Appendix 7
Land Use Options

Land Use Options

Two land use options for the Gateway development area, which may be implemented as part of the proposed program or any one of the "action" alternatives were proposed by decision-makers, or by members of the public during scoping. The purpose of this evaluation is to generally understand the implications for traffic, should one of these land use options be implemented.

One suggested land use option is a hotel, to be located in the western portion of the Gateway development area, east of the Gateway Park. This use would replace the currently-proposed office use at that location. Another suggested land use option would be High-End Retail (such as a department store) on the central portion of the Gateway development area. This would replace Flex Office/R&D or Light Industrial uses proposed for that location.

Office or Office/R&D, Light Industrial, Hotel, and High-End Retail land uses differ from one another in the number and timing of vehicle trips each generate[1]:

- Office or Office/R&D land uses generate relatively greater vehicle trips during the weekday commute peak hours. Trip generation for this land use type as proposed for the western portion of the Gateway development area would be 8.76 trips per thousand square feet per weekday, and 1.25 trips per thousand square feet in the peak hour.

- Light Industrial also generates relatively greater vehicle trips during the weekday commute peak hours. Trip generation for this land use type as proposed for the central portion of the Gateway development area would be 7.24 trips per thousand square feet per weekday, and 1.06 trips per thousand square feet in the peak hour.

- Hotels generate relatively more weekend and fewer weekday peak-hour trips. Trip generation for this land use type would be 8.58 trips per hotel room per weekday, and 0.74 trips per hotel room in the peak hour for a hotel that would generate the same number of peak hour trips as the proposed office in the western portion of the Gateway development area.

- High-End Retail land uses generate relatively high weekend and non-peak weekday trips. Trip generation for this land use type would be approximately 48 trips per thousand square feet per weekday, and 4.48 trips per thousand square feet in the peak hour for retail space that would generate the same number of peak hour trips as Flex Office/R&D, or Light Industrial uses proposed for the central portion of the Gateway development area.

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[1] The trip generation rates for all the land uses described are non-linear – the rates are different for different sizes of development.

Should the Hotel land use option be exercised, the facility could not exceed 1,000 rooms in place of the Office use proposed for the western portion of the Gateway development area under the redevelopment program. At 1,000 rooms, exercising this land use option would not worsen significant impacts to intersections associated with redevelopment as proposed, nor would it result in new significant impacts not associated with the redevelopment program.

Should the High-End Retail land use option be exercised, the facility could not exceed 270,000 square feet in place of the Flex Office/R&D, or Light Industrial uses proposed for the central portion of the Gateway development area under the redevelopment program. At 270,000 square feet, exercising this land use option would not worsen significant impacts to intersections associated with redevelopment as proposed, nor would it result in new significant impacts not associated with the redevelopment program.

Both land use options would be required to implement all mitigation measures recommended in this document for significant transportation impacts relative to traffic, transit, and parking.

Oakland Army Base Redevelopment Area EIR

Redevelopment District Trip Generation: Redevelopment Program Land Use Options

Land Use	Amount	Trip Generation Land Use Category	Source	Equivalent Amount	Distribution				Trips Generated						
					AM Peak		PM Peak		Daily	AM Peak Hour			PM Peak Hour		
					In	Out	In	Out		In	Out	Total	In	Out	Total
Office or Office/R&D	2,979 KSF	General Office Building	ITE (710)	2,979 KSF					24,239	3,184	434	3,618	622	3,035	3,657
Rate / 1,000 Square Feet									8.14			1.21			1.23
Light Industrial	749 KSF	General Light Industrial	ITE (110)	749 KSF					5,340	631	86	717	93	679	772
Rate / 1,000 Square Feet									7.13			0.96			1.03
Office: Western Gateway	600 KSF	General Office Building	ITE (710)	600 KSF					5,255	684	93	778	128	624	752
Rate / Room									8.76			1.30			1.25
Hotel (Comparable Weekday Traffic)	628 Rooms	Hotel	ITE (310)	628 Rooms	61%	39%	53%	47%	5,250	244	156	400	224	198	422
Rate / Room									8.36			0.64			0.67
Hotel (Comparable Peak Hour Traffic)	1000 Rooms	Hotel	ITE (310)	1000 Rooms	61%	39%	53%	47%	8,578	434	278	712	393	349	742
Rate / Room									8.58			0.71			0.74
Light Industrial: Central Gateway	444 KSF	General Light Industrial	ITE (110)	444 KSF					3,214	384	52	436	57	416	473
Rate / 1,000 Square Feet									7.24			0.98			1.06
Office, R&D: Central Subarea	577 KSF	General Light Industrial	ITE (110)	577 KSF					5,099	663	90	754	123	603	726
Rate / 1,000 Square Feet									8.84			1.31			1.26
Central Gateway Subtotal	1,021								8,313			1,190			1,199
High End Retail (Comp. Weekday Traf.)	31 KSF	Shopping Center	ITE (820)	31 KSF	60%	40%	48%	52%	3,210	48	32	79	139	151	290
Rate / 1,000 Square Feet									103.55			2.56			9.35
High End Retail (Comp. Peak Hr. Traf.)	65 KSF	Shopping Center	ITE (820)	65 KSF	60%	40%	48%	52%	5,167	74	49	124	227	246	473
Rate / 1,000 Square Feet									79.50			1.90			7.27
High End Retail (Comp. Peak Hr. Traf.)	270 KSF	Shopping Center	ITE (820)	270 KSF	60%	40%	48%	52%	12,910	173	116	289	581	629	1,209
Rate / 1,000 Square Feet									47.82			1.07			4.48

Appendix 4.12I
Special-Status Plant Species Potentially Occurring Within the OARB Redevelopment Project Area

Common Name	Scientific Name	Status			Supporting Habitat	Flowering Period	Potential Occurrence in the Study area
		Federal	State	CNPS			
Pacific cordgrass	*Spartina foliosa*	SC	None	None	Coastal salt marshes		Not likely to occur; no suitable habitat.
most beautiful jewelflower	*Streptanthus albidus* ssp. *peramoenus*	SC	None	1B	Chaparral, grassland; serpentinite	Apr-Jun	Not likely to occur; no suitable habitat.
Tiburon jewelflower	*Streptanthus niger*	E	E	1B	Serpentine soils	May-Jun	Not likely to occur; no suitable habitat.
California sea blite	*Suaeda californica*	E	None	1B	Coastal salt marshes and swamps	Jul-Oct	Not likely to occur; no suitable habitat.
San Francisco owl's-clover	*Triphysaria floribunda*	SC	None	1B	Coastal prairie, coastal scrub, grassland; usually serpentinite	Apr-Jun	Not likely to occur; no suitable habitat.
showy Indian clover	*Trifolium amoenum*	E	None	1B	Wet swales, grasslands and grassy hillsides; occasionally found on serpentine soils	Apr-Jun	Not likely to occur; no suitable habitat.
saline clover	*Trifolium depauperatum* var. *hydrophilum*	None	None	1B	Vernal pools, valley grassland, mixed evergreen forests	Apr-Jun	Not likely to occur; no suitable habitat.

Sources: CDFG 1999; Skinner and Pavlik 1994