

Jack London District 4th & Madison Project EIR
City of Oakland and Carmel Partners



Carmel Partners is proposing the development of approximately 2 acres covering 1.5 city blocks in the Jack London District of Oakland with multi-family residential development that incorporates resident amenity space and retail space on the ground floor. Specifically, the proposed project seeks to develop 330 multi-family residential units in two seven-story buildings on the site.

Urban Planning Partners, with Lynette Dias as Principal-in-Charge and Hayley Cox as Project Manager, worked closely with both the City of Oakland and the project applicant in preparing a comprehensive EIR to evaluate this project and its multiple alternatives in order to provide several feasible development options. The project proposes to demolish an historic resource under CEQA, an existing structure that lies within the Oakland Waterfront Warehouse National Register Historic District. Historic resources were a key issue considered in the analysis, along with policy consistency, air quality and greenhouse gas emissions.