Letter From the Executive Director

The Final Reuse Plan for Oakland Army Base is the community's blueprint and vision for redevelopment of the Oakland Army Base. It defines a reuse scenario that meets the City of Oakland's economic development goals and provides for a flexible mix of development options. Adopted by the Governing Body of the Oakland Base Reuse Authority (OBRA) on July 31, 2002, the Final Reuse Plan updates earlier drafts of the Reuse Plan with the final conveyance strategies that resulted from regulatory requirements, while continuing to reflect the commitments to sustainable economic development, job generation, community benefit and Port maritime expansion that formed the basis of the 1998 Draft Final Reuse Plan and the 2001 Amended Draft Final Reuse Plan.

This printing of the Final Reuse Plan describes the conveyance actions that occurred in fall 2002. On September 27, 2002, the Oakland Base Reuse Authority and the Oakland Redevelopment Agency signed the Economic Development Conveyance (EDC) agreement and related documents with the U.S. Department of the Army. On the same date, OBRA and the Redevelopment Agency signed the agreements with the Army and the state Environmental Protection Agency Department of Toxic Substances Control which will guarantee the funding and the program for environmental cleanup at the Army Base. Signing the agreements for a no-cost EDC transfer of 366 acres of the Oakland Army Base and for the Army's funding commitment were critical to ensuring a viable economic development program for the Base. The state agency signed off on a package of complex environmental remediation documents, which will be forwarded to Governor Gray Davis for approval. In order to give the reader a more complete picture of the Oakland Army Base conveyance process, we have included details of these actions.

Now that the critical conveyance and environmental documents have been signed, OBRA is going forward on implementing the conditions of the EDC and beginning planning for the environmental remediation process. We anticipate that development of the Oakland Army Base will mean significant economic growth and job generation for Oakland and the region.

ALIZA GALLO, Executive Director
Oakland Base Reuse Authority
November 18, 2002
Oakland, California

11/27/2005
Gateway to the East Bay: Final Reuse Plan for the Oakland Army Base

Adopted July 31, 2002
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Executive Summary

Background

Oakland Army Base (OARB) is a 425-acre cargo and distribution facility strategically-located on the Oakland waterfront, just south of the eastern terminus of the San Francisco-Oakland Bay Bridge (Bay Bridge), and approximately two miles northwest of Oakland's central business district.

OARB was identified for closure in 1995 by the federal Defense Base Closure and Realignment (BRAC) Commission. On September 30, 1999, the Base ceased military operation and came under the full control of the Oakland Base Reuse Authority (OBRA) under a Master Lease with the Department of the Army.

OBRA is the designated Local Reuse Authority charged under BRAC law with planning and implementing the conversion of the closed military bases in Oakland, California. OBRA was formed as a Joint Powers Authority under California law in 1995 by the City of Oakland, the Oakland Redevelopment Agency and the County of Alameda. Pursuant to its bylaws and the joint powers agreement, OBRA has been responsible for the development, negotiation and entry of all agreements related to conveyance of the Army Base from the U.S. Department of the Army.

Upon conveyance of the Army Base property to OBRA, by no-cost Economic Development Conveyance (EDC), OBRA will transfer the property to the Oakland Redevelopment Agency (ORA) to conduct the redevelopment activities for the Base as contemplated in the Oakland Army Base Final Reuse Plan.
The Final Reuse Plan for Oakland Army Base is a planning document prepared by OBRA which represents the preferred reuse vision for the Base. The Final Reuse Plan defines an economically viable direction for reuse of OARB which leverages the best opportunities and assets of the property to meet Oakland's economic and community development objectives. It is based on an extensive community planning process, regulatory requirements of the San Francisco Bay Conservation and Development Commission (BCDC), State Lands Commission and other government entities having legislative or regulatory authority over future use of OARB property, and the development needs of the City of Oakland and the Port of Oakland, that will be a partner in OARB's eventual reuse and redevelopment.

On July 31, 2002, the Oakland Base Reuse Authority adopted the Final Reuse Plan for the Oakland Army Base. The Final Reuse Plan defines the preferred reuse alternative for redevelopment of the Oakland Army Base, and continues to reflect the original goals and conceptual reuse strategy developed with assistance from the community and approved by OBRA and the Oakland Redevelopment Agency. This Final Reuse Plan for Oakland Army Base incorporates by reference and supersedes the Amended Draft Final Reuse Plan adopted April 9, 2001 and further amended on July 23, 2001, as well as the subsequent amendments of October 22, 2001 and April 22, 2002.

