

**From:** Li, Hui Chang  
**To:** [Kirkpatrick, Tiffany](#)  
**Cc:** [Todd, Amber](#)  
**Subject:** DDA for 12th St Remainder - staff report for CED on 3/24  
**Date:** Monday, March 02, 2015 1:59:00 PM  
**Attachments:** [TRANSMITTAL FORM.doc](#)  
[12th Remainder Parcel Project DDA - staff report.doc](#)  
[Attach A - Parcel & Aerial Maps.docx](#)  
[Attach B - Development Plans.docx](#)  
[Attach C DDA Term Sheet.doc](#)

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Hello Tiffany,

Attached is the staff report for the 12<sup>th</sup> St Remainder DDA and related transmittal for your signature.

Please return a signed transmittal to me ASAP. (Sorry for short turn-around time. This report is due this Thursday for CED agenda on 3/24)

Please let me know if you have questions.

Thank you,

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**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Lane, Patrick](#); [Kirsty Greer](#); [Don MacKenzie](#)  
**Subject:** DDA Term Sheet & Schedule  
**Date:** Wednesday, March 18, 2015 10:29:28 AM  
**Attachments:** [2015-03-18 REDLINE DDA Term Sheet - UDR Revisions to City Draft.docx](#)  
[DDA Schedule of Performance UrbanCore 3-18-15.xlsx](#)

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Hui Chang, please see our revised redline of the DDA Term Sheet and the Schedule to be attached. This has had our legal input as well. Please note the folks from UDR and I will be available this afternoon in town between 12:30 - 4:30pm if you would like to get together to discuss any of the changes include herein (we are meeting Rachel from 11:45pm - 12:15pm). In particular we have different options on language for paragraph 23 regarding the PP Bond, otherwise I think this version and the schedule are consistent with our mutual intent.

We look forward to finalizing this and moving forward. Thanks, Michael

---

**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
4096 Piedmont Avenue  
Suite 313  
Oakland, CA 94611  
c: [\(415\) 748-2300](tel:(415)748-2300)  
e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [segolden](#); [Ronnie Turner](#); [Brad Flewellen](#)  
**Subject:** DDA Term Sheet Comments  
**Date:** Monday, January 19, 2015 9:11:51 PM  
**Attachments:** [Redline Draft UCD DDA Term Sheet 01-15-15.doc](#)

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Hui Chang, please see the attached Redline to the Draft DDA Term Sheet. I am happy to discuss these changes/comments with you at your earliest convenience if needed.

Also, please let me know the status of your review of our Appraisal comments and next steps, and has Planning got their final comments to LSA? Thanks, Michael

---

**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
4096 Piedmont Avenue  
Suite 313  
Oakland, CA 94611  
c: [\(415\) 748-2300](tel:4157482300)  
e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#); [Lane, Patrick](#)  
**Subject:** DDA Term Sheet  
**Date:** Wednesday, April 29, 2015 5:32:55 PM  
**Attachments:** [DDA Term Sheet Question 4-2915.doc](#)

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HC, I noticed that Section 21 eliminated the language in Yellow in the version you sent me today. Please correct this so we can finalize this document for publishing. Thanks, Michael

---

**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
4096 Piedmont Avenue  
Suite 313  
Oakland, CA 94611  
c: [\(415\) 748-2300](tel:(415)748-2300)  
e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

**From:** Li, Hui Chang  
**To:** [Chan, Esther](#)  
**Subject:** delivering property  
**Date:** Thursday, April 16, 2015 10:40:00 AM

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Hi Esther, Can you help me think through the issues I highlighted in green below? This is about the condition and timing of when we deliver the 12<sup>th</sup> St Remainder to UrbanCore and how that gets enforced via the DDA.

We can discuss at our Friday meeting if you want.

Thanks!

Notes to self:

**1. What is current condition of Property?**

City's contractor (via Paul Tran of Public Works) for the 10th Street bridge project presently occupies the parcel and is using it for staging & storage of materials

**2. In what condition will Public Works deliver the site?**

"Contractor will fully vacate & restore the parcel" (What does "restore" mean? Ask Paul to describe? Ask UrbanCore to describe? Does this need to be in the DDA somehow?)

**3. When will City deliver site?**

At close of escrow.

**4. How many days notice will Public Works need to notify Contractor to vacate and restore property?**

45 calendar days advance notice to vacate.

(I should check timing of transfer after Developer receives building permits because close of escrow will happen within 6 months of receiving building permits.)

**5. If the 45-day notice is given, what happens if Property is not ready to deliver at close of escrow and/or is not delivered in the condition agreed to?**

How do I handle this in the DDA?

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*Hui-Chang Li* Urban Economic Analyst

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

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**From:** Li, Hui Chang  
**Sent:** Thursday, April 16, 2015 9:30 AM  
**To:** Tran, Paul  
**Cc:** Lane, Patrick; Mach, Randy  
**Subject:** Re: C277110 LMC10 (Parcel @ E 12th St & 2nd Ave)

Hi Paul,

At this point, we do not expect transfer of property to happen in this fiscal year -- the earliest will be

Spring 2016.

I will keep you posted.

Hui-Chang

On Apr 16, 2015, at 8:34 AM, "Tran, Paul" <[PTran2@oaklandnet.com](mailto:PTran2@oaklandnet.com)> wrote:

Hi Hui Chang,

Per our previous conversation, you said you would have a better sense by April 21<sup>st</sup> if my Contractor needs to vacate the subject parcel. I am just following up to see if there is any new development. I will need to give my Contractor 45 calendar days advance notice to vacate if it comes to that. Please advise at your earliest convenience. Thanks.

**Paul Tran, P.E.**

Bureau of Engineering and Construction, Project Delivery Division  
City of Oakland | Public Works Department | APWA Accredited Agency  
250 Frank Ogawa Plaza, 4th Floor | Oakland, CA 94612

**(510) 238-6493** | (510) 238-6633 Fax

[ptran2@oaklandnet.com](mailto:ptran2@oaklandnet.com)

**Report A Problem | Public Works Agency Call Center | (510) 615-5566**

[www.oaklandpw.com](http://www.oaklandpw.com) | [pwacallcenter@oaklandnet.com](mailto:pwacallcenter@oaklandnet.com) | **Mobile app:** [SeeClickFix](#)

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**From:** Li, Hui Chang [<mailto:HLi@oaklandnet.com>]

**Sent:** Tuesday, March 10, 2015 2:23 PM

**To:** Tran, Paul

**Cc:** Lane, Patrick; Golde, James

**Subject:** RE: C277110 LMC10 (Parcel @ E 12th St & 2nd Ave)

Hi Paul,

The parcel is currently owned by the City. We expect transfer of ownership to happen by June 30, 2015, pending of City Council approval of a DDA that is expected by April 21, 2015.

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

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**From:** Tran, Paul  
**Sent:** Friday, March 06, 2015 3:08 PM  
**To:** Li, Hui Chang  
**Cc:** Lane, Patrick; Golde, James  
**Subject:** RE: C277110 LMC10 (Parcel @ E 12th St & 2nd Ave)

Hi Hui Chang,

Any update would be greatly appreciated. If need be, I will need a few months advanced notice to have the Contractor fully vacate & restore the parcel accordingly. Thanks.

**Paul Tran, P.E.**

Bureau of Engineering and Construction, Project Delivery Division  
City of Oakland | Public Works Department | APWA Accredited Agency  
250 Frank Ogawa Plaza, 4th Floor | Oakland, CA 94612  
(510) 238-6493 | (510) 238-6633 Fax  
[ptran2@oaklandnet.com](mailto:ptran2@oaklandnet.com)

**Report A Problem | Public Works Agency Call Center | (510) 615-5566**  
[www.oaklandpw.com](http://www.oaklandpw.com) | [pwacallcenter@oaklandnet.com](mailto:pwacallcenter@oaklandnet.com) | **Mobile app:** [SeeClickFix](#)

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**From:** Golde, James [<mailto:JGolde@oaklandnet.com>]  
**Sent:** Thursday, March 05, 2015 3:56 PM  
**To:** Tran, Paul  
**Cc:** Li, Hui Chang; Lane, Patrick  
**Subject:** RE: C277110 LMC10 (Parcel @ E 12th St & 2nd Ave)

Paul,

Hui Chang can better advise you to the time table. But it is soon.

Regards,  
**JamesGolde**  
Manager | Real Estate Services  
510-238-6354

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**From:** Tran, Paul  
**Sent:** Thursday, March 05, 2015 3:01 PM  
**To:** Golde, James  
**Subject:** C277110 LMC10 (Parcel @ E 12th St & 2nd Ave)

Hi James,

Can you update me on any new development to the subject parcel? Has there been a change in ownership status? My Contractor for the 10<sup>th</sup> Street bridge project presently occupies the parcel and is using it for staging & storage of materials. If there has been

a change in ownership, I will need to know when my contractor will need to vacate and restore the parcel accordingly. Thanks for your time.

**Paul Tran, P.E.**

Bureau of Engineering and Construction, Project Delivery Division  
City of Oakland | Public Works Department | APWA Accredited Agency  
250 Frank Ogawa Plaza, 4th Floor | Oakland, CA 94612

**(510) 238-6493** | (510) 238-6633 Fax

[ptran2@oaklandnet.com](mailto:ptran2@oaklandnet.com)

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**From:** Li, Hui Chang  
**To:** [Lane, Patrick](#)  
**Cc:** [Gray, Neil D. \(NGray@oaklandnet.com\)](#)  
**Subject:** design review committee for UrbanCore project  
**Date:** Thursday, April 16, 2015 12:15:00 PM

---

Hi Patrick,

I just found out from Neil that he and Rachel met with UrbanCore (Michael, Pyatok) and UDR (Don) and they are proposing design changes to building that are significant enough to require Design Review Committee.

We won't know exactly what the changes are until they submit their updated plans but from the meeting this morning, it sounds like:

- Massing is similar but the building "skin" will be different – e.g. more glassy and contemporary
- They want to add height to the shorter part of the building.
- They want to increase parking to meet the .75 minimum to avoid the parking in-lieu fee
- They want to change unit mix – add 3 bedroom apartments.
- Re/moving the café from corner, and replacing with lobby space in corner and retail along 12<sup>th</sup> St

Neil expects the DRC date will take place approximately 2 months from receipt of updated plans, so perhaps June or July and he will share design plans with us once it is submitted...

Thanks,

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** [Ronnie Turner](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Hunter, Gregory](#); [Gallegos, Larry](#); ["Michael Johnson"](#); ["Faye Paulson"](#); ["Crystal Beverly"](#)  
**Subject:** E. 12th Street Planning/CEQA Proposal meeting  
**Date:** Friday, January 31, 2014 5:14:43 PM

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Hui Chang,

Today our team met with planning staff; Heather from the city attorney's office; and Adam Weinstein of LSA Associates the CEQA consultant. We discussed LSA's CEQA proposal and city planning and attorney made comments toward an approach to conclude an infill exemption for the project. Another proposal and revised schedule will be presented next week.

