

(415) 553-4022 - Office

From: [Lane, Patrick](#)
To: [Peter Waller](#)
Cc: [Michael E Johnson](#); [Ronnie Turner](#); [Mike Pyatok](#); [Li Hui Chang](#)
Subject: RE: E 12th Street
Date: Tuesday, January 29, 2013 10:17:47 AM

I answered some of your questions below, but you can call me to discuss in more detail.

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: Peter Waller [<mailto:pwaller@pyatok.com>]
Sent: Friday, January 25, 2013 6:21 PM
To: Lane, Patrick
Cc: Michael E Johnson; Ronnie Turner; Mike Pyatok
Subject: FW: E 12th Street

Patrick

We are working on a proposal for the 12th Street Remainder Parcel with Michael Johnson and UrbanCore and have a few questions regarding the site and the immediate surroundings. Any information that is available on these subjects would be useful, or direction on where we might find that information. Thanks very much for your assistance.
Peter

1. Does the City have any requirement for active ground floor uses on any of the street frontages? Or any direction that you would like to offer? This is part of the Lake Merritt BART Station Master Plan and the Zoning will be updated. I don't know what it will be, but you should at least wrap the parking with some active uses. The City web site has a page for the plan, see:
<http://www2.oaklandnet.com/Government/o/PBN/OurOrganization/PlanningZoning/DOWD008198#DocumentsandPresentations>
2. Can the city provide a final plan for the adjacent landscape area along Lake Merritt Blvd. The corner of the Blvd and 2nd seems like a good location for a pedestrian plaza where the crosswalk lands. Perhaps this is already planned? There is some information on the City web site, see:
<http://www2.oaklandnet.com/Government/o/PWA/o/EC/s/MeasureDD/OAK025946>
3. Does the city have any information about sub-surface conditions? Mailed a CD to developer last week of reports for the adjacent streetscape project, geotechnical, Phase I & II, etc. Do you want a copy? Pick it up?
4. Are there site specific guidelines about on-site storm water management? The recent construction has created a pond on the area between our site and the channel with an outfall that appears to come from the direction of our site. Is it possible that this ponding area is designed to accommodate some or all of our storm water retention? Is there a master storm water management plan that includes our site...since it was formerly part of the public right of way? There may be something related to the measure DD improvements, I think there is still major work in the Channel Area. But you need to contact Public Works. The last person I was in contact with on the project is Jose Martinez (510) 238-6864.
5. Is there a Phase I Environmental Report for the site? Part of the CD I mentioned above.
6. Are any on the other parcels immediately adjacent to our site potential zoned for high rise? The motel site is of particular concern. We want to make sure the views will not be blocked by future development. Yes, you should look at the draft LAKE MERRITT DRAFT STATION AREA PLAN, page 4-13. As you can guess, there will be similar concerns from 1200 Lakeshore.
7. Does the city have any information about what may be envisioned on the site immediately to the south east - which we believe is owned by the School District and appears to be underdeveloped? Isn't the adult school there? I thought OUSD had built that recently, last 10 years.

--

Peter Waller, AIA
Principal
Pyatok Architects
510-465-7010 x110
pwaller@pyatok.com
www.pyatok.com

From: Li, Hui Chang
To: ["Christine Cherdboonmuang"](#)
Subject: RE: E. 12th St. rescheduled on City Council?
Date: Thursday, April 16, 2015 4:45:00 PM

Hi Christine,

First, I want to clarify that this 12th St DDA item scheduled for May 5th is not a ***Public Hearing Item***, it is just a regular item for the City Council to take legislative action. (If you look on the agenda, Item 9 is reserved for items that are "Public Hearings – there is a distinction.)

If the Council passes the Ordinance on May 5th, it will automatically* go to the next regularly schedule City Council meeting (which in this case will be May 19th) for a second reading. Two readings are required by City law for passage of City Ordinances.

(*Note that when I say "automatic" there are at times exceptions to this, but rarely.)

There is opportunity for public comment on an item at both the first reading and the second reading of an Ordinance, but public comments are more meaningful during the first reading. When an Ordinance is passed at the first reading, usually, it is pretty much a done deal by the time of the second reading.

I hope this answers your question.

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: Christine Cherdboonmuang [mailto:christine.apocc@gmail.com]
Sent: Thursday, April 16, 2015 1:51 PM
To: Li, Hui Chang
Subject: Re: E. 12th St. rescheduled on City Council?

Thanks Hui Chang! Is there a 2nd hearing already scheduled, or will that be scheduled later? I also heard that there is no public hearing in the 2nd reading--is that correct? cc

On Thu, Apr 16, 2015 at 12:30 PM, Li, Hui Chang <HLi@oaklandnet.com> wrote:

There was no talk of 12th St DDA item at Rules today so that means it will stay on May 5th City Council agenda.

From: Li, Hui Chang
Sent: Wednesday, April 15, 2015 4:50 PM
To: 'Christine Cherdboonmuang'
Subject: RE: E. 12th St. rescheduled on City Council?

Hi Christine,

CED decided to schedule this item for May 5th.

The City Council agenda for May 5th will be published 10 days before, on April 24th. The Supplemental Report will be published 3 days before, on May 1st.

Note however it is possible that this item will get rescheduled to April 21st at tomorrow's Rules Committee meeting. Please check with me again following Rules to find out if that happened. (My sense at this point is that it won't).

Thanks,

Hui-Chang Li *Urban Economic Analyst*

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From: Christine Cherdboonmuang [<mailto:christine.apocc@gmail.com>]

Sent: Wednesday, April 15, 2015 2:20 PM

To: Li, Hui Chang

Subject: E. 12th St. rescheduled on City Council?

Hi Hui Chang,

I heard that the E. 12th St. item is rescheduled and is no longer on the 4/21 agenda? Can you confirm that it will be on 5/5? When will the 5/5 agenda be published?

Thank you, Christine

From: [Gray, Neil D.](#)
To: [Michael Johnson](#)
Cc: [Ronnie Turner](#); [Li, Hui Chang](#); [Lane, Patrick](#)
Subject: RE: FW: 12th St Remainder - Design Review Committee & Planning ?
Date: Tuesday, February 17, 2015 1:32:40 PM

The in-lieu fee is \$20,000 per space. The total number of spaces required is 223.5 (.75 times the number of units), so you are 14.5 spaces short. Therefore, the total in-lieu fees would be \$290,000. You may want to look at your site plan to determine whether you have maxed out your compact and intermediate sized space per 17.116.200 of the Planning Code.

Please contact me if you have any questions.

--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 |
Website: www.oaklandnet.com/planning

From: Gray, Neil D.
Sent: Tuesday, February 17, 2015 12:23 PM
To: 'Michael Johnson'
Cc: Ronnie Turner; Li, Hui Chang; Lane, Patrick
Subject: RE: FW: 12th St Remainder - Design Review Committee & Planning ?

