminated soils and that EBMUD will not install piping or services in contaminated soil or groundwater that must be handled by Hazmat and that EBMUD will not design piping or services until soil and groundwater quality data and remediation plans have been received and will not start groundwork until remediation has been carried out.
324	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: WATER RECYCLING: The Specific Plan area is within the boundaries of EBMUD's East Bayshore Recycled Water Project. EBMUD's Policy 9.05 requires 11 ...that customers ... use non-potable water for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not detrimental to public health and not injurious to plant life, fish and wildlife". Project sponsor would be responsible for any recycled water main extensions and on-site recycled water system.
325	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: WASTEWATER SERVICE: EBMUD's Main Wastewater Treatment Plant and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from the planned projects within this Specific Plan, however, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. To ensure that the projects within the Specific Plan contribute to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed projects: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

326	David Rehnstrom	EBMUD	Letter	10/9/2019	EIR	X	EBMUD commented on the Notice of Preparation and these original comments still apply: WATER CONSERVATION: Individual projects within the Specific Plan area may present an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.
327	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Landscape Architecture/Aesthetics: For the proposed work within the Caltrans right-of-way (ROW), an online Visual Impact Assessment (VIA) Questionnaire will need to be completed and provided for each location/project to quantify the visual impacts (when individual projects are in the planning phases). Viewpoints and photo simulations should be included to assess visual impacts. Avoidance and minimization measures shall also be addressed in VIA.
328	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Landscape Architecture/Aesthetics: The Draft Plan area includes sections of Classified Landscaped Freeways on 1- 880 from post mile (PM) 30.81 (Channel Park) to 32.40 (Adeline Street) and all of 1-980. These roadways are not allowed to lose their Classified Landscaped Freeway status and any work that impacts vegetation on these routes must be replaced and repaired.
329	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Landscape Architecture/Aesthetics: where enhanced connections across freeway corridors are proposed, note that aesthetic improvements to the overpasses and underpasses will be incorporated to the streetscape design (ex: aesthetic treatments to walls, rails, etc). Include the following item to implementation actions in Chapter 7 (starting on page 258) of the Draft Plan: Strengthen entrances/connections with new vegetation at and around the thresholds to the overpasses and underpasses.
330	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Landscape Architecture/Aesthetics: If any new construction disturbs existing planting and irrigation within Caltrans' ROW, then these disturbed areas are to be restored to their previous conditions (or better). If re-planting in the disturbed location is not feasible, then replanting shall occur at a nearby location within the project limits.
331	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Landscape Architecture/Aesthetics: Pages 44 and 45 of the Draft Plan shows vegetative buffers on and along Caltrans' ROW. In areas where adequate setbacks or proper ROW spacing cannot be met, buffers are to be provided on city-owned land. Additionally, vegetative buffer projects are to be funded by the City.

332	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Traffic Safety: Please ensure that all curb ramps and pedestrian facilities located within the limits of this project are brought up to current Americans with Disabilities Act (ADA) standards.
333	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Construction Projects on Caltrans ROW: Any facilities, utilities, or other construction projects that are proposed, moved or modified within, above or under Caltrans' ROW shall be discussed. Page 48 of the Draft Plan discusses proposals that would take place within Caltrans' ROW, which include modifications to 1-980, constructing a park (Webster Green) above the Webster Tube, parks under freeway structures, and unsheltered residence facilities. These proposals should be elaborated on and discussed with Caltrans management for approval as they require a Caltrans-issued encroachment permit.
334	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Industrial Zoning: discussion needed on how Draft Plan will be compatible with existing and viable industrial uses in the immediate and surrounding area to not displace these uses that <u>may provide good employemnt opportunities</u>
335	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Industrial Zoning: retention of land zoned for industrial purposes is an issue of concern for the entire Bay Area Region
336	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Industrial Zoning: Caltrans continues to support transportation and land use concepts that focus on the safe and efficient movement of goods delivered to or manufactured within these areas
337	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Industrial Zoning: Caltrans seeks to elevate the potential impact of alternative land uses with the potential health impacts of locating incompatible land uses near industrial based lands. Good land use planning ensures adequate buffers between residential, commercial and industrial uses. Buffer zones may help alleviate potential impacts relating to congestion, noise and light pollution, increased biological impacts, and increased exposure to harmful pollutants

338	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Industrial Zoning: Caltrans further recommends that aspects concerning community benefit be thoroughly researched and that industrial land use be an integral part of this Draft Plan and overall community planning process. While Caltrans is working to implement projects that improve air quality and reduce emissions, the benefits of these projects will be further realized through local land use decisions that maintain appropriate buffers between commercial and residential land uses and industrial based lands.
339	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	DEIR and Draft Plan Corrections: The maps in the DEIR do not show the updated roadway configuration with the removal of the 20th Street block at Lake Merritt. Please update the maps in the DEIR.
340	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	DEIR and Draft Plan Corrections: In the Draft Plan, a proposed pedestrian-bicycle bridge connecting Downtown Oakland to Alameda is shown in Figure M-4 on page 110. However, in the DEIR, this connection is not mentioned. Please add this to the DEIR.
341	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	As the Lead Agency, the City of Oakland is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN.) The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Furthermore, since this project meets the criteria to be deemed of statewide, regional or areawide significance per CEQA guidelines Section 15206, the subsequent EIR should be submitted to MTC and the Association of Bay Area Governments
342	Mark Leong	Caltrans	Letter	10/14/2019	EIR	x	Encroachment Permit Please be advised that any work or traffic control that encroaches onto the State ROW, requires a Caltrans-issued encroachment permit.
343	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	EIR	X	Klara Komorous: Mitigation measures are not in specific plan. Do you want the Board to weigh in on which mitigation measures to incorporate?
344	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	EIR	X	Klara Komorous: Partially mitigated alternative: 25% reduction seems arbitrary
345	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	EIR	X	Naomi Schiff: Lake Merritt channel understudied in the Draft EIR – just improved through Measure DD
346	Event Notes	Lincoln Summer Nights	Public Meeting	10/4/2019	EIR	X	DOSP EIR p.55 Figure III-11, Proposed Height Change Areas: <ul style="list-style-type: none"> • Would not support 45' in the Old Oakland area shown, 55' • Why so much showing as decreased height?
347	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	EIR	x	Peter: Carbon capture calculation? Missing from EIR

348	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	Note: regarding population numbers, these go back to the last Census taken. They are not consistent with current projections from different agencies on aging but with the new Census on the horizon we will have more consistent figures that everyone bases projections around.
349	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	We realize that seniors originally did not receive any special focus in developing the Plan and we believe that there are potential environmental impacts, specifically in the area of housing and displacement, which must be addressed and mitigated. The City must ensure that implementation of the Specific Plan does not displace seniors.
350	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	The City should also plan the development of new housing to ensure that the projected residential growth in the area accommodates a proportional number of seniors.
351	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	EIR pg 585: The population analysis in the EIR must be revised to take into account the rate of growth of the senior population, specifically within the Downtown Oakland Specific Plan area, as well as considering the special economic status of seniors.
352	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	The analysis and findings in the EIR relating to housing should be amended to include information about the existing and projected numbers of seniors currently living within the area, taking into account the fact that seniors and younger wage-earners are not fungible when projecting housing needs and analyzing possible displacement. The Commission on Aging wishes to drive home two points: 1) seniors are not just numbers and 2) senior population growth is a special, more rapidly growing subset of general population growth.
353	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	Based on the amended analysis and findings, the City should develop specifically targeted mitigation measures.
354	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	EIR	X	As an additional mitigation measure, the City should consider supporting viable, responsible programs that encourage and facilitate community housing for seniors wishing to share housing space. The Commission on Aging is currently studying several such programs.
355	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR	x	Mark (Oakland Enjoy Sunset): EIR says downtown is infill site; it is on infill.
356	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR	x	Richard Sinkoff (Port of Oakland): EIR suggests that the lower alternative would have more impacts

357	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	EIR	X	The draft EIR acknowledges this problem: <i>“The amount of acreage of parks in downtown is small in comparison to other parts of the city, and with the projected increase in population, the existing overused parks will become increasingly more overused”</i> (p. 623). On-going maintenance of the City’s parks and open spaces remains a chronic budget problem.
358	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	EIR	X	In addition to advocating for keeping the existing height limits, we support the mitigation proposal to add a shadow study to the Standard Conditions of Approval for a project that is <i>“at or adjacent to a public or quasi-public park”</i> (AES-1, draft EIR, pgs. 398-399).
359	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	EIR		EIR has the real “teeth” and not the DOSP
360	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	EIR		Karen Dea: Wants to discuss the EIR with DOSP team and willing to do a joint Chamber-Coalition meeting
361	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Hegde: How was Chinatown addressed in the EIR?
362	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Hegde: Health impact assessment was recommended by the community (page 13 of DEIR); why wasn’t this included? Does City have plans to include one?
363	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Hegde: How did we arrive at partially mitigated alternative?
364	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Hegde: Does max units in EIR include zoning incentive program?
365	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Hegde: How is Climate Action Plan being addressed, relative to cumulative impacts?
366	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		LPAB: If impact contributes to a significant, unavoidable impact, mitigation measures should be incorporated into specific plan
367	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Peter Birkholz: Advocates for surveys of existing buildings – this should be a mitigation measure
368	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Theresa: EIR: address environmental impact of displacement
369	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Alvina Wong: Howard Terminal should be addressed in EIR
370	Planning Commission	Planning Commission	Public Meeting	10/2/2019	EIR		Naomi: EIR getting short shrift
371	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	EIR	x	Peter: remove inconsistencies between DEIR and Draft Plan
372	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	General		The beginning of each chapter should be a discreet title page, and the material of the chapter should follow, building up progressively to the plans, policies and actions (without intentional repetitions), and should conclude with the “measures of success” relating to the chapter.
373	Hiroko M. Kurihara	AGD	Letter	10/2/2019	General		Regarding ALL SUCCESS MEASURE sections: a. Baseline: Please utilize numbers from 2015 and earlier if possible. b. Measure of Change: Include this with data from 2020 (and update EVERY 5 YEARS) c. Measure of Success: Include numeric and anecdotes (including “happiness”) d. Change in Funding Allocation: Track financial commitment towards actionable items

374	Hiroko M. Kurihara	AGD	Letter	10/2/2019	General		Displacement / Replacement: How will we track displacement? From what point in time? How will relocation amounts be determined? Will relocation be within the area? Or will Oakland artists move away?
375	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	General		Old Oakland is not reflected as an area on DOSP maps
376	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	General		No bars; mostly families; Old Oakland is the quiet part of downtown
377	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	General		Commission held/attended a livable city listening session in Chinatown
378	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	General		20% of Oaklanders are seniors, but seniors are only mentioned 27 times in the plan
379	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	General		In 20 years, 30% of Oaklanders will be seniors – need to be planning for this
380	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	General		Many seniors won't make the trip downtown, need support in their neighborhoods
381	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	General		Need to address not just in the increase in amount of seniors, but the changes in the population and demographics: for example, divorce rates are much higher, and many more older adults are living alone than in the past
382	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	General		Address the increase in charter schools that lack open space having impacts on downtown's open spaces
383	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	General		Worried too many ingredients in the jambalaya
384	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	General		Old Oakland is the quiet part of downtown
385	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	General		Kirk Peterson: Planning & EIR dialect
386	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	General		Myers: Howard Terminal was left out before and is included in Draft Plan
387	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	General		Public speaker: There is no plan for Lake Merritt; should be part of a specific plan
388	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	General		Chris Buckley (Oakland Heritage Alliance): Need an expanded table of contents
389	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	General		Plan should be written in plain English (avoid jargon and technical descriptions – example: “how big the buildings are going to be” and “what kind of businesses can be there”) and have a glossary of terms/acronyms

390	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	General	Laney College representatives want to keep opportunities as broad as possible (potential for hospitality, etc.). Some things listed in the Draft Plan are not possible. <ul style="list-style-type: none"> • City response: The City used the content from the Laney College Master Plan to develop concepts for the Draft Plan. The Draft Plan supports the Master Plan while giving Laney/Peralta even more options to provide value to benefit students, staff, and the wider college community. This could include providing student and/or staff housing and connecting with the mixed-use development and waterfront connections that are also proposed in the Draft Plan for the <u>Victory Court area south of I-880</u>.
391	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	General	Naomi Schiff <ul style="list-style-type: none"> • Open forum state history presidential tax incentive just signed • Oakland Monster
392	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	General	Peter: Thanks for additional time
393	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	General	Peter: Good development plan but not a good cultural or historic preservation plan
394	Roger Davies		Email	9/22/2019	General	This downtown specific plan needs to go back the drawing board, it is totally inadequate and is nothing more than a way for our city administration to try and bring in more dollars to cover unfunded pension liabilities, without making Oakland a better place to live.
395	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	General	OHA requests the Landmarks Board recommend to the City Planning Commission that the Commission direct staff and the consultants to apply the above specific comments to the next iteration of the specific plan.
396	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	General	Given the importance and complexity of the plan document, OHA also recommends that the Landmarks Board continue its discussion of the draft plan to its October meeting.
397	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Chris Roberts: Better beginning
398	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Naomi: Capitalize on virtue
399	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Mark (Oakland Enjoy Sunset): No plan for Lake Merritt; its an orphan
400	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Richard Sinkoff (Port of Oakland): Tim Franklin (Center for Sustainable Neighborhoods/Trades Council)
401	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Richard Sinkoff (Port of Oakland): Shortage of construction workers – need to address construction industry workforce with a development-specific policy
402	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Chris Buckley: OHA recommendations (detailed in letter to Planning Commission)
403	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Derek Sagehorn (East Bay for Everyone): Commend staff – good Draft plan
404	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Manus: Not seeing Chinatown
405	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Manus: Sense of what’s possible
406	Planning Commission	Planning Commission	Public Meeting	10/2/2019	General	Meyers: Vague; not a lot of concrete actions/numerical goals
407	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	General	<ul style="list-style-type: none"> • 20% of Oaklanders are seniors, but seniors are only mentioned 27 times in the plan • In 20 years, 30% of Oaklanders will be seniors – need to be planning for this

408	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	General		<ul style="list-style-type: none"> • Many seniors won't make the trip downtown, need support in their neighborhoods
409	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	General		<ul style="list-style-type: none"> • Need to address not just in the increase in amount of seniors, but the changes in the population and demographics: for example, divorce rates are much higher, and many more older adults are living alone than in the past
410	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	General		<ul style="list-style-type: none"> • Need compassionate planning
411	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	General		<p>1. Organization of the DOSP Document.</p> <ul style="list-style-type: none"> • Significant re-organization is needed to ensure clarity, way-finding, and inherently knowing where to find desired topics • Some subjects should be distinct chapters, specifically: (a) "Parks & Open Space" (b) Community Facilities & Public Amenities" (c) "Sustainability & Environmental Stewardship." "Youth Engagement" should be included among the discussion of process and methodology. • The land use designations: "Institutional" & "Government" should be used on maps
412	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	General		<p>10. Land Banking," "Inclusionary Housing," "Value Capture" "Resilience Strategies" Universal Design Planning (Disability accommodation)" "Community Benefits Planning" are concepts and policies that contemporary planning procedures must embrace and must integrate into new Master & Specific Plans and strategies.</p>
413	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	General		<ul style="list-style-type: none"> • The "Table of Contents" should be a clear "Directory" to the detailed content of the Plan. • "Parks & Open Space" should be removed from the chapter titled "Community Health" and should be a distinct chapter • The chapter on "Community Health" should be re-named "Community Facilities & Public Amenities" • "Sustainability & Environmental Stewardship" should be a distinct chapter • The beginning of each chapter should be a discreet title page, and the material of the chapter should follow, building up progressively to the plans, policies and actions (without intentional repetitions), and should conclude with the "measures of success" relating to the chapter.
414	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	General		Hegde: More concrete plans; more fully developed programmatic steps
415	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Graphics		The various maps throughout the Plan that depict "land use designations" should have an additional designation for "Institutional" (churches, schools, assembly buildings, etc), as well as a designation for "government" (government-owned buildings and parcels).

416	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Graphics	(Page 78) The data provided in the 'graphical statistics page' is not current, and should be updated.
417	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Graphics	(Page 160) The data provided in the 'graphical statistics page' should be updated and reconfigured accordingly if distinct chapters as recommended are established. .
418	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Graphics	(Page 169) Figure CH-1 (map) fails to illustrate the Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) as 'public open space.'
419	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Graphics	(Page 175) Figure CH-5 (map) fails to illustrate the Fire Alarm Building site as 'public open space.'
420	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Graphics	(Page 177) Figure CH-6 (map). It is recommended that the 'Tuff Sheds' sites are temporary incidents similar to (informal tent encampments) and should not be mapped as permanent fixtures. If desired, Tuff Sheds villages could be shown in a 'Housing and Homelessness' chapter together with informal tent encampments on a map of "homeless encampments" throughout the City (as of a specific date).

421	John Minot		Email	9/5/2019	Graphics		difficulty grasping the intensity map, LU-9 proposed and LU-10a proposed. With them only available in image form, and with completely different legends and color schemes, it is very difficult to detect practical differences. Is there available some spreadsheet or mapping file or something that can be used to actually compare features block by block?
422	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Graphics		Nowhere I could find a place where the official boundaries of the WWD correctly shown. Can this be fixed?
423	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Graphics		Diagram the vision for the potential
424	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Graphics		Old Oakland is not reflected as an area on DOSP maps
425	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Graphics		Cover image is not a great public realm image (not activated around the edges)
426	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Graphics		Would like to see a map of remaining surface parking lots
427	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Graphics		Kirk Peterson: Need cross section of downtown
428	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Graphics		Shirazi: Maps are hard for colorblind people to read (need shapes/patterns)
429	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Graphics		Public speaker: Need a list of maps/figures; maps are not legible – can't tell densities
430	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Graphics		Chris Buckley (Oakland Heritage Alliance): Revised maps are needed as soon as possible
431	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Graphics		Would be good to rotate sketch-up model (Figure LU-20 in Draft Plan) (or at least have ability to show different vantage points during presentations)
432	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Graphics		It's hard to read the Development Program table on the slides
433	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Graphics		Klara: Maps should show the by-right heights
434	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Graphics		Chris Roberts: Old Oakland is left off of most maps – combined with Chinatown on Broadway character description
435	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Graphics		•The various maps throughout the Plan that depict “land use designations” should have an additional designation for “Institutional” (churches, schools, assembly buildings, etc), as well as a designation for “government” (government-owned buildings and parcels).

436	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	X	The Plan currently contains no controls to prevent the demolition of existing rental housing to make way for new development. The DEIR's assertion on page 587 that any housing units that might be demolished to make way for new development would be replaced by a greater number of units fails to take into account that the new units will be far more expensive than the units being lost, and thus would not mitigate the loss of existing and more affordable housing. The City should either prohibit development on sites that currently have rental housing units or did so within the past 10 years, or condition approval of such projects on provision of full 1-for-1 replacement with units comparable in size and affordability.
437	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		Consider renaming this chapter: "Housing and Homelessness." Affordability is a "strategy" uniquely applicable to "housing" and to "homelessness."
438	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		(Page 81-typo) In the "Key Findings ..." box, at "3., "Polumakers" should be "Policymakers."
439	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		(Page 81) In the "Primary Challenges ..." box, a new finding is needed to define and distinguish "affordable housing" (which typically includes housing serving 50% to 120% AMI) from "homeless housing" (which is affordable for households at 20%/30% AMI and below). Housing for homeless and those of extremely low incomes is rarely included in goals for "affordable housing," and consequently is almost never produced.

440	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	(Page 81) in the Key Findings ...” box, at “1., ‘overestimated’ statistics do not concur with ‘Point-in-Time’ counts.
441	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	The discussion and treatment of “homelessness” is scattered incoherently throughout the chapter, which makes it difficult to parse coherent treatments of either “Housing” as a subject or “Homelessness” as a subject. “Housing” and “Homelessness” should be treated separately within the chapter.
442	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	(Page 85) At “Strengthen protections ... ,” the statement: “The City should amend the Condominium Conversion Ordinance to expand the units covered ...” is contrary to the intent of the ordinance (“no loss of rental housing”) and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council.
443	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	(Page 86) The final paragraph lacks a corresponding “action item.”
444	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	Final paragraph on Page 86: This paragraph should also be more expansive in ensuring “value capture” arising from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” -- which is Oakland’s critical need.

445	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		Final paragraph on Page 86: Should more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe parking sites, in addition to micro units and accessory dwelling units (ADUs).
446	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is “extremely low income housing.” The objective of any “leveraging” of city-owned land must be to accomplish that same goal.
447	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		The City should implement an active policy of “land-banking” to the maximum extent feasible, including inventorying and acquiring excess land and buildings in Oakland from private sources as well as from other governmental agencies.
448	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		(Page 90) Reconsider Paragraph H-1.3. Oaklanders love their libraries and desire them to remain as unique places of culture and interaction that belong to all residents. The City is not yet so desperate that its libraries must be constructed with housing above.
449	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability		(Page 90, Paragraph H-1.6) “Value-capture” mechanisms to be productive can only be operative when zoning can expand. Value-capture is not productive when maximum zoning is already in place (i.e., “by-right”).

450	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	(Page 91, Paragraph H-1.7) If RHNA goals are to be achieved, mechanisms must be defined and established to assure that the goals are not just 'aspirational., but that operational mechanisms are in place and are implemented toward making the goals attainable, and thereby to avoid penalties by the State for non-achievement.
451	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	Oakland must enact an "Inclusionary Housing Policy and Program." Oakland is alone in differing from all other Bay Area jurisdictions that have impact fees also have and enforce "inclusionary housing requirements." Oakland has long graduated from the mistaken belief that "if requirements are put on development, developers wont build in Oakland." The 9,000 housing units nearing completion belie that idiom; the lack of which is the reason that only 3% of newly built housing is affordable, none is housing for extremely low-income households.
452	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Housing and Affordability	The most venerable of Oakland populations are long-time seniors on fixed incomes. Unable to adjust to rent increases that outstrip changes In Social Security or income sources, these populations are more susceptible to loss of their housing with few, if any, alternatives to find or maintain shelter. Strategies such as income subsidies should be recommended.
453	James Vann	Coalition of Advocates for Lake Merritt (CALM) Oakland Tenants Union (OTU)	Email Attachment	10/1/2019	Housing and Affordability	Years ago, City Council adopted a uniform requirement of "25% Affordable Housing" in all "redevelopment areas" ... this includes the DOSP. For possible attainment of Oakland's RHNA targets, 50% of the required "affordable housing" must be for households at "extremely low income" (30% AMI and below).
454	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Housing and Affordability	(Page 90, Par. H-1.3) LIBRARIES are NOT Opportunity Zones: Libraries as vital public places of culture, technology, education, and interaction. The City is not so desperate that its libraries must be constructed with housing above. Do not designate them as "opportunity sites."
455	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Housing and Affordability	There is regional need for housing – is Atherton going to pay for it?
456	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Housing and Affordability	What else can an EIFD fund?
457	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Housing and Affordability	fast track affordable housing development
458	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Housing and Affordability	The plan must provide specific zoning measures and incentives for furnishing housing to those with no-to-very-low income, rather than leaving it to CalTrans to provide improvised camping under its blighted freeway overpasses

459	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Housing and Affordability		The plan should address homelessness in a coherent section, not a as collection of sidebars
460	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Housing and Affordability		Create special zoning and land use designations for the county-owned buildings at 4th and Broadway, to accommodate adaptive reuse as permanently affordable housing
461	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Housing and Affordability		Provide incentives for Single-Room-Occupancy buildings to remain so, and for new ones to be established in locations convenient to extant services, for example, near the Henry Robinson building and along San Pablo Ave
462	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Housing and Affordability		As part of the equity strategy, establish target numbers of presently homeless or at-risk residents who will be housed in the downtown area, not in tents, but in structures
463	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Housing and Affordability		As part of the equity strategy, safeguard park usability and accessibility for all citizens by providing permanent housing to those currently dwelling in parks, such that the parks are freed up for public use
464	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Housing and Affordability		H – 1.9 on page 91 – This strategy suggests encouraging hotel development yet not having it as a permitted use and limiting height minimizes the ability to achieve this objective. For example, an interesting hotel with a cultural, art theme would help businesses in this area thrive and would also relieve the stated pressure on SRO conversion.
465	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Housing and Affordability		H – 1.11 on page 91 – This strategy repeats the desire for more dense housing, yet the restrictions we’ve previously identified [relatively low heights around Arts & Garage District] contrast this objective.
466	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Housing and Affordability		H – 3.2 on page 93 – Live/work zoning should include all of 25th Street as well. If artists are in this area, then they should be provided opportunities to have proximate housing as well.
467	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Housing and Affordability		Commissioners like the policies to promote universal design
468	Sara Bedford	City of Oakland Health & Human Services	Email	8/7/2019	Housing and Affordability		Carrying off this riff, would love to see more language about age friendly versus family friendly (which implies families w/young children) But I see changes. Being careful not to drive senior efforts only around disability and diminishing capacity -- asset based
469	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Housing and Affordability		How is housing being constructed?
470	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Housing and Affordability		There is regional need for housing – is Atherton going to pay for it?
471	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Housing and Affordability		For the plan’s percentage breakdown of housing vs. commercial – what assurance is there that the plan will produce any residential?
472	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Housing and Affordability		Evaluate income-level target when analyzing choice between impact fee or inclusionary (there are significant equity impacts).
473	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Housing and Affordability		Kirk Peterson: How many people live downtown; what is possible under current zoning?
474	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Monchamp: P. 95 (Housing Measures of Success) need numeric metrics
475	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Myers: P. 90 H-1.2 (Leverage the city’s inventory of publicly-owned land in a manner that supports housing affordability for Oakland residents) – too vague

476	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Myers: Disagrees with the strategy of selling public land to use money elsewhere and not using it directly for housing
477	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Myers: Need affordable housing downtown – we are able to build affordable housing elsewhere, not here
478	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Myers: How do these policies/relate to public lands strategy?
479	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Myers: Action item 44 (ordinance to prohibit discrimination against formerly incarcerated people) – good!
480	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Myers: Need affordable housing downtown (not leverage fees collected downtown and build elsewhere); there will be many low wage jobs created downtown and there will be a housing mismatch
481	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Housing and Affordability		Jeff Levin (EBHO): Displacement, housing, homelessness are not adequately addressed
482	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Housing and Affordability		Plan is weak on housing unsheltered residents; needs more aggressive policy statements: <ul style="list-style-type: none"> • It's a major business problem as well. • Look to 430 & 401 Broadway, which are owned by the County • Incorporate the recommendations of the Mayor, Joe DeVries, etc. and look at short and long-term solutions [Note: the DOSP has worked w/the Mayor's staff and Joe DeVries and will follow the approach of the updated PATH Plan, once it is published]
483	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Housing and Affordability		Affordable Housing: <ul style="list-style-type: none"> • Clarify that (in slide 25) the support for affordable housing downtown is not in opposition to housing outside of downtown; its more of an affirmative statement that affordable housing must be downtown and in other areas in the City. • Check the assumption that affordable housing wouldn't be built downtown if we don't target housing funds to the downtown – the City has been building housing downtown; is it spending more per unit here?
484	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Housing and Affordability		needing robust policies around addressing homelessness specifically sheltering the homeless
485	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Housing and Affordability		Where does the statement that the downtown accounts for 25% of the City's affordable housing come from? More useful would be the number of affordable units citywide vs. downtown, or what the current % of affordable housing is downtown. In 2015? In 2018? How much is deed-restricted?
486	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Housing and Affordability		Meeting the RHNA is not a good goal for the breakdown of affordable units by income; need to prioritize low and very low
487	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Housing and Affordability		Does SB 330 limit application of impact fees? <ul style="list-style-type: none"> • City response: City will look into implications of SB330.

488	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Housing and Affordability	How are hotels addressed in the Draft Plan? Specifically, where will they be allowed? <ul style="list-style-type: none"> City response: Policy H-1.9 in the Draft Plan encourages the development of more commercial hotels downtown to relieve pressure to convert permanent housing units and SRO hotels to short-term tourist rentals. Specific locations for permitting hotels will be identified in the zoning update.
489	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Housing and Affordability	How does the plan address gentrification? (this isn't fleshed out in the Draft Plan) <ul style="list-style-type: none"> Displacement can result from gentrification. Displacement is identified as an equity indicator in the Draft Plan. Page 24 of the Draft Plan lists all of the policies included in the Draft Plan that address displacement.
490	Event Notes	Lincoln Summer Nights	Public Meeting	10/4/2019	Housing and Affordability	<ul style="list-style-type: none"> "Long lines for low income housing!" "Oakland is wonderful, just need affordable housing and more parking" "Big house" "More moderate to low-income housing!"
491	Event Notes	Thursdays at Latham Square	Public Meeting	9/19/2019	Housing and Affordability	"Affordable Housing!"
492	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Housing and Affordability	<ul style="list-style-type: none"> - No unlimited height; need to leverage to create use of density bonuses - SB35 did calculations – you can almost pencil at density bonus with 35% affordable rates without outside subsidy - We can use SB35 - Buy upgrade update capital stack
493	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Housing and Affordability	Policies don't do enough to increase housing (affordable housing)
494	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Housing and Affordability	Enhanced Infrastructure Financing District (EIFD) <ul style="list-style-type: none"> Only works in SF because it's city and county Need to coordinate with Alameda County Focus on this!
495	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H-1.1 p.90): make sense, but when there are limited funds...
496	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H-1.1 p.90) Nikki: Important to have a focus around downtown
497	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H-1.1 p.90) City response: are you building ownership units downtown? Condo model, coop, land trust could see <ul style="list-style-type: none"> Building in West Oakland People aren't building condos (affordable) with subsidies; no subsidies for homeownership opportunities. Increase points in NOFA for homeownership Only a few developers doing homeownership Habitat doing 85 units in West Oakland
498	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H-1.2 p.90) <ul style="list-style-type: none"> No distinction of ownership vs. rental Important to create wealth

499	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H-1.10 p.91) EBPREC: <ul style="list-style-type: none"> • Another city-co-living problem require a number of 2-bedrooms at market rate, even though it's offered at below market rate – work with County? <ul style="list-style-type: none"> o EBPREC were able to prove it'd stay affordable, but did not have a lot to demonstrate or prove this; what if City signs off on it? • Community land trusts are acquiring land and paying property tax at market value
500	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H 2.12 p.93) <ul style="list-style-type: none"> • Prioritize and be more proactive • Oakland has AMI restrictions • We need inventory to be built for this to be effective
501	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	1. Plan claims to address equity and cites affordability, displacement and homelessness as primary equity issues. These have also come up repeatedly as major concerns in public meetings. 2. Because people of color are disproportionately affected by affordability and homeless issues and disproportionately at risk of displacement, racial equity issues cannot be adequately addressed without a clear strategy to maintain and increase the percentage of affordable housing in the downtown. The Draft Plan moves us in the opposite direction. 3. The goal of 15% – 25% affordable housing would reduce the percentage of affordable housing in the Plan area and works against achieving equity objectives
502	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	Plan fails to consider strategic downzoning in certain areas in order to make incentives and bonuses for housing more feasible. Looking only at increasing intensity from existing permitted levels is not enough.
503	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	Too many policies/actions say “continue”, “explore” and “maintain”. These are not new actions, and yet it's clear that existing policies have been inadequate, since less than 10% of new housing in the downtown is affordable.

504	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	Comments on Specific Policies and Actions (pages 90-93) H-1.2: Should read "Leverage the city's inventory of publicly-owned land by adopting an ordinance to implement the policies contained in the public land policy as outlined in Resolution Number 87483 C.M.S.
505	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	Publicly-owned sites should be prioritized for public uses such as sheltering the homeless population or providing affordable housing.
506	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	H-1.5: We support increasing the jobs-linkage fee, including consideration of expanding the fee to cover other non-residential uses not currently covered.
507	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	H-1.2: We support studying an inclusionary housing policy downtown as an addition to rather than a replacement for the existing impact fee. Any analysis of fees and inclusionary requirements should consider the income levels likely to be targeted by each policy. In most cases, projects funded with impact revenues will target much lower income levels than are typically reached by inclusionary housing policies. This study should also include reassessing the current on-site alternative compliance mechanism in the fee ordinance, to ensure that the onsite option yields an equivalent outcome to payment of the fee.
508	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	H-2.3: We support efforts to expedite review and approval of 100% affordable housing projects. The City should explicitly encourage and promote the use of SB 35 streamlining provisions for affordable housing.

509	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	H-2.4: Any revisions to the condominium conversion ordinance must continue the basic objective of the ordinance, which is to ensure that there is no net loss of rental housing as a result of condominium conversions. We do not support actions to promote homeownership that come at the expense of existing tenants or that reduce the supply of rental housing. Amendments to the condo ordinance are currently scheduled for consideration by the Community and Economic Development Committee on October 22, 2019, so this action may not be needed in the final Plan.
510	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	Measures of Success (pages 94 and 95) 1. A target of 15% to 25% affordable housing will result in a reduction of the percentage of housing affordable to lower income households in the downtown area. This is likely to reduce the percentage of persons of color in the downtown and is in contradiction to the Plan's stated goals of advancing racial equity. Moreover, we are not in favor of using the RHNA proportions to target affordability levels when the RHNA itself calls for 47% of new housing to be affordable to moderate income and below, not 15%-25%. Even at 25% "affordable", the result would be as follows: Income Level RHNA Downtown Plan Above Moderate 53% 75% Moderate 19% 10% Low 14% 7.5% Very Low 7% 3.75% Extremely Low 7% 3.75% If the overall targets for affordable housing cannot match the RHNA, then affordable housing targets need to prioritize those with the most pressing housing needs, which are households at
511	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	The measure of success for cost burden should be disaggregated by income level. Replacing low income households with above-moderate income households will result in lower overall cost burden but not by reducing cost burden for those households who are currently cost-burdened or severely cost-burdened, as those are concentrated in the very low and extremely low income categories in particular. We need to see measures of cost burden by both race and income level.
512	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	Make Homelessness part of a section called Affordable Housing and Homelessness, with Homelessness as coherent section.

513	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	(Page 177) Fig. CH-6 (map). The 'Tuff Sheds' sites are temporary, similar to informal tent encampments, and should not be mapped as permanent. (the mismapped one near the Lake channel is being discontinued)Tuff Sheds villages could be shown in a "Housing and Homelessness" chapter along with informal tent encampments.
514	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	(Page 85) At "Strengthen protections ... ," the statement: "... amend the Condominium Conversion Ordinance to expand the units covered ..." is contrary to the intent of the ordinance ("no loss of rental housing") and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council.
515	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Housing and Affordability	(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is "extremely low income housing." The objective of any leveraging of city-owned land must be for that same goal.
516	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Housing and Affordability	Robert Rayburn BART adopted 35% affordable and it's working. Bump up the goal! Zach: yeah, but leased land to developer
517	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	James Vann (CALM, Homeless Tenants): Retitle the housing chapter "Housing and Homelessness"
518	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	James Vann (CALM, Homeless Tenants): Put more attention to value capture, public land, inclusionary zoning, land banking, community benefits
519	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	Mary Ellen (Shelter Oakland): Need solutions to homelessness
520	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	Mary Ellen (Shelter Oakland): House current homeless/close to homeless
521	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	Mary Ellen (Shelter Oakland): Zoning measures to provide low and very-low income housing
522	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	Mary Ellen (Shelter Oakland): Homelessness as a coherent section – its own chapter
523	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability	Mary Ellen (Shelter Oakland): Use County properties at 4th and Broadway for permanent housing

524	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Mary Ellen (Shelter Oakland): Special zoning and land use as permanently affordable
525	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Mary Ellen (Shelter Oakland): Incentives for SRO
526	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Mary Ellen (Shelter Oakland): Establish target numbers for present homeless to be permanently housed
527	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Theresa: Lack of affordable housing; lacks specifics, doesn't address the truly poor
528	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Theresa: Low goals and lack of accountability, specifically 25% is too low and there are no associated income categories (i.e., extremely low-, very low-income, etc.)
529	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Jeff Levin: Don't use the RHNA breakdown as affordability targets: focus on lowest income levels
530	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Jeff Levin: Affordable housing goal is too low (page 94)
531	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Paul: Opportunity sites too limited (need housing)
532	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Derek Sagehorn (East Bay for Everyone): Existing low-income housing
533	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Housing and Affordability		Tara: Don't become a bedroom to SF
534	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Housing and Affordability		I'm wondering the type of design plan you are talking about for universal design requirements, would you be requiring housing developers to have a certain number of units designed specifically for people using wheelchairs or just the standard building code, which often creates units which are not suitable for all members of the community
535	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Housing and Affordability		right now the Oakland housing and community development, is contemplating whether to make residential access resources grants for loans and grab bars directly to renters as opposed to currently policy, them having to enlist their landlords to apply on their behalf. If the goal was to reduce displacement by making existing units accessible it will help if renters are doing the labor. I encourage you to encourage city leadership to make those resources available to renters
536	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Housing and Affordability		if you've considered residential communities for people with intellectual and developmental disabilities. What brought to mind was a specific organization called the Kelsie who they are looking to have a housing project that is inclusive and a multi-family housing community which is pretty rare in the east bay. I was thinking that would be a really wonderful addition in terms of having an inclusive downtown. and also, thinking about how housing for care takers, for people with disabilities can be incorporated. Trying to think how services for people with intellectual disabilities are incorporated into this plan
537	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Housing and Affordability		• Commissioners like the policies to promote universal design

538	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Housing and Affordability	•Need affordable housing for business owners
539	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Housing and Affordability	•Why has the City only collected \$8million of the \$25million in impact fees it should have collected?
540	Jason Gilbertson		Email	11/4/2019	Housing and Affordability	Also, in regards to housing, building up is the way to go. Mixed use building are brilliant ideas, especially in regards to bringing much needed retail.
541	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Housing and Affordability	Provide zoning provisions to meet a substantial goal of housing to relieve homeless encampments in Lake Merritt parklands and along the Lake Merritt Channel. We are very concerned to see effective solutions that will eliminate encampments along Lake Merritt's shoreline and the Channel by providing housing and services for the campers.
542	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Housing and Affordability	The maintenance of this parkland is in part severely challenged by homeless individuals resorting to camping there. One of the plan's measures of success is " <i>the number of people moving from homelessness to transitional and permanent housing increases...</i> " (p. 95). This aspirational statement needs a targeted number and zoning provisions and strategies to accomplish it.
543	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Housing and Affordability	There should be an additional goal to reduce the number of encampments. The plan's current statement won't make a dent. The plan should provide for a truly significant number of units of affordable housing at the deepest levels of subsidy to begin to address the increasing number and size of encampments.
544	John Minot	East Bay for Everyone	Letter	11/4/2019	Housing and Affordability	Currently, the DOSP fails to give neighborhoods equitable amounts of housing growth. As written, the DOSP concentrates 14,600 housing units—nearly half of the DOSP total—in the Jack London District, cut off from the rest of downtown and BART by Interstate 880. Many of these opportunity sites are current or former industrial uses, which as brownfield projects will take decades to realize a full build-out. Conversely, more affluent neighborhoods within the plan area, such as Lakeside and Uptown, receive small fractions of this figure. Such places should be considered for additional planned capacity.
545	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	1. [E]ven though downtown has the highest concentration of single-room occupancy (SRO) housing units, the absolute number is but a fraction of Oakland's previous inventory (31 SROs in 2004). The DOSP should structure incentives for Single-Room-Occupancy buildings to remain so, and for new ones to be established in locations convenient to extant services, for example, near the Henry Robinson building and along San Pablo Ave. (DEIR pp 576, 579)
546	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	2. Establish target numbers of presently homeless or at-risk residents who will be housed in the downtown area, not in tents, but in structures. (DEIR pp 31, 83)

547	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	3. Importantly, the very fundamental language about housing affordability lacks precision necessary to be relevant and actionable. Specifically, the term "affordable housing" is a gross misnomer. The HUD standards applicable to the Bay Area, define affordable rental housing (for a family of 4) as housing affordable to households with incomes between 40%-80%of the area median income (AMI), or \$49,560 to \$98,550 per year. The average income of Oakland households who live in the flatlands is approximately \$42,000 per year. In other words, no working-class family in Oakland can afford what qualifies as "affordable housing." "Extremely Low Income" is HUD's term for households at 30% AMI, or below (incomes of \$37,170 and below). For homeless persons or households displaced through unaffordable rents, the average income is \$22,000 per year. No housing is developed that is affordable for these households. Unless these households possess a HUD "housing choice voucher (Section 8 certificate ... where the waiting list has been closed since 2014), their only available alternative is living on the street. The DOSP must appropriately re-name the housing needed not simply as "affordable housing," but must address the massive provision of housing for "No Income to Extremely Low Income" households. The DOSP must appropriately re-name the housing needed not simply as "affordable housing," but must address the massive provision of housing for "No Income to Extremely Low Income" households.
548	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	5. Include affordable housing for no-to-very-low income residents as a community benefit, with appropriate incentives, and set as a goal to house all current downtown residents rather than displacing them, which will allow us to improve areas currently used as campsites. (DEIR p. 97, 578)
549	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	6. Sadly, the Plan persists in apparent reliance on the City's Affordable Housing Trust Fund the size of which to date is unknown. The mechanism for building this trust fund is fundamentally flawed. "Impact fees" can never adequately be a substitute for building affordable units. The maximum "impact fee" is \$22,500/unit -- less than 60% of which goes into the trust fund for the production of affordable units. The current cost of producing a 2-bedroom rental unit is \$600,000 to \$700,000, minimum. Naturally, developers of market-rate housing will choose to pay the "impact fee" instead of building "affordable units". This flawed funding mechanism leads to the unacceptable outcome of "affordable units" incorporated in market developments at less than 3% of the units. The build rate of affordable housing is totally outpaced by the development of market rate housing, so that less than 7% of all new units since 2015 are affordable at any level. The DOSP should directly address Oakland's urgent need to adopt "inclusionary housing standards" (requirement of a certain percentage of affordable units in any multi-unit project) as all other Bay Area cities already require.
550	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	7. [T]he scourge of encampments, car and RV camping along with the attendant health risks should be addressed discreetly with separate strategies and programs. The Plan area is home to 25 major encampments and one ad hoc RV parking locations. The DOSP should institute a quarterly census of people living in encampments, cars and RV's as a metric of progress and a barometer of effectiveness. (DEIR pp31, 83)

551	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	<p>The Bad</p> <p>There is a disconnect between the plan assumptions and the experienced reality of downtown Oakland. Generally, the disconnects infer an optimistic future which is not realistic. For example, the assumption that there is a relatively stable base of affordable units p.78, does not match accelerated displacement and the subsequent flow into homelessness (47% increase between 2017 and 2019).</p>
552	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	<p>The Ugly</p> <p>The DOSP does not demonstrate concrete steps to improvement in homelessness and is at best anemic (less than ambitious) in defining programs. Illustratively, revised Strategy H1.4 p.90, states: "Study increasing the City's affordable housing impact fees, with a goal of potentially dedicating a portion of the new revenues generated to affordable housing production in downtown." The absence of a results orientation and measurable steps toward concrete results, damages the Plan's credibility. As part of the equity strategy, establish target numbers of presently homeless or at-risk residents who will be housed in the downtown area, not in tents, but in structures. (DEIR pp 31, 83)</p>
553	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	<p>The DOSP goals are in conflict with articulated improvements. To illustrate, currently 24% of the units in downtown are income restricted; DOSP targets 15-25% of new units at some level of affordability; this will actually reduce the percentage of affordable housing in the Plan area and <u>works against achieving equity objectives.</u></p>
554	Shelter Oak	Shelter Oak	Email	11/7/2019	Housing and Affordability	<p>Achieving a diverse mix of housing within the Plan area requires ambitious and creative financing alternatives. New 2017 Opportunity Zones should become the focus of development for all levels of affordable housing including no to very low-income housing.</p>

555	William Threlfall	Measure DD Community coalition	Letter	11/5/2019	Housing and Affordability	<p>Provide zoning provisions to meet a substantial goal of housing that relieves homeless encampments in Lake Merritt parklands and along the Lake Merritt Channel</p> <p>The plan must offer effective solutions that will eliminate encampments along Lake Merritt's shoreline and the Channel by providing housing and services for the campers. The maintenance of this parkland is in part severely challenged by homeless individuals resorting to camping there. One of the plan's measures of success is "the number of people moving from homelessness to transitional and permanent housing increases..." (p. 95). This aspirational statement is not backed up by zoning provisions and strategies to accomplish it. There should be an additional goal to reduce the number of encampments. The plan's current statement won't make a dent. The plan should provide for a truly significant number of units of affordable housing at the deepest levels of subsidy to begin to address the increasing number and size of encampments. The plan calls for up-zoning for residential development. This is a mistake that should be corrected. Increased density is acceptable under a two-tier zoning approach that allows greater heights/more dwelling units in exchange for significant community benefits such as affordable housing. It's disappointing that the Incentives Study commissioned by the City will not be available until after the period for making comments on the plan and draft EIR is closed.</p>
556	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Housing and Affordability	<p>3. "Housing" should be "Housing & Homelessness."</p> <p>4. "Homelessness" is a new and pervasive land use phenomenon that is not likely to disappear and must be given serious treatment in the Plan.</p>
557	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<p>Housing and Affordability – Chapter 02</p> <ul style="list-style-type: none"> Consider renaming this chapter: "Housing and Homelessness." Affordability is a "strategy" uniquely applicable to "housing" and to "homelessness."
558	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> The City should implement an active policy of "land-banking" to the maximum extent feasible, including inventorying and acquiring excess land and buildings in Oakland from private sources as well as from other governmental agencies to serve unmet housing and homelessness needs.
559	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> (Page 78) The data provided in the 'graphical statistics page' is not current, and should be updated.
560	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> (Page 81-TYPO) In the "Key Findings ..." box, at "3.", "Polumakers" should be "Policymakers."
561	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> (Page 81) In the "Primary Challenges ..." box, a new finding is needed to define and distinguish "affordable housing" (which typically includes housing serving 50% to 120% AMI) from "homeless housing" (which is affordable for households at 20%/30% AMI and below). Housing for homeless and those of extremely low incomes is rarely included in goals for "affordable housing," and consequently is almost never produced.

562	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •(Page 81) in the Key Findings ...” box, at “1., “overestimated’ statistics do not concur with ‘Point-in-Time’ counts.
563	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •The discussion and treatment of “homelessness” is scattered incoherently throughout the chapter, which makes it difficult to parse coherent treatments of either “Housing” as a subject or “Homelessness” as a subject. “Housing” and “Homelessness” should be treated separately within the chapter.
564	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •(Page 85) At “Strengthen protections ... ,” the statement: “The City should amend the Condominium Conversion Ordinance to expand the units covered ...” is contrary to the intent of the ordinance (“no loss of rental housing”) and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council.
565	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •(Page 86) The final paragraph lacks a corresponding “action item.” This paragraph should also be more expansive in ensuring “value capture” arising from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” -- which is Oakland’s critical need -- and should more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe parking sites, in addition to micro units and accessory dwelling units (ADUs).
566	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is “extremely low income housing.” The objective of any “leveraging” of city-owned land must be to accomplish that same goal.
567	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •(Page 90) Reconsider Paragraph H-1.3. Oaklanders love their libraries and desire them to remain as unique places of culture and interaction that belong to all residents. The City is not yet so desperate that its libraries must be constructed with housing above.
568	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •(Page 91, Paragraph H-1.7) If the City’s RHNA goals are to be achieved, mechanisms must be defined and established to assure that the goals are not just ‘aspirational., but that operational mechanisms are in place and are implemented toward making the goals attainable, and thereby to avoid penalties by the State for non-achievement.
569	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •Oakland must enact an “Inclusionary Housing Policy and Program.” Oakland is alone in differing from all other Bay Area jurisdictions that have impact fees and also have and enforce “inclusionary housing requirements.” (The two policies are not contradictory.) Oakland has long graduated from the mistaken belief that “if requirements are put on development, developers wont build in Oakland.” The 9,000 housing units nearing completion belie that idiom; the lack of which is the reason that only 3% of newly built housing is affordable, none is housing for extremely low-income households.
570	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> •The most vulnerable of Oakland populations are long-time seniors on fixed incomes. Unable to adjust to rent increases that outstrip adjustments In Social Security and other fixed income sources, income for this demographic is quickly outpaced by inflation increases making the elderly more susceptible to loss of their housing with few, if any, alternatives to find or maintain shelter. Strategies such as “income subsidies” should be recommended.

571	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> Years ago, City Council adopted a uniform requirement of “25% Affordable Housing” in all “redevelopment areas” ... this includes the DOSP. For possible attainment of Oakland’s RHNA targets, 50% of the required “affordable housing” must be for households at “extremely low income” (30% AMI and below).
572	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Housing and Affordability	<ul style="list-style-type: none"> Precincts formerly with high concentrations of Black residents have been particularly decimated by displacement, evictions, gentrification such that in just the last decade Oakland’s Black population has decreased by almost 30%. The DOSP must incorporate strategies that stabilize, vitalize, regenerate, preserve, protect, and economically enables the City’s Black population. [Race & Equity]
573	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	the Plan itself, particularly the affordable housing strategies and policies, falls short of providing concrete equity solutions
574	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	issues of housing affordability, displacement of existing residents and businesses, and homelessness as some of the most urgent concerns they want the plan to address; Without specific, concrete strategies and policies to address those issues, the Plan will not accomplish its stated goals to advance racial and economic equity
575	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	A primary concern is that the Plan goals for affordable housing are far too low
576	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	The plan presents a range of goals, from 15% to 25% of new development, for future affordable housing construction. This will result in a reduction in the percentage of downtown housing that is affordable. Coupled with vacancy decontrol requirements in rent control and the threat of loss of housing from condo conversion, demolition, and other causes, this will result in less diversity downtown, not more. And because there is a disparate impact on people of color, seniors, people with disabilities and other protected classes, it raises significant concerns about fair housing and the potential for exclusion rather than inclusion
577	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	[Plan’s] goals fall far short of what the City needs to do to meet its Regional Housing Needs Allocation targets by income level. As noted in the City’s Housing Element, the RHNA numbers for the 2015-23 Planning Period allocate 28% of the City’s housing need to the very low and low income categories, and an additional 19% to moderate income. A housing production target of 15%-25% falls short of this ratio, which is of particular concern given the current imbalance in what has been permitted to date
578	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	Prioritizing housing affordability is all the more critical because the City has failed to meet its RHNA needs for very low, low and moderate income housing but has greatly exceeded its need for above moderate income housing. Since 2015, the City’s building permit activity has yielded more than 92% above-moderate income housing units (not affordable to the vast majority of the City’s existing renters and first-time homebuyers) and less than 8% affordable units. The “housing balance” is even worse in the downtown are

579	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	The Housing section needs to be specific and concrete. We need something more than just an inventory of existing programs and policies. Language like “explore” and “consider” are not a plan – they are what is supposed to happen in the course of developing the plan. As the City develops the Draft Plan and in particular the implementation section, specific policies, strategies and potential resources should be identified and the City should commit to pursue those to the <u>maximum extent possible</u>
580	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	We believe the Plan should set ambitious targets that more closely align with actual needs, calculate the gap in resources and policies needed to achieve those targets, and then lay out a plan to fill those gaps. A simple continuation of existing policies will not achieve this, since to date existing policies have yielded only 8% affordable housing compared to 92% higher end market-rate housing
581	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	The Plan contains almost no actions to address current homelessness or prevent further homelessness from taking place - The chapter on Housing and Affordability must include strategies and policies to address this issue. We recommend the addition of a fourth outcome and set of supportive policies that are explicitly focused on better assistance for the current unhoused population – including strategies that provide permanent housing and not just temporary or transitional housing – and measures to prevent further homelessness
582	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-1.2: This policy should more explicitly reference policies already established by the City Council with respect to surplus public land. Specifically, this policy should read “Leverage the city’s inventory of publicly-owned land by adopting an ordinance to implement the policies in the City’s adopted public land policy, Resolution Number 87483 C.M.S. adopted on December 11, 2018
583	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-1.6: This policy should refer to creation of multiple new revenue streams dedicated to supporting construction and preservation of affordable housing. While EIFDs are one such approach, it is not the only one. We support the use of a range of value-capture approaches, and these should be called out in addition to EIFDs
584	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-1.7: We are not in agreement with the proposed target breakdown of new affordable units by income category.
585	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-1.12: We support studying an inclusionary housing policy as an addition to rather than a replacement for the existing impact fee. However, if the City is considering replacing the impact fee with an inclusionary zoning requirement, it must ensure that any inclusionary requirement produce the same number of units, and at the same depth of affordability as the fee would yield. If an inclusionary requirement is adopted, the City should provide enough flexibility to allow this to be met not just by affordable units within a market-rate building, but also through subdividing larger parcels to permit adjacent market-rate and 100% affordable projects, and allowing the affordable units to be built on adjacent or nearby parcels

586	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-2.3: We strongly support expediting the review and approval of 100% affordable projects. We recommend adopting provisions for ministerial approval of affordable housing projects that conform to current zoning (including any density bonuses provided). At a minimum, this should include adoption of procedures and training of staff on the applicability of SB 35 streamlining and other State laws, but we urge the City to consider streamlining measures that go beyond basic State requirements
587	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-2.4: We are opposed to replacement of the current condominium conversion ordinance that would change its basic purpose. The condominium conversion ordinance was not adopted to provide enhanced opportunities for homeownership. It is intended to protect the city's rental housing stock from being diminished. Revisions to the condominium conversion ordinance must continue its basic objective, to ensure that there is no net loss of rental housing as a result of conversions.
588	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	As Planning staff are aware, we have been working for several years on changes to the condominium ordinance that would extend coverage to 2-4 unit buildings, strengthen the requirements for "conversion rights" to ensure that genuine replacement units are added to the rental housing supply before conversions can take place, provide for better noticing, and ensure that tenants get adequate relocation assistance and priority for the replacement units. Planning staff has been consulted on this language and we are surprised to see a different proposal here. This language should be deleted and replaced with language that is consistent with the efforts already underway.
589	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-2.9: Provision of supportive services is important for affordable housing and critical for SROs and housing targeted to people with special needs. This Policy needs to be more specific. The City should pro-actively work with Alameda County and other entities to provide multi-year funding for services. Currently most services are funded only annually even though the housing is restricted to these populations for at least 55 years. This poses particular challenges for SROs and other special needs housing
590	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-2.10: The City's affordable housing regulatory agreements already require prioritization of units for people who were displaced by "no-fault" evictions. The City should consider expanding the definition of displacement to include persons who were forced to move due to an unaffordable rent increase or series of rent increases (with appropriate documentation)
591	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	H-2.14: We strongly support measures to ensure that housing meets, at a minimum, basic habitability standards. At the same time, any pro-active inspections and enforcement must include provisions to protect residents from both direct displacement due to the rehabilitation work needed and economic displacement from the pass-through of the costs of that work in the form of higher rents that may be unaffordable to low income tenants.
592	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability	If the overall targets for affordable housing cannot match the RHNA, affordable housing targets must prioritize those with the most pressing needs— households with lowest incomes

593	Jeff Levin	EBHO	Email Attachment	11/8/2019	Housing and Affordability		The measure of success for cost burden should be disaggregated by income level. Replacing low income households with above-moderate income households may result in lower average cost burden across all income levels as a whole, but it will not reduce cost burden for those households who are currently cost-burdened or severely cost-burdened, as those are concentrated in the very low and extremely low income categories in particular. We need to see <u>measures of cost burden by both race and income level.</u>
594	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Peter: Specific plan implementation Committee – who’s on it? Historic and member of Public [BM: can’t have a formal LPAB member on the committee – don’t include this note in comments] City response: we welcome suggestions
595	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Implementation		Alvina Wong: How are we prioritizing in West Oakland Specific Plan? What is the plan for prioritization?
596	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation	x	Klara: Incorporate MM. DEIR Cultural (1A—if?) into plan as proposed
597	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Implementation	X	Suggesting an update in the LLAD (CH-1.6, p.182, draft EIR p.622), which has already failed more than once, cannot be considered realistic in addressing this need.
598	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Implementation		Add Chinatown Chamber as a partner in the implementation table (Chapter 7)
599	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Implementation		Prioritize implementation and improvement of existing resources
600	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Implementation		Implementation chapter should have teeth to prioritize existing resources
601	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Implementation		Implementation—This section is very weak. There are no estimates for recommended capital improvement cost or identification of sources of revenue to pay for improvements.
602	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Implementation		City already has publicly accountable, community-sourced organizations that implement improvements like these—the Business Improvement Districts. To ensure these important benefits actually happen, the Plan should recognize existing channels of public private partnership and proven effective implementation.
603	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Implementation		Where will money come from for policies related to investment in senior centers?
604	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Implementation		Would like to see libraries under the capital improvements section [of the implementation matrix]
605	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Implementation		What is the funding for undercrossings?
606	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Implementation		Do you have the resources to implement the plan? Are other cities doing this? Can we learn from them? Need a robust and actionable implementation section with funding sources and staffing long-term
607	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Implementation		Peter Birkholz: Oakland Alameda Access Project – detrimental to Waterfront Warehouse District

608	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Implementation		Manus: Roadmap to get to implementation
609	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Implementation		Manus: Anticipate the mechanisms that will allow implementation to happen
610	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Implementation		Monchamp: Page 259 (implementation table) clarity around cost and timing
611	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Implementation		Bill G: regarding implementation, we should think of it in five-year increments to stay ahead of trends
612	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Implementation		<p>What is the plan for prioritization of actions in the implementation table? What is the criteria for implementation? Need a roadmap for how recommendations in the Draft Plan become real projects</p> <ul style="list-style-type: none"> • City response: the timeframe is a proxy for prioritization (short, medium and long term actions); periodic reporting on the Downtown Plan (reporting on the Measures of Success) and the implementation working group convened to continue oversight of the downtown plan will also be an opportunity to ensure progress on the plan meets the community's desired priorities.
613	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Implementation		<p>Some items in the action table are vague; some are specific. For example, need to make sure that instead of sending a task to Cultural Affairs, the plan is specific about allocating general funds to that particular task.</p> <ul style="list-style-type: none"> • City response: we welcome feedback about making more definitive actions by CAG members submitting detailed comments identifying partnerships, funding sources, etc. (where possible) to make the action more concrete.
614	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Implementation		Some items that are on the action/policy lists aren't in the implementation table
615	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Implementation		<p>Focus on fees (complicated formulas (i.e., incentive program) is not helpful; Is there a way to prevent challenges to approval of projects? If a project is ministerial, but it still needs to go through CEQA, that is a problem - Not requiring a Conditional Use Permit (CUP)</p> <ul style="list-style-type: none"> - Looking into ministerial design review for downtown (not sure it will work) - What triggers CUP/Variance and other discretionary approvals now in downtown? - If we just allow more development, we will not make a plan that is in the community's interest - Vancouver makes it work with land lift - Fees are worthless – only 800 units could be built (a drop in the bucket)
616	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Implementation		<ul style="list-style-type: none"> - Got to >30% affordable only with redevelopment funds, need fees (or rents so astronomical for market that it subsidizes) - Affordability requires outside funding (doesn't happen with all private capitol) - Need to tax/charge fees for development
617	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Implementation		<p>(Policy H-1.10 p.91) EBPREC:</p> <ul style="list-style-type: none"> • Are there Zoning code regulations that get in the way? • SF and San Jose both have projects that have challenged the building code

618	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Peter: Last week –big conference re: GHG’s not talking about reducing carbon embodied energy of structures within existing buildings (not in the scope of CEQA, but could be addressed in plan)
619	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Pete: Green building ordinance – does tack on requirements (demo findings) when historic buildings are demolished
620	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Pete: Also, we now have soft-story retrofit ordinance
621	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Peter: Include info re: soft-story program
622	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Klara: Delete Action 74 p.276 (update demo findings on periphery and potentially erodes already fragmented)
623	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Implementation		Klara: Delete Action 54 p.270 bullet#3 (add height on parcels); only allow TDR to be transferred away from historic areas
624	Victoria A. Barbero	Library Advisory Commission	Email	10/2/2019	Implementation		The Main Library should be on the list of action items on the capital improvement plan.
625	Helen Bloch	Friends of the Oakland Main Library	Email Attachment	9/30/2019	Implementation		The Draft Downtown Oakland Specific Plan does not list the library as a financial recipient in the capital improvements list. I would ask that the library be added to the list in the next draft plan.
626	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Implementation		Process for follow-through: Require reporting and oversight. Periodic assessments (such as twice a year) must be prepared and presented to the officially-designated implementation committee, then reviewed by planning commission or city council. Previous plans have not been evaluated for efficacy, success, development targets, or equity results, to our knowledge.
627	Library Commission	Library Commission	Public Meeting	9/30/2019	Implementation		•I would like to see libraries under the capital improvements section [of the implementation matrix]
628	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Implementation		Naomi: Action step 54 and 74 contradict historic preservation
629	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Implementation		Fearn: Implementation – incentive zoning is key piece – need clear program
630	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Implementation		•Sometimes Planning doesn’t know what’s happening with DOT
631	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Implementation		Our primary issue is with the plan’s failure to ensure that sufficient maintenance and upkeep of the Lake Merritt parklands will be provided now and into the future. The plan proposals and related mitigations don’t address the predictable increase in their use by the projected increase in population of more than 50,000 residents.
632	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Implementation		For that reason alone the plan must propose a realistic financing method that will provide a steady, dedicated stream of revenue sufficient for parks maintenance needs and permanent upkeep.

633	Viola Gonzales	Library Advisory Commission	Letter	11/7/2019	Implementation	<p>Libraries are key city assets on the same level as parks, roads, and community centers. If “two-branch libraries” worth of service population is going to be added to the downtown area, it is essential to include libraries as part of the DOSP list of capital projects. At present, the only reference to libraries in the capital projects list is a passing reference to making AAMLO more welcoming to African American users. Libraries are essential to the wellbeing of the downtown community and their increased capital needs must be fully funded to cover the population influx the DOSP projects. These baseline city services cannot be left to the uncertainty of “community benefits” or optional developer incentives. A dedicated library capital item should include a new or remodeled Main Library, as an upgraded or rebuilt Main Library is the most logical way to accommodate the bulk of this new demand. The younger generation that is increasingly populating our downtown are part of the sharing economy that will have greater expectations of the library and the services that modern libraries provide. This potentially includes HUB small business start-ups, cafes, meeting rooms, data and internet access. The DOSP needs to reflect a Main Library that is consistent with a new generation of users. A Main Library is not just for the people who live within certain narrow geographic boundaries. With Oakland Unified School District (OUSD) increasing disinvestment in school libraries, there is greater demand on our city’s libraries to pick up the slack. With OUSD abandonment of adult literacy programs, Second Start Literacy at Main remains the last free opportunity to learn to read with individual tutoring. The Main Library serves the entire city, and its centralized services are the nerve center for the entire library system as we discovered last month with the internet. If the Main Library goes down, the entire system goes down. All aspects of library operations are orchestrated at the Main Library: deliveries, processing of new materials, cataloguing, outreach vehicles and library administration. Libraries are central to accessing information, accessing opportunity and accessing refuge. In an increasingly dense society, our library facilities need to be considered central in our effort to respond to emergencies, natural or man-made. The high percentage of support for libraries as reflected in passage of Measure D reflect an overwhelming regard the community holds for our libraries as focal points of the community.</p>
634	Tori Decker	Uptown & Downtown CBDs	Email	11/8/2019	Implementation	<p>Thank you for the opportunity to participate in the Downtown Specific Plan process by identifying areas for potential partnerships with The City of Oakland that will only serve to amplify the strategic and impactful projects already undertaken by the Uptown Downtown CBDs. The areas where we anticipate being of the most value relate to public space management, public and private space activation, wayfinding, retail activation (such as pop-ups), and marketing.</p>
635	Tori Decker	Uptown & Downtown CBDs	Email	11/8/2019	Implementation	<p>We were thrilled to notice that the Uptown Downtown CBDs had already been listed as potential partners in numerous places in Chapter 7, Implementation and Engagement. Thank you for that. We would kindly request that in all areas listed, that our organization be consistently named “Uptown Downtown CBDs”.</p>

636	Tori Decker	Uptown & Downtown CBDs	Email	11/8/2019	Implementation		Please see below for the list of specific implementation actions and corresponding categories that the Uptown Downtown CBDs have identified as opportunities for potential partnership (these are in addition to those areas already identified): City Policy/Regulation, Item 68 City Program/Service (Economic Opportunity), Items 75, 77, 78, 79, and 84 City Program/Service (Culture Keeping), Items 99, 100, 107, and 149
637	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Intro		The "Table of Contents" should be a clear "Directory"
638	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Intro		compare with other cities as the center of the region
639	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Intro		Oakland and SF originally platted at the same scale
640	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Intro		• "Youth Engagement" should be more appropriately placed as part of "The Planning Process"
641	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form		Need flexibility and opportunity for improvement of this current site
642	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form		The Fire Alarm site should be preserved
643	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form		OHA will try to preserve both the library and the Fire Alarm site
644	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Land Use and Urban Form		Capture the capital
645	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form		Marina: Reduce baseline density
646	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form		Chris Roberts: 5 story razed for 40 story
647	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form		Naomi: Historic buildings are assets, not obstacles

648	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form		East Bay for Everyone supports the priorities and values expressed by the DOSP. We applaud its recognition that Oakland requires vastly more housing at all levels of income to prosper, and that Downtown Oakland is a transit-rich area with ample opportunities for equitable growth—growth that centers equity, prevents displacement, houses rather than hides people experiencing homelessness, and keeps continuity with existing culture. While the DOSP makes important statements and identifies steps towards equitable growth, more work must be done.
649	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form		In addition, EB4E supports zoning incentive strategies to capture planning value conferred upon private development insofar as it socially and racially integrates new, private development. Zoning incentives, however, should be a complement to, rather than the core of, DOSP's affordability strategy.
650	Daniel Levy	Oakland Heritage Alliance	Public Meeting	10/14/2019	Land Use and Urban Form	Yes	p. 224 & 225: Waterfront warehouse district - name the district, clarify zoning [see photo of map in email from B Mulry, 10/14/19. Ensure consistency between Plan and EIR]
651	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Land Use and Urban Form	X	The contents of Table LU-3 are reproduced in the draft EIR as Table III-2, so this appears to be a serious proposal to destroy the Waterfront Warehouse District.
652	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	x	we have had multiple meetings with Staff over the past few years regarding our desire to submit for a high density residential development on the corner of 25th Street and Telegraph. This development would encompass 2430-2440 Telegraph and 489 - 493 25th Street. Staff repeatedly told us not to submit during the Specific Plan process. We are now several years down the road and others, who have submitted plans, are shown in the plan; we are left with nothing shown and much more involved, costly process should we pursue a development. We would like a large proposed residential building shown on the opportunity sites map in the DOSP. If we need to submit an application despite being told not to, then we will do so. It is an excellent location for housing, or alternatively office or a hotel.
653	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	x	Figure LU – 3: We would like you to add 456 25th Street, 489-493 25th Street along with 2434-2440 Telegraph to the list of opportunity sites as these should be redeveloped.
654	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form	X	Daniel Levy (OHA): Inconsistency in DEIR – Greyhound and library not consistently marked as opportunity sites (plan p.224 & 225, p.344 & 340 of DEIR- exists buildings: doesn't show library as existing building) [see follow-up email from Brian Mulry to Lynette Dias]
655	Roger Davies		Email	9/22/2019	Land Use and Urban Form	x	Oakland's infrastructure is crumbling, our sewer are water system is close to collapse - I had a conversation with one EBMUD engineer who said that 80% of Oakland's infrastructure was at the point of failing, and had no ability to support the capacity that the city was expecting it to bear. We do not have reservoir capacity to support increased water demands, we have already had rationing with the number of people here, and climate change will make this worse.

656	Tom Debley	Oakland Heritage Alliance	Letter	9/25/2019	Land Use and Urban Form	X	We understand that there is an "opportunity site" mapping on the Main Library and Fire Alarm Building sites in the draft downtown plan. In general, historic sites should not be mapped as opportunity sites, since that might give the false impression that we want people to build on them, contravening the Historic Preservation Element of our General Plan and the stated intentions to preserve Oakland's cultural resources. We will comment more fully on that general approach in our overall letter, but here we specifically discuss the Fire Alarm Building, which has been subject to at least four previous attempts at obliteration. These comments pertain both to the downtown plan and to the FIR.
657	Tom Debley	Oakland Heritage Alliance	Letter	9/25/2019	Land Use and Urban Form	X	The Fire Alarm Building is a 1911 historic building designed by Walter Matthews. We are familiar with it because we have advocated for this site to remain part of the Lake Merritt park environs for many years, on occasions when development ideas popped up. We continue to advocate for this site as a park resource, a historic resource, and a public asset. A number of people associated with Fire Department have also long had an interest in the building and in the historic equipment which remains in place, valuable remnants of what was once a state-of-the-art fire alert system. We are therefore copying retired firefighter and Oakland historian Ed Clausen, a boardmember of the Alameda County Historical Society, on this letter.
658	Tom Debley	Oakland Heritage Alliance	Letter	9/25/2019	Land Use and Urban Form	X	The Fire Alarm Building is currently zoned as open space on the city zoning map, as it should be. This site was originally purchased with park bond monies. In commenting on the Downtown Plan, Oakland Heritage Alliance will be once again reminding everyone that it is not an "opportunity site," that it is a publicly-owned historic building, and that it should remain zoned as open space or parkland. If it were to be reused in the future, it should be designated for potential use by the public library, just across the street.
659	Tom Debley	Oakland Heritage Alliance	Letter	9/25/2019	Land Use and Urban Form	X	See Attached DRAFT Letter. If needed the Coalition of Advocates for Lake Merritt can probably find a copy of the original, but the gist is evident. John Klein of CALM, a professional paralegal, did extensive research at the time, when the city's redevelopment agency was attempting to sell this land for an apartment building to be constructed by a private developer, part of a worrying trend to de-acquisition public assets. Jens Hillmer might remember all this. Several people met with then-Mayor Brown, John Sutter, and then-Redevelopment Director Bob Lyons, at the site, to discuss that it must remain part of Oakland's parkland assets. Mayor Brown got the point. The apartment project moved to another site. We still firmly believe that public assets should remain public assets.
660	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Land Use and Urban Form	X	The zoning and use designation for the Fire Alarm building should be "public facility" and "open space." It is incorrectly labeled under Land Use and Urban Form, chap. 5, pgs. 217 and 221, figs. LU-10a and LU-11 as an "opportunity site". This public property should be deleted from the set of parcels available for development. It is correspondingly mislabeled in figs. 111-9, 13 and 14 in the draft EIR.
661	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	x	if downzoning or more intensive restrictions, such as view corridors or shadow ordinances, are imposed, EB4E will expect that the additional vehicle miles travelled arising from such changes will be studied and addressed in the DOSP EIR.

662	William Threlfall	Measure DD Community coalition	Letter	11/5/2019	Land Use and Urban Form	x	Retain the existing height limits of buildings facing the lake to avoid shadows on parkland The Land Use Intensity designations of the Lakeside and Lake Merritt Office District neighborhoods (fig. LU-10a, p.217) were subjected to intense scrutiny by the Planning Department and City Council during the 2006-2009 rezoning of this area. The Council specifically voted to reduce proposed height limits of 65'/85' to 55' for the residential community facing Lake Merritt between 14th and 17th Streets and from Lakeside Drive to both sides of Alice Street. The plan must retain the existing land use intensity and height limits so as not to obstruct views from and of the Lake. New housing, office buildings, and parking, especially in the Lakeside neighborhood, should not overshadow the lake, the surrounding parkland and the recently improved Snow Park. In addition to advocating for keeping the existing height limits, we support the mitigation proposal to add a shadow study to the Standard Conditions of Approval for a project that is "at or adjacent to a public or quasi-public park" (AES-1, draft EIR, pgs. 208, 209)
663	Robert Bylsma	Union Pacific Railroad Company	Email Attachment	11/8/2019	Land Use and Urban Form	X	There is no analysis of the Howard Terminal Option "impacts" in the context of the Draft Plan. The EIR cannot simply state that there is one outcome for the Specific Plan if the HT Option does materialize and another if it does not, without any analysis of the environmental impacts of that project and the evaluation of mitigation measures. EIR must consider the environmental impacts of the HT project on land use decisions
664	Robert Bylsma	Union Pacific Railroad Company	Email Attachment	11/8/2019	Land Use and Urban Form	X	The exclusion of a robust discussion of the current and potential future impacts of operations within HT area from consideration in connection with the DOSP fails to satisfy the requirements for a complete EIR. The Specific Plan and the EIR have been designed to carve out the significant Port and rail operations which occur in this area. the rail corridor itself is occupied with both slow moving and stopped trains accessing Union Pacific's nearby intermodal and manifest rail yards
665	Robert Bylsma	Union Pacific Railroad Company	Email Attachment	11/8/2019	Land Use and Urban Form	X	The Specific Plan includes plans for zoning changes which are designed to increase the density of residential development in the area adjacent to and in the vicinity of the Embarcadero. While generally noting that both Union Pacific and Amtrak utilize rail line that runs down the center of the Embarcadero, and through other areas of proposed increased residential development, the EIR fails to adequately address the potential impact of noise and diesel emissions from those operations, together with the unique traffic issues arising from such development in the context of this setting
666	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	The proposed [Jack London] Maker District would restrict the height, density, and maximum FAR of properties in this four block by two block area to a maximum of 55 feet in height, FAR of 3.5, and density of 300 SF - In contrast, properties immediately adjacent to the proposed Maker District, several of which are identified as "publicly-owned," along both 880 to the north and the railroad tracks to the south, would be permitted as much as 275 feet in height, FARs as high as 17.0, and maximum densities of 90 SF and 110 SF respectively
667	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	The DEIR fails to study alternatives for development of the properties in this Maker District consistent with the significant height and intensity allowances proposed for the adjacent parcels both to the north and south

668	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	Our client feels, and would ask the City to address, that the creation of the proposed Maker District would be inappropriate for the highest and best uses of the properties in this area of the Jack London District, especially considering the Plan's stated desire to maintain truck routes along 3rd Street
669	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	The DEIR briefly references the "Howard Terminal Option" whereby the proposed Maker District would be discarded and allowable intensity for development of the parcels in this area would be increased in conjunction with the construction of the proposed Oakland Athletics ballpark. However, the DEIR fails to study this option or its potential impacts. The environmental impacts of the Howard Terminal Option, as well as the potential development of the nearby Maker District, should be studied irrespective of whether the ballpark is approved to be built at Howard Terminal
670	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	While the DEIR states that the Jack London District is to be a node for "intense development" and the area of the City with the greatest number of expected future residential units, the Plan proposes islands of restricted intensity along 3rd Street on both sides of Webster Street. The DEIR contains little explanation for, analysis of, or evidence supporting the proposed maximum height, FAR, and density restrictions for these islands of properties
671	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	Further environmental review with respect to the Plan should include a study of alternatives for development of the Maker District and along 3rd and 4th Street consistent with adjacent parcels throughout the Jack London District, including alternatives allowing for significantly greater height and density for both commercial and residential uses.
672	Wendell Rosen	Metrovation, LLC	Email Attachment	11/8/2019	Land Use and Urban Form	X	We further request that future iterations of the DEIR and Plan include evidence supporting any intensity restrictions for specific areas of the Jack London District
673	Richard Sinkoff	Port of Oakland	Email Attachment	11/8/2019	Land Use and Urban Form	X	Create "industrial sanctuary" zones which include policies for exclusion of and buffering from inconsistent land uses and provision of safe and efficient heavy truck routing.
674	Richard Sinkoff	Port of Oakland	Email Attachment	11/8/2019	Land Use and Urban Form	X	Port's letter directs the EIR to include more discussion re: West Oakland Specific Plan policy related to industrial nature of the area and the vision for the 3rd St. Opportunity Area, which could similarly be (addressed in an abbreviated fashion) in the DOSP
675	Tom Debley	Oakland Heritage Alliance	Letter	9/17/2019	Land Use and Urban Form		Reduce existing excessive by-right FARs, height limits and residential density to promote community benefits, including affordable housing and TDRs to preserve historic buildings. The Specific Plan provides an opportunity to correct the mistakes of the 2009 rezoning that provided excessive by-right height limits and FARs, which eliminated any incentives for developers to provide community benefits, such as affordable housing and acquisition of TDRs from historic buildings in exchange for increased height, FAR and residential density on their development sites.

676	Tom Debley	Oakland Heritage Alliance	Letter	9/17/2019	Land Use and Urban Form	Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs. The Plan should require that new structures be visually subordinate to contributing buildings so as to not visually overwhelm the API/ASI and potentially compromise its API/ASI eligibility. This means that the heights of new buildings need to be lower than the tallest adjacent contributing building and sometimes significantly lower. This is especially important in Old Oakland, where the current by-right height limit is 55' (increased by 5' in 2009) while the tallest contributing buildings are about 45'. This must be reflected on any height/FAR maps that come out of the plan.
677	Tom Debley	Oakland Heritage Alliance	Letter	9/17/2019	Land Use and Urban Form	Ensure that new structures within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) be visually subordinate to contributing buildings by avoiding excessive architectural contrast with contributing buildings. This should be addressed in the Design Guidelines to be prepared as part of the Specific Plan.
678	Tom Debley	Oakland Heritage Alliance	Letter	9/17/2019	Land Use and Urban Form	Provide a robust Transferable Development Rights (TDR) program. Although the plan calls for a TDR program, an actual program mechanism has still not been provided. A TDR program was called for in the General Plan's 1994 Historic Preservation Element. The program still has not been implemented, despite the major resources dedicated to the Downtown Specific Plan and previous major land-use policy documents, including the 1998 land-Use and Transportation Element, the 2009 Downtown Rezoning and the 2014 Lake Merritt BART Station Specific Plan. The San Francisco model could be adopted almost verbatim in Oakland. See the Historic Preservation Element and the attached 2013 Seifel report on San Francisco's Transfer of Development Rights Program for further discussion.
679	Tom Debley	Oakland Heritage Alliance	Letter	3/1/2019	Land Use and Urban Form	Provide a list of recent tall downtown buildings indicating heights in feet, number of stories and floor area ratios. This information is needed to assist staff, consultants, decision-makers and the public in assessing current market demand for buildings of various heights and their visual impact.
680	Tom Debley	Oakland Heritage Alliance	Letter	3/1/2019	Land Use and Urban Form	OHA-recommended height limits (with map attachment) apply to historic areas identified as Areas of Primary or Secondary Importance as defined in the Oakland General Plan and parcels in close proximity to these areas. The height limits are intended to reflect the prevailing height of individual historic buildings within these areas. The map's height limits are subject to adjustment, depending on: a. Continued refinement of the height limits based on further analysis of as-built conditions; b. Downtown Plan strategy for addressing height increases mandated by the State Density Bonus Law; c. Floor area ratios resulting from the Downtown Plan; d. Provision of any transferable development rights program under the Downtown Plan; and e. Ongoing consultations with stakeholders.
681	Tom Debley	Oakland Heritage Alliance	Letter	3/1/2019	Land Use and Urban Form	OHA-recommended height limits (with map attachment) includes two-tiered height limits, consisting of two numbers separated by a slash, for certain 19th and early 20th Century residential areas, composed mostly of houses with hip or gable roofs. The first number indicates the wall height limit and the second number the roof height limit if a hip or gable roof is provided.

682	Tom Debley	Oakland Heritage Alliance	Letter	3/1/2019	Land Use and Urban Form	OHA-recommended height limits (with map attachment) includes two-tiered height limits. Implementation of the two-tiered system will depend on the following provision: a. Rules for pitched roofs are established to ensure that the roof is characteristic of 19th and early 20th Century houses, that is, more or less symmetrical and with a fairly steep slope. Gable ends on street elevations should be no wider or taller than gable ends on contributing buildings. Some historic areas may not be characterized by gable ends, in which case gable ends would not be a design option.
683	Tom Debley	Oakland Heritage Alliance	Letter	3/1/2019	Land Use and Urban Form	OHA-recommended height limits (with map attachment) includes two-tiered height limits. Implementation of the two-tiered system will depend on the following provision: b. Any new construction or additions must not be an overly dominant element within the historic areas, especially in terms of height. For example, a new building, lifted building or upper floor addition should be no taller than the historic area's "character-defining height" (both walls and roof peak) and no taller than the adjacent (or closest) contributing buildings at least for a certain distance back from the front wall (or possibly within the "Critical Design Area" as defined in the Small Project Design Guidelines)
684	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 197, Figure LU-1) The "Transit Access Map" should include principal modes of travel and transit connections to and between BART stations.
685	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 201, Figure LU-3; also, Page 203, Figure LU-4) The Oakland Main Library & Fire Alarm Building sites are "public facilities" and "open space," It is erroneous and mis-leading to designate these valuable public assets as "opportunity sites." The City Council rejected efforts to designate the FAB for development on at least 4 occasions. This mis-identification should be corrected and these and similar mis-labeled parcels (such as the Laney College parking lots, and others) should be properly designated.
686	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 207, Figure LU-7) The "Produce Market" appears to be an overt omission.

687	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 217, Figure LU-10a) The Land Use Intensity designations of the “Gold Coast” area were subjected to intense scrutiny by the Planning Dept and City Council during the 2006-2009 rezoning of the CBD area. The Council specifically voted to reduce proposed height limits of 65’/85’ to 55’ for the residential community facing Lake Merritt between 14th & 17th Sts and between Lakeside Street to both sides of Alice St. The existing Land Use intensity and height limits should be retained both for less obstruction of views to the Lake and for less compaction of density of this residential neighborhood “area of primary importance (API).”
688	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 217, Figure LU-10a) The map neglects to include the recent closure of 20th St and the related expansion of Snow Park.
689	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 217, Figure LU-10a) The zoning designations for parcels of the Oakland Main Library & the adjacent Fire Alarm Building should be re-designated as “public facilities” and “open space.”
690	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 217, Figure LU-10a) In order to realize the benefits of “value-capture,” up-zoning in general should be carefully considered and sparsely utilized.
691	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 218, “Zoning Code Update.” All development benefits from City infrastructure – police & fire, streets, utility mains, lighting, traffic control, rubbish collection and disposal, sidewalks & parks, governance, etc. Consequently, all development should be required to give back through an assemblage of relevant “community benefits.” A system of “community benefits” should be a required section of Planning and Zoning compliance.

