

EAST BAY FOR EVERYONE

May 30, 2024

Oakland Planning Bureau
250 Frank Ogawa Plaza
Oakland, CA 94610

RE: Parcel N - Brooklyn Basin

Deputy Director Manasse,

East Bay for Everyone (EB4E) recently learned of plans by Signature Development to amend the Brooklyn Basin land use entitlements, including preliminary development plans and development agreement, to convert Parcel N from a dedicated park use to housing.

While EB4E has been an advocate for increased housing options in Oakland we must respectfully oppose this proposed change to the Brooklyn Basin development plan. For reasons outlined below, the commitments made for park space as part of the planning process for Brooklyn Basin must be maintained.

- As Oakland grows denser it must continue to add open and park space, especially in non-Oakland Hills locations.
- The proposed change in use undercuts years of planning done for Estuary Park by the City and its partners in the community. It threatens the viability of the following elements considered as part of the draft Estuary Park Master Plan: dog park, multi-use lawn, festival plaza, habitat garden and water filtration systems. A change in use would force the City to reduce or eliminate these or other park uses.
- The planned change in use would likely increase permeable surface area and reduce the ability of the Estuary Park Master Plan to protect against sea level rise.

EB4E supports increased housing density in the Brooklyn Basin development project as well as more homeownership options. We are supportive of greater height and floor area as well as reductions in on- and off-street parking in order to facilitate more housing development on residential and mixed-use areas identified within the current Brooklyn Basin land use

entitlements. We are also open to other strategies to increase the financial viability of multifamily homeownership options (Cf. suburban townhome typologies).

We are interested in the full realization of Brooklyn Basin as a thriving community with mixed-income and mixed-tenure housing, commercial uses, park and open space. The short-term economic headwinds do not, however, justify abandoning the planning done for park space at Parcel N.

Sincerely,

Jonathan Singh
Co-Executive
East Bay for Everyone



Portobello Residential Owners Association

7 Embarcadero W Oakland CA 94607 portobellohoaboard@gmail.com

July 26, 2024

To whom it may concern:

The Portobello HOA Board was extremely distressed to learn that Signature Development Group, the developer of Brooklyn Basin, is seeking the City of Oakland's approval to construct 80-90 market-rate housing units on "Parcel N" land. Parcel N is a 4-acre abandoned former parking lot between the Embarcadero and Estuary Park that Signature agreed to remediate and then deed to the City as public open space. Parcel N together with Estuary Park comprise the footprint of the [Estuary Park Master Plan](#), a *voter approved and voter funded* design to turn a neglected piece of Oakland's waterfront into a world-class public gem. Over the past several years, the City expended ~\$1.4 Million in design development that included stakeholder input from four community engagement meetings. Oakland residents, overwhelmingly supportive of the plan to restore and expand Estuary Park, approved \$198M in bond funding through Measure DD. Oakland residents have been eagerly awaiting the start of Estuary Park's restoration, which was slated to begin in FY 24/25.

We learned at the July Measure DD Community Coalition meeting that Brooklyn Basin's developers are seeking to build luxury housing on Parcel N and renege on the Tideland Trust Exchange Agreement to deed Parcel N to the City, denying Oaklanders of the long-promised world-class waterfront park. Imagine our concern upon hearing that the City removed Measure DD funding from the FY 24/25 budget and is halting all work plans involving Parcel N in order to give the developer time to submit a revised development proposal.

Oakland needs a future-thinking City plan that includes safe, beautiful, dedicated waterfront open space. The developer has land *within* their planned building siting, *not* promised for public open space, on which to build 600 additional units. We are concerned that short-sighted planning decisions influenced by the current budget deficit will result in the loss of this public waterfront parkland, diminishing the quality of life for residents, destroying a potential tourist and travel destination, and decimating watershed and wildlife habitat. A block of townhomes would mean the loss of stellar views for passers-by. It would potentially limit the park's existing uses such as the Fire Department's training sessions, rowing clubs' early morning rowing camps, and the brass band that practices of an evening.

Estuary Park's restoration would ensure that Oakland is a place where people *want* to live and that Jack London Square becomes a destination location. Consider this week's reporting by the [SF Chronicle](#) and [SF Gate](#) on the "world-class" park redesign and restoration of Embarcadero Plaza along the San Francisco waterfront, creating "...a waterfront destination that embraces iconic views and contributes to the City's ongoing revival." San Francisco is in the process of redesigning public spaces "to make downtown a place where people want to be." Oakland has already created the plans for its own waterfront destination, funded the plan's execution, and secured public support. We need the City's commitment to honoring and action toward realizing the Estuary Park Master Plan.

The Portobello HOA Board represents 200 homeowners. We strenuously oppose the development of Parcel N. We stand behind the Measure DD Community Coalition's position statement in calling for City policymakers and staff to reject any privatization of the legally-defined public land known as Parcel N and we urge the City to *move forward with the Estuary Park Master Plan as designed for and approved by the Oakland community*.