**Ronnie M. Turner, President**  
**TURNER DEVELOPMENT RESOURCE GROUP**  
4100 Redwood Road, Suite 170  
Oakland, CA 94619  
510.395.2766 Direct  
510.250.0853 Fax  
[www.TurnerDevelopmentRG.com](http://www.TurnerDevelopmentRG.com)

**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Hunter, Gregory](#); [Lane, Patrick](#); [Faye Paulson](#); [Ronnie Turner](#); [Brad Flewellen](#)  
**Subject:** E. 12th Street Surplus Parcel - Lake Merritt Tower - Email 1 of 3  
**Date:** Wednesday, April 16, 2014 9:16:34 PM  
**Attachments:** [Lake Merritt Project Summary 4-15-14.docx](#)  
[Lake Merritt - Project Team Submittal.docx](#)  
[UCD LLC signed Operating Agreement \(2\).pdf](#)  
[UCD Membership Interest Purchase and Release Agreement \(EXECUTED\).pdf](#)

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Hui-Chang, I hope this email finds you well. We have been busy working on the project, which has mostly included studying the feasibility of various financial models for the project. I have attached the following for your review:

1. Project Status Update
2. Project Team Overview - Required Section 2.1 Submittal of ENA
3. UrbanCore Development, LLC Operating Agreement (and Amendment)
4. UrbanCore Development Financial Statement (12-31-13) - Under Separate Cover
5. UrbanCore Development Qualifications
6. Partial Schematic Design Plans - Update for 343 Unit, 24 Story Project
7. Financial Models for 343 Unit-24 Floors; 242 Units-16 Floors, and General Contractor Estimates for 343 unit conventional construction and Pre-Form Construction
8. Updated Project ENA Schedule - Please note based on our conversation today, we are requesting a revision in the schedule to extend the time from 12 months to 18 months or a 180 day extension to allow the final approval of the Area EIR together with our targeted EIR studies. We believe we have made substantial progress, and now having sorted out the financial feasible and options, we are prepared to move forward with the full completion of the schematic design and environmental studies.
9. LSA Environmental Scope of Work Proposal

Also, we would like to assign the current ENA from UrbanCore-Integral, LLC to just UrbanCore Development, LLC, as the Integral Group will no longer be working on the project as this time.

Let me know if you have any questions, otherwise, we would like to have a meeting with you next week to review the project and revised schedule. Please let us know a good time. Regards, Michael



**From:** [Michael Johnson](#)  
**To:** [Hunter, Gregory](#); [Li, Hui Chang](#)  
**Cc:** [Faye Paulson](#)  
**Subject:** E. 12th Street Surplus Parcel  
**Date:** Monday, April 21, 2014 10:05:04 AM  
**Attachments:** [Assignment and Assumption of ENA Lake Merritt 042114.docx](#)

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Gregory, Hui-Chang: please see the attached Draft Assignment. Please let us know the next steps in getting this approved. This is consistent with our submittal of the documents regarding Section 2.1 of the ENA. Thanks, Michael

---

**Michael E. Johnson**  
President & CEO  
**UrbanCore Development, LLC**  
457 10th Street  
San Francisco, CA 94103  
(415) 748-2300  
[www.urbancorellc.com](http://www.urbancorellc.com)  
[mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)

**From:** [Ronnie Turner](#)  
**To:** [Gray, Neil D.](#)  
**Cc:** ["Faye Paulson"](#); ["John Given"](#); ["Michael Johnson"](#); [Li, Hui Chang](#); [Hunter, Gregory](#)  
**Subject:** E. 12th Street Tower Project meeting  
**Date:** Tuesday, December 03, 2013 4:06:09 PM

---

Hi Neil,

I left a message this afternoon to see if we can confirm a meeting for Wednesday, December 11 in the afternoon surrounding the zoning, development standards, DEIR for the Lake Merritt Station Area Plan (LMSAP), and other related topics as it pertains to the subject site as we have discussed previously. This meeting as suggested should involve Christina Ferracane and Ed Manasse to round out the meeting with our team. Thanking you in advance and confirming this important meeting.

Best,

Ronnie M. Turner, President  
TURNER DEVELOPMENT RESOURCE GROUP  
4100 Redwood Road, Suite 170  
Oakland, CA 94619  
510.395.2766 Direct  
510.250.0853 Fax  
[www.TurnerDevelopmentRG.com](http://www.TurnerDevelopmentRG.com)

**From:** [Eve-Fisher, Sandra D.](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Todd, Amber](#)  
**Subject:** Edits to 12th Street DDA  
**Date:** Monday, March 09, 2015 2:12:27 PM  
**Attachments:** [DOC030915.pdf](#)

---

Hi Hiu,

Please see minor edits attached. We print on Thursday, need your final signed report and ordinance with approval's no later than Wednesday morning.

Thanks,  
Sandra

-----Original Message-----

From: City Administrator [[mailto:CityAdministrator\\_Toshiba32501@oaklanlnet.com](mailto:CityAdministrator_Toshiba32501@oaklanlnet.com)]  
Sent: Monday, March 09, 2015 1:38 PM  
To: Eve-Fisher, Sandra D.  
Subject: Send data from e557EID32501 03/09/2015 13:38

Scanned from e557EID32501  
Date:03/09/2015 13:38  
Pages:13  
Resolution:300x300 DPI

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Document sent from Toshiba copier. Please do not reply to this message

**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Hunter, Gregory](#); [Lane, Patrick](#); [Faye Paulson](#); [Ronnie Turner](#); [Brad Flewellen](#)  
**Subject:** Email 2 of 3 Attachments  
**Date:** Wednesday, April 16, 2014 9:19:28 PM  
**Attachments:** [UrbanCoreDev Qualifications Updated 1-1-14.pdf](#)  
[UC ENA Schedule of Performance - Revised 4-16-14.xlsx](#)  
[2014-01-08-Lake Merritt Tower Plans.pdf](#)  
[E12-Merritt Blvd Model 343 Units Conven \\$3.75 3-16-14.xlsx](#)  
[Lake Merritt Tower Preform \\$3.56 sf 343 Units 4-1-14.xlsx](#)

---



**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Hunter, Gregory](#); [Lane, Patrick](#); [Faye Paulson](#); [Ronnie Turner](#); [Brad Flewellen](#)  
**Subject:** Email 3 of 3 with Attachments  
**Date:** Wednesday, April 16, 2014 9:21:37 PM  
**Attachments:** [E12-Merritt Blvd Model Reduced 16 Flrs 2-24-14.xlsx](#)  
[E12-Merritt Blvd Model Reduced w PreForm 16 Flrs 3-2-14.xlsx](#)  
[Suffolk 2014-01-22 Lake Merritt Apartments-CSI Report-3.pdf](#)  
[DAVIS REED CONCEPT BUDGET 2.28.14.xlsx](#)

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**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Subject:** ENA and "Schedules" to be completed  
**Date:** Monday, July 15, 2013 5:20:00 PM  
**Attachments:** [Schedules for ENA package.pdf](#)  
[ENA 12th Street Remainder 7-15-13.pdf](#)  
[Reso 84492 CMS FINAL.pdf](#)

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Michael,

The City Attorney's office has signed off on the ENA (PDF attached). I will be mailing to you two copies with original signatures.

Please return both to me with wet signature, along with the following 7 Schedules on behalf of the "UrbanCore-Integral".

All City Schedules can be found online here:

<http://www2.oaklandnet.com/Government/o/CityAdministration/d/CP/s/FormsSchedules/index.htm>

OR click on the hyperlink below for each individual Schedule being requested.

1. [Schedule C-1](#) - Compliance With The Americans With Disabilities Act
2. [Schedule D](#) - Ownership, Ethnicity and Gender Questionnaire
3. [Schedule E](#) - Project Consultant Team Form
4. [Schedule K](#) - Pending Dispute Disclosure Form
5. Schedule M -
  - o [Part A](#) - Independent Contractor Questionnaire
  - o [Part B](#) - Independent Contractor Questionnaire (Requesting Department only)
6. [Schedule O](#) - Disclosure of Campaign Contributions Form
7. [Schedule Q](#) - Insurance Requirements (also referenced on page 8-9 of ENA). Note that your proof of insurance should be modified to list the City as an additional insured. In short, the insurance should include this exact language: *"The Oakland Redevelopment Successor Agency, the City of Oakland, and their respective Councilmembers, officers, directors, employees, agents, and volunteers"*

For your easy reference, I've also included the Schedules as an one PDF attached.

And for your records, I am sending you the approved City Council authorization (84492) that authorizes this ENA action.

Please let me know if you have questions.

Thank you,

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239



**From:** [Michael Johnson](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** Fee Simple Sale vs Ground Lease  
**Date:** Saturday, February 21, 2015 12:20:40 PM  
**Attachments:** [UDR Statement Re Ground Lease v Fee Purchase 2-20-15.docx](#)

---

HC, please find attached a statement, rationale that UDR drafted with my assistance. FYI, the Ground Lease will NOT work and will affect getting out deal done. We need to stay with the Fee sale. Let me know any questions. Thanks, MJ

---

**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
4096 Piedmont Avenue  
Suite 313  
Oakland, CA 94611  
c: [\(415\) 748-2300](tel:(415)748-2300)  
e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

**From:** [Li, Hui Chang](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** Final Parcel Map - 12th Street Wedge  
**Date:** Thursday, August 15, 2013 5:35:02 PM  
**Attachments:** [12th PM Wdge Sht1.pdf](#)  
[12th PM Wdge Sht2.pdf](#)  
[12th PM Wdge Sht3-r1.pdf](#)

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PDFs of “yet-to-be-recorded” and completed (now signed almost by all necessary parties) map for the Wedge.

**From:** [Gerard, Jennie](#)  
**To:** [Li, Hui Chang](#); [Lane, Patrick](#)  
**Cc:** [Michael Johnson](#); [Guillen, Abel](#)  
**Subject:** Final Section 21 of DDA Term Sheet  
**Date:** Wednesday, April 29, 2015 3:42:26 PM  
**Attachments:** [UrbanCore DDA Term Sheet Amendment 4-29-15 final Rev1.docx](#)

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Hui Chang and Patrick,

Attached is the final version of the Section 21 of the DDA Term Sheet. Michael Johnson has reviewed it and his edits have been incorporated into this version, fyi.

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

**From:** [Li, Hui Chang](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** final Word version of 12th DDA - May 5 supp  
**Date:** Thursday, April 30, 2015 3:06:05 PM  
**Attachments:** [12th Remainder Parcel Project DDA - staff report- May 5 Supplemental 0430 FINAL.doc](#)  
[Ordinance- DDA 12th Remainder UrbanCore -May 5 supplemental ordinance 0430 Final.doc](#)  
[Exhibit A - DDA Term Sheet May 5 supplemental FINAL.docx](#)  
[Exhibit A - DDA Term Sheet May 5 supp Attach 1 FINAL.docx](#)

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For my records

**From:** Li, Hui Chang  
**To:** [Tam, May](#)  
**Subject:** FW: Lake Merritt Boulevard Apartments Project-Community Meeting January 20, 2015 6:30-8:00 p.m.  
**Date:** Tuesday, January 06, 2015 2:02:00 PM  
**Attachments:** [Community-Meeting-Flyer\\_150120.pdf](#)

---

Hi May,

You presented at the Economic & Workforce Development staff meeting last month.

Can your office translate the attached flyer for me?

I need a pretty quick turnaround as we are looking to send notices out today.

Let me know what you can do.

Thank you!

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

# COMMUNITY MEETING



Join us to learn about the proposed housing development on the 12<sup>th</sup> Street Site at Lake Merritt Boulevard. Meet the project team and see the preliminary design for the site.

