

DOWNTOWN OAKLAND SPECIFIC PLAN

Victory Court, June 14, 2023

6:00-7:30pm



AGENDA

- Introduction
- What will the Downtown Oakland Specific Plan (DOSP) do for Oakland?
- How will it do it?
- What is the DOSP proposing in the Victory Court area?
- Questions & Discussion



AGENDA

- Introduction
- What will the Downtown Oakland Specific Plan (DOSP) do for Oakland?
- How will it do it?
- What is the DOSP proposing in the Victory Court area?
- Questions & Discussion



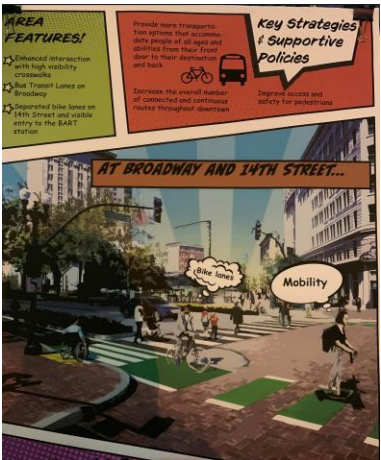
INTRODUCTION & WHERE WE ARE



Project Initiation



Plan Drafting & Iteration



2015-2016

2017-2018

2018-2019

2020-2023



Racial Equity Re-Launch



Final Plan, Zoning & Adoption



WHAT WILL THE DOSP DO?

- 
- **Address seven main topic areas:**
 - **Racial Equity**
 - **Housing & Affordability**
 - **Economic Development**
 - **Mobility**
 - **Culture Keeping**
 - **Community Health & Sustainability**
 - **Land Use & Urban Design**

WHAT WILL THE DOSP DO?



- **Streamline production of both market-rate and subsidized affordable housing**
- **Orient dense housing and employment to meet the environmental goals in our ECAP, locating the highest density near major transit centers**
- **Require community benefits to achieve maximum density in key areas**

WHAT WILL THE DOSP DO?



- **Generate funds through one-time development impact fees to subsidize affordable housing, transportation and other capital improvements**
- **Generate long-term tax revenues that can help build affordable housing and provide other city services, including parks and street maintenance**

WHAT WILL THE DOSP DO?



- **Fill retail vacancies**

- **Provide services to Oakland's growing downtown resident population**
- **Increase foot traffic to support public safety**
- **Welcome Oakland residents from throughout the city to their downtown**
- **Stem cultural displacement, allowing the small businesses, arts and entertainment groups, and nonprofits run by and serving Oaklanders of color to thrive**

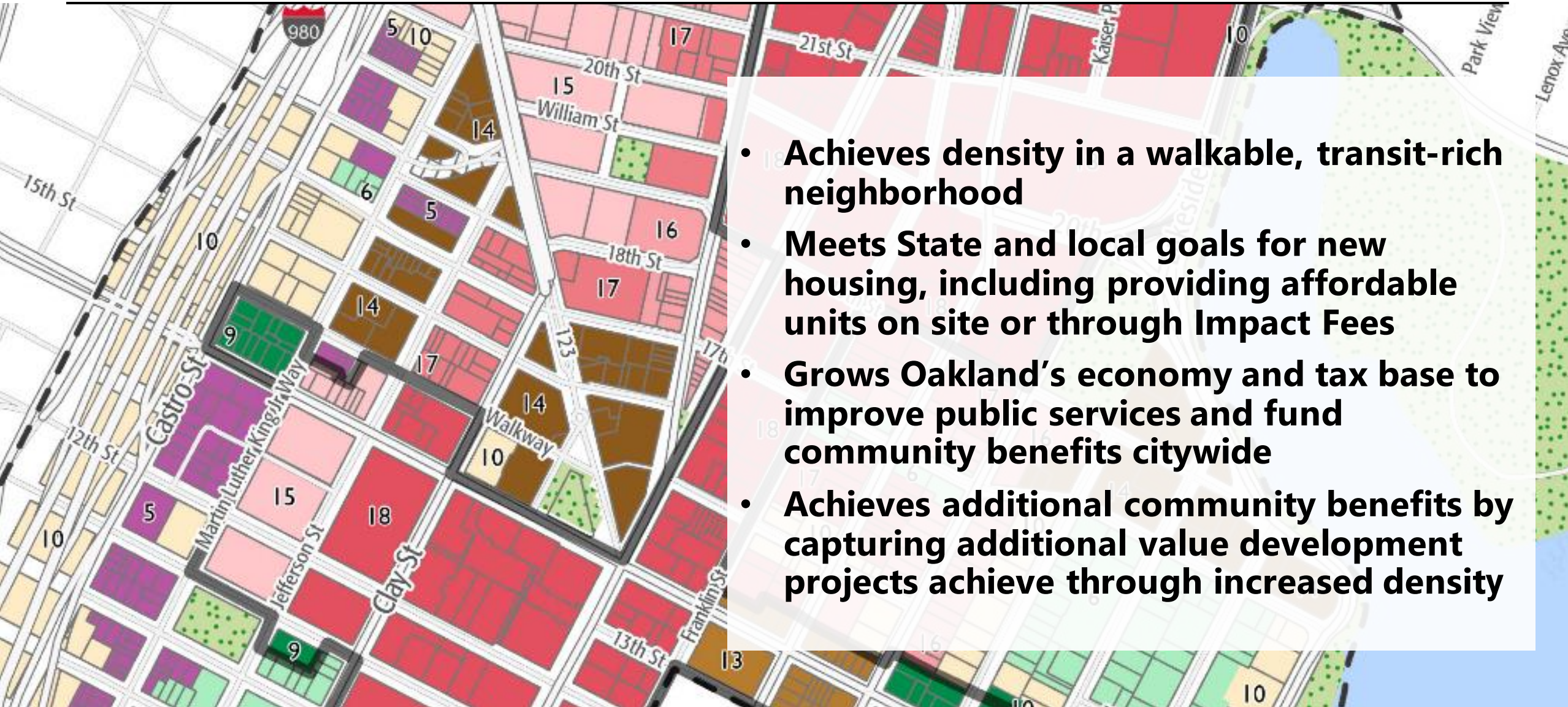
WHAT WILL THE DOSP DO?

