

Coliseum Area Specific Plan

The Coliseum Area Specific Plan ("Coliseum City") seeks to transform the underutilized land around the Oakland-Alameda County Coliseum and Arena into a world-class sports, entertainment and science & technology district that boasts a dynamic and active urban setting with retail, entertainment, arts, culture, live and work uses. The area is located in the center of the Bay Area and has many highly sought development assets, including freeway connectivity, immediate BART access at the Coliseum Station, the Oakland International Airport, waterfront views and development opportunities.

The transformation of this area into a thriving, sustainable, healthy and equitable urban showcase for the region is dependent upon a strong vision for the area, linked to a comprehensive public-private development approach to redevelopment.

What's New



COLISEUM AREA SPECIFIC PLAN AND EIR ADOPTED BY CITY COUNCIL ON MARCH 31, 2015; NEW ZONING ADOPTED APRIL 21, 2015

On April 21, 2015, the City Council took a second vote and adopted the new zoning regulations for the Coliseum Area. The Council adopted new zones - "District Coliseum 1-6", and mapped these zones throughout the 800-acre Plan Area. The new zones permit the vision of the Coliseum Area Plan to be built: new sports venues, new housing, new office space, and new open space at the Coliseum and environs. The Council selected a zoning map that enables the goals and future development envisioned in the Plan, while preserving the Oakland Airport Business Park for industrial and commercial office uses. Previously, on March 31, 2015, after a public hearing, the Oakland City Council adopted the Specific Plan, certified the EIR, and adopted the related actions of general plan map and text changes. [Click here to download a copy of the Final Specific Plan.](#) ([/Government/o/PBN/OurOrganization/PlanningZoning/OAK053757](#))

By ordinance, the new zones will be effective on May 21, 2015. [Click here to see the full text of the Planning Code with the new Coliseum District zones.](#) ([/Government/o/PBN/OurOrganization/PlanningZoning/OAK052906](#))

See below for the new zoning map, and all previous meetings and materials.

Background

The Coliseum Area Specific Plan will guide the future development of the Oakland-Alameda County Coliseum site, and in the area across I-880 (Oakland Airport Edgewater Business Park). The Plan is intended as a comprehensive plan to transform what is currently one of the largest under-developed, inner-urban, transit-served redevelopment opportunities in California. Implementation of the Plan is seen as a critical opportunity to revitalize some of Oakland's most important physical assets, and transform these assets into a center for long-term economic growth. The Plan will provide both a short-term development plan for the accommodation of up to three new venues for the City's professional sports teams, and a longer term, 25-year planning document providing a roadmap for land use policy, regulatory requirements and public and private investment that coordinates future development in the Coliseum Area.

The Plan covers approximately 800 acres, bounded by 66th Avenue to the north, San Leandro Street on the east, Hegenberger Road on the south, and San Leandro Bay and the Oakland International Airport to the west.

As noted above, the Plan Area has many highly sought development assets, particularly its regional transit infrastructure. Leveraging these core assets to their potential is critical to Oakland's ability to create a viable, long-term center for economic development.

The adopted Specific Plan is designed to leverage these existing assets in the Coliseum Area into a comprehensively planned mixed-use district that will retain the existing sports franchises and attract sustainable new jobs and economic development, and new housing.

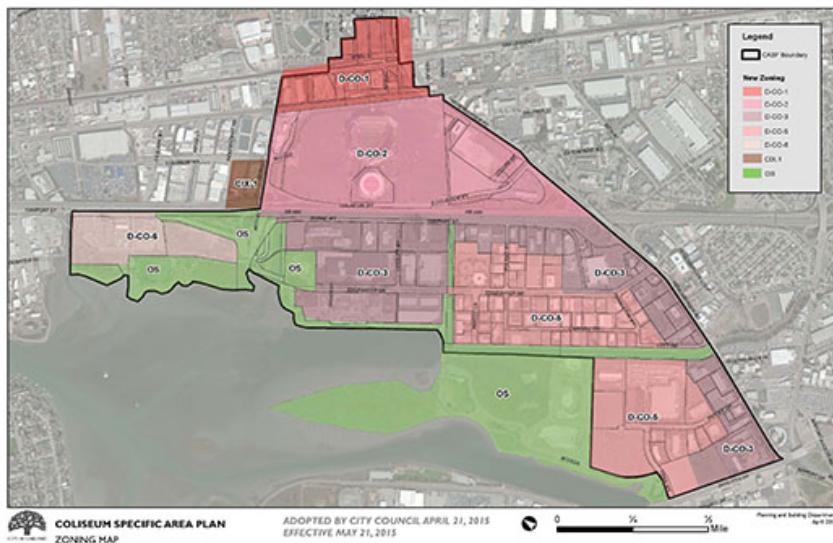
Key Objectives:

1. Retain Oakland's sports teams, and maximize the economic benefit of the sports teams and their facilities for Oakland and Alameda County.



