

Agenda
Meeting of the Oakland Parks and Recreation Advisory Commission (PRAC)
Wednesday, September 8, 2021 - 4:30 PM

Zoom Webinar Information:

When: Sep 8, 2021 04:30 PM Pacific Time (US and Canada)

Topic: Parks and Recreation Advisory Commission (PRAC) Meeting Agenda –
September 8, 2021

Please click the link below to join the webinar: <https://us06web.zoom.us/j/85235966239>

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2. To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to speak when Open Forum is taken or after an eligible agenda item has been presented. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing *6.

3. To submit comments to the PRAC prior to the meeting, send an email to: publiccomments2prac@oaklandca.gov by 10:00 a.m. the day before. List the following information on the “subject” line of your email:

Public Comments: PRAC meeting dd/mm/yy (date of the scheduled meeting)

>>>Replies will not be sent from this email address<<<

If you have questions, email Diane Boyd, Executive Assistant to the Director of Oakland Parks, Recreation and Youth Development dboyd@oaklandca.gov. Thank you.



PARKS AND RECREATION ADVISORY COMMISSION - PRAC
Wednesday, September 8, 2021, 4:30 P.M.
Agenda

1. CALL TO ORDER:
2. ROLL CALL:
ALLEN, DUHE, HA, KOS-READ, MOORE, REILLY, D. SMITH, K. SMITH
TORRES, TRAN AND WALTON
3. DISPOSITION OF MINUTES:
4. MODIFICATION OF THE AGENDA:
5. OPEN FORUM:
6. CONSENT NEW BUSINESS:
7. NEW BUSINESS:
 - A. **BROOKLYN BASIN PROJECT MODIFICATIONS PROPOSAL:
MARINA EXPANSIONS.**

 - B. **NOT USED**

 - C. **REQUEST FOR THE PARKS AND RECREATION ADVISORY
COMMISSION TO REVIEW, PROVIDE COMMENTS AND
RECOMMEND ACCEPTANCE OF A GIFT FROM PROJECT
BACKBOARD, IN PARTNERSHIP WITH ARTIST ADIA MILLETT, FOR
THE LOWELL PARK BASKETBALL COURT RENOVATION
PROJECT.**
8. PLANNING AND CONDITIONAL USE PERMITS:
9. MEASURE Q:
10. UPDATE FROM DIRECTOR, COMMITTEES, RECREATION ADVISORY
COUNCILS & ANNOUNCEMENTS:
11. CONTINUATION OF OPEN FORUM:
12. ADJOURNMENT:

Next Meeting:

Wednesday, October 13, 2021

Via Zoom

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PARKS AND RECREATION ADVISORY COMMISSION - PRAC

Wednesday, August 11, 2021 - 4:30 P.M.

Minutes and Recording Link

http://oakland.granicus.com/MediaPlayer.php?publish_id=2a9995fa-04fc-11ec-9f1e-0050569183fa

1. CALL TO ORDER:

2. ROLL CALL: 4:30 PM

ALLEN, DUHE, HA, KOS-READ, MOORE, REILLY, D. SMITH, K. SMITH,
TORRES, TRAN AND WALTON

Present: (8) Commissioners Allen, Duhe, Kos-Read, Moore, Reilly, Torres,
Tran, and Walton

Excused: (2) Commissioners Ha, K. Smith

Absent: (1) Commissioner D. Smith

3. DISPOSITION OF MINUTES:

July 14, 2021

Motion: Commissioner Reilly entertained a motion to recommend approval of the July 14, 2021, meeting minutes including changes as requested. **Moved by:** Commissioner Allen. **Second by:** Commissioner Tran. **Vote: 6 - Yes:** Commissioners Allen, Duhe, Kos-Read, Reilly, Tran and Walton. **2 - Abstain:** Commissioners Moore and Torres. **Motion:** Pass.

4. MODIFICATION OF THE AGENDA:

5. OPEN FORUM:

6. CONSENT NEW BUSINESS:

A. REQUEST FROM OAKLAND EAST BAY GARDEN CENTER, INC. AND FRIENDS OF THE GARDENS AT LAKE MERRITT (FGLM) TO COLLECT FUNDS ON SITE AT THE ANNUAL AUTUMN LIGHTS FESTIVAL/FUNDRAISER AT LAKESIDE PARK GARDEN CENTER AND THE GARDENS AT LAKE MERRITT ON THURSDAY, OCTOBER 14, 2021 - SATURDAY, OCTOBER 16, 2021 FROM 6:00PM-11:00PM

B. REQUEST FROM SOOAKLAND LLC APPROVAL TO COLLECT ON-SITE ENTRY FEES AND DONATIONS FOR SOOAKLAND DAY IN THE PARK EVENT TO BE HELD AT JOAQUIN MILLER PARK ON SUNDAY, SEPTEMBER 26, 2021, 1:00PM-7:00PM.

C. REQUEST FROM OAKLAND LGBTQ COMMUNITY CENTER FOR APPROVAL TO COLLECT FUNDS ONSITE THROUGH VENDOR SALES OF MERCHANDISE, CRAFTS AND DONATIONS AT PRIDE IN THE PARK HELD AT LAKESIDE PARK (EDOFF MEMORIAL BANDSTAND) ON SATURDAY, SEPTEMBER 11, 2021, FROM 12:00PM-6:00PM.

D. REQUEST FROM DOPEONLY (DO) PERMISSION FOR APPROVAL TO COLLECT ONSITE ENTRY FEES, SALES OF ALCOHOLIC BEVERAGES, SALES OF FOODS AND MERCHANDISE AT THEIR COOL WATER EVENT TO BE HELD AT LAKESIDE PARK GARDEN CENTER ON SATURDAY, SEPTEMBER 4, 2021 FROM 2:00PM -8:00PM.

Commissioners held a discussion regarding Consent Item events including PRAC approval and staff vetting of applications. Oakland Parks and Recreation Central Reservations staff assured the body that items placed on Consent are from applicant organizers of events in good standing with the department, and that each event has been held three times without incident, all documentation and permits provided, and compliance with park rules have been observed.

