

#7	Project Name:	Mandela/Grand Mixed Use Redevelopment Project
	Location:	West Oakland – Generally two blocks at the southeast corner of Mandela Parkway (northbound) and West Grant Avenue; approximately 13.5 acres bound by Mandela parkway on the west, West Grand Avenue on the north, Popular Street on the east, and 18 th Street on the south. APNs: various
	Proposal:	Scoping Session to receive comments on the Notice of Preparation for the Draft Environmental Impact Report regarding a proposal to construct a mixed use project that would contain 1,575 residential dwelling units in five high-rise towers, ranging in height from 250 to 300 feet, and four mid-rise towers, ranging in height from 65 to 85 feet; approximately 212,000 square feet of commercial/retail/custom and light industrial uses; and approximately 2,300 parking spaces in structured and surface parking facilities. The Pacific Pipe Building, or portions thereof, will be adaptively reused; the remaining structures will be demolished.
	Owner/Applicant:	KS Properties One, LLC
	Contact Person/ Phone Number:	Richard Hannum, Hannum Associates (415) 646-0100
	Case File Number:	ER 06-008
	Planning Permits Required:	General Plan Amendment, Rezoning, West Oakland Redevelopment Plan land use map amendment; Tentative Tract Map; Preliminary Development Plan; Final Development Plan; Design Review; and possibly, a Development Agreement.
	General Plan:	Business Mix
	Zoning:	M-30 (General Industrial Zone) and M-30/S-4 (General Industrial Zone/Design Review Combining Zone)
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) shall be prepared for this project. A <i>revised</i> Notice of Preparation (NOP) to prepare an EIR was published on April 5, 2006. The comment period for the NOP ends on May 8, 2006.
	Historic Status:	Pacific Pipe Company Pipe Works, warehouse, 2000 Cypress St., Preliminary Rating D; American Steel, shop/warehouse, 1930-60 Cypress St., Rating D; Gilmore Steel Corp., workshop, 1901 Poplar Street, Rating Dc.
	Service Delivery District:	West Oakland 1
	City Council District:	3, Nancy Nadel
	Status:	Notice of Preparation public comment period 4/5/06 – 5/8/06
	Action to be Taken:	Receive public and Board comments about what information and analysis should be included in the Environmental Impact Report
	Finality of Decision:	Request for Information Only
	For Further Information:	Contact Project Planner Margaret Stanzone at (510) 238-4932 or by email at mstanzone@oaklandnet.com

SUMMARY

A development team headed by KS Properties One, LLC has filed an environmental review application to begin review and consideration of the Mandela Grand Mixed Use Redevelopment Project. The project is generally located on approximately 13.5 acres two blocks at the southeast corner of Mandela Parkway (northbound) and West Grand Avenue. The site is bound by Mandela Parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18th Street on the south. The applicant is proposing to construct a mixed use project that would contain 1,575 residential dwelling units in five high-rise towers, ranging in height from 250 to 300 feet, and four mid-rise towers, ranging in height from 65 to 85 feet; approximately 212,000 square feet of commercial/retail/custom and light industrial use; and approximately 2,300 parking spaces in structured and surface parking facilities. The Pacific Pipe Building, or portions thereof, will be adaptively reused; the remaining structures will be demolished.

The Project requests an amendment to the General Plan, zoning, and West Oakland Redevelopment Plan; a Tentative Tract Map; Preliminary and Final Development Plans (including design review); and possibly a Development Agreement.

The City will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and the land use and project approvals. As such, the City has the responsibility to prepare an Environmental Impact Report (EIR) for the project. A Notice of Preparation (NOP) to prepare an EIR for a project, then known as the Pacific Pipe Property Mixed Use Redevelopment Project for a site located at the southeast intersection of Mandela Parkway and West Grand Avenue, was published on March 21, 2006. A revised Notice of Preparation (NOP) that identified a change in the name of the project and several changes related to the physical characteristics of the project was published on April 5, 2006 (see Attachment A).

