

# Contents

	<b>Page</b>
Tables.....	vi
Figures .....	viii
<b>Executive Summary.....</b>	<b>ES-1</b>
Introduction.....	ES-1
Project Objectives and Description.....	ES-1
Alternatives to the Proposed Project.....	ES-1
Discretionary Actions .....	ES-2
Public Participation.....	ES-3
Issues of Known Controversy.....	ES-3
Environmental Impacts and Mitigation.....	ES-3
<b>Chapter 1. Introduction .....</b>	<b>1-1</b>
Background .....	1-1
Purpose of the EIR .....	1-1
Public Review Process .....	1-1
Scope of the EIR Analysis .....	1-2
Terminology Used in the EIR .....	1-3
Organization of the EIR.....	1-4
<b>Chapter 2. Project Description.....</b>	<b>2-1</b>
Introduction.....	2-1
Project Location .....	2-1
Proposed Project .....	2-2
Project Objectives .....	2-2
Project Characteristics.....	2-2

Project Construction and Schedule .....	2-3
Required Entitlements, Permits, and Approvals.....	2-4
Alternatives to the Proposed Project.....	2-4
<b>Chapter 3. Environmental Analysis .....</b>	<b>3-1</b>
Introduction.....	3-1
Organization of Subchapters .....	3-1
<b>Chapter 3A. Land Use and Planning .....</b>	<b>3A-1</b>
Introduction.....	3A-1
Setting .....	3A-1
Environmental Setting.....	3A-1
Regulatory Setting.....	3A-2
Impacts and Mitigation Measures .....	3A-7
Methodology.....	3A-7
Thresholds of Significance.....	3A-7
Impacts of the Proposed Project .....	3A-8
<b>Chapter 3B. Cultural Resources.....</b>	<b>3B-1</b>
Introduction.....	3B-1
Setting .....	3B-1
Cultural and Historical Resources .....	3B-1
Regulatory Setting.....	3B-12
Impacts and Mitigation Measures .....	3B-24
Methodology.....	3B-24
Thresholds of Significance.....	3B-24
Impacts of the Proposed Project .....	3B-25
<b>Chapter 3C. Transportation and Traffic .....</b>	<b>3C-1</b>
Introduction.....	3C-1
Setting .....	3C-1
Local Circulation System .....	3C-1
Existing Intersection Operations .....	3C-2
Parking .....	3C-5
Transit near the Site.....	3C-5
Existing Plans.....	3C-6
Planned Improvements .....	3C-7
Impacts and Mitigation Measures .....	3C-8
Methodology.....	3C-8
Significance Criteria .....	3C-19
Impacts of the Proposed Project .....	3C-21
<b>Chapter 3D. Public Services and Utilities.....</b>	<b>3D-1</b>
Introduction.....	3D-1
Environmental Setting.....	3D-1

Police Services .....	3D-1
Fire Services .....	3D-2
Solid Waste.....	3D-3
Water Services .....	3D-3
Wastewater and Stormwater Services .....	3D-4
Energy .....	3D-5
Public Schools .....	3D-5
Parks .....	3D-6
Regulatory Setting.....	3D-7
Impacts and Mitigation Measures .....	3D-9
Methodology.....	3D-9
Thresholds of Significance.....	3D-10
Impacts of the Proposed Project .....	3D-11
<b>Chapter 3E. Air Quality.....</b>	<b>3E-1</b>
Introduction.....	3E-1
Setting .....	3E-1
Regional Topography and Climate .....	3E-1
Regulatory Framework.....	3E-2
Existing Air Quality Conditions.....	3E-3
Impacts and Mitigation Measures .....	3E-5
Methodology.....	3E-5
Thresholds of Significance.....	3E-6
Impacts of the Proposed Project .....	3E-7
<b>Chapter 3F. Noise .....</b>	<b>3F-1</b>
Introduction.....	3F-1
Setting .....	3F-2
Environmental Setting.....	3F-2
Regulatory Setting.....	3F-3
Impacts and Mitigation Measures .....	3F-5
Methodology.....	3F-5
Thresholds of Significance.....	3F-5
Impacts of the Proposed Project .....	3F-6
<b>Chapter 3G. Visual Quality.....</b>	<b>3G-1</b>
Introduction.....	3G-1
Setting .....	3G-1
Visual Context.....	3G-2
Light and Glare.....	3G-3
Regulatory Setting.....	3G-3
Impacts and Mitigation Measures .....	3G-4
Methodology.....	3G-4
Thresholds of Significance.....	3G-5
Impacts of the Proposed Project .....	3G-6

