

ATTACHMENT B

Full Draft Downtown Oakland Specific Plan (DOSP):

<https://www.oaklandca.gov/documents/draft-dosp-eir>.

The Downtown Oakland Specific Plan



**PUBLIC REVIEW
DRAFT PLAN**

AUGUST 28, 2019

Setting the Scene

The city of Oakland is emblematic of the unique character in Northern California's East Bay. Downtown Oakland is the heart of this region renowned for its extraordinary abundance: talent, culture, innovation, beauty, and diversity. Downtown is also the physical and historic center of Oakland, which began at the estuary waterfront and radiated out to the hills. It retains many characteristics of the city founded in 1852 such as many small, walkable blocks, five of the original public squares or parks and the historic City Hall and other treasured historic buildings.

As the city's cultural center, Downtown Oakland offers among the greatest range in the nation of cultural offerings, reflecting and connecting Oakland's many neighborhoods. Downtown Oakland serves as the community's living room, providing a gathering place and showcase for Oakland's dynamic and groundbreaking art, social innovation, and original expression. It is also the growing employment hub of the East Bay, and the principal gateway to the city by regional rail and ferry.

Like the rest of the city and the region, Downtown Oakland faces significant opportunities and challenges affecting its social and physical structure, reinforcing the urgency to plan for its future. The Plan Area encompasses approximately 930 acres bounded by water on two sides, the Oakland Estuary of the San Francisco Bay to the south and Lake Merritt and Lake Merritt Channel to the east (see Figure IP-1: Downtown Oakland Setting Map).

Oakland's Mediterranean climate makes year-round outdoor activities possible. All of downtown lies within a quarter-mile walking distance of a park or green space. Downtown has the "bones" for a great walking experience: flat terrain; a compact network of spacious, continuous sidewalks that link important destinations; and wide streets that can be retrofitted to accommodate wider sidewalks and bike/mobility lanes. With activities such as Chinatown's markets and shops, City Hall's civic events, and 14th Street and Uptown's bustling nightlife, Downtown Oakland is one of the most popular places in the city.

The urban fabric of Downtown Oakland is a complex mix of old and new, large and small-scale, designed and vernacular properties imposed on a historic tight street grid with modern overlays, representing a variety of building types, styles and eras. Downtown contains a series of unique residential, commercial, industrial and mixed-use neighborhoods, with many significant historic resources and architectural styles ranging from early industrial warehouse buildings, to Victorian era homes, to contemporary high-rise office buildings. The many gaps in downtown's streetscapes that have sat empty as parking lots are increasingly being filled by mid- and high-rise development, while many existing historic buildings have been adaptively reused. High-density residential buildings developed in the past two decades are an eye-catching representation of Oakland's recent growth; adding to the many existing buildings, from Victorian single-family homes and small-scale apartment buildings to single-room occupancy residential hotels and large-scale apartment buildings, that house residents who have called downtown home for generations.

As a regional employment center, the Plan Area has excellent access by train, bus, ferry and auto. BART provides regional transit service, with three stops downtown and a second transbay line expected in the future. Passenger and freight trains stop at Jack London Square and the adjacent Port of Oakland. Broadway serves as the spine of AC Transit's East Bay bus routes, and the Jack London Square Ferry Terminal connects Oakland to eight other terminals in cities such as Vallejo and San Francisco. Regional freeway access to the Plan Area is provided by Interstates I- 580, I-980, I-880 and State Route 24, which bisect and border the Plan Area.

How to Provide Feedback on This Document

1. Attend public hearings and give testimony
2. Send email with comments to **plandowntownoakland@oaklandca.gov**
3. Check the project website for additional ways to get involved: **www.oaklandca.gov/topics/downtown-oakland-specific-plan**

Purpose of this Draft Document

This Public Review Draft Plan follows the Preliminary Draft Plan as one more step toward the Downtown Oakland Specific Plan, which is expected to be adopted in 2020. This draft summarizes key findings (described in more depth in prior reports such as the Downtown Disparity Analysis and the Preliminary Draft Plan), describes the community's goals for downtown and outlines strategies to reach the desired future for downtown. While this specific plan provides development and land-use recommendations that are consistent with those done for other parts of Oakland, it also presents a draft of potential supportive programs, policies and physical improvements, along with a draft implementation plan of specific action items to embrace opportunity, address racial disparities, and move downtown toward a future that seizes a capacity to serve its many residents, workers, and visitors while also protecting what makes downtown "authentically Oakland."

The Public Review Draft Plan's recommendations have emerged through four years of community input, technical analysis, and review of the City's existing policies. The Preliminary Draft Plan (PDP) was presented to and workshopped with the Community Advisory Group (CAG), and discussed with the Planning Commission during three evening sessions. City staff also held community stakeholder meetings upon release of the PDP along with an open comment period for the public-at-large to provide feedback. The resulting input and comments were compiled into a comments matrix and used to produce the Public Review Draft Plan. An Equity Assessment of possible impacts of initial strategies presented in the Plan Options Report (2017) has been used to refine the Plan's proposed policies and projects toward more equitable outcomes. Feedback on this Public Review Draft Plan will inform the Final Specific Plan.

How to Use this Plan Document

This section explains the organization of the Public Review Draft Plan, and how to understand and access the information presented in it.

INTRODUCTION & BACKGROUND

This *Introduction & Background* chapter describes the purpose and process of community engagement used to create the Public Review Draft Plan.

VISION & GOALS

The *Vision & Goals* chapter provides an overall vision for Downtown Oakland, including a snapshot of the Public Review Draft Plan's key concepts. It presents six overarching goals and their related outcomes. The plan goals articulate the steps for achieving a vision for a Downtown Oakland that serves the needs of all Oaklanders. Toward that end, the outcomes and policies in this Public Review Draft Plan are centered on equity and reducing disparities so that Oaklanders who now have the least access to opportunity can see themselves fulfilled in these outcomes. An *Equity Framework* describes the Public Review Draft Plan's overarching equity goal, the key disparities the plan addresses, and how the plan will be used to advance equitable outcomes.

While the Public Review Draft Plan's goals apply across all of downtown, it is critical to understand the distinct vision in the plan for each of downtown's unique neighborhoods and districts, where different scenarios applying land use and zoning concepts, opportunity sites, transportation alternatives, and public realm improvements will realize those respective visions. The *Neighborhood Vision* describes the community's aspiration for each district and neighborhood.

PLAN OUTCOMES, STRATEGIES AND SUPPORTIVE POLICIES

Organized by topic, the next six chapters of the Plan include desired outcomes along with quantitative and qualitative measures of success, additional detail about corresponding existing conditions, assets and disparities, a framework of proposed strategies and public improvements, and supportive policies to implement these concepts. The Implementation chapter includes a summary of action steps to implement the Plan. The Draft Plan proposes an ambitious set of policies, across a variety of topic areas, to achieve equitable and sustainable development that will take time, additional resources and coordination across a variety of departments, agencies and stakeholders to implement.

The final section, the *Appendix*, includes detailed project lists and technical appendices that have informed the Public Review Draft Plan.

Plan Topics:

01: ECONOMIC OPPORTUNITY

**02: HOUSING &
AFFORDABILITY**

03: MOBILITY

04: CULTURE KEEPING

05: COMMUNITY HEALTH

06: LAND USE & URBAN FORM

**07: IMPLEMENTATION &
ENGAGEMENT**