Hi Michael,

There is a provision in the LMSP that I came across today that you should be aware of. Section 17.116.110(D)(1) of the Planning Code requires an in-lieu fee for reduced parking. I will try to pin down exactly what the fee is.

--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 |
Website: www.oaklandnet.com/planning

From: Michael Johnson [<mailto:mjohnson@urbancorellc.com>]
Sent: Thursday, February 12, 2015 12:49 PM
To: Li, Hui Chang; Lane, Patrick
Cc: Gray, Neil D.; Ronnie Turner; Merlin Edwards; Brad Flewellen; Mike Pyatok; Dan Hogman; Austin, Doug; Pattillo, Chris
Subject: Re: FW: 12th St Remainder - Design Review Committee & Planning ?

Hui Change, Patrick: this is a follow-up to the PRAC meeting last night. As you may know from Neil already, the matter is being passed on to the Planning Commission without a recommendation. There were only 8 of the 11 members there last night. 5 voted YES, 1 voted NO, and 2

abstained. They needed 6 Yes to pass on a recommendation. Better result than a NO.

As for the attendance, there were 4 people there complaining about not being notified about the project. The meeting was ONLY to approved the Conditional Use Permit for the Park, but the 4 people also discussed their desire for affordable housing and a different design of the park.

We will continue to do community outreach in support of our project before it comes to the **Planning Comission on March 18th**.

As we sort out the land disposition issue, FYI, we have had numerous meetings with Council Members in advance of the Closed Session Meeting on Tuesday Feb. 17th, and with City Attorney Barbara Parker. A lot of good discussion has occurred on the approach and options. It is too early to figure out what the results will be.

But in the meantime, please confirm with Ed that you want a revised elevation drawing for staff to review, and confirm that we will be on the March 18th Planning Commission Agenda ASAP. This is important to coordinate our community outreach efforts. Regards, 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
www.urbancorellc.com

On Tue, Feb 10, 2015 at 6:42 PM, Li, Hui Chang <HLi@oaklandnet.com> wrote:
Hi Michael,

This is to update you on your project's schedule for Planning Commission. I only found out today that the Design Review Committee that normally occurs on the 4th Weds of the month got rescheduled for the 11th in the month of February (instead of 25th).

What this means is that Neil will skip DRC and will take your project straight to **Planning Commission on March 18th**, which is allowable. Ideally, there would be two hearings with Planning Commission when we think the project might be controversial but in this case, we are hoping that given the public engagement process that you working on over the last 2 years, it will be OK to just go straight to Planning Commission.

There is a risk that Planning Commission may want to continue this item for April 1st, but hopefully not and I figure we could cross that bridge when we get there...

See updated schedule below:

| Pre-DDA Milestone | Due Date |
|--|--------------------------------------|
| Final CEQA Analysis CE Memo, incorporating any last comments from City | Feb ?? 2015 (should be this week) |
| Parks and Recreation Advisory Committee (“PRAC” meets 2nd Weds of the month) – to review proposed park improvement plan for City-owned park adjacent to LMA. | Feb 11, 2015 |
| Design Review Committee of Planning Commission (4th Weds) | Feb 25, 2015 |
| Planning Commission (1st or 3rd Weds of month) | Mar 18, 2015 |
| Community Economic Development (CED) Committee of City Council for DDA approval (meets 4th Tues of the month) | Mar 24, 2015 |
| City Council for DDA approval – 1 st hearing (meets 2 nd /5th Tues of the month) | Mar 31, 2015 |
| City Council for DDA approval – 2 nd hearing, required for Ordinance (meets 2 nd /5th Tues of the month) | Apr 21, 2015 |

Thanks,

Hui-Chang Li *Urban Economic Analyst*

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Project Implementation Division

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From: Merkamp, Robert
Sent: Tuesday, February 10, 2015 12:17 PM
To: Li, Hui Chang
Cc: Gray, Neil D.; Lane, Patrick
Subject: RE: 12th St Remainder - Design Review Committee & Planning ?

There is not, we moved it to Feb 11th as that fit the Committees schedule better. The next meeting is March 25th.

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: [\(510\)238-6283](tel:5102386283) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: rmerkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Li, Hui Chang
Sent: Tuesday, February 10, 2015 11:59 AM
To: Merkamp, Robert
Cc: Gray, Neil D.; Lane, Patrick
Subject: RE: 12th St Remainder - Design Review Committee & Planning ?

Hi Robert,

Can you please confirm if there will be a DRC meeting on Feb 25th? The schedule online says DRC usually occurs on the 4th Weds of the month but then I see there is a meeting tomorrow so it is a bit confusing.

I was discussing with Neil about why this project needs stay on the schedule we had discussed and had agreed to – i.e. to go to DRC on the 25th, followed by Planning Commission on March the 18th. As of last Tuesday, Neil and Ed met with Developer and they were told this will be on the DRC agenda for the 25th - has that changed? Neil says his staff report is pretty much complete and ready to go...And this project is already scheduled for PRAC meeting for tomorrow (Feb 11).

The DDA that I am scheduled to take to City Council for sale of this property is contingent on Planning Commission approval/CEQA review happening first; and the City is counting on this sale to happen before the end of the fiscal year because the City's FY 13-15 budget assumed revenues from this property's land sale proceeds. This is why it is important to not delay this project.

Thanks,

Hui-Chang Li *Urban Economic Analyst*

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From: Gray, Neil D.
Sent: Tuesday, February 10, 2015 9:12 AM
To: Li, Hui Chang
Subject: RE: 12th St Remainder - Design Review Committee & Planning ?

Sorry we can't make the Feb 25 meeting – we had to reschedule for March 25. I'll try to make the next Planning Commission meeting. I have been very busy on other projects.

--Neil

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Website: www.oaklandnet.com/planning

From: Li, Hui Chang
Sent: Monday, February 09, 2015 6:46 PM
To: Gray, Neil D.
Subject: 12th St Remainder - Design Review Committee & Planning ?

Hi Neil,

Please confirm that you are scheduling UrbanCore's project for Design Review Committee on Feb

25 and Planning Commission on March 18th , as we had discussed.

Thanks,

Hui-Chang Li *Urban Economic Analyst*

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From: Li, Hui Chang
To: ["Chris Kent"](#)
Cc: [Michael Johnson](#); [Ronnie Turner](#); [Mike Pyatok](#); [Gray, Neil D.](#); [Pattillo, Chris](#)
Subject: RE: FW: Item 9A on 2/11 PRAC agenda
Date: Tuesday, February 10, 2015 6:51:00 PM

Hi Chris,

I think that what you have in mind will work just fine. No need for powerpoint.