**Tuesday, January 20, 2015**

**6:30 - 8:00PM**

**La Escuelita Elementary School, Cafeteria  
1050 2<sup>nd</sup> Avenue, Oakland, CA**

---

For Information Please Contact Ronnie Turner  
UrbanCore Development, LLC  
510-395-2766



**From:** Li, Hui Chang  
**To:** [Cook, Brigitte](#)  
**Cc:** [Gerard, Jennie](#); [Ronnie Turner \(rtdevelops@comcast.net\)](mailto:rtdevelops@comcast.net); ["cbeverly@urbancorellc.com"](mailto:cbeverly@urbancorellc.com)  
**Subject:** FW: 12th Street Community mtg  
**Date:** Wednesday, October 16, 2013 2:46:00 PM  
**Attachments:** [Communtiy Meeting Flyer - 131028.pdf](#)

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Hi Brigitte,

Could you please get this meeting notice out to your Downtown/Lake Yahoo group?

**COMMUNITY MEETING for the 12<sup>th</sup> Street Parcel**

**What:** To discuss the proposed housing development on the 12<sup>th</sup> Street site at Lake Merritt Boulevard

Come and meet the project team and express your views about the preliminary design

**Where:** La Escuelita Elementary School, Cafeteria  
1050 2nd Street, Oakland, CA

**When:** Monday, October 28<sup>th</sup> 6:30 - 8:30pm

*Questions? Please Contact Crystal Beverly, Assistant Developer, Urban Core-Integral, LLC (415) 553-4011*

Let me know if you have questions about this or need more info.

Thank you!

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Ronnie Turner [<mailto:rtdevelops@comcast.net>]  
**Sent:** Monday, October 14, 2013 12:04 PM  
**To:** Li, Hui Chang  
**Cc:** 'Michael Johnson'; 'Crystal Beverly'; 'merlin edwards'  
**Subject:** 12th Street Community mtg

Hui-Chang,

Attached you'll find a copy of the flyer we'll be circulating to the various stakeholders east side of Lake Merritt. If you have any questions let me know. Thanks

**Ronnie M. Turner, President**

TURNER DEVELOPMENT RESOURCE GROUP

4100 Redwood Road, Suite 170

Oakland, CA 94619

510.395.2766 Direct

510.250.0853 Fax

[www.TurnerDevelopmentRG.com](http://www.TurnerDevelopmentRG.com)

**From:** Li, Hui Chang  
**To:** [Gray, Neil D.](#); [Hall, Mark](#); [Estes, Lesley](#)  
**Cc:** [Manasse, Edward \(EManasse@oaklandnet.com\)](mailto:EManasse@oaklandnet.com)  
**Subject:** FW: Attachments of Schematic Design and Schematic 3-D Views  
**Date:** Tuesday, July 15, 2014 5:41:00 PM

---

FYR, attached are the designs for the Lake Merritt Boulevard Apts. Please take some time to review before our meeting tomorrow.

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** Crystal Beverly [<mailto:cbeverly@urbancorellc.com>]  
**Sent:** Tuesday, July 15, 2014 4:01 PM  
**To:** Li, Hui Chang; Lane, Patrick; Hunter, Gregory  
**Cc:** Michael Johnson; Brad Flewellen  
**Subject:** Attachments of Schematic Design and Schematic 3-D Views

 [Lake Merritt Tower Schematic Design Package 7-15-14.pdf](#)

 [Lake Merritt Tower - Schematic 3-D Views 7-15-14.pdf](#)

Regards,

Crystal Beverly  
Development Assistant  
UrbanCore Development, LLC  
457 10th Street  
San Francisco, California 94103  
Office: 415-553-4011  
Em: [cbeverly@urbancorellc.com](mailto:cbeverly@urbancorellc.com)  
website: [www.urbancorellc.com](http://www.urbancorellc.com)

**From:** Li, Hui Chang  
**To:** [Gerard, Jennie](#)  
**Subject:** FW: Attachments of Schematic Design and Schematic 3-D Views  
**Date:** Tuesday, July 15, 2014 5:52:00 PM

---

FYI

---

**From:** Li, Hui Chang  
**Sent:** Tuesday, July 15, 2014 5:42 PM  
**To:** Gray, Neil D.; Hall, Mark; Estes, Lesley  
**Cc:** Manasse, Edward (EManasse@oaklandnet.com)  
**Subject:** FW: Attachments of Schematic Design and Schematic 3-D Views

FYR, attached are the designs for the Lake Merritt Boulevard Apts. Please take some time to review before our meeting tomorrow.

---

*Hui-Chang Li* Urban Economic Analyst

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** Crystal Beverly [<mailto:cbeverly@urbancorellc.com>]  
**Sent:** Tuesday, July 15, 2014 4:01 PM  
**To:** Li, Hui Chang; Lane, Patrick; Hunter, Gregory  
**Cc:** Michael Johnson; Brad Flewellen  
**Subject:** Attachments of Schematic Design and Schematic 3-D Views

 [Lake Merritt Tower Schematic Design Package 7-15-14.pdf](#)

 [Lake Merritt Tower - Schematic 3-D Views 7-15-14.pdf](#)

Regards,

Crystal Beverly  
Development Assistant  
UrbanCore Development, LLC  
457 10th Street  
San Francisco, California 94103  
Office: 415-553-4011  
Em: [cbeverly@urbancorellc.com](mailto:cbeverly@urbancorellc.com)  
website: [www.urbancorellc.com](http://www.urbancorellc.com)

**From:** Li, Hui Chang  
**To:** [Gray, Neil D. \(NGray@oaklandnet.com\)](mailto:Gray_Neil_D_(NGray@oaklandnet.com))  
**Subject:** FW: Background for PRAC report.  
**Date:** Tuesday, February 17, 2015 10:21:00 AM  
**Attachments:** [Attachment B - 12th St Remainder aerial view.pdf](#)

---

Neil, I'm re-sending you info that you can pull from for your staff report to Planning Commission and highlighting the section that speaks to UrbanCore's public engagement process so far.

Let me know if you need additional info.

Thanks,  
Hui-Chang

---

**From:** Li, Hui Chang  
**Sent:** Friday, January 23, 2015 10:33 AM  
**To:** Gray, Neil D.  
**Subject:** RE: Background for PRAC report.

Hi Neil, I am resending you the Background write-up for the PRAC report below, with my updated changes in red font, and the attachment map I refer to.

Feel free to modify as you see fit.

Thanks,  
Hui-Chang

### **Background**

The proposed landscaping improvements to the existing park/open space ("Project") is related to the development of the adjacent "12th Street Remainder Parcel" ("Remainder Parcel") also owned by the City. Both the 0.91 acre of open space and the 0.925 acre of land were previously public right-of-way and were recently created as a result of the reconfiguration of 12th Street between Oak Street and 2nd Avenue into what is now known as Lake Merritt Boulevard. The reconfiguration was part of the City of Oakland's Lake Merritt Park Improvement / 12th Street Reconstruction Project, which was funded by Measure DD. The Remainder Parcel is bounded by E. 12th Street to the east, by 2nd Avenue & Oakland Unified School District property to the south, by the newly created open space to the west, and by Lake Merritt Blvd. to the north (see map included as Attachment **B**).

In December 2012, staff issued a Request for Proposals ("RFP") to developers who showed interest in purchasing the Remainder Parcel from the City and developing it with housing. Staff received two development proposals and established a selection committee to evaluate the proposals and interview the two respondents to the RFP.

Then in July 2013, the City Council (Reso No. 84492 C.M.S.) authorized the City Administrator to enter into an Exclusive Negotiating Agreement ("ENA") with the selected respondent, UrbanCore-Integral Development, LLC ("Developer"), for the development of the Remainder Parcel.

During the 18-month ENA period, staff worked with Developer to refine its project proposal in response to community input, Planning staff input, new zoning regulations that were under development as part of the Lake Merritt Station Area Plan (and then adopted by City Council in **December** 2014), market conditions and what is needed to make the project financially feasible. Community stakeholders, including members of the Measure DD Coalition, Coalition of Advocates for Lake Merritt ("CALM"), and surrounding neighbors such as residents of 1200 Lakeshore (a residential **high-rise** located across the street from the

Remainder Parcel), participated in public meetings to give input on the Developer's proposed development.

Developer initially presented their proposed development at the September 16, 2013 meeting of the Measure DD Coalition, a regular and broadly publicized meeting that is open to the public. The Developer incorporated the feedback they received from that meeting and followed up with a general community meeting that they hosted on October 28, 2013 to seek additional input. Most recently, Developer hosted a meeting on January 20, 2015 to present the latest version of their project's description and design.

At each of the three public meetings, there were 30 to 50 participants; about 2 weeks prior to the public meeting, announcement notices went out both by mail and by e-mail to key community listservs, including the City's Lake Merritt Station Area Plan contacts list, and both City Council District 2 and City Council District 3 contacts list. In addition, Developer made themselves available to meet with various interested community stakeholders, when requested. For example, a subcommittee of the Measure DD Coalition interested in the development of the Remainder Parcel was formed to follow the project closely and provide guidance and input on various topics including the project's design, community benefits and environmental impacts, especially wind and shadow.

Early on and throughout this public engagement process, community members have asked the Developer to pay for the landscaping and ongoing maintenance of the newly created City-owned open space adjacent to the Remainder Parcel. The Developer has been positively responsive to this request. The park design the Developer is presenting to the PRAC was informed largely by the subcommittee of the Measure DD Coalition, who wished to maintain Measure DD's intent for this park as passive open space.

City staff and Developer are currently negotiating the "Disposition and Development Agreement" (DDA) for the sale and development of the Remainder Parcel; staff is preparing this Agreement to go to City Council in April 2015 for approval. As a part of negotiating the DDA, staff is asking Developer and/or any subsequent owner of the Remainder Parcel to: 1) design the adjacent park (per the input received from interested community members and to be received by the PRAC) 2) pay for the build-out of the park and 3) pay for ongoing park maintenance in perpetuity. In exchange, the City would convey an easement to this City park as part of the sale of Remainder Parcel. The park's maintenance standards would be captured in the easement itself as well as the DDA.

The Developer's proposed development project adjacent to the park is a 24-story residential apartment tower with a 3-level podium base, including 298 residential units, approximately 1,500 square feet of ground level commercial space, 209 parking spaces, and associated amenities and improvements. The proposed building would be 249 feet in height at the roof above the natural grade and would not exceed an overall height of 275 feet, including architectural and mechanical features that extend above the roofline. The proposed development is consistent with the Lake Merritt Station Area Plan which identified this site a Primary Gateway Opportunity Site and considers it ideal for high density housing over ground floor retail. Developer is in the process of seeking planning entitlements for their development project, including completing the required project-specific CEQA review, and staff is scheduling this item for Planning Commission approval in March 2015.

On Jan 20, 2015, at 5:15 PM, "Li, Hui Chang" <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:

Yes, I will work on this tomorrow and hope to have it to you soon after.

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

---

**From:** Gray, Neil D.  
**Sent:** Tuesday, January 20, 2015 4:22 PM  
**To:** Li, Hui Chang  
**Subject:** Background for PRAC report.

Hi Hui Chang,

When do you think you can get me a the write up for the report. I need to get it to Parks by Thurs.

