

Appendix D

Public Meeting Materials

Public Meeting Notice

OAK to 9th

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT



THE CITY OF OAKLAND INVITES YOU TO ATTEND AN OPEN HOUSE AND PUBLIC MEETING to review and discuss the Oak-to-Ninth Waterfront proposed development plan.

The City of Oakland is currently reviewing and evaluating a proposed development plan for the area along the Oakland estuary submitted by Oakland Harbor Partners, LLC. The plan's vision for the waterfront area includes high density mixed-use residential and commercial units with two renovated marinas and public open space areas along the waterfront's edge. **We want to hear what you think about this proposed plan.**

> PLEASE JOIN US

Wednesday, March 30, 2005*
5:30 p.m. – 9:30 p.m.

Informational Open House 5:30 p.m. – 6:30 p.m.

Jack London Aquatic Center
115 Embarcadero West, Oakland, CA

OR

Saturday, April 9, 2005*
9:00 a.m. – 1:00 p.m.

Informational Open House 9:00 a.m. – 10:00 a.m.

Oakland Asian Cultural Center
388 Ninth Street, Suite 290, Oakland, CA

Please join us at one of the upcoming public meetings to:

- Learn about the proposed plan
- Review community issues discussed in recent small group meetings
- Provide your comments on the proposed plan
- Find out about the project development schedule and future opportunities for public involvement

* Please note that both meetings will present the same information. Light refreshments will be served.

♿ These meetings are wheelchair accessible. Please refrain from wearing scented products to this meeting.

> FOR MORE INFORMATION

- Contact Margaret Stanzione with the City of Oakland at (510) 238-4932 or Hanna Doerr with CirclePoint at (415) 227-1100 ext. 11. Hearing Impaired/JTDD at (510) 238-3254.
- For additional project information go to www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/oaktoninth.html.

> TRANSLATION SERVICES

To request printed materials in alternative formats (Spanish, Chinese or Vietnamese), an ASL interpreter, or other accommodations, please contact us at least one week before the meeting.

OAK to 9th

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT



One Frank H. Ogawa Plaza
Oakland, CA 94612

The City of Oakland Invites You to Attend a Public Meeting

Wednesday, March 30, 2005* 5:30 p.m. – 9:30 p.m.	OR	Saturday, April 9, 2005* 9:00 a.m. – 1:00 p.m.
Informational Open House 5:30 p.m. – 6:30 p.m. <i>light refreshments served</i>		Informational Open House 9:00 a.m. – 10:00 a.m. <i>light refreshments served</i>
Jack London Aquatic Center 115 Embarcadero West Oakland, CA 94606		Oakland Asian Cultural Center 388 Ninth Street, Suite 290 Oakland, CA 94607

** Please note that both meetings will present the same information.*

If you would like a copy of this notice in Spanish, Chinese or Vietnamese, or would like to request an interpreter for either of the public meetings, please contact Margaret Stanzione with the City of Oakland at (510) 238-4932 or Hanna Doerr with CirclePoint at (415) 227-1100 ext. 11.

Si desea recibir una copia de este anuncio en español o desea solicitar un intérprete para cualquiera de las reuniones públicas, por favor póngase en contacto con Margaret Stanzione de ciudad de Oakland, llamando al (510) 238-4932 ó con Hanna Doerr de CirclePoint, llamando al (415) 227-1100 ext. 11

如果您需要以上資料的中文版或者在參加公眾會議時需要譯員幫助，請聯絡屋崙市政府的 Marge Stanzione，電話是 (510) 238-4932；或者 CirclePoint 的 Hanna Doerr，電話是 (415) 227-1100 轉分機 11。

Nếu quý vị muốn nhận được bản dịch tiếng Việt của thông báo này, hoặc muốn yêu cầu có thông dịch viên tại một trong hai cuộc họp quần chúng này, xin vui lòng liên lạc với Margaret Stanzione (nhân viên làm cho chính quyền Thành Phố Oakland) tại số (510) 238-4932, hoặc Hanna Doerr (nhân viên của cơ quan CirclePoint) tại số (415) 227-1100 số máy nhánh 11.

For further information about this project, please contact Margaret Stanzione with the City of Oakland at (510) 238-4932 or Hanna Doerr with CirclePoint at (415) 227-1100 x11

Newspaper Notices

OAK to 9th

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT



OPEN HOUSE and PUBLIC MEETING

The City of Oakland is currently reviewing and evaluating a proposed development plan for the area along the Oakland estuary submitted by Oakland Harbor Partners, LLC. The plan's vision for the waterfront area includes high density mixed-use residential units and commercial space with two renovated marinas and public open space areas.

Please join us at one of the upcoming public meetings to:

- Learn about the proposed plan
- Review community issues discussed in recent small group meetings
- Provide your comments on the proposed plan
- Find out about the project development schedule and future opportunities for public involvement

We want to hear what you think about this proposed plan.

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Oakland Asian Cultural Center
Edward W. Chin Auditorium
388 Ninth Street, Oakland, CA

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OPEN HOUSE and PUBLIC MEETING

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250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Planning & Zoning Division

(510) 238-3941
FAX 510) 238-6538
TDD (510) 839-6451

FOR IMMEDIATE RELEASE

The City of Oakland has scheduled two public meetings to review and discuss the Oak-to-Ninth Waterfront proposed development plan.

The City is currently reviewing and evaluating a proposed development plan for the area along the Oakland estuary submitted by Oakland Harbor Partners, LLC. The plan's vision for the waterfront area includes high density mixed-use residential and commercial units with two renovated marinas and public open space areas. Community members are encouraged to attend and provide input on this proposed plan.

At the meetings, community members will:

- Learn about the proposed plan
- Review community issues discussed in recent small group meetings
- Provide comments on the proposed plan
- Find out about the project development schedule and future opportunities for public involvement

Wednesday, March 30, 2005* 5:30 p.m. – 9:30 p.m. <i>Informational Open House 5:30 – 6:30 p.m.</i> Jack London Aquatic Center 115 Embarcadero West Oakland, CA	Saturday, April 9, 2005* 9:00 a.m. – 1:00 p.m. <i>Informational Open House 9:00 – 10:00 a.m.</i> Oakland Asian Cultural Center Edward W. Chin Auditorium 388 Ninth Street Oakland, CA
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Agenda and Open House Exhibit Stations

Informational Open House and Public Meeting

March 30, 2005 - 5:30 – 9:30 p.m.
April 9, 2005 – 9:00 a.m. – 1:00 p.m.

AGENDA

- 5:30 – 6:30** **Informational Open House**
- 6:30 – 7:00** **Presentation**
- Introductions/Meeting Purpose
 - Key Issues Raised to Date
 - Overview of Proposed Project
 - Project Development Process
- 7:00 – 8:15** **Community Input: Small Group Break-outs**
- What issues about the Plan are important to you? Why?
 - What specific changes to the Plan would you recommend?
- 8:30 – 9:00** **Report from Each Small Group**
- Identify common themes
 - General Comments
- 9:00 – 9:15** **Wrap-up and Closing**

(See reverse side)

Thank you for your participation.

EXHIBIT STATIONS

General Project Information/Background



Specific Project Information



What happens next?

Station 1: Welcome & Sign In

Welcome to the informational open house and public meeting. Please sign-in and collect the meeting handouts.

Station 2: Project Background

Learn about the location, history, and purpose of the project.

Station 3: Key Features of the Proposed Plan

Learn about specific features of the proposed Oak to 9th Redevelopment Plan:

- Site Plan
- Streetscape & Traffic Circulation
- Bike & Pedestrian Improvements
- Public Open Space
- Aesthetics
- Project Model

Station 4: Environmental & Technical Analysis

Learn about what will be studied during the environmental review process.

Station 5: Public Involvement & Project Schedule

Learn about the public involvement process to date. Find out about other opportunities to give your input and see the project schedule for 2005.

Open House Exhibit Boards

OAK to 9th

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT

WELCOME

to the Oak Street to Ninth Avenue
Waterfront Project Public Meeting

March 30, 2005 and April 9, 2005



Welcome

The City of Oakland is hosting this Open House and Public Meeting to provide information and gather community input about a Proposed Plan for the development of the Oak to Ninth waterfront area.

Informational Open House & Public Meeting

Wednesday, March 30, 2005 *and* **Saturday, April 9, 2005**

Open House 5:30 – 6:30 p.m.

Public Meeting at 6:30 p.m.

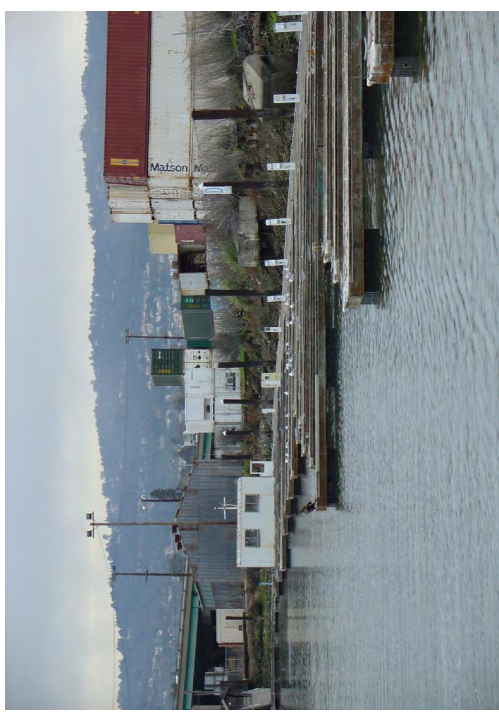
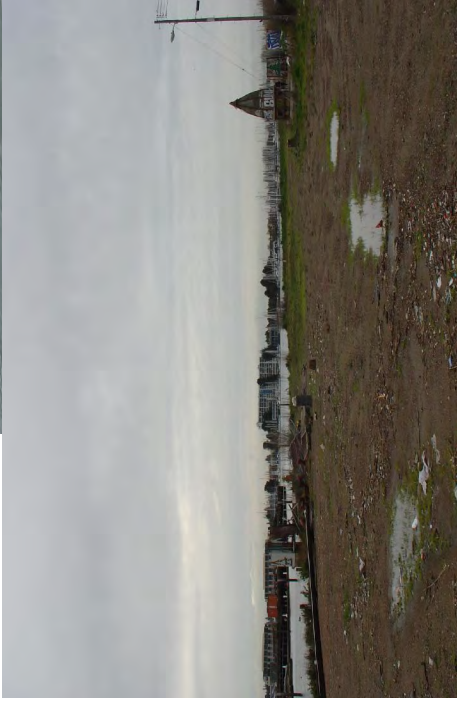
Open House 9:00 to 10:00 a.m.

Public Meeting at 10 a.m.

OAKto9th
OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT



Oak to Ninth: Existing Site



Oak to Ninth: Existing Site



Project Background – The Estuary Policy Plan

In 1996 the City and Port of Oakland embarked on an extensive planning process to create a community “vision” for the redevelopment of the Oakland Estuary, including the Oak Street to Ninth Avenue area. After eighteen months of public involvement, the Estuary Policy Plan was published, which laid out the following goals for the redevelopment of this area:

- Increase awareness of the waterfront
- Promote the waterfront with parks, recreation, open space, cultural, educational and entertainment
- Revitalize retail, commercial and residential development