The preferred reuse scenario for OARB went through various refinements. It was initially defined in July 27, 1998 in OBRA's Draft Final Reuse Plan for Oakland Army Base as two complementary land use concepts: maritime expansion for Port of Oakland activities on the western portion of the Base, and establishment of a business and technology park to capture desired industries and to allow Oakland to better diversify its economic resources. To resolve potentially-inconsistent land uses contained in the Reuse Plan and in BCDC's San Francisco Bay Area Seaport Plan, which designated the entire Army Base as a "port priority use area" and thereby prohibited many of the uses envisioned in the business and technology park section of the Base, the reuse areas were "reconfigured" and the Port and OBRA exchanged previously designated development areas of the Base. BCDC, upon the request of OBRA and the Port, amended the Seaport Plan to remove the port priority use designation from the land west of Maritime Street and a portion of the land east of Maritime Street.
On April 9, 2001, OBRA amended the Draft Final Reuse Plan to reflect the exchange, designating a "Gateway Development Area" to physically define the area to be developed by the City, and adopting a "Conceptual Reuse Strategy" that identified intended land uses under the concept of a "Flexible Alternative." Later that year, on July 23, 2001, the Amended Draft Final Reuse Plan was further amended to indicate a new conveyance (ownership) strategy between the Port of Oakland and OBRA. Two subsequent amendments were adopted, on October 22, 2001 and April 22, 2002, reflecting changes in acreage of specific conveyance methods.

On July 31, 2002, after completion of the Oakland Army Base Redevelopment Area Plan Environmental Impact Report, which analyzed potential environmental impacts associated with development of the Flexible Alternative as well as other land reuse scenarios, this Final Reuse Plan was adopted.

**Conceptual Reuse Strategy**

As did the original reuse strategy, the Flexible Alternative provides for a balance of economic and community interests and reflects a synthesis of development concepts identified, developed and refined through the reuse planning process. The Flexible Alternative is based upon a master plan approach; it identifies a menu of acceptable land use activities that can be further refined by the market conditions and demands at the time the OARB is developed. This approach maintains flexibility throughout the project by endorsing a broad envelope of probable market development activities. It represents Oakland’s preferred reuse alternative: reflects current and future market trends; and finally, is consistent with 1) the City of Oakland’s Economic Development Strategy and the Oakland Army Base Redevelopment Program, 2) the vision and guiding principles that were defined for the project, 3) the land uses discussed in the original reuse planning process, and 4) the economic development and the significant job generation requirements mandated by BRAC legislation that allow Oakland to obtain ownership of the Base through a no-cost Economic Development Conveyance (EDC).
Reuse Goals and Community Benefits

The Final Reuse Plan contains a strong commitment to ensuring that the local community benefits from the new economic activity that will occur at the redeveloped Oakland Army Base.

- **Local Hiring and Contracting**

As part of Oakland’s commitment to ensuring sustainable job creation and economic opportunity for Oakland residents in the base reuse process, eventual developers of the OARB will be required to incorporate hiring, skills training and subcontracting opportunities for Oakland residents.

- **Job Training and Workforce Development**

Additionally, in recognition of the critical need for providing Oakland residents access to jobs and business development opportunities created by the reuse of OARB, the establishment of the Workforce Development Campus and Job Linkages Program by the Alameda County Homeless Base Conversion Collaborative is part of the Final Reuse Strategy.

- **Community Trust Fund**

The Conceptual Reuse Strategy includes a new resource to benefit the adjacent West Oakland community: a commitment to establish a Community Trust Fund. The Community Trust Fund is intended to provide financial support for West Oakland area projects and programs. The specific details of the Trust will be formulated and discussed with the West Oakland community through a planning process independent of the OARB conveyance process.
Homeless Assistance Accommodation

BRAC law requires that base closure reuse programs include an accommodation to recognized homeless services providers. In 1998, OBRA, ORA and the Alameda County Homeless Base Conversion Collaborative developed a multi-part homeless accommodation concept, which was formalized into a Legally Binding Agreement (LBA) in May 1999.

The LBA also contains a number of contingencies which, should one or more occur, requires a renegotiation of the accommodation. One of the contingencies is the inability to implement the accommodation due to requirements of BCDC. The LBA requires the parties to negotiate an alternative accommodation based on the balance reached in the initial accommodation.