Thanks,

Hui-Chang Li Urban Economic Analyst

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Project Implementation Division

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From: Chris Kent [mailto:kent@pgadesign.com]
Sent: Tuesday, February 10, 2015 6:48 PM
To: Li, Hui Chang
Cc: Michael Johnson; Ronnie Turner; Mike Pyatok; Gray, Neil D.; Pattillo, Chris
Subject: Re: FW: Item 9A on 2/11 PRAC agenda

Hui-Chang,

No one talked to us about this. We have prepared large format plan and plant image board (24x36").

We also have a dozen handouts. Will that suffice?

We hadn't planned on doing a powerpoint show.

Chris

Christopher Kent ASLA
Principal

PGAdesign

LANDSCAPE ARCHITECTS
444 17th Street
Oakland, CA 94612
Direct | 510.550.8851
Main | 510.465.1284
Cell | 510 610 6261
PGAdesign.com

On Tue, Feb 10, 2015 at 6:33 PM, Li, Hui Chang <HLi@oaklandnet.com> wrote:
I think Neil might have already talked to you about presentation to PRAC tomorrow, but just in case not, see email below.

Hui-Chang Li Urban Economic Analyst

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From: Boyd, Diane
Sent: Tuesday, February 10, 2015 1:06 PM
To: Li, Hui Chang
Cc: Gray, Neil D.
Subject: RE: Item 9A on 2/11 PRAC agenda

Hi Hui Chang:

Color copies of the drawings and Neil's staff report were delivered to me by a member of your team the week of January 26th, and subsequently mailed with the full agenda packet to the Parks and Recreation Advisory Commission.

How the presentation is delivered is completely up to your team. I recommend you confer with Neil on this as he submitted the report, and am presuming he will make the presentation.

If it is decided that a power point presentation is the way to go, please provide a copy for our records. We will have a screen and projector made available.

Thanks,

Diane

Diane L. Boyd
Executive Assistant to Director
Audree V. Jones-Taylor
Oakland Parks and Recreation
City of Oakland
250 Frank H. Ogawa Plaza, 3rd Floor, Suite 3330
Oakland, CA 94612
[510.238.7532](tel:510.238.7532)
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From: Li, Hui Chang [<mailto:HLi@oaklandnet.com>]
Sent: Tuesday, February 10, 2015 11:34 AM
To: Boyd, Diane
Subject: RE: Item 9A on 2/11 PRAC agenda

Hi Diane,

When you get a chance, could you give me a quick call about this or send me email.

Thank you,

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

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Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

From: Li, Hui Chang
Sent: Friday, February 06, 2015 11:34 AM
To: Boyd, Diane
Subject: Item 9A on 2/11 PRAC agenda

Hi Diane,

I see that the staff report for next Wednesday's PRAC meeting is posted online and that the images are in black and white and not that great quality.

Do the copies that PRAC members receive look like this too or do they receive color copies?

I am asking b/c I am wondering if it would be helpful for the Developer's design team to have color copies of the landscape plan ready for distribution and/or a powerpoint ready for their presentation to PRAC ?

What do you recommend?

Thanks,

Hui-Chang Li *Urban Economic Analyst*
CITY OF OAKLAND, Economic & Workforce Development Department
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Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

From: [Brad Flewellen](#)
To: [Li, Hui Chang](#)
Cc: [Michael Johnson](#); [Lane, Patrick](#); [Tran, Paul](#); [Lewis, Chris](#); [Mach, Randy](#); [Clarence McElhaney Jr](#)
Subject: Re: FW: Sewer line at Lake Merritt Blvd & East 12th Street
Date: Tuesday, May 06, 2014 11:27:08 AM

Hello Hui,

I appreciate the email and will reach out to the contacts provided. Thanks.

Brad

On Tue, May 6, 2014 at 11:06 AM, Li, Hui Chang <HLi@oaklandnet.com> wrote:

Michael, Brad,

You can call Paul Tran, Resident Engineer in charge of the 10th Street project ([510](#)) [557-1697](#) or Chris Lewis, City inspector, at ([510](#)) [453-8529](#) to gain access to site.

I just spoke briefly to Paul and it sounds like the City is using the 12th St Parcel as a staging area for the 10th St project and the re-grading and moving piles of dirt won't happen until end of the year. But go ahead and call Paul to get the information from him directly to see what can be worked out.

~~~~~  
Hui-Chang Li

Urban Economic Analyst

[Office of Neighborhood Investment](#)

City of Oakland

250 Frank H. Ogawa Plaza, Suite 5313  
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---

**From:** Mach, Randy  
**Sent:** Tuesday, May 06, 2014 10:52 AM  
**To:** Li, Hui Chang  
**Cc:** Lane, Patrick; Tran, Paul; Lewis, Chris

**Subject:** RE: FW: Sewer line at Lake Merritt Blvd & East 12th Street

Hi Hui,

Paul Tran is the Resident Engineer in charge of the 10<sup>th</sup> Street project. Please contact Paul or Chris at [\(510\) 557-1697](tel:(510)557-1697) or [\(510\) 453-8529](tel:(510)453-8529).

Thanks,

**Randy Mach, P.E.**

**Supervising Civil Engineer**

Project Delivery Division

City of Oakland | Oakland Public Works Department | Bureau of Engineering and Construction | APWA Accredited

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

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**From:** Li, Hui Chang  
**Sent:** Tuesday, May 06, 2014 10:19 AM  
**To:** Mach, Randy  
**Cc:** Lane, Patrick  
**Subject:** FW: FW: Sewer line at Lake Merritt Blvd & East 12th Street

Hi Randy,

[I see you were part of this email chain so am contacting you, in case you have answers we are looking for...]

Do you know who in City is in charge of re-grading and removing dirt pile at 12<sup>th</sup> St parcel site? UrbanCore's surveyor (KCP) needs to gain access to site (apparently it is now padlocked – is that true?) and needs be able to coordinate with the City's schedule so they can complete their survey work.

~~~~~  
Hui-Chang Li

Urban Economic Analyst

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Tel [510-238-6239](tel:510-238-6239)

From: Michael Johnson [<mailto:mjohnson@urbancorellc.com>]

Sent: Monday, May 05, 2014 5:00 PM

To: Brad Flewellen; Li, Hui Chang

Cc: Ronnie Turner

Subject: Re: FW: Sewer line at Lake Merritt Blvd & East 12th Street

Brad, I was there last week and there was NO fenced around the site, only around some of the dirt piles. Per this email I am asking Hui Chang to assist us with your questions. Thanks, MJ

Michael E. Johnson

President & CEO

UrbanCore Development, LLC

457 10th Street

San Francisco, CA 94103

Direct: [\(415\) 553-4022](tel:(415)553-4022)

Mobile: [\(415\) 748-2300](tel:(415)748-2300)

Email: mjohnson@urbancorellc.com

www.urbancorellc.com

On Mon, May 5, 2014 at 7:42 PM, Brad Flewellen <bflewellen@urbancorellc.com> wrote:

Hello,

The surveyor ran into some issues at Lake Merritt that I wanted to run past you.