692	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Land Use and Urban Form	(Page 221, Figure LU-11) The Oakland Main Library & Fire Alarm Building sites are “public facilities” and “open space.” This mis-identification should be corrected; also at Figures LU-12, & LU-13a.
693	Philip Banta & Norman Hooks	West Oakland Walk	Email Attachment	9/24/2019	Land Use and Urban Form	Include descriptive maps and diagrams (attached to comment) for the West Oakland Walk (W.O.W.) originally included in the West Oakland Specific Plan in the DOSP either in the main body of text or as part of the Appendix.
694	Philip Banta & Norman Hooks	West Oakland Walk	Email Attachment	9/24/2019	Land Use and Urban Form	Include full text description of the West Oakland Walk in the main body of the Downtown Plan.
695	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Land Use and Urban Form	Require DESIGN GUIDELINES for ALL Cultural Districts and areas with architecturally relevant buildings in order to result in HIGH LEVEL Design to created FUTURE historically relevant buildings. If not in an arts district, where else? Perhaps another area would be the waterfront for truly signature buildings.
696	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Land Use and Urban Form	(LU 2.3) Cultural Districts Program: Each Cultural District should specify community priorities by district.
697	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Land Use and Urban Form	INCORPORATE THE ZONING INCENTIVES STUDY: The outcomes of the study, which must redefine its scope to start from a lower baseline than current zoning, will better inform our ability to adequately respond to impacts on the DOSP or EIR. The report is due mid-November when final comments to the EIR are due October 22, 2019?
698	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Land Use and Urban Form	Retain ALL light Industrial zoning not just on 25th Street in the AGD, but compare to current zoning (see letter for map) and apply to the rest of the AGD area as well as make this type of light industrial/clean industrial zoning as an option for ALL ground floor spaces in DT. Oakland MUST engage in retaining as much industrial light manufacturing zones as possible. Please also reconsider the conversion of industrial to residential in the estuary area. PLEASE REFER TO CHARACTER MAP on PAGE 211 of the DRAFT DOSP. (NOTE: the SPOT ZONING THAT HAS TAKEN PLACE as indicated in the Current Zoning Map for the City of Oakland)
699	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Land Use and Urban Form	Shared workspaces aren't neighborhood-friendly retail – would rather see cultural uses
700	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Land Use and Urban Form	Height limits are misleading – exceptions are being granted right now for projects in Old Oakland neighborhood
701	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Land Use and Urban Form	Share the downtown study (circa 2013) with EPS
702	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Land Use and Urban Form	any consideration to downzone? Limited now by SB330
703	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Land Use and Urban Form	What are the “trigger points” that catalyze community benefits?

704	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Land Use and Urban Form	Provide incentives such as areas of lower FAR or density, so that density bonuses and other community benefit incentives will be feasible and attractive for developers
705	John Kirkmire	Shelter Oak.org	Email Attachment	10/2/2019	Land Use and Urban Form	Include affordable housing for no-to-very-low income residents as a community benefit, with appropriate incentives, and set as a goal to house all current downtown residents rather than displacing them, which will allow us to improve areas currently used as campsites
706	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Land Use and Urban Form	OAKLAND WATERFRONT WAREHOUSE DISTRICT: please do not increase FAR or density of this historic district, which has been formally listed on the National Register of Historic Places since 24 April 2000 and is designated as an Area of Primary Importance by the City of Oakland. Table LU-3 in the Plan (page 224): proposes to change a portion of the WWD from FAR 5.0 to FAR 12.0 (please see ID 20).
707	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Land Use and Urban Form	The Plan also proposes to designate an area outside the WWD as part of that historic district (please see ID 34). I am sure Board members agree this is absurd, since the area is not adjacent to the WWD and contains only newer residential buildings.
708	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Land Use and Urban Form	WHOLESALE PRODUCE MARKET: please do not increase FAR or density of this Area of Primary Importance as proposed in Table LU-3 of the Plan (page 224). Increasing the FAR from 1.0 to 2.5 will guarantee the destruction of the Market (please see ID 33). The Market is unique in Northern California, if not the entire state and is truly a character defining element of the Jack London District. If the market activity relocates or ceases to be economically viable, the City might consider increasing FAR and density (more than currently proposed), but now is NOT the time.
709	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Land Use and Urban Form	LOWER BROADWAY: please do not increase FAR or density of this Area of Secondary Importance where there are six one-and two-story buildings dating from the 1850s to the 1870s. All may need restoration and/or rehabilitation, but this is no reason to increase FAR from 7.0 to 12.0, which will guarantee their destruction.
710	Gary Knecht, Savlan Hauser	Jack London Improvement District (JLID)	Email	10/11/2019	Land Use and Urban Form	LOWER BROADWAY: reducing FAR and adding height limits of 25 to 35 feet might ensure preservation of these historic resources, which include the oldest building in the City of Oakland (at 3rd & Broadway).
711	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Land Use and Urban Form	Height limits remain lower throughout Jack London and it is not clear why. Apart from specific buildings and uses which ought to be preserved, Jack London is a proven desirable office market, and deserves the same economic development opportunity as other areas of the Downtown.
712	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	we are stakeholders in the area with 9 buildings and more than 20 tenants on 24th and 25th Streets. We own many of the buildings that the DOSP describes as being drivers in the Arts and Garage District, and we are responsible for attracting the artists into several of those spaces and the area; the restrictions placed on 25th Street as described in the DOSP are restrictive and penalizing in a way that discourages owners, like us, who have long been supportive of Oakland and its organic nature for growth. We have long dreamed of building live/work style housing over many of these buildings at a density worthy of this Downtown location, and the DOSP as written eliminates that opportunity

713	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	We went through a long, expensive process of getting CUP's for these [arts] uses. If the City had zoning restrictions limiting the use to automotive only or required us to pay fees for replacing an automotive use, similar to what is being proposed for artists in the DOSP, then placing the current tenants in these buildings would have never been possible. The ability to adapt to the organic shifts in developing opportunities, coupled with the owner's willingness to invest and work collaboratively with these tenants, are the reason that this street has been activated and become an attractive thoroughfare. (Building owners have actively built the collection of tenants presently on 24th and 25th Street (New Parkway, Two Mile Wines, Local Language, Slate, etc.). This was accomplished through their efforts and desires, and it was not driven by zoning.)
714	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Your proposed land use zoning restrictions, suggested mandate for owners to compensate displaced artists, and limitations on building height and FAR, when compared to similar adjacent areas, are all penalizing to owners that have provided an opportunity for businesses to occupy spaces in this area
715	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Conversely, owners that continued to hold-out for higher rents or left their spaces vacant without regard for being additive to the community are being rewarded with flexible zoning, no penalty on changing uses in their spaces and increased density/heights. Those owners are able to demolish their buildings, build taller building with fewer use restrictions and receive economic benefits of not having to pay displacement fees in cases where artists' leases are up. Instead of penalizing owners like us who have helped build the community and the culture, you should be incentivizing us to keep some of the uses that you'd like to see and rewarding them as such
716	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	You should be creating an environment in these areas, and for these owners, to benefit economically with the allowance of greater height, more units per square foot of land creating affordability for tenants like artists (less square footage for actual units), encourage live/work options, etc. (Instead, these owners and areas are being limited through various zoning restrictions and development limitations, which also run contrary to helping achieve the stated goals of additional housing opportunities.)
717	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	These owners could do even more for the artists and growth of the area if incentivized to do so with flexible zoning and fewer development restrictions, rather than being encouraged to remove artists before the implementation of this DOSP in order to avoid displacement charges.
718	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	In general, any suggestions in the policies and the preliminary draft requiring the present owners to pay for displacement or relocation costs should be eliminated. Policy or zoning requirements, such as the ones described, not only eliminates the opportunity for organic change and growth, but it penalizes owners unfairly and inhibits the control of the property that they legally deserve as property owners. The idea of providing incentives and mechanisms to encourage the growth of the arts and art spaces is great. but requirements placed on owners is an issue

719	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	#4 Koreatown/Northgate on Page 52 – 25th Street should not be treated differently than 24th, 26th and 27th Streets. 25th should be encouraged to add housing above with flexible, mixed-use below. We would like to see 25th Street given the same opportunities provide on 24th, 26th and 27th Streets
720	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Page 64 – The incentives and flexibility for ground floor uses in these areas makes sense.
721	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Housing and Affordability Strategies on pages 83-86 – This section describes methods to encourage the development of more housing and diverse housing options. There is discussion around incentives for smaller housing units, artist and teacher/student housing, live/work units and other ways to create affordability and options. By limiting height to 45’ on these properties and severely limiting the number of units that can be built on a site with low densities per acre, you are effectively counteracting the stated goals for housing and affordability in an area where housing makes sense.
722	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Land Use Controls on page 148 – There are several land use controls identified to encourage more arts. If you penalize developments that directly displace existing arts and PDR uses, you are unfairly and economically burdening those owners that have helped create the culture that you are striving to keep. You are forcing those owners to carry the burden of “culture keeping” on their properties for the benefit of the adjacent owners and the entire City. You also suggest restrictions on the amount of retail, restaurants, etc., which will lead to vacancies and empty storefronts which will quickly destroy an area and diminish the street activation that is critical for all business, including artists.
723	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Character and Intensity Strategies on page 210 – On this page in the 3rd paragraph, 25th Street is identified as a historic warehouse district, which is inaccurate and needs to be changed. In the next paragraph, the document describes a “key aspect of the economic development for downtown...” includes encouraging more housing and more spaces for art. In order to accomplish this priority, the Mixed-Use Flex concept is added. This concept makes sense and should include all of 25th Street. It should be added to Figure LU-8A. In fact, the example for Mixed-Use Flex in Table LU-1 includes our building on 25th Street, yet it is called out for Flex only. The land use designation for buildings on 25th should be changed to Mixed-Use Flex.
724	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Figure LU -10a on page 217 – The height on 25th should be increased to 85’ and the height along Telegraph should be increased to 175’. The Proposed Max Density in both areas should be changed as well to encourage an increased number units to accomplish your desired housing goals. These changes will help encourage more housing, more affordable housing and a wider range of housing types, which will encourage the “culture keeping” that you aim to achieve.
725	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Page 219 – Support Cultural Districts Through Zoning – This section discusses incentives which encourage the support of the arts, which makes sense. However, the section then reverts back to the concept of restricting uses and required uses, which will lead to empty storefronts and dying retail areas, which isn’t good for anybody.

726	Matt Iglehart, Drew Mickel	Reynolds & Brown	Email Attachment	10/17/2019	Land Use and Urban Form	Table LU-3: Proposed General Plan Amendments on page 224 – This table recommends a change for “ID 2” to include a 109 sf density and an FAR of 12. This proposed density and FAR increase helps achieve the desired goals of more housing and density. However, it is contradicted in much of the document by limiting height such that the FAR isn’t achievable and the density isn’t realistic. The General Plan should be changed to this type of intensity, and the Specific Plan should follow suit. FAR’s and densities should be modified to promote more units, more coverage and encourage the opportunity to develop smaller units that help solve the housing crises.
727	Philip Banta & Norman Hooks	Banta Design	Email Attachment	10/18/2019	Land Use and Urban Form	Request that the various plans for the West Oakland Walk (W.O.W.) originally included in the West Oakland Specific Plan also be included in the Downtown Oakland Specific plan either in the main body of text or as part of the Appendix (See sample maps in the email attachment 2019-10-18_P.Banta). Renewed request for that inclusion along with a full text description of the West Oakland Walk to be included in the main body of the Downtown Plan.
728	Philip Banta & Norman Hooks	Banta Design	Email Attachment	10/18/2019	Land Use and Urban Form	West Oakland Walk appears far less frequently than in the Draft version and that there is no text describing the W.O.W either in concept or in detail.
729	Philip Banta & Norman Hooks	Banta Design	Email Attachment	10/18/2019	Land Use and Urban Form	It is essential that the project description and the descriptive maps and diagrams for the West Oakland Walk should be included in the Downtown Oakland Specific Plan to allow readers to easily understand what we are proposing.
730	Philip Banta & Norman Hooks	Banta Design	Email Attachment	10/18/2019	Land Use and Urban Form	Neighborhood support for W.O.W. is strong and continues to grow because it is a community generated urban design proposal. The Downtown Plan presents an excellent opportunity to advance an idea that is popular across the board with all community groups in Downtown and West Oakland

731	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	10/27/2019	Land Use and Urban Form	<p>Transformation by undergrounding of I-880 and I-980 in Downtown as well as the Union Pacific Railroad (UPRR) tracks on the Embarcadero in Jack London Square. These structures should be replaced with leafy boulevards and new land uses.</p> <p>It is proposed that I-880 be relocated underground from Washington to Oak Streets. (See map in email attachment) To accomplish this, I-880 would begin to ramp underground south of Martin Luther King (MLK) to clear Washington Street. This is the three-block distance where Bay Area Rapid Transit (BART) ramps from below grade to an aerial structure a few blocks to the west. The freeway would then ramp up to a portal south of Oak Street where it would connect with the existing aerial structure over the Estuary Creek. Where the existing freeway ramps go underground, new ramps would connect to 5th and 6th Streets to provide local access and to accommodate freeway traffic during construction.</p> <p>The excavation to underground the freeway would have to be 30 to 90 feet deep. The excavation would have to be 60 feet deep to clear the BART tunnel at Broadway. The excavation would have to be up to 90 feet deep to accommodate weaving movements to and from the Alameda Tubes. The width of the excavation would be 130 feet (the existing right of way including 5th and 6th Streets is 315-feet), enough to accommodate 10 lanes. Eight lanes should be reserved for I-880 through traffic and two auxiliary lanes that provide access to entrance and exit ramps. After construction, two lanes in each direction plus bike lanes would suffice, leaving room for a 250' wide landscaped median.</p> <p>I-980 would connect to I-880 similarly as it currently operates except the connecting ramps will be in a below grade cut. This would eliminate the existing aerial I-980 ramps and as a result daylight a portion of Jefferson Square Park covered by the massive aerial ramps connecting I-980 to I-880. Access to I-880 in Downtown will be at 11th and Castro/Brush and Oak/4th Street.</p> <p>For comparison purposes only, the scope of the Boston Big Dig is similar to this proposal. The Big Dig included an underground connection to the Ted Williams Tunnel. It is 10 lanes wide for 1.5 miles and the cost was \$14-15B. Tunneling techniques have improved since the Big Dig. So extrapolating, the cost would be \$10B for Oakland. The Federal Government picked us 80%</p>
732	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form	<p>If Main Public Library site is identified as an opportunity site, concerned that it will be subject to "highest and best use" real estate development mantra; the public library should be included as a different category of opportunity site (because the building itself is of architectural significance); the category should be "adaptive reuse" (to distinguish it from a site that would likely be razed and replaced with new construction).</p>
733	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Land Use and Urban Form	<p>Chapter 6: criteria around parcel size for density</p>

734	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Land Use and Urban Form		Ed: Draft Plan had too many specifics – was premature, will go in zoning study
735	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Land Use and Urban Form		It's tough to meet these criteria if you want a small footprint but tall buildings
736	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Land Use and Urban Form		Annika – people want side-by-side perspectives (existing/proposed)
737	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Land Use and Urban Form		Height limits are misleading – exceptions are being granted right now for projects in Old Oakland neighborhood
738	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Land Use and Urban Form		City Center/Old Oakland: Punch through the convention center at Washington
739	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Land Use and Urban Form		City Center/Old Oakland: City Center is low and could potentially be redeveloped within the next 10 years
740	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Land Use and Urban Form		EPS analysis should discuss economic value now vs. future tax revenues
741	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study: Sweet spot where density/intensity incentives make sense for developers. Set base zoning at “sweet spot” to trigger use of incentive zoning. Is city looking at optimal base zoning?
742	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study: Going to steel construction costs so much it'll wipe out any profits from bonus. Worked well in Broadway-Valdez, where the base is 45'
743	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study: City: City: Even if they are not taking advantage of height, they can take advantage of density
744	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study: In BVDSP do we know the percentage of density bonus units? City needs to evaluate where it is working and where it isn't. It could prepare a map of the units that used density bonus to notice any trends. (Concern about upper end of BVDSP; would not need to take advantage of density bonus; not “capturing” value since property owners already get high intensit
745	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study re: Strategic downzoning--SB 330 (Skinner) prohibits downzoning? – exception if purpose is to encourage affordable housing; study that reducing base zoning works to incentivize housing (BVDSP)
746	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study re: Strategic downzoning--It's well-established that it's not a taking if they have other viable economic value
747	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study re: Strategic downzoning--Gloria: aware that it's a live debate! SPUR is worried about reducing zoning.
748	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study re: Strategic downzoning--Laura: the reality is that some projects aren't penciling already
749	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Land Use and Urban Form		Zoning Incentive Study re: Strategic downzoning--Jeff: some aren't, but we said the same thing in 2016 and we've had unprecedented building. The study's assumptions are really important.
750	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Klara Komorous: TDR mitigation measures are not fleshed out in Draft Plan

751	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Klara Komorous: Who identified opportunity sites? Some seem poorly chosen relative to historic resources.
752	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Vince Sugrue: PDR in Draft Plan –is PDR “flex industry”? Why is PDR not mentioned?
753	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Marcus Johnson: Draft Plan: compare page 205 (historic resources) to page 201 (opportunity sites)
754	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Marcus Johnson: Why is the library an opportunity site?
755	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Peter Birkholz: New historic resources survey?
756	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Peter Birkholz: Overlap between National Register and API historic designations
757	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Peter Birkholz: LU-2.4 (update demolition findings) not comfortable with this / more details
758	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Naomi Schiff: Need low heights and community benefits
759	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Naomi Schiff: P. 217 (intensity map)
760	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Naomi Schiff: Draft Plan doesn’t show existing by right intensity
761	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Naomi Schiff: Two-tiered framework to achieve community benefit
762	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Naomi Schiff: Opportunity sites – classified by subgroup: library, fire alarm building bought with public bond money
763	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Daniel Levy: APIs being upzoned Produce Market, lower Broadway, Posey Tube
764	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Daniel Levy: LU-2.4: Avoid demolishing the edges, rather, strengthen the edges of APIs/ASIs
765	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Land Use and Urban Form		Kirk Peterson: No indication of design of new buildings downtown
766	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Manus: Where is zoning incentive draf
767	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Manus: What is community benefit program
768	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Monchamp: Building typology no correlation w/ Building Code
769	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Monchamp: Hard to compare existing to proposed [development]; show visually
770	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Monchamp: Show sketch-up now [zoning buildout?] vs. proposed

771	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Monchamp: Articulate what changes mean: height/density/FAR (both visually and in writing)
772	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Hegde: Is zoning proposed in Draft Plan? What about incentives? What is being studied?
773	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Hegde: Why can't we study [downzoning]? We're not looking at full potential if we don't even look at it as an option
774	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Hegde: How do unlimited heights incentivize benefits?
775	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Hegde: How have shadows been addressed?
776	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Shirazi: Study of in-lieu fees vs. impact fees
777	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Shirazi: Value capture mechanism: is it one study or is it scenario based or situational?
778	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Shirazi: Want to see more "big ideas" o Form-based code o Travel lanes based on speed
779	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Limon: Include list of approved buildings for context
780	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Public speaker: Buildings case cast shadow on Lake Merritt which has an impact on the identity of the City
781	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Chris Buckley (Oakland Heritage Alliance): Need to understand existing housing to understand current intensity
782	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Chris Buckley (Oakland Heritage Alliance): Referenced item 4 & 5 of OHA letter
783	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Jeff Levin (EBHO): Provide interim update to Planning Commission / community on feasibility study
784	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Land Use and Urban Form		Jeff Levin (EBHO): Concerned that the study isn't considering downzoning
785	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Land Use and Urban Form		City is reconsidering modifying the office plate regulations in the zoning
786	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Land Use and Urban Form		Comment: Can overcome historic building restrictions in KONO
787	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Land Use and Urban Form		Why are so few areas proposed to be subject to the proposed zoning incentive program (it should be the entire plan area, including Jack London east of Broadway)? Concerned that there doesn't seem to be a public process for making this decision. City response: the proposed zoning incentive program would only apply to areas anticipated to be rezoned to have increased intensity or to change from industrial to residential, thus the added value created through the upzoning would be subject to the incentive program

788	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Land Use and Urban Form	<p>Has the consultant (preparing the zoning incentive study) been asked to evaluate potential for additional value capture from strategic downzoning? Why is it not at least being studied?</p> <ul style="list-style-type: none"> • City response: no, the consultant has not been asked to evaluate any downzoning to ensure predictability for investors. The study is looking at the capture of new value. • Concern that SB330 will make it illegal to downzone. Note that it will allow an exception if that downzoning is to achieve affordable housing. It will also allow you to downzone in one area if you upzone in another for no net loss.
789	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Land Use and Urban Form	<p>The relationship between increased density and value is not linear due to construction costs by building type (increase from 50' to 75' is significant, increase from 75' to 100' is useless)</p>
790	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Land Use and Urban Form	<p>Disrupting residential is more significant than disrupting industrial (related to changes anticipated in Jack London area)</p>
791	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Land Use and Urban Form	<p>Jack London seems to have the most transformative change anticipated</p> <ul style="list-style-type: none"> • City response: the zoning for the Jack London area has not been updated since the 1960s, thus, it is the area most in need of updated zoning (and the area with the potential for change from industrial to residential uses in strategic areas).
792	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Land Use and Urban Form	<p>What are the plans for I-880 crossing in the short term?</p> <ul style="list-style-type: none"> • City response: undercrossings identified as a priority connectivity improvement in the Draft Plan. As development projects in close proximity to the freeway undercrossings are developed, they will also be making improvements to the areas.
793	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Land Use and Urban Form	<p>Intensity Map:</p> <ul style="list-style-type: none"> - 110 SF, 175' height most difficult for them to build in – limited to 85' with Type III construction - Density is too low for it to be with it - Instead go up to purple (80SF density) – greater impact for units (affordable housing) - Unfinanceable - Over 85' marginal cost is higher - SB35 allows additional concessions - Height doesn't matter, density matters
794	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Land Use and Urban Form	<p>Tone: Is density a bad thing? And, should people have to give something up to get it?</p> <ul style="list-style-type: none"> - Treat density as a good thing, get fees, market will adjust to them, don't try to hold density hostage – just pushes people to go with the same type III - Fees are main resources. Keep raising the fees - Make it feasible to make density happen - Build 85' or lower (easier, more affordable)
795	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Land Use and Urban Form	<ul style="list-style-type: none"> - Higher density does not preclude larger units - Transfer density from Transfer of Development Rights (TDRs) to central core - TDRs seem promising - Retaining historic resources – TDR is good, more attention

796	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Land Use and Urban Form		Units leasing up fastest are 3-bedrooms (\$950-1000 rent per bedroom) - Will help millennials now and seniors and families later
797	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Ranya Lottie – comments from Helen Bloch: (P.286 action 111) Expansion of Main Library is critical—equity – library is great equalizer
798	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Ranya Lottie – comments from Helen Bloch: Fire alarm building—don’t use it and library
799	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Ranya Lottie – comments from Helen Bloch: Share community input
800	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Daniel Levy (OHA): P.225 W.W. District not clearly labeled; W.W. District FAR going
801	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Daniel Levy (OHA): Land use: wants actual numbers – same as unsheltered residents
802	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Naomi Schiff: Concerned that the study doesn’t include entire plan area and downzoning
803	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Naomi Schiff: Scope developed without public review [not true]
804	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Naomi Schiff: Lower Broadway – want the addresses of 7-8 oldest buildings added
805	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Naomi Schiff: AGD limited to only one street in plan- more streets than that
806	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Naomi Schiff: Example: JLS as a failure of a commercial district – if historical buildings had been preserved, it might be vibrant
807	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Naomi Schiff: Produce Market - only thing left-important to protect it
808	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Vince Sugrue (LPAB): define opportunity sites?
809	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Vince Sugrue (LPAB): Expand scope of study?
810	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		City response: <ul style="list-style-type: none"> • 8 prototypes- variety of heights, uses; • Both inside and outside black lines; Core-height unlimited but density and FAR are lower • These heights could be applied anywhere throughout the downtown (prototypes could be applied) • If reducing value of what development already had
811	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Peter: Fearful of relying on demo findings if we’re weakening then
812	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Klara Komorous: TDR – people like the mitigation measure, want it implemented sooner than 3 years City response: make recommendations and we will analyze. As the process goes on, we will weigh feasibility

813	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Klara: Reduce baseline height and FAR to support TDR
814	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Klara: Review proposed opportunity sites and why historic sites are included
815	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Klara: Reclassify opportunity sites: vague, distinct categories for what its an opportunity for
816	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Klara: Include new design review criteria: massing and building top standards, etc. for Iconic skyline, add to zoning review and design standards
817	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		City response: we don't put zoning in Plans Klara: don't like it, doesn't mention zoning or two-tiered system [Note to team: maybe clarify on p.216 that it's max and zoning will specify?]
818	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Peter: address inconsistency around waterfront warehouse district; Were increased heights an error? If so, please correct
819	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Land Use and Urban Form		Chris Andrews: "Iconic" buildings: wondered if there is a vision of the skyline
820	Janice W. Yager	Resident	Email	9/27/2019	Land Use and Urban Form		Please review the attached yesterday's WSJ article "Millennials Continue Their Exodus from Big U.S. Cities" [due to high housing costs and poor schools] as you contemplate planning to?? increase population density in Oakland over the next 10 years.?? The "mandates" for increased urban housing density that emanate from the State of California may also be severely out of date and off target and therefore unsustainable. I suggest you look carefully into this issue and include it in your projections and deliberations from the very beginning.???? We need to avoid at all costs the possibility of over building for highly increased density when, in fact, this excess capacity may not be needed in the next ten years.?? Density bonus planning may need to be severely curtailed.???? If the current?? drive for very highly increased density is "off target" for actual future population growth, the consequences will be dire -- empty apartment and office buildings -- at great financial cost to the City and its citizens.
821	Sarah Stefaniuk		Email	9/19/2019	Land Use and Urban Form		Is there specificity in the definition of "commercial retail" and a distinction between "local, independent" and "national chains/big box etc?"
822	Sarah Stefaniuk		Email	9/19/2019	Land Use and Urban Form		What types of retail are we permitting or zoning for?
823	Sarah Stefaniuk		Email	9/19/2019	Land Use and Urban Form		How can we be sure that the newly developed retail space/restaurant spaces will be affordable to independent businesses?
824	Sarah Stefaniuk		Email	9/19/2019	Land Use and Urban Form		How can we be sure that incentive programs are going to work to develop such ground floor use commercial space?
825	Sarah Stefaniuk		Email	9/19/2019	Land Use and Urban Form		What percent of developers do we anticipate buying into the incentives? And what are the implications of that to available retail space? Do we have any realistic recourse for developers who do not execute according to the agreement?

826	Mana Tominaga	Oakland resident, and supervising librarian, Main Library	Email	9/20/2019	Land Use and Urban Form	Main [library] is conveniently situated to provide additional recreational space for the community, as well as restrooms and other facilities. If built with vision and ambition, it can be a destination architectural and civic space, with extensive co-working and cultural/programming spaces
827	Roger Davies		Email	9/22/2019	Land Use and Urban Form	Oakland is not planning for how the increase in buildings and people will affect the current taxpaying residents - i.e. the 40% who pay taxes
828	Dan Melvin		Email	9/25/2019	Land Use and Urban Form	Downtown Oakland is known for its unique architecture and its cultural riches. Please make sure that in achieving greater density we don't endanger our historic and cultural resources.
829	Dan Melvin		Email	9/25/2019	Land Use and Urban Form	Require protection for historic buildings by instituting a "TDR" (transferable development rights) program
830	Dan Melvin		Email	9/25/2019	Land Use and Urban Form	Keep infill development in historic areas to the same scale as surrounding Areas of Primary or Secondary Importance.
831	Dan Melvin		Email	9/25/2019	Land Use and Urban Form	Don't declare "opportunity sites" on historic areas or highly-rated historic buildings.
832	Dan Melvin		Email	9/25/2019	Land Use and Urban Form	Don't zone "by-right" intensity too high: create incentives for developers to provide community benefits.
833	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	When TechTuna began operations in 2017, we explored office spaces throughout the Bay Area. After an extensive search, we fell in love with Oakland—and its historic office spaces in particular
834	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	As Oakland plans for the future, we should ensure that preserving the Downtown area's historic buildings is a top priority. They are amongst our city's greatest assets.
835	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	After reviewing the Downtown Plan Proposal, I fear it will not adequately protect our City's historic and cultural resources.
836	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	Please make sure that in achieving greater density we don't endanger our historic and cultural resources.
837	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	Require protection for historic buildings by instituting a "TDR" (transferable development rights) program.
838	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	Keep infill development in historic areas to the same scale as surrounding Areas of Primary or Secondary Importance.
839	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	Don't zone "by-right" intensity too high: create incentives for developers to provide community benefits.
840	Michael Bernasek	TechTuna, Inc.; Oakland Heritage Alliance Member	Email	9/25/2019	Land Use and Urban Form	Don't declare "opportunity sites" on historic areas or highly-rated historic buildings.
841	Melissa Wheeler		Email	9/25/2019	Land Use and Urban Form	We all know that downtown Oakland has needed a 'face-lift' for many years.....but please, don't just mow it down with more identical, no personality condominiums. Make use of what is there!

842	Melissa Wheeler		Email	9/25/2019	Land Use and Urban Form		Downtown Oakland is known for its unique architecture and its cultural riches, please do not turn Oakland into a city of greed, like San Francisco where only the rich can afford to park, eat or live (unless residence have the coveted rent-control there) – our city by the bay is better than that. It is happening already, so please help stop this sad potential future.
843	Melissa Wheeler		Email	9/25/2019	Land Use and Urban Form		Don't declare "opportunity sites" on historic areas or highly-rated historic buildings
844	Melissa Wheeler		Email	9/25/2019	Land Use and Urban Form		Don't zone "by-right" intensity too high: - create incentives for developers to provide community benefits - work with folks like the good people putting grocery stores into Oakland's "food deserts" (Community Market on San Pablo has recently opened, due to the patient dedication and passion for fairness of CEO Brahm Ahmadi)
845	Sarah Krikorian		Email	9/25/2019	Land Use and Urban Form		Downtown Oakland is known for its unique architecture and its cultural riches. However, I do not believe that the Downtown Plan Proposal adequately protects these resources.
846	Sarah Krikorian		Email	9/25/2019	Land Use and Urban Form		Please make sure that in achieving greater density we don't endanger our historic and cultural resources.
847	Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)		Email	9/25/2019	Land Use and Urban Form		Require protection for historic buildings by instituting a "TDR" (transferable development rights) program.
848	Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)		Email	9/25/2019	Land Use and Urban Form		Keep infill development in historic areas to the same scale as surrounding Areas of Primary or Secondary Importance.
849	Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)		Email	9/25/2019	Land Use and Urban Form		Don't declare "opportunity sites" on historic areas or highly-rated historic buildings
850	Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)		Email	9/25/2019	Land Use and Urban Form		Don't zone "by-right" intensity too high: create incentives for developers to provide community benefits.
851	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form		OHA Objective 1: Reduce existing excessive by-right zoning intensities (floor area ratios or FARs, height limits and residential densities) coupled with increased, or "bonus" intensities in exchange for community benefits, including affordable housing and transferable development rights (TDRs) for historic buildings.

852	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	OHA Objective 2: Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs.
853	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	OHA Objective 3: Provide a robust TDR program.
854	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Reduce proposed zoning intensities within most APIs and ASIs so they are more consistent with the API/ASIs contributing historic buildings. The intensities shown on the proposed maximum intensity map must be reduced or modified in many cases so that they do not exceed the scale of contributing historic buildings within APIs and ASIs as per OHA Objective 2.
855	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Problematic intensity example: Produce market API, which is mostly one-story buildings about 15 feet in height. It currently has an appropriate 1.0 FAR but is proposed for a problematic 2.0/3.5 maximum FAR and a 45 foot/55 foot height limit. OHA recommends a maximum height limit of 25 feet.
856	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Problematic intensity example: Lower Broadway ASI, which contains Oakland's six oldest documented buildings from the 1850s and 1860s, which are one and two stories (about 15–25 feet in height). The current FAR is an excessive 7.0 and the proposed FAR increases this to 7.5 with a grossly excessive 85-foot maximum height limit. OHA recommends a maximum height limit of 25 feet.
857	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Problematic intensity example: Old Oakland API with maximum contributing building heights of approximately 45 feet, including parapet. The proposed maximum FAR is 2.0/3.5 with 44/55-foot height limits. A 45-foot height limit would be appropriate, but it is not yet clear if the maximum height limit will be 45 feet or 55 feet. It should be 45 feet.
858	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Problematic intensity example: Lakeside apartment district API or "Gold Coast". This area currently has an appropriate 55 foot height limit and 4.5 FAR but is proposed for upzoning with a 65 foot height limit and 5.0 FAR (Intensity Area 2) and an 85 foot height limit and 7.5 FAR (Intensity Area 3). The existing height limits and FAR should be retained.
859	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	See attached map of OHA preliminary height limit recommendations. (Note: the March 1, 2019 version of this map was attached to our September 17, 2019 letter to the Landmarks Board, but we have updated it to the attached September 22, 2019 version to reflect the plan's proposed maximum intensity map as well as several minor adjustments to our March 1, 2019 recommendations.)
860	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	In addition, staff has advised us that the two-tiered intensity designations for Intensity Area 1 (e.g. 45 feet/55 feet height limits) reflect lower Area 1 intensities south of I-880 and higher Area 1 intensities north of I-880. However, staff advises that lower intensities north of I-880 in Area 1 may still be applied to specific subareas, based on future analysis of each subarea.
861	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Two-tiered development intensity framework and community benefits including TDR program.

862	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Expand the zoning intensity program boundary (shown on the Page 217 map) to include most areas outside of APIs and ASIs and delete areas which includes certain APIs and ASIs. Expanding the zoning intensity program area will compensate for the OHA-recommended reduced by-right intensities within APIs and ASIs. Examples of APIs and ASIs that should be deleted from the intensity program area include the Downtown and Uptown APIs and the Upper Telegraph Avenue 23rd–27th St. ASI.
863	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Direct the consultant preparing the zoning intensity study to identify: (i) where reductions in current by-right intensities will incentivize developers to seek bonus intensities under the community benefits/TDR programs; and (ii) the reduced by-right intensity levels. See attached 5-28-19 zoning intensity study proposal.
864	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Despite repeated requests from OHA and other stakeholders, staff instructed the consultant to take the existing by-right intensities (height limits and FARs) as a given and only evaluate increases from these existing by-right intensities as possible bonus intensities. The Downtown Specific Plan must instead assess the existing by-right intensity levels throughout the plan area for possible reduction, accompanied by additional “bonus intensity” that would be available in exchange for TDRs, affordable housing and other community benefits. In much of the plan area, the existing by-right intensity levels appear too high to adequately incentivize proposals for community benefits. This is especially the case when combined with state density bonus law provisions, which allow for significant intensity increases in exchange for minimal levels of affordable housing.
865	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	It is therefore extremely important that the zoning incentives study include analysis of what “base” or “by-right” development intensity is best for making incentives work. Unfortunately, the study appears to be comparing only the existing development intensities (much of which resulted from the 2009 downtown upzoning and some of which are too high) with the “up-zoned densities contemplated by the Downtown Oakland Specific Plan”, as stated in Task 3.2 in the 5-28-19 study proposal. Thus, we will not know if reduced intensities in some areas would actually make the use of community benefits more likely.
866	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Limiting the study to the “up-zoned densities contemplated by the Downtown Oakland Specific Plan” is putting the cart before the horse and suggests that staff is hoping to use the consultant’s analysis to justify zoning recommendations that staff has already developed without community input. The proposed “by-right” zoning and “bonus” zoning in the plan should instead derive from the consultant’s analysis, with the by-right zoning low enough and bonus zoning high enough to adequately incentivize provision of the identified community benefits, including affordable housing and preservation of historic buildings through TDR and possibly other mechanisms.

867	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Delete the following provisions from the implementation action list: a. Action step 54, third bullet (page 270) that calls for “exploring allowing additional height on parcels adjacent to historic properties that rehabilitate the adjacent historic property”. This strategy is an unnecessary incentive for historic building rehabilitation and could significantly compromise the setting for rehabilitated buildings. LU-2.1 and LU-2.2 are cited as relevant policies, but these policies do not mention this strategy.
868	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Delete the following provisions from the implementation action list: Action step 74 (page 276), which states “update the city’s demolition findings to allow development near the periphery of fragmented Areas of Primary Importance and Areas of Secondary Importance that is compatible with the historic district”. This action step appears to promote demolition of contributing buildings within APIs and ASIs. If portions of APIs and ASIs are “fragmented” (presumably by vacant lots), compatible development of vacant lots should be promoted instead.
869	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Classify “opportunity sites” into distinct categories, with identifying names and the distinct categories added to the Opportunity Sites Map (Figure LU-3, page 201). All sites in APIs and ASIs should be considered as “historic district infill” and not included in the Opportunity Sites Map. “Underutilized sites” should similarly exclude historic resources. “Adaptive reuse” site language should be rewritten to refer to the Historic Preservation Element and language already in other city requirements. And, publicly owned sites should have their own category, as these public assets should be preserved for public-serving uses.
870	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan. a. Main Library: key public asset on public land. The 1951 Miller and Warnecke building as well as its site is a historic and cultural resource. This facility was purchased with public bond funds, is a public asset and must so remain. While the library could perhaps be improved, modernized, or expanded, the site should remain a library property and not shown on the Opportunity Sites Map.
871	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan. Fire Alarm Building: historic building, Walter Matthews, 1911. Historic building on open space, originally park land. Again, a public asset. Should be reserved for future library use if needed, or similar public-facing facility and not shown on the Opportunity Sites Map.
872	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan: 401 Broadway and 430 Broadway: county-owned buildings which should be classed as public assets.

873	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	The below are examples of sites identified as "opportunity sites" which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan. Schilling Garden on 19th Street, a historic resource in an API. Adjoining Snow Park has recently been enlarged and rebuilt with Measure DD and federal funds. The site should be identified as "historic district infill," not shown on the Opportunity Sites Map and probably zoned as open space or limited height so that it will not have impacts on the now heavily-used park. It may present a great opportunity for public acquisition as a potential future park acquisition.
874	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Reduce existing excessive by-right FARs, height limits and residential density to promote community benefits, including affordable housing and TDRs to preserve historic buildings. The Specific Plan provides an opportunity to correct the mistakes of the 2009 rezoning that provided excessive by-right height limits and FARs, which eliminated any incentives for developers to provide community benefits, such as affordable housing and acquisition of TDRs from historic buildings in exchange for increased height, FAR and residential density on their development sites. For example, much of downtown Oakland was provided with a by-right 20.0 FAR and unlimited height in the 2009 rezoning, which, unfortunately, appears mostly retained in the Preliminary Draft (based on the areas designated for "unlimited" height on the draft intensity map), which, in the absence of FAR designations, will presumably retain the existing excessive by-right 20.0 FARs. This is especially disappointing, given such statements in the 2016 Plan Alternatives Report as the following on page 4.7: "Rezone areas with unnecessarily excessive height limits to allow for more flexibility with density bonuses and other developer incentives". By comparison, the maximum by-right FAR in San Francisco resulting from its 1985 Downtown Specific Plan was 9.0, which can be increased up to 18.0 with TDRs and other community benefits. "Overzoning", such as what exists in downtown Oakland, tends to artificially inflate land values and create more barriers to providing affordable housing and encourages owners to "land bank" their property while waiting for a major development project that will pay them top dollar. Ironically this can discourage development, rather than encourage it, as intended by overzoning. Land banking also tends to encourage a slumlord mentality, with building owners reluctant to spend money to properly maintain their buildings and refuse long-term leases that could include major tenant improvements, thereby discouraging high-quality tenants.

875	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs. The Plan should require that new structures be visually subordinate to contributing buildings so as to not visually overwhelm the API/ASI and potentially compromise its API/ASI eligibility. In many cases, this means that the heights of new buildings need to be lower than the tallest adjacent contributing building and sometimes significantly lower, perhaps one or more stories. For example, a new building located between a one-story and three-story contributing building should probably be no more than two stories. This must be reflected on any height/FAR maps that come out of the plan. This is especially important in Old Oakland, where the current by-right height limit is 55' (increased by 5' in 2009) while the tallest contributing buildings are about 45'. Avoiding excessive architectural contrast with contributing buildings is a further requirement for achieving visual subordination and should be addressed in the Design Guidelines to be prepared as part of the Specific Plan.
876	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Provide a robust Transferable Development Rights (TDR) program. Although the plan calls for a TDR program, an actual program mechanism has still not been provided, despite promises for such a program in previous downtown specific plan documents. We are disappointed that a more developed TDR proposal or options has not been provided, given the considerable elapsed time and resources that have now been dedicated to the Specific Plan. A TDR program was called for in the General Plan's 1994 Historic Preservation Element. Now 25 years have elapsed and the program still has not been implemented, despite the major resources dedicated to the Downtown Specific Plan and previous major land-use policy documents, including the 1998 Land-Use and Transportation Element, the 2009 Downtown Rezoning and the 2014 Lake Merritt BART Station Specific Plan. TDRs have been very successful in preserving historic buildings in downtown San Francisco and elsewhere. The San Francisco model could be adopted almost verbatim in Oakland. See the Historic Preservation Element and the attached 2013 Seifel report on the San Francisco program for further discussion.
877	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Some provisions of the draft plan, notably the "Proposed Maximum Intensity Map" on page 217, are clearly inconsistent with OHA objectives, especially Objective 2. Consistency with Objectives 1 and 3 is unclear, because the viability of Objective 1's community benefits program and Objective 3's TDR program depend on base ("by-right") zoning intensities (height, FAR, and residential density) being low enough to incentivize developers to provide community benefits (including TDRs) in exchange for increased "bonus" intensity.
878	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Although the draft plan describes such a two-tiered system in its "zoning incentive program" discussions, the proposed maximum intensity map only shows maximum intensities, without the by-right intensities. The by-right intensities are needed in order to evaluate whether the community benefits and TDR programs will actually work.

879	Tom Debley	Oakland Heritage Alliance	Letter	9/22/2019	Land Use and Urban Form	Map Attachment: OHA Preliminary Height Limit Recommendations: 9-22-19
880	Naomi Schiff	Oakland Heritage Alliance	Email	9/25/2019	Land Use and Urban Form	Our error! I see somebody has assigned DLM5 to that little parcel where the Fire Alarm building is and on the Main Library parcel. Please consider changing this to institutional zoning for the library, and open space for the Fire Alarm Building. We will send a follow-up letter.
881	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	The Downtown Specific Plan must instead assess the existing by-right intensity levels throughout the plan area for possible reduction, accompanied by additional "bonus intensity" that would be available in exchange for TDRs, affordable housing and other community benefits. In much of the plan area, the existing by-right intensity levels (many of which resulted from the 2009 downtown upzoning) appear too high to adequately incentivize proposals for community benefits. This is especially the case when combined with state density bonus law provisions, which allow for significant intensity increases in exchange for minimal levels of affordable housing.
882	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	It is therefore extremely important that the zoning incentives study include analysis of what "base" or "by-right" development intensity is best for making incentives work. But since staff has told the consultant to compare only the existing development intensities with the "up-zoned densities contemplated by the Downtown Oakland Specific Plan" (as stated in Task 3.2 in the 5-28-19 study proposal), we will not have the consultant's assessment of whether reduced intensities in some areas would actually make the use of community benefits more likely.
883	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	Limiting the study to the "up-zoned densities contemplated by the Downtown Oakland Specific Plan" is a backwards process and suggests that the consultant's analysis will be used to justify zoning recommendations that have already developed without community input. The proposed "by-right" zoning and "bonus" zoning in the plan should instead derive from the consultant's analysis, with the by-right zoning low enough and bonus zoning high enough to adequately incentivize provision of the identified community benefits, including affordable housing and preservation of historic buildings through TDRs
884	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	Classify "opportunity sites" into distinct categories, with identifying names and the distinct categories added to the Opportunity Sites Map (Figure LU-3, page 201) and exclude sites containing historic buildings. All sites in APIs and ASIs should be considered as "historic district infill" and not included in the Opportunity Sites Map. "Underutilized sites" should similarly exclude historic resources. "Adaptive reuse" site language should be rewritten to refer to the General Plan's Historic Preservation Element and language already in other city requirements. And, publicly-owned sites should have their own category, as these public assets should be preserved for public-serving uses.

885	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	Provide a framework for a downtown Oakland design review program. We had been expecting a complete design review document to be developed as part of the plan process, but the plan provisions appear limited to only several statements calling for design compatibility in arts and culture areas (page 148 and Action Step 51), and public frontages (LU-1.5 and Action Step 73), with minimal discussion of how such compatibility would be achieved.
886	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	Especially important is a vision statement for an iconic downtown skyline addressing the design of the upper portions of tall buildings with specific strategies to achieve this vision. The strategies should include massing and step back provisions, treatment of building tops and other variables that would be implemented as part of revised zoning standards and design review criteria. Although we are still reviewing the draft plan, we can find no action steps or other discussion addressing this task, except for a few statements hidden in the plan text, such as calling for residential towers to be more slender. San Francisco's Zoning Code has a number of provisions addressing this issue, including limiting the cross-sectional area of the upper portions of tall buildings and requiring step backs at specified height levels, which would be a good starting point for Oakland.
887	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Land Use and Urban Form	Attachment: 2014 Public Benefit Zoning White Paper
888	Kathy Greenstein		Email	10/15/2019	Land Use and Urban Form	I just finished reading the Oct 2019 issue of the Oakland Public Library's newsletter and was delighted to see that the revised version of the Downtown Oakland Specific Plan now includes the Main Library. I encourage you to take seriously the recommended revisions put forth in the newsletter, particularly issues related to the homeless and to role the Library plays in supporting Oakland's youth
889	Tiffany Eng	Old Oakland Neighbors	Email	10/4/2019	Land Use and Urban Form	It's hard to tell if, for example, projects that were rushed through entitlements (because they new plan was coming), but then expire or they don't build for 5-10 years, would those then be subject to new height limits at the time an extension is granted or a new proposal is brought forward? In particular, we're wondering about project approved, but not started construction. Historically, this has happened before in Old Oakland (Blue Shield Building), so we just wanted to clarify.

890	Amelia Marshall	Resident	Email	10/7/2019	Land Use and Urban Form	<p>The draft Downtown Specific Plan is the biggest threat to the integrity of Oakland since the urban renewal of the 1960s.</p> <p>Then, the real estate industry (the progenitor of SPUR) bulldozed thousands of units of affordable housing in West Oakland. They administered the coup de grace by running screaming BART trains down the Seventh Street, through the heart of the African-American cultural district.</p> <p>Now, the real estate developers want to demolish beautiful historic buildings downtown, and along the shore of Lake Merritt, to build replicas of San Francisco's atrocious Salesforce Tower. While I am no economist, it is very evident that the more luxury condo towers are built, the more residents are displaced. They end up pitching their tents in the shadows.</p> <p>The draft Downtown Specific Plan itself, with its inconsistent companion EIR, is a study in obfuscation. But having studied it has best I can, here's what this taxpayer wants to see:</p> <ul style="list-style-type: none"> • Require the developers to keep their greedy hands off historic treasures, including the fire alarm building and the main library. Build no tall towers by the lakeshore or in areas of primary or secondary importance (APIs and ASIs). Keep buildings on a human scale. • Follow the lead of other cities in creating a "transferrable development rights (TDR)" program. • Where there are empty lots in historic districts, don't allow infill buildings that are taller than the surrounding ones. • Don't allow the developers to target historic areas or historic individual buildings to be "opportunity sites". <p>Don't allow another wave of urban renewal to create more misery. We don't want to end up <u>looking like another post-war Soviet city</u>.</p>
891	Amelia Marshall	Resident	Email	10/7/2019	Land Use and Urban Form	<p>Don't support the insane urban-density fundamentalism that has ruined San Francisco. Limit the increase in population density downtown to 25 per cent.</p>
892	Margaret Gorden	West Oakland Invironmental Indicators Project	Email	10/9/2019	Land Use and Urban Form	<p>Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.</p>
893	Ryan Loughlin	Resident	Email	10/9/2019	Land Use and Urban Form	<p>Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan.</p> <p>Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.</p>

894	Mercedes S. Rodriguez	West Oakland Library Friends	Email	10/1/2019	Land Use and Urban Form	<p>to the WOW by Susy Moorhead, Branch Manager of the West Oakland Library. She was interested in the project and wanted me to have the WOW attend my West Oakland Library Friends (WOLF) meeting of which I am the President. As a result of that introduction, I have had the WOW make presentations to various organizations in West Oakland. Among them are the following:</p> <ol style="list-style-type: none"> 1. West Oakland Library Friends (WOLF), I am the President 2. Hoover Durant Library Friends, I am a member 3. BayPorte Village Neighborhood Watch, I am the Block Captain 4. NCPC 2X 5X, I am a former Co-Chair 5. Oakland A's, I have been working with the A's for over a year to bring awareness to the West Oakland Community of the impact that an A's Stadium will have on the community. <p>Each organization is in support of the WOW. This project will benefit the entire West Oakland Community. It should be included in the Downtown Specific Plan with more detailed information than has previously been included as follows:</p> <p>Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.</p>
895	Phil Banta	West Oakland Walk	Email	10/11/2019	Land Use and Urban Form	<p>Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland. [see email forwarded from B Cook, 10/17/19]</p>
896	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commission	Public Meeting	9/1/2019	Land Use and Urban Form	<p>How will I-980 redress the damage done by redlining?</p>
897	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form	<p>Reduce existing excessive "by-right" (base) zoning intensities (floor area ratios or FARs, height limits and residential densities) but allow increased, or "bonus" intensities in exchange for community benefits, including affordable housing and transferable development rights (TDRs) for historic buildings.</p>

898	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form	Change Proposed Maximum Intensity Map on Page 217 of Draft Plan to: a. Expand the zoning incentives program boundary to include most areas outside of historic APIs and ASIs and delete areas which include certain APIs and ASIs. b. Show reduced "by-right" intensities as well as "bonus" (maximum) intensities within the zoning incentives boundary area.
899	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form	Direct the consultant preparing the zoning incentives study to: a. Identify where reductions in current by-right intensities will incentivize developers to seek bonus intensities under the community benefits/TDR programs; b. Identify the optimal by-right intensities to maximize feasibility and probability of using bonuses and incentives in return for increased intensity, including reductions in existing by-right intensities; and c. Identify possible further adjustments in the by-right and bonus intensities to reflect the impact of the State Density Bonus program, the circumstances under which the program is workable, and whether additional density/intensity can be awarded for additional affordability. (See 5-28-19 zoning incentives study proposal.)
900	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form	Retain ALL light Industrial zoning not just on 25th Street in the AGD, but compare to current zoning (see below) and apply to the rest of the AGD area as well as make this type of light industrial/clean industrial zoning as an option for ALL ground floor spaces in DT. Oakland MUST engage in retaining as much industrial light manufacturing zones as possible. Please also reconsider the conversion of industrial to residential in the estuary area. PLEASE REFER TO CHARACTER MAP on PAGE 211 of the DRAFT DOSP. (NOTE the SPOT ZONING THAT HAS TAKEN PLACE. [See graphic on p.2]
901	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form	(WE MUST INCORPORATE THE ZONING INCENTIVES STUDY: The outcomes of the study, which must redefine its scope to start from a lower baseline than current zoning, will better inform our ability to adequately respond to impacts on the DOSP or EIR.

902	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		C-1.10) Zone to preserve and encourage PDR (Production, Distribution and Repair) is clearly highlighted in the Culture Keeping section yet is not mentioned in any subsequent zoning maps. Apply consistent language in zoning maps that refer to "FLEX-INDUSTRIAL" (again, another reason to redefine and complete the zoning incentive study)
903	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		C-1.5, p. 26) Change "Explore. . ." to "INCORPORATE an incentive plan being developed by the consultant" and include areas outside cultural districts with new and long term vacant spaces. Identify minimum gross floor area for cultural entities and PDR including in existing vacant storefronts beyond cultural district areas.
904	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Make ALL ground floor spaces an opportunity to place Cultural Enterprises, with AFFORDABILITY
905	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		(The Arts and Culture land use category should specify "affordability" levels particularly for ground floor uses to de-emphasize "retail"; define % BMR; outline tiered rates based on tenant operating budget.
906	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		(LU 2.3) Cultural Districts Program: specify community priorities by district.

907	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		PLEASE require DESIGN GUIDELINES for ALL Cultural Districts and areas with architecturally relevant buildings in order to result in HIGH LEVEL Design to created FUTURE historically relevant buildings. If not in an arts district, where else? Perhaps another area would be the waterfront for truly signature buildings.
908	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		(Page 90, Par. H-1.3) A key cultural marker is reflected in the love that Oaklanders have for our libraries as vital public places of culture, technology, education, and interaction. The City is not so desperate that its libraries must be constructed with housing above. Do not designate them as "opportunity sites."
909	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) does not exceed the scale of contributing historic buildings within the APIs and ASIs. See OHA Recommended Height Map.
910	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Replace Figure LU-3 "Opportunity Sites" with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites, and remove historic resources (Figure LU-5), ASIs and APIs from that map. Preservation and reuse of historic resources is city policy, so they should not appear on the opportunity sites map.
911	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Replace Figure LU-3 "Opportunity Sites" with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites and vacant opportunity sites.

912	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Support small businesses through incentive programs, similarly to our recommended incentives for arts/cultural districts.
913	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Heights near the lake between 14th and 17th Streets should remain at 55 feet as in the 2009 zoning. Views from the public park (an Area of Primary Importance) and its historic structures should be kept as open as possible. This park and the lake will be more heavily used with density increases and due to the Measure DD improvements. In the northwestern part of Lake Merritt, do not overshadow the lake itself. Consider impacts to the wildlife habitat with more intense use.
914	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		Protect the newly improved and enlarged Snow Park from shadow impacts by limiting heights to its south, in the 244 Lakeside historic API.
915	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		(Page 86) The final paragraph lacks an “action item.” This paragraph should be more expansive in ensuring “value capture” from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” and more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe-parking sites, micro units, and accessory dwelling units (ADUs).
916	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Land Use and Urban Form		The City should implement an active policy of “land-banking” to the maximum extent feasible, inventorying and acquiring excess land and buildings in Oakland from private sources and from other governmental agencies, for housing its citizens.

917	Library Commission	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form	If Main Public Library site is identified as an opportunity site, concerned that it will be subject to “highest and best use” real estate development mantra; the public library should be included as a different category of opportunity site (because the building itself is of architectural significance); the category should be “adaptive reuse” (to distinguish it from a site that would likely be razed and replaced with new construction).
918	Library Commission	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form	How does the Capital Improvement update interplay with community benefit program?
919	Library Commission	Library Commission	Public Meeting	9/30/2019	Land Use and Urban Form	The Fire Alarm site should be preserved. OHA will try to preserve both the library and the Fire Alarm site
920	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Land Use and Urban Form	Architectural review? Wind? Shade? Yes, PRC
921	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	LPAB: Reduce base zone and density as part of TDR program; currently this mitigation measure should be implemented in 3 years but it should be immediate
922	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	LPAB: Heights in APIs/ASIs will encourage removal of these buildings
923	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	LPAB: There are historic significant buildings associated as opportunity sites – review opportunity sites to address this
924	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Daniel (Oakland Heritage Alliance): Concerned about impacts to historic resources due to height/FAR increase: Produce Market, Lower Broadway, Old Oakland, Lake Merritt, in front of Posey Tube
925	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Daniel (Oakland Heritage Alliance): Main Library as opportunity site/Fire Alarm Building/Pose Tube
926	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Daniel (Oakland Heritage Alliance): Confused about the Waterfront Warehouse District depicted on Page 224 of Draft Plan
927	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Peter Birkholz: Retain light industrial through Art + Garage District; lower base zone
928	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Marina: Consider what skyline will look like? Do you have images?
929	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Marina: Not enough about design of buildings
930	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Alvina Wong: Don’t give away height by right
931	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Chris Roberts: Need streetscape analysis of new buildings’ impact on the street level
932	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Chris Roberts: Is skyline important?
933	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Chris Roberts: No boring rectangular buildings with flat roofs
934	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Naomi: Reduce building by-right zoning and it can be increased in exchange for providing incentives

935	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Naomi: TDR can't wait for 3 years already in Historic Preservation Element
936	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Jennie (Measure DD Coalition): Gold Coast: limit height to 55'
937	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Name? (Measure DD Coalition): Lake Merritt Channel will be impacted by envisioned development and heights should be lower than what is currently proposed
938	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Mark (Oakland Enjoy Sunset): Allow high rise and eliminate sunset
939	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Richard Sinkoff (Port of Oakland): Reduce base zone; increase benefit zone
940	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Jeff Levin: Reduce base zone
941	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Jeff Levin: Look at the economics of downzoning
942	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Chris Buckley: City says it can't downzone, what about SB 330(?); doesn't preclude downzoning
943	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Chris Buckley: General Plan amendments on p. 225 proposes higher intensities (limited in intensity map)
944	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Chris Buckley: APIs/ASIs (see letter for their 2-tiered development program)
945	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Paul: Office priority sites should not take viable housing sites. Put an extra impact fee on these.
946	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Paul: Goal is tall buildings in places like Lake Merritt
947	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Derek Sagehorn (East Bay for Everyone): Equitably share growth within downtown; Gold Coast is proposed for hardly any new growth
948	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Derek Sagehorn (East Bay for Everyone): Zoning incentive program needs to focus certain things for certain areas (list of desired community benefits is too long)
949	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Tara: Existing low scale
950	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Manus: Greater understanding of tools (TDR, zoning)
951	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Hegde: How are aesthetics analyzed relative to Lake Merritt?
952	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Hegde: Legal impetus against looking at lower baseline in zoning incentive program (SB 330); need to at least study option of downzoning
953	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Land Use and Urban Form	Meyers: Reduce base zoning – developers should be happy because it creates consistency

954	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Land Use and Urban Form		There is only one elementary school down there and I saw nothing in the plans about coordinating with school districts and how people in a walkable downtown environment get their kids to school. There is Lincoln but it's a specialty school. And a couple of other schools that are special cases, American Indian and some for challenged students.
955	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Land Use and Urban Form		Along with schools that would senior centers, other community facilities that the city may need to run or in cooperation with large land owners who are building ideally large land owners building large structures would be able to donate a floor or some such thing for cultural centers and schools. It occurred in many cities as part of their development agreement. I think that needs to be addressed. Or else you will ask people to move and there is no facilities, supermarkets or schools or any of that.
956	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Land Use and Urban Form		consideration of visibility and universal design ordinance would be appropriate for this type of construction where you're bringing in such a large quantity of mid-rise to high-rise residential. Again, using the bonuses in order to have those ordinances adopted. When you adopt those ordinances you don't have to -- then we're not here fighting every developer to put in more accessible features. it's part of the building code. The developers agreed because it gets three more floors. As much as I hate regulating myself it's a good mechanism because once it's in place, it's out of your hands. I mean, it's the building department and the developer meeting the standards. No argument.
957	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Land Use and Urban Form		• On 17th street there are 7 buildings going up at the same time, she has had three asthma attacks from the dust, businesses have shuttered – need a financial offset to help
958	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Land Use and Urban Form		• Take design tips from the Japanese – they watch the paths people take to make sure new development would be harmonious
959	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Land Use and Urban Form		• Enforcement issues (construction and parking)
960	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Land Use and Urban Form		• Blocked in by development on almost all sides – high-rise between MLK & Jefferson, historic buildings rehabbed, back lot was once an access to the restaurant, but is now being built
961	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Land Use and Urban Form		• Construction is starting before 9am (6-7am). People think the business isn't open – construction parking is blocking them. Enforcement is not showing up for construction
962	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Land Use and Urban Form		• Construction doesn't give updates. They were told the construction would be 3 days, but it was 9, and they were supposed to be paid by the developer for the days that they were forced to close, but they're refusing to pay for all 9. Construction next door is causing damage to their building (they have tenants upstairs)
963	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Land Use and Urban Form		• Want to know how can they be part of this 14th street dream with the land they own that they can develop
964	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Land Use and Urban Form		• Provide construction companies with parking and shuttle THEM
965	Jason Gilbertson		Email	11/4/2019	Land Use and Urban Form		I'd like to see more skyscrapers going up in Oakland. The skyline of Oakland is quite pathetic & I feel Oakland needs to allow buildings to go higher in the sky than current limits.

966	Jason Gilbertson		Email	11/4/2019	Land Use and Urban Form		Oakland needs some flair to distinguish itself as the incredible city & travel destination it is & that it can become. The current skyline, while slightly improving is still pretty weak. Let's allow some new projects to rise high in the sky so that we can be seen & respected from afar.
967	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Land Use and Urban Form		The plan calls for upzoning for residential development. This is a mistake that should be corrected. Increased density is acceptable under a two-tier zoning approach that allows greater heights/more dwelling units in exchange for significant community benefits such as affordable housing.
968	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Land Use and Urban Form		The proposed 275' height limits should be re-examined and re-mapped where buildings might line the Channel (fig. LU 10a, p.217). The plan must ensure everyday access by residents and visitors alike to the water on paths through public open space on either side of the Channel.
969	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Land Use and Urban Form		Development along the Channel shore must not be allowed to overwhelm, detract or impede access. The plan should call for appropriate Intensity designations of the Lakeside and Lake Merritt Office District neighborhoods plantings along the edge to support wildlife and the marine ecosystem, and reduce polluting runoff.
970	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Land Use and Urban Form		Retain the existing height limits of buildings facing the lake to avoid shadows on parkland: The Land Use Intensity designations of the Lakeside and Lake Merritt Office District neighborhoods (fig. LU-10a, p.217) were subjected to intense scrutiny by the Planning Department and City Council during the 2006-2009 rezoning of this area. The Council specifically voted to reduce proposed height limits of 65'/85' to 55' for the residential community facing Lake Merritt between 14th and 17th Streets and from Lakeside Drive to both sides of Alice Street. The plan must retain the existing land use intensity and height limits so as not to obstruct views from and of the Lake. New housing, office buildings, and parking, especially in the Lakeside neighborhood, should not overshadow the lake, the surrounding parkland and the recently improved Snow Park.
971	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Land Use and Urban Form		Retain existing zoning and use designation for the Fire Alarm building site as a gateway to the Lake Merritt parklands: The Fire Alarm Building parcel is the downtown's gateway to Lake Merritt. It has the potential to be an appealing addition to the parkland surrounding the lake, once parking is removed and the area is designed for park use. This is City-owned property that can become an open space addition to an area already acknowledged to be under-parked.

972	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	<p>Allowing more housing density and avoiding downzoning: Generally, the DOSP proposes relaxation of development standards, including height, FAR, and density in certain sections of the plan area. These proposed increases in capacity are positive steps forward for the built environment. At soft sites such as surface parking lots and vacant commercial buildings, Oakland must build higher and denser. The State of California's climate action goals call for reducing carbon emissions to 40% below 1990 levels by 2030. Downtown Oakland already has low levels of vehicle miles travelled relative to its population and economic activity; adding higher densities of residential and office space to our already low-carbon downtown will be an important and effective way to reduce carbon-intensive sprawl.</p>
973	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	<p>In more sensitive neighborhoods, such as west of San Pablo and Koreatown, we should consider adding an affordable housing overlay to allow for greater height, FAR relief, and density de-control for projects with at least 50% below-market rate units.</p>
974	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	<p>Likewise, additional planned capacity should be contemplated for Laney College with an affordable or institutional overlay to facilitate student, faculty, and staff housing at higher intensities than exists in the draft plan.</p>
975	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	<p>There are calls for the DOSP to downzone or impose land use restrictions on certain neighborhoods. To the extent they are based on aesthetic concerns or shadow impacts, they should be ignored.</p>
976	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	<p>Finally, EB4E asks that any effort to downzone, or to evade the downzoning moratorium in Senator Nancy Skinner's SB330 through increased zoned capacity elsewhere, be accompanied by a study from the Department of Race and Equity analyzing the impacts of such trade-offs. For example, it should be studied whether decreased zoned capacity in Lakeside would translate to additional development activity in sensitive neighborhoods such as the Central Core.</p>
977	Ryan Russo	Department of Transportation	Email	11/5/2019	Land Use and Urban Form	<ul style="list-style-type: none"> • I suggest requiring chamfered corners on the development of all corner lots. This can be done for all floors or just on the first floor. • Chamfered corners open up intersections, are good urban design, allow for extra pedestrian storage while waiting to cross streets, improve sightlines for motor vehicle operators and have many precedents in the current built form throughout Downtown Oakland. • Good examples include the Sears building and the former Rite Aid at Broadway and 14th. Missed opportunities entail the new buildings on the east side of 17th and Broadway.
978	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	<p>The DOSP contemplates density bonus programs or zoning incentives for a number of desired community benefits: 3+-bedroom units (H-1.8), affordable space for arts and cultural uses (C-1.5), preservation of historic buildings (C-1.10), public open space, childcare, job training, transit passes, public restrooms and lockers, etc. (p. 218). These are all good ideas, highlighting how private financial gains from greater density can be tied to desired community benefits, and illuminating a path to achieving community benefits across the board without endless conflicts over individual conditional use permits.</p>

979	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	We caution, however, that in attempting to do everything, it is possible we will achieve nothing. Given limited city staff time to develop policy, the new density bonus program that is most likely to achieve success will be a single program that is clearly defined and thus implementable; such a program would focus on a handful of especially-desirable benefits.
980	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	While the DOSP thoroughly considers how each neighborhood might develop, it is sometimes overly prescriptive about the specific form development will take--most prominently in the proposed "maker" zone in Jack London Square. Relying on private business to develop in a specific way is risky and closes off other options.
981	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	Land Use Flexibility: Mixed-use residential construction with ground-floor non-residential space can be adapted to a variety of uses (maker space, arts, culture, nonprofits) and should be allowed wherever feasible.
982	John Minot	East Bay for Everyone	Letter	11/4/2019	Land Use and Urban Form	In particular, we believe Alternative LU-10b is a more appropriate, dense use of that part of Jack London Square and should be advanced without being conditioned on Howard Terminal development. The draft plan achieves this flexibility in its vision for preserving historical buildings in situ while rehabilitating them into denser structures, as well as for converting county buildings into mixed-use buildings that preserve county uses. We support both of these concepts.
983	Shelter Oak	Shelter Oak	Email	11/7/2019	Land Use and Urban Form	4. Provide incentives such as areas of lower FAR or density, so that density bonuses and other community benefit incentives will be feasible and attractive for developers. (DEIR Fig III-8)
984	Sandra Threlfall	Resident	Email	11/8/2019	Land Use and Urban Form	Waterfront Industrial Corridor Our waterfront is a key element in Oakland's industrial economy. Residential development does not belong at 3rd Street adjacent to the industrial corridor. Such development would undermine decades of work to preserve our industrial economic base. We must have a buffer between the downtown and the industrial waterfront. The Plan should assure Oakland's industrial, logistics and maritime companies along the waterfront continue to flourish, providing jobs and tax revenue.
985	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Land Use and Urban Form	7. "Land Use & Urban Form" could include "parks" and "open space" if appropriately treated.
986	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Land Use and Urban Form	8. "Value Capture" is a concept that must be embraced anytime that zoning changes or use intensity is contemplated.
987	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Land Use and Urban Form	9. Respect the "Gold Coast" Neighborhood. The intense 2009 re-zoning must be respected to maintain the "API" character of this special area, and to reduce negative impacts on Lake Merritt and its contiguous parkland. Do not change the 2009 zoning.
988	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	• (Page 90, Paragraph H-1.6) "Value-capture" mechanisms to be productive can only be operative when zoning can expand. Value-capture is not productive when maximum zoning is already in place (i.e., "by-right").
989	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	• (Page 197, Figure LU-1) The "Transit Access Map" should include principal modes of travel and transit connections to and between BART stations.

990	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 201, Figure LU-3; also, Page 203, Figure LU-4) The Oakland Main Library & Fire Alarm Building sites are “public facilities” and “open space,” It is erroneous and mis-leading to designate these valuable public assets as “opportunity sites.” The City Council rejected efforts to designate the FAB for development on at least 4 occasions. This mis-identification should be corrected and these and similar mis-labeled parcels (such as the Laney College parking lots, and others) should be properly designated.
991	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 207, Figure LU-7) The “Produce Market” appears to be an overt omission.
992	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 217, Figure LU-10a) The Land Use Intensity designations of the “Gold Coast” area were subjected to intense scrutiny by the Planning Dept and City Council during the 2006-2009 rezoning of the CBD area. The Council specifically voted to reduce proposed height limits of 65’/85’ to 55’ for the residential community facing Lake Merritt between 14th & 17th Sts and from Lakeside Drive to both sides of Alice St. The existing Land Use intensity and height limits should be retained for less obstruction of views to the Lake; avoidance of shadows cast by high buildings onto the Lake and its contiguous parks; and for less compaction of density of this residential neighborhood (“area of primary importance (API”).
993	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 217, Figure LU-10a) The map neglects to include the recent closure of 20th St and the related expansion of Snow Park.
994	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 217, Figure LU-10a) The zoning designations for parcels of the Oakland Main Library & the adjacent Fire Alarm Building should be re-designated as “public facilities” and “open space.”
995	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 217, Figure LU-10a) In order to realize the benefits of “value-capture,” up-zoning in general should be carefully considered and sparsely utilized.
996	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 218, “Zoning Code Update.” All development benefits from City infrastructure – police & fire, streets, utility mains, lighting, traffic control, rubbish collection & disposal, sidewalks & parks, governance, etc. Consequently, all development should be required to “give back” through an assemblage of relevant “community benefits.” “Community benefits” should be a required section of Planning and Zoning compliance for every proposed development.
997	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •(Page 221, Figure LU-11) The Oakland Main Library & Fire Alarm Building sites are “public facilities” and “open space.” This mis-identification should be corrected; also at Figures LU-12, & LU-13a.
998	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Land Use and Urban Form	<ul style="list-style-type: none"> •The Channel from Lake Merritt to the Estuary is not adequately treated. The safety and protection of the health, flow, marine life, birds, animals, ecology of the Channel, and its protection from pollution is essential – similar for the City’s creeks and waterways improved by the \$198 million Measure DD Bond program. This omission must be correctly addressed in a new chapter on “Sustainability & Environmental Stewardship.

999	Tim Chan	BART	Email Attachment	10/7/2019	Land Use and Urban Form		The Plan makes strong recommendations for mandating commercial development at key "Office Priority Sites" in the downtown core and BART staff urges the City to implement these recommendations with equally strong changes to the underlying zoning. Bart welcomes opportunity to contribute to zoning update process and zoning incentive program as a CAG member
1000	Tim Chan	BART	Email Attachment	10/7/2019	Land Use and Urban Form		Draft Plan, page 220: change "...Office Priority Sites <i>can</i> require..." to "...Office Priority Sites <i>will</i> require..."
1001	Tim Chan	BART	Email Attachment	10/7/2019	Land Use and Urban Form		clarify language throughout the plan that is vague about percentage of commercial "certain percentage" or "designated percentage" these should be clarified so that there is a clear expectation of what these specific zoning changes will be as the City enters the re-zoning process
1002	Tim Chan	BART	Email Attachment	10/7/2019	Land Use and Urban Form		City should create flexible zoning and increase employment density around a future rail alignment (2nd Transbay Crossing) and stations
1003	Tim Chan	BART	Email Attachment	10/7/2019	Land Use and Urban Form		clearly state the desired percentage of gross floor area to be devoted to commercial uses in the Office Priority Zones
1004	Tim Chan	BART	Email Attachment	10/7/2019	Land Use and Urban Form		establish strong zoning requirements for Office Priority Sites and involve key stakeholders: BART, regional stakeholders
1005	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form		object to the DOSP's proposed elimination of the City's industrial buffer and the introduction of massive housing investments to the west of Jack London Square
1006	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form		Both options for 3rd St. (Howard Terminal Option and the Jack London Maker District Option) are unacceptable and will eviscerate the current Port industrial buffer zone; undermine Port operations and the ability to grow the maritime ancillary industrial base
1007	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form		Significant new and additional housing on this edge of the Downtown Plan area, and along 3rd Street, which is a heavy truck route, will only further erode the integrity of future industrial uses in this area, which is critical to the support of the future growth of the Port of Oakland
1008	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form		land use conflicts (from new non-industrial uses) and congestion are contrary to the goals of the plan and will negatively impact the quality of life for future residents and businesses, just as they will negatively impact the Port of Oakland's future
1009	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form		IF there is a successful stadium-complex project at HT, then such development would only increase the importance of maintaining this industrial buffer zone for the continuance of successful operations at the Port - yet the DOSP completely shreds what little buffer might have been left in the 3rd St. corridor

1010	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	HT option is a nightmare for the Port and its users - find a new place to accomodate container and equipment services, but we lose all hope of maintaining our industrial buffer zone, we lose functionality in our overweight corridor we lose our capacity for growing and enhancing truck and equipment services, and we are faced with the congestion and env. impacts of having 30,000 new residents
1011	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	DOSP proposed transformational intensity (LU-8b, LU-10b, LU-13b) would result in a land rush for new residential development and create one of Oakland's biggest neighborhoods at industrial doorstep
1012	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	DOSP does not clearly tell the public about the scope and scale of what is being proposed for this current industrial buffer zone, Analytical Environmental Services prepared an analysis that estimates approx. 30,000 new residents; a new neighborhood of 30,000 deserves baseline analysis. DOSP does not detail how it intends to accomodate all of these new residents except in the most cursory of ways
1013	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	City has not analyzed its impact on the Port or its tenants, its transportation and circulation impacts, its transit impacts (noting the absense of any analysis of the amorphous A's gondola project) and to preserve its equity and economic development goals, where it intends to grow future blue-collar middle-class jobs if it is sacrificing urban industrial properties
1014	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	City has yet to acknowledge the facial incompatibility of the dOSP with the West Oakland Specific Plan and the recently adopted West Oakland Community Action Plan under AB 617
1015	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	re-evaluate the proposed elimination of the industrial buffer zone; no analysis of any of these impacts has occurred, no plan has been discussed for protecting Port and its related jobs, and no one has articulated a long-term vision for how the maritime industry, and the thousands of workers and businesses which rely on Oakland's contiued and successful investment in the intermodal supply chain, will be protected under this plan
1016	Mike Jacob (+ multiple)	Pacific Merchant Shipping Association (+ multiple businesses as signatories)	Email Attachment	11/8/2019	Land Use and Urban Form	implore you to remove the residential mixed-use proposals for the 3rd St. corridor industrial buffer zone west of Broadway and south of 880 from the Draft DOSP
1017	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	The Plan must incorporate the principle of value capture. Public actions such as upzoning and more liberal development standards, as well as investments in infrastructure and transportation, create a significant increment to land value that is captured by private land owners through no efforts of their own. A portion of this publicly created value needs to be recaptured in the form of public benefits, including affordable housing
1018	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	While we appreciate that the study will be considered by the Zoning Update Committee, we think it is essential that this discussion take place with the entire Planning Commission, and that it focus not only on the study itself, but on how to include a zoning incentive plan into the Final Plan

1019	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	To make bonuses and incentives effective tools, the City should seriously assess the extent to which current zoning does or does not encourage the use of density bonus; The City should look strategically at different areas of the downtown and see where a recalibration of base zoning would incentivize the use of density bonuses that would provide affordable housing and yield development at the desired intensities. Alternatively, the City could maintain existing zoning but require a Conditional Use Permit that allows building to the maximum intensity only when <u>affordable housing and other benefits are provided</u>
1020	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	While we appreciate that the City is currently conducting a Zoning Incentives Study, In the context of a zoning incentive program, it is not sufficient to examine how increasing intensity from current by-right levels can be structured. The study needs to examine where the “sweet spots” are for zoning incentives, and whether the existing base zoning lends itself to an effective <u>incentive program, or whether it needs to be recalibrated</u>
1021	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	We have heard concerns that such downzoning is not legal. We disagree. It is a long and well established principle in case law that downzoning is not in itself an illegal taking, provided such action does not result in a loss of substantially all economically viable uses. Recently enacted legislation – Senate Bill 330 – provides restrictions on downzoning, but only where such downzoning is not offset but upzoning. In the context of the DOSP, which will create a substantial net increase in development intensity, targeted downzoning in specific places will <u>not violate SB 330</u>
1022	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	EBHO advocates consideration of “strategic downzoning” in order to enhance the economic feasibility of an incentive program; Our goal is to encourage more intensive development in the downtown, but to do so in a way that allows for provision of public benefits
1023	Jeff Levin	EBHO	Email Attachment	11/8/2019	Land Use and Urban Form	It is essential that these issues be given a full hearing before the entire Planning Commission prior to development of the Final Plan, and not just the Zoning Update Committee. The Final Plan must include a concrete zoning incentives program and not just assurances that such a <u>program may be adopted in the future</u>
1024	Tom Debley	Oakland Heritage Alliance	Email Attachment	11/6/2019	Land Use and Urban Form	Although the draft plan describes such a two-tiered system in its “zoning incentive program” discussions, the proposed maximum intensity map only shows maximum intensities, without the by-right intensities. The by-right intensities are needed in order to evaluate whether the community benefits and TDR programs will actually work.
1025	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Richard Sinkoff (Port of Oakland): SB743 VMT reduction is good
1026	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Mobility and Accessibility	ACTC wouldn’t agree with SFMTA and lost East Bay High-Speed Rail to Caltrain electrification

1027	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	x	Two-way conversion problematic - causing diversion - Should better manage one-way - Impacts are not well thought out - Might have lowering of bus speeds
1028	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	x	Broadway: dedicated bus and bike lane removed (disappointed)
1029	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	x	What elements of the "Go Big" Broadway corridor concept would be implemented in the plan?
1030	Roger Davies		Email	9/22/2019	Mobility and Accessibility	x	No consideration has been made to improve our already failing infrastructure - roads are a disaster, and will become worse with an increase in residents. OakDOT has been removing road lanes, at a time when the city is trying to add more people - since 2016 the Bay area traffic has increased 60% - so either stop building, or stop removing road capacity.
1031	Richard Sinkoff	Port of Oakland	Email Attachment	11/8/2019	Mobility and Accessibility	X	Port's letter directs EIR to include discussion about designated Local Truck Routes and Oakland Municipal Code 10.53 Extra Legal Load Transportation Permits, which could likewise be summarized in the mobility section of the DOSP
1032	Richard Sinkoff	Port of Oakland	Email Attachment	11/8/2019	Mobility and Accessibility	X	Include measures to reduce conflicts between Truck Route traffic and bikes, pedestrians and other modes contemplated for 3rd St.
1033	Richard Sinkoff	Port of Oakland	Email Attachment	11/8/2019	Mobility and Accessibility	X	Add note to the potential pedestrian/bike bridge connecting the City of Alameda and Jack London Square, that the Estuary is a federal navigation channel and the bridge cannot obstruct the movement of vesels in the Estuary
1034	Tiffany Eng	Old Oakland Neighbors	Email	9/23/2019	Mobility and Accessibility		Lafayette Square Park is a historic resource. Proposed policy M-2.7 "Preserve sufficient bus layover capacity around Lafayette Square...to serve existing and future transit service needs to and from downtown," is not is not supported by the neighborhood or park stewards. Policy was proposed by AC transit in 2016 without any community notice, and was publicly opposed and prevented by Old Oakland Neighbors. Remaining parking spaces should be converted to park-serving uses like bikeshare, protected bike lanes and foodtruck parking and not bus/car infrastructure.
1035	Hiroko M. Kurihara	AGD	Letter	10/2/2019	Mobility and Accessibility		CAR-FREE ZONES: Place people before cars. Consider activated urban zones that are pedestrian ONLY. Many world-class cities are implementing CAR-FREE ZONES where deliveries, etc. are organized.
1036	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Mobility and Accessibility		Chinatown Chamber doesn't want bike lanes
1037	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Mobility and Accessibility		Franklin St. is main street Chinatown stakeholders don't want converted to two-way
1038	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Mobility and Accessibility		If you remove street lanes for bikes it will hurt businesses
1039	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Mobility and Accessibility		What is the funding for undercrossings?

