

From: Li, Hui Chang
To: ["jamesevann@aol.com"](mailto:jamesevann@aol.com); ["Naomi@17th.com"](mailto:Naomi@17th.com)
Cc: [Estes, Lesley](#)
Bcc: [Gray, Neil D. \(NGray@oaklandnet.com\)](mailto:NGray@oaklandnet.com)
Subject: RE: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition
Date: Tuesday, October 07, 2014 1:29:00 PM
Attachments: [LSA Lake Merrit Tower Enviromental Study Schedule updated Oct 2014.pdf](#)
[LSA CEQA Proposal for Lake Merrit Tower 2-28-14.pdf](#)

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.

This email is an update on the environmental studies that are currently underway (including wind and shadow), as required for the project's CEQA approval. At the September meeting of Measure DD, I shared the consultant's schedule but reported I could not yet share Draft # 1 of the environmental documentation ("Categorical Exemption Memo") that LSA prepared for City review and comments. It is City policy that this document not go public until it is finalized and, at this point, that date is estimated to be November 25, 2014 (see attached updated schedule). Normally the CEQA analysis will not be "publically circulated" other than during the normal noticing required for all projects going to the Planning Commission. A short summary of the CEQA analysis will be required for the staff report and the full analysis will be kept in our files.

However, I heard at the September 2014 Measure DD meeting you expressing concerns about the project's effect on increased winds, particularly on the recreational experience on the lake.. So, I would like you to take a look at the Scope of Work (attached) that LSA and its consultant team are working on and let me know if you think there is something missing from this Scope that you think should be studied. Note that this Scope was already approved by the City, and is all the study that is needed for the purposes of CEQA approval. But as a courtesy to Measure DD, I have started to talk to Planning staff, who is managing the CEQA consultant, about how to address the concerns you raise, specifically the possibility of revising the Scope to study those environmental impacts that are not required by CEQA but that you may have special concerns about.

Could you please review the Scope and get your comments back to me soon, hopefully by next week? Let me know what you think and feel free to call me if you have questions or want to discuss.

Also, I want you to be aware that at Planning Commission, staff will be present, including the City Attorney but it is generally not necessary for the CEQA consultant team to be there. I know you asked for a special meeting/presentation by the CEQA consultants when the studies are finalized and I am looking into the possibility of setting that up during the public review period before the Planning Commission hearing.

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

From: Li, Hui Chang
Sent: Wednesday, September 03, 2014 3:38 PM
To: 'jamesevann@aol.com'
Cc: Naomi@17th.com; Estes, Lesley
Subject: RE: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition

Hi James,

Environmental consultant LSA Associates is preparing the traffic, wind and shadow studies for this project and they are due to submit the first "Admin Draft of the Categorical Exemption Memo" for staff review tomorrow. I have just inquired to ask if this first draft of the Memo related to these studies is still on schedule. A final memo is not scheduled to be due until November 6th but this is dependent on City sticking to a 2-week turnaround review times and adoption of the Lake Merritt Station Area Plan FEIR before then. (See attached schedule by LSA for preparation of environmental studies for Lake Merritt Tower).

I can attend the Sept 15th DD meeting to give any project updates I have, including on these studies.

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]
Sent: Friday, August 29, 2014 7:47 PM
To: Li, Hui Chang
Cc: Naomi@17th.com; jamesevann@aol.com
Subject: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition

Hello Hui,
Welcome back, and hope you enjoyed the extended Holiday weekend.

The September meeting of the Meas DD Community Coalition -- Sept 15 -- is fast approaching. Within the next 2 weeks, the Agenda Committee will finalize items for the meeting.

Per the July 17 meeting, the Coalition requested to be apprised of the "Shadow" and "Wind" studies that were in process of being implemented. It would be much appreciated if you would make available to the Coalition -- via Naomi or me -- the status of the studies by Sept 8.

Also, if completed, will you or a consultant be available to make a presentation to the Coalition's Sept 15 meeting. Meeting begins at 7:10pm.
james vann

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

From: jamesevann <jamesevann@aol.com>

To: HLi <HLi@oaklandnet.com>

Cc: Naomi <Naomi@17th.com>; jamesevann <jamesevann@aol.com>

Sent: Tue, Jul 22, 2014 10:45 am

Subject: Re: ... 7/17 Meeting of Meas DD Subcommittee with Developer on LM Blvd "Remainder Parcel"

Hello Hui,

I forgot to add to the report copy you received the late direction from the Coalition:

"The Subcommittee was tasked to monitor the completion of "shadow and wind" studies for the "remainder parcel" development, and to report the findings of the studies to the Coalition."

Accordingly, will you inform Naomi, the Subcommittee Chair, and me when the "shadow and wind studies" are completed and how we may get the findings so as to report to the Coalition.

Many thanks,
James Vann, 763-0142

From: Li, Hui Chang
To: ["jamesevann@aol.com"](mailto:jamesevann@aol.com)
Cc: Naomi@17th.com
Subject: RE: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition
Date: Tuesday, October 28, 2014 3:02:00 PM

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]
Sent: Wednesday, October 08, 2014 11:21 AM
To: Li, Hui Chang
Cc: 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: Li, Hui Chang
To: ["jamesevann@aol.com"](mailto:jamesevann@aol.com)
Cc: Naomi@17th.com; Estes.Lesley
Subject: RE: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition
Date: Wednesday, September 03, 2014 3:37:00 PM
Attachments: [Lake Merritt Schedule 07 23 14.pdf](#)

Hi James,

Environmental consultant LSA Associates is preparing the traffic, wind and shadow studies for this project and they are due to submit the first "Admin Draft of the Categorical Exemption Memo" for staff review tomorrow. I have just inquired to ask if this first draft of the Memo related to these studies is still on schedule. A final memo is not scheduled to be due until November 6th but this is dependent on City sticking to a 2-week turnaround review times and adoption of the Lake Merritt Station Area Plan FEIR before then. (See attached schedule by LSA for preparation of environmental studies for Lake Merritt Tower).

I can attend the Sept 15th DD meeting to give any project updates I have, including on these studies.

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]
Sent: Friday, August 29, 2014 7:47 PM
To: Li, Hui Chang
Cc: Naomi@17th.com; jamesevann@aol.com
Subject: Update on "Shadow" & "Wind" Studies at "Remainder Parcel" for Meas DD Coalition

Hello Hui,
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Also, if completed, will you or a consultant be available to make a presentation to the Coalition's Sept 15 meeting. Meeting begins at 7:10pm.
james vann

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

From: jamesevann <jamesevann@aol.com>
To: HLi <HLi@oaklandnet.com>

Cc: Naomi <Naomi@17th.com>; jamesevann <jamesevann@aol.com>
Sent: Tue, Jul 22, 2014 10:45 am
Subject: Re: ... 7/17 Meeting of Meas DD Subcommittee with Developer on LM Blvd "Remainder Parcel"

Hello Hui,

I forgot to add to the report copy you received the late direction from the Coalition:
"The Subcommittee was tasked to monitor the completion of "shadow and wind" studies for the "remainder parcel" development, and to report the findings of the studies to the Coalition."

Accordingly, will you inform Naomi, the Subcommittee Chair, and me when the "shadow and wind studies" are completed and how we may get the findings so as to report to the Coalition.

Many thanks,
James Vann, 763-0142

From: [Estes, Lesley](#)
To: [Li, Hui Chang](#)
Cc: [Hunter, Gregory](#)
Subject: RE: Update on Channel Improvements
Date: Thursday, April 25, 2013 5:53:17 PM

I discussed with staff the plans for the remainder parcel. There is no additional landscaping planned other than maintenance of existing pond and grass seeding.

Lesley Estes

Watershed and Stormwater Management

Department of Engineering

City of Oakland | Public Works Agency | APWA Accredited Agency

250 Frank Ogawa Plaza Suite 4314 | Oakland, CA 94612

(510) 238-7431 | (510) 238-7227 Fax

lestes@oaklandnet.com

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

www.oaklandpw.com | pwacallcenter@oaklandnet.com | **Mobile app: SeeClickFix**

><(((^> . . .`... ><(((^>

From: Li, Hui Chang
Sent: Monday, April 22, 2013 2:27 PM
To: Estes, Lesley
Cc: Hunter, Gregory
Subject: RE: Update on Channel Improvements

Hi Lesley,

This is a follow-up to Patrick's email below.

At Close Session last Tuesday, the Council directed staff to move ahead with an ENA with UrbanCore-Integral to develop a residential tower on the site we are calling the "12th St Remainder Parcel". On the attached map, this Parcel is marked "X" and is highlighted in pink. The developer wants to know what the City/DD has planned for this adjacent open space, west of the Parcel (marked "?" on the attached map).

The developer may be interested in opportunities for coordination with the City.

Let me know if you have any questions about this request.