First, the site is gated with a padlock so his field guy will need access. Next, while his field guy was at the site today a City worker reportedly informed him that they were going to begin re-grading and removing the dirt pile, which would set the field work back and delay the survey. KCP apparently can not work around or with the City and needs 3 days of field work to complete the survey. Is there anyone at the City who I can contact to (1) get access and (2) confirm the scheduled re-grading work? Thanks.

Brad

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

From: **Clarence McElhaney Jr** <camcelhaney@kcpierce.com>

Date: Mon, May 5, 2014 at 10:48 AM

Subject: RE: FW: Sewer line at Lake Merritt Blvd & East 12th Street

To: Brad Flewellen <bflewellen@urbancorellc.com>

Cc: karl@kcpierce.com, Wiley Pierce PLS <wiley@kcpierce.com>

Hi Brad

In regard of Lake Merritt survey projects, KCP need access to close gated area,

Also today someone from the city state this lot is schedule to re-grade and remove the big pile of dirt on the site

KCP & ASSOC

2201 Broadway, suite M5

Oakland, Ca. 94609

Clarence A McElhaney JR

CADD Manager

Office: [\(510\) 832-4800](tel:(510)832-4800)

Fax: [\(510\) 832-4801](tel:(510)832-4801)

Cell: [\(510\) 387-5894](tel:(510)387-5894)

From: Brad Flewellen [mailto:bflewellen@urbancorellc.com]

Sent: Monday, April 28, 2014 4:03 PM

To: Clarence McElhaney Jr

Subject: Fwd: FW: Sewer line at Lake Merritt Blvd & East 12th Street

Hey Clarence,

FYI, please see the email below from the City in regards to the Lake Merritt sewer lines and storm drains, in addition to the attached plan sheet. I will continue to forward any correspondence from the City regarding the sewer line and/or storm drains just to keep you informed of any information related to the survey. I look forward to catching up with when you return from vacation next Wed. Thanks.

Brad

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

From: **Ronnie Turner** <rtdevelops@comcast.net>

Date: Mon, Apr 28, 2014 at 2:42 PM
Subject: FW: Sewer line at Lake Merritt Blvd & East 12th Street
To: Michael Johnson <mjohnson@urbancorellc.com>, Brad Flewellen
<bflewellen@urbancorellc.com>

Guys see the attached from PW and PW's notes on the sewer and storm drain.

From: Mach, Randy [mailto:rmach@oaklandnet.com]
Sent: Monday, April 28, 2014 2:34 PM
To: Ronnie Turner; Neary, Mike

Cc: Amirzehni, Gus; Mach, Jimmy

Subject: RE: Sewer line at Lake Merritt Blvd & East 12th Street

Hi Ronnie,

Attached for your information are two plan sheets showing city storm and sewer facilities at Lake Merritt Blvd (formally 12th Street) and E. 12th Street. Please see comments below.

- For sewer work: The only work in this area was to adjust manhole covers to new grades. Please note that the only proposed realignment of a 36" sewer line (Sewer line 3 as shown on U-6 of Utility Plan) was deleted due to conflict resolved in the field.
- For storm drain work: A new Storm line No.63 (as shown on D-6 of Drainage and SWMP) has a Linear Gross Solid Removal Device (GSRD) that is situated at the southeast corner. I believe this is west of the surplus property.

Please field verify the above before incorporating them in your drawings. Please let me know if you have further questions.

Thank you,

Randy Mach, P.E.

Supervising Civil Engineer

Project Delivery Division

City of Oakland | Oakland Public Works Department | Bureau of Engineering and Construction | APWA Accredited

250 Frank Ogawa Plaza, 4th Floor | Oakland, CA 94612

[\(510\) 238-7279](tel:5102387279) | [\(510\) 238-6633](tel:5102386633) Fax

rmach@oaklandnet.com

Report A Problem | **Public Works Call Center** | [\(510\) 615-5566](tel:5106155566)

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

 **Go Green!** Please consider the environment before printing this email, and help the City of Oakland be environmentally responsible.

From: Ronnie Turner [<mailto:rtdevelops@comcast.net>]

Sent: Monday, April 28, 2014 12:46 PM

To: Neary, Mike

Cc: Amirzehni, Gus; Mach, Jimmy; Mach, Randy

Subject: RE: Sewer line at Lake Merritt Blvd & East 12th Street

Thanks Mike.

Ronnie M. Turner, President

TURNER DEVELOPMENT RESOURCE GROUP

4100 Redwood Road, Suite 170

Oakland, CA 94619

[510.395.2766](tel:5103952766) Direct

[510.250.0853](tel:5102500853) Fax

www.TurnerDevelopmentRG.com

From: Neary, Mike [<mailto:mjneary@oaklandnet.com>]
Sent: Monday, April 28, 2014 12:27 PM
To: Ronnie Turner
Cc: Amirzehni, Gus; Mach, Jimmy; Mach, Randy
Subject: RE: Sewer line at Lake Merritt Blvd & East 12th Street

Ronnie, we're checking to see if our most recent project moved the sewer line, in which case we would have as-built drawings. That said, we typically advise developers to survey the sewer flow line grades to confirm location and direction. Given that they're gravity systems and the manholes are typically accessible that's the best way to determine location and then decide whether and how to re-locate them. Gus Amirzehni, our Engineering Division Manager, is checking to see if we do have as-built drawings.

Michael Neary, P.E.

Assistant Director

Bureau of Engineering & Construction

City of Oakland | Public Works Department | APWA Accredited Agency

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From: Ronnie Turner [<mailto:rtdevelops@comcast.net>]
Sent: Monday, April 28, 2014 10:06 AM
To: Neary, Mike
Subject: Sewer line at Lake Merritt Blvd & East 12th Street

Hi Michael,

I just left a message regarding as-built drawings for the sewer line at the corner of Lake Merritt Blvd. and East 12th Street. Our team has entered into an ENA to acquire and develop the surplus city site and we are currently working out the programming for design of the site. We are looking at relocating the existing sewer

line to accommodate underground parking underneath what would become the park adjacent to the surplus site. Please let me know if you have a copy of the as-built available electronically or if a hard copy of a full size print can be made available for pick up. Thanks

Ronnie M. Turner, President

TURNER DEVELOPMENT RESOURCE GROUP

4100 Redwood Road, Suite 170

Oakland, CA 94619

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[510.250.0853](tel:510.250.0853) Fax

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Brad Flewellen

Project Manager

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Cell: [\(202\) 262-0965](tel:(202)262-0965)

bflewellen@urbancorellc.com

--

Brad Flewellen

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bflewellen@urbancorellc.com

From: Li, Hui Chang
To: [Gray, Neil D.](#)
Subject: RE: Guidelines for Environmental Consultant Contracts Concerning Private Development Projects
Date: Monday, January 13, 2014 5:16:00 PM

Hi Neil,

I am reading through the Environmental Consultant Guidelines document for my own understanding...