1040	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Mobility and Accessibility		Don't want tighter traffic on Broadway
1041	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Mobility and Accessibility		Diverting traffic from Webster should be the priority i.e., through traffic should be outside of Chinatown, not through it
1042	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Mobility and Accessibility		Bike East Bay supports bike lanes away from commercial corridors; no need for bike lanes on every street
1043	Stakeholder Meeting Notes	Chinatown Coalition	Public Meeting	9/18/2019	Mobility and Accessibility		Maintain Broadway as a street for traffic to get around Chinatown
1044	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Mobility and Accessibility		(p.48, I-980 Corridor) My preference is to cap the freeway between 11th and 20th Streets, preserving the freeway connection to I-880, and landscaping Brush and Castro as boulevards.
1045	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Mobility and Accessibility		The plan should recommend a feasibility study to underground I-880 between Martin Luther King Boulevard and Oak Streets in similar form the Big Dig in Boston. (detail in email 2019-10-30 B.Grunwald)
1046	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Mobility and Accessibility		This project should include undergrounding the connections to the Alameda Tubes to eliminate traffic impact in Chinatown. Undergrounding the UPRR tracks between Oak Street and Market Street should also be considered. Within this concept is the relocation of the Amtrak station to the Victory Court area closer to the Lake Merritt BART Station. (detail in email 2019-10-30 B.Grunwald)
1047	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Mobility and Accessibility		These two proposals would be transformative in linking Downtown and Jack London Square neighborhoods to the Waterfront. These improvements would improve the pedestrian realm and vehicular circulation to the extent they would obviate the consideration of a gondola to be ballpark and bridges/walkways over the UPRR tracks on the Embarcadero. The area above the undergrounding should be converted to open space and landscape streets. (detail in email 2019-10-30 B.Grunwald)
1048	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Mobility and Accessibility		Pedestrian Bridge Linking Alameda to Jack London Square—Seems to be a good idea, however there is precious little in the plan describing this proposal or recommending further study.
1049	Savlan Hauser	Jack London Improvement District (JLID)	Letter	10/14/2019	Mobility and Accessibility		Parking not forward-thinking: curbside parking still exists where there should be better accommodations of diverse modes of mobility including walking, scooting, biking.
1050	Cyndy Johnsen	Bike Walk Alameda	Email Attachment	10/30/2019	Mobility and Accessibility		(p.110, Bicycle Pedestrian Bridge) Aligns perfectly with the Plan's Central Idea around Mobility, to: Connect people across Oakland to downtown and unify downtown by expanding high-quality transit, bicycle routes, pedestrian access and amenities for an active street life.
1051	Cyndy Johnsen	Bike Walk Alameda	Email Attachment	10/30/2019	Mobility and Accessibility		(p.110, Bicycle Pedestrian Bridge) Offer a safe and enjoyable way for people to bike, walk, or scooter the short distance that divides Alameda's residents from downtown Oakland's jobs.
1052	Cyndy Johnsen	Bike Walk Alameda	Email Attachment	10/30/2019	Mobility and Accessibility		(p.110, Bicycle Pedestrian Bridge) Effectively uncork a plug in the network, enabling thousands of people to make the active transportation choices that we've prioritized.

1053	Cyndy Johnsen	Bike Walk Alameda	Email Attachment	10/30/2019	Mobility and Accessibility	(p.110, Bicycle Pedestrian Bridge) The inclusion of this transformative bridge in the Downtown Specific Plan is a key step towards a more vibrant, equitable, and sustainable future for Oakland, the estuary, and the broader community.
1054	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Mobility and Accessibility	Commissioners like how the plan addresses transit
1055	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Mobility and Accessibility	Need to invest in transit that specifically supports seniors, such as increasing the amount of available taxi scrip – this is a way to address people driving personal automobiles and parking downtown
1056	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Mobility and Accessibility	Q: Has there been an assessment of where older adults and people with disabilities live regarding crossings? (A: No, we don't have that data, but the Draft Plan does respond to data about the high-injury networks)
1057	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Mobility and Accessibility	Concern about making a downtown that is too bicycle-focused; not everyone rides bikes.
1058	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Mobility and Accessibility	Parking is a major issue (residents need somewhere to park)
1059	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Mobility and Accessibility	Transit - affordable?
1060	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Mobility and Accessibility	Parking cap – more can be bought up to
1061	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Mobility and Accessibility	Don't take parking out of town faster than you can get people onto transit
1062	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Mobility and Accessibility	Parking cap – SF has 45,000 spaces. Mission Bay, etc. exist only with cars
1063	Stakeholder Meeting Notes	SPUR Board	Public Meeting	9/24/2019	Mobility and Accessibility	Jeff Till – CLT/temporary garages
1064	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Mobility and Accessibility	Don't want tighter traffic on Broadway
1065	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	Move Amtrak station to be near BART if the Howard Terminal ballpark happens
1066	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	If second tube, have Amtrak near Lake Merritt
1067	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	Remove I-880
1068	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	Ed: It is already in the LUTE that if catastrophic event takes I-880 down, it will not be rebuilt; could repeat this policy in the DOSP
1069	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	Underground 880 & 980 (this may be in SPUR's regional strategy)
1070	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	Create a new Diridon Station-style terminal adjacent to Howard Terminal
1071	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility	Ed: Could also look at undergrounding the overhead structure of BART between West Oakland and Jack London

1072	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		City Center/Old Oakland: 15th Street doesn't quite go all the way to the lake
1073	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Pedestrian paths: See SF plan – create pedestrian paths as they get redeveloped (give a bonus in return)
1074	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Pedestrian paths: In SF POPOs are safer and more pleasant – some have security guards
1075	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Pedestrian paths: Needs logo/branded signage
1076	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Pedestrian paths: See Broadway & Hawthorne example from the Broadway-Valdez SP
1077	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: Plan could recommend a Broadway study – create it as an alternative mobility corridor
1078	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: Now is a good time to put in standards – things are empty, in transition
1079	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: More excited to think big and holistically.
1080	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: Afraid of bike lanes on Broadway – even Telegraph isn't good. What can we learn from the many bike experiments?
1081	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: Need short-to-medium term improvement
1082	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: There are cities with smaller populations who have vibrant streets
1083	Stakeholder Meeting Notes	SPUR Oakland Policy Board	Public Meeting	9/19/2019	Mobility and Accessibility		Broadway: Look at Copenhagen for bike lanes that work
1084	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Mobility and Accessibility		Vince Sugrue: Façade improvement program – does program exist now? “If re-established” seems watered down
1085	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Mobility and Accessibility		Naomi Schiff: Façade improvement program – should be funded through mitigation fees
1086	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Mobility and Accessibility		Naomi Schiff: Parks understudied and under-treated – more bus parking @ Lafayette Square, Old Oakland does not want buses; look at it as a part; necessary to quality of life; AC Transit should find another place
1087	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Mobility and Accessibility		Shirazi: Mobility – looks good; make sure new mobility modes, electrification of infrastructure is addressed as well as designing for all abilities, colocation of facilities (mobility hubs/transit centers)
1088	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Mobility and Accessibility		Retail Parking is a problem: <ul style="list-style-type: none"> • Developers are getting carte blanche over the streets during construction; parking is a problem – people who live there are getting tickets left and right (there's supposed to be less enforcement around the development, but it's not happening) • Target is coming, but people will still go to Emeryville because it's close and there's parking

1089	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Mobility and Accessibility		What is the plan for bike lanes? Are bike lanes precluded from the future of Broadway just because of the transit- only lanes?
1090	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Mobility and Accessibility		What is the process for determining the bikeways on streets? (Between OakDOT/Planning) <ul style="list-style-type: none"> • City response: the Draft Plan includes the recommended future bike network (both near term and vision network). These recommendations carry forward the bike network from the 2019 Bike Plan.
1091	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Mobility and Accessibility		Appendix A Transportation and Transit Projects <ul style="list-style-type: none"> • Will you be patching them all together? • Will you redo the transportation impact fee? • Is there an idea for new revenue streams to make projects such as two-way conversion happen? City response: the transportation-related infrastructure projects will be provided to OakDOT who will then apply for grant funding to design and construct the projects. Also, the existing infrastructure bond is used to match/leverage infrastructure opportunities
1092	Event Notes	Lincoln Summer Nights	Public Meeting	10/4/2019	Mobility and Accessibility		Mobility: <ul style="list-style-type: none"> • "Wider Bike Lanes is good idea" • "Enhanced intersection with high visibility crosswalks" • "Liked the ideas of high visibility of intersection" • "Free bus, more trees, more parking" • "Need more parking" • "More bike lanes! Walking is too unsafe here, too" • "Free WIFI everywhere"
1093	Event Notes	Thursdays at Latham Square	Public Meeting	9/19/2019	Mobility and Accessibility		"bring back the light rail Key System"
1094	ml Arum	6078 Valley View Rd Resident	Email	10/10/2019	Mobility and Accessibility		Need Access to public transit close to condos so 880 doesn't get more jammed. Trees and natives landscape please.
1095	Gavin Lohry	Transport Oakland Board	Email Attachment	10/31/2019	Mobility and Accessibility		Strengthening Oakland's Transit Investments: extend the priority transit-only lanes on Broadway north to the Kaiser Medical Campus at MacArthur Blvd and south to Embarcadero West where much of the new development is concentrated.
1096	Gavin Lohry	Transport Oakland Board	Email Attachment	10/31/2019	Mobility and Accessibility		Increase density near the Amtrak and ferry stations in Jack London Square allowing more people to live an businesses to locate near these regional transit services, therefore, capitalizing on our investment in transit and maximizing the reductions in transportation emissions; Increase density in neighborhoods well-served by BART such as Uptown and Lakeside.

1097	Gavin Lohry	Transport Oakland Board	Email Attachment	10/31/2019	Mobility and Accessibility	Strengthening Oakland's Parking Management: <ul style="list-style-type: none"> • Reduce on-street parking for automobiles and return this public space back to people for walking, biking, or using transit by increasing sidewalk width, planting street trees, and adding comfortable and safe bus stops as well as street furniture. • Require new parking structure in developments to be designed for convertibility to future non-parking uses such as affordable housing • Implement parking maximums and structure the community benefits program from developers seeking to exceed parking maximums to fund priority improvements to Oakland's street such as two-way conversions, transit, bike, and pedestrian improvements • Provide designated on-street scooter and bike parking on every block
1098	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Need another transportation study
1099	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Traffic circulation and transit plan: need to know how downtown will accommodate 20 million new jobs. AC Transit won't have capacity. There will be congestion. Need service level information (bus headways).
1100	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Transportation Demand Management: low income transit pass, employers are required to pay for transit passes
1101	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Transportation impact fee nexus study should be added to the plan
1102	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Need parking maximums
1103	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Inconsistencies – Draft Plan has reorientation (2-way conversion) don't have parking (check against bike plan?)
1104	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Two-way bikeways on one-way streets while waiting for two-way conversion
1105	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Respond to climate change
1106	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Reduce vehicle miles traveled and reduce greenhouse gases
1107	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Expanded main library would allow for more support for bike share and shared mobility efforts
1108	Stakeholder Meeting Notes	BPAC	Public Meeting	9/19/2019	Mobility and Accessibility	Ban cars downtown
1109	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	What are developers required to do for bike and ped infrastructure when building projects consistent with the Plan? What ability will the City have to ask developers to go beyond minimum infrastructure standards?
1110	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	How impact fees help to fund improvements on corridors? How will development fees be targeted toward Complete Streets gaps and other transportation infrastructure needs?
1111	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	How consistent is the short term bike network (p. 109) with the recently adopted bike plan?

1112	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	What are the expected impacts of the one-way to two-way street conversions, including congestion and bike and pedestrian safety? Do expected benefits vary for freeway access roads versus others?
1113	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	Will the road typologies on pages 122 to 125 be used throughout the district?
1114	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	Where is the proposed connection between the 9th St separated bike lane and the East Bay Greenway?
1115	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	The proposed plan seeks to broaden the application of TDM programs to new developments to monitor and encourage non-auto travel modes. This is a significant effort. Will appropriate staff resources be provided to ensure the TDM programs will be effective?
1116	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	How will the proposed investment in the proposed Green Loop be balanced with investments in other facilities, such as proposed bicycle improvements identified in the 2019 bicycle plan and improvements to existing green / park facilities in downtown Oakland?
1117	Kenya Wheeler	BPAC Chair	Email	9/16/2019	Mobility and Accessibility	Additionally, while the plan does provide a range of improvements to infrastructure for transit on priority corridors, it doesn't provide any discussion or suggestions to how transit service capacity should be increased to accommodate additional transit trips envisioned in the DTOSP.
1118	Mana Tominaga	Oakland resident, and supervising librarian, Main Library	Email	9/20/2019	Mobility and Accessibility	Library is a key partner in shared mobility and equity initiatives with the City; it is a key named partner in the newly adopted Bike Plan
1119	Roger Davies		Email	9/22/2019	Mobility and Accessibility	Public transport is dirty, overcrowded and runs on an infrequent schedule. Oakland is allowing new buildings without minimum parking needs being met, yet no consideration is being made for our already overwhelmed public transport system.
1120	Hoang L Banh		Email	10/29/2019	Mobility and Accessibility	OAKLAND should have scooter parking. Examples include, Singapore scooter parking pads (picture attached), and other from U.S. cities, e.g. Long Beach.
1121	Renata Foucre and Ray Kidd	West Oakland Neighbors	Email	10/22/2019	Mobility and Accessibility	West Oakland Neighbors, the community group in the Clawson/McClymonds neighborhood, has reviewed the West Oakland Walk more than once and each time we have gladly given support to the plan. W.O.W. has great potential to facilitate non-motorized movement along its entire course by encouraging travel to multiple destinations along its course and beyond; by encouraging recreation and exercise activities; by encouraging socializing and community building activities in the various neighborhoods it traverses; and it's likely it could encourage tourism by becoming a destination itself. It's a well thought out project that would bring a number of benefits, and the cost of the project could be spread out over a few years with multiple funders. For these reasons we think the full design and description of the WOW clearly deserves inclusion in the Downtown Specific Plan as an important element that would link downtown with the area covered by the West Oakland Specific Plan, and we encourage city planners to make this inclusion.

1122	David Bleacher	West Oakland resident, and on the Boards of the Friends of Hoover Durant Public Library, Community Foods Market and the Tech Equity Collaborative Housing Sub-Committee	Email	10/24/2019	Mobility and Accessibility	West Oakland Walk can be a vital community asset to showcase elements of the history and culture of West Oakland. Please include the full descriptive text and map exhibits for the West Oakland Walk in the Downtown Specific Plan.
1123	Jessica Jobe Sea	NOLL & TAM ARCHITECTS	Email	10/21/2019	Mobility and Accessibility	Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.
1124	Jessica Jobe Sea	NOLL & TAM ARCHITECTS	Email	10/22/2019	Mobility and Accessibility	According to the City of Oakland Equity Indicators Report for 2018, Built Environment - Pedestrian Safety is one of 12 equity indicators that received the lowest score of 1 (out of 100). This indicates that the outcomes of pedestrian safety have extreme gaps depending on demographics. The West Oakland Walk can be a tool to address this inequity.
1125	Jessica Jobe Sea	NOLL & TAM ARCHITECTS	Email	10/23/2019	Mobility and Accessibility	I believe that enhancements to the walking experience is an important part of social infrastructure for both West Oakland and Downtown. The more neighbors and visitors can engage with the history of West Oakland and have friendly encounters with each other, the more positive the social and physical environment can become. The West Oakland Walk is an important opportunity bolster civic pride, support community health, and improve pedestrian safety.
1126	Mercedes S. Rodriguez	West Oakland Library Friends (WOLF), Hoover Durant Library Friends, BayPorte Village Neighborhood Watch, NCPC 2X 5X	Email	10/18/2019	Mobility and Accessibility	Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.
1127	Lucia Castello	Flynn Architecture	Email	10/18/2019	Mobility and Accessibility	Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.
1128	Amelia Marshall	Resident	Email	10/7/2019	Mobility and Accessibility	Leave an adequate number of parking spaces for the electric cars of the future, and the gasoline-powered cars of the present.
1129	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Mobility and Accessibility	City should build more parking garages downtown

1130	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Mobility and Accessibility		Scooters are dangerous
1131	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner	Public Meeting	9/1/2019	Mobility and Accessibility		Oaklanders are not sharing the street well; painted lanes are not safe for bikes: is there a plan for physically separated bike lanes?
1132	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Mobility and Accessibility		Institute a standard condition of approval for all new development that requires outreach and replacement for lost street parking.
1133	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Mobility and Accessibility		Institute a standard condition of approval for all new development that requires advance notice and improved signage for adjacent retail and commercial businesses within two blocks in any direction.
1134	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Mobility and Accessibility		One-way to two-way streets conversion has support from Chinatown neighborhoods.
1135	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Mobility and Accessibility		"Paseos" recommendation requires greater attention to long term maintenance and keeping order. What arrangements would be made for access for small business deliveries and for customers who come from transit-poor neighborhoods, have accessibility challenges, or travel from far away?

1136	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Mobility and Accessibility	Lafayette Square Park must not become an expanded layover parking site for AC Transit, creating visual blockage, air pollution, and impairing the experience for park users.
1137	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses	Email	10/2/2019	Mobility and Accessibility	Short-term parking (that is, customer parking) is a small-business and cultural arts equity issue—but remedies are either non-existent or insufficient. Arts organizations, businesses, and nonprofits serving and run by the most-vulnerable populations are suffering, as described by the equity indicators report. For example, the plan could recommend opening the ALCO lot on 12th and Madison past 5 pm, with ambassadors to escort patrons to and from Malonga Center. The City could work with the County to facilitate shared-use parking. What other opportunities for parking exist for families, seniors, people from transit-poor neighborhoods, or from out of the area?
1138	Library Commission	Library Commission	Public Meeting	9/30/2019	Mobility and Accessibility	Concern about making a downtown that is too bicycle-focused; not everyone rides bikes.
1139	Library Commission	Library Commission	Public Meeting	9/30/2019	Mobility and Accessibility	•Parking is a major issue (residents need somewhere to park)
1140	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Mobility and Accessibility	Update on walk this way
1141	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Mobility and Accessibility	Expanding infrastructure to other areas like Grand Lake Proactive Statement
1142	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Mobility and Accessibility	Amtrak? Crossing at Broadway?
1143	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	David Simon (Adam's Point): Transport aspects of I-980 & I-880 need to connect be considered in tandem with to Howard Terminal
1144	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Alvina Wong: Chinatown wants close involvement with transportation recommendations including reviewing traffic studies
1145	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Chris Roberts: Plan for where BART should go. Oakland should ask for what it wants
1146	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Paul: Should not include parking – given climate change, the last thing we need is to worry about traffic and parking
1147	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Derek Sagehorn (East Bay for Everyone): Likes safer two-way streets, dedicated bus lanes
1148	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Tara: Prioritize walkability
1149	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Mobility and Accessibility	Hegde: Good to see traffic study for Chinatown

1150	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Mobility and Accessibility		the percentage growth is in the Jack London area, on the other side of the freeway. And just as a physical note, I'm sure you are very aware but the freeway, crossing under the freeway and it's kind of physically inaccessible unless you are in a vehicle.
1151	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Mobility and Accessibility		Jack London: not being able for the disabled to cross over the railroad tracks, there is nothing you can do to get the railroads to cooperate. Whether it's something like amtrak did with the bridge that goes over it to do something. You only indicated a couple of major corridors that would cross it that you intend to strengthen the visual or connecting area. I mean, I'm able bodied and I find it difficult to cross all those tracks with the wide openings to make that more accessible.
1152	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Mobility and Accessibility		My one request is if you have protected bike lanes to perhaps also have traffic signals on those. which some countries, such as Denmark have. Many times bicyclists do not obey the automobile traffic signal felt indicating they need to obey them, would be I think, a good example of a small addition. Which would signal their need to comply and help protect a lot of pedestrians who cannot keep up with them
1153	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Mobility and Accessibility		I want to make sure there is a bus stop on every corner.
1154	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Mobility and Accessibility		And directional ramps for every crosswalk
1155	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Mobility and Accessibility		• Commissioners like how the plan addresses transit
1156	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Mobility and Accessibility		• Need to invest in transit that specifically supports seniors, such as increasing the amount of available taxi scrip – this is a way to address people driving personal automobiles and parking downtown
1157	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Mobility and Accessibility		• Q: Has there been an assessment of where older adults and people with disabilities live regarding crossings? (A: No, we don't have that data, but the Draft Plan does respond to data about the high-injury networks)
1158	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• Parking issues on 14th Street – destroying the street, with bus lanes, can't park or get deliveries. Jack London doesn't have meters.
1159	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• It's not realistic for a port city like Oakland to be car-free – not authentic
1160	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• Need to talk about what compromise looks like [i.e. between City/development/DOT's parking policies and business owners]
1161	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• If you're going to get rid of the parking, get some shuttles to shuttle people from where they are parking
1162	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• If they do bike lanes, then exploit the bike lanes for Black traditions
1163	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• G&E took out parking in front of the store, blocked off for a month, and sales declined – she's asked people to let her know every time they try to come to her store but can't find parking, and is keeping a record
1164	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Mobility and Accessibility		• There is nowhere to unload – the parking garage charges \$15 for 20 minutes

1165	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Concerns around the buses. Bus stop is being moved in front of their restaurant, which means that parking is being removed, and they're worried that homeless people will sleep on the benches
1166	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Can't get in to business to unload
1167	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Delivery service has no place to park – 60% of their business is delivery (also has catering service). Delivery is double-parking to unload
1168	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•People are not obeying speed limits, and are angry – got hit by a car
1169	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Scooters are a problem
1170	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		Mayor's office has reached out to developers to talk about providing public parking, and they are interested
1171	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Parkshore has free parking for Trader Joe's – why can't we have something like that in the 14th Street corridor?
1172	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Older people don't ride bikes, so the bike lanes aren't for them +[debate over whether African-Americans ride bikes]
1173	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•There's no street sweeping happening, but parking enforcement is still ticketing!
1174	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Jack London has a parking system – for people who they want •Chinatown is thriving and has a parking structure •Assessment of parcels near 14th – build a parking garage and provide a REBATE as reparations to businesses for messing it up over the last five years
1175	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019	Mobility and Accessibility		•Understand the environmental argument, but AT WHOSE EXPENSE? The environmental argument against parking is weak – should apply everywhere, not just enforced selectively
1176	John Minot	East Bay for Everyone	Letter	11/4/2019	Mobility and Accessibility		Transit Options for a Low-Car District: We support removing parking minimums for all areas covered by the plan and imposing parking maximums—or charging impact fees for parking over a 0.5 ratio, befitting the expense and opportunity cost of in-building parking.
1177	John Minot	East Bay for Everyone	Letter	11/4/2019	Mobility and Accessibility		We should deprioritize street parking and vehicle lanes in favor of dedicated bicycle and transit lanes, on the model of the “Go Big on Broadway” option in the earlier Plan Options Report (Nov. 28, 2018) which should be restored. We prefer proposed bikeway options that include protected bicycle lanes.
1178	John Minot	East Bay for Everyone	Letter	11/4/2019	Mobility and Accessibility		We also support the conversion of I-980 to create an urban boulevard, and the conversion of numerous downtown parking garages into productive space. These strategies will reduce vehicular deaths and injuries, help Oakland meet its city climate goals, and prepare Oakland to the greater adaptation work that is to come.
1179	Saravana Suthanthira	Alameda CTC	Email Attachment	11/8/2019	Mobility and Accessibility		Letter expresses support for Mobility Outcomes M-1, M-2 and M-3; they are consistent with complete streets principles .
1180	Saravana Suthanthira	Alameda CTC	Email Attachment	11/8/2019	Mobility and Accessibility		Most of downtown Oakland is included in the countywide high-injury network for both cyclists and pedestrians laid out in the Alameda CTC's Countywide Active Transportation Plan

1181	Saravana Suthanthira	Alameda CTC	Email Attachment	11/8/2019	Mobility and Accessibility	DOSP includes reconfiguration of Franklin and Webster St. and includes plans to address congestion issues around the I-980 ramps and the Webster and Posey Tubes through the Oakland/Alameda Access Project. Alameda CTC encourages continued coordination between City of Oakland and Alameda CTC through the Oakland/Alameda Access Project
1182	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	Letter cites statistics about BART ridership in downtown.
1183	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	Given that the Draft Plan is based around an equity framework, the BART system is even more integral because the rail transit system provides mobility to people with limited travel options - low income residents, youth, seniors, and people with disabilities
1184	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	Add Policy M-2.5 policy language to Appendix A (Table M-5)- take measures to maintain reliable, ADA-accessible access to transit stations, and find opportunities to increase the number of elevators;
1185	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	Except for the planning effort for an upcoming second Transbay Crossing, there are currently no projects identified in the Transit Projects list that support BART's reliability and resilience
1186	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	BART-identified needs (to expand upon and inform Policy M-2.5: 19th Street Station Project Needs: - new elevator connecting street concourse - escalator canopies with roll-down doors to protect escalators from overnight damage and reduce escalator outages - new entrance at north end of station to expand pedestrian access to station and respond to new and upcoming development - additional ticket vending machines or faregates to accommodate additional riders
1187	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	BART-identified needs (to expand upon and inform Policy M-2.5: 12th Street Station Project Needs: - new elevator connecting platform to concourse - escalator canopies with roll-down doors to protect escalators from overnight damage and reduce escalator outages - Interior upgrades including lighting and improvements to address fare evasion - additional ticket vending machines or faregates to accommodate additional riders - future need: study of platform capacity at lower platform to address crowding and emergency egress and respond to potential impacts of proposed Howard Terminal stadium development
1188	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	Lake Merritt Station, will be important point of ingress and egress for the thousands of proposed housing units and mix of uses proposed for the Victory Court area and the Downtown Plan should coordinate with the Lake Merritt Station Area Plan and make changes where necessary to ensure that the Lake Merritt Station can continue to serve this expanding neighborhood
1189	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility	The pedestrian pathways to and from the Lake Merritt Station, especially those crossing under I-880, require careful study

1190	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		BART supports the Freeway Crossing Improvements Project list (Table M-3) and asks that this list be prioritized to support safe paths to and from BART stations to new centers of development like Victory Court and Howard Terminal
1191	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		Overall, BART asks that the City continue to collaborate on issues related to access, reliability and resiliency.
1192	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		make a concrete recommendation for a parking maximum for both residential and commercial development to clarify public expectations regarding future zoning code updates
1193	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		questions the efficacy of an "exchange program" to allow developers to construct more parking, as the negative externalities of increased VMT and vehicle ownership would detract from any benefits from such a program
1194	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		City of Oakland should advocate for funding for a potential permanent program (to MTC's "Regional Means-Based Transit Fare Discount Pilot Program"), and to investigate means to expand the program to other operators
1195	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		City of Oakland should consider means to support the Fare Integration Study (analyzing possibility for integrating the fare policies of all 27 Bay Area transit agencies), and any recommended actions that arise from the process
1196	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		As part of TDM strategy (Policy M-2.10) City should consider a requirement that large employers provide a flexible, free, or reduced transit pass for employees
1197	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		As part of TDM strategy (Policy M-2.10) City should consider making the free transit passes for new residential development a requirement rather than an option (as part of the "menu" of TDM measures) for all new residential development in the City. Clipper cash, rather than operator-specific transit card, would allow employees and residents more choice and flexibility in their transit commute
1198	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		As City undertakes Curbside Management Study (Policy M-3.6) passenger and ADA pickup/drop-off around the 12th Street and 19th Street BART stations should be carefully considered and planned to ensure safe and efficient passenger loading.
1199	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		Bart is working with Bird and other micro-mobility (e-scooter) providers to designate specific parking areas for scooters and other shared-mobility devices at several BART stations to locate these areas out of the path of vehicel or pedestrian travel and consolidate parking; City should work with micro- or shared-mobility providers to designate similar parking zones around 19th street and 12th street stations to keep sidewalks clear and ensure safe access to transit
1200	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		To support the increased travel demand from new expected commercial and residential development in Downtown Oakland, BART is increasing the frequency of train service and overall capacity of the system with its Core Capacity Project.
1201	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		BART and Capital Corridor are co-leading the effort to study the possibility for a new Transbay Crossing. BART is committed to working with the City, as although the proposed alignment has not been established, part of this new infrastructure project may be within the Plan Area

1202	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		continue to collaborate with BART on station access improvements
1203	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		do not consider an "exchange" program where developers are entitled to build up to 1.25 spaces per unit in exchange for providing community benefits. By not constructing expensive parking structures, more funds should be available for community benefits and affordable housing
1204	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		prioritize freeway undercrossing improvements that connect to BART
1205	Tim Chan	BART	Email Attachment	10/7/2019	Mobility and Accessibility		As part of Policy M-2.10, the City should require that all new development and all large employers provide a flexible, free, or reduced transit pass for residents or employees. Clipper cash is more versatile
1206	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Process and Engagement		Website should have a more clear "call to action" <ul style="list-style-type: none"> City response: City website is constrained by a content template that makes clear messaging difficult. The DOSP team continues to work with the City website team on improvements.
1207	Tom Debley	Oakland Heritage Alliance	Email Attachment	10/1/2019	Process and Engagement		Given the importance and complexity of the Plan document, OHA recommends that the City Planning Commission continue its consideration of the Draft Plan to at least its October 16, meeting
1208	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement		Manus: Urge the public to provide substantive and detailed input, not general generic input
1209	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Process and Engagement		Using Nextdoor and social media is good
1210	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Process and Engagement		Naomi Schiff: Continue this meeting
1211	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Process and Engagement		Naomi Schiff: Points to page 1-3 of the OHA letter to the Landmarks Board for detailed comments
1212	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Hegde: Extend comment deadline to Oct. 21
1213	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement		Alvina Wong: Listen to youth
1214	John Kirkmire	Lake Merritt Advocates	Email Attachment	11/4/2019	Process and Engagement		We are disappointed to note that the Incentives Study commissioned by the City will not be available until after the period for making comments on the plan and draft EIR is closed.
1215	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Process and Engagement		"Youth Engagement" should be more appropriately placed as part of "The Planning Process"

1216	James Vann	Coalition of Advocates for Lake Merritt (CALM) Oakland Tenants Union (OTU)	Email Attachment	10/1/2019	Process and Engagement		It is essential that a meeting of the Planning Commission be scheduled after the October 22 submittal date for DOSP and DOSP-EIR. The Planning Commission should have a public briefing on staff's responses to public comments -- after staff has received and assessed the submittals -- for the Commission to consider and have input on the final shape of the DOSP Plan and Environmental Analyses to be recommended to City Council for adoption.
1217	Stakeholder Meeting Notes	Chinatown Chamber	Public Meeting	9/10/2019	Process and Engagement		Small business cannot attend typical meetings
1218	Stakeholder Meeting Notes	Old Oakland Neighbors	Public Meeting	9/18/2019	Process and Engagement		Using Nextdoor and social media is good
1219	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Process and Engagement		Concern that the survey did not reach enough people and was not translated or provided to enough people via paper (80% of surveys for older adults are returned are paper surveys; respondents who respond via internet are generally more affluent)
1220	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Process and Engagement		Many seniors don't live in senior centers
1221	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Process and Engagement		Note that the Commission contains expertise at outreach to seniors (SAHA, Center for Elders Independence). They send out surveys after every session. A focus group could be useful.
1222	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Process and Engagement		DOSP staff noted that the Commission's expertise will be particularly useful to leverage when updating the citywide General Plan, starting after the DOSP planning process is complete
1223	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Process and Engagement		Scott Means: DOSP staff were in very good communication with him and his staff, and the appropriate agencies were given the survey
1224	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Manus: Need better a/v equipment (better visualize maps)
1225	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Manus: What is the best way for citizens and public to review?
1226	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Monchamp: What is the timeline/ what are the next steps
1227	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Monchamp: Process for zoning update?
1228	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Monchamp: Need dialogue with property owners
1229	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Limon: Echo OHA -- make it easier to navigate the document, index, list of graphics
1230	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Limon: Public comments: should they be advocating for specific policies, priorities, actions?
1231	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Limon: How should people provide feedback?
1232	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Public speaker: Copy of Plan and Draft EIR were not made public in time

1233	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Public speaker: Community benefit – would we wait until community benefit program is settled to start the clock on comments? (revisit the project schedule)
1234	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Public speaker: Establish a Planning Commission subgroup
1235	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Jeff Levin (EBHO): Time/process for review
1236	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Process and Engagement		Jeff Levin (EBHO): Media publicity – more meetings of commission
1237	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Process and Engagement		Produce Market – what is the plan for engaging the Produce Market stakeholders? City: the City will coordinate with the Produce Market stakeholders to determine the best approach to engagement.
1238	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Process and Engagement		Need to better engage the small businesses: <ul style="list-style-type: none"> • The BIDs have a good database of businesses, and the Chamber of Commerce offered to host a meeting of businesses • 14th street business owner said it's only the second day someone has come in to invite her to a City meeting
1239	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Process and Engagement		How do we get more projects on the list? <ul style="list-style-type: none"> • City response: That is the purpose of this comment period and the associated meetings.
1240	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Process and Engagement		Small businesses: <ul style="list-style-type: none"> • Business owner in BAMBD would like for staff to “come to us” and engage business owners. • They have come together a few times, but are not part of a formal organization. • Customers are complaining and choosing to shop elsewhere because they can't park. • The Chamber does lots of work with small businesses and would be happy to help with engagement, including hosting a meeting at their location. • There should be postcards with Draft Plan information in every coffee shop with a call to action • The long process of the plan and resulting turnover makes engagement with businesses hard, but we can't let up because we're in the home stretch • Could contact business license holders in the plan area
1241	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Process and Engagement		What is a more streamlined approval process; developers need certainty; need more clarity about form - Need to not have them go to Council and PC & entire appeals process to get the bonuses - Need more than a list of community benefits
1242	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Process and Engagement		Partnerships: Will [developers] attach themselves to a community stakeholder to make sure the benefit provided is actually useful to the community – What's the process? <ul style="list-style-type: none"> • Need funding for tenant improvements • Developers need to be engaged with the community in the planning and design of tenant space to avoid the tenant settling for the “leftover space.” Developers should pair with community partner early on to ensure timely lease-up • Disincentivize vacant

1243	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Process and Engagement	Will there be opportunity for CAG to meet with consultants? City response: Yes, when released
1244	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Process and Engagement	Will the consultants be open to changing study? City response: If it can be yes Peter: It'd be a taking? Doesn't that happen all the time? Doesn't seem like a reason not to study it; Trying to provide best value to Oakland, not developers
1245	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Process and Engagement	City response: consultant is aware of the concerns and will be addressing them in the report
1246	Sarah Stefaniuk		Email	9/19/2019	Process and Engagement	As you move forward presenting this plan and getting feedback from various constituents, I think it is of the utmost importance that you present it to a group of small business leaders ASAP to get input. They cannot be left out of this process. This is a very important group of people who can help drive growth of a diverse and equitable economy.
1247	SPUR Public Presenta	SPUR	Public Meeting	10/1/2019	Process and Engagement	Ari – residents lately haven't heard much Ongoing engagement? When people are tired and the process has been long?
1248	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Theresa: Include milestones along the way
1249	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Alvina Wong: Gaps in engagement
1250	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Naomi: Need to continue tonight's discussion
1251	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Jeff Levin: Continue tonight's meeting
1252	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Chris Buckley: Continue tonight's meeting
1253	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Hegde: If different comment deadlines, how do you reconcile with Draft Plan?
1254	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Meyers: Continue this item to another hearing
1255	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Fearn: Continue this item to another hearing
1256	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Limon: Continue this item to another hearing
1257	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Process and Engagement	Monchamp: Another hearing on incentive study [Staff: zoning is separate ordinance, may be adopted later, will go to ZUC]
1258	Various	Mayor's Commission on Persons with Disabilities	Public Meeting	9/16/2019	Process and Engagement	I see there is a community review in the fall of 2019. Just wondering if you are reaching out to the community or also reaching out to community of persons with disabilities? Are things going to be accessible if you are asking for surveys, are they going to be accessible? Via website, if you are asking for these types of things, just communication things are we going to have accessibility

1259	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Process and Engagement	<ul style="list-style-type: none"> •Concern that the survey did not reach enough people and was not translated or provided to enough people via paper (80% of surveys for older adults are returned are paper surveys; respondents who respond via internet are generally more affluent) •Many seniors don't live in senior centers •Scott Means: DOSP staff were in very good communication with him and his staff, and the appropriate agencies were given the survey
1260	Commissioners on Aging	Mayor's Commission on Aging	Public Meeting	10/2/2019	Process and Engagement	<ul style="list-style-type: none"> •Note that the Commission contains expertise at outreach to seniors (SAHA, Center for Elders Independence). They send out surveys after every session. A focus group could be useful. •DOSP staff noted that the Commission's expertise will be particularly useful to leverage when updating the citywide General Plan, starting after the DOSP planning process is complete
1261	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Process and Engagement	<ul style="list-style-type: none"> •Angry that he hasn't been invited to BAMBD-related meetings – people did not go into his building to talk to him
1262	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Process and Engagement	<ul style="list-style-type: none"> •What's happening now should have been 5 years ago, before the development came in [CM response: Tried doing these [BAMBD] meetings in 2015, but people couldn't see the development coming]
1263	BAMBD Businesses	BAMBD Meeting	Public Meeting	10/11/2019	Process and Engagement	<ul style="list-style-type: none"> •Break the plan into a more simplified powerpoint and present that
1264	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Process and Engagement	<ul style="list-style-type: none"> •Why aren't developers at this meeting?
1265	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Process and Engagement	<ul style="list-style-type: none"> •Want Mayor Schaff to show up for one of these meetings •Other agencies need to be in the conversation – like AC Transit
1266	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Process and Engagement	<ul style="list-style-type: none"> •They could come to meetings in the morning and evening
1267	14th Street Businesses	14th Street Task Force Meeting	Public Meeting	10/22/2019	Process and Engagement	<ul style="list-style-type: none"> •Businesses should set the agenda for the meeting – creating a 14th Street merchant's group
1268	John Minot	East Bay for Everyone	Letter	11/4/2019	Process and Engagement	<p>In addition, the zoning incentives should focus on producing community benefits. That requires consensus from the community on both benefit mix and feasibility. These decisions should be front-loaded with community input and professional analysis prior to adoption of proposed zoning incentives. The programs should reflect true bonuses, rather than a new minimum on top of which additional approval and community benefit conflicts are fought. Proceeding without these items will result in projects with lower base densities and few, if any, community benefits.</p>
1269	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Process and Engagement	<p>Finally, our organizations wonder if the Commission plans for followup to review whether and how community and, indeed, comments and recommendations of the Commission are (or are not) treated or incorporated into the Final Plan.</p>

1270	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Process and Engagement		<ul style="list-style-type: none"> It is essential that a meeting of the Planning Commission be scheduled after the October 22 submittal date for DOSP and DOSP-EIR. The Planning Commission should have a public briefing on staff's responses to public comments -- after staff has received and assessed the submittals -- to consider and have input on the final shape of the DOSP Plan and Environmental Analyses to be recommended to City Council for adoption.
1271	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Questions		Hegde: What is the population density? 1.9 person per household
1272	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Questions		Hegde: What is the zoning incentive program timeline?
1273	Stakeholder Meeting Notes	Commission on Aging	Public Meeting	10/2/2019	Questions	X	Why is Chinatown not included in Draft Downtown Plan EIR? (Pedestrian safety is a concern for Chinatown)
1274	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Questions	X	<p>Will the study be completed before the EIR period ends?</p> <ul style="list-style-type: none"> City response: No, but it is not necessary. The EIR studies the maximum contemplated with incentives. The expectation is that the zoning to be adopted will be no more than this maximum, so would not have an impact on the significance findings of the EIR.
1275	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Questions	x	Hegde: Close Draft Plan and Draft EIR at the same time or keep them both open
1276	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Questions	x	Hegde: Would new projects be denied or supported based on EIR findings?
1277	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Questions		How does the Capital Improvement update interplay with community benefit program?
1278	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Questions		How are impact fees broken down (and how much do libraries get)?
1279	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Questions		The library is already doing all of the things that are discussed in the Draft Plan (staff make it happen with limited resources) – how can we be more aspirational?
1280	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Questions		Why is West Oakland Branch Library discarding African American books? What happens to them? African-Americans are not getting library jobs/only being hired part-time. System for hold notifications isn't working.
1281	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Questions		What are the plans for Laney?: Laney and Victory Court are in inundation areas. Should we instead consider a "retreat" strategy (rather than assigning new development to waterfront areas)
1282	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Questions		How DOSP interplays with plans in surrounding neighborhoods?
1283	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Questions		How was the estimate for the jobs/housing impact fee established? The estimate should be higher for office – suggests that only 25% of square footage would be office
1284	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Questions		When would we start seeing construction?
1285	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Questions		Jeff Levin (EBHO): What authority does City have relative to Howard Terminal
1286	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Questions		Question: any harm in allowing higher densities in historic buildings in W. Oakland?
1287	Stakeholder Meeting Notes	Oakland Chamber of Commerce	Public Meeting	9/25/2019	Questions		Question: what is the timeframe for the General Plan update?

1288	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Questions		When will the CAG be able to give feedback on the study findings? • City response: the study will be published in November, well in advance of any CAG meeting on the topic.
1289	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Questions		What's the difference between policy and project? Are projects funded piecemeal? How do these projects relate to funding and deliverability?
1290	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Questions		What about the next 20 years? Flexibility as it changes? Needs to be flexible or iterated
1291	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)	Email	10/23/2019	Questions		Please advise as to ways we can assist the Planning Commission by providing insights regarding senior community members of Oakland. How can we find out about meeting dates?
1292	Stakeholder Meeting Notes	EBHO Oakland Committee	Public Meeting	9/25/2019	Questions		How long would the plan for I-980 take?
1293	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	9/23/2019	Questions		Peter Birkholz: Goals: number of jobs, housing units – how were these numbers created?
1294	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders	Public Meeting	9/27/2019	Questions		Will the City be updating impact fees? • City response: the Draft Plan includes recommendations to update the Capital Improvement Impact Fee (for parks) and the Transportation Impact Fee.
1295	Jeff Levin	EBHO	Email Attachment	11/8/2019	Vision/Goals/Equity		We strongly recommend that each chapter explicitly address and demonstrate how the implementation actions will close racial disparities. We further recommend that the City prepare an equity assessment that formally analyzes whether the Plan's actions will in fact accomplish its stated objectives
1296	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)	Email Attachment	9/25/2019	Vision/Goals/Equity		"Race & Equity" framework and goals considerations are integral components of each chapter of the Plan, and should be prominently featured in the discussion of each chapter of the Plan, and not be a separate chapter at the front of the Plan, Currently, "Race & Equity" considerations are awkwardly lumped together in the Introduction chapter, where these essential considerations appear to be a late-stage appendage to the Plan. "Race & Equity" observations should be integrated into each chapter, and not be separately isolated where their critical relevance can be easily overlooked.
1297	James Vann	Coalition of Advocates for Lake Merritt (CALM) Oakland Tenants Union (OTU)	Email Attachment	10/1/2019	Vision/Goals/Equity		Precincts formerly with high concentrations of Black residents have been particularly decimated by displacement, evictions, gentrification such that in just the last decade Oakland's Black population has decreased by almost 30%. The DOSP must incorporate strategies that stabilize, vitalize, regenerate, preserve, protect, and economically enables the City's Black population.
1298	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Vision/Goals/Equity		(p.48, I-980 Corridor) Proposed land uses, open space and circulation recommendations to I-980 should be struck from the document until the proposed long-term feasibility analysis can be conducted as suggested on page 48.

1299	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Vision/Goals/Equity	(p.48, I-980 Corridor) Specifically to be deleted are land use designations, intensity and density recommendations, location of parks, and circulation changes including the elimination of the 19th and 20th Street couplet. The latter will impact the functioning/capacity of the freeway. Proposals for land use and parks are dependent on ramp removal that also impacts of the functioning of the freeway.
1300	Bryan Grunwald	AIA, AICP (Emeritus)	Email Attachment	9/30/2019	Vision/Goals/Equity	(p.48, I-980 Corridor) Also to be deleted is the speculation of a future BART route in the right of way. The 980 Corridor air-rights are over 10 acres, within a 10 minute of BART and therefore constitutes the largest opportunity in Downtown for a new town in town composed of jobs, housing and open space. In this regard, the proposed densities are too low and parks inappropriate.
1301	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Vision/Goals/Equity	Shirazi: Measures of success – good; quantify and have plan for tracking
1302	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019	Vision/Goals/Equity	Public speaker: Ideal of equitable access
1303	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Vision/Goals/Equity	Neighborhood vision: - Strengthen arts districts - Create committee to explore them - Morten: B-V required a retail committee housed at the Chamber of Commerce - Could use the BIDs - Overlay zones
1304	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board	Public Meeting	10/14/2019	Vision/Goals/Equity	Daniel Levy (OHA): Definition of success – more rigorous than “increase” or “decrease”;
1305	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Vision/Goals/Equity	James Vann (CALM, Homeless Tenants): Equity should be part of each chapter
1306	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Vision/Goals/Equity	Alvina Wong: Maps cuts out Chinatown however, it was redrawn to include some parts of downtown (from Lake Merritt Station Area Plan, West Oakland Specific Plan); Chinatown should be integrated into all aspects moving forward
1307	Planning Commission	Planning Commission	Public Meeting	10/2/2019	Vision/Goals/Equity	Chris Roberts: What is essence of Oakland, authentic?
1308	Shelter Oak	Shelter Oak	Email	11/7/2019	Vision/Goals/Equity	The Good It is clear that the issues of homelessness and inequity are a significant part of the context of the DOSP and that the primary challenges related to housing and affordability are explicitly identified, p.81. The Equity Framework is an important component of the overall plan highlighting the six critical disparities and enumerating strategies and policies to address each. This structure enables the possibility of integrating and coordinating actions to achieve the aspirational goals. In Chapter 02, the eight subordinate strategies and Plan Policies, Programs and Actions begin to focus on levers that should lead to improvements in housing. The 2040, end of plan target of creating between 4,365 and 7,275 affordable housing units grounds the plan in a measurable numerical range.

1309	James Vann	CALM, OTU and HAWG	Letter	11/7/2019	Vision/Goals/Equity	2. "Race & Equity" should not be a separate chapter, but should be integrated with in each Plan Chapter to not be easily overlooked. The 30% reduction in the Black population over the last decade cannot be ignored.
1310	James Vann	CALM, OTU and HAWG	Letter	11/6/2019	Vision/Goals/Equity	<ul style="list-style-type: none"> "Race & Equity" framework and goals considerations are integral components of each chapter of the Plan, and should be integrated into and prominently featured in the discussion of each chapter of the Plan, and not be a separated chapter at the front of the Plan, Currently, "Race & Equity" considerations are awkwardly lumped together in the Introduction chapter, where these essential considerations appear to be a late-stage appendage to the Plan. "Race & Equity" observations should not be separately isolated where their critical relevance can be easily overlooked.
1311	Stakeholder Meeting Notes	Planning Commission	Public Meeting	9/4/2019		Manus: Doesn't se Kaiser \$4 Million
1312	Prof. Janice W. Yager		Email	9/26/2019		Please make sure that in achieving greater density we don't endanger our historic and cultural resources.
1313	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019		<ul style="list-style-type: none"> How about a moratorium on the taxes small businesses are paying for litter?
1314	14th Street Business	14th Street Task Force Meeting	Public Meeting	10/22/2019		<ul style="list-style-type: none"> Request developers with parking below residential to make it available to public – lease it back to the City to sublease
1315	Shelter Oak	Shelter Oak	Email	11/7/2019		Without robust arrangements to house the currently homeless and the at-risk-of-becoming-homeless, our downtown and its public spaces will be too crippled by glaring social disparity, inequity, and suffering to succeed. (DEIR Page 8, Goal 2).
1316	Tom Debley	Oakland Heritage Alliance	Email Attachment	11/6/2019		The draft Zoning Incentives Study has not yet been released, despite previous staff statements that it would be available prior to the City Planning Commission's November 6 meeting. Given the importance and complexity of the Zoning Incentives Study, OHA recommends that the City Planning Commission continue its consideration of the Draft Plan until at least the Study's release and allow at least two weeks for Commission and public review prior to the Commission meeting.
1317	Tom Debley	Oakland Heritage Alliance	Email Attachment	11/6/2019		Reduce existing excessive by-right zoning intensities (floor area ratios or FARs, height limits and residential densities) in most areas and allow increased, or "bonus" intensities in exchange for community benefits, including affordable housing and, for historic buildings, transferable development rights (TDRs).
1318	Tom Debley	Oakland Heritage Alliance	Email Attachment	11/6/2019		Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs.
1319	Tom Debley	Oakland Heritage Alliance	Email Attachment	11/6/2019		Provide a robust TDR program.

1320	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Appendix		Address New High Injury Hot Spots. We applaud the Plan's focus on recommendations for specific projects in Downtown Plan, Appendix A to address the pedestrian High Injury Network. The Plan should also recommend that these improvements, once carried out, should be evaluated to determine whether injuries in fact dropped.
1321	Jonathan Singh		Email	11/7/2019	Community Health		Oakland should also consider providing restrooms and break facilities in downtown Oakland for bus operators.
1322	Meghan Long		Email	11/8/2019	Community Health		I've lived in downtown Oakland for over 7 years and couldn't imagine calling another part of the Bay Area home but currently downtown can be dangerous for those with disabilities, the elderly, and children as people treat 14th st as their personal highway.
1323	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Community Health		safety for people who patronize small businesses
1324	Tiffany Eng	Old Oakland Neighbors	Email	11/8/2019	Community Health		We also support Friends of Lincoln Square Park's efforts to build a larger higher capacity recreation center as it is our only recreation center Downtown.
1325	Adrian Cotter		Email	11/6/2019	Culture Keeping		The other thing I would like to comment on is around culture keeping. In particular in regards to two of the "opportunity sites" and what impact they might have on culture. One of those sites is the parking lot of Koreana Plaza the other is the parking lot of Laney College. I know the latter has long been in the mind to be developed. But I'm wondering if it the cultural impact has really been thought through.
1326	Adrian Cotter		Email	11/6/2019	Culture Keeping		Koreana Plaza is the heart of KONO in a lot of ways. How would it be built upon without impacting who comes to my neighborhood and why, and also what would be the impact on First Fridays.
1327	Adrian Cotter		Email	11/6/2019	Culture Keeping		For the Laney College parking lot what I wonder about is not only the community and staff of the College itself, but also the flea market that happens most Sundays. Where would that go? I'm guessing it would leave Oakland - leaving a population underserved and not likely replaced by anything being built. A bit of culture gone. I'm no fan of parking lots (or the trash created by the flea market), but these (and perhaps others) are important in ways that have not been considered. I don't want to get in the way of housing, but I see unintended consequences of what has been built all around me everyday. I would like to see those consequences acknowledged in the plan.
1328	Business Improver	Business Improvement Districts	Meeting	11/4/2019	Culture Keeping		DOSP is heavy on cultural districts, but has missed the role that BID's already play – and BIDs can support cultural districts as well with retail pop-ups, public space activation, a vending program on Frank Ogawa Plaza, etc. – easy things right out of the gate. They already have the infrastructure on the ground. Allocate responsibility to what's already existing.
1329	Business Improver	Business Improvement Districts	Meeting	11/4/2019	Culture Keeping		Remove the "ghost districts" that no one advocates for – the Jack London Entertainment District in the Draft Plan doesn't coincide with where entertainment venues are; it isn't clear where the Jack London Maker District came from; there isn't agreement in the community about the Art & Garage District (particularly regarding the existing KONO district).
1330	Business Improver	Business Improvement Districts	Meeting	11/4/2019	Culture Keeping		Work on creating a cultural district program, rather than designating districts (beyond the BAMBD, which has been formally adopted already);

1331	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Economic Opportunity		Measures of success for diverse business ownership
1332	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Economic Opportunity		Measures of success for wage disparity - many [Asian] residents working several part-time jobs without benefits. Need to improve wage conditions for Chinatown residents
1333	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Economic Opportunity		current economic boom has had negative impacts on Chinatown small businesses, many empty storefronts. DOSP should address how Chinatown's small businesses can benefit from the City's economic opportunities
1334	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	EIR	x	<p>Seriously Tackle the Climate Change Challenge with more Ambitious VMT Reduction Goals (Slash VMT): The EIR analyzes how vehicle miles travelled (VMT) per capita will change under the Plan. This is important from a climate change perspective due to the prevalence of fossil fueled vehicles. The EIR finds that through 2040 VMT per capita will remain flat at 4.8 for residential land uses and will decrease slightly for commercial land uses from 15.1 from 13.3 (EIR, p. 190). The 2040 VMT is deemed "less than significant" because the VMT is more than 15% below regional averages (EIR, p. 192).</p> <p>This is a very disturbing conclusion and could translate to significant increases in greenhouse gases as the number of people living and working in downtown increases. The VMT threshold used in the EIR should be made much more ambitious to be consistent with the City's climate change goals. VMT per reductions of 50% or greater, at least, are appropriate.</p> <p>There are no areas better than downtown, given its substantial transit connectivity, to aggressively reduce VMT. The EIR and Plan should be revised accordingly. VMT rates should also be reported for 2020 and 2040 No Project and Project conditions in EIR, Table V.B-6 on page 190 of the EIR to fully disclose VMT impacts of the Project.</p>
1335	Adrian Cotter		Email	11/6/2019	General		I am a resident and homeowner in the Downtown plan area in the KONO neighborhood at Telegraph and 25th, across Telegraph from the "Arts&Garage District." I work at a non-profit in the Pandora building in Uptown, and spend a lot of my time and energy at Lake Merritt and the Lake Merritt Channel (I've contributed to the comments from the Measure DD committee).
1336	Lillian Rafii		Email	11/7/2019	General		I live in the Uptown neighborhood near the 19th Street BART station. Overall I support the plan and think it has the right focus on building more housing, easing transit, and considering how to make Oakland a vibrant and walkable city.
1337	Jonathan Singh		Email	11/7/2019	General		Thank you for the opportunity to provide feedback. I encourage Oakland to adopt the DOSP and call on the City Council to enact its recommendations.

1338	Meghan Long		Email	11/8/2019	General	I am writing to express my support for the DOSP. I think it would do a lot of revitalize the downtown region further, and make our streets safer and more walkable. I hope that equity and long time residents continue to be at the forefront, but I commend the recommendations in the plan to expand services in the region. My dream one day is that parts of downtown Oakland will be closed off to cars, but in the meantime, I think this plan takes a good first step in at least providing some traffic calming, increased density, and a more vibrant business district.
1339	Adrian Cotter		Email	11/6/2019	Housing and Affordability	In my short going on 7 years in Oakland, I've seen tremendous change in the neighborhoods in which I live and work. There's a lot of new housing, new bars, cafes, and restaurants, but at the same time there's been an explosion in the homeless population. I don't see the DOSP addressing this dichotomy in any realistic way. There is a goal for more services, but none for a reduction in the number of encampments for instance.
1340	Adrian Cotter		Email	11/6/2019	Housing and Affordability	A result of this round of building proposed in this plan could (as seems to have happened so far) result in more people to serve, so the number of people on the streets could continue to go up while the goals you have are still met. The number of affordable housing units does not seem to be adequate to the task. What I have seen in my neighborhood is that all the buildings around me bought out their tenants, refurbished, raised their prices, leaving that community of people with not many places to go but the streets. I know the theory is that if we build enough housing, prices will go down -- but are developers ever going to build housing that isn't going to be making them a profit?
1341	Lillian Rafii		Email	11/7/2019	Housing and Affordability	It's been great seeing more housing being built. We need more.
1342	Ojan Mobedshahi	East Bay Permanent Real Estate Cooperative	Email	11/8/2019	Housing and Affordability	1. I noticed that the plan calls for a tripling of the housing stock, but not even a doubling of the "affordable" housing stock, (even on the high end of the plan's suggested spectrum). This is concerning as it will continue the trend of making this city unaffordable for the folks who already live here.
1343	Ojan Mobedshahi	East Bay Permanent Real Estate Cooperative	Email	11/8/2019	Housing and Affordability	2. Furthermore, I noticed on page 94 that 40% of that suggested "affordable" housing is for 80%-120%AMI. According to your data on page 80, "The Downtown Oakland Disparity Analysis reported the median income of Oakland's Black households (\$35,983) was 43% that of White households (\$85,489), and Asian and Latinx households earned just over half the median income of White households (\$44,418 and \$45,731, respectively)." As you can see if you look at Oakland's 2019 Income Limits, this largest chunk (40%) of the already limited affordable housing that this plan suggest to develop, is going to serve the income level of most White households in Downtown, not the Black households that have been most severely impacted by displacement. This is unacceptable, and out of alignment with the Racial Diversity goals. I fear this plan would memorialize a strategy that would perpetuate displacement, and prioritize affordable housing for White residents for the next 20+ years.

1344	Ojan Mobedshahi	East Bay Permanent Real Estate Cooperative	Email	11/8/2019	Housing and Affordability	1. Confusing language: it seems like "population" sometimes refers to the proportion of residents, not the total number of residents. On page 95 the plan shows that the total number of Asian residents increased, while saying that their "population declined," meaning they declined as a proportion of the total population. This is not differentiated from the black population, which actually has fewer residents than it did in the 1990s, not only a decline as a proportion, but actual people getting displaced. This language effectively erases the fact that the black population is getting displaced while others are growing. I think your plan should clarify this, both in the baseline, and in the Measure of Success. I can not tell if your measure of success means to increase the populations in terms of number of people, or as a proportion of the whole. This should be clear upon reading. (Perhaps it could read something like "Black and Asian populations grow at the same rate as, or faster than, other populations, reversing the impacts of the historic displacement of these marginalized communities.")
1345	Ojan Mobedshahi	East Bay Permanent Real Estate Cooperative	Email	11/8/2019	Housing and Affordability	1. As I noted in the meeting, something very important is missing in the Measure of Success for Unsheltered Residents on page 95. While the Baseline gives data on the number of unsheltered residents, the plan doesn't state reducing that number as a measure of success. The plan says that if the number of people moving from homelessness to housing increases, that is a success, but if the homeless population grows faster than the rate of homeless get housed, the problem will continue to get worse, while the city celebrates "success". Can we have this measure of success include reducing the actual number of homeless people by a quantifiable amount, or perhaps even eliminating homelessness altogether in Oakland?
1346	Business Improvemer	Business Improvement Districts	Meeting	11/4/2019	Implementation	Need regular format for interaction between City and BIDs; BIDs would like someone from City to come to all the meetings (Aliza Gallo previously attended). BID Alliance meetings are 3rd Thursdays at 2pm at the Metro Chamber of Commerce
1347	Business Improvemer	Business Improvement Districts	Meeting	11/4/2019	Implementation	BIDs want to be a partner to the City in the DOSP – they are already doing much of this work and are concerned that they've been overlooked.
1348	Tiffany Eng	Old Oakland Neighbors	Email	11/8/2019	Implementation	Please prioritize investments in existing parks and our only recreation center before investing in new Green Loops, p. For example, before creating a new park plaza (See #4 on page 174, Figure CH-4) under the 980 freeway that no one from Old Oakland has asked for and no one other than consultants and City staff have promoted, please invest in improvements at Madison and Lafayette Square park, two historic assets in need of repairs and only 0-3 blocks away. Do not try to mitigate park and recreational impacts in the EIR or invest in "connecting downtown assets" by proposing new Green Loop investments that are not currently a part of the City's CIP priority list.
1349	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Implementation	Use Impact Fee for Gaps. Recommend that Transportation Impact Fees be used to fill in pedestrian safety and bike network gaps to create continuous corridors that are not addressed in the course of development projects that occur in accordance with the plan.
1350	Charles Deuter		Email	11/7/2019	Land Use and Urban Form	I'd like to see a higher density plan for downtown, with more retail and better transit options and more emphasis on walkability and bike friendliness.

1351	Charles Deuter		Email	11/7/2019	Land Use and Urban Form		Another concern I have is the building height limit. It's a shame that it is so low. Oakland isn't just a suburb of San Francisco our downtown skyline needs to reflect that.
1352	Lillian Rafii		Email	11/7/2019	Land Use and Urban Form		I love the 980 corridor idea! It would be fantastic to connect West Oakland and create some greenway in the area.
1353	Jonathan Singh		Email	11/7/2019	Land Use and Urban Form		I believe that while the Zoning section in the DOSP proposes positive changes, more should be done. Downtown Oakland needs higher maximum allowable heights for buildings. This is especially true in the LM, CC, and RU zones discussed in the DOSP. The Zoning Incentive Program should be expanded in area to cover more of downtown Oakland, boosting allowed density.
1354	Meghan Long		Email	11/8/2019	Land Use and Urban Form		Anyway, I'm meandering, but overall want to express support for this proposal as I think this proposal helps undo some of the poor decisions made in the last century. I especially love the idea of destroying 980. We need more aggressive plans to get more people out of their cars and into mass transit but this proposal would be a good first step in that direction.
1355	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)	Email Attachment	11/7/2019	Land Use and Urban Form		OPS has concerns about the restrictive development standards and limited intensities being proposed for the Produce Market District
1356	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)	Email Attachment	11/7/2019	Land Use and Urban Form		Flex indistiral land use designation currently proposed is a missed opportunity. The properties owned by the Oakland Produce Square represent a rare assemblage of property in an urban area that can be planned and developed as a cohesive urban project that furthers the DOSP goals of historic preservation; Should be a high-density node, intensive development
1357	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)	Email Attachment	11/7/2019	Land Use and Urban Form		the proposed low height and FAR limitations in the Produce Market District and "flex industry" designation will not maximize value capture, rather, the proposed land use designation and restricted intensity will place the Produce Market District at a disadvantage to neighboring properties zoned at more intense levels and diminish potential for maintaining the District as a key City linkage and future growth development area
1358	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)	Email Attachment	11/7/2019	Land Use and Urban Form		Produce Market should take full advantage of the location, opportunities, and urban growth possibilities of the Produce Market District and provide development standards and increased intensities that allow for high-rise, mid-rise and low-rise development options
1359	Joanneke Verschuur		Email	11/6/2019	Mobility and Accessibility		As a regular cyclist, and pedestrian while working for COO, I would like to suggest a few things. Uber and Lyft (as well as other drivers) are regularly double parking or pausing in either a driving lane or bike lane. We've all seen a lot of this. For bikers and pedestrian safety, as well as city income, why not provide pick up zones for those drivers? (Paid for by them) One or two spots on each block through downtown? Once established, better parking enforcement might actually be achievable.
1360	Joanneke Verschuur		Email	11/6/2019	Mobility and Accessibility		Parking enforcement of this issue (double parking or pausing in either a driving lane or bike lane), at least some, please?

1361	Joanneke Verschuur		Email	11/6/2019	Mobility and Accessibility		Are bike lanes going to happen on 14th? There aren't any lanes traveling East/West through downtown
1362	Joanneke Verschuur		Email	11/6/2019	Mobility and Accessibility		Driver education, maybe via quirky bumper stickers on city vehicles? 3 feet to pass, "sharrow " (the logo) means share, cyclists are people, too, pollution free, and so on
1363	Lillian Rafii		Email	11/7/2019	Mobility and Accessibility		Adding more bike lanes is a great idea. The Franklin Street bikeway looks fantastic. Keep expanding the Oakland bike lanes.
1364	Jonathan Singh		Email	11/7/2019	Mobility and Accessibility		Downtown Oakland has the highest concentration of transit service in Oakland which makes it an excellent place to add new housing. The DOSP should recommend lowering or eliminating parking minimums within the plan area as part of the zoning update process.
1365	Jonathan Singh		Email	11/7/2019	Mobility and Accessibility		The Transportation section proposes many goals that I support. Downtown Oakland needs to provide a better experience for people walking and people taking transit. We need to provide more clearly marked crosswalks, enforce speed limits for automobiles, and make sure sidewalks are clean and smooth. More benches and seating in downtown Oakland would also be welcome.
1366	Jonathan Singh		Email	11/7/2019	Mobility and Accessibility		Only 6% of trips to downtown Oakland are made by bus. We must improve the experience to encourage more people to ride. I strongly support bus lanes on Broadway to complement the lanes on 11th and 12th streets for the BRT. Oakland police should issue tickets for cars stopping and parking in these lanes just as they enforce red zone curbs today.
1367	Jonathan Singh		Email	11/7/2019	Mobility and Accessibility		We should increase the frequency of bus lines serving downtown Oakland.
1368	Meghan Long		Email	11/8/2019	Mobility and Accessibility		I find it frustrating how many streets in downtown Oakland don't even have pedestrian signals and I believe wholeheartedly that this contributed to the hit & run I witnessed this past February.
1369	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		Pedestrian mobility and accessibility for seniors and youth, especially at key intersections, is a concern
1370	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		Chinatown small businesses rely on foot traffic and readily available parking; Chinatown should be planned for a "stop and shop" destination, not a path for through traffic
1371	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		concerned about the conversion of certain one-way streets to two-way streets
1372	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		majority of movement by automobilty (51%); proposed elimination of street parking and traffic lanes for dedicated bicycle lanes through Chinatown Community's commercial core is opposed
1373	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		how will handicap parking abuse be enforced
1374	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		Franklin to a two-way street with bike lanes would result in narrow driving lanes; loading for businesses is important; concern about the impact on delivery trucks should double-parking block the (proposed) one lane of traffic [in each direction]
1375	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility		business corridor - bounded by 7th to 11th and Broadway to Jackson, will need parking; bike lane should end at the perimeter of Chinatown boundary and develop a parking plan that addresses the needs of the small businesses

1376	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility	appropriate locations for bike lanes should be Broadway, 11th Street and Harrison St.
1377	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Mobility and Accessibility	changing from one-way to two-way will have impact on businesses in Chinatown, we don't know if action will be positive or negative. Study does not address these concerns. City should provide a traffic study for Chinatown to demonstrate potential impacts to Chinatown business community
1378	Tiffany Eng	Old Oakland Neighbors	Email	11/8/2019	Mobility and Accessibility	Page 114/258/322: We strongly oppose turning Lafayette Square Park into a bus layover. Note that this is a request of OakDOT, AC Transit and BART, but is not supported by the neighborhood or park stewards. This was attempted by AC transit in 2016 without any community notice, and was publicly opposed and prevented by Old Oakland Neighbors. Over 100 residents signed a petition to AC transit at that time. See [screenshot - in email comment] for proposal that was stopped and seems to be proposed again in the current draft plan. Please stop converting this park and historic landmark into transportation infrastructure, creating visual blockage, air pollution, and impairing the experience for park users. See attached photo [in body of email]
1379	Tiffany Eng	Old Oakland Neighbors	Email	11/8/2019	Mobility and Accessibility	If anything, any remaining parking spaces [near Lafayette Square Park] should be converted to park-serving uses like bikeshare, protected bike lanes and food truck parking and not bus/car infrastructure. Lafayette Square Park is the Gateway to Oakland for folks entering from 980 and we want to showcase this historic resource, not hide it behind buses.
1380	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	List more Pedestrian Policies. In the discussion of important programs and policies in the Pedestrian Plan (Downtown Plan, p. 104), please add these programs and policies from the Pedestrian Plan to the list of especially relevant ones: Maintain roadway features that reduce speeds and make pedestrian crossings safer; Improve pedestrian environment under and over freeways; Partner with neighborhood groups to perform walk audits.
1381	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Also, one bullet references " <i>Developing</i> a temporary traffic control protocol". Such a protocol as already been developed so "Developed" should be replaced with "Implement and monitor".
1382	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Also, the Plan should explicitly acknowledge that the development contemplated under the Plan could lead to new pedestrian collision hot spots that will need to be addressed by developers or the City.
1383	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Recommend Adding Measures of Success to Evaluate Pedestrian and Bicycle Safety: Recommend measuring Number of Bicycle and Pedestrian Incidents on a per capita basis (population plus employment), by level of severity relative to Baseline conditions.
1384	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Recommend Adding Measures of Success to Monitor Transit Service: Recommend adding peak and mid-day transit travel times on major transit corridors (Broadway, Telegraph, 14th Street, etc.) relative to Baseline conditions.

1385	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Reduce Single Occupancy Vehicle Use: BPAC supports the Plan's emphasis on walking, biking and riding transit. To create a comfortable and safe environment for these modes and to help meet the City's Climate Action Plan goals, the Plan should seek to reduce reliance on single occupancy vehicles. Without this as part of the goal, the Plan could inadvertently increase use of this mode.
1386	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Add Measure of Success. Add reduction in the number of single occupancy vehicle trips as a Mobility Measure of Success (Downtown Plan, p.132).
1387	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Study Banning Cars: BPAC recommends that the Plan order a study of banning all single occupancy vehicles from downtown. Such a ban would be a powerful approach to reduce greenhouse gas emissions, create a safer environment for pedestrians and cyclists, and improve transit flows. This is not an outlandish concept. Just across the bay, the San Francisco Municipal Transportation Agency Board voted in October 2019 to ban cars from Market Street starting in 2020.
1388	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Design Streets and Sidewalks to Support How They Will Be Used in the Future (Include Street Typologies): The Plan depicts street cross sections for three specific streets in Chinatown (Downtown Plan, p. 122-123). Cross sections like these are very helpful to design how the public right-of-way will be shared by different users--pedestrians, bikes, buses, vehicles. We recommend that the Plan expand on these and include generic street typologies that could be applied throughout downtown. San Francisco's Better Streets Plan contains "street types" that are a good example of this approach. These typologies can serve as a guide for designing appropriate streetscape environments, which will differ depending on the role of the street, e.g. transit corridor.
1389	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Widen Sidewalks: The Mobility section should discuss the potential need for sidewalks to be widened on blocks where the existing width is insufficient for the anticipated growth in foot traffic, in particular adjacent to BART stations under 2040 Project conditions. The visualizations showing increased sidewalks, such as the one of 9th Street and Broadway on Downtown Plan, page 103, are compelling; however, it would be useful to see the streets where sidewalk widening is proposed on a map. Sidewalk widening recommendations should also be incorporated into site plans and project conditions for development occurring on these streets, where appropriate.
1390	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Support Use of Transportation Demand Management Plans with Specific Goals (Set TDM Goals): BPAC strongly supports the policy of requiring downtown employers with more than 50 employees to develop and implement Transportation Demand Management (TDM) plans to increase the number of people who walk, bike and use transit. The Plan should state what trip reduction goals these TDMs need to meet so that employers know what will be expected. Certain measures should be required too, including limits on onsite parking and bulk procurement of transit passes for residents and/or employees (e.g. EcoPass).
1391	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Support Use of Transportation Demand Management Plans with Specific Goals (Staff TDM Oversight): The success of the TDM policy will require sufficient staff to oversee TDM plans. The plan should highlight the need for funding additional City staff resources and identify potential funding sources, such as impact fees paid by new developments.

1392	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Recommend Further review of one-way to two-way street conversions (Study One-Way Conversions): Members the BPAC have different views on the merits of one-way to two-way street conversions. However, we agree that it is a significant change that should studied on both a street specific basis and as part of a downtown-wide circulation study. Where conversions are undertaken, the City should develop plans to help residents and visitors safely get through the transition. The City should also consider interim measures such as adding two-way bike lanes to <u>one-way streets prior to the conversion being completed.</u>
1393	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility	Transform Use of Transportation: Oakland's City Council has adopted a greenhouse gas emissions reduction target of 56 percent relative to the City's 2005 baseline year by 2030. Transportation accounts for 67% of Oakland's greenhouse gas emissions, according to the draft Equitable Climate Action Plan. Thus, if Oakland is going to have any chance of meeting its goals and demonstrating its climate leadership, transportation to and from downtown Oakland needs <u>to be transformed.</u>
1394	Jessica Chen	Chinatown Chamber	Email Attachment	11/7/2019	Process and Engagement	address plans for continued engagement in native languages for non-English speakers
1395	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)	Email Attachment	11/7/2019	Process and Engagement	OPS owners were never directly informed about, nor invited to participate in, the City's development of the Draft DOSP.
1396	Tiffany Eng	Old Oakland Neighbors	Email	11/8/2019	Vision/Goals/Equity	<p>Page 53: Please defer to Old Oakland Neighbor's community vision or at least add "residential" to this description. Old Oakland has historically been a mixed use residential and commercial uses but this future vision does not reflect reality or our future desired state. Please also defer to Old Oakland Neighbor's vision for the neighborhood. It's not clear who wrote this vision, but it was not informed by the Old Oakland neighborhood vision. We are more than our historic charm.</p> <p>Our community vision is important to the neighborhood because we are entering community benefits negotiations with the Oakland A's and we are concerned the Old Oakland commercial area will be turned into a tailgate alley with only bars and restaurants that may serve baseball fans, but do not serve the neighborhood day to day. If you have visited San Diego's Gaslamp district at 3pm on a Thursday, you would see closed and shuttered bar after bar after lounge after restaurant, all closed for business until late into the evening when it turns into a bustling entertainment district late into the night. We want a more vibrant neighborhood service district with a wide range of commercial uses and do not want to repeat the Gaslamp mistake in Old Oakland.</p>

1397	Tiffany Eng	Old Oakland Neighbors	Email	11/8/2019	Vision/Goals/Equity	<p>Old Oakland Neighbors vision for what we want to KEEP in Old Oakland, based on community engagement in the summer of 2019:</p> <ul style="list-style-type: none"> • Historic charm • Small-scale pedestrian experience • Small independent businesses • Intergenerational community - family-friendly, all-age-friendly • Diversity of uses, including neighborhood-serving retail, and ensuring it's not just an entertainment district • Visible markers that this is Old Oakland, including visual historic cues • Public art installations • Family-friendly special events (ice-rink, watch parties, National Night Out) • Mixed-income community with different housing types for all ages, incomes and household sizes. • Old town neighborhood feel, as opposed to an entertainment district or commercial corridor
1398	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Culture Keeping	<p>The Jack London "Maker District" as a Cultural District is not well considered and should be removed. Our community was not engaged about the definition of this "District", so the boundary seems arbitrary. <i>When presented with this concept earlier this year, our organization pointed out several architectural constraints associated with the existing buildings in this District which do not encourage industrial uses, such as rail-height first floor, and surrounding uses.</i> Furthermore we had commented that maker space could co-exist with higher height limits, yet this area has been designated the lowest possible density in the plan.</p>
1399	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Culture Keeping	<p>Community Benefit/Business Improvement Districts are publicly accountable and further equitable economic development through retail and tenant support, public space improvements such as urban furniture and wayfinding, community engagement, workforce development, culture keeping through public art installations, events, and programming, and many more activities aligned with the goals of this plan.</p>
1400	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Culture Keeping	<p>Oakland's historic (c. 1916) Produce Market also needs its own specific plan, harkening back to previous efforts to preserve the area, as in the Oakland-Sharing the Vision plan four Mayors ago. This area, unique in California and obviously a Pike Place Market in waiting has been sidetracked over and over again, probably because the economic development rationale has not been an integral part of Oakland planning, for reasons given above.</p>

1401	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	The construction boom of the last ten years in downtown Oakland has largely been wasted as an opportunity to rebuild a local, skilled & career-oriented blue-collar construction workforce. Instead, developers have scoured the far corners of the state for out of town non-union contractors to perform work once performed by a thriving local construction industry. As a result of this trend, the majority of construction work in Oakland is now non-union. Project owners are not requiring their contractors to support apprenticeship training, employ local area residents, or provide career-long retention promoting labor standards, leading to lost career opportunities for Oakland residents in the building and construction trades of Alameda County.
1402	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	<p>The performance of the non-union sector in contributing to local workforce development is shockingly deficient. Apprenticeship completion data clearly show that construction employers, when left to act on their own, fail to invest or involve themselves in apprenticeship training. Only 65 Oakland-resident apprentices completed programs organized and overseen by "unilateral" (employer-only) training committees since the start of the 21st Century. In contrast, over 1,050 Oakland residents have obtained building and construction trades apprenticeship completion certificates through Joint Apprenticeship Training Committee's (JATC) programs. The near total abandonment of workforce development by the non-union construction sector in Oakland is a serious threat. It is also reflective of a dangerous national trend.</p> <p>The Construction Industry Institute (CII), a research organization based out of the University of Texas at Austin, recently summarized findings from a multi-year investigation conducted by a multi-disciplinary team of researchers. The team believes that "[t]he lack of an effective workforce development system represents a threat to the economic prosperity of not just the construction industry but the United States as a whole." More specifically:</p> <p>"[T]he construction industry is shifting from the long-experienced problem of not having enough qualified craft professionals to the problem of not having enough craft professionals, period. The result is a statically significant, direct linkage between craft professional availability and construction project safety, cost, and schedule performance."</p>
1403	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	<p>The good news is that there are strategies to reverse the decline of the skilled construction workforce. Not all the recommendations of the CII report are within the scope of control of the City of Oakland, but the report recommends two actions that the City can address:</p> <ol style="list-style-type: none"> 1. Apprenticeship: Owners need to require contractors to invest in training and improve the skill sets of their workforce; 2. Fringe benefits: owners and their contractors must retain craft professionals "with improved worksite conditions and other incentives."

1404	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	We know what training programs work best and why. JATCs are more effective than unilateral programs because they are the product of collective bargaining. Unlike unilateral op-in programs, enforceable labor agreements bind employers and employees alike to financial and employment commitments to skills-building training programs and retention-promoting <u>portable fringe benefit plans</u> .
1405	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	Construction workforce development depends not only upon recruitment and training, but also on retention of skilled workers. Construction workers who do not enjoy the benefits of coverage under a collective bargaining agreement have low health insurance coverage rates. The failure of contractors to invest sufficiently in the "collective good" of portable fringe benefits reduces skilled worker attachment to the industry. On the other hand, enforceable employer <u>commitments to contribute to health plans increases retention</u> .
1406	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	In order to avoid problems of construction project safety, cost, and schedule performance, Oakland's Downtown Plan must directly address the issue of construction trades professional availability. To accomplish this task we urge the city to incorporate the following policy in the plan: Applicants for major projects in the plan area shall prequalify construction contractors based on measurable investment in workforce development and retention. Specifically, for all projects of 50,000 square feet or more, prequalified contractors shall have made monetary contributions to defray workforce training and health care costs for all construction hours worked on all the contractor's projects over the six months prior to prequalification: 1. \$0.XX per hour paid to a training fund that contributes to state-approved programs; 2. \$X per hour, in addition to the employee's regular hourly wage, paid to a health plan, to an employee health savings account, and/or to an employee in the form of cash. Prequalified contractors shall also certify that they shall continue training and benefit contributions for the duration of the Oakland Downtown Specific Plan major project. <u>Prequalified contractors shall provide evidence of having made good faith efforts to increase equitable representation of groups most impacted by racial disparities, and other priority</u>
1407	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity	The Port is important as an economic asset to the regional economy where our members work. Accordingly, protecting its interest is important to us. We understand that the city is in dialog with the Port about its needs, and would like to encourage that effort.

1408	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Economic Opportunity		To succeed, the plan will need a strengthened approach to incentive zoning, more carefully thought out protections for the Port, and a competent blue collar construction workforce development policy aimed at marrying the construction industry's need for more skilled workers and the city's interest in providing more quality middle class career opportunities for Oakland residents.
1409	Naomi Schiff		Email	11/9/2019	EIR		See an otter in the lake, please send on to whoever is doing the wildlife part. (Image attached in the email)
1410					EIR	x	Reduce existing excessive "by-right" (base) zoning intensities (floor area ratios/FARs, height limits and residential densities) and allow increased, or "bonus" intensities in exchange for community benefits, including affordable housing and transferable development rights (TDRs) for historic buildings. (DEIR p. 11, 14, 20, 22, 99, 104, 107, 108, 138, 323, 335, 338, 355, 356, 389, 393, 612, 653)
1411					EIR	x	Change Proposed Maximum Intensity Map on Page 217 (EIR Figures III-7, III-8, III-9) of Draft Plan to: a. Expand the zoning incentives program boundary to include most areas outside of historic APIs and ASIs and delete areas which include certain APIs and ASIs. b. Show reduced "by-right" intensities as well as "bonus" (maximum) intensities can be allowed if community benefits are provided within the zoning incentives boundary area.
1412					EIR	x	Direct the consultant preparing the zoning incentives study (See 5-28-19 zoning incentives study proposal, and pages in DEIR under II above) to: a. Identify where reductions in current by-right intensities will incentivize developers to seek bonus intensities under the community benefits/TDR programs; b. Identify the optimal by-right intensities to maximize feasibility and probability of using bonuses and incentives in return for increased intensity, including reductions in existing by-right intensities; and c. Identify possible further adjustments in the by-right and bonus intensities to reflect the impact of the State Density Bonus program, the circumstances under which the program is workable, and whether additional density/intensity can be awarded for additional affordability.
1413					EIR	x	Retain ALL light Industrial zoning not just on 25th Street in the Arts+Garage District (AGD), but compare to current zoning (see map in email attachment) and apply to the rest of the AGD area.(Figure III-4, DEIR) Make this type of light industrial/clean industrial zoning an option for all ground floor spaces in downtown. Oakland must retain as much industrial light manufacturing zoned area as possible. Reconsider the conversion of industrial to residential in the estuary area. Refer to character map on Page 211 of the Draft DOSP. (NOTE the spot zoning that has taken place).

1414					EIR	x	Incorporate the zoning incentives study into the plan and DEIR: The outcomes of the study, which must redefine its scope to start from a lower baseline than current zoning, will better inform our ability to adequately respond to impacts described in the DOSP and DEIR.
1415					EIR	x	(C-1.10, DEIR p. 107, 288) Zoning to preserve and encourage PDR (Production, Distribution and Repair) is clearly highlighted in the Culture Keeping section yet is not mentioned in any subsequent zoning maps. Apply consistent language in zoning maps that refer to "FLEX-INDUSTRIAL" (another reason to redefine and complete the zoning incentive study)
1416					EIR	x	(C-1.5, p. 26, DEIR p. 107, 288): Change "Explore. . ." to "Incorporate an incentive plan being developed by the consultant" and include areas outside cultural districts with new and long term vacant spaces. Identify minimum gross floor area for cultural entities and PDR Make all ground floor spaces an opportunity to place Cultural Enterprises, with AFFORDABILITY provisions (DEIR p. 107, 288, 335, 336)
1417	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	General		The expressed intent of the downtown plan to increase housing choices for people at all levels of the income spectrum, create good jobs and offer superior environmental performance is something we are excited to support.
1418	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	General		We have participated in a collaborative effort by the DOSP Working Group to develop a common set of recommendations for addressing community benefits including good jobs, affordable housing, cultural infrastructure and architectural heritage.
1419	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Implementation		Planning in Oakland sometimes suffers from a failure to follow through with implementations, often due to budgetary considerations but also to administrative prioritization of competing projects, leading in turn to a loss of momentum or even stagnancy for DOSP projects. Absent community oversight and public advocacy, DOSP could too easily join WOSP and become a back shelf document that does not –and even cannot! – help move Oakland into the front rank of Bay Area cities, as it otherwise has every opportunity to do.
1420	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Land Use and Urban Form		The draft plan identifies incentive zoning as a key strategy employed by the draft plan to provide for these benefits, but proposes to implement this key strategy only on limited geography. We would support efforts to expand the application of incentive zoning across the plan area and would like to see projects choosing to build at the optional bonus density required to use a Project Labor Agreement.
1421	Vince Sugrue, Tim Fra	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods	Email Attachment	11/8/2019	Land Use and Urban Form		We also recommend consideration of enhancing the incentive by converting by-right capacity to incentive based capacity to ensure more effective value capture.