Chair Reilly will continue the discussion at a future meeting to explore PRAC's scope of approval and possibly changing the Consent qualification requirements to accommodate the Commission's growing substantive calendar.

Motion: Commissioner Reilly entertained a motion to recommend approval of Consent Items 6A – 6D. **Moved by:** Commissioner Allen. **Second by:** Commissioner Duhe. **Vote: 8 - Yes:** Commissioners Allen, Duhe, Kos-Read, Moore, Reilly, Torres, Tran, and Walton. **Motion:** Pass.

7. **NEW BUSINESS:**

A. Not Used

B. Not Used

C. REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO RECEIVE AND PROVIDE COMMENT ON AN INFORMATIONAL REPORT AND UPDATE ON OAKLAND'S URBAN FOREST MASTER PLAN AND TREE INVENTORY.

The Parks and Recreation Advisory Commission reviewed the staff report on Item 7C presented by Gordon Matassa, Administrative Analyst and Certified Arborist.

The Commission was informed that in 2018 Oakland Public Works, received a grant from the California Department of Forestry and Fire Protection to carry-out a three-part project which included conducting 1) a tree inventory, 2) developing an Urban Forest Master Plan (UFMP), and 3) plantings 700 trees in disadvantaged communities through Oakland.

The City contracted with Davey Resource Group to complete the inventory and develop the UFMP. The inventory included the physical inspection, tree species identification, size, health and condition of street trees in public areas, landscaped parks and City facilities. Trees in open parks were not included. The inventory was completed in April of 2021 and included a final total of 68,867 trees. A potential of 29,006 vacant sites were identified for future planting. The result of the tree inventory will inform staff of the health and condition of Oakland's urban forest and the environmental, health benefits provided to the community.

Staff shared that the Urban Forest Master Plan is poised to answer 4 questions including:

- What is the distribution and condition of Oakland's urban forest?
- What are our future goals for Oakland's urban forest?
- What are the strategies to achieve these goals?
- How do we implement these strategies and monitor progress?

Staff further informed the Commission that, community outreach for the UFMP will be equity focused toward reaching black, brown and indigenous communities in coordination by Oakland Public Works, the Department of Race & Equity, and the Davey Resource Group. Plans are underway to develop a Request for Proposal (RFP) for community groups to submit proposals for engaging community members. Staff encouraged the community to visit www.publicinput.com/Oaklandtrees.com for more information on regarding the RFP.

Public Comments: There were 7 speakers.

Commission Comments:

Staff confirmed for the Commission that the health of those trees surveyed will be included in the UFMP and that future grants could be written for planting more trees beyond the 700 in the UFMP. The PRAC Tree Committee requested updates and that the same be provided to the Oakland Parks and Recreation Foundation.

The staff presentation was made via Power Point.

Motion: Commissioner Reilly entertained a motion to recommend PRAC accept the informational report regarding Oakland's Urban Forestry Project. **Moved by:** Commissioner Moore. **Second by:** Commissioner Duhe. **Vote: 8 - Yes:** Commissioners Allen, Duhe, Kos-Read, Moore, Reilly, Torres, Tran, and Walton. **Motion:** Pass.

D. REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO RECEIVE AN INFORMATIONAL REPORT FROM OAKLAND-RESIDENT, MEGAN PALSA, ON THE ENVIRONMENTAL IMPACTS TO JOAQUIN MILLER PARK AS A RESULT OF THE CURRENT USE IN CONJUNCTION WITH THE ABSENCE OF ADEQUATE CITY MONITORING.

The Parks and Recreation Advisory Commission reviewed the informational report on Item 7D presented by Oakland resident, Megan Palsa.

Ms. Palsa informed the Commission of her concerns and observations of Joaquin Miller Park during her daily visits over a two-year period. She cited rapid deterioration of the park, specifically on the multi-use trails and the extensive introduction of new rogue trails. She asserted that Joaquin Miller Park is a multi-use park frequented by visitors from all over the Bay Area from as far as Gilroy and Watsonville. On a weekly and monthly basis, she has witnessed it used by camping programs, City schools, and racially and economically diverse users.

She noted that stakeholder users function separately and without coordination. On a Saturday, Ms. Palsa conducted an informal tally of people visiting Joaquin Miller Park and noted 500 bikers, 1000 hikers and 0 equestrian on the premises with little signage, almost nonexistent trail maintenance or application of forest rules and regulations. Ms. Palsa further asserted the lack of City presence.

Ms. Palsa made 4 several recommendations:

- That the Commission support an assessment on the current state of Joaquin Miller Park, including a physical visit with an environmentalist/naturalist and
- Focus on sanctioned and unsanctioned trails and the environmental effects (
- Conduct a formal weekend tally of hikers, bikers and equestrian users
- Conduct an investigation of agreements between the City and stakeholders, determine if they are being followed and make revisions to avoid conflict of interest.
- Draw on the methodology and examples of the numerous local regional and state entities that are currently in California balancing excessive use of Redwood parks with strict regulations

The Cinderella and Chaparral Trails were identified as single tract trails popular among bikers and reported to be worn down to bedrock.

Ms. Palsa requested the Commission review the studies referenced in her report.

Public Comments: There were 4 speakers.

Commission Comments:

Chair Reilly acknowledge appreciation for the report and the initial process of addressing concerns at Joaquin Miller Park and would rely on staff's guidance for taking steps on the recommendations presented.

Clinton Pugh Park Supervisor II with Oakland Public Works welcomed the report and acknowledged OPW's role under maintenance and Parks and Rec for programming. He further acknowledged the unprecedented usership of the park due to COVID and encouraged a collective effort would be needed to find solutions and plan development.

Chair Reilly questioned staff on the effects of funding and resources to Joaquin Miller Park based on its designation as an open space versus a city park.

OPW staff informed the Commission that the departments workforce level does not Services are focused on

The Commission and staff engaged in a discussion regarding the effects on funding and resources to Joaquin Miller Park based on its designation as an open space park versus a city park. OPW staff informed the Commission that the department directs services to those Parks and Recreation areas where there are developed children, youth sports programming, and that more staff is need to service open space areas. Redesignating the Joaquin Miller to a city park would not change the need for funding and staffing the 500 acres and trails. Parks and Recreation Assistant Director Dana Riley offered that the open space categorization of the parks offers more protection and greater opportunity for grant funding.