Thank you,

~~~~~  
Hui-Chang Li

Office of Neighborhood Investment  
City of Oakland  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

---

**From:** Lane, Patrick  
**Sent:** Friday, April 12, 2013 5:21 PM  
**To:** Estes, Lesley  
**Cc:** [ghunter@oaklandnet.com](mailto:ghunter@oaklandnet.com); Li, Hui Chang  
**Subject:** Update on Channel Improvements

I talked briefly to Gregory Hunter about the work planned for 10<sup>th</sup> Street. He wasn't worried about use of some of the Kaiser Parking, but he asked for more info on the area adjacent to the development site on 12<sup>th</sup> Street. Can you let me, Gregory and Hui Chang know what the plans are for the water quality basin site? I will be out for a month, but Gregory and Hui Chang may want to meet to discuss this issue. We are going to Closed Session with the Council next week to discuss development of the 12<sup>th</sup> Street Remainder Site.

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
Redevelopment Manager, City Of Oakland  
Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

**From:** Li, Hui Chang  
**To:** [Bailey, Ain](#)  
**Subject:** RE: Updates Needed - Tuesday, 3.26  
**Date:** Wednesday, March 20, 2013 4:15:00 PM

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## **12<sup>th</sup> Street Remainder**

-  
Per council direction staff released a mini-RFP on December 21, 2012 to the three parties who had shown interest in the site – UrbanCore, Wood Partners and 1200 Lakeshore. Two proposals were received on February 15, 2013 from UrbanCore and Wood Partners, but 1200 Lakeshore decided that they were not interested. Staff from Neighborhood Investment and Planning reviewed the proposals and met on February 27th to evaluate them. Staff interviewed Wood Partners on March 7th and UrbanCore on March 13th. A recommendation will be taken to closed session April 16th. The City will be asked to approve an ENA after the Oakland Redevelopment Successor Agency receives a Finding of Completion from the California Department of Finance and has the Property Management Plan approved by the Oversight Board.

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

From: Bailey, Ain
Sent: Wednesday, March 20, 2013 3:00 PM
To: Li, Hui Chang
Subject: Updates Needed - Tuesday, 3.26
Importance: High

Hui Chang,

Will you please provide an update for the 12th Street remainder, by next Tuesday.

Thanks,

Ain

From: Bailey, Ain
Sent: Tuesday, March 19, 2013 2:12 PM
To: Lane, Patrick; Hillmer, J H; Gallegos, Larry
Subject: Updates Needed - Tomorrow @ 10am
Importance: High

Hello All,

Please provide updates to your projects, listed in the attached document, for a City Administrator's

meeting tomorrow. Gregory was just informed of his participation in this meeting and apologizes for the rush.

Please have all updates in to me by **10am tomorrow**.

Thank you,

Ain

Ain Bailey
Office of Neighborhood Investment
250 Frank Ogawa Plaza
Oakland, CA 94610

From: Li, Hui Chang
To: "jamesevann@aol.com"
Subject: RE: Urgent Information
Date: Wednesday, September 03, 2014 3:21:00 PM

Thanks for keeping me in the loop, James.

I have no news/movement to report on this matter on my end but will be in touch if/when I do.

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]
Sent: Monday, September 01, 2014 7:54 PM
To: Li, Hui Chang
Subject: Urgent Information

Hello Hui,
and Welcome Back !

Regarding our 'open' request to insert language for "non-applicability of condominium credits" into the DDA for the Lake Merritt Blvd 'remainder parcel' development, housing advocates have agreed to contact Mayor Quan to request either a high level administrative decision or a joint meeting of advocates with Mayor, Administrator, Planning Director to deliberate a decision on the "condo credits" issue.

I write to you in advance in event you are aware of movement on the issue, or may have input you may desire to share on the matter.

Otherwise, I will keep you informed of our actions.
james vann, 763-0142

From: [Ranelletti, Darin](#)
To: [Gray, Neil D.](#)
Cc: [Miller, Scott](#); [Flynn, Rachel](#); [Li, Hui Chang](#)
Subject: RE: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"
Date: Monday, September 15, 2014 6:40:22 PM

Neil,

I talked to Hui-Chang on this. They may need Planning staff there to provide info on the condo conversion ordinance. Can you attend?

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 | Website: www.oaklandnet.com/planning

From: Ranelletti, Darin
Sent: Monday, September 15, 2014 6:32 PM
To: Li, Hui Chang
Cc: Miller, Scott (SMiller@oaklandnet.com); Gray, Neil D. (NGray@oaklandnet.com); Flynn, Rachel
Subject: RE: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"

Hui-Chang,

Do you think we need to meet internally first to discuss which of the asks we support before we meet with Urban Core?

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 | Website: www.oaklandnet.com/planning

From: Li, Hui Chang
Sent: Monday, September 15, 2014 5:21 PM
To: Ranelletti, Darin
Cc: Miller, Scott; Gray, Neil D.; Flynn, Rachel
Subject: FW: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"

Update: I'm now aiming for this **Friday Sept 19th at 11am** for the meeting, in hopes of better chance of attendance.

From: Li, Hui Chang
Sent: Monday, September 15, 2014 5:12 PM
To: Ranelletti, Darin (DRanelletti@oaklandnet.com)

Cc: Flynn, Rachel; Miller, Scott (SMiller@oaklandnet.com); Gray, Neil D. (NGray@oaklandnet.com)
Subject: FW: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"

Hi Darin,

Here is background info on the Sept 17th meeting request I just sent you.
It would be helpful to have someone in Planning who is familiar with the condo conversion ordinance be at the meeting.

The City is in an ENA with UrbanCore Integral LLC for the E12th St Remainder Parcel (expires Jan 2015). Planning application has been submitted and additional CEQA study for the project is underway by LSA, scheduled to be finalized once the Lake Merritt Plan EIR is adopted.

As we enter into the DDA negotiation phase, staff needs to start thinking about the terms of DDA and possible points of negotiation.

The table below summarizes the various "community benefits asks" by Measure DD Coalition and Oakland Tenants Union re: development of the Remainder Parcel that staff has received (see attached letter and email below dated Sept 10th).

This purpose of this meeting is for staff and UrbanCore to review each of the community asks and figure out 1) what is possible and 2) decide what staff is willing to ask of the developer, while still keeping this project feasible...

Feel free to give me a call to discuss if you have questions.

Measure DD Coalition – Community Benefit Asks	In Developer's current proposal? (Hui-Chang's notes only)
a) landscaping of the parkland reserve parcel at LM Blvd and E 12th Street	Yes (in exchange for park easement)
b) cafe on ground floor of Lake Merritt Blvd Apts accessible to the public	Yes (in exchange for park easement)
c) gallery area on ground floor of Lake Merritt Blvd Apts where local artists could show artworks in rotating exhibitions	Not in current proposal but may be possible, as it was in a former proposal
d) a generous meeting room of Lake Merritt Blvd Apts available for reservation and use by community interests.	Not in current proposal but may be possible, as it was in a former proposal
e) some percentage of units designated as "permanently affordable" rental units	Not in current proposal but I am thinking not possible unless City provides a subsidy
f) long-term commitment to maintenance of the parkland reserve area	May be possible, if maintenance is limited to the adjacent parkland only
g) some percentage of commitment to Oakland-based employment relating to both the construction phase of the development, and for ongoing	May be possible. See what is required for NOFA-funded projects.

operation of the completed development	
h) contribution to a non-fungible fund for ongoing maintenance of the Meas DD improvements at Lake Merritt Park	Question for the City: Can some of the land sale proceeds go to a maintenance fund dedicated for Meas DD improvements.
Oakland Tenants Union - Asks	
i) prohibit Developer from accruing the "condominium conversion credits" (that a Developer would normally be allowed under the City's condo conversion ordinance if project is condo-mapped and rented out for the first 7 years)	There is not a precedent of such a restriction on DDAs of a market-rate sale of City owned land. Either Developer agrees to this or it becomes a point for negotiation, e.g. the City values and "purchases" the condo conversion credits by discounting the purchase price of the land. But then, is the project considered publically subsidized?
j) require all tenants be notified at the beginning of tenancy that the units are subject to being sold at any time at the owner's discretion.	Yes. Find out: i) Is there such a precedent and ii) what are existing regulations on tenant noticing for new construction on City-owned land, if any.

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>]

Sent: Wednesday, September 10, 2014 8:23 AM

To: Cowan, Richard

Cc: Quan, Jean; Office of the Mayor; Gardner, Henry; officeofthecityadministrator@oaklandnet.com; Flynn, Rachel; Byrd, Michele; Hunter, Gregory

Subject: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"

10 September 2014

To: Richard Cowan, Chief of Staff & Policy Director, Office of Mayor Jean Quan

cc: Jean Quan, Mayor of Oakland
Henry Gardner, City Administrator
Rachel Flynn, Director, Planning & Building
Michele Byrd, Director, Housing & Community Development
Gregory Hunter, Office of Neighborhood Development & Improvement

Fr: James E Vann, for Oakland Tenants Union & Coalition to Protect Rental Housing

Subject: **Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"**

This is a urgent request for a critical administrative determination at the earliest possible date (or a meeting with pro-housing stakeholders) on an urgent issue of time-sensitive importance relating to the sale and development of the Measure DD-created "remainder parcel" at Lake Merritt Boulevard and E 12th Street.

Communications have been exchanged among several pro-housing organizations -- including Oakland Tenants Union, East Bay Housing Organizations, Causa Justa Just Cause, Coalition to Preserve Rental Housing, 1200 Lakeshore Tenants Association, Measure DD Community Coalition, Tenant Justice Campaign, among others -- that share a common concern for possible loss of scarce and urgently needed rental housing and mass eviction of many long term Oakland residents, possibly to result from anticipated development of the city-created, Measure DD funded parcel at Lake Merritt Boulevard & E 12th Street -- unless a critical decision and urgent action are swiftly implemented.

Pro-housing organizations are highly concerned with a number of issues about the proposed development. However, the highest priority concern is the possibility that Urban Core Partners is planning to incorporate in its financial plan the award of "condominium conversion credits" for a proposed 298 apartment development at the "remainder parcel." *(An outdated section of the City's Condominium Conversion Ordinance awards "condo conversion credits" to unassisted developments that agree to rent their new condo units for the first seven (7) years. It should be noted that 113 [38%] of the units are ultra-small studio units.)*

Of equal concern – considering ABAG's unmet need for Oakland of 14,765 new housing units by 2022 -- none of Urban Core Partner's 298 apartments on the City-owned, Measure DD-financed and improved parcel will be "affordable" for the majority of Oakland residents, despite the fact that significant uncompensated public assistance (detailed in attached April 16 letter) has been incorporated in creation and development of the City-owned parcel

As the selected proposed developer under a current ENA (recently extended to early 2014), Urban Core Partners is proceeding with design, planning, and financial preparations for execution of a DDA with the City in early 2015. It is therefore extremely critical that a determination prohibiting "conversion credits" be made NOW to enable appropriate and timely instructions to the developer.

Since the early 1980's, multi-housing developments that benefit from land gifts or public assistance are subject to "Regulatory Agreements" that prohibit accrual of "condo conversion credits." The rationale for this sensible provision is that projects which benefit from public assistance should not also profit by accruing, using, or selling "conversion credits" to cause conversion and displacement of (in this case up to 298) current residents from existing and typically affordable rental housing. Oakland Tenants Union submitted a letter dated April 16 outlining various concerns of the "conversion credits" problem, and detailed some of the many and tangible financial contributions of public assistance to the "remainder parcel" – financially-valued assistance and contributions that are not able to be captured in a market-valued appraisal. (The April 16 letter is attached.)

The pro-housing community strongly contends that the many uncompensated public contributions to the "remainder parcel" -- envisioned by CALM, the original conceptual designer, as an important product of Measure DD -- mandates that the condo-prohibiting language of the City's Regulatory Agreement be incorporated into the Disposition and Development Agreement (DDA) for the "remainder parcel."

The needed decision is a straightforward administrative determination: As a city-created parcel that benefits from an atypical assemblage of public improvements, the conditions of development that apply to all publicly-assisted residential developments must also equally apply to development of the Lake Merritt Boulevard Remainder Parcel, and must therefore be incorporated into the "Disposition and Development Agreement (DDA)" governing the parcel's sale and development.

Additional Important Considerations:

1. The Lake Merritt Boulevard "Remainder Parcel" is a unique creation of the Measure DD Bond Election of 2002, approved by 80% majority and being paid for by Oakland voters, and benefiting from a broad assemblage of public financial assistance. (See attached OTU letter, dated April 16.)
2. CALM -- the civicy-active organization that conceived-envisioned-designed-promoted gained City Council approval of Lake Merritt Boulevard improvements and their incorporation into the Lake Merritt Master Plan -- never anticipated that their dedicated achievement might become the rationale to displace 298 current tenants households in addition to the eviction of another 298 seven-year renter households.
3. A goal of the Condominium Conversion Ordinance is "no net decrease" in the City's rental inventory. "Conversion credits" would authorize displacement of 298 existing rental units by 298 non-equal condominiums -- a net decrease of 298 units from the scarce rental inventory.
4. Urban Core Partners has stated that the planned 298 apartment development will NOT include ANY affordable housing units. This statement is in stark opposition to Mayor Quan's goal to attain at least 25% affordable in each new residential development, as well as to the intent and goal of every other publicly-assisted development in the City for the last 44 years -- which are ALL mandated to include a generous percentage of affordable housing.
5. As with other publicly-assisted developments, the "remainder parcel" development should be disqualified from accruing or receiving "condominium conversion credits" and utilizing the "7-year rental provision" to escape the City's Just Cause Eviction Ordinance.
6. Finally, serious moral issues are raised if development of a City-owned and created Parcel, that required massive public expenditures toward its readiness for development, should become the vehicle that not only makes NO CONTRIBUTION to the City's critical affordable housing need, but which could also cause the DEVASTATING EVICTION of 298 current City households, in addition to another 298 "temporary renter households" of the new City-assisted and -sponsored development.

Such an abomination would be directly counter to all City goals and objectives, and is one that need not, and must not be permitted to occur. The appropriate language already exists in the City's "Regulatory Agreements." To avert a devastating calamity that should not, must not, and does not need to occur, this same language from the City's "Regulatory Agreements" must be incorporated into the "Disposition and Development Agreement" for the "Remainder Parcel."

From: Li, Hui Chang
To: ["jamesevann@aol.com"](mailto:jamesevann@aol.com)
Bcc: [Quan, Jean](#); [Office of the Mayor](#); [Gardner, Henry](#); officeofthecityadministrator@oaklandnet.com; [Flynn, Rachel](#); [Byrd, Michele](#); [Cowan, Richard](#); [Kernighan, Pat](#); [Gerard, Jennie](#); [Sanchez, Arturo M](#); [Lane, Patrick](#); [Gray, Neil D.](#); [Jain, Kiran C](#); [Ferracane, Christina](#); [Manasse, Edward](#); [Merkamp, Robert](#); [Jeffrey Levin \(jeff@ebho.org\)](mailto:jeff@ebho.org); [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com); [Michael Pyatok \(mpyatok@pyatok.com\)](mailto:mpyatok@pyatok.com); [Ronnie Turner \(rtdevelops@comcast.net\)](mailto:Ronnie.Turner@comcast.net); [Merlin Edwards \(meko11@pacbell.net\)](mailto:meiko11@pacbell.net)
Subject: RE: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"
Date: Thursday, October 30, 2014 3:42:00 PM
Attachments: [City Response to James Vann - E12th St Parcel.pdf](#)

Hi James,

See attached the letter from Rachel Flynn in response to your e-mail below dated September 10, 2014 and your letter dated April 16, 2014.

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]
Sent: Wednesday, September 10, 2014 8:23 AM
To: Cowan, Richard
Cc: Quan, Jean; Office of the Mayor; Gardner, Henry; officeofthecityadministrator@oaklandnet.com; Flynn, Rachel; Byrd, Michele; Hunter, Gregory
Subject: Urgent Request for High Level Administrative Decision (or Meeting) Regarding the Lake Merritt Blvd "Remainder Parcel"

10 September 2014

To: Richard Cowan, Chief of Staff & Policy Director, Office of Mayor Jean Quan

cc: Jean Quan, Mayor of Oakland
Henry Gardner, City Administrator
Rachel Flynn, Director, Planning & Building
Michele Byrd, Director, Housing & Community Development
Gregory Hunter, Office of Neighborhood Development & Improvement

Fr: James E Vann, for Oakland Tenants Union & Coalition to Protect Rental Housing

Subject: **Urgent Request for High Level Administrative Decision (or Meeting)
Regarding the Lake Merritt Blvd "Remainder Parcel"**

This is a urgent request for a critical administrative determination at the earliest possible date (or a meeting with pro-housing stakeholders) on an urgent issue of time-sensitive importance relating to the sale and development of the Measure DD-created "remainder parcel" at Lake Merritt Boulevard and E 12th Street.

Communications have been exchanged among several pro-housing organizations -- including Oakland Tenants Union, East Bay Housing Organizations, Causa Justa Just Cause, Coalition to Preserve Rental

Housing, 1200 Lakeshore Tenants Association, Measure DD Community Coalition, Tenant Justice Campaign, among others -- that share a common concern for possible loss of scarce and urgently needed rental housing and mass eviction of many long term Oakland residents, possibly to result from anticipated development of the city-created, Measure DD funded parcel at Lake Merritt Boulevard & E 12th Street -- unless a critical decision and urgent action are swiftly implemented.