1422	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Land Use and Urban Form		A Super-specific Plan will be needed to address select areas of Oakland's Downtown that the DOSP either skips over or doesn't adequately cover: The stretch between 8th Street and 4th on Broadway is a virtual no-man's land that stymies proper connection between Old Oakland and Jack London Square, and, despite numerous charrettes and discussion regarding this weakest link what should be Oakland's main boulevard, it remains today perhaps the largest deterrent to the vitality and interactivity that good, community-inclusive planning can bring.
1423	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Land Use and Urban Form		A specific plan for the County buildings at 4th & Broadway should also be drawn so that "highest and best" won't be ignored in order to satisfy some expediency that doesn't lend itself to the long term best interests of the region, especially as that particular site is indeed the very epicenter of the Bay Area, soon to be graced with a new Major League Baseball park.
1424	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Land Use and Urban Form		As the potential for a new BART station makes that particular site unexcelled in terms of prime development, it would be a grave injury to the people of Oakland to relinquish this unique opportunity in exchange for whatever concessions that our City mistakenly believes the regional agencies might deign to grant us years from now.
1425	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Mobility and Accessibility		Prioritize mobility over parking. Curbside parking should be priced and enforced to maximize availability and benefit to businesses, and streets must better accommodate of diverse modes of mobility; first and foremost walking, but also transit, scooting, biking over automobiles. Expansion of parking permit districts should be explored to allow affordable employee and merchant parking in less transited areas, and integrated smart parking systems should be implemented as soon as possible to direct drivers to garages, reduce traffic, and increase revenue.
1426	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Mobility and Accessibility		The Plan document refers to Oakland Alameda Access project, which does not take enough pedestrian safety into account, and Walk This Way, which has stalled indefinitely and lacks funding.
1427	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Mobility and Accessibility		The plan should recommend better coordination with Caltrans right-of-way management, better tenancy of under-freeway spaces, and immediate safety improvements by DOT.
1428	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Mobility and Accessibility		We support the recommendation to plan for an Oakland-Alameda Bike/Pedestrian bridge across the Estuary. This would serve to extend access to the waterfront areas to the region, as well as provide resilient, environmentally responsible infrastructure, and significantly reduce traffic impacts to Chinatown and Jack London.

1429	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Process and Engagement		The Plan should state city's support for Business Improvement Districts and their continued growth in the Downtown neighborhoods, and that the City shall engage them as representatives of the district in decision-making.
1430	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Process and Engagement		<p>The Community Advisory Group (DOSP CAG) should therefore be retained, meeting perhaps as a regular Committee of the Planning Commission, just as the Zoning Update Committee, Special Projects and Design Review continue to function as official workshop advisories to the Commission itself.</p> <p>Such an acknowledgement of the DOSP CAG's worth to the process is valid, especially to those of us who served on the WOSP Steering Committee: we all believed that, once implemented, certain provisions of that Plan could help remove the Barriers to Economic Development that years of neglect and indifference have created there, conditions that the DOSP CAG, if honored by the City, can help keep from metastasizing throughout the Downtown area.</p>
1431	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Process and Engagement	x	<p>Schedule a Planning Commission hearing or work session on the draft incentives study report. Provide the draft report ahead of time so that public may comment at the hearing. Direct staff to prepare an equity assessment of the Plan to see if the likely outcomes (not the aspirational outcomes) will increase or reduce the racial disparities that have been identified. Bring the assessment back to Planning Commission well before the Final Plan is developed, so that the PC can direct changes to the Plan in light of those findings. (DEIR p. 2, 8, 13, 31, 83, 87, 88, 108, 168, 171, 187, 193, 288, 302, 496, 528, 533, 589, 612)</p>
1432	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Vision/Goals/Equity		<p>Congruence: Accordingly, every effort to ensure that the WOSP and DOSP are in total accord should be made so that the benefits and regulations stemming from each can be transposed and made the stimulus for greater Economic Development in both sectors of town.</p> <p>Such a reunification will require shepherding from the DOSP CAG, which can be expanded to include appropriate WOSP Steering Committee members.</p>
1433	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Vision/Goals/Equity		<p>Planning in Oakland has expanded its parameters from a mere shuffling the plat maps, as in olden days, to the point now where social justice issues have to be weighed as heavily as, say, bulb-outs or any of the other design gimmicks that urban planners use today as part of their vocabulary.</p>

1434	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Vision/Goals/Equity		This broader view carries with it both the history of planning everywhere in this country (dating all the way back to 1619 when the use of slave labor and indentured servitude enabled much of our construction from sea to shining sea), and the future of planning which must take in consideration rectification of mistakes premised on the arrogance and privilege of planning groups like, say, BART which willfully destroyed a thriving 7th Street in order to service commuters to and from San Francisco, never Oakland.
1435	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development	Email	11/8/2019	Vision/Goals/Equity		Economic and social justice have to be integrated in any Specific Plan from this day forward, lest future generations criticize this DOSP / WOSP process as being elitist or worse – and future residents in thriving neighborhoods are sapped of their highest and best economic potential because this Board or that Committee deemed that some other project or policy should be exalted instead, as BART clearly did in its routing through the poorest of minority neighborhoods in Oakland.
1436	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	The Plan should propose solutions that provide a steady and dedicated stream of revenue for maintenance and upkeep needs. LLAD has proven inadequate for these needs. (DEIR p. 622)
1437	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 164 CH-05 Community Health) Third paragraph: <i>"Through capital improvement projects and private development, there is an opportunity to incorporate more green . . . that can reduce damaging runoff into these key bodies of water. "This just repeats what is mandated by state law. It would be better to push the landscape into a higher vision. Perhaps: Through capital improvement projects and private development, there is an opportunity to incorporate greener infrastructure. Find locations to plant tomorrow's heritage Oaks— spaces that allow a tree to grow to an immense mature size (Oaks are the number one best habitat tree and can do more for birds and other wildlife than most other restoration). Park and street plantings should be robust and designed to add architectural stature to our streets as well as filter dust, sequester carbon, hold up to physical abuse and repair themselves, and generally, thrive in our urban setting. This may mean select plants based on function and not necessarily 'low water use' A little water for plants that serve thousands of residents is justifiable; let the water be conserved in the lawns of the suburbs . (DEIR p. 680)</i>
1438	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health		(Page 168 CH-05 Community Health) second paragraph: "To ensure parks and plazas are attractive to all residents. . . for all ages and abilities and allow different types of people to use them at the same time." Eliminate 'all different types of people' as it was already stated'

1439	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health		(Page 168 CH-05 Community Health) second paragraph: "An example An Illustrated concept of such a project suggested by the community is the Webster Green (Figure CH-2), a linear park meant to connect Chinatown to Jack London and the Estuary waterfront. Another idea (Figure CH-3) is to transform the I-880 freeway underpass . . . taking advantage of underused space.". The Webster Green is not an example, it is a concept with great potential.
1440	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 169 CH-05 Community Health) figure CH-1 add a symbol for "Heritage Oak" and place half a dozen around the Priority areas for New Public Spaces. (DEIR p. 39, at g.)
1441	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 174 CH-05 Community Health) add number 7. Walk This Way, Improvements to Broadway under the I-880 overpass to link downtown with Jack London Square on Broadway. It was approved by City Council in August of 2018. (Page 175 CH-05 Community Health) add Walk This Way, Improvements to Broadway under the I-880 overpass from 4th to 7th street. (DEIR p. 41, Goal 3)
1442	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 177) Fig. CH-6 (map). The 'Tuff Sheds' sites are temporary, similar to informal tent encampments, and should not be mapped as permanent. (the mismapped one near the Lake channel is being discontinued) Tuff Sheds villages could be shown in a "Housing and Homelessness" chapter along with informal tent encampments (DEIR p. 623)
1443	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be seen the primary places of refuge for the homeless. This increases the burden on resources already tightly squeezed. (The open-door policy of libraries to the unsheltered population must continue to be encouraged.) (DEIR p. 604-5)
1444	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, integrated with a wrap-around services in an effective and comprehensive assistance approach (DEIR p. 600)
1445	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health		(Page 160 CH-05 Community Health) under Health Disparities': "Vehicle-Pedestrian Motor Vehicle Accidents Emergency Department Visit Rates (2013-3Q2015). All Races: 121.9, African American/Black: 212.8." This is mathematically inaccurate. I believe it should be written All Races: 334.7 Black 212.8 (Black is a subset of All). Also, not sure how the data ended up with fractions with a defined time period. Its not as if someone is .7% hit by a vehicle or go to the hospital .7%. Same incorrect math applies to the next paragraph on Age Adjusted Asthma. It is an important piece of information, just needs to be accurately stated.

1446	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health		(Page 162 CH-05 Community Health) "Poor air quality results in high asthma rates, which disproportionately impact Black residents. Black carbon from diesel engines is a leading cause of respiratory illness and is of concern for the high-population neighborhoods adjacent to I-880 and I-980 where concentrations of pollution are the highest. These areas include Jack London, Chinatown, Old Oakland, and the area west of San Pablo Avenue." Is this statement saying that Black residents succumb to air pollution at a higher rate than other races or is it saying that all races succumb to the polluted air along these corridors but due to the fact there are more black residents in that area they are disproportionately affected? This is an important distinction: If Black residents have a higher sensitivity to air pollutants, then why and how to amend this? If it is simply that everyone living there has similar issues it would be a more straightforward problem
1447	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Community Health	x	(Page 178 CH-05 Community Health) Additional Strategies. "Increase number of public restrooms". The business community is struggling with cleaning up the effects of the weekend and evening parties. Both homeless and bar patrons, having no other options, use entry doors set back from the street as a place to relieve themselves. Thus, what is a financial gain to the entertainment industry is a financial burden to the retail and office industry. (DEIR p. 607)
1448	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping	x	(C-3.6 and p.150, DEIR p. 71,): Incentivize vacant spaces providing "temporary" cultural activities to transition to business support programs for permanent viability, in lieu of a fine for all vacant ground floor spaces that are vacant more than 9 months. Displacement / Replacement: How will relocation amounts be determined? Will relocation be within the area? Or will Oakland artists move away?
1449	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping	x	Implement Cultural Easements in affordable ground floor spaces to provide ownership opportunities that can be supported by entities like CAST or be developed as long term spaces that incubate cultural entities. These easement allocations for ground floor spaces should earn high points for new developments' community benefit incentives. (DEIR p. 43, 94, 96, 107, 120, 136, 267, 335)
1450	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping		(C-3.7 and p.151): "Explore. . . Facility Funds " should be "Implement a "Cultural Preservation and Enhancement Fund" — developer-funded, not added to ticket sales at existing, already taxed, cultural venues.. One developer suggested \$5,000 per unit.
1451	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping	x	(P. 42) Provide affordable space for Master Lease Program, specify rates, or tiered, based on entity operating budget; dedicated cultural, arts, and maker spaces in new developments or long term vacant sites as well as cultural districts. (DEIR p. 43, 94, 96, 107, 120, 136, 267, 335)
1452	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping	x	(P. 135 Outcome C-3) Affordable arts space must incorporate housing for artists. (Not covered in DEIR, but should be, due to cultural and equity impacts.)
1453	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping	x	Require design guidelines for all Cultural Districts and areas with architecturally/historically important buildings in order to result in excellence of design, to create future historically relevant buildings. If not in an arts district, where else? Perhaps another area would be the waterfront, for truly signature buildings.(DEIR insufficient and inadequately covers this issue, p. 11, 383, 396)

1454	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Culture Keeping	x	EIR CULT-1Aii:Why delay implementing Transfer Development Rights (TDRs), included in Oakland's General Plan 25 years ago, for 3 years after plan adoption? Change the schedule to one year. (DEIR p. 11, 19, 20, 336, 355,
1455	Stakeholder Meeting Notes	Library Commission	Public Meeting	9/30/2019	Economic Opportunity		Library could help achieve equity by expanding on assistance with resumes, job applications, housing applications, etc.
1456	Viola Gonzales	Library Advisory Commission	Letter	11/7/2019	Economic Opportunity		We urge that the DOSP acknowledge the Digital Divide in Oakland and how library services help broaden educational, professional, and social opportunities by mitigating this gap. In the years 2014-2017, over one in five households in Oakland do not have access to broadband. Refer to Attachment B for more detail. This lack of broadband access affects everyone from teleworkers to students doing homework. The Main Library ameliorates this divide in a multitude of ways through free internet access and wireless as well as access to printing documents. The Main Computer Lab was used 44,644 times in a 12-month period ending June 30,2019: It also offers free tutoring, Internet Hotspots and laptops or tablets free of charge to library patrons while in the library
1457	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Economic Opportunity	x	H-1.5: We support increasing the jobs-linkage fee, including consideration of expanding the fee to cover other non-residential uses not currently covered. (DEIR p. 583, 587, 590, 592)
1458	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Economic Opportunity		Require apprentices from state-approved apprenticeship programs on the construction phase of any project, with a focus on working with Apprenticeship programs who recruit preapprentices from Cypress Mandela Training Center and Rising Sun Center for Opportunity.
1459	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Economic Opportunity	x	Support small businesses through incentive programs, similarly to our recommended incentives for arts/cultural districts. (DEIR p. 71)
1460	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Economic Opportunity		The construction boom of the last ten years in downtown Oakland has been largely wasted as an opportunity to rebuild a local, skilled and career oriented blue-collar construction workforce. As a result, Oakland's experience mirrors a national trend in which, as a report from the Construction Industry Institute observes: "[T]he construction industry is shifting from the long-experienced problem of not having enough qualified craft professionals to the problem of not having enough craft professionals, period. The result is a statistically significant, direct linkage between craft professional availability and construction project safety, cost, and schedule performance

1461	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Economic Opportunity		<p>Oakland's Downtown Plan, to avoid problems of construction project safety, cost, and schedule performance, must directly address the issue of construction trades professional availability. Accordingly, we urge the inclusion of the following policies in the plan:</p> <ul style="list-style-type: none"> • Applicants for major projects in the Downtown Specific Plan area shall prequalify construction contractors based on measurable investment in workforce development and retention. • Specifically, for all projects of 50,000 square feet or more, prequalified contractors shall have made monetary contributions to defray workforce training and health care costs for all construction hours worked on all the contractor's projects over the six months prior to prequalification. • Prequalified contractors shall provide evidence of having made good faith efforts to increase equitable representation of groups most impacted by racial disparities, and other priority populations, including justice-involved individuals. • An applicant for a project utilizing optional bonus density shall provide a significant community benefit package that shall include a Project Labor Agreement (PLA) and commitments to use local journeymen and apprentices. • We recommend that the planning staff consult with representatives of the Building and Construction Trades Council of Alameda County regarding incorporation of appropriate standards in the plan.
1462	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	<p>The Arts and Culture land use category should specify affordability levels particularly for ground floor uses, to de-emphasize "retail"; define % BMR; outline tiered rates based on tenant operating budget. (DEIR p. 43, 94, 96, 107, 120, 136, 267, 335)</p>
1463	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	<p>The plan and EIR do not adequately analyze displacement and its impacts on the main library and the branches, when combined with population growth projections. (EIR pp. 31, 83, 98, 104, 288), Without an expansion and capital investment, increased use will create more wear and tear on the Main Library. The impact will be significant deterioration of critical intangible cultural resources, The main library and AAMLO structures are both architecturally and historically significant. Depending upon the scale of development, enlargement of the main library may have impacts on the scenic views of and from the Lake. DEIR narratives on libraries are inaccurate and should be further researched and then rewritten. (DEIR p. 604-605, 619, 620, 621, 624)</p>

1464	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	EIR (p. 620): "LUTE Policy N2.2: ". . . provisions of services by civic and institutional uses should be distributed and coordinated to meet the needs of city residents. Adherence to this policy would reduce the potential impact on libraries to less than significant. " EIR claims increased revenues as a result of development would fund expanded facilities and increased services. What the EIR fails to recognize is as stated in the City of Oakland 5 year forecast "there is always a several year lag between the time a building is constructed and when new revenues come online." As growth in the downtown will be incremental, the increased use of existing facilities will accelerate their physical deterioration, disproportionately impacting existing residents. DEIR narratives on libraries are inaccurate and should be further researched and then rewritten. (DEIR p. 604-605, 619, 620, 621, 624)
1465	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) does not exceed the scale of contributing historic buildings within the APIs and ASIs. See OHA Recommended Height Map. (DEIR p. 338, 354, 355, 356, Table II-I)
1466	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	(Page 180, DEIR p. 102, 257, 492, 495,496, FigV.J-3, 508, 517, 530-536) The discussion in the box , titled "Shoreline Protective Measures" should include an option for "no residential development permitted."
1467	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	II.A. EIR Summary, Overview of Downtown Oakland Specific Plan, page 8: In Goal 2, the report should be specific about affordable housing. "Sufficient numbers" of units is clearly not increasing affordability for most existing residents in Oakland. Housing markets are segmented. If the majority of new housing is at the high end, then rents may soften from perhaps \$4,500 to \$4,000 a month. That will not help the majority of residents who can afford \$1,500 to \$2,000 a month.
1468	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	Parks and Open Space should have its own chapter, separate from one called "Community Facilities and Public Amenities" (DEIR p. 605 and following pp.)
1469	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	The EIR and Plan are both inadequate and insufficient in planning for and studying effects upon Lake Merritt and the Channel from Lake Merritt to the Estuary. (minimal mentions in DEIR at pp 99, 119, 126,159-160, 421,425, 431,432, 434, 435). Adjoining 275-ft height limits should be revisited and development held well away from the water. The Channel's health, flow, marine life, birds, animals, ecology, and protection from pollution are essential. Everyday access to the water should be protected and development held well away from the water. Paths and open space should be accompanied with appropriate plantings to support the ecology of this fragile area. The EIR bird species list may omit some protected species known to occur in the area and understate the importance of the resource to the Pacific Flyway migration. Lake Merritt bird lists include more than 100 species using it. Thus, the SCA bird protections, may be fine but may be inadequate protection in this sensitive area. Additional measures should be instituted near the Lake and Channel.

1470	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	Heights near the lake between 14th and 17th Streets should remain at 55 feet as in the 2009 zoning. (DEIR pp 11, 92, 375, 376, 380, 386, 387) Views from the public parklands along Lake Merritt (an Area of Primary Importance) and from its historic structures should be kept as open as possible and are not discussed in the EIR. The park and the lake will be more heavily used with density increases and due to the Measure DD improvements. In the northwestern part of Lake Merritt, do not overshadow the lake itself. Protect the newly improved and enlarged Snow Park from shadow impacts by limiting heights to its south, in the 244 Lakeside historic API (DEIR p. 119, 120, 375, 404, 606, 607).
1471	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	There is no EIR mention of contamination of public parks, open spaces, streets, and waters as a result of encampments inadequately or not at all provided with sanitation services, and of the shortage of open public restrooms. This key impact of and upon hundreds of unhoused residents must be covered in the EIR and in the plan, beyond the standard conditions of approval, which only cover construction methods, built structure, and utilities. The plan's discussion of eliminating or reducing homelessness is inadequate, insufficient, and unrealistic, and the EIR should not be based upon it. (DEIR p. 381, 419)
1472	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	I.C. EIR Scope of Analysis, page 4: The Scope ignores economic outcomes, and economic outcomes drive environmental outcomes. Substantial research definitively finds that income is the greatest predictor of carbon footprint. Creating greater concentrations of rich people creates greater concentrations of carbon footprint.
1473	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	II.D. EIR Areas of Controversy, page 10: EIR states that many comments on the NOP were non-CEQA topics. Insofar as the comments address economic conditions and likely economic outcomes: Greater incomes have a largely direct relationship to greater carbon impact. In addition, when we crowd out working class and low-income residents to outlying areas, we increase their carbon impact by forcing longer commutes.
1474	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	I.D. EIR Report Organization, page 6: summary of Chapter VII, Where are "basic objectives of the project." listed? If the outcomes of the regulatory streamlining provided by this DOSP EIR fail to create conditions which support the objectives, then rewrite the regulatory framework to make the objectives more likely to occur.
1475	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	Land Use and Planning EIR p. 115-142: This section states that implementation of the project would not result in any significant land use impacts. There are obvious land use impacts to industrial, cultural, housing, open space, wildlife.
1476	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	EIR	x	Population and Housing EIR p 571: This section states that implementation of the project would not result in any significant impacts. The analysis estimates a quadrupling of the area
1477	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Graphics		Provide a more carefully considered General Plan Amendment Map (Figure LU- 13A on page 225). This map is overly broad brush, designating much of the plan area as CBD 2 and CBD 3, with 20.0 and 30.0 FAR, respectively. A finer grained map is needed that more carefully considers desired outcomes, including preservation of APIs and ASIs.

1478	John Minot	East Bay for Everyone	Letter	11/4/2019	Housing and Affordability	<p>It is clear, however, that the benefits of higher intensity residential development will take decades to filter to the benefit of low-income Oaklanders. Therefore, an intentional strategy is needed to produce dedicated and mixed-income affordable housing simultaneously. This will require:</p> <ol style="list-style-type: none"> 1) a public lands policy that both complies with the Surplus Lands Act and prioritizes retention and lease of public land for affordable housing, including tax credit projects, community land trusts and public housing; 2) engagement with the County of Alameda and other public agencies to utilize their surplus land and re-zone such sites as necessary for affordable housing; 3) capital funding for land acquisition as well as flexibility for the City Administrator's office to strategically purchase land for this purpose; 4) additional sources of revenue to subsidize affordable housing, including, but not limited to, taxes on rental income (such as Berkeley's Measure U) and land value increment taxes, which redistribute land value uplift to rental subsidies for low and no-income residents. <p>To the extent that these recommendations exceed the scope of the DOSP, the City of Oakland should work assiduously to enact them in conjunction with strategic planning.</p>
1479	Event Notes	Thursdays at Latham Square	Public Meeting	9/19/2019	Housing and Affordability	"keep Oakland a home for natives"
1480	Stakeholder Meeting Notes	Market Rate Developers Meeting	Public Meeting	10/7/2019	Housing and Affordability	<p>Explore the community land trust model, land trust model can be very powerful for existing housing, redoing the capital stack</p> <p>- Enhance the authority of the City to work with land trusts – seminar on land trusts?</p>
1481	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	<p>(Policy H-1.4 p.90):</p> <ul style="list-style-type: none"> • Rather than dedicating funds, just use the criteria in Policy H-1.1 <i>“Examples of potential scoring criteria adjustments could include prioritization of the downtown specific plan area receiving additional point...”</i>
1482	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Policy H-1.10 p.91) EBPREC: Incorporate them in Measure KK funds
1483	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	(Measure of Success p.94): Clarify definition on Measure of Success <i>Affordable Housing</i> part – if homeownership could not go higher than 30% of income, lender can go up to 46% debt to income ratio
1484	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability	<p>(Measure of Success p.94, <i>Affordable Housing</i>) <i>“40% Moderate Income (80% -120%)”</i>:</p> <ul style="list-style-type: none"> • There aren't really public resources for this (moderate income) <ul style="list-style-type: none"> o City responses: on-site inclusionary o State funds? • Moderate income units are for white people; goes against the equity goals • Even if we reach the high goals, we are not reaching the existing percentage in downtown – white people are the ones who qualify for moderate

1485	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability		(Measure of Success p.94): <ul style="list-style-type: none"> • Measure W does include vacant homes • Preservation of existing stock – easier to keep people in place • Disincentivizing vacancies (like AirBNB and second homes) – vacant unit tax
1486	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability		(Measure of Success p.94, <i>Unsheltered Residents</i>): – Be much stronger. X% to traditional housing Y% to services.
1487	Stakeholder Meeting Notes	Affordable Housing Developers Meeting	Public Meeting	10/11/2019	Housing and Affordability		(Measure of Success p.94): Other ways to measure wealth in addition to AMI, but can get tricky
1488	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	(Page 90, Par. H-1.3) A key cultural marker is reflected in the love that Oaklanders have for our libraries as vital public places of culture, technology, education, and interaction. The City is not so desperate that its libraries must be constructed with housing above. Do not designate them as “opportunity sites.” DEIR narratives on libraries are inaccurate and should be further researched and then rewritten. (DEIR p. 604-605, 619, 620, 621, 624)
1489	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	Plan claims to address equity and cites affordability, displacement and homelessness as primary equity issues. These have also come up repeatedly as major concerns in public meetings. EIR p. 2: If “The Plan serves as a mechanism for ensuring that future development is coordinated . . . manner” and the Project Overview calls out supporting existing residents only by “growing existing businesses and the creative economy . . .” and does not specifically address preservation, protection, and development of affordable housing, then we continue to push non-rich and creative people out of the area. (DEIR p. 31, 83, 98, 104, 288, 572–590, 684, 690, 697, 704)
1490	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	Because people of color are disproportionately affected by affordability and homeless issues and disproportionately at risk of displacement, racial equity issues cannot be adequately addressed without a clear strategy to maintain and increase the percentage of affordable housing in the downtown. The Draft Plan moves us in the opposite direction. (DEIR 14, 90, 98, 99, 104, 134, 136, 335, 337, 571, 572-590)
1491	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	H-1.2: We support studying an inclusionary housing policy downtown as an addition to rather than a replacement for the existing impact fee. Any analysis of fees and inclusionary requirements should consider the income levels likely to be targeted by each policy. In most cases, projects funded with impact revenues will target much lower income levels than are typically reached by inclusionary housing policies. This study should also include reassessing the current on-site alternative compliance mechanism in the fee ordinance, to ensure that the onsite option yields an equivalent outcome to payment of the fee. (DEIR p. 99, 583, 589, 590, 592)
1492	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	H-2.3: We support efforts to expedite review and approval of 100% affordable housing projects. The City should explicitly encourage and promote the use of SB 35 streamlining provisions for affordable housing. (DEIR 14, 90, 98, 99,104,134, 136, 335, 337, 571-590, 612, 652)

1493	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	H-2.4: Any revisions to the condominium conversion ordinance must continue the basic objective of the ordinance, which is to ensure that there is no net loss of rental housing as a result of condominium conversions. We do not support actions to promote homeownership that come at the expense of existing tenants or that reduce the supply of rental housing. Amendments to the condo ordinance are currently scheduled for consideration by the Community and Economic Development Committee on October 22, 2019, so this action may not be needed in the final Plan. (DEIR p. 104)																		
1494	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability		<p>Measures of Success (pages 94 and 95 (DEIR p. 104): A target of 15% to 25% affordable housing will result in a reduction of the percentage of housing affordable to lower income households in the downtown area. This is likely to reduce the percentage of persons of color in the downtown and is in contradiction to the Plan's stated goals of advancing racial equity.</p> <p>Moreover, we are not in favor of using the RHNA proportions to target affordability levels when the RHNA itself calls for 47% of new housing to be affordable to moderate income and below, not 15%-25%. Even at 25% "affordable", the result would be as follows:</p> <table border="1"> <thead> <tr> <th>Income Level</th> <th>RHNA</th> <th>Downtown Plan</th> </tr> </thead> <tbody> <tr> <td>Above Moderate</td> <td>53%</td> <td>75%</td> </tr> <tr> <td>Moderate</td> <td>19%</td> <td>10%</td> </tr> <tr> <td>Low</td> <td>14%</td> <td>7.5%</td> </tr> <tr> <td>Very Low</td> <td>7%</td> <td>3.75%</td> </tr> <tr> <td>Extremely Low</td> <td>7%</td> <td>3.75%</td> </tr> </tbody> </table> <p>If the overall targets for affordable housing cannot match the RHNA, then affordable housing targets need to prioritize those with the most pressing housing needs, which are households at the lowest income levels. (DEIR p. 97, 137, 337, 581, 588, 612, 653)</p>	Income Level	RHNA	Downtown Plan	Above Moderate	53%	75%	Moderate	19%	10%	Low	14%	7.5%	Very Low	7%	3.75%	Extremely Low	7%	3.75%
Income Level	RHNA	Downtown Plan																							
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Very Low	7%	3.75%																							
Extremely Low	7%	3.75%																							
1495	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability		The measure of success for cost burden should be disaggregated by income level. Replacing low income households with above-moderate income households will result in lower overall cost burden but not by reducing cost burden for those households who are currently costburdened or severely cost-burdened, as those are concentrated in the very low and extremely low income categories in particular. We need to see measures of cost burden by both race and income level. (DEIR p. 32, 579, 580)																		
1496	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	Make Homelessness part of a section called Affordable Housing and Homelessness, with Homelessness as coherent section. (DEIR p. 14, 590, 607)																		
1497	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	(Page 85) At "Strengthen protections ...," the statement: "... amend the Condominium Conversion Ordinance to expand the units covered ..." is contrary to the intent of the ordinance ("no loss of rental housing") and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council. (DEIR p. 104)																		

1498	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	(Page 86) The final paragraph lacks an "action item." This paragraph should be more expansive in ensuring "value capture" from development incentives; should establish meaningful targets and encourage production of "extremely low income housing" and more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe-parking sites, micro units, and accessory dwelling units (ADUs). (DEIR p. 11, 14, 20, 22, 99, 104, 107, 108, 138, 323, 335, 338, 355, 356, 389, 393, 612, 653)
1499	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Housing and Affordability	x	The City should implement an active policy of "land-banking" to the maximum extent feasible, inventorying and acquiring excess land and buildings in Oakland from private sources and from other governmental agencies, for housing its citizens. (DEIR p. 337)
1500	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10	Public Meeting	9/25/2019	Land Use and Urban Form		Need design guidelines to establish clear objectives. Zoning must address the design of tall buildings to make sure that they are well-suited to their surroundings and maximize light and air, produce a varied skyline (currently buildings are being addressed one by one, without a plan for how they relate to one another and shape the skyline). Figure out the purpose of the design guidelines and work backward from them. Oakland needs to be okay with developers pre-screening themselves out if they don't want to meet Oakland's standards. <ul style="list-style-type: none"> • City response: design guidelines are not part of the consultant scope of work, however design guidelines are included as policy recommendations in the Draft Plan. Zoning update will include design guidelines that are place-based; by right standards will also be established.
1501	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Land Use and Urban Form	x	Replace Figure LU-3 "Opportunity Sites" with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites, and remove historic resources (Figure LU-5), ASIs and APIs from that map. Preservation and reuse of historic resources is city policy, so they should not appear on the opportunity sites map. (DEIR p. 43,50, 57, Figs III-13, III-14, III-23, 74, 91, 92, 98, 99, 108, 131, Fig V. A-4, Fig. V-A.5, 138,139, Fig. V.E-1, 334, 337, 338, Fig. V.E-3, 341– 343, Fig V.E-4, V.E-5, 346–353, 359, 390, 391, 484, 586, 587, 698)
1502	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Land Use and Urban Form		Plan fails to consider strategic downzoning in certain areas in order to make incentives and bonuses for housing more feasible. Looking only at increasing intensity from existing permitted levels is not enough.
1503	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Land Use and Urban Form	x	Replace Figure LU-3 "Opportunity Sites" with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites and vacant opportunity sites. Publicly-owned sites should be prioritized for public uses such as sheltering the homeless population or providing affordable housing. . (DEIR p. 43,50, 57, Figs III-13, III-14, III-23, 74, 91, 92, 98, 99, 108, 131, Fig V. A-4, Fig. V-A.5, 138,139, Fig. V.E-1, 334, 337, 338, Fig. V.E-3, 341– 343, Fig V.E-4, V.E-5, 346–353, 359, 390, 391, 484, 586, 587, 698)
1504	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Land Use and Urban Form	x	Maintain industrial and light-industrial zoning in the 3rd Street area west of Broadway, and preserve buffer areas between residential and industrial uses. (DEIR p. 14, 43, 85, 94,96, 107, 119, 136, 141, 225, 246, 267, 312, 347, 365, 368, 481, Figure IV-2,)

1505	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Land Use and Urban Form	x	The Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) should be designated as part of the Lake Merritt park lands, public open space, and reserved for public uses. (DEIR p. 92, 95)
1506	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form		The Draft Plan acknowledges the importance of the Downtown Core area for office activities and future office development, and it acknowledges that residential development continues to out-compete office development for key development sites in the Central Core, including those along the Broadway Corridor in proximity to BART.
1507	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form		Recognizing the issues, however, the Draft Plan does not identify policies strong enough to adequately prioritize and incentivize office development so as to address the need for office development downtown and the benefits it provides.
1508	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form		<p>To better encourage and support office developments downtown, the following comments are provided for the Draft Plan:</p> <p>The Plan should designate all of the remaining development opportunity sites within the Downtown Core as Office Opportunity Sites. For this purpose, the area referred to herein as the “Central Core area” should include the Downtown Core and the Pedestrian Corridor-III (highest intensity) areas shown on the Proposed Land Use Character Map in Figure LU-8a. These areas include the more central locations within the larger area designated as Oakland’s “Central Business District, CBD” in the General Plan (Figure LU-12). As residential development has already taken many prime office sites, the remaining sites in the Central Core area are very important for future office development.</p> <p>The Plan designates the large majority of all of the rest of development opportunity sites in the Plan area outside the Central Core for residential projects. Currently, the development scenario in the Draft Plan shows about 9 percent of total land area on development sites for office development, and nearly all the rest for housing development. A shift of some opportunity sites to office development would still leave the vast majority of opportunity site land in the Plan area for residential use. More emphasis on office development in the Central Core makes perfect sense given the critical importance of continuing downtown’s role as the CBD of the City and capitalizing on the regional economic development and transportation benefits of <u>concentrating job locations near BART stations.</u></p>
1509	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form		The focus on additional office development in the Central Core also makes sense given the benefits of connecting the Lake Merritt, Uptown, and City Center office nodes into a larger agglomeration of office activities in the central parts of downtown. The Plan mistakenly maintains two smaller office nodes that are separate from each other. There are economic benefits of a larger agglomeration of office business activities.

1510	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form	<p>Following the recommendations above, the Office Priority Sites Map (Figure LU-11) should be revised.</p> <ul style="list-style-type: none"> • All of the opportunity sites in the Central Core area identified above should be shown as Office Priority Sites. • The Priority Office Corridors identified on the Map should include all of the streets within the Central Core Area described above. As now shown, the Office Corridor designations do not include all of the existing or planned office locations.
1511	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form	<p>While the Draft Plan says that “maintaining the availability of office space will be critical”, the policy recommendation for how to do that is not adequate and will likely not be effective. Currently it says:</p> <p><i>“Zoning updates for Office Priority Sites can require new mixed-use development that has a designated percentage of gross floor area to be dedicated to commercial office space.”</i></p> <p>To be effective, the policy has to retain office opportunity sites for office building development.</p> <ul style="list-style-type: none"> • Mixed-use projects with significant office and residential development are costly to build and rarely feasible. • Mixed-use development with a residential tower over one or several floors of office would not meet the objective of the policy.
1512	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form	<p>The policy needs to be revised to focus on office building development, not mixed-use development. It could be possible to allow residential development instead of office, if another site in a location acceptable for office development were traded and designated for office to replace the site shifted to residential development.</p>
1513	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form	<p>The Plan and related zoning updates should provide effective incentives for office development, enhancing its ability to compete for sites and recognizing the benefits of its employment- and tax-revenue-generating abilities. Such incentives could include lower fees and/or no additional fees and requirements, permit-processing benefits, and differential height and density regulations for office and residential development. It will be important to consider differential effects when evaluating a proposed zoning incentive program so as not to further disadvantage office development vis-à-vis residential development. (For example, higher heights/density may be more beneficial to residential development than to office development.)</p>
1514	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form	<p>Development Program in Draft Plan (Table LU-7): The development program in the Draft Plan includes about 2.5 million more square feet of office development than in the Preliminary Draft Plan, an increase of about 12 percent. It appears to include some more office in the Franklin/Webster/Harrison corridor paralleling Broadway between the Kaiser office and City Center areas as recommended. While an improvement, the Plan overall continues to favor residential development over office development downtown, and the amount of office development is still substantially below an optimistic scenario that recognizes continuing office growth over the longer term.</p>

1515	Linda Hausrath	Hausrath Economics Group	Email Attachment	11/8/2019	Land Use and Urban Form	Development Program in Draft Plan (Table LU-7): Of total land area for opportunity sites downtown, future office development appears to occupy about 9 percent of the total. The share of land devoted to office development increased from 8 percent in the Preliminary Draft Plan.
1516	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	The draft Zoning Incentives Study has not yet been released, despite previous staff statements that it would be available prior to the City Planning Commission's November 6 meeting. Given the importance and complexity of the Zoning Incentives Study, OHA recommends that the City Planning Commission continue its consideration of the Draft Plan until at least the Study's release and allow at least two weeks for Commission and public review prior to the Commission meeting.
1517	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Reduce existing excessive by-right zoning intensities (floor area ratios or FARs, height limits and residential densities) in most areas and allow increased, or "bonus" intensities in exchange for community benefits, including affordable housing and, for historic buildings, transferable development rights (TDRs).
1518	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI's contributing historic buildings.
1519	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI's contributing historic buildings. Lower Broadway ASI, which contains Oakland's six oldest documented buildings from the 1850s and 1860s and the old Western Pacific Railroad Station (Oakland's first officially designated Landmark), which are one and two stories (about 15–25 feet in height). The current FAR is an excessive 7.0 and the proposed FAR increases this to 7.5 with a grossly excessive 85-foot maximum height limit. OHA recommends a maximum height limit of 25 feet.
1520	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI's contributing historic buildings. Old Oakland API with maximum contributing building heights of approximately 45 feet, including parapet. The proposed maximum FAR is 2.0/3.5 with 45/55-foot height limits but increased to a grossly excessive 12.0 and 85' along the API's 7th Street frontage. A 45-foot height limit should be mapped throughout the API (including along 7th Street), but it is not yet clear if the maximum height limit (except along 7th Street) will be 45 feet or 55 feet.

1521	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI's contributing historic buildings. APIs and ASIs with mostly 1-3 story late 19th and early 20th century detached residences. These areas include the 7th Street/Harrison square API, the Grove Street/ Jefferson/ Lafayette Square API, the Cathedral Neighborhood API, the 18th Street (MLK-Jefferson Street) API and the 26th Street (Northgate-Telegraph Avenue) ASI. Although there is a possibility that the height limits in much of these areas may be reduced from the generally prevailing 55 feet to 45 feet, 45 feet still exceeds the heights of most of the contributing buildings. Most of these buildings have hip or gable roofs with wall heights seldom exceeding 30 feet and heights to the peak of the hip or gable roof seldom exceeding 40 feet. OHA is therefore recommending a basic height of 30 feet and additional height for hip and gable roofs of 40 feet.
1522	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	The adverse impacts of the existing 55-foot height limits are illustrated by the attached photo of a recently completed building at 570 22nd Street in the Cathedral Neighborhood API. Its height and bulk visually overwhelm the surrounding one and two story historic buildings. Its intrusiveness is further intensified by a zero front setback compared to the typical 15 foot front setback of the historic houses. Projects like this will destroy the architectural integrity of these <u>historic neighborhoods</u> .
1523	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	In addition, the height limits on parcels adjacent or in close proximity to these APIs and ASIs need to be consistent with the prevailing building heights in the APIs and ASIs. See attached photo of an approximately 55-foot tall building at the northwest corner of 6th and Oak Streets adjacent to the 7th Street API that visually overpowers the adjacent historic houses. This parcel and several others along the north side of 6th Street are now proposed for an even further intensity increase from the current excessive levels of 85 feet and 5.0 FAR to 275 feet and 12.0 FAR.
1524	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Similarly, the existing 55-foot height limit along the north side of 22nd Street outside the Cathedral Neighborhood API but directly across the street from API contributing buildings is proposed to be increased to an even more excessive 85 feet with a 7.5 FAR. These increases also include be extremely important First Baptist Church at the northwest corner of 22nd Street and <u>Telegraph Avenue and the API's West Grand Avenue frontage</u> .
1525	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Northern edge of Waterfront Warehouse District API along 5th Street. The current 5.0 FAR is proposed to be increased to an excessive 12.0. OHA recommends a height limit for much of the Waterfront Warehouse District of 35 feet with increases up to 55 feet and 85 feet where taller contributing buildings exist.
1526	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Fire Alarm Building on triangular block bounded by 14th, 13th and Oak Streets located within the Lake Merritt API. This substantially landscaped site was originally part of Lakeside Park and should be zoned open space. The very important approximately 25 foot tall one story Fire Alarm Building, constructed in 1911, was the nerve center for the numerous fire alarm boxes that for many years were scattered throughout the city. The current height and FAR limits are 45 feet and 2.5 while a grossly excessive 85 feet and 7.5 are proposed. See also Comment 4b below.

1527	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	25th Street Garage District API. Most buildings in this API are one story with an approximately 20 -foot height. Although the draft plan may retain the existing height and FAR limits of 45 feet and 2.5 through its proposed 45-foot/55-foot and 2.5/3.0 designations along the API's 25th Street portion, the API's remaining portions are proposed to have their height and FAR limits drastically increased to 65 feet and 5.0. OHA is proposing a 30-foot height limit throughout the API.
1528	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Telegraph Avenue (W. Grand Avenue-27th Street) ASI. This ASI mostly consists of architecturally notable 1–3 story early 20th century commercial buildings with maximum heights of about 45 feet. The draft plan proposes to increase the height and FAR limits from the current levels of 60 feet and 3.0 (already too high) to 85 feet and 7.5. OHA recommends a 45-foot height limit for most of the ASI.
1529	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	See attached map of OHA preliminary height limit recommendations. Note that the heights shown on the map may need to be reduced to reflect height increases mandated by the state density bonus law.
1530	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	In addition, staff has advised us that the two-tiered intensity designations for Intensity Area 1 (e.g. 45/55' height limits) reflect lower Area 1 intensities south of I-880 and higher Area 1 intensities north of I-880. However, staff advises that lower intensities north of I-880 in Area 1 may still be applied to specific subareas, based on future analysis of each subarea.
1531	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Reduce existing excessive by-right (base) zoning intensities [floor area ratios (FARs), height limits and residential densities] in most areas and allow increased, or "bonus" intensities in exchange for community benefits, including affordable housing and, for historic buildings, transferable development rights (TDRs). See TDR discussion in Objective 3 below.
1532	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	See also 2014 white paper on Public Benefit Zoning, prepared for the Association of Bay Area Governments, Metropolitan Transportation Commission and Eastbay Housing Organizations available at: http://ebho.org/wp-content/uploads/2011/09/LVR-White-Paper-ExecSum_141113.compressed.pdf
1533	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	An example of an apparently successful incentive zoning strategy which provides affordable housing is Los Angeles's Transit Oriented Communities (TOC) Incentive Program adapted pursuant to Measure JJJ. See attached TOC guidelines. According to the attached Los Angeles 2019 Second Quarter Housing Progress Report, approximately 3,863 affordable units have been proposed out of a total of approximately 19,928 residential units (or about 19.4%) since the program was established in October, 2017.
1534	Tom Debley	Oakland Heritage Alliance	Email	11/6/2019	Land Use and Urban Form	Emeryville's zoning incentives program (previously discussed in OHA's February 5, 2019 letter to the City Planning Commission) is also looking promising. Building permits for the Sherwin-Williams project are expected to be issued by early next year. Of the 500 residential units, 85 (17%) are to be affordable. And \$7,000,000 (5% of total construction value) of additional community benefits will be provided, including such projects as utility undergrounding along various streets, a courtesy shuttle to the West Oakland BART station and a public art gallery and community room.

1535	Kenya Wheeler	BPAC Chair	Email Attachment	11/6/2019	Mobility and Accessibility		Please review the Mobility goal, Goal 03, by adding at the end “without continued reliance on single occupancy vehicles”.
1536	Savlan Hauser	Jack London Improvement District (JLID)	Email Attachment	11/8/2019	Mobility and Accessibility		Underpass improvement and Webster Green lack implementation: Underpass improvement is becoming a life safety issue for residents, employees, and visitors to Jack London and Chinatown. It is perhaps the most important current issue to our neighborhood. These needed improvements are mentioned as a part of the “Green Loop”. We concur that these are critical elements to achieve the plan’s Health & Wellness, and Mobility & Accessibility goals, but the Plan lacks implementation and instead hands off to defunct or insufficient concurrent planning efforts to solve this key problem.
1537	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Mobility and Accessibility	x	Institute a standard condition of approval for all new development that requires outreach and replacement for lost street parking as well as advance notice and improved signage for adjacent retail and commercial businesses within two blocks in any direction. (DEIR p. 205, 213, 216)
1538	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Mobility and Accessibility	x	One-way to two-way streets conversion has support from Chinatown neighborhoods. (DEIR p. 64, 67, Figure III-20, 130, 146–148, 199, 200, 202, 203, Figure V.B-, 396, 487)
1547	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Mobility and Accessibility	x	“Paseos” recommendation requires greater attention to long term maintenance and keeping order. What arrangements would be made for access for small business deliveries and for customers who come from transit-poor neighborhoods, have accessibility challenges, or travel from far away? (DEIR p. 67, Fig. III-22, 396)
1548	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Mobility and Accessibility	x	Lafayette Square Park must not become an expanded layover parking site for AC Transit, creating visual blockage, air pollution, and impairing the experience for park users. (DEIR p. 202, 303, 404)
1549	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Mobility and Accessibility	x	Short-term parking (that is, customer parking) is a small-business and cultural arts equity issue—but remedies are either non-existent or insufficient. Arts organizations, businesses, and nonprofits serving and run by the most-vulnerable populations are suffering, as described by the equity indicators report. For example, the plan could recommend opening the ALCO lot on 12th and Madison past 5 pm, with ambassadors to escort patrons to and from Malonga Center. The City could work with the County to facilitate shared-use parking. What other opportunities for parking exist for families, seniors, people from transit-poor neighborhoods, or from out of the area? (DEIR p. 205, 213, 216)
1550	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Mobility and Accessibility	x	The failure to provide adequate library services in the downtown plan area will force residents to use library branches elsewhere in Oakland, increasing trip generation and the Vehicle Miles Traveled/transportation impact for the DOSP. (DEIR p. 604)

1551	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Process and Engagement		Process for follow-through: Establish an officially-designated Implementation Committee. The Committee should oversee implementation of only the Downtown Specific Plan, rather than all of Oakland's specific plans, as staff has suggested. Each specific plan should have its own implementation committee. Require reporting to the Committee by staff and Committee oversight. Periodic assessments (with a specified time period, such as twice yearly) must be prepared and presented to the Committee, then reviewed by the City Planning Commission and City Council. Previous plans have not been evaluated for efficacy, success, development targets, or equity results. to our knowledge.
1552	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Vision/Goals/Equity	x	(LU 2.3) Cultural Districts Program: specify community priorities by district (DEIR p. 101, 139, 140 but this topic not sufficiently nor adequately covered).
1553	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Vision/Goals/Equity	x	The goal of 15% – 25% affordable housing would reduce the percentage of affordable housing in the Plan area and works against achieving equity objectives. (DEIR 14, 90, 98, 99, 104, 134, 136, 335, 337, 571, 572-590)
1554	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Vision/Goals/Equity	x	Too many policies/actions say "continue", "explore" and "maintain". These are not new actions, and yet it's clear that existing policies have been inadequate, since less than 10% of new housing in the downtown is affordable. . (DEIR p. 31, 83, 98, 104, 288, 572–590, 684, 690, 697, 704)
1555	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Vision/Goals/Equity	x	H-1.2: Should read "Leverage the city's inventory of publicly-owned land by adopting an ordinance to implement the policies contained in the public land policy as outlined in Resolution Number 87483 C.M.S. (Plan pages 90–93, DEIR p. 337, 588)
1556	Naomi Schiff	DTOSP Working Group	Email Attachment	11/8/2019	Vision/Goals/Equity	x	(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is "extremely low income housing." The objective of any leveraging of city-owned land must be for that same goal. (DEIR p. 337)



Date	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
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Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Tiffany Eng	Friends of Lincoln Square Park
Logged 11/11 or before	Tiffany Eng	Friends of Lincoln Square Park
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities

Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)
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Logged 11/11 or before	Stakeholder Meeting Notes	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	Savlan Hauser	Jack London Improvement District (JLID)
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Logged 11/11 or before Melissa Wheeler

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Logged 11/11 or before Helen Bloch

Friends of the Oakland Main Library

Logged 11/11 or before Sokhom Mao

Resident

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

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Logged 11/11 or before	John Minot	East Bay for Everyone
Logged 11/11 or before	Viola Gonzales	Library Advisory Commission

Logged 11/11 or before Sandra Threlfall

Resident

Logged 11/11 or before Sandra Threlfall

Resident

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Friends of Lincoln Square Park

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Measure DD Community coalition

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Logged 11/11 or before	Event Notes	Thursdays at Latham Square
Logged 11/11 or before	Victoria A. Barbero	Library Advisory Commission

Logged 11/11 or before Viola Gonzales Oakland Public Library Advocates

Logged 11/11 or before Sarah Stefaniuk

Logged 11/11 or before Mana Tominaga

Oakland resident, and supervising librarian, Main Library

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Oakland resident, and supervising librarian, Main Library

Logged 11/11 or before Melissa Wheeler

Logged 11/11 or before Ed Dillard

Logged 11/11 or before Kathryn Sterbenc

Friends of the Oakland Public Library

Logged 11/11 or before Helen Bloch

Friends of the Oakland Main Library

Logged 11/11 or before Mark Callado (via Viola Gonzales)

Resident, small business owner

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

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Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	Jason Gilbertson	

Logged 11/11 or before Viola Gonzales

Library Advisory Commission

Logged 11/11 or before Viola Gonzales

Library Advisory Commission

Logged 11/11 or before Viola Gonzales

Library Advisory Commission

Logged 11/11 or before	Tim Chan	BART
Logged 11/11 or before	Mike Jacob (+ multiple busines	Pacific Merchant Shipping Association (+ multiple businesses as signatories)
Logged 11/11 or before	Mike Jacob (+ multiple busines	Pacific Merchant Shipping Association (+ multiple businesses as signatories)
Logged 11/11 or before	Jason Gilbertson	
Logged 11/11 or before	Tiffany Eng	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	David Rehnstrom	EBMUD
Logged 11/11 or before	David Rehnstrom	EBMUD
Logged 11/11 or before	David Rehnstrom	EBMUD
Logged 11/11 or before	David Rehnstrom	EBMUD
Logged 11/11 or before	David Rehnstrom	EBMUD

Logged 11/11 or before David Rehnstrom EBMUD

Logged 11/11 or before David Rehnstrom EBMUD

Logged 11/11 or before Mark Leong Caltrans

Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Mark Leong	Caltrans
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Event Notes	Lincoln Summer Nights
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)

Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before Hiroko M. Kurihara AGD

Logged 11/11 or before Hiroko M. Kurihara AGD

Logged 11/11 or before Stakeholder Meeting Notes Old Oakland Neighbors

Logged 11/11 or before Stakeholder Meeting Notes Old Oakland Neighbors

Logged 11/11 or before Stakeholder Meeting Notes Commission on Aging

Logged 11/11 or before Stakeholder Meeting Notes Commission on Aging

Logged 11/11 or before Stakeholder Meeting Notes Commission on Aging

Logged 11/11 or before Stakeholder Meeting Notes Commission on Aging

Logged 11/11 or before Stakeholder Meeting Notes Commission on Aging

Logged 11/11 or before Stakeholder Meeting Notes Library Commission

Logged 11/11 or before Stakeholder Meeting Notes SPUR Board

Logged 11/11 or before Stakeholder Meeting Notes Old Oakland Neighbors

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Stakeholder Meeting Notes Planning Commission

Logged 11/11 or before Stakeholder Meeting Notes Planning Commission

Logged 11/11 or before Stakeholder Meeting Notes Planning Commission

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Institutions and Transportation Agencies & Advocates Stakeholders

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Roger Davies

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Planning Commission Planning Commission

Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging

Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	James Vann	CALM, OTU and HAWG

Logged 11/11 or before	James Vann	CALM, OTU and HAWG
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Logged 11/11 or before	James Vann	CALM, OTU and HAWG
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Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG)
		Oakland Tenants Union (OTU)
		Coalition of Advocates for Lake Merritt (CALM)
		Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG)
		Oakland Tenants Union (OTU)
		Coalition of Advocates for Lake Merritt (CALM)
		Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG)
		Oakland Tenants Union (OTU)
		Coalition of Advocates for Lake Merritt (CALM)
		Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG)
		Oakland Tenants Union (OTU)
		Coalition of Advocates for Lake Merritt (CALM)
		Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG)
		Oakland Tenants Union (OTU)
		Coalition of Advocates for Lake Merritt (CALM)
		Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann
Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before John Minot

Logged 11/11 or before Gary Knecht, Savlan Hauser Jack London Improvement District (JLID)
Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before Stakeholder Meeting Notes Old Oakland Neighbors
Logged 11/11 or before Stakeholder Meeting Notes SPUR Oakland Policy Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Oakland Policy Board
Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board
Logged 11/11 or before Stakeholder Meeting Notes Planning Commission
Logged 11/11 or before Stakeholder Meeting Notes Planning Commission
Logged 11/11 or before Stakeholder Meeting Notes Planning Commission
Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board
Logged 11/11 or before Planning Commission Planning Commission

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before Jeff Levin EBHO

Logged 11/11 or before James Vann
Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann
Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann
Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)
Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)
Logged 11/11 or before	James Vann	Coalition of Advocates for Lake Merritt (CALM) Oakland Tenants Union (OTU)
Logged 11/11 or before	Hiroko M. Kurihara	AGD
Logged 11/11 or before	Stakeholder Meeting Notes	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	John Kirkmire	Shelter Oak.org
Logged 11/11 or before	Matt Iglehart, Drew Mickel	Reynolds & Brown
Logged 11/11 or before	Matt Iglehart, Drew Mickel	Reynolds & Brown
Logged 11/11 or before	Matt Iglehart, Drew Mickel	Reynolds & Brown
Logged 11/11 or before	Stakeholder Meeting Notes	Commission on Aging
Logged 11/11 or before	Sara Bedford	City of Oakland Health & Human Services
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission

Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders
Logged 11/11 or before	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders
Logged 11/11 or before	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders
Logged 11/11 or before	Event Notes	Lincoln Summer Nights
Logged 11/11 or before	Event Notes	Thursdays at Latham Square
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Affordable Housing Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Affordable Housing Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Affordable Housing Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Affordable Housing Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Affordable Housing Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Affordable Housing Developers Meeting

Logged 11/11 or before Naomi Schiff Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

Logged 11/11 or before Naomi Schiff Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

Logged 11/11 or before Naomi Schiff Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

Logged 11/11 or before Naomi Schiff Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

Logged 11/11 or before Naomi Schiff Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

Logged 11/11 or before Naomi Schiff Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)
Logged 11/11 or before	SPUR Public Presentation	SPUR
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	Jason Gilbertson	
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates

Logged 11/11 or before John Kirkmire

Lake Merritt Advocates

Logged 11/11 or before John Kirkmire

Lake Merritt Advocates

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before Shelter Oak

Shelter Oak

Logged 11/11 or before William Threlfall

Measure DD Community coalition

Logged 11/11 or before James Vann

CALM, OTU and HAWG

Logged 11/11 or before James Vann

CALM, OTU and HAWG

Logged 11/11 or before James Vann

CALM, OTU and HAWG

Logged 11/11 or before James Vann

CALM, OTU and HAWG

Logged 11/11 or before James Vann

CALM, OTU and HAWG

Logged 11/11 or before James Vann

CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG
Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before Jeff Levin EBHO

Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Chamber
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Savlan Hauser	Jack London Improvement District (JLID)
Logged 11/11 or before	Stakeholder Meeting Notes	Commission on Aging
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Oakland Chamber of Commerce

Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Affordable Housing Developers Meeting
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Victoria A. Barbero	Library Advisory Commission
Logged 11/11 or before	Helen Bloch	Friends of the Oakland Main Library
Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses)
Logged 11/11 or before	Library Commission	Library Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates

Logged 11/11 or before John Kirkmire Lake Merritt Advocates
Logged 11/11 or before Viola Gonzales Library Advisory Commission

Logged 11/11 or before Tori Decker Uptown & Downtown CBDs

Logged 11/11 or before Tori Decker Uptown & Downtown CBDs

Logged 11/11 or before Tori Decker Uptown & Downtown CBDs

Logged 11/11 or before James Vann Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before James Vann CALM, OTU and HAWG
Logged 11/11 or before Stakeholder Meeting Notes Library Commission
Logged 11/11 or before Stakeholder Meeting Notes Library Commission
Logged 11/11 or before Stakeholder Meeting Notes Library Commission
Logged 11/11 or before Stakeholder Meeting Notes SPUR Board

Logged 11/11 or before Planning Commission Planning Commission
Logged 11/11 or before Planning Commission Planning Commission
Logged 11/11 or before Planning Commission Planning Commission
Logged 11/11 or before John Minot East Bay for Everyone

Logged 11/11 or before John Minot East Bay for Everyone

Logged 11/11 or before Daniel Levy Oakland Heritage Alliance
Logged 11/11 or before Gary Knecht, Savlan Hauser Jack London Improvement District (JLID)
Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown
Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Roger Davies

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before	Tom Debley	Oakland Heritage Alliance
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates
Logged 11/11 or before	John Minot	East Bay for Everyone
Logged 11/11 or before	William Threlfall	Measure DD Community coalition
Logged 11/11 or before	Robert Bylsma	Union Pacific Railroad Company
Logged 11/11 or before	Robert Bylsma	Union Pacific Railroad Company
Logged 11/11 or before	Robert Bylsma	Union Pacific Railroad Company
Logged 11/11 or before	Wendell Rosen	Metrovation, LLC
Logged 11/11 or before	Wendell Rosen	Metrovation, LLC
Logged 11/11 or before	Wendell Rosen	Metrovation, LLC

Logged 11/11 or before Tom Debley

Oakland Heritage Alliance

Logged 11/11 or before Tom Debley

Oakland Heritage Alliance

Logged 11/11 or before Tom Debley

Oakland Heritage Alliance

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before James Vann

Homeless Advocacy Working Group (HAWG)
Oakland Tenants Union (OTU)
Coalition of Advocates for Lake Merritt (CALM)
Measure DD Community Coalition (DD Coalition)

Logged 11/11 or before Savlan Hauser Jack London Improvement District (JLID)

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

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Logged 11/11 or before Matt Iglehart, Drew Mickel Reynolds & Brown

Logged 11/11 or before Philip Banta & Norman Hooks Banta Design

Logged 11/11 or before Philip Banta & Norman Hooks Banta Design

Logged 11/11 or before Philip Banta & Norman Hooks Banta Design

Logged 11/11 or before Philip Banta & Norman Hooks Banta Design

Logged 11/11 or before Bryan Grunwald

AIA, AICP (Emeritus)

Logged 11/11 or before Stakeholder Meeting Notes Library Commission

Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Board
Logged 11/11 or before Stakeholder Meeting Notes Old Oakland Neighbors
Logged 11/11 or before Stakeholder Meeting Notes SPUR Oakland Policy Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Oakland Policy Board
Logged 11/11 or before Stakeholder Meeting Notes SPUR Oakland Policy Board
Logged 11/11 or before Stakeholder Meeting Notes EBHO Oakland Committee

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Logged 11/11 or before Stakeholder Meeting Notes EBHO Oakland Committee

Logged 11/11 or before Stakeholder Meeting Notes Planning Commission
Logged 11/11 or before Stakeholder Meeting Notes Planning Commission
Logged 11/11 or before Stakeholder Meeting Notes Oakland Chamber of Commerce
Logged 11/11 or before Stakeholder Meeting Notes Oakland Chamber of Commerce
Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Institutions and Transportation Agencies & Advocates Stakeholders

Logged 11/11 or before Stakeholder Meeting Notes Institutions and Transportation Agencies & Advocates Stakeholders

Logged 11/11 or before Stakeholder Meeting Notes Institutions and Transportation Agencies & Advocates Stakeholders

Logged 11/11 or before Stakeholder Meeting Notes Market Rate Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Market Rate Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Market Rate Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Market Rate Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

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Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board
Logged 11/11 or before Janice W. Yager Resident

Logged 11/11 or before Sarah Stefaniuk

Logged 11/11 or before Sarah Stefaniuk
Logged 11/11 or before Sarah Stefaniuk

Logged 11/11 or before Sarah Stefaniuk

Logged 11/11 or before Sarah Stefaniuk

Logged 11/11 or before Mana Tominaga Oakland resident, and supervising librarian, Main Library

Logged 11/11 or before Roger Davies

Logged 11/11 or before Dan Melvin

Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Michael Bernasek

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Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Michael Bernasek

TechTuna, Inc.; Oakland Heritage Alliance Member

Logged 11/11 or before Melissa Wheeler

Logged 11/11 or before Sarah Krikorian

Logged 11/11 or before Sarah Krikorian

Logged 11/11 or before Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)

Logged 11/11 or before Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)

Logged 11/11 or before Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)

Logged 11/11 or before Sarah Krikorian (9/25), Prof. Janice W. Yager (9/26), & Sara Ferguson (9/26)

Logged 11/11 or before Tom Debley

Oakland Heritage Alliance

Logged 11/11 or before Tom Debley

Oakland Heritage Alliance

Logged 11/11 or before Tom Debley

Oakland Heritage Alliance

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Oakland Heritage Alliance

Logged 11/11 or before Tom Debley
Logged 11/11 or before Naomi Schiff

Oakland Heritage Alliance
Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Kathy Greenstein

Logged 11/11 or before Tiffany Eng Old Oakland Neighbors

Logged 11/11 or before Amelia Marshall Resident

Logged 11/11 or before Amelia Marshall Resident

Logged 11/11 or before Margaret Gorden West Oakland Invironmental Indicators Project

Logged 11/11 or before Ryan Loughlin Resident

Logged 11/11 or before Mercedes S. Rodriguez West Oakland Library Friends

Logged 11/11 or before Phil Banta

West Oakland Walk

Logged 11/11 or before Parks and Recreation
Advisory Commission

Parks and Recreation Advisory Commission

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before Naomi Schiff

Working Group (CALM, OHA, Chinatown
Coalition, Old Oakland Neighbors, Dellums
Institute, Arts & Culture Districts, Trade Unions,
EBHO, locally-owned small businesses

Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	Jason Gilbertson	
Logged 11/11 or before	Jason Gilbertson	
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates
Logged 11/11 or before	John Kirkmire	Lake Merritt Advocates

Logged 11/11 or before John Kirkmire

Lake Merritt Advocates

Logged 11/11 or before John Kirkmire

Lake Merritt Advocates

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before Ryan Russo

Department of Transportation

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot

East Bay for Everyone

Logged 11/11 or before John Minot East Bay for Everyone

Logged 11/11 or before John Minot East Bay for Everyone

Logged 11/11 or before Shelter Oak Shelter Oak

Logged 11/11 or before Sandra Threlfall Resident

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	Tom Debley	Oakland Heritage Alliance
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	SPUR Board
Logged 11/11 or before	Stakeholder Meeting Notes	BPAC
Logged 11/11 or before	Stakeholder Meeting Notes	BPAC
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Roger Davies	
Logged 11/11 or before	Richard Sinkoff	Port of Oakland
Logged 11/11 or before	Richard Sinkoff	Port of Oakland
Logged 11/11 or before	Richard Sinkoff	Port of Oakland

Logged 11/11 or before	Tiffany Eng	Old Oakland Neighbors
Logged 11/11 or before	Hiroko M. Kurihara	AGD
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Chamber
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Chamber
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Chamber
Logged 11/11 or before	Stakeholder Meeting Notes	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	Old Oakland Neighbors
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Stakeholder Meeting Notes	Chinatown Coalition
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Savlan Hauser	Jack London Improvement District (JLID)
Logged 11/11 or before	Cyndy Johnsen	Bike Walk Alameda
Logged 11/11 or before	Cyndy Johnsen	Bike Walk Alameda
Logged 11/11 or before	Cyndy Johnsen	Bike Walk Alameda
Logged 11/11 or before	Cyndy Johnsen	Bike Walk Alameda
Logged 11/11 or before	Stakeholder Meeting Notes	Commission on Aging
Logged 11/11 or before	Stakeholder Meeting Notes	Commission on Aging
Logged 11/11 or before	Stakeholder Meeting Notes	Commission on Aging
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission

Logged 11/11 or before Stakeholder Meeting Notes Institutions and Transportation Agencies & Advocates Stakeholders

Logged 11/11 or before Stakeholder Meeting Notes Institutions and Transportation Agencies & Advocates Stakeholders

Logged 11/11 or before Event Notes Lincoln Summer Nights

Logged 11/11 or before Event Notes Thursdays at Latham Square
Logged 11/11 or before ml Arum 6078 Valley View Rd Resident

Logged 11/11 or before Gavin Lohry Transport Oakland Board

Logged 11/11 or before Gavin Lohry Transport Oakland Board

Logged 11/11 or before Gavin Lohry Transport Oakland Board

Logged 11/11 or before Stakeholder Meeting Notes BPAC

Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Kenya Wheeler	BPAC Chair
Logged 11/11 or before	Mana Tominaga	Oakland resident, and supervising librarian, Main Library
Logged 11/11 or before	Roger Davies	
Logged 11/11 or before	Hoang L Banh	
Logged 11/11 or before	Renata Foucre and Ray Kidd	West Oakland Neighbors
Logged 11/11 or before	David Bleacher	West Oakland resident, and on the Boards of the Friends of Hoover Durant Public Library, Community Foods Market and the Tech Equity Collaborative Housing Sub-Committee NOLL & TAM ARCHITECTS
Logged 11/11 or before	Jessica Jobe Sea	

Logged 11/11 or before	Jessica Jobe Sea	NOLL & TAM ARCHITECTS
Logged 11/11 or before	Jessica Jobe Sea	NOLL & TAM ARCHITECTS
Logged 11/11 or before	Mercedes S. Rodriguez	West Oakland Library Friends (WOLF), Hoover Durant Library Friends, BayPorte Village Neighborhood Watch, NCPC 2X 5X
Logged 11/11 or before	Lucia Castello	Flynn Architecture
Logged 11/11 or before	Amelia Marshall	Resident
Logged 11/11 or before	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner
Logged 11/11 or before	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner
Logged 11/11 or before	Parks and Recreation Advisory Commission	Parks and Recreation Advisory Commissioner
Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses
Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses
Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses
Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses
Logged 11/11 or before	Naomi Schiff	Working Group (CALM, OHA, Chinatown Coalition, Old Oakland Neighbors, Dellums Institute, Arts & Culture Districts, Trade Unions, EBHO, locally-owned small businesses

Logged 11/11 or before Tim Chan BART

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/11 or before Stakeholder Meeting Notes Market Rate Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Affordable Housing Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board

Logged 11/11 or before Sarah Stefaniuk

Logged 11/11 or before SPUR Public Presentation SPUR

Logged 11/11 or before Planning Commission Planning Commission

Logged 11/11 or before	Various	Mayor's Commission on Persons with Disabilities
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	Commissioners on Aging	Mayor's Commission on Aging
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	BAMBD Businesses	BAMBD Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	14th Street Businesses	14th Street Task Force Meeting
Logged 11/11 or before	John Minot	East Bay for Everyone
Logged 11/11 or before	James Vann	CALM, OTU and HAWG
Logged 11/11 or before	James Vann	CALM, OTU and HAWG
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Commission on Aging
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Planning Commission	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Library Commission

Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Oakland Chamber of Commerce
Logged 11/11 or before	Stakeholder Meeting Notes	Oakland Chamber of Commerce
Logged 11/11 or before	Stakeholder Meeting Notes	Community Advisory Group (CAG) Meeting #10
Logged 11/11 or before	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders
Logged 11/11 or before	Stakeholder Meeting Notes	Affordable Housing Developers Meeting
Logged 11/11 or before	Bryan Ricks	CareBuilders at Home- East Bay Chairman, Commission on Aging (Oakland)
Logged 11/11 or before	Stakeholder Meeting Notes	EBHO Oakland Committee
Logged 11/11 or before	Stakeholder Meeting Notes	Landmarks Preservation Advisory Board
Logged 11/11 or before	Stakeholder Meeting Notes	Institutions and Transportation Agencies & Advocates Stakeholders
Logged 11/11 or before	Jeff Levin	EBHO
Logged 11/11 or before	James Vann	Homeless Advocacy Working Group (HAWG) Oakland Tenants Union (OTU) Coalition of Advocates for Lake Merritt (CALM) Measure DD Community Coalition (DD Coalition)
Logged 11/11 or before	James Vann	Coalition of Advocates for Lake Merritt (CALM) Oakland Tenants Union (OTU)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Bryan Grunwald	AIA, AICP (Emeritus)
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Planning Commission
Logged 11/11 or before	Stakeholder Meeting Notes	Market Rate Developers Meeting

Logged 11/11 or before Stakeholder Meeting Notes Landmarks Preservation Advisory Board
Logged 11/11 or before Planning Commission Planning Commission
Logged 11/11 or before Planning Commission Planning Commission

Logged 11/11 or before Planning Commission Planning Commission
Logged 11/11 or before Shelter Oak Shelter Oak

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before James Vann CALM, OTU and HAWG

Logged 11/11 or before Stakeholder Meeting Notes Planning Commission
Logged 11/11 or before Prof. Janice W. Yager
Logged 11/11 or before 14th Street Businesses 14th Street Task Force Meeting
Logged 11/11 or before 14th Street Businesses 14th Street Task Force Meeting

Logged 11/11 or before Shelter Oak Shelter Oak

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance

Logged 11/11 or before Tom Debley Oakland Heritage Alliance
Logged 11/12 or after Kenya Wheeler BPAC Chair

Logged 11/12 or after Jonathan Singh
Logged 11/12 or after Meghan Long

Logged 11/12 or after Jessica Chen Chinatown Chamber
Logged 11/12 or after Tiffany Eng Old Oakland Neighbors

Logged 11/12 or after Adrian Cotter

Logged 11/12 or after Adrian Cotter

Logged 11/12 or after Adrian Cotter

Logged 11/12 or after Business Improvement District Business Improvement Districts

Logged 11/12 or after Business Improvement District Business Improvement Districts

Logged 11/12 or after Business Improvement District Business Improvement Districts

Logged 11/12 or after Jessica Chen Chinatown Chamber

Logged 11/12 or after Jessica Chen Chinatown Chamber

Logged 11/12 or after Jessica Chen Chinatown Chamber

Logged 11/12 or after Kenya Wheeler BPAC Chair

Logged 11/12 or after Adrian Cotter

Logged 11/12 or after Lillian Rafii

Logged 11/12 or after Jonathan Singh

Logged 11/12 or after Meghan Long

Logged 11/12 or after Adrian Cotter

Logged 11/12 or after Adrian Cotter

Logged 11/12 or after Lillian Rafii

Logged 11/12 or after Ojan Mobedshahi East Bay Permanent Real Estate Cooperative

Logged 11/12 or after Ojan Mobedshahi East Bay Permanent Real Estate Cooperative

Logged 11/12 or after Ojan Mobedshahi East Bay Permanent Real Estate Cooperative

Logged 11/12 or after Ojan Mobedshahi East Bay Permanent Real Estate Cooperative

Logged 11/12 or after Business Improvement District Business Improvement Districts

Logged 11/12 or after Business Improvement District Business Improvement Districts

Logged 11/12 or after	Tiffany Eng	Old Oakland Neighbors
Logged 11/12 or after	Kenya Wheeler	BPAC Chair
Logged 11/12 or after	Charles Deuter	
Logged 11/12 or after	Charles Deuter	
Logged 11/12 or after	Lillian Rafii	
Logged 11/12 or after	Jonathan Singh	
Logged 11/12 or after	Meghan Long	
Logged 11/12 or after	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)
Logged 11/12 or after	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)
Logged 11/12 or after	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)
Logged 11/12 or after	Jennifer Jeffers	Oakland Produce Square Owners (a group of 13 business people)
Logged 11/12 or after	Joanneke Verschuur	
Logged 11/12 or after	Joanneke Verschuur	
Logged 11/12 or after	Joanneke Verschuur	
Logged 11/12 or after	Joanneke Verschuur	
Logged 11/12 or after	Lillian Rafii	
Logged 11/12 or after	Jonathan Singh	
Logged 11/12 or after	Jonathan Singh	

Logged 11/12 or after Kenya Wheeler BPAC Chair

Logged 11/12 or after Jessica Chen

Logged 11/12 or after Jennifer Jeffers

Chinatown Chamber

Oakland Produce Square Owners (a group of 13 business people)

Logged 11/12 or after Tiffany Eng Old Oakland Neighbors

Logged 11/12 or after Tiffany Eng Old Oakland Neighbors

Logged 11/14 or after Savlan Hauser Jack London Improvement District (JLID)

Logged 11/14 or after Savlan Hauser Jack London Improvement District (JLID)

Logged 11/14 or after Steve Lowe VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by

Logged 11/14 or after Vince Sugrue, Tim Frank Block Economic Development Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods

Logged 11/14 or after Vince Sugrue, Tim Frank Sheet Metal Workers' Local Union No. 104,
Center for Sustainable Neighborhoods

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Center for Sustainable Neighborhoods

Logged 11/14 or after Naomi Schiff
Logged 11/14 or after

Logged 11/14 or after Vince Sugrue, Tim Frank Sheet Metal Workers' Local Union No. 104,
Center for Sustainable Neighborhoods

Logged 11/14 or after Vince Sugrue, Tim Frank Sheet Metal Workers' Local Union No. 104,
Center for Sustainable Neighborhoods

Logged 11/14 or after	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development
Logged 11/14 or after	Vince Sugrue, Tim Frank	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods
Logged 11/14 or after	Vince Sugrue, Tim Frank	Sheet Metal Workers' Local Union No. 104, Center for Sustainable Neighborhoods
Logged 11/14 or after	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development
Logged 11/14 or after	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development
Logged 11/14 or after	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development
Logged 11/14 or after	Savlan Hauser	Jack London Improvement District (JLID)
Logged 11/14 or after	Savlan Hauser	Jack London Improvement District (JLID)
Logged 11/14 or after	Savlan Hauser	Jack London Improvement District (JLID)
Logged 11/14 or after	Savlan Hauser	Jack London Improvement District (JLID)
Logged 11/14 or after	Steve Lowe	VP West Oakland Commerce Association and Jack London District Association, Old Oakland Neighbors Board, WOJLOO! Coordinator, Block by Block Economic Development

Logged 11/18 or after	Naomi Schiff	DTOSP Working Group
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Logged 11/18 or after	Naomi Schiff	DTOSP Working Group
Logged 11/18 or after	Stakeholder Meeting Notes	Library Commission

Logged 11/18 or after Viola Gonzales Library Advisory Commission

Logged 11/18 or after Naomi Schiff DTOSP Working Group

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Logged 11/18 or after Naomi Schiff DTOSP Working Group

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Logged 11/18 or after	Naomi Schiff	DTOSP Working Group
Logged 11/18 or after	Tom Debley	Oakland Heritage Alliance

Logged 11/18 or after John Minot East Bay for Everyone

Logged 11/18 or after Event Notes Thursdays at Latham Square
Logged 11/18 or after Stakeholder Meeting Notes Market Rate Developers Meeting

Logged 11/18 or after Stakeholder Meeting Notes Affordable Housing Developers Meeting

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Logged 11/18 or after Naomi Schiff DTOSP Working Group

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Logged 11/18 or after Stakeholder Meeting Notes Community Advisory Group (CAG) Meeting #10

Logged 11/18 or after Naomi Schiff DTOSP Working Group

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Logged 11/18 or after Naomi Schiff DTOSP Working Group

Logged 11/18 or after Naomi Schiff DTOSP Working Group

Logged 11/18 or after Linda Hausrath Hausrath Economics Group

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Logged 11/18 or after Tom Debley Oakland Heritage Alliance

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Logged 11/18 or after Tom Debley Oakland Heritage Alliance

Logged 11/18 or after Kenya Wheeler BPAC Chair

Logged 11/18 or after Savlan Hauser Jack London Improvement District (JLID)

Logged 11/18 or after Naomi Schiff DTOSP Working Group

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Logged 11/18 or after	Naomi Schiff	DTOSP Working Group

Logged prior to 11/6?	Name	Affiliation
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Public Meeting	10/7/2019	Land Use and Urban Form	
Public Meeting	9/4/2019	Appendix	
Public Meeting	9/4/2019	Appendix	
Public Meeting	9/25/2019	Appendix	
Public Meeting	10/2/2019	Appendix	
Public Meeting	9/16/2019	Community Health	x
Email	11/8/2019	Community Health	x
Email	11/8/2019	Community Health	x
Email Attachment	11/8/2019	Community Health	X
Email Attachment	11/8/2019	Community Health	X
Public Meeting	9/16/2019	Community Health	☒

Email Attachment 9/25/2019 Community Health

Public Meeting 9/18/2019 Community Health

Email Attachment 9/30/2019 Community Health

Email Attachment 9/30/2019 Community Health

Email Attachment 10/2/2019 Community Health

Letter ##### Community Health

Letter ##### Community Health

Public Meeting 10/2/2019 Community Health

Public Meeting 10/2/2019 Community Health

Public Meeting 9/25/2019 Community Health

Public Meeting 10/4/2019 Community Health

Public Meeting 9/19/2019 Community Health

Public Meeting ##### Community Health

Public Meeting ##### Community Health

Email Attachment ##### Community Health

Email 9/20/2019 Community Health

Email 9/25/2019 Community Health

Public Meeting 9/1/2019 Community Health

Email Attachment 9/30/2019 Community Health

Letter 9/30/2019 Community Health

Email 10/2/2019 Community Health

Email 10/2/2019 Community Health

Email 10/2/2019 Community Health

Email 10/2/2019 Community Health

Email	10/2/2019	Community Health
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Email	10/2/2019	Community Health
Public Meeting	9/30/2019	Community Health
Public Meeting	9/30/2019	Community Health
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Public Meeting	9/16/2019	Community Health
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Public Meeting	10/2/2019	Community Health
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Public Meeting	10/2/2019	Community Health
Public Meeting	#####	Community Health
Email Attachment	11/4/2019	Community Health
Letter	11/4/2019	Community Health
Letter	11/7/2019	Community Health

Email 11/8/2019 Community Health

Email 11/8/2019 Community Health

Email 11/8/2019 Community Health

Email 11/8/2019 Community Health

Letter 11/5/2019 Community Health

Letter 11/5/2019 Community Health

Letter 11/5/2019 Community Health

Letter 11/5/2019 Community Health

Letter 11/7/2019 Community Health

Letter 11/7/2019 Community Health

Letter 11/6/2019 Community Health

Letter	11/6/2019	Community Health
Public Meeting	9/30/2019	Community Health
Public Meeting	9/30/2019	Community Health
Public Meeting	9/30/2019	Community Health
Public Meeting	9/30/2019	Community Health
Public Meeting	9/30/2019	Community Health
Public Meeting	9/30/2019	Community Health
Letter	11/4/2019	Community Health
Email Attachment	9/25/2019	Community Health
Email Attachment	11/8/2019	Culture Keeping
Letter	10/2/2019	Culture Keeping

X

Public Meeting 9/25/2019 Culture Keeping
Public Meeting 9/25/2019 Culture Keeping
Public Meeting 10/4/2019 Culture Keeping
Public Meeting 9/19/2019 Culture Keeping
Public Meeting 10/7/2019 Culture Keeping

Public Meeting 10/7/2019 Culture Keeping

Public Meeting ##### Culture Keeping

Public Meeting 9/1/2019 Culture Keeping

Email 10/2/2019 Culture Keeping

Public Meeting 9/30/2019 Culture Keeping

Public Meeting ##### Culture Keeping

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Email Attachment 11/8/2019 Culture Keeping

Email Attachment 11/8/2019 Culture Keeping

Letter ##### Economic Opportunity

Letter ##### Economic Opportunity

Letter ##### Economic Opportunity

Letter ##### Economic Opportunity

Email Attachment ##### Economic Opportunity

Email Attachment ##### Economic Opportunity

Email Attachment ##### Economic Opportunity

Public Meeting 10/2/2019 Economic Opportunity

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Public Meeting 9/30/2019 Economic Opportunity

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Public Meeting	9/24/2019	Economic Opportunity
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Public Meeting	9/19/2019	Economic Opportunity
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Public Meeting	9/25/2019	Economic Opportunity
Public Meeting	9/19/2019	Economic Opportunity
Email	10/2/2019	Economic Opportunity

Email 9/28/2019 Economic Opportunity

Email 9/19/2019 Economic Opportunity

Email 9/20/2019 Economic Opportunity

Email 9/20/2019 Economic Opportunity

Email 9/25/2019 Economic Opportunity

Email ##### Economic Opportunity

Email Attachment 9/30/2019 Economic Opportunity

Email Attachment 9/4/2019 Economic Opportunity

Email 9/28/2019 Economic Opportunity

Email 10/2/2019 Economic Opportunity

Public Meeting 9/30/2019 Economic Opportunity

Public Meeting 10/1/2019 Economic Opportunity
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Public Meeting 10/2/2019 Economic Opportunity
Public Meeting ##### Economic Opportunity

Public Meeting ##### Economic Opportunity

Email 11/4/2019 Economic Opportunity

Letter 11/7/2019 Economic Opportunity

Letter 11/7/2019 Economic Opportunity

Letter 11/7/2019 Economic Opportunity

Letter 10/9/2019 EIR X

Letter 10/9/2019 EIR X

Letter ##### EIR x

Letter	#####	EIR	x
Letter	#####	EIR	x
Letter	#####	EIR	x
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Letter	#####	EIR	x
Public Meeting	9/23/2019	EIR	X
Public Meeting	9/23/2019	EIR	X
Public Meeting	9/23/2019	EIR	X
Public Meeting	10/4/2019	EIR	X
Public Meeting	#####	EIR	x
Email	#####	EIR	X

Email	#####	EIR	X
Email	#####	EIR	X
Email	#####	EIR	X
Email	#####	EIR	X
Email	#####	EIR	X
Email	#####	EIR	X
Public Meeting	10/2/2019	EIR	x
Public Meeting	10/2/2019	EIR	x
Email Attachment	11/4/2019	EIR	X
Email Attachment	11/4/2019	EIR	X
Public Meeting	9/18/2019	EIR	
Public Meeting	9/18/2019	EIR	
Public Meeting	10/2/2019	EIR	
Public Meeting	10/2/2019	EIR	
Public Meeting	10/2/2019	EIR	
Public Meeting	10/2/2019	EIR	
Public Meeting	10/2/2019	EIR	
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Public Meeting	10/2/2019	EIR	
Public Meeting	10/2/2019	EIR	
Public Meeting	#####	EIR	x
Email Attachment	9/25/2019	General	

Letter 10/2/2019 General

Letter 10/2/2019 General

Public Meeting 9/18/2019 General

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Public Meeting 9/30/2019 General

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Public Meeting 9/27/2019 General

Public Meeting ##### General

Public Meeting ##### General

Public Meeting ##### General

Email 9/22/2019 General

Letter 9/22/2019 General

Letter 9/22/2019 General

Public Meeting 10/2/2019 General
Public Meeting 10/2/2019 General
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Public Meeting ##### General
Letter 11/7/2019 General

Letter 11/7/2019 General

Letter 11/6/2019 General

Public Meeting 9/4/2019 General
Email Attachment 9/25/2019 Graphics

Email 9/5/2019 Graphics

Email ##### Graphics

Public Meeting 9/24/2019 Graphics

Public Meeting 9/18/2019 Graphics

Public Meeting 9/19/2019 Graphics

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Public Meeting ##### Graphics

Public Meeting 10/2/2019 Graphics

Letter 11/6/2019 Graphics

Email Attachment 11/8/2019 Housing and Affordability X

Email Attachment 9/25/2019 Housing and Affordability

Email Attachment	9/25/2019	Housing and Affordability
Email Attachment	9/25/2019	Housing and Affordability
Email Attachment	10/1/2019	Housing and Affordability
Letter	10/2/2019	Housing and Affordability
Public Meeting	9/18/2019	Housing and Affordability
Public Meeting	9/18/2019	Housing and Affordability
Public Meeting	9/18/2019	Housing and Affordability
Email Attachment	10/2/2019	Housing and Affordability
Email Attachment	10/2/2019	Housing and Affordability
Email Attachment	10/2/2019	Housing and Affordability
Email Attachment	10/2/2019	Housing and Affordability
Email Attachment	10/2/2019	Housing and Affordability
Email Attachment	10/2/2019	Housing and Affordability
Email Attachment	#####	Housing and Affordability
Email Attachment	#####	Housing and Affordability
Email Attachment	#####	Housing and Affordability
Public Meeting	10/2/2019	Housing and Affordability
Email	8/7/2019	Housing and Affordability
Public Meeting	9/30/2019	Housing and Affordability
Public Meeting	9/18/2019	Housing and Affordability
Public Meeting	9/25/2019	Housing and Affordability
Public Meeting	9/25/2019	Housing and Affordability
Public Meeting	9/23/2019	Housing and Affordability
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Public Meeting	9/4/2019	Housing and Affordability
Public Meeting	9/25/2019	Housing and Affordability
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Public Meeting	9/27/2019	Housing and Affordability
Public Meeting	9/27/2019	Housing and Affordability
Public Meeting	10/4/2019	Housing and Affordability
Public Meeting	9/19/2019	Housing and Affordability
Public Meeting	10/7/2019	Housing and Affordability
Public Meeting	10/7/2019	Housing and Affordability
Public Meeting	10/7/2019	Housing and Affordability
Public Meeting	#####	Housing and Affordability
Public Meeting	#####	Housing and Affordability

Public Meeting ##### Housing and Affordability

Email 10/2/2019 Housing and Affordability

Email Attachment 11/4/2019 Housing and Affordability

Email Attachment 11/4/2019 Housing and Affordability

Letter 11/4/2019 Housing and Affordability

Email 11/7/2019 Housing and Affordability

Letter 11/6/2019 Housing and Affordability
Letter 11/6/2019 Housing and Affordability

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Letter 11/6/2019 Housing and Affordability

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Letter 11/6/2019 Housing and Affordability

Letter 11/6/2019 Housing and Affordability

Email Attachment 11/8/2019 Housing and Affordability
Email Attachment 11/8/2019 Housing and Affordability

Email Attachment 11/8/2019 Housing and Affordability

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Email Attachment 11/8/2019 Housing and Affordability

Public Meeting ##### Implementation

Public Meeting 10/2/2019 Implementation

Public Meeting ##### Implementation x

Email Attachment 11/4/2019 Implementation X

Public Meeting 9/10/2019 Implementation

Public Meeting 9/18/2019 Implementation

Public Meeting 9/18/2019 Implementation

Email Attachment 9/30/2019 Implementation

Letter ##### Implementation

Public Meeting 10/2/2019 Implementation

Public Meeting 9/30/2019 Implementation

Public Meeting 9/18/2019 Implementation

Public Meeting 9/25/2019 Implementation

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Public Meeting ##### Implementation

Email 10/2/2019 Implementation

Email Attachment 9/30/2019 Implementation

Email 10/2/2019 Implementation

Public Meeting 9/30/2019 Implementation

Public Meeting 10/2/2019 Implementation

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Public Meeting ##### Implementation

Email Attachment 11/4/2019 Implementation

Email Attachment 11/4/2019 Implementation
Letter 11/7/2019 Implementation

Email 11/8/2019 Implementation

Email 11/8/2019 Implementation

Email 11/8/2019 Implementation

Email Attachment 9/25/2019 Intro

Public Meeting 9/24/2019 Intro
Public Meeting 9/24/2019 Intro
Letter 11/6/2019 Intro
Public Meeting 9/30/2019 Land Use and Urban Form
Public Meeting 9/30/2019 Land Use and Urban Form
Public Meeting 9/30/2019 Land Use and Urban Form
Public Meeting 9/24/2019 Land Use and Urban Form

Public Meeting	10/2/2019	Land Use and Urban Form	
Public Meeting	10/2/2019	Land Use and Urban Form	
Public Meeting	10/2/2019	Land Use and Urban Form	
Letter	11/4/2019	Land Use and Urban Form	
Letter	11/4/2019	Land Use and Urban Form	
Public Meeting	#####	Land Use and Urban Form	Yes
Email	#####	Land Use and Urban Form	X
Email Attachment	#####	Land Use and Urban Form	x
Email Attachment	#####	Land Use and Urban Form	x
Public Meeting	#####	Land Use and Urban Form	X
Email	9/22/2019	Land Use and Urban Form	x
Letter	9/25/2019	Land Use and Urban Form	X
Letter	9/25/2019	Land Use and Urban Form	X
Letter	9/25/2019	Land Use and Urban Form	X

Email Attachment	11/8/2019	Land Use and Urban Form	X
Email Attachment	11/8/2019	Land Use and Urban Form	X
Email Attachment	11/8/2019	Land Use and Urban Form	X
Email Attachment	11/8/2019	Land Use and Urban Form	X
Email Attachment	11/8/2019	Land Use and Urban Form	X
Email Attachment	11/8/2019	Land Use and Urban Form	X
Letter	9/17/2019	Land Use and Urban Form	
Letter	9/17/2019	Land Use and Urban Form	
Letter	9/17/2019	Land Use and Urban Form	
Letter	9/17/2019	Land Use and Urban Form	
Letter	3/1/2019	Land Use and Urban Form	
Letter	3/1/2019	Land Use and Urban Form	

Letter 3/1/2019 Land Use and Urban Form

Letter 3/1/2019 Land Use and Urban Form

Letter 3/1/2019 Land Use and Urban Form

Email Attachment 9/25/2019 Land Use and Urban Form

Letter ##### Land Use and Urban Form

Email Attachment ##### Land Use and Urban Form

Public Meeting 9/30/2019 Land Use and Urban Form

Public Meeting 9/24/2019 Land Use and Urban Form

Public Meeting 9/18/2019 Land Use and Urban Form

Public Meeting 9/19/2019 Land Use and Urban Form

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Public Meeting	9/19/2019	Mobility and Accessibility	x
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Email Attachment	11/8/2019	Vision/Goals/Equity
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Email 11/7/2019 Community Health
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Email Attachment	11/7/2019	Community Health	
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Email	11/6/2019	Culture Keeping	
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Email Attachment	11/7/2019	Economic Opportunity	
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Email 11/6/2019 Housing and Affordability

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Email Attachment	11/8/2019	Vision/Goals/Equity	x

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Source	Date	Topic	EIR
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City: What would height be that with density bonus could get you to build?

