

Comments on West Oakland Specific Plan

10/29/2012

Edits/Suggestions are in blue text.

Include the Public Health context and data on existing health outcomes in West Oakland that have links to the built environment, such as (this is information that Alameda County Public Health Department can assist with compiling):

- Asthma hospitalizations
- Diabetes hospitalizations
- Chronic obstructive pulmonary disease (COPD) hospitalizations
- Heart failure hospitalizations
- Alcohol abuse hospitalizations
- Mental health hospitalizations
- Leading causes of death by age-adjusted death rates
- Leading causes of death by years of life lost
- Leading causes of death by years of life lost by neighborhood
- Infant mortality
- Low birth weight births
- Life expectancy

Include a table for identifying responsible City agencies and/or departments

Goals

Area-Wide Land Use and Economic Development Goal: Strengthen the economic base and expand the local economy of West Oakland through promoting green and sustainable development and practices, equitable land use development and inclusive economic revitalization in order to improve the health and the quality of life for all residents.

Transportation and Infrastructure Goal: Make necessary investments in public infrastructure systems that are needed to support and sustain new and existing development, improve access to adequate and safe public transit and active mobility options that promote walkable and bikable streets, reduce air and noise pollution and make streets safer in order to ensure improved quality of life for all residents of all ages.

Environmental and Public Health Enhancement & Protection Goal: Create a safe, physically attractive, and environmentally sustainable and healthy community, including reduced air and noise pollution,

improved access to parks, recreation and open space, expanded access to healthy foods, access to medical services, and improved safety.

Community Enhancement Goal: Develop and foster and enrich the multi-cultural diversity of West Oakland, improve social cohesion and continue to build strong partnerships with agencies and community engagement to influence policies and decisions to promote the health and well being of all residents.

Equitable Development Goal (affordable housing, access to jobs and local business development): Promote and expand equitable access to affordable housing and economic opportunities, while reducing risks to displacement and decreasing economic and racial segregation, to provide opportunities for all residents.

Objectives and Strategies

Land Use and Economic Development

LU 2-2: Minimize the intrusion of sensitive land uses such as residential, schools, medical services, health care, etc. within the established industrial areas of West Oakland. Prohibit schools, senior housing, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (sensitive sites or sensitive land uses) to be sited within 500 feet of freeways and heavy roadways or 1000 feet of distribution centers or railyards or immediately downwind of the Port (See ENV 3-5 d below).

LU 3-4: Increase high-quality employment opportunities for local residents within Oakland, which includes jobs paying at least a liveable wage, increased Oakland worker residents, improved wages for entry level jobs and for individuals with a GED / high school diploma, health insurance coverage, paid sick days and reduced occupational non-fatal injuries.

- a. Improve availability, reliability and affordability of transit to Downtown Oakland.
- b. Retain industrial lands.
- c. Retain and promote local, small, minority and women owned businesses.

LU 4-1 b: Promote land use and economic development that supports environmental sustainability and includes green job training and placement opportunities for West Oakland residents.

Under Objective LU 4 or under LU 5-2, add a Strategy: Promote expanded access to affordable, healthy food and nutritious foods for residents through community gardens, urban agriculture and local markets that provide diverse options for fruits and vegetables for all residents, particularly for low-income residents and schools. (I didn't include grocery stores since it's already in LU 5-2a)

LU 6-1 (or add to EQD):

c. Protect tenants and homeowners from direct displacement caused by construction of infrastructure, transportation, demolition of existing homes, or other reasons related to the implementation of the WOSP. In exceptional instances where temporary relocation is unavoidable, tenants should be fully protected by safeguards including adequate notice, the right to return, sufficient financial compensation to meet all out-of-pocket and intangible expenses, and an affordable temporary unit within the same neighborhood.

d. At a minimum, maintain the quantity of existing homes that are affordable to low-income households, ensure high quality housing stock.

e. Require the inclusion of affordable housing in any development in proportion to ensuring Oakland meets its affordable housing targets.

LU 6-2: Locate new housing near transit opportunities and promote access to other neighborhood daily needs.

f. Increase access to jobs, schools, neighborhood-serving retail, banking services, open and green space and healthcare services, particularly for transit dependent and low-income people.

Objective LU 6, add a strategy: Promote stable and integrated communities by match affordability levels of new housing to the existing needs of local residents and workers, particularly extremely-low and very-low-income rental housing.

LU 6-4: Reduce concentrated exposure to alcohol and tobacco

a. Restrict approvals of new off-sale alcohol outlets near high crime areas, schools, and parks.

LU 6-5: Prioritize investments and improvements in areas most impacted by diseases linked to poor land use planning and economic development, such as lack of access to jobs, daily needs and services, transportation, walkable neighborhoods, healthy foods and disproportionate exposure to pollution.

LU 6-6: Track progress and demonstrate that resident priorities and recommendations have been incorporated meaningfully into decision-making and planning outcomes in low-income neighborhoods.