The Alternate Accommodation may include the original three components: buildings and property, funding, and job and career training programs. Although the parties may explore other resources and opportunities. In exchange for facilities and funding, the Collaborative will be responsible for the development and operations of acceptable job training and career development programs. Due to the reconfiguration of OARB land uses, the accommodation or parts of it eventually may be located off-site. The Collaborative requested the development of a revenue stream to provide ongoing support for these activities, and continuation of current Base leases until long-term solutions become available.

When finalized, a copy of the revised LBA will be attached to this document as an appendix.

Public Benefit Conveyance

The Final Reuse Plan for Oakland Army Base recommends that the 15-acre “Spit” of land alongside the eastern touchdown of the Bay Bridge be conveyed to the East Bay Regional Park District (EBRPD) through a Public Benefit Conveyance (PBC).

The U.S. Department of the Interior (DOI), the federal sponsoring agency for the Park PBC, approved EBRPD’s PBC application and is seeking assignment of that parcel from the Army.
The property transfer will occur following environmental remediation agreements between the Army, EBRPD/DOI and the State of California.

**Historic Preservation**

Pursuant to Section 106 of the National Historic Preservation Act (NHPA) (16 USC § 470 et seq.), the Army engaged in consultation with the State Historic Preservation Office (SHPO) regarding historic resources on the Base. In addition, the Army consulted with the Oakland cultural resources community regarding appropriate treatment of OARB historic resources.

The Department of the Army and the SHPO recognize the existence of a National Historic District on the Base. The SHPO had no objection to an Army finding that adequate recordation was conducted to mitigate for the loss or alteration of all OARB World War II "temporary buildings;" the Army has the ability to demolish these buildings and has SHPO’s agreement that only the exterior of all eligible buildings within the district are contributing elements.

On December 11, 2001, a Memorandum of Agreement (MOA) was executed between the SHPO and the Army that specifies the Army’s proposal to convey the properties to OBRA and Port of Oakland without preservation covenants and/or restrictions. The MOA describes the Section 106 consultation process and its conclusions; its execution signifies completion of the Army’s Section 106 consultation process. OBRA and the Port of Oakland also were signatories to the MOA.

The *Draft Environmental Impact Report (EIR) for the OARB Redevelopment Area* (discussed more fully in Chapter 5) also addressed historic preservation concerns and options, and included the above Section 106 results. The SHPO was provided with a copy of the *Draft EIR* on April 29, 2002.

Further analyses conducted by the Port and OBRA have indicated the physical and, in some instances, economic infeasibility of retaining significant portions of OARB facilities within both the Port and Gateway Development Areas. Identification of toxic contamination in a strategic location within the GDA area and subsequent consultation with the State Department
of Toxic Substances Control have resulted in the Army’s decision to demolish one of the structures within the historic district (“Building 1”) prior to conveyance of the OARB to the OBRA.

Implementation of the OARB Redevelopment Area Plan and the OARB Final Reuse Plan is anticipated to result in removal of all existing OARB buildings, including 19 buildings and two of the three wharves that are located within, and contribute to a National Register-eligible Historic District. None of the contributing structures within the OARB Historic District is individually eligible; each is a contributing element to the Historic District as a whole. The removal of these historic buildings and the loss of the District are significant environmental impacts under CEQA. The Draft EIR recommended several mitigation measures to address these impacts. Implementation of these mitigation measures would partially compensate for the loss of the Historic District and its contributing elements; however, the residual impact is considered significant and the impact unavoidable.

The Final EIR recommends additional mitigation measures and modifications to strengthen and enhance the mitigation as presented in the Draft EIR. These OARB Historic District-related mitigation measures are more fully described in the Final EIR.

As it is possible that real estate market conditions could change over time, and/or that detailed development plans might include preservation of historic district contributing structures or elements, additional mitigation measures have been recommended, and changes to the mitigation measures as presented in the Draft EIR regarding commemoration and recordation have also been recommended.

When a specific development plan for the Base has been devised, the Oakland Redevelopment Agency will consider the implications of incorporating existing structures into the development plan. Until such time that either the Port or the ORA takes action to develop portions of the Base, the structures will remain as resources for OBRA’s Interim Leasing Program.
Economic Development Conveyance

The Oakland Base Reuse Authority will receive title to approximately 366 acres of the Oakland Army Base through the no-cost Economic Development Conveyance mechanism. The transfer represents one of the few remaining zero-cost Economic EDCs by the Department of Defense in the nation and a unique “Brownfields” remediation program of a closed military installation in the State of California.