- 
- Address sea level rise impacts- permitting new housing in inundation areas only with comprehensive infrastructure and adaptation plans to protect against flooding
 - Set a foundation for citywide and regional planning to address the effects of climate change and sea level rise

HOW WILL THE PLAN ACHIEVE THESE GOALS?

- **Sets policy, a workplan for multiple City departments, and outcomes monitoring**
- **Incorporates racial equity framework and measures of success**
- **Concurrently adopts General Plan & Zoning changes**
- **Certifies the Environmental Impact Report (EIR)**

ZONING INCENTIVE PROGRAM



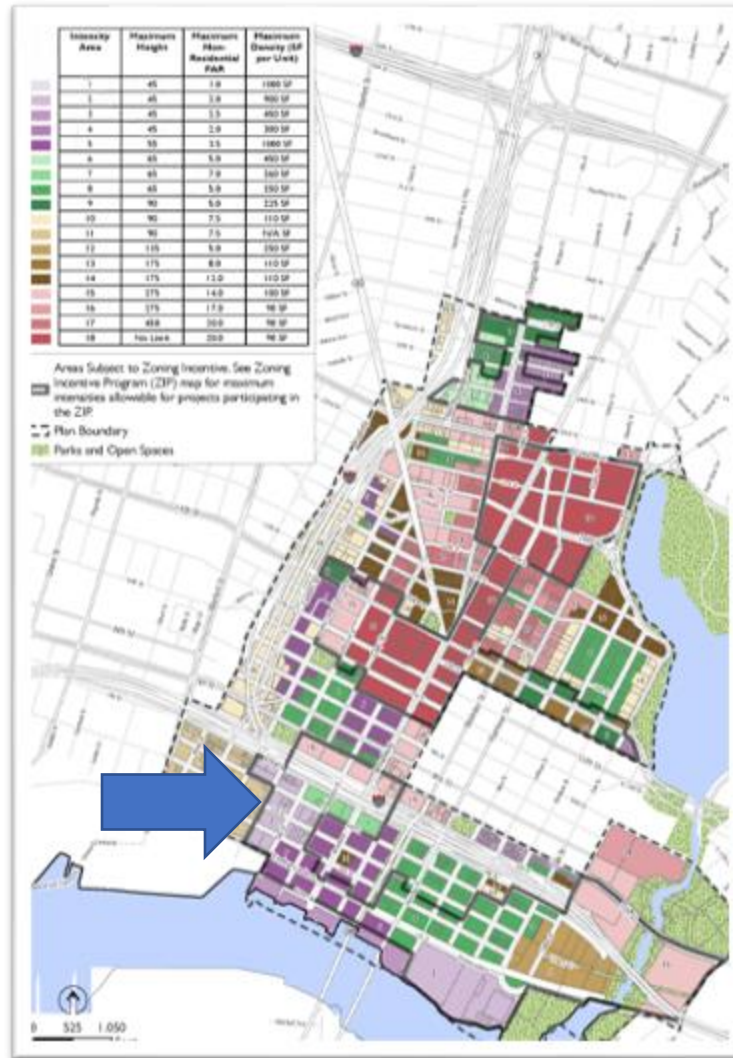
- **Achieves density in a walkable, transit-rich neighborhood**
- **Meets State and local goals for new housing, including providing affordable units on site or through Impact Fees**
- **Grows Oakland's economy and tax base to improve public services and fund community benefits citywide**
- **Achieves additional community benefits by capturing additional value development projects achieve through increased density**

ZONING INCENTIVE PROGRAM

Maximum Height and Intensity without Zoning Incentive Program (ZIP) Participation

Example (Base):

- Height: 45'
- Non-res FAR: 2.0
- Density: 900 SF



Maximum Height and Intensity if participating in the ZIP

Example (ZIP):

- Height: 175'
- Non-res FAR: 12.0
- Density: 110 SF



VICTORY COURT DEVELOPMENT CONCEPT

- A new cluster of dense housing (6,200 units) to meet Oakland's housing crisis and commercial development (850,000 square feet) to provide jobs and retail
- New open spaces and pedestrian paths providing access to and across the Lake Merritt Channel - with improved connections to Brooklyn Basin, Jack London Square, Lake Merritt and BART

