

Payne, Catherine

From: Ian Petrich <ianpetrich@gmail.com>
Sent: Friday, October 07, 2016 12:49 PM
To: Payne, Catherine
Subject: Fwd: MacArthur BART Transit Village – Parcel B development

Hi Catherine,

I'm not able to attend the public meeting coming up for Parcel B at MacArthur but I wanted to voice my support for the dense tall tower as proposed. I live nearby and think dense housing is the way to go.

Thx,

Ian

----- Forwarded message -----

From: Scott Bovard <scott@mcgrathproperties.com>
Date: Wed, Oct 5, 2016 at 1:10 PM
Subject: RE: MacArthur BART Transit Village – Parcel B development
To: Ian Petrich <ianpetrich@gmail.com>

Hi Ian,

Thanks for your reply and continued interest in the project. You can send design/DRC related communication to:

Please contact City of Oakland Bureau of Planning staff Catherine Payne at [\(510\) 238-6168](tel:5102386168) or cpayne@oaklandnet.com for additional information.

If there's anything else I can do for you just let me know.

Best,

Scott

From: Ian Petrich [mailto:ianpetrich@gmail.com]
Sent: Wednesday, October 05, 2016 12:47 PM
To: Scott Bovard <scott@mcgrathproperties.com>
Subject: Re: MacArthur BART Transit Village – Parcel B development

Hi Scott,

Thanks for sharing. Unfortunately I can't miss work to be there but you can share my support for the purposes of this meeting (not a blanket endorsement but specific to this planning meeting). Is there a way to do that?

Ian

On Wed, Oct 5, 2016 at 12:36 PM, Scott Bovard <scott@mcgrathproperties.com> wrote:

Ian,

Thank you for your past support of the MacArthur Transit Village – Parcel B development. The project (City's project webpage, including the FDP) is now scheduled for its second Design Review Committee (DRC) meeting on October 19, 2016 at 4pm at Council Chambers, City Hall, One Frank Ogawa Plaza, Oakland.

The proposed project of 402 residential units (357 market rate, 45 affordable plus 10,000 square feet of retail) has been significantly redesigned to be more elegant with a much better interface at the ground level with all the surrounding uses. Parcel B is immediately adjacent to the entrance to the MacArthur BART Station and represents one of the best sites in all the East Bay for increased residential density. The vacant dirt lot will not cause any residential displacement, backs up to a multi-story freeway and parking garage plus is several hundred feet away from the nearby major streets of 40th, Telegraph & West MacArthur. The proposed project will generate significant sales tax, property taxes as well substantial community benefits.

We ask that you join us at the Design Review Committee meeting and speak up in support of the proposed project. We have attached the Project Fact Sheet for your information. Please feel free to reply or call me [[510-918-7268](tel:510-918-7268)] with your questions.

Best,

Scott Bovard

McGrath Properties, Inc.

1001 42nd Street, Suite 200

Oakland, CA 94608

Mobile: 510-918-7268

Main: 510-273-2010

Fax: 510-251-0747

From: Scott Bovard

Sent: Tuesday, August 09, 2016 3:45 PM

To: 'ianpetrich@gmail.com' <ianpetrich@gmail.com>

Subject: MacArthur BART Transit Village – Parcel B development

Ian,

Because of your letter of support for the proposed 402 unit building at the MacArthur BART Transit Village – Parcel B I am writing to thank you for your effort.

Also, to let you know that tomorrow afternoon is the Design Review Committee meeting at City Hall. It would be great if you are willing and able to attend and speak in favor of the project.

Here is the meeting info:

Wednesday 8-10-2016 @ 4pm.

Hearing Room 1, City Hall

One Frank Ogawa Plaza

In case you don't already have this info:

- Project Fact Sheet (attached)
- City's project webpage, including the FDP

Please feel free to reply or call me [510-918-7268] with your questions.

Best regards,

Scott Bovard

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Main: 510-273-2010

Fax: 510-251-0747

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Ian Petrich

503.349.4569 cell

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Ian Petrich

503.349.4569 cell

Payne, Catherine

From: Cristina Portela <cristina@cristinaportela.com>
Sent: Tuesday, September 06, 2016 3:33 PM
To: Payne, Catherine
Subject: Re: MacArthur Tower

Hi Catherine,

I'm also concern and oppose to the proposed 260 tower at Mc Arthur station.

Can you please add me to the emails for future hearings.

Thank You,

Cristina Portela

> On Sep 6, 2016, at 9:37 AM, Payne, Catherine <CPayne@oaklandnet.com> wrote:

>

> Good morning. You can send your comments regarding the proposed project to me for the Planning Commission record. I will include this comment in the record and add your email address to the distribution list for future public hearings and milestones. Thank you,

>

> Catherine Payne, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6168 | Fax: (510) 238-3254 | Email: cpayne@oaklandnet.com | Website: www.oaklandnet.com/planning

>

> -----Original Message-----

> From: Joe Franklin [<mailto:joejdf@gmail.com>]

> Sent: Tuesday, September 06, 2016 7:43 AM

> To: Payne, Catherine

> Cc: Cristina

> Subject: MacArthur Tower

>

>

> Hi Catherine,

>

> I just learned of the proposed 260-foot tower at the MacArthur Bart station and am reaching out to you to learn how I can oppose this plan.

>

> I live in Temescal and am a concerned citizen. A building of that size, all by itself, does not belong here in Temescal.

>

> Thank you,

> Joe Franklin

> 415.823.4711

>

> Sent from my iPhone

Payne, Catherine

From: Franklin, Joe <joejdf@gmail.com>
Sent: Tuesday, September 06, 2016 2:49 PM
To: Payne, Catherine
Cc: Cristina
Subject: Re: MacArthur Tower

Thanks Catherine,
My current comments will suffice for now. Thank you for adding me to your distribution list.
Regards,
Joe

On 9/6/16, 9:37 AM, "Payne, Catherine" <CPayne@oaklandnet.com> wrote:

Good morning. You can send your comments regarding the proposed project to me for the Planning Commission record. I will include this comment in the record and add your email address to the distribution list for future public hearings and milestones. Thank you,

Catherine Payne, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6168 | Fax: (510) 238-3254 | Email: cpayne@oaklandnet.com | Website: www.oaklandnet.com/planning

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Thank you,
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Thank you,
Joe Franklin
415.823.4711

Sent from my iPhone

Payne, Catherine

From: eden brukman <writetoeden@gmail.com>
Sent: Sunday, August 28, 2016 8:01 PM
To: Adhi Nagraj; cmanusopc@gmail.com; Pattillo, Chris; Payne, Catherine; Jahmese@workingeastbay.org
Subject: Re: MacArthur Transit Village Parcel B, Case File Number: PUD06058-R01

Greetings,

I've received a few additional notes addressed to the Planning Department from neighbors regarding the proposed tower at the MacArthur BART Station. Copied below:

From John Pabst, 94608

This project is too large for its immediate neighborhood at this time. The city of Oakland must develop methods for creating revenue for investment in infrastructure before projects of this type are built.