The 366 acres will be divided among the Oakland Redevelopment Agency and the Port of Oakland. The Agency will obtain approximately 140 acres of EDC property and the Port of Oakland will obtain approximately 226 acres of which approximately 170 acres are land acres and 56 acres of submerged land to support the Port of Oakland’s Berth 21 Project.

The EDC mechanism allows local reuse authorities, in this instance, OBRA, to obtain base property at, or below fair market value for job creation and economic development purposes. This mechanism provides communities with flexibility and local control over development. Under an EDC, the LRA can hold and manage the property over the long-term, or sell the property and retain the proceeds to finance infrastructure and other improvements necessary to support future development. The ability to control these real property interests and to benefit locally from any market transactions creates a powerful mechanism for local communities to proactively support economic development and job-generating activities that replace the economic benefits lost through the base closure process. The LRA must, during the first seven years following conveyance, reinvest in the property all proceeds from the sale, lease or exchange of the property.

On September 27, 2002, the Oakland Base Reuse Authority in conjunction with City of Oakland and the Oakland Redevelopment Agency entered into a Memorandum of Agreement (MOA) with the Department of the Army for the conveyance of approximately 366 acres of OARB land pursuant to a no-cost EDC.
Economic Development Conveyance Program Benefits

The Oakland Army Base EDC program focuses on the development needs of the City of Oakland and its Port of Oakland. Following conveyance, OBRA will transfer the City development parcel, known as the Gateway Development Area, to the Oakland Redevelopment Agency. OBRA will transfer the Port development parcel to the Port of Oakland.

Together, the two development projects will generate thousands of new jobs and bring significant investment and economic growth to Oakland and the region.

- Gateway Development Area

The Gateway Development Area (GDA) is envisioned to be a mixed-use waterfront commercial development containing a variety of land uses ranging from light industrial, research and development, flex-office, retail, and possibly a high-end hotel complex, which, when combined, will create significant economic benefits for Oakland.

Because of its proximity to the eastern touchdown of the Bay Bridge, the new GDA will be part of a modern, visually-pleasing entrance to the East Bay.

- Port of Oakland Development Area

OARB areas to be developed by the Port will provide marine terminal uses, including, without limitation, wharves, container yards, railroad facilities, including a Joint Intermodal Terminal, and related marine terminal uses.

Results of the reconfigured development areas will be to increase the cargo throughput capacity of the Port, thus exceeding the BCDC Year 2020 requirements, and to satisfy BCDC’s ancillary maritime services requirements. In addition, the Port will be able to avoid filling 129 acres of submerged land because of development opportunities available from the reconfiguration.

Other benefits that will derive from implementation of the OARB Final Reuse Plan will include the following:
• Sustainable job creation and economic development which provides employment and advancement opportunities for Oakland residents and businesses;
• Balanced land uses which best leverage OARB assets, support sustainable land utilization, and improve the existing visual environment, land use variety and compatibility of local development;
• Increased public access to and along the Oakland waterfront;
• Remediation of site contamination as necessary, including related improvement of surface and groundwater quality; and
• Improved efficiency of Port operations, including the ability of the Port to handle 2020 cargo throughput projections.

Other Conveyance Efforts

- Army Reserve Exchange

OBRA has been part of a joint agency effort involving the Port of Oakland and the East Bay Municipal Utility District (EBMUD) to acquire certain properties located on and adjacent to OARB which are currently owned by the 63rd U.S. Army Reserve. Originally visualized as an exchange agreement, the Reserves have sought funding for relocation to new facilities at the Camp Parks Reserve Forces Training Area, in Dublin, California in exchange for its Oakland properties. If the Joint Agency effort does not materialize, OBRA will pursue a separate transaction with the U.S. Army Reserve.

Relocation of the Army Reserve Enclave is a critical component of fulfilling the City’s development of the OARB described in the Final Reuse Plan, as well as the regulatory-driven expansion of Port and EBMUD facilities.
Port-OBRA-Caltrans Property Exchange

Although not involving OARB property, OBRA is working with the Port to assemble additional property owned by the Port and/or Caltrans to add to the City’s overall development footprint. These acres are adjacent to the City’s development area, and will further enhance the viability of this area.