Pro-housing organizations are highly concerned with a number of issues about the proposed development. However, the highest priority concern is the possibility that Urban Core Partners is planning to incorporate in its financial plan the award of "condominium conversion credits" for a proposed 298 apartment development at the "remainder parcel." *(An outdated section of the City's Condominium Conversion Ordinance awards "condo conversion credits" to unassisted developments that agree to rent their new condo units for the first seven (7) years. It should be noted that 113 [38%] of the units are ultra-small studio units.)*

Of equal concern – considering ABAG's unmet need for Oakland of 14,765 new housing units by 2022 -- none of Urban Core Partner's 298 apartments on the City-owned, Measure DD-financed and improved parcel will be "affordable" for the majority of Oakland residents, despite the fact that significant uncompensated public assistance (detailed in attached April 16 letter) has been incorporated in creation and development of the City-owned parcel

As the selected proposed developer under a current ENA (recently extended to early 2014), Urban Core Partners is proceeding with design, planning, and financial preparations for execution of a DDA with the City in early 2015. It is therefore extremely critical that a determination prohibiting "conversion credits" be made NOW to enable appropriate and timely instructions to the developer.

Since the early 1980's, multi-housing developments that benefit from land gifts or public assistance are subject to "Regulatory Agreements" that prohibit accrual of "condo conversion credits." The rationale for this sensible provision is that projects which benefit from public assistance should not also profit by accruing, using, or selling "conversion credits" to cause conversion and displacement of (in this case up to 298) current residents from existing and typically affordable rental housing. Oakland Tenants Union submitted a letter dated April 16 outlining various concerns of the "conversion credits" problem, and detailed some of the many and tangible financial contributions of public assistance to the "remainder parcel" – financially-valued assistance and contributions that are not able to be captured in a market-valued appraisal. (The April 16 letter is attached.)

The pro-housing community strongly contends that the many uncompensated public contributions to the "remainder parcel" -- envisioned by CALM, the original conceptual designer, as an important product of Measure DD -- mandates that the condo-prohibiting language of the City's Regulatory Agreement be incorporated into the Disposition and Development Agreement (DDA) for the "remainder parcel."

The needed decision is a straightforward administrative determination: As a city-created parcel that benefits from an atypical assemblage of public improvements, the conditions of development that apply to all publicly-assisted residential developments must also equally apply to development of the Lake Merritt Boulevard Remainder Parcel, and must therefore be incorporated into the "Disposition and Development Agreement (DDA)" governing the parcel's sale and development.

Additional Important Considerations:

1. The Lake Merritt Boulevard "Remainder Parcel" is a unique creation of the Measure DD Bond Election of 2002, approved by 80% majority and being paid for by Oakland voters, and benefiting from a broad assemblage of public financial assistance. (See attached OTU letter, dated April 16.)
2. CALM -- the civicly-active organization that conceived-envisioned-designed-promoted and gained City Council approval of Lake Merritt Boulevard improvements and their incorporation into the Lake Merritt Master Plan -- never anticipated that their dedicated achievement might become the rationale to displace 298 current tenants households in

- addition to the eviction of another 298 seven-year renter households.
3. A goal of the Condominium Conversion Ordinance is "no net decrease" in the City's rental inventory. "Conversion credits" would authorize displacement of 298 existing rental units by 298 non-equal condominiums -- a net decrease of 298 units from the scarce rental inventory.
 4. Urban Core Partners has stated that the planned 298 apartment development will NOT include ANY affordable housing units. This statement is in stark opposition to Mayor Quan's goal to attain at least 25% affordable in each new residential development, as well as to the intent and goal of every other publicly-assisted development in the City for the last 44 years -- which are ALL mandated to include a generous percentage of affordable housing.
 5. As with other publicly-assisted developments, the "remainder parcel" development should be disqualified from accruing or receiving "condominium conversion credits" and utilizing the "7-year rental provision" to escape the City's Just Cause Eviction Ordinance.
 6. Finally, serious moral issues are raised if development of a City-owned and created Parcel, that required massive public expenditures toward its readiness for development, should become the vehicle that not only makes NO CONTRIBUTION to the City's critical affordable housing need, but which could also cause the DEVASTATING EVICTION of 298 current City households, in addition to another 298 "temporary renter households" of the new City-assisted and -sponsored development.

Such an abomination would be directly counter to all City goals and objectives, and is one that need not, and must not be permitted to occur. The appropriate language already exists in the City's "Regulatory Agreements." To avert a devastating calamity that should not, must not, and does not need to occur, this same language from the City's "Regulatory Agreements" must be incorporated into the "Disposition and Development Agreement" for the "Remainder Parcel."

From: Li, Hui Chang
To: "Naomi Schiff"
Cc: jamesevann@aol.com; joelpeter88@gmail.com; mikeudkow@gmail.com; wthrelfall@pacbell.net
Subject: RE: Wind & Shadow study for Lake Merritt Apartments
Date: Tuesday, November 18, 2014 1:08:00 PM

Hi Naomi,

I understand your concern.

Again, the study **does** calculate exact "annual peak wind speeds" for each of the 41 points around the building before and after proposed project. Although a point on the lake is NOT amongst those 41 points studied, note that only 2 of the 41 points were found to be above that threshold and those 2 points are immediately adjacent to the building. Therefore, my guess is that the wind impacts at the lake surface are also below the CEQA threshold but exactly how much lower was not calculated. And I am seeking wind consultant's opinion on whether it would be necessary, given the concerns you expressed here.

In any case, if this is something that the subcommittee wants studied, please include these concerns in the forthcoming response letter and I will be sure to follow 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: Tuesday, November 18, 2014 12:30 PM
To: Li, Hui Chang
Cc: jamesevann@aol.com; joelpeter88@gmail.com; mikeudkow@gmail.com; wthrelfall@pacbell.net
Subject: Re: Wind & Shadow study for Lake Merritt Apartments

"No impacts" means "under the 36 mph hour wind speed" CEQA threshold.

Thank you for clarifying! That is worrying. What can we do about finding out about real-world impacts to boating on the lake, which of course is a public facility? 36 mph would be a very strong wind for a small boat, esp. with a little kid in it!

I believe that folks would feel a lot better if they could show that impacts at the lake surface were *substantially less* than this. And probably they are. But let us not guess! Can somebody calculate it? It is a special situation, here, not just a normal building in a normal neighborhood. It adjoins a key public park and our unique body of water. If some slight redesign would protect the surface of the lake from wind effects it would be enormously well worth it. Or maybe I am worrying needlessly. But without calculating it how can we tell?

Thank you for your understanding,

Below: A few types of boat activities at the lake: Crew racing, Ladies of the Lake, dragon boat training, gondola, sailing classes (single-handed sailing, with young kids)

Here's the beaufort scale description of 36 mph wind:

High wind, moderate gale, near gale	50–61 km/h	4–5.5 m	Sea heaps up. Some foam from breaking waves is blown into streaks along wind direction. Moderate amounts of airborne spray.	Whole trees in motion. Effort needed to walk against the wind.	
	31–38 mph				
	28–33 knot	13–19 ft			
	13.9–17.1 m/s				

Naomi ("No Capsizing") Schiff

Reagional Races



Women's Rowing Club





Naomi Schiff

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

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station

On Nov 18, 2014, at 12:12 PM, Li, Hui Chang wrote:

“No impacts” means “under the 36 mph hour wind speed” CEQA threshold.

In addition, the study does provide “annual peak wind speeds” for each of the 41 points around the building before and after project.

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: Tuesday, November 18, 2014 12:05 PM

To: Li, Hui Chang

Cc: jamesevann@aol.com; joelpeter88@gmail.com; mikeudkow@gmail.com; wthrelfall@pacbell.net

Subject: Re: Wind & Shadow study for Lake Merritt Apartments

Thank you!

Can I ask for clarification whether "no impact" means "under 35 mph hour wind" or indicates "no measurable influence on existing conditions"? Because if it is the former, it is not enough detail to know whether project would have a serious negative impact on boating on the lake, but if the latter, then fine fine fine!

We are in a special situation here, with our public park and its water body providing boating as a major activity. That is why I ask. We have children learning to sail in tiny boats. And we have crew rowing, notoriously subject to wind effects.

Thank you so much,

Naomi

Naomi Schiff

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

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station

On Nov 18, 2014, at 11:49 AM, Li, Hui Chang wrote:

Hi James,

I understand a reply from the Subcommittee on Lake Merritt Boulevard Remainder Parcel in response to the below status update I provided on the "wind and shadow" studies will be forthcoming.

In the meanwhile, I wanted to communicate to you all that I got confirmation from LSA that:

- 1) all the wind points you requested to be studied are already covered in the wind study except surface of the lake and north side of the vehicle bridge. However, we are thinking it is not necessary that these points be studied since we found there are no impacts aside from those immediately adjacent to the building. I am waiting to get the wind consultant opinion on this and will let you know their recommendation.

- 2) the exact wind speeds before project and after project at the 40+ points are already included in the study.

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>]
Sent: Friday, November 14, 2014 6:03 PM
To: Li, Hui Chang
Cc: joelpeter88@gmail.com; Naomi@17th.com; mikeudkow@gmail.com; wthrelfall@pacbell.net
Subject: Re: Wind & Shadow study for Lake Merritt Apartments

Hui,
Thank you for the status update.

The Subcommittee (Naomi, Joel, James) will consider your update reply and will determine if additional followup is desired, including what content will be reported to the Meas DD Coalition at its meeting this Monday evening.

James E Vann, for the
Meas DD Subcommittee on Coordination with Remainder Parcel Development

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

From: Li, Hui Chang <HLi@oaklandnet.com>
To: jamesevann <jamesevann@aol.com>
Cc: joelpeter88 <joelpeter88@gmail.com>; Naomi <Naomi@17th.com>; mikeudkow <mikeudkow@gmail.com>; wthrelfall <wthrelfall@pacbell.net>
Sent: Fri, Nov 14, 2014 5:25 pm
Subject: Wind & Shadow study for Lake Merritt Apartments

Hi James,

This email is in response to your letter about the wind and shadow studies underway for the Lake Merritt Apartments.

The items of study related to shadow are already addressed in our existing scope with LSA. My staff review of Draft # 2 of this report underway indicates that the shadows cast by the project won't not reach Peralta Park, which is located direct west across the channel from the project site and I believe that is the location of the Tidal Marsh that you are concerned about.

I also think **most** of the wind points you are asking to be studied are covered as well, but perhaps not exactly. See my notes below in red font (in response to your letter in black font) about how the wind points in the study correspond to the points that you are asking to be studied. Attached also is a map of the 42 points included in the current wind study.

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**
- (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.**
- (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 12th Street **yes, covered by points 1, 2, 3, 4, 5**

Two questions for your group to consider:

Please look at the wind points on the attached map and compare to the wind points you asked to be studied in your letter. Let me know if you agree with my above assessment of how the points match up and if there are additional points you want studied (You can mark up on the map).

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. I understand that you are asking for exact wind speeds before project and after project. Assuming this information is something the wind consultant can provide, how important is it that the study provide that level of detail?

I look forward to receiving your response and then communicating it to the wind consultant so that our final environmental report is as responsive to your concerns as possible.

Thank you,

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

From: jamesevann@aol.com
To: [Li. Hui Chang](mailto:Li.Hui.Chang)
Cc: joelpeter88@gmail.com; Naomi@17th.com; mikeudkow@gmail.com; wthrelfall@pacbell.net
Subject: Re: Wind & Shadow study for Lake Merritt Apartments
Date: Friday, November 14, 2014 6:07:24 PM

Hui,
Thank you for the status update.

The Subcommittee (Naomi, Joel, James) will consider your update reply and will determine if additional followup is desired, including what content will be reported to the Meas DD Coalition at its meeting this Monday evening.

James E Vann, for the
Meas DD Subcommittee on Coordination with Remainder Parcel Development

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

From: Li, Hui Chang <HLi@oaklandnet.com>
To: jamesevann <jamesevann@aol.com>
Cc: joelpeter88 <joelpeter88@gmail.com>; Naomi <Naomi@17th.com>; mikeudkow <mikeudkow@gmail.com>; wthrelfall <wthrelfall@pacbell.net>
Sent: Fri, Nov 14, 2014 5:25 pm
Subject: Wind & Shadow study for Lake Merritt Apartments

Hi James,

This email is in response to your letter about the wind and shadow studies underway for the Lake Merritt Apartments.

The items of study related to shadow are already addressed in our existing scope with LSA. My staff review of Draft # 2 of this report underway indicates that the shadows cast by the project won't not reach Peralta Park, which is located direct west across the channel from the project site and I believe that is the location of the Tidal Marsh that you are concerned about.

I also think **most** of the wind points you are asking to be studied are covered as well, but perhaps not exactly. See my notes below in red font (in response to your letter in black font) about how the wind points in the study correspond to the points that you are asking to be studied. Attached also is a map of the 42 points included in the current wind study.

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**
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- (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 12th Street
yes, covered by points 1, 2, 3, 4, 5

Two questions for your group to consider:

Please look at the wind points on the attached map and compare to the wind points you asked to be studied in your letter. Let me know if you agree with my above assessment of how the points match up and if there are additional points you want studied (You can mark up on the map).

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. I understand that you are asking for exact wind speeds before project and after project. Assuming this information is something the wind consultant can provide, how important is it that the study provide that level of detail?

I look forward to receiving your response and then communicating it to the wind consultant so that our final environmental report is as responsive to your concerns as possible.

Thank you,

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

From: [Ferracane, Christina](#)
To: [Li, Hui Chang](#)
Cc: [Gray, Neil D.](#); [Manasse, Edward](#)
Subject: RE: zoning changes/height limits for LMSAP
Date: Thursday, September 05, 2013 5:17:21 PM

Thanks for checking in, Hui Chang.

Tower massing (as opposed to overall height limits) would be the possible modifications to the proposed regulations that are most relevant to this site. And for that, I think we were interested in hearing from the developer/architects... we want slender towers, but is that feasible. So, ideally, we would be able to meet with them soon.

Rachel, Ed and I are meeting about overall height limits (for the entire Plan Area) next Tuesday.

Christina Ferracane, Strategic Planning Division

City of Oakland | Planning, Building and Neighborhood Preservation
250 Frank H Ogawa Plaza, Ste 3315 | Oakland, CA 94612

T: (510) 238-3903 | Fax: (510) 238-6538 | cferracane@oaklandnet.com

www.oaklandnet.com/planning

From: Li, Hui Chang
Sent: Thursday, September 05, 2013 5:08 PM
To: Manasse, Edward
Cc: Ferracane, Christina; Gray, Neil D.
Subject: zoning changes/height limits for LMSAP

Hi Ed,

Just checking in to see if your team has had the chance to meet with Rachel to talk about possible zoning/height changes that could affect what gets developed on the 12th Street Remainder Parcel?

It is important we get this figured out internally so we can communicate the City's vision to the developer early on in the design phase.

If it would help, I'd be happy to be the one to initiate the Outlook meeting invite again to get on Rachel's calendar. Let me know if you want me to do that or if you will call the meeting after you've had the chance to discuss with Rachel, etc..

(Though the planning for the first community meeting is underway, I am still waiting to hear back from the developer about their approach/possible dates. But they have agreed to first meet with planning staff before setting the date so that their project designs are vetted and no design options are presented to the public that the City would not approve.)

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:** Li, Hui Chang  
**To:** ["Pianca, Brian"](#)  
**Cc:** [Hunter, Gregory](#); [Hillmer, J H](#); [Lane, Patrick](#)  
**Subject:** RFP for 12th Street Remainder  
**Date:** Friday, December 21, 2012 2:06:00 PM  
**Attachments:** [RFP 12th St Remainder Parcel Dec 2012.pdf](#)

---

Brian,

As promised, please see the attached RFP for the 12<sup>th</sup> Street Remainder Parcel.

Thank you &

Happy Holidays!