<b>Chapter 3H. Shadow and Wind.....</b>	<b>3H-1</b>
Introduction.....	3H-1
Setting .....	3H-1
Environmental Setting.....	3H-1
Regulatory Setting.....	3H-2
Impacts and Mitigation .....	3H-3
Methodology.....	3H-3
Thresholds of Significance.....	3H-4
Shadow .....	3H-4
Wind .....	3H-4
Project Impacts and Mitigation.....	3H-5
 <b>Chapter 3I. Hazards and Hazardous Materials.....</b>	 <b>3I-1</b>
Introduction.....	3I-1
Setting .....	3I-1
Environmental Setting.....	3I-1
Regulatory Setting.....	3I-4
Impacts and Mitigation Measures .....	3I-4
Methodology.....	3I-4
Thresholds of Significance.....	3I-5
Impacts of the Proposed Project .....	3I-5
 <b>Chapter 4. Other Considerations under CEQA.....</b>	 <b>4-1</b>
Introduction.....	4-1
Irreversible Environmental Changes .....	4-1
Cumulative Impacts .....	4-1
Requirements for Cumulative Impact Analysis .....	4-1
Approach to Cumulative Impact Analysis.....	4-2
Assessment of Cumulative Impacts .....	4-2
Growth-Inducing Impacts.....	4-6
Direct Growth-Inducing Impacts in the Surrounding Environment.....	4-7
Indirect Growth-Inducing Impacts in the Surrounding Environment .....	4-8
Impact Significance.....	4-9
Significant and Unavoidable Environmental Impacts.....	4-9
 <b>Chapter 5. Alternatives Analysis.....</b>	 <b>5-1</b>
Overview and Approach to Analysis.....	5-1
Selection of Alternatives and Alternatives Considered but Rejected .....	5-2
Commercial Building with Off-Site Parking Structure.....	5-3
Smaller Commercial Building with Onsite Parking Included in FAR.....	5-4
Smaller Historic Integrity Alternative.....	5-4
Impact Analysis of Project Alternatives .....	5-5

No-Project Alternative .....	5-5
Primarily Office Mixed-Use Alternative .....	5-6
Primarily Residential Mixed-Use Alternative.....	5-8
Lower Height and Mass Alternative.....	5-11
Environmentally Superior Alternative.....	5-13
<b>Chapter 6. References Cited .....</b>	<b>6-1</b>
Printed References .....	6-1
Personal Communications.....	6-3
<b>Chapter 7. Report Preparation .....</b>	<b>7-1</b>
Lead Agency .....	7-1
EIR Authors.....	7-1
Applicant Team .....	7-1
<b>Chapter 8. Acronyms and Abbreviations.....</b>	<b>8-1</b>
<b>Appendix A. Notice of Preparation, Responses to the Notice of Preparation, and Less-than-Significant Impacts</b>	
<b>Appendix B. Cultural Resources Supporting Documentation</b>	
<b>Appendix C1. Transportation and Traffic: Alternative Analysis</b>	
<b>Appendix C2. Shared Parking Background Information</b>	
<b>Appendix C3. Transportation and Traffic: Technical Memoranda</b>	
<b>Appendix D. Air Quality Technical Information</b>	
<b>Appendix E. Background Information on Acoustics and Comparison of Foundation Options</b>	
<b>Appendix F. Wind Evaluations</b>	

# Tables

	<b>Page</b>
ES-1 Summary of Impacts and Mitigation Measures ..... Follows ES-4	
2-1 Proposed Project Development.....	2-3
3B-1 Site Specific History/Chronology of the 3rd Street and Broadway Block, Oakland 1889– 1953.....	Follows 3B-5
3B-2 Historic Status of Buildings Surrounding the Project Site.....	Follows 3B-11
3C-1 Level of Service Criteria for Signalized Intersections .....	3C-3
3C-2 Level of Service Criteria for Unsignalized Intersections .....	3C-4
3C-3 Existing Peak-Hour Intersection Levels of Service .....	3C-5
3C-4 Project Trip Generation.....	3C-9
3C-5 Trip Distribution Assumptions.....	3C-10
3C-6 Range of Parking Demand for the Project's Residential Component.....	3C-11
3C-7 Parking Impacts for the Proposed Project.....	3C-13