From Kathryn Lynn, 94609

I have lived in Oakland for 45 years and in the neighborhood of MacArthur BART, which I use a lot, for 25 years. This proposed tower is an abomination and will contribute to the destruction of the Oakland I love.

From Susan Tait, 94609

Please look at the neighborhood by the parking lot at Rockridge Bart. A 24-story building there would destroy that area as a pleasant place to live and visit. It would never be allowed. We of the MacArthur Bart area deserve a decent neighborhood just as much as do the Rockridge residents. This area has the same potential. Thank you.

On Wed, Aug 10, 2016 at 1:29 PM, eden brukman <writetoeden@gmail.com> wrote:

Greetings,

As one of several Mosswood residents who has been informing others in the neighborhood about the new proposed development at MacArthur Transit Village, I have received messages from other residents who wanted their concerns passed on to you. Rather than send each individually, I have included them below. I hope that you read each with consideration.

Please also note that **more than 150 people so far** have signed a petition that says:

Stop MacArthur BART Tower. The proposed development by Boston Properties is not appropriate to the scale of our neighborhood and should not be allowed. A community does not flourish in the shadows of a tower.

Thank you,
Eden Brukman
418A 38th St

From Andrew Connor, 94609

I am a resident of Oakland living on 41st St within a block of Telegraph.

Aside from the ludicrous height of the proposed building and the debatable fulfillment of affordable housing and open space policies - issues that should already disqualify the proposed development - it bears mentioning that only 260 parking spots are proposed for a 402-unit building. Where will the vehicles (yes - people who live there will own vehicles) for the remaining 142 units go? Not to mention the second and third vehicles for the 260 units fortunate enough to have a

parking spot. They will further clog the neighborhood streets packed with cars where residents already have trouble parking their own vehicles near their homes. The original plan provided one parking space per unit, a reasonable plan. The biggest issue for me is the precedent this development would set. Parking issues aside, the neighborhood could probably accommodate this one tower, however out of place it might appear. But one tower will not be the end of the story. Once a 260' tower is built, it raises the bar for what's acceptable. A whole bunch of 20 story buildings in the vicinity of the tower will be that much easier to swallow, and the vibrant community that exists in this neighborhood will continue to erode.

From Steve Kranz, 94609

Saw a flyer on 38th. My apartment looks onto the Boston Properties lot. A tower there would be very out of place. Glad to find there's people looking out!

From Thomas Galinski, 94609

It is not acceptable that a structure is erected that would block the sun for 1000s of residents. A building of this height should only be allowed to exist in the city center, not in a densely populated residential neighborhood.

From David Andrews, 94609

The proposed hight extension to the MacArthur Bart Tower appears to be a developer's dream and is most certainly a nightmare in waiting for our neighborhood and the people of Oakland.

From Thomas Frank, 94609

Please do not allow this tower to be built. The approved building was 4-8 stories and the developer should not be allowed to deviate from the original conditions of approval. Not only is a tower of that scale inappropriate for the neighborhood, it sets a bait and switch precedent for developers to get their foot in the door by submitting plans for smaller projects than they really intend to build.

From Kathleen Eiswald, 94609

I will do anything to stop this.

From Ralston Soong, 94611

I don't mind big tall buildings, we need density, but 24 floors for that area is too high, not human sized, and cuts off sunlight!

From Michele Tusinac, 94609

*Also, whether our District 1 councilman, Dan Kalb, is in agreement with the this tower, we are not. It's an insane size of a building for the area. I fought hard to buy my house in Mosswood/Temecal. My husband and I put in street trees, landscaping, etc. down our entire street and drastically improved our neighborhood, just like many other people, and now because we the people have made it such a beautiful place to live you want to destroy the well being, the esthetics, the vibe, and increase chaos by thinking you can build this monstrosity. People, in life, are encouraged to buy houses, build a life and make our communities better, and does this mean that every few years we have to either sell and move, or put up with investors and contractors coming in to reap the benefits we all fought so hard to accomplish. You should be ashamed, Dan Kalb, and anyone else, to assume any of us would be happy about this 22 story building project. We've done shadow reports and it will effect so many people - my sunset will be gone, the feel of the neighborhood will be gone just like that. BART can't handle the amount of people they have now, and won't be able to for a very long time. BART is the one that will make millions and millions on this deal if it goes through, and how does that benefit the thousands that will be effected if this awful mountain is built? Take it downtown or West Oakland or anywhere else there are many established large structures. None of us want this in our neighborhood. Period. DO NOT BUILD IT!!!
Thank you.*

From David Burge, 94609

*Do not build the BART Tower. It will ruin everything. No one wants it.
Thank you.*

From Julia Feldman, 94609

*Please do not build BART tower. We do not want that monstrosity in our neighborhood. It will change everything, and not for the better.
Thanks.*

From Chuck Mignacco, 94609

I think the people who are developing it feel that the property it sits on is perfect for the tower that maybe true if the development site was an island the reality is it is not good for the community doesn't improve our neighborhood doesn't take down crime it doesn't do anything for all the people who are Fought to make this neighborhood better over the last 20 years even development along West MacArthur would cause reductions in crime crime and be better overall that being said it also was going to be a giant lit up Eyesore all night and a giant shade to block all day it doesn't even need to put over our house just to be sitting there you're going to be staring at it every time you look west from anywhere in the entire area from Broadway to Telegraph.

From Diana Young, 94609

If electricity is lost during a storm or earthquake and the elevators do not work, the lives of residents unable to negotiate the MANY flights of stairs will be in danger.