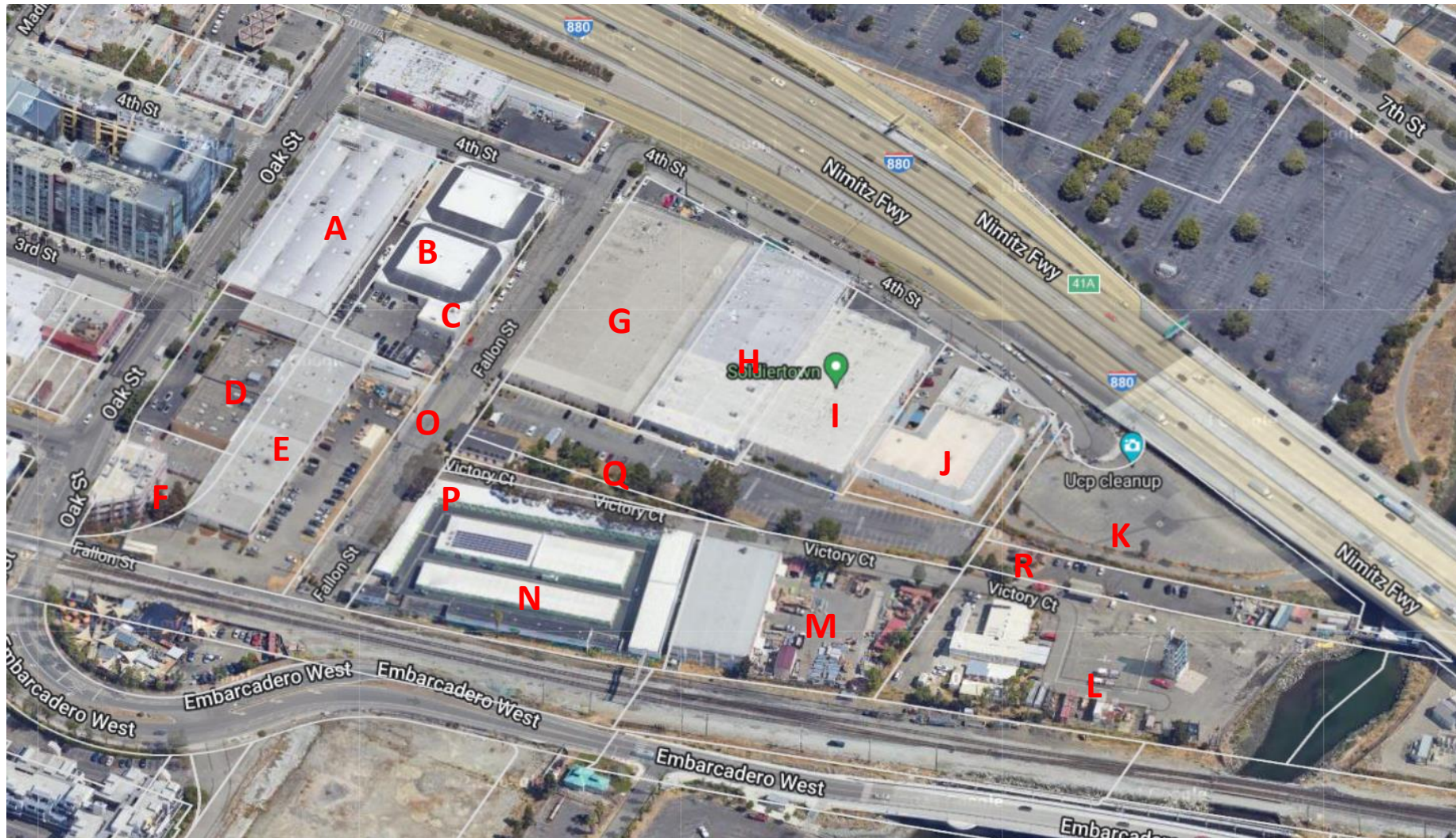


VICTORY COURT DEVELOPMENT CONCEPT

Steps:

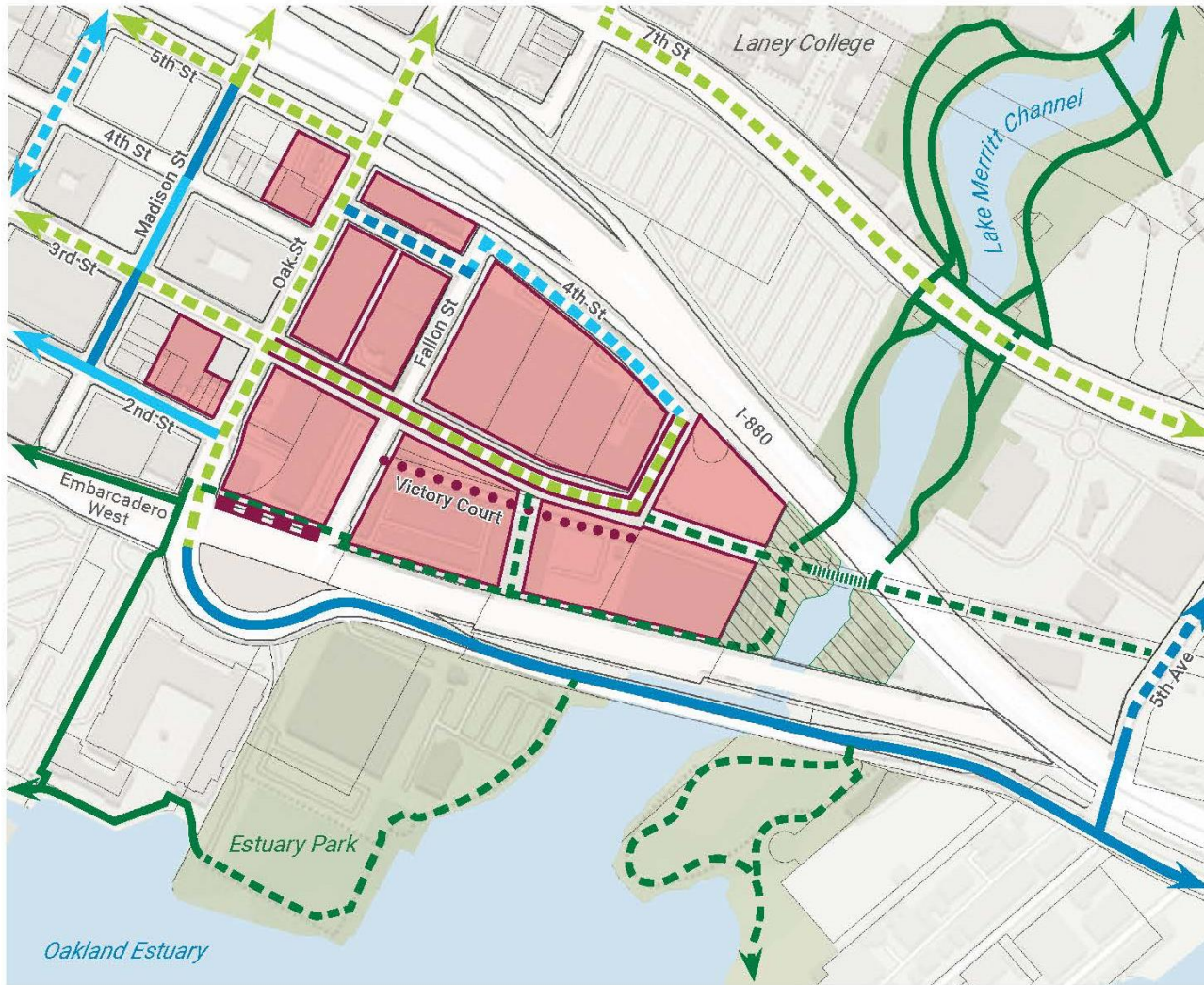
- Reconnect 3rd Street for emergency vehicle access
- Move Oakland Fire Training facility
- Reallocate Victory Ct. for development
- Improve open space & connect pedestrian path along the channel

PROPERTY OWNERSHIP IN VICTORY COURT AREA



- A. Adam Forrest Block Survivors Trust
- B. Balco Properties LTD
- C. Balco Properties LTD
- D. The Vukasin Family Limited Partnership
- E. The Vukasin Family Limited Partnership
- F. One Hundred Oak Street Corporation
- G. Breznikar Family LLC
- H. B&B Enterprises
- I. B Cubed LLC
- J. San Francisco Bay Area Rapid Transit District
- K. Peralta Junior College District
- L. City of Oakland
- M. Harris Robert D & Helen M
- N. NW Investment Co
- O. City of Oakland
- P. Kyauk, Andre; Kyauk Susan
- Q. Breznikar Family LLC
- R. Railroad

VICTORY COURT DEVELOPMENT CONCEPT



Key Elements:

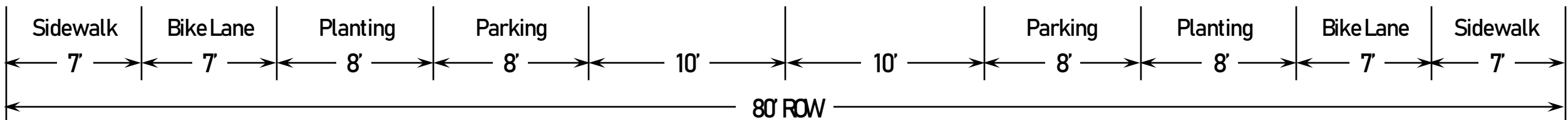
- Extend 3rd Street through the new development area and provide protected bicycle lanes along it
- Create new multi-use paths to connect people in the new development area to the Lake Merritt Channel and Estuary Park
- Require a 60' wide landscape buffer between new development and the Lake Merritt Channel

Map Key

	Victory Court Development Opportunity Sites		Recommended Future Bike/Ped Crossing
	New 3rd Street Extension (80' ROW)		Existing/Proposed Multi-Use Path
	New Fallon Street Connection (56' ROW)		Existing/Proposed Protected Bike Lane
	Private Street to Be Closed		Existing/Proposed Buffered Bike Lane
	Proposed Channel Landscape Buffer		Existing/Proposed Bike Lane