2. Create a regionally significant jobs and employment area that can expand Oakland's ability to attract new businesses and support existing businesses, given the area's available land and its prime transit-oriented and airport-adjacent location. Participate in the Bay Area's dynamic 'innovation economy' and attract new businesses and job opportunities to the surrounding East Oakland area.
3. Improve the area's existing investments in transit and transportation infrastructure; create a transit-oriented development (TOD) of new housing and commercial uses which advances regional and state growth policies; increase Oakland's ability to leverage its central position in the Bay Area, and capture a bigger share of regional housing growth, job growth and economic investment.
4. Create a vibrant urban mixed-use district in the Coliseum Area, attracting a significant community of new residential and commercial uses. The Coliseum Area will feature active streets and public spaces that provide an enhanced pedestrian experience, site security and innovative urban place-making.
5. Create enhanced open space, Bay access, and natural habitat opportunities that will restore natural habitat, and create public educational and Bay accessibility opportunities for residents of Oakland and the Bay Area.
6. Build upon, and promote Oakland's recognized leadership and policies in protecting the urban environment, through the use of building techniques which require fewer natural resources, and create a place which is committed to sustainability.

Project Description



The New Zoning Map adopted on April 21, 2015, effective May 21, 2015

[Click here to download a copy of the zoning map. \(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052829\)](#)

A summary of the Specific Plan build-out includes up to three new sports venues totaling nearly 1.7 million square feet of building space or 131,000 seats; just over 14 million square feet of Science & Technology, office, light industrial, logistics and retail space; and over 5,000 residential units. This represents an increase of approximately 8.3 million square feet of new building space within the Plan area. The proposed Specific Plan build-out also includes up to approximately 15,000 parking spaces on the Coliseum site. There are proposed to be nearly 39 acres of new, publicly-accessible open space, creek and wetland improvements, and restored open space on the Bay waterfront. [Click here to read the project summary \(/Government/o/PBN/OurOrganization/PlanningZoning/OAK040672\).](#)

Milestones/Project Schedule

<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/OAK040453>

On April 21, 2015, the City Council took a second vote to adopt the new zoning regulations for the Coliseum Area. The Council adopted new zones - "District Coliseum zones 1-6", and mapped five of these zones throughout the 800 acre Plan Area. The new zones permit the vision of the Coliseum Area Plan to be built: new sports venues, new housing, new office space, and new open space at the Coliseum and environs. The Council selected a zoning map that enables the goals and future development envisioned in the Plan, while preserving the Oakland Airport Business Park for industrial and commercial office uses. Previously, March 31, 2015, after a public hearing, the Oakland City Council adopted the Specific Plan, certified the EIR, and adopted the related actions of general plan map and text changes.

The City Council's Community and Economic Development (CED) Committee unanimously forwarded the Specific Plan, EIR and related actions to the full Council, for a **public hearing on March 31, 2015**. An alternative zoning map was also proposed for consideration by the Council.

The City Planning Commission held public hearings on the Plan and EIR and related actions in February and March, 2015; on March 11th, the Commission recommended approval by the City Council. The City Council starts public hearings on March 24th. See below for dates and times of public hearings.

The City released the **Final Environmental Impact Report** on February 20, 2015. The Final EIR may be reviewed at "Plans and Documents" section, below.

The City released the final draft **Coliseum Area Specific Plan** on January 30, 2015, to be considered by the public and the Oakland Planning Commission at public hearings on February 4 and 18th. Public hearings will be held before advisory committees in February and March. The Oakland City Council is expected to consider the Plan, the proposed zoning, and the EIR in March and April. See the public hearings schedule for confirmed dates and times.

The Notice of Availability (NOA) was released for the **Draft Environmental Impact Report (DEIR)** for the Coliseum Area Specific Plan on Friday, August 22, 2014. Review/Comment period: August 22, 2014 through October 17, 2014 (the comment period was extended from October 6th). The Draft EIR and the Draft EIR Notice of Availability/ Release may be reviewed at "Plans and Documents" section below, or the City's [Current Environmental Review Documents webpage](#) (<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>).