- Height 275, density 80-87 gets small sites built

Monchamp: Project list in Appendix A

Monchamp: Page Appendix B.3 (development potential) confusing is existing missing

Has the City reconciled this list (Appendix A) with the Capital Improvement Project list? (need to be clear about the list)

- City response: throughout development, City staff have been coordinating across departments (as well as with the community) to ensure the recommendations are actionable; the Final Specific Plan project list will be provided to the OakDOT for grant funding; the capital projects in the plan will also go into the citywide CIP process and be subject to those criteria (note that the CIP list is different from what is funded under each year's budget)

Michael Jacob: Howard Terminal has lots of problems, and should be integrated in plan

I'm curious what kind of environmental standards you are putting in the building process. Air quality is going to get much, much worse. With the new construction, are you taking that into consideration with the HVAC and high-filtration systems, not only residentially but offices and working environments. Additionally, when we're talking about construction materials, low VOC tanks so the off-gassing doesn't affect a lot of disabled residences. If you are chemically sensitive, that could be also something from a marketing standpoint that provide tash a, I guess is the right word

Friends of Lincoln Square Park supports the recommendations of the working group but wanted to provide additional feedback on section m and parks and recreational facilities in particular.

The EIR does not do nearly enough to address the urgent need to accommodate more indoor recreation space that is publicly accessible to the residents of Oakland downtown. Recreation centers are the heart of the community, especially at Lincoln Square Park and bring together residents from all walks of life and of all ages. Parks with staff and programming are key to a healthier city and thriving public spaces.

The EIR downplays the potential impacts that are already being felt at Lincoln Square Park and attempts to address future impacts by creating new outdoor open park spaces that may not have the resources to be maintained over the long run.

P. 623 "Prioritize new funds generated by development should be prioritized to serve undeserved communities, per future direction by the City Council." Comment: New funds should also be prioritized for existing facilities and CIP projects which were ranked through an equity lens. What assurances does the City have that "Impacts associated with implementation of the Specific Plan and reasonably foreseeable development expected to occur in the Plan Area over the next 20 years would be less than significant related to recreation with implementation of Mitigation Measure PUB-1." I have not seen any impact study on the INDOOR recreational needs of downtown Oakland and don't understand how we can possibly say there will be less than significant impact on the city's most heavily used park and recreation center. Architectural analysis paid for by Friends of Lincoln Square Park concluded we could more than double the indoor space

The City needs to incorporate the impacts of climate change, including but not limited to sea level rise. For example, while the Plan includes discussion of sea level rise as a Community Health concern, dealing with sea level rise is not integrated into the land use plan. The map on page 237 of the Draft Plan indicates significant inundation projected for the Jack London and Victory Court areas. Despite this risk, the land use plan targets significant new development, including residential development, in these areas. Without specific mitigation measures identified, it makes no sense to call for intensive development in areas that are known to be at risk

In addition, the City must consider the impact of climate change on existing and planned infrastructure, including streets, sewage treatment plants, and storm water management, when assessing the ability of that infrastructure to support new development. If these systems are impacted by climate change, then the capacity to support new development will be significantly reduced

I was curious about air conditioning. Are you providing it? Because a lot of disabled are heat intolerant. I think there is back and forth about new construction and allowing air conditioning units to be even installed. So is central air being considered with global warming with temperatures rising

“Parks & Open Space” should be removed from the chapter titled “Community Health” and should be a distinct chapter

The chapter on “Community Health” should be re-named “Community Facilities & Public Amenities”

“Sustainability & Environmental Stewardship” should be a distinct chapter

This chapter: “Community Health” is too all-encompassing, including parks, open space, community facilities, public safety, sustainability, and environmental stewardship.

“Parks & Open Space” should be removed from this chapter and should be a distinct chapter of its own.

This chapter, “Community Health,” should be re-named “Community Facilities & Public Amenities”

“Sustainability & Environmental Stewardship” should be a distinct chapter of its own.

(Page 176) This page, “Homelessness Support Strategies” is misplaced. The discussion and treatment of “homelessness” is a component of, and should be incorporated within a newly reconfigured chapter, titled “Housing and Homelessness.”

(Page 179) This discussion, titled “Resilience Strategies” should be incorporated in a new chapter titled “Sustainability & Environmental Stewardship.”

(Page 180) The discussion in the box, titled “Shoreline Protective Measures” should include an option for “no residential development permitted.”

(Page 182, CH-1.5) Sufficient, ongoing maintenance of the City’s parks and open space provisions remain a chronic budget problem, lacking a permanent solution. LLAD has proven to be inadequate for the support of needed maintenance. The Plan should propose solutions that provide a steady and dedicated stream of revenue for maintenance needs and permanent upkeep.

(Page 183, CH-1.7) There must better ways to activate public space than encouraging “pop-up vendors” to set up shop. With the low level of maintenance available by the City, the rapid accumulation of generated debris will make bad matters worse.

(Page 183, CH-1.10) Although it may sound natural and inviting, “edible gardens” will generate loads of spoiled fruit covering the ground and attracting rodents, vermin, and disease.

(Page 183, CH-1.11) Public spaces serving persons with disabilities should be provided and implemented ... not just “invested” in.

(Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be viewed as preferred places of refuge for the homeless. This significantly increases the administrative burden on already tightly squeezed resources. Meanwhile, the open-door policy of libraries to the unsheltered population must continue to be available.

(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, and should be integrated with a package of wrap-around services to comprise an effective and comprehensive assistance approach to homelessness.

(Page 187, CH-2.15) Design standards for development should strongly encourage high light- reflective surfaces (white to beige tones), and should do all possible to discourage black and other dark exterior finishes.

Need a plan for homelessness; Explicit identification of homeless opportunities in the plan; make sure it's a clear overlay of needs (i.e. p.177); Philosophical disagreement with entrenching homeless population
homeless "sheds" as vision? Doesn't like cabins being used

Check with the Homeless Action Working Group

Coalition is in favor of parking underneath freeways

(p.48, I-980 Corridor) Additional traditional parks are not needed on the I-980 air-rights as there are plenty of nearby traditional parks in Downtown and West Oakland. What is needed are linear parks for biking and mini parks for intimate neighborhood needs like those found in Battery Park City.

I-880 and the UPRR tracks: The specific plan should identify the undergrounding of portions of these obnoxious transportation facilities on urban form impediments to connecting Downtown to the Estuary Waterfront.

Prohibit private development in parks (such as the recent telecommunications incursions at Lafayette Park that have limited its public use).

Underpass improvement and Webster Green lack implementation: Underpass improvement is perhaps the most important current issue to our neighborhood. These needed improvements are mentioned as a part of the “Green Loop”. We concur that these are critical elements to achieve the plan's Health & Wellness, and Mobility & Accessibility goals, but the Plan lacks implementation and hands off to defunct or insufficient concurrent planning efforts to solve this key problem.

The Plan document refers to Oakland Alameda Access project, which does not take enough pedestrian safety into account, and Walk This Way, which has stalled indefinitely and lacks funding.

Need to address crime, sidewalk quality, and homeless residents living on the sidewalks – in addition to the inherent problems with crime and homelessness, these impact people's ability to go outside and color their emotional experience

Some seniors feel that the area is underpoliced

Commissioners like the idea of a mental health street team – reports of police being called and not knowing how to handle mental health issues and overreacting, causing unnecessary trauma (e.g. by pulling out weapons)

For childcare providers, esp those of us serving low income families, childcare facilities that are licensable are an on-going issue. Not sure how this exactly works into the plan but clearly a critical step for being family friendly and worker friendly.

In the homeless section, it suggests Community Cabins and Tuff Sheds are different levels of interventions or strategies – they are one in the same.

I was surprised we talked about storage but not about public restroom facilities. That is proposed in the current adopted budget.

Oakland is part of the World Health Org's Age Friendly Cities initiative. While designed initially to support the aging population it has begun to be used more broadly to make cities senior and youth friendly. Using some of this language given its comprehensive approach from the built environment to the system of care of people might help link us to broader international initiatives. Here's a link to doc:

https://www.who.int/ageing/publications/Global_age_friendly_cities_Guide_English.pdf

Yes needle exchange. Happening now but on smaller scale and not sufficiently funded.

Mental Health: I would focus on expanding resources for intervention that are not nec police. Council asked us to look into a CAHOOTS model from Oregon where calls for service are parsed and responded to by MH team when OPD is not really needed. Becomes an augmentation or bridge between traditional services like the clinic and criminal justice. More appropriate and cost effective response.

If homeless services are offered by the library (as the Draft Plan currently suggests), then the library needs trained social workers (necessitating a major staffing plan) and additional space and staff.

o Alameda County has health department and social workers and a building at 125 12th Street – this would be more appropriate to use for homeless services than the library

The Main Branch of the Oakland Public Library is an asset (in its current location and because it is an entire City block)

The building is nearly 70 years old and is an example from the period in which it was built. The library needs maintenance in all aspects

The Oakland History Room is a tremendous resource, acts as de facto City archive

Library needs more space for seating, viewing recordings, digital access, security, climate control, space for collections, space for staff, space for public programming, etc.

Library is more than just a place for youth; it is multi-generational and has low-barrier access to comprehensive services. It has resources to help with job search and applications, housing applications, college search, recreation, youth leadership council, youth poet laureate program, summer reading, story time, school support, and volunteer opportunities

We appreciate that the Draft Plan includes many of the ideas that were suggested by the community related to the library.

Worry about characterizing the library as a place for homeless to receive shelter during the day; library is unequipped and the library doesn't have the space; would need social workers, etc.

The computer room is full of kids/teens doing homework; digital divide: as of 2010 Census, 21% of Oaklanders didn't have access to the Internet

Library should be characterized as an economic development tool (they have subscriptions, databases, resume workshops, job fairs, lawyers in the library, small and emerging businesses can do direct marketing research, etc.): libraries offer co-working space and maker space

Some cities have separate impact fees for libraries so that the funds are dedicated to libraries (more common with County libraries)

Draft Plan projects about two branch libraries worth of residents over the next two decades

Hoover Foster Branch could service these new residents – library use by plan area residents isn't limited to the plan boundary, so funds should support this library as well

Make sure that the plan includes access: transit, elevators and ramps (for all ability levels)

Library should be part of economic development strategy; library could be equipped to assist people in the "gig" economy (where they are making their own jobs)

Plan should focus more on the educational function of the library (library picks up after school services no longer offered by local schools)
Healthcare, AI, fiberoptics, infrastructure – all will dramatically change! How is Planning addressing this?

Ed: plan doesn't preclude these. We are updating telecom re: move to 5G; Oakland will get fiberoptic with it
Bill: this is more with the street right of way
Homeless "sheds" as vision? Doesn't like cabins being used
Need a plan for homelessness; identify homelessness opportunities in the plan

Check with the Homeless Action Working Group

Explicit identification of homeless in the plan; make sure it's a clear overlay of needs (i.e. p.177)

Philosophical disagreement with entrenching homeless population
Green Loop: Not about taking away resources from existing parks, it's about connecting them

Green Loop: Connect to Mandela Parkway and get all the way to Bay/Bridge

Green Loop: Include Broadway! Desperately needs streetscape improvements, like Latham Square
Green Loop: Bikes – mostly protected. Bollards are ugly!
Green Loop: Broadway – problem with putting cars and transit
City: We would use it as impetus to do substantial mitigation
Already expensive to put down infrastructure, so upgrading infrastructure to withstand flooding will be cost prohibitive

Kirk Peterson: No new parks proposed
Manus: Where will money come from for bathrooms, parks?
Manus: Have you checked with Chief Resiliency Officer?
Hegde: How have unsheltered been addressed?

Hegde: How have libraries been addresses (characterize as economic stimulating)

Public speaker: Current library plan is from the 1930s
Public speaker: Libraries as refuge for homeless – not homeless shelter. Library staff not trained to address homeless needs. Included in strategy for economic development, job fairs, resume workshops, free legal advice for setting up small business, etc.
Public speaker: 2018: 1/5 of households do not have broadband subscriptions
Public speaker: Libraries serve as common denominator – homeless feel welcome
Public speaker: Library institution provides framework for literacy and opportunity
Public speaker: [Oakland is a] vibrant place and play a role in the region
Ada Chan (MTC): Universal goals for equity – library has databases that benefit all businesses

Ada Chan (MTC): Library's role has been marginalized with a focus on homelessness as opposed to an economic development tool
Ada Chan (MTC): At Library Commission, focus on library-specific actions
Ada Chan (MTC): Need resources to address library's needs: impact fees, CIP
Comment from Viola Gonzalez (Library advocate): renovating the Main Library is important because it's an economic engine

How is it possible to increase the Landscape Lighting and Assessment District (LLAD)?
City: requires voter approval [Note that an increase has failed on the ballot in the past]

- change downtown Oakland to a beautiful park
 - More safety barriers around parks! (Mother of 3)
 - Bathrooms and showers for the homeless and people who can't afford a house
 - Good Middle School and high priority, affordable housing, more parking, safety, shopping complex, food and entertainment
- "a safe place for kids to play in downtown"

Victoria Barbero:

- Concerned about emphasis on library as shelter;
 - Provide access to resources
 - Include in economic development
 - Include OPI on implementation matrix list for capital improvements
- Peter: Resiliency – not just flooding; soft-story buildings, fires

Improving the Livability of Oakland's Streets:

- Prioritize funding for one-way to two-way street conversions improving the livability along these overbuilt and automobile dominated corridors
- Seek quick-fix solutions in addition to the permanent improvements for the Highway 880 underpass and Highway 980 overpass projects that are critical to connecting downtown to the surrounding neighborhoods
- Extend the pedestrianization of 13th street from Harrison street to Lake Merritt creating a seamless pedestrian plaza between Preservation Park and Lake Merritt
- Increase the size and activation opportunities of Latham Square by pedestrianizing Telegraph Ave between Broadway

I'm very concerned at the over emphasis on the libraries as a daytime shelter / drop in center for the homeless and serving vulnerable populations; while we welcome all patrons and assist with any and all information access needs, offering space for unhoused patrons has hindered the Main Library's role as a destination research center, with unique and wide-ranging archival and current materials that serves the entire city and region

Use funds to address our homeless issues, food help for our hungry citizens, seniors, families and affordable housing

Commissioner Smith is Interested in working on the development of an edible garden program

Plan should have goals for parks (which often get short shrift in implementation): e.g., x acres of new space, new miles of bikeways, pedestrian facilities

Need goals for parks: what does the influx of new people mean for parks per capita?

Likes development fees for parks

Make sure there are funds for maintenance and programming – could have metrics for this as well (daytime programming, nighttime programming, etc.)

What is the plan doing about people living next to industrial areas with pollution?

What is the plan doing about flooding, climate change and sea level rise? (lives near the E 18th project, and they are dealing with related flooding) Lake Merritt flooding? Urban heat island? Building standards to handle pollution?

The homeless population deserves services and resources that pay more than lip service to their needs. The Draft Downtown Report on several pages puts forth the idea of the Main Library being a "daytime shelter" for the homeless. Yet the draft does not supply the library with the funds or resources necessary for providing the quality help that solving such a complex problem requires.

The library balances the needs of many diverse populations including the homeless but does not have the resources or expertise to assume the status of a "shelter" for the homeless. Library staff are not trained social workers and the Main Library does not have the space or facilities necessary for assuming the role of a "homeless shelter." For an example of the sort of minimum investment that would be required to begin to provide services and resources to the homeless one can look to the San Francisco Public Library. At their Main Library, a "team" of Health and Safety Associates headed by a social worker provide services to the homeless population. An examination of city personnel records reveals that at a minimum, a team of one Social Worker and two Health and Safety Associates costs the City almost \$180,000 in base salaries. This number does not account for the cost of benefits for these workers nor does it account for the fact that the library is open more hours per week than a full-time employee works. The draft report fails to make any financial commitment to those types of minimum services. As a result, the language in the draft about the library serving as a shelter for the homeless should be removed from any updated draft of the Plan.

I am a long-time resident of our city, born and raised. And I am writing to express my concern about the deterioration and outdated main public library in our city. The Oakland Main Public Library is falling apart, maintenance and building conditions are horrible from the exterior to the interior.

I am very concerned about the deterioration of the Oakland Main public library, and as the economic boon of Oakland is on the increase, the town will neglect the Main Public Library, which is at the core of public access to vital resources, teaching and educational courses.

In specific, this refers to low-income people who rely on free resources at the main public library in Oakland. This is not fair at all, we as taxpayers get to decide the allocation and spending of our tax dollars. And the most essential component to any city is the public library, and quite frankly I don't see my tax dollars being used to that end.

As a taxpayer and a resident of Oakland who was born and raised in Oakland, I am not at all pleased with what I see, the city's negligence and absence of appropriate distribution of government resources that are supposed to be used to preserve the Main branch is not being used for its purpose and intention.

I grew up at the Main Public Library. It is necessary to examine renovations and a master plan.

As Director, what are you doing to address this critical component of our city? The city residents (Page 180) The discussion in the box, titled "Shoreline Protective Measures" should include an option for "no residential development permitted."

Parks and Open Space should have its own chapter, separate from one called "Community Facilities and Public Amenities"

The Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) should be designated as part of the Lake Merritt park lands, public open space, and reserved for public uses.

The Plan should propose solutions that provide a steady and dedicated stream of revenue for maintenance and upkeep needs. LLAD has proven inadequate for these needs.

The Channel from Lake Merritt to the Estuary is insufficiently discussed. Adjoining 275-ft height limits should be revisited. The Channel's health, flow, marine life, birds, animals, ecology, and protection from pollution are essential. Everyday access to the water should be protected and development held well away from the water. Paths and open space should be accompanied with appropriate plantings to support the ecology of ~~this fragile area~~

Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be seen as primary places of refuge for the homeless. This increases the burden on resources already tightly squeezed. (The open-door policy of libraries to the unsheltered population must continue to be encouraged.)

(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, integrated with a wrap-around services in an effective and comprehensive assistance approach

The library currently occupies an entire city block; this is significant; don't give it up. Don't go for leased space (example of Piedmont and Rockridge libraries being displaced from their leased space).

If homeless services are offered by the library (as the Draft Plan currently suggests), then the library needs trained social workers (necessitating a major staffing plan) and additional space and staff. Alameda County has health department and social workers and a building at 125 12th Street – this would be more appropriate to use for homeless services than the library

As far as the library serving as a respite center, it would need to be upgraded (it shut down during the last heat wave because the air conditioner stopped working)

- The Main Branch of the Oakland Public Library is an asset (in its current location and because it is an entire City block).
 - The building is nearly 70 years old and is an example from the period in which it was built
 - The library needs maintenance in all aspects
 - Library needs more space for seating, viewing recordings, digital access, security, climate control, space for collections, space for staff, space for public programming, etc.
 - The library is already doing all of the things that are discussed in the Draft Plan (staff make it happen with limited resources) – how can we be more aspirational?
 - Central libraries are unique – they house unique collections and have ability to do overarching things
 - The Oakland History Room is a tremendous resource, acts as de facto City archive
 - We appreciate that the Draft Plan includes many of the ideas that were suggested by the community related to the library.
 - Worry about characterizing the library as a place for homeless to receive shelter during the day; library is unequipped and the library doesn't have the space; would need social workers, etc.
 - The computer room is full of kids/teens doing homework; digital divide: as of 2010 Census, 21% of Oaklanders didn't have access to the Internet
 - Library could help achieve equity by expanding on assistance with resumes, job applications, housing applications, etc.
 - Some cities have separate impact fees for libraries so that the funds are dedicated to libraries (more common with County libraries)
 - Draft Plan projects about two branch libraries worth of residents over the next two decades
 - Hoover Foster Branch could service these new residents – library use by plan area residents isn't limited to the plan boundary, so funds should support this library as well
 - Make sure that the plan includes access: transit, elevators and ramps (for all ability levels)
 - Address the increase in charter schools that lack open space having impacts on downtown's open spaces
- Mental health

James Vann (CALM, Homeless Tenants): Make “Sustainability and environmental stewardship” (most important) a separate chapter

Alvina Wong: Prioritize existing parks

Chris Roberts: No parks under freeway; resources should go to existing parks

Naomi: Parks section weak and inadequate; existing parks need more resources; existing paseos, plazas, etc. need maintenance

Naomi: Lake Merritt inadequately covered, will be impacted by growth, is wildlife habitat

Jennie (Measure DD Coalition): Plan has adverse impact on Measure DD

Jennie (Measure DD Coalition): More residents without meaningful mitigation measure for maintenance of parks

Jennie (Measure DD Coalition): Inattention to Lake Merritt & Channel

Michael Jacob: Jack London Maker District and impact relative to SB 617

Michael Jacob: Address industrial concerns and freight issues

Derek Sagehorn (East Bay for Everyone): Victory Court receives too much attention – half the units are in brownfield

Tara: History helps with mental health (feelings inspired by being in old buildings of people who have lived here; heritage)

The building code we have under cal green, additional tiers that can be adopted locally that will bump up all the environmental qualities and other environmental aspects of the project. So perhaps adopting a higher-tier requirements similar to the lead requirements in exchange for more square footage or something like that is a mechanism to reach those goals without having to invent the wheel all over again.

institutional properties and uses can then also include those hardened spaces for natural disasters and the air quality shelters and things like that.

- Where will money come from for policies related to investment in senior centers?

- Need to address crime, sidewalk quality, and homeless residents living on the sidewalks – in addition to the inherent problems with crime and homelessness, these impact people’s ability to go outside and color their emotional experience

- Some seniors feel that the area is underpoliced

- Commissioners like the idea of a mental health street team – reports of police being called and not knowing how to handle mental health issues and overreacting, causing unnecessary trauma (e.g. by pulling out weapons)

Trees being cut Webster between 17th & 19th

Ensure that development along the Channel respects its ecology and allows for continuous public access. The plan makes scant mention of the Channel. The safety and protection of the Channel ecology, and its protection from pollution, are essential. The plan must ensure that development on either side of the Channel on Laney, Peralta, and Victory Court parcels takes this into account.

The global climate crisis is not impending but ongoing. Wildfires, blackouts, coastal retreat, climate refugees, and more are already daily concerns for our community and State—yet we have failed to address the automobile dependence that is a primary driver of the crisis. The DOSP must consider how our built environment affects Oakland’s 2030 climate goals. Dense transit-oriented urban infill is a moral and practical imperative for a viable urban future. Research indicates that incentives do change behavior: more transit accessibility, and less free or subsidized parking, will both attract more people who want to go without a car, and make the choice to reduce car use easier for current residents.

Overall, the DOSP does not include the library’s more traditional role in providing access to resources and opportunity.

Our libraries are committed to balance the needs of all populations and serve to distribute information and host service events which assist with everything from job placement to legal assistance.

Moreover, I would like to take a moment to address the DOSP proposal to use the libraries as daytime shelters or drop in centers for the homeless and other vulnerable neighbors. While the libraries always have and will continue to welcome all Oaklanders, the DOSP’s vision of libraries as daytime shelters creates a new expectation for social services and capabilities that the libraries do not presently possess. While libraries in San Francisco have dedicated social workers, Oakland’s libraries do not, and it would be a disservice both to library staff and the unhoused if the library were to be thrust into such an important role without adequate resources. The term “shelter” misconstrues the ongoing role of our libraries to

Park Maintenance Funding

The Plan should emphasize the need for stable and adequate funding mechanism for these parks. The 2002 Measure DD Bond (\$198M) has provided the capital funds to improve the park. It does not include maintenance monies. The draft EIR acknowledges this: "The amount of acreage of parks in downtown is small in comparison to other parts of the city, and with the projected increase in population, the existing overused parks will become increasingly more overused" (p. 623). The increase of housing will create a greater need for maintenance of our parks, in particular Lake Merritt, as the park use will be increased.

Lake Merritt Channel

My concern involves the Lake Merritt Channel which provides important public access to the water and rich birdlife. The plan must preserve and protect public access while providing development that development on either side of the Channel on Laney, Peralta and Victory Court parcels.

Please acknowledge that new parklets, alleys, and open spaces are not the same as a larger, higher capacity public indoor recreational center. As the population grows, so must our ability to provide indoor space for every generation and resident in order to avoid displacement and contested public spaces. Like our libraries, these rec centers are central gathering places and allow for a wide range of mixing, social interaction and community building. Recreation centers are staffed by long-time and caring adults who nature and build community through affordable and free programming, both formal and informal.

Please make an effort to better to understanding the impact of growth on our only downtown recreation center and prioritize a larger recreation center at Lincoln Square Park. The current EIR does not adequately address this concern or the predictable adverse effects that will ensue without further mitigations and assurances.

P. 622: Comment: Why are the only policy proposals focused only on new park spaces? Why does the Webster Green get called out as a specific project, even though it is not on the City's CIP, but a larger and expanded Recreation Center at Lincoln Square Park, which is at the top of the CIP list, does not? Yes we need more open space to accommodate the 52,500 new residents downtown, but how will our only downtown recreation center that serves residents of all ages be able to handle the recreation needs without displacement of the existing community users?

The Measure DD Community Coalition, composed of representatives of local advocacy and interest groups, and individual citizens, was formed in 2003 to advise the City on the use of the funds from 2002's Measure DD Bond Measure. These bond funds have made significant, popular improvements to the parklands at Lake Merritt and along the Lake Merritt Channel. The parklands, which form the entire eastern border of the Downtown Oakland Specific Plan (DOSP), are essential to meeting the park needs of the plan's projected residential population. However, the plan gives scant attention to these parklands. Several of the plan's projects and policies will have an adverse impact on the future life of various improvements funded by Measure DD.

Identify realistic financing dedicated to the maintenance and upkeep of the Lake Merritt parklands

Our primary issue is with the plan's failure to ensure that sufficient maintenance and upkeep of the Lake Merritt parklands will be provided now and into the future. The plan proposals and related mitigations don't address the predictable increase in their use by the projected increase in population of more than 50,000 residents. The draft EIR acknowledges this problem: "The amount of acreage of parks in downtown is small in comparison to other parts of the city, and with the projected increase in population, the existing overused parks will become increasingly more overused" (p. 623). On-going maintenance of the City's parks and open spaces remains a chronic budget problem. For that reason alone the plan must propose a realistic financing method that will provide a steady, dedicated stream of revenue sufficient for parks maintenance needs and permanent upkeep. Suggesting an update in the LLAD (CH-1.6, p.182, draft EIR p.622), which has already failed more than once, cannot be considered realistic in addressing this need.

Ensure that development along the Channel respects its ecology and is required to provide continuous public access. The plan makes scant mention of the Channel. The safety and protection of the Channel ecology, and its protection from pollution, are essential. The plan must ensure that development on either side of the Channel on Laney, Peralta, and Victory Court parcels takes this into account. The proposed 275' height limits should be re-examined and re-mapped where buildings might line the Channel (fig. LU 10a, p.217). The plan must ensure everyday access to the water by residents and visitors alike on paths through public open space on either side of the Channel. Development along the Channel shore must not be allowed to overwhelm, detract or impede public access. The plan should call for appropriate plantings along the edge to support wildlife and the marine ecosystem, and reduce polluting runoff.

Integrate parks into a seamless web

The minimal attention accorded parks is a striking failure of the plan. A small step in the right direction would be for the plan to call for knitting together all the existing parks and proposals for their improvements into a broader vision: the Green Loop, West Oakland Walk, Estuary Park, Jack London's waterfront, the Bay Trail, the Lake Merritt to Bay Trail Bike-Ped Bridge, and the paths around Lake Merritt and along the Channel. These elements of public infrastructure offer ample places for making the city more engaging to all; integrating them into a seamless web would greatly increase their value.

5. "Community Health" should be "Parks, Open Space, and Community Health"

6. "Sustainability & Environmental Stewardship" is the most critically important topic affecting to the city's future; the discussion and treatment of these topics must appropriately acknowledge this reality. Also, work is currently in progress within the city to develop a 'Climate Action Plan.' Such Plan should be incorporated.

- Chapter 05, "Community Health" is too all-encompassing, including parks, open space, community facilities, public safety, sustainability, and environmental stewardship.

- "Parks & Open Space" should be removed from this chapter and should be a distinct chapter of its own.

- Chapter 05, "Community Health," should be re-named "Community Facilities & Public Amenities"

- "Sustainability & Environmental Stewardship" should be a distinct chapter of its own.

- (Page 160) The data provided in the 'graphical statistics page' should be updated and reconfigured accordingly if distinct chapters as recommended are established. .

- (Page 169) Figure CH-1 (map) fails to illustrate the Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) as 'public open space.'

- (Page 175) Figure CH-5 (map) fails to illustrate the Fire Alarm Building site as 'public open space.'

- (Page 176) This page, "Homelessness Support Strategies" is misplaced. The discussion and treatment of "homelessness" is a component of, and should be incorporated within a newly reconfigured chapter, titled "Housing and Homelessness."

- (Page 177) Figure CH-6 (map). It is recommended that the 'Tuff Sheds' sites are temporary incidents similar to (informal tent encampments) and should not be mapped as permanent fixtures. If desired, Tuff Sheds villages could be shown in a 'Housing and Homelessness' chapter together with informal tent encampments on a map of "homeless encampments" throughout the City (as of a specific date).

- As the phenomenon of "homelessness" is a new fixture on the urbanscape and one that is not likely to disappear any time soon, the Plan should include criteria for location of abodes for the unsheltered, including criteria for placement that best assures adequacy, safety, and public health.

- (Page 179) This discussion, titled "Resilience Strategies" should be incorporated in a new chapter titled "Sustainability & Environmental Stewardship."

- (Page 180) The discussion in the box, titled "Shoreline Protective Measures" should include an option for "no residential development permitted."

- (Page 182, CH-1.5) Sufficient, ongoing maintenance of the City's parks and open space provisions remain a chronic budget and staffing problem, lacking a permanent solution. LLAD has proven to be inadequate for the support of needed maintenance. The Plan should propose solutions that provide a steady, reliable, and dedicated stream of revenue for maintenance needs and permanent upkeep.

- (Page 183, CH-1.7) There must be better ways to activate public space than encouraging "pop-up vendors" to set up shop. With the low level of maintenance available by the City, the rapid accumulation of generated debris will make bad matters worse for maintaining public spaces.

- (Page 183, CH-1.10) Although it may sound natural and inviting, “edible gardens” will generate loads of spoiled fruit covering the ground and attracting rodents, vermin, and disease. If implemented, sufficient maintenance must be an incorporated component.
- (Page 183, CH-1.11) Public spaces serving persons with disabilities should be provided and implemented ... not just “invested” in.
- (Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be viewed as preferred places of refuge for the homeless. This significantly increases the administrative burden on already tightly squeezed resources. Meanwhile, the open-door policy of libraries to the unsheltered population must continue to be available.

- (Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, and should be integrated with wrap-around services to comprise an effective, comprehensive, and healing approach to homelessness, citywide. [Housing & Homelessness]

- (Page 187, CH-2.15) Design standards for development should strongly encourage high light- reflective surfaces (white to beige tones), and should do all possible to discourage black and dark exterior finishes.
 The library currently occupies an entire city block; this is significant; don’t give it up. Don’t go for leased space (example of Piedmont and Rockridge libraries being displaced from their leased space).
 As far as the library serving as a respite center, it would need to be upgraded (it shut down during the last heat wave because the air conditioner stopped working)
 Central libraries are unique – they house unique collections and have ability to do overarching things
 Friends of the Oakland Public Library is a non-profit funding arm of the library
 There is a Friends of the Main Library organization being formed
 As a co-working space (when more and more jobs can be done remotely) the library can bring people together (students, elderly, homeless, etc.) for authentic interaction, building relationships and avoiding segregation
 Library is a culture-making institution; its multi-lingual and multi-ethnic programming offer everyone an ability to participate, and people’s expectations of civic engagement are formed by being able to access resources like the library offers
 Overall, the DOSP is a positive step forward as a vision for an inclusive, sustainable Oakland. East Bay for Everyone urges the Oakland Planning Department to develop and refine this vision in the coming months. We urge the city as a whole to move forward with the same vision, boldly transforming ourselves for equitable adaptation in the climate-changed future.
 The Lake Merritt Channel to the Estuary is not mentioned. The safety and protection of the health, flow, marine life, birds, animals, and ecology of the Channel is essential. This omission must be correctly addressed.

Neither the Plan nor the DEIR provides a persuasive rationale for the establishment of the “Maker District,” an island of low intensity parcels in the heart of the Jack London District proposed as part of the Plan. We feel establishment of this intensity-restricted District would stifle commercial and residential development of this area and be contrary to the overall goals of the Plan. Moreover, the various impacts of establishing this new District have not been properly analyzed

(P. 135 Outcome C-3) Affordable arts space must incorporate housing for artists.

(P. 42) Provide affordable space for Master Lease Program, specify rates, or tiered, based on entity operating budget; dedicated cultural, arts, and maker spaces in new developments or long term vacant sites as well as cultural districts.

(C-3.7 and p.151): Change “Explore. . . Facility Funds ” to “Implement a “Cultural Preservation and Enhancement Fund” that is developer-funded, not added to ticket sales at existing, already taxed, cultural venues. One developer suggested \$5,000 per unit.

Implement Cultural Easements in ground floor spaces (that are affordable) to provide ownership opportunities that can be supported by entities like CAST or be developed as long term spaces that incubate cultural entities. These easement allocations for ground floor spaces should earn high points for new developments’ community benefit incentives.

The Arts and Culture land use category should specify “affordability” levels particularly for ground floor uses to de-emphasize “retail”; define at 50% BMR; outline tiered rates based on tenant operating budget; offer first right of refusal to the temporary tenant at tiered rental rates.

(C-3.6 and p.150): Incentivize vacant spaces providing “temporary” cultural activities and link to business support programs for permanent viability. This incentive is better than fine to property owners for ALL vacant ground floor spaces that are vacant more than 9 months.

Designate ALL ground floor spaces as an opportunity to place Cultural Entities, with AFFORDABILITY built in.

C-1.5, p. 26: Change “Explore. . .” to “INCORPORATE an incentive plan being developed by the consultant” and include areas outside cultural districts with new and long term vacant spaces. Identify minimum gross floor area for cultural entities and PDR including in existing vacant storefronts beyond cultural district areas.

C-1.10: Zone to preserve and encourage PDR (Production, Distribution and Repair) is clearly highlighted in the Culture Keeping section yet is not mentioned in any subsequent zoning maps. Apply consistent language in zoning maps that refer to “FLEX-INDUSTRIAL” (again, another reason to redefine and complete the zoning incentive study)

Cultural Heritage: don’t want to be locked into a particular format [by being designated as a Cultural Heritage District] for business (legacy business), rather, want to continue to evolve and innovate

9th Street before (rendering) is rare, it’s usually very busy with people walking

Wholesale Produce Market proposed 45’ height limit is not aligned with consistent community input desiring preservation of use. The wholesale produce market is mentioned as a resource in “Culture Keeping” but still there are no mechanisms explored to protect and subsidize the continued historic use.

Jack London “Maker District” as a Cultural District is questionable: our community was not engaged about the definition of this “District”, so the boundary seems arbitrary. Furthermore we had commented that maker space could co-exist with higher height limits, yet this area has been designated the lowest possible density in the plan.

The Downtown Plan area covers four established business improvement districts: Koreatown/Nortngate (KUNU), Uptown/Lake Merritt, Downtown, and Jack London. Business Improvement Districts further equitable economic development through daily retail and tenant support in filling vacancies and navigating complex permitting processes, community support and engagement, communications, construction disruption mitigation, workforce development, culture keeping through public art installations, events, and programming, and many more activities aligned with the goals of this plan.

The Plan currently suggests that wayfinding, urban furniture, and retail support could be implemented through “Cultural Districts”. While this is an interesting concept for the future, there is not currently revenue allocated for, or definition of, these districts.

District Definition Needs Revision: It is unclear how “cultural districts” and “entertainment districts” were defined. The Jack London Entertainment District excludes two major venues: a 15,000sqft ESports Arena at 255 2nd and a 10,000sqft special event venue on 2nd and Alice. The district should include these areas.

It is unclear how the “Maker District” was defined, and why it should not accommodate taller height limits. When presented with this concept earlier this year, our organization pointed out several architectural constraints associated with the existing buildings in this District which do not encourage industrial uses, such as rail-height first floor, and surrounding uses.

The Plan recommends retail support and other investments be implemented through Districts, so definitions are important and need revision. We look forward to continuing to work together to refine these aspects, and implement the Plan’s important goals.

Preserve/Promote Arts and Culture Strategies on page 142 – In this section, you discuss the idea of providing floor area ratio/height bonuses and other incentives for adaptive reuse of buildings. This concept should be encourage in all of the buildings, and adaptive reuse should include the notion of keeping a façade while allowing the addition of greater density via vertical development. Artist occupancy in many of these buildings requires significant funds, and by promoting adaptive reuse and investment, you will increase the number of opportunities for artists to remain as part of the area’s fabric

PDR Businesses on page 149 – The document identifies 25th Street as a primary PDR location that housed historic automobile businesses. Of our 20+ tenants, we only have one automotive business that has been in any of our buildings for 100 years and that tenant was recently placed in 456 25th Street; a building that is ripe for redevelopment as it is a single story concrete warehouse with no historical value. You should encourage the redevelopment of a parcel like this one as it would add tremendous value to the area and provides an opportunity to create new housing, artist space, etc.

Shared workspaces aren’t neighborhood-friendly retail – would rather see cultural uses

No bars; mostly families

Question: Policies around culture-keeping. Can we have an additional conversation considering historic uses on properties and limitations of uses? Preference is for incentivizing/encouraging uses rather than enforcing

Need a clear distinction between cultural zones and cultural areas and is alarmed at the proposed language around restricting certain uses as a long-time property owner

Descriptions and priorities for each neighborhood is unclear

- "Living at Fox Court we get to have potlucks and movies!"

"Bring back our mural at Alice & 14th Streets"

Designate Arts District (right now the language in the Draft Plan is too vague); Ghielmetti against the bonus program – thinks it'll be a new starting point; designate art space as part of developments (cited ULI letter to Pete Vollman)

- Cannot legally require below market rate (BMR) artist's space
- Cannot implement commercial rent control
- Needs to be a bonus ("unlock" the potential for BMR arts space)
- We can incentivize the arts district without formally designating the district
- Black Arts Movement and Business District adopted in name only
- Need an implementation program for the arts districts
- Perception is that Signature Development is opposed to Art + Garage District
- Strengthen language in vision for arts districts; need to designate them in the specific plan

Need to call for Arts Districts community groups; the BIDs could be conveners for the arts districts; Need clarity – form-based, list of incentives

- Think more about implementation – no teeth to enforce it

Peter:

- Could include a list of all historic buildings

Lynette:

- Bridget was having trouble getting the list

o We will look into it

Curious who has been involved in determining what's culturally important

(C-3.6 and p.150): Incentivize vacant spaces providing "temporary" cultural activities to link to business support programs for permanent viability. In lieu of a Fine for ALL vacant ground floor spaces that are vacant more than 9 months.

Displacement / Replacement: How will relocation amounts be determined? Will

relocation be within the area? Or will Oakland artists move away?

Implement Cultural Easements in ground floor spaces (that are affordable) to provide ownership opportunities that can be supported by entities like CAST or be developed as long term spaces that incubate cultural entities. These easement allocations for ground floor spaces should earn high points for new developments' community benefit incentives

(C-3.7 and p.151): "Explore. . . Facility Funds " should be "Implement a "Cultural Preservation and Enhancement Fund" that is developer-funded, not added to ticket sales at existing, already taxed, cultural venues.. One developer suggested \$5,000 per unit.

(P. 42) Provide affordable space for Master Lease Program, specify rates, or tiered, based on entity operating budget; dedicated cultural, arts, and maker spaces in new developments or long term vacant sites as well as cultural districts.

(P. 135 Outcome C-3) Affordable arts space must incorporate housing for artists.

- Library is a culture-making institution; its multi-lingual and multi-ethnic programming offer everyone an ability to participate, and people's expectations of civic engagement are formed by being able to access resources like the library offers
- Anchors of the BAMBD – AAML, Malonga Center, Geoffrey's

- Have not been hearing the voices of the vibrant range of black folk in Oakland
- All of Black California is anchored by Black Oakland
- Confusion about BAMBD roles – some would like to see it as a BID separate from Uptown/Downtown
 - They [those in power] do anything they want to the Black community
 - Jack London Village had the largest tenant population and was bulldozed for a hotel (that was never built)
 - OPD harassed Geoffrev's and closed it down due to a fabricated incident
- Need storytellers involved
- Outstanding question: what does success look like for the BAMBD?
- BAMBD Success looks like black nonprofits buy AAMLO and the Malonga Center, and eminent domain non-black
 - The people speaking for Black interests are often advocates for the most vulnerable, not an organized voice for black entrepreneurs
 - Why do we have to live 50 miles away? Why bother doing downtown as a Black neighborhood if everyone is displaced?

The city has a STORY to tell about Black culture and history

Success of Black businesses is tied to access to housing – has to commute 2 hours to his store

- Lots of black women support her business, which helps with the healing of downtown
 - People now are living in Antioch
 - It feels like Black people are being designed out
 - His family business and house was torn down for the post office
 - The City has had a history of disregarding African Americans
 - This is an opportunity to embrace Black culture and history and pour resources into it
- how would fanciful new "cultural district" with not funding and surrounded by cookie-cutter condos be a better way to protect longshore, trucking or warehousing jobs in Oakland
- Prevention of displacement needs to extend to preservation of cultural assets and small, locally owned businesses, particularly those rooted in communities of color

The plan does not go far enough in recognizing and leveraging existing Business Improvement Districts. There are only four mentions of BIDs: in supporting NCPC/ Community-based crime prevention, improving downtown Marketing and Branding, having an advisory role in Parking Revenue spending, and to support youth activities in public spaces. BIDs do indeed play a part in each of these areas. However the plan could go much further in formalizing the role BIDs already perform in these critical commercial districts, and the myriad of ways in which the City and private sector rely on BIDs in achieving economic development and equity goals.

Equitable Economic Opportunity, Goal E-2.12 states: If a new ballpark and related development occur at Howard Terminal, ensure that the site design minimizes impacts on existing businesses and Port of Oakland operations, particularly in the neighboring West Oakland Specific Plan's industrial preserve area

Economic Opp (E-2.3) – Eliminate "requirement" and simply provide incentives. An economic opportunity is an incentive not a requirement. C-1.5 and C-3.7 acknowledge this point.

E – 2.3 on page 70 – Remove reference to "requirements".

E – 2.13 on page 72 – We are the largest owner of buildings in the proposed Arts and Garage District and don't support a new defined "arts district". This section specifically states that districts should be established with "local support". We don't support it. It is supported by some tenants simply looking to keep rents down for their own personal gain.

Older adults will be living longer and in the workforce longer. Need to address workforce opportunity including businesses that serve seniors and senior entrepreneurs (throughout the city).

Consider using master lease program (E-2.8) to support businesses that hire a large number of older adults

Scott Means: For senior employment, we have access to the Assets Program, which is local and not constrained by federal guidelines so can hire seniors for jobs not limited to government and nonprofit

African Americans will not be getting the jobs touted as being created in the Draft Plan

50-60k office priority sites

Consider making it possible to bridge across streets

Only 3 cities are seeing immigration of educated people of color – Chicago, Oakland and _____?

Ken: Jack London has the best floor sizes and ownership, if we get another BART station

Office priority sites: still not enough

Office priority sites: Should include sites that can be aggregated, including the 2-3 story sites

Office priority sites: Focus office priority all along Broadway; the upzoning shown on the intensity map corresponds with what should all be office priority sites

Office priority sites: The City's current demolition findings are in the way of aggregating sites for office

Myers: Number of new jobs and industry – but do we have info about the types of jobs to be developed?

Myers: E- 2.12 (related to potential of new ballpark) – beef this up / this represents a key opportunity to achieve other goals

Myers: Measures of success are vague specifically for Equitable Economic Opportunity and Housing

Comment: appreciate the increase in office space from Preliminary Draft Plan

Comment: Must attach a carrot to any fee increase, e.g., impact, transportation, etc. Developers already have to do transit improvements AND pay impact fee

Comment: we should incorporate fiber as an economic tool e.g., inquire with PG&E because they have the darkest fiber

Comment: Somewhere, City of Oakland has a map of dark fiber network. "MLA" (Master License Agreement), e.g., laying conduit vs. splicing (lateral)

Comment: we must start conversations with telecommunications sector, e.g, conversations with MLA

Comment: Boys & Girls Club downtown would be ideal

"new pop up neighborhood encouraging indie, local, small to medium businesses"

The Main Library should be included as part of the City's strategy for economic development. For small businesses OPL provides resources such as subscriptions, databases (for example direct marketing research). At the Main Library, OPL offers many programs such as resume workshops, job fairs for teens and adults and an Instagram site, Oakland Has Jobs. Other programs OPL offers are Lawyers in the Library and Tax preparation. If Main were expanded, we could offer co-working space and maker space for small and emerging businesses.

The digital divide is real. The 2018 census cites that 21 % of households in Oakland do not have broadband access. The library helps to bridge the divide and could do so much more if Main were expanded. By providing access to youth and adults, they can get an education, and gain access to economic opportunities. Job, college and affordable housing and applications are all online. The Main computer lab offers free internet and printing, free personal tutoring and Internet hotspots and free lap tops and tablets to use in the building.

importance of renovating/expanding our Main Library and its continued role to support small business and career development in our community/

I believe that we need a defined and thriving Independent Business community going forward that contributes to Oakland's economic growth, social fabric, and environmental goals. The indie population seems to be thinning out. So, I want to understand how the DOSP considers and addresses the future of Indie business in Oakland

The good:

- There seems to be an acknowledgement of the importance of indie business to Oakland's culture and economic development.

- There is a plan for commercial retail space development (via incentive program)

- I love that we are requiring developers to meet the needs of the community so that we can have a city that we enjoy to live in and that they will not have as much power to dictate what our streetscapes will look like

- I attended a community meeting last night where this plan was very well presented by City of Oakland representatives and community input was given and heard. Nice job! If you are doing this all over the city, great job!

What's Missing:

A real defined vision, strategy, and plan for retail potential expansion and growth in Oakland [focus on indie businesses]:
Oakland has studied retail leakage to other areas and came up with a \$1B figure for loss of potential spend

Additionally, I did some back of the envelope math to determine how much we lose to Amazon, well over \$100M
Retail is so important, I think, that it should be an entire chapter or at least be more extensively covered in Chapter one which really only deals with Office Space growth and suggests that other uses will be developed as part of that plan.

Quantification of retail growth, what we have now, v. the future goals, and "Measures of Success."

Can we/should be putting more context and definition around the independent business topic?

This question might be beyond the scope of the plan but I'll ask anyway: What can be done to create policies to make it easier to set up indie businesses here in Oakland

What is being done to protect the indie businesses that exist in the core that are near potential development sites as construction begins and continues, thereby reducing their foot traffic and revenue stream?

One more thing:

growing population in downtown Oakland, I worry about the Main Library's ability to keep up with the new demands of additional business and private residents

Main Library helps bridge the digital divide by offering free computer access and help; an expanded Main can do more for businesses, introduce patrons to new and emerging technologies like VR and 3D printing

Let small business flourish - give rent control incentives to the good people hoping to make a living

Any project in the Downtown Oakland specific plan area which requires a major conditional use permit should be required to comply with the City local business participation and local hire policies as administrated by the Office of Contract Compliance. This should be a condition of approval established by the Planning commission and City Council.

First, thanks to the Planning staff for including Oakland Public Library in the draft Downtown Specific Plan, especially as we pursue an expanded Main Library.

The current version of the plan refers to the Main providing free educational resources and equipment. We OPL Advocates want to make sure the city's plans reflect a comprehensive understanding of how the Main Library serves Oakland's youth. OPL is more than just a place for youth activities. The library provides low barrier access to educational resources, and also to economic opportunity. Job, college, and affordable housing research and applications are all available online at OPL. The Main Library offers unique recreational and educational opportunities to teens and children.

They include:

- The Youth Leadership Council, which trains teens in advocacy and organizational skills that promote leadership.
- The Teen Poet Laureate Program, which encourages teens to find their voices and express themselves. The winners have opportunities to hone their performance skills in a variety of settings and also receive a college scholarship.
- Summer Reading Programs provide young children and students with a fun setting within which they can read whatever they want when not in school. This promotes academic achievement and prevents "summer slide."
- Children's storytimes promote early literacy skills and school readiness.
- Print and electronic resources allow both free recreational reading opportunities and school support. Materials are available in multiple languages.
- Volunteer opportunities teach responsibility and skills needed in academic and career settings.

All of these programs and many more are extremely popular and put children and teens on the road to success. They all should be well-known by the city as we pursue a much-needed expansion of the Main

I would like to thank City Planning staff who recognized the value that the Main Library brings to Oakland's Downtown and included the Main in this report. The current Main Library was built on plans drawn up in the 1930's and, for all the value it currently brings, is too small and inadequate in meeting the growing needs of Oakland's population. This is especially true given the 65,000 new residents who will be living in the downtown area in the near future. Thank you for recognizing the need for a larger, modern Main Library and for laying out a pathway for how such a project will be financed. OPL is a city agency based on the idea of and dedicated to the ideal of equitable access. The Main Library brings that ideal to life every day via the services and resources it provides.

One of the areas the report examines is the need to expand activities for Oakland's youth in the Downtown area. The Teen Zone and the Children's Room in the Main Library provide numerous fun, multicultural activities for children and teens. These include arts programming, STEM programming, video gaming, and storytimes. During the last fiscal year, OPL offered 724 programs for children and teens which 19,030 attended. But that is not all the value that the library brings. As the report recognizes, the library also offers access to educational resources and economic opportunity. Job, college, and educational resources both in print and electronic format support student success and encourage literacy. This is particularly crucial when few Oakland schools have libraries contained within them. Library programs such as the Youth Leadership Council, the Youth Poet Laureate program, and teen job fairs expand economic opportunity. Teens also work as volunteers in the Children's Room and Teen Zone. These opportunities give teens the chance to acquire and hone skills that will put them on a pathway to academic and employment success. Last year, teen volunteers worked 6517 hours at the library.

At a time where the digital divide impedes student progress, the library helps to bridge that gap by offering free internet, wireless printing and the loan of Internet Hotspots. During the last fiscal year, there were 16,493 sessions used at Main Library computers.

It goes without saying that a larger, more modern space would allow a greater number and greater variety of recreational and educational activities and resources to be offered. I ask that these economic and educational values be recognized. I help small businesses create websites and optimize their online presence through SEO, digital marketing and managing their social media accounts. I also facilitate collaborative marketing campaigns to raise awareness on the benefits of purchasing from independent locally-owned businesses.

My son Mael was born here in Oakland in 2018. My family lives right across the Main library on 14th. And Libraries continue to play a huge role in attracting families looking for a city that they want to call home. Particularly, libraries attract many aspiring entrepreneurs because of the extremely valuable resources that they provide for free. There are measurable economic benefits of having an expansive, upgraded and modern library. Throughout the nation we see that cities with thriving libraries and small businesses are cities with very happy people. Most importantly libraries and small businesses are equalizers, they bring balance to our Country that is suffering from inequality. I hope the planners understand and support this, so that we as a city will be the prime example of building equity and wealth for all who live here

Require apprentices from state-approved apprenticeship programs on the construction phase of any project, with a focus on working with Apprenticeship programs who recruit pre-apprentices from Cypress Mandela Training Center and Rising Sun Center for Opportunity.

- African Americans will not be getting the jobs touted as being created in the Draft Plan
- Library is more than just a place for youth; it is multi-generational and has low-barrier access to comprehensive services. It has resources to help with job search and applications, housing applications, college search, recreation, youth leadership council, youth poet laureate program, summer reading, story time, school support, and volunteer opportunities.
- Library should be characterized as an economic development tool (they have subscriptions, databases, resume workshops, job fairs, lawyers in the library, small and emerging businesses can do direct marketing research, etc.): libraries offer co-working space and maker space

- Library should be part of economic development strategy; library could be equipped to assist people in the “gig” economy (where they are making their own jobs)
- Plan should focus more on the educational function of the library (library picks up after school services no longer offered by local schools)
- As a co-working space (when more and more jobs can be done remotely) the library can bring people together (students, elderly, homeless, etc.) for authentic interaction, building relationships and avoiding segregation

School? How can we coordinate better?

Higher education? Activating downtown?

CBRE-retail leasing- trying to convince retailers to come to Oakland

Needs it in City Center, Telegraph

Tax credit for retailers

City retail study led to

Fri: problem property owners won't rent! Because they think they can get more for another use

Ari:

Support the business that are here

Concentrating retail?

Support Indie Alliance (and use to engage local business)

Michael Jacob: Inadequate review of impacts to industrial uses (both impacts to the City and to individual businesses)

Michael Jacob: CARB Plan applies to Jack London and Howard Terminal

Richard Sinkoff (Port of Oakland): Emphasis on economic opportunity (Draft Plan)

Richard Sinkoff (Port of Oakland): Port should be noted in economic opportunity – has 84,000 jobs and supports family support-wage jobs

Richard Sinkoff (Port of Oakland): Ensure compatibility of DOSP with Port and strengthen the relationship between seaport activities and DOSP

In your planning, bringing jobs to Oakland, are you considering jobs for all ability levels?

- Older adults will be living longer and in the workforce longer. Need to address workforce opportunity including businesses that serve seniors and senior entrepreneurs (throughout the city).
- Consider using master lease program (E-2.8) to support businesses that hire a large number of older adults
- There is IMMEDIATE need [for businesses downtown]. The future is great, but it's difficult NOW
 - Feels like her city is working against her [as a business owner]. What about the people who have put in blood, sweat and tears [into their existing businesses]?
- Need a welcome packet for new businesses
- They would be very interested in sprucing up their façade, signage, but they looked into a new sign and the cost was too great
- They don't have a place to put the sign – were told they couldn't put it somewhere else
- There was an option a while ago to spruce up the outdoor space, but they didn't have the 50% to split with the City's Redevelopment program

- Construction companies aren't hiring African-Americans

- In 1979 people were arrested because the Grove-Shafter freeway wasn't hiring African-Americans, and they found \$13 million

I'd like to see more retail dedicated around the uptown area traveling towards Rockridge Bart. Nowadays Broadway from say W. McCarthur to 51st is severely lacking in retail, restaurants & flair. This old area of auto body row is vastly underdeveloped with tons of potential to be an incredible area for restaurants, beer gardens, various shops, cafes, galleries, movie theaters, retail shops, etc.

We urge that the DOSP include the library in its Economic Development strategy. We recommend that the DOSP plan reflect how the Main Library offers a strategic way to achieve equity in the plan. As the city experiences a large increase in its downtown population that will be living in denser conditions, we should expect that they will expect to use their public facilities even more. We know that millennials use libraries more than any other generation. The libraries play an important role in bridging the divide by providing educational attainment and access to economic opportunity for youth and adults alike. Job, college, and affordable housing research and applications are all online. The Library offers everything from programs from basic literacy to developing resumes, job fairs, legal advice, tax preparation, access to databases for product or business research and more. [See Attachment B.]

An expanded contemporary library can provide co-working and maker spaces for small and emerging businesses and nonprofits. The library promotes equitable business development and growth in a way that working people can access for free.

The DOSP should include library services in its discussion regarding the needs of “disconnected youth” in Oakland. Attachment B for more detail.

The Main Library offers both recreational and educational opportunities to teens and children. There were 724 programs presented to children and teens attended by over 19,030 people. These programs range from the Youth Leadership Council and the Teen Poet Laureate Programs to summer reading and children storytimes. Whether in print or through digital access, the Children’s Room and the Teen Zone are among the most popular areas in a library that is already bulging at the seams. Computers in these areas were used at least 16,493 times in a 12-month period ending June 2019. See Our Main Library is more than just a place for youth activities. The library has an important role in providing low barrier access to educational resources and economic opportunity. Job, college, and affordable housing research and

The following facts are not reflected in the Downtown Oakland Specific Plan. These facts establish the Main Library as a key partner in the City’s ongoing economic development efforts, as follows: 1. Access to Basic Literacy Skills: Learning to Read & Improving Literacy. The Second Start literacy program is held in the Main Library. Oakland has a high rate of people with low literacy skills. Since Oakland public school administration eliminated its adult education program, Second Start is one of the few remaining places in the City where an individual can get free literacy tutoring. Moreover, with the increasing disinvestment by the school district in its own libraries, there has been increased demand at city libraries to meet the need. 2. Access to Opportunity: widening knowledge base for individuals, small business and nonprofits The Main Library provides numerous print and online subscription databases and directories, including the Foundation Directory among many others. These resources serve nonprofits, artists and small businesses whether emerging or established. An expanded contemporary library can provide co-working and maker spaces for small and emerging businesses and nonprofits. The library promotes equitable business development and growth in a way that working people can access for free.

- Programs - The library offers: resume workshops, job fairs for teens and adults, Instagram site @Oaklandhasjobs which highlights job openings currently available in Oakland and has weekly programs with CA State Employment Development Department (EDD). The Lawyers in the Library program offer free legal advice on matters such as setting up small businesses. The Library partners with AARP to offer free tax preparation for individuals.
- Resources - The library offers the Foundation Directory which lists grants available to nonprofits and individuals, AtoZdatabases which offers direct marketing and industry research, and Gale Business Insights Essentials which offer statistics and in-depth data and industry research.

3. Access to Broadband. Over 20% in our Community do not have broadband access and the Main Library plays a crucial role continues in bridging the digital divide and making Oakland a more equitable place.

This is evident by the high usage of library computers in everyday life and for special educational efforts such as the upcoming Census count, designed primarily for digital users. Without the libraries, Oakland will suffer an undercount that will also undermine needed resources.

The Digital Divide in Oakland is a real issue and many are impacted daily by lack of access. The libraries play an important role in bridging the existing broadband divide, providing educational attainment and access to economic opportunity for youth and adults alike. Job, college, and affordable housing research and applications are all online. According to the US Census 2018, between the years of 2014-17, 21% of households in Oakland did not have broadband Internet subscriptions. (US Census Quick Facts [census.gov/quickfacts/fact/table/oaklandcityCalifornia,US/PST045218](https://www.census.gov/quickfacts/fact/table/oaklandcityCalifornia,US/PST045218)). The digital divide is real in Oakland and impacts the City on many levels.

Vital that the City continue to work to create a strong employment hub in downtown Oakland that can capitalize on the rich transit potential of the neighborhood.

Policy E.2.7 which supports industrial spaces and employment policies and policies meant to target historically marginalized groups (E-3.2, E-3.3, E-3.4), but by undermining Port/industrial operations in the 3rd Street area, will undermine successful growth of blue-collar jobs which consistently provide the best wages to historically impacted ground

removing protections for these properties (near 3rd St. and Market St.) will remove the jobs that are protected by and rely on these properties. Oakland is more likely to produce the equity and the economic opportunity outcomes that the DOSP claims to prioritize if it maintains the industrial nature of this area that support intermodal and industrial jobs, including many of the highest paid blue collar, often unionized and readily accessible to underserved community labor forces in N. America

All in all, it's time to allow Oakland to shine on its own instead of always being overshadowed by San Francisco. If we must give tax exemptions for big tech & start up tech to move out of SF our Silicon Valley over to Oakland, let's do it.

Thank you for your time.

all the maps with existing data, they should have an "as of" date.

On EIR: if everything is unavoidable, then no use in trying to mitigate

On page 650, under Utilities, 2. Regulatory Setting, d. City of Oakland, (4) Standard Conditions of Approval, SCA-UTIL-14: Recycled Water (#91), please change the text to reflect (*added text in bold italics*):

"Requirement: Pursuant to Section 16.08.030 of the Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for *feasible recycled water uses* ~~landscape irrigation purposes~~ unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. *Feasible recycled water uses may include, but are not limited to, landscape irrigation, commercial and industrial process use, and toilet and urinal flushing in non-residential buildings.* The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EB MUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during

EBMUD commented on the Notice of Preparation and these original comments still apply: Please submit a written request to EBMUD to prepare a WSA.

EBMUD commented on the Notice of Preparation and these original comments still apply: GENERAL: EBMUD owns several rights-of-way (R/Ws) within the Specific Plan boundaries, including R/Ws 4321, 4322, 4323A, and 2731 that are located south of Embarcadero and serve EBMUD's wastewater facilities. Any proposed construction activity in EBMUD rights-of-way would be subject to the terms and conditions determined by EB MUD including relocation of the water mains and/or rights-of-way at the project sponsor's expense

EBMUD commented on the Notice of Preparation and these original comments still apply: GENERAL: In order for EBMUD to better assess the infrastructure within the Specific Plan area, please include a figure that clearly details the street lines, street names, and parcels within and along the planning boundary in the Draft EIR.

EBMUD commented on the Notice of Preparation and these original comments still apply: WATER SERVICE: EBMUD's Central Pressure Zone, with a service elevation range between 0 and 100 feet, will serve proposed projects within the Specific Plan area. Any project within the Specific Plan area will be subject to the following general requirements (3 paragraphs related to requirements for main extensions to serve individual projects; pipeline and fire hydrant relocations and replacements to due street modifications, new development must request a water service estimate, potential for contaminated soils and that EBMUD will not install piping or services in contaminated soil or groundwater that must be handled by Hazmat and that EBMUD will not design piping or services until soil and groundwater quality data and remediation plans have been received and will not start groundwork until remediation has been carried out.

EBMUD commented on the Notice of Preparation and these original comments still apply: WATER RECYCLING: The Specific Plan area is within the boundaries of EBMUD's East Bayshore Recycled Water Project. EBMUD's Policy 9.05 requires 11 ...that customers ... use non-potable water for non-domestic purposes when it is of adequate quality and quantity, available at reasonable cost, not detrimental to public health and not injurious to plant life, fish and wildlife". Project sponsor would be responsible for any recycled water main extensions and on-site recycled water system.

EBMUD commented on the Notice of Preparation and these original comments still apply: WASTEWATER SERVICE: EBMUD's Main Wastewater Treatment Plant and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from the planned projects within this Specific Plan, however, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. To ensure that the projects within the Specific Plan contribute to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed projects: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

EBMUD commented on the Notice of Preparation and these original comments still apply: WATER CONSERVATION: Individual projects within the Specific Plan area may present an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

Landscape Architecture/Aesthetics: For the proposed work within the Caltrans right-of-way (ROW), an online Visual Impact Assessment (VIA) Questionnaire will need to be completed and provided for each location/project to quantify the visual impacts (when individual projects are in the planning phases). Viewpoints and photo simulations should be included to assess visual impacts. Avoidance and minimization measures shall also be addressed in VIA.

Landscape Architecture/Aesthetics: The Draft Plan area includes sections of Classified Landscaped Freeways on 1- 880 from post mile (PM) 30.81 (Channel Park) to 32.40 (Adeline Street) and all of 1-980. These roadways are not allowed to lose their Classified Landscaped Freeway status and any work that impacts vegetation on these routes must be replaced and repaired.

Landscape Architecture/Aesthetics: where enhanced connections across freeway corridors are proposed, note that aesthetic improvements to the overpasses and underpasses will be incorporated to the streetscape design (ex: aesthetic treatments to walls, rails, etc). Include the following item to implementation actions in Chapter 7 (starting on page 258) of the Draft Plan: Strengthen entrances/connections with new vegetation at and around the thresholds to the overpasses and underpasses

Landscape Architecture/Aesthetics: If any new construction disturbs existing planting and irrigation within Caltrans' ROW, then these disturbed areas are to be restored to their previous conditions (or better). If re-planting in the disturbed location is not feasible, then replanting shall occur at a nearby location within the project limits.

Landscape Architecture/Aesthetics: Pages 44 and 45 of the Draft Plan shows vegetative buffers on and along Caltrans' ROW. In areas where adequate setbacks or proper ROW spacing cannot be met, buffers are to be provided on city-owned land. Additionally, vegetative buffer projects are to be funded by the City.

Traffic Safety: Please ensure that all curb ramps and pedestrian facilities located within the limits of this project are brought up to current Americans with Disabilities Act (ADA) standards.

Construction Projects on Caltrans ROW: Any facilities, utilities, or other construction projects that are proposed, moved or modified within, above or under Caltrans' ROW shall be discussed. Page 48 of the Draft Plan discusses proposals that would take place within Caltrans' ROW, which include modifications to 1-980, constructing a park (Webster Green) above the Webster Tube, parks under freeway structures, and unsheltered residence facilities. These proposals should be elaborated on and discussed with Caltrans management for approval as they require a Caltrans-issued encroachment permit

Industrial Zoning: discussion needed on how Draft Plan will be compatible with existing and viable industrial uses in the immediate and surrounding area to not displace these uses that may provide good employment opportunities

Industrial Zoning: retention of land zoned for industrial purposes is an issue of concern for the entire Bay Area Region

Industrial Zoning: Caltrans continues to support transportation and land use concepts that focus on the safe and efficient movement of goods delivered to or manufactured within these areas

Industrial Zoning: Caltrans seeks to elevate the potential impact of alternative land uses with the potential health impacts of locating incompatible land uses near industrial based lands. Good land use planning ensures adequate buffers between residential, commercial and industrial uses. Buffer zones may help alleviate potential impacts relating to congestion, noise and light pollution, increased biological impacts, and increased exposure to harmful pollutants

Industrial Zoning: Caltrans further recommends that aspects concerning community benefit be thoroughly researched and that industrial land use be an integral part of this Draft Plan and overall community planning process. While Caltrans is working to implement projects that improve air quality and reduce emissions, the benefits of these projects will be further realized through local land use decisions that maintain appropriate buffers between commercial and residential land uses and industrial based lands.

DEIR and Draft Plan Corrections: The maps in the DEIR do not show the updated roadway configuration with the removal of the 20th Street block at Lake Merritt. Please update the maps in the DEIR.

DEIR and Draft Plan Corrections: In the Draft Plan, a proposed pedestrian-bicycle bridge connecting Downtown Oakland to Alameda is shown in Figure M-4 on page 110. However, in the DEIR, this connection is not mentioned. Please add this to the DEIR.

As the Lead Agency, the City of Oakland is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN.) The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Furthermore, since this project meets the criteria to be deemed of statewide, regional or areawide significance per CEQA guidelines Section 15206, the subsequent EIR should be submitted to MTC and the Association of Bay Area Governments

Encroachment Permit Please be advised that any work or traffic control that encroaches onto the State ROW, requires a Caltrans-issued encroachment permit.

Klara Komorous: Mitigation measures are not in specific plan. Do you want the Board to weigh in on which mitigation measures to incorporate?

Klara Komorous: Partially mitigated alternative: 25% reduction seems arbitrary

Naomi Schiff: Lake Merritt channel understudied in the Draft EIR – just improved through Measure DD

DOSP EIR p.55 Figure III-11, Proposed Height Change Areas:

- Would not support 45' in the Old Oakland area shown, 55'
- Why so much showing as decreased height?

Peter: Carbon capture calculation? Missing from EIR

Note: regarding population numbers, these go back to the last Census taken. They are not consistent with current projections from different agencies on aging but with the new Census on the horizon we will have more consistent figures that everyone bases projections around.

We realize that seniors originally did not receive any special focus in developing the Plan and we believe that there are potential environmental impacts, specifically in the area of housing and displacement, which must be addressed and mitigated. The City must ensure that implementation of the Specific Plan does not displace seniors.

The City should also plan the development of new housing to ensure that the projected residential growth in the area accommodates a proportional number of seniors.

EIR pg 585: The population analysis in the EIR must be revised to take into account the rate of growth of the senior population, specifically within the Downtown Oakland Specific Plan area, as well as considering the special economic status of seniors.

The analysis and findings in the EIR relating to housing should be amended to include information about the existing and projected numbers of seniors currently living within the area, taking into account the fact that seniors and younger wage-earners are not fungible when projecting housing needs and analyzing possible displacement. The Commission on Aging wishes to drive home two points: 1) seniors are not just numbers and 2) senior population growth is a special, more rapidly growing subset of general population growth. Based on the amended analysis and findings, the City should develop specifically targeted mitigation measures.

As an additional mitigation measure, the City should consider supporting viable, responsible programs that encourage and facilitate community housing for seniors wishing to share housing space. The Commission on Aging is currently studying several such programs.

Mark (Oakland Enjoy Sunset): EIR says downtown is infill site; it is on infill.

Richard Sinkoff (Port of Oakland): EIR suggests that the lower alternative would have more impacts

The draft EIR acknowledges this problem: *"The amount of acreage of parks in downtown is small in comparison to other parts of the city, and with the projected increase in population, the existing overused parks will become increasingly more overused"* (p. 623). On-going maintenance of the City's parks and open spaces remains a chronic budget problem.

In addition to advocating for keeping the existing height limits, we support the mitigation proposal to add a shadow study to the Standard Conditions of Approval for a project that is *"at or adjacent to a public or quasi-public park"* (AES-1, draft EIR. pgs. 398-399).

EIR has the real "teeth" and not the DOSP

Karen Dea: Wants to discuss the EIR with DOSP team and willing to do a joint Chamber-Coalition meeting

Hegde: How was Chinatown addressed in the EIR?

Hegde: Health impact assessment was recommended by the community (page 13 of DEIR); why wasn't this included?

Does City have plans to include one?

Hegde: How did we arrive at partially mitigated alternative?

Hegde: Does max units in EIR include zoning incentive program?

Hegde: How is Climate Action Plan being addressed, relative to cumulative impacts?

LPAB: If impact contributes to a significant, unavoidable impact, mitigation measures should be incorporated into specific plan

Peter Birkholz: Advocates for surveys of existing buildings – this should be a mitigation measure

Theresa: EIR: address environmental impact of displacement

Alvina Wong: Howard Terminal should be addressed in EIR

Naomi: EIR getting short shrift

Peter: remove inconsistencies between DEIR and Draft Plan

The beginning of each chapter should be a discreet title page, and the material of the chapter should follow, building up progressively to the plans, policies and actions (without intentional repetitions), and should conclude with the "measures of success" relating to the chapter.

Regarding ALL SUCCESS MEASURE sections:

- a. Baseline: Please utilize numbers from 2015 and earlier if possible.
 - b. Measure of Change: Include this with data from 2020 (and update EVERY 5 YEARS)
 - c. Measure of Success: Include numeric and anecdotes (including “happiness”)
 - d. Change in Funding Allocation: Track financial commitment towards actionable items
- Displacement / Replacement: How will we track displacement? From what point in time? How will relocation amounts be determined? Will relocation be within the area? Or will Oakland artists move away?
Old Oakland is not reflected as an area on DOSP maps
No bars; mostly families; Old Oakland is the quiet part of downtown
Commission held/attended a livable city listening session in Chinatown
20% of Oaklanders are seniors, but seniors are only mentioned 27 times in the plan
In 20 years, 30% of Oaklanders will be seniors – need to be planning for this
Many seniors won't make the trip downtown, need support in their neighborhoods
Need to address not just in the increase in amount of seniors, but the changes in the population and demographics: for example, divorce rates are much higher, and many more older adults are living alone than in the past

Address the increase in charter schools that lack open space having impacts on downtown's open spaces

Worried too many ingredients in the jambalaya

Old Oakland is the quiet part of downtown

Kirk Peterson: Planning & EIR dialect

Myers: Howard Terminal was left out before and is included in Draft Plan

Public speaker: There is no plan for Lake Merritt; should be part of a specific plan

Chris Buckley (Oakland Heritage Alliance): Need an expanded table of contents

Plan should be written in plain English (avoid jargon and technical descriptions – example: “how big the buildings are going to be” and “what kind of businesses can be there”) and have a glossary of terms/acronyms

Laney College representatives want to keep opportunities as broad as possible (potential for hospitality, etc.). Some things listed in the Draft Plan are not possible.

- City response: The City used the content from the Laney College Master Plan to develop concepts for the Draft Plan. The Draft Plan supports the Master Plan while giving Laney/Peralta even more options to provide value to benefit students, staff, and the wider college community. This could include providing student and/or staff housing and connecting with the mixed-use development and waterfront connections that are also proposed in the Draft Plan for the Victory Court area south of 18th.

Naomi Schiff

- Open forum state history presidential tax incentive just signed

- Oakland Monster

Peter: Thanks for additional time

Peter: Good development plan but not a good cultural or historic preservation plan

This downtown specific plan needs to go back the drawing board, it is totally inadequate and is nothing more than a way for our city administration to try and bring in more dollars to cover unfunded pension liabilities, without making Oakland a better place to live.

OHA requests the Landmarks Board recommend to the City Planning Commission that the Commission direct staff and the consultants to apply the above specific comments to the next iteration of the specific plan.

Given the importance and complexity of the plan document, OHA also recommends that the Landmarks Board continue its discussion of the draft plan to its October meeting.

Chris Roberts: Better beginning

Naomi: Capitalize on virtue

Mark (Oakland Enjoy Sunset): No plan for Lake Merritt; its an orphan

Richard Sinkoff (Port of Oakland): Tim Franklin (Center for Sustainable Neighborhoods/Trades Council)

Richard Sinkoff (Port of Oakland): Shortage of construction workers – need to address construction industry workforce with a development-specific policy

Chris Buckley: OHA recommendations (detailed in letter to Planning Commission)

Derek Sagehorn (East Bay for Everyone): Commend staff – good Draft plan

Manus: Not seeing Chinatown

Manus: Sense of what's possible

Meyers: Vague; not a lot of concrete actions/numerical goals

- 20% of Oaklanders are seniors, but seniors are only mentioned 27 times in the plan
- In 20 years, 30% of Oaklanders will be seniors – need to be planning for this
- Many seniors won't make the trip downtown, need support in their neighborhoods
- Need to address not just in the increase in amount of seniors, but the changes in the population and demographics: for example, divorce rates are much higher, and many more older adults are living alone than in the past

- Need compassionate planning

1. Organization of the DOSP Document.

- Significant re-organization is needed to ensure clarity, way-finding, and inherently knowing where to find desired topics
- Some subjects should be distinct chapters, specifically: (a) "Parks & Open Space" (b) Community Facilities & Public Amenities" (c) "Sustainability & Environmental Stewardship." "Youth Engagement" should be included among the discussion of process and methodology.
- The land use designations: "Institutional" & "Government" should be used on maps

10. "Land Banking," "Inclusionary Housing," "Value Capture" "Resilience Strategies" Universal Design Planning (Disability accommodation)" "Community Benefits Planning" are concepts and policies that contemporary planning procedures must embrace and must integrate into new Master & Specific Plans and strategies.