This scoping meeting is being held to solicit public and LPAB comments on the information and analysis to be contained in the EIR. The comment period for the NOP ends on May 8, 2006. In addition to oral comments, written comments will be accepted until May 8, 2006. Written comments are encouraged in order to provide an accurate record of public comment on the project.

PROJECT DESCRIPTION AND BACKGROUND

Existing Site Conditions

The project site currently contains two industrial buildings with former heavy industrial uses: the 240,000 square-foot American Steel Building at the southernmost area of the project site (to be demolished as part of the project), and the 102,000 square-foot Pacific Pipe Building in the northern area of the project site (to be adaptively reused). Existing uses on the site include storage and distribution and light manufacturing activities. The Pacific Pipe ancillary outbuildings are to be demolished. Several vacant lots are located along Poplar Street and at the northwest corner of the site, at Mandela Parkway and West Grand Avenue. The onsite buildings are one or two stories tall.

General Plan Land Use

The project site is located within the Business Mix General Plan Land Use Classification. The site is located within the M-30 General Industrial Zone, and the S-4 Design Review Combining Zone is designated with the M-30 Zone on most of the site except along Popular Street generally between 18th and 20th Streets. The site is made up of the following parcels: Assessor Parcel Numbers (APN) 005-041-9001-04; 005-040-2005-02; 005-040-2006-00; 005-040-2004-02; 005-040-1001-04; 005-040-0001-01; 005-042-0001-05; and 005-042-0001-03. None of these parcels are included in the Hazardous Waste and Substances Sites (Cortese) List available from the State Department of Toxic Substance Control (DTSC).

Surrounding Area

Uses surrounding the project site include a mix of industrial uses in large, low-rise industrial warehouses. Low to medium density residential uses exist within one block to the southeast (along Mandela Parkway) and within two blocks to the southeast and east of the site. The existing Ernie Raimondi Park is located approximately 1.5 blocks west of the site, and the on- and off-ramps to Interstates 80 and 580 are located approximately three blocks west on West Grand Avenue.

Proposed Project

The proposed project consists of a mixed use/mixed occupancy project that would contain residential, custom industrial/commercial, light industrial and retail commercial activities. The centerpiece of the proposed cluster of buildings on the project site would be the adaptive re-use of the Pacific Pipe Building into a market/retail/office/light industrial facility. With the exception of Pacific Pipe Building all other structures on the project site would be removed. The project proposes to construct 1,575 residential dwelling units and approximately 212,000 square feet of commercial/retail/custom and light industrial uses. The proposed project would have approximately 2,300 parking spaces proposed for structured and surface parking facilities (see Table 1, Preliminary Development Summary).

Pacific Pipe Building

The project proposes the adaptive re-use of the existing industrial Pacific Pipe Building with retail facilities such as food services, boutique shops, indoor markets, and neighborhood-serving offices on a mezzanine level.

Ground Floor – Custom and Light Industrial/Commercial Uses

The project proposes custom industrial and public access commercial uses in all ground floor spaces that would be suitable for retail, light industrial/commercial uses, custom manufacturing, artisan activities, support industries, and similar enterprises. Low rise stand-alone buildings proposed at the corner of 18th and Poplar Streets and at the corner of Mandela Parkway and West Grand Avenue, would serve to create edge-defining elements to the proposed interior plaza and to create inviting gateways to and from surrounding streets.

Residential – Towers & Mid Rise Structures

The project proposes to construct 1,575 residential units in five high-rise towers that would range from 250 to 300 feet tall, and four mid-rise towers between 65 to 85 feet tall, each situated above

ground floor custom and light industrial/commercial uses. One, two and three-bedroom residential units would be developed with a mix of rental and ownership opportunities. The podium level (first level of high-rise and mid-rise towers) would include a mix of public and shared residential amenities (e.g., open space, health club, day care, meeting rooms, storage, etc.) Refer to Attachment A, NOP, Conceptual Development Plan.

Parking and Transportation

A total of approximately 2,300 parking spaces would be provided on the project site. Approximately 2,160 spaces would be provided in a new enclosed garage that would be three levels above ground and one level underground, and accessed from surrounding streets. The area around the Pacific Pipe Market would be a landscaped onsite surface parking lot with approximately 140 spaces.