Opportunity Area 2: 7th Street/ Pine Street/ West Oakland BART

7th I-4 b. Design development and buildings so that sensitive uses – family and senior housing, schools, parks and playgrounds, daycare centers – are sited furthest from freeways, heavy roadways, US Postal Service and Port, and site buildings and other infrastructure to help block sensitive land uses from exposure to sources of pollution to reduce exposure to environmental pollutants (See ENV 3-5 d).

Transportation and Infrastructure

Objective T&I 1-3: Create a green streets program to promote sustainable strategies to stormwater drainage, groundwater recharge and landscaping.

T&I 4-6: Coordinate efforts to reduce air pollution with City departments, businesses and industry, residents, Port of Oakland, and with health and regulatory agencies – including, Alameda County Public Health Department, Bay Area Air Quality Management District, California Air Resources Board, US EPA.

T&I 5-3, add f. Improve public transit reliability and connections to neighborhood-serving retail, schools, medical service and downtown access.

T&I 10, add

d. Prioritize lighting fixtures repairs and improvements in areas where public safety are top concerns.

e. Increase the use of solar panels to power lighting fixtures.

T&I 11-5: Prioritize investments and improvements in areas most impacted by diseases linked to lack of access to transportation needs that make a healthy community, such as safe, reliable and affordable transit, walkable and bikeable neighborhoods, safe routes to schools and streets.

T&I 11-6: Track progress and demonstrate that resident priorities and recommendations have been incorporated meaningfully into decision-making and planning outcomes in low-income neighborhoods.

Environmental and Public Health Enhancement & Protection

Objective ENV 1-2. Ensure that new development employs sustainable “green” building practice, particularly for demolitions, air quality mitigations and in compliance with the City’s Green Building Ordinance, facilitates access to pedestrian and transit networks and enhances streetscapes and open spaces.

ENV 3-1, b. Create designated truck routes that do not travel through neighborhoods and ensure adequate signage of routes and prohibitions along routes as well as at trucking-related businesses and at the Port.

ENV 3-4 (same as Objective T&I 4-6): Coordinate efforts to reduce truck traffic impacts across City departments – Parking and Traffic, Public Works, Police, etc – and with other health and regulatory agencies – Alameda County Public Health Department, Bay Area Air Quality Management District, California Air Resources Board, US EPA.

ENV 3-5:

c. [Reference Standard Conditions of Approval].

d. Prohibit schools, senior housing, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (sensitive sites or sensitive land uses) to be sited within 500 feet of freeways and heavy roadways or 1000 feet of distribution centers or railyards or immediately downwind of the Port.

ENV 5-3: Prioritize investments and improvements in areas most impacted by diseases linked to lack of access to environmental benefits, such as walkable and bikeable neighborhoods, clean air, parks and open space, healthy and quality housing.

ENV 5-4: Periodically monitor and evaluate environmental progress and public health outcomes and work with environmental and health agencies to do so.

Community Enhancement

Objective CE 2-3

- b. Co-locate new housing with new parks, green space, libraries, schools and recreational facilities; or where existing facilities exist, invest in maintenance, improvements and increasing hours of operation and accessibility.
- c. Establish and fund a high “level-of-service” maintenance standard for parks, cultural centers and recreation facilities.
- d. Invest public money in murals and public art projects.
- e. Increase access to community gardens.
- f. Increase access to healthcare facilities and hospitals, particularly for residents with existing health conditions and seniors.

CE 2-4

- a. Pursue joint use agreements to share facilities with schools.

CE 2-5, c. Periodically monitor and evaluate environmental progress and public health outcomes and work with environmental and health agencies to do so.

CE 2-6. (See LU 6-4)

CE 2-7. Plan and implement new investment and development in low-income neighborhoods using inclusive neighborhood-based asset mapping and planning to promote cultural and community cohesion and prioritize localized needs and community benefits.

CE 2-8. Prioritize investments and improvements in areas most impacted by diseases linked to lack of social cohesion, such as neighborhoods lacking access to safe and attractive gathering spaces, vacant or blighted areas.

Equitable Development

EQD 1-4, b. Foster partnerships with West Oakland businesses, employers, K-12 schools and Peralta colleges to help create and implement career pipeline programs for West Oakland students.

EQD 1-10: Create complete neighborhoods in areas that currently lack access to daily essential goods and services (such as healthy food, banks, and pharmacies) and recreational resources within walking distance of homes using community-identified priorities of local needs.

- a. Ensure CalFresh benefits (Electronic Benefit Transfer) accepted at all food retail establishments.

EQD 1-11: Prioritize investment in community engagement for low-income and vulnerable neighborhoods, to ensure participation.

- a. Ensure all planning processes are accessible in most commonly spoken languages, culturally sensitive, transparent, and understandable to local residents.
- b. Demonstrate that resident priorities and recommendations have been incorporated meaningfully into decision-making and planning outcomes in low-income neighborhoods.

EQD 1-12: Update the impact fee program to provide needed funding for circulation improvements – pedestrian, bicycle, public transit infrastructure and amenities – from new development.