Finding of Suitability for Early Transfer

The no-cost EDC to OBRA is proposed to occur under a Finding of Suitability for Early Transfer (FOSET) from the Army. Pursuant to the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), closed military base property cannot be conveyed until all environmental remediation has been completed. However, the requirement can be deferred if the military department and state regulators approve an environmental remediation plan that assures that the post-conveyance remediation activities to be undertaken by the property recipient are adequate to protect human health and the environment, thus triggering a FOSET. The Army’s responsibility under a FOSET includes a funding obligation for cleanup that will occur after conveyance.

A FOSET may include placing restrictions on the type of development allowed in certain areas that will be cleaned to a less than fully-remediated standard. This is the “risk-based” approach used successfully by the Brownfields economic development initiative, authorized by the federal Environmental Protection Agency (EPA). The benefit of the Brownfields approach is the ability to generate economic activity on contaminated land that would otherwise be unutilized. Conveyance under a FOSET allows the recipient to gain control of the property earlier and to coordinate the remediation program with development activities.

In addition to the Economic Development Conveyance Memorandum of Agreement, a Remedial Action Plan (RAP) was proposed on behalf of the Oakland Base Reuse Authority and the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). The approved RAP, which recommends environmental remedies for the EDC property, and the Risk Management Plan (RMP), set forth the remediation program that will be
implemented for the EDC property to satisfy applicable state and federal requirements consistent with the FOSET. The following documents in support of the FOSET were signed on September 27, 2002 between the Army and the Oakland Base Reuse Authority/Oakland Redevelopment Agency. The latter two agreements also involve the State of California.

- Environmental Services Cooperative Agreement (ESCA)
  Technical Specifications and Requirements Statement
  Environmental Covenants, Conditions and Restrictions (CCRs)

- DTSC approved Remedial Action Plan/Risk Management Plan (RAP/RMP)

- Consent Agreement with State of California, to be signed by Governor Gray Davis.

Conclusion

Development of the Oakland Army Base offers an unprecedented opportunity for the City of Oakland to build a modern commercial, maritime and industrial center from the ground-up, and to create a signature entryway to the East Bay and new public access to the waterfront in a brand-new regional park.

This plan presents the vision for transforming the Oakland Army Base from an important military shipping facility into a new economic asset and model of sustainable development for Oakland and the region.
3.3.1 Job Training and Educational Resources

_Painting and Decorating Joint Apprenticeship Training Committee (JATC)_

The original _Draft Final Reuse Plan_ provided for a Public Benefit Conveyance (PBC) of OARB property to the Painting and Decorating Joint Apprenticeship Training Committee (JATC) to provide job-training services. When OBRA amended the _Draft Reuse Plan_, a commitment of three acres of the Gateway Development Area’s “East Subarea” was included for JATC’s PBC. However, the U.S. Department of Education, JATC’s federal sponsoring agency for its PBC, later found that because of the environmental conditions of the base property and the regulatory requirements of the PBC program, the PBC application could not be approved. Facilitating job training opportunities is an important element of the OARB reuse project; consequently, this _Final Reuse Plan_ recommends that the 3-acre allocation for the JATC program be accommodated through a separate transaction between OBRA and JATC, for land obtained through OBRA’s EDC award.

3.3.2 Public Use

_Proposed Gateway Park_

The East Bay Regional Park District (EBRPD) application for a 15-acre Public Benefit Conveyance was approved by the Army as part of the Final Reuse Program for the Oakland Army Base. The U.S. Department of the Interior, under the National Park Service, Federal Land to Park Program, sponsored the application to OBRA and the Army.

The EBRPD intends to develop the area as open space and parkland, with a future connection to the Bay Trail. The new park will be called the Gateway Regional Park. (The Gateway Regional Park is described more fully in Chapter 4.)

It is intended that the Gateway Development Area’s master developer will coordinate with the EBRPD to maximize public open space and access the waterfront, previously unavailable to Oakland’s citizens.
3.3.3 Social Benefit

*Homeless Collaborative Programs/Workforce Development Campus*

BRAC law requires that base closure reuse programs include an accommodation to recognized homeless services providers. In 1998, OBRA, ORA and the Alameda County Homeless Base Conversion Collaborative (Collaborative) developed a multi-part homeless accommodation concept, which was formalized into a Legally Binding Agreement (LBA) in May 1999. The LBA provides for 1) long-term leases of approximately 229,100 square feet of space in eight OARB buildings for the development of the Workforce Development Campus; 2) funding of $1 million to the Collaborative; and 3) OBRA and ORA endorsement of the development of the Workforce Development Campus and a Jobs Linkages Program by the Collaborative. Additionally, the LBA provided for funds in lieu of real property to support homeless services off-site should the Collaborative not lease certain of the designated buildings.