OAKto9th
OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT



OAK TO NINTH DISTRICT CONCEPT PLAN

Oakland Estuary Plan

Prepared for the City of Oakland by ROMA Design Group

FEBRUARY 1998

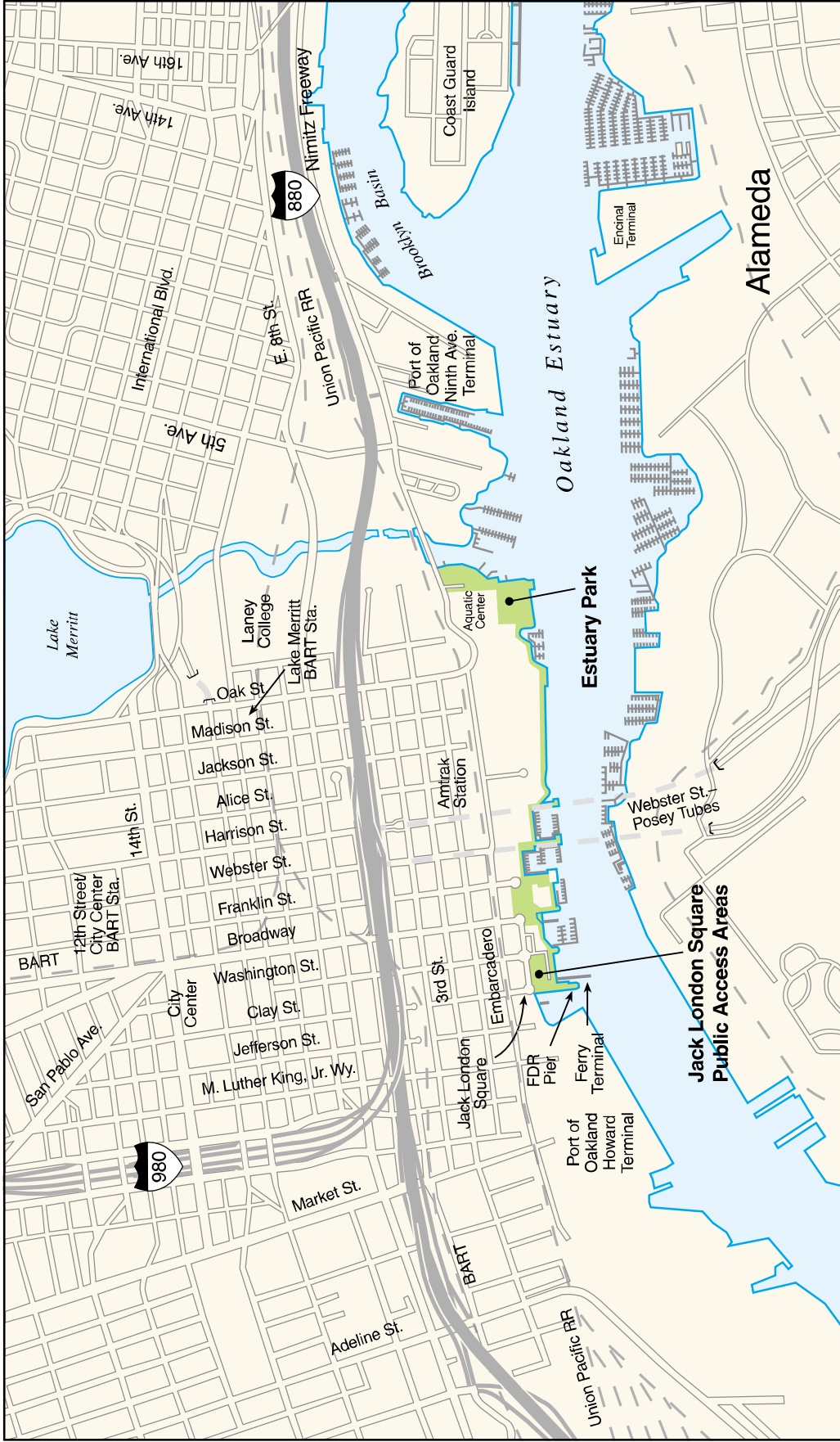


FIGURE II-2: Existing Public Access and Open Space

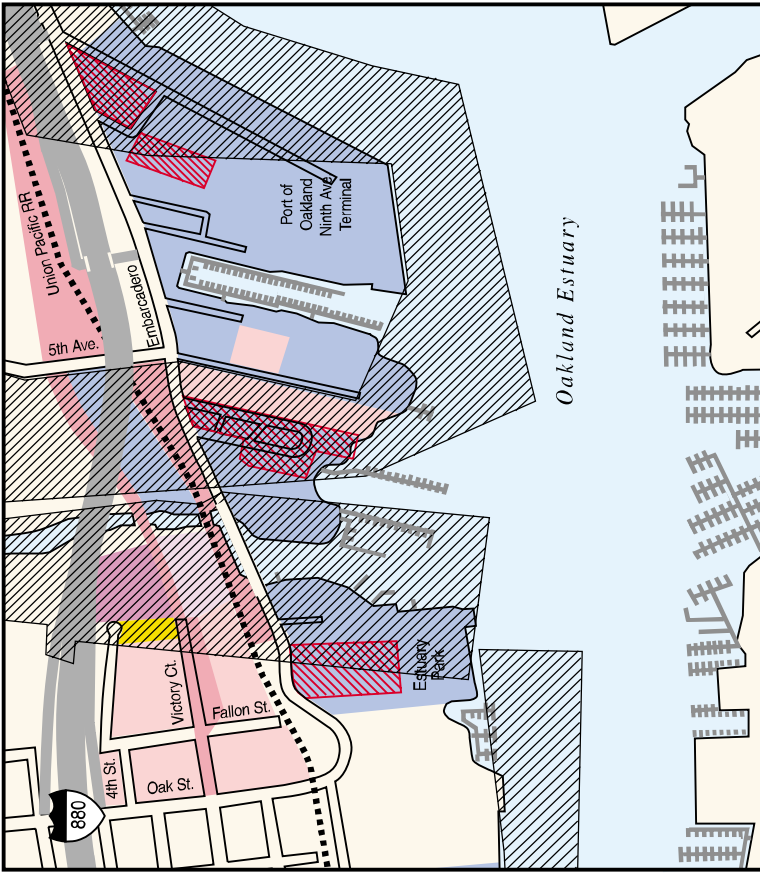


FIGURE III-8: Oak to 9th District Current Ownership

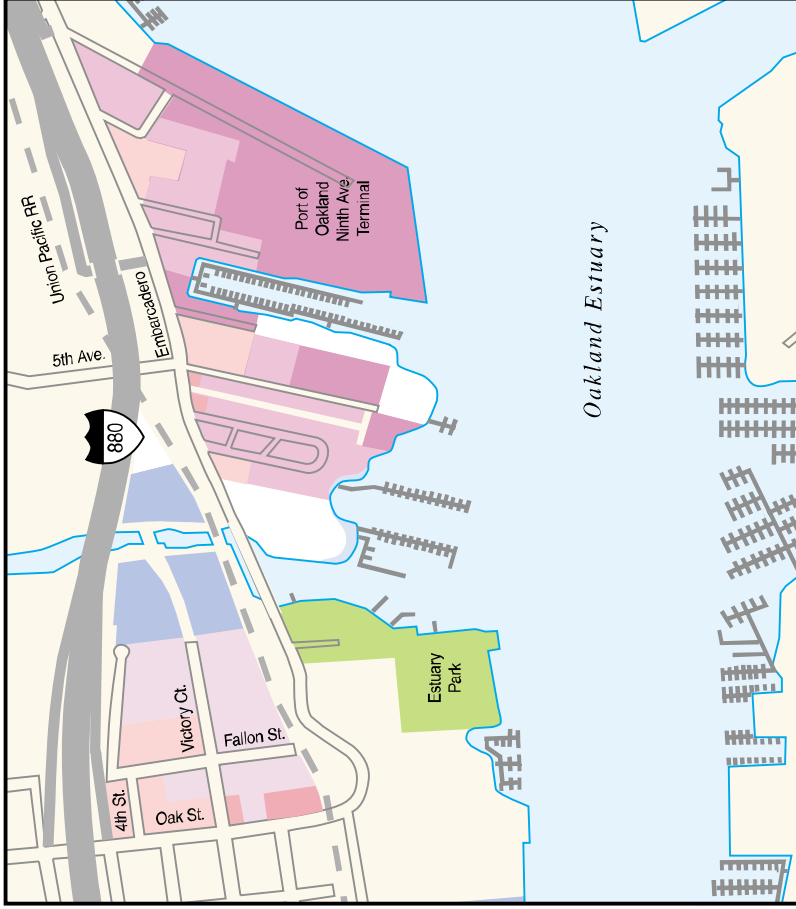
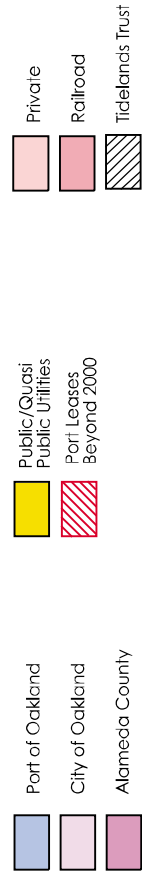
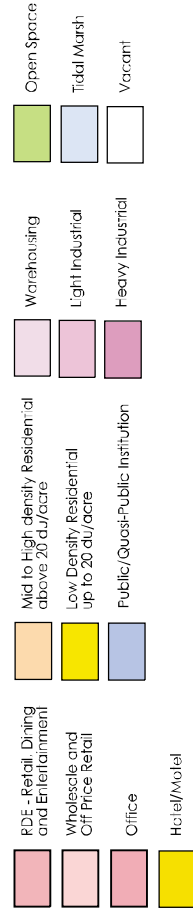


FIGURE III-9: Oak to 9th District Existing Land Use



Oakland Harbor Partners Proposed Plan

The Proposed Oak Street to Ninth Avenue Waterfront Project is an urban design and revitalization project, developed at the request of the Port of Oakland. Development of the plan included the evaluation of the Estuary Policy Plan as well as the constraints of the site and current economic conditions. The current project includes plans to:

- Build up to 3,100 residential units
- Create up to 200,000 square feet of ground-floor commercial space
- Develop 27 acres of public open space
- Incorporate the Bay Trail
- Renovate the Clinton Basin and 5th Avenue marinas
- Transform the Embarcadero into a tree-lined boulevard
- Provide 3,500 structured parking spaces and roughly 400 on-street parking spaces
- Enhance the connection between Lake Merritt, the channel and the Oakland Estuary
- Establish an inviting urban destination and cultural district
- Create and enhance wetlands areas



ILLUSTRATIVE DEVELOPMENT PLAN

Brooklyn Basin ~ Oak to 9th Development Plan

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects and BKF Engineers

MARCH 30, 2005



CONTINUOUS NETWORK OF SHORELINE PARKS



VIEWS AND VISTAS TO THE ESTUARY



ENHANCED AQUATIC RESOURCES AND IMPROVED SHORELINE



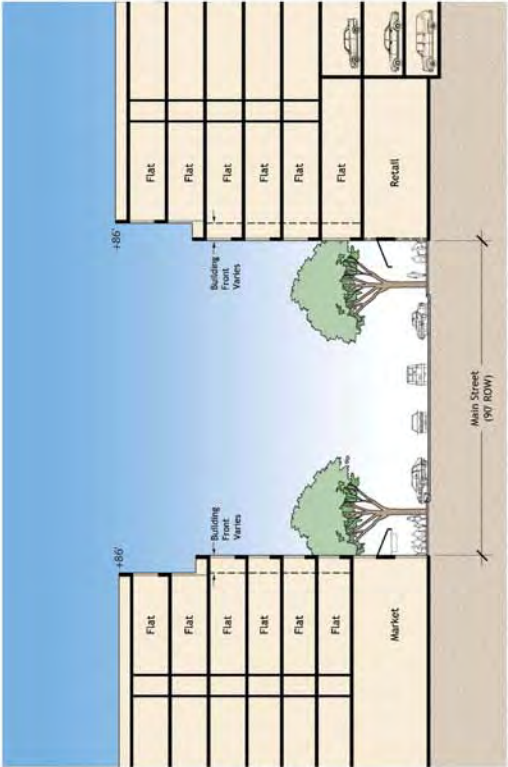
BUILDINGS THAT ENLIVEN THE PUBLIC ENVIRONMENT

CREATING A NEW PUBLIC-SPIRITED WATERFRONT DISTRICT

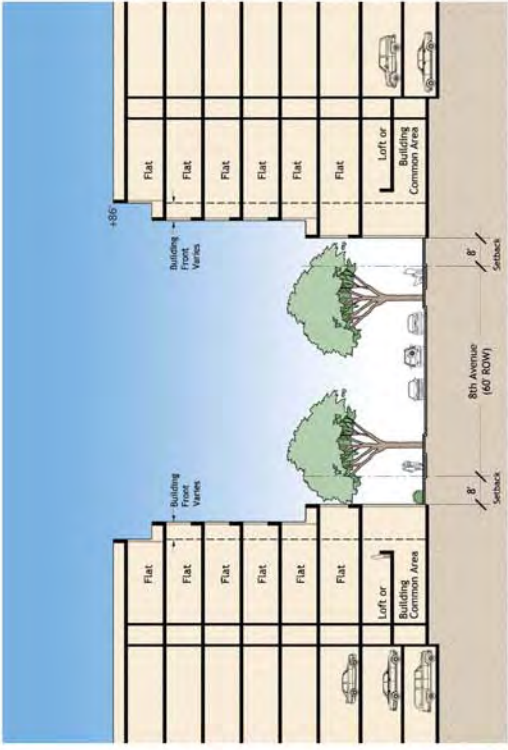
Brooklyn Basin - Oak to 9th Development Plan