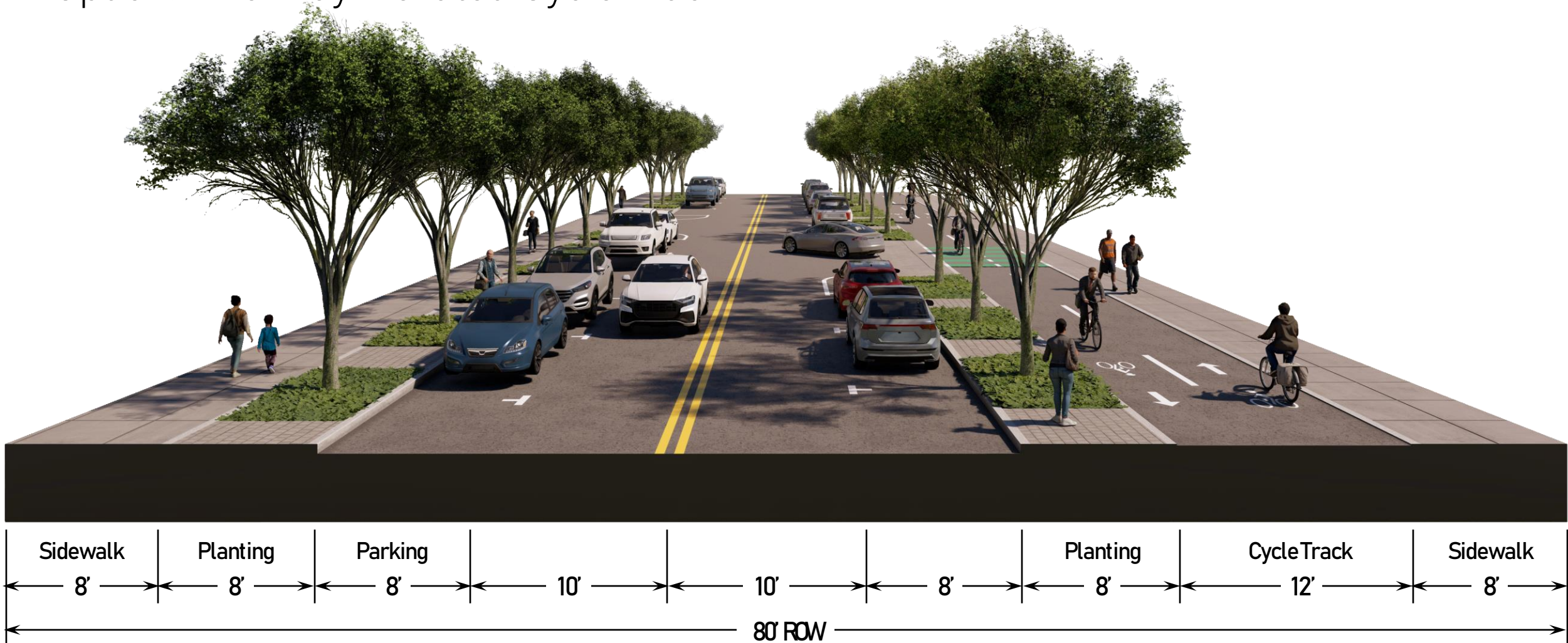
3RD ST EXTENSION EXAMPLE STREET SECTION

Option: Elevated Bicycle Lanes



3RD ST EXTENSION EXAMPLE STREET SECTION

Option: Two-Way Elevated Cycle Track



VICTORY COURT DEVELOPMENT CONCEPT

New development will be required to:

- **Provide sea level rise site improvements**
- **Go through Planned Unit Development (PUD) process**
- **Participate in Zoning Incentive Program to achieve the highest possible height and density**

VICTORY COURT DEVELOPMENT CONCEPT



BASE HEIGHT & INTENSITY

Intensity Area	Maximum Height	Maximum Non-Residential FAR	Maximum Density (SF per Unit)
1	45	1.0	1000 SF
2	45	2.0	900 SF
3	45	2.5	450 SF
4	45	2.0	300 SF
5	55	3.5	1000 SF
6	65	5.0	450 SF
7	65	7.0	260 SF
8	65	5.0	250 SF
9	90	5.0	225 SF
10	90	7.5	110 SF
11	90	7.5	N/A SF
12	135	5.0	250 SF
13	175	8.0	110 SF
14	175	12.0	110 SF
15	275	14.0	100 SF
16	275	17.0	90 SF
17	450	20.0	90 SF
18	No Limit	20.0	90 SF



Areas Subject to Zoning Incentive. See Zoning Incentive Program (ZIP) map for maximum intensities allowable for projects participating in the ZIP.

Plan Boundary

Parks and Open Spaces

ZIP HEIGHT & INTENSITY

Intensity Area	Maximum Height	Maximum Non-Residential FAR	Maximum Density (SF per Unit)
* ZIP values are same as base values			
A * (base 8)	65	5.0	250 SF
B * (base 10)	90	7.5	110 SF
C	90	7.5	200 SF
D * (base 14)	175	12.0	110 SF
E * (base 15)	275	14.0	100 SF
F * (base 16)	275	17.0	90 SF
G * (base 17)	450	20.0	90 SF
H	No Limit	22.0	80 SF
I	No Limit	30.0	65 SF

Areas Subject to Zoning Incentive. See Zoning Incentive Program (ZIP) map for maximum intensities allowable for projects participating in the ZIP.

- Plan Boundary
- Parks and Open Spaces



BUILDING HEIGHT & INTENSITY EXAMPLES



West Oakland BART includes a 30 story, approximately 300 feet tall residential building: <https://www.oaklandca.gov/projects/west-oakland-bart-mandela-station-1>



The Tribune Tower is 22 stories and 305 feet in height: https://localwiki.org/oakland/Tribune_Building_and_Tower



Source: Solomon Cordwell Buenz

Channel House, near the Jack London Waterfront, is an 8-story building of approximately 90 feet in height. It includes 333 multi-family living units, 2,400-sf of ground level retail space.