~~~~~

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

From: Lane, Patrick
Sent: Wednesday, December 05, 2012 6:16 PM
To: Pianca, Brian
Cc: ghunter@oaklandnet.com; [Jens Hillmer \(JHillmer@oaklandnet.com\)](mailto:JHillmer@oaklandnet.com); Li, Hui Chang
Subject: 12th Street Remainder

There were a couple proposals for the 12th Street Remainder that the Council thought showed merit and should be looked at in more detail. In order to be fair, the Council directed staff issue a mini Request for Proposals ("RFP") to all parties that have shown interest in the site in including Wood Partners. I am already working with staff to draft a letter with this formal request, but we are trying to complete the survey for the parcel map so that you have enough information to refine your proposal. The Council hopes that this will not delay the project much. The City plans to complete the RFP process, select a developer and return to Closed Session prior to the City and/or the Successor Agency gaining the ability to enter into Exclusive Negotiating Agreement ("ENA"). It is estimated that May would be the earliest that an ENA could be approved. I anticipate issuing the RFP in the next two weeks and proposal due in February. We are working on the schedule as part of drafting the RFP. I will contact you again when the RFP is ready.

Patrick Lane [<mailto:pslane@oaklandnet.com>]
Redevelopment Manager, City Of Oakland
Office of Neighborhood Investment
250 Frank H. Ogawa Plaza, Suite 5313
Oakland CA 94612
tel (510) 238-7362
fax (510) 238-3691

From: Li, Hui Chang
To: ["Michael Johnson"](#); [Lane, Patrick](#); ["Muhammad Nadhiri"](#)
Cc: [Hunter, Gregory](#); [Hillmer, J H](#); [Ronnie Turner](#)
Subject: RFP for 12th Street Remainder
Date: Friday, December 21, 2012 2:04:00 PM
Attachments: [RFP 12th St Remainder Parcel Dec 2012.pdf](#)

Michael,

As promised, please see the attached RFP for the 12th Street Remainder Parcel.

Thank you &

Happy Holidays!

~~~~~

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

---

**From:** Michael Johnson [<mailto:mjohnson@urbancorellc.com>]  
**Sent:** Thursday, December 06, 2012 9:32 AM  
**To:** Lane, Patrick; 'Muhammad Nadhiri'  
**Cc:** Hunter, Gregory; Hillmer, J H; Li, Hui Chang; Ronnie Turner  
**Subject:** RE: 12th Street Remainder

Patrick, thanks for your email and update. We look forward to receiving the RFP and responding appropriately. Thanks, Michael

Michael E. Johnson  
President & CEO  
Managing Partner

UrbanCore Development, LLC  
457 10th Street  
San Francisco, California 94103

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



UrbanCore is a real estate development firm committed to developing quality projects in urban centers.

---

**From:** Lane, Patrick [<mailto:PSLane@oaklandnet.com>]  
**Sent:** Wednesday, December 05, 2012 6:16 PM

**To:** [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); Muhammad Nadhiri  
**Cc:** [ghunter@oaklandnet.com](mailto:ghunter@oaklandnet.com); [JHillmer@oaklandnet.com](mailto:JHillmer@oaklandnet.com); Li, Hui Chang  
**Subject:** 12th Street Remainder

There were a couple proposals for the 12<sup>th</sup> Street Remainder that the Council thought showed merit and should be looked at in more detail. In order to be fair, the Council directed staff issue a mini Request for Proposals (“RFP”) to all parties that have shown interest in the site in including Urban Core. I am already working with staff to draft a letter with this formal request, but we are trying to complete the survey for the parcel map so that you have enough information to refine your proposal. The Council hopes that this will not delay the project much. The City plans to complete the RFP process, select a developer and return to Closed Session prior to the City and/or the Successor Agency gaining the ability to enter into Exclusive Negotiating Agreement (“ENA”). It is estimated that May would be the earliest that an ENA could be approved. I anticipate issuing the RFP in the next two weeks and proposal due in February. We are working on the schedule as part of drafting the RFP. I will contact you again when the RFP is ready.

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
Redevelopment Manager, City Of Oakland  
Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

**From:** Li, Hui Chang  
**To:** [Ronnie Turner \(rtdevelops@comcast.net\)](mailto:rtdevelops@comcast.net); [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Cc:** [Lane, Patrick](#)  
**Subject:** Rules Committee - next Thurs 3/12  
**Date:** Thursday, March 05, 2015 10:17:00 AM

---

Hi Ronnie and Michael,

FYI, I am being told that staff's request to schedule the "12th St Parcel DDA" for CED on 3/24 will be heard at next Thursday's Rules Committee, on 3/12, which starts 10:45am at City Council Chamber, 3rd Floor

You may want to be there just in case.

Here is link to agenda reports: <https://oakland.legistar.com/calendar.aspx>

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:** Li, Hui Chang  
**To:** [Klein, Heather](#)  
**Subject:** 12th St Parcel - OUTREACH LIST  
**Date:** Tuesday, August 20, 2013 12:17:00 PM

---

Hi Heather,

The Developer of the 12th St Parcel (UrbanCore-Integral or UCI) is getting ready to host its first public community meeting to present their proposal, design, program. They are thinking about scheduling this for mid/late September, after their market feasibility study (currently underway) is complete (expected early September).

I am helping to coordinate the outreach for this first public meeting. I reached out to Christina Ferracane and both the D2 and D3 offices to provide key contacts for this outreach.

Christina passed on the email distribution lists and key stakeholder contacts for the LMSAP and the D2 office forwarded some key contacts as well. In addition, a list of property owners (and mailing addresses) within a certain buffer around the site will be provided to the Developer. I think that should about cover it, but then I remembered I should check in with you about anyone we must NOT miss. I have in mind the various key people following/anti- the Schilling Gardens development.

The goal is to make sure there is broad outreach and adequate/advance notice for this first public meeting.

Are there key contacts that you could pass on to be included this outreach?

Thanks in advance!

~~~~~

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: [Wald, Zachary](#)
Cc: [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)
Subject: 12th St Parcel - OUTREACH LIST
Date: Tuesday, August 20, 2013 5:06:00 PM

Hi Zac,

UrbanCore-Integral or “UCI”, the Developer holding an ENA with the City on the 12th St Remainder Parcel located in District 2, is getting ready to host its first public community meeting to present their proposal, design, program. They are thinking about scheduling this for mid/late September, after the market feasibility study (currently underway) is complete (expected early September). [I have copied Michael Johnson, principal of Urban Core, to this email].

I am helping to coordinate the outreach for this first public meeting. I reached out to Christina Ferracane (Planner for the Lake Merritt Station Area Plan) and Heather Klein (Planner for the Schilling Gardens Site in District 3) as well as District 2 Office to provide key contacts for this outreach.

Both Christina and Heather passed on e/mail distribution lists and key stakeholder contacts for their respective projects and the D2 office forwarded key contacts as well. In addition, a list of property owners and mailing addresses within a ~ 1 mile buffer around the site will be provided to UCI. I think that should about cover it, but thought I should also check in with you about any group/one we must NOT miss. Although this site is in D2, I am thinking there may be interested people/groups in D3 located around/near the Lake that should be included as well.

The goal is to make sure there is broad outreach and adequate/advance notice for this first public meeting.

Are there key contacts that you could pass on to be included this outreach?

Thanks in advance!

~~~~~  
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:** [Pianca, Brian \(bap@woodpartners.com\)](mailto:bap@woodpartners.com)  
**Cc:** [Lane, Patrick](#)  
**Bcc:** [Manasse, Edward](#); [Hunter, Gregory \(GHunter@oaklandnet.com\)](mailto:GHunter@oaklandnet.com); [Rogers, Kimani](#)  
**Subject:** 12th St Remainder Parcel Interview: March 7th, 11am-12pm  
**Date:** Friday, March 01, 2013 1:18:00 PM

---

Brian,

Thank you for submitting a formal proposal for the development of the 12<sup>th</sup> Street Remainder Parcel.

At this point, the City would like to invite you and key members of your development team to meet a panel of City staff who will be working on this project for a formal interview. Please be prepared to provide a brief 10-15 presentation of your proposal before the Q & A portion of the interview begins. A projector will be available should you need it for your presentation.

Please confirm your attendance at this interview scheduled for next week.

**Date: Thursday, March 7<sup>th</sup>, 2013**

**Time: 11am to 12pm**

**Where: 250 Frank Ogawa Plaza, Suite 5313, Dunsmuir Conference Room**

*This is our preferred time for you but if you cannot make this time, let me know as there may be alternate time slots on Friday the 8th that could become available.*

In addition, please submit responses to the following questions to supplement your proposal, no later than March 6<sup>th</sup> 3pm to me via e-mail.

- a. Expand on: How does your project comply with the Lake Merritt Specific Plan?
- b. Expand on: How does your project incorporate green building and energy efficient components?

Feel free to contact me or Patrick Lane if you have questions.

Thank you,

~~~~~

Hui-Chang Li
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: [Pianca, Brian \(bap@woodpartners.com\)](mailto:bap@woodpartners.com)
Cc: Lane, Patrick; [Hunter, Gregory \(GHunter@oaklandnet.com\)](mailto:GHunter@oaklandnet.com)
Bcc: Rogers, Kimani; Manasse, Edward
Subject: 12th St Remainder Parcel
Date: Friday, March 22, 2013 10:21:00 AM

Hi Brian,

Thank you and your team for taking the time to meet with City staff to discuss your proposal for the 12th Street Remainder Parcel.

After careful consideration and review of both proposals received, staff's decision is to recommend to City Council the selection of UrbanCore-Integral to move through the exclusive negotiating process for the development of the 12th Street Remainder Parcel. Wood Partners will be considered as an alternative in the report to Council. Staff is currently working toward scheduling this item to be heard in a Closed Session meeting of the City Council on April 16th. It is estimated that May 2013 would be the earliest that an Exclusive Negotiating Agreement could be approved by City Council.

We appreciate your interest in the development of Oakland.

Best,

~~~~~

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

**From:** [Julia Wilk](#)  
**To:** [Lane, Patrick](#); [Li, Hui Chang](#)  
**Subject:** 12th St Remainder Parcel  
**Date:** Wednesday, March 06, 2013 2:28:04 PM  
**Attachments:** [12th St Remainder RFI.pdf](#)

---

Dear Patrick and Hui-Chang,

Please find attached Brian Pianca's RFI response for the 12<sup>th</sup> Street Remainder Parcel.

Thank you,

**Julia Wilk**  
**Wood Partners**

20 Sunnyside Ave, Suite B | Mill Valley, CA | 94941  
O: 415-888-3405 | C: 917-597-5329 | F: 415-888-8584  
[julia.wilk@woodpartners.com](mailto:julia.wilk@woodpartners.com) | [www.woodpartners.com](http://www.woodpartners.com)



*Improving People's Lives by Creating Better Communities*

**From:** Li, Hui Chang  
**To:** [Ferracane, Christina](#)  
**Subject:** 12th St Remainder Parcel: Background Info  
**Date:** Wednesday, May 22, 2013 3:15:00 PM  
**Attachments:** [ENA - 12th Street Remainder 5-8-13.doc](#)  
[Exhibit B1 - Summary of Proposals, 12th St Remainder.docx](#)  
[Exhibit A - Property Management Plan Write-Up, 12th St Remainder.doc](#)

---

Hi Christina,

In the last email I copied you on, you will find the Schedule of Performance (for your review) as well as background on the project by reading through the email chain. Attached to this email, for your background information, are a draft of the ENA, a summary of UrbanCore's proposal (compared to Wood Partners) and a write-up on the history of the 12<sup>th</sup> Remainder Parcel. Let me know if you think it would be helpful for you to take a look at UrbanCore's original proposal. I don't have an electronic copy to send you but I can lend you my only hard copy.

Feel free to email/call me with questions.

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: Li, Hui Chang
To: [Hunter, Gregory \(GHunter@oaklandnet.com\)](mailto:GHunter@oaklandnet.com)
Cc: [Manasse, Edward](#); [Rogers, Kimani](#); [Lane, Patrick](#)
Subject: 12th St. Parcel - March 19th Meeting Notes
Date: Wednesday, March 20, 2013 2:35:00 PM

Immediate questions to Urban Core for staff recommendation:

1. Financing question: Is your project feasible if you increase your debt-to-equity ratio to at least 70/30? (...and at that ratio, will you be able to provide a rate of return that is acceptable to your investors?)
2. Zoning/design question from Ed Manasse: Can you decrease the dimensions of your tower (from 185 feet to closer to 150 feet wide) to meet the new zoning currently being written for the Lake Merritt Station Area Plan to encourage slender towers?(Next Zoning update committee meets on April 17th)

12-month ENA period with option to extend by 90 days (expected ~June 2013 to June 2014)

- @ 3 month mark – Developer to submit refined project financing plan with more accurate/conservative assumptions (i.e. increase interest rate from 3.75%, increase contingency rate from 5%, other project cost assumptions, etc.)
- @ 9 month mark – Developer to submit letters of intent from lenders and equity partners
- We will require more information on the property management plan. (e.g. will there be concierge service, etc.)

~~~~~

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250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
Tel 510-238-6239

**From:** [Estes, Lesley](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** 12th street remainder parcel  
**Date:** Thursday, May 23, 2013 5:00:31 PM

---

The parcel already has a stormwater treatment facility built on the parcel. The facility is the existing stormwater detention basin and is in operation.

**Lesley Estes**

**Watershed and Stormwater Management**

Department of Engineering

City of Oakland | Public Works Agency | APWA Accredited Agency

250 Frank Ogawa Plaza Suite 4314 | Oakland, CA 94612

**(510) 238-7431** | (510) 238-7227 Fax

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

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

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**From:** [Lane, Patrick](#)  
**To:** ["Michael Johnson \(mjohnson@urbancorellc.com\)"; Muhammad Nadhiri](#)  
**Cc:** [ghunter@oaklandnet.com](#); [Jens Hillmer \(JHillmer@oaklandnet.com\)](#); [Li, Hui Chang](#)  
**Subject:** 12th Street Remainder  
**Date:** Wednesday, December 05, 2012 6:15:52 PM

---

There were a couple proposals for the 12<sup>th</sup> Street Remainder that the Council thought showed merit and should be looked at in more detail. In order to be fair, the Council directed staff issue a mini Request for Proposals ("RFP") to all parties that have shown interest in the site in including Urban Core. I am already working with staff to draft a letter with this formal request, but we are trying to complete the survey for the parcel map so that you have enough information to refine your proposal. The Council hopes that this will not delay the project much. The City plans to complete the RFP process, select a developer and return to Closed Session prior to the City and/or the Successor Agency gaining the ability to enter into Exclusive Negotiating Agreement ("ENA"). It is estimated that May would be the earliest that an ENA could be approved. I anticipate issuing the RFP in the next two weeks and proposal due in February. We are working on the schedule as part of drafting the RFP. I will contact you again when the RFP is ready.