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

MAY 2005



MAIN STREET SECTION, 90' RIGHT-OF-WAY



8TH AVENUE SECTION, 60' RIGHT-OF-WAY



BRANNAN STREET MONTAGE, SOUTH BEACH SAN FRANCISCO



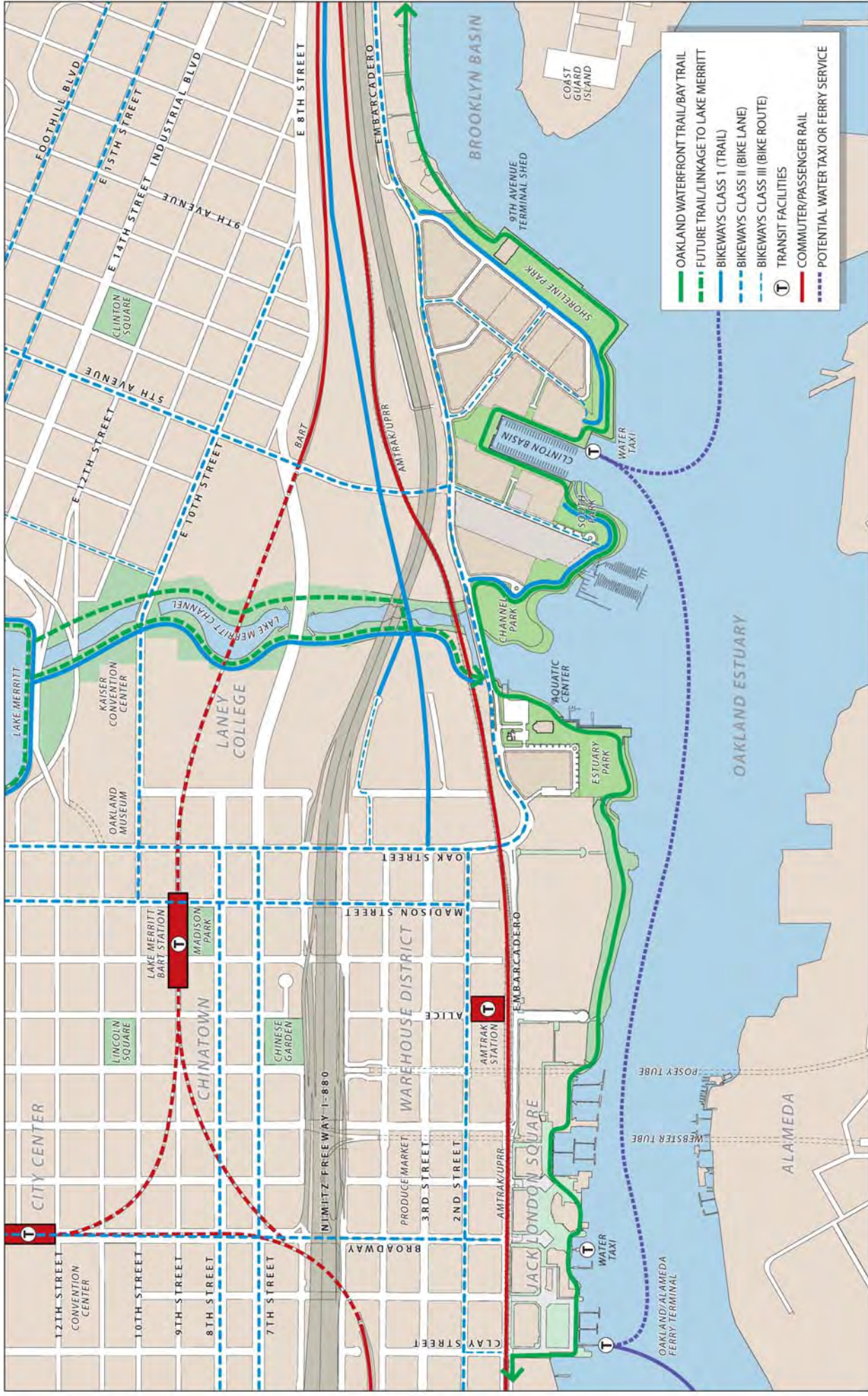
CERVANTES BOULEVARD MONTAGE, MARINA DISTRICT, SAN FRANCISCO

VIEW CORRIDORS

Brooklyn Basin - Oak to 9th Development Plan

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects, Moffatt & Nichol and BKF Engineers

MAY 2005



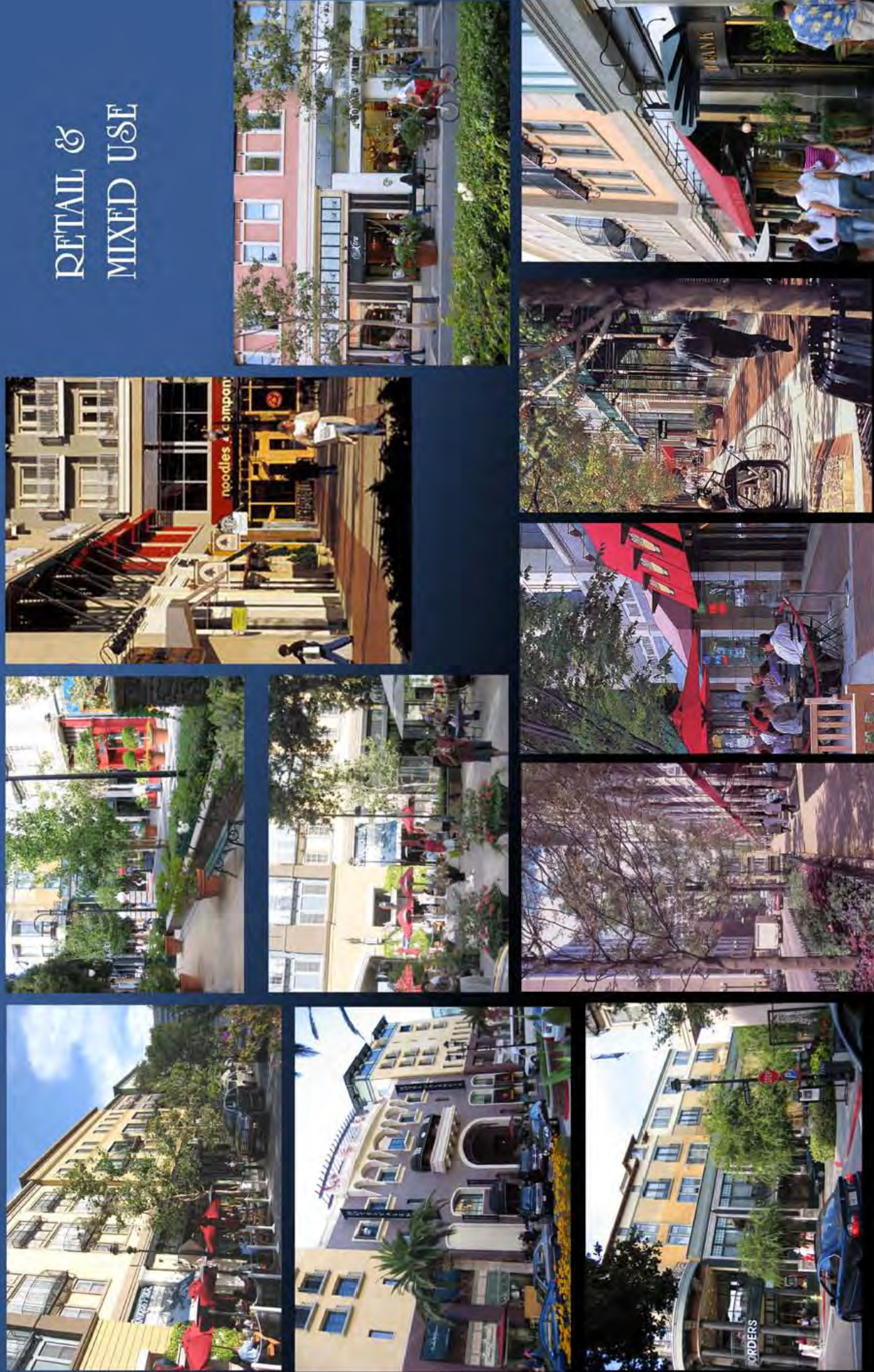
- OAKLAND WATERFRONT TRAIL/BAY TRAIL
- - - FUTURE TRAIL/LINKAGE TO LAKE MERRITT
- BIKEWAYS CLASS I (TRAIL)
- - - BIKEWAYS CLASS II (BIKE LANE)
- - - BIKEWAYS CLASS III (BIKE ROUTE)
- TRANSIT FACILITIES
- - - COMMUTER/PASSENGER RAIL
- - - POTENTIAL WATER TAXI OR FERRY SERVICE

CONTEXT AND LINKAGES

Brooklyn Basin ~ Oak to 9th Development Plan

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group in association with MVE Architects, Moffatt & Nicbol and BKF Engineers

RETAIL & MIXED USE



OAK TO 9TH DEVELOPMENT PLAN BROOKLYN BASIN

REYNOLDS & BROWN

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group
in association with MVE & Partners Architects, Moffatt & Nichol and BKF Engineers,
and PGA Design Landscape Architects



RESIDENTIAL STREET CHARACTER



REYNOLDS & BROWN

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group
in association with MVE & Partners Architects, Moffatt & Nichol and BKF Engineers,
and PGA Design Landscape Architects



OAK TO 9TH DEVELOPMENT PLAN BROOKLYN BASIN

RESIDENTIAL LANDSCAPE & DETAILS



REYNOLDS & BROWN

Prepared for Signature Properties and Reynolds and Brown by ROMA Design Group
in association with MVE & Partners Architects, Moffatt & Nichol and BKF Engineers,
and PGA Design Landscape Architects



OAK TO 9TH DEVELOPMENT PLAN BROOKLYN BASIN

Areas of Technical & Environmental Analysis

As part of the Proposed Plan, a draft environmental document is being prepared. The document will evaluate project alternatives as well as mitigation for environmental impacts.

Key areas the document will address include:

- Biological Resources
- Cultural & Historic Resources
- Geology
- Hydrology
- Hazardous Materials
- Land Use
- Traffic & Transportation
- Water Quality
- Wetlands

Public Involvement Process

Public involvement to date:

The public involvement process began in July 2004 with public scoping meetings and was followed by several stakeholder group meetings. In February 2005 the City commissioned several small group interviews to hear comments on the proposed Plan from a wide variety of Oakland community leaders. A summary of all comments received during the small group interviews and today's public meeting will be prepared after these meetings conclude. This summary will be provided to the City, the Port of Oakland, Oakland Harbor Partners, and the EIR consultant team and will be available to the public. Other opportunities for public comment will be provided as the project progresses.

How to stay involved:

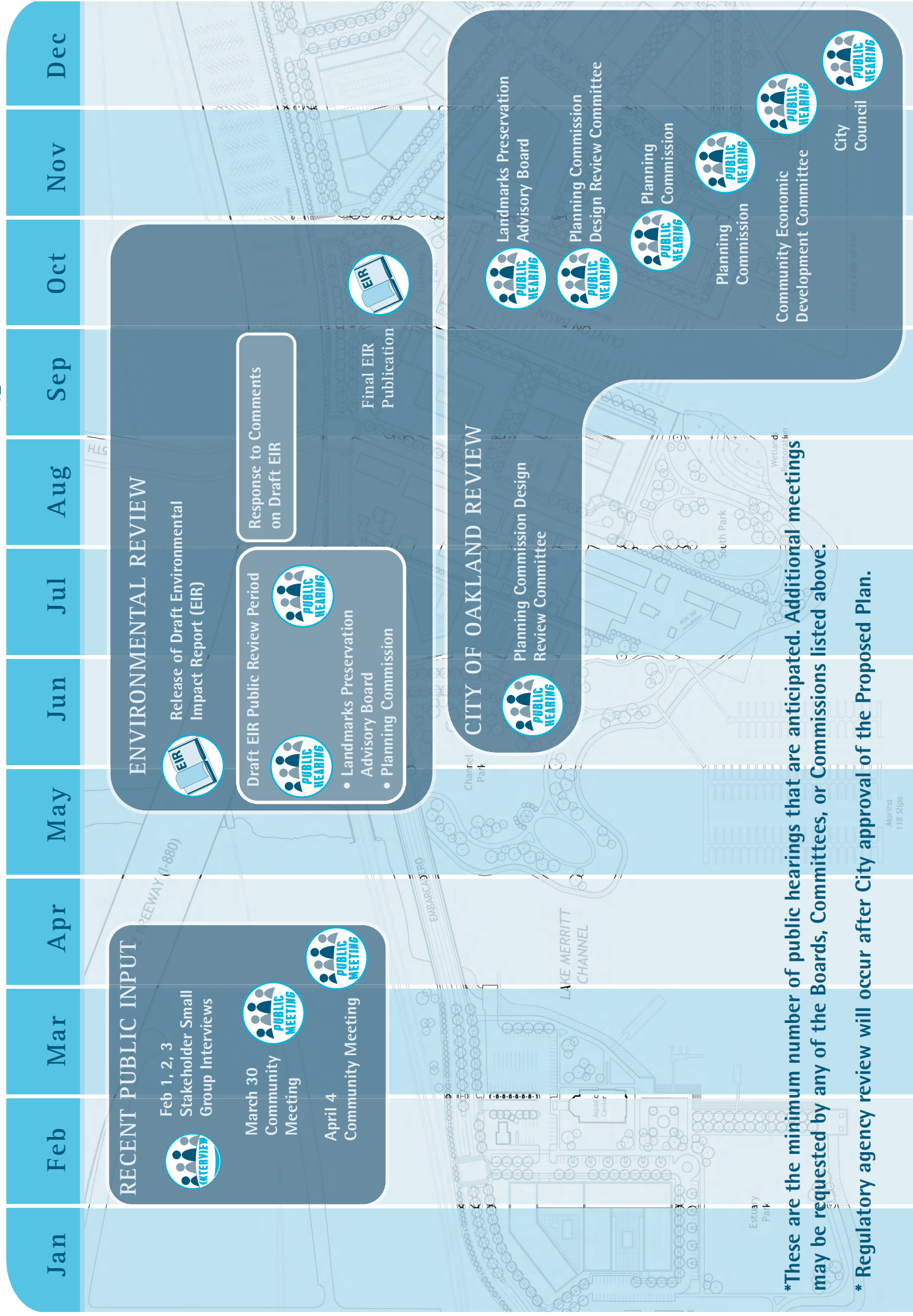
Stay involved in the development review process by adding your name to the project mailing list. We will update you as the project progresses and notify you of future opportunities for public comment. To be included on the mailing list, contact:

Margaret Stanzione
Community & Economic Development Agency
Planning and Zoning Division
City of Oakland

250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Mstanzione@oaklandnet.com
(510) 238-4932

2005 Tentative Project Schedule



*These are the minimum number of public hearings that are anticipated. Additional meetings may be requested by any of the Boards, Committees, or Commissions listed above.

* Regulatory agency review will occur after City approval of the Proposed Plan.