BUILDING HEIGHT & INTENSITY EXAMPLES



The Ellington, on Broadway in the Jack London District, is a 16-story residential building with 134 units (174 du/acre). The height approximately 190 feet.



17th & Broadway is a 34-story residential building with 254 units (423 du/acre). The height is approximately 395 feet.



Source: Apartments.com

Atlas apartments is a 40-story residential building with 633 units and is approximately 405 feet tall.

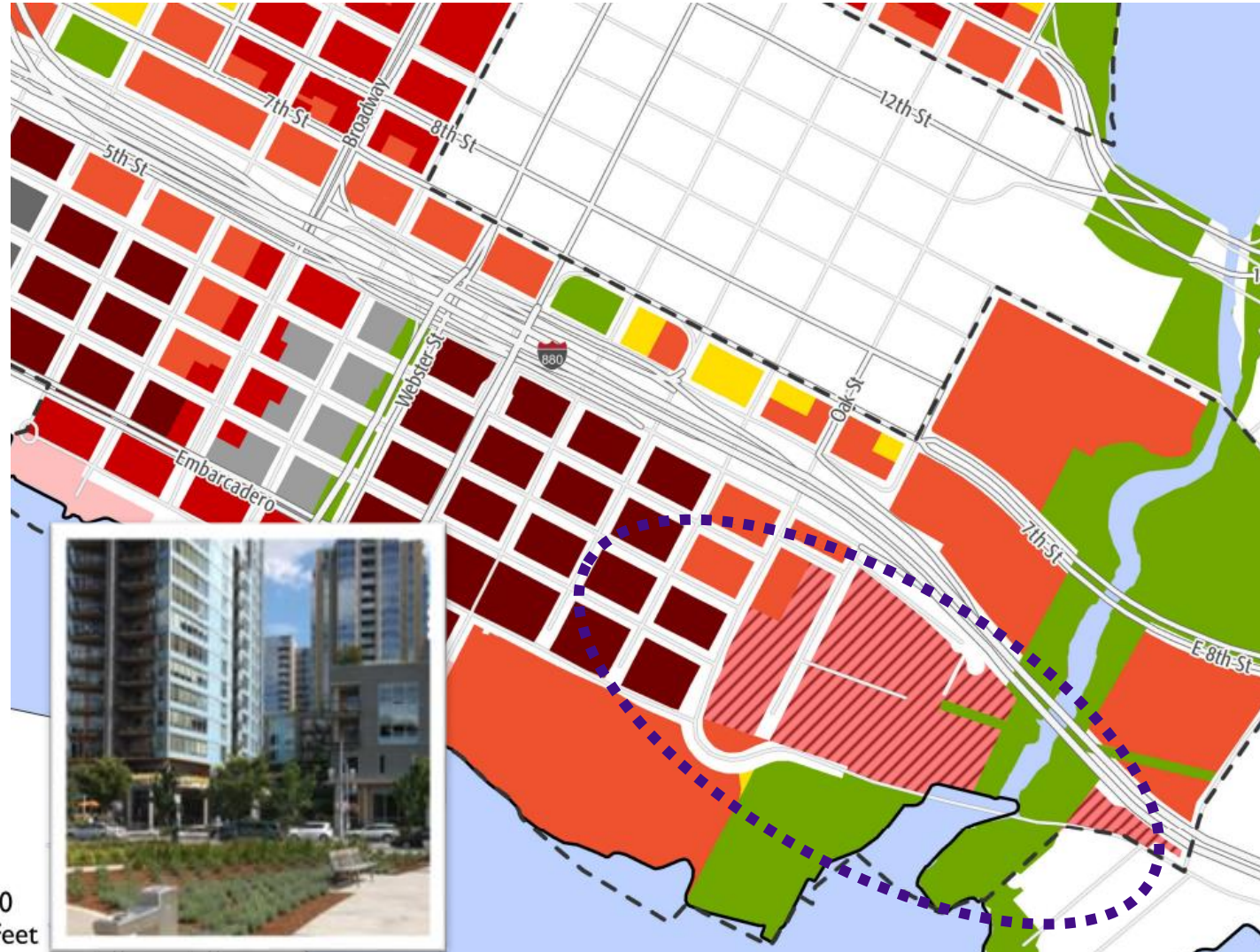


VICTORY COURT ZONING: PLANNED WATERFRONT COMMERCIAL ZONE

- Comprehensively planned residential and commercial developments with new streets and open spaces
- Connects to Lake Merritt, Channel, and Estuary waterfronts, with links to Brooklyn Basin; addresses Sea Level Rise (through overlay)
- New development requires a Planned Unit Development Permit and must be at least 100 feet tall.