From Lale Beller, 94609

I am a homeowner on Manila, not far from BART. I live one block from the new Kaiser Hospital, which looms large in my neighborhood at 12 stories high. (HALF the stories being proposed!) At least the hospital services a large part of the community and has donated money to the nearby park, etc. I may be wrong, but a short google search shows that the only buildings over 20 stories high are in the Downtown Area (& possibly the Jack London Square and Uptown areas have plans for tall structures). With many permits for condos popping up all over the neighborhood, all of which seem to be within reasonable heights, and nothing being proposed for the Rockridge BART station area to spread the responsibility of more density in housing to the wealthier Rockridge neighborhood, I urge city representatives to look for more creative ways to create more housing and affordable housing in a way that does not lessen the value, character, diversity, view, or create problems with shade, wind, etc. Temescal's and 40th street small businesses are thriving and do not need a luxury SF commuter highrise to support them and bring big commercial business that could very easily get rid of all that is making Oakland a town that is attracting people to live and raise families. Our family frequents the shops, restaurants, and parks that will be cast in the shadows of the too tall building. I think asking for a change from 4-8 to 24 stories is pretty significant and I think when all costs, not just tax revenue from those homes is considered, it will not be a good deal for the city, but for Boston Properties.

From Andrea Searby, 94609

I can't make the meeting 8/10, but I would like to add that this project, if approved as currently designed, would destroy this neighborhood (I live down the street). 20+ stories is completely unreasonable, and will not only escalate the out of control gentrification of Oakland, but will stand literally 100+ feet above everything surrounding it. This isn't progress; this is unreasonable development that will have serious negative ramifications in the surrounding area. Please do not approve this tower.

Payne, Catherine

From: brian.s.pearson <brian@studiopear.us>
Sent: Wednesday, August 24, 2016 9:18 PM
To: Kalb, Dan
Cc: Luby, Oliver; greatermosswood; Payne, Catherine; LynetteMcElhaney; nagrajplanning; cmanusopc; Pattillo, Chris
Subject: Re: [greatermosswood] MacArthur BART project update

Councilman Kalb,

I want to thank you for reaching out to the community. I apologize that it took me so long to respond to your message. I think that it is very important that there is an open and positive dialog on this issue and appreciate that you took a big step to communicate directly with the community. There has been a lot of great discussion at the community meetings, the design review hearing, and via email. I have my own opinions about the topic but it has been very enlightening to hear the broad perspectives and issues that people have raised. You mention that you will continue to host community meetings on this issue. Do you currently have any planned and if so for when?

Also I want to take a moment to address some of the comments in you made in your communication because I feel that it has the potential to solidify some misconceptions (misconceptions that even the architects and city planners can have).

It is true that we are in a housing crisis. The roots of the issue are long and complex. I recall a time before when there was a housing crisis and the techies were blamed as the root of the problem. It wasn't that long ago and we called it the internet bubble. Similar issues of few available units to rent or purchase and escalating costs. People were worried than about displacement. Seems that the lesson or warning sign was not heeded. Did the city investigate and create an action plan? Talk of increased population of the area has also been going on for a long time. So while the issue is serious its not sudden and not unexpected. Additionally, some point to things like AirB&B as being a major contributor to the Bay Area's lack of currently available units. So I don't think that the political expediency and cry of "build, build, build" is the best way to proceed with such a complex issue. We need action plans on multiple fronts and above all an awareness of the richness of our communities and an endeavor to protect them.

Also you mentioned that to build above 4 stories the construction would need to be concrete or steel and that it is not economically viable. First there are plenty of housing projects going up in the region that are more than 4 stories total. Simply look at 2558 Mission Street in San Francisco. About 6 stories over a high commercial base. Economically I believe that this project is a success. Also using wood to build tall building is not only technically feasible but also makes economical sense. A newish technology is gaining steam and proving benefits on many fronts. Called CLT (cross laminated timber) it is not only less expensive (when accounting for labour) than steel and concrete it has many ecological benefits. The main hurdle for this currently is familiarity from a regulatory side. In this region we have access to materials, manufacturing and engineering know how with the technology. Many amazing projects have been completed or are in planning stages including a 20+ tower in Austria and 30+ in Paris and a 10 story budding in Portland, OR. To find out more here is a nice writeup: <http://goo.gl/wE4cqY>

I mention the sustainability side because the developer has stated an strong interest and objective to target LEED Gold. I believe they hope to have a 40% reduction in energy use. But no one is discussing what the baseline for their objectives is. Well what it is, is the worst possible legal building they could make. Unfortunately the baseline is the legally worst building that you can build. Intuitively everyone knows that a Suburban (which must be legal 'cause you can buy it and drive it on the roads) is one of the least efficient energy using vehicle out there. Its combined efficiency is 18mpg so a 40% better efficiency is only 25mpg way below say a 2016 Camry at 28mpg or 40mpg for a hybrid version. We should dispense with comparisons to our worst case side and begin thinking about targets. A real target is the law signed

by Governor Arnold Schwarzenegger (AB 32) requiring all new construction by 2030 (that's only 14 years away) to be net zero. I have many doubts about a tall building being sustainable but I do know that given today's technology it is nearly impossible for the currently proposed building to be able to produce on site the supplemental energy needed. There is no amount of efficiencies that they can do to compensate for energy needed for lighting, pumps, elevators, etc. to run the building.

Like you I also worry about people dismissing this project out of hand just because of the proposed height. Typically that is a knee jerk reaction sometimes labeled NIMBY. However I worry more about poor design, not about the look for the building but the design of the neighborhood. This is a specialized field called urban design. Typically most practitioners attempt to create districts of complementary height, mass, use etc. that harmoniously transition to other districts. Like many things in life mutual support creates something greater than itself. And this is true also for Urban Design. Having areas with similar sized buildings offer creates a more dynamic and satisfying composition. Unfortunately the current situation that we see is a local area that does not permit great height, height beyond 85-ish ft. So the proposed project will be an anomaly in the MacArthur BART area. So it will stand out and never have be integrated into the community.

Also I wonder what an approval of this project will establish as a precedent for the City of Oakland. The City would be granting a single owner a privilege not available to any other adjacent property owner under the same or similar zoning designation. Because of the particular arrangement of the MacArthur Village it is governed by a PUD and not required to go through a variance process. Typically a variance is needed when a property owner wants to vary from the establish zoning requisitions. As part of a variance an owner must argue hardship - basically how they are being restricted from enjoying the full benefit and use of their property as permitted to others in the similar situation. I'm guessing that the developer of Parcel B is not enduring any hardship that is not felt by their neighbors of similar conditions but are lucky to make use of the PUD to pursue a specific agenda.

