

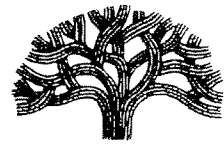
PUBLIC REVIEW DRAFT

UPTOWN MIXED USE PROJECT  
ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NO. 200052070

LSA

September 2003



250 FRANK H. OGAWA PLAZA, SUITE 3330 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency  
 Planning & Zoning Services Division

(510) 238-3941  
 FAX (510) 238-6538  
 TDD (510) 839-6451

**COMBINED NOTICE OF AVAILABILITY OF  
 THE DRAFT ENVIRONMENTAL IMPACT REPORT AND  
 NOTICE OF PUBLIC HEARINGS ON THE UPTOWN MIXED-USE PROJECT**

**PROJECT TITLE:** Uptown Mixed-Use Project

**CASE NO:** ER03-0007

**PROJECT SPONSOR:** Uptown Partners, LLC c/o Forest City Residential West

**PROJECT LOCATION:** The project site is located on a nine block, 15-acre site in the Uptown District of the City of Oakland, California. Blocks 1-6 are generally bounded by Thomas L. Berkley Way (20<sup>th</sup> Street) on the north, Telegraph Avenue on the east, 18<sup>th</sup> Street on the south, and San Pablo Avenue on the west. The Fox Theater is not a part of the project site. Blocks 7 and 8 are located on the north side of Thomas L. Berkley Way (20<sup>th</sup> Street); Block 7 is west of Telegraph Avenue and Block 8 is east of Telegraph Avenue. Block 9 is located on the southeastern corner of Telegraph Avenue and 22<sup>nd</sup> Street.

**BRIEF DESCRIPTION OF PROJECT:** The proposed project entails the construction of approximately 1000 apartments and 270 condominiums; 1,050 student beds/faculty units; 43,000 square feet of commercial space; 1,959 parking spaces; and a 25,000 square foot public park.

**ENVIRONMENTAL REVIEW:** Based on the preliminary project description, it was determined that the project may have significant environmental impacts. A focused **Draft Environmental Impact Report (DEIR)** was then prepared for the above project, under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21159.25.

The DEIR analyzes potentially significant impacts in the following environmental categories: land use plans and policies; population, employment, and housing; hydrology and flooding; transportation, circulation, and parking; air quality; noise; hazardous materials; infrastructure and utilities; paleontological and cultural resources; visual and aesthetic resources/shade and shadow analysis; and wind. Copies of this document are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3330, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m.

**PUBLIC HEARINGS:** The Oakland Landmark Preservation Advisory Board will conduct a public hearing on the project on October 6, 2003, at 4:00 p.m. in Hearing Room 1, City Hall, One City Hall Plaza. The Oakland City Planning Commission will conduct a public hearing on the DEIR and the zoning permits for the project on October 15, 2003, at 6:30 p.m. in Hearing Room 1, City Hall, One City Hall Plaza. Public comments are invited on the DEIR and the zoning permits for the project. Comments on the DEIR should focus on the sufficiency of the DEIR in discussing possible impacts on the environment, ways in which adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

Comments may be made at the public hearing described above, or in writing. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Written comments on the DEIR and the zoning permits should be sent to the attention of Lynn Warner, Planner IV, City of Oakland Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3330, Oakland, CA 94612, no later than 4:00 p.m. on Monday, November 3, 2003. If you challenge the environmental document or any discretionary permits in court you may be limited to raising only those issues raised at the City Planning Commission public hearing described above, or in written correspondence received by the Community and Economic Development Agency on or prior to November 3, 2003. The Planning Commission will consider certification of a Final Environmental Impact Report (FEIR) for the project and render a decision on the zoning permits for the project at a later meeting date to be determined. For further information, please call Lynn Warner, at (510) 238-3941.