- The "Table of Contents" should be a clear "Directory" to the detailed content of the Plan.
- "Parks & Open Space" should be removed from the chapter titled "Community Health" and should be a distinct chapter
- The chapter on "Community Health" should be re-named "Community Facilities & Public Amenities"
- "Sustainability & Environmental Stewardship" should be a distinct chapter
- The beginning of each chapter should be a discreet title page, and the material of the chapter should follow, building up progressively to the plans, policies and actions (without intentional repetitions), and should conclude with the "measures of success" relating to the chapter

Hegde: More concrete plans; more fully developed programmatic steps

The various maps throughout the Plan that depict "land use designations" should have an additional designation for "Institutional" (churches, schools, assembly buildings, etc), as well as a designation for "government" (government-owned buildings and parcels).

(Page 78) The data provided in the 'graphical statistics page' is not current, and should be updated.

(Page 160) The data provided in the 'graphical statistics page' should be updated and reconfigured accordingly if distinct chapters as recommended are established. .

(Page 169) Figure CH-1 (map) fails to illustrate the Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) as 'public open space.'

(Page 175) Figure CH-5 (map) fails to illustrate the Fire Alarm Building site as 'public open space.'

(Page 177) Figure CH-6 (map). It is recommended that the 'Tuff Sheds' sites are temporary incidents similar to (informal tent encampments) and should not be mapped as permanent fixtures. If desired, Tuff Sheds villages could be shown in a 'Housing and Homelessness' chapter together with informal tent encampments on a map of "homeless encampments" throughout the City (as of a specific date).

difficulty grasping the intensity map, LU-9 proposed and LU-10a proposed. With them only available in image form, and with completely different legends and color schemes, it is very difficult to detect practical differences. Is there available some spreadsheet or mapping file or something that can be used to actually compare features block by block?

Nowhere I could find a place where the official boundaries of the WWD correctly shown. Can this be fixed?

Diagram the vision for the potential

Old Oakland is not reflected as an area on DOSP maps

Cover image is not a great public realm image (not activated around the edges)

Would like to see a map of remaining surface parking lots

Kirk Peterson: Need cross section of downtown

Shirazi: Maps are hard for colorblind people to read (need shapes/patterns)

Public speaker: Need a list of maps/figures; maps are not legible – can't tell densities

Chris Buckley (Oakland Heritage Alliance): Revised maps are needed as soon as possible

Would be good to rotate sketch-up model (Figure LU-20 in Draft Plan) (or at least have ability to show different vantage points during presentations)

It's hard to read the Development Program table on the slides

Klara: Maps should show the by-right heights

Chris Roberts: Old Oakland is left off of most maps – combined with Chinatown on Broadway character description

- The various maps throughout the Plan that depict "land use designations" should have an additional designation for "Institutional" (churches, schools, assembly buildings, etc), as well as a designation for "government" (government-owned buildings and parcels).

The Plan currently contains no controls to prevent the demolition of existing rental housing to make way for new development. The DEIR's assertion on page 587 that any housing units that might be demolished to make way for new development would be replaced by a greater number of units fails to take into account that the new units will be far more expensive than the units being lost, and thus would not mitigate the loss of existing and more affordable housing. The City should either prohibit development on sites that currently have rental housing units or did so within the past 10 years, or condition approval of such projects on provision of full 1-for-1 replacement with units comparable in size and affordability.

Consider renaming this chapter: "Housing and Homelessness." Affordability is a "strategy" uniquely applicable to "housing" and to "homelessness."

(Page 81-typo) In the "Key Findings ..." box, at "3., "Polumakers" should be "Policymakers."

(Page 81) In the "Primary Challenges ..." box, a new finding is needed to define and distinguish "affordable housing" (which typically includes housing serving 50% to 120% AMI) from "homeless housing" (which is affordable for households at 20%/30% AMI and below). Housing for homeless and those of extremely low incomes is rarely included in goals for "affordable housing," and consequently is almost never produced.

(Page 81) in the Key Findings ...” box, at “1., “overestimated’ statistics do not concur with ‘Point-in-Time’ counts.

The discussion and treatment of “homelessness” is scattered incoherently throughout the chapter, which makes it difficult to parse coherent treatments of either “Housing” as a subject or “Homelessness” as a subject. “Housing” and “Homelessness” should be treated separately within the chapter.

(Page 85) At “Strengthen protections ... ,” the statement: “The City should amend the Condominium Conversion Ordinance to expand the units covered ...” is contrary to the intent of the ordinance (“no loss of rental housing”) and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council.

(Page 86) The final paragraph lacks a corresponding “action item.”

Final paragraph on Page 86: This paragraph should also be more expansive in ensuring “value capture” arising from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” -- which is Oakland’s critical need.

Final paragraph on Page 86: Should more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe parking sites, in addition to micro units and accessory dwelling units (ADUs).

(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is “extremely low income housing.” The objective of any “leveraging” of city-owned land must be to accomplish that same goal.

The City should implement an active policy of “land-banking” to the maximum extent feasible, including inventorying and acquiring excess land and buildings in Oakland from private sources as well as from other governmental agencies.

(Page 90) Reconsider Paragraph H-1.3. Oaklanders love their libraries and desire them to remain as unique places of culture and interaction that belong to all residents. The City is not yet so desperate that its libraries must be constructed with housing above.

(Page 90, Paragraph H-1.6) “Value-capture” mechanisms to be productive can only be operative when zoning can expand. Value-capture is not productive when maximum zoning is already in place (i.e., “by-right”).

(Page 91, Paragraph H-1.7) If RHNA goals are to be achieved, mechanisms must be defined and established to assure that the goals are not just ‘aspirational., but that operational mechanisms are in place and are implemented toward making the goals attainable, and thereby to avoid penalties by the State for non-achievement.

Oakland must enact an "Inclusionary Housing Policy and Program." Oakland is alone in differing from all other Bay Area jurisdictions that have impact fees also have and enforce "inclusionary housing requirements." Oakland has long graduated from the mistaken belief that "if requirements are put on development, developers won't build in Oakland." The 9,000 housing units nearing completion belie that idiom; the lack of which is the reason that only 3% of newly built housing is affordable none is housing for extremely low-income households. The most venerable of Oakland populations are long-time seniors on fixed incomes. Unable to adjust to rent increases that outstrip changes in Social Security or income sources, these populations are more susceptible to loss of their housing with few, if any, alternatives to find or maintain shelter. Strategies such as income subsidies should be recommended.

Years ago, City Council adopted a uniform requirement of "25% Affordable Housing" in all "redevelopment areas" ... this includes the DOSP. For possible attainment of Oakland's RHNA targets, 50% of the required "affordable housing" must be for households at "extremely low income" (30% AMI and below). (Page 90, Par. H-1.3) LIBRARIES are NOT Opportunity Zones: Libraries as vital public places of culture, technology, education, and interaction. The City is not so desperate that its libraries must be constructed with housing above. Do not designate them as "opportunity sites."

There is regional need for housing – is Atherton going to pay for it?

What else can an EIFD fund?

fast track affordable housing development

The plan must provide specific zoning measures and incentives for furnishing housing to those with no-to-very-low income, rather than leaving it to CalTrans to provide improvised camping under its blighted freeway overpasses

The plan should address homelessness in a coherent section, not as a collection of sidebars

Create special zoning and land use designations for the county-owned buildings at 4th and Broadway, to accommodate adaptive reuse as permanently affordable housing

Provide incentives for Single-Room-Occupancy buildings to remain so, and for new ones to be established in locations convenient to extant services, for example, near the Henry Robinson building and along San Pablo Ave

As part of the equity strategy, establish target numbers of presently homeless or at-risk residents who will be housed in the downtown area, not in tents, but in structures

As part of the equity strategy, safeguard park usability and accessibility for all citizens by providing permanent housing to those currently dwelling in parks, such that the parks are freed up for public use

H – 1.9 on page 91 – This strategy suggests encouraging hotel development yet not having it as a permitted use and limiting height minimizes the ability to achieve this objective. For example, an interesting hotel with a cultural, art theme would help businesses in this area thrive and would also relieve the stated pressure on SRO conversion.

H – 1.11 on page 91 – This strategy repeats the desire for more dense housing, yet the restrictions we've previously identified [relatively low heights around Arts & Garage District] contrast this objective.

H – 3.2 on page 93 – Live/work zoning should include all of 25th Street as well. If artists are in this area, then they should be provided opportunities to have proximate housing as well.

Commissioners like the policies to promote universal design

Carrying off this riff, would love to see more language about age friendly versus family friendly (which implies families w/young children) But I see changes. Being careful not to drive senior efforts only around disability and diminishing capacity -- asset based

How is housing being constructed?

There is regional need for housing – is Atherton going to pay for it?

For the plan's percentage breakdown of housing vs. commercial – what assurance is there that the plan will produce any residential?

Evaluate income-level target when analyzing choice between impact fee or inclusionary (there are significant equity impacts).

Kirk Peterson: How many people live downtown; what is possible under current zoning?

Monchamp: P. 95 (Housing Measures of Success) need numeric metrics

Myers: P. 90 H-1.2 (Leverage the city's inventory of publicly-owned land in a manner that supports housing affordability for Oakland residents) – too vague

Myers: Disagrees with the strategy of selling public land to use money elsewhere and not using it directly for housing

Myers: Need affordable housing downtown – we are able to build affordable housing elsewhere, not here

Myers: How do these policies/relate to public lands strategy?

Myers: Action item 44 (ordinance to prohibit discrimination against formerly incarcerated people) – good!

Myers: Need affordable housing downtown (not leverage fees collected downtown and build elsewhere); there will be many low wage jobs created downtown and there will be a housing mismatch

Jeff Levin (EBHO): Displacement, housing, homelessness are not adequately addressed

Plan is weak on housing unsheltered residents; needs more aggressive policy statements:

- It's a major business problem as well.
- Look to 430 & 401 Broadway, which are owned by the County
- Incorporate the recommendations of the Mayor, Joe DeVries, etc. and look at short and long-term solutions [Note: the DOSP has worked w/the Mayor's staff and Joe DeVries and will follow the approach of the updated PATH Plan, once it is published]

Affordable Housing:

- Clarify that (in slide 25) the support for affordable housing downtown is not in opposition to housing outside of downtown; its more of an affirmative statement that affordable housing must be downtown and in other areas in the City.
- Check the assumption that affordable housing wouldn't be built downtown if we don't target housing funds to the downtown – the City has been building housing downtown: is it spending more per unit here? needing robust policies around addressing homelessness specifically sheltering the homeless

Where does the statement that the downtown accounts for 25% of the City's affordable housing come from? More useful would be the number of affordable units citywide vs. downtown, or what the current % of affordable housing is downtown. In 2015? In 2018? How much is deed-restricted?

Meeting the RHNA is not a good goal for the breakdown of affordable units by income; need to prioritize low and very low

Does SB 330 limit application of impact fees?

- City response: City will look into implications of SB330.

How are hotels addressed in the Draft Plan? Specifically, where will they be allowed?

- City response: Policy H-1.9 in the Draft Plan encourages the development of more commercial hotels downtown to relieve pressure to convert permanent housing units and SRO hotels to short-term tourist rentals. Specific locations for permitting hotels will be identified in the zoning update.

How does the plan address gentrification? (this isn't fleshed out in the Draft Plan)

- Displacement can result from gentrification. Displacement is identified as an equity indicator in the Draft Plan. Page 24 of the Draft Plan lists all of the policies included in the Draft Plan that address displacement.

- "Long lines for low income housing!"
 - "Oakland is wonderful, just need affordable housing and more parking"
 - "Big house"
 - "More moderate to low-income housing!"
- "Affordable Housing!"

- No unlimited height; need to leverage to create use of density bonuses

- SB35 did calculations – you can almost pencil at density bonus with 35% affordable rates without outside subsidy

- We can use SB35

- Buy upgrade update capital stack

Policies don't do enough to increase housing (affordable housing)

Enhanced Infrastructure Financing District (EIFD)

- Only works in SF because it's city and county
 - Need to coordinate with Alameda County
 - Focus on this!
- (Policy H-1.1 p.90): make sense, but when there are limited funds...
- (Policy H-1.1 p.90) Nikki: Important to have a focus around downtown

(Policy H-1.1 p.90) City response: are you building ownership units downtown? Condo model, coop, land trust could see

- Building in West Oakland
- People aren't building condos (affordable) with subsidies; no subsidies for homeownership opportunities.
- Increase points in NOFA for homeownership
- Only a few developers doing homeownership
- Habitat doing 85 units in West Oakland

(Policy H-1.2 p.90)

- No distinction of ownership vs. rental
- Important to create wealth

(Policy H-1.10 p.91) EBPREC:

- Another city-co-living problem require a number of 2-bedrooms at market rate, even though it's offered at below market rate – work with County?

o EBPREC were able to prove it'd stay affordable, but did not have a lot to demonstrate or prove this; what if City signs off on it?

- Community land trusts are acquiring land and paying property tax at market value

(Policy H 2.12 p.93)

- Prioritize and be more proactive
- Oakland has AMI restrictions
- We need inventory to be built for this to be effective

Plan claims to address equity and cites affordability, displacement and homelessness as primary equity issues. These have also come up repeatedly as major concerns in public meetings.

2. Because people of color are disproportionately affected by affordability and homeless issues and disproportionately at risk of displacement, racial equity issues cannot be adequately addressed without a clear strategy to maintain and increase the percentage of affordable housing in the downtown. The Draft Plan moves us in the opposite direction.

3. The goal of 15% – 25% affordable housing would reduce the percentage of affordable housing in the downtown. The Draft Plan fails to consider strategic downzoning in certain areas in order to make incentives and bonuses for housing more feasible. Looking only at increasing intensity from existing permitted levels is not enough.

Too many policies/actions say “continue”, “explore” and “maintain”. These are not new actions, and yet it's clear that existing policies have been inadequate, since less than 10% of new housing in the downtown is affordable.

Comments on Specific Policies and Actions (pages 90-93)

H-1.2: Should read “Leverage the city's inventory of publicly-owned land by adopting an ordinance to implement the policies contained in the public land policy as outlined in Resolution Number 87483 C.M.S.

Publicly-owned sites should be prioritized for public uses such as sheltering the homeless population or providing affordable housing.

H-1.5: We support increasing the jobs-linkage fee, including consideration of expanding the fee to cover other non-residential uses not currently covered.

H-1.2: We support studying an inclusionary housing policy downtown as an addition to rather than a replacement for the existing impact fee. Any analysis of fees and inclusionary requirements should consider the income levels likely to be targeted by each policy. In most cases, projects funded with impact revenues will target much lower income levels than are typically reached by inclusionary housing policies. This study should also include reassessing the current on-site alternative compliance mechanism in the fee ordinance, to ensure that the onsite option yields an equivalent outcome to payment of the fee.

H-2.3: We support efforts to expedite review and approval of 100% affordable housing projects. The City should explicitly encourage and promote the use of SB 35 streamlining provisions for affordable housing.

H-2.4: Any revisions to the condominium conversion ordinance must continue the basic objective of the ordinance, which is to ensure that there is no net loss of rental housing as a result of condominium conversions. We do not support actions to promote homeownership that come at the expense of existing tenants or that reduce the supply of rental housing. Amendments to the condo ordinance are currently scheduled for consideration by the Community and Economic Development Committee on October 22, 2019, so this action may not be needed in the final Plan.

Measures of Success (pages 94 and 95)

1. A target of 15% to 25% affordable housing will result in a reduction of the percentage of housing affordable to lower income households in the downtown area. This is likely to reduce the percentage of persons of color in the downtown and is in contradiction to the Plan's stated goals of advancing racial equity. Moreover, we are not in favor of using the RHNA proportions to target affordability levels when the RHNA itself calls for 47% of new housing to be affordable to moderate income and below, not 15%-25%. Even at 25% "affordable", the result would be as follows:

Income Level RHNA Downtown Plan

Above Moderate 53% 75%

Moderate 19% 10%

Low 14% 7.5%

Very Low 7% 3.75%

Extremely Low 7% 3.75%

If the overall targets for affordable housing cannot match the RHNA, then affordable housing targets need to prioritize those with the most pressing housing needs, which are households at the lowest income levels.

The measure of success for cost burden should be disaggregated by income level. Replacing low income households with above-moderate income households will result in lower overall cost burden but not by reducing cost burden for those households who are currently cost-burdened or severely cost-burdened, as those are concentrated in the very low and extremely low income categories in particular. We need to see measures of cost burden by both race and income level.

Make Homelessness part of a section called Affordable Housing and Homelessness, with Homelessness as coherent section.

(Page 177) Fig. CH-6 (map). The 'Tuff Sheds' sites are temporary, similar to informal tent encampments, and should not be mapped as permanent. (the mismatched one near the Lake channel is being discontinued) Tuff Sheds villages could be shown in a "Housing and Homelessness" chapter along with informal tent encampments.

(Page 85) At "Strengthen protections ...," the statement: "... amend the Condominium Conversion Ordinance to expand the units covered ..." is contrary to the intent of the ordinance ("no loss of rental housing") and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council.

(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is “extremely low income housing.” The objective of any leveraging of city-owned land must be for that same goal.

Robert Rayburn

BART adopted 35% affordable and it’s working. Bump up the goal!

Zach: yeah, but leased land to developer

James Vann (CALM, Homeless Tenants): Retitle the housing chapter “Housing and Homelessness”

James Vann (CALM, Homeless Tenants): Put more attention to value capture, public land, inclusionary zoning, land banking, community benefits

Mary Ellen (Shelter Oakland): Need solutions to homelessness

Mary Ellen (Shelter Oakland): House current homeless/close to homeless

Mary Ellen (Shelter Oakland): Zoning measures to provide low and very-low income housing

Mary Ellen (Shelter Oakland): Homelessness as a coherent section – its own chapter

Mary Ellen (Shelter Oakland): Use County properties at 4th and Broadway for permanent housing

Mary Ellen (Shelter Oakland): Special zoning and land use as permanently affordable

Mary Ellen (Shelter Oakland): Incentives for SRO

Mary Ellen (Shelter Oakland): Establish target numbers for present homeless to be permanently housed

Theresa: Lack of affordable housing; lacks specifics, doesn’t address the truly poor

Theresa: Low goals and lack of accountability, specifically 25% is too low and there are no associated income categories (i.e., extremely low-, very low-income, etc.)

Jeff Levin: Don’t use the RHNA breakdown as affordability targets: focus on lowest income levels

Jeff Levin: Affordable housing goal is too low (page 94)

Paul: Opportunity sites too limited (need housing)

Derek Sagehorn (East Bay for Everyone): Existing low-income housing

Tara: Don’t become a bedroom to SF

I’m wondering the type of design plan you are talking about for universal design requirements, would you be requiring housing developers to have a certain number of units designed specifically for people using wheelchairs or just the standard building code, which often creates units which are not suitable for all members of the community

right now the Oakland housing and community development, is contemplating whether to make residential access resources grants for loans and grab bars directly to renters as opposed to currently policy, them having to enlist their landlords to apply on their behalf. If the goal was to reduce displacement by making existing units accessible it will help if renters are doing the labor. I encourage you to encourage city leadership to make those resources available to renters

if you’ve considered residential communities for people with intellectual and developmental disabilities. What brought to mind was a specific organization called the Kelsie who they are looking to have a housing project that is inclusive and a multi-family housing community which is pretty rare in the east bay. I was thinking that would be a really wonderful addition in terms of having an inclusive downtown. and also, thinking about how housing for care takers, for people with disabilities can be incorporated. Trying to think how services for people with intellectual disabilities are incorporated into this plan

- Commissioner like the policies to promote universal design

- Need affordable housing for business owners

- Why has the City only collected \$8million of the \$25million in impact fees it should have collected?

Also, in regards to housing, building up is the way to go. Mixed use building are brilliant ideas, especially in regards to bringing much needed retail.

Provide zoning provisions to meet a substantial goal of housing to relieve homeless encampments in Lake Merritt parklands and along the Lake Merritt Channel. We are very concerned to see effective solutions that will eliminate encampments along Lake Merritt’s shoreline and the Channel by providing housing and services for the campers.

The maintenance of this parkland is in part severely challenged by homeless individuals resorting to camping there. One of the plan's measures of success is "*the number of people moving from homelessness to transitional and permanent housing increases...*" (p. 95). This aspirational statement needs a targeted number and zoning provisions and strategies to accomplish it.

There should be an additional goal to reduce the number of encampments. The plan's current statement won't make a dent. The plan should provide for a truly significant number of units of affordable housing at the deepest levels of subsidy to begin to address the increasing number and size of encampments.

Currently, the DOSP fails to give neighborhoods equitable amounts of housing growth. As written, the DOSP concentrates 14,600 housing units—nearly half of the DOSP total—in the Jack London District, cut off from the rest of downtown and BART by Interstate 880. Many of these opportunity sites are current or former industrial uses, which as brownfield projects will take decades to realize a full build-out. Conversely, more affluent neighborhoods within the plan area, such as Lakeside and Uptown, receive small fractions of this figure. Such places should be considered for additional planned capacity.

1. [E]ven though downtown has the highest concentration of single-room occupancy (SRO) housing units, the absolute number is but a fraction of Oakland's previous inventory (31 SROs in 2004). The DOSP should structure incentives for Single-Room-Occupancy buildings to remain so, and for new ones to be established in locations convenient to extant services, for example, near the Henry Robinson building and along San Pablo Ave. (DEIR pp 576, 579)

2. Establish target numbers of presently homeless or at-risk residents who will be housed in the downtown area, not in tents, but in structures. (DEIR pp 31, 83)

3. Importantly, the very fundamental language about housing affordability lacks precision necessary to be relevant and actionable. Specifically, the term "affordable housing" is a gross misnomer. The HUD standards applicable to the Bay Area, define affordable rental housing (for a family of 4) as housing affordable to households with incomes between 40%-80% of the area median income (AMI), or \$49,560 to \$98,550 per year. The average income of Oakland households who live in the flatlands is approximately \$42,000 per year. In other words, no working-class family in Oakland can afford what qualifies as "affordable housing." "Extremely Low Income" is HUD's term for households at 30% AMI, or below (incomes of \$37,170 and below). For homeless persons or households displaced through unaffordable rents, the average income is \$22,000 per year. No housing is developed that is affordable for these households. Unless these households possess a HUD "housing choice voucher (Section 8 certificate ... where the waiting list has been closed since 2014), their only available alternative is living on the street. The DOSP must appropriately re-name the housing needed not simply as "affordable housing," but must address the massive provision of housing for "No Income to Extremely Low Income" households. The DOSP must appropriately re-name the housing needed not simply as "affordable housing," but must address the massive provision of housing for "No Income to Extremely Low Income" households.

5. Include affordable housing for no-to-very-low income residents as a community benefit, with appropriate incentives, and set as a goal to house all current downtown residents rather than displacing them, which will allow us to improve areas currently used as campsites. (DEIR p. 97, 578)

6. Sadly, the Plan persists in apparent reliance on the City's Affordable Housing Trust Fund the size of which to date is unknown. The mechanism for building this trust fund is fundamentally flawed. "Impact fees" can never adequately be a substitute for building affordable units. The maximum "impact fee" is \$22,500/unit -- less than 60% of which goes into the trust fund for the production of affordable units. The current cost of producing a 2-bedroom rental unit is \$600,000 to \$700,000, minimum. Naturally, developers of market-rate housing will choose to pay the "impact fee" instead of building "affordable units". This flawed funding mechanism leads to the unacceptable outcome of "affordable units" incorporated in market developments at less than 3% of the units. The build rate of affordable housing is totally outpaced by the development of market rate housing, so that less than 7% of all new units since 2015 are affordable at any level. The DOSP should directly address Oakland's urgent need to adopt "inclusionary housing standards" (requirement of a certain percentage of affordable units in any multi-unit project) as all other Bay Area cities already

7. [T]he scourge of encampments, car and RV camping along with the attendant health risks should be addressed discreetly with separate strategies and programs. The Plan area is home to 25 major encampments and one ad hoc RV parking locations. The DOSP should institute a quarterly census of people living in encampments, cars and RV's as a metric of progress and a barometer of effectiveness. (DFIR pp 31, 83)

The Bad

There is a disconnect between the plan assumptions and the experienced reality of downtown Oakland. Generally, the disconnects infer an optimistic future which is not realistic. For example, the assumption that there is a relatively stable base of affordable units p.78, does not match accelerated displacement and the subsequent flow into homelessness (47% increase between 2017 and 2019).

The Ugly

The DOSP does not demonstrate concrete steps to improvement in homelessness and is at best anemic (less than ambitious) in defining programs. Illustratively, revised Strategy H1.4 p.90, states: "Study increasing the City's affordable housing impact fees, with a goal of potentially dedicating a portion of the new revenues generated to affordable housing production in downtown." The absence of a results orientation and measurable steps toward concrete results, damages the Plan's credibility. As part of the equity strategy, establish target numbers of presently homeless or at-risk residents who will be housed in the downtown area, not in tents, but in structures. (DEIR pp 31, 83)

The DOSP goals are in conflict with articulated improvements. To illustrate, currently 24% of the units in downtown are income restricted; DOSP targets 15-25% of new units at some level of affordability; this will actually reduce the percentage of affordable housing in the Plan area and works against achieving equity objectives.

Achieving a diverse mix of housing within the Plan area requires ambitious and creative financing alternatives. New 2017 Opportunity Zones should become the focus of development for all levels of affordable housing including no to very low-income housing.

Provide zoning provisions to meet a substantial goal of housing that relieves homeless encampments in Lake Merritt parklands and along the Lake Merritt Channel

The plan must offer effective solutions that will eliminate encampments along Lake Merritt's shoreline and the Channel by providing housing and services for the campers. The maintenance of this parkland is in part severely challenged by homeless individuals resorting to camping there. One of the plan's measures of success is "the number of people moving from homelessness to transitional and permanent housing increases..." (p. 95). This aspirational statement is not backed up by zoning provisions and strategies to accomplish it. There should be an additional goal to reduce the number of encampments. The plan's current statement won't make a dent. The plan should provide for a truly significant number of units of affordable housing at the deepest levels of subsidy to begin to address the increasing number and size of encampments. The plan calls for up-zoning for residential development. This is a mistake that should be corrected. Increased density is acceptable under a two-tier zoning approach that allows greater heights/more dwelling units in exchange for significant community benefits such as affordable housing. It's disappointing that the Incentives Study commissioned by the City will not be available until after the period for making comments on the plan and draft EIR is closed.

3. "Housing" should be "Housing & Homelessness."

4. "Homelessness" is a new and pervasive land use phenomenon that is not likely to disappear and must be given serious treatment in the Plan.

Housing and Affordability – Chapter 02

- Consider renaming this chapter: "Housing and Homelessness." Affordability is a "strategy" uniquely applicable to "housing" and to "homelessness."

- The City should implement an active policy of "land-banking" to the maximum extent feasible, including inventorying and acquiring excess land and buildings in Oakland from private sources as well as from other governmental agencies to serve unmet housing and homelessness needs.

- (Page 78) The data provided in the 'graphical statistics page' is not current, and should be updated.

- (Page 81-TYPO) In the "Key Findings ..." box, at "3., "Polumakers" should be "Policymakers."

- (Page 81) In the "Primary Challenges ..." box, a new finding is needed to define and distinguish "affordable housing" (which typically includes housing serving 50% to 120% AMI) from "homeless housing" (which is affordable for households at 20%/30% AMI and below). Housing for homeless and those of extremely low incomes is rarely included in goals for "affordable housing." and consequently is almost never produced.

- (Page 81) in the Key Findings ...” box, at “1., “overestimated’ statistics do not concur with ‘Point-in-Time’ counts.
 - The discussion and treatment of “homelessness” is scattered incoherently throughout the chapter, which makes it difficult to parse coherent treatments of either “Housing” as a subject or “Homelessness” as a subject. “Housing” and “Homelessness” should be treated separately within the chapter.
 - (Page 85) At “Strengthen protections ...,” the statement: “The City should amend the Condominium Conversion Ordinance to expand the units covered ...” is contrary to the intent of the ordinance (“no loss of rental housing”) and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council.
 - (Page 86) The final paragraph lacks a corresponding “action item.” This paragraph should also be more expansive in ensuring “value capture” arising from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” -- which is Oakland’s critical need -- and should more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe parking sites, in addition to micro units and accessory dwelling units (ADUs).
 - (Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is “extremely low income housing.” The objective of any “leveraging” of city-owned land must be to accomplish that same goal.
 - (Page 90) Reconsider Paragraph H-1.3. Oaklanders love their libraries and desire them to remain as unique places of culture and interaction that belong to all residents. The City is not yet so desperate that its libraries must be constructed with housing above.
 - (Page 91, Paragraph H-1.7) If the City’s RHNA goals are to be achieved, mechanisms must be defined and established to assure that the goals are not just ‘aspirational., but that operational mechanisms are in place and are implemented toward making the goals attainable, and thereby to avoid penalties by the State for non-achievement.
 - Oakland must enact an “Inclusionary Housing Policy and Program.” Oakland is alone in differing from all other Bay Area jurisdictions that have impact fees and also have and enforce “inclusionary housing requirements.” (The two policies are not contradictory.) Oakland has long graduated from the mistaken belief that “if requirements are put on development, developers wont build in Oakland.” The 9,000 housing units nearing completion belie that idiom; the lack of which is the reason that only 3% of newly built housing is affordable, none is housing for extremely low-income households.
 - The most vulnerable of Oakland populations are long-time seniors on fixed incomes. Unable to adjust to rent increases that outstrip adjustments In Social Security and other fixed income sources, income for this demographic is quickly outpaced by inflation increases making the elderly more susceptible to loss of their housing with few, if any, alternatives to find or maintain shelter. Strategies such as “income subsidies” should be recommended.
 - Years ago, City Council adopted a uniform requirement of “25% Affordable Housing” in all “redevelopment areas” ... this includes the DOSP. For possible attainment of Oakland’s RHNA targets, 50% of the required “affordable housing” must be for households at “extremely low income” (30% AMI and below).
 - Precincts formerly with high concentrations of Black residents have been particularly decimated by displacement, evictions, gentrification such that in just the last decade Oakland’s Black population has decreased by almost 30%. The DOSP must incorporate strategies that stabilize, vitalize, regenerate, preserve, protect, and economically enables the City’s Black population. [Race & Equity]
- the Plan itself, particularly the affordable housing strategies and policies, falls short of providing concrete equity solutions
- issues of housing affordability, displacement of existing residents and businesses, and homelessness as some of the most urgent concerns they want the plan to address; Without specific, concrete strategies and policies to address those issues, the Plan will not accomplish its stated goals to advance racial and economic equity
- A primary concern is that the Plan goals for affordable housing are far too low
- The plan presents a range of goals, from 15% to 25% of new development, for future affordable housing construction. This will result in a reduction in the percentage of downtown housing that is affordable. Coupled with vacancy decontrol requirements in rent control and the threat of loss of housing from condo conversion, demolition, and other causes, this will result in less diversity downtown, not more. And because there is a disparate impact on people of color, seniors, people with disabilities and other protected classes, it raises significant concerns about fair housing and the potential for exclusion rather than inclusion

[Plan's] goals fall far short of what the City needs to do to meet its Regional Housing Needs Allocation targets by income level. As noted in the City's Housing Element, the RHNA numbers for the 2015-23 Planning Period allocate 28% of the City's housing need to the very low and low income categories, and an additional 19% to moderate income. A housing production target of 15%-25% falls short of this ratio, which is of particular concern given the current imbalance in what has been permitted to date

Prioritizing housing affordability is all the more critical because the City has failed to meet its RHNA needs for very low, low and moderate income housing but has greatly exceeded its need for above moderate income housing. Since 2015, the City's building permit activity has yielded more than 92% above-moderate income housing units (not affordable to the vast majority of the City's existing renters and first-time homebuyers) and less than 8% affordable units. The "housing balance" is even worse in the downtown area

The Housing section needs to be specific and concrete. We need something more than just an inventory of existing programs and policies. Language like "explore" and "consider" are not a plan – they are what is supposed to happen in the course of developing the plan. As the City develops the Draft Plan and in particular the implementation section, specific policies, strategies and potential resources should be identified and the City should commit to pursue those to the maximum extent possible

We believe the Plan should set ambitious targets that more closely align with actual needs, calculate the gap in resources and policies needed to achieve those targets, and then lay out a plan to fill those gaps. A simple continuation of existing policies will not achieve this, since to date existing policies have yielded only 8% affordable housing compared to 92% higher end market-rate housing

The Plan contains almost no actions to address current homelessness or prevent further homelessness from taking place - The chapter on Housing and Affordability must include strategies and policies to address this issue. We recommend the addition of a fourth outcome and set of supportive policies that are explicitly focused on better assistance for the current unhoused population – including strategies that provide permanent housing and not just temporary or transitional housing – and measures to prevent further homelessness

H-1.2: This policy should more explicitly reference policies already established by the City Council with respect to surplus public land. Specifically, this policy should read "Leverage the city's inventory of publicly-owned land by adopting an ordinance to implement the policies in the City's adopted public land policy, Resolution Number 87483 C.M.S. adopted on December 11, 2018

H-1.6: This policy should refer to creation of multiple new revenue streams dedicated to supporting construction and preservation of affordable housing. While EIFDs are one such approach, it is not the only one. We support the use of a range of value-capture approaches, and these should be called out in addition to EIFDs

H-1.7: We are not in agreement with the proposed target breakdown of new affordable units by income category.

H-1.12: We support studying an inclusionary housing policy as an addition to rather than a replacement for the existing impact fee. However, if the City is considering replacing the impact fee with an inclusionary zoning requirement, it must ensure that any inclusionary requirement produce the same number of units, and at the same depth of affordability as the fee would yield. If an inclusionary requirement is adopted, the City should provide enough flexibility to allow this to be met not just by affordable units within a market-rate building, but also through subdividing larger parcels to permit adjacent market-rate and 100% affordable projects, and allowing the affordable units to be built on adjacent or nearby parcels

H-2.3: We strongly support expediting the review and approval of 100% affordable projects. We recommend adopting provisions for ministerial approval of affordable housing projects that conform to current zoning (including any density bonuses provided). At a minimum, this should include adoption of procedures and training of staff on the applicability of SB 35 streamlining and other State laws, but we urge the City to consider streamlining measures that go beyond basic State requirements

H-2.4: We are opposed to replacement of the current condominium conversion ordinance that would change its basic purpose. The condominium conversion ordinance was not adopted to provide enhanced opportunities for homeownership. It is intended to protect the city's rental housing stock from being diminished. Revisions to the condominium conversion ordinance must continue its basic objective, to ensure that there is no net loss of rental housing as a result of conversions

As Planning staff are aware, we have been working for several years on changes to the condominium ordinance that would extend coverage to 2-4 unit buildings, strengthen the requirements for "conversion rights" to ensure that genuine replacement units are added to the rental housing supply before conversions can take place, provide for better noticing, and ensure that tenants get adequate relocation assistance and priority for the replacement units. Planning staff has been consulted on this language and we are surprised to see a different proposal here. This language should be deleted and replaced with language that is consistent with the efforts already underway

H-2.9: Provision of supportive services is important for affordable housing and critical for SROs and housing targeted to people with special needs. This Policy needs to be more specific. The City should pro-actively work with Alameda County and other entities to provide multi-year funding for services. Currently most services are funded only annually even though the housing is restricted to these populations for at least 55 years. This poses particular challenges for SROs and other special needs housing

H-2.10: The City's affordable housing regulatory agreements already require prioritization of units for people who were displaced by "no-fault" evictions. The City should consider expanding the definition of displacement to include persons who were forced to move due to an unaffordable rent increase or series of rent increases (with appropriate documentation)

H-2.14: We strongly support measures to ensure that housing meets, at a minimum, basic habitability standards. At the same time, any pro-active inspections and enforcement must include provisions to protect residents from both direct displacement due to the rehabilitation work needed and economic displacement from the pass-through of the costs of that work in the form of higher rents that may be unaffordable to low income tenants.

If the overall targets for affordable housing cannot match the RHNA, affordable housing targets must prioritize those with the most pressing needs— households with lowest incomes

The measure of success for cost burden should be disaggregated by income level. Replacing low income households with above-moderate income households may result in lower average cost burden across all income levels as a whole, but it will not reduce cost burden for those households who are currently cost-burdened or severely cost-burdened, as those are concentrated in the very low and extremely low income categories in particular. We need to see measures of cost burden by both race and income level

Peter: Specific plan implementation Committee – who's on it? Historic and member of Public [BM: can't have a formal LPAB member on the committee – don't include this note in comments]

City response: we welcome suggestions

Alvina Wong: How are we prioritizing in West Oakland Specific Plan? What is the plan for prioritization?

Klara: Incorporate MM. DEIR Cultural (1A—if?) into plan as proposed

Suggesting an update in the LLAD (CH-1.6, p.182, draft EIR p.622), which has already failed more than once, cannot be considered realistic in addressing this need.

Add Chinatown Chamber as a partner in the implementation table (Chapter 7)

Prioritize implementation and improvement of existing resources

Implementation chapter should have teeth to prioritize existing resources

Implementation—This section is very weak. There are no estimates for recommended capital improvement cost or identification of sources of revenue to pay for improvements.

City already has publicly accountable, community-sourced organizations that implement improvements like these—the Business Improvement Districts. To ensure these important benefits actually happen, the Plan should recognize existing channels of public private partnership and proven effective implementation.

Where will money come from for policies related to investment in senior centers?

Would like to see libraries under the capital improvements section [of the implementation matrix]

What is the funding for undercrossings?

Do you have the resources to implement the plan? Are other cities doing this? Can we learn from them? Need a robust and actionable implementation section with funding sources and staffing long-term

Peter Birkholz: Oakland Alameda Access Project – detrimental to Waterfront Warehouse District

Manus: Roadmap to get to implementation

Manus: Anticipate the mechanisms that will allow implementation to happen

Monchamp: Page 259 (implementation table) clarity around cost and timing

Bill G: regarding implementation, we should think of it in five-year increments to stay ahead of trends

What is the plan for prioritization of actions in the implementation table? What is the criteria for implementation? Need a roadmap for how recommendations in the Draft Plan become real projects

- City response: the timeframe is a proxy for prioritization (short, medium and long term actions); periodic reporting on the Downtown Plan (reporting on the Measures of Success) and the implementation working group convened to continue oversight of the downtown plan will also be an opportunity to ensure progress on the plan meets the community's desired priorities

Some items in the action table are vague; some are specific. For example, need to make sure that instead of sending a task to Cultural Affairs, the plan is specific about allocating general funds to that particular task.

- City response: we welcome feedback about making more definitive actions by CAG members submitting detailed comments identifying partnerships, funding sources, etc. (where possible) to make the action more concrete.

Some items that are on the action/policy lists aren't in the implementation table

Focus on fees (complicated formulas (i.e., incentive program) is not helpful; Is there a way to prevent challenges to approval of projects? If a project is ministerial, but it still needs to go through CEQA, that is a problem - Not requiring a Conditional Use Permit (CUP)

- Looking into ministerial design review for downtown (not sure it will work)

- What triggers CUP/Variance and other discretionary approvals now in downtown?

- If we just allow more development, we will not make a plan that is in the community's interest

- Vancouver makes it work with land lift

- Fees are worthless - only 200 units could be built (a drop in the bucket)

- Got to >30% affordable only with redevelopment funds, need fees (or rents so astronomical for market that it subsidizes)

- Affordability requires outside funding (doesn't happen with all private capitol)

- Need to tax/charge fees for development

(Policy H-1.10 p.91) EBPREC:

- Are there Zoning code regulations that get in the way?

- SF and San Jose both have projects that have challenged the building code

Peter: Last week -big conference re: GHG's not talking about reducing carbon embodied energy of structures within existing buildings (not in the scope of CEQA, but could be addressed in plan)

Pete: Green building ordinance - does tack on requirements (demo findings) when historic buildings are demolished

Pete: Also, we now have soft-story retrofit ordinance

Peter: Include info re: soft-story program

Klara: Delete Action 74 p.276 (update demo findings on periphery and potentially erodes already fragmented)

Klara: Delete Action 54 p.270 bullet#3 (add height on parcels); only allow TDR to be transferred away from historic areas

The Main Library should be on the list of action items on the capital improvement plan.

The Draft Downtown Oakland Specific Plan does not list the library as a financial recipient in the capital improvements list. I would ask that the library be added to the list in the next draft plan.

Process for follow-through: Require reporting and oversight. Periodic assessments (such as twice a year) must be prepared and presented to the officially-designated implementation committee, then reviewed by planning commission or city council.

Previous plans have not been evaluated for efficacy, success, development targets, or equity results to our knowledge

- Would like to see libraries under the capital improvements section [of the implementation matrix]

Naomi: Action step 54 and 74 contradict historic preservation

Fearn: Implementation - incentive zoning is key piece - need clear program

- Sometimes Planning doesn't know what's happening with DOT

Our primary issue is with the plan's failure to ensure that sufficient maintenance and upkeep of the Lake Merritt parklands will be provided now and into the future. The plan proposals and related mitigations don't address the predictable increase in their use by the projected increase in population of more than 50,000 residents.

For that reason alone the plan must propose a realistic financing method that will provide a steady, dedicated stream of revenue sufficient for parks maintenance needs and permanent upkeep. Libraries are key city assets on the same level as parks, roads, and community centers. If “two-branch libraries” worth of service population is going to be added to the downtown area, it is essential to include libraries as part of the DOSP list of capital projects. At present, the only reference to libraries in the capital projects list is a passing reference to making AAMLO more welcoming to African American users. Libraries are essential to the wellbeing of the downtown community and their increased capital needs must be fully funded to cover the population influx the DOSP projects. These baseline city services cannot be left to the uncertainty of “community benefits” or optional developer incentives. A dedicated library capital item should include a new or remodeled Main Library, as an upgraded or rebuilt Main Library is the most logical way to accommodate the bulk of this new demand. The younger generation that is increasingly populating our downtown are part of the sharing economy that will have greater expectations of the library and the services that modern libraries provide. This potentially includes HUB small business start-ups, cafes, meeting rooms, data and internet access. The DOSP needs to reflect a Main Library that is consistent with a new generation of users. A Main Library is not just for the people who live within certain narrow geographic boundaries. With Oakland Unified School District (OUSD) increasing disinvestment in school libraries, there is greater demand on our city’s libraries to pick up the slack. With OUSD abandonment of adult literacy programs, Second Start Literacy at Main remains the last free opportunity to learn to read with individual tutoring. The Main Library serves the entire city, and its centralized services are the nerve center for the entire library system as we discovered last month with the internet. If the Main Library goes down, the entire system goes down. All aspects of library operations are orchestrated at the Main Library: deliveries, processing of new materials, cataloguing, outreach vehicles and library administration. Libraries are central to accessing information, accessing opportunity and accessing refuge. In an increasingly dense society, our library facilities need to be considered central in our effort to respond to emergencies, natural or man-made. The high percentage of support for libraries as reflected in passage of Measure D reflect an overwhelming regard the community holds for our libraries as focal points of the community.

Thank you for the opportunity to participate in the Downtown Specific Plan process by identifying areas for potential partnerships with The City of Oakland that will only serve to amplify the strategic and impactful projects already undertaken by the Uptown Downtown CBDs. The areas where we anticipate being of the most value relate to public space management, public and private space activation, wayfinding, retail activation (such as pop-ups), and marketing.

We were thrilled to notice that the Uptown Downtown CBDs had already been listed as potential partners in numerous places in Chapter 7, Implementation and Engagement. Thank you for that. We would kindly request that in all areas listed, that our organization be consistently named “Uptown Downtown CBDs”. Please see below for the list of specific implementation actions and corresponding categories that the Uptown Downtown CBDs have identified as opportunities for potential partnership (these are in addition to those areas already identified):

City Policy/Regulation, Item 68
City Program/Service (Economic Opportunity), Items 75, 77, 78, 79, and 84
City Program/Service (Culture Keeping), Items 99, 100, 107, and 149

The “Table of Contents” should be a clear “Directory”

compare with other cities as the center of the region
Oakland and SF originally platted at the same scale
• “Youth Engagement” should be more appropriately placed as part of “The Planning Process”
Need flexibility and opportunity for improvement of this current site
The Fire Alarm site should be preserved
OHA will try to preserve both the library and the Fire Alarm site
Capture the capital

Marina: Reduce baseline density

Chris Roberts: 5 story razed for 40 story

Naomi: Historic buildings are assets, not obstacles

East Bay for Everyone supports the priorities and values expressed by the DOSP. We applaud its recognition that Oakland requires vastly more housing at all levels of income to prosper, and that Downtown Oakland is a transit-rich area with ample opportunities for equitable growth—growth that centers equity, prevents displacement, houses rather than hides people experiencing homelessness, and keeps continuity with existing culture. While the DOSP makes important

statements and identifies steps towards equitable growth, more work must be done.

In addition, EB4E supports zoning incentive strategies to capture planning value conferred upon private development insofar as it socially and racially integrates new, private development. Zoning incentives, however, should be a complement to, rather than the core of, DOSP's affordability strategy.

p. 224 & 225: Waterfront warehouse district - name the district, clarify zoning [see photo of map in email from B Mulry, 10/14/19. Ensure consistency between Plan and EIR]

The contents of Table LU-3 are reproduced in the draft EIR as Table III-2, so this appears to be a serious proposal to destroy the Waterfront Warehouse District.

we have had multiple meetings with Staff over the past few years regarding our desire to submit for a high density residential development on the corner of 25th Street and Telegraph. This development would encompass 2430-2440 Telegraph and 489 - 493 25th Street. Staff repeatedly told us not to submit during the Specific Plan process. We are now several years down the road and others, who have submitted plans, are shown in the plan; we are left with nothing shown and much more involved, costly process should we pursue a development. We would like a large proposed residential building shown on the opportunity sites map in the DOSP. If we need to submit an application despite being told not to, then we will do so. It is an excellent location for housing, or alternatively office or a hotel.

Figure LU – 3: We would like you to add 456 25th Street, 489-493 25th Street along with 2434-2440 Telegraph to the list of opportunity sites as these should be redeveloped.

Daniel Levy (OHA): Inconsistency in DEIR – Greyhound and library not consistently marked as opportunity sites (plan p.224 & 225, p.344 & 340 of DEIR- exists buildings: doesn't show library as existing building) [see follow-up email from Brian Mulry to Lynette Dias]

Oakland's infrastructure is crumbling, our sewer and water system is close to collapse - I had a conversation with one EBMUD engineer who said that 80% of Oakland's infrastructure was at the point of failing, and had no ability to support the capacity that the city was expecting it to bear. We do not have reservoir capacity to support increased water demands, we have already had rationing with the number of people here, and climate change will make this worse.

We understand that there is an "opportunity site" mapping on the Main Library and Fire Alarm Building sites in the draft downtown plan. In general, historic sites should not be mapped as opportunity sites, since that might give the false impression that we want people to build on them, contravening the Historic Preservation Element of our General Plan and the stated intentions to preserve Oakland's cultural resources. We will comment more fully on that general approach in our overall letter, but here we specifically discuss the Fire Alarm Building, which has been subject to at least four previous attempts at obliteration. These comments pertain both to the downtown plan and to the EIR.

The Fire Alarm Building is a 1911 historic building designed by Walter Matthews. We are familiar with it because we have advocated for this site to remain part of the Lake Merritt park environs for many years, on occasions when development ideas popped up. We continue to advocate for this site as a park resource, a historic resource, and a public asset. A number of people associated with Fire Department have also long had an interest in the building and in the historic equipment which remains in place, valuable remnants of what was once a state-of-the-art fire alert system. We are therefore copying retired firefighter and Oakland historian Ed Clausen, a boardmember of the Alameda County Historical Society, on this letter.

The Fire Alarm Building is currently zoned as open space on the city zoning map, as it should be. This site was originally purchased with park bond monies. In commenting on the Downtown Plan, Oakland Heritage Alliance will be once again reminding everyone that it is not an "opportunity site," that it is a publicly-owned historic building, and that it should remain zoned as open space or parkland. If it were to be reused in the future, it should be designated for potential use by the public library, just across the street.

See Attached DRAFT Letter. If needed the Coalition of Advocates for Lake Merritt can probably find a copy of the original, but the gist is evident. John Klein of CALM, a professional paralegal, did extensive research at the time, when the city's redevelopment agency was attempting to sell this land for an apartment building to be constructed by a private developer, part of a worrying trend to de-acquisition public assets. Jens Hillmer might remember all this. Several people met with then-Mayor Brown, John Sutter, and then-Redevelopment Director Bob Lyons, at the site, to discuss that it must remain part of Oakland's parkland assets. Mayor Brown got the point. The apartment project moved to another site. We still firmly believe that public assets should remain public assets.

The zoning and use designation for the Fire Alarm building should be "public facility" and "open space." It is incorrectly labeled under Land Use and Urban Form, chap. 5, pgs. 217 and 221, figs. LU-10a and LU-11 as an "opportunity site". This public property should be deleted from the set of parcels available for development. It is correspondingly mislabeled in figs. 111-9. 13 and 14 in the draft EIR.

if downzoning or more intensive restrictions, such as view corridors or shadow ordinances, are imposed, EB4E will expect that the additional vehicle miles travelled arising from such changes will be studied and addressed in the DOSP EIR.

Retain the existing height limits of buildings facing the lake to avoid shadows on parkland

The Land Use Intensity designations of the Lakeside and Lake Merritt Office District neighborhoods (fig. LU-10a, p.217) were subjected to intense scrutiny by the Planning Department and City Council during the 2006-2009 rezoning of this area. The Council specifically voted to reduce proposed height limits of 65'/85' to 55' for the residential community facing Lake Merritt between 14th and 17th Streets and from Lakeside Drive to both sides of Alice Street. The plan must retain the existing land use intensity and height limits so as not to obstruct views from and of the Lake. New housing, office buildings, and parking, especially in the Lakeside neighborhood, should not overshadow the lake, the surrounding parkland and the recently improved Snow Park. In addition to advocating for keeping the existing height limits, we support the mitigation proposal to add a shadow study to the Standard Conditions of Approval for a project that is "at or adjacent to a public or quasi-public park" (AES-1, draft EIR, pgs. 398- 399).

There is no analysis of the Howard Terminal Option "impacts" in the context of the Draft Plan. The EIR cannot simply state that there is one outcome for the Specific Plan if the HT Option does materialize and another if it does not, without any analysis of the environmental impacts of that project and the evaluation of mitigation measures. EIR must consider the environmental impacts of the HT project on land use decisions

The exclusion of a robust discussion of the current and potential future impacts of operations within HT area from consideration in connection with the DOSP fails to satisfy the requirements for a complete EIR. The Specific Plan and the EIR have been designed to carve out the significant Port and rail operations which occur in this area. the rail corridor itself is occupied with both slow moving and stopped trains accessing Union Pacific's nearby intermodal and manifest rail yards

The Specific Plan includes plans for zoning changes which are designed to increase the density of residential development in the area adjacent to and in the vicinity of the Embarcadero. While generally noting that both Union Pacific and Amtrak utilize rail line that runs down the center of the Embarcadero, and through other areas of proposed increased residential development, the EIR fails to adequately address the potential impact of noise and diesel emissions from those operations, together with the unique traffic issues arising from such development in the context of this setting

The proposed [Jack London] Maker District would restrict the height, density, and maximum FAR of properties in this four block by two block area to a maximum of 55 feet in height, FAR of 3.5, and density of 300 SF

- In contrast, properties immediately adjacent to the proposed Maker District, several of which are identified as "publicly-owned," along both 880 to the north and the railroad tracks to the south, would be permitted as much as 275 feet in height FARs as high as 17.0 and maximum densities of 90 SF and 110 SF respectively

The DEIR fails to study alternatives for development of the properties in this Maker District consistent with the significant height and intensity allowances proposed for the adjacent parcels both to the north and south

Our client feels, and would ask the City to address, that the creation of the proposed Maker District would be inappropriate for the highest and best uses of the properties in this area of the Jack London District, especially considering the Plan's stated desire to maintain truck routes along 3rd Street

The DEIR briefly references the "Howard Terminal Option" whereby the proposed Maker District would be discarded and allowable intensity for development of the parcels in this area would be increased in conjunction with the construction of the proposed Oakland Athletics ballpark. However, the DEIR fails to study this option or its potential impacts. The environmental impacts of the Howard Terminal Option, as well as the potential development of the nearby Maker District, should be studied irrespective of whether the ballpark is approved to be built at Howard Terminal

While the DEIR states that the Jack London District is to be a node for "intense development" and the area of the City with the greatest number of expected future residential units, the Plan proposes islands of restricted intensity along 3rd Street on both sides of Webster Street. The DEIR contains little explanation for, analysis of, or evidence supporting the proposed maximum height, FAR, and density restrictions for these islands of properties. Further environmental review with respect to the Plan should include a study of alternatives for development of the Maker District and along 3rd and 4th Street consistent with adjacent parcels throughout the Jack London District, including alternatives allowing for significantly greater height and density for both commercial and residential uses.

We further request that future iterations of the DEIR and Plan include evidence supporting any intensity restrictions for specific areas of the Jack London District

Create "industrial sanctuary" zones which include policies for exclusion of and buffering from inconsistent land uses and provision of safe and efficient heavy truck routing.

Port's letter directs the EIR to include more discussion re: West Oakland Specific Plan policy related to industrial nature of the area and the vision for the 3rd St. Opportunity Area, which could similarly be (addressed in an abbreviated fashion) in the DOSP

Reduce existing excessive by-right FARs, height limits and residential density to promote community benefits, including affordable housing and TDRs to preserve historic buildings. The Specific Plan provides an opportunity to correct the mistakes of the 2009 rezoning that provided excessive by-right height limits and FARs, which eliminated any incentives for developers to provide community benefits, such as affordable housing and acquisition of TDRs from historic buildings in exchange for increased height, FAR and residential density on their development sites.

Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs. The Plan should require that new structures be visually subordinate to contributing buildings so as to not visually overwhelm the API/ASI and potentially compromise its API/ASI eligibility. This means that the heights of new buildings need to be lower than the tallest adjacent contributing building and sometimes significantly lower. This is especially important in Old Oakland, where the current by-right height limit is 55' (increased by 5' in 2009) while the tallest contributing buildings are about 45'. This must be reflected on any height/FAR maps that come out of the plan.

Ensure that new structures within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) be visually subordinate to contributing buildings by avoiding excessive architectural contrast with contributing buildings. This should be addressed in the Design Guidelines to be prepared as part of the Specific Plan.

Provide a robust Transferable Development Rights (TDR) program. Although the plan calls for a TDR program, an actual program mechanism has still not been provided. A TDR program was called for in the General Plan's 1994 Historic Preservation Element. The program still has not been implemented, despite the major resources dedicated to the Downtown Specific Plan and previous major land-use policy documents, including the 1998 Land-Use and Transportation Element, the 2009 Downtown Rezoning and the 2014 Lake Merritt BART Station Specific Plan. The San Francisco model could be adopted almost verbatim in Oakland. See the Historic Preservation Element and the attached 2013 Seifel report on San Francisco's Transfer of Development Rights Program for further discussion.

Provide a list of recent tall downtown buildings indicating heights in feet, number of stories and floor area ratios. This information is needed to assist staff, consultants, decision-makers and the public in assessing current market demand for buildings of various heights and their visual impact.

OHA-recommended height limits (with map attachment) apply to historic areas identified as Areas of Primary or Secondary Importance as defined in the Oakland General Plan and parcels in close proximity to these areas. The height limits are intended to reflect the prevailing height of individual historic buildings within these areas. The map's height limits are subject to adjustment, depending on: a. Continued refinement of the height limits based on further analysis of as-built conditions; b. Downtown Plan strategy for addressing height increases mandated by the State Density Bonus Law; c. Floor area ratios resulting from the Downtown Plan; d. Provision of any transferable development rights program under the Downtown Plan; and e. Ongoing consultations with stakeholders.

OHA-recommended height limits (with map attachment) includes two-tiered height limits, consisting of two numbers separated by a slash, for certain 19th and early 20th Century residential areas, composed mostly of houses with hip or gable roofs. The first number indicates the wall height limit and the second number the roof height limit if a hip or gable roof is provided.

OHA-recommended height limits (with map attachment) includes two-tiered height limits. Implementation of the two-tiered system will depend on the following provision: a. Rules for pitched roofs are established to ensure that the roof is characteristic of 19th and early 20th Century houses, that is, more or less symmetrical and with a fairly steep slope. Gable ends on street elevations should be no wider or taller than gable ends on contributing buildings. Some historic areas may not be characterized by gable ends, in which case gable ends would not be a design option.

OHA-recommended height limits (with map attachment) includes two-tiered height limits. Implementation of the two-tiered system will depend on the following provision: b. Any new construction or additions must not be an overly dominant element within the historic areas, especially in terms of height. For example, a new building, lifted building or upper floor addition should be no taller than the historic area's "character-defining height" (both walls and roof peak) and no taller than the adjacent (or closest) contributing buildings at least for a certain distance back from the front wall (or possibly within the "Critical Design Area" as defined in the Small Project Design Guidelines).

(Page 197, Figure LU-1) The "Transit Access Map" should include principal modes of travel and transit connections to and between BART stations.

(Page 201, Figure LU-3; also, Page 203, Figure LU-4) The Oakland Main Library & Fire Alarm Building sites are "public facilities" and "open space," It is erroneous and mis-leading to designate these valuable public assets as "opportunity sites." The City Council rejected efforts to designate the FAB for development on at least 4 occasions. This mis-identification should be corrected and these and similar mis-labeled parcels (such as the Laney College parking lots, and others) should be properly designated

(Page 207, Figure LU-7) The "Produce Market" appears to be an overt omission.

(Page 217, Figure LU-10a) The Land Use Intensity designations of the "Gold Coast" area were subjected to intense scrutiny by the Planning Dept and City Council during the 2006-2009 rezoning of the CBD area. The Council specifically voted to reduce proposed height limits of 65'/85' to 55' for the residential community facing Lake Merritt between 14th & 17th Sts and between Lakeside Street to both sides of Alice St. The existing Land Use intensity and height limits should be retained both for less obstruction of views to the Lake and for less compaction of density of this residential neighborhood "area of primary importance (API)."

(Page 217, Figure LU-10a) The map neglects to include the recent closure of 20th St and the related expansion of Snow Park.

(Page 217, Figure LU-10a) The zoning designations for parcels of the Oakland Main Library & the adjacent Fire Alarm Building should be re-designated as "public facilities" and "open space."

(Page 217, Figure LU-10a) In order to realize the benefits of "value-capture," up-zoning in general should be carefully considered and sparsely utilized.

(Page 218, "Zoning Code Update." All development benefits from City infrastructure – police & fire, streets, utility mains, lighting, traffic control, rubbish collection and disposal, sidewalks & parks, governance, etc. Consequently, all development should be required to give back through an assemblage of relevant "community benefits." A system of "community benefits" should be a required section of Planning and Zoning compliance.

(Page 221, Figure LU-11) The Oakland Main Library & Fire Alarm Building sites are "public facilities" and "open space." This mis-identification should be corrected; also at Figures LU-12, & LU-13a.

Include descriptive maps and diagrams (attached to comment) for the West Oakland Walk (W.O.W.) originally included in the West Oakland Specific Plan in the DOSP either in the main body of text or as part of the Appendix.
Include full text description of the West Oakland Walk in the main body of the Downtown Plan.

Require DESIGN GUIDELINES for ALL Cultural Districts and areas with architecturally relevant buildings in order to result in HIGH LEVEL Design to create FUTURE historically relevant buildings. If not in an arts district, where else? Perhaps another area would be the waterfront for truly signature buildings.

(LU 2.3) Cultural Districts Program: Each Cultural District should specify community priorities by district.

INCORPORATE THE ZONING INCENTIVES STUDY: The outcomes of the study, which must redefine its scope to start from a lower baseline than current zoning, will better inform our ability to adequately respond to impacts on the DOSP or EIR.

The report is due mid-November when final comments to the EIR are due October 22, 2019?

Retain ALL light Industrial zoning not just on 25th Street in the AGD, but compare to current zoning (see letter for map) and apply to the rest of the AGD area as well as make this type of light industrial/clean industrial zoning as an option for ALL ground floor spaces in DT. Oakland MUST engage in retaining as much industrial light manufacturing zones as possible. Please also reconsider the conversion of industrial to residential in the estuary area. PLEASE REFER TO CHARACTER MAP on PAGE 211 of the DRAFT DOSP. (NOTE: the SPOT ZONING THAT HAS TAKEN PLACE as indicated in the Current Zoning Map for the City of Oakland)

Shared workspaces aren't neighborhood-friendly retail – would rather see cultural uses

Height limits are misleading – exceptions are being granted right now for projects in Old Oakland neighborhood

Share the downtown study (circa 2013) with EPS

any consideration to downzone? Limited now by SB330

What are the "trigger points" that catalyze community benefits?

Provide incentives such as areas of lower FAR or density, so that density bonuses and other community benefit incentives will be feasible and attractive for developers

Include affordable housing for no-to-very-low income residents as a community benefit, with appropriate incentives, and set as a goal to house all current downtown residents rather than displacing them, which will allow us to improve areas currently used as campsites

OAKLAND WATERFRONT WAREHOUSE DISTRICT: please do not increase FAR or density of this historic district, which has been formally listed on the National Register of Historic Places since 24 April 2000 and is designated as an Area of Primary Importance by the City of Oakland. Table LU-3 in the Plan (page 224): proposes to change a portion of the WWD from FAR 5.0 to FAR 12.0 (please see ID 20).

The Plan also proposes to designate an area outside the WWD as part of that historic district (please see ID 34). I am sure Board members agree this is absurd, since the area is not adjacent to the WWD and contains only newer residential buildings.

WHOLESALE PRODUCE MARKET: please do not increase FAR or density of this Area of Primary Importance as proposed in Table LU-3 of the Plan (page 224). Increasing the FAR from 1.0 to 2.5 will guarantee the destruction of the Market (please see ID 33). The Market is unique in Northern California, if not the entire state and is truly a character defining element of the Jack London District. If the market activity relocates or ceases to be economically viable, the City might consider increasing FAR and density (more than currently proposed), but now is NOT the time.

LOWER BROADWAY: please do not increase FAR or density of this Area of Secondary Importance where there are six one- and two-story buildings dating from the 1850s to the 1870s. All may need restoration and/or rehabilitation, but this is no reason to increase FAR from 7.0 to 12.0, which will guarantee their destruction.

LOWER BROADWAY: reducing FAR and adding height limits of 25 to 35 feet might ensure preservation of these historic resources, which include the oldest building in the City of Oakland (at 3rd & Broadway).

Height limits remain lower throughout Jack London and it is not clear why. Apart from specific buildings and uses which ought to be preserved, Jack London is a proven desirable office market, and deserves the same economic development opportunity as other areas of the Downtown.

We are stakeholders in the area with 9 buildings and more than 20 tenants on 24th and 25th Streets. We own many of the buildings that the DOSP describes as being drivers in the Arts and Garage District, and we are responsible for attracting the artists into several of those spaces and the area; the restrictions placed on 25th Street as described in the DOSP are restrictive and penalizing in a way that discourages owners, like us, who have long been supportive of Oakland and its organic nature for growth. We have long dreamed of building live/work style housing over many of these buildings at a density worthy of this Downtown location, and the DOSP as written eliminates that opportunity

We went through a long, expensive process of getting CUP's for these [arts] uses. If the City had zoning restrictions limiting the use to automotive only or required us to pay fees for replacing an automotive use, similar to what is being proposed for artists in the DOSP, then placing the current tenants in these buildings would have never been possible. The ability to adapt to the organic shifts in developing opportunities, coupled with the owner's willingness to invest and work collaboratively with these tenants, are the reason that this street has been activated and become an attractive thoroughfare. (Building owners have actively built the collection of tenants presently on 24th and 25th Street (New Parkway, Two Mile Wines, Local Language, Slate, etc.). This was accomplished through their efforts and desires, and it was not driven by zoning.)

Your proposed land use zoning restrictions, suggested mandate for owners to compensate displaced artists, and limitations on building height and FAR, when compared to similar adjacent areas, are all penalizing to owners that have provided an opportunity for businesses to occupy spaces in this area

Conversely, owners that continued to hold-out for higher rents or left their spaces vacant without regard for being additive to the community are being rewarded with flexible zoning, no penalty on changing uses in their spaces and increased density/heights. Those owners are able to demolish their buildings, build taller building with fewer use restrictions and receive economic benefits of not having to pay displacement fees in cases where artists' leases are up.

Instead of penalizing owners like us who have helped build the community and the culture, you should be incentivizing us to keep some of the uses that you'd like to see and rewarding them as such

You should be creating an environment in these areas, and for these owners, to benefit economically with the allowance of greater height, more units per square foot of land creating affordability for tenants like artists (less square footage for actual units), encourage live/work options, etc. (Instead, these owners and areas are being limited through various zoning restrictions and development limitations, which also run contrary to helping achieve the stated goals of additional housing opportunities.)

These owners could do even more for the artists and growth of the area if incentivized to do so with flexible zoning and fewer development restrictions, rather than being encouraged to remove artists before the implementation of this DOSP in order to avoid displacement charges.

In general, any suggestions in the policies and the preliminary draft requiring the present owners to pay for displacement or relocation costs should be eliminated. Policy or zoning requirements, such as the ones described, not only eliminates the opportunity for organic change and growth, but it penalizes owners unfairly and inhibits the control of the property that they legally deserve as property owners.

The idea of providing incentives and mechanisms to encourage the growth of the arts and art spaces is great, but requirements placed on owners is an issue

#4 Koreatown/Northgate on Page 52 – 25th Street should not be treated differently than 24th, 26th and 27th Streets.

25th should be encouraged to add housing above with flexible, mixed-use below. We would like to see 25th Street given the same opportunities provide on 24th, 26th and 27th Streets

Page 64 – The incentives and flexibility for ground floor uses in these areas makes sense.

Housing and Affordability Strategies on pages 83-86 – This section describes methods to encourage the development of more housing and diverse housing options. There is discussion around incentives for smaller housing units, artist and teacher/student housing, live/work units and other ways to create affordability and options. By limiting height to 45' on these properties and severely limiting the number of units that can be built on a site with low densities per acre, you are effectively counteracting the stated goals for housing and affordability in an area where housing makes sense.

Land Use Controls on page 148 – There are several land use controls identified to encourage more arts. If you penalize developments that directly displace existing arts and PDR uses, you are unfairly and economically burdening those owners that have helped create the culture that you are striving to keep. You are forcing those owners to carry the burden of “culture keeping” on their properties for the benefit of the adjacent owners and the entire City. You also suggest restrictions on the amount of retail, restaurants, etc., which will lead to vacancies and empty storefronts which will quickly destroy an area and diminish the street activation that is critical for all business, including artists.

Character and Intensity Strategies on page 210 – On this page in the 3rd paragraph, 25th Street is identified as a historic warehouse district, which is inaccurate and needs to be changed. In the next paragraph, the document describes a “key aspect of the economic development for downtown...” includes encouraging more housing and more spaces for art. In order to accomplish this priority, the Mixed-Use Flex concept is added. This concept makes sense and should include all of 25th Street. It should be added to Figure LU-8A. In fact, the example for Mixed-Use Flex in Table LU-1 includes our building on 25th Street, yet it is called out for Flex only. The land use designation for buildings on 25th should be changed to Mixed-Use Flex.

Figure LU -10a on page 217 – The height on 25th should be increased to 85’ and the height along Telegraph should be increased to 175’. The Proposed Max Density in both areas should be changed as well to encourage an increased number units to accomplish your desired housing goals. These changes will help encourage more housing, more affordable housing and a wider range of housing types, which will encourage the “culture keeping” that you aim to achieve.

Page 219 – Support Cultural Districts Through Zoning – This section discusses incentives which encourage the support of the arts, which makes sense. However, the section then reverts back to the concept of restricting uses and required uses, which will lead to empty storefronts and dying retail areas, which isn’t good for anybody.

Table LU-3: Proposed General Plan Amendments on page 224 – This table recommends a change for “ID 2” to include a 109 sf density and an FAR of 12. This proposed density and FAR increase helps achieve the desired goals of more housing and density. However, it is contradicted in much of the document by limiting height such that the FAR isn’t achievable and the density isn’t realistic. The General Plan should be changed to this type of intensity, and the Specific Plan should follow suit. FAR’s and densities should be modified to promote more units, more coverage and encourage the opportunity to develop smaller units that help solve the housing crises.

Request that the various plans for the West Oakland Walk (W.O.W.) originally included in the West Oakland Specific Plan also be included in the Downtown Oakland Specific plan either in the main body of text or as part of the Appendix (See sample maps in the email attachment 2019-10-18_P.Banta). Renewed request for that inclusion along with a full text description of the West Oakland Walk to be included in the main body of the Downtown Plan.

West Oakland Walk appears far less frequently than in the Draft version and that there is no text describing the W.O.W either in concept or in detail.

It is essential that the project description and the descriptive maps and diagrams for the West Oakland Walk should be included in the Downtown Oakland Specific Plan to allow readers to easily understand what we are proposing.

Neighborhood support for W.O.W. is strong and continues to grow because it is a community generated urban design proposal. The Downtown Plan presents an excellent opportunity to advance an idea that is popular across the board with all community groups in Downtown and West Oakland

Transformation by undergrounding of I-880 and I-980 in Downtown as well as the Union Pacific Railroad (UPRR) tracks on the Embarcadero in Jack London Square. These structures should be replaced with leafy boulevards and new land uses.

It is proposed that I-880 be relocated underground from Washington to Oak Streets. (See map in email attachment) To accomplish this, I-880 would begin to ramp underground south of Martin Luther King (MLK) to clear Washington Street. This is the three-block distance where Bay Area Rapid Transit (BART) ramps from below grade to an aerial structure a few blocks to the west. The freeway would then ramp up to a portal south of Oak Street where it would connect with the existing aerial structure over the Estuary Creek. Where the existing freeway ramps go underground, new ramps would connect to 5th and 6th Streets to provide local access and to accommodate freeway traffic during construction.

The excavation to underground the freeway would have to be 30 to 90 feet deep. The excavation would have to be 60 feet deep to clear the BART tunnel at Broadway. The excavation would have to be up to 90 feet deep to accommodate weaving movements to and from the Alameda Tubes. The width of the excavation would be 130 feet (the existing right of way including 5th and 6th Streets is 315-feet), enough to accommodate 10 lanes. Eight lanes should be reserved for I-880 through traffic and two auxiliary lanes that provide access to entrance and exit ramps. After construction, two lanes in each direction plus bike lanes would suffice, leaving room for a 250' wide landscaped median.

I-980 would connect to I-880 similarly as it currently operates except the connecting ramps will be in a below grade cut. This would eliminate the existing aerial I-980 ramps and as a result daylight a portion of Jefferson Square Park covered by the massive aerial ramps connecting I-980 to I-880. Access to I-880 in Downtown will be at 11th and Castro/Brush and Oak/4th Street.

For comparison purposes only, the scope of the Boston Big Dig is similar to this proposal. The Big Dig included an underground connection to the Ted Williams Tunnel. It is 10 lanes wide for 1.5 miles and the cost was \$14-15B. Tunneling techniques have improved since the Big Dig. So extrapolating, the cost would be \$10B for Oakland. The Federal Government picked up 80 percent of the cost based on a precedent for cost-sharing in New York City. The Oakland local-share would be \$2B.

This concept also includes a one-mile cut and cover tunnel or bored tunnel for UPRR under the Embarcadero between Oak to Clay Streets. This rail line accommodates many 100-car trains per day in each direction, blocking vehicular and If Main Public Library site is identified as an opportunity site, concerned that it will be subject to "highest and best use" real estate development mantra; the public library should be included as a different category of opportunity site (because the building itself is of architectural significance); the category should be "adaptive reuse" (to distinguish it from a site that would likely be razed and replaced with new construction).

Chapter 6: criteria around parcel size for density

Ed: Draft Plan had too many specifics – was premature, will go in zoning study

It's tough to meet these criteria if you want a small footprint but tall buildings

Annika – people want side-by-side perspectives (existing/proposed)

Height limits are misleading – exceptions are being granted right now for projects in Old Oakland neighborhood

City Center/Old Oakland: Punch through the convention center at Washington

City Center/Old Oakland: City Center is low and could potentially be redeveloped within the next 10 years

EPS analysis should discuss economic value now vs. future tax revenues

Zoning Incentive Study: Sweet spot where density/intensity incentives make sense for developers. Set base zoning at "sweet spot" to trigger use of incentive zoning. Is city looking at optimal base zoning?

Zoning Incentive Study: Going to steel construction costs so much it'll wipe out any profits from bonus. Worked well in Broadway-Valdez, where the base is 45'

Zoning Incentive Study: City: City: Even if they are not taking advantage of height, they can take advantage of density

Zoning Incentive Study: In BVDSP do we know the percentage of density bonus units? City needs to evaluate where it is working and where it isn't. It could prepare a map of the units that used density bonus to notice any trends. (Concern about upper end of BVDSP; would not need to take advantage of density bonus; not "capturing" value since property owners already get high intensit

Zoning Incentive Study re: Strategic downzoning--SB 330 (Skinner) prohibits downzoning? – exception if purpose is to encourage affordable housing; study that reducing base zoning works to incentivize housing (BVDSP)

Zoning Incentive Study re: Strategic downzoning--It's well-established that it's not a taking if they have other viable economic value

Zoning Incentive Study re: Strategic downzoning--Gloria: aware that it's a live debate! SPUR is worried about reducing zoning.

Zoning Incentive Study re: Strategic downzoning--Laura: the reality is that some projects aren't penciling already

Zoning Incentive Study re: Strategic downzoning--Jeff: some aren't, but we said the same thing in 2016 and we've had unprecedented building. The study's assumptions are really important.

Klara Komorous: TDR mitigation measures are not fleshed out in Draft Plan

Klara Komorous: Who identified opportunity sites? Some seem poorly chosen relative to historic resources.

Vince Sugrue: PDR in Draft Plan –is PDR “flex industry”? Why is PDR not mentioned?

Marcus Johnson: Draft Plan: compare page 205 (historic resources) to page 201 (opportunity sites)

Marcus Johnson: Why is the library an opportunity site?

Peter Birkholz: New historic resources survey?

Peter Birkholz: Overlap between National Register and API historic designations

Peter Birkholz: LU-2.4 (update demolition findings) not comfortable with this / more details

Naomi Schiff: Need low heights and community benefits

Naomi Schiff: P. 217 (intensity map)

Naomi Schiff: Draft Plan doesn't show existing by right intensity

Naomi Schiff: Two-tiered framework to achieve community benefit

Naomi Schiff: Opportunity sites – classified by subgroup: library, fire alarm building bought with public bond money

Daniel Levy: APIs being upzoned Produce Market, lower Broadway, Posey Tube

Daniel Levy: LU-2.4: Avoid demolishing the edges, rather, strengthen the edges of APIs/ASIs

Kirk Peterson: No indication of design of new buildings downtown

Manus: Where is zoning incentive draf

Manus: What is community benefit program

Monchamp: Building typology no correlation w/ Building Code

Monchamp: Hard to compare existing to proposed [development]; show visually

Monchamp: Show sketch-up now [zoning buildout?] vs. proposed

Monchamp: Articulate what changes mean: height/density/FAR (both visually and in writing)

Hegde: Is zoning proposed in Draft Plan? What about incentives? What is being studied?

Hegde: Why can't we study [downzoning]? We're not looking at full potential if we don't even look at it as an option

Hegde: How do unlimited heights incentivize benefits?

Hegde: How have shadows been addressed?

Shirazi: Study of in-lieu fees vs. impact fees

Shirazi: Value capture mechanism: is it one study or is it scenario based or situational?

Shirazi: Want to see more “big ideas”

- o Form-based code

- o Travel lanes based on speed

Limon: Include list of approved buildings for context

Public speaker: Buildings case cast shadow on Lake Merritt which has an impact on the identity of the City

Chris Buckley (Oakland Heritage Alliance): Need to understand existing housing to understand current intensity

Chris Buckley (Oakland Heritage Alliance): Referenced item 4 & 5 of OHA letter

Jeff Levin (EBHO): Provide interim update to Planning Commission / community on feasibility study

Jeff Levin (EBHO): Concerned that the study isn't considering downzoning

City is reconsidering modifying the office plate regulations in the zoning

Comment: Can overcome historic building restrictions in KONO

Why are so few areas proposed to be subject to the proposed zoning incentive program (it should be the entire plan area, including Jack London east of Broadway)? Concerned that there doesn't seem to be a public process for making this decision.

City response: the proposed zoning incentive program would only apply to areas anticipated to be rezoned to have increased intensity or to change from industrial to residential, thus the added value created through the upzoning would be subject to the incentive program

Has the consultant (preparing the zoning incentive study) been asked to evaluate potential for additional value capture from strategic downzoning? Why is it not at least being studied?

- City response: no, the consultant has not been asked to evaluate any downzoning to ensure predictability for investors. The study is looking at the capture of new value.

- Concern that SB330 will make it illegal to downzone. Note that it will allow an exception if that downzoning is to achieve affordable housing. It will also allow you to downzone in one area if you upzone in another for no net loss.

The relationship between increased density and value is not linear due to construction costs by building type (increase from 50' to 75' is significant, increase from 75' to 100' is useless)

Disrupting residential is more significant than disrupting industrial (related to changes anticipated in Jack London area)

Jack London seems to have the most transformative change anticipated

- City response: the zoning for the Jack London area has not been updated since the 1960s, thus, it is the area most in need of updated zoning (and the area with the potential for change from industrial to residential uses in strategic areas).

What are the plans for I-880 crossing in the short term?

- City response: undercrossings identified as a priority connectivity improvement in the Draft Plan. As development projects in close proximity to the freeway undercrossings are developed, they will also be making improvements to the areas.

Intensity Map:

- 110 SF, 175' height most difficult for them to build in – limited to 85' with Type III construction

- Density is too low for it to be with it

- Instead go up to purple (80SF density) – greater impact for units (affordable housing)

- Unfinanceable

- Over 85' marginal cost is higher

- SB35 allows additional concessions

Height doesn't matter, density matters

Tone: Is density a bad thing? And, should people have to give something up to get it?

- Treat density as a good thing, get fees, market will adjust to them, don't try to hold density hostage – just pushes people to go with the same type III

- Fees are main resources. Keep raising the fees

- Make it feasible to make density happen

- Build 85' or lower (easier, more affordable)

- Higher density does not preclude larger units

- Transfer density from Transfer of Development Rights (TDRs) to central core

- TDRs seem promising

- Retaining historic resources – TDR is good. more attention

Units leasing up fastest are 3-bedrooms (\$950-1000 rent per bedroom)

- Will help millennials now and seniors and families later

Ranya Lottie – comments from Helen Bloch: (P.286 action 111) Expansion of Main Library is critical—equity – library is great equalizer

Ranya Lottie – comments from Helen Bloch: Fire alarm building—don't use it and library

Ranya Lottie – comments from Helen Bloch: Share community input

Daniel Levy (OHA): P.225 W.W. District not clearly labeled; W.W. District FAR going

Daniel Levy (OHA): Land use: wants actual numbers – same as unsheltered residents

Naomi Schiff: Concerned that the study doesn't include entire plan area and downzoning

Naomi Schiff: Scope developed without public review [not true]

Naomi Schiff: Lower Broadway – want the addresses of 7-8 oldest buildings added

Naomi Schiff: AGD limited to only one street in plan- more streets than that

Naomi Schiff:

Example: JLS as a failure of a commercial district – if historical buildings had been preserved, it might be vibrant

Naomi Schiff: Produce Market - only thing left-important to protect it

Vince Sugrue (LPAB): define opportunity sites?

Vince Sugrue (LPAB): Expand scope of study?

City response:

- 8 prototypes- variety of heights, uses;
- Both inside and outside black lines; Core-height unlimited but density and FAR are lower
- These heights could be applied anywhere throughout the downtown (prototypes could be applied)
- If reducing value of what development already had

Peter: Fearful of relying on demo findings if we're weakening then

Klara Komorous: TDR – people like the mitigation measure, want it implemented sooner than 3 years

City response: make recommendations and we will analyze. As the process goes on, we will weigh feasibility

Klara: Reduce baseline height and FAR to support TDR

Klara: Review proposed opportunity sites and why historic sites are included

Klara: Reclassify opportunity sites: vague, distinct categories for what its an opportunity for

Klara: Include new design review criteria: massing and building top standards, etc. for Iconic skyline, add to zoning review and design standards

City response: we don't put zoning in Plans

Klara: don't like it, doesn't mention zoning or two-tiered system [Note to team: maybe clarify on p.216 that it's max and zoning will specify?]

Peter: address inconsistency around waterfront warehouse district; Were increased heights an error? If so, please correct

Chris Andrews: "Iconic" buildings: wondered if there is a vision of the skyline

Please review the attached yesterday's WSJ article "Millennials Continue Their Exodus from Big U.S. Cities" [due to high housing costs and poor schools] as you contemplate planning to?? increase population density in Oakland over the next 10 years.?? The "mandates" for increased urban housing density that emanate from the State of California may also be severely out of date and off target and therefore unsustainable.