Like many people I am excited to be seeing the MacArthur Village project moving forward. I agree with your statement that transit stops are natural locations for density. In fact its not a new idea but an old pattern. Many cities that once had rich communal transit systems still show that pattern with pocket commercial areas around transit stops. I support the region's focus on developing these areas with more retail, office and housing. I'm wondering what you are doing to change zoning around the Rockridge BART station to allow for that densification? This is an area that could well benefit from a similar densification. Unfortunately current zoning only allows for 35ft height limit (or is it 45ft. - i have trouble distinguishing the colors on the zoning map (a little too fine grain). As I stated earlier mutual support is how to address the issues of our time. We can't look at individual grains of sand to see the whole beach.

-brian pearson

37th street

---- On Mon, 18 Jul 2016 21:24:50 -0700 **Oliver Luby d1cmkalbstaff@yahoo.com**
[greatermosswood] <greatermosswood@yahoogroups.com>wrote ----

Greetings Mosswood neighbors,

I want to clear up any misconceptions about what I have said or done regarding the proposed high-rise apartment building at MacArthur BART Transit Village (parcel B) and about receiving feedback from the community.

First of all, at no time did I say or suggest that I don't care what neighbors think or believe. In fact, I strongly encouraged the planning department and the development team to conduct robust public outreach before submitting anything for official review and hear from community residents who want to

share their concerns/opinions. As you know, I did host the past two meetings for the community and will definitely host additional meetings where city staff and the developer will be invited to hear and receive reactions from the community at large. I am committed to guaranteeing a meaningful and transparent public process for this or any proposal of this magnitude. Everyone's input is important—particularly input based on, to the extent possible, substantive information or data. However, I cannot react and base my decisions on threats to Not vote for me if I don't agree with a particular view point on this or any specific matter. That would be bad policymaking process on my part.

I also want to make it very clear that I have not negotiated any conclusions with the developer, and there have not been any 'deals' made to which I am a party. It is not unusual for developers to meet with elected officials to share their thoughts and plans for their projects. When I meet with any developer, my first and strongest advice is to do timely, robust and transparent outreach.

I have said all along (since before I took office) that a five or six story building on the interior parcels (including parcel B) of MacArthur BART Transit Village (MBTV) does not take sufficient advantage of or adequately address the need/demand for more housing in Oakland. Creating residential density at or adjacent to transit hubs including key BART stations is one of the most environmentally and climate-friendly strategies to develop cities, prevent suburban sprawl and reduce vehicle miles traveled. So I asked the Planning Director and Bridge Housing (the project owner at the time) nearly three years ago if it would be possible to add two or three additional stories to the proposed buildings on the interior parcels (including parcel B). These would be mid-rise buildings, while still having the low-rise buildings on the other parcels closest to the main streets. Unfortunately, I was told that because of construction materials that would have to be used (concrete/steel vs. wood) the cost (overall and per unit) to construct buildings that are 7-9 stories goes way up compared to a 4-6 story building. So, apparently, it just doesn't work financially to build 7-9 story buildings in Oakland. Sadly, that was that.

Subsequently, McGrath properties started some conversations with the Planning department and with my office about the possibility of substantially increasing the total number of units approved for parcel B. I told them that IF there is an approval for increasing the number of units, the additional number of units would have to include the same 20% below market units as the overall MBTV project. Various numbers of stories were suggested by the developer. At no time did I negotiate any 'deal' or communicate to the developer that I am supporting a 20-24 story building. I merely said that I am open to considering proposals that increase the number of below market units (and the total number of units) on that site.

I realize that for people who have decided now (or in the past) that they absolutely oppose ANY high-rise at this location, you would want your elected representative to agree with you and just stop it in its tracks. At this point, I am not prepared to just dismiss any such proposal out of hand.

I believe that the city can do a much better job and require more community engagement as part of its regular planning approval process. I am committed to making sure that there are additional community meetings beyond the Planning Commission hearing for resident voices to be heard and to ensure that everyone has had a chance to air their concerns, ask their questions, and make suggestions. I also believe that a shadow study will need to happen, and there will be some sort of amended or supplemental EIR for this proposal, which will invite public comment.

Thank you for your engagement and care. As always, please feel free to contact me directly with any questions or concerns at dkalb@oaklandnet.com or at 510-238-7001.

Best,
-Dan Kalb

On Tue, 7/5/16, Debbie Frye debbie.frye@gmail.com [greatermosswood]
<greatermosswood@yahogroups.com> wrote:

Subject: [greatermosswood] MacArthur BART project update
To: greatermosswood@yahogroups.com
Date: Tuesday, July 5, 2016, 7:42 PM

All - Just a

quick update from the MacArthur Bart meeting last week. I arrived about 10 minutes late, but don't think I missed a lot from the sound of things.

Most of the bulleted

items and timeline below are unchanged from the previous meeting, with the exception of the parking spaces. They showed numerous renderings of the planned building which others took pictures of and can share if they would like.

They discussed the different things that people liked/didn't like from the previous meeting as far as the landscape, parking lot, the materials used for the facade, etc. The format of the meeting was much more open than the previous one. They allowed people to voice their opinion this time rather than just ask questions. Councilman Kalb was there and seemed to be in favor of the proposed 22-story building. One of the BART board members (whose name I didn't catch) was on-board with the project as well. There were numerous questions about the last Environmental Impact Review (EIR) from 2008. The city won't know yet what level of environmental review they will require until the developer submits the actual proposal. They will require environmental studies, but they are unsure at this point how far-reaching they will be.

Catherine Payne who is overseeing this project for the City of Oakland was at this and the last meeting and stated she welcomed the public's input on the upcoming environmental review/studies. Her email is cpayne@oakland.net.

The old EIR is posted at this

link: <http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/DOWD008406>.

The final EIR is actually the Draft EIR with Appendices and the Response to Comments Document. Feel free to familiarize yourself with this document as it will come into play as this project proceeds, I'm sure. Things are moving quickly, so if this is a project you feel strongly about, educate yourself about the project/potential impacts as well as where your politicians stand on the issue.

Once again, we are neighbors and need to treat each other with respect despite where we stand on this project. If you want to start a dialogue on the subject, stick to facts, not emotions, or take it offline. There will be opportunity for our voices to be heard through various meetings, at the Planning Committee Hearing, the City Council Hearing, as well as in the

November elections. I would advise you to let your politicians know where you stand on the issue. Both Councilmembers who have a piece of Mosswood neighborhood are up for reelection in November...