Could we meet quickly at some point so you could help me better understand the project's CEQA process and role of Planning dept?

Some of the questions I noted after reading the document are:

1. Is the Lake Merritt Boulevard Apts considered a "City-Sponsored Project"
2. Why would the City need to see billing summaries? (Section 4)
3. Has Faye/Urban Core asked yet for the "latest templates and guidance documents?" (Section 6)
4. Other than LMSAP EIR, are there other recent environmental documents of "relevant projects" that you plan to provide?
5. Section 11 is confusing to me – can you help me understand what this about: "prepare the specific chapter or section of the environmental document..."
6. Section 13 talks about how "documents shall not be distributed to any third party, including project applicant, without prior consent of City case planner" – does this apply in this case? Does this mean that whatever product produced by the CEQA consultant hired by UrbanCore would have to go through you first? Also Section 25 & 26 has similar language: "Administrative drafts are considered to be confidential and not to be shared with any third party, including applicant..."
7. Can you explain to me the difference between an "administrative draft" and the "screencheck"?

If you don't mind, please give me a call to discuss or go ahead and set up a time on my calendar via Outlook for us to talk this through in person.

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:** Gray, Neil D.  
**Sent:** Thursday, January 02, 2014 11:05 AM  
**To:** Faye Paulson  
**Cc:** Li, Hui Chang  
**Subject:** RE: Guidelines for Environmental Consultant Contracts Concerning Private Development Projects



Here you go. Sorry for the delay.

--Neil

---

**From:** Faye Paulson [<mailto:fpaulson@urbancorellc.com>]  
**Sent:** Thursday, January 02, 2014 10:35 AM  
**To:** Li, Hui Chang; Gray, Neil D.  
**Subject:** RE: Guidelines for Environmental Consultant Contracts Concerning Private Development Projects

Hi Neil,

Just following up on this email. We are eager to get the consultant on board.

**Faye Paulson**  
Senior Project Manager

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

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



---

**From:** Li, Hui Chang [<mailto:HLi@oaklandnet.com>]  
**Sent:** Thursday, December 19, 2013 3:18 PM  
**To:** Gray, Neil D.  
**Cc:** [fpaulson@urbancorellc.com](mailto:fpaulson@urbancorellc.com)  
**Subject:** Guidelines for Environmental Consultant Contracts Concerning Private Development Projects

Hi Neil,

You had mentioned a document that delineates the scope of CEQA work consultants are expected to include.

I assume this is the same as the City's "Guidelines for Environmental Consultant Contracts Concerning Private Development Projects" (dated 1/5/12).

Could you send to Faye (copied to this email) or let us know how to get a copy?

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: [Mike Pyatok](#)
To: [Li Hui Chang](#); mjohnson@urbancorellc.com; rtdevelops@comcast.net
Cc: [Dan Hogman](#); [Peter Waller](#)
Subject: RE: highrise design guidelines for the Lake Merritt Specific plan
Date: Tuesday, October 14, 2014 4:36:52 PM
Attachments: [image001.png](#)
[image004.png](#)

Yes- that's correct. I have asked Christina a few clarifying questions about staff's proposed rules for highrises in the Lake Merritt Station Area Plan and she just answered them. It seems we will be ok if a CUP is part of the application. We can grow the length of the building by 30% longer than 150' with a CUP, which would make it 195', which is the length we are approaching. There is a clarifying note in staff's recommendations that to get the CUP, the proposal will need to be a 'signature building within the neighborhood'. That's a bit subjective, but we are certainly trying to achieve that quality of design.

It is interesting to note that Berkeley has been going through a process to approve a highrise in its downtown. The proposed project is 18 floors above from grade, with 13 floors in a 'tower' above a 5-story base. What's interesting about it is that the tower has side wings that are another 7 floors above the 5-story base. So effectively, it is a 12-story building with a fairly large footprint, with legs that are well over 200' in length, and only 6 floors emerge above that to make the 18-story tower. That tower portion of the building has a length of only about 100'x100'. So if the side wings of a tower could be taller than 85' as in Berkeley's case which go up to 120', then yes, it is possible to slenderize the final 'tower' portion to be 100'x100', since all the needed apartments will have been packaged into that overall larger lower mass.

But the massing I just described for Berkeley is tightly woven into the grid of the downtown, so having the taller wings (which have increased setbacks) will go less noticed within the grid of street wall buildings. In the case of the Lake Merritt tower, because it will always be a more free-standing tower, with the park and lake to the north, and channel to the west, it probably is good that the wings are limited to 85' in height so as not to look too bulky. But it means that more of the units must be in the tower to keep the feasible unit count, which means it must be longer than 150'. Also, because the tower will always be more free-standing and not woven into the fabric of a downtown location like in Berkeley, all the more reason to try to get as many units in the tower since the views will always be very good.

The south wing of our tower is about 60'-65' above grade and the north wing is about 85' above grade. By staff's recommendations for a base of up to 85' with a CUP, our south wing could be up to 85' or 2-3 floors higher. So if we were to get the CUP, we would actually not be taking full advantage of what it allows. We have been keeping the south wing lower in height to be similar to the height of the buildings at the other three corners of E 12th and 2nd Ave.

Sorry for going too long but I hope this helps explain the situation. If the Planning Commission's recommendations went forward, then the Lake Merritt tower project would overall lose about 60 units, even after bulking up the south wing to 85' high and 65' wide, and the north wing to 65' wide. It would also place a much bigger and bulkier façade facing the lake—100' wide instead of the

present slender look of 65'. It would also shrink the available outdoor space at the podium level, since the overall building footprint will have grown to make up for the loss of units in the tower—both the north and south wings will become double-loaded corridor extensions of the main tower. Those wings are presently more slender because they are single-loaded with units on one side of the corridor only.

Michael Pyatok, FAIA
Principal



T. 510.465.7010 x118 / mpyatok@pyatok.com

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

From: Li, Hui Chang [mailto:HLi@oaklandnet.com]
Sent: Tuesday, October 14, 2014 2:29 PM
To: mjohnson@urbancorellc.com; rtdevelops@comcast.net
Cc: Mike Pyatok
Subject: FW: highrise design guidelines for the Lake Merritt Specific plan

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)
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). 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:

| | Planning Commission Recommendation |
|-------------------------------------|---|
| 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 | Website: 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

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

From: [Mulvey, Christia](#)
To: [Li, Hui Chang](#)
Subject: RE: housing list
Date: Tuesday, October 28, 2014 5:31:07 PM

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
<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”?

Will respond tomorrow on this and the rest!

4. Funding
- a. What do “other local” funds consists of?
 - 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)
 - c. Confirm: “Total City/Agency Funds” = ORA + HOME + Other Local
 - d. Confirm: “% City” = “Total City/Agency” divided by “Total Development Cost”
 - e. What do “Other public” funds consist of? (I am gathering these would be “non-local” public funds??)