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
Redevelopment Manager, City Of Oakland  
Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

**From:** [Lane, Patrick](#)  
**To:** [Ed Hammonds](#)  
**Cc:** [ghunter@oaklandnet.com](mailto:ghunter@oaklandnet.com); [Jens Hillmer \(JHillmer@oaklandnet.com\)](mailto:JHillmer@oaklandnet.com); [Li, Hui Chang](#)  
**Subject:** 12th Street Remainder  
**Date:** Wednesday, December 05, 2012 6:15:49 PM

---

City staff took the 12<sup>th</sup> Street Remainder Site to Council in Closed Session yesterday. There were a couple proposals for the 12<sup>th</sup> Street Remainder that the Council thought showed merit and should be looked at in more detail. In order to be fair, the Council directed staff issue a mini Request for Proposals (“RFP”) to all parties that have shown interest in the site in including 1200 Lakeshore. I know you indicated that you were not interested in a development project, just parking for your building, but we are directed to send you the RFP. I am already working with staff to draft a letter with this formal request, but we are trying to complete the survey for the parcel map so that you have enough information to prepare a proposal. The Council hopes that this will not delay the project much. The City plans to complete the RFP process, select a developer and return to Closed Session prior to the City and/or the Successor Agency gaining the ability to enter into Exclusive Negotiating Agreement (“ENA”). It is estimated that May would be the earliest that an ENA could be approved. I anticipate issuing the RFP in the next two weeks and proposal due in February. We are working on the schedule as part of drafting the RFP. I will contact you again when the RFP is ready.

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
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Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

**From:** [Lane, Patrick](#)  
**To:** [Pianca, Brian](#)  
**Cc:** [ghunter@oaklandnet.com](mailto:ghunter@oaklandnet.com); [Jens Hillmer \(JHillmer@oaklandnet.com\)](mailto:JHillmer@oaklandnet.com); [Li, Hui Chang](#)  
**Subject:** 12th Street Remainder  
**Date:** Wednesday, December 05, 2012 6:15:47 PM

---

There were a couple proposals for the 12<sup>th</sup> Street Remainder that the Council thought showed merit and should be looked at in more detail. In order to be fair, the Council directed staff issue a mini Request for Proposals (“RFP”) to all parties that have shown interest in the site in including Wood Partners. I am already working with staff to draft a letter with this formal request, but we are trying to complete the survey for the parcel map so that you have enough information to refine your proposal. The Council hopes that this will not delay the project much. The City plans to complete the RFP process, select a developer and return to Closed Session prior to the City and/or the Successor Agency gaining the ability to enter into Exclusive Negotiating Agreement (“ENA”). It is estimated that May would be the earliest that an ENA could be approved. I anticipate issuing the RFP in the next two weeks and proposal due in February. We are working on the schedule as part of drafting the RFP. I will contact you again when the RFP is ready.

Patrick Lane [\[mailto:pslane@oaklandnet.com\]](mailto:pslane@oaklandnet.com)  
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Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
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fax (510) 238-3691

**From:** [Lane, Patrick](#)  
**To:** [Miller, Scott \(SMiller@oaklandnet.com\)](#); [Rogers, Kimani](#)  
**Cc:** [ghunter@oaklandnet.com](#); [Gallegos, Larry](#); [Li, Hui Chang](#)  
**Subject:** 12th Street Remainder  
**Date:** Monday, February 18, 2013 6:16:33 PM

---

The Council direct us to prepare a mini-RFP. Just to 3 interested parties. Two of them submitted on Friday. The proposals are for 160 to 250 residential units.

Gregory has asked me to set up a review committee. He said Kimani and someone from Planning should be included with myself, Gregory and Hui Chang Li on the committee. Hui Chang will set up a meeting once the committee is set.

Kimani – We will drop the proposals off right now. If you have questions, talk to Hui Chang.

Scott – Can you have someone assigned to this project?

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
Redevelopment Manager, City Of Oakland  
Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

**From:** [Ronnie Turner](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** 12th Street site  
**Date:** Monday, May 20, 2013 10:57:16 AM

---

Hi Hui Chang,

I wanted to reach out to you today to discuss the performance schedule and other timed scheduled activities through the balance of this year. I could make myself available most any time this afternoon within a 45 minute lead time. We're meeting with our team tomorrow in discussing the likes of the above and I wanted to be able to convey concisely what is expected going forward. I left a phone message this morning as well. Thanking you in advance for responding promptly to this request.

**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:** [Lane, Patrick](#)  
**Subject:** affordable housing around D2  
**Date:** Monday, March 16, 2015 12:36:00 PM  
**Attachments:** [Affordable Housing Production in Oakland 2013-14.pdf](#)

---

Hi Patrick,

Were you planning to update the attached to include in the 12<sup>th</sup> St DDA staff report? It seemed Abel was suggesting that it would be good to include data on the affordable housing recently produced/in progress the area to help boost the argument that the City has supported affordable housing development.

---

***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:** [Li, Hui Chang](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** affordable housing data  
**Date:** Monday, November 03, 2014 11:25:24 AM  
**Attachments:** [DOC103114.pdf](#)

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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

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

From: HCD & Project Implementation  
[[mailto:HCDProjectImplementation\\_Toshiba32541@oaklandnet.com](mailto:HCDProjectImplementation_Toshiba32541@oaklandnet.com)]  
Sent: Friday, October 31, 2014 5:05 PM  
To: Li, Hui Chang  
Subject: Send data from e657EID32541 10/31/2014 17:04

Scanned from e657EID32541  
Date:10/31/2014 17:04  
Pages:1  
Resolution:300x300 DPI

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

**From:** Li, Hui Chang  
**To:** [Golde, James](#)  
**Subject:** Asset Porftofolio Management Plan funding  
**Date:** Monday, March 16, 2015 1:50:00 PM

---

Hi James,

As we just discussed, for your records, here are the references to the Asset Portfolio Management Plan from the 12<sup>th</sup> St DDA staff report and Ordinance (to be published this Friday 3/20).

Again, staff is assuming that

- 1) if the sale of Champion Street property goes through, then the \$200K appropriation should come from that transaction, not the 12<sup>th</sup> St transaction.
- 2) If the Champion St sale does not goes through, then you may use the \$200K appropriation from the 12<sup>th</sup> St transaction
- 3) However, if the Champion St Sale goes through after you have already appropriated the \$200K from the 12<sup>th</sup> St transaction, you will need to return to Council to re-appropriate/allocate the land sale proceeds of the Champion st transaction, so that you may rescind the initial authorization. (Ordinance No. 13264 C.M.S.)

From page 9 of 12<sup>th</sup> St DDA staff report:

*Asset Portfolio Management Plan*

Real Estate Services Division, under the direction of the City Administrator, and in coordination with the Finance Department and the Public Works Department, has investigated and determined the need for an Asset Portfolio Management Plan for all City-owned real estate. In October 2014, City Council authorized \$200,000 from the sale of 3455 and 3461 Champion Street be allocated to fund the Asset Portfolio Management Plan (Ordinance No. 13264 C.M.S.). However, in the event the Champion Street transaction does not close, staff is now requesting \$200,000 of the sales proceeds of this transaction be used instead. The appropriation would fund the development of this Plan, which involves hiring a 3<sup>rd</sup> party portfolio management firm to assist in the drafting and implementing of an asset portfolio management plan for City-owned real estate.

From pg 11 of staff report

\$200,000 of the land sale proceeds from this transaction will be appropriated to fund the development of an Asset Portfolio Management Plan for all City-owned real estate, to be managed by the Real Estate Services Division. The funds will be appropriated in the General Purpose Fund (1010), Real Estate Division (85231), Contract Contingency (54011), and Real Estate (PS32). The exact project number is to-be-established.

Language from the Ordinance itself:

**WHEREAS**, Real Estate Services Division, under the direction of the City Administrator and in coordination with the Finance Department and the Public Works Department, has identified the need to develop an Asset Portfolio Management Plan for City-owned real estate, and is requesting that, unless previously funded from the sale proceeds of 3455 and 3461 Champion Street pursuant to Ordinance No. 13264 C.M.S., the Council appropriate \$200,000 from the sale proceeds of this Property transaction to fund such Plan; and

**SECTION 5.** Unless previously funded from the sale proceeds of 3455 and 3461 Champion Street pursuant to Ordinance No. 13264 C.M.S., the City Council authorizes the City Administrator to appropriate \$200,000 from this transaction's land sales proceeds to the City's Real Estate Services Division (General Fund (1010), Real Estate Division (85231), Contract Contingency (54011), and Real Estate (PS32)) to fund the development of an Asset Portfolio Management Plan for all City-owned real estate.

---

**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:** [Sargent, Maryann](#)  
**To:** [Li, Hui Chang](#); [Lane, Patrick](#)  
**Subject:** Asst Hsg Data (completed, pipeline, predev) 2012 to date  
**Date:** Tuesday, March 17, 2015 12:29:28 PM  
**Attachments:** [Oakland Asst Hsg 2012 to date.xlsx](#)

---

Here is the data. I pulled it pretty quickly so it does not have full details on the units. Let me know if you have any questions about it.

-maryann

Maryann Sargent  
Housing Development Coordinator  
City of Oakland  
Department of Housing and Community Development  
250 Frank H. Ogawa Plaza, Ste. 5313  
Oakland, CA 94612  
P: 510-238-6170  
F: 510-238-3691  
Email: [msargent@oaklandnet.com](mailto:msargent@oaklandnet.com)  
<http://www2.oaklandnet.com/Government/o/hcd/index.htm>

Please note that I am not in the office on Fridays.

**From:** Li, Hui Chang  
**To:** [Rossi, Daniel](#)  
**Cc:** [Lane, Patrick](#); [Hunter, Gregory \(GHunter@oaklandnet.com\)](#)  
**Subject:** Community Benefit Asks - 12th St Remainder  
**Date:** Thursday, July 24, 2014 6:36:00 PM  
**Attachments:** [OTU letter April 2014.rtf](#)  
[Meas DD Subcmmitte Notes 7-14-14.pdf](#)

---

Hi Dan,

As we enter into the DDA negotiation phase for the E12<sup>th</sup> St Remainder Parcel, I am starting to think about the terms of DDA and possible points of negotiation.

Table below summarizes the various “community benefits asks” by Measure DD Coalition and Oakland Tenants Union (see attached letters) re: development of the Remainder Parcel.

What do you think about these asks, esp. points i and j? Do you have concerns? What has the City customarily asked of Developers in our DDAs? (I checked with some Project Implementation staff and it seems there is no precedent for i and j)

At this stage, I am simply tracking the various community asks for internal staff consideration before providing a more formal City response to the community or a formal ask to Developer.

| <b>Measure DD Coalition – Community Benefit Asks</b>                                                                                                                | <b>In Developer’s current proposal?</b>                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| a) landscaping of the parkland reserve parcel at LM Blvd and E 12 <sup>th</sup> Street                                                                              | Yes (in exchange for easement)                                           |
| b) cafe on ground floor of Lake Merritt Blvd Apts accessible to the public                                                                                          | Yes (in exchange for easement)                                           |
| c) gallery area on ground floor of Lake Merritt Blvd Apts where local artists could show artworks in rotating exhibitions                                           | Not in current proposal but may be possible                              |
| d) a generous meeting room of Lake Merritt Blvd Apts available for reservation and use by community interests.                                                      | Not in current proposal but may be possible                              |
| e) some percentage of units designated as “permanently affordable” rental units                                                                                     | I am thinking not possible unless City provides a subsidy                |
| f) long-term commitment to maintenance of the parkland reserve area                                                                                                 | May be possible, if maintenance is limited to the adjacent parkland only |
| g) some percentage of commitment to Oakland-based employment relating to both the construction phase of the development, and for ongoing operation of the completed | May be possible. See what is required for NOFA-funded projects.          |

|                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| development                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                     |
| h) contribution to a non-fungible fund for ongoing maintenance of the Meas DD improvements at Lake Merritt Park                                                                                                                   | Question is: Can some of the land sale proceeds go to a maintenance fund dedicated for Meas DD improvements.                                                                                                                                                                                                                                        |
| <b>Oakland Tenants Union - Asks</b>                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                     |
| i) prohibit Developer from accruing the "condominium conversion credits" (that a Developer would normally be allowed under the City's condo conversion ordinance if project is condo-mapped and rented out for the first 7 years) | There is not a precedent of such a restriction on DDAs of a market-rate sale of City owned land. Either Developer agrees to this or it becomes a point for negotiation, e.g. the City values and "purchases" the condo conversion credits by discounting the purchase price of the land. But then, is the project considered publically subsidized? |
| j) require all tenants be notified at the beginning of tenancy that the units are subject to being sold at any time at the owner's discretion.                                                                                    | Find out: i) Is there such a precedent and ii) what are existing regulations on this tenant noticing for new construction on City-own land, if any.                                                                                                                                                                                                 |

---

*Hui-Chang Li* Urban Economic Analyst

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

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Tel: 510.238.6239 Fax: 510.238.3691

**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Cc:** [Lane, Patrick](mailto:Lane_Patrick); [Hunter, Gregory \(GHunter@oaklandnet.com\)](mailto:GHunter@oaklandnet.com)  
**Subject:** Community Benefit Asks - 12th St Remainder  
**Date:** Wednesday, September 03, 2014 1:03:00 PM  
**Attachments:** [OTU letter April 2014.rtf](#)  
[Meas DD Subcmmitte Notes 7-14-14.pdf](#)

---

Hi Michael,

I am preparing to organize a meeting of staff to consider the various “community benefit asks” that have come to our attention (see attached letters that I previously emailed you). As part of staff consideration before any decisions/recommendations are made, I would like to know what your position/thoughts are on each ask.

The table below summarizes each of the asks and my own notes on if the ask is simply “possible”, assuming a sale of the land at FMV and my sense of what you have been agreeable to already. Could you please add to the last column of this table by replying with a “yes, no or maybe” for each item, though any additional comments you would like to add are welcomed as well.

Your reply/comments will be considered by staff at an upcoming internal meeting; and I intend to schedule a follow-up meeting with you and staff about these items soon after to discuss further.

| <b>Measure DD Coalition – Community Benefit Asks</b>                                                                      | <b>Is this possible? [Yes, No, Maybe]</b>                                | <b>Is this something UrbanCore is willing to offer [Yes, No, Maybe]</b> |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------|
| a) landscaping of the parkland reserve parcel at LM Blvd and E 12 <sup>th</sup> Street                                    | Yes (in exchange for easement)                                           |                                                                         |
| b) cafe on ground floor of Lake Merritt Blvd Apts accessible to the public                                                | Yes (in exchange for easement)                                           |                                                                         |
| c) gallery area on ground floor of Lake Merritt Blvd Apts where local artists could show artworks in rotating exhibitions | Not in current proposal but may be possible                              |                                                                         |
| d) a generous meeting room of Lake Merritt Blvd Apts available for reservation and use by community interests.            | Not in current proposal but may be possible                              |                                                                         |
| e) some percentage of units designated as “permanently affordable” rental units                                           | I am thinking not possible unless City provides a subsidy                |                                                                         |
| f) long-term commitment to maintenance of the parkland reserve area                                                       | May be possible, if maintenance is limited to the adjacent parkland only |                                                                         |
| g) some percentage of commitment to Oakland-                                                                              | May be possible. See what is required for NOFA-                          |                                                                         |

|                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                            |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| based employment relating to both the construction phase of the development, and for ongoing operation of the completed development                                                                                               | funded projects.                                                                                                                                                                                                                                                                                                                                           |     |
| h) contribution to a non-fungible fund for ongoing maintenance of the Meas DD improvements at Lake Merritt Park                                                                                                                   | This is a question is for City: Can some of the land sale proceeds go to a maintenance fund dedicated for Meas DD improvements.                                                                                                                                                                                                                            | N/A |
| <b>Oakland Tenants Union - Asks</b>                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                            |     |
| i) prohibit Developer from accruing the "condominium conversion credits" (that a Developer would normally be allowed under the City's condo conversion ordinance if project is condo-mapped and rented out for the first 7 years) | Maybe. There is not a precedent of such a restriction on DDAs of a market-rate sale of City owned land. Either Developer agrees to this or it becomes a point for negotiation, e.g. the City values and "purchases" the condo conversion credits by discounting the purchase price of the land. But then, is the project considered publically subsidized? |     |
| j) require all tenants be notified at the beginning of tenancy that the units are subject to being sold at any time at the owner's discretion.                                                                                    | Yes. Find out: i) Is there such a precedent and ii) what are existing regulations on this tenant noticing for new construction on City-own land, if any.                                                                                                                                                                                                   |     |

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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:** [Gerard, Jennie](#)  
**Cc:** [Ronnie Turner](#); [Lane, Patrick](#); [Li, Hui Chang](#)  
**Subject:** Community Benefits Revision  
**Date:** Friday, April 10, 2015 5:33:15 PM  
**Attachments:** [UrbanCore DDA Term Sheet Amendment 4-10-15.docx](#)

---

Jennie, please find attached our updated latest Draft. This has been reviewed and edited by our JV Capital Partner - UDR and I believe will be acceptable to them, and I am in agreement with it also. Please review this with Abel and can talk on Monday at your convenience to finalize it before the CED Committee meeting. 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:** Li, Hui Chang  
**To:** ["Michael Johnson"](#)  
**Cc:** [Hunter, Gregory](#); [Lane, Patrick](#)  
**Subject:** CORRECTION RE: E 12 Street Property - DRAFT ENA  
**Date:** Tuesday, May 07, 2013 3:10:00 PM

---

Michael,

I found out that I need to correct statements I wrote in my email from last week.

Apparently, the 12<sup>th</sup> Street parcel **\*is\*** part of the State clawback order from the Controller . This means that the transaction for the purchase of this property by the Redevelopment Agency from the City will need to be reversed. The property will no longer be under the control of ORSA and so this property will not be a part of the Property Management Plan, but will instead be returned to the City.

As far as what this means for our ENA, it means we will remove references to ORSA, Property Management Plan and Redevelopment Agency. Though we won't need to wait for Property Management Plan approval before staff can seek ENA authorization from City Council, we still need to wait for a Finding of Completion. (It seems because the funds to be returned to ORSA for the Property transfer will be part of the payments ORSA will need to make to State before a Finding of Completion can be issued). The Finding of Completion is expected in May, and I will keep you updated about that.

However, all this doesn't change my expectation that the earliest we can take this to City Council's CED Committee is July 9th, followed by a City Council vote on **Tuesday, July 16<sup>th</sup>**. (Again, if it can be earlier, I will let you know.)

Also, in regards to the City's plans for the open space adjacent to the subject property, I spoke to City staff and found out that there is no additional landscaping planned other than maintenance of existing pond and grass seeding. Let me know if you have other questions about this.

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: Friday, May 03, 2013 5:18 PM
To: 'Michael Johnson'
Cc: Hunter, Gregory; Lane, Patrick

Subject: RE: E 12 Street Property - DRAFT ENA

Hi Michael,

(First background once again....:-) The City received its DDR last week and we are now awaiting a "Meet & Confer" meeting with the State about the amount demanded before the City makes a payment. Once the DDR payment is made, the City expects to receive its "Finding of Completion". And only after the "Finding of Completion" can the City get the "Property Management Plan" (which designates 12th St Remainder as parcel to be disposed for future development) approved by the Oakland Oversight Board an State's Department of Finance.

After approval of the "Property Management Plan", then staff will return to City Council to seek authorization to enter into an ENA with UrbanCore-Integral for 12th St. Parcel. At this time, the earliest staff can expect to be scheduled for City Council's CED Committee is July 9th, followed by a City Council vote on **Tuesday, July 16th**. (If things change and it can be sooner, I will surely try for that and let you know!).

Attached is a ENA document I *drafted* that is pending approval from the City Attorney's office but I am sending to you now for your (/ attorney's) review, comments, and questions. For your easy reference, I have summarized the proposed "Schedule of Performance" in the attached Excel document sorted by 1) Deliverable Type and 2) Due Date (see two worksheets).

Please comment directly onto the attached draft of the ENA and propose modifications or make comments and record using "Track Changes" and email back to me. I expect us to go back and forth via email a few times and, of course, can meet/discuss as well if necessary.

We should aim to finalize/agree on the language and the schedule of the ENA between now and before the Property Management Plan is scheduled for approval (I will let you know that date once I get it, but right now is expected to be in May).

Let me know if you have 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:** Michael Johnson [<mailto:mjohnson@urbancorellc.com>]  
**Sent:** Wednesday, April 17, 2013 11:02 AM  
**To:** Li, Hui Chang  
**Cc:** Hunter, Gregory; Lane, Patrick; Ronnie Turner

**Subject:** Re: E 12 Street Property

Thank you for this notification. We are very pleased to be selected and are committed to developing a great project. I understand the steps you outlined. We will await the draft ENA. Thanks, Michael



On Tue, Apr 16, 2013 at 5:52 PM, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:  
Hi Michael,

Good news! The City Council accepted staff's recommendation to select your development team to proceed with an ENA for development of the 12th St Remainder Parcel.

Let me outline some next steps....

1. The City is now awaiting a "Due Diligence Review" (DDR) determination from the Department of Finance (DOF) which is due this month. (The DDR determines the amount in former ORA accounts to be distributed to taxing entities.)
2. After the DDR amount demanded is paid, then DOF can issue the Successor Agency a "Finding of Completion" .
3. After the City/Successor Agency receives a Finding of Completion, then staff can submit a "Property Management Plan", which will designate 12th St Remainder as parcel to be disposed for future development, for approval by the Oversight Board an DOF.
4. After approval of the Property Management Plan, then staff will return to City Council to seek authorization to enter into an ENA with UrbanCore-Integral for 12th St. Parcel.

I will start drafting the ENA document, etc. before sending you a draft for your review and comments. I will aim to get you a draft in the next 2 weeks. We should aim to finalize/agree on the language and the schedule of the ENA between now and #4 above so that once the Property Management Plan is approved, the actual ENA is ready to go for Council Approval.

Let me know if you have any questions.

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

-----Original Message-----
From: Li, Hui Chang
Sent: Friday, April 12, 2013 3:13 PM
To: 'Michael E. Johnson'
Cc: Hunter, Gregory; Lane, Patrick; Ronnie Turner
Subject: RE: E 12 Street Property

Hi Michael,

Thanks for checking. The report to Council is finalized and is on the close session agenda for this coming Tuesday. I will be sure to let you know the outcome of that meeting after it happens.

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

-----Original Message-----  
From: Michael E. Johnson [mailto:[mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)]  
Sent: Friday, April 12, 2013 1:09 PM  
To: Li, Hui Chang  
Cc: Hunter, Gregory; Lane, Patrick; Ronnie Turner  
Subject: E 12 Street Property

Good afternoon, I am just checking in with you on the status of your report to the Council. Please advise us if you need anything else and what your schedule is? Thx, Michael

Michael E. Johnson  
President  
UrbanCore-Integral, LLC  
457 10th Street  
San Francisco, CA 94103

(415) 748-2300 - Cell  
(415) 553-4022 - Office

**From:** [Gerard, Jennie](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** Dates for UrbanCore"s community meetings re 12th St Remainder Parcel  
**Date:** Wednesday, July 17, 2013 4:24:52 PM

---

Hi Hui Chang,

We're putting together Council President Kernighan's July E-News. I'd like to include an announcement including dates, times and locations of the three community meetings to be hosted by UrbanCore during the ENA period for the 12<sup>th</sup> St Remainder Parcel. What information can you give me about the meetings? Please advise.

Thanks in advance for your attention to this request.

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:** 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:** [Michael Johnson](mailto:Michael.Johnson@urbancorellc.com)  
**To:** [abelforoakland@gmail.com](mailto:abelforoakland@gmail.com)  
**Cc:** [Lane, Patrick](#); [Li, Hui Chang](#); [Merlin Edwards](#); [Ronnie Turner](#); [Flynn, Rachel](#)  
**Subject:** E. 12th Street - Lake Merritt Tower  
**Date:** Thursday, March 12, 2015 2:49:33 PM

---

Council Member Abel, I just talked to staff about the possibility of moving this agenda item back two weeks. We absolutely are NOT in favor of this and want to stay with the Rules Committee decision today to go directly to Council on March 31st and April 21st. Our capital partner has planned for this within our overall schedule and delaying this does not work. Furthermore it is crucial that we get to an approved DDA asap to make this a binding transaction.

Furthermore there is plenty of opportunity for community discussion of this project at the Planning Commission mtg on March 18th and the two Council mtgs on March 31st and April 21st.

Please confirm with Staff that they can proceed with the schedule approved by Rules today. Respectfully, Michael

---

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

**From:** [Hillmer, J H](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: 12th Street Remainder Parcel, the RFP, and the Emerald Views Tower on Schilling Garden  
**Date:** Tuesday, May 07, 2013 11:27:29 AM  
**Attachments:** [ENA-FC 6-24-01.doc](#)  
**Importance:** High

---

Please see below for the meeting on Thursday, May 9<sup>th</sup> – 2013 at 1:00 pm in the Sunny Side Conference Room, which is on the 3<sup>rd</sup> floor.

Attached is a copy of the Forest City ENA.

Jens

Jens Hillmer  
Urban Economic Coordinator  
Office of Neighborhood Investment  
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:** Klein, Heather  
**Sent:** Wednesday, May 01, 2013 9:39 AM  
**To:** Hillmer, J H  
**Subject:** FW: 12th Street Remainder Parcel, the RFP, and the Emerald Views Tower on Schilling Garden  
**Importance:** High

Jens,  
Patrick is out on vacation so he can't response to this e-mail. Can you shed some light on this?

Heather Klein, CGBP, LEED AP  
Planner III  
City of Oakland

250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612  
ph: (510) 238-3659  
fax:(510) 238-6538  
email: [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com)



Please consider the environment before printing this e-mail



---

**From:** Klein, Heather  
**Sent:** Wednesday, May 01, 2013 9:37 AM  
**To:** Lane, Patrick; Rossi, Daniel  
**Cc:** Lee, Heather; Manasse, Edward

**Subject:** 12th Street Remainder Parcel, the RFP, and the Emerald Views Tower on Schilling Garden  
**Importance:** High

Patrick and Daniel,

I heard through Ed Manasse that the City put out an RFP for the 12<sup>th</sup> Street Measure DD remainder parcel and that a developer was chosen.

If you remember we met back at the end of last year to discuss that parcel and the write-up in the Emerald Views EIR. Previously, the Planning Department had had discussions with former Councilmember Nadel in 2006-2008 about a swap of this parcel for the Schilling Garden site. The Emerald Views Draft EIR noted that this was not a feasible alternative since we didn't know the timing of the Measure DD construction, the size or any details of the remainder parcel.

Unfortunately the Emerald Views EIR stalled for a while and the 12<sup>th</sup> Street remainder parcel looked more feasible. However, at our last meeting we discussed the fact that the site was not under City control but the Successor Agency's and therefore this was still not a feasible alternative. The previous language we drafted is below.

The Measure DD project that re-aligned 12th Street is scheduled to be completed in December 2012. *[City please update]* However, the parcel that has been created by these improvements is not owned by the City of Oakland but by the Oakland Successor Agency, which is the agency that was created following the dissolution of redevelopment agencies across the State of California (including the Oakland Redevelopment Agency). Both the former Oakland Redevelopment Agency and the Oakland Redevelopment Successor Agency are separate legal entities from the City of Oakland.