3C-8	Existing With and Without Project Conditions .....	3C-22
3C-9	2005 With and Without Project Conditions .....	3C-23
3C-10	2005 Project Contribution .....	3C-24
3C-11	2020 With and Without Project Conditions .....	3C-25
3C-12	2020 Project Contribution .....	3C-26
3E-1	Ambient Air Quality Standards Applicable in California .....	Follows 3E-2
3E-2	Ambient Air Quality Monitoring Data from Oakland Monitoring Station.....	Follows 3E-4
3E-3	Mobile Source Emissions (pounds/day) .....	3E-8
3E-4	CO Modeling Concentrations Results .....	Follows 3E-8
3F-1	Summary of Noise Monitoring Results .....	3F-3
3F-2	City of Oakland Maximum Allowable Receiving Noise Standards.....	Follows 3F-4
3F-2A	City of Oakland Operational Noise Standards at Receiving Property Line, dBA.....	Follows 3F-4
3F-2B	City of Oakland Construction Noise Standards at Receiving Property Line, dBA.....	Follows 3F-4
3F-3	Construction Equipment Noise.....	3F-7
3F-4	Estimated Noise Reduction with Distance from Equipment.....	3F-7
3F-5	Estimated Noise Reduction with Distance from Active Pile-Driving Equipment .....	3F-8
3F-6	Summary of Traffic Noise Modeling Results (L <sub>dn</sub> ).....	Follows 3F-10
3H-1	Wind Speed Exceeded Once Per Year .....	Follows 3H-6
5-1	Comparison of the Alternatives to the Proposed Project.....	Follows 5-5
5-2	Impact Assessment for the Alternatives .....	Follows 5-5

# Figures

	<b>Follows Page</b>
2-1 Regional Location.....	2-3
2-2 200-228 Broadway Project Vicinity .....	2-3
2-3 Site Plan .....	2-3
2-4 Section .....	2-3
2-5 View Along 3rd Street .....	2-3
2-6 View Along Broadway .....	2-3
2-7 View Along 2nd Street.....	2-3
2-8 View Along Franklin Avenue.....	2-3
3B-1 Historic Districts in the Project Area .....	3B-8
3C-1 Existing Peak Hour Traffic Volumes .....	3C-4
3C-1A Existing Peak Hour Traffic Volumes .....	3C-4
3C-2 Proposed Project Peak Hour Traffic Volumes.....	3C-10
3C-2A Proposed Project Peak Hour Traffic Volumes.....	3C-10
3C-3 Year 2005 Background Peak Hour Traffic Volumes .....	3C-18

3C-3A	Year 2005 Background Peak Hour Traffic Volumes .....	3C-18
3C-4	Year 2020 Background Peak Hour Traffic Volumes .....	3C-18
3C-4A	Year 2020 Background Peak Hour Traffic Volumes .....	3C-18
3F-1	Recommended Land Use Compatibility Guidelines for Community Noise.....	3F-4
3G-1	200-228 Broadway Project Site Photo Directions .....	3G-1
3G-2	Visual Simulations: Broadway at 4th Street.....	3G-4
3G-3	Visual Simulations: Broadway at 5th Street.....	3G-4
3G-4	Visual Simulations: Broadway at Embarcadero .....	3G-4
3G-5	Visual Simulations: 3 <sup>rd</sup> Street at Franklin.....	3G-4
3G-6	Visual Simulations: 3 <sup>rd</sup> Street at Webster.....	3G-4
3G-7	Visual Simulations: Jack London Square .....	3G-4
3H-1	Shadow Patterns at 9:00 am on June 21 and December 21.....	3H-2
3H-2	Shadow Patterns at 9:00 am on March 21 and September 21.....	3H-2
3H-3	Shadow Patterns at 12:00 pm on June 21 and December 21.....	3H-2
3H-4	Shadow Patterns at 12:00 pm on March 21 and September 21.....	3H-2
3H-5	Shadow Patterns at 3:00 pm on June 21 and December 21.....	3H-2
3H-6	Shadow Patterns at 3:00 pm on March 21 and September 21.....	3H-2
3H-7	Distribution of Wind Direction and Speed at Alameda Naval Air Station .....	3H-2
3H-8	Wind Measurement Locations .....	3H-3

3I-1 Site Plan and Sample Location Map.....3I-1

5-1 Primarily Residential Mixed-Use Site Plan ..... 5-8

5-2 Primarily Residential Mixed-Use Section..... 5-8

5-3 Primarily Residential Mixed-Use 3<sup>rd</sup> Street View ..... 5-8

5-4 Primarily Residential Mixed-Use Broadway View ..... 5-8

5-5 Primarily Residential Mixed-Use 2nd Street View ..... 5-8

5-6 Primarily Residential Mixed-Use Franklin Street View ..... 5-8