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
<http://www2.oaklandnet.com/Government/o/hcd/index.htm>

From: Li, Hui Chang
To: "jamesevann@aol.com"
Cc: Naomi@17th.com; joelpeter88@gmail.com; wthrelfall@pacbell.net
Subject: RE: In Response to Your Confirming Letter Regarding the Lake Merritt Blvd "Remainder Parcel"
Date: Tuesday, November 18, 2014 11:26:00 AM
Attachments: [Affordable Housing Production in Oakland 2013-14.pdf](#)

Thanks, James.

I realize that the attached document was referenced but missing from the transmittal. Please include it as as part of your files in the Meas DD website archive.

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: Tuesday, November 18, 2014 11:18 AM
To: Li, Hui Chang; wthrelfall@pacbell.net
Cc: Naomi@17th.com; joelpeter88@gmail.com; Flynn, Rachel; Lane, Patrick; Estes, Lesley
Subject: In Response to Your Confirming Letter Regarding the Lake Merritt Blvd "Remainder Parcel"

Many thanks Hui,

The Measure DD Coalition meeting last night heard your report that a draft response had been prepared and that the confirming letter would soon be transmitted. The report was received positively by the Coalition and the Department's response now received will be filed in the Meas DD website archive.

Within the week, the Subcommittee will reply to the status update you provided on the "wind and shadow" studies.

James E Vann, for the
Meas DD Subcommittee on Development of the "Remainder Parcel"

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

From: Li, Hui Chang <HLi@oaklandnet.com>
To: wthrelfall@pacbell.net
Cc: Naomi <Naomi@17th.com>; jamesevann <jamesevann@aol.com>; joelpeter88@gmail.com; Flynn, Rachel <RFlynn@oaklandnet.com>; Lane, Patrick <PLane@oaklandnet.com>; Estes, Lesley <LEstes@oaklandnet.com>
Sent: Tue, Nov 18, 2014 10:39 am
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 Threlfall, 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,

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, 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.

Especial thanks and appreciation to Director Flynn and Planning Manager Patrick Lane for their cooperative consideration.

Director Flynn's 30 October letter is addressed to Oakland Tenants Union, certainly one of the concerned and requesting organizations. The initial requests, however, relating to the "remainder parcel" were submitted 21 May & 21 July by the Measure DD Community Coalition, the City-ordained organization charged with monitoring and oversight of DD projects.

Accordingly, it is requested that the same letter (with minor revisions as appropriate) be transmitted to the DD Coalition for the Coalition's records, as followup and response to the initial request and report of DD's appointed "Subcommittee on the Lake Merritt Boulevard Remainder Parcel"

The transmittal can be addressed to:

Subcommittee on Lake Merritt Boulevard Remainder Parcel
Measure DD Community Coalition

via:

William Threlfall, DD Coordinator wthrelfall@pacbell.net

with Copies to the Subcommittee:

Naomi Schiff, Naomi@17th.com
Joel Peter, joelpeter88@gmail.com
James E Vann jamesevann@aol.com

Many thanks,
James E Vann,
for the Meas DD Subcommittee

From: Li, Hui Chang
To: [Boyd, Diane](#)
Subject: RE: Item 9A on 2/11 PRAC agenda
Date: Tuesday, February 10, 2015 11:34:00 AM

Hi Diane,

When you get a chance, could you give me a quick call about this or send me email.

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: Li, Hui Chang
Sent: Friday, February 06, 2015 11:34 AM
To: Boyd, Diane
Subject: Item 9A on 2/11 PRAC agenda

Hi Diane,

I see that the staff report for next Wednesday's PRAC meeting is posted online and that the images are in black and white and not that great quality.

Do the copies that PRAC members receive look like this too or do they receive color copies?

I am asking b/c I am wondering if it would be helpful for the Developer's design team to have color copies of the landscape plan ready for distribution and/or a powerpoint ready for their presentation to PRAC ?

What do you recommend?

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: [Bondi, James](#)
To: [Li, Hui Chang](#)
Subject: RE: June 25th Council Report: ENA for 12th St Remainder with UrbanCore-Integral
Date: Friday, May 31, 2013 2:00:04 PM
Attachments: [Council report - ENA 12th Remainder UrbanCore, JAB 0531.doc](#)

Hi Hui-Chang, some relatively minor edits made as shown in track changes on the attached. Just FYI, standard writing style says that numbers ten or less be spelled out, while double-digits use numerals, which is why I changed a few 1's to ones, for instance. Not a big deal. Good report.

Jim Bondi
City Administrator Analyst
Office of the City Administrator
510-238-6654

From: Li, Hui Chang
Sent: Thursday, May 30, 2013 4:08 PM
To: Bondi, James; Rossi, Daniel; Montu, Janelle; Hunter, Gregory; Lane, Patrick
Subject: June 25th Council Report: ENA for 12th St Remainder with UrbanCore-Integral

Jim – attached are the report and resolutions for your review, along with Attachment A & B.

Dan – please review resolution & sign, along with transmittal.

Janelle – please sign transmittal and email back to me.

Gregory & Patrick – please review and get comments to me as soon as possible but no later than **10am on Monday, 6/3**. I have left you both hard copies

Also, please advise:

1. Is it better to include the ENA's Schedule of Performance only or should I also include the actual ENA document since it is pretty much complete?
2. Confirm: the Property was transferred to the Successor Agency **in February of 2012**, with the dissolution of Redevelopment.

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:** [Jeffrey Levin](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** Re: Lake Merritt Apt projects  
**Date:** Wednesday, June 25, 2014 11:56:21 AM

---

Yes, that's essentially it. Condos are separate parcels. A condo map subdivides a property and describes the boundaries of each parcel. Each owner has exclusive title to their own unit, plus owns a share of the common space.

Most of the time developers will do a condo map, even if they don't sell the units right away. If they already have the condo map in place, they aren't subject to the city's condo conversion law because technically no conversion is taking place.

Broadway-Grand is a good example. It was built as condos, but was operated as rental for several years. When the market improved, the units were sold to individual owners without having to go through the city's cindo conversion process.

On Wednesday, June 25, 2014, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:

I don't know. What is a condo map? I assume it means it allows developer the option to convert units to for-sale condos at a later point, even if they units initially will be for rental? I don't know but will ask.

---

***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:** Jeffrey Levin [mailto:[jeff@ebho.org](mailto:jeff@ebho.org)]  
**Sent:** Tuesday, June 24, 2014 4:56 PM  
**To:** Li, Hui Chang  
**Subject:** Re: Lake Merritt Apt projects

I assume they would build with a condo map, but rent them out nonetheless?

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](#)!