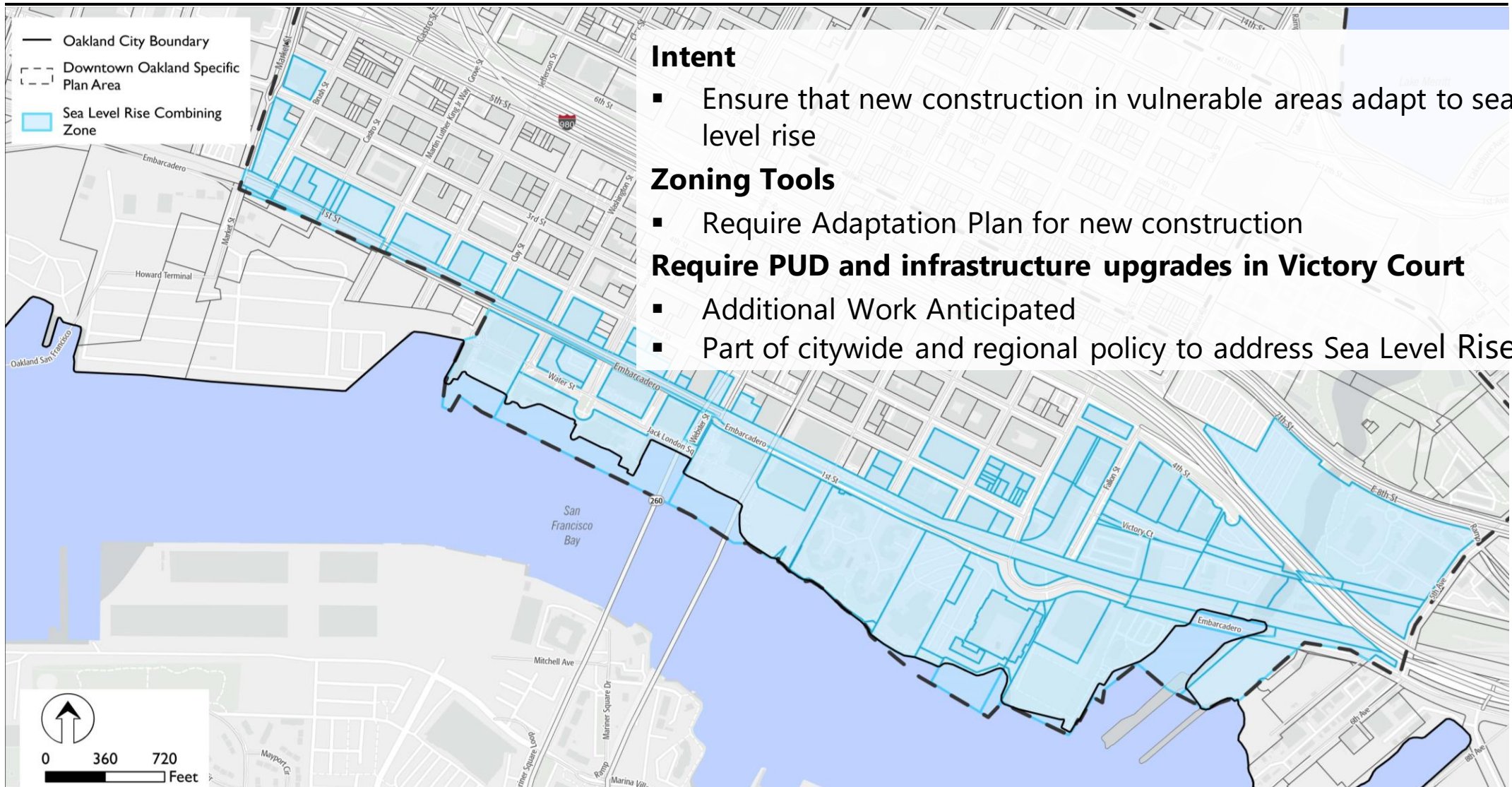


0 500 1,000
Feet



VICTORY COURT SPECIAL DISTRICTS

SEA LEVEL RISE COMBINING ZONE/VICTORY COURT PUD REQUIREMENT



VICTORY COURT SPECIAL DISTRICTS

GREEN LOOP FRONTAGE REGULATIONS

Intent

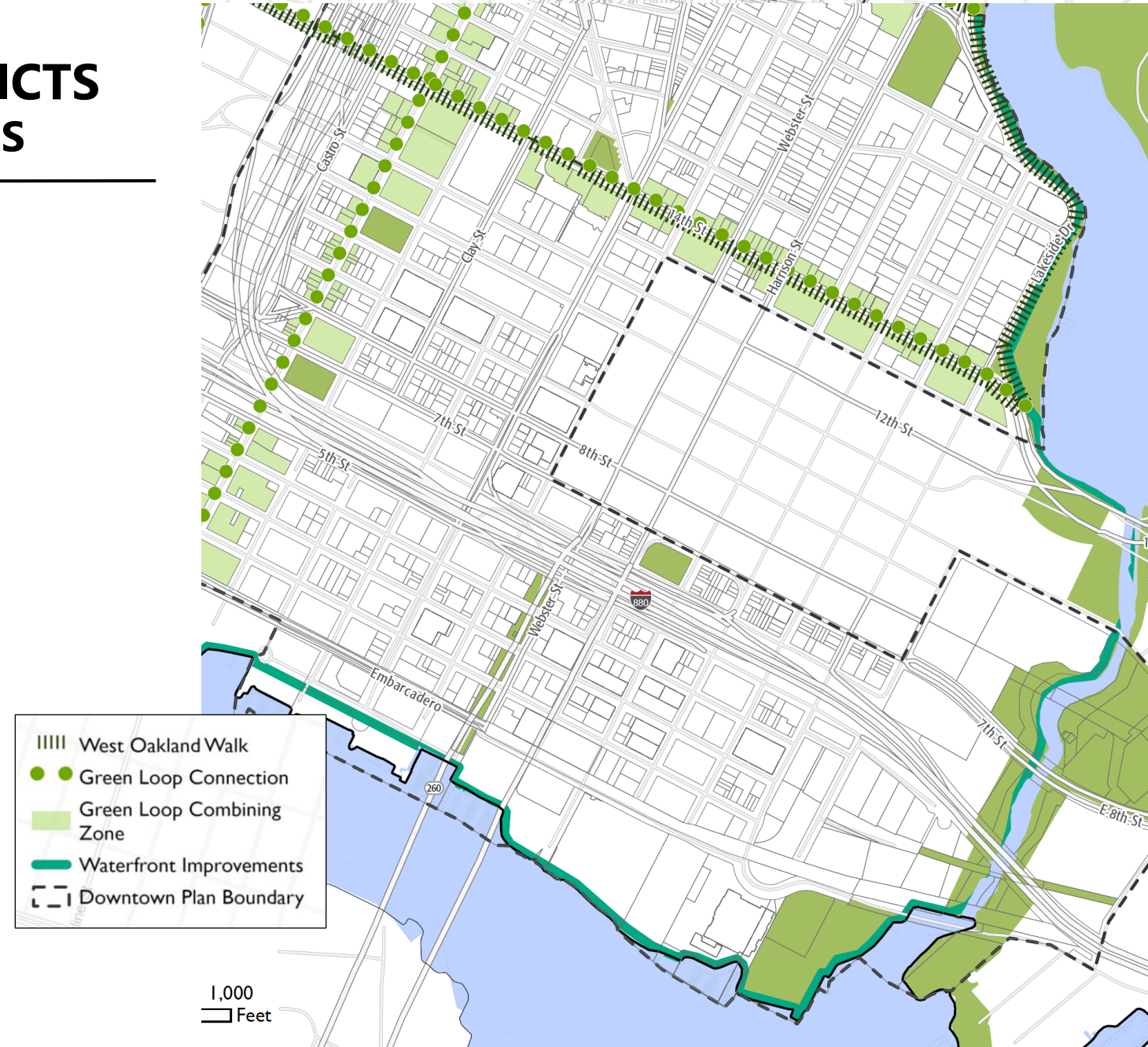
- Connect the Lake Merritt, Channel, and Estuary waterfronts with safe, enjoyable "green streets" to form a downtown loop
- Connect West Oakland to Downtown and support the West Oakland Walk

Zoning Tools

- Combining and Open Space zones
- Frontage requirements
- Landscaping requirements

Additional Work Anticipated

- Improvements to bicycle and pedestrian network
- Improvements to green spaces along the Green Loop



VICTORY COURT SPECIAL DISTRICTS

LAKE MERRITT CHANNEL FRONTAGE REGULATIONS

Intent

- Protect the Channel's natural resources
- Improve the pedestrian environment along the Channel
- Integrate new development with the natural environment of the Channel

Zoning Tools

- Landscaping for new development to integrate with the natural vegetation of the Lake Merritt Channel
- Provide visual interest on building facades facing the Channel

Additional Work Anticipated

- Shoreline Improvements to the Channel