Stats for the project and proposed timelines are below.

402 total units in the new proposed 22-story building. 170 are 2 or 3 bedroom units. 260 parking spaces, .65 per unit (down from the previously proposed .75 at the last meeting) Double the bike parking required by the city 10,000 square feet of retail space The developers are aiming for the LEED Gold rating for the new building

July - Submission of the Planned development to the City
August - Design Review Committee
October - Planning Committee Hearing
December - City Council hearing on the proposed development

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#yiv0015296824ygrp-lc {
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```

```
#yiv0015296824 #yiv0015296824ygrp-sponsor  
#yiv0015296824ygrp-lc #yiv0015296824hd {  
margin:10px  
0px;font-weight:700;font-size:78%;line-height:122%;}
```

```
#yiv0015296824 #yiv0015296824ygrp-sponsor  
#yiv0015296824ygrp-lc .yiv0015296824ad {  
margin-bottom:10px;padding:0 0;}
```

```
#yiv0015296824 #yiv0015296824actions {  
font-family:Verdana;font-size:11px;padding:10px 0;}
```

```
#yiv0015296824 #yiv0015296824activity {  
background-color:#e0ecee;float:left;font-family:Verdana;font-size:10px;padding:10px;}
```

```
#yiv0015296824 #yiv0015296824activity span {  
font-weight:700;}
```

```
#yiv0015296824 #yiv0015296824activity span:first-child {  
text-transform:uppercase;}
```

```
#yiv0015296824 #yiv0015296824activity span a {  
color:#5085b6;text-decoration:none;}
```

```
#yiv0015296824 #yiv0015296824activity span span {  
color:#ff7900;}
```

```
#yiv0015296824 #yiv0015296824activity span  
.yiv0015296824underline {  
text-decoration:underline;}
```

```
#yiv0015296824 .yiv0015296824attach {  
clear:both;display:table;font-family:Arial;font-size:12px;padding:10px  
0;width:400px;}
```

```
#yiv0015296824 .yiv0015296824attach div a {  
text-decoration:none;}
```

```
#yiv0015296824 .yiv0015296824attach img {  
border:none;padding-right:5px;}
```

```
#yiv0015296824 .yiv0015296824attach label {  
display:block;margin-bottom:5px;}
```

```
#yiv0015296824 .yiv0015296824attach label a {  
text-decoration:none;}
```

```
#yiv0015296824 blockquote {  
margin:0 0 0 4px;}
```

```
#yiv0015296824 .yiv0015296824bold {  
font-family:Arial;font-size:13px;font-weight:700;}
```

```
#yiv0015296824 .yiv0015296824bold a {  
text-decoration:none;}
```



```
#yiv0015296824 dd.yiv0015296824last p a {
font-family:Verdana;font-weight:700;}
```

```
#yiv0015296824 dd.yiv0015296824last p span {
margin-right:10px;font-family:Verdana;font-weight:700;}
```

```
#yiv0015296824 dd.yiv0015296824last p
span.yiv0015296824yshortcuts {
margin-right:0;}
```

```
#yiv0015296824 div.yiv0015296824attach-table div div a {
text-decoration:none;}
```

```
#yiv0015296824 div.yiv0015296824attach-table {
width:400px;}
```

```
#yiv0015296824 div.yiv0015296824file-title a, #yiv0015296824
div.yiv0015296824file-title a:active, #yiv0015296824
div.yiv0015296824file-title a:hover, #yiv0015296824
div.yiv0015296824file-title a:visited {
text-decoration:none;}
```

```
#yiv0015296824 div.yiv0015296824photo-title a,
#yiv0015296824 div.yiv0015296824photo-title a:active,
#yiv0015296824 div.yiv0015296824photo-title a:hover,
#yiv0015296824 div.yiv0015296824photo-title a:visited {
text-decoration:none;}
```

```
#yiv0015296824 div#yiv0015296824ygrp-mlmsg
#yiv0015296824ygrp-msg p a span.yiv0015296824yshortcuts {
font-family:Verdana;font-size:10px;font-weight:normal;}
```

```
#yiv0015296824 .yiv0015296824green {
color:#628c2a;}
```

```
#yiv0015296824 .yiv0015296824MsoNormal {
margin:0 0 0 0;}
```

```
#yiv0015296824 o {
font-size:0;}
```

```
#yiv0015296824 #yiv0015296824photos div {
float:left;width:72px;}
```

```
#yiv0015296824 #yiv0015296824photos div div {
border:1px solid
#666666;min-height:62px;overflow:hidden;width:62px;}
```

```
#yiv0015296824 #yiv0015296824photos div label {
color:#666666;font-size:10px;overflow:hidden;text-align:center;white-space:nowrap;width:64px;}
```

```
#yiv0015296824 #yiv0015296824reco-category {
font-size:77%;}
```

```
#yiv0015296824 #yiv0015296824reco-desc {
font-size:77%;}
```

```
#yiv0015296824 .yiv0015296824replbq {
```

```

margin:4px;}

#yiv0015296824 #yiv0015296824ygrp-actbar div a:first-child {
margin-right:2px;padding-right:5px;}

#yiv0015296824 #yiv0015296824ygrp-mlmsg {
font-size:13px;font-family:Arial, helvetica, clean,
sans-serif;}

#yiv0015296824 #yiv0015296824ygrp-mlmsg table {
font-size:inherit;font:100%;}

#yiv0015296824 #yiv0015296824ygrp-mlmsg select,
#yiv0015296824 input, #yiv0015296824 textarea {
font:99% Arial, Helvetica, clean, sans-serif;}

#yiv0015296824 #yiv0015296824ygrp-mlmsg pre, #yiv0015296824
code {
font:115% monospace;}

#yiv0015296824 #yiv0015296824ygrp-mlmsg * {
line-height:1.22em;}

#yiv0015296824 #yiv0015296824ygrp-mlmsg #yiv0015296824logo {
padding-bottom:10px;}

#yiv0015296824 #yiv0015296824ygrp-msg p a {
font-family:Verdana;}

#yiv0015296824 #yiv0015296824ygrp-msg
p#yiv0015296824attach-count span {
color:#1E66AE;font-weight:700;}

#yiv0015296824 #yiv0015296824ygrp-reco
#yiv0015296824reco-head {
color:#ff7900;font-weight:700;}

#yiv0015296824 #yiv0015296824ygrp-reco {
margin-bottom:20px;padding:0px;}

#yiv0015296824 #yiv0015296824ygrp-sponsor #yiv0015296824ov
li a {
font-size:130%;text-decoration:none;}

#yiv0015296824 #yiv0015296824ygrp-sponsor #yiv0015296824ov
li {
font-size:77%;list-style-type:square;padding:6px 0;}

#yiv0015296824 #yiv0015296824ygrp-sponsor #yiv0015296824ov
ul {
margin:0;padding:0 0 0 8px;}

#yiv0015296824 #yiv0015296824ygrp-text {
font-family:Georgia;}

#yiv0015296824 #yiv0015296824ygrp-text p {
margin:0 0 1em 0;}