On Tue, Jun 24, 2014 at 4:47 PM, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:

Rental units

**From:** Jeffrey Levin [mailto:[jeff@ebho.org](mailto:jeff@ebho.org)]

**Sent:** Tuesday, June 24, 2014 4:46 PM

**To:** Li, Hui Chang

**Subject:** Re: Lake Merritt Apt projects

Thanks....one more question. Do you know if UrbanCore is planning to do the remainder parcel as for-sale condos or as rental units?

Jeffrey P. Levin

Policy Director

East Bay Housing Organizations

538 9th Street, Suite 200 | Oakland, CA 94607

[510-663-3830 x316](tel:510-663-3830)

[jeff@ebho.org](mailto:jeff@ebho.org)

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

On Tue, Jun 24, 2014 at 3:38 PM, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:

The adjacent site, about 3.5 acres, is owned by OUSD and, yes, UrbanCore has been in ongoing discussions with OUSD to be the developer for that site at a later phase, which has potential for 600-800 units in a mixed use complex.

The last I heard OUSD will be issuing an RFP for that site, but if that has changed, I don't know the latest.



---

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

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Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

**From:** Jeffrey Levin [mailto:[jeff@ebho.org](mailto:jeff@ebho.org)]  
**Sent:** Tuesday, June 24, 2014 3:15 PM  
**To:** Li, Hui Chang  
**Subject:** Lake Merritt Apt projects

Hi Hui....

A couple weeks ago you sent me the ENA for the UrbanCore project on the Lake Merritt Blvd remainder parcel.

We have heard that UrbanCore may also be considering development on the adjacent OUSD property. Do you know if this is the case? And if so, would this be the same development, or a second development?

Thanks in advance.....

Jeffrey P. Levin

Policy Director

East Bay Housing Organizations

538 9th Street, Suite 200 | Oakland, CA 94607

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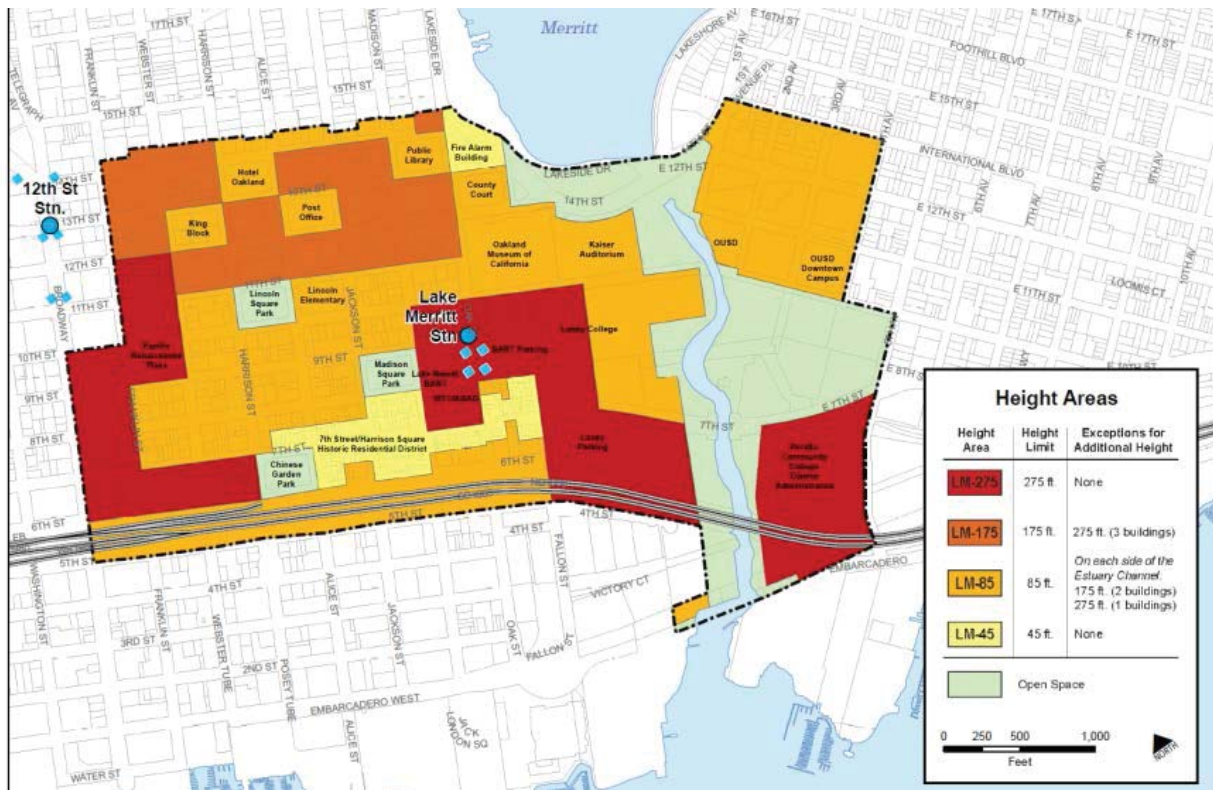


**From:** Li, Hui Chang  
**To:** [Ferracane, Christina](#)  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations  
**Date:** Monday, October 13, 2014 10:39:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hmm...can you help me understand what this means? It looks like the 12<sup>th</sup> St Remainder Parcel is in the "LM-85" zone, which will allow heights of up to 85 feet – did I get that right?...but with a condition use permit a limited number of buildings will be allowed more height?

**From:** Ferracane, Christina  
**Sent:** Friday, October 10, 2014 6:09 PM  
**To:** Li, Hui Chang  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

No change, see here:



**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:** Li, Hui Chang  
**Sent:** Friday, October 10, 2014 4:41 PM  
**To:** Ferracane, Christina  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

These are calculations I made myself based on drawings submitted by Pyatok. Although, I have sent email to Pyatok to confirm and have not heard back from him yet.

Also, what did PC decide about height of building? My understanding was that they would recommend one of two options presented by staff?

- Option 1 Height District – 275 ft
- Option 2 Height District – 85ft, with additional height (275ft) allowed with CUP

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

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Project Implementation Division

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Tel: 510.238.6239 Fax: 510.238.3691

---

**From:** Ferracane, Christina  
**Sent:** Friday, October 10, 2014 4:38 PM  
**To:** Li, Hui Chang  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Did we get the calcs from the architect? Cause I remember asking Payatok about one of the dims and did conform with the proposal . The other thing about proposal is that you can go longer with CUP.

Given the uncertainty, I don't think I'll include in staff report, but let's continue the conversation next week.

**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:** Li, Hui Chang  
**Sent:** Friday, October 10, 2014 4:33 PM  
**To:** Ferracane, Christina  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Looks like although the floor plate of the tower is well below the % of site area that staff recommended, the other dimensions of Lake Merritt Blvd Tower would not be in compliance with even staff recommendations...

