

APPENDIX A-2 UPDATED CUMULATIVE LAND USE SCENARIO

UPTOWN EIR IS MORE UP-TO-DATE AND MORE CONSERVATIVE THAN LUTE EIR

Extensive work continues to be done in Oakland to update and refine the cumulative growth assumptions and land use database used for transportation modeling and impact analyses in Oakland EIRs. The updated cumulative growth scenario and land use database prepared for the *Uptown EIR* as of June 2003 incorporated the most current assumptions about growth and development in Oakland. The growth assumptions for the *Uptown EIR* analyses are more current and more conservative than those reflected by the ABAG projections for Oakland and included in the Alameda County CMA Travel Model. The *Uptown EIR* growth scenario and land use database also update the growth assumptions in the *Land Use and Transportation Element (LUTE) EIR* and provide a more conservative scenario with higher growth and development than the *LUTE EIR*.

The following summarizes the updated cumulative growth scenario and land use database developed for the *Uptown EIR*, drawing from the more detailed description in Appendix D of the EIR. It also compares the updated growth scenario to that from the *LUTE EIR*, highlighting the more up-to-date and more conservative basis for cumulative analysis in the *Uptown EIR*.

BACKGROUND ON NEED FOR CUMULATIVE GROWTH SCENARIO AND USE OF FORECAST-BASED APPROACH

Need for the Cumulative Growth Scenario

The cumulative growth scenario for Oakland was developed and is updated primarily for use in the cumulative transportation analyses in Oakland EIRs. The growth scenario was originally prepared in 2000 after analyses indicated that the growth projections from ABAG as incorporated into the Alameda County Congestion Management Agency (CMA) travel demand model did not reflect the level of growth and development occurring in Oakland. Those projections also did not reflect the locations of growth for future development projects under construction, approved, proposed, and reasonably foreseeable for Oakland. Since the cumulative growth scenario for Oakland was originally developed, it continues to be updated and refined for EIR analyses and planning efforts, and to incorporate newly released 2000 Census data and new projections series from ABAG. The updated scenario prepared for the *Uptown Mixed-use Project EIR* represents the tenth version of the cumulative scenario.

Totals for the cumulative growth scenario for Oakland are now relatively similar to recent ABAG projections, as the Oakland data has provided input to ABAG. However, Oakland's cumulative growth scenario continues to be used in EIR analyses and planning efforts as it provides more specificity about growth and development occurring in Oakland and can be updated for specific EIR and planning purposes, as was done for the *Uptown EIR*.

Forecast-Based Approach that Incorporates Foreseeable Future Development Projects

The cumulative growth scenario and land use database for Oakland is developed using a forecast-based approach, *i.e.*, an approach based on regional forecasts of economic activity and demographic trends. The cumulative growth scenario also considers recent and anticipated future development projects in Oakland as well as other changes in land use, employment, and population. Development projects and other changes are identified and updated based on input from City of Oakland and Port of Oakland staffs and on analysis of economic, demographic, and real estate market data and trends. Anticipated future development projects are identified and updated to include approved, proposed, and potential development projects reasonably foreseeable over the next 20 to 25 years.

The growth that could be accommodated by recent and expected future development projects and other changes in land use, employment, and population is evaluated within the context of regional economic and demographic trends and projections. The ABAG projections provide the reference for citywide and county totals for future years. The list of development projects and other changes provide the ability to relate individual projects to the citywide context. The amount of growth represented by development projects and other changes is “fit” within the ABAG projections, to the extent possible. Citywide totals are increased above the ABAG projections if justified by recent and expected future development projects and other anticipated changes. The locations of specific projects and development sites are used for the allocation of growth to subareas and traffic analysis zones (TAZs) within the city. (Transportation analyses using the CMA’s travel model require inputs at the TAZ level.)

UPDATED CUMULATIVE GROWTH SCENARIO

Initial Work Leads to Decision to Update Scenario for Uptown EIR

Early work for the *Uptown EIR* included review and comparison of the land use database used for the *General Plan LUTE EIR* with the more recent cumulative growth scenarios and land use databases for Oakland. Based on that review, the decision was made to complete a new growth scenario update specifically for the *Uptown EIR* and to complete a new cumulative transportation analysis using the updated growth scenario and land use database. Additional scope of work was undertaken to update the cumulative scenario to make sure that the growth and land use assumptions used for the *Uptown EIR* analyses incorporated the most current assumptions about growth and development in Oakland and the rest of the region. The analysis included particular attention to updating assumptions for growth and development in downtown Oakland, including the areas surrounding the Uptown Project.

Cumulative Growth Scenario for Uptown Project EIR

The cumulative growth scenario for the City of Oakland, as developed and updated for the *Uptown Project EIR* is shown in Table 1. Appendix D in the EIR, “Cumulative Growth Scenario for Oakland As Prepared for Use in the *Uptown Project EIR*”, describes the scenario in more detail as well as the approach and assumptions used. The growth scenario uses a 2000 base year and future analysis years of 2010 and 2025, consistent with the analysis years in the Alameda County CMA travel model.