OAK to 9th

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT

WELCOME

to the Oak Street to Ninth Avenue
Waterfront Project Public Meeting

March 30, 2005 and April 9, 2005



Introductions

- Claudia Cappio, City of Oakland
- Margaret Stanzione, City of Oakland
- Pamela Kershaw, Port of Oakland
- Mike Ghielmetti, Oakland Harbor Partners, LLC
- Patrick Van Ness, Oakland Harbor Partners, LLC
- Ben Strumwasser, CirclePoint
- Linda Weil, CirclePoint

OAKto9th
OUR VISION TO
BUILD A SUSTAINABLE
WATERWAYS
PROJECT



Meeting Purpose

- Present Overview of Proposed Plan
- Review Key Community Issues to Date
- Provide Opportunity for Additional Public Input
- Present Project Schedule and Future Opportunities for Public Input

OAKto9th
OUR VISION TO
IMPROVE AND
PROTECT
OUR WATERWAYS



Ground Rules

- Please hold comments and questions for breakout groups
- Please listen to and respect one another
- Support participation by all
- Provide constructive input and feedback
- Additional comments via comment card

OAKto9th
OUR VOICES TO
NATURE AND
WATERWAYS
PROJECT

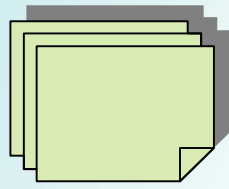


Agenda

- Informational Open House
- Project Presentation
 - Introductions / Meeting Purpose
 - Key Issues Raised to Date
 - Overview of Proposed Project
 - Project Development Process
- Community Input: Small Group Break-outs
- Report from Each Small Group
- Wrap-up and Closing

OAKto9th
OUR VOICES TO
NATURE AND
WATERWAYS
PROJECT

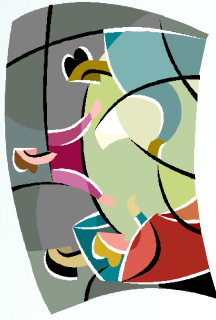
Issues Raised to Date



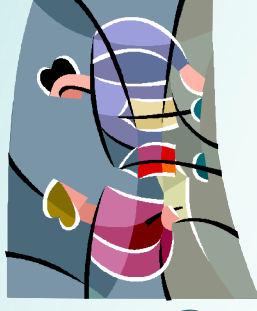
Written
comments
(ongoing)



**Comments
Received
to Date**



Scoping meetings
(June 2004)



Small group
meetings
(February 2005)

Issues Raised to Date

- Key Issues
 - Transportation and access
 - Consistency with the Estuary Policy Plan
 - Level of density
 - Inclusion of mixed income and affordable housing
 - Public process to date

OAKto9th
OUR VISION TO
BUILD A SUSTAINABLE
WATERFRONT
PROJECT



Issues Raised to Date

- Key Issues (*cont.*)
 - Coordination with surrounding communities
 - Accessibility to the public
 - Importance of view corridors
 - Details on use for open space areas
 - Historic resource preservation
 - Context sensitive design

Proposed Project Overview

Project Location

- Between Oak Street and Ninth Avenue southwest of the Embarcadero
- 62 acres waterfront property owned by Port of Oakland

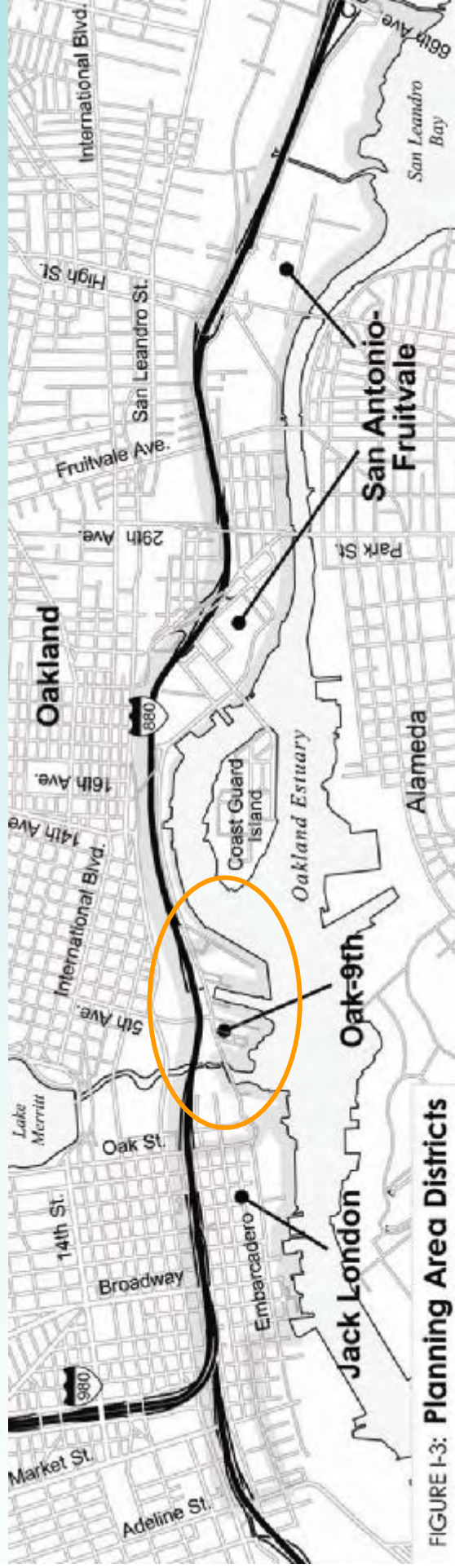


FIGURE I-3: Planning Area Districts

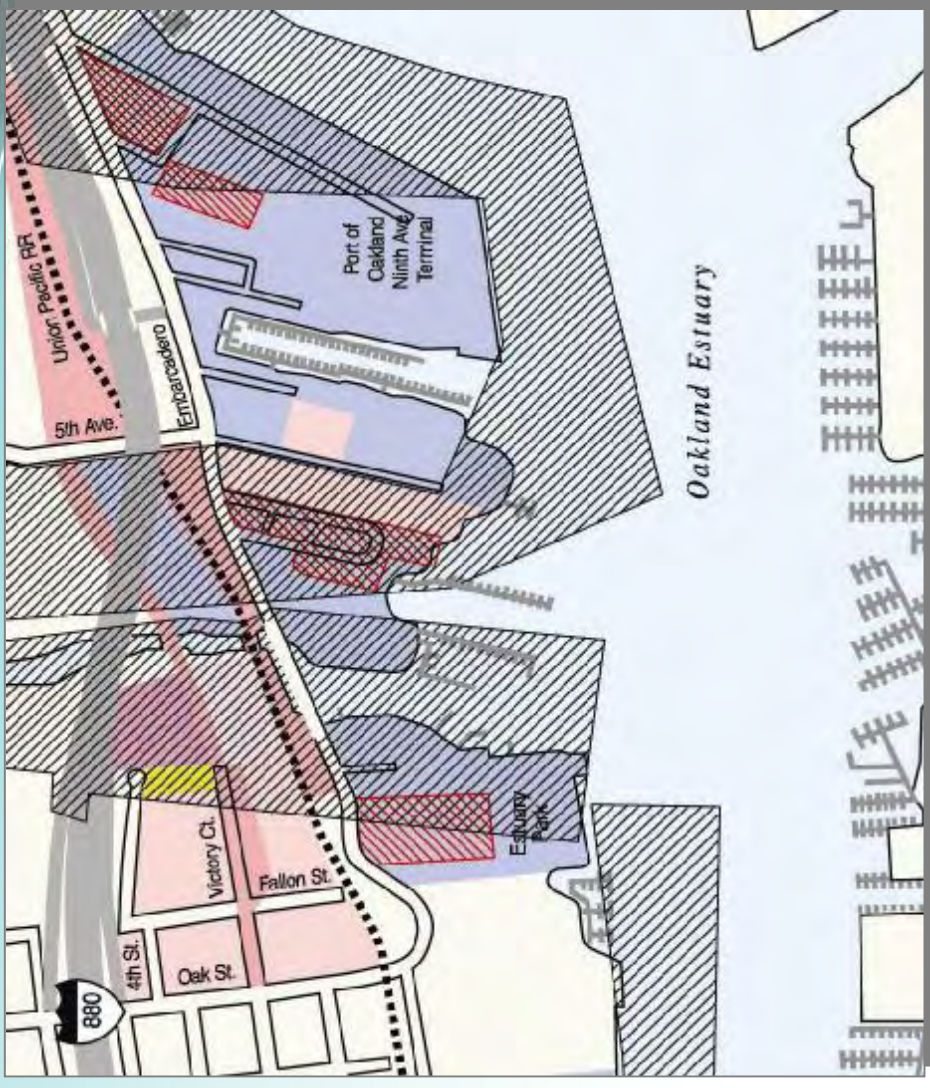
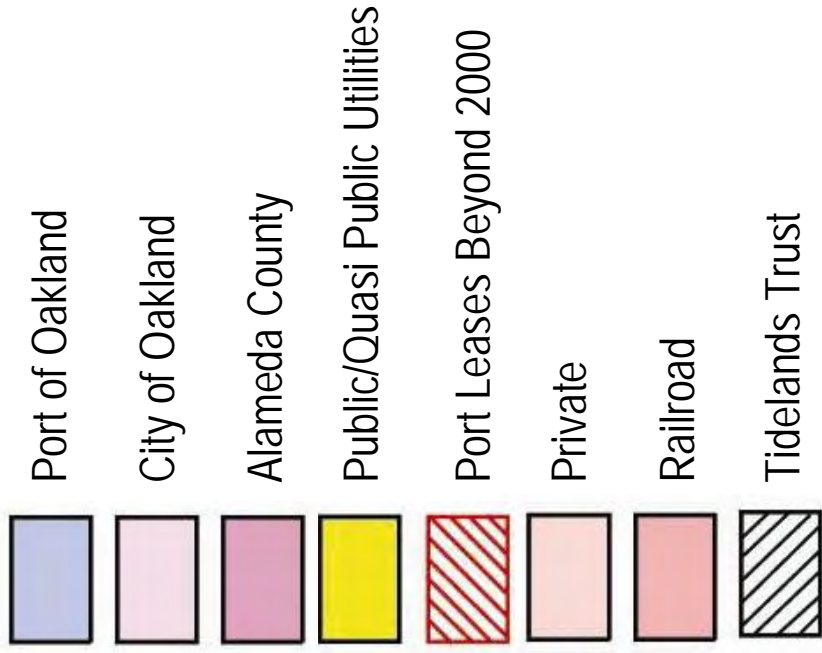
Image from Estuary Policy Plan

OAK to 9th
OUR COMMITMENT TO
NATURE, HISTORY,
WATERFRONT
PRODUCT



Proposed Project Overview









Existing Ownership

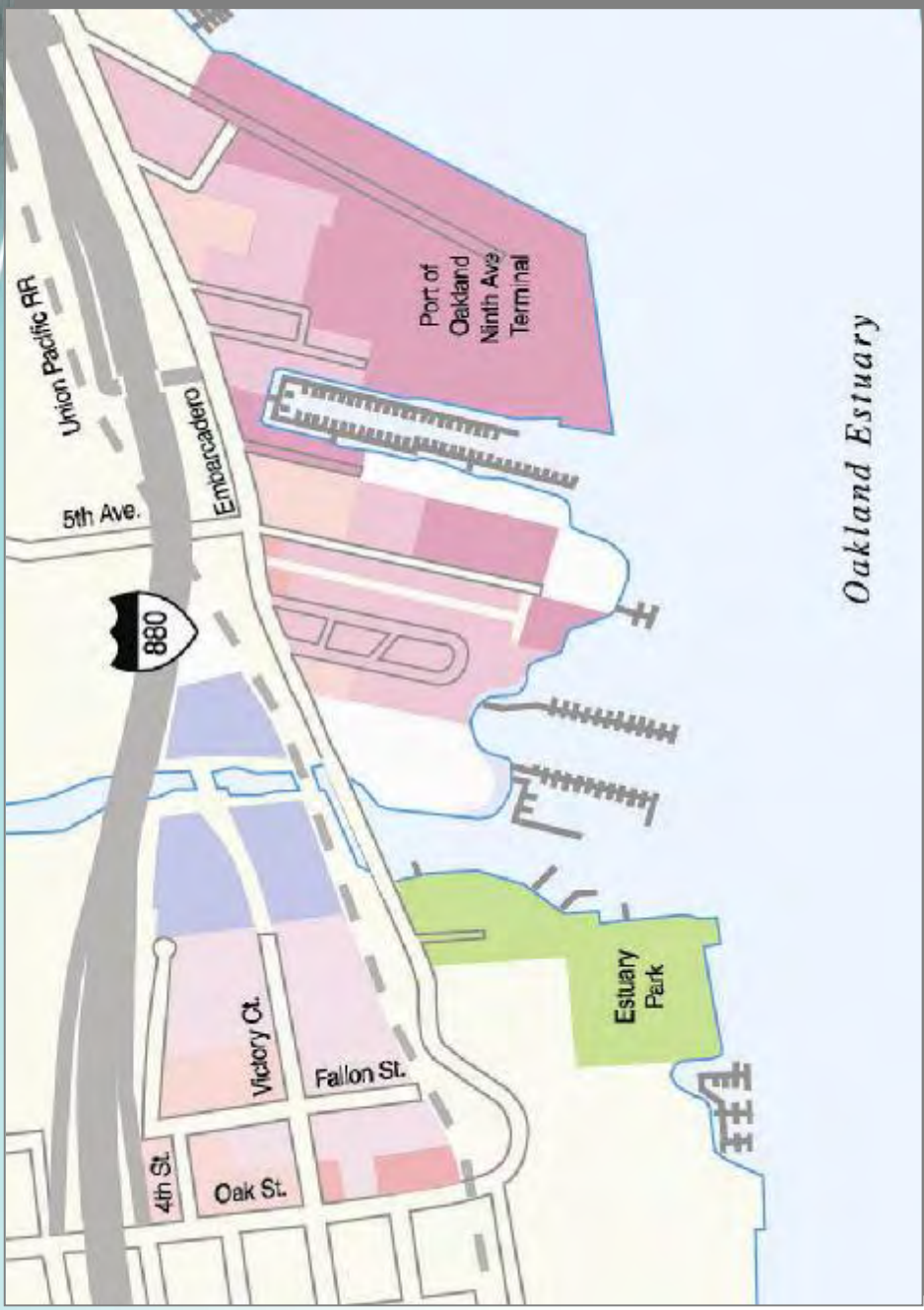


Proposed Project Overview



Existing Land Use

-  RDE – Retail, Dining and Entertainment
-  Wholesale and Off Price Retail
-  Office
-  Public/Quasi-Public Institution
-  Warehousing
-  Light Industrial
-  Heavy Industrial
-  Open Space