I suggest you look carefully into this issue and include it in your projections and deliberations from the very beginning.???? We need to avoid at all costs the possibility of over building for highly increased density when, in fact, this excess capacity may not be needed in the next ten years.?? Density bonus planning may need to be severely curtailed.???? If the current?? drive for very highly increased density is "off target" for actual future population growth, the consequences will be dire -- empty apartment and office buildings -- at great financial cost to the City and its citizens.

Is there specificity in the definition of "commercial retail" and a distinction between "local, independent" and "national chains/big box etc?"

What types of retail are we permitting or zoning for?

How can we be sure that the newly developed retail space/restaurant spaces will be affordable to independent businesses?

How can we be sure that incentive programs are going to work to develop such ground floor use commercial space?

What percent of developers do we anticipate buying into the incentives? And what are the implications of that to available retail space?

Do we have any realistic recourse for developers who do not execute according to the agreement?

Main [library] is conveniently situated to provide additional recreational space for the community, as well as restrooms and other facilities. If built with vision and ambition, it can be a destination architectural and civic space, with extensive co-working and cultural/programming spaces

Oakland is not planning for how the increase in buildings and people will affect the current taxpaying residents - i.e. the 40% who pay taxes

Downtown Oakland is known for its unique architecture and its cultural riches. Please make sure that in achieving greater density we don't endanger our historic and cultural resources.

Require protection for historic buildings by instituting a "TDR" (transferable development rights) program

Keep infill development in historic areas to the same scale as surrounding Areas of Primary or Secondary Importance.

Don't declare "opportunity sites" on historic areas or highly-rated historic buildings.

Don't zone "by-right" intensity too high: create incentives for developers to provide community benefits.

When TechTuna began operations in 2017, we explored office spaces throughout the Bay Area. After an extensive search, we fell in love with Oakland—and its historic office spaces in particular

As Oakland plans for the future, we should ensure that preserving the Downtown area's historic buildings is a top priority. They are amongst our city's greatest assets.

After reviewing the Downtown Plan Proposal, I fear it will not adequately protect our City's historic and cultural resources.

Please make sure that in achieving greater density we don't endanger our historic and cultural resources.

Require protection for historic buildings by instituting a "TDR" (transferable development rights) program.

Keep infill development in historic areas to the same scale as surrounding Areas of Primary or Secondary Importance.

Don't zone "by-right" intensity too high: create incentives for developers to provide community benefits.

Don't declare "opportunity sites" on historic areas or highly-rated historic buildings.

We all know that downtown Oakland has needed a 'face-lift' for many years.....but please, don't just mow it down with more identical, no personality condominiums. Make use of what is there!

Downtown Oakland is known for its unique architecture and its cultural riches, please do not turn Oakland into a city of greed, like San Francisco where only the rich can afford to park, eat or live (unless residence have the coveted rent-control there) – our city by the bay is better than that. It is happening already, so please help stop this sad potential future.

Don't declare "opportunity sites" on historic areas or highly-rated historic buildings

Don't zone "by-right" intensity too high:

- create incentives for developers to provide community benefits

- work with folks like the good people putting grocery stores into Oakland's 'food deserts' (Community Market on San Pablo has recently opened. due to the patient dedication and passion for fairness of CEO Brahm Ahmadi)

Downtown Oakland is known for its unique architecture and its cultural riches. However, I do not believe that the Downtown Plan Proposal adequately protects these resources.

Please make sure that in achieving greater density we don't endanger our historic and cultural resources.

Require protection for historic buildings by instituting a "TDR" (transferable development rights) program.

Keep infill development in historic areas to the same scale as surrounding Areas of Primary or Secondary Importance.

Don't declare "opportunity sites" on historic areas or highly-rated historic buildings

Don't zone "by-right" intensity too high: create incentives for developers to provide community benefits.

OHA Objective 1: Reduce existing excessive by-right zoning intensities (floor area ratios or FARs, height limits and residential densities) coupled with increased, or "bonus" intensities in exchange for community benefits, including affordable housing and transferable development rights (TDRs) for historic buildings.

OHA Objective 2: Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs.
OHA Objective 3: Provide a robust TDR program.

Reduce proposed zoning intensities within most APIs and ASIs so they are more consistent with the API/ASIs contributing historic buildings. The intensities shown on the proposed maximum intensity map must be reduced or modified in many cases so that they do not exceed the scale of contributing historic buildings within APIs and ASIs as per OHA Objective 2.

Problematic intensity example: Produce market API, which is mostly one-story buildings about 15 feet in height. It currently has an appropriate 1.0 FAR but is proposed for a problematic 2.0/3.5 maximum FAR and a 45 foot/55 foot height limit. OHA recommends a maximum height limit of 25 feet.

Problematic intensity example: Lower Broadway ASI, which contains Oakland's six oldest documented buildings from the 1850s and 1860s, which are one and two stories (about 15–25 feet in height). The current FAR is an excessive 7.0 and the proposed FAR increases this to 7.5 with a grossly excessive 85-foot maximum height limit. OHA recommends a maximum height limit of 25 feet.

Problematic intensity example: Old Oakland API with maximum contributing building heights of approximately 45 feet, including parapet. The proposed maximum FAR is 2.0/3.5 with 44/55-foot height limits. A 45-foot height limit would be appropriate, but it is not yet clear if the maximum height limit will be 45 feet or 55 feet. It should be 45 feet.

Problematic intensity example: Lakeside apartment district API or "Gold Coast". This area currently has an appropriate 55 foot height limit and 4.5 FAR but is proposed for upzoning with a 65 foot height limit and 5.0 FAR (Intensity Area 2) and an 85 foot height limit and 7.5 FAR (Intensity Area 3). The existing height limits and FAR should be retained.

See attached map of OHA preliminary height limit recommendations. (Note: the March 1, 2019 version of this map was attached to our September 17, 2019 letter to the Landmarks Board, but we have updated it to the attached September 22, 2019 version to reflect the plan's proposed maximum intensity map as well as several minor adjustments to our March 1, 2019 recommendations.)

In addition, staff has advised us that the two-tiered intensity designations for Intensity Area 1 (e.g. 45 feet/55 feet height limits) reflect lower Area 1 intensities south of I-880 and higher Area 1 intensities north of I-880. However, staff advises that lower intensities north of I-880 in Area 1 may still be applied to specific subareas, based on future analysis of each subarea.

Two-tiered development intensity framework and community benefits including TDR program.

Expand the zoning intensity program boundary (shown on the Page 217 map) to include most areas outside of APIs and ASIs and delete areas which includes certain APIs and ASIs. Expanding the zoning intensity program area will compensate for the OHA-recommended reduced by-right intensities within APIs and ASIs. Examples of APIs and ASIs that should be deleted from the intensity program area include the Downtown and Uptown APIs and the Upper Telegraph Avenue 23rd-27th St ASI

Direct the consultant preparing the zoning intensity study to identify: (i) where reductions in current by-right intensities will incentivize developers to seek bonus intensities under the community benefits/TDR programs; and (ii) the reduced by-right intensity levels. See attached 5-28-19 zoning intensity study proposal.

Despite repeated requests from OHA and other stakeholders, staff instructed the consultant to take the existing by-right intensities (height limits and FARs) as a

given and only evaluate increases from these existing by-right intensities as possible bonus intensities. The Downtown Specific Plan must instead assess

the existing by-right intensity levels throughout the plan area for possible reduction, accompanied by additional "bonus intensity" that would be

available in exchange for TDRs, affordable housing and other community benefits. In much of the plan area, the existing by-right intensity levels appear

too high to adequately incentivize proposals for community benefits. This is especially the case when combined with state density bonus law provisions,

It is therefore extremely important that the zoning incentives study include analysis of what “base” or “by-right” development intensity is best for making incentives work. Unfortunately, the study appears to be comparing only the existing development intensities (much of which resulted from the 2009 downtown upzoning and some of which are too high) with the “up-zoned densities contemplated by the Downtown Oakland Specific Plan”, as stated in Task 3.2 in the 5-28-19 study proposal. Thus, we will not know if reduced intensities in some areas would actually make the use of community benefits more likely.

Limiting the study to the “up-zoned densities contemplated by the Downtown Oakland Specific Plan” is putting the cart before the horse and suggests that staff is hoping to use the consultant’s analysis to justify zoning recommendations that staff has already developed without community input. The proposed “by-right” zoning and “bonus” zoning in the plan should instead derive from the consultant’s analysis, with the by-right zoning low enough and bonus zoning high enough to adequately incentivize provision of the identified community benefits, including affordable housing and preservation of historic buildings through TDR and possibly other mechanisms.

Delete the following provisions from the implementation action list: a. Action step 54, third bullet (page 270) that calls for “exploring allowing additional height on parcels adjacent to historic properties that rehabilitate the adjacent historic property”. This strategy is an unnecessary incentive for historic building rehabilitation and could significantly compromise the setting for rehabilitated buildings. LU-2.1 and LU-2.2 are cited as relevant policies, but these policies do not mention this strategy.

Delete the following provisions from the implementation action list: Action step 74 (page 276), which states “update the city’s demolition findings to allow development near the periphery of fragmented Areas of Primary Importance and Areas of Secondary Importance that is compatible with the historic district”. This action step appears to promote demolition of contributing buildings within APIs and ASIs. If portions of APIs and ASIs are “fragmented” (presumably by vacant lots), compatible development of vacant lots should be promoted instead.

Classify “opportunity sites” into distinct categories, with identifying names and the distinct categories added to the Opportunity Sites Map (Figure LU-3, page 201). All sites in APIs and ASIs should be considered as “historic district infill” and not included in the Opportunity Sites Map. “Underutilized sites” should similarly exclude historic resources.

“Adaptive reuse” site language should be rewritten to refer to the Historic Preservation Element and language already in other city requirements. And, publicly owned sites should have their own category, as these public assets should be preserved for public-serving uses.

The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan. a. Main Library: key public asset on public land. The 1951 Miller and Warnecke building as well as its site is a historic and cultural resource. This facility was purchased with public bond funds, is a public asset and must so remain. While the library could perhaps be improved, modernized, or expanded, the site should remain a library property and not shown on the Opportunity Sites Map.

The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan. Fire Alarm Building: historic building, Walter Matthews, 1911. Historic building on open space, originally park land. Again, a public asset. Should be reserved for future library use if needed, or similar public-facing facility and not shown on the Opportunity Sites Map.

The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan: 401 Broadway and 430 Broadway: county-owned buildings which should be classed as public assets.

The below are examples of sites identified as “opportunity sites” which should be reclassified. This is not an exhaustive list. OHA may add to the list as part of our further review of the Draft Plan. Schilling Garden on 19th Street, a historic resource in an API. Adjoining Snow Park has recently been enlarged and rebuilt with Measure DD and federal funds. The site should be identified as “historic district infill,” not shown on the Opportunity Sites Map and probably zoned as open space or limited height so that it will not have impacts on the now heavily-used park. It may present a great opportunity for public acquisition as a potential future park acquisition.

Reduce existing excessive by-right FARs, height limits and residential density to promote community benefits, including affordable housing and TDRs to preserve historic buildings. The Specific Plan provides an opportunity to correct the mistakes of the 2009 rezoning that provided excessive by-right height limits and FARs, which eliminated any incentives for developers to provide community benefits, such as affordable housing and acquisition of TDRs from historic buildings in exchange for increased height, FAR and residential density on their development sites. For example, much of downtown Oakland was provided with a by-right 20.0 FAR and unlimited height in the 2009 rezoning, which, unfortunately, appears mostly retained in the Preliminary Draft (based on the areas designated for “unlimited” height on the draft intensity map), which, in the absence of FAR designations, will presumably retain the existing excessive by-right 20.0 FARs. This is especially disappointing, given such statements in the 2016 Plan Alternatives Report as the following on page 4.7: “Rezone areas with unnecessarily excessive height limits to allow for more flexibility with density bonuses and other developer incentives”. By comparison, the maximum by-right FAR in San Francisco resulting from its 1985 Downtown Specific Plan was 9.0, which can be increased up to 18.0 with TDRs and other community benefits. “Overzoning”, such as what exists in downtown Oakland, tends to artificially inflate land values and create more barriers to providing affordable housing and encourages owners to “land bank” their property while waiting for a major development project that will pay them top dollar. Ironically this can discourage development, rather than encourage it, as intended by overzoning. Land banking also tends to encourage a slumlord mentality, with building owners reluctant to spend money to properly maintain their buildings and refuse long-term leases that could include major tenant improvements, thereby discouraging high-quality tenants.

Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs. The Plan should require that new structures be visually subordinate to contributing buildings so as to not visually overwhelm the API/ASI and potentially compromise its API/ASI eligibility. In many cases, this means that the heights of new buildings need to be lower than the tallest adjacent contributing building and sometimes significantly lower, perhaps one or more stories. For example, a new building located between a one-story and three-story contributing building should probably be no more than two stories. This must be reflected on any height/FAR maps that come out of the plan. This is especially important in Old Oakland, where the current by-right height limit is 55' (increased by 5' in 2009) while the tallest contributing buildings are about 45'. Avoiding excessive architectural contrast with contributing buildings is a further requirement for achieving visual subordination and should be addressed in the Design Guidelines to be prepared as part of the Specific Plan.

Provide a robust Transferable Development Rights (TDR) program. Although the plan calls for a TDR program, an actual program mechanism has still not been provided, despite promises for such a program in previous downtown specific plan documents. We are disappointed that a more developed TDR proposal or options has not been provided, given the considerable elapsed time and resources that have now been dedicated to the Specific Plan. A TDR program was called for in the General Plan’s 1994 Historic Preservation Element. Now 25 years have elapsed and the program still has not been implemented, despite the major resources dedicated to the Downtown Specific Plan and previous major land-use policy documents, including the 1998 Land-Use and Transportation Element, the 2009 Downtown Rezoning and the 2014 Lake Merritt BART Station Specific Plan. TDRs have been very successful in preserving historic buildings in downtown San Francisco and elsewhere. The San Francisco model could be adopted almost verbatim in Oakland. See the Historic Preservation Element and the attached 2013 Seifel report on the San Francisco program for further discussion.

Some provisions of the draft plan, notably the “Proposed Maximum Intensity Map” on page 217, are clearly inconsistent with OHA objectives, especially Objective 2. Consistency with Objectives 1 and 3 is unclear, because the viability of Objective 1’s community benefits program and Objective 3’s TDR program depend on base (“by-right”) zoning intensities (height, FAR, and residential density) being low enough to incentivize developers to provide community benefits (including TDRs) in exchange for increased “bonus” intensity.

Although the draft plan describes such a two-tiered system in its “zoning incentive program” discussions, the proposed maximum intensity map only shows maximum intensities, without the by-right intensities. The by-right intensities are needed in order to evaluate whether the community benefits and TDR programs will actually work.

Map Attachment: OHA Preliminary Height Limit Recommendations: 9-22-19

Our error! I see somebody has assigned DLM5 to that little parcel where the Fire Alarm building is and on the Main Library parcel. Please consider changing this to institutional zoning for the library, and open space for the Fire Alarm Building. We will send a follow-up letter.

The Downtown Specific Plan must instead assess the existing by-right intensity levels throughout the plan area for possible reduction, accompanied by additional “bonus intensity” that would be available in exchange for TDRs, affordable housing and other community benefits. In much of the plan area, the existing by-right intensity levels (many of which resulted from the 2009 downtown upzoning) appear too high to adequately incentivize proposals for community benefits. This is especially the case when combined with state density bonus law provisions, which allow for significant intensity increases in exchange for minimal levels of affordable housing.

It is therefore extremely important that the zoning incentives study include analysis of what “base” or “by-right” development intensity is best for making incentives work. But since staff has told the consultant to compare only the existing development intensities with the “up-zoned densities contemplated by the Downtown Oakland Specific Plan” (as stated in Task 3.2 in the 5-28-19 study proposal), we will not have the consultant’s assessment of whether reduced intensities in some areas would actually make the use of community benefits more likely.

Limiting the study to the “up-zoned densities contemplated by the Downtown Oakland Specific Plan” is a backwards process and suggests that the consultant’s analysis will be used to justify zoning recommendations that have already developed without community input. The proposed “by-right” zoning and “bonus” zoning in the plan should instead derive from the consultant’s analysis, with the by-right zoning low enough and bonus zoning high enough to adequately incentivize provision of the identified community benefits, including affordable housing and preservation of historic buildings through TDRs.

Classify “opportunity sites” into distinct categories, with identifying names and the distinct categories added to the Opportunity Sites Map (Figure LU-3, page 201) and exclude sites containing historic buildings. All sites in APIs and ASIs should be considered as “historic district infill” and not included in the Opportunity Sites Map. “Underutilized sites” should similarly exclude historic resources. “Adaptive reuse” site language should be rewritten to refer to the General Plan’s Historic Preservation Element and language already in other city requirements. And, publicly-owned sites should have their own category, as these public assets should be preserved for public-serving uses.

Provide a framework for a downtown Oakland design review program. We had been expecting a complete design review document to be developed as part of the plan process, but the plan provisions appear limited to only several statements calling for design compatibility in arts and culture areas (page 148 and Action Step 51), and public frontages (LU-1.5 and Action Step 73), with minimal discussion of how such compatibility would be achieved.

Especially important is a vision statement for an iconic downtown skyline addressing the design of the upper portions of tall buildings with specific strategies to achieve this vision. The strategies should include massing and step back provisions, treatment of building tops and other variables that would be implemented as part of revised zoning standards and design review criteria. Although we are still reviewing the draft plan, we can find no action steps or other discussion addressing this task, except for a few statements hidden in the plan text, such as calling for residential towers to be more slender. San Francisco’s Zoning Code has a number of provisions addressing this issue, including limiting the cross-sectional area of the upper portions of tall buildings and requiring step backs at specified height levels, which would be a good starting point for Oakland.

Attachment: 2014 Public Benefit Zoning White Paper

I just finished reading the Oct 2019 issue of the Oakland Public Library's newsletter and was delighted to see that the revised version of the Downtown Oakland Specific Plan now includes the Main Library. I encourage you to take seriously the recommended revisions put forth in the newsletter, particularly issues related to the homeless and to role the Library plays in supporting Oakland's youth.

It’s hard to tell if, for example, projects that were rushed through entitlements (because they new plan was coming), but then expire or they don’t build for 5-10 years, would those then be subject to new height limits at the time an extension is granted or a new proposal is brought forward? In particular, we’re wondering about project approved, but not started construction. Historically, this has happened before in Old Oakland (Blue Shield Building), so we just wanted to clarify.

The draft Downtown Specific Plan is the biggest threat to the integrity of Oakland since the urban renewal of the 1960s. Then, the real estate industry (the progenitor of SPUR) bulldozed thousands of units of affordable housing in West Oakland. They administered the coup de grace by running screaming BART trains down the Seventh Street, through the heart of the African-American cultural district.

Now, the real estate developers want to demolish beautiful historic buildings downtown, and along the shore of Lake Merritt, to build replicas of San Francisco's atrocious Salesforce Tower.

While I am no economist, it is very evident that the more luxury condo towers are built, the more residents are displaced. They end up pitching their tents in the shadows.

The draft Downtown Specific Plan itself, with its inconsistent companion EIR, is a study in obfuscation. But having studied it as best I can, here's what this taxpayer wants to see:

- Require the developers to keep their greedy hands off historic treasures, including the fire alarm building and the main library. Build no tall towers by the lakeshore or in areas of primary or secondary importance (APIs and ASIs). Keep buildings on a human scale.
- Follow the lead of other cities in creating a "transferrable development rights (TDR)" program.
- Where there are empty lots in historic districts, don't allow infill buildings that are taller than the surrounding ones.
- Don't allow the developers to target historic areas or historic individual buildings to be "opportunity sites".

Don't allow another wave of urban renewal to create more misery. We don't want to end up looking like another post-war Soviet city.

Don't support the insane urban-density fundamentalism that has ruined San Francisco. Limit the increase in population density downtown to 25 per cent.

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan.

Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.

I have been working with the West Oakland Walk (WOW) for over a year. I was first introduced to the WOW by Susy Moorhead, Branch Manager of the West Oakland Library. She was interested in the project and wanted me to have the WOW attend my West Oakland Library Friends (WOLF) meeting of which I am the President. As a result of that introduction, I have had the WOW make presentations to various organizations in West Oakland. Among them are the following:

1. West Oakland Library Friends (WOLF), I am the President
2. Hoover Durant Library Friends, I am a member
3. BayPorte Village Neighborhood Watch, I am the Block Captain
4. NCPC 2X 5X, I am a former Co-Chair
5. Oakland A's, I have been working with the A's for over a year to bring awareness to the West Oakland Community of the impact that an A's Stadium will have on the community.

Each organization is in support of the WOW. This project will benefit the entire West Oakland Community. It should be included in the Downtown Specific Plan with more detailed information than has previously been included as follows:

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland. [see email forwarded from B Cook. 10/17/19]
How will I-980 redress the damage done by redlining?

Reduce existing excessive “by-right” (base) zoning intensities (floor area ratios or FARs, height limits and residential densities) but allow increased, or “bonus” intensities in exchange for community benefits, including affordable housing and transferable development rights (TDRs) for historic buildings.

Change Proposed Maximum Intensity Map on Page 217 of Draft Plan to:

- a. Expand the zoning incentives program boundary to include most areas outside of historic APIs and ASIs and delete areas which include certain APIs and ASIs.
- b. Show reduced “by-right” intensities as well as “bonus” (maximum) intensities within the zoning incentives boundary area.

Direct the consultant preparing the zoning incentives study to:

- a. Identify where reductions in current by-right intensities will incentivize developers to seek bonus intensities under the community benefits/TDR programs;
- b. Identify the optimal by-right intensities to maximize feasibility and probability of using bonuses and incentives in return for increased intensity, including reductions in existing by-right intensities; and
- c. Identify possible further adjustments in the by-right and bonus intensities to reflect the impact of the State Density Bonus program, the circumstances under which the program is workable, and whether additional density/intensity can be awarded for additional affordability.

Retain ALL light Industrial zoning not just on 25th Street in the AGD, but compare to current zoning (see below) and apply to the rest of the AGD area as well as make this type of light industrial/clean industrial zoning as an option for ALL ground floor spaces in DT. Oakland MUST engage in retaining as much industrial light manufacturing zones as possible. Please also reconsider the conversion of industrial to residential in the estuary area. PLEASE REFER TO CHARACTER MAP on PAGE 211 of the DRAFT DOSP. (NOTE the SPOT ZONING THAT HAS TAKEN PLACE. [See graphic on p. 21]) (WE MUST INCORPORATE THE ZONING INCENTIVES STUDY: The outcomes of the study, which must redefine its scope to start from a lower baseline than current zoning, will better inform our ability to adequately respond to impacts on the DOSP or EIR.

C-1.10) Zone to preserve and encourage PDR (Production, Distribution and Repair) is clearly highlighted in the Culture Keeping section yet is not mentioned in any subsequent zoning maps. Apply consistent language in zoning maps that refer to “FLEX-INDUSTRIAL” (again, another reason to redefine and complete the zoning incentive study)

C-1.5, p. 26) Change “Explore. . .” to “INCORPORATE an incentive plan being developed by the consultant” and include areas outside cultural districts with new and long term vacant spaces. Identify minimum gross floor area for cultural entities and PDR including in existing vacant storefronts beyond cultural district areas.

Make ALL ground floor spaces an opportunity to place Cultural Enterprises, with AFFORDABILITY

(The Arts and Culture land use category should specify “affordability” levels particularly for ground floor uses to de-emphasize “retail”; define % BMR; outline tiered rates based on tenant operating budget.

(LU 2.3) Cultural Districts Program: specify community priorities by district.

PLEASE require DESIGN GUIDELINES for ALL Cultural Districts and areas with architecturally relevant buildings in order to result in HIGH LEVEL Design to created FUTURE historically relevant buildings. If not in an arts district, where else? Perhaps another area would be the waterfront for truly signature buildings.

(Page 90, Par. H-1.3) A key cultural marker is reflected in the love that Oaklanders have for our libraries as vital public places of culture, technology, education, and interaction. The City is not so desperate that its libraries must be constructed with housing above. Do not designate them as “opportunity sites.”

Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) does not exceed the scale of contributing historic buildings within the APIs and ASIs. See OHA Recommended Height Map.

Replace Figure LU-3 “Opportunity Sites” with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites, and remove historic resources (Figure LU-5), ASIs and APIs from that map. Preservation and reuse of historic resources is city policy, so they should not appear on the opportunity sites map.

Replace Figure LU-3 “Opportunity Sites” with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites and vacant opportunity sites.

Support small businesses through incentive programs, similarly to our recommended incentives for arts/cultural districts.

Heights near the lake between 14th and 17th Streets should remain at 55 feet as in the 2009 zoning. Views from the public park (an Area of Primary Importance) and its historic structures should be kept as open as possible. This park and the lake will be more heavily used with density increases and due to the Measure DD improvements. In the northwestern part of Lake Merritt, do not overshadow the lake itself. Consider impacts to the wildlife habitat with more intense use. Protect the newly improved and enlarged Snow Park from shadow impacts by limiting heights to its south, in the 244 Lakeside historic API.

(Page 86) The final paragraph lacks an “action item.” This paragraph should be more expansive in ensuring “value capture” from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” and more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe-parking sites, micro units, and accessory dwelling units (ADUs). The City should implement an active policy of “land-banking” to the maximum extent feasible, inventorying and acquiring excess land and buildings in Oakland from private sources and from other governmental agencies, for housing its citizens.

If Main Public Library site is identified as an opportunity site, concerned that it will be subject to “highest and best use” real estate development mantra; the public library should be included as a different category of opportunity site (because the building itself is of architectural significance); the category should be “adaptive reuse” (to distinguish it from a site that would likely be razed and replaced with new construction).
How does the Capital Improvement update interplay with community benefit program?

The Fire Alarm site should be preserved. OHA will try to preserve both the library and the Fire Alarm site

Architectural review? Wind? Shade? Yes, PRC

LPAB: Reduce base zone and density as part of TDR program; currently this mitigation measure should be implemented in 3 years but it should be immediate

LPAB: Heights in APIs/ASIs will encourage removal of these buildings

LPAB: There are historic significant buildings associated as opportunity sites – review opportunity sites to address this

Daniel (Oakland Heritage Alliance): Concerned about impacts to historic resources due to height/FAR increase: Produce Market, Lower Broadway, Old Oakland, Lake Merritt, in front of Posey Tube

Daniel (Oakland Heritage Alliance): Main Library as opportunity site/Fire Alarm Building/Pose Tube

Daniel (Oakland Heritage Alliance): Confused about the Waterfront Warehouse District depicted on Page 224 of Draft Plan

Peter Birkholz: Retain light industrial through Art + Garage District; lower base zone

Marina: Consider what skyline will look like? Do you have images?

Marina: Not enough about design of buildings

Alvina Wong: Don't give away height by right

Chris Roberts: Need streetscape analysis of new buildings' impact on the street level

Chris Roberts: Is skyline important?

Chris Roberts: No boring rectangular buildings with flat roofs

Naomi: Reduce building by-right zoning and it can be increased in exchange for providing incentives

Naomi: TDR can't wait for 3 years already in Historic Preservation Element

Jennie (Measure DD Coalition): Gold Coast: limit height to 55'

Name? (Measure DD Coalition): Lake Merritt Channel will be impacted by envisioned development and heights should be lower than what is currently proposed

Mark (Oakland Enjoy Sunset): Allow high rise and eliminate sunset

Richard Sinkoff (Port of Oakland): Reduce base zone; increase benefit zone

Jeff Levin: Reduce base zone

Jeff Levin: Look at the economics of downzoning

Chris Buckley: City says it can't downzone, what about SB 330(?); doesn't preclude downzoning

Chris Buckley: General Plan amendments on p. 225 proposes higher intensities (limited in intensity map)

Chris Buckley: APIs/ASIs (see letter for their 2-tiered development program)

Paul: Office priority sites should not take viable housing sites. Put an extra impact fee on these.

Paul: Goal is tall buildings in places like Lake Merritt

Derek Sagehorn (East Bay for Everyone): Equitably share growth within downtown; Gold Coast is proposed for hardly any new growth

Derek Sagehorn (East Bay for Everyone): Zoning incentive program needs to focus certain things for certain areas (list of desired community benefits is too long)

Tara: Existing low scale

Manus: Greater understanding of tools (TDR, zoning)

Hegde: How are aesthetics analyzed relative to Lake Merritt?

Hegde: Legal impetus against looking at lower baseline in zoning incentive program (SB 330); need to at least study option of downzoning

Meyers: Reduce base zoning – developers should be happy because it creates consistency

There is only one elementary school down there and I saw nothing in the plans about coordinating with school districts and how people in a walkable downtown environment get their kids to school. There is Lincoln but it's a specialty school. And a couple of other schools that are special cases, American Indian and some for challenged students.

Along with schools that would senior centers, other community facilities that the city may need to run or in cooperation with large land owners who are building ideally large land owners building large structures would be able to donate a floor or some such thing for cultural centers and schools. It occurred in many cities as part of their development agreement. I think that needs to be addressed. Or else you will ask people to move and there is no facilities, supermarkets or schools or any of that consideration of visibility and universal design ordinance would be appropriate for this type of construction where you're bringing in such a large quantity of mid-rise to high-rise residential. Again, using the bonuses in order to have those ordinances adopted. When you adopt those ordinances you don't have to -- then we're not here fighting every developer to put in more accessible features. it's part of the building code. The developers agreed because it gets three more floors. As much as I hate regulating myself it's a good mechanism because once it's in place, it's out of your hands. I mean, it's the building department and the developer meeting the standards. No argument.

- On 17th street there are 7 buildings going up at the same time, she has had three asthma attacks from the dust, businesses have shuttered – need a financial offset to help

- Take design tips from the Japanese – they watch the paths people take to make sure new development would be harmonious

- Enforcement issues (construction and parking)

- Blocked in by development on almost all sides – high-rise between MLK & Jefferson, historic buildings rehabbed, back lot was once an access to the restaurant, but is now being built

- Construction is starting before 9am (6-7am). People think the business isn't open – construction parking is blocking them. Enforcement is not showing up for construction

- Construction doesn't give updates. They were told the construction would be 3 days, but it was 9, and they were supposed to be paid by the developer for the days that they were forced to close, but they're refusing to pay for all 9.

Construction next door is causing damage to their building (they have tenants upstairs)

- Want to know how can they be part of this 14th street dream with the land they own that they can develop

- Provide construction companies with parking and shuttle THEM

I'd like to see more skyscrapers going up in Oakland. The skyline of Oakland is quite pathetic & I feel Oakland needs to allow buildings to go higher in the sky than current limits.

Oakland needs some flair to distinguish itself as the incredible city & travel destination it is & that it can become. The current skyline, while slightly improving is still pretty weak. Let's allow some new projects to rise high in the sky so that we can be seen & respected from afar.

The plan calls for upzoning for residential development. This is a mistake that should be corrected. Increased density is acceptable under a two-tier zoning approach that allows greater heights/more dwelling units in exchange for significant community benefits such as affordable housing.

The proposed 275' height limits should be re-examined and re-mapped where buildings might line the Channel (fig. LU 10a, p.217). The plan must ensure everyday access by residents and visitors alike to the water on paths through public open space on either side of the Channel.

Development along the Channel shore must not be allowed to overwhelm, detract or impede access. The plan should call for appropriate Intensity designations of the Lakeside and Lake Merritt Office District neighborhoods plantings along the edge to support wildlife and the marine ecosystem. and reduce polluting runoff.

Retain the existing height limits of buildings facing the lake to avoid shadows on parkland:

The Land Use Intensity designations of the Lakeside and Lake Merritt Office District neighborhoods (fig. LU-10a, p.217) were subjected to intense scrutiny by the Planning Department and City Council during the 2006-2009 rezoning of this area. The Council specifically voted to reduce proposed height limits of 65'/85' to 55' for the residential community facing Lake Merritt between 14th and 17th Streets and from Lakeside Drive to both sides of Alice Street. The plan must retain the existing land use intensity and height limits so as not to obstruct views from and of the Lake. New housing, office buildings, and parking, especially in the Lakeside neighborhood, should not overshadow the lake, the surrounding parkland, and the recently improved Snow Park.

Retain existing zoning and use designation for the Fire Alarm building site as a gateway to the Lake Merritt parklands: The Fire Alarm Building parcel is the downtown's gateway to Lake Merritt. It has the potential to be an appealing addition to the parkland surrounding the lake, once parking is removed and the area is designed for park use. This is City-owned property that can become an open space addition to an area already acknowledged to be under-parked.

Allowing more housing density and avoiding downzoning:

Generally, the DOSP proposes relaxation of development standards, including height, FAR, and density in certain sections of the plan area. These proposed increases in capacity are positive steps forward for the built environment. At soft sites such as surface parking lots and vacant commercial buildings, Oakland must build higher and denser. The State of California's climate action goals call for reducing carbon emissions to 40% below 1990 levels by 2030. Downtown Oakland already has low levels of vehicle miles travelled relative to its population and economic activity; adding higher densities of residential and office space to our already low-carbon downtown will be an important and effective way to reduce carbon-intensive sprawl.

In more sensitive neighborhoods, such as west of San Pablo and Koreatown, we should consider adding an affordable housing overlay to allow for greater height, FAR relief, and density de-control for projects with at least 50% below-market rate units.

Likewise, additional planned capacity should be contemplated for Laney College with an affordable or institutional overlay to facilitate student, faculty, and staff housing at higher intensities than exists in the draft plan.

There are calls for the DOSP to downzone or impose land use restrictions on certain neighborhoods. To the extent they are based on aesthetic concerns or shadow impacts, they should be ignored.

Finally, EB4E asks that any effort to downzone, or to evade the downzoning moratorium in Senator Nancy Skinner's SB330 through increased zoned capacity elsewhere, be accompanied by a study from the Department of Race and Equity analyzing the impacts of such trade-offs. For example, it should be studied whether decreased zoned capacity in Lakeside would translate to additional development activity in sensitive neighborhoods such as the Central Core.

- I suggest requiring chamfered corners on the development of all corner lots. This can be done for all floors or just on the first floor.

- Chamfered corners open up intersections, are good urban design, allow for extra pedestrian storage while waiting to cross streets, improve sightlines for motor vehicle operators and have many precedents in the current built form throughout Downtown Oakland.

- Good examples include the Sears building and the former Rite Aid at Broadway and 14th. Missed opportunities entail the new buildings on the east side of 17th and Broadway.

The DOSP contemplates density bonus programs or zoning incentives for a number of desired community benefits: 3+-bedroom units (H-1.8), affordable space for arts and cultural uses (C-1.5), preservation of historic buildings (C-1.10), public open space, childcare, job training, transit passes, public restrooms and lockers, etc. (p. 218). These are all good ideas, highlighting how private financial gains from greater density can be tied to desired community benefits, and illuminating a path to achieving community benefits across the board without endless conflicts over individual conditional use permits.

We caution, however, that in attempting to do everything, it is possible we will achieve nothing. Given limited city staff time to develop policy, the new density bonus program that is most likely to achieve success will be a single program that is clearly defined and thus implementable; such a program would focus on a handful of especially-desirable benefits.

While the DOSP thoroughly considers how each neighborhood might develop, it is sometimes overly prescriptive about the specific form development will take--most prominently in the proposed "maker" zone in Jack London Square. Relying on private business to develop in a specific way is risky and closes off other options.

Land Use Flexibility: Mixed-use residential construction with ground-floor non-residential space can be adapted to a variety of uses (maker space, arts, culture, nonprofits) and should be allowed wherever feasible. In particular, we believe Alternative LU-10b is a more appropriate, dense use of that part of Jack London Square and should be advanced without being conditioned on Howard Terminal development. The draft plan achieves this flexibility in its vision for preserving historical buildings in situ while rehabilitating them into denser structures, as well as for converting county buildings into mixed-use buildings that preserve county uses. We support both of these concepts.

4. Provide incentives such as areas of lower FAR or density, so that density bonuses and other community benefit incentives will be feasible and attractive for developers. (DEIR Fig III-8)

Waterfront Industrial Corridor

Our waterfront is a key element in Oakland's industrial economy. Residential development does not belong at 3rd Street adjacent to the industrial corridor. Such development would undermine decades of work to preserve our industrial economic base. We must have a buffer between the downtown and the industrial waterfront. The Plan should assure Oakland's industrial, logistics and maritime companies along the waterfront continue to flourish, providing jobs and tax revenue.

7. "Land Use & Urban Form" could include "parks" and "open space" if appropriately treated.

8. "Value Capture" is a concept that must be embraced anytime that zoning changes or use intensity is contemplated.

9. Respect the "Gold Coast" Neighborhood. The intense 2009 re-zoning must be respected to maintain the "API" character of this special area, and to reduce negative impacts on Lake Merritt and its contiguous parkland. Do not change the 2009 zoning.

- (Page 90, Paragraph H-1.6) "Value-capture" mechanisms to be productive can only be operative when zoning can expand. Value-capture is not productive when maximum zoning is already in place (i.e., "by-right").

- (Page 197, Figure LU-1) The "Transit Access Map" should include principal modes of travel and transit connections to and between BART stations.

- (Page 201, Figure LU-3; also, Page 203, Figure LU-4) The Oakland Main Library & Fire Alarm Building sites are "public facilities" and "open space." It is erroneous and misleading to designate these valuable public assets as "opportunity sites." The City Council rejected efforts to designate the FAB for development on at least 4 occasions. This mis-identification should be corrected and these and similar mis-labeled parcels (such as the Laney College parking lots, and others) should be properly designated.

- (Page 207, Figure LU-7) The "Produce Market" appears to be an overt omission.

- (Page 217, Figure LU-10a) The Land Use Intensity designations of the "Gold Coast" area were subjected to intense scrutiny by the Planning Dept and City Council during the 2006-2009 rezoning of the CBD area. The Council specifically voted to reduce proposed height limits of

65'/85' to 55' for the residential community facing Lake Merritt between 14th & 17th Sts and from Lakeside Drive to both sides of Alice St. The existing Land Use intensity and height limits should be retained for less obstruction of views to the Lake; avoidance of shadows cast by high buildings onto the Lake and its contiguous parks; and for less compaction of density of this residential neighborhood ("area of primary importance (API)").

- (Page 217, Figure LU-10a) The map neglects to include the recent closure of 20th St and the related expansion of Snow Park.

- (Page 217, Figure LU-10a) The zoning designations for parcels of the Oakland Main Library & the adjacent Fire Alarm Building should be re-designated as "public facilities" and "open space."

- (Page 217, Figure LU-10a) In order to realize the benefits of "value-capture," up-zoning in general should be carefully considered and sparsely utilized.

- (Page 218, "Zoning Code Update." All development benefits from City infrastructure – police & fire, streets, utility mains, lighting, traffic control, rubbish collection & disposal, sidewalks & parks, governance, etc. Consequently, all development should be required to "give back" through an assemblage of relevant "community benefits." "Community benefits" should be a required section of Planning and Zoning compliance for every proposed development.

- (Page 221, Figure LU-11) The Oakland Main Library & Fire Alarm Building sites are "public facilities" and "open space." This mis-identification should be corrected; also at Figures LU-12, & LU-13a.

• The Channel from Lake Merritt to the Estuary is not adequately treated. The safety and protection of the health, flow, marine life, birds, animals, ecology of the Channel, and its protection from pollution is essential – similar for the City's creeks and waterways improved by the \$198 million Measure DD Bond program. This omission must be correctly addressed in a new chapter on "Sustainability & Environmental Stewardship."
The Plan makes strong recommendations for mandating commercial development at key "Office Priority Sites" in the downtown core and BART staff urges the City to implement these recommendations with equally strong changes to the underlying zoning. Bart welcomes opportunity to contribute to zoning update process and zoning incentive program as a CAG member
Draft Plan, page 220: change "...Office Priority Sites *can* require..." to "...Office Priority Sites *will* require..."
clarify language throughout the plan that is vague about percentage of commercial "certain percentage" or "designated percentage" these should be clarified so that there is a clear expectation of what these specific zoning changes will be as the City enters the re-zoning process
City should create flexible zoning and increase employment density around a future rail alignment (2nd Transbay Crossing) and stations
clearly state the desired percentage of gross floor area to be devoted to commercial uses in the Office Priority Zones

establish strong zoning requirements for Office Priority Sites and involve key stakeholders: BART, regional stakeholders

object to the DOSP's proposed elimination of the City's industrial buffer and the introduction of massive housing investments to the west of Jack London Square

Both options for 3rd St. (Howard Terminal Option and the Jack London Maker District Option) are unacceptable and will eviscerate the current Port industrial buffer zone; undermine Port operations and the ability to grow the maritime ancillary industrial base

Significant new and additional housing on this edge of the Downtown Plan area, and along 3rd Street, which is a heavy truck route, will only further erode the integrity of future industrial uses in this area, which is critical to the support of the future growth of the Port of Oakland

land use conflicts (from new non-industrial uses) and congestion are contrary to the goals of the plan and will negatively impact the quality of life for future residents and businesses, just as they will negatively impact the Port of Oakland's future

IF there is a successful stadium-complex project at HT, then such development would only increase the importance of maintaining this industrial buffer zone for the continuance of successful operations at the Port - yet the DOSP completely shreds what little buffer might have been left in the 3rd St. corridor

HT option is a nightmare for the Port and its users - find a new place to accommodate container and equipment services, but we lose all hope of maintaining our industrial buffer zone, we lose functionality in our overweight corridor we lose our capacity for growing and enhancing truck and equipment services, and we are faced with the congestion and env.

impacts of having 30,000 new residents

DOSP proposed transformational intensity (LU-8b, LU-10b, LU-13b) would result in a land rush for new residential development and create one of Oakland's biggest neighborhoods at industrial doorstep

DOSP does not clearly tell the public about the scope and scale of what is being proposed for this current industrial buffer zone, Analytical Environmental Services prepared an analysis that estimates approx. 30,000 new residents; a new neighborhood of 30,000 deserves baseline analysis. DOSP does not detail how it intends to accommodate all of these new residents except in the most cursory of ways

City has not analyzed its impact on the Port or its tenants, its transportation and circulation impacts, its transit impacts (noting the absence of any analysis of the amorphous A's gondola project) and to preserve its equity and economic development goals, where it intends to grow future blue-collar middle-class jobs if it is sacrificing urban industrial properties

City has yet to acknowledge the facial incompatibility of the dOSP with the West Oakland Specific Plan and the recently adopted West Oakland Community Action Plan under AB 617

re-evaluate the proposed elimination of the industrial buffer zone; no analysis of any of these impacts has occurred, no plan has been discussed for protecting Port and its related jobs, and no one has articulated a long-term vision for how the maritime industry, and the thousands of workers and businesses which rely on Oakland's continued and successful investment in the intermodal supply chain, will be protected under this plan

implore you to remove the residential mixed-use proposals for the 3rd St. corridor industrial buffer zone west of Broadway and south of 880 from the Draft DOSP

The Plan must incorporate the principle of value capture. Public actions such as upzoning and more liberal development standards, as well as investments in infrastructure and transportation, create a significant increment to land value that is captured by private land owners through no efforts of their own. A portion of this publicly created value needs to be recaptured in the form of public benefits, including affordable housing

While we appreciate that the study will be considered by the Zoning Update Committee, we think it is essential that this discussion take place with the entire Planning Commission, and that it focus not only on the study itself, but on how to include a zoning incentive plan into the Final Plan

To make bonuses and incentives effective tools, the City should seriously assess the extent to which current zoning does or does not encourage the use of density bonus; The City should look strategically at different areas of the downtown and see where a recalibration of base zoning would incentivize the use of density bonuses that would provide affordable housing and yield development at the desired intensities. Alternatively, the City could maintain existing zoning but require a Conditional Use Permit that allows building to the maximum intensity only when affordable housing and other benefits are provided

While we appreciate that the City is currently conducting a Zoning Incentives Study, In the context of a zoning incentive program, it is not sufficient to examine how increasing intensity from current by-right levels can be structured. The study needs to examine where the “sweet spots” are for zoning incentives, and whether the existing base zoning lends itself to an effective incentive program, or whether it needs to be recalibrated

We have heard concerns that such downzoning is not legal. We disagree. It is a long and well established principle in case law that downzoning is not in itself an illegal taking, provided such action does not result in a loss of substantially all economically viable uses. Recently enacted legislation – Senate Bill 330 – provides restrictions on downzoning, but only where such downzoning is not offset but upzoning. In the context of the DOSP, which will create a substantial net increase in development intensity, targeted downzoning in specific places will not violate SB 330

EBHO advocates consideration of “strategic downzoning” in order to enhance the economic feasibility of an incentive program; Our goal is to encourage more intensive development in the downtown, but to do so in a way that allows for provision of public benefits

It is essential that these issues be given a full hearing before the entire Planning Commission prior to development of the Final Plan, and not just the Zoning Update Committee. The Final Plan must include a concrete zoning incentives program and not just assurances that such a program may be adopted in the future

Although the draft plan describes such a two-tiered system in its “zoning incentive program” discussions, the proposed maximum intensity map only shows maximum intensities, without the by-right intensities. The by-right intensities are needed in order to evaluate whether the community benefits and TDR programs will actually work.

Richard Sinkoff (Port of Oakland): SB743 VMT reduction is good

ACTC wouldn't agree with SFMTA and lost East Bay High-Speed Rail to Caltrain electrification

Two-way conversion problematic

- causing diversion
- Should better manage one-way
- Impacts are not well thought out
- Might have lowering of bus speeds

Broadway: dedicated bus and bike lane removed (disappointed)

What elements of the “Go Big” Broadway corridor concept would be implemented in the plan?

No consideration has been made to improve our already failing infrastructure - roads are a disaster, and will become worse with an increase in residents. OakDOT has been removing road lanes, at a time when the city is trying to add more people - since 2016 the Bay area traffic has increased 60% - so either stop building, or stop removing road capacity.

Port's letter directs EIR to include discussion about designated Local Truck Routes and Oakland Municipal Code 10.53 Extra Legal Load Transportation Permits, which could likewise be summarized in the mobility section of the DOSP

Include measures to reduce conflicts between Truck Route traffic and bikes, pedestrians and other modes contemplated for 3rd St.

Add note to the potential pedestrian/bike bridge connecting the City of Alameda and Jack London Square, that the Estuary is a federal navigation channel and the bridge cannot obstruct the movement of vessels in the Estuary

Lafayette Square Park is a historic resource. Proposed policy M-2.7 *"Preserve sufficient bus layover capacity around Lafayette Square...to serve existing and future transit service needs to and from downtown,"* is not supported by the neighborhood or park stewards. Policy was proposed by AC transit in 2016 without any community notice, and was publicly opposed and prevented by Old Oakland Neighbors. Remaining parking spaces should be converted to park-serving uses like bikeshare, protected bike lanes and foodtruck parking and not bus/car infrastructure.

CAR-FREE ZONES: Place people before cars. Consider activated urban zones that are pedestrian ONLY. Many world-class cities are implementing CAR-FREE ZONES where deliveries, etc. are organized.

Chinatown Chamber doesn't want bike lanes

Franklin St. is main street Chinatown stakeholders don't want converted to two-way

If you remove street lanes for bikes it will hurt businesses

What is the funding for undercrossings?

Don't want tighter traffic on Broadway

Diverting traffic from Webster should be the priority i.e., through traffic should be outside of Chinatown, not through it

Bike East Bay supports bike lanes away from commercial corridors; no need for bike lanes on every street

Maintain Broadway as a street for traffic to get around Chinatown

(p.48, I-980 Corridor) My preference is to cap the freeway between 11th and 20th Streets, preserving the freeway connection to I-880, and landscaping Brush and Castro as boulevards.

The plan should recommend a feasibility study to underground I-880 between Martin Luther King Boulevard and Oak Streets in similar form the Big Dig in Boston. (detail in email 2019-10-30_B.Grunwald)

This project should include undergrounding the connections to the Alameda Tubes to eliminate traffic impact in Chinatown. Undergrounding the UPRR tracks between Oak Street and Market Street should also be considered. Within this concept is the relocation of the Amtrak station to the Victory Court area closer to the Lake Merritt BART Station.

(detail in email 2019-10-30_B.Grunwald)

These two proposals would be transformative in linking Downtown and Jack London Square neighborhoods to the Waterfront. These improvements would improve the pedestrian realm and vehicular circulation to the extent they would obviate the consideration of a gondola to be ballpark and bridges/walkways over the UPRR tracks on the Embarcadero. The area above the undergrounding should be converted to open space and landscape streets. (detail in email 2019-10-30_B.Grunwald)

Pedestrian Bridge Linking Alameda to Jack London Square—Seems to be a good idea, however there is precious little in the plan describing this proposal or recommending further study.

Parking not forward-thinking: curbside parking still exists where there should be better accommodations of diverse modes of mobility including walking, scooting, biking.

(p.110, Bicycle Pedestrian Bridge) Aligns perfectly with the Plan's Central Idea around Mobility, to: Connect people across Oakland to downtown and unify downtown by expanding high-quality transit, bicycle routes, pedestrian access and amenities for an active street life.

(p.110, Bicycle Pedestrian Bridge) Offer a safe and enjoyable way for people to bike, walk, or scooter the short distance that divides Alameda's residents from downtown Oakland's jobs.

(p.110, Bicycle Pedestrian Bridge) Effectively uncork a plug in the network, enabling thousands of people to make the active transportation choices that we've prioritized.

(p.110, Bicycle Pedestrian Bridge) The inclusion of this transformative bridge in the Downtown Specific Plan is a key step towards a more vibrant, equitable, and sustainable future for Oakland, the estuary, and the broader community.

Commissioners like how the plan addresses transit

Need to invest in transit that specifically supports seniors, such as increasing the amount of available taxi scrip – this is a way to address people driving personal automobiles and parking downtown

Q: Has there been an assessment of where older adults and people with disabilities live regarding crossings? (A: No, we don't have that data, but the Draft Plan does respond to data about the high-injury networks)

Concern about making a downtown that is too bicycle-focused; not everyone rides bikes.

Parking is a major issue (residents need somewhere to park)

Transit - affordable?

Parking cap – more can be bought up to

Don't take parking out of town faster than you can get people onto transit

Parking cap – SF has 45,000 spaces. Mission Bay, etc. exist only with cars

Jeff Till – CLT/temporary garages

Don't want tighter traffic on Broadway

Move Amtrak station to be near BART if the Howard Terminal ballpark happens

If second tube, have Amtrak near Lake Merritt

Remove I-880

Ed: It is already in the LUTE that if catastrophic event takes I-880 down, it will not be rebuilt; could repeat this policy in the DOSP

Underground 880 & 980 (this may be in SPUR's regional strategy)

Create a new Diridon Station-style terminal adjacent to Howard Terminal

Ed: Could also look at undergrounding the overhead structure of BART between West Oakland and Jack London

City Center/Old Oakland: 15th Street doesn't quite go all the way to the lake

Pedestrian paths: See SF plan – create pedestrian paths as they get redeveloped (give a bonus in return)

Pedestrian paths: In SF POPOs are safer and more pleasant – some have security guards

Pedestrian paths: Needs logo/branded signage

Pedestrian paths: See Broadway & Hawthorne example from the Broadway-Valdez SP

Broadway: Plan could recommend a Broadway study – create it as an alternative mobility corridor

Broadway: Now is a good time to put in standards – things are empty, in transition

Broadway: More excited to think big and holistically.

Broadway: Afraid of bike lanes on Broadway – even Telegraph isn't good. What can we learn from the many bike experiments?

Broadway: Need short-to-medium term improvement

Broadway: There are cities with smaller populations who have vibrant streets

Broadway: Look at Copenhagen for bike lanes that work

Vince Sugrue: Façade improvement program – does program exist now? "If re-established" seems watered down

Naomi Schiff: Façade improvement program – should be funded through mitigation fees

Naomi Schiff: Parks understudied and under-treated – more bus parking @ Lafayette Square, Old Oakland does not want buses; look at it as a part; necessary to quality of life; AC Transit should find another place

Shirazi: Mobility – looks good; make sure new mobility modes, electrification of infrastructure is addressed as well as designing for all abilities, colocation of facilities (mobility hubs/transit centers)

Retail Parking is a problem:

- Developers are getting carte blanche over the streets during construction; parking is a problem – people who live there are getting tickets left and right (there's supposed to be less enforcement around the development, but it's not happening)

- Target is coming but people will still go to Emeryville because it's close and there's parking

What is the plan for bike lanes? Are bike lanes precluded from the future of Broadway just because of the transit- only lanes?

What is the process for determining the bikeways on streets? (Between OakDOT/Planning)

- City response: the Draft Plan includes the recommended future bike network (both near term and vision network).

These recommendations carry forward the bike network from the 2019 Bike Plan.

Appendix A Transportation and Transit Projects

- Will you be patching them all together?
- Will you redo the transportation impact fee?
- Is there an idea for new revenue streams to make projects such as two-way conversion happen?

City response: the transportation-related infrastructure projects will be provided to OakDOT who will then apply for grant funding to design and construct the projects. Also, the existing infrastructure bond is used to match/leverage infrastructure opportunities

Mobility:

- "Wider Bike Lanes is good idea"
- "Enhanced intersection with high visibility crosswalks"
- "Liked the ideas of high visibility of intersection"
- "Free bus, more trees, more parking"
- "Need more parking"
- "More bike lanes! Walking is too unsafe here, too"
- "Free WiFi everywhere"
- "bring back the light rail Key System"

Need Access to public transit close to condos so 880 doesn't get more jammed. Trees and natives landscape please.

Strengthening Oakland's Transit Investments: extend the priority transit-only lanes on Broadway north to the Kaiser Medical Campus at MacArthur Blvd and south to Embarcadero West where much of the new development is concentrated.

Increase density near the Amtrak and ferry stations in Jack London Square allowing more people to live and businesses to locate near these regional transit services, therefore, capitalizing on our investment in transit and maximizing the reductions in transportation emissions; Increase density in neighborhoods well-served by BART such as Uptown and Lakeside.

Strengthening Oakland's Parking Management:

- Reduce on-street parking for automobiles and return this public space back to people for walking, biking, or using transit by increasing sidewalk width, planting street trees, and adding comfortable and safe bus stops as well as street furniture.
- Require new parking structure in developments to be designed for convertibility to future non-parking uses such as affordable housing
- Implement parking maximums and structure the community benefits program from developers seeking to exceed parking maximums to fund priority improvements to Oakland's street such as two-way conversions, transit, bike, and pedestrian improvements

Need another transportation study

Traffic circulation and transit plan: need to know how downtown will accommodate 20 million new jobs. AC Transit won't have capacity. There will be congestion. Need service level information (bus headways).

Transportation Demand Management: low income transit pass, employers are required to pay for transit passes

Transportation impact fee nexus study should be added to the plan

Need parking maximums

Inconsistencies – Draft Plan has reorientation (2-way conversion) don't have parking (check against bike plan?)

Two-way bikeways on one-way streets while waiting for two-way conversion

Respond to climate change

Reduce vehicle miles traveled and reduce greenhouse gases

Expanded main library would allow for more support for bike share and shared mobility efforts

Ban cars downtown

What are developers required to do for bike and ped infrastructure when building projects consistent with the Plan? What ability will the City have to ask developers to go beyond minimum infrastructure standards?

How impact fees help to fund improvements on corridors? How will development fees be targeted toward Complete Streets gaps and other transportation infrastructure needs?

How consistent is the short term bike network (p. 109) with the recently adopted bike plan?

What are the expected impacts of the one-way to two-way street conversions, including congestion and bike and pedestrian safety? Do expected benefits vary for freeway access roads versus others?

Will the road typologies on pages 122 to 125 be used throughout the district?

Where is the proposed connection between the 9th St separated bike lane and the East Bay Greenway?

The proposed plan seeks to broaden the application of TDM programs to new developments to monitor and encourage non-auto travel modes. This is a significant effort. Will appropriate staff resources be provided to ensure the TDM programs will be effective?

How will the proposed investment in the proposed Green Loop be balanced with investments in other facilities, such as proposed bicycle improvements identified in the 2019 bicycle plan and improvements to existing green / park facilities in downtown Oakland?

Additionally, while the plan does provide a range of improvements to infrastructure for transit on priority corridors, it doesn't provide any discussion or suggestions to how transit service capacity should be increased to accommodate additional transit trips envisioned in the DTOSP.

Library is a key partner in shared mobility and equity initiatives with the City; it is a key named partner in the newly adopted Bike Plan

Public transport is dirty, overcrowded and runs on an infrequent schedule. Oakland is allowing new buildings without minimum parking needs being met, yet no consideration is being made for our already overwhelmed public transport system.

OAKLAND should have scooter parking. Examples include, Singapore scooter parking pads (picture attached), and other from U.S. cities, e.g. Long Beach.

West Oakland Neighbors, the community group in the Clawson/McClymonds neighborhood, has reviewed the West Oakland Walk more than once and each time we have gladly given support to the plan. W.O.W. has great potential to facilitate non-motorized movement along its entire course by encouraging travel to multiple destinations along its course and beyond; by encouraging recreation and exercise activities; by encouraging socializing and community building activities in the various neighborhoods it traverses; and it's likely it could encourage tourism by becoming a destination itself. It's a well thought out project that would bring a number of benefits, and the cost of the project could be spread out over a few years with multiple funders. For these reasons we think the full design and description of the WOW clearly deserves inclusion in the Downtown Specific Plan as an important element that would link downtown with the area covered by the West Oakland Specific Plan, and we encourage city planners to make this inclusion.

West Oakland Walk can be a vital community asset to showcase elements of the history and culture of West Oakland. Please include the full descriptive text and map exhibits for the West Oakland Walk in the Downtown Specific Plan.

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.

According to the City of Oakland Equity Indicators Report for 2018, Built Environment - Pedestrian Safety is one of 12 equity indicators that received the lowest score of 1 (out of 100). This indicates that the outcomes of pedestrian safety have extreme gaps depending on demographics. The West Oakland Walk can be a tool to address this inequity.

I believe that enhancements to the walking experience is an important part of social infrastructure for both West Oakland and Downtown. The more neighbors and visitors can engage with the history of West Oakland and have friendly encounters with each other, the more positive the social and physical environment can become. The West Oakland Walk is an important opportunity bolster civic pride, support community health, and improve pedestrian safety.

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.

Please include in the Final Downtown Oakland Specific Plan the complete set of Map exhibits and Descriptive Text for the West Oakland Walk, just as it was in the Final West Oakland Specific Plan. Please include these elements so that the citizens of Oakland can clearly understand how the West Oakland Walk will positively affect the Downtown by linking it so strongly with West Oakland.

Leave an adequate number of parking spaces for the electric cars of the future, and the gasoline-powered cars of the present.

City should build more parking garages downtown

Scooters are dangerous

Oaklanders are not sharing the street well; painted lanes are not safe for bikes: is there a plan for physically separated bike lanes?

Institute a standard condition of approval for all new development that requires outreach and replacement for lost street parking.

Institute a standard condition of approval for all new development that requires advance notice and improved signage for adjacent retail and commercial businesses within two blocks in any direction.

One-way to two-way streets conversion has support from Chinatown neighborhoods.

“Paseos” recommendation requires greater attention to long term maintenance and keeping order. What arrangements would be made for access for small business deliveries and for customers who come from transit-poor neighborhoods, have accessibility challenges, or travel from far away?

Lafayette Square Park must not become an expanded layover parking site for AC Transit, creating visual blockage, air pollution, and impairing the experience for park users.

Short-term parking (that is, customer parking) is a small-business and cultural arts equity issue—but remedies are either non-existent or insufficient. Arts organizations, businesses, and nonprofits serving and run by the most-vulnerable populations are suffering, as described by the equity indicators report. For example, the plan could recommend opening the ALCO lot on 12th and Madison past 5 pm, with ambassadors to escort patrons to and from Malonga Center. The City could work with the County to facilitate shared-use parking. What other opportunities for parking exist for families, seniors, people from transit near neighborhoods, or from out of the area? Concern about making a downtown that is too bicycle-focused; not everyone rides bikes.

- Parking is a major issue (residents need somewhere to park)

Update on walk this way

Expanding infrastructure to other areas like Grand Lake Proactive Statement

Amtrak? Crossing at Broadway?

David Simon (Adam's Point): Transport aspects of I-980 & I-880 need to connect be considered in tandem with to Howard Terminal

Alvina Wong: Chinatown wants close involvement with transportation recommendations including reviewing traffic studies

Chris Roberts: Plan for where BART should go. Oakland should ask for what it wants

Paul: Should not include parking – given climate change, the last thing we need is to worry about traffic and parking

Derek Sagehorn (East Bay for Everyone): Likes safer two-way streets, dedicated bus lanes

Tara: Prioritize walkability

Hegde: Good to see traffic study for Chinatown

the percentage growth is in the Jack London area, on the other side of the freeway. And just as a physical note, I'm sure you are very aware but the freeway, crossing under the freeway and it's kind of physically inaccessible unless you are in a vehicle.

Jack London: not being able for the disabled to cross over the railroad tracks, there is nothing you can do to get the railroads to cooperate. Whether it's something like amtrak did with the bridge that goes over it to do something. You only indicated a couple of major corridors that would cross it that you intend to strengthen the visual or connecting area. I mean, I'm able bodied and I find it difficult to cross all those tracks with the wide openings to make that more accessible

My one request is if you have protected bike lanes to perhaps also have traffic signals on those. which some countries, such as Denmark have. Many times bicyclists do not obey the automobile traffic signal felt indicating they need to obey them, would be I think, a good example of a small addition. Which would signal their need to comply and help protect a lot of pedestrians who cannot keep up with them
I want to make sure there is a bus stop on every corner.

And directional ramps for every crosswalk

- Commissioners like how the plan addresses transit
- Need to invest in transit that specifically supports seniors, such as increasing the amount of available taxi scrip – this is a way to address people driving personal automobiles and parking downtown
- Q: Has there been an assessment of where older adults and people with disabilities live regarding crossings? (A: No, we don't have that data, but the Draft Plan does respond to data about the high-injury networks)
- Parking issues on 14th Street – destroying the street, with bus lanes, can't park or get deliveries. Jack London doesn't have meters.
- It's not realistic for a port city like Oakland to be car-free – not authentic
- Need to talk about what compromise looks like [i.e. between City/development/DOT's parking policies and business owners]
- If you're going to get rid of the parking, get some shuttles to shuttle people from where they are parking
- If they do bike lanes, then exploit the bike lanes for Black traditions
- G&E took out parking in front of the store, blocked off for a month, and sales declined – she's asked people to let her know every time they try to come to her store but can't find parking, and is keeping a record
- There is nowhere to unload – the parking garage charges \$15 for 20 minutes

- Concerns around the buses. Bus stop is being moved in front of their restaurant, which means that parking is being removed, and they're worried that homeless people will sleep on the benches
- Can't get in to business to unload
- Delivery service has no place to park – 60% of their business is delivery (also has catering service). Delivery is double-parking to unload
- People are not obeying speed limits, and are angry – got hit by a car
- Scooters are a problem

Mayor's office has reached out to developers to talk about providing public parking, and they are interested

- Lakeshore has free parking for Trader Joe's – why can't we have something like that in the 14th Street corridor?
- Older people don't ride bikes, so the bike lanes aren't for them +[debate over whether African-Americans ride bikes]
- There's no street sweeping happening, but parking enforcement is still ticketing!
- Jack London has a parking system – for people who they want
- Chinatown is thriving and has a parking structure
- Assessment of parcels near 14th – build a parking garage and provide a REBATE as reparations to businesses for messing it up over the last five years
- Understand the environmental argument, but AT WHOSE EXPENSE? The environmental argument against parking is weak – should apply everywhere, not just enforced selectively

Transit Options for a Low-Car District: We support removing parking minimums for all areas covered by the plan and imposing parking maximums—or charging impact fees for parking over a 0.5 ratio, befitting the expense and opportunity cost of in-building parking.

We should deprioritize street parking and vehicle lanes in favor of dedicated bicycle and transit lanes, on the model of the “Go Big on Broadway” option in the earlier Plan Options Report (Nov. 28, 2018) which should be restored. We prefer proposed bikeway options that include protected bicycle lanes.

We also support the conversion of I-980 to create an urban boulevard, and the conversion of numerous downtown parking garages into productive space.

These strategies will reduce vehicular deaths and injuries, help Oakland meet its city climate goals, and prepare Oakland to the greater adaptation work that is to come.

Letter expresses support for Mobility Outcomes M-1, M-2 and M-3; they are consistent with complete streets principles .

Most of downtown Oakland is included in the countywide high-injury network for both cyclists and pedestrians laid out in the Alameda CTC's Countywide Active Transportation Plan

DOSP includes reconfiguration of Franklin and Webster St. and includes plans to address congestion issues around the I-980 ramps and the Webster and Posey Tubes through the Oakland/Alameda Access Project. Alameda CTC encourages continued coordination between City of Oakland and Alameda CTC through the Oakland/Alameda Access Project

Letter cites statistics about BART ridership in downtown.

Given that the Draft Plan is based around an equity framework, the BART system is even more integral because the rail transit system provides mobility to people with limited travel options - low income residents, youth, seniors, and people with disabilities

Add Policy M-2.5 policy language to Appendix A (Table M-5)- take measures to maintain reliable, ADA-accessible access to transit stations, and find opportunities to increase the number of elevators;

Except for the planning effort for an upcoming second Transbay Crossing, there are currently no projects identified in the Transit Projects list that support BART's reliability and resilience

BART-identified needs (to expand upon and inform Policy M-2.5:

19th Street Station Project Needs:

- new elevator connecting street concourse
- escalator canopies with roll-down doors to protect escalators from overnight damage and reduce escalator outages
- new entrance at north end of station to expand pedestrian access to station and respond to new and upcoming development
- additional ticket vending machines or faregates to accommodate additional riders

BART-identified needs (to expand upon and inform Policy M-2.5:

12th Street Station Project Needs:

- new elevator connecting platform to concourse
- escalator canopies with roll-down doors to protect escalators from overnight damage and reduce escalator outages
- Interior upgrades including lighting and improvements to address fare evasion
- additional ticket vending machines or faregates to accommodate additional riders
- future need: study of platform capacity at lower platform to address crowding and emergency egress and respond to potential impacts of proposed Howard Terminal stadium development

Lake Merritt Station, will be important point of ingress and egress for the thousands of proposed housing units and mix of uses proposed for the Victory Court area and the Downtown Plan should coordinate with the Lake Merritt Station Area Plan and make changes where necessary to ensure that the Lake Merritt Station can continue to serve this expanding neighborhood

The pedestrian pathways to and from the Lake Merritt Station, especially those crossing under I-880, require careful study

BART supports the Freeway Crossing Improvements Project list (Table M-3) and asks that this list be prioritized to support safe paths to and from BART stations to new centers of development like Victory Court and Howard Terminal

Overall, BART asks that the City continue to collaborate on issues related to access, reliability and resiliency.

make a concrete recommendation for a parking maximum for both residential and commercial development to clarify public expectations regarding future zoning code updates

questions the efficacy of an "exchange program" to allow developers to construct more parking, as the negative externalities of increased VMT and vehicle ownership would detract from any benefits from such a program
City of Oakland should advocate for funding for a potential permanent program (to MTC's "Regional Means-Based Transit Fare Discount Pilot Program"), and to investigate means to expand the program to other operators
City of Oakland should consider means to support the Fare Integration Study (analyzing possibility for integrating the fare policies of all 27 Bay Area transit agencies), and any recommended actions that arise from the process

As part of TDM strategy (Policy M-2.10) City should consider a requirement that large employers provide a flexible, free, or reduced transit pass for employees

As part of TDM strategy (Policy M-2.10) City should consider making the free transit passes for new residential development a requirement rather than an option (as part of the "menu" of TDM measures) for all new residential development in the City. Clipper cash, rather than operator-specific transit card, would allow employees and residents more choice and flexibility in their transit commute

As City undertakes Curbside Management Study (Policy M-3.6) passenger and ADA pickup/drop-off around the 12th Street and 19th Street BART stations should be carefully considered and planned to ensure safe and efficient passenger loading.

Bart is working with Bird and other micro-mobility (e-scooter) providers to designate specific parking areas for scooters and other shared-mobility devices at several BART stations to locate these areas out of the path of vehicle or pedestrian travel and consolidate parking; City should work with micro- or shared-mobility providers to designate similar parking zones around 19th street and 12th street stations to keep sidewalks clear and ensure safe access to transit

To support the increased travel demand from new expected commercial and residential development in Downtown Oakland, BART is increasing the frequency of train service and overall capacity of the system with its Core Capacity Project.

BART and Capital Corridor are co-leading the effort to study the possibility for a new Transbay Crossing. BART is committed to working with the City, as although the proposed alignment has not been established, part of this new infrastructure project may be within the Plan Area

continue to collaborate with BART on station access improvements

do not consider an "exchange" program where developers are entitled to build up to 1.25 spaces per unit in exchange for providing community benefits. By not constructing expensive parking structures, more funds should be available for community benefits and affordable housing

prioritize freeway undercrossing improvements that connect to BART

As part of Policy M-2.10, the City should require that all new development and all large employers provide a flexible, free, or reduced transit pass for residents or employees. Clipper cash is more versatile

Website should have a more clear “call to action”

- City response: City website is constrained by a content template that makes clear messaging difficult. The DOSP team continues to work with the City website team on improvements.

Given the importance and complexity of the Plan document, OHA recommends that the City Planning Commission continue its consideration of the Draft Plan to at least its October 16, meeting

Manus: Urge the public to provide substantive and detailed input, not general generic input

Using Nextdoor and social media is good

Naomi Schiff: Continue this meeting

Naomi Schiff: Points to page 1-3 of the OHA letter to the Landmarks Board for detailed comments

Hegde: Extend comment deadline to Oct. 21

Alvina Wong: Listen to youth

We are disappointed to note that the Incentives Study commissioned by the City will not be available until after the period for making comments on the plan and draft EIR is closed.

“Youth Engagement” should be more appropriately placed as part of “The Planning Process”

It is essential that a meeting of the Planning Commission be scheduled after the October 22 submittal date for DOSP and DOSP-EIR. The Planning Commission should have a public briefing on staff’s responses to public comments -- after staff has received and assessed the submittals – for the Commission to consider and have input on the final shape of the DOSP Plan and Environmental Analyses to be recommended to City Council for adoption.

Small business cannot attend typical meetings

Using Nextdoor and social media is good

Concern that the survey did not reach enough people and was not translated or provided to enough people via paper (80% of surveys for older adults are returned are paper surveys; respondents who respond via internet are generally more affluent)

Many seniors don’t live in senior centers

Note that the Commission contains expertise at outreach to seniors (SAHA, Center for Elders Independence). They send out surveys after every session. A focus group could be useful.

DOSP staff noted that the Commission’s expertise will be particularly useful to leverage when updating the citywide General Plan, starting after the DOSP planning process is complete

Scott Means: DOSP staff were in very good communication with him and his staff, and the appropriate agencies were given the survey

Manus: Need better a/v equipment (better visualize maps)

Manus: What is the best way for citizens and public to review?

Monchamp: What is the timeline/ what are the next steps

Monchamp: Process for zoning update?

Monchamp: Need dialogue with property owners

Limon: Echo OHA – make it easier to navigate the document, index, list of graphics

Limon: Public comments: should they be advocating for specific policies, priorities, actions?

Limon: How should people provide feedback?

Public speaker: Copy of Plan and Draft EIR were not made public in time

Public speaker: Community benefit – would we wait until community benefit program is settled to start the clock on comments? (revisit the project schedule)

Public speaker: Establish a Planning Commission subgroup

Jeff Levin (EBHO): Time/process for review

Jeff Levin (EBHO): Media publicity – more meetings of commission

Produce Market – what is the plan for engaging the Produce Market stakeholders?

City: the City will coordinate with the Produce Market stakeholders to determine the best approach to engagement.

Need to better engage the small businesses:

- The BIDs have a good database of businesses, and the Chamber of Commerce offered to host a meeting of businesses
- 14th street business owner said it's only the second day someone has come in to invite her to a City meeting

How do we get more projects on the list?

- City response: That is the purpose of this comment period and the associated meetings.

Small businesses:

- Business owner in BAMBD would like for staff to “come to us” and engage business owners.
- They have come together a few times, but are not part of a formal organization.
- Customers are complaining and choosing to shop elsewhere because they can't park.
- The Chamber does lots of work with small businesses and would be happy to help with engagement, including hosting a meeting at their location.
- There should be postcards with Draft Plan information in every coffee shop with a call to action
- The long process of the plan and resulting turnover makes engagement with businesses hard, but we can't let up because we're in the home stretch

What is a more streamlined approval process; developers need certainty; need more clarity about form

- Need to not have them go to Council and PC & entire appeals process to get the bonuses

- Need more than a list of community benefits

Partnerships: Will [developers] attach themselves to a community stakeholder to make sure the benefit provided is actually useful to the community – What's the process?

- Need funding for tenant improvements
- Developers need to be engaged with the community in the planning and design of tenant space to avoid the tenant settling for the “leftover space.” Developers should pair with community partner early on to ensure timely lease-up
- Disincentivize vacant

Will there be opportunity for CAG to meet with consultants?

City response: Yes, when released

Will the consultants be open to changing study?

City response: If it can be yes

Peter: It'd be a taking? Doesn't that happen all the time? Doesn't seem like a reason not to study it; Trying to provide best value to Oakland. not developers

City response: consultant is aware of the concerns and will be addressing them in the report

As you move forward presenting this plan and getting feedback from various constituents, I think it is of the utmost importance that you present it to a group of small business leaders ASAP to get input. They cannot be left out of this process. This is a very important group of people who can help drive growth of a diverse and equitable economy.

Ari – residents lately haven't heard much

Ongoing engagement? When people are tired and the process has been long?

Theresa: Include milestones along the way

Alvina Wong: Gaps in engagement

Naomi: Need to continue tonight's discussion

Jeff Levin: Continue tonight's meeting

Chris Buckley: Continue tonight's meeting

Hegde: If different comment deadlines, how do you reconcile with Draft Plan?

Meyers: Continue this item to another hearing

Fearn: Continue this item to another hearing

Limon: Continue this item to another hearing

Monchamp: Another hearing on incentive study [Staff: zoning is separate ordinance, may be adopted later, will go to ZUC]

I see there is a community review in the fall of 2019. Just wondering if you are reaching out to the community or also reaching out to community of persons with disabilities? Are things going to be accessible if you are asking for surveys, are they going to be accessible? Via website, if you are asking for these types of things, just communication things are we going to have accessibility

- Concern that the survey did not reach enough people and was not translated or provided to enough people via paper (80% of surveys for older adults are returned as paper surveys; respondents who respond via internet are generally more affluent)

- Many seniors don't live in senior centers

- Scott Means: DOSP staff were in very good communication with him and his staff, and the appropriate agencies were given the survey

- Note that the Commission contains expertise at outreach to seniors (SAHA, Center for Elders Independence). They send out surveys after every session. A focus group could be useful.

- DOSP staff noted that the Commission's expertise will be particularly useful to leverage when updating the citywide General Plan, starting after the DOSP planning process is complete

- Angry that he hasn't been invited to BAMBD-related meetings – people did not go into his building to talk to him

- What's happening now should have been 5 years ago, before the development came in [CM response: Tried doing these [BAMBD] meetings in 2015, but people couldn't see the development coming]

- Break the plan into a more simplified powerpoint and present that

- Why aren't developers at this meeting?

- Want Mayor Schaff to show up for one of these meetings

- Other agencies need to be in the conversation – like AC Transit

- They could come to meetings in the morning and evening

- Businesses should set the agenda for the meeting – creating a 14th Street merchant's group

In addition, the zoning incentives should focus on producing community benefits. That requires consensus from the community on both benefit mix and feasibility. These decisions should be front-loaded with community input and professional analysis prior to adoption of proposed zoning incentives. The programs should reflect true bonuses, rather than a new minimum on top of which additional approval and community benefit conflicts are fought. Proceeding without these items will result in projects with lower base densities and few, if any, community benefits.

Finally, our organizations wonder if the Commission plans for followup to review whether and how community and, indeed, comments and recommendations of the Commission are (or are not) treated or incorporated into the Final Plan.

- It is essential that a meeting of the Planning Commission be scheduled after the October 22 submittal date for DOSP and DOSP-EIR. The Planning Commission should have a public briefing on staff's responses to public comments -- after staff has received and assessed the submittals – to consider and have input on the final shape of the DOSP Plan and Environmental Analyses to be recommended to City Council for adoption.

Hegde: What is the population density? 1.9 person per household

Hegde: What is the zoning incentive program timeline?

Why is Chinatown not included in Draft Downtown Plan EIR? (Pedestrian safety is a concern for Chinatown)

Will the study be completed before the EIR period ends?

- City response: No, but it is not necessary. The EIR studies the maximum contemplated with incentives. The expectation is that the zoning to be adopted will be no more than this maximum, so would not have an impact on the significance findings of the EIR.

Hegde: Close Draft Plan and Draft EIR at the same time or keep them both open

Hegde: Would new projects be denied or supported based on EIR findings?

How does the Capital Improvement update interplay with community benefit program?

How are impact fees broken down (and how much do libraries get)?

The library is already doing all of the things that are discussed in the Draft Plan (staff make it happen with limited resources) – how can we be more aspirational?

Why is West Oakland Branch Library discarding African American books? What happens to them? African-Americans are not getting library jobs/only being hired part-time. System for hold notifications isn't working.

What are the plans for Laney?: Laney and Victory Court are in inundation areas. Should we instead consider a “retreat” strategy (rather than assigning new development to waterfront areas)

How DOSP interplays with plans in surrounding neighborhoods?

How was the estimate for the jobs/housing impact fee established? The estimate should be higher for office – suggests that only 25% of square footage would be office

When would we start seeing construction?

Jeff Levin (EBHO): What authority does City have relative to Howard Terminal

Question: any harm in allowing higher densities in historic buildings in W. Oakland?

Question: what is the timeframe for the General Plan update?

When will the CAG be able to give feedback on the study findings?

• City response: the study will be published in November, well in advance of any CAG meeting on the topic.

What’s the difference between policy and project? Are projects funded piecemeal? How do these projects relate to funding and deliverability?

What about the next 20 years? Flexibility as it changes? Needs to be flexible or iterated

Please advise as to ways we can assist the Planning Commission by providing insights regarding senior community members of Oakland. How can we find out about meeting dates?

How long would the plan for I-980 take?

Peter Birkholz: Goals: number of jobs, housing units – how were these numbers created?

Will the City be updating impact fees?

• City response: the Draft Plan includes recommendations to update the Capital Improvement Impact Fee (for parks) and the Transportation Impact Fee.

We strongly recommend that each chapter explicitly address and demonstrate how the implementation actions will close racial disparities. We further recommend that the City prepare an equity assessment that formally analyzes whether the Plan’s actions will in fact accomplish its stated objectives

“Race & Equity” framework and goals considerations are integral components of each chapter of the Plan, and should be prominently featured in the discussion of each chapter of the Plan, and not be a separate chapter at the front of the Plan. Currently, “Race & Equity” considerations are awkwardly lumped together in the Introduction chapter, where these essential considerations appear to be a late-stage appendage to the Plan. “Race & Equity” observations should be integrated into each chapter, and not be separately isolated where their critical relevance can be easily overlooked.

Precincts formerly with high concentrations of Black residents have been particularly decimated by displacement, evictions, gentrification such that in just the last decade Oakland’s Black population has decreased by almost 30%. The DOSP must incorporate strategies that stabilize, vitalize, regenerate, preserve, protect, and economically enables the City’s Black population.

(p.48, I-980 Corridor) Proposed land uses, open space and circulation recommendations to I-980 should be struck from the document until the proposed long-term feasibility analysis can be conducted as suggested on page 48.

(p.48, I-980 Corridor) Specifically to be deleted are land use designations, intensity and density recommendations, location of parks, and circulation changes including the elimination of the 19th and 20th Street couplet. The latter will impact the functioning/capacity of the freeway. Proposals for land use and parks are dependent on ramp removal that also impacts of the functioning of the freeway.

(p.48, I-980 Corridor) Also to be deleted is the speculation of a future BART route in the right of way. The 980 Corridor air-rights are over 10 acres, within a 10 minute of BART and therefore constitutes the largest opportunity in Downtown for a new town in town composed of jobs, housing and open space. In this regard, the proposed densities are too low and parks inappropriate.

Shirazi: Measures of success – good; quantify and have plan for tracking

Public speaker: Ideal of equitable access

Neighborhood vision:

- Strengthen arts districts

- Create committee to explore them

- Morten: B-V required a retail committee housed at the Chamber of Commerce

- Could use the BIDs

- Overlay zones

Daniel Levy (OHA): Definition of success – more rigorous than “increase” or “decrease”;

James Vann (CALM, Homeless Tenants): Equity should be part of each chapter

Alvina Wong: Maps cuts out Chinatown however, it was redrawn to include some parts of downtown (from Lake Merritt Station Area Plan, West Oakland Specific Plan); Chinatown should be integrated into all aspects moving forward

Chris Roberts: What is essence of Oakland, authentic?

The Good

It is clear that the issues of homelessness and inequity are a significant part of the context of the DOSP and that the primary challenges related to housing and affordability are explicitly identified, p.81. The Equity Framework is an important component of the overall plan highlighting the six critical disparities and enumerating strategies and policies to address each. This structure enables the possibility of integrating and coordinating actions to achieve the aspirational goals. In Chapter 02, the eight subordinate strategies and Plan Policies, Programs and Actions begin to focus on levers that should lead to improvements in housing. The 2040, end of plan target of creating between 4,365 and 7,275 affordable housing units grounds the plan in a measurable numerical range.

2. “Race & Equity” should not be a separate chapter, but should be integrated with in each Plan Chapter to not be easily overlooked. The 30% reduction in the Black population over the last decade cannot be ignored.

- “Race & Equity” framework and goals considerations are integral components of each chapter of the Plan, and should be integrated into and prominently featured in the discussion of each chapter of the Plan, and not be a separated chapter at the front of the Plan, Currently, “Race & Equity” considerations are awkwardly lumped together in the Introduction chapter, where these essential considerations appear to be a late-stage appendage to the Plan.