Claudia Cappio  
 Director of Planning and Zoning  
 Date: September 19, 2003

PUBLIC REVIEW DRAFT

UPTOWN MIXED USE PROJECT  
ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NO. 200052070

Submitted to the:

City of Oakland  
Community and Economic Development Agency  
250 Frank H. Ogawa Plaza  
Suite 3330  
Oakland, CA 94612

Prepared by:

LSA Associates, Inc.  
2215 Fifth Street  
Berkeley, CA 94710  
(510) 540-7331

LSA

September 2003

## TABLE OF CONTENTS

I. INTRODUCTION .....	1
A. PURPOSE OF THE EIR .....	1
B. PROPOSED PROJECT .....	1
C. EIR SCOPE .....	1
D. REPORT ORGANIZATION .....	6
II. SUMMARY .....	7
III. PROJECT DESCRIPTION .....	37
A. PROJECT SITE .....	37
B. PROJECT BACKGROUND .....	39
C. PROJECT OBJECTIVES .....	41
D. PROPOSED PROJECT .....	42
E. INTENDED USE OF THIS EIR .....	48
IV. SETTING, IMPACTS, AND MITIGATION MEASURES .....	51
A. LAND USE .....	53
B. POPULATION, EMPLOYMENT AND HOUSING .....	71
C. HYDROLOGY AND FLOODING .....	77
D. TRANSPORTATION, CIRCULATION AND PARKING .....	85
E. AIR QUALITY .....	143
F. NOISE .....	161
G. HAZARDS AND HAZARDOUS MATERIALS .....	179
H. INFRASTRUCTURE AND UTILITIES .....	193
I. HISTORIC ARCHITECTURAL, ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES .....	201
J. AESTHETIC RESOURCES .....	231
K. WIND .....	259
L. SHADE AND SHADOW .....	263
V. REPORT PREPARATION .....	279
A. REPORT PREPARATION .....	279
B. PRIMARY CITY CONTACTS .....	280
C. REFERENCES .....	280

## APPENDICES

### Appendix A:

- A1: Oakland General Plan Land Use and Transportation Element EIR Summary
- A2: Resolution Authorizing AB 436 (Public Resources Code Section 21159.25)
- A3: Notice of Preparation
- A4: Comment Letters

### Appendix B: Assessor's Parcel Numbers and Ownership

### Appendix C: Comprehensive List of Planned Projects In Downtown Oakland

### Appendix D: Population and Demographic Data

### Appendix E: Transportation, Circulation, and Parking Data

### Appendix F: Air Quality Data

### Appendix G: Noise Data

### Appendix H: Hazardous Materials Regulatory Agencies

## FIGURES

Figure I-1:	Location Map.....	2
Figure III-1:	Project Boundaries.....	38
Figure III-2:	Conceptual Site Plan.....	43
Figure IV.A-1:	Land Use in Vicinity of Project Site.....	55
Figure IV.A-2:	Aerial Photo: Blocks 1-4 .....	56
Figure IV.A-3:	Aerial Photo: Block 5-6.....	58
Figure IV.A-4:	Aerial Photo: Block 7 .....	60
Figure IV.A-5:	Aerial Photo: Blocks 8-9 .....	62
Figure IV.A-6:	General Plan Land Use and Zoning Designations .....	67
Figure IV.D-1:	Project Location.....	86
Figure IV.D-2:	Study Intersections .....	87
Figure IV.D-3:	Existing Transit Network.....	92
Figure IV.D-4:	19th Street BART Station Layout-Concourse Level .....	95
Figure IV.D-5:	Existing and Planned Bicycle Facilities (City of Oakland Recommended Bikeway Network).....	99
Figure IV.D-6:	Existing and Planned Bicycle Facilities (Alameda Countywide Bicycle Program) .....	100
Figure IV.D-7:	Existing Parking Condition .....	102
Figure IV.D-8:	Project Trip Distribution.....	110
Figure IV.D-9:	Site Access.....	111
Figure IV.I-1:	Historical Architectural Resources and PDHPs .....	208
Figure IV.J-1a:	Visual Character Photographs .....	233
Figure IV.J-1b:	Visual Character Photographs .....	234
Figure IV.J-1c:	Visual Character Photographs .....	235
Figure IV.J-1d:	Visual Character Photographs .....	236
Figure IV.J-1e:	Visual Character Photographs .....	237
Figure IV.J-1f:	Visual Character Photographs .....	238
Figure IV.J-2:	Photo Viewpoint Locations .....	239
Figure IV.J-3:	Conceptual Visual Simulations .....	245
Figure IV.J-4:	Conceptual Visual Simulations .....	247
Figure IV.J-5:	Conceptual Visual Simulations .....	249
Figure IV.J-6:	Conceptual Visual Simulations .....	251
Figure IV.J-7:	Conceptual Visual Simulations .....	253
Figure IV.J-8:	Conceptual Visual Simulations .....	255
Figure IV.L-1:	Project Shadow Patterns .....	264
Figure IV.L-2:	Project Shadow Patterns .....	265
Figure IV.L-3:	Project Shadow Patterns .....	266
Figure IV.L-4:	Project Shadow Patterns .....	267