Proposed Project Overview

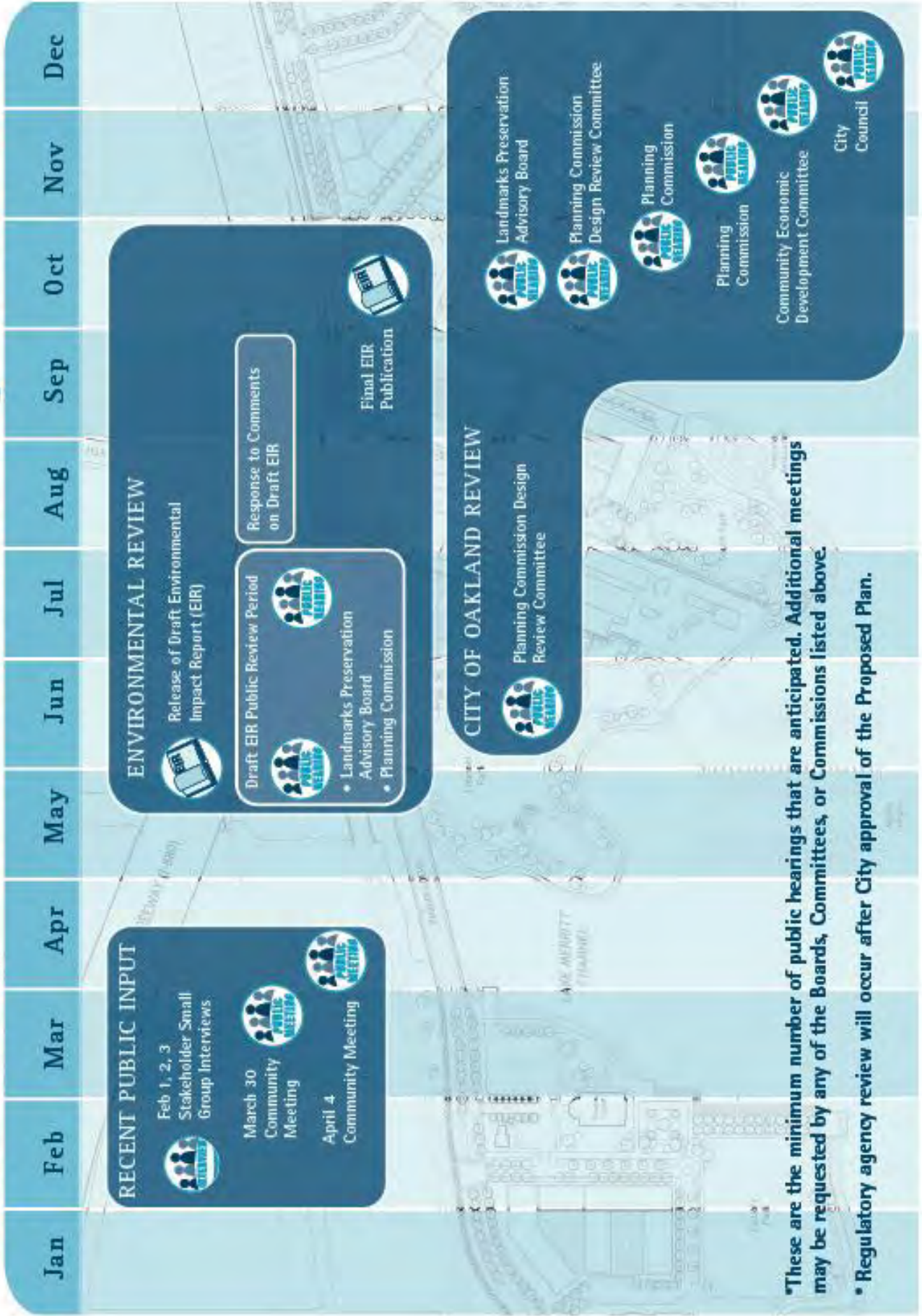


OAKto9th

OUR COMMITMENT TO
SUSTAINABLE AND
WASTEWATER
PROJECTS



2005 Tentative Project Schedule



*These are the minimum number of public hearings that are anticipated. Additional meetings may be requested by any of the Boards, Committees, or Commissions listed above.

* Regulatory agency review will occur after City approval of the Proposed Plan.

Small Group Questions

- What issues about the Plan are most important to you? Why?
- What specific changes to the Plan would you recommend?

Small Group Guidelines

- Groups designated by the colored dot on nametag
- Allow each participant an opportunity to speak
- Designate a Recorder (to document comments on flip charts and watch the clock)
- Designate a Reporter (to present key issues to the larger group)
- Report out to larger group at 8:30

Next Steps

- Summarize comments from public meetings and prepare summary report
- Submit report to City of Oakland, Port of Oakland and the developer for review and consideration
- Notify interested parties of future opportunities for review and comment

OAKto9th
OUR VISION FOR
A SUSTAINABLE
WATERFRONT
PROJECT



Contact Information

Margaret Stanzione
Community & Economic Development Agency
Planning and Zoning Division
City of Oakland

Mstanzione@oaklandnet.com

Phone: (510) 238-4932

Fax: (510) 238-6538

OAKto9th
OUR VISION TO
BUILD A SUSTAINABLE
FUTURE



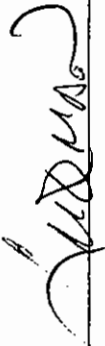
OAKTOS th

SOULFUL. SUSTAINABLE.
WORKING. DRIVING
AND INSPIRING
PROGRESS.

Thank you for your participation!



Sign-in Sheets

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Theresa Navarro	250 Frank O'Sullivan Oakland Playa 5741K 94612	(510) 238-6250	TUNNARA@Oaklandnet.com
Shirley Green		510 452-4272	sgreen@comcast.net
		482-1947	
Robert Hickey	414 13th St. Suite 500 Oakland, CA 94612	851-6333	robert@urbancology.org
Brian Wiese	685 E Fairmount Oakland	544-2321	bwiese@elpark.org
ALCO P.W.			
GERALD E. SLIVER	3024 E. 7th St, OAKLAND	670-5509	Jersey@ACPWA.
LEAL CHARONNAT	15th Ave #1-9 OAK 94604	434 3446	gabro@weil.com
Jergiz Hags & Claudia Hurs-Hags	816 Park Way Oak	'	—
Markley Baringer	250 FOR, SUITE 5501 OAKLAND, CA 94612	510 238-6266	MBAVINLEE@OAKLANDONET.COM
Becky Hicklin	120 Oak St. Suite Oakland 94607 C-2	510-862-0650	hicklin@jafco.com



OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Leu Chien Seelee	2829 Sand Ave Oakland	533-1092x60	lewchien@ebayc.org
FRANK ANAYAN-PWA	518 42 ND ST OAKLAND	510.238.6106	frankyan@oaklandnet.com
Chanda Mary	2128 17th St Oakland	510-610-6363	Chanda@ebayc.org
AMB THIL			
Pamela Fishman	530 Water Street, Oakland	510-607-1168	pfishman
Dore Siden	PO Box 5781 Oak 94606	527-8157	dsiden@oaklandnet.com
Robert Shapiro	1333 North California Blvd Suite 350 Oakland Creek CA 94612	925 944-9700	rshapiro@sbllp.com
Eva Paul	1 Frank Ogawa Pl.	238 7021	epaul@oaklandnet.com
Cynthia Shartzer	1528 ALICE ST Apt 12 Oakland CA 94612		oaklandlana@yahoo.com
Susan Bergman	1545 6 th Ave	510 444 3159	Sberberg@earthlink.net

OAKto9th

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
NAOMI SCHIFF Oak Her Alliance	1761 Broadway	763-9218:0H 835-1717W	A oha@oaklandheritage.org Nadm@17TH.COMP
JOEL PETER	250 FRANK OGAUK PLAZA # 4344	238-7276	
INGRID	2401 Park Blvd # 1 Oakland CA 94606	510-238-8866	
Juan Cardellino	1330 Broadway, 11 th Fl. 94612	286-4093	jcard@scc.ca.gov
Tom Thurston	1924 41 st Ave 94601	332 8609	tmthurston@msn.com
Simon Waddington	255 3rd ST #305 OAKLAND, CA 94607	823-3447	simon@jackbondistrict.org
Amy Tanner	414 13 th St, Ste. 500 Oakland 94612	251-6329	amy@urbaneology.org
Kenton Williston	1 Embury and ave W # 247 94607	381-1638	Kentonwilliston@hotmail.com
Joe Berkley	409 45 th St	652-4667	R615H8747@AOL.COM
John Powers	1433 Hampel Oak 94602	482-3852	jpowers@msn.com

OAK to 9th

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Pats St. Louis 5th Ave Neighbor 6.6. Audubon Society	PO 99041 EMERYVILLE 94602	474-8697	Please update mailing list (see)
Steve Rochon	320 Lee St. #806 Oakland 94610	910-8734	rochonstere@yahoo.com
SANDY & BILL THRELFALL	6866 SARONI DR O 94611	339-7534	sandy@waterfrontaction.org
JOHN CURNERY	LANIER - CRISCAT 1947 EMERSON AVE OAKLAND 94606	535-6690	JOHNCURNERY@LANIER-CRISCAT.COM
Michael Stagg Scott's Kes Development	#2 BROADWAY, OAK 94607	(510) 444-3452	STAGG910@AOL.COM
TERRY SANDERS	499 EMBARCADERO, 1-16 94606	965-2971	TASANDERS@AOL.COM
JOHN SUTER	# 3 3627 Klamath St. D2K 94602	510 530- 3711	JSUTER@OAKLANDCOMMUNITY.NET
Ann Duke	1840 Embardment	436-8057	
James Xamm	281 Wayne Ave Oak 94606	763-0142	

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Melissa Buss Regis Equity Partners	130 webster st. Oakland CA 94607	510-273-2000	Melissa@Regisreality.com
Sue Hodge Envir on mental Health Network	5074 Fairfax Ave. Oakland 94601	510-532-6461	sukiejano@yepmail.net
JOYCE ROY SIERRA CLUB OHA	250 W. WEBSTER ST. OAKLAND 94611	855-7508	jroyroy@earthlink.net
JEANNE CHASE	459 Embarcadero, Ste 971	893-12-12	icharye.pachod.net
Chris Pattiello			
TAY TOCCACK	311 Oak St Oakland		jaypoll@aol.com
Charles Green	912 Peralta Street	663-1716	
Mary Fisher	311 Oak St. C-2	463-4777 510-532-6461	
Charles Weber	#3. fifth Ave	510-44-8541	BOATWORK@AOL.COM
ROBERT KIDD			RKIDD@SCRM-LAW.COM

OAK to 9th

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Inditha Offer	770 Longridge 94610		
Sharon Morris	4027 Woodruff Ave	510-531-1753	sharonartrep@comcast.net
Dan Morris	"	"	dmorrisemerrill-moms.com
Paul Garrison	614 Haddon Rd	510-839-3956	friends@peopleforpaulgarrison.org
CAUDIA GIFFO	250 FRANK CROWN R. SUITE 3315 OAKLAND	238.2229	CAUDIA@OAKLANDNET.COM
Lawrie Umoh	1560 Benwick St Oakland 94601		LawrieU@yahoo.com
STEVE	189 3RD ST 94115 OAKLAND	835 8424	STEVE@URBANSPEACE.BIZ
Mary Hansen	4824 Terrace St. Oakland 94611	654-6994	### M.L.Hansen@aol.com
JIM RATLIFF	725 Hillcrest Circle 94610	271-4758	jim@virtualperfection.com
Richard Cowan	City Council Dist. 4	238-7041	rcowan@oakland.ca.gov

OAKto9th

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME'S AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Diane Heinze	55 Temple Pl Oakland, CA 94618	510-627-1467	
Wendy Tinsley	247 4th St. #405 Oakland CA 94607	510-603-7443	Wendyt@argsf.com
Paul Rosinsky OAKLAND TOI BOWE	401 13th Street OAKLAND CA 94612	510-208-6456	prosnshx@angnewsletters.com
Kate Ottava Stephen Hill Albion	621 Howard Street SF CA		konradgreen@earth.org
Vivian Chung	218 S. Market St. Oakland CA 94612		vivian@earth.org
Grace Lee	1502 Jackson St #403 94612		kingyupda@yahoo.com
Jane Blackbarth Caregiver / Sue Hodges			
Joanna Ador	248 3rd St Oakland 94607	510-893-4100	joanna@jacklondonmail.com
Phil Olmstead Urban Ecology	414 13th St., Ste. 500 Oak 94602	510-251-6330	phil@urbaneecology.org
Kirk Peterson	5253 COLLEGE OAKLAND CA 94618	510-547-0275	KIRK@KPAARCH.COM