- “Race & Equity” observations should not be separately isolated where their critical relevance can be easily overlooked.

Manus: Doesn't see Kaiser \$4 Million

Please make sure that in achieving greater density we don't endanger our historic and cultural resources.

- How about a moratorium on the taxes small businesses are paying for litter?
- Request developers with parking below residential to make it available to public – lease it back to the City to sublease

Without robust arrangements to house the currently homeless and the at-risk-of-becoming-homeless, our downtown and its public spaces will be too crippled by glaring social disparity, inequity, and suffering to succeed. (DEIR Page 8, Goal 2).

The draft Zoning Incentives Study has not yet been released, despite previous staff statements that it would be available prior to the City Planning Commission's November 6 meeting. Given the importance and complexity of the Zoning Incentives Study, OHA recommends that the City Planning Commission continue its consideration of the Draft Plan until at least the Study's release and allow at least two weeks for Commission and public review prior to the Commission meeting.

Reduce existing excessive by-right zoning intensities (floor area ratios or FARs, height limits and residential densities) in most areas and allow increased, or “bonus” intensities in exchange for community benefits, including affordable housing and, for historic buildings, transferable development rights (TDRs).

Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) do not exceed the scale of contributing historic buildings within the APIs and ASIs.

Provide a robust TDR program.

Address New High Injury Hot Spots. We applaud the Plan's focus on recommendations for specific projects in Downtown Plan, Appendix A to address the pedestrian High Injury Network. The Plan should also recommend that these improvements, once carried out, should be evaluated to determine whether injuries in fact dropped.

Oakland should also consider providing restrooms and break facilities in downtown Oakland for bus operators.

I've lived in downtown Oakland for over 7 years and couldn't imagine calling another part of the Bay Area home but currently downtown can be dangerous for those with disabilities, the elderly, and children as people treat 14th st as their personal highway.

safety for people who patronize small businesses

We also support Friends of Lincoln Square Park's efforts to build a larger higher capacity recreation center as it is our only recreation center Downtown.

The other thing I would like to comment on is around culture keeping. In particular in regards to two of the "opportunity sites" and what impact they might have on culture. One of those sites is the parking lot of Koreana Plaza the other is the parking lot of Laney College. I know the latter has long been in the mind to be developed. But I'm wondering if the cultural impact has really been thought through.

Koreana Plaza is the heart of KONO in a lot of ways. How would it be built upon without impacting who comes to my neighborhood and why, and also what would be the impact on First Fridays.

For the Laney College parking lot what I wonder about is not only the community and staff of the College itself, but also the flea market that happens most Sundays. Where would that go? I'm guessing it would leave Oakland - leaving a population underserved and not likely replaced by anything being built. A bit of culture gone.

I'm no fan of parking lots (or the trash created by the flea market), but these (and perhaps others) are important in ways that have not been considered. I don't want to get in the way of housing, but I see unintended consequences of what has been built all around me everyday. I would like to see those consequences acknowledged in the plan. DOSP is heavy on cultural districts, but has missed the role that BID's already play - and BIDs can support cultural districts as well with retail pop-ups, public space activation, a vending program on Frank Ogawa Plaza, etc. - easy things right out of the gate. They already have the infrastructure on the ground. Allocate responsibility to what's already existing.

Remove the "ghost districts" that no one advocates for - the Jack London Entertainment District in the Draft Plan doesn't coincide with where entertainment venues are; it isn't clear where the Jack London Maker District came from; there isn't agreement in the community about the Art & Garage District (particularly regarding the existing KONO district).

Work on creating a cultural district program, rather than designating districts (beyond the BAMBD, which has been formally adopted already);

Measures of success for diverse business ownership

Measures of success for wage disparity - many [Asian] residents working several part-time jobs without benefits. Need to improve wage conditions for Chinatown residents

current economic boom has had negative impacts on Chinatown small businesses, many empty storefronts. DOSP should address how Chinatown's small businesses can benefit from the City's economic opportunities

Seriously Tackle the Climate Change Challenge with more Ambitious VMT Reduction Goals (Slash VMT): The EIR analyzes how vehicle miles travelled (VMT) per capita will change under the Plan. This is important from a climate change perspective due to the prevalence of fossil fueled vehicles. The EIR finds that through 2040 VMT per capita will remain flat at 4.8 for residential land uses and will decrease slightly for commercial land uses from 15.1 to 13.3 (EIR, p. 190). The 2040 VMT is deemed "less than significant" because the VMT is more than 15% below regional averages (EIR, p. 192).

This is a very disturbing conclusion and could translate to significant increases in greenhouse gases as the number of people living and working in downtown increases. The VMT threshold used in the EIR should be made much more ambitious to be consistent with the City's climate change goals. VMT per reductions of 50% or greater, at least, are appropriate.

There are no areas better than downtown, given its substantial transit connectivity, to aggressively reduce VMT. The EIR and Plan should be revised accordingly. VMT rates should also be reported for 2020 and 2040 No Project and Project conditions in EIR, Table V.B-6 on page 190 of the EIR to fully disclose VMT impacts of the Project.

I am a resident and homeowner in the Downtown plan area in the KONO neighborhood at Telegraph and 25th, across Telegraph from the "Arts&Garage District." I work at a non-profit in the Pandora building in Uptown, and spend a lot of my time and energy at Lake Merritt and the Lake Merritt Channel (I've contributed to the comments from the Measure DD committee).

I live in the Uptown neighborhood near the 19th Street BART station. Overall I support the plan and think it has the right focus on building more housing, easing transit, and considering how to make Oakland a vibrant and walkable city.

Thank you for the opportunity to provide feedback. I encourage Oakland to adopt the DOSP and call on the City Council to enact its recommendations.

I am writing to express my support for the DOSP. I think it would do a lot of revitalize the downtown region further, and make our streets safer and more walkable. I hope that equity and long time residents continue to be at the forefront, but I commend the recommendations in the plan to expand services in the region. My dream one day is that parts of downtown Oakland will be closed off to cars, but in the meantime, I think this plan takes a good first step in at least providing some traffic calming, increased density, and a more vibrant business district. In my short going on 7 years in Oakland, I've seen tremendous change in the neighborhoods in which I live and work. There's a lot of new housing, new bars, cafes, and restaurants, but at the same time there's been an explosion in the homeless population. I don't see the DOSP addressing this dichotomy in any realistic way. There is a goal for more services, but none for a reduction in the number of encampments for instance. A result of this round of building proposed in this plan could (as seems to have happened so far) result in more people to serve, so the number of people on the streets could continue to go up while the goals you have are still met. The number of affordable housing units does not seem to be adequate to the task. What I have seen in my neighborhood is that all the buildings around me bought out their tenants, refurbished, raised their prices, leaving that community of people with not many places to go but the streets. I know the theory is that if we build enough housing, prices will go down -- but are developers ever going to build housing that isn't going to be making them a profit?

It's been great seeing more housing being built. We need more.

1. I noticed that the plan calls for a tripling of the housing stock, but not even a doubling of the "affordable" housing stock, (even on the high end of the plan's suggested spectrum). This is concerning as it will continue the trend of making this city unaffordable for the folks who already live here.

2. Furthermore, I noticed on page 94 that 40% of that suggested "affordable" housing is for 80%-120%AMI. According to your data on page 80, "The Downtown Oakland Disparity Analysis reported the median income of Oakland's Black households (\$35,983) was 43% that of White households (\$85,489), and Asian and Latinx households earned just over half the median income of White households (\$44,418 and \$45,731, respectively)." As you can see if you look at Oakland's 2019 Income Limits, this largest chunk (40%) of the already limited affordable housing that this plan suggest to develop, is going to serve the income level of most White households in Downtown, not the Black households that have been most severely impacted by displacement. This is unacceptable, and out of alignment with the Racial Diversity goals. I fear this plan would memorialize a strategy that would perpetuate displacement, and prioritize affordable housing for

1. Confusing language: it seems like "population" sometimes refers to the proportion of residents, not the total number of residents. On page 95 the plan shows that the total number of Asian residents increased, while saying that their "population declined," meaning they declined as a proportion of the total population. This is not differentiated from the black population, which actually has fewer residents than it did in the 1990s, not only a decline as a proportion, but actual people getting displaced. This language effectively erases the fact that the black population is getting displaced while others are growing. I think your plan should clarify this, both in the baseline, and in the Measure of Success. I can not tell if your measure of success means to increase the populations in terms of number of people, or as a proportion of the whole. This should be clear upon reading. (Perhaps it could read something like "Black and Asian populations grow at the same rate as, or faster than, other populations, reversing the impacts of the historic displacement of these

1. As I noted in the meeting, something very important is missing in the Measure of Success for Unsheltered Residents on page 95. While the Baseline gives data on the number of unsheltered residents, the plan doesn't state reducing that number as a measure of success. The plan says that if the number of people moving from homelessness to housing increases, that is a success, but if the homeless population grows faster than the rate of homeless get housed, the problem will continue to get worse, while the city celebrates "success". Can we have this measure of success include reducing the actual number of homeless people by a quantifiable amount, or perhaps even eliminating homelessness altogether in Oakland?

Need regular format for interaction between City and BIDs; BIDs would like someone from City to come to all the meetings (Aliza Gallo previously attended). BID Alliance meetings are 3rd Thursdays at 2pm at the Metro Chamber of Commerce

BIDs want to be a partner to the City in the DOSP – they are already doing much of this work and are concerned that they've been overlooked.

Please prioritize investments in existing parks and our only recreation center before investing in new Green Loops, p. For example, before creating a new park plaza (See #4 on page 174, Figure CH-4) under the 980 freeway that no one from Old Oakland has asked for and no one other than consultants and City staff have promoted, please invest in improvements at Madison and Lafayette Square park, two historic assets in need of repairs and only 0-3 blocks away. Do not try to mitigate park and recreational impacts in the EIR or invest in "connecting downtown assets" by proposing new Green Loop investments that are not currently a part of the City's CIP priority list

Use Impact Fee for Gaps. Recommend that Transportation Impact Fees be used to fill in pedestrian safety and bike network gaps to create continuous corridors that are not addressed in the course of development projects that occur in accordance with the plan.

I'd like to see a higher density plan for downtown, with more retail and better transit options and more emphasis on walkability and bike friendliness.

Another concern I have is the building height limit. It's a shame that it is so low. Oakland isn't just a suburb of San Francisco our downtown skyline needs to reflect that.

I love the 980 corridor idea! It would be fantastic to connect West Oakland and create some greenway in the area.

I believe that while the Zoning section in the DOSP proposes positive changes, more should be done. Downtown Oakland needs higher maximum allowable heights for buildings. This is especially true in the LM, CC, and RU zones discussed in the DOSP. The Zoning Incentive Program should be expanded in area to cover more of downtown Oakland, boosting allowed density.

Anyway, I'm meandering, but overall want to express support for this proposal as I think this proposal helps undo some of the poor decisions made in the last century. I especially love the idea of destroying 980. We need more aggressive plans to get more people out of their cars and into mass transit but this proposal would be a good first step in that direction.

OPS has concerns about the restrictive development standards and limited intensities being proposed for the Produce Market District

Flex industrial land use designation currently proposed is a missed opportunity. The properties owned by the Oakland Produce Square represent a rare assemblage of property in an urban area that can be planned and developed as a cohesive urban project that furthers the DOSP goals of historic preservation; Should be a high-density node, intensive development

the proposed low height and FAR limitations in the Produce Market District and "flex industry" designation will not maximize value capture, rather, the proposed land use designation and restricted intensity will place the Produce Market District at a disadvantage to neighboring properties zoned at more intense levels and diminish potential for maintaining the District as a key City linkage and future growth development area

Produce Market should take full advantage of the location, opportunities, and urban growth possibilities of the Produce Market District and provide development standards and increased intensities that allow for high-rise, mid-rise and low-rise development options

As a regular cyclist, and pedestrian while working for COO, I would like to suggest a few things. Uber and Lyft (as well as other drivers) are regularly double parking or pausing in either a driving lane or bike lane. We've all seen a lot of this. For bikers and pedestrian safety, as well as city income, why not provide pick up zones for those drivers? (Paid for by them) One or two spots on each block through downtown? Once established, better parking enforcement might actually be achievable

Parking enforcement of this issue (double parking or pausing in either a driving lane or bike lane), at least some, please?

Are bike lanes going to happen on 14th? There aren't any lanes traveling East/West through downtown

Driver education, maybe via quirky bumper stickers on city vehicles? 3 feet to pass, "sharrow" (the logo) means share, cyclists are people, too, pollution free, and so on

Adding more bike lanes is a great idea. The Franklin Street bikeway looks fantastic. Keep expanding the Oakland bike lanes.

Downtown Oakland has the highest concentration of transit service in Oakland which makes it an excellent place to add new housing. The DOSP should recommend lowering or eliminating parking minimums within the plan area as part of the zoning update process.

The Transportation section proposes many goals that I support. Downtown Oakland needs to provide a better experience for people walking and people taking transit. We need to provide more clearly marked crosswalks, enforce speed limits for automobiles, and make sure sidewalks are clean and smooth. More benches and seating in downtown Oakland would also be welcome.

Only 6% of trips to downtown Oakland are made by bus. We must improve the experience to encourage more people to ride. I strongly support bus lanes on Broadway to complement the lanes on 11th and 12th streets for the BRT. Oakland police should issue tickets for cars stopping and parking in these lanes just as they enforce red zone curbs today.

We should increase the frequency of bus lines serving downtown Oakland.

I find it frustrating how many streets in downtown Oakland don't even have pedestrian signals and I believe wholeheartedly that this contributed to the hit & run I witnessed this past February.

Pedestrian mobility and accessibility for seniors and youth, especially at key intersections, is a concern

Chinatown small businesses rely on foot traffic and readily available parking; Chinatown should be planned for a "stop and shop" destination, not a path for through traffic

concerned about the conversion of certain one-way streets to two-way streets

majority of movement by automobilty (51%); proposed elimination of street parking and traffic lanes for dedicated bicycle lanes through Chinatown Community's commercial core is opposed

how will handicap parking abuse be enforced

Franklin to a two-way street with bike lanes would result in narrow driving lanes; loading for businesses is important;

concern about the impact on delivery trucks should double-parking block the (proposed) one lane of traffic [in each direction]

business corridor - bounded by 7th to 11th and Broadway to Jackson, will need parking; bike lane should end at the perimeter of Chinatown boundary and develop a parking plan that addresses the needs of the small businesses

appropriate locations for bike lanes should be Broadway, 11th Street and Harrison St.

changing from one-way to two-way will have impact on businesses in Chinatown, we don't know if action will be positive or negative. Study does not address these concerns. City should provide a traffic study for Chinatown to demonstrate

potential impacts to Chinatown business community

Page 114/258/322: We strongly oppose turning Lafayette Square Park into a bus layover. Note that this is a request of

OakDOT, AC Transit and BART, but is not supported by the neighborhood or park stewards. This was attempted by AC transit in 2016 without any community notice, and was publicly opposed and prevented by Old Oakland Neighbors. Over 100 residents signed a petition to AC transit at that time. See [screenshot - in email comment] for proposal that was stopped and seems to be proposed again in the current draft plan. Please stop converting this park and historic landmark into transportation infrastructure, creating visual blockage, air pollution, and impairing the experience for park users. See attached photo [in body of email]

If anything, any remaining parking spaces [near Lafayette Square Park] should be converted to park-serving uses like bikeshare, protected bike lanes and food truck parking and not bus/car infrastructure. Lafayette Square Park is the Gateway to Oakland for folks entering from 980 and we want to showcase this historic resource, not hide it behind buses.

List more Pedestrian Policies. In the discussion of important programs and policies in the Pedestrian Plan (Downtown Plan, p. 104), please add these programs and policies from the Pedestrian Plan to the list of especially relevant ones:

Maintain roadway features that reduce speeds and make pedestrian crossings safer; Improve pedestrian environment

under and over freeways: Partner with neighborhood groups to perform walk audits.

Also, one bullet references "*Developing* a temporary traffic control protocol". Such a protocol as already been developed so "Developed" should be replaced with "Implement and monitor".

Also, the Plan should explicitly acknowledge that the development contemplated under the Plan could lead to new pedestrian collision hot spots that will need to be addressed by developers or the City.

Recommend Adding Measures of Success to Evaluate Pedestrian and Bicycle Safety: Recommend measuring Number of Bicycle and Pedestrian Incidents on a per capita basis (population plus employment), by level of severity relative to Baseline conditions.

Recommend Adding Measures of Success to Monitor Transit Service: Recommend adding peak and mid-day transit travel times on major transit corridors (Broadway, Telegraph, 14th Street, etc.) relative to Baseline conditions.

Reduce Single Occupancy Vehicle Use: BPAC supports the Plan's emphasis on walking, biking and riding transit. To create a comfortable and safe environment for these modes and to help meet the City's Climate Action Plan goals, the Plan should seek to reduce reliance on single occupancy vehicles. Without this as part of the goal, the Plan could inadvertently increase use of this mode.

Add Measure of Success. Add reduction in the number of single occupancy vehicle trips as a Mobility Measure of Success (Downtown Plan, p.132).

Study Banning Cars: BPAC recommends that the Plan order a study of banning all single occupancy vehicles from downtown. Such a ban would be a powerful approach to reduce greenhouse gas emissions, create a safer environment for pedestrians and cyclists, and improve transit flows. This is not an outlandish concept. Just across the bay, the San Francisco Municipal Transportation Agency Board voted in October 2019 to ban cars from Market Street starting in 2020.

Design Streets and Sidewalks to Support How They Will Be Used in the Future (Include Street Typologies): The Plan depicts street cross sections for three specific streets in Chinatown (Downtown Plan, p. 122-123). Cross sections like these are very helpful to design how the public right-of-way will be shared by different users--pedestrians, bikes, buses, vehicles. We recommend that the Plan expand on these and include generic street typologies that could be applied throughout downtown. San Francisco's Better Streets Plan contains "street types" that are a good example of this approach. These typologies can serve as a guide for designing appropriate streetscape environments, which will differ depending on the role of the street, e.g. transit corridor.

Widen Sidewalks: The Mobility section should discuss the potential need for sidewalks to be widened on blocks where the existing width is insufficient for the anticipated growth in foot traffic, in particular adjacent to BART stations under 2040 Project conditions. The visualizations showing increased sidewalks, such as the one of 9th Street and Broadway on Downtown Plan, page 103, are compelling; however, it would be useful to see the streets where sidewalk widening is proposed on a map. Sidewalk widening recommendations should also be incorporated into site plans and project conditions for development occurring on these streets, where appropriate.

Support Use of Transportation Demand Management Plans with Specific Goals (Set TDM Goals): BPAC strongly supports the policy of requiring downtown employers with more than 50 employees to develop and implement Transportation Demand Management (TDM) plans to increase the number of people who walk, bike and use transit. The Plan should state what trip reduction goals these TDMs need to meet so that employers know what will be expected. Certain measures should be required too, including limits on onsite parking and bulk procurement of transit passes for residents and/or employees (e.g. EcoPass).

Support Use of Transportation Demand Management Plans with Specific Goals (Staff TDM Oversight): The success of the TDM policy will require sufficient staff to oversee TDM plans. The plan should highlight the need for funding additional City staff resources and identify potential funding sources, such as impact fees paid by new developments.

Recommend Further review of one-way to two-way street conversions (Study One-Way Conversions): Members the BPAC have different views on the merits of one-way to two-way street conversions. However, we agree that it is a significant change that should be studied on both a street specific basis and as part of a downtown-wide circulation study. Where conversions are undertaken, the City should develop plans to help residents and visitors safely get through the transition. The City should also consider interim measures such as adding two-way bike lanes to one-way streets prior to the conversion being completed.

Transform Use of Transportation: Oakland's City Council has adopted a greenhouse gas emissions reduction target of 56 percent relative to the City's 2005 baseline year by 2030. Transportation accounts for 67% of Oakland's greenhouse gas emissions, according to the draft Equitable Climate Action Plan. Thus, if Oakland is going to have any chance of meeting its goals and demonstrating its climate leadership, transportation to and from downtown Oakland needs to be transformed.

address plans for continued engagement in native languages for non-English speakers

OPS owners were never directly informed about, nor invited to participate in, the City's development of the Draft DOSP.

Page 53: Please defer to Old Oakland Neighbor's community vision or at least add "residential" to this description. Old Oakland has historically been a mixed use residential and commercial uses but this future vision does not reflect reality or our future desired state. Please also defer to Old Oakland Neighbor's vision for the neighborhood. It's not clear who wrote this vision, but it was not informed by the Old Oakland neighborhood vision. We are more than our historic charm.

Our community vision is important to the neighborhood because we are entering community benefits negotiations with the Oakland A's and we are concerned the Old Oakland commercial area will be turned into a tailgate alley with only bars and restaurants that may serve baseball fans, but do not serve the neighborhood day to day. If you have visited San Diego's Gaslamp district at 3pm on a Thursday, you would see closed and shuttered bar after bar after lounge after restaurant, all closed for business until late into the evening when it turns into a bustling entertainment district late into the night. We want a more vibrant neighborhood service district with a wide range of commercial uses and do not want to repeat the Gaslamp mistake in Old Oakland.

Old Oakland Neighbors vision for what we want to KEEP in Old Oakland, based on community engagement in the summer of 2019:

- Historic charm
- Small-scale pedestrian experience
- Small independent businesses
- Intergenerational community - family-friendly, all-age-friendly
- Diversity of uses, including neighborhood-serving retail, and ensuring it's not just an entertainment district
- Visible markers that this is Old Oakland, including visual historic cues
- Public art installations
- Family-friendly special events (ice-rink, watch parties, National Night Out)
- Mixed-income community with different housing types for all ages, incomes and household sizes.

The Jack London "Maker District" as a Cultural District is not well considered and should be removed. Our community was not engaged about the definition of this "District", so the boundary seems arbitrary. *When presented with this concept earlier this year, our organization pointed out several architectural constraints associated with the existing buildings in this District which do not encourage industrial uses, such as rail-height first floor, and surrounding uses.* Furthermore we had commented that maker space could co-exist with higher height limits, yet this area has been designated the lowest possible density in the plan.

Community Benefit/Business Improvement Districts are publicly accountable and further equitable economic development through retail and tenant support, public space improvements such as urban furniture and wayfinding, community engagement, workforce development, culture keeping through public art installations, events, and programming. and many more activities aligned with the goals of this plan.

Oakland's historic (c. 1916) Produce Market also needs its own specific plan, harkening back to previous efforts to preserve the area, as in the Oakland-Sharing the Vision plan four Mayors ago. This area, unique in California and obviously a Pike Place Market in waiting has been sidetracked over and over again, probably because the economic development rationale has not been an integral part of Oakland planning. for reasons given above.

The construction boom of the last ten years in downtown Oakland has largely been wasted as an opportunity to rebuild a local, skilled & career-oriented blue-collar construction workforce. Instead, developers have scoured the far corners of the state for out of town non-union contractors to perform work once performed by a thriving local construction industry. As a result of this trend, the majority of construction work in Oakland is now non-union. Project owners are not requiring their contractors to support apprenticeship training, employ local area residents, or provide career-long retention promoting labor standards, leading to lost career opportunities for Oakland residents in the building and construction trades of Alameda County.

The performance of the non-union sector in contributing to local workforce development is shockingly deficient. Apprenticeship completion data clearly show that construction employers, when left to act on their own, fail to invest or involve themselves in apprenticeship training. Only 65 Oakland-resident apprentices completed programs organized and overseen by “unilateral” (employer-only) training committees since the start of the 21st Century. In contrast, over 1,050 Oakland residents have obtained building and construction trades apprenticeship completion certificates through Joint Apprenticeship Training Committee’s (JATC) programs. The near total abandonment of workforce development by the non-union construction sector in Oakland is a serious threat. It is also reflective of a dangerous national trend.

The Construction Industry Institute (CII), a research organization based out of the University of Texas at Austin, recently summarized findings from a multi-year investigation conducted by a multi-disciplinary team of researchers. The team believes that “[t]he lack of an effective workforce development system represents a threat to the economic prosperity of not just the construction industry but the United States as a whole.” More specifically:

“[T]he construction industry is shifting from the long-experienced problem of not having enough qualified craft professionals to the problem of not having enough craft professionals, period. The result is a statically significant, direct linkage between craft professional availability and construction project safety, cost, and schedule performance.”

The good news is that there are strategies to reverse the decline of the skilled construction workforce. Not all the recommendations of the CII report are within the scope of control of the City of Oakland, but the report recommends two actions that the City can address:

1. Apprenticeship: Owners need to require contractors to invest in training and improve the skill sets of their workforce;
2. Fringe benefits: owners and their contractors must retain craft professionals “with improved worksite conditions and other incentives.”

We know what training programs work best and why. JATCs are more effective than unilateral programs because they are the product of collective bargaining. Unlike unilateral op-in programs, enforceable labor agreements bind employers and employees alike to financial and employment commitments to skills-building training programs and retention-promoting portable fringe benefit plans.

Construction workforce development depends not only upon recruitment and training, but also on retention of skilled workers. Construction workers who do not enjoy the benefits of coverage under a collective bargaining agreement have low health insurance coverage rates. The failure of contractors to invest sufficiently in the “collective good” of portable fringe benefits reduces skilled worker attachment to the industry. On the other hand, enforceable employer commitments to contribute to health plans increases retention

In order to avoid problems of construction project safety, cost, and schedule performance, Oakland’s Downtown Plan must directly address the issue of construction trades professional availability. To accomplish this task we urge the city to incorporate the following policy in the plan:

Applicants for major projects in the plan area shall prequalify construction contractors based on measurable investment in workforce development and retention.

Specifically, for all projects of 50,000 square feet or more, prequalified contractors shall have made monetary contributions to defray workforce training and health care costs for all construction hours worked on all the contractor’s projects over the six months prior to prequalification:

1. \$0.XX per hour paid to a training fund that contributes to state-approved programs;
2. \$X per hour, in addition to the employee’s regular hourly wage, paid to a health plan, to an employee health savings account, and/or to an employee in the form of cash.

Prequalified contractors shall also certify that they shall continue training and benefit contributions for the duration of the Oakland Downtown Specific Plan major project.

Prequalified contractors shall provide evidence of having made good faith efforts to increase equitable representation of groups most impacted by racial disparities and other priority populations, including justice-involved individuals

The Port is important as an economic asset to the regional economy where our members work. Accordingly, protecting its interest is important to us. We understand that the city is in dialog with the Port about its needs, and would like to encourage that effort.

To succeed, the plan will need a strengthened approach to incentive zoning, more carefully thought out protections for the Port, and a competent blue collar construction workforce development policy aimed at marrying the construction industry's need for more skilled workers and the city's interest in providing more quality middle class career opportunities for Oakland residents.

See an otter in the lake, please send on to whoever is doing the wildlife part. (Image attached in the email)

Reduce existing excessive "by-right" (base) zoning intensities (floor area ratios/FARs, height limits and residential densities) and allow increased, or "bonus" intensities in exchange for community benefits, including affordable housing and transferable development rights (TDRs) for historic buildings. (DEIR p. 11, 14, 20, 22, 99, 104, 107, 108, 138, 323, 335, 338, 355, 356, 389, 393, 612, 653)

Change Proposed Maximum Intensity Map on Page 217 (EIR Figures III-7, III-8, III-9) of Draft Plan to:

a. Expand the zoning incentives program boundary to include most areas outside of historic APIs and ASIs and delete areas which include certain APIs and ASIs.

b. Show reduced "by-right" intensities as well as "bonus" (maximum) intensities can be allowed if community benefits are provided, within the zoning incentives boundary area.

Direct the consultant preparing the zoning incentives study (See 5-28-19 zoning incentives study proposal, and pages in DEIR under II above) to:

a. Identify where reductions in current by-right intensities will incentivize developers to seek bonus intensities under the community benefits/TDR programs;

b. Identify the optimal by-right intensities to maximize feasibility and probability of using bonuses and incentives in return for increased intensity, including reductions in existing by-right intensities; and

c. Identify possible further adjustments in the by-right and bonus intensities to reflect the impact of the State Density Bonus program, the circumstances under which the program is workable, and whether additional density/intensity can be

Retain ALL light Industrial zoning not just on 25th Street in the Arts+Garage District (AGD), but compare to current zoning (see map in email attachment) and apply to the rest of the AGD area. (Figure III-4, DEIR) Make this type of light industrial/clean industrial zoning an option for all ground floor spaces in downtown. Oakland must retain as much industrial light manufacturing zoned area as possible. Reconsider the conversion of industrial to residential in the estuary area. Refer to character map on Page 211 of the Draft DOSP. (NOTE the spot zoning that has taken place).

Incorporate the zoning incentives study into the plan and DEIR: The outcomes of the study, which must redefine its scope to start from a lower baseline than current zoning, will better inform our ability to adequately respond to impacts described in the DOSP and DEIR.

(C-1.10, DEIR p. 107, 288) Zoning to preserve and encourage PDR (Production, Distribution and Repair) is clearly highlighted in the Culture Keeping section yet is not mentioned in any subsequent zoning maps. Apply consistent language in zoning maps that refer to "FLEX-INDUSTRIAL" (another reason to redefine and complete the zoning incentive study)

(C-1.5, p. 26, DEIR p. 107, 288): Change "Explore. . ." to "Incorporate an incentive plan being developed by the consultant" and include areas outside cultural districts with new and long term vacant spaces. Identify minimum gross floor area for cultural entities and PDR Make all ground floor spaces an opportunity to place Cultural Enterprises, with AFFORDABILITY provisions (DEIR p. 107, 288, 335, 336)

The expressed intent of the downtown plan to increase housing choices for people at all levels of the income spectrum, create good jobs and offer superior environmental performance is something we are excited to support.

We have participated in a collaborative effort by the DOSP Working Group to develop a common set of recommendations for addressing community benefits including good jobs, affordable housing, cultural infrastructure and architectural heritage.

Planning in Oakland sometimes suffers from a failure to follow through with implementations, often due to budgetary considerations but also to administrative prioritization of competing projects, leading in turn to a loss of momentum or even stagnancy for DOSP projects.

Absent community oversight and public advocacy, DOSP could too easily join WOSP and become a back shelf document that does not –and even cannot! – help move Oakland into the front rank of Bay Area cities, as it otherwise has every opportunity to do.

The draft plan identifies incentive zoning as a key strategy employed by the draft plan to provide for these benefits, but proposes to implement this key strategy only on limited geography. We would support efforts to expand the application of incentive zoning across the plan area and would like to see projects choosing to build at the optional bonus density required to use a Project Labor Agreement.

We also recommend consideration of enhancing the incentive by converting by-right capacity to incentive based capacity to ensure more effective value capture.

A Super-specific Plan will be needed to address select areas of Oakland's Downtown that the DOSP either skips over or doesn't adequately cover: The stretch between 8th Street and 4th on Broadway is a virtual no-man's land that stymies proper connection between Old Oakland and Jack London Square, and, despite numerous charrettes and discussion regarding this weakest link what should be Oakland's main boulevard, it remains today perhaps the largest deterrent to the vitality and interactivity that good, community-inclusive planning can bring.

A specific plan for the County buildings at 4th & Broadway should also be drawn so that "highest and best" won't be ignored in order to satisfy some expediency that doesn't lend itself to the long term best interests of the region, especially as that particular site is indeed the very epicenter of the Bay Area, soon to be graced with a new Major League Baseball park.

As the potential for a new BART station makes that particular site unexcelled in terms of prime development, it would be a grave injury to the people of Oakland to relinquish this unique opportunity in exchange for whatever concessions that our City mistakenly believes the regional agencies might deign to grant us years from now.

Prioritize mobility over parking. Curbside parking should be priced and enforced to maximize availability and benefit to businesses, and streets must better accommodate of diverse modes of mobility; first and foremost walking, but also transit, scooting, biking over automobiles. Expansion of parking permit districts should be explored to allow affordable employee and merchant parking in less transited areas, and integrated smart parking systems should be implemented as soon as possible to direct drivers to garages, reduce traffic, and increase revenue.

The Plan document refers to Oakland Alameda Access project, which does not take enough pedestrian safety into account, and Walk This Way, which has stalled indefinitely and lacks funding.

The plan should recommend better coordination with Caltrans right-of-way management, better tenancy of under-freeway spaces, and immediate safety improvements by DOT.

We support the recommendation to plan for an Oakland-Alameda Bike/Pedestrian bridge across the Estuary. This would serve to extend access to the waterfront areas to the region, as well as provide resilient, environmentally responsible infrastructure, and significantly reduce traffic impacts to Chinatown and Jack London.

The Plan should state city's support for Business Improvement Districts and their continued growth in the Downtown neighborhoods, and that the City shall engage them as representatives of the district in decision-making.

The Community Advisory Group (DOSP CAG) should therefore be retained, meeting perhaps as a regular Committee of the Planning Commission, just as the Zoning Update Committee, Special Projects and Design Review continue to function as official workshop advisories to the Commission itself.

Such an acknowledgement of the DOSP CAG's worth to the process is valid, especially to those of us who served on the WOSP Steering Committee: we all believed that, once implemented, certain provisions of that Plan could help remove the Barriers to Economic Development that years of neglect and indifference have created there, conditions that the DOSP CAG, if honored by the City, can help keep from metastasizing throughout the Downtown area.

Schedule a Planning Commission hearing or work session on the draft incentives study report. Provide the draft report ahead of time so that public may comment at the hearing. Direct staff to prepare an equity assessment of the Plan to see if the likely outcomes (not the aspirational outcomes) will increase or reduce the racial disparities that have been identified. Bring the assessment back to Planning Commission well before the Final Plan is developed, so that the PC can direct changes to the Plan in light of those findings. (DEIR p. 2, 8, 13, 31, 83, 87, 88, 108, 168, 171, 187, 193, 288, 302, 106 578 522 588 617)

Congruence: Accordingly, every effort to ensure that the WOSP and DOSP are in total accord should be made so that the benefits and regulations stemming from each can be transposed and made the stimulus for greater Economic Development in both sectors of town.

Such a reunification will require shepherding from the DOSP CAG, which can be expanded to include appropriate WOSP Steering Committee members
Planning in Oakland has expanded its parameters from a mere shuffling the plat maps, as in olden days, to the point now where social justice issues have to be weighed as heavily as, say, bulb-outs or any of the other design gimmicks that urban planners use today as part of their vocabulary.

This broader view carries with it both the history of planning everywhere in this country (dating all the way back to 1619 when the use of slave labor and indentured servitude enabled much of our construction from sea to shining sea), and the future of planning which must take in consideration rectification of mistakes premised on the arrogance and privilege of planning groups like, say, BART which willfully destroyed a thriving 7th Street in order to service commuters to and from San Francisco never Oakland
Economic and social justice have to be integrated in any Specific Plan from this day forward, lest future generations criticize this DOSP / WOSP process as being elitist or worse – and future residents in thriving neighborhoods are sapped of their highest and best economic potential because this Board or that Committee deemed that some other project or policy should be exalted instead, as BART clearly did in its routing through the poorest of minority neighborhoods in Oakland

The Plan should propose solutions that provide a steady and dedicated stream of revenue for maintenance and upkeep needs. LLAD has proven inadequate for these needs. (DEIR p. 622)

(Page 164 CH-05 Community Health) Third paragraph: "*Through capital improvement projects and private development, there is an opportunity to incorporate more green . . . that can reduce damaging runoff into these key bodies of water.*

"This just repeats what is mandated by state law. It would be better to push the landscape into a higher vision. Perhaps: *Through capital improvement projects and private development, there is an opportunity to incorporate greener infrastructure. Find locations to plant tomorrow's heritage Oaks— spaces that allow a tree to grow to an immense mature size (Oaks are the number one best habitat tree and can do more for birds and other wildlife than most other restoration). Park and street plantings should be robust and designed to add architectural stature to our streets as well as filter dust, sequester carbon, hold up to physical abuse and repair themselves, and generally, thrive in our urban setting. This may mean select plants based on function and not necessarily 'low water use' A little water for plants that serve thousands of residents is justifiable; let the water be conserved in the lawns of the suburbs .* (DEIR p. 680)

(Page 168 CH-05 Community Health) second paragraph: "To ensure parks and plazas are attractive to all residents. . . for all ages and abilities and allow different types of people to use them at the same time." Eliminate 'all different types of people' as it was already stated'

(Page 168 CH-05 Community Health) second paragraph: "An example An Illustrated concept of such a project suggested by the community is the Webster Green (Figure CH-2), a linear park meant to connect Chinatown to Jack London and the Estuary waterfront. Another idea (Figure CH-3) is to transform the I-880 freeway underpass . . . taking advantage of underused space." The Webster Green is not an example. it is a concept with great potential.

(Page 169 CH-05 Community Health) figure CH-1 add a symbol for "Heritage Oak" and place half a dozen around the Priority areas for New Public Spaces. (DEIR p. 39, at g.)

(Page 174 CH-05 Community Health) add number 7. Walk This Way, Improvements to Broadway under the I-880 overpass to link downtown with Jack London Square on Broadway. It was approved by City Council in August of 2018. (Page 175 CH-05 Community Health) add Walk This Way, Improvements to Broadway under the I-880 overpass from 4th to 7th street. (DEIR p. 41. Goal 3)

(Page 177) Fig. CH-6 (map). The 'Tuff Sheds' sites are temporary, similar to informal tent encampments, and should not be mapped as permanent. (the mismapped one near the Lake channel is being discontinued) Tuff Sheds villages could be shown in a "Housing and Homelessness" chapter along with informal tent encampments (DEIR p. 623)

(Page 183, CH-1.14) While libraries offer inviting spaces for relaxing, libraries should not be seen the primary places of refuge for the homeless. This increases the burden on resources already tightly squeezed. (The open-door policy of libraries to the unsheltered population must continue to be encouraged.) (DEIR p. 604-5)

(Page 184 CH-1.20) The creation and management of safe needle exchange and disposal operations should be components of a progressive homelessness program, integrated with a wrap-around services in an effective and comprehensive assistance approach (DEIR p. 600)

(Page 160 CH-05 Community Health) under Health Disparities': "Vehicle-Pedestrian Motor Vehicle Accidents Emergency Department Visit Rates (2013-3Q2015). All Races: 121.9, African American/Black: 212.8." This is mathematically inaccurate. I believe it should be written All Races: 334.7 Black 212.8 (Black is a subset of All). Also, not sure how the data ended up with fractions with a defined time period. Its not as if someone is .7% hit by a vehicle or go to the hospital .7%. Same incorrect math applies to the next paragraph on Age Adjusted Asthma. It is an important piece of information, just needs to be accurately stated

(Page 162 CH-05 Community Health) "Poor air quality results in high asthma rates, which disproportionately impact Black residents. Black carbon from diesel engines is a leading cause of respiratory illness and is of concern for the high-population neighborhoods adjacent to I-880 and I-980 where concentrations of pollution are the highest. These areas include Jack London, Chinatown, Old Oakland, and the area west of San Pablo Avenue." Is this statement saying that Black residents succumb to air pollution at a higher rate than other races or is it saying that all races succumb to the polluted air along these corridors but due to the fact there are more black residents in that area they are disproportionately affected? This is an important distinction: If Black residents have a higher sensitivity to air pollutants, then why and how to amend this? If it is simply that everyone living there has similar issues it would be a more

(Page 178 CH-05 Community Health) Additional Strategies. "Increase number of public restrooms". The business community is struggling with cleaning up the effects of the weekend and evening parties. Both homeless and bar patrons, having no other options, use entry doors set back from the street as a place to relieve themselves. Thus, what is a financial gain to the entertainment industry is a financial burden to the retail and office industry. (DEIR p. 607)

(C-3.6 and p.150, DEIR p. 71,): Incentivize vacant spaces providing "temporary" cultural activities to transition to business support programs for permanent viability, in lieu of a fine for all vacant ground floor spaces that are vacant more than 9 months. Displacement / Replacement: How will relocation amounts be determined? Will relocation be within the area? Or will Oakland artists move away?

Implement Cultural Easements in affordable ground floor spaces to provide ownership opportunities that can be supported by entities like CAST or be developed as long term spaces that incubate cultural entities. These easement allocations for ground floor spaces should earn high points for new developments' community benefit incentives. (DEIR p. 43. 94. 96. 107. 120. 136. 267. 335)

(C-3.7 and p.151): "Explore. . .Facility Funds " should be "Implement a "Cultural Preservation and Enhancement Fund" — developer-funded, not added to ticket sales at existing, already taxed, cultural venues.. One developer suggested \$5,000 per unit.

(P. 42) Provide affordable space for Master Lease Program, specify rates, or tiered, based on entity operating budget; dedicated cultural, arts, and maker spaces in new developments or long term vacant sites as well as cultural districts.

(DEIR p. 43. 94. 96. 107. 120. 136. 267. 335)

(P. 135 Outcome C-3) Affordable arts space must incorporate housing for artists. (Not covered in DEIR, but should be, due to cultural and equity impacts.)

Require design guidelines for all Cultural Districts and areas with architecturally/historically important buildings in order to result in excellence of design, to create future historically relevant buildings. If not in an arts district, where else?

Perhaps another area would be the waterfront, for truly signature buildings.(DEIR insufficient and inadequately covers this issue. p. 11. 383. 396)

EIR CULT-1Aii:Why delay implementing Transfer Development Rights (TDRs), included in Oakland's General Plan 25 years ago, for 3 years after plan adoption? Change the schedule to one year. (DEIR p. 11, 19, 20, 336, 355,

Library could help achieve equity by expanding on assistance with resumes, job applications, housing applications, etc.

We urge that the DOSP acknowledge the Digital Divide in Oakland and how library services help broaden educational, professional, and social opportunities by mitigating this gap. In the years 2014-2017, over one in five households in Oakland do not have access to broadband. Refer to Attachment B for more detail. This lack of broadband access affects everyone from teleworkers to students doing homework. The Main Library ameliorates this divide in a multitude of ways through free internet access and wireless as well as access to printing documents. The Main Computer Lab was used 44,644 times in a 12-month period ending June 30, 2019: It also offers free tutoring, Internet Hotspots and laptops or tablets free of charge to library patrons while in the library.

H-1.5: We support increasing the jobs-linkage fee, including consideration of expanding the fee to cover other non-residential uses not currently covered. (DEIR p. 583, 587, 590, 592)

Require apprentices from state-approved apprenticeship programs on the construction phase of any project, with a focus on working with Apprenticeship programs who recruit preapprentices from Cypress Mandela Training Center and Rising Sun Center for Opportunity.

Support small businesses through incentive programs, similarly to our recommended incentives for arts/cultural districts. (DEIR p. 71)

The construction boom of the last ten years in downtown Oakland has been largely wasted as an opportunity to rebuild a local, skilled and career oriented blue-collar construction workforce. As a result, Oakland's experience mirrors a national trend in which, as a report from the Construction Industry Institute observes: *"[T]he construction industry is shifting from the long-experienced problem of not having enough qualified craft professionals to the problem of not having enough craft professionals, period. The result is a statistically significant, direct linkage between craft professional availability and construction project safety, cost, and schedule performance."*

Oakland's Downtown Plan, to avoid problems of construction project safety, cost, and schedule performance, must directly address the issue of construction trades professional availability. Accordingly, we urge the inclusion of the following policies in the plan:

- Applicants for major projects in the Downtown Specific Plan area shall prequalify construction contractors based on measurable investment in workforce development and retention.
- Specifically, for all projects of 50,000 square feet or more, prequalified contractors shall have made monetary contributions to defray workforce training and health care costs for all construction hours worked on all the contractor's projects over the six months prior to prequalification.
- Prequalified contractors shall provide evidence of having made good faith efforts to increase equitable representation of groups most impacted by racial disparities, and other priority populations, including justice-involved individuals.
- An applicant for a project utilizing optional bonus density shall provide a significant community benefit package that shall include a Project Labor Agreement (PLA) and commitments to use local journeymen and apprentices.
- We recommend that the planning staff consult with representatives of the Building and Construction Trades Council of Alameda County regarding incorporation of appropriate standards in the plan.

The Arts and Culture land use category should specify affordability levels particularly for ground floor uses, to de-emphasize "retail"; define % BMR; outline tiered rates based on tenant operating budget. (DEIR p. 43, 94, 96, 107, 120, 136, 267, 335)

The plan and EIR do not adequately analyze displacement and its impacts on the main library and the branches, when combined with population growth projections. (EIR pp. 31, 83, 98, 104, 288), Without an expansion and capital investment, increased use will create more wear and tear on the Main Library. The impact will be significant deterioration of critical intangible cultural resources, The main library and AAMLO structures are both architecturally and historically significant. Depending upon the scale of development, enlargement of the main library may have impacts on the scenic views of and from the Lake. DEIR narratives on libraries are inaccurate and should be further researched and then rewritten. (DEIR p. 604, 605, 610, 620, 621, 624)

EIR (p. 620): "LUTE Policy N2.2: ". . . provisions of services by civic and institutional uses should be distributed and coordinated to meet the needs of city residents. Adherence to this policy would reduce the potential impact on libraries to less than significant. " EIR claims increased revenues as a result of development would fund expanded facilities and increased services. What the EIR fails to recognize is as stated in the City of Oakland 5 year forecast "there is always a several year lag between the time a building is constructed and when new revenues come online." As growth in the downtown will be incremental, the increased use of existing facilities will accelerate their physical deterioration, disproportionately impacting existing residents. DEIR narratives on libraries are inaccurate and should be further researched and then rewritten. (DEIR p. 604, 605, 610, 620, 621, 624)

Ensure that new development within or in proximity to Areas of Primary and Secondary Importance (APIs and ASIs) does not exceed the scale of contributing historic buildings within the APIs and ASIs. See OHA Recommended Height Map.

(DEIR p. 338, 354, 355, 356, Table II-I)

(Page 180, DEIR p. 102, 257, 492, 495, 496, FigV.J-3, 508, 517, 530–536) The discussion in the box, titled “Shoreline Protective Measures” should include an option for “no residential development permitted.”

II.A. EIR Summary, Overview of Downtown Oakland Specific Plan, page 8: In Goal 2, the report should be specific about affordable housing. “Sufficient numbers” of units is clearly not increasing affordability for most existing residents in Oakland. Housing markets are segmented. If the majority of new housing is at the high end, then rents may soften from perhaps \$4,500 to \$4,000 a month. That will not help the majority of residents who can afford \$1,500 to \$2,000 a month.

Parks and Open Space should have its own chapter, separate from one called “Community Facilities and Public Amenities” (DEIR p. 605 and following pp.)

The EIR and Plan are both inadequate and insufficient in planning for and studying effects upon Lake Merritt and the Channel from Lake Merritt to the Estuary. (minimal mentions in DEIR at pp 99, 119, 126, 159-160, 421, 425, 431, 432, 434, 435). Adjoining 275-ft height limits should be revisited and development held well away from the water. The Channel’s health, flow, marine life, birds, animals, ecology, and protection from pollution are essential. Everyday access to the water should be protected and development held well away from the water. Paths and open space should be accompanied with appropriate plantings to support the ecology of this fragile area. The EIR bird species list may omit some protected species known to occur in the area and understate the importance of the resource to the Pacific Flyway migration. Lake Merritt bird lists include more than 100 species using it. Thus, the SCA bird protections, may be fine but may be inadequate protection in this sensitive area. Additional measures should be instituted near the Lake and Channel.

Heights near the lake between 14th and 17th Streets should remain at 55 feet as in the 2009 zoning. (DEIR pp 11, 92, 375, 376, 380, 386, 387) Views from the public parklands along Lake Merritt (an Area of Primary Importance) and from its historic structures should be kept as open as possible and are not discussed in the EIR. The park and the lake will be more heavily used with density increases and due to the Measure DD improvements. In the northwestern part of Lake Merritt, do not overshadow the lake itself. Protect the newly improved and enlarged Snow Park from shadow impacts by limiting heights to its south, in the 244 Lakeside historic API (DEIR p. 119, 120, 375, 404, 606, 607),

There is no EIR mention of contamination of public parks, open spaces, streets, and waters as a result of encampments inadequately or not at all provided with sanitation services, and of the shortage of open public restrooms. This key impact of and upon hundreds of unhoused residents must be covered in the EIR and in the plan, beyond the standard conditions of approval, which only cover construction methods, built structure, and utilities. The plan’s discussion of eliminating or reducing homelessness is inadequate, insufficient, and unrealistic, and the EIR should not be based upon it. (DEIR p. 381, 410)

I.C. EIR Scope of Analysis, page 4: The Scope ignores economic outcomes, and economic outcomes drive environmental outcomes. Substantial research definitively finds that income is the greatest predictor of carbon footprint. Creating greater concentrations of rich people creates greater concentrations of carbon footprint.

II.D. EIR Areas of Controversy, page 10: EIR states that many comments on the NOP were non-CEQA topics. Insofar as the comments address economic conditions and likely economic outcomes: Greater incomes have a largely direct relationship to greater carbon impact. In addition, when we crowd out working class and low-income residents to outlying areas, we increase their carbon impact by forcing longer commutes.

I.D. EIR Report Organization, page 6: summary of Chapter VII, Where are “basic objectives of the project.” listed? If the outcomes of the regulatory streamlining provided by this DOSP EIR fail to create conditions which support the objectives, then rewrite the regulatory framework to make the objectives more likely to occur.

Land Use and Planning EIR p. 115-142: This section states that implementation of the project would not result in any significant land use impacts. There are obvious land use impacts to industrial, cultural, housing, open space, wildlife.

Population and Housing EIR p 571: This section states that implementation of the project would not result in any significant impacts. The analysis estimates a quadrupling of the area

Provide a more carefully considered General Plan Amendment Map (Figure LU- 13A on page 225). This map is overly broad brush, designating much of the plan area as CBD 2 and CBD 3, with 20.0 and 30.0 FAR, respectively. A finer grained map is needed that more carefully considers desired outcomes, including preservation of APIs and ASIs.

It is clear, however, that the benefits of higher intensity residential development will take decades to filter to the benefit of low-income Oaklanders. Therefore, an intentional strategy is needed to produce dedicated and mixed-income affordable housing simultaneously. This will require:

- 1) a public lands policy that both complies with the Surplus Lands Act and prioritizes retention and lease of public land for affordable housing, including tax credit projects, community land trusts and public housing;
- 2) engagement with the County of Alameda and other public agencies to utilize their surplus land and re-zone such sites as necessary for affordable housing;
- 3) capital funding for land acquisition as well as flexibility for the City Administrator's office to strategically purchase land for this purpose;
- 4) additional sources of revenue to subsidize affordable housing, including, but not limited to, taxes on rental income (such as Berkeley's Measure U) and land value increment taxes, which redistribute land value uplift to rental subsidies for low and no-income residents.

To the extent that these recommendations exceed the scope of the DOSP, the City of Oakland should work assiduously to "keep Oakland a home for natives"

Explore the community land trust model, land trust model can be very powerful for existing housing, redoing the capital stack

- Enhance the authority of the City to work with land trusts – seminar on land trusts?
(Policy H-1.4 p.90):

- Rather than dedicating funds, just use the criteria in Policy H-1.1 *"Examples of potential scoring criteria adjustments could include prioritization of the downtown specific plan area receiving an additional point..."*
(Policy H-1.10 p.91) EBPREC: Incorporate them in Measure KK funds

(Measure of Success p.94): Clarify definition on Measure of Success *Affordable Housing* part – if homeownership could not go higher than 30% of income, lender can go up to 46% debt to income ratio

(Measure of Success p.94, *Affordable Housing*) *"40% Moderate Income (80% -120%)"*:

- There aren't really public resources for this (moderate income)
 - o City responses: on-site inclusionary
 - o State funds?
- Moderate income units are for white people; goes against the equity goals
- Even if we reach the high goals, we are not reaching the existing percentage in downtown – white people are the ones

who qualify for moderate
(Measure of Success p.94):

- Measure W does include vacant homes
- Preservation of existing stock – easier to keep people in place
- Disincentivizing vacancies (like AirBNB and second homes) – vacant unit tax
(Measure of Success p.94, *Unsheltered Residents*): – Be much stronger. X% to traditional housing Y% to services.

(Measure of Success p.94): Other ways to measure wealth in addition to AMI, but can get tricky

(Page 90, Par. H-1.3) A key cultural marker is reflected in the love that Oaklanders have for our libraries as vital public places of culture, technology, education, and interaction. The City is not so desperate that its libraries must be constructed with housing above. Do not designate them as "opportunity sites." DEIR narratives on libraries are inaccurate and should be further researched and then rewritten. (DFIR n. 604-605. 619. 620. 621. 624)

Plan claims to address equity and cites affordability, displacement and homelessness as primary equity issues. These have also come up repeatedly as major concerns in public meetings. EIR p. 2: If "The Plan serves as a mechanism for ensuring that future development is coordinated . . . manner" and the Project Overview calls out supporting existing residents only by "growing existing businesses and the creative economy . . ." and does not specifically address preservation, protection, and development of affordable housing, then we continue to push non-rich and creative people out of the area. (DEIR p.

21 22 28 104 128 577-590 684 690 697 704)

Because people of color are disproportionately affected by affordability and homeless issues and disproportionately at risk of displacement, racial equity issues cannot be adequately addressed without a clear strategy to maintain and increase the percentage of affordable housing in the downtown. The Draft Plan moves us in the opposite direction. (DEIR 14. 90. 98. 99. 104. 134. 136. 335. 337. 571. 572-590)

H-1.2: We support studying an inclusionary housing policy downtown as an addition to rather than a replacement for the existing impact fee. Any analysis of fees and inclusionary requirements should consider the income levels likely to be targeted by each policy. In most cases, projects funded with impact revenues will target much lower income levels than are typically reached by inclusionary housing policies. This study should also include reassessing the current on-site alternative compliance mechanism in the fee ordinance, to ensure that the onsite option yields an equivalent outcome to payment of the fee. (DEIR p. 99, 582, 589, 590, 597)

H-2.3: We support efforts to expedite review and approval of 100% affordable housing projects. The City should explicitly encourage and promote the use of SB 35 streamlining provisions for affordable housing. (DEIR 14, 90, 98, 99, 104, 134, 136, 335, 337, 571-590, 612, 652.)

H-2.4: Any revisions to the condominium conversion ordinance must continue the basic objective of the ordinance, which is to ensure that there is no net loss of rental housing as a result of condominium conversions. We do not support actions to promote homeownership that come at the expense of existing tenants or that reduce the supply of rental housing. Amendments to the condo ordinance are currently scheduled for consideration by the Community and Economic Development Committee on October 22, 2019, so this action may not be needed in the final Plan. (DEIR p. 104)

Measures of Success (pages 94 and 95 (DEIR p. 104): A target of 15% to 25% affordable housing will result in a reduction of the percentage of housing affordable to lower income households in the downtown area. This is likely to reduce the percentage of persons of color in the downtown and is in contradiction to the Plan’s stated goals of advancing racial equity.

Moreover, we are not in favor of using the RHNA proportions to target affordability levels when the RHNA itself calls for 47% of new housing to be affordable to moderate income and below, not 15%-25%. Even at 25% “affordable”, the result would be as follows:

Income Level	RHNA	Downtown Plan
Above Moderate	53%	75%
Moderate	19%	10%
Low	14%	7.5%
Very Low	7%	3.75%
Extremely Low	7%	3.75%

If the overall targets for affordable housing cannot match the RHNA, then affordable housing targets need to prioritize those with the most pressing housing needs, which are households at the lowest income levels. (DEIR p. 97, 137, 337.) The measure of success for cost burden should be disaggregated by income level. Replacing low income households with above-moderate income households will result in lower overall cost burden but not by reducing cost burden for those households who are currently costburdened or severely cost-burdened, as those are concentrated in the very low and extremely low income categories in particular. We need to see measures of cost burden by both race and income level. (DEIR p. 37, 579, 580)

Make Homelessness part of a section called Affordable Housing and Homelessness, with Homelessness as coherent section. (DEIR p. 14, 590, 607,)

(Page 85) At “Strengthen protections ...,” the statement: “. . . amend the Condominium Conversion Ordinance to expand the units covered ...” is contrary to the intent of the ordinance (“no loss of rental housing”) and directly contradicts the proposed ordinance revision currently in process of deliberation and action by the City Council. (DEIR p. 104)

(Page 86) The final paragraph lacks an “action item.” This paragraph should be more expansive in ensuring “value capture” from development incentives; should establish meaningful targets and encourage production of “extremely low income housing” and more broadly delineate innovative housing types, such as small houses, converted shipping containers, manufactured modular housing, garage conversions, RV and vehicle safe-parking sites, micro units, and accessory dwelling units (ADUs). (DEIR p. 11, 14, 20, 22, 99, 104, 107, 108, 138, 323, 335, 338, 355, 356, 389, 393, 612, 652)

The City should implement an active policy of “land-banking” to the maximum extent feasible, inventorying and acquiring excess land and buildings in Oakland from private sources and from other governmental agencies, for housing its citizens. (DEIR p. 337)

Need design guidelines to establish clear objectives. Zoning must address the design of tall buildings to make sure that they are well-suited to their surroundings and maximize light and air, produce a varied skyline (currently buildings are being addressed one by one, without a plan for how they relate to one another and shape the skyline). Figure out the purpose of the design guidelines and work backward from them. Oakland needs to be okay with developers pre-screening themselves out if they don't want to meet Oakland's standards.

- City response: design guidelines are not part of the consultant scope of work, however design guidelines are included as policy recommendations in the Draft Plan. Zoning update will include design guidelines that are place-based; by right standards will also be established

Replace Figure LU-3 "Opportunity Sites" with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites, and remove historic resources (Figure LU-5), ASIs and APIs from that map. Preservation and reuse of historic resources is city policy, so they should not appear on the opportunity sites map. (DEIR p. 43,50, 57, Figs III-13, III-14, III-23, 74, 91, 92, 98, 99, 108, 131, Fig V. A-4, Fig. V-A.5, 138,139, Fig. V.E-1, 334, 337, 338, Fig. V.E-3, 341– 343, Fig V.E-4 V.F-5 346–353 359 390 391 484 586 587 698)

Plan fails to consider strategic downzoning in certain areas in order to make incentives and bonuses for housing more feasible. Looking only at increasing intensity from existing permitted levels is not enough.

Replace Figure LU-3 "Opportunity Sites" with a map or several maps that distinguish infill sites, adaptive reuse sites, publicly-owned sites and vacant opportunity sites. Publicly-owned sites should be prioritized for public uses such as sheltering the homeless population or providing affordable housing. . (DEIR p. 43,50, 57, Figs III-13, III-14, III-23, 74, 91, 92, 98, 99, 108, 131, Fig V. A-4, Fig. V-A.5, 138,139, Fig. V.E-1, 334, 337, 338, Fig. V.E-3, 341– 343, Fig V.E-4, V.E-5, 346–353 359 390 391 484 586 587 698)

Maintain industrial and light-industrial zoning in the 3rd Street area west of Broadway, and preserve buffer areas between residential and industrial uses. (DEIR p. 14, 43, 85, 94,96, 107, 119, 136, 141, 225, 246, 267, 312, 347, 365, 368, 481. Figure IV-2.)

The Fire Alarm Building site (triangular block between Lake Merritt and the Main Library) should be designated as part of the Lake Merritt park lands, public open space, and reserved for public uses. (DEIR p. 92, 95)

The Draft Plan acknowledges the importance of the Downtown Core area for office activities and future office development, and it acknowledges that residential development continues to out-compete office development for key development sites in the Central Core. including those along the Broadway Corridor in proximity to BART.

Recognizing the issues, however, the Draft Plan does not identify policies strong enough to adequately prioritize and incentivize office development so as to address the need for office development downtown and the benefits it provides.

To better encourage and support office developments downtown, the following comments are provided for the Draft Plan:

The Plan should designate all of the remaining development opportunity sites within the Downtown Core as Office Opportunity Sites. For this purpose, the area referred to herein as the "Central Core area" should include the Downtown Core and the Pedestrian Corridor-III (highest intensity) areas shown on the Proposed Land Use Character Map in Figure LU-8a. These areas include the more central locations within the larger area designated as Oakland's "Central Business District, CBD" in the General Plan (Figure LU-12). As residential development has already taken many prime office sites, the remaining sites in the Central Core area are very important for future office development.

The Plan designates the large majority of all of the rest of development opportunity sites in the Plan area outside the Central Core for residential projects. Currently, the development scenario in the Draft Plan shows about 9 percent of total land area on development sites for office development, and nearly all the rest for housing development. A shift of some opportunity sites to office development would still leave the vast majority of opportunity site land in the Plan area for residential use. More emphasis on office development in the Central Core makes perfect sense given the critical importance of continuing downtown's role as the CBD of the City and capitalizing on the regional economic development and transportation benefits of concentrating job locations near BART stations.

The focus on additional office development in the Central Core also makes sense given the benefits of connecting the Lake Merritt, Uptown, and City Center office nodes into a larger agglomeration of office activities in the central parts of downtown. The Plan mistakenly maintains two smaller office nodes that are separate from each other. There are economic benefits of a larger agglomeration of office business activities.

Following the recommendations above, the Office Priority Sites Map (Figure LU-11) should be revised.

- All of the opportunity sites in the Central Core area identified above should be shown as Office Priority Sites.
- The Priority Office Corridors identified on the Map should include all of the streets within the Central Core Area described above. As now shown, the Office Corridor designations do not include all of the existing or planned office locations

While the Draft Plan says that “maintaining the availability of office space will be critical”, the policy recommendation for how to do that is not adequate and will likely not be effective. Currently it says:

“Zoning updates for Office Priority Sites can require new mixed-use development that has a designated percentage of gross floor area to be dedicated to commercial office space.”

To be effective, the policy has to retain office opportunity sites for office building development.

- Mixed-use projects with significant office and residential development are costly to build and rarely feasible.
- Mixed-use development with a residential tower over one or several floors of office would not meet the objective of the

The policy needs to be revised to focus on office building development, not mixed-use development. It could be possible to allow residential development instead of office, if another site in a location acceptable for office development were traded and designated for office to replace the site shifted to residential development.

The Plan and related zoning updates should provide effective incentives for office development, enhancing its ability to compete for sites and recognizing the benefits of its employment- and tax-revenue-generating abilities. Such incentives could include lower fees and/or no additional fees and requirements, permit-processing benefits, and differential height and density regulations for office and residential development. It will be important to consider differential effects when evaluating a proposed zoning incentive program so as not to further disadvantage office development vis-à-vis residential development. (For example, higher heights/density may be more beneficial to residential development than to office development.)

Development Program in Draft Plan (Table LU-7): The development program in the Draft Plan includes about 2.5 million more square feet of office development than in the Preliminary Draft Plan, an increase of about 12 percent. It appears to include some more office in the Franklin/Webster/Harrison corridor paralleling Broadway between the Kaiser office and City Center areas as recommended. While an improvement, the Plan overall continues to favor residential development over office development downtown, and the amount of office development is still substantially below an optimistic scenario that recognizes continuing office growth over the longer term.

Development Program in Draft Plan (Table LU-7): Of total land area for opportunity sites downtown, future office development appears to occupy about 9 percent of the total. The share of land devoted to office development increased from 8 percent in the Preliminary Draft Plan.

The draft Zoning Incentives Study has not yet been released, despite previous staff statements that it would be available prior to the City Planning Commission’s November 6 meeting. Given the importance and complexity of the Zoning Incentives Study, OHA recommends that the City Planning Commission continue its consideration of the Draft Plan until at least the Study’s release and allow at least two weeks for Commission and public review prior to the Commission meeting

Reduce existing excessive by-right zoning intensities (floor area ratios or FARs, height limits and residential densities) in most areas and allow increased, or “bonus” intensities in exchange for community benefits, including affordable housing and, for historic buildings, transferable development rights (TDRs).

Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI’s contributing historic buildings.

Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI’s contributing historic buildings. Lower Broadway ASI, which contains Oakland’s six oldest documented buildings from the 1850s and 1860s and the old Western Pacific Railroad Station (Oakland’s first officially designated Landmark), which are one and two stories (about 15–25 feet in height). The current FAR is an excessive 7.0 and the proposed FAR increases this to 7.5 with a grossly excessive 85-foot maximum height limit. OHA recommends a maximum height limit of 75 feet

Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI's contributing historic buildings. Old Oakland API with maximum contributing building heights of approximately 45 feet, including parapet. The proposed maximum FAR is 2.0/3.5 with 45/55-foot height limits but increased to a grossly excessive 12.0 and 85' along the API's 7th Street frontage. A 45-foot height limit should be mapped throughout the API (including along 7th Street), but it is not yet clear if the maximum height limit (except along 7th Street) will be 45 feet or 55 feet.

Reduce proposed zoning intensities within and in proximity to most APIs and ASIs so they are more consistent with the API/ASI's contributing historic buildings. APIs and ASIs with mostly 1-3 story late 19th and early 20th century detached residences. These areas include the 7th Street/Harrison square API, the Grove Street/ Jefferson/ Lafayette Square API, the Cathedral Neighborhood API, the 18th Street (MLK-Jefferson Street) API and the 26th Street (Northgate- Telegraph Avenue) ASI. Although there is a possibility that the height limits in much of these areas may be reduced from the generally prevailing 55 feet to 45 feet, 45 feet still exceeds the heights of most of the contributing buildings. Most of these buildings have hip or gable roofs with wall heights seldom exceeding 30 feet and heights to the peak of the hip or gable roof seldom exceeding 40 feet. OHA is therefore recommending a basic height of 30 feet and additional height for historic buildings of 15 feet. The adverse impacts of the existing 55-foot height limits are illustrated by the attached photo of a recently completed building at 570 22nd Street in the Cathedral Neighborhood API. Its height and bulk visually overwhelm the surrounding one and two story historic buildings. Its intrusiveness is further intensified by a zero front setback compared to the typical 15 foot front setback of the historic houses. Projects like this will destroy the architectural integrity of these historic neighborhoods.

In addition, the height limits on parcels adjacent or in close proximity to these APIs and ASIs need to be consistent with the prevailing building heights in the APIs and ASIs. See attached photo of an approximately 55-foot tall building at the northwest corner of 6th and Oak Streets adjacent to the 7th Street API that visually overpowers the adjacent historic houses. This parcel and several others along the north side of 6th Street are now proposed for an even further intensity increase from the current excessive levels of 85 feet and 5.0 FAR to 75 feet and 12.0 FAR.

Similarly, the existing 55-foot height limit along the north side of 22nd Street outside the Cathedral Neighborhood API but directly across the street from API contributing buildings is proposed to be increased to an even more excessive 85 feet with a 7.5 FAR. These increases also include be extremely important First Baptist Church at the northwest corner of 22nd Street and Telegraph Avenue and the API's West Grand Avenue frontage.

Northern edge of Waterfront Warehouse District API along 5th Street. The current 5.0 FAR is proposed to be increased to an excessive 12.0. OHA recommends a height limit for much of the Waterfront Warehouse District of 35 feet with increases up to 55 feet and 85 feet where taller contributing buildings exist.

Fire Alarm Building on triangular block bounded by 14th, 13th and Oak Streets located within the Lake Merritt API. This substantially landscaped site was originally part of Lakeside Park and should be zoned open space. The very important approximately 25 foot tall one story Fire Alarm Building, constructed in 1911, was the nerve center for the numerous fire alarm boxes that for many years were scattered throughout the city. The current height and FAR limits are 45 feet and 2.5 while a grossly excessive 85 feet and 7.5 are proposed. See also Comment 4h below.

25th Street Garage District API. Most buildings in this API are one story with an approximately 20-foot height. Although the draft plan may retain the existing height and FAR limits of 45 feet and 2.5 through its proposed 45-foot/55-foot and 2.5/3.0 designations along the API's 25th Street portion, the API's remaining portions are proposed to have their height and FAR limits drastically increased to 65 feet and 5.0. OHA is proposing a 30-foot height limit throughout the API.

Telegraph Avenue (W. Grand Avenue-27th Street) ASI. This ASI mostly consists of architecturally notable 1-3 story early 20th century commercial buildings with maximum heights of about 45 feet. The draft plan proposes to increase the height and FAR limits from the current levels of 60 feet and 3.0 (already too high) to 85 feet and 7.5. OHA recommends a 45-foot height limit for most of the ASI.

See attached map of OHA preliminary height limit recommendations. Note that the heights shown on the map may need to be reduced to reflect height increases mandated by the state density bonus law.

In addition, staff has advised us that the two-tiered intensity designations for Intensity Area 1 (e.g. 45/55' height limits) reflect lower Area 1 intensities south of I-880 and higher Area 1 intensities north of I-880. However, staff advises that lower intensities north of I-880 in Area 1 may still be applied to specific subareas, based on future analysis of each subarea.

Reduce existing excessive by-right (base) zoning intensities [floor area ratios (FARs), height limits and residential densities] in most areas and allow increased, or “bonus” intensities in exchange for community benefits, including affordable housing and, for historic buildings, transferable development rights (TDRs). See TDR discussion in Objective 3 below.

See also 2014 white paper on Public Benefit Zoning, prepared for the Association of Bay Area Governments, Metropolitan Transportation Commission and Eastbay Housing Organizations available at: http://ebho.org/wp-content/uploads/2011/09/LVR-White-Paper-ExecSum_141113.compressed.pdf

An example of an apparently successful incentive zoning strategy which provides affordable housing is Los Angeles’s Transit Oriented Communities (TOC) Incentive Program adapted pursuant to Measure JJJ. See attached TOC guidelines. According to the attached Los Angeles 2019 Second Quarter Housing Progress Report, approximately 3,863 affordable units have been proposed out of a total of approximately 19,928 residential units (or about 19.4%) since the program was established in October 2017.

Emeryville’s zoning incentives program (previously discussed in OHA’s February 5, 2019 letter to the City Planning Commission) is also looking promising. Building permits for the Sherwin-Williams project are expected to be issued by early next year. Of the 500 residential units, 85 (17%) are to be affordable. And \$7,000,000 (5% of total construction value) of additional community benefits will be provided, including such projects as utility undergrounding along various streets, a courtesy shuttle to the West Oakland BART station and a public art gallery and community room.

Please review the Mobility goal, Goal 03, by adding at the end “without continued reliance on single occupancy vehicles”.

Underpass improvement and Webster Green lack implementation: Underpass improvement is becoming a life safety issue for residents, employees, and visitors to Jack London and Chinatown. It is perhaps the most important current issue to our neighborhood. These needed improvements are mentioned as a part of the “Green Loop”. We concur that these are critical elements to achieve the plan’s Health & Wellness, and Mobility & Accessibility goals, but the Plan lacks implementation and instead hands off to defunct or insufficient concurrent planning efforts to solve this key problem.

Institute a standard condition of approval for all new development that requires outreach and replacement for lost street parking as well as advance notice and improved signage for adjacent retail and commercial businesses within two blocks in any direction. (DEIR p. 205, 213, 216)

One-way to two-way streets conversion has support from Chinatown neighborhoods. (DEIR p. 64, 67, Figure III-20, 130, 146–148, 199, 200, 202, 203, Figure V.B-, 396, 487,)

“Paseos” recommendation requires greater attention to long term maintenance and keeping order. What arrangements would be made for access for small business deliveries and for customers who come from transit-poor neighborhoods, have accessibility challenges, or travel from far away? (DEIR p. 67, Fig. III-22, 396.

Lafayette Square Park must not become an expanded layover parking site for AC Transit, creating visual blockage, air pollution, and impairing the experience for park users. (DEIR p. 202, 303, 404)

Short-term parking (that is, customer parking) is a small-business and cultural arts equity issue—but remedies are either non-existent or insufficient. Arts organizations, businesses, and nonprofits serving and run by the most-vulnerable populations are suffering, as described by the equity indicators report. For example, the plan could recommend opening the ALCO lot on 12th and Madison past 5 pm, with ambassadors to escort patrons to and from Malonga Center. The City could work with the County to facilitate shared-use parking. What other opportunities for parking exist for families, seniors, people from transit-poor neighborhoods, or from out of the area? (DEIR p. 205, 213, 216)

The failure to provide adequate library services in the downtown plan area will force residents to use library branches elsewhere in Oakland, increasing trip generation and the Vehicle Miles Traveled/transportation impact for the DOSP. (DEIR p. 604)

Process for follow-through: Establish an officially-designated Implementation Committee. The Committee should oversee implementation of only the Downtown Specific Plan, rather than all of Oakland’s specific plans, as staff has suggested. Each specific plan should have its own implementation committee. Require reporting to the Committee by staff and Committee oversight. Periodic assessments (with a specified time period, such as twice yearly) must be prepared and presented to the Committee, then reviewed by the City Planning Commission and City Council. Previous plans have not been evaluated for efficacy, success, development targets, or equity results, to our knowledge.

(LU 2.3) Cultural Districts Program: specify community priorities by district (DEIR p. 101, 139, 140 but this topic not sufficiently nor adequately covered).

The goal of 15% – 25% affordable housing would reduce the percentage of affordable housing in the Plan area and works against achieving equity objectives. (DEIR 14, 90, 98, 99, 104, 134, 136, 335, 337, 571, 572-590)

Too many policies/actions say “continue”, “explore” and “maintain”. These are not new actions, and yet it’s clear that existing policies have been inadequate, since less than 10% of new housing in the downtown is affordable. . (DEIR p. 31, 83, 98, 104, 288, 572–590, 684, 690, 697, 704)

H-1.2: Should read “Leverage the city’s inventory of publicly-owned land by adopting an ordinance to implement the policies contained in the public land policy as outlined in Resolution Number 87483 C.M.S. (Plan pages 90–93, DEIR p. 337, 588)

(Page 90) The priority allocation of public land should be toward production of housing that the market does not provide, which is “extremely low income housing.” The objective of any leveraging of city-owned land must be for that same goal. (DEIR p. 337)

Comment

height limit

data check
structure

Howard Terminal

Parks & open space

Parks & open space

climate change

climate change

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Structure

Structure

Structure

Structure

Structure

Structure

Homelessness

Structure

Shoreline Protective
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Public Space

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homelessness

homelessness

undercrossing

Parks

underground I-880

Green Loop

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homelessness & public

health policies

public safety

mental health training for
public employees, e.g.,
law enforcement

centralized or regulated
child care facilities

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public health policies
mental health training for
public employees

staff training for homeless
services

capital improvements to
public institutions

capital improvements to
public institutions

staff training for homeless
services
technology and
generation gap
library a tool for economic
growth

Fees

resource allocation

transit and accessibility
library a tool for economic
growth

library a support for
schools
technological
advances/innovation

addressing homelessness
is a priority

addressing homelessness
is a priority

addressing homelessness
is a priority

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mobility strategy

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design guidelines
transportation design

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library a tool for economic
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library a tool for economic
growth

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Parks and open space,
measures of success
Parks and open space,
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Parks and open space,
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rise

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Parks & open space

Parks & open space

Parks & open space

Libraries

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Libraries

Homelessness; libraries

Libraries, climate change;
health
Libraries

Libraries

Libraries

Libraries

Libraries; homelessness

Libraries; equity

Libraries; funding

Libraries

Libraries; accessibility
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Measure DD
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lake merritt
jack london
freight
brownfield

mental health

green building

disaster preparedness

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Public safety

Public safety
Public safety

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Parks & open space
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Sustainability

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Parks & open space

Parks & open space

Parks & open space

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Libraries

Libraries

Libraries

library retains cultural
diversity that makes
Oakland unique

Estuary Protection

Culture District

Housing

Master Lease Program

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Arts and Culture Use

Vacant space

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Business Improvement
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Cultural District

Cultural District

Cultural District

Cultural District

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designate arts district

designate arts district

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Cultural space

Cultural facility funds

Cultural space

Artist housing

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BAMBD
BAMBD
BAMBD
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Displacement
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Business Improvement
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implementation

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small business supports

equitable opportunities
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zoning update
zoning update

zoning update
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protect nearby employers,
i.e. Port and local
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data check

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retail - indie business

retail - indie business
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retail - indie business

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port of oakland

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Business retention

Business
Tenant improvements

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industrial jobs

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Implementation

(add caltrans as a "partner" in implementation table - ap)

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zoning (industrial)

zoning (industrial)

zoning (industrial)

zoning (industrial)

graphics

graphics

EIR

EIR

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Maps & Figures

Maps & Figures

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mitigation measures

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Seniors

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Public process

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data check

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public lands strategy

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public lands strategy

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Affordable housing

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housing goal/target

housing goal/target

housing goal/target

concrete strategies

housing goal/target

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Measure of success -
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soft-story retrofit
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BIDs

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Fire Alarm Building

Fire Alarm Building

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Howard Terminal

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zoning

zoning

zoning

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industrial policy

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Floor area ratio (FAR) and
height limits

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Height Limits

Height Limits

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zoning update
zoning update

zoning update
zoning update
zoning update
zoning incentive
zoning incentive

zoning incentive

zoning incentive

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zoning incentive

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Historic Preservation

zoning update

historic preservation

historic preservation

historic preservation

historic preservation

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zoning incentive

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Jack London area

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historic resources

historic resources

historic resources

historic resources

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historic resources

historic resources

historic resources

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historic resources

historic resources
historic resources

historic resources

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Height limit

Height limit

Height limit

Height limit

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Density
Density

Density

Density

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opportunity sites

opportunity sites

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West Oakland Walk

West Oakland Walk

West Oakland Walk

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Zoning, parks & open space

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height limits

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zoning

zoning

height

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Construction

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Construction

Construction

Development

Construction

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zoning incentive

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industrial conflict

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zoning - industrial

zoning incentive program

zoning incentive program

zoning incentive program

zoning incentive program

zoning

zoning incentive program

zoning incentive program

zoning incentive

VMT

two way conversion

Broadway

Broadway

question asked to be
addressed at 9/19 BPAC
meeting (AP)

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policy

industrial multimodal
policy
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traffic management

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underground I-880

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Bicycle Pedestrian Bridge

Bicycle Pedestrian Bridge

Bicycle Pedestrian Bridge

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parking management tools

parking management tools

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public transit strategies
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underground I-880

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transportation and transit
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bike lanes, parking

public transit strategies
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implementation
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cross-sections and pan-
view maps (reconcile!)
two-way conversion
climate change
VMT/GHG
bike share
auto

bike/ped infrast.	question asked to be addressed at 9/19 BPAC meeting (AP)
implementation	question asked to be addressed at 9/19 BPAC meeting (AP)
bike plan	question asked to be addressed at 9/19 BPAC meeting (AP)
two-way conversion	question asked to be addressed at 9/19 BPAC meeting (AP)
cross-sections	question asked to be addressed at 9/19 BPAC meeting (AP)
bike lanes	question asked to be addressed at 9/19 BPAC meeting (AP)
TDM	question asked to be addressed at 9/19 BPAC meeting (AP)
implementation	question asked to be addressed at 9/19 BPAC meeting (AP)
transit	question asked to be addressed at 9/19 BPAC meeting (AP)
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West Oakland Walk

Parking

Parking

Micromobility

Bike lanes

Parking

Parking

Two-way streets

Parking & curb
management

Transit

Parking

Bicycles

Parking

Walk This Way

infrastructure

Amtrak

Howard Terminal

chinatown

BART

parking

safety

walkability

chinatown

undercrossing

railroad crossing

bike lanes

Transit

Transit, seniors

Pedestrian safety

Parking, curb

management, equity

Parking

BAMBD

BAMBD, parking

BAMBD, Bicycles

Parking

Curb management

Transit

Construction

Curb management,
construction

Pedestrian safety

Micromobility

Parking

Parking

Bicycles

Parking

Parking, equity

Parking, equity

parking

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Oakland/Alameda Access
Project

data (BART ridership)
equity

Bart Station Access

Bart Station Access

bart Station Access

bart Station Access

Bart STation Connectivity

Bart STation Connectivity

Bart STation Connectivity

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parking

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reduced transit fare

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TDM

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transparency

transparency
transparency

DOSP subcommittee

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meetings
meetings
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Seniors

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Process

Process
Process
Process

Process
Process
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Process

Process

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Race & Equity

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measures of success

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homelessness

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housing
affordable housing

affordable housing

measures of success -
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Measures of success

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zoning - Produce Market

zoning - Produce Market

zoning - Produce Market

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two-way conversion

bike lanes

bike lanes

two-way conversion

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bus layover

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structure

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measure of success

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measure of success

banning single occupancy
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Old Oakland vision

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Produce Market

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workforce

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workforce development

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zoning incentive

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Oakland and Jack London
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structure

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maps and figures

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maps and figures

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construction workforce

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maps and figures

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office development

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maps and figures

office opportunity sites

office development

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development program

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Zoning Intensity

APIs and ASIs

Zoning intensity

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program

Zoning intensity

zoning incentives
program

zoning incentives
program

zoning incentives
program

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one-way to two-way
street conversion
paseos

Lafayette Square Park

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cultural district program

affordable housing

structure

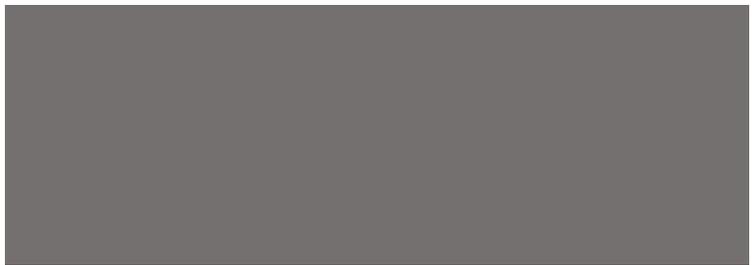
housing

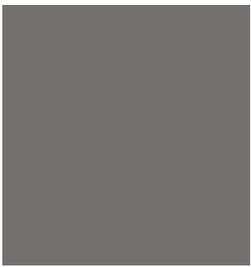
Subtopic

Staff Question/Comment
and Initials

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Email	Economic Opportunity
Phone	Housing and Affordability
Meeting	Mobility and Accessibility
Text	Culture Keeping
Social Media	Community Health
Comment Card	Land Use and Urban Form
Letter	Intro
Email Attachment	Implementation
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Source	Process and Engagement
	Questions
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