--Neil

**Neil Gray**, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-3878 | Fax: (510) 238-4730 | Email: [ngray@oaklandnet.com](mailto:ngray@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Subject:** FW: Can we set up a smallish meeting with developer?  
**Date:** Thursday, June 19, 2014 5:29:00 PM

---

Hi Michael,

Heads up... as a follow-up to Measure DD Coalition concerns, I would like to set up a meeting for you and your team to meet with the "DD Task Group" (Naomi Schiff, James Vann, etc..) I am waiting to hear back from Naomi about possible times and will get back to you.

I still need to discuss/confirm with Leslie Estes but we were thinking of **not** having you present at the July 21<sup>st</sup> Measure DD meeting but instead host a separate community meeting on your own (like the one you did at La Escuelita in Oct 2014) that staff can announce. The thinking is that a smaller meeting with "DD Task Group" would be sufficient for a report back to the larger group and those who are still interested in more info can be referred to a general community meeting about the project hosted by you.

Stay tuned...

---

*Hui-Chang Li* Urban Economic Analyst  
CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

---

**From:** Naomi Schiff [mailto:[Naomi@17th.com](mailto:Naomi@17th.com)]  
**Sent:** Thursday, June 19, 2014 3:54 PM  
**To:** Li, Hui Chang  
**Subject:** Re: Can we set up a smallish meeting with developer?

Thanks! I have asked the others to come up with some good dates and times, and will try to get back to you tomorrow. Thanks so much,

Naomi  
-----

Naomi Schiff

Seventeenth Street Studios  
410 12th Street, Suite 300  
Oakland, CA 94607

510-835-1717  
[www.17th.com](http://www.17th.com)



## Just a few steps from the 12th Street BART station

On Jun 19, 2014, at 3:33 PM, Li, Hui Chang wrote:

Hi Naomi,

Yes, can you propose some times? We could do it at the City's office (250 FOP), unless you have another location in mind.

Can you provide me the name and contact of the invitees?

UrbanCore is due to submit to me their latest design proposal by **July 15th**, but just FYI... after receiving your letter they are moving away from any parking under the park, and a lower unit count of 280+/- with the similar gross sq. feet as the original scheme that was 247 units.

Leslie and I were talking about the possibility of *not* having UrbanCore present at July 21<sup>st</sup>, and instead simply have staff give an update and have UrbanCore host their own community meeting later in July/August, in the interest of the Measure DD meeting not getting hijacked...

I suggest we have this smaller meeting b/w small group of Measure DD and Developer before July 15<sup>th</sup> and I can help set that up.

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

---

**From:** Naomi Schiff [<mailto:Naomi@17th.com>]

**Sent:** Thursday, June 19, 2014 3:20 PM

**To:** Li, Hui Chang

**Subject:** Can we set up a smallish meeting with developer?

Hello there!

We'd like an opportunity for the (not large, just a few people) DD Task Group to meet with the URban Core folks regarding the parcel at Lake Merritt B lvd and E. 12th St. to discuss their plans. Can you help us set up such a meeting?

Thank you!

Naomi

-----

Naomi Schiff

Seventeenth Street Studios  
410 12th Street, Suite 300  
Oakland, CA 94607

510-835-1717  
[www.17th.com](http://www.17th.com)

Just a few steps from the 12th Street BART station

**From:** Li, Hui Chang  
**To:** [Cole, Doug](#)  
**Subject:** FW: CEQA consultant for 12th St Parcel  
**Date:** Monday, November 04, 2013 1:13:00 PM

---

Hi Doug,

Based on your experience, can you recommend a good CEQA consultant for the 12<sup>th</sup> Street Parcel? Developer is thinking of going with LSA but just checking in with me to see if we have another recommendation or if this is OK.

I know that Dyett & Bhattia prepared the EIR for LMSAP. Kimley-Horn is the sub for the traffic analysis portion and I hear is the reason the DEIR is delayed in this last week. I was initially going to recommend them but I am hearing that is not a good idea given the most recent delays.

Would you recommend LSA?

Would you recommend ESA (I heard good thing from Hui about ESA).

Thanks for any advice!

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Li, Hui Chang  
**Sent:** Monday, November 04, 2013 1:09 PM  
**To:** Lane, Patrick  
**Subject:** CEQA consultant for 12th St Parcel

Patrick,

UrbanCore is thinking of using LSA (Shannon Allen) to do be their CEQA consultant for their Lake Merritt Boulevard Apartments project on the 12<sup>th</sup> St Remainder and they are just checking in with me to see if this is OK or if we have a problem with choice.

**I don't see a problem with this choosing LSA, but just want to confirm with you, in case you have experience dealing with LSA and if you know of any red flags.** I am planning to recommend they find out who would be the project manager at LSA and what recent experience s/he has specifically with Oakland. I talked to both Hui and Esther and they both have a general thumbs up for LSA.

I know that Dyett & Bhattia prepared the EIR for LMSAP. Kimley-Horn is the sub for the traffic analysis portion and I hear is the reason the DEIR is delayed in this last week. I was initially going to recommend them but I am hearing that is not a good idea given the most

recent delays.

ESA prepared the EIR for the Broadway-Valdez Specific Plan and have heard good things about them too and will pass this info along to Developer.

~~~~~

Hui-Chang Li  
Urban Economic Analyst  
Office of Neighborhood Investment  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

**From:** Li, Hui Chang  
**To:** ["fpaulson@urbancorellc.com"](mailto:fpaulson@urbancorellc.com)  
**Cc:** ["avillao@imwis.com"](mailto:avillao@imwis.com); ["myra@imwis.com"](mailto:myra@imwis.com); ["Brienne@imwis.com"](mailto:Brienne@imwis.com)  
**Subject:** FW: Certificate of Insurance for The City of Oakland  
**Date:** Thursday, October 17, 2013 2:09:00 PM  
**Attachments:** [UrbanCore Certificate of Insurance Oct 2013.pdf](#)

---

Faye, and all,

The insurance certificate you provided for UrbanCore-Integral does not meet the City's Schedule Q requirements. See the instruction below from the City's Risk Management unit and revise accordingly. If you need to ask for a waiver or lower limits, just put in your writing your request and your justification.

Let me know if you have questions.

Thank you,

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Grant, Deborah (Cornwell)  
**Sent:** Thursday, October 17, 2013 11:52 AM  
**To:** Li, Hui Chang  
**Subject:** RE: Certificate of Insurance for The City of Oakland

Insurance does not conform with Schedule Q.

Contractor shall maintain **commercial general liability (CGL)** and, if necessary, commercial umbrella insurance with a limit of not **less than \$2,000,000 each occurrence**. If such CGL insurance contains a general aggregate limit, it shall apply separately to this location/project or the general aggregate limit shall be twice the required occurrence limit.

**Professional Liability/Errors and Omissions** insurance as appropriate for design/build operations with **limits not less than \$2,000,000 each claim and \$2,000,000 aggregate**.

Thanks,

**DEB GRANT**  
Risk Manager

---

**From:** Li, Hui Chang  
**Sent:** Thursday, October 17, 2013 11:39 AM  
**To:** Grant, Deborah (Cornwell)  
**Subject:** FW: Certificate of Insurance for The City of Oakland

Deborah,

I am resending for your review. Please advise. Thank you,

~~~~~

Hui-Chang Li  
Urban Economic Analyst  
Office of Neighborhood Investment  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Li, Hui Chang  
**Sent:** Thursday, October 10, 2013 4:56 PM  
**To:** Grant, Deborah (Cornwell)  
**Subject:** FW: Certificate of Insurance for The City of Oakland

Hi Deb,

Could you or someone in your office please help me review the attached Certificate of Insurance to confirm that it complies with Schedule Q?

This is from a Developer entity with whom the City is in an Exclusive Negotiating Agreement with.

Let me know if you need me to answer any questions.

Thank you,

~~~~~

Hui-Chang Li  
Urban Economic Analyst  
Office of Neighborhood Investment  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

**From:** Faye Paulson [<mailto:fpaulson@urbancorellc.com>]  
**Sent:** Wednesday, October 09, 2013 10:44 PM  
**To:** Li, Hui Chang; Michael Johnson  
**Subject:** Fwd: Certificate of Insurance for The City of Oakland

Hi Hui Chang,

Attached is our proof of insurance.

Faye Paulson | Senior Project Manager  
UrbanCore-Integral, LLC

457 10th Street | San Francisco, CA 94103  
Direct Line: 415.553.4028 | Cell: 510.862.5629 | Fax: 415.553.4021  
[fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com) | [www.urbancorellc.com](http://www.urbancorellc.com)

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

From: **Brienne Myers** <>  
Date: Wed, Oct 9, 2013 at 4:07 PM  
Subject: Certificate of Insurance for The City of Oakland  
To: "[fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)" <[fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)>  
Cc: Amie Villao <[avillao@imwis.com](mailto:avillao@imwis.com)>, Myra Hogue <[myra@imwis.com](mailto:myra@imwis.com)>

Hello Faye,

On behalf of Myra, please find attached copy of certificate of insurance issued for The City of Oakland and required endorsements.

If you have further questions or concerns, please contact Amie Villao 986-3999.

Thank you.

*Brienne Myers*

Executive Assistant  
Merriwether and Williams Insurance Services, Inc.  
550 Montgomery Street, Suite 550  
San Francisco, CA 94111  
[415.986.3999](tel:415.986.3999) (Office)  
[415.986.4421](tel:415.986.4421) (Fax)  
CA Lic: 0C01378



... Of Like Minds

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**From:** [copier@imwis.com](mailto:copier@imwis.com) [mailto:[copier@imwis.com](mailto:copier@imwis.com)]  
**Sent:** Wednesday, October 09, 2013 4:01 PM  
**To:** Brienne Myers  
**Subject:** Attached Image

**From:** [Faye Paulson](#)  
**To:** [Li, Hui Chang](#); [Ronnie Turner](#)  
**Cc:** [Michael Johnson](#)  
**Subject:** FW: Certificate of Insurance for The City of Oakland  
**Date:** Wednesday, November 13, 2013 10:43:00 PM

---

Hi Hui Chang,

Ronnie is working on getting meeting set up with Neil. We will let you know as soon as that date is dialed in.

Also, I spoke to Shannon Allen at LSA today. She is available to help us in any way we need. She did recommend that we take an initial look at the Draft EIR and LMSAP and come up with ideas on our approach to CEQA compliance and then we can go from there. We are reviewing both documents now.

We are thinking of holding off on bringing an attorney on board until we have a bit more information.

**Faye Paulson**  
*Senior Project Manager*

UrbanCore-Integral, LLC  
457 10th Street  
San Francisco, CA 94103

DIRECT: 415.553.4028  
MOBILE: 510.862.5629  
FAX: 415.553.4021  
[fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)



---

**From:** Li, Hui Chang [mailto:[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)]  
**Sent:** Wednesday, November 13, 2013 5:09 PM  
**To:** Faye Paulson  
**Subject:** RE: Certificate of Insurance for The City of Oakland

re: insurance waiver, OK.

Any news on the selection of a CEQA consultant and attorney?

Also, do you have an update on setting up meeting with Neil Gray in Planning regarding pre-application?  
(Basically, Planning will not want to spend much more time on this project until they get paid.)  
I don't know who on your team is taking the lead on that (Ronnie?) but should feel free to call Neil directly to get the entitlement process started: 238-3878.