Table 1: Updated Cumulative Growth Scenario for Oakland, as of June 2003

	2000 ^a	2010	2025	Growth, 2000-2025
Households	150,790	158,910	169,010	+18,220
Household Population ^b	392,310	417,120	434,560	+42,250
Total Population ^b	399,480	425,550	443,200	+43,720
Employed Residents ^b	174,740	194,040	225,680	+50,940
Total Employment	185,160	215,050	247,500	+62,340
Manufacturing	17,810	18,470	20,120	+2,310
Other ^c	74,040	84,400	93,500	+19,460
Retail	23,720	27,440	30,700	+6,980
Service	69,590	84,740	103,180	+33,590

^a Households, household population, total population, and employed residents are from the 2000 Census.

^b Projections for 2010 and 2025 incorporate changes in demographic characteristics of the population in the existing housing stock in Oakland as evidenced in persons per household and employed persons per household factors from ABAG *Projections 2002*. The demographic characteristics of residents of new housing to be built in Oakland by 2010 and 2025 are based on those same ABAG factors or are estimated using special factors that better reflect the anticipated population in new housing, for TAZs with little or no housing in 2000 of the types being built (as the ABAG factors are based on the existing population in 2000).

^c Includes employment in finance, insurance, real estate (FIRE); government; construction; transportation, communications, and utilities (TCU); wholesale; and agriculture and mining.

Source: Hausrath Economics Group based on approach and methodology described in Appendix D.

Comparisons with LUTE EIR and CMA/ABAG Projections

Table 2 compares the *Uptown EIR* growth scenario for Oakland with the growth assumptions from the *LUTE EIR* and with the ABAG projections. As shown and described below, the *Uptown EIR* growth scenario provides the most up-to-date and most conservative scenario of future growth compared to the *LUTE EIR* scenario and the ABAG projections.

- **Comparison to LUTE EIR:** The growth assumptions for the *LUTE EIR* were derived from ABAG *Projections '96* and identified a base year of 1995 and growth through 2015. The *Uptown EIR* growth scenario uses a 2000 base year and extends further into the future, to 2025. In addition, the *Uptown EIR* scenario incorporates 2000 Census data released since the *LUTE EIR* was prepared, and current assumptions through June 2003 for recent and anticipated future growth and development in Oakland.

As shown in Table 2, the updated *Uptown EIR* cumulative scenario includes higher total employment (247,500 jobs compared to 208,836 jobs) and higher total households (169,010 households compared to 156,077 households) in Oakland compared to the *LUTE EIR* scenario. The *Uptown EIR* scenario also reflects higher rates of future growth in Oakland compared to the *LUTE EIR* scenario, for both employment and households.

- **Comparison to ABAG/CMA Projections:** The updated *Uptown EIR* cumulative scenario is similar to the ABAG *Projections 2002* for Oakland and the ABAG projections as incorporated into the Alameda County CMA travel model for use in EIR transportation analyses (identified as CMA/ABAG *P2002* in Table 2). As shown in Table 2, total households in Oakland are very similar under both the *Uptown EIR* scenario and the CMA/ABAG projections, while total employment for the *Uptown EIR* scenario is slightly higher than under the CMA/ABAG projections. More comparisons between the *Uptown EIR* scenario and the CMA/ABAG projections are provided in Appendix D in the *Uptown EIR*.

Table 2: Comparison of Uptown EIR Growth Scenario, Lute EIR Growth Scenario, and ABAG Projections for City of Oakland

	1990	1995	2000	2010	2015	2025
Household Projections						
ABAG Projections '96	144,520 ^a	144,030	146,400	151,080	153,110	-
General Plan/Lute EIR	-	144,031	-	-	156,077	-
ABAG Projections 2002	144,520 ^a	-	150,790 ^a	156,610	160,850	168,640
CMA/ABAG P2002 ^b	144,520 ^a	-	150,790 ^a	158,129 ^b	-	169,077 ^b
Uptown EIR Scenario	144,520 ^a	-	150,790^a	158,910^c	-	169,010^c
Employment Projections						
ABAG Projections '96	170,200	166,470	172,580	187,010	188,740	-
General Plan/LUTE EIR	-	166,490	-	-	208,836	-
ABAG Projections 2002	178,340	-	193,950	215,580	228,380	243,500
CMA/ABAG P2002 ^b	173,273	-	185,160	213,820 ^b	-	245,060 ^b
Uptown EIR Scenario	173,273	-	185,160	215,050^c	-	247,500^c

^a U.S. Census.

^b Projections in the Alameda County CMA travel model as of May 2003; future year totals are controlled to within 1 percent of citywide totals from ABAG Projections 2002, per CMA direction.

^c Developed and updated for Uptown EIR cumulative analyses as of June 2003, by Hausrath Economics Group working closely with City staff.

Source: Hausrath Economics Group