- Development of bridge connection between Victory Court and Estuary Park (Measure DD)

VICTORY COURT SPECIAL DISTRICTS

I-880 COMMERCIAL ZONES

Intent

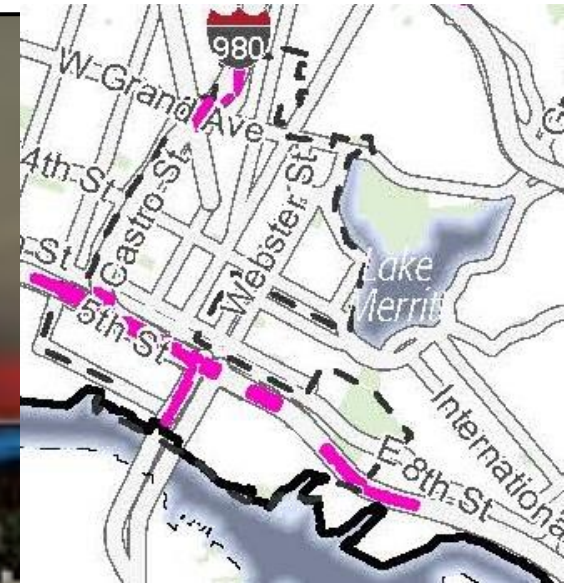
- Maximize safety, appearance and community potential of underpass areas
- Decrease blight by adding lighting and art

Zoning Tools

- Allow landscaped parking and dispatch services, "pop-up" stores, recreation and other uses in Caltrans' Freeway Lease Areas
- Curb and gutter improvements required for parking facilities
- Storage prohibited due to blight concern

Additional Work Anticipated

- DOT and Caltrans coordination on use approval process
- DOT Underpass Improvement Toolkit & funding



VICTORY COURT DEVELOPMENT PLAN



QUESTIONS & DISCUSSION

NEXT STEPS

- **Revise Draft Zoning Amendments**
- **Develop DOSP appendix to guide 3rd Street extension based on comments received at this meeting**
- **Adoption hearings**
 - Landmarks Preservation Advisory Board
 - Planning Commission
 - City Council and its Community & Economic Development Committee

DOWNTOWN OAKLAND SPECIFIC PLAN

Victory Court, June 2023

6:00-7:30pm

Send additional comments and questions to:
plandowntownoakland@oaklandca.gov