Chair Reilly acknowledge not having a dedicated PRAC liaison to Joaquin Miller was an oversight and sought a volunteer for the post. Adding that have a point person to begin the engagement process would be a good start, and that the Commission is not in a position to accept all of the recommendation without knowing the full impact of implementation. Chair offered an ad hoc committee could be formed once the liaison gathered more information.

Commission Torres volunteered to be the PRAC liaison to Joaquin Miller Park and welcomed support from other members. The Chair established that it was not necessary to make a motion on the assignment as Joaquin Miller Park's liaison.

Presenter Palsa confirmed her support the Commission's action to have a PRAC liaison to Joaquin Miller Park and offered support to Commissioner Torres.

Motion: Commissioner Reilly entertained a motion to recommend accept the Joaquin Miller Informational Report but not the recommendations at this time. **Moved by:** Commissioner Tran. **Second by:** Commissioner Kos-Read. **Vote: 8 - Yes:** Commissioners Allen, Duhe, Kos-Read, Moore, Reilly, Torres, Tran and Walton. **Motion:** Pass.

E. REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO APPROVE THE CONTINUED USE OF PARK SPACE ADJACENT TO EL EMBARCADERO FOR A VENDING PILOT ON SATURDAYS AND SUNDAYS

At the July 14, 2021 Parks and Recreation Advisory Commission, made a motion to: Extend the Vending Pilot Program for one month as is and in its current state, at its current location and current frequency to allow staff and the Lake Merritt Taskforce and Mobile Vending Pilot Program subcommittee to meet with the enforcing bodies as well as City representative to discuss a long-term plan whether it is until the end of November 2021 or in perpetuity.

Greg Minor with Special Activity Permit Division - Department of Economic and Workforce Development presented the report for Item 7E.

The recommendation to continue for the Pilot Vending program through November 2021 remain the same as from the previous month for 3 primary reasons:

- Since fall of 2020 to last spring 2021, the program helped local vendors impacted economically by COVID-19 continued to make a living while the City emerges from the pandemic.
- The program has provided a pathway to compliances and assists staff in curbing unpermitted activity at the Lake Merritt.
- The City Council has allocated funding to cover the management of the program through November of 2021.

Staff welcomed PRAC's input with framing the program for the coming months and exploring locations. It was suggested that continued unpermitted activities at Lake Merritt is a citywide issue to be addressed by enforcement departments, and that those issues may be exacerbated if restrictions are placed on the program or if it is eliminated.

Staff introduced Aurice Guyton Associate with the Black Vendors Association to provide information regarding program participants.

- As of August, there were roughly 50 vendors - the LA vendor will no longer participated in the program at that time
- During the previous weekend – 35 vendors were from Oakland, 1 - San Leandro, 2 - San Francisco, 2 - Sacramento, 2 - Walnut Creek, 4 Vallejo, Berkeley (no number provided)
- I merchant opened a small store front in Oakland (started selling merchandise and t-shirts through the Pilot Vending program in 2020).
- A majority of the participating vendors received a seller permits and business licenses.
- Vendors living outside of Oakland received a City of Oakland business tax license.

Public Comments: There were 16 Speakers.

Commission Comments and Questions:

Chair Riley invited Council President Bas and Councilmember Fife to make comments. Both representatives support the efforts of the Vending Pilot program and its continuance through November while a more permanent sustainable path forward utilizing area across the city and addressing the various stakeholder concerns.

The PRAC subcommittee reported that efforts are underway to receive more detailed information from the Cultural Affairs Commission regarding rules for use of public space beyond Lake Merritt.

Meetings were held with community and staff stakeholders to discuss the El Embarcadero site, Council President Bas and staff, and the Farmer’s Market organizer at Splash Pad Park. The Committee reported Council President Bas’ office support of the Vending Pilot program being extended to the end of the year. The Farmer’s Market organizer was in support of the program, but not its relocation to Splash Pad Park because of their own ongoing maintenance issues and concerns for support by the City, thereby making the site non-viable for the purpose of the Pilot. OPD suggested a brochure highlighting City park rules and ordinances would be helpful with the efforts to reduce illegal activities and educate the public. City Vending program staff and the Black Vendors Association, with guidance from the PRAC, will draft long-term plans for the Vending program for review and consideration.

Commissioner Allen made a motion to:

Move to approve the continued use of park space adjacent to El Embarcadero for a Vending Pilot on Saturdays only, and until the current funding runs out in November 2021. After which time, City staff and the Oakland Black Vendors Association will need to present a long-term plan to PRAC. Second by: Commissioner Walton.

Directors Williams made an amendment to the motion to include the professional opinion of the Parks Department. Commissioner Allen excepted the amendment.

The Commission engaged in a discussion regarding the Director's amendment and revised the discussion on the Vending program to reach clarity on the motion.

Commission Allen made a motion to:

Move to approve the continued use of park space adjacent to El Embarcadero for Vending Pilot on Saturdays and Sundays until the current funding runs out in November 2021. After which time, City staff, the Oakland Black Vendors Association, and Oakland Parks, Recreation and Youth Development will need to present a long-term plan to PRAC. Second by: Commissioner Walton.

Commissioner Kos-Read made a friendly amendment to:

- (1) replace *City staff* with *Oakland Parks, Recreation and Youth Development* - as leadership must be owned by a specific department which would include other departments to be involved
- (2) with their guidance, that there is a potential way to reduce the intensity of use in that space and continued to be explored in the interim.

Commissioner Kos-Read also recommended not naming a specific external organization in the motion and referred the inclusion of relevant external parties to the decision of the Parks and Recreation Director.

Director Williams reminded the Commission that the Vending Pilot program was presented to PRAC because it takes place on park property, and that it is not a Parks and Recreation lead program.

Chair Reilly approved naming the external organization in the motion.