The LBA also contains a number of contingencies which, should one or more occur, requires a renegotiation of the accommodation. One of the contingencies is the inability to implement the accommodation due to requirements of BCDC. The LBA requires the parties to negotiate an alternative accommodation based on the balance reached in the initial accommodation.

The Alternate Accommodation may include the original three components: buildings and property, funding, and job and career training programs, although the parties may explore other resources and opportunities. In exchange for facilities and funding, the Collaborative will be responsible for the development and operations of acceptable job training and career development programs. Due to the reconfiguration of OARB land uses, the accommodation or parts of it eventually may be located off-site. The Collaborative requested the development of a revenue stream to provide ongoing support for these activities, and continuation of current Base leases until long-term solutions become available. The parties will investigate the feasibility of acquiring suitable off-site leasable facilities for the Collaborative's programs and services. If off-site facilities cannot be identified, ORA and the Port will be responsible for the construction of facilities on-site, if feasible. All parties realize that on-site facilities cannot be built until the approval of the Tidelands Trust exchange (see Section 5.5 for details); therefore...
the Collaborative programs will need to remain in their current locations at the Army Base for the present, and current Collaborative leases will be converted to $0 rent. The Alternate Accommodation also may provide for a “buy-out” option based on fair market value of the real property associated with the May 1999 Agreement; this option is not favored by the Collaborative. When finalized, a copy of the revised LBA will be attached to this document as an appendix.

3.3.4 Ancillary Maritime Support Services

BCDC has required that the OBRA and Port together commit a total of 30 acres to ancillary maritime support uses, which include trucking-related activities. OBRA designated the Baldwin Yard area to remain Port Priority Use for this activity, and the Port is securing 15 acres of non-OARB property. However, the decision to devote the Baldwin Yard to these activities was rendered in response to BCDC’s mandate that a specific site for maritime activities be identified at the time of its January 4, 2001 decision on the Port Priority Use amendment application. The decision was made independently of the OARB land development planning process. Subsequent evaluation may reveal other more suitable locations for these activities. BCDC has agreed that should OBRA’s master planning process that will occur when the Base is ready for development identify an alternative location, it will facilitate an expedited process for further amending its Plans to reflect the new location.

The 30 acres are part of a comprehensive program to ensure that adequate land is devoted to ancillary maritime activities. One of the strengths of the reconfiguration proposal is the permanent dedication of 75 additional acres by the Port in its development footprint for maritime support services and truck parking.
4.0 Environmental, Historic and Community Resources

4.1 Public Access to Environmental Resources

The Conceptual Reuse Strategy maintains the strong recognition of the Draft Final Reuse Plan of the importance of preserving and enhancing environmental and community resources as part of the reuse of the Oakland Army Base.

As noted in Chapter 3, the approximately 15-acre Spit, along the south side of the Bay Bridge touchdown, will be transferred through a Public Benefit Conveyance to the Department of the Interior for development as a regional shoreline park by the East Bay Regional Park District (EBRPD). This park dedication will open up this stretch of bay shoreline to public use and open space preservation. As the new Gateway Regional Park it will provide waterfront access, open space and wildlife habitat. It also will add to a visually-pleasing entrance to the East Bay.

The California Department of Transportation (Caltrans), as part of the public access requirement of its Bay Bridge East Span replacement project, will contribute 4.2 acres to the Gateway Park to be used as parking and other public access. OBRA and the City of Oakland advocated for these amenities as mitigations under BCDC’s permitting process for Caltrans’ Bay Bridge project.

In addition, a proposed extension of the San Francisco Bay Trail that will link the Gateway Park with the Emeryville shoreline to the north and, eventually, with the Oakland waterfront to the south, remains an open space/public access element in the Final Reuse Plan.

Eventual site planning efforts for defining the specific development project will be coordinated with the California Department of Fish and Game and other appropriate parties to minimize the project’s impact on biological resources.