Since the City of Oakland is not the owner of the parcel, the City does not have the authority to sell or swap this parcel. Per the state laws (ABx1 26 and AB 1484) that govern the dissolution of Redevelopment Agencies, the Oakland Redevelopment Successor Agency also lacks the authority to trade the project site for the 12th Street remainder parcel for preservation of the Schilling Garden.

Now I find out that an RFP was released and developer has been chosen. Is this still under the Successor Agency's control? Did this parcel get sold to the City for implementation of the RFP? Is what we wrote still valid? Can we add anything else to bolster the language such as the Successor Agency's legal requirements to sell this parcel and not to swap it?

If this is a longer conversation, please let me know if we should set up a face to face meeting to discuss this.

Thanks,

Heather Klein, CGBP, LEED AP  
Planner III  
City of Oakland

250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612  
ph: (510) 238-3659  
fax:(510) 238-6538  
email: [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com)

 Please consider the environment before printing this e-mail

Oakland Ranked #5 Place to Visit in the World!  
- New York Times 2012



**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:** [Lane, Patrick](mailto:lane.patrick@oaklandnet.com)  
**To:** [Li, Hui Chang](mailto:li.hui.chang@oaklandnet.com)  
**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:** [Lane, Patrick](#); [Li, Hui Chang](#)  
**Subject:** FW: Documents regarding what is parkland around 12th Street  
**Date:** Monday, May 04, 2015 3:35:15 PM  
**Attachments:** [maps-Jake\\_merritt\\_auditorium.pdf](#)  
[news-2060.pdf](#)  
[CHS90ca.pdf](#)

---

Patrick and Hui Chang,

Attached are a map and Oakland Tribune article regarding the park bond of 1907 that is evidence that the 12<sup>th</sup> St remainder parcel was not included. I believe you asked James Golde to research whether the 12<sup>th</sup> St remainder parcel was subject to the 1907 park bond and he determined it was not. Please confirm my understanding. Thank you.

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:** Naomi Schiff [mailto:Naomi@17th.com]  
**Sent:** Monday, May 04, 2015 3:02 PM  
**To:** Abel Guillen; Gerard, Jennie  
**Subject:** Documents regarding what is parkland around 12th Street

Dear people,

I previously sent all this material to Kelley Kahn and to James Golde when they inquired as to what had been designated park land in the 1907 park bond. Attached are various maps, clippings, and documents. It seems to me that at this period, at least, the "remainder parcel" was not in the parks as mapped and as described.

We never researched 1949, as it was not germane to our concerns at the time, in 2001.

Thank you so much for spending time with us today!

Best,

Naomi

A copy of the bond measure is in the Oakland Tribune, and the election results are reported out on January 15, 1907. Land is acquired as parkland. See under "THIRD"

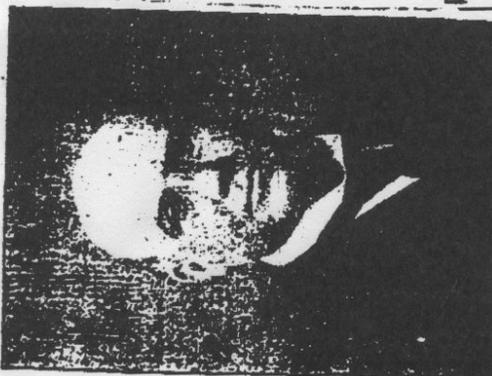
PAGES 9 OF 12

# OAKLAND ENQUIRER

PAGES 9 OF 12

OAKLAND ENQUIRER, TUESDAY, EVENING, JANUARY 18, 1907.

## By a Vote of Almost Five to One Oakland Declares for Parks

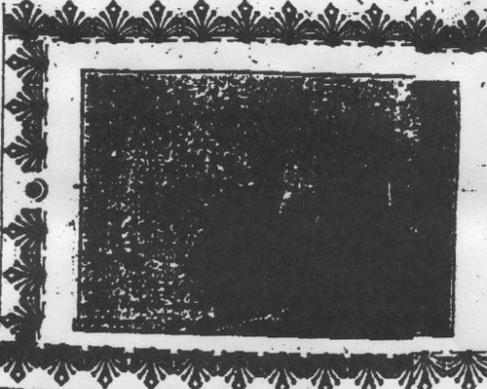


MAYOR E. HOLT, WHOSE EFFORTS TO ADVANCE THE INTERESTS OF OAKLAND AND MAKE THIS A BETTER CITY TO LIVE IN HAVE BEEN HEARTILY ENDORSED BY THE PEOPLE.

### Bond Issue of Almost a Million Approved

The following are the past projects endorsed by the vote of the people in Monday's election:

- No. 1....Adams Point property, including oak trees, etc., as far as Grand avenue: \$500,000.
- No. 2....Marsh land south of Twelfth street and, between Perilla line and Fallon street, extending south to Tenth street: \$45,000.
- No. 3....Balance of block on which the Adams Conservatory Park is located: \$15,000.
- No. 4....Property east of Oak street, adjacent to Lebe Merrill, known as the Willow property: \$201,000.
- No. 5....The Dr. Freeman property, located between Sixteenth and Eighteenth street, Ageline and Peabody streets: \$170,400.
- No. 6....Entire fifty-ninth street frontage between Hudson and Shattuck streets and adjoining Bushwood Park, North Oakland: \$44,800.
- No. 7....Irregular block of land, corner of Main and Perilla streets, North Oakland: \$60,000.
- No. 8....Narrow block of land between Sixteenth and Seventeenth streets and Fourteenth and Fifteenth avenues, East Oakland: \$83,000.
- No. 9....Tract of land containing five acres on eastern shore of Lake Merritt: \$27,500.
- No. 10....Tract of land on west side of Perilla street between Eleventh and Tenth streets, adjoining Prescott school land: \$75,000.



CHARLES MULFORD MEMORIAL. THE CELEBRATED BRIDGE OVER LAKE MERRITT WILL BE PARTIALLY CARRIED OUT AS A RESULT OF MONDAY'S BOND ELECTION.

PEOPLE APE How Vote Was Investment in

Recorded

**From:** [Lane, Patrick](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: E12th Parcel  
**Date:** Wednesday, December 19, 2012 9:51:35 AM  
**Attachments:** [PM Wedge2\\_kp-2.pdf](#)

---

Here is the map to attach to the 12<sup>th</sup> Street Remainder RFP.

Patrick Lane [<mailto:pslane@oaklandnet.com>]  
Redevelopment Manager, City Of Oakland  
Office of Neighborhood Investment  
250 Frank H. Ogawa Plaza, Suite 5313  
Oakland CA 94612  
tel (510) 238-7362  
fax (510) 238-3691

---

**From:** Pierce, Kenen  
**Sent:** Tuesday, December 18, 2012 3:21 PM  
**To:** Martinez, Jose; Lane, Patrick  
**Subject:** RE: E12th Parcel

A better view of the easements

**Kenen Pierce L.S.I.T.**  
Senior Survey Technician  
Public Works Agency, Project Delivery Division  
City of Oakland  
250 Frank H. Ogawa Plaza Suite 4344  
Oakland, CA 94612  
(510) 238-3343  
Gen 238-3697  
Fax 238-6633  
Email [kpierce@oaklandnet.com](mailto:kpierce@oaklandnet.com)

*New York Times*, January 2012 <http://bit.ly/GB3s8f>



---

**From:** Martinez, Jose

**Sent:** Tuesday, December 18, 2012 3:13 PM  
**To:** Pierce, Kenen; Lane, Patrick  
**Subject:** E12th Parcel

Kenen

My Supervisor agrees with the proposed easements; thanks.

**Jose Martinez, P.E.**

**CIP Coordinator, Engineering Design and Right of Way Management**

Department of Engineering and Construction

City of Oakland | Public Works Agency | APWA Accredited Agency

250 Frank H. Ogawa Plaza, Ste 4314 | Oakland, CA 94612

**(510) 238-6864** | (510) 238-7227 Fax

[jcmartinez@oaklandnet.com](mailto:jcmartinez@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](#)

---

**From:** Pierce, Kenen  
**Sent:** Friday, December 14, 2012 4:00 PM  
**To:** Lane, Patrick  
**Cc:** Martinez, Jose; Heredia, Jaime; Law, Allen  
**Subject:**

Patrick,

Gil asked me send you this pdf of the field location of the CDS unit that was partially uncovered and the sewer line which are shown which we located from the surface structures and the proposed 10' easements, the sanitary sewer easement line shown is 10' off the 36" ss line, the proposed 10' easement for the storm is 10' of the edge of the CDS unit. If you have any questions please call.

**Kenen Pierce L.S.I.T.**

Senior Survey Technician

Public Works Agency, Project Delivery Division

City of Oakland

250 Frank H. Ogawa Plaza Suite 4344

Oakland, CA 94612

(510) 238-3343

Gen 238-3697

Fax 238-6633

Email [kpierce@oaklandnet.com](mailto:kpierce@oaklandnet.com)

*New York Times*, January 2012 <http://bit.ly/GB3s8f>





**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

---

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

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**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.

---

**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); [Ronnie Turner \(rtdevelops@comcast.net\)](mailto:rtdevelops@comcast.net)  
**Cc:** [Michael Pyatok \(mpyatok@pyatok.com\)](mailto:mpyatok@pyatok.com)  
**Subject:** FW: highrise design guidelines for the Lake Merritt Specific plan  
**Date:** Tuesday, October 14, 2014 2:29:00 PM  
**Attachments:** [image001.png](#)  
[Attachment E3 D-LM Zoning Code Chapter - REVISED.pdf](#)

---

FYI, keeping you both in the loop.

If I am understanding Christina correctly... if **staff's** proposed zoning code applied, then LM Blvd Apartments project in its current form could go forward with a CUP. But if City Council decides to go with **Planning Commission's** recommendation, it would be problematic for the project in its current form.

---

**From:** Ferracane, Christina  
**Sent:** Tuesday, October 14, 2014 2:16 PM  
**To:** Mike Pyatok  
**Cc:** Li, Hui Chang; Pattillo, Chris; Flynn, Rachel; Gray, Neil D.; Patrick Lane ([plane@oaklandnet.com](mailto:plane@oaklandnet.com))  
**Subject:** RE: highrise design guidelines for the Lake Merritt Specific plan

Hi Mike –

I've attached a copy of **staff's** proposed zoning code for the Lake Merritt Station Area (these are also on the project website here: [www.business2oakland.com/lakemerrittsap](http://www.business2oakland.com/lakemerrittsap)). The "Height, Density, Bulk, and Tower Regulations" begin on page 17 of the PDF. Note that the Lake Merritt Blvd Apartments site is located in Height Area LM-85, but we're expecting the project to apply for the CUP to allow it to be the one exception in the area east of the Lake Merritt Channel to be able to use the LM-275 height, density, bulk and tower regulations. The table must be read in conjunction with the notes in the table. For example, the maximum tower elevation length in LM-275 is listed as 150 ft, but Note 5 says that you can increase that length by 30% (to 195 ft) with a Conditional Use Permit. And the maximum diagonal length is listed as 180 ft, but Note 5 allows you to increase that by 30% to 234 ft. Also, some standards allow you to choose between a total number and a percentage. For example, the maximum average per story lot coverage above building base is listed as 75% of lot area OR 10,000 sf, whichever is greater (with a 0.925 acre lot, or 40,293 square feet, then 75% of lot area is over 30,000 sf), and per Note 5, a CUP could also be used to increase that by 30%. Additional regulations are described in the table.

The **Planning Commission**, in a strange, last-minute edit to their approval motion, recommend the following changes to the tower massing standards:

|                     | <b>Planning Commission Recommendation</b> |
|---------------------|-------------------------------------------|
| Maximum Floor Plate | 6,500 to 8,500 SF                         |
| Maximum             |                                           |

|                                 |        |
|---------------------------------|--------|
| building length of building     | 100 ft |
| Maximum diagonal length         | 125 ft |
| Minimum distance between towers | 115 ft |

City Council is the ultimate approver/decider regarding the regulations. They can accept all, some, or none of the Planning Commission's recommended changes to staff's proposal. They can, of course, make edits of their own. In describing the Planning Commission's recommended edits, staff explained that staff's proposals was meant to create more slender towers that existing regulations, while still providing developers with enough development potential to make high-rise projects economically feasible. It will, of course, be helpful for other (including your team) to reiterate this.

I've copied your project case planner, Neil Gray, on this email to keep him in the loop on our correspondence.

**Christina Ferracane**, Planner II | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: (510)238-3903 | Fax: (510) 238-6538 | Email: [cferracane@oaklandnet.com](mailto:cferracane@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

---

**From:** Mike Pyatok [<mailto:mpyatok@pyatok.com>]  
**Sent:** Tuesday, October 14, 2014 11:44 AM  
**To:** Ferracane, Christina  
**Cc:** Li, Hui Chang; Pattillo, Chris; Flynn, Rachel  
**Subject:** highrise design guidelines for the Lake Merritt Specific plan

Hi Christina-

I was not present at the recent discussion among the Planning Commissioners regarding proposed, and approved, guidelines for residential towers within the Lake Merritt Specific Plan. Are these available in draft form, and how can I get a copy of them? I would like to attend the next discussion about them which I believe is on Oct 28, 2-4pm, at the Council's CED committee meeting. Thank you.

**Michael Pyatok, FAIA**  
Principal



T. 510.465.7010 x118 / [mpyatok@pyatok.com](mailto:mpyatok@pyatok.com)

**Michael Pyatok, FAIA**  
510-465-7010 ext 118  
510-410-0260 Mobile

**From:** [Li, Hui Chang](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** FW: housing list  
**Date:** Wednesday, October 29, 2014 1:56:09 PM

---

Also, under “Status of City Funding”, what does “CL” stand for? What does “X” indicate?  
*CL= commitment letter; X=loan closed*

When is this list going to get updated? Will it be after NOFA is awarded in March 2015? I would be interested in seeing “Status” and “Anticipated Completion Date” updated...