~~~~~  
Hui-Chang Li



Urban Economic Analyst

Office of Neighborhood Investment

City of Oakland

250 Frank H. Ogawa Plaza, Suite 5313

Oakland CA 94612

Tel 510-238-6239

**From:** [Lane, Patrick](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: City-Owned Parcel at Lake Merritt Blvd and East 12th Street  
**Date:** Friday, October 10, 2014 4:06:50 PM  
**Attachments:** [EBHO letter re E 12th St parcel.pdf](#)

---

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
Development Manager, City Of Oakland  
Economic & Workforce Development Department  
Project Implementation Division  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

**From:** Jeffrey Levin [<mailto:jeff@ebho.org>]  
**Sent:** Friday, October 10, 2014 4:01 PM  
**To:** Gardner, Henry  
**Cc:** Flynn, Rachel; Byrd, Michele; Kernighan, Pat; Lane, Patrick; James Vann; Amie Fishman; Gloria Bruce  
**Subject:** City-Owned Parcel at Lake Merritt Blvd and East 12th Street

Dear Mr Gardner:

Attached please find a letter from East Bay Housing Organizations regarding the City's plans for disposition of the City-owned "remainder parcel" at Lake Merritt Blvd and East 12th Street. We look forward to discussing this matter with you further.

Jeffrey P. Levin  
Policy Director  
East Bay Housing Organizations  
538 9th Street, Suite 200 | Oakland, CA 94607  
510-663-3830 x316  
[jeff@ebho.org](mailto:jeff@ebho.org)

**NOTE:** I am generally in the office only on Monday, Tuesday and Thursday, so I may not be able to reply to your e-mail right away.



Visit us at [www.EBHO.org](http://www.EBHO.org) and follow us on [Facebook](#) and [Twitter](#)!

**Save the Date: November 5th is EBHO's Annual Membership Meeting & Celebration!**  
[Click here](#) for event information and sponsorship opportunities.

**From:** [Gerard, Jennie](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: Community meeting flyer for the 12th Street Tower Project  
**Date:** Tuesday, January 06, 2015 1:30:33 PM  
**Attachments:** [Community-Meeting-Flyer\\_150120.pdf](#)

---

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

---

**From:** Ronnie Turner [mailto:rtdevelops@comcast.net]  
**Sent:** Tuesday, January 06, 2015 11:13 AM  
**To:** Gerard, Jennie  
**Cc:** 'merlin edwards'  
**Subject:** Community meeting flyer for the 12th Street Tower Project

Hi Jennie,

Please find attached the flyer that will be circulated in both English and Spanish starting today. If you have any questions let me know. Thanks

Best regards,

Ronnie M. Turner, President  
TURNER DEVELOPMENT RESOURCE GROUP  
4100 Redwood Road, Suite 170  
Oakland, CA 94619  
510.395.2766 Direct  
510.250.0853 Fax  
[www.TurnerDevelopmentRG.com](http://www.TurnerDevelopmentRG.com)

**From:** [Theresa Wallace](#)  
**To:** [Li, Hui Chang](#); [Gray, Neil D.](#); [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
**Subject:** FW: CPP7645 RE: Lake Merritt Apartments Admin CE-2  
**Date:** Wednesday, November 19, 2014 2:02:43 PM  
**Attachments:** [image001.png](#)

---

Hi Hui

Please see below for additional response from the wind consultant.

Please let me know how you would like to proceed.

- Theresa

---

**From:** Anthony S. Bova [mailto:[abova@cppwind.com](mailto:abova@cppwind.com)]  
**Sent:** Wednesday, November 19, 2014 1:54 PM  
**To:** Theresa Wallace  
**Cc:** Ron L. Petersen; Project File  
**Subject:** CPP7645 RE: Lake Merritt Apartments Admin CE-2

Hi Theresa-

Your analysis is generally correct. I'll address the same points below in blue typeface. We tailored the report to address only whether the locations passed or failed the single criterion. If needed, however, we can do further analysis and compile comparative wind speed data as an additional service. Note also that there is extra technical data contained in the appendix of the report.

- (a) several points on the surface of the lake - **no points on surface of lake are studied.** Correct; however, I am not sure that there would be an impact on points within the lake since there are no impacts aside from those immediately adjacent to the building. I will check with the wind consultant on their opinion. The points closest to the lake (38, 39 and 40) either show no change or a reduction in wind speed with the addition of the tower. Extrapolation of those results to the lake surface may be valid in the channel close to those points. The effect of the tower should diminish with distance from the tower and is unlikely to have an effect on the main body of the lake. However, we can perform tests at locations on the lake surface as an additional service if required.
- (b) the east side pedestrian pathway along the Channel at the line of the OUSD fence **corresponds with points 13 and 14.** Correct. These locations show a *reduction* in mean wind speed with the addition of the tower.
- (c) at both pathways under the center of the vehicle bridge **already covered by points 38 and 39.** Correct. As mentioned above, these show a reduction or no change in mean wind speed with the addition of the tower.
- (d) at the center of the north and south topside sidewalks of the vehicle bridge **points 36 and 37 cover the south topside but not the north side.** Again, same thoughts as with (a). Points 36 and 37 show slight reductions in mean wind speed with the addition of the tower, while points 39 and 41 – the points closest to the north side of the vehicle bridge – show no

change or a slight increase (8%) in mean wind speed. These data bracket the likely changes in wind speed.

(e) at the center of the bicycle-pedestrian bridge **yes, covered by point 40**. Point 40 shows a very slight reduction in mean wind speed with the addition of the tower.

(f) at the easterly portion of the 'passive park' area adjoining the project **yes, covered by points 16 and 17**. Points 16 and 17 show a 21% decrease and a 21% increase, respectively, in mean wind speed when the tower is in place. Both points are rated for 'pedestrian walking' in the tower and non-tower scenarios.

(g) at the public sidewalk fronting the project along E 12<sup>th</sup> Street **yes, covered by points 1, 2, 3, 4, 5**. Except for location 5, which shows a 16% increase in wind speed, these locations show reductions in mean wind speed when the tower is in place.

Let me know if you have questions or concerns.

Best regards,

~tony

**Anthony S. Bova**

Senior Engineer

**CPP WIND ENGINEERING & AIR QUALITY CONSULTANTS**

+1 970 498 2369 | **Direct**

+1 970 221 3371 | **Front Desk**

[Twitter](#) | [www.cppwind.com](http://www.cppwind.com) | [LinkedIn](#)



---

**From:** Theresa Wallace

**Sent:** Monday, November 17, 2014 5:37 PM

**To:** 'Li, Hui Chang'

**Cc:** [NGray@oaklandnet.com](mailto:NGray@oaklandnet.com); [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)

**Subject:** RE: Lake Merritt Apartments Admin CE-2

Hi Hui

I am sorry that I wasn't able to get back to you until earlier. Please see my responses below in **green**

---

**From:** Li, Hui Chang [<mailto:HLi@oaklandnet.com>]

**Sent:** Friday, November 14, 2014 3:57 PM

**To:** Theresa Wallace

**Cc:** [NGray@oaklandnet.com](mailto:NGray@oaklandnet.com); [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)

**Subject:** Lake Merritt Apartments Admin CE-2

Hi Theresa,

I know that you are waiting to receive some comments from City staff about your Draft #2,

submitted on Oct 21<sup>st</sup> before working on incorporating those comments into your next deliverable, the Screencheck Draft.

I also understand that you will be holding on this work until you receive outstanding payment from UrbanCore, which I am hopeful will be coming soon.

In the meanwhile, could you please review the attached letter from the Measure DD Coalition and let me know if you believe these items regarding the wind and shadow impacts from LMA are already addressed in our current scope or not? (Measure DD Coalition is a community group who is closely following the LMA project and its effects on the Measure DD funded-improvements and on the experience of the Lake as a public asset in general.)

I discussed with Neil Gray and he think the items about the shadow study are already addressed in our existing scope. We also think **most** of the wind study points that the DD Coalition is asking to be studied are already covered as well, but perhaps not exactly. See my notes below in red below about how the wind points in the study correspond to the points that the Coalition wants to see studied.

### **Wind Study:**

The Coalition desires that the Wind Study calculate wind speeds before and after (simulated) construction of proposed Lake Merritt Tower Apartments for at least the following locations:

- (a) several points on the surface of the lake - **no points on surface of lake are studied.** Correct; however, I am not sure that there would be an impact on points within the lake since there are no impacts aside from those immediately adjacent to the building. I will check with the wind consultant on their opinion.
- (b) the east side pedestrian pathway along the Channel at the line of the OUSD fence **corresponds with points 13 and 14**
- © at both pathways under the center of the vehicle bridge **already covered by points 38 and 39**
- (d) at the center of the north and south topside sidewalks of the vehicle bridge **points 36 and 37 cover the south topside but not the north side. Again, same thoughts as with (a)**
- (e) at the center of the bicycle-pedestrian bridge **yes, covered by point 40**
- (f) at the easterly portion of the 'passive park' area adjoining the project **yes, covered by points 16 and 17**
- (g) at the public sidewalk fronting the project along E 12<sup>th</sup> Street **yes, covered by points 1, 2, 3, 4, 5**

Please let me know

1. Is my above assessment about the wind points accurate? Which of the wind points that DD is interested in, if any, do you think are not already covered by your study? **See above. All points covered except surface of the lake and north side of the vehicle bridge.**
2. I know for CEQA review purposes, the standard for wind is that the building under design not increase likelihood of winds exceeding 36 mph at a given point for more than one hour during daylight hours. The DD Coalition is asking for exact wind speeds before project and after project – is this kind of information something the wind consultant can provide? **Yes, this is provided in the study**
3. Do you agree the shadow study already addresses what the shadow issues the DD Coalition wants studied. **Agreed**

I would like to get your response to report to the DD Coalition at their Monday night meeting (on  
th

the 17 ). Basically, if what the Coalition is asking for are things that can be studied but are not already adequately covered under our existing Scope and if the DD Coalition insists on these items being studied, then I will recommend that UrbanCore increase this Scope of work to ensure the final environmental report addresses DD's concerns.

I look forward to your response and feel free to give me a call.

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** [jamesevann@aol.com](mailto:jamesevann@aol.com) [<mailto:jamesevann@aol.com>]

**Sent:** Thursday, October 30, 2014 3:24 PM

**To:** Li, Hui Chang

**Cc:** [joelpeter88@gmail.com](mailto:joelpeter88@gmail.com); [Naomi@17th.com](mailto:Naomi@17th.com); [jamesevann@aol.com](mailto:jamesevann@aol.com); [mikeudkow@gmail.com](mailto:mikeudkow@gmail.com); [wthrelfall@pacbell.net](mailto:wthrelfall@pacbell.net)

**Subject:** Re: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition

Hello Hui,

Our apology for failure of the Measure DD Coalition to get back to you sooner with review comments on the proposed scope for the "Wind and Shadow Studies" to be provided by LSA. We hope the studies have not been hampered or delayed as result.

Following your update report at the Coalition's Sept 15 meeting, we presumed the Coalition heard and accepted your report as a status update, and did not designate or assign review to the followup committee. Accordingly, our reply is not a formal review, but are comments that most likely are already to be addressed by LSA.