---

**From:** Ferracane, Christina  
**Sent:** Friday, October 10, 2014 4:30 PM  
**To:** Li, Hui Chang  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

thanks

**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:** Li, Hui Chang  
**Sent:** Friday, October 10, 2014 4:19 PM  
**To:** Ferracane, Christina  
**Cc:** Gray, Neil D. ([NGray@oaklandnet.com](mailto:NGray@oaklandnet.com))  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Here are my calculations for the Lake Merritt Tower.

|                                 | Staff recommendation              | Planning Commission recommended October 8, 2014 | Lake Merritt Blvd Apts @ 12th St Remainder Parcel | Parcel size (acre) | % of site area |
|---------------------------------|-----------------------------------|-------------------------------------------------|---------------------------------------------------|--------------------|----------------|
| Maximum Floor Plate             | 10,000 SF or 65%-75% of site area | 6,500 to 8,500 SF                               | 13510                                             | 40075.2            | 34%            |
| Maximum building length         | 150'                              | 90' to 100'                                     | 193.2                                             |                    |                |
| Maximum diagonal length         | 180'                              | 125'                                            | 205                                               |                    |                |
| Minimum distance between towers | 50'                               | 115'                                            | n/a                                               |                    |                |

---

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

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Project Implementation Division

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Tel: 510.238.6239 Fax: 510.238.3691

---

**From:** Ferracane, Christina

**Sent:** Friday, October 10, 2014 12:27 PM  
**To:** Li, Hui Chang  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

<http://mapgis.oaklandnet.com/planmap/index.aspx>

**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:** Li, Hui Chang  
**Sent:** Friday, October 10, 2014 12:26 PM  
**To:** Ferracane, Christina  
**Cc:** Lane, Patrick; Gray, Neil D.  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Thanks for the update, Christina.

I just forwarded your message to UrbanCore to get the news out to them immediately, although I would like the chance to talk to you about this in more detail to better understand what the possible implications are for UrbanCore's project.

Patrick asked me to look into the last 3 towers that were built in downtown –Essex Ellington, and 100 Grand – too see how those tower dimensions compare to the tower regulations that PC recommended. Hopefully, that data would help to show why staff does not support the PC's recommended changes.

---

**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:** Ferracane, Christina  
**Sent:** Thursday, October 09, 2014 3:00 PM  
**To:** Gray, Neil D.; Li, Hui Chang; Patrick Lane ([plane@oaklandnet.com](mailto:plane@oaklandnet.com))  
**Subject:** FW: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Below are the revised tower standards that were recommended by PC as a last-minute change last night:

- Maximum floor plates should be in the 6,500 to 8,500 square foot range (not the proposed 10,000 sq. ft. or 65-75% of site area, whichever is greater).
- Maximum building length should be in the 90 to 100 foot range (not the proposed 150').
- Maximum diagonal length should be 125 feet (not the proposed 180').
-  The distance between towers should be a minimum of 115 feet apart (not the proposed 50.).

I am conferring with Darin and Rachel, but I think that staff will clarify that we do not support the PC's recommended changes. It would also be advisable for you to contact Urban Core, so they can express their opinion about this to PC.

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---

**From:** Chris Pattillo [<mailto:pattillo@pgadesign.com>]  
**Sent:** Thursday, October 09, 2014 9:36 AM  
**To:** Ferracane, Christina  
**Cc:** Merkamp, Robert; Flynn, Rachel  
**Subject:** Re: Lake Merritt BART Station Area Plan - Chinatown Coalition and OHA comments

Christina,

First I want to thank you for the pace of your presentation. I presume you were going through things at a slow, even pace so that the translators could follow your presentation but I also appreciated it. I was able to follow everything you said whereas frequently the staff presentations are delivered with such speed it strains the brain to keep up. I also thought the content was right on, clear and just the right amount of detail. Perfectly presented. Thank you.

With regard to the Tower Design Standards I was referring to the October 5, 2014 communication from OHA which had an attachment dated June 11, 2012 written by the Coalition. The table with comparison data from Vancouver and San Francisco was in the Coalition letter and the recommended heights I read into the record were actually in the OHA letter under item 2. on page 2.

I have a hard copy of Chris Buckley's wordsmithing comments on the Design Guidelines. see attached for reference documents. If any of this does not come through clearly you could ask Naomi or Chris for their originals. I meant to include Chris' piece under the category of No. 4 "authorize staff to make minor ongoing revisions ....." If you have a problem with some of what Chris Buckley suggested it is OK with me if you NOT take every word literally.

Great job last night.

Chris

**Chris Pattillo** FASLA  
President

**PGAdesign**  
LANDSCAPE ARCHITECTS  
444 17th Street  
Oakland, CA 94612  
Direct | 510.550.8855  
Main | 510.465.1284  
PGAdesign.com

On Wed, Oct 8, 2014 at 9:28 PM, Ferracane, Christina <[CFerracane@oaklandnet.com](mailto:CFerracane@oaklandnet.com)> wrote:  
Hi Chris –

I am trying to incorporate the “conditions of approval” recommended in the PC’s motion tonite into a City Council report due this Friday. I am hoping you can clarify which comment letters you were referring to, so I make sure to capture the correct changes, specifically related to :

- Revised tower standards (Chinatown Coalition letter?)
- Chris Buckley’s edits to the Design Guidelines (OHA letter)

Thanks for your time and thoughts on this, Christina

**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:** Li, Hui Chang  
**To:** "Mike Pyatok"  
**Cc:** [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net); Dan Hogman; Ferracane, Christina; Lane, Patrick; Gray, Neil D. ([NGray@oaklandnet.com](mailto:NGray@oaklandnet.com))  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations  
**Date:** Monday, October 13, 2014 11:25:00 AM  
**Attachments:** [image001.png](#)

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Thanks, Mike.

The comparative information on 1200 Lakeshore is helpful.

To be clear, I calculated that the Lake Merritt Tower foot print is 13,510 SF assuming a length of 193' and width of 70'. Can you confirm those two dimensions are correct?

I have copied Christina Ferracane, planning staff for the Lake Merritt Plan, to this email, so she is aware of your concerns that these recommended tower regulations will make middle-range, market-rate rental apartments infeasible in the Oakland market.

As I understand from Christina, longer building lengths can be allowed with a CUP...

This item will be heard next at the CED Committee on 10/28 (from 2 to 4pm). The related staff report for this agenda item is not yet public, but I can track it and let you know about it once it is. So, at this point, I recommend your team call and write a letter with your concerns to members of the City Council, especially those on the CED committee (Reid, McElhaney, Schaaf, Kernighan). You should also plan to attend the 10/28 CED committee and speak on this issue. After CED, this item is scheduled to be heard at City Council twice – 11/5 and 11/18.

---

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

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

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---

**From:** Mike Pyatok [<mailto:mpyatok@pyatok.com>]  
**Sent:** Saturday, October 11, