

CITY OF OAKLAND

Agenda Report

TO: Office of the City Manager
ATTN: Robert C. Bobb
FROM: Community and Economic Development Agency
DATE: April 24, 2001

RE: **ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT THE TRANSFER OF 15,947 SQUARE FEET OF EXCESS REAL PROPERTY FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE COLUMBIAN GARDENS COMMUNITY CENTER AT 9854 KOFORD ROAD AT NO COST TO THE CITY.**

SUMMARY

The I-880/98th Avenue Interchange Project was a Measure B funded project resulting in the acquisition of approximately 40 privately owned properties by the Alameda County Transportation Authority (ACTA) in conjunction with California Department of Transportation (Caltrans). Many of the properties acquired for the interchange project only required a portion of the property for the project, which created several “excess” properties. The Columbian Gardens Homeowner Improvement Association, neighborhood activists and community leaders identified 15,947 square feet of excess property located along Koford Road and requested that ACTA/Caltrans transfer this property to the City of Oakland (City) at no cost, see Exhibit A.

Normally those properties that were not actually required for the construction of the project are declared “excess” and then sold off. However, due to the project impacts to the surrounding neighborhood and its proximity to the Columbian Gardens Community Center, both ACTA and Caltrans approved a no cost transfer of this property to the City. The transfer of the property to the City at no cost is conditional upon the property being utilized for community related purposes.

Staff recommends approval of the proposed Ordinance.

FISCAL IMPACT

The Office of Parks, Recreation and Cultural Services (PRCS) will be working with neighborhood activists and community leaders and the Office of Strategic Grants Management to explore grant opportunities for facilities construction or open space improvements. The PRCS will be responsible for the operation and maintenance costs associated with final development of the property and any costs associated with the property transfer.

DISCUSSION

The Columbian Garden Neighborhood is bound by the Hegenberger Loop to the North, I-880 to the East, the City of San Leandro to the South, and San Leandro Creek to the West. ACTA/Caltrans' I-880/98th Avenue Interchange Project had a significant impact on the Columbian Gardens Community. It served to further isolate the community from adjacent public facilities, such as parks, schools. There is a noticeable increase in the traffic flow, noise levels along with air pollution.

The community, through the City of Oakland, identified a 15,947 square foot “excess” property located

along Koford Road which could be developed with a neighborhood sponsored community garden, construction of a tot lot, landscaping, or other similar community uses. A request was submitted to ACTA/Caltrans to transfer the property to the City at no cost to mitigate the impacts of their construction project on the local neighborhood. On May 20, 1999, ACTA/Caltrans approved the no cost transfer of the Koford Road "excess" property to the City for community related purposes.

KEY ISSUES AND IMPACTS

The acceptance of this property by the City is subject to the City determining that there are no associated environmental issues or concerns that could adversely impact the use of the property or significantly increase the City's liability. The City's Environmental Services Division is conducting an environmental site assessment and some limited testing of the property. Upon completion of the site assessment and testing, if the City determines there are serious environmental issues or concerns associated with the Koford Road property, the City will not accept the transfer until those issues or concerns have been resolved to the City's satisfaction.

ENVIRONMENTAL OPPORTUNITIES

Approving this ordinance will assist in promoting real estate activity in the area, which is consistent with the environmental goals of the City.

DIASBILITIES AND SENIOR CITIZEN ACCESS

The acquisition of the properties will not result in a direct impact in access by the disabled or senior citizens. When the property is redeveloped, public improvements will be required through both state and local provisions that will assure an appropriate access for disabled citizens such as sidewalks and parking spaces.

ACTION REQUESTED OF THE CITY COUNCIL

It is recommended that the City Council adopt the ordinance authorizing the City Manager to accept the transfer of 15,947 square feet of excess real property from the California Department of Transportation for the Columbian Gardens Community Center at no cost to the City. It is further recommended that the City's acceptance of this property is to be subject to determining that there are no serious environmental issues or concerns which could adversely impact the use of the property.

Respectfully submitted,

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Agency Director

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APPROVED AND FORWARDED
TO THE CITY COUNCIL

OFFICE OF THE CITY MANAGER