Wind Study:

The Coalition desires that the Wind Study calculate wind speeds before and after (simulated) construction of proposed Lake Merritt Tower Apartments for at least the following locations:

- (a) several points on the surface of the lake
- (b) the east side pedestrian pathway along the Channel at the line of the OUSD fence
- (c) at both pathways under the center of the vehicle bridge
- (d) at the center of the north and south topside sidewalks of the vehicle bridge
- (e) at the center of the bicycle-pedestrian bridge
- (f) at the easterly portion of the 'passive park' area adjoining the project
- (g) at the public sidewalk fronting the project along E 12th Street

Shadow Study:

The Coalition desires that the study provide Drawings to depict maximum shadows cast by the proposed building during:

- (a) the Winter Solstice
- (b) the Summer Solstice
- (c) the Equinox
- (d) particularly how the new building's shadows may impinge on the new Tidal Marsh on the west side of the Channel (near the South entrance of the Convention Center Building).

Importance: Tidal marsh plants require full sun. The Coalition desires to be informed if the new building's height will cast more than minimum of shadows on the Tidal Marsh. Extended lengthy shadows would affect the Marsh's restoration effort. Success of the Tidal Marsh is a requirement of the City's permits with the U.S. Army Corps and the State Fish & Wildlife Agency.

Naomi Schiff  
Joel Peter  
James E Vann  
Subcommittee for Coordination on Lake Merritt Boulevard Tower Apartments Project

-----Original Message-----

From: Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)>  
To: jamesevann <[jamesevann@aol.com](mailto:jamesevann@aol.com)>  
Cc: Naomi <[Naomi@17th.com](mailto:Naomi@17th.com)>  
Sent: Tue, Oct 28, 2014 3:02 pm  
Subject: RE: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition

Hi James and Naomi,

Just checking in...do you have suggestions to forward to me relating to the scope for LSA's wind and shadow study?

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*  
CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** [jamesevann@aol.com](mailto:jamesevann@aol.com) [<mailto:jamesevann@aol.com>]  
**Sent:** Wednesday, October 08, 2014 11:21 AM  
**To:** Li, Hui Chang  
**Cc:** [Naomi@17th.com](mailto:Naomi@17th.com)  
**Subject:** Re: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition

Good morning, Hui,  
Our appreciation for the information you shared on shadow & wind studies for the LM Blvd remainder parcel. Interested, relevant persons have been asked to review the submittal. We will followup with you early next week whether or not we have additional suggestions relating to the scope .  
James E Vann,  
for Meas DD Subcommittee

Hi James and Naomi,

I am contacting you as two members on the Measure DD subcommittee taskforce



following the 12th St Remainder Parcel development. Please feel free to share this communication with others on Measure DD/taskforce who would be interested, as you deem necessary.

. . .

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*  
CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

**From:** [Ranelletti, Darin](#)  
**To:** [Li, Hui Chang](#); [Lane, Patrick](#)  
**Cc:** [Gray, Neil D.](#); [Flynn, Rachel](#)  
**Subject:** FW: DD Coalition letter  
**Date:** Wednesday, March 11, 2015 8:58:42 AM  
**Attachments:** [dd\\_2015\\_Budget\\_Advocacy.pdf](#)  
[ATT2508168.htm](#)

---

Hui-Chang & Patrick,

See below and attached.

Darin

**Darin Ranelletti**, Deputy Director | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-3663 | Fax: (510) 238-6538 | Email: [dranelletti@oaklandnet.com](mailto:dranelletti@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

---

**From:** Naomi Schiff [mailto:[Naomi@17th.com](mailto:Naomi@17th.com)]  
**Sent:** Tuesday, March 10, 2015 9:52 PM  
**To:** Gray, Neil D.; Ranelletti, Darin; Flynn, Rachel  
**Subject:** DD Coalition letter

Dear Planning Staff,

Noting that the 12th Street parcel is coming under review, we thought it would be good to forward to you a copy of our letter of January 27, 2015, requesting that sale proceeds from the land go toward maintaining DD improvements at Lake Merritt.

Thank you,

Naomi Schiff for the DD Coalition

**From:** Li, Hui Chang  
**To:** [Todd, Amber](#)  
**Subject:** FW: DDA For 12th Street Remainder Parcel report for CED 4/14  
**Date:** Thursday, April 02, 2015 11:29:00 AM  
**Attachments:** [Attach E - Affordable Hsng since 2012.pdf](#)  
[Ordinance- DDA 12th Remainder UrbanCore - Mar24a signed.pdf](#)

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Hi Amber,

I noticed that what got posted does not include the latest Ordinance and Attachment E that I emailed you on March 24<sup>th</sup>. Is it too late to swap it out at this point?

<https://oakland.legistar.com/LegislationDetail.aspx?ID=2241058&GUID=8E7C6511-37BE-468B-BF93-100DB8D8A70D>

Please let me know.

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

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**From:** Li, Hui Chang  
**Sent:** Tuesday, March 24, 2015 6:10 PM  
**To:** Todd, Amber  
**Subject:** RE: DDA For 12th Street Remainder Parcel report for CED 4/14

Hi Amber,

There has been a change to the Ordinance. See attached final version. Please swap out pages 4 and 5.

Also, I noticed an error in Attachment E. Please use attached version instead.

Let me know if you have any questions.

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

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**From:** Todd, Amber  
**Sent:** Tuesday, March 24, 2015 11:50 AM  
**To:** Li, Hui Chang  
**Subject:** RE: DDA For 12th Street Remainder Parcel report for CED 4/14

Thank you

Thank you,

*Amber Todd*

City Administrator Analyst  
Office of the City Administrator  
City of Oakland

(510) 238-6369  
[atodd@oakalndnet.com](mailto:atodd@oakalndnet.com)



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**From:** Li, Hui Chang  
**Sent:** Tuesday, March 24, 2015 11:30 AM  
**To:** Todd, Amber  
**Subject:** RE: DDA For 12th Street Remainder Parcel report for CED 4/14

Hi Amber,

Thanks for your patience.

Attached is the final (as of today) signed staff report, attachments, ordinance and signed transmittals.

Only thing missing is the signed transmittal from the City Attorney's office.

I will walk over a complete, hard printed copy of the attached to you now.

---

**Hui-Chang Li** *Urban Economic Analyst*  
CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

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**From:** Li, Hui Chang  
**Sent:** Tuesday, March 24, 2015 10:47 AM  
**To:** Todd, Amber

**Subject:** RE: DDA For 12th Street Remainder Parcel report for CED 4/14

Working on it right now...

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

---

**From:** Todd, Amber

**Sent:** Tuesday, March 24, 2015 10:21 AM

**To:** Li, Hui Chang

**Subject:** DDA For 12th Street Remainder Parcel report for CED 4/14

**Importance:** High

How are we looking on the report. Need it ASAP to submit for scheduling.

Thank you,

*Amber Todd*

City Administrator Analyst  
Office of the City Administrator  
City of Oakland

(510) 238-6369

[atodd@oakalndnet.com](mailto:atodd@oakalndnet.com)



**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Subject:** FW: Draft DDA Term Sheet - 12th St Parcel  
**Date:** Tuesday, January 13, 2015 5:03:00 PM  
**Attachments:** [Draft UCD DDA Term Sheet 01-06-15.doc](#)  
[Maps.pdf](#)

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(\*re-sending with referenced map this time\*)

Hi Michael,

Attached are the draft DDA terms for your review.

Please submit any comments in writing to me by January 20<sup>th</sup> and/or feel free to give me call if you have questions.

In the meanwhile, I will begin drafting the actual documents themselves (DDA, Form of Easement), which will be included as Exhibits to the staff report to City Council and will be executed once City Council approves the DDA.

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** Michael Johnson [<mailto:mjohnson@urbancorellc.com>]  
**Sent:** Tuesday, January 13, 2015 10:47 AM  
**To:** Li, Hui Chang  
**Subject:** RE: your comments for appraisal?

Great. Look forward to both. MJ

---

Michael E.Johnson, President

- UrbanCore  
Development, LLC
- Fillmore Live  
Entertainment Group, LLC

Cell: (415) 748-2300

On Jan 13, 2015 10:34 AM, "Li, Hui Chang" <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:  
Thanks, Michael. Confirming receipt and will be in touch about next steps.

I have a meeting scheduled with City Attorney for review of DDA draft terms this afternoon so I should be able to get you a copy by COB today.

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

**From:** Michael Johnson [mailto:[mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)]

**Sent:** Monday, January 12, 2015 10:28 PM

**To:** Li, Hui Chang

**Cc:** Lane, Patrick; Golde, James; Ronnie Turner; Brad Flewellen; [Jordan.Moss@cbre.com](mailto:Jordan.Moss@cbre.com)

**Subject:** Re: your comments for appraisal?

HC, please see attached. Let me know if you have any questions. The conclusion to our assessment of the appraisal is that we believe strongly that the draft value price of \$5.75 million is too high. A revision to this is necessary to continue to make our project feasible. Please advise on the next steps. Regards, Michael

PS - we look forward to receiving the draft DDA soon.



On Mon, Jan 12, 2015 at 10:47 AM, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:  
Hi Michael,

I need your comments in writing for the appraisal by the end of today so we can get back to the appraiser.

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

**From:** Michael Johnson [mailto:[mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)]

**Sent:** Wednesday, January 07, 2015 7:42 PM

**To:** Li, Hui Chang

**Cc:** Ronnie Turner; Brad Flewellen; [Jordan.Moss@cbre.com](mailto:Jordan.Moss@cbre.com); merlin edwards

**Subject:** Re: checking in

HC, thanks for the email. Yes, please get Neil to get his comments to LSA. LSA said they had not received the comments yet. Also, glad you have a draft, we can wait til next week when you get the release of the Draft DDA to see it.

And, I will send the Appraisal comments Thursday morning. Thanks,  
Michael





**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Subject:** FW: ENA and "Schedules" to be completed  
**Date:** Tuesday, August 13, 2013 12:29:00 PM  
**Attachments:** [Schedules for ENA package.pdf](#)  
[ENA 12th Street Remainder 7-15-13.pdf](#)  
[Reso 84492 CMS FINAL.pdf](#)

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Hi again Michael,

Just checking in again on status of getting this ENA signed on your end.

Is your team beginning to plan your first community meeting yet? The Council office was asking me for some dates so they can advertise it in their newsletter. I can help to coordinate with the City Council office to get the word out to interested/affected community groups.

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Li, Hui Chang  
**Sent:** Friday, August 02, 2013 4:52 PM  
**To:** Michael Johnson ([mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com))  
**Subject:** FW: ENA and "Schedules" to be completed

Hi Michael,

I haven't heard back from you so just checking in to see that you received the ENA package I mailed to you and will be submitting signed hard copies back to me soon.

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Li, Hui Chang  
**Sent:** Monday, July 15, 2013 5:21 PM  
**To:** Michael Johnson ([mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com))  
**Subject:** ENA and "Schedules" to be completed

Michael,

The City Attorney's office has signed off on the ENA (PDF attached). I will be mailing to you two copies with original signatures.

Please return both to me with wet signature, along with the following 7 Schedules on behalf of the "UrbanCore-Integral".

All City Schedules can be found online here:

<http://www2.oaklandnet.com/Government/o/CityAdministration/d/CP/s/FormsSchedules/index.htm>

OR click on the hyperlink below for each individual Schedule being requested.