*Latest would be in spring 2015, but I think we usually do an update in the fall.*

---

**From:** Mulvey, Christia  
**Sent:** Tuesday, October 28, 2014 5:31 PM  
**To:** Li, Hui Chang  
**Subject:** RE: housing list

I’m going to start replies below, but won’t get to finish them until tomorrow (I’m out until ~11am, fyi).

**Christia Katz Mulvey**  
**Housing Development Coordinator**  
**City of Oakland – Housing & Community Development**  
**510.238.3623 (ph); 510.238.3691 (fax); [cmulvey@oaklandnet.com](mailto:cmulvey@oaklandnet.com)**  
**<http://www2.oaklandnet.com/Government/o/hcd/index.htm>**

Also: OH...regarding my question 1C below, I found on your list these two projects

- 9800 MacArthur
- Civic Center Apts – 632 – 14th St

but am still wondering about

- 1507 Second Ave (*I think this is Lakeside Senior*)
  - Redwood Hill – 4856 Calaveras Ave (*We should likely add back on the list —it’s gone through a few iterations, we expect a funding application on Thursday*)
- 

**From:** Li, Hui Chang  
**Sent:** Tuesday, October 28, 2014 5:08 PM  
**To:** Mulvey, Christia  
**Subject:** RE: housing list

Thanks, Christia.

Yes! I have a couple of questions...

1. You say this list does not include projects funded by OHA or those anticipated in next NOFA.
  - a. When is next NOFA due ? (I assume for the 2014-15 round – correct?)

*NOFA applications for the 14-15 round are due on Thursday. We expect to get to Committee/Council mid-late February.*

- b. The list includes projects as far back as those funded in 2008 – but are those projects on this list b/c they were still “in progress” as of March 2014? In other words, are there projects that were funded in 2008 that are no longer on this list because they are “completed”? (I am trying to get a sense of which affordable housing projects in the complete universe of affordable housing projects in Oakland did not make it to this list.)

*Yes, and some of the developments will have fallen off since Spring, b/c we’ve now finished those out. **Let me take a look through the list tomorrow for those.***

- c. In addition to the 4-5 projects you name below, I see a few projects on “Rachel’s list” that do not appear on your DHCD-funded list: (Can you indicate why – is it b/c it is OHA, or expected in next NOFA, etc??)

- 9800 MacArthur
- 1507 Second Ave
- Civic Center Apts – 632 – 14th St
- Redwood Hill – 4856 Calaveras Ave

- d. I am assuming “**Lakeside Senior**” is the 5th project you mention below or is it the same as 460 Grand?

*<http://www.sahahomes.org/properties/lakeside-senior-apartments> **Separate project, I think it may be 1507 Second Avenue***

2. In the “status” field, is this the correct order: Predevelopment; Rehab underway/Construction; Sales; Closeout

*Yes, though “Sales” is only for ownership developments*

3. 12 projects on the list have an “anticipated completion date” that has passed. Can you confirm if these projects have indeed been “completed” at this point? Also, what do you mean by “completed”? how does that correspond to “status”?

*There’s often a slight lag between construction completion and full close-out (cost certification, audit, etc). And then sometimes projects get delayed in scheduled. Of the projects on that list with a listed anticipated completion date that’s now past, Effie’s, Madison Park, California Hotel, Harrison Street Senior The Savoy, Slim Jenkins, Emancipation Village, Drasnin Manor, St Jos’ Family, Kenneth Henry Court, MacArthur Apts (E Oakland, not the BART development) have fully completed construction.*

*Cathedral will not get to notice of completion for a few weeks, Dellums is behind schedule (due to a series of delays involving the elevator crew losing their equipment in the Mission Bay fire this spring, a tenant caused flood in several units and the new elevator shaft, and the state elevator folks changing the agreed to specs for the elevator control equipment, etc) and will complete by December, and Brookfields’ just finishing up. Oh, this is going to start looking bare when we update ☺*

4. Funding

- a. What do “other local” funds consists of?

*We’ve used this for NSP funds, Weatherization Program funds, CDBG, etc.*

- b. What are HOME funds - State HCD funds? Or is that federal?? (I don't understand why this list is the "DHCD-funded" affordable housing developments)  
*HOME funds are federal in origin, but allocated through the City for disbursement for eligible activities. The list is DHCD funded, because we're now DHCD for the City, and we're reporting on developments that we have underway, which occasionally excludes some affordable housing developments (for example, three deals that the Oakland Housing Authority funded without our assistance, inc 460 Grand, Lion Creek Ph 5, and Lakeside Senior)*
- c. Confirm: "Total City/Agency Funds" = ORA + HOME + Other Local  
*Si!*
- d. Confirm: "% City" = "Total City/Agency" divided by "Total Development Cost"  
*Si!*
- e. What do "Other public" funds consist of? (I am gathering these would be "non-local" public funds??)  
*These would include the County, Oakland Housing Authority, State Infill/Infrastructure \$, etc.*

---

**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:** Mulvey, Christia  
**Sent:** Tuesday, October 28, 2014 3:25 PM  
**To:** Li, Hui Chang  
**Subject:** housing list

DHCD funded affordable housing developments in progress is attached.

It won't include a couple of subsidized affordable housing developments that didn't receive funding from us, but were funded by the Oakland Housing Authority (Lion Creek Crossings Ph 5, 460 Grand, Lakeside Senior) or are coming in for funding in the current/future NOFA rounds (Fruitvale Ph 2). Also, the CTV project is in Larry's bailiwick.

Let me know if you have any questions?

**Christia Katz Mulvey**  
**Housing Development Coordinator**  
**City of Oakland – Housing & Community Development**  
**510.238.3623 (ph); 510.238.3691 (fax); [cmulvey@oaklandnet.com](mailto:cmulvey@oaklandnet.com)**  
**<http://www2.oaklandnet.com/Government/o/hcd/index.htm>**

**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

---

# 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

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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)

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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

1051 Bella Vista Ave

**From:** [Gray, Neil D.](#)  
**To:** [dhogman@pyatok.com](mailto:dhogman@pyatok.com)  
**Cc:** [Li, Hui Chang](#); [Mike Pyatok \(mpyatok@pyatok.com\)](mailto:mpyatok@pyatok.com); [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com); [Ronnie Turner \(rtdevelops@comcast.net\)](mailto:rtdevelops@comcast.net)  
**Subject:** FW: Lake Merritt Tower - Calculations  
**Date:** Tuesday, February 17, 2015 10:36:27 AM  
**Attachments:** [image001.png](#)

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Hi Dan,

Couple of other things:

Have you looked at Ed Manasse's recommendations for the North and South facades? Michael heard the recommendations at a meeting a few weeks ago. Also, please study increasing the ground floor grade separation of the unit that is out of compliance with the 2.5 ft requirement.

Thanks,

**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)

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**From:** Gray, Neil D.  
**Sent:** Tuesday, February 17, 2015 10:07 AM  
**To:** 'Dan Hogman'  
**Subject:** RE: Lake Merritt Tower - Calculations

Hi Dan,

Can you email me a full set of plans for Lake Merritt Blvd scaled to 11X17? Please include the blown up ground floor elevations.

Thanks,

**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)

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**From:** Dan Hogman []  
**Sent:** Friday, January 23, 2015 10:09 AM  
**To:** Gray, Neil D.; Mike Pyatok; Li, Hui Chang  
**Cc:** Michael Johnson ([mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)); Ronnie Turner ([rtdevelops@comcast.net](mailto:rtdevelops@comcast.net)); Brad Flewellen ([bflewellen@urbancorellc.com](mailto:bflewellen@urbancorellc.com))  
**Subject:** Lake Merritt Tower - Calculations

Neil,

In response to your phone call yesterday, please see the points below.

1. Average per story lot coverage, above base (level 3 and above) – 34.53% - this includes the wing buildings. Without the wings, the tower itself, level 8 and above, we are at 31.73%.
2. Average floor area, above base (level 3 and above) – 13,904 sf. The tower itself is really 12,776 sf, and this is true for levels 8 through 24. Overall, the average floor area is greater due to the two wing buildings at base, which increase the floor area at levels 3-7. The tower itself, without the wings, is really under 13,000sf.
3. Average set back from the estuary – The part of the building that is nearest to the estuary is set back 192', per survey.
4. Bike Parking (as designed by AVRPA, consulting architect)
  - a. Total 84 Spaces
  - b. Dimensions
    - i. 3' x 6'6 (rectangular footprint) – 42 spaces
    - ii. 3' x 6'6 (Triangular footprint) – 44 spaces
5. Regarding the 2'6" vertical separation between street and townhouses. We do comply with all townhouses, except one, at the corner of East 12<sup>th</sup> and 2<sup>nd</sup> Avenue. And After talking to Mike Pyatok, we need to emphasize the fact that we have a 10' setback from the sidewalk and planting will be protecting those windows. Additionally, there are not sleeping areas at street level. Given the above, we believe that such a requirement should be lessened in this one case.
6. Regarding the required 15' vertical separation between the commercial spaces at ground floor and the residential units above – we do provide a 29' floor to floor separation from commercial space to the residential space above in the lobby and cafe. Along 12<sup>th</sup> Street and along the park we provide townhouses with 13' floor to floor separation, but we don't see how this residential use should be affected by the 15' vertical separation required at commercial spaces.

If there is anything else you might need, please let me know,

Thanks,  
Dan

**Dan Hogman, AIA, NCARB, LEED AP**  
Project Architect

**PYATOK**

T. 510.465.7010 x125 / dhogman@pyatok.com

Dan Hogman / Project Architect / 510 465 7010 x125

**From:** [Sawicki, Mark](#)  
**To:** [Lane, Patrick](#); [Li, Hui Chang](#)  
**Subject:** FW: Please authorize at least 50% of property sale proceeds to maintain Measure DD improvements at Lake Merritt  
**Date:** Thursday, April 30, 2015 5:27:08 PM

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**From:** Woo, Winnie  
**Sent:** Thursday, April 30, 2015 5:07 PM  
**To:** Cappio, Claudia; Sawicki, Mark  
**Subject:** FW: Please authorize at least 50% of property sale proceeds to maintain Measure DD improvements at Lake Merritt

FYI – This came through John's email.

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**From:** Aileen Frankel [<mailto:ami009@hotmail.com>]  
**Sent:** Thursday, April 30, 2015 12:12 PM  
**To:** Kalb, Dan; Guillen, Abel; McElhaney, Lynette; Campbell Washington, Annie; Gallo, Noel; Brooks, Desley; Reid, Larry; At Large  
**Cc:** Naomi Schiff; Flores, John; Kate Dobbins  
**Subject:** Please authorize at least 50% of property sale proceeds to maintain Measure DD improvements at Lake Merritt

Dear Oakland City Council members,

As a member of CALM (Coalition of Advocates for Lake Merritt) and an Oakland native who looks at an Oakland park every day, I invite you to pay attention to one at the heart of Oakland. CALM is the organization that envisioned Lake Merritt Boulevard and related improvements at the south end of the Lake, and whose proposal was selected by the City Council in 2001, leading to the \$198 million Measure DD bond program, and the 56 improvement projects around Oakland that are now completed or nearing final stages of implementation. The foremost project was the expansion and enhancement of the greenbelt around Lake Merritt, and the enchanting Lakeside Park.

**I urge the Council to approve that at least 50% of the proceeds from sale of the 12th Street "remainder parcel" be devoted to a fund for maintenance of Measure DD improvements at Lake Merritt.**

Bond funds from the passage of Measure DD were approved to make the most significant and broadly-recognized open space improvements around the city in decades. However, Measure DD's capital funds cannot be used for maintenance. Care and protection of the various improvements must be increased to match the greatly increased usage. Lake Merritt and its adjacent parks need more service and maintenance than the current one-&-one-half park employee positions can provide.

The "remainder parcel," created by Measure DD, resulted from realignment of the former mini-freeway into attractive lanes, new pedestrian and bicycle paths, and landscaping and visitor enhancements, now known as Lake Merritt Boulevard.

This recommendation deserves your support. Please take the long-term view of guardian of these prominent Oakland assets. Please protect and safeguard the huge investment Oakland voters made to successfully transform the Lake's environment for the 21<sup>st</sup> century.

Thank you!

Aileen Frankel

**From:** Li, Hui Chang  
**To:** [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)  
**Cc:** [Ronnie Turner \(rtdevelops@comcast.net\)](mailto:rtdevelops@comcast.net); [Merlin Edwards \(meko11@pacbell.net\)](mailto:meko11@pacbell.net)  
**Subject:** FW: Reply & Request re Response Letter Regarding the Lake Merritt Blvd "Remainder Parcel"  
**Date:** Tuesday, November 18, 2014 10:47:00 AM  
**Attachments:** [DD letters re E 12th St parcel Oct 30, Jul 21, May 21 2014.pdf](#)  
[Letter to James Vann Measure DD Nov 18 2014 SIGNED.pdf](#)

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FYI, for your records.

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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:** Tuesday, November 18, 2014 10:38 AM  
**To:** 'wthrealfall@pacbell.net'  
**Cc:** 'Naomi@17th.com'; 'jamesevann@aol.com'; 'joelpeter88@gmail.com'; Flynn, Rachel; Lane, Patrick; Estes, Lesley  
**Subject:** RE: Reply & Request re Response Letter Regarding the Lake Merritt Blvd "Remainder Parcel"

To: Subcommittee on Lake Merritt Boulevard Remainder Parcel  
Measure DD Community Coalition  
Attn: William Threalfall, DD Coordinator

Please see attached letter from Patrick Lane, Acting Manager of Project Implementation Division, as a follow-up and response to the initial request and report of DD's appointed "Subcommittee on the Lake Merritt Boulevard Remainder Parcel"

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:** [jamesevann@aol.com](mailto:jamesevann@aol.com) [<mailto:jamesevann@aol.com>]  
**Sent:** Friday, October 31, 2014 11:24 AM  
**To:** Li, Hui Chang  
**Cc:** Cowan, Richard; Quan, Jean; Flynn, Rachel  
**Subject:** Reply & Request re Response Letter Regarding the Lake Merritt Blvd "Remainder Parcel"

Good morning, Hui,

Your reply and the attached letter of Director Flynn are received and are much appreciated on conveying the desired outcome relating to our varied requests.