Commissioner Allen clarified the reference in the motion to City staff was to Greg Minor and that the Vending Pilot program falls under the leadership of the Economic and Workforce Development Department and offered to amend or restate the motion to... *this is with the economic and workforce development department partnering with Oakland Parks, Recreation and Youth Development to create a long-term plan.*

Greg Minor made a recommendation to include in the language the City Administration which encompasses all City departments because the Vending program is a highly

interdepartmental effort.

Commissioner Allen made a motion to:

Approve the continued use of park space adjacent to El Embarcadero for a Vending Pilot on Saturdays and Sundays until the current funding runs out in November 2021, After which time, Oakland Parks, Recreation and Youth Development and other necessary City Administration, as well as Oakland Black Vendors Association will need to present a long-term plan to PRAC. Second by Commissioner Walton. The item was moved to a vote.

Motion: Commissioner Reilly entertained a motion to approve the continued use of park space adjacent to El Embarcadero for a Vending Pilot on Saturdays and Sundays until the current funding runs out in November 2021. After which time, Oakland Parks, Recreation and Youth Development, and other necessary City Administration, as well as the Oakland Black Vendors Association, will need to present a long-term plan to PRAC.

Moved by: Commissioner K. Allen. **Second by:** Commissioner Walton. **Vote: 8 - Yes:** Commissioners Allen, Duhe, Kos-Read, Moore, Reilly, Torres, Tran and Walton.

Motion: Pass.

8. PLANNING AND CONDITIONAL USE PERMITS:

9. MEASURE Q: Oakland Public Works (OPW)

- Hiring Matrix
- Deliverables Tracking
- Race and Equity Analysis
- Final Budget

Oakland Public Works (OPW) staff provided the Commission a brief report on the latest outcomes related to Measure Q.

Hiring Matrix:

Clinton provided a status update on Measure Q hiring related to over 40 positions and 15 different classifications including hires, vacancies and referrals to OPW for review and interview scheduling and ongoing recruitment. In some areas, the Department of Human Resource Management is moving to written performance examinations due to the lack of raters.

Deliverables Tracking:

Sean Maher reported that the department is making progress organizationally as a number of services in Public Works are receiving Measure Q Funding that. The agency is working on internal tracking differences to simplify the reporting in a consistent manner. They anticipate a report for the September meeting.

Race Equity Analysis:

The team anticipate providing the Commission with a timeline for the Race Equity analysis at the September meeting. Stakeholders including the Race and Equity Department are being identified and gathered to participate in the process.

Since the July meeting, Harold Duffy has been installed as the Director of Oakland Public Works.

He brings to the organization some three decades of public administration and public works experience. Director has instructed staff to develop a website for Measure Q.

Final Budget:

Brook Levin – Co Chair of Measure Q

A couple outstanding around the budget that you know are still kind of out there one is that

- Wording on the Measure Q ballad does not include major capital improvement projects. One was added late in the budget process for Union Point Park. A public records request has not been filled.
- Public works is working matrix system for managing deliverables.

Public Comments: There were 2 speakers.

10. UPDATE FROM DIRECTOR, COMMITTEES, RECREATION ADVISORY COUNCILS (RAC) & ANNOUNCEMENTS:

COMMITTEES

Rules: Kos-Read:

- The PRAC Committee has met with Cultural Affairs Commission which has extensively reviewed the last draft regulations
- Districts 2 and 3 are planning town hall meetings think those are important and i'm i really do hope that as we heard on the best practices from you know we've done some research on bending and mark bending rules in Los Angeles and you know anyways so it's a it's
- The project is a work in progress – wants to be prepared for next year with updated enforceable rules for the whole City

Commissioner Allen: Lake Merritt Committee

- 4-part series town hall meeting are being planned to discuss community agreements for the Lake and Park Ambassadors.

RAC's

Commissioner Allen: Mosswood

- The RAC resumed in August
- Town Camp concluded August 6. Campers received backpack give-a-ways from Comcast including school supplies and laptops
- Off leash-dogs concerns are being addressed

- Afterschool begins 8/16

DeFremery

- In communication with the Recreation Center Director – so success in reaching the OPD resource officer regarding off leash dogs and cars parked on the lawn

Brookdale

- Planned backpack school supplies give-a-way on 8/22, 11:30am

Announcements: Commissioner Allen:

September is Creek to Bay month. Parks will have activities that are going to be scheduled to do park cleanups and park beautification.

CONTINUATION OF OPEN FORUM:

11. ADJOURNMENT:8:15

Commissioner Reilly adjourned the meeting in memory of Commissioner Kensie Smith's Aunt, Ms. Ruth Jordan. Services for Ms. Jordan will be held on August 20th 11:00 am at the Pilgrim Missionary Baptist Church at 831 S 43rd St in Richmond. Masks will be required. If you are unable to attend the funeral, there will be a viewing for Ms. Jordan on Thursday, August 19th from 1:00 to 5:00 at Fuller Funeral Home located at 3100 Cutting Blvd in Richmond.

Next Meeting:

Wednesday, September 8, 2021

Via Zoom

Respectfully submitted,

/s/ J. Nicholas Williams
J. Nicholas Williams
Secretary

/s/ Diane Boyd
Diane Boyd
Acting Recording Secretary



CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Coire Reilly, Chair, Parks and Recreation Advisory Commission
FROM: Catherine Payne, Development Planning Manager, PBD
DATE: August 23, 2021
SUBJECT: **BROOKLYN BASIN PROJECT MODIFICATIONS PROPOSAL: MARINA EXPANSIONS.**

SUMMARY

The purpose of this report is to provide information about the proposed expanded marinas in the Brooklyn Basin Project Modifications in relationship to the planned Brooklyn Basin Parks, and to seek any related comments from the Parks and Recreation Advisory Commission (PRAC) during the project review period.

Brooklyn Basin, formerly known as the Oak-to-Ninth Avenue Project, is an approved development that is currently under construction along the Oakland Estuary. The planned project includes up to 3,100 dwelling units (including 465 affordable housing), 200,000 square feet of commercial uses, new streets, marinas, and approximately 30 acres of new City parks. At this time, over 500 dwelling units have been delivered, Phase 1 streets are publicly accessible, and Township Commons Park (formerly known as Shoreline Park) is constructed and open to the public.