1. [Schedule C-1](#) - Compliance With The Americans With Disabilities Act
2. [Schedule D](#) - Ownership, Ethnicity and Gender Questionnaire
3. [Schedule E](#) - Project Consultant Team Form
4. [Schedule K](#) - Pending Dispute Disclosure Form
5. Schedule M -
  - o [Part A](#) - Independent Contractor Questionnaire
  - o [Part B](#) - Independent Contractor Questionnaire (Requesting Department only)
6. [Schedule O](#) - Disclosure of Campaign Contributions Form
7. [Schedule Q](#) - Insurance Requirements (also referenced on page 8-9 of ENA). Note that your proof of insurance should be modified to list the City as an additional insured. In short, the insurance should include this exact language: *"The Oakland Redevelopment Successor Agency, the City of Oakland, and their respective Councilmembers, officers, directors, employees, agents, and volunteers"*

For your easy reference, I've also included the Schedules as an one PDF attached.

And for your records, I am sending you the approved City Council authorization (84492) that authorizes this ENA action.

Please let me know if you have questions.

Thank you,

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
[Office of Neighborhood Investment](#)  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

**From:** [Gerard, Jennie](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: Final Section 21 of DDA Term Sheet  
**Date:** Thursday, April 30, 2015 11:19:55 AM

---

Here is the latest in our discussion.

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

---

**From:** Gerard, Jennie  
**Sent:** Thursday, April 30, 2015 11:17 AM  
**To:** Michael Johnson  
**Cc:** Guillen, Abel  
**Subject:** FW: Final Section 21 of DDA Term Sheet

Michael,

Here is language acceptable to Abel, which builds on your suggestion of leaving the funding in escrow until the skate board park project is ready to move forward. Our language removes references to matching funding since we don't have a bid now, and it makes clear what the back-up plan for the funding is in the event that the skate board park project doesn't move forward.

At the time of transfer of the property, developer will fund at least \$150,000 into escrow towards the construction of a skate board park on existing publicly-owned property in Council District 2, such as at San Antonio Park. If the remaining funds necessary for the development of the skate board park are not available at the time of transfer, the developer's funds will remain in escrow until all the skate board park funding is available. Should the skate board park project not go forward during the DDA period, the \$150,000 will be distributed to organizations that already are recipients of these community benefits, as decided by the District 2 Councilmember.

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

**From:** Michael Johnson [<mailto:mjohnson@urbancorellc.com>]  
**Sent:** Thursday, April 30, 2015 10:57 AM  
**To:** Gerard, Jennie  
**Cc:** Li, Hui Chang; Guillen, Abel; Lane, Patrick  
**Subject:** Re: Final Section 21 of DDA Term Sheet

Jennie, see revision as we discussed:

At the time of transfer of the property, developer will fund at least \$150,000 into escrow towards the construction of the skate board park on exisiting publicly-owned property in Council District 2, such as at San Antonion Park. If the matching funds are not available at the time transfer the developer's funds will remain in escrow until the matching funds are available, or refunded to the developer if they do not become available during the duration of the DDA.

Thanks, Michael

---

**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
4096 Piedmont Avenue  
Suite 313  
Oakland, CA 94611  
c: [\(415\) 748-2300](tel:(415)748-2300)  
e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

On Thu, Apr 30, 2015 at 10:40 AM, Michael Johnson <[mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)> wrote:  
Jennie, all we are trying to do is make sure that our funding is matched by the rest of the funds needed to complete the project. So let's agree on some language that acknowledges what Abel is doing...that all we are asking to do.

Please confirm. Thanks, Michael

---

**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
4096 Piedmont Avenue  
Suite 313  
Oakland, CA 94611  
c: [\(415\) 748-2300](tel:(415)748-2300)  
e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

On Thu, Apr 30, 2015 at 10:31 AM, Gerard, Jennie <[JGerard@oaklandnet.com](mailto:JGerard@oaklandnet.com)> wrote:  
[Hello Hui Chang](#),

Michael's proposed additional language regarding the skate park funding is not acceptable to Abel, who is lining up additional funding now. Abel expects to be ready to move ahead with approvals to build the park when the developer's funding becomes available in 2016.

Jennie Gerard, Chief of Staff

Oakland District 2 Councilmember Abel Guillen  
[510.238.7023](tel:510.238.7023) (direct)  
[510.238.7002](tel:510.238.7002) (District Office)

In the office Monday - Thursday

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**From:** Li, Hui Chang  
**Sent:** Thursday, April 30, 2015 10:19 AM  
**To:** Gerard, Jennie; Lane, Patrick  
**Cc:** Michael Johnson; Guillen, Abel  
**Subject:** RE: Final Section 21 of DDA Term Sheet

All,

Regarding the timing of the skate park funding, are we OK with adding this additional language that Michael is requesting to the community benefits list:

“If the balance of the funds to complete the skate park have not been identified at time of property transfer, developer’s funds will come at a later date when the funds have been identified.”

Jennie, please confirm by 11am. Otherwise, I will not include it.

Thank you,

---

**Hui-Chang Li** *Urban Economic Analyst*  
CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

---

**From:** Gerard, Jennie [<mailto:JGerard@oaklandnet.com>]  
**Sent:** Wednesday, April 29, 2015 3:42 PM  
**To:** Li, Hui Chang; Lane, Patrick  
**Cc:** Michael Johnson; Guillen, Abel  
**Subject:** Final Section 21 of DDA Term Sheet

Hui Chang and Patrick,

Attached is the final version of the Section 21 of the DDA Term Sheet. Michael Johnson has

reviewed it and his edits have been incorporated into this version, fyi.

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
[510.238.7023](tel:510.238.7023) (direct)  
[510.238.7002](tel:510.238.7002) (District Office)

In the office Monday - Thursday

**From:** [Gerard, Jennie](#)  
**To:** [Mendoza, Mandalyn](#); [Li, Hui Chang](#)  
**Subject:** FW: FW: Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013 6:30-8:30 p.m.  
**Date:** Wednesday, October 16, 2013 3:46:50 PM

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This message came from Christina Ferracane to all the LMSAP stakeholders. It's a good sign that UrbanCore is getting the message out. Yeah!

Jennie Gerard, Chief of Staff  
Oakland City Council President Patricia Kernighan  
District 2 Councilmember  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

---

**From:** Lake Merritt Station Area Plan  
**Sent:** Wednesday, October 16, 2013 3:42 PM  
**Subject:** FW: Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013 6:30-8:30 p.m.

# COMMUNITY MEETING

To discuss the proposed housing development on the 12<sup>th</sup>  
Street site at Lake Merritt Boulevard.

Come out and meet the project team and see the preliminary  
design for the site.



**Monday October 28<sup>th</sup>**

**6:30 - 8:30pm**

**La Escuelita Elementary School, Cafeteria  
1050 2<sup>nd</sup> Street, Oakland, CA**

---

**For Information Please Contact Crystal Beverly  
Urban Core-Integral, LLC  
(415) 553-4011**

## **Lake Merritt Station Area Plan**

Strategic Planning Division, Department of Planning and Building, City of Oakland  
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612

Email: [lake\\_merritt\\_plan@oaklandnet.com](mailto:lake_merritt_plan@oaklandnet.com)

Telephone Message Line: (510) 238-7904

Project Website: <http://www.business2oakland.com/lakemerrittsap>





**From:** [Hunter, Gregory](#)  
**To:** [Li, Hui Chang](#); [Lane, Patrick](#); [Rogers, Kimani](#)  
**Subject:** FW: Fwd: Meeting with 1200 Lakeshore re: condo conversion issues  
**Date:** Friday, September 27, 2013 11:06:37 AM

---

FYI – See below related to remainder site.

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**From:** Colette McPherson [mailto:[ccmoakland@yahoo.com](mailto:ccmoakland@yahoo.com)]  
**Sent:** Thursday, September 26, 2013 3:28 PM  
**To:** Hunter, Gregory  
**Subject:** Fw: Fwd: Meeting with 1200 Lakeshore re: condo conversion issues

----- Forwarded Message -----

**From:** Karen Kunze <[kunzerow@gmail.com](mailto:kunzerow@gmail.com)>  
**To:** 1200 Lakeshore Association <[1200.lakeshore.assn@gmail.com](mailto:1200.lakeshore.assn@gmail.com)>; Audra Knight <[audravknight@gmail.com](mailto:audravknight@gmail.com)>; Colette McPherson <[ccmoakland@yahoo.com](mailto:ccmoakland@yahoo.com)>; Deborah Douglas <[deborah.r.douglas@usdoj.gov](mailto:deborah.r.douglas@usdoj.gov)>; James Vann <[JamesEVann@aol.com](mailto:JamesEVann@aol.com)>; Kate Wilson <[kate1200@comcast.net](mailto:kate1200@comcast.net)>; Leslie Hawkins <[lesliehawk@comcast.net](mailto:lesliehawk@comcast.net)>; Nubian S. <[nubian@nubianstudios.com](mailto:nubian@nubianstudios.com)>; Sophia Robinson <[SGreenRobinson@aim.com](mailto:SGreenRobinson@aim.com)>; Susan Munday <[smunday@pacbell.net](mailto:smunday@pacbell.net)>  
**Sent:** Thursday, September 26, 2013 9:21 AM  
**Subject:** Fwd: Meeting with 1200 Lakeshore re: condo conversion issues

Hi all,

The attached was received from EBHO regarding condo conversion issues.

There are two other issues brewing that I think tenants at 1200 tenants might care about:

1. The possibility of a 24 story housing complex on the "remainder lot" kitty corner from the "H" stack in our building and
2. Proposed changes to the rent control laws in Oakland pertaining to how debit service and capital improvement costs can be passed on to tenants by landlords.

With three issues facing the tenants, I would like to convene a meeting of all of us who are interested on Sunday October 20th at 1:00 pm.

I would propose we discuss the 3 topics above and how we involve might break down into committees to address issues we all think of importance.

I would like to add "communication among the tenants" as an issue I think we need to discuss most.

Could you please RSVP to me if you are planning to join us.

Thanks so much.

Karen Kunze

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

From: **Gloria Bruce** <[gloria@ebho.org](mailto:gloria@ebho.org)>

Date: Thu, Sep 26, 2013 at 8:36 AM

Subject: Meeting with 1200 Lakeshore re: condo conversion issues

To: Karen Kunze <[kunzerow@gmail.com](mailto:kunzerow@gmail.com)>

Cc: James Vann <[jamesevann@aol.com](mailto:jamesevann@aol.com)>, Jeff Levin <[jeff@ebho.org](mailto:jeff@ebho.org)>

Hi Karen - I'm just replying to your email requesting a meeting between EBHO and 1200 Lakeshore about condo conversions. My understanding from yesterday's Oakland Committee is that a new proposal was just submitted to Councilmembers Schaaf and Kaplan this week, so it is probably a good time to resume the conversation. I'd be happy to talk with you, although I would need to be brought up to speed since Amie was in these conversations before.

Right now, the week of October 7 would be best...otherwise, we're looking at sometime after October 21. Please let us know if there are some dates that work, and hopefully James and Jeff can join us.

Best,  
Gloria

--

**GLORIA BRUCE**

**Deputy Director/Interim Executive Director  
EAST BAY HOUSING ORGANIZATIONS (EBHO)**

[510-663-3830 ext. 322](tel:510-663-3830) | [gloria@ebho.org](mailto:gloria@ebho.org)

538 Ninth Street, Suite 200 | Oakland, CA 94607

Visit us at <http://www.ebho.org/> and follow us on [Facebook](#) and [Twitter](#)!

***JOIN US! Become a member or renew today at <http://ebho.org/index.php/get-involved/membership>***

**EBHO's 9th Annual Interfaith Breakfast**

Wednesday, September 25th

[Click here](#) for event details and ticketing and sponsorship information.