OAK to 9th

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Peggy Moore	2215 CARROLL ST #303 OAKLAND CA 94606	510-551-8330	PEGGY@MOOREFOROAKLAND.CA
Betty Graham	RW9CB 1515 Clay St	510 622-2388	
BARBARETTE NEWTON REWOOD RESOURCES SEAN CAROLAN	2500 FAIRMONT AVE SAN LEANDRO, CA HENSEL PHELPS	510 895-6000	REDWOODRESOURCES@AOL.COM SCAROLAN@HENSEL PHELPS.COM
CLARENCE VAN HOOK VAN HOOK ENTERPRISES	" " 638 SPRING ST. RICHMOND 94808	" 510 2334900	CLVHOOK@AOL.COM adv.COM
M. S. J. J.	470 Wilbur Ln. #202 Flooders CA 94588	(925) 463-1122	
Ken Katz	3801 Balfour Ave OAK. 94610	415-6537	Ken @ KATZPJS.COM
Jenny Lin	310 8th St. Suite 309 Oak 94607	834-8920	JennyLin@apendef.org
John Morten	West 41st St. Oakland 94609	610-1773	JLM108@yaho.com

OAK to 9th

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

March 30, 2005 (5:30-9:30pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
MARY JOAN KEALY KEALY CONNECTIONS C. 17 SIMONETTE Courtney 21	872 ROSEMOUNT RD OAKLAND CA 94610 120 3 rd St Oakland CA 94618	510 - 763 2640 510 463 4777	MJKEALY1@AOL.COM Curtis.Smolken@County 21
BRIAN MERCIUPE KLEINFELDER INC	1470 Broadway Ste 70 Oakland, CA 94612	(510)-628- 9000	bmerciupe@kleinfelder.com
Stefan Seum Eastlake Merchant Ass	506 East 17th Street Oakland, CA 94606	510 - 965 2423	Steseum@comcast.net
Amanda Brown Stevens Councilmember Nadel's office	1 Frankegan - Plaza Oakland CA 94612	238 - 7031	ambrown-stevens@ oaklandnet.com
NICK PERRY	1351 SCENIC AVE BERKELEY CA 94708	650 722 2538	nickperry@gmail.com
Preston Turner	5202 BSELWOOD E ST OAK 94601	PAC member	
Nancy Friedman	631 Vernon St Oak 94616	# 653 1384	nmf123@pacbell.net
ETHAN SILVA			SILVA @ WIELL.COM

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Claire LeDonne	P.O. Box 10021 Oakland, CA		
Ernie Guad	1049 Harbor Oakland 94600		jezerald@judall.net
ORNA SASSON	1428 JACKSON	836-3514	
NAOMI FEGEL	204 Park View Ave PIEDMONT CA 94610	622-2328	
David Bole	Oakland		
John Sutter			
MONA HANSEN	21 LOS LANCHEITOS ALAMO, CA 94507	925 256 0736	
Michael Bowen	557 Montclair Ave Oakland, CA 94606		mbowen@sce.com.gov
Naomi Schiff	1761 Broadway	835-1717	
MARY JOAN KEALY	872 ROSEMOUNT OAKLAND 94610	763-2640	MJKEALY1@AOL.COM



OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

April 9, 2005 (9:00am-1:00pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Russ Donahue	603 EMERALD ⁹⁴⁶⁰⁶ (OAKLAND)		
JOE DECRADICO	93 VAN CLEAVE WAY OAKLAND CA 94619	510-482-6302	Jdecradico@gdesarch.com
Cynthia Shortzoe	1528 ALICE ST, Apt 12 Oakland, CA	510 763 7173	oaklandlana@yahoo.com
ASA HOYT	3724 GRAND AVE #3 OAKTOWN	510 452 3868	
Betsy Shible	120 Oak St. Oakland CA 94607	510-862-0660	
Robyn Hodges	80999 Redwood Rd Livermore Valley CA 94551 Ref Man Executive	670 5717	robyn.hodges@eagon.org
Rene Mendietta	740 Bockman Rd San Lorenzo	388-4092	rmendietfu@comcast.net
Whitney Nelson	4341 Piedmont Ave OAK. 94610	206-6148	whitney.nelson@comcast.net
William Wang	815 Washington #57 Oakland, CA 94607	978-8227	Unityproperties@att.net

OAK to 9th

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

April 9, 2005 (9:00am-1:00pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
PATRICK DAUGHTON	327 GLENDALE AVE OAK. 94618	652-7052	pdaughton@earthlink.net
Amy Roach	557 Montclair Ave Oakland CA 94606	663-5394	
ABC SECURITY SERVICE RAY THROWER	1840 EMBARCADERO OAKLAND, CA. 94606	436-0666	RAY@ABCSECURITYSERVICE.COM
Judith Johns of Friends of Oakland Parks	4096 Piedmont Ave Oakland 94611 #374	451-3557	
GUILVERMO ROSSELLO HEAT ARTISTS	538 9TH ST. SUITE 246 OAKLAND 94607	625-9800	grosello@hkit.com
Starr Huss City of Oakland Arts	1 Frank Ogawa Plaza Oak 94612	238.4949	shuss@oakland.net.com
SANDY THREYALL	6866 SARAWI O 94611	339-9233	sandy@watefrontaction.org
VALERIE WINEMILLER	121 Monte Vista Oakland 94611	653-4552	vwinemiller@hotmail.com



OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

April 9, 2005 (9:00am-1:00pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Jesús Vargas			
DAVEY			
Rebecca Cooper			
C. O'Brien	#3. Fifth Ave	+44 8541	Rebecca@folic.com
Stana Kearne			
MIMI HO			
Mrs Zhou	186 E. 12th St.		
Yun	Oakland, CA		
DAVID BOLANOS			darbolanos@aol.com



OAK STREET TO NINTH AVENUE WATERFRONT PROJECT

Public Meeting

April 9, 2005 (9:00am-1:00pm)

NAME & AFFILIATION	ADDRESS	PHONE NUMBER	E-MAIL
Leah Charonnet	15th Ave #1-9 OAKLAND	436- 3466	GABRO@WELL. COM
Rena Beekba			

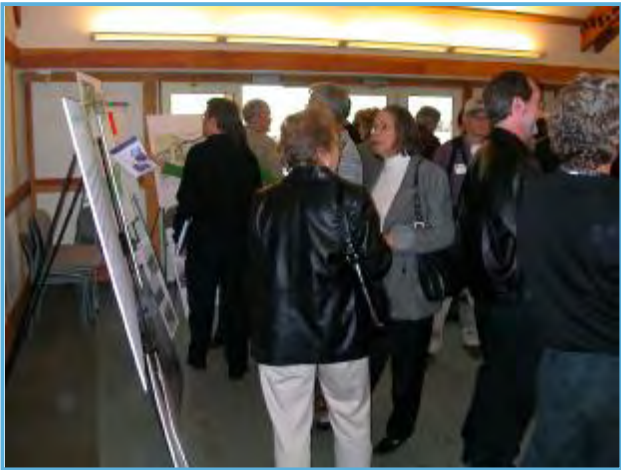
Meeting Photographs

PUBLIC MEETING

March 30, 2005

5:30 p.m. - 9:30 p.m.

Jack London Aquatic Center

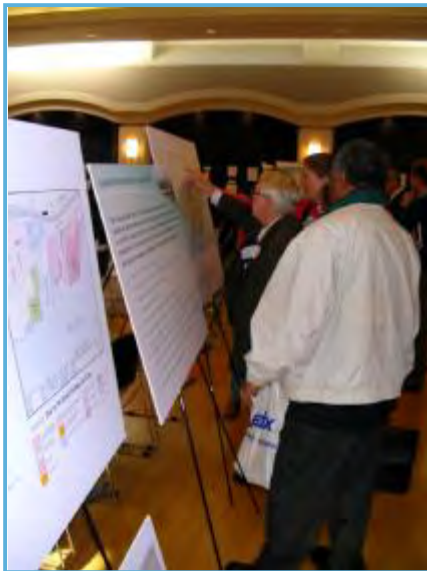
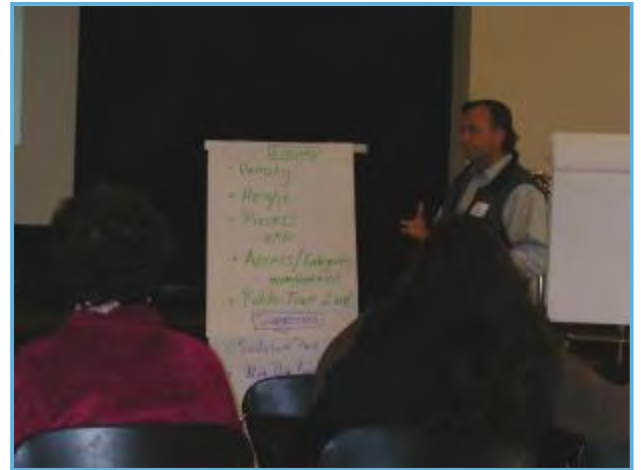


PUBLIC MEETING

April 9, 2005

9:00 a.m. - 1:00 p.m.

Oakland Asian Cultural Center



Frequently Asked Questions

Frequently Asked Questions

March 30, 2005

Below are responses to “frequently asked questions” that we anticipate being asked about the public participation process for the proposed Oak to Ninth Mixed Use Development Plan.

1. What is planned for the public outreach process? When are activities expected to occur?

The public outreach process includes opportunities for the public to provide input on the Proposed Oak to Ninth Development Plan. This process could include trade-offs and potentially difficult choices for the City’s decision-makers. A goal of the public outreach process is to inform the public about these trade-offs so there is broad community understanding regarding redevelopment of the site. In June 2004, three public scoping meetings were held to provide input for the environmental review process. In February 2005 the City commissioned several small group interviews to hear comments on the proposed Plan from a wide variety of Oakland community leaders. A summary of all comments received during the small group interviews and today’s public meeting will be prepared after these meetings conclude. This summary will be provided to the City, the Port of Oakland, Oakland Harbor Partners, and the EIR consultant team and will be available to the public. Other opportunities for public comment will be provided as the project progresses.

2. How can I get my input included in the discussions?

Send us your comments or attend a public meeting. Written comments can be mailed to: City of Oakland, CEDA – Planning & Zoning Division, Attn: Margaret Stanzone, 250 Frank Ogawa Plaza, Suite 3315, Oakland, CA 94612. Or, send your comments by email to mstanzone@oaklandnet.com. Also, contact the City to make sure you are on the project mailing list so you will be notified of upcoming public meetings concerning the project. Notices for hearings before the Planning Commission and the City Council are mailed to everyone on the mailing list. Notices of upcoming meetings are also listed on the City’s website at <http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/oaktoninth.html>

3. How is this outreach effort related to the EIR process?

While these community participation activities (small group interviews and a community meeting) are not a part of the formal environmental review or development process, summary reports from all public meetings will be available to the public, to the City, Port, developer and EIR consultant team for their review and consideration.

4. Why is the proposed plan different from what was outlined in the City's Estuary Policy Plan?

The Estuary Policy Plan (EPP) was a general concept plan that helped the City and the Port look at the redevelopment of former heavy industrial land into recreational and mixed use land uses. With further consideration of economic market conditions and site constraints, the proposed Oak to Ninth Mixed Use Development Plan has been submitted to the City for review and consideration. Oakland Harbor Partners is proposing a Plan that expands the allowable land uses, such as residential, and extends the vitality of Oakland's neighborhoods and downtown along the waterfront. Their Plan includes open space, trails, public gathering places and commercial uses, as described in the EPP, along with more extensive residential development than is currently allowed due to State Lands Commission restrictions. It is the City's challenge to work with all parties in further refining the Plan so that it meets the objectives of the EPP while still being economically viable, and balances the needs for environmental clean up, provides recreational facilities adjacent to the Estuary, and addresses the strong housing demand in the Bay Area.

5. How can we be sure that community needs are addressed as part of the project design?

Be involved and stay involved. All public comments (written and verbal) from the upcoming public meetings will be documented and provided to the public and City decision-makers throughout the review process. In addition to the large public meetings conducted by CirclePoint in March and April, there will be Planning Commission and City Council meetings that you can attend later in the year. All public meetings will be publicly noticed and listed on the City's website.

6. When will the City make a decision about the final project?

Several major steps need to take place prior to a final decision on the project. After the stakeholder interviews and the large public meetings are conducted by CirclePoint, the Draft Environmental Impact Report will be released for public comment in the spring or summer of this year. Responses to comments will then be prepared and the Final Environmental Impact Report will be published. The project will then be considered by the Design Review Committee, the Landmarks Preservation Advisory Board, the Planning Commission and the City Council. The Planning Commission will review the Final Environmental Impact Report and the proposed project and make a recommendation to the City Council in the Fall. The City Council will then certify the Final Environmental Impact Report and make a decision about the project by the end of year 2005. Only after these steps can the City and Oakland Harbor Partners enter into a development agreement. In addition, there may be other approvals required by regional State and Federal agencies regarding soil contamination, water quality, and proposed activity along the shoreline.