Public workshops about the Plan were held in April, May, September, October, December of 2014, and January and February of 2015.

The City issued the Notice of Preparation of an Environmental Impact Report on April 19, 2013, starting the public review process.

Meetings

Upcoming Meetings

No meetings are currently scheduled.

Past Public Hearings and Meetings:

Coliseum City Public Hearings, Meetings and Workshops			
Date and Time	Type of Meeting/Topic	Location	Materials
April 21, 2015, 6:30 p.m.	City Council public meeting	City Council Chambers	Public hearing to adopt the new District Coliseum zoning codes, and new zoning map. Click here to be redirected to the City Clerk's website (http://www2.oaklandnet.com/Government/o/CityCouncil/s/committeemeetings/index.htm), to read the report, attachments and ordinance.
March 31, 2015	City Council public hearing	City Council Chambers	Click here to be redirected to the City Clerk's website (http://www2.oaklandnet.com/Government/o/CityCouncil/s/committeemeetings/index.htm), to read the report, attachments, resolution and ordinance. Click here to see the staff presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052429) Click here to see the adopted General Plan Map (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052425); click here to see the table of General Plan changes . (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052440)
March 24, 2015	City Council Community and Economic Development Committee	City Council Chambers	Click here to be redirected to the City Clerk's website (http://www2.oaklandnet.com/Government/o/CityCouncil/s/committeemeetings/index.htm), to read the report, attachments, resolution and ordinance. Click here to see the staff presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052421)
March 18, 2015	Alameda County Airport Land Use Commission	224 W. Winton Avenue Hayward, CA	Click here to read the adopted Resolution . (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052456)
March 11, 2015	Oakland City Planning Commission	City Council Chambers, Hearing Room 1	Watch video of the March 11th Planning Commission hearing (http://oakland.granicus.com/MediaPlayer.php?publish_id=e8998c21-c905-11e4-9422-f04da2064c43) Staff Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052071) Staff Report (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052026) Attachment A (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052027) Attachments B to F (/Government/o/PBN/OurOrganization/PlanningZoning/OAK052028)

March 4, 2015	Oakland City Planning Commission	City Council Chambers, Oakland City Hall	<u>Staff presentation (15 mb) (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051969)</u> <u>Click here to be redirected to the Planning Commission page to read the Staff Report and Attachments (see "March 4th" Agenda item #3).</u> <u>http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/o/Commissions/index.htm</u>
February 23, 2015	Oakland Landmarks Preservation Advisory Board	City Council Chambers, Oakland City Hall	The LPAB conducted a public hearing to provide cultural-resource related comments on the Final Draft Coliseum Area Specific Plan, proposed zoning and general plan amendments. <u>To read the staff report, click here.</u> (<u>/oakca1/groups/ceda/documents/agenda/oak051697.pdf</u>)
February 9, 2015	Oakland Landmarks Preservation Advisory Board	Hearing Room 1, Oakland City Hall	The LPAB will conduct a public hearing to provide cultural-resource related comments on the Final Draft Coliseum Area Specific Plan, proposed zoning and general plan amendments. No action will be taken at this meeting. <u>Click here for the staff report.</u> (<u>/Government/o/PBN/OurOrganization/PlanningZoning/OAK051518</u>) <u>Click here for the attachments</u> (<u>/Government/o/PBN/OurOrganization/PlanningZoning/OAK051519</u>) (24 mb).
February 4, 2015, 6:00 p.m.	Oakland Planning Commission	City Council Chambers, Oakland City Hall	The Planning Commission will conduct a public meeting to consider recommending to the City Council adoption of the Final Draft Coliseum Area Specific Plan, and the proposed new Planning Code (text and maps) and General Plan amendments. <u>Click here for the staff report and attachments.</u> (<u>/oakca1/groups/ceda/documents/agenda/oak051373.pdf</u>)
January 21, 2015	Zoning Update Committee of the Oakland Planning Commission	Hearing Room 1, City Hall	<u>Staff Report (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051185), Attachment A (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051186)</u> (proposed General Plan Amendments), <u>Attachment B (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051187)</u> (proposed Zoning map changes), <u>Attachment C (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051188)</u> (proposed new zoning text), and <u>Attachment D (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051189)</u> (Plan sub-area map). <u>Presentation by staff.</u> (<u>/Government/o/PBN/OurOrganization/PlanningZoning/OAK051237</u>)
January 8, 2015, 6-8 p.m.	Community Workshop	81st Avenue Library (1021 81st Avenue)	<u>Flyer (/oakca1/groups/ceda/documents/image/oak050409.pdf)</u> (English) <u>Flyer (/oakca1/groups/ceda/documents/image/oak050409.pdf)</u> (Spanish) <u>Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK051238)</u> (29 mbs)
December 18, 2014, 6 p.m.-8 p.m.	Community workshop	81st Avenue Library (1021 81st Avenue)	<u>Flyer (/oakca1/groups/ceda/documents/image/oak050409.pdf)</u> (English) <u>Flyer (/oakca1/groups/ceda/documents/image/oak050409.pdf)</u> (Spanish) <u>Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK050755)</u>
October 9, 2014, 6:30-8:30 p.m.	Community workshop	81st Avenue Library (1021 81st Avenue)	<u>Flyer (English) (/Government/o/PBN/OurOrganization/PlanningZoning/o/Planning/OAK049365)</u> <u>Flyer (Spanish) (/Government/o/PBN/OurServices/Plans/OAK049488)</u> <u>Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK049686)</u>
October 1, 2014, 6:00 p.m.	Oakland City Planning Commission	Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza	<u>Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK049530)</u> <u>Staff Report (/Government/o/PBN/OurOrganization/PlanningZoning/OAK049385)</u> <u>Meeting Minutes (/Government/o/PBN/OurOrganization/PlanningZoning/OAK049962)</u>
September 27, 2014	Council District 7 Leadership Breakfast		<u>Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK049457)</u>
September 25, 2014, at 3:00 p.m.	Port of Oakland Board of Commissioners	530 Water Street, Oakland (Jack London Square)	<u>Agenda Report (http://www.portofoakland.com/pdf/about/meetings/2014/boar_shee_140925.pdf)</u> <u>Presentation (/Government/o/PBN/OurOrganization/PlanningZoning/OAK049427)</u>
September 24, 2014, starting at 8:30 a.m.	Oakland-Alameda County Coliseum Authority (JPA)	Oracle Arena Plaza Club, at 7000 Coliseum Way	
September 18, 2014,	Bicyclist and Pedestrian Advisory	Hearing Room 4, City Hall, 1	