The project proponent, ZOHP, LLC, is currently seeking revisions to the planned Brooklyn Basin Project. The proposed revisions, known as the Brooklyn Basin Project Modifications (Project Modifications), would add 600 dwelling units (within the planned building siting and massing allowances), allow for planned tower locations to be relocated from Phase 2 to Phases 3 and 4 of the project, reduce required parking to align with current parking standards in Oakland, and modify and increase marina facilities by expanding marina area to the length of the Township Commons Park waterfront and introducing a water taxi landing. The proposed Project Modifications are subject to a General Plan Amendment, Planning Code Amendment, Development Agreement amendment, revision to the Planned Unit Development (PUD), and environmental analysis.

Bureau of Planning review of the application for the proposed Project Modifications indicates that the proposal would affect the use and experience of South Park and Township Commons Park. Whereas the planned project does not include marina facilities fronting South Park and Township Commons Park, the proposed Project Modifications do. The Project Modifications would change the views from the parks out to the Estuary, and, in the case of Township Commons Park, would require access across the park to access both the marina and proposed water taxi.

As part of the ongoing public review of the merits of the project, the Bureau of Planning currently seeks PRAC review of and comment on the proposed marina expansion and water taxi fronting city parks.

FISCAL IMPACT

The proposed project affects the passive experience of Township Commons Park, as well as the use of the park. However, the proposed project does not include any new or changed park features, and any and all park maintenance is provided through the adopted Community Facilities District (CFD), and does not have fiscal impacts for the City of Oakland.

PROJECT / PROGRAM DESCRIPTION

Brooklyn Basin currently consists of a PUD with four phases and one sub-phase of development. The Approved Project includes elements to redevelop the Project site including demolition of existing structures and site remediation; restoration of a portion of the Ninth Avenue Terminal building; and development of up to 3,100 residential dwelling units, 200,000 square feet of ground-floor retail/commercial space, approximately 31 acres of parkland, trails, and open space, and approximately 3,534 onsite parking spaces located within parking structures. Building heights generally are approved to range from six to eight stories (up to 86 feet), with high-rise tower elements of up to 24 stories (240 feet) on certain parcels. In addition, the planned project includes shoreline improvements as well as renovation of the existing Fifth Avenue Marina and Clinton Basin Marina, which would provide for approximately 167 boat slips total. It should be noted that the master developer and site developers can (and are) actively delivering Phases 1 and 2 of the planned project while the City considers the Project Modifications request.

The proposed Project Modifications would include a residential unit increase of 600 units (for a Project site total of up to 3,700 units). The proposed increase in residential density would be accommodated within the Approved Project's building height, massing, setbacks, and footprints. The project site's water surface area is proposed to be expanded by approximately 10 acres to accommodate the proposed expanded marina. The Project Modifications would relocate one of the approved tower designations from either Parcel H or J to either Parcel L or M, potentially resulting in two towers on Parcel M, and an increase in building mass in Phases III or IV. This change would not increase the total number of towers on the overall Project site, nor would it modify the approved design parameters associated with the towers on the Project site.

Similar to the approved project, the Project Modifications would remove and replace the existing Clinton Basin Marina with a new marina. The planned project replaces the existing marina with new marina facilities on both sides of Clinton Basin. The Project Modifications would include marina facilities on the southeast side of Clinton Basin (similar to the planned project); additionally, the

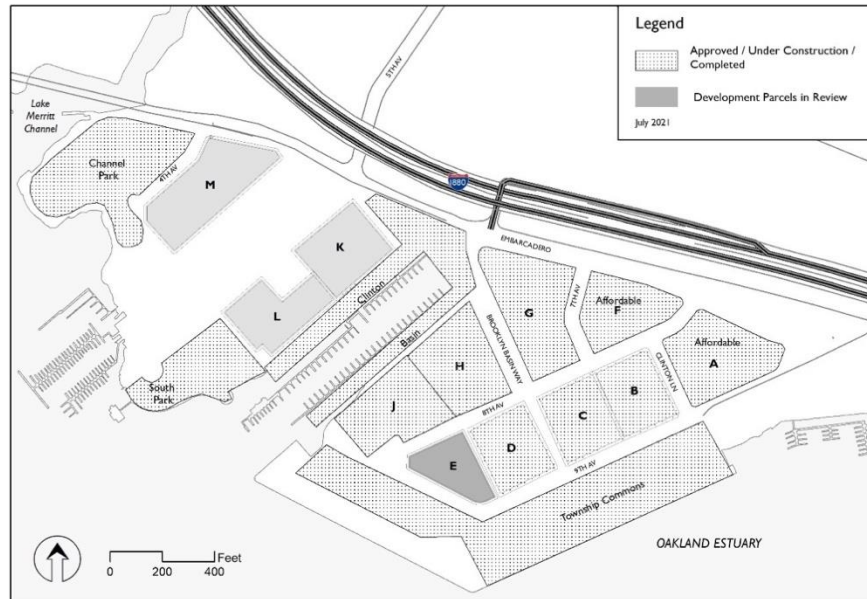
Project Modifications would relocate the planned marina on the northwest side of Clinton Basin to the South Park frontage, and expand marina facilities from the southern portion of the Clinton Basin to the Township Commons Park waterfront in Brooklyn Basin. The Approved Project allows 25 new boat slips in Clinton Basin for a total of 60 slips there. The Project Modifications would permit 218 slips in the expanded marina, which includes the southern portion of Clinton Basin. The Project Modifications would not alter the approved renovation of the Fifth Avenue Marina. Accordingly, the expanded marina would add 158 slips to the Approved Project's marina plan for a total of 325 slips. The Project Modifications would also include a landing dock at the north end of Township Commons Park to accommodate a water taxi service that is already operating on the bay. No changes to the Approved Project's circulation and parking plan are proposed. However, the Project Modifications would update the residential parking minimum in the zoning to current code requirement in some districts of 0.75 spaces per residential unit. This would apply to all future development including the Project Modifications.