7. Who will make the final decision on the proposed plan?

The City Council will make the final decision on the proposed plan. The project sponsors will also be required to receive approval from other agencies on the project, as described in item #6 above.

Oakland Harbor Partners Fact Sheet

AN OVERVIEW

The proposed master plan includes 13 parcels with a total of 3,100 residences. With a mixture of for sale homes and rental apartments.

The retail portion of the proposed project will be up to 200,000 square feet and is intended to support the new residential neighborhood as well as enhance the experience of visitors from the surrounding region. Located on the ground floor of residential buildings, retail space will be designed to accommodate small shops, galleries, restaurants, and specialty grocers. The retail will generally be located in two areas: 1) along the central entry street (Main Street-6th Avenue) located adjacent to the Village Green and Quay; and 2) along either side of the Clinton Basin. Retail uses located along Main Street-6th Avenue will be larger in size and consist of specialty grocery, galleries, and small shops. Retail uses along either side of Clinton Basin will be smaller in size and consist of small shops and restaurants. Parking for the retail uses will be in the parking garages of the buildings they occupy and on adjacent streets.

Oak to 9th's approximately 27 acres of public open space will provide a series of interconnected public access and open areas from Estuary Park to 10th Avenue. The proposed open space plan includes a continuous system of public trails along the Site's waterfront, adding a crucial connection for the Bay Trail system, which proposes trails along the entirety of Oakland's waterfront. In addition, the plan contemplates larger open spaces that will serve as venues for active and passive recreational activities and boat access. The open space plan incorporates existing plans for a new wetland at the mouth of Clinton Basin, an improved Clinton Basin inner harbor defined by a broad seawall promenade, and a village

green at the foot of Clinton Basin as a gathering place and window to the estuary. The open space areas are divided into four major areas: the 9th Avenue Terminal-Shoreline Park, Clinton Basin, Channel Park and Estuary Park.

Access to the water is an integral component of the Oak to 9th District proposal. As a protected water space, the Estuary in general and the Oak to 9th area in particular is one of the most attractive sites within the Bay Region for water-oriented sports, particularly boating. Sailing has an established presence on the estuary, which has become the largest single focus of recreational boating in the Bay Area. There is a long-established tradition of rowing, canoeing and kayaking, all of which are well suited to the calm, smooth waters of the area.

There are two existing marinas located within the project area. One marina is located within Clinton Basin and is owned by the Port of Oakland. The other marina, which is located at the end of 5th Avenue, is owned by the Port and currently leased to a private party. The proposed project includes rebuilding the marina in Clinton Basin and adding a new marina replacing the 5th Avenue marina that would contain approximately 175 slips. There will be a mix of short-term, transient and long-term slip space available. The marinas are intended to activate the waterfront and enhance the experience of the public visiting the site.



THE OAK-TO-NINTH TEAM

Building living environments of enduring value in the San Francisco Bay Area has been a hallmark of Signature Properties since its founding in 1983. The family owned company cherishes its reputation as a pioneer willing to invest in developing high-quality residential projects that have served to enhance the communities in which they are built. Signature Properties' track record of success in the development of "smart growth" projects in communities overlooked by and in need of private development has served to encourage others to follow in its path. Because of the success of Durant Square in East Oakland, Abella in San Pablo and Landmark Place in downtown Oakland the "smart growth" development in the San Francisco Bay Area is a reality. With over 20 years of success building communities for people in the Bay area Signature Properties approaches Oak to 9th knowing what it will take to bring a vision of a vibrant waterfront to Oakland.



Reynolds & Brown has developed over 7,500,000 square feet of commercial real estate and has established an impressive history of success in development or real estate throughout the San Francisco Bay Area since its founding in 1963. The Reynolds & Brown portfolio includes a diverse balance of retail centers, business parks, research and development parks, mid-rise office buildings, entertainment and recreational complexes, warehouse and distribution facilities and residential properties.

The Company's reputation has been shaped to a large degree by the commitment to quality, service and innovation first articulated by its founders, Jon Q. Reynolds and David A. Brown. The foundation of the Company's strength is based on these fundamental objectives: maintaining an identity as a

local firm,
building a

REYNOLDS & BROWN

capable team of professionals who are leaders in their profession and developing first-class projects that reflect strong exterior and interior design. Structural integrity, functional design and finish detail are well-known trademarks of a Reynolds & Brown development.

Involvement in community affairs is an integral part of the Reynolds & Brown philosophy. A strong local presence has enabled the Company to establish and maintain long-term relationships and visibility with area businesses, tenants, public officials and other community leaders.

REDEVELOPMENT REPORT: OAKLAND'S OAK TO 9TH DISTRICT

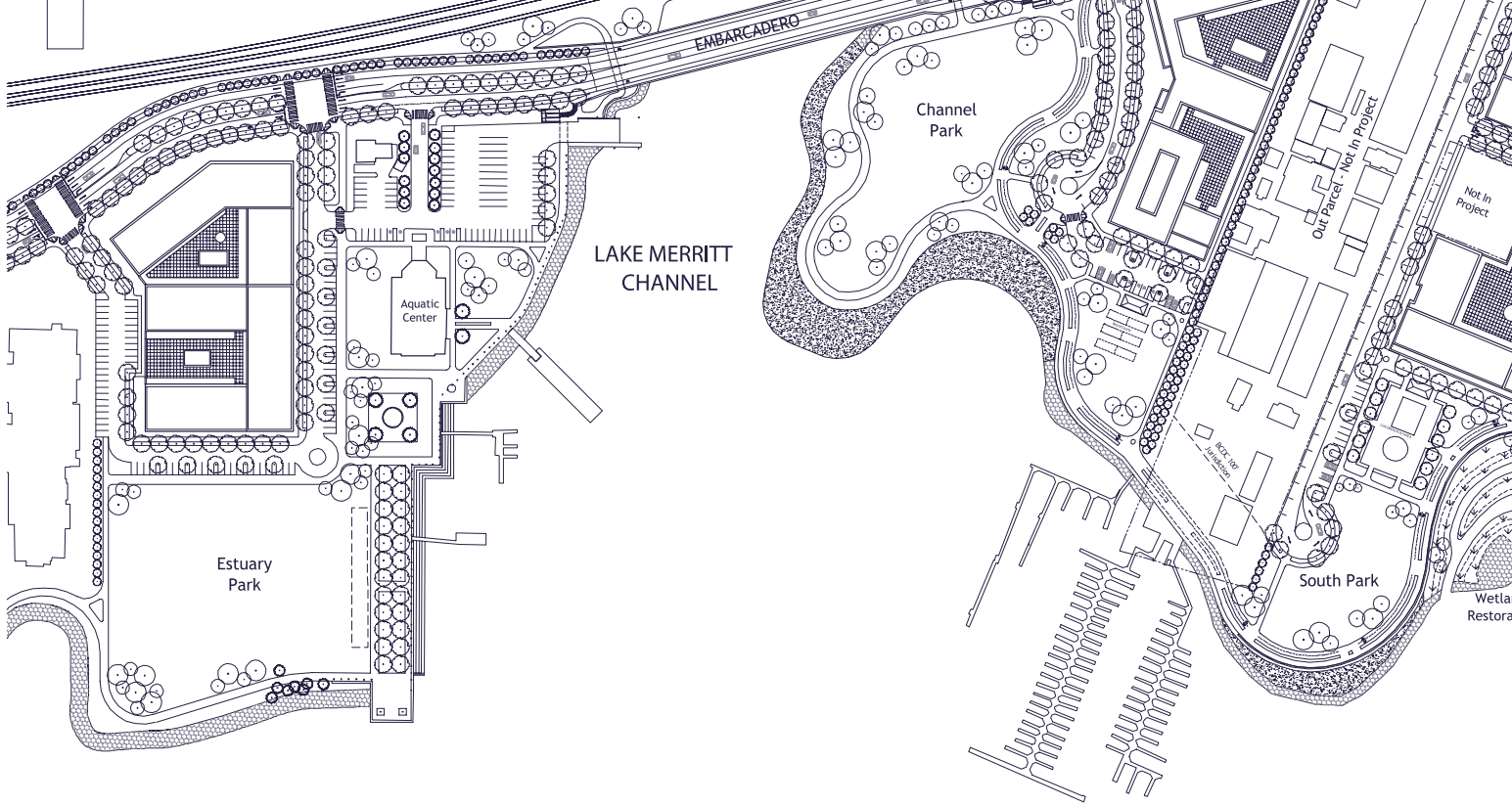
The project sponsor, Oakland Harbor Partners, seeks to redevelop an underutilized former maritime industrial district on the Oakland Estuary into a mixed-use waterfront neighborhood with strong connections to the region, downtown Oakland, Jack London Square and the adjacent neighborhoods. The principal uses of the site will be for housing with both a visitor and neighborhood serving retail component surrounded and complemented by interconnected public open spaces. In addition, the development concept calls for the renovation of the Clinton Basin and Fifth Avenue Marinas. The primary objectives of this project are to deliver to the Bay Area and the City of Oakland a revitalized waterfront for public use and provide a wide range of needed housing opportunities.



*Conceptual images:
mixed-use and residential*

NIMITZ FREEWAY (I-880)

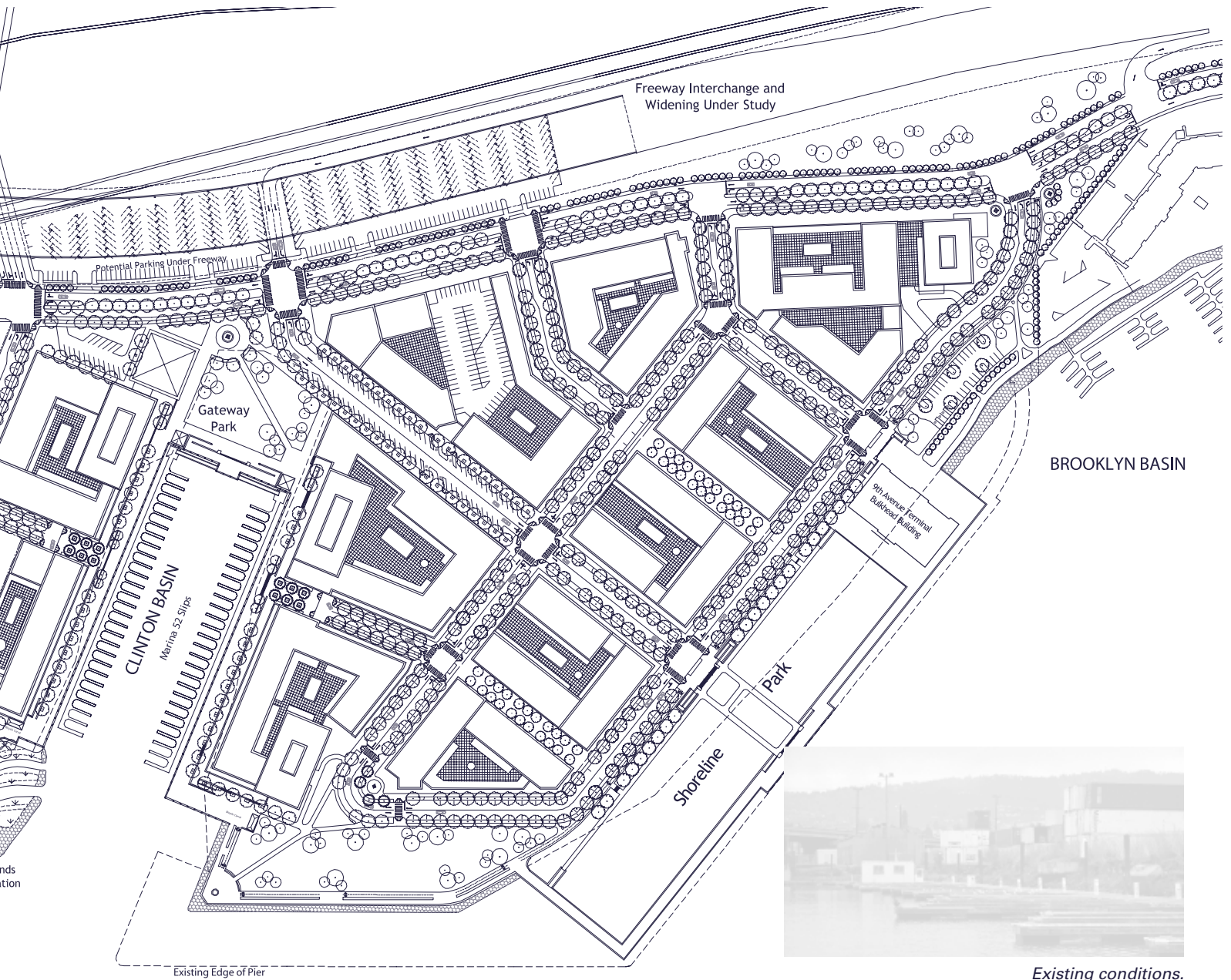
Existing conditions.



Existing conditions.



All land uses, site maps and proposed building locations and sizes are preliminary in nature and subject to change.



Existing conditions.



Existing conditions.

EXISTING SITE CONDITIONS

Geotechnical:

Oakland Harbor Partners conducted a site wide geotechnical investigation characterizing the soil on the site. The results of the investigation determined that a layer of saturated fine silty material (Bay Mud) of varying thickness and depth underlies the site and groundwater was located 4 to 6 feet below ground surface. The existence of bay mud and the high ground water table will be taken into consideration when designing infrastructure and buildings at the site.