Alternatively, contact Earp Events & Fundraising at [\(510\) 839-3100](tel:510-839-3100).

**EBHO's Annual Membership Meeting & Celebration**

Wednesday, November 6th

[Click here](#) for event information and sponsorship opportunities.

Alternatively, contact Anthony Federico at [anthony@ebho.org](mailto:anthony@ebho.org) or [\(510\) 663-3830 ext. 313](tel:510-663-3830)

**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Cc:** [Lane, Patrick](#)  
**Subject:** FW: Guaranty  
**Date:** Thursday, February 26, 2015 3:12:00 PM  
**Attachments:** [Completion Guaranty.docx](#)

---

Hi Michael,

I am sending you an example of a typical Completion Guaranty for another project. This is just so you can get a sense of what the City will be expecting of you for your 12<sup>th</sup> St Remainder Project.

I am hoping I will be able to get to you a draft for your project that includes the DDA, starting in Mid March (pending new attorney assignment starting March 9<sup>th</sup>...)

If you have time to look at this before I do and want to alert me to any possible sticking points early on, please feel free.

Thanks,

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***Hui-Chang Li*** *Urban Economic Analyst*  
CITY OF OAKLAND, Economic & Workforce Development Department  
Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612  
Tel: 510.238.6239 Fax: 510.238.3691

**From:** [Hillmer, J H](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: HJK Park  
**Date:** Friday, January 09, 2015 3:14:18 PM  
**Attachments:** [Fully Executed Version of the Park Maintenance Agreement.pdf](#)

---

Hi Hui Chang:

Attached please find the park management agreement for HJK Memorial Park. I will take a look at the FC LDDA to see what relevant sections are in the document.

jens

Jens Hillmer  
Urban Economic Coordinator  
Economic & Workforce  
Development Department  
Project Implementation Division  
City of Oakland  
250 Frank H. Ogawa Plaza, Ste. 5313  
Oakland, CA 94612  
Tel.: 510-238-3317  
[Jhillmer@oaklandnet.com](mailto:Jhillmer@oaklandnet.com)

---

**From:** Hillmer, J H  
**Sent:** Wednesday, July 13, 2011 2:29 PM  
**To:** Cooley, Detra  
**Subject:** HJK Park

Jens Hillmer  
Urban Economic Coordinator  
City of Oakland  
Community and Economic Development Agency  
Redevelopment Division  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland, CA 94612

Tel.: (510) 238-3317  
Fax: (510) 238-3691  
E-mail Address: [jhillmer@oaklandnet.com](mailto:jhillmer@oaklandnet.com)

**From:** [Faye Paulson](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: Insurance request City of Oakland  
**Date:** Tuesday, November 19, 2013 3:51:55 PM  
**Attachments:** [12-13 MCQI- Exp. 12-04-13 - FOR YOUR REFERENCE ONLY.PDF](#)

---

Hui-Chang,

Here is AVRPs certificate of insurance.

**Faye Paulson**  
Senior Project Manager

UrbanCore-Integral, LLC  
457 10th Street  
San Francisco, CA 94103

DIRECT: 415.553.4028  
MOBILE: 510.862.5629  
FAX: 415.553.4021  
[fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)



**UrbanCore-Integral**  
Real Estate Development

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**From:** Serrano, Ana [mailto:[aserrano@avrpstudios.com](mailto:aserrano@avrpstudios.com)]

**Sent:** Tuesday, November 19, 2013 3:50 PM

**To:** Faye Paulson

**Cc:** [mpyatok@pyatok.com](mailto:mpyatok@pyatok.com); Austin, Doug

**Subject:** RE: Insurance request City of Oakland

Hi Faye,

Here is a copy of our Certificate of Insurance.

Please let us know if you need anything else.

Thank you!

**Ana Serrano**

**avrpstudios**

Creative people. Smart Solutions.

Phone |(619) 7042700 x 3240

---

**From:** Austin, Doug

**Sent:** Tuesday, November 19, 2013 12:59 PM

**To:** Faye Paulson; Serrano, Ana

**Cc:** [mpyatok@pyatok.com](mailto:mpyatok@pyatok.com); John A. Tenuto

**Subject:** Re: Insurance request City of Oakland

I will ask Ana to help get this info to you

Douglas H. Austin FAIA MAIBC LEED AP

Chairman/CEO AVRP Studios

On Nov 19, 2013, at 11:15 AM, "Faye Paulson" <[fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)> wrote:

Mike and Doug,

Can you please provide evidence of E&O insurance for your respective firms?

The citys requirement is:

**Professional Liability/Errors and Omissions** insurance as appropriate for design/build operations with **limits not less than \$2,000,000 each claim and**

**\$2,000,000 aggregate.**

<image002.jpg>

---

**From:** Li, Hui Chang [mailto:[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)]

**Sent:** Tuesday, November 19, 2013 10:35 AM

**To:** [fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)

**Subject:** FW: Waiver of insurance request

Hi Faye,

For each of your design consultants (I believe it is only Pyatok and AVR), please provide:

- Evidence of Professional Liability / E&O Insurance from each of the Developers design consultants (*with minimum Limits of Insurance as outlined in Schedule Q*)

I am being told it is not necessary to add City or UrbanCore-Integral as additional insured, since that doesn't apply for E&O.

Thanks,

~~~~~  
Hui-Chang Li  
Urban Economic Analyst  
Office of Neighborhood Investment  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

**From:** [Gerard, Jennie](#)  
**To:** [Li, Hui Chang](#); [Lane, Patrick](#)  
**Subject:** FW: Item#13- Letter re. E.12th St. Parcel from Eastlake United for Justice  
**Date:** Tuesday, May 05, 2015 11:55:34 AM  
**Attachments:** [EUJ letter to City Council 05.05.15.pdf](#)  
[EUJ Letter to Planning Commissioners FINAL 04.01.15.pdf](#)

---

fyi

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

**From:** Christine Cherdboonmuang [mailto:christine.apocc@gmail.com]  
**Sent:** Tuesday, May 05, 2015 11:09 AM  
**To:** McElhaney, Lynette; Kalb, Dan; Guillen, Abel; Abelforoakland@gmail.com; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; Reid, Larry; Kaplan, Rebecca  
**Cc:** DL - City Council; Wald, Zachary; Farmer, Casey; Bolotina, Olga; Gerard, Jennie; Kong, Heidi; Simons, Adam J.; Garzon, Clara; Winston, Ashley; Merriouns, Iris; Jones, Andre; eastlakeunited@gmail.com  
**Subject:** Item#13- Letter re. E.12th St. Parcel from Eastlake United for Justice

Dear Councilmembers,

Please find attached a letter from Eastlake United for Justice regarding the E. 12th St. Parcel, outlining our concerns and proposals. Also attached is a previous letter sent to the Oakland Planning Commission last month with more background information and analysis. Please let us know if you request copies of any other letters from our ally organizations referenced in our letter to the Council--some of which you have already received.

Thank you for your careful consideration and your commitment to Oakland. See you tonight,

Eastlake United for Justice



**From:** [Lake Merritt Station Area Plan](#)  
**Subject:** FW: Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013 6:30-8:30 p.m.  
**Date:** Wednesday, October 16, 2013 3:46:44 PM

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# COMMUNITY MEETING

To discuss the proposed housing development on the 12<sup>th</sup>  
Street site at Lake Merritt Boulevard.

Come out and meet the project team and see the preliminary  
design for the site.



**Monday October 28<sup>th</sup>  
6:30 - 8:30pm**

**La Escuelita Elementary School, Cafeteria  
1050 2<sup>nd</sup> Street, Oakland, CA**

---

**For Information Please Contact Crystal Beverly  
Urban Core-Integral, LLC  
(415) 553-4011**

**Lake Merritt Station Area Plan**

Strategic Planning Division, Department of Planning and Building, City of Oakland  
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612

Email: [lake\\_merritt\\_plan@oaklandnet.com](mailto:lake_merritt_plan@oaklandnet.com)

Telephone Message Line: (510) 238-7904

Project Website: <http://www.business2oakland.com/lakemerrittsap>

**From:** [Gerard, Jennie](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: Lake Merritt Boulevard Apartments  
**Date:** Tuesday, January 27, 2015 11:30:31 AM

---

Hui-Chang,

Please add Tony Marks-Block to your list of those to receive e-mail messages re the Urban-Core development site. Below you'll see what I wrote to Tony, using the information you gave me.

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
510.238.7023 (direct)  
510.238.7002 (District Office)

In the office Monday - Thursday

City Offices closed on these upcoming 2015 holidays:

February 12 – Lincoln's Birthday

February 16 – President's Day

May 25 – Memorial Day

July 4 – Independence Day

**From:** Tony Marks-Block [mailto:[tonymarksblock@gmail.com](mailto:tonymarksblock@gmail.com)]  
**Sent:** Tuesday, January 27, 2015 11:14 AM  
**To:** Gerard, Jennie  
**Cc:** Guillen, Abel; Kong, Heidi  
**Subject:** Re: Lake Merritt Boulevard Apartments

Jennie and Abel-

Thank you very much for your quick response!

Best,

Tony

On Tue, Jan 27, 2015 at 11:10 AM, Gerard, Jennie <[JGerard@oaklandnet.com](mailto:JGerard@oaklandnet.com)> wrote:  
Hello Tony Marks-Block:

Thanks for your inquiry regarding the proposed Lake Merritt Blvd Tower apartments.  
Following is the tentative schedule of hearings that will take place.

Feb 11 – Parks & Recreation Advisory Commission - proposed landscaping plan for adjacent parcel, which the developers will maintain as a passive park in perpetuity  
Feb 25 – Building design reviewed – Design Review Committee of the Planning Commission  
Mar 18 – Application before the Planning Commission  
Mar 24 – Council's Community & Economic Development Committee  
Mar 31 – City Council public hearing – first reading  
Apr 21 – City Council public hearing – second reading  
Fall – City closes on sale of property

I've asked the City staff who are putting the schedule into final form to add your e-mail address to their list. You should expect to receive a notice shortly about the timeline and subsequently, any other announcements they send out.

Questions? Please get in touch.

Jennie Gerard, Chief of Staff  
Oakland District 2 Councilmember Abel Guillen  
[510.238.7023](tel:510.238.7023) (direct)  
[510.238.7002](tel:510.238.7002) (District Office)

In the office Monday - Thursday

City Offices closed on these upcoming 2015 holidays:

February 12 – Lincoln's Birthday

February 16 – President's Day

May 25 – Memorial Day

July 4 – Independence Day

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**From:** Guillen, Abel  
**Sent:** Tuesday, January 27, 2015 10:25 AM  
**To:** Gerard, Jennie  
**Cc:** Kong, Heidi  
**Subject:** FW: Lake Merritt Boulevard Apartments

Jennie,

Please see note below. Is there a place where we might be able to provide info to this resident?

Thanks,

AG

**From:** Tony Marks-Block [<mailto:tonymarksblock@gmail.com>]  
**Sent:** Monday, January 26, 2015 8:11 PM  
**To:** Guillen, Abel  
**Subject:** Lake Merritt Boulevard Apartments

Councilman Guillen,

I am a member of Eastlake United for Justice, and we would like more information about the governmental procedures that are taking place in regard to the Lake Merritt Boulevard Apartments.

Could you please share when future meetings are taking place in regards to this development? Additionally, could you send us any RFPs and expected timelines that the City has produced for that lot?

Thank you very much!

Tony Marks-Block