5:30 p.m.	Commission (BPAC)	Frank H. Ogawa Plaza	
September 17, 2014, 2:00 p.m.	Alameda County Airport Land Use Commission	County offices at 224 West Winton Avenue, Hayward, CA	Meeting Agenda
September 10, 2014, 4:30 p.m.	Parks and Recreation Advisory Commission	Lakeside Park Garden Center, 666 Bellevue Avenue, Oakland (in Lake Merritt Park)	Staff Report
September 8, 2014, at 6:00 p.m.	Landmarks Preservation Advisory Board	Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza	Staff Report Meeting Minutes
June 25, 2014, at 6:00 p.m.	Community workshop	81st Avenue Library (1021 81st Avenue)	Flyer (English) Flyer (Spanish) Presentation
April 26, 2014	Community workshop		Presentation Poster Boards
April 24, 2014	Community workshop		Presentation Poster Boards
May 13, 2013	Landmarks Preservation Advisory Board -- EIR Scoping Session		Presentation Meeting Minutes
May 1, 2013	Oakland City Planning Commission - EIR Scoping Session	Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza	Staff Report City's Presentation Consultant's Presentation

Plans, Documents & Media

Documents and Maps

Coliseum Area Specific Plan

Final Adopted Plan, adopted by Council **April 21, 2015**. [Click here to download the plan](/Government/o/PBN/OurOrganization/PlanningZoning/OAK053757) ([/Government/o/PBN/OurOrganization/PlanningZoning/OAK053757](#)) (27MB).

Final Draft for Public Review, released January 30, 2015. [Click here to download the plan](#) ([/Government/o/PBN/OurOrganization/PlanningZoning/OAK051365](#)) (27MB).