Finally, to accommodate the increased project area and density, the Project Modifications include an amendment to the Estuary Policy Plan (which is part of the General Plan) and Planning Code to increase the permitted average residential density in the PWD-4 land use classification and PWD-4 zoning district from 50 to 58 dwelling units per gross acre. With these amendments, the Project Modifications would increase the total number of units allowed on the Project site from 3,100 to 3,700. These amendments would also require approval of a revised Preliminary Development Plan, an amendment to the approved Development Agreement between the Project Applicant and the City, and a new Tentative Tract Map for condominium purposes. The Project Modifications are subject to design review, a recommendation from the Planning Commission and a decision by the City Council.

BACKGROUND / LEGISLATIVE HISTORY

Planned Brooklyn Basin Project

The planned Brooklyn Basin Project was approved in 2009. Since approval, the applicant has sought final approvals for and/or constructed much of Phases 1 and 2, as shown in the figure below:



Brooklyn Basin Status

Of note for the PRAC, Final Development Permits (final entitlements) have been issued for all Brooklyn Basin Parks, and Phase 1 of Township Commons Park has been constructed and is recently open to the public.

The following matrix summarizes the project delivery milestones for Brooklyn Basin since initial entitlement in 2009:

Summary of Recent Brooklyn Basin Entitlement Milestones and Activity

Milestone	Requirement	Status
Land Use Entitlements (DA, PUD/PDP, GPA, Rezone, EIR)	Oakland Municipal Code	Initial (challenged) approval 7/18/2006; Final approval 1/2009
Phase 1 Soil remediation (grading/surcharge permits)	EIR MM H, Prior to issuance of site development building permits	Activities completed 2014
Affordable Housing Developer Selection	DA Exhibit L, Section 4: proposal to City within one year of acquisition of Sites F, T and G	MidPen selected by Master Developer and approved by City Housing Department in 2015
Phase 1 Final Map	TTM, DA	FM7621 Approved May 2015
Phase 1 Infrastructure FDP and construction permits	Zoning regulations	Approved 2015; Complete; Delivery expected with delivery of Phase 1 vertical development
Township Commons Park FDP	DA and PUD	Approved December 2015, BCDC confirmation May 2016
Phase 2 Infrastructure FDP	Brooklyn Basin PUD	Approved 2017; Under construction; Delivery expected with delivery of Phase 2 vertical development
Parcel B Building Permits issued	PUD, FM7621	Approved September 2016, Received TCO July 2019 and approximately 20% leased/occupied
Parcel C FDP approved	PUD, FM7621	FDP approved August 2017; Construction started April 2019
Phase 2 Final Map	PUD, TTM7621	Recorded June 2017
Parcel F FDP approved	Brooklyn Basin PUD	FDP approved November 2017; Construction started December 2019
All Parks FDPs approved	Brooklyn Basin PUD	FDPs approved August 2017
Parcel G FDP approved	Brooklyn Basin PUD	FDP approved March 2019
Parcel A FDP approved	Brooklyn Basin PUD	FDP approved June 2019, Building permits submitted November 2019
Parcel J FDP approved	Brooklyn Basin PUD	FDP approved December 2019, building permits submitted December 2019
Parcel H FDP approved	Brooklyn Basin PUD	FDP approved March 2020
Parcel D FDP approved	Brooklyn Basin PUD	Approved March 2021
Parcel E FDP	Brooklyn Basin PUD	Currently under review
Project Modifications application submittal, September 2018	Planning Code Chapter 17.138	DSEIR published on June 11, 2021

The current proposal for Project Modifications is subject to a particular set of milestones, as outlined below (with this meeting bolded, and future milestones in italicized text):

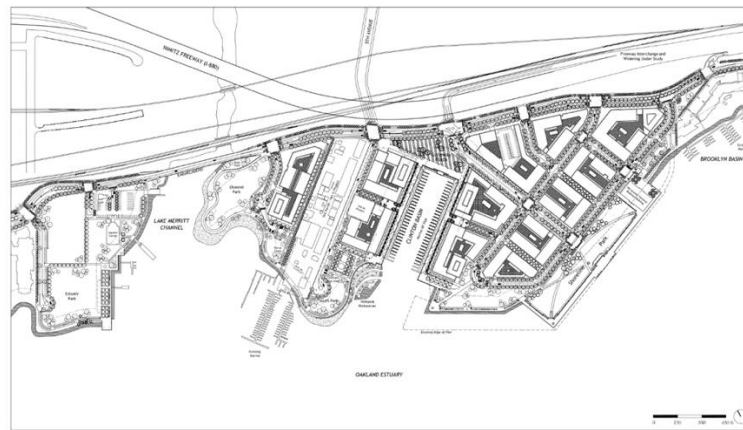
Project Modifications Application Process

Milestone	Body/Focus of Consideration	Date
Application Complete	Staff	September 2018 (latest revision, October 2020)
CEQA NOP	Planning Commission	October 2018
DSEIR published	Staff	June 11, 2021
DSEIR Public Hearing	Planning Commission	July 21, 2021
DSEIR public comment period ends		July 26, 2021
Merits of Project	PRAC (plans)	September 8, 2021
<i>Merits of Project</i>	<i>Design Review Committee (plans)</i>	<i>September 22, 2021</i>
<i>FSEIR published</i>	<i>CEQA</i>	<i>Q4, 2021 (approx.)</i>
<i>Recommendation</i>	<i>Planning Commission (FSEIR, GPA, Rezone, DA, PUD)</i>	<i>Q4, 2021 (approx.)</i>
<i>Decision</i>	<i>City Council (FSEIR, GPA, Rezone, DA, PUD)</i>	<i>Q1, 2022 (approx.)</i>

It should be noted that the applicant can continue to deliver components of the Approved Project during consideration of the current Project Modifications application.

Brooklyn Basin Marina

The Approved Project Marina Facilities: The Approved Projects include renovated marina facilities at the base of 5th Avenue, and new marina facilities on both sides of Clinton Basin. The Approved Project does not have marina facilities fronting either South Park or Township Commons Park. The plan below shows the approved project and marina facilities at the end of 5th Avenue and in Clinton Basin:



ILLUSTRATIVE DEVELOPMENT PLAN
 Brooklyn Basin - Oak to 9th Development Plan
Prepared for Oakland Harbor Partners by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and RKF Engineers
 OCTOBER 2006

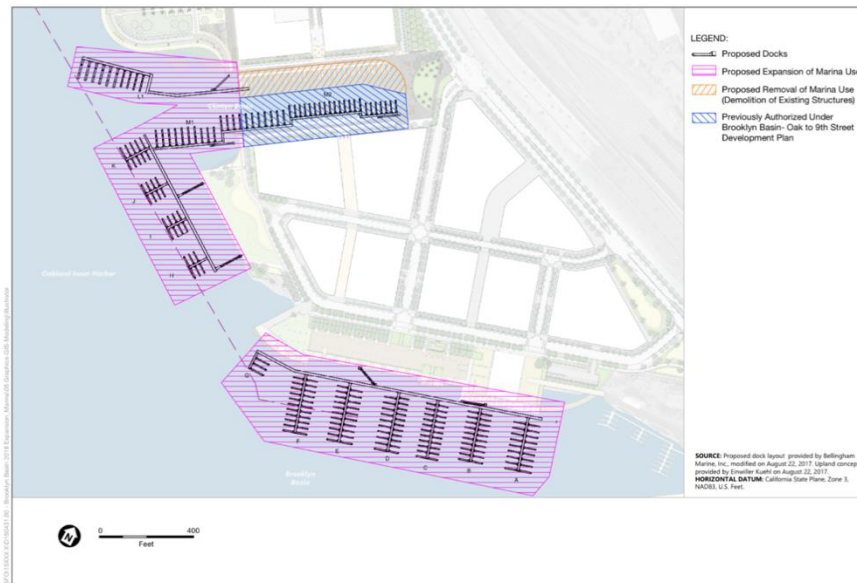
1.3

PRAC – 09/08/21
 Item # 7A

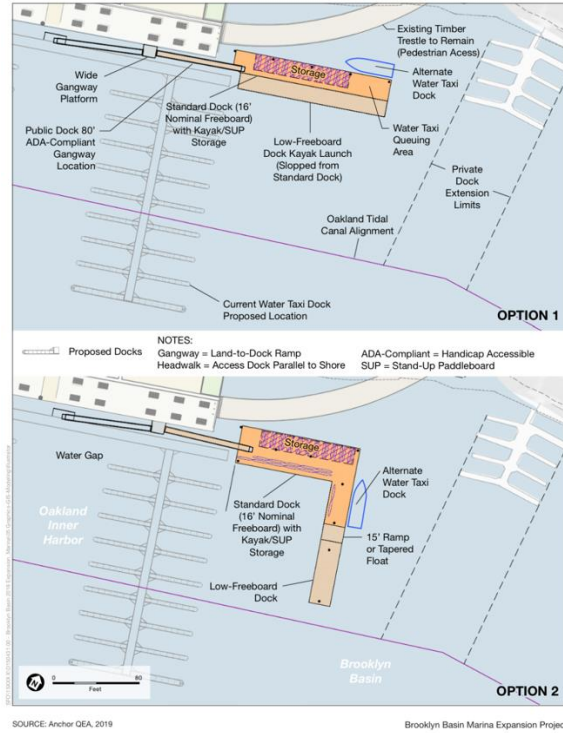
Proposed Marina Facilities: The proposed Project Modifications include the following changes to the planned marina facilities:

- Limiting Clinton Basin marina facilities to the southeast side of the basin due to prohibitively shallow water on the northwest side of the basin;
- Adding marina facilities fronting South Park (by way of a dock from Clinton Basin, in order to avoid a wetlands restoration area offshore of South Park; and
- Adding marina facilities along the majority of the Township Commons waterfront.

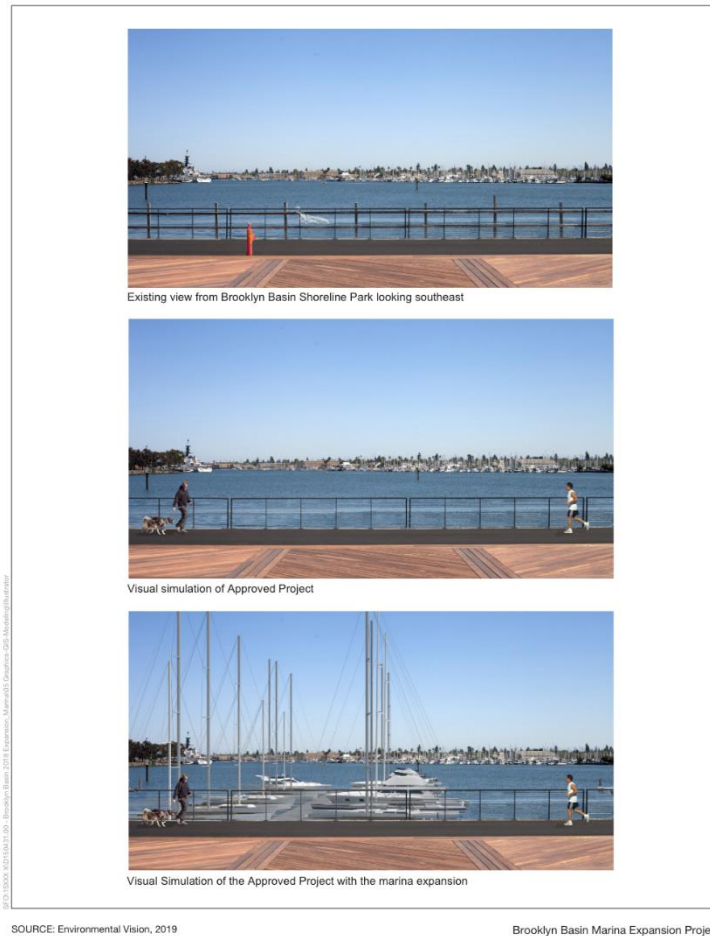
The proposed marina facility changes are shown below (excludes the proposed water taxi facility):



The proposed water taxi facility is shown below (two configuration options are shown):



The simulated change in views out from Township Commons Park is shown below:



Required Design Review Findings: In order to approve the Project Modifications, the Planning Commission and City Council will be required to make design review findings for which staff will make recommendations. At this time, staff asks the PRAC to comment on how the proposed changes to marina facilities do or do not meet the required findings with regards to South Park and Township Commons Park. The following discussion states the required findings (bold text) with staff questions located below each finding in indented, bulleted, and italicized text:

17.136.050 Regular Design Review Criteria

B. For Nonresidential Facilities and Signs.

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

- *Do the expanded marina facilities relate well to South Park and Township Commons Park?*
- *Do the marina and water taxi facilities fronting Township Commons Park, in particular, relate to the current design and use of Township Commons Park (which was not designed or constructed to provide access to a water taxi or marina facilities)?*
- *Would the water taxi facility, marina facilities and associated watercraft relate well to the setting of Township Commons Park and South Park?*

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

- *Do the expanded marina facilities harmonize with and contribute to the value of the new public parks they front, South Park and Township Commons Park?*
- *Would access across City parks to the water taxi and marina facilities negatively affect the value of these City parks?*

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

- *Does the expanded marina and water taxi facilities fronting the shoreline along Township Commons Park, in particular, comply with the Open Space, Conservation and Recreation Element of the General Plan (OSCAR)? The OSCAR does not include any specific policies prohibiting private marina facilities fronting City parks.*
- *Does access to private facilities (the water taxi and marina facilities) across City parks comply with the OSCAR? As noted above, the OSCAR does not have any specific policies prohibiting private marina facilities fronting City parks.*

RECOMMENDATION

Bureau of Planning Staff recommends that the PRAC take the following actions:

1. Receive public testimony on the proposed Brooklyn Basin Project Modifications with regards to the expanded marina and water taxi facilities fronting South Park and Township Commons Park; and
2. Provide comments to staff and the applicant on the proposed Brooklyn Basin Project Modifications with regard to the expanded marina and water taxi facilities fronting city parks, specifically focusing on the issues identified in this report.

Respectfully submitted,

Catherine Payne

Prepared by:
Catherine Payne
Development Planning Manager, Bureau of Planning

William Gilchrist

Approved by:
William Gilchrist
Director, Planning and Building Department

Attachments:
A: Approved Township Commons Plans Aerial View

**Attachment A:
Approved Township Commons Plans Aerial View**



Birds Eye View of Shoreline Park



CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Coire Reilly, Chair, Parks and Recreation Advisory Commission
FROM: Myka Hammock, Recreation Sports Supervisor, Oakland Parks, Recreation and Youth Development
DATE: August 23, 2021
SUBJECT: REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO REVIEW, PROVIDE COMMENTS AND RECOMMEND ACCEPTANCE OF A GIFT FROM PROJECT BACKBOARD, IN PARTNERSHIP WITH ARTIST ADIA MILLETT, FOR THE LOWELL PARK BASKETBALL COURT RENOVATION PROJECT.

SUMMARY

Staff requests that the Parks and Recreation Advisory Commission provide comments on the Lowell Park Basketball Court Renovation Project gifted from Project Backboard, and the Artist, Adia Millett. The project scope of work includes resurfacing court and painting the surface of design.

The project would be a great enhancement to the park, especially as no funds are currently budgeted to provide such enhancements. The park improvement would be of great benefit to the community, by offering an updated amenity in a community where basketball has been historically popular. Additionally, and more importantly this is an opportunity for the execution of our departmental mission, with a focus on equity outcomes.

FISCAL IMPACT

Project Backboard is gifting the improvement valued at \$92,700 to the City of Oakland in accordance with Oakland City Council Resolution No. 79714 Acceptance of Grant. There is no negative fiscal impact to the City as the new court replaces an aged asset and its associated maintenance costs. Work on City property will be authorized through a construction contract with DryCo valued at one dollar. Separate payment arrangements, if any, will be made between DryCo, gift sponsor and project delivery partners. The project will meet Oakland Public Works Department standards.

PROJECT / PROGRAM DESCRIPTION

Lowell Park is located 1180 14th Street, in the West Oakland neighborhood in Oakland's City Council District 3. Lowell Park is now considered a sports complex that includes baseball field, softball field, soccer field, basketball court and NFC Fitness court.

Basketball is a sport that draws individuals in the community to the park. The current court is a Full Court. The surface has aged over time. The improvement project will brighten the well-being of the court with colors and new renovated surface. The court will continue to have a 2 full-courts for games. The project is expected to be complete October 2021.

Project Backboard is committed to a process that is inclusive and that allows for community feedback on this project. Currently, Artist Adia Millett is in the design process of finalizing the graphic for the court. Once a draft of the design is complete, it will be shared at a virtual community engagement meeting where members of the community will be invited to preview the design, ask questions of the artist, and provide feedback. Once the community engagement process is concluded the design will be finalized and incorporated into the project.

Project Backboard has identified, local artist, Adia Millett, for this project. Adia Millett, known in the art world as "Taking things apart", is a multidisciplinary artist based in Oakland, CA. Her threads of art style draws on the weaving threads African American experiences to create colorful mash-ups of the abstract and figurative. Adia's unique freestyle process involves creating tightly refined compositions from a spontaneous beginning of paint splashes, drips, and sprays, and her layered works can be seen on public streets and in galleries worldwide. Examples of Adia's work can be found around Oakland and Los Angeles at www.adiamillett.com.

Project Backboard is a private company whose vision is to inspire the community with performance solutions. This project is part of their commitment to creating spaces and investing in people that make participation in sport and recreation possible.

DryCo will be contracted to oversee this project.

RECOMMENDATION

Staff recommends that the Parks and Recreation Advisory Commission review, provide comments and acceptance of a gift from Project Backboard and Artist Adia Millett for the Lowell Park Renovation Basketball Court Project.

Respectfully submitted,

Myka Hammock (Signature)

Prepared by:
Myka Hammock
Recreation Sports Supervisor

/s/ Nicholas Williams (Signature)

Approved by:
J. Nicholas Williams
Director

Identification of Support Documents:

Attachments: Exhibit A – *Lowell Park –Google Map*
Exhibit B – *Lowell Park –Current Basketball Court*
Exhibit C – *Sample of Basketball Court – Curry Court at Concordia Park*

EXHIBIT A



EXHIBIT B



EXHIBIT C