Figure IV.L-5:	Project Shadow Patterns .....	268
Figure IV.L-6:	Project Shadow Patterns .....	270
Figure IV.L-7:	Project Shadow Patterns .....	271
Figure IV.L-8:	Project Shadow Patterns .....	271
Figure IV.L-9:	Project Shadow Patterns .....	272
Figure IV.L-10:	Project Shadow Patterns .....	273
Figure IV.L-11:	Project Shadow Patterns .....	274
Figure IV.L-12:	Project Shadow Patterns .....	275

## TABLES

Table I-1:	Public Resources Code Section 21159.25 Criteria.....	4
Table II-1:	Summary of Impacts and Mitigation Measures.....	10
Table III-1:	Project Characteristics .....	42
Table III-2:	Unit Types .....	45
Table III-3:	Population and Employed Persons .....	47
Table III-4:	Required Permits and Approvals.....	49
Table IV.A-1:	Summary of Existing Uses by Block.....	54
Table IV.A-2:	Existing Uses, Housing Units and Employment for Blocks 1-4.....	57
Table IV.A-3:	Existing Uses, Housing Units and Employment for Blocks 5 and 6.....	59
Table IV.A-4:	Existing Uses, Housing Units and Employment for Block 7 .....	61
Table IV.A-5:	Existing Uses, Housing Units and Employment for Blocks 8 and 9.....	63
Table IV.A-6:	Applicable Land Use Policies.....	64
Table IV.B-1:	Population Data, City of Oakland.....	72
Table IV.B-2:	Households Data, City of Oakland.....	72
Table IV.B-3:	Jobs Data, City of Oakland.....	73
Table IV.B-4:	Employed Residents Data, City of Oakland.....	73
Table IV.B-5:	Population and Employed Residents Estimates for Proposed Project.....	75
Table IV.B-6:	Employment Estimates for Proposed Project .....	75
Table IV.D-1:	Intersections Significantly Impacted by Project .....	88
Table IV.D-2:	AC Transit Service Summary .....	93
Table IV.D-3:	AC Transit Maximum Load Points .....	94
Table IV.D-4:	Number of Passengers Using 19 <sup>th</sup> Street Station .....	96
Table IV.D-5:	Daily Passengers on BART Lines Through 19 <sup>th</sup> Street Station.....	96
Table IV.D-6:	Peak Hour Passengers and Load Factors on BART Through 19 <sup>th</sup> Street Station – Before Boarding and Alighting .....	98
Table IV.D-7:	Peak Hour Passengers and Load Factors on BART Through 19 <sup>th</sup> Street Station – After Boarding and Alighting.....	98
Table IV.D-8:	City Park Parking Garage Trip Origins .....	101
Table IV.D-9:	City Park Parking Garage Trip Destination.....	101
Table IV.D-10:	City Park Parking Garage Trip Purpose .....	101
Table IV.D-11:	Parking Frequency at City Park Parking Garage.....	101
Table IV.D-12:	Existing On-Street Parking.....	103
Table IV.D-13:	Intersection Level of Service Definitions.....	103
Table IV.D-14:	Existing Conditions - Intersection Level of Service Summary .....	104
Table IV.D-15:	Freeway Level of Service Definitions Based on Density.....	106
Table IV.D-16:	Freeway Level of Service Definitions Based on V/C Ratio .....	106
Table IV.D-17:	Existing Freeway Level of Service.....	107
Table IV.D-18:	Project Trip Generation .....	112
Table IV.D-19:	Existing plus Project Intersection Level of Service Summary .....	114