Public Review Draft, Released August 22, 2014. [Click here to download the plan](#) ([/Government/o/PBN/OurOrganization/PlanningZoning/o/Planning/OAK048826](#)). (100mb)

Coliseum Area Zoning text and map changes

[Click here to see the Oakland Planning Code amendments \(zoning changes\) for new "District Coliseum" \(D-CO\) zones.](#)
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052906\)](#) *The Coliseum zones go into effect on May 21, 2015.*

[Click here to see the zoning map adopted by Council on April 21, 2015](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052829\)](#)).
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052829\)](#) Click here to read the identification key to the map.
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052439\)](#) *The Coliseum zoning map goes into effect on May 21, 2015.*

Coliseum Area General Plan map changes

[Click here to see the new General Plan map, adopted by Council on March 31, 2015.](#)
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052425\)](#) Click here to read the identification key to the map.
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052440\)](#)

Publicly-owned land in the Plan Area

[Click here to see a map of land owned by Oakland/Alameda County, City of Oakland, and other public entities.](#)
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK052457\)](#)

[Click here to see a map of land owned by Oakland/Alameda County, City of Oakland, and other public entities, with new Coliseum Zones and Port of Oakland jurisdiction.](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK053756\)](#))

California Environmental Quality Act (CEQA) documents and notices

[Click here to read the Final Environmental Impact Report \(FEIR\) and response to comments](#)
[\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK051712\)](#), released on February 20, 2015.

Draft Environmental Impact Report (DEIR) released August 22, 2014 and Notice of Availability (NOA) for the Draft Environmental Impact Report released August 18, 2014.

[DEIR Volume I](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK048829\)](#))

[DEIR Volume II](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK048830\)](#))

[DEIR Appendices](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK048831\)](#))

[NOA](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK048781\)](#))

[Notice of Preparation \(NOP\) of Draft Environmental Impact Report \(DEIR\)](#) ([\(/Government/o/PBN/OurOrganization/PlanningZoning/OAK040492\)](#)) - April 19, 2013

City Council actions (resolutions and ordinances)

[Oakland Redevelopment Successor Agency Resolution Adopting An Amendment To The Five-Year Implementation Plan](#)
[\(http://oakland.legistar.com/LegislationDetail.aspx?ID=1237246&GUID=36C3AAA2-C434-40B5-A589-827267542FA7\)](#) - December 4, 2012

[Council Resolution Authorizing Exclusive Negotiating Agreement](#) ([\(http://oakland.legistar.com/LegislationDetail.aspx?ID=1051428&GUID=BEB0E221-7C53-4C67-BD5D-CBC6F31689F5\)](#)) - March 6, 2012

Media Releases

[City of Oakland Releases key Coliseum City reports](#) ([\(/oakca1/groups/ceda/documents/pressrelease/oak048832.pdf\)](#)) - August, 22, 2014

[City of Oakland Remains Bullish about Coliseum City](#) ([\(/OAK034963\)](#)) - May 22, 2012

["Coliseum City Project is a Game Changer for Oakland," says Mayor Quan](#) ([\(/Government/OAK033738\)](#)) - March 8, 2012

In the News

[Oakland Planners Move Forward with Coliseum City Plans](#) ([\(http://sanfrancisco.cbslocal.com/2014/04/24/oakland-planners-move-forward-with-coliseum-city-plans/\)](#))

April 24, 2014, KCBS radio

[Oakland 'Coliseum City' Receives More Funding: \\$1 Million Approved For Study](#) ([\(http://www.huffingtonpost.com/2013/01/28/oakland-coliseum-city_n_2570849.html\)](#))

January 28, 2013, Huffington Post

[Oakland city leaders announce Coliseum makeover](#) ([\(http://abclocal.go.com/kgo/story?section=news/local/east_bay&id=8572806\)](#))

March 7, 2012, KGO-TV

[Oakland rolls our renovation plans aimed at keeping sports teams](#) ([\(http://sanfrancisco.cbslocal.com/2012/03/07/oakland-rolls-out-renovation-plans-aimed-at-keeping-sports-teams/\)](#))

March 7, 2012, KCBS

[Oakland's plan to keep its sports teams](#) ([\(http://www.nbcbayarea.com/video/#!/news/local/Oaklands-Plan-to-Keep-its-Sports-Teams/141872053\)](#))

March 7, 2012, NBC Bay Area

[Council approves plan to keep A's, Raiders and Warriors in Oakland](#) ([\(http://www.insidebayarea.com/oakland-tribune/ci_20119301/council-approves-plan-keep-raiders-and-warriors-oakland\)](#))

March 7, 2012, Oakland Tribune

[Oakland nears move to revitalize Coliseum area](#) ([\(http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2012/03/07/BAS81NGV7.DTL\)](#))

March 7, 2012, San Francisco Chronicle

Frequently Asked Questions

Please click here to read a Plan timeline and answers to Frequently Asked Questions. ([/Government/o/PBN/OurOrganization/PlanningZoning/OAK052420](#))

Contact Us

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