```

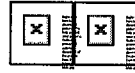
#yiv0015296824 #yiv0015296824ygrp-text tt {
font-size:120%;}

#yiv0015296824 #yiv0015296824ygrp-vital ul li:last-child {
border-right:none !important;
}
#yiv0015296824

Posted by: Oliver Luby <d1cmkalbstaff@yahoo.com>

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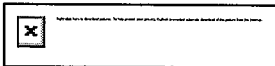


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Payne, Catherine

From: Karen Verpeet <kverpeet@yahoo.com>
Sent: Monday, August 22, 2016 1:23 PM
To: Payne, Catherine
Cc: Lisa Bach
Subject: Re: MacArthur BART Development Concerns

Thank you! Lisa Bach (cc'd here as she sent you a separate email on this topic) and I are at 425 43rd Street, Oakland, CA 94609.

Best,
-Karen

From: "Payne, Catherine" <CPayne@oaklandnet.com>
To: Karen Verpeet <kverpeet@yahoo.com>
Sent: Monday, August 22, 2016 9:11 AM
Subject: RE: MacArthur BART Development Concerns

Good morning, Ms. Verpeet. Your email address will go onto the electronic distribution list. Our official noticing is by USPS mail and you can provide me with your USPS mailing address to receive official, paper noticing. Finally, you can see project information and information regarding future hearings on the project webpage:
<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/DOWD008406>

Thank you.

Catherine Payne, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6168 | Fax: (510) 238-3254 | Email: cpayne@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Karen Verpeet [mailto:kverpeet@yahoo.com]
Sent: Saturday, August 20, 2016 8:17 AM
To: Payne, Catherine
Subject: MacArthur BART Development Concerns

Catherine,

No doubt you've been hearing from others in the community, and I am reaching out because I too am a concerned resident. I want to express my concern and disapproval regarding the planned 20-story tower at the MacArthur BART station. While I am all for creating dense urban areas, the neighborhood is not a downtown urban corridor and as such a 20-story building is completely out of place -- Temescal, Longfellow, and the other neighborhoods around the BART station are residential. There are no other tall buildings nearby (the Kaiser facility on Broadway would be the closest and tallest, though even these would pale in comparison to the planned 20-story tower at BART).

Can you confirm that you received my email? Also please let me know if there is anyone else I can reach out to or anything else I can do (attend meetings?) to stop construction of this planned tower.

Thanks,
Karen Verpeet

Payne, Catherine

From: Andre San-Chez <mauriceandre88@gmail.com>
Sent: Monday, August 22, 2016 9:16 AM
To: Payne, Catherine
Subject: RE: Mac Arthur Transit Village

Catherine Payne,

Thank you for your response. My mailing address is 668 39th St. Unit C Oakland, CA 94609.

All the Best,

Maurice André San-Chez

On Aug 22, 2016 8:44 AM, "Payne, Catherine" <CPayne@oaklandnet.com> wrote:

Good morning, Mr. San-Chez. I am the City of Oakland point of contact for the MacArthur Parcel B project and you can send your comments to me. Your email address will go onto the electronic distribution list. Our official noticing is by USPS mail and you can provide me with your USPS mailing address to receive official, paper noticing. Finally, you can see project information and information regarding future hearings on the project webpage:
<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/DOWD008406>

Thank you,

Catherine Payne, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612
| Phone: (510)238-6168 | Fax: (510) 238-3254 | Email: cpayne@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Andre San-Chez [<mailto:mauriceandre88@gmail.com>]
Sent: Friday, August 19, 2016 5:15 PM
To: Payne, Catherine
Subject: Re: Mac Arthur Transit Village

I am following up as I have not heard back from you about my previous email.

Please Advise,
Andre

On Aug 12, 2016 8:08 AM, "Andre San-Chez" <mauriceandre88@gmail.com> wrote:

Catherine,

Hello, my name is Andre I'm a Longfellow community member of North Oakland. I was writing because I was unable to attend this past Wednesdays meeting to discuss Stage 5 of the Parcel B segment of construction. I was wondering if there would be another meeting for community commentary or if you knew someone where I could send my concerns, statements, and questions.

Please Advise,

--

Maurice André San-Chez

BFA Music Theatre

University of Texas El Paso

American Theatre Wing

SpringboardNYC 2011 Alumnus

Delta Lambda Phi Social Fraternity

Phone: (915) 691-1895

Payne, Catherine

From: Karen Verpeet <kverpeet@yahoo.com>
Sent: Saturday, August 20, 2016 8:17 AM
To: Payne, Catherine
Subject: MacArthur BART Development Concerns

Catherine,

No doubt you've been hearing from others in the community, and I am reaching out because I too am a concerned resident. I want to express my concern and disapproval regarding the planned 20-story tower at the MacArthur BART station. While I am all for creating dense urban areas, the neighborhood is not a downtown urban corridor and as such a 20-story building is completely out of place -- Temescal, Longfellow, and the other neighborhoods around the BART station are residential. There are no other tall buildings nearby (the Kaiser facility on Broadway would be the closest and tallest, though even these would pale in comparison to the planned 20-story tower at BART).

Can you confirm that you received my email? Also please let me know if there is anyone else I can reach out to or anything else I can do (attend meetings?) to stop construction of this planned tower.