Landscaped Open Space

Interior landscaped plaza areas would be created to be open to the neighborhood, both visually and as a pedestrian cross route.

**TABLE 1
PRELIMINARY DEVELOPMENT SUMMARY ^a**

Total Site Area	13.5 acres
Residential Use	1.57 msf total (1,575 units)
– High-Rise Towers (Bldgs. A through E on Fig.2)	240,000 to 300,000 sf (each Tower)
– Mid-Rise Towers (Bldgs. M on Fig. 2)	177,600 sf total
Custom / Light Industrial; Retail Uses	212,000 sf
Parking	2,300 spaces total

^a All areas and totals shown are approximate and will be analyzed in the EIR.
“msf” million square feet

REQUIRED CITY ACTIONS

In order to approve the project as currently proposed by the project sponsor, City actions that may be necessary include, but are not limited to, the following:

1. General Plan Amendment to replace the existing Business Mix General Plan Land Use Classification on the project site with another land use designation appropriate for all uses proposed by the project, particularly residential uses, and a similar amendment to the West Oakland Redevelopment Plan.
2. Rezoning of the project site from M-30 (General Industrial Zone) and M-30/S-4 (General Industrial Zone/Design Review Combining Zone) to a zoning district that provides development standards and permitted uses consistent with those proposed by the project; this

newly developed district may be the proposed Commercial Industrial Mix Zoning District (CIX-2) currently being developed and considered by the City, or another district appropriate for the project.

3. Subdivision Map, Preliminary and Final Development Plans, and possibly a Development Agreement.

PURPOSE OF SCOPING SESSION

The main purpose of this scoping session is to receive comments from both the LPAB and the public on the type of information and analysis that should be considered in the EIR. Comments on issues that should be considered, the types of information that should be included, and the range of alternatives to the project that should be assessed are all appropriate comments. This scoping session is not a review or consideration of the project. There will be a full public process to consider the merits of the project in the coming months.

KEY HISTORIC RESOURCE ISSUES IDENTIFIED TO DATE

There are three buildings on the project site at the present time. Although these are not identified as historic resources, staff is forwarding this project to the Landmarks Preservation Advisory Board for three reasons:

- 1) The considerable change in scale and form of the proposed project compared with the surrounding community.
- 2) The major change in land use policies required by the proposed project.
- 3) The proposed adaptive reuse of the Pacific Pipe building.

See Attachment B for the “Oakland Cultural Heritage Survey Evaluation Form” for these buildings. A brief discussion of the historic background on these building is noted below.

Pacific Pipe Company Pipe Works

2000 Cypress Street
[to be retained/rehabilitated]

Preliminary Rating D

Minor Importance

The building is a one-story, “L” plan structure with exterior walls of corrugated metal and fiberglass. The building has a concrete foundation and has steel sash windows. The building has a gable roof form that is also made of corrugated metal. Supportive elements include signs. Visible alterations include an addition and covered windows.

The building was constructed in 1922. The architect is unknown but the builder has been identified as Harry Leach. An addition to the building was made in 1925. The earliest name associated with the property is the Pacific Pipe Co. pipe works. The latest use of the building was heavy industrial associated with the Pacific Pipe Co. pipe works operation.

The Pacific Pipe Company Pipe Works is described as a very good example of an early 20th century utilitarian warehouse structure. The building is noted to be in excellent condition and its integrity is identified as good. However, the building does not meet the criteria for individual listing on the National Register of Historic Places because it lacks sufficient design distinction and historical association. The building is not located in an historic district.

American Steel Shop/Warehouse

1930-60 Cypress Street
[demolition proposed]

Rating D

Minor Importance

This building is described as a mid-20th century utilitarian factory. The building is a tall one-story structure with a rectangular plan on a full-block lot. The exterior walls of the building are made of corrugated metal and fiberglass. The gable roof is also made of corrugated metal. The building foundation is concrete and the building has steel sash and steel columns.

The construction date is 1943-1946 and the architect was Kaj Theil. The builder was Monarch Steel. The present use is industrial. Visible alterations include covered windows and fiberglass installation. The building is identified as being in excellent condition and its integrity is identified as fair.