Respectfully,

Jeremy Laurin, Board President

on behalf of the full Portobello Residential HOA Board

cc: Mayor Sheng Thao
Chief of Staff Leigh Hanson
City Council President Nikki Fortunato Bas
City Councilmember Carol Fife
PRAC Chair Tam Tran
OPRF ED/CEO Mandolin Kadera-Redmond
City Administrator Jestin Johnson
Assistant City Administrator Betsy Lake
Assistant City Administrator LaTonda Simmons
Assistant City Administrator Harold Duffey
EWD Director Ashleigh Kanat
EWD Project Manager Kelley Kahn
OPRYD Director Fred Kelley
OPRYD Capital Improvements Coordinator Quincy Williams
OPW Interim Director Michael Kashiwagi
OPW Manager Christine Reed
OPW Watershed Program Supervisor Terri Fashing
Planning & Building Deputy Director Ed Manasse
Planning & Building Director William Gilchrist
Planning & Building Manager Catherine Payne
Planning & Building Planner Christopher Tan

350 Bay Area
350 East Bay
1000 Grandmothers Bay Area
Alameda County Interfaith Climate Action Network
Alliance of Californians for Community Empowerment – Oakland
Asian Pacific Environmental Network
Audubon California
Bay Area Climate Action Mapping Project
Bay Area Regional Collaborative
Bay Conservation and Development Commission
Bay Planning Coalition
Bike East Bay
California Coastal Conservancy
California Environmental Justice Alliance
California Foundation on the Environment and the Economy
East Bay Alliance for a Sustainable Economy
EcoCity Builders
Greenbelt Alliance
Oakland Climate Action Coalition
Protect the Bay Coalition
San Francisco Bay Restoration Authority
Sierra Club
Sunflower Alliance
Urban Creeks Council

Artemis Rowing
California Rowing Club
East Bay Rowing Club
Friends of California Crew
Golden State Rowing Club
Lake Merritt Boating Center Advisory Committee
Lake Merritt Rowing Club
Marcia's Enthusiastic Masters of Oakland
Oakland Athletic Rowing Society
Oakland Barracuda Aquatic Club
Oakland Strokes Rowing
Oakland Triathlon Club
Odyssey Open Water Swimming
The Embarcadero Rowing Club
West Grand Brass Band

Broke Ass Stuart
East Bay Times
KALW
KQED
KTVU
San Francisco Chronicle
SF Streets Blog
SFGate
The Oaklandside



Oakland Measure DD Trust for Clean Water and Safe Parks Community Coalition

August 5, 2024

TO: Jestin D. Johnson, City Administrator
G. Harold Duffey, Assistant City Administrator for PWA & Parks
Dr. William Gilchrist, Director of Planning & Building
Edward Manasse, Assistant Director of Planning
Nikki F. Bas, City Council President

Request Of The Measure DD Community Coalition To Proceed With The "Expansion And Improvement Of Estuary Park," As Stipulated In The Measure DD Bond Of 2002

In March of this year, the Coalition learned that the developer of Brooklyn Basin had initiated action to obtain City approval for the construction of 80 to 90 residential units and associated constructions on "Parcel N," the parcel designated by the City and relevant agreements for the long-sought and planned expansion of Estuary Park.

After extensive inquiries and research by an Estuary Park Task Committee, the Coalition, on 15 July 2024, adopted the following resolution:

"POSITION STATEMENT" on ESTUARY PARK by the Measure DD Community Coalition

"It is the position of the Measure DD Community Coalition that the City should move forward with its established [Estuary Park Master Plan](#), and should reject emerging initiatives to convert any portion of the designated park site for private residential or commercial use -- which would also conflict with the Development Agreements for Brooklyn Basin.

We, the Measure DD Community Coalition, urge City policymakers and staff to reject any such privatization of legally defined public land. The Measure DD Coalition, various stakeholder groups, and the broader affected community will vigorously oppose administrative efforts to amend, rezone, or modify the density or land use designation of Parcel N.

Please also be informed of the Coalition's intent to diligently pursue the ultimate completion of Estuary Park, as presently designed -- a major project of the Measure DD Bond Proposition of 2002.

*The Oakland Measure DD Community Coalition
(Organizations of Attendees at the Coalition's July 15 meeting where the vote was unanimous)*

*Bike East Bay
Coalition of Advocates for Lake Merritt
East Bay Rowing Club
Essex Community Action Committee*

Lake Merritt Advocates
Lake Merritt Conservancy
Lake Merritt Institute
Lake Merritt Weed Warriors
Measure DD Community Coalition
Oakland Heritage Alliance
Oakland Parks and Recreation Foundation
Portobello Residents Association
Rotary Nature Center Friends
Waterfront Action



NORTHERN ALAMEDA COUNTY GROUP
ALAMEDA ALBANY BERKELEY EMERYVILLE OAKLAND PIEDMONT SANLEANDRO

Mayor Sheng Thao and Oakland City Council
1 Frank H. Ogawa Plaza,
Oakland, CA 94612

Dear Mayor Thao and Councilmembers,

The Sierra Club and our members express our strong support for the City's plan for renovating and expanding Estuary Park—the City's major park with access to the waterfront and the Estuary.

Recently, we learned that the developer of Brooklyn Basin is seeking City approval to construct 81 private homes on "Parcel N"—a portion of the Estuary Park site. We understand that if approved, this proposal would invalidate the \$1.4M Estuary Park Master Plan already developed by the City of Oakland, forcing a complete redesign to a smaller park without many of the features sought by the community. Such a change would be costly, wasteful of City staff resources, and disappointing to local citizens. Instead, we support the City Council's principle of "Public Land for Public Good".

We stand firmly with the Measure DD Community Coalition and The Portobello Residential Owners Association—neighbor to Estuary Park—in opposing any changes in the Master Plan. We strongly urge the City to proceed immediately with the community-approved Plan for the Park.

Sincerely

Maxwell Davis, Chair
Sierra Club Northern Alameda County Group