Thanks,
Karen Verpeet
425 43rd Street in Temescal

Payne, Catherine

From: Andre San-Chez <mauriceandre88@gmail.com>
Sent: Friday, August 19, 2016 5:15 PM
To: Payne, Catherine
Subject: Re: Mac Arthur Transit Village

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Please Advise,
Andre

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Catherine,

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Please Advise,

--

Maurice André San-Chez
BFA Music Theatre
University of Texas El Paso
American Theatre Wing
SpringboardNYC 2011 Alumnus
Delta Lambda Phi Social Fraternity
Phone: (915) 691-1895

Payne, Catherine

From: Lisa Bach <bookeditor@aol.com>
Sent: Thursday, August 18, 2016 10:26 PM
To: Payne, Catherine
Subject: MacArthur BART Development - Transit Plan - Building

Catherine:

I'm writing to express my extreme disapproval of the recent plan submitted by Boston Properties for a new development at MacArthur BART - Parcel B. The revised plan for a 20 story tower is outrageous--Temescal/MacArthur area is no place for a building that tall. I've lived in this neighborhood for 25 years, and feel very strongly about this. This area is thriving and dynamic, and to have this kind of tower built does not fit into the organic development and nature of our neighborhood. It's too tall--and will house too many people--with not enough parking (which is a current issue). I'm also a bicyclist, and very concerned about adding this kind of traffic to this community and area around BART.

I'm not sure what we can do to convince Oakland City planning that this is no place for such a tower--and will definitely ruin our unique neighborhood. Please do whatever you can to STOP this project.

Please let me know if there are meetings planned or what else we can do to share our concerns.

Thanks in advance.

Best,

Lisa Bach
425 43rd Street

Payne, Catherine

From: Deirdre Snyder <desnyderus@yahoo.com>
Sent: Monday, August 15, 2016 1:22 PM
To: Payne, Catherine
Subject: EIR for MacArthur Transit Village

Ms. Payne,

I would like to know what is happening in terms of the review of the EIR for MacArthur BART Transit Village. Is it a new EIR, or a supplemental EIR or an Addendum?

I would hope that the fact that the number of residents in Parcel B is being doubled and there is a significant increase in parking while Telegraph Ave is being limited to one lane for cars - with the addition of bike lanes will be taken into account.

Thank you for your assistance,

Deirdre Snyder

Payne, Catherine

From: mbecker@markbecker.com
Sent: Friday, August 12, 2016 1:28 PM
To: Payne, Catherine
Subject: Re: 25 story building at MacArthur Bart

Thank you. Has the great Oakland and Piedmont community been Notified? This project will impact many in upper Rockridge.

Mb

Sent from my iPhone

On Aug 12, 2016, at 1:00 PM, Payne, Catherine <CPayne@oaklandnet.com> wrote:

Mr. Becker: your comment has been added to the record. We will update the email and USPS distribution lists shortly, so that you will receive notices regarding future public hearings regarding this project. In the meantime, you can follow milestones related to the project (as far as concerns the City of Oakland) on the City of Oakland's project webpage:

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/DOWD008406>

Please let me know if you have additional questions or wish to submit additional comments. Thank you,

Catherine Payne, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6168 | Fax: (510) 238-3254 | Email: cpayne@oaklandnet.com |
Website: www.oaklandnet.com/planning

From: Flynn, Rachel
Sent: Thursday, August 11, 2016 12:13 PM
To: Mark Becker
Cc: Payne, Catherine
Subject: 25 story building at MacArthur Bart

Mark, I'm copying Catherine Payne, the project Planner, who can advise you on next steps, etc. Thanks,
Rachel

Rachel Flynn AIA
Director | Planning & Building Department | City of Oakland
510 . 238 . 2229

From: Mark Becker [<mailto:mbecker@markbecker.com>]
Sent: Tuesday, August 09, 2016 5:26 PM
To: Flynn, Rachel
Subject: 25 story building at MacArthur Bart

Hi Rachel,

I hope all is well. I understand the MacArthur Bart station has a 25 story building proposed on a property originally approved for 8 story. The developer happens to be a friend of mine and I greatly respect their firm. However, as a property owner on 40th, I am opposed to this proposal and would like to know who to send a letter to.

Although I agree housing is needed and that it should be more dense. 8 stories feels like the absolute max that a building should be in this rather intimate neighborhood where the next tallest building permitted is around 40'. A high-rise of this nature feels like it should be downtown where the other high -rise towers are. It will definitely affect the intimacy of the Temescal neighborhood, block a significant portion of afternoon sunsets enjoyed by many along the 40th street corridor and will be a visual distraction for many in the Oakland and Piedmont foothills with views to the bay. I really feel that it will be a very odd addition. Like redwoods, high rise buildings work much better in clusters.

Please advise where the developer is at in the process and how my voice can be heard. I am unfortunately out of town tomorrow during the hearing. Will there be more hearings?

Mark Becker
Mark Becker Incorporated
420 40th unit 1
Oakland, CA 94609
mbecker@markbecker.com
Mark Becker
Mark Becker Incorporated
420 40th unit 1
Oakland, CA 94609
mbecker@markbecker.com
o [510-658-6889](tel:510-658-6889) x17
c [510-589-5547](tel:510-589-5547)

Payne, Catherine

From: Barbara Leslie <bleslie@oaklandchamber.com>
Sent: Thursday, August 11, 2016 3:28 PM
To: Payne, Catherine
Subject: Letter of support
Attachments: MaCarthur Station.docx

I am not sure our speaker distributed this yesterday.

Here you go.

Barb

Payne, Catherine

From: Flynn, Rachel
Sent: Thursday, August 11, 2016 12:13 PM
To: Mark Becker
Cc: Payne, Catherine
Subject: 25 story building at MacArthur Bart

Mark, I'm copying Catherine Payne, the project Planner, who can advise you on next steps, etc. Thanks, Rachel

Rachel Flynn AIA
Director | Planning & Building Department | City of Oakland
510 . 238 . 2229

From: Mark Becker [mailto:mbecker@markbecker.com]
Sent: Tuesday, August 09, 2016 5:26 PM
To: Flynn, Rachel
Subject: 25 story building at MacArthur Bart

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Although I agree housing is needed and that it should be more dense. 8 stories feels like the absolute max that a building should be in this rather intimate neighborhood where the next tallest building permitted is around 40'. A high-rise of this nature feels like it should be downtown where the other high -rise towers are. It will definitely affect the intimacy of the Temescal neighborhood, block a significant portion of afternoon sunsets enjoyed by many along the 40th street corridor and will be a visual distraction for many in the Oakland and Piedmont foothills with views to the bay. I really feel that it will be a very odd addition. Like redwoods, high rise buildings work much better in clusters.

Please advise where the developer is at in the process and how my voice can be heard. I am unfortunately out of town tomorrow during the hearing. Will there be more hearings?

Mark Becker
Mark Becker Incorporated
420 40th unit 1
Oakland, CA 94609
mbecker@markbecker.com
Mark Becker
Mark Becker Incorporated
420 40th unit 1
Oakland, CA 94609
mbecker@markbecker.com
o [510-658-6889](tel:510-658-6889) x17
c [510-589-5547](tel:510-589-5547)

Payne, Catherine

From: Merkamp, Robert
Sent: Wednesday, August 10, 2016 11:52 AM
To: Payne, Catherine
Attachments: Fwd: One more email about the MacArthur Tower; Fwd: MacArthur Station Tower

OAKLAND

CHAMBER of COMMERCE

August 10, 2016

Members of the Design Review Committee,

On behalf of the Oakland Chamber of Commerce I would like to convey our support for the MacArthur Station/Transit Village Parcel B Housing proposal. Housing availability continues to be a focus area for the Chamber and this project provides hundreds of units, including affordable, to alleviate the critical shortage we are faced. The Chamber also supports the developers focus on maximizing transit oriented development by proposing high density near existing transportation as well as its priority of ground floor retail coupled with a welcoming pedestrian plaza to connect the development with the surrounding neighborhood.

This project will be a tremendous catalyst for the Temescal District, creating a much needed gateway from the BART station and provide the critical residential mass to support and grow our small business corridor on Telegraph; further connecting it to our vibrant downtown.

It is for these reasons that the Oakland Chamber of Commerce urges the Design Review

Committee to approve the project.

Respectfully Submitted,



Barbara Leslie
President and CEO

Payne, Catherine

From: Adhi Nagraj <nagrajplanning@gmail.com>
Sent: Wednesday, August 10, 2016 11:51 AM
To: Merkamp, Robert; Jahmese Myres; cmanusopc@gmail.com
Subject: Fwd: One more email about the MacArthur Tower

Adhi Nagraj
Development Director
BRIDGE Housing Corporation

Begin forwarded message:

From: Gloria Bruce <gloriabruce00@gmail.com>
Date: August 10, 2016 at 11:42:00 AM PDT
To: nagrajplanning@gmail.com
Subject: One more email about the MacArthur Tower

I am sure you are getting a lot of emails about this MacArthur tower that will be in front of the DRC today.

I will not be getting very involved in this, either professionally or personally, but thought I should give my perspective after talking and hearing from my neighbors in the area. I agree with some of my neighbors that the scale of the tower is pretty out-of-step with everything that is surrounding it; it feels like a shock to the neighborhood. There's so much more densification that could/should happen on the surrounding streets before we jump right to the high-rise stage! However, I also very much understand the need for more density at a BART station and the need for more housing supply. I am little concerned with the market holding out long enough for a tower at this scale to be completed or occupied - one of my architect friends suspects they are just in it to get the entitlements and flip the land, and I hope that's not the case. If this were, say, a 12-story building, I'd be really excited - at 20+ stories I'm less enthusiastic to say the least. I'm also curious if folks at Mural have gotten any specific outreach from McGrath and what they have to say about it.

What I would hate is for this to become another East 12th style fight with neighbors concerned about gentrification fighting over a prime public parcel. So I urge you and the other commissioners to take their concerns seriously, especially the questions raised about the EIR findings. My experience with folks in the Mosswood neighborhood is that they are not (generally) NIMBYs - they were pro-development with the transit village in general but feel that this tower is a bait-and-switch. I'm afraid the rhetoric on both sides is not helping people assess the real merits or drawbacks of this tower.

I don't like the size of this tower on a gut level, but as a housing advocate, I can't really argue intellectually too hard against it if it includes a decent amount of BMR homes. My primary concern, then, is that the community gets some *real* and increased benefits back in return for a very significant zoning and density change that benefits the developer. I hope you will ask some tough questions about the amount of inclusionary housing included and whether it can be

increased (or some units rented at even below 80% AMI) and what else the developer is planning to do. While all of the environmental/urbanist aspects being currently touted are nice - reduced parking, LEED certification - these are not, in my mind, true community benefits that represent land value recapture. Reduced parking is popular with the urban set and makes sense next to BART, but it fundamentally few parking spaces are a cost-saving benefit to the developer. They need to up their game, and more affordable housing seems like the way to do it.

Thank you for reading! Hope to see you soon,
Gloria

Payne, Catherine

From: Adhi Nagraj <nagrajplanning@gmail.com>
Sent: Wednesday, August 10, 2016 11:50 AM
To: Merkamp, Robert; Jahmese Myres; cmanusopc@gmail.com
Subject: Fwd: MacArthur Station Tower

Adhi Nagraj
Development Director
BRIDGE Housing Corporation

Begin forwarded message:

From: michael thorn <michael.d.thorn@gmail.com>
Date: August 10, 2016 at 11:40:43 AM PDT
To: cmanusopc@gmail.com, Chris Pattillo <pattillo@pgadesign.com>, cpayne@oaklandnet.com, Adhi Nagraj <nagrajplanning@gmail.com>
Subject: MacArthur Station Tower

Hello

I wanted to reach out to you today to express my support for the construction of the 24 story apartment building at MacArthur Station. Unfortunately, I'm unable to attend today's meeting, as it conflicts with my work schedule. While I no longer live in Temescal/Mosswood, as I did for 10 yrs, I remain a resident and homeowner in Oakland and welcome development such as this to help reduce the pressure of our housing crunch.

Thank you for your time.

Michael Thorn
1036 Peralta St
Oakland, CA

Payne, Catherine

From: Oliver Kay <okay@law.berkeley.edu>
Sent: Tuesday, October 11, 2016 11:09 AM
To: Payne, Catherine
Subject: Opposed - 24 Story Tower on Parcel B

Good day Ms. Payne,

My name is Oliver Kay and I am a 25 year resident of No. Oakland this year. I am writing to share my opposition to the proposed 24 story tower to be developed by Boston Properties on Parcel B next to the Macarthur BART.

At the current 260 feet this tower is far too big to accomodate the surrounding character of this neighborhood and does not in any way conform to the established height limits permitted under Oakland zoning.
(Our surrounding neighborhood consists of a mix of single family homes and 2-4 story apartment buildings)

Furthermore, the Environmental Impact Study that was done did not approve a building anywhere near this height and I believe the city must conduct an entirely new Environmental Impact Report and prove CEQA compliance.

I strongly urge you, as Oakland's City Planner, to reconsider Boston Properties' application.

Sincerely,

Oliver Kay

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