The building does not meet the criteria for individual listing on the National Register of Historic Places because it does not appear to be of exceptional importance and it lacks significant historical associations and architectural interest. The building is not located in an eligible National Register historic district.

Gilmore Steel Corporation Workshop

1901 Poplar Street
[demolition proposed]

Rating Dc

Minor Importance
(Secondary Importance)

This building is noted as a 1920s decorative brick warehouse and factory building. The structure has a rectangular plan and is one story high. The exterior walls are brick with sections of decorative brickwork. The building has a concrete foundation and the structure has brick load bearing walls and wood frame. The building also evidences brick pilasters and brick arches. The roof is a truss structure, parapet wall and arched entry. Modifications to character-defining features are the justification for the 'D' rating with a contingency "c" rating.

The building was originally constructed in 1928 and altered in 1945 and 1948. The architect was Alban Froberg and the builder was Christensen & Lyons. Alban Froberg was an Oakland architect for 50 years and designed several factory and warehouse buildings with Christensen & Lyons or H.J. Christensen as the builder. Mr. Froberg also designed the Art Deco Gray Shop built in 1930 but now demolished.

Visible alterations include window infill, painted walls and a building addition. The building is noted to be in excellent condition and its integrity is identified as fair. The Oakland Cultural Heritage Survey rates the property Dc. This survey rating makes the building an historic property under Oakland's Historic Preservation Element. However, the building does not appear eligible for the National Register of Historic Places because there are more significant examples in the City and the building appears to lack sufficient design distinction or historical associations.

GENERAL PLAN AND ZONING CONSISTENCY

General Plan Conformance

The General Plan *Land Use and Transportation Element* designates the project site as “Business Mix.” The Business Mix classification “is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. High impact industrial uses including those that have hazardous materials on-site may be allowed provided that they are adequately buffered from residential areas. High impact or large scale commercial retail uses should be limited to sites with direct access to the regional transportation system.” The maximum FAR for this classification is 4.0.

This classification is intended to encourage business development but excludes the provision of residential uses and does not provide a residential density standard. Therefore, the proposed project does not conform to the existing classification and the project will require a General Plan Amendment.

Zoning Ordinance Amendment

The project applicant is proposing a rezoning of the project site to a new zoning district that better represents the proposed use and density. The project site is currently zoned M-30 (General Industrial Zone) and M-30/S-4 (General Industrial Zone/Design Review Combining Zone). A newly proposed district, the proposed Commercial Industrial Mix Zoning District (CIX-2) currently being developed and considered by the City, may be the proposed for the site.

West Oakland Redevelopment Plan

The proposed project is located in the area covered by the West Oakland Redevelopment Plan. The project site was included in the evaluation of the Environmental Impact Report prepared for the West Oakland Redevelopment Plan, certified by the Planning Commission in 2003. The project would require an amendment to the West Oakland Redevelopment Plan land use map.

COMMUNITY OUTREACH

The development team has conducted several community meetings on the proposed project. Initially, several meetings were held with community groups to discuss particular proposals for the site. The team is now conducting community meetings to provide information and receive preliminary feedback on the proposed project. The first of these community meetings was held on March 25, 2006; the next meeting is scheduled for April 8, 2006.

Additionally, approximately 100 notices announcing the release of the Notice of Preparation were sent out on April 5, 2006. The Notice of Preparation included notice of a scoping session hearing before the LPAB on Monday, April 17, 2006 and with the Planning Commission on Wednesday, April 19, 2006.

STAFF RECOMMENDATION:

Staff recommends that the LPAB review the proposed project and identify issues and areas of concern which should be addressed in the Environmental Impact Report.

Prepared by:

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Terry O'Hare, Contract Planner
Planning & Zoning - Major Projects

Approved for forwarding to the
Landmarks Preservation Advisory Board

CLAUDIA CAPPIO
Director of Development

ATTACHMENT

- A. Revised Notice of Preparation dated April 5, 2006
- B. Oakland Cultural Heritage Survey Evaluation Form