Table IV.D-20:	Summary of Existing plus Project Freeway Density LOS Analysis .....	116
Table IV.D-21:	Summary of Existing plus Project Conditions Freeway Volume to Capacity LOS Analysis .....	117
Table IV.D-22:	2010 Intersection Level of Service Summary.....	119
Table IV.D-23:	Summary of Year 2010 Freeway Density LOS Analysis.....	121
Table IV.D-24:	Summary of Year 2010 Freeway Volume to Capacity LOS Analysis .....	122
Table IV.D-25:	2010 Intersection LOS Summary With Mitigation .....	123
Table IV.D-26:	2025 Intersection Level of Service Summary.....	126
Table IV.D-27:	Summary of Year 2025 Freeway Density LOS Analysis.....	128
Table IV.D-28:	Summary of Year 2025 Freeway Volume to Capacity LOS Analysis .....	129
Table IV.D-29:	2025 Intersection LOS Summary With Mitigation .....	130
Table IV.D-30:	Summary of Project Parking Requirements – City of Oakland Code .....	135
Table IV.D-31:	Summary of Project Bicycle Parking – Recommended by the City of Oakland .....	136
Table IV.D-32:	Summary of Project Bicycle Parking – Recommended by the City of Oakland.....	137
Table IV.D-33:	Project BART Ridership.....	138
Table IV.D-34:	19 <sup>th</sup> Street BART Station Entry Gates .....	139
Table IV.D-35:	19 <sup>th</sup> Street BART Station Exit Gates .....	139
Table IV.D-36:	AC Transit Ridership.....	140
Table IV.D-37:	Summary Level of Service Analysis – ACCMA Land Use .....	141
Table IV.E-1:	Air Quality Standards .....	145
Table IV.E-2:	Health Effects of Major Criteria Pollutants.....	146
Table IV.E-3:	Bay Area Attainment Status as of January 2003 .....	148
Table IV.E-4:	Results from the Oakland-Alice Street Ambient Air Quality Monitoring Station Exceeded Standards, 2000 to 2002.....	151
Table IV.E-5:	Results from the Oakland-Alice Street Ambient Air Quality Monitoring Station Exceeded Standards, 2000 to 2002.....	151
Table IV.E-6:	Results from the Oakland-6701 International Boulevard Ambient Air Quality Monitoring Station Exceeded Standards, 2000 to 2002 .....	152
Table IV.E -7:	Results from the Oakland-6701 International Boulevard Ambient Air Quality Monitoring Station Exceeded Standards, 2000 to 2002 .....	152
Table IV.E -8:	Worst-Case Carbon Monoxide Concentrations near Selected Intersections .....	155
Table IV.E-9:	Feasible Control Measures for Construction Emissions of PM <sub>10</sub> .....	158
Table IV.E-10:	Regional Vehicular Emissions.....	158
Table IV.F-1:	Typical A-Weighted Sound Levels .....	162
Table IV.F-2:	Summary of EPA Noise Levels for Protection of Public Health and Welfare with an Adequate Margin of Safety .....	162
Table IV.F-3:	Summary of Human Effects in Areas Exposed to 55 dB CNEL .....	163
Table IV.F-4:	Land Use Compatibility Standards for Community Noise Environments .....	164
Table IV.F-5:	City of Oakland Operational Noise Standards at Receiving Property Line, dBA .....	165
Table IV.F-6:	City of Oakland Construction Noise Standards at Receiving Property Line, dBA .....	165
Table IV.F-7:	Typical Construction Equipment Noise Levels.....	167

Table IV.F-8:	2025 Baseline Traffic Noise Levels .....	172
Table IV.F-9:	2025 Plus Project Traffic Noise Levels .....	177
Table IV.G-1:	Summary of Previous Environmental Investigation Findings .....	182
Table IV.G-2:	Summary of Recommended Further Subsurface Investigations.....	188
Table IV.I-1:	Historical Architectural Resources Within Project Area.....	207
Table IV.I-2:	Index to Figure 1 .....	212
Table IV.J-1:	Proposed Building Street Frontage (Approximate) .....	244