Soil and Ground Water Contamination:

The Port of Oakland and Oakland Harbor Partners have extensively characterized the condition of the soil and groundwater at the site. The results of our investigation determined the soil and groundwater has varying levels of contamination. The site will require soil and groundwater remediation as part of the construction of the proposed project. A plan of action outlining a phased remediation process will be produced and submitted to the proper regulatory agencies for review and approval.

Existing Infrastructure:

The existing infrastructure including roadway, shoreline, telephone, storm, sewer, electrical, natural gas and water systems are inadequate for the proposed project. As part of the Oak to Ninth proposal these systems will be upgraded to current standards and designed to accommodate the demand of the proposed project.

Existing conditions.



COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: _____

Address: _____

Phone: _____

E-mail: _____

Comments:

Place
Stamp
Here

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612



COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: Judith Jfer

Address: _____

Phone: _____

E-mail: joffer@juno.com

Comments:

Too many apartments - otherwise
groovy

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: Claudia Hung-Haas

Address: 816 Park Way
Oakland, CA 94606

Phone: _____

E-mail: _____

Comments:

① Please consider improving the sidewalk areas along 5th Avenue to ~~connect~~ help connect the residents in the East Lake district.

~~② Will the 5th Ave~~

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: _____

Address: _____

Phone: _____

E-mail: _____

Comments:

Will those ugly free-
way sound walls isolate the
new development from
the rest of the city?

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: Laurie Umeh
Address: 2560 Renwick St
Oakland 94601
Phone: _____
E-mail: Lumeh2@yahoo.com

Comments:

- 1) too dense for access to local freeways
- huge impact on traffic on 880
- 2) too tall - 24 story towers
recommend ht limit 3-4
stories

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione

City of Oakland

250 Frank H. Ogawa Plaza, Suite 3315

Oakland, CA 94612

Name:

Robert Shapiro

Address:

1333 North California Blvd

Suite 350 Walnut Creek, CA 94596

Phone:

(925) 944-9700

E-mail:

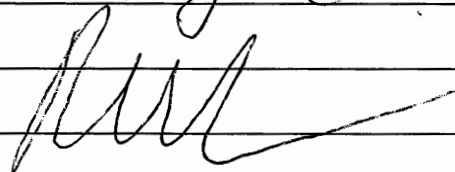
rshapiro@sblip.com

Comments:

Please put me
on all mailing; email
lists

I represent J. W.
Silviera - 499 Embarcadero

Thank you



COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: Patty St. Louis

Address: Bo. 99041

EMERVILLE CA 94662

Phone: 510 472-8697

E-mail: _____

Comments:

I would like to know if anyone
has any intentions of doing anything.

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: Susan Bergmann
Address: 1545 6th Ave
Oakland
Phone: 444 3159
E-mail: sberg@earthlink.net

Comments:

bike trails
bike lanes
efficient access from neighborhoods
→ lake → waterfront.

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzone
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: STEFAN SEUM

Address: 516 E 15th STREET
OAKLAND, CA 94606

Phone: _____

E-mail: steseum@comcast.net

Comments:

- BUILD A SUSTAINABLE DIVERSE PLACE
- LOWER / MINIMIZE PARKING PER UNIT
→ multiple studies show less parking plus public transit leads to more sustainable transport
- PROVIDE A STOP / TERMINAL FOR THE SAN FRANCISCO / OAKLAND FERRY TO ENCOURAGE NO-CAR COMMUTE
- INTEGRATE PEDESTRIAN + BICYCLE FRIENDLY WITH NEIGHBORING COMMUNITIES

COMMENT CARD

Comments may be submitted today or mailed to:

Margaret Stanzione
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: Tom Thurston
Address: 1924 41st Ave
Oakland CA 94601
Phone: 510-332-8609
E-mail: tmthurston@msn.com

Comments:

I am concerned that efforts to preserve
the entire terminal building will kill the
views along the boulevards

water shuttles to the ferry
terminals,

STEVE LOWE

OAK STREET TO
NINTH AVENUE
WATERFRONT
PROJECT



IDENTIFICATION CARD

Must be submitted today or mailed to:

Margaret Stanzone
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Name: STEVE LOWE
Address: 189 307 ST 94615
Phone: 825 8424
E-mail: STEVE@VCOMBACK.COM

Comments:

- WHAT STUDY HAS BEEN DONE TO SHOW THAT THE 9th AND TERMINAL SHOULDN'T BE KEPT ENTIRELY? ↓ THAT ITS USE/REUSE SHOULD BE FOR MIXED / THROUGH FUTURE TYPE OF VENUE?
- IF PROJECT IS IN THE REDEVELOPMENT ZONE WHO IS THE COMMUNITY REPRESENTATIVE ON THE PROJECT AREA COMMITTEE FOR THIS NEIGHBORHOOD?

Making a Neighborhood for All of Oakland

The Oak to 9th Community Benefit Coalition's Proposal for the Oak to 9th Project

The Oak to 9th site provides Oakland with an important opportunity to transform our shared public land into a new waterfront neighborhood that all of Oakland can enjoy and benefit from. This development can also contribute significantly to addressing critical community needs, including: affordable housing, access to good jobs, and opportunities for small businesses. Our vision for Oak to 9th is a waterfront neighborhood for all of Oakland—a truly mixed-income development that is integrated into the nearby community, is an asset for all Oaklanders, and is a destination for visitors. We propose to make this vision a reality by working with Signature Properties to achieve the following package of community benefits.

AFFORDABLE HOUSING

This new neighborhood should have housing for everyone, including the residents of Chinatown, Eastlake, Lower San Antonio neighborhoods and other Flatlands neighborhoods. Yet the cost of the lowest-priced housing in the project currently proposed by the developer would be more than 3 times what the average resident of those neighborhoods could afford. To make this project a truly mixed income development, we propose the following:

1. **Affordability:** 25% percent of the overall Oak to 9th development should be affordable to households earning less than \$50,000. (60% of the Area Median Income or AMI, defined as very low income for a four-person household, is \$49,680. The median income of the surrounding neighborhoods is \$29,000).
2. **Range of Incomes:** The housing should be affordable to a range of income levels within the “affordable” spectrum, enabling residents with household incomes between \$10,000 and \$50,000 to live in the Oak to 9th development.
3. **Family-Sized Units:** There should be a mix of housing types, with at least 30 percent of the affordable units having three or more bedrooms to accommodate families with children in the Oak to 9th development.
4. **Term of Affordability:** Affordable housing should be affordable for a minimum of 55 years to perpetuity.

DECENT JOB OPPORTUNITIES FOR RESIDENTS

Oak to 9th can and should create opportunities for residents to begin careers in the construction trades and to have an equal chance at getting and prospering in the jobs in the completed project. We are interested in agreements for both the construction phase and completed project jobs in order to provide those opportunities.

Project Construction Jobs

In order to ensure that the Oak to 9th development provides real opportunities for residents to enter the construction trades, the project should include the following provisions.

1. An agreement that a percentage of the apprentice hours for all phases of construction should be filled by residents of Oakland.
2. A developer contribution to a pre-apprenticeship training program or programs in the surrounding neighborhoods to recruit and prepare residents of the Chinatown, Eastlake and

Making a Neighborhood for All of Oakland
The Oak to 9th Community Benefit Coalition's Proposal for the Oak to 9th Project, cont.

Lower San Antonio neighborhoods for work in the construction trades, delivered in Chinese, Spanish and Vietnamese languages. This program will include a fund to provide trainees with tools, clothing, union initiation fees and other work necessities in their chosen trade.

3. An agreement that contractors and sub-contractors will utilize a specific number of apprentices trained in this pre-apprenticeship program for the work at Oak to 9th and that the unions involved will permit this.
4. An agreement to establish a monitoring body that includes the developer, contractors, sub-contractors, building trades unions, pre-apprenticeship trainers and coalition representatives to monitor the implementation of the above agreements.

Jobs in the Completed Project

1. An agreement that all employers for the jobs in the final use of this project will prioritize hiring residents of the Chinatown, Eastlake, Lower San Antonio neighborhoods. This should be accomplished by the establishment of a neighborhood-based outreach program to fill these jobs funded by the developer.
2. An agreement that the developer, and any entity that leases, contracts, or purchases on the property, will provide quality jobs and respect the rights of employees who provide cleaning, maintenance, security, and retail services at the development under all applicable laws.

PROJECT DESIGN AND NEIGHBORHOOD INTEGRATION

This project offers us an opportunity to both bring Oakland residents to the waterfront and to bring the waterfront's new residents to shop and experience the Chinatown, Eastlake and Lower San Antonio neighborhoods. We should make sure that this project is not isolated from the rest of Oakland. It should and can be connected to existing neighborhoods, physically, commercially and as a part of the Oakland community. Accomplishing this will require:

1. A design that makes Fifth Avenue a working link between the Project and the surrounding neighborhoods through streetscaping, bike paths, and signage.
2. An agreement that any final project design, street and freeway access and estuary development decisions will be approved by a community committee made up of Coalition members and other community partners.
3. An integrated marketing strategy that highlights Eastlake and other nearby neighborhood commercial districts new residents and potential residents of the new development, and an agreement that the property management company will use neighborhood merchants as a first source for catering, printing and other services.
4. Active outreach by the developer to local Merchants' Associations and Chambers to offer them information about leasing opportunities on the site and to offer the right of First Refusal for those leasing opportunities to Chinatown, Eastlake, and Lower San Antonio merchants.

Making a Neighborhood for All of Oakland
The Oak to 9th Community Benefit Coalition's Proposal for the Oak to 9th Project, cont.

ADDRESS NEGATIVE NEIGHBORHOOD IMPACTS

A development of this size that creates mostly higher-income housing will inevitably have additional impacts on the surrounding neighborhoods. Rising property values are likely to cause upward pressure on rents and eventually cause residential displacement. More children will be attending already crowded schools. In order to make sure that the development does not make conditions worse in the surrounding neighborhoods, the developer should:

1. Contribute to a fund that would assist OUSD in acquiring a site for the construction of a new school in the Eastlake/Lower San Antonio neighborhood to offset the increased over-crowding of neighborhood schools.

Contacts:

Jennifer Lin
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Asian Pacific Environmental Network
(510) 834 8920, x. 309
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Andy Nelsen
Senior Program Associate
Urban Strategies Council
(510) 463 2882
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Oakland Tribune

March 31, 2005

Activists confront waterfront developer

Oakland community groups concerned with affordability of Oak-to-Ninth housing plans

By Paul T. Rosynsky, STAFF WRITER

Inside Bay Area

OAKLAND — The debate over how 62 acres of waterfront land should be developed intensified Wednesday as a coalition of community groups demanded "social justice" concessions from the developer.

Meanwhile, the city and Pleasanton-based Signature Properties held the first of two official public meetings to collect concerns and suggestions from residents for what is commonly known as the Oak-to-Ninth project.

The increased attention comes as Signature Properties begins to work on the housing development's environmental impact report, which must identify the project's benefits and drawbacks.

It also comes as the election race for the City Council District 2 seat, which represents the area, reaches its final weeks, adding a tinge of politics to an already diverse stew of comments.

At issue is how much, and what kind of, development should be allowed on the property once home to shipping warehouses and later considered a key part of a plan to bring the city's waterfront to its residents.

Signature Properties wants to turn the polluted land into a mini-city. It is asking for 3,100 units of housing,

130,000 square feet of retail space and 27 acres of parkland.

The housing would include both rental apartment units and condominiums for sale. They would be built in a few 20-story high-rise buildings and several more mid-rise buildings.

"This is rejuvenating the Oakland waterfront," said Michael Ghielmetti, president of Signature Properties. "The money flows out of the project to the community, not into the project from the community."

But some groups see it differently and are beginning to raise their voices.

"As it stands today, this is not a development, it is a degradation," said the Rev. Scott Denman, a member of the Oak-to-Ninth Coalition. "It is another dividing wall."

The coalition is composed of two widely known activist groups, Oakland Community Organization and the Oakland Coalition of Congregations. Also included are the East Bay Asian Youth Center and PolicyLink, a not-for-profit research advocacy group.

The coalition is demanding Signature sign a Community Benefits Agreement, which calls for the developer to make 25 percent of the housing affordable for households earning less than \$50,000 a year.

They want construction to be completed by city residents and Signature to provide a pre-apprenticeship training program.

They also want Signature to help pay for a marketing strategy to highlight the Eastlake and other neighborhoods, offer first right of refusal to local, small-retail businesses to rent properties in the development and pay the Oakland Unified School District for a new school in the neighborhood.

The group says it's justified in demanding concessions from the developer because the developer has already won concessions from the community.

Signature Properties bought the land from the port for \$18 million three years ago and promised to spend an additional \$16 million cleaning it of industrial waste. The land was appraised at \$63.3 million in 2003.

In addition, Signature won special state legislation last year that removed the land from the State Tidelands Trust. That trust would have forbidden the developer from buying the land and building homes on it.

Ghielmetti said he is open to any suggestions made by the community but refused Wednesday to make any firm commitments.

The developer has already held several smaller meetings with community representatives, he said, and in the process has heard from more than 40 groups.

The next public hearing for the Oak-to-Ninth project is scheduled for April 9. It will be held from 9 a.m. to 1 p.m. at the Oakland Asian Cultural Center at 388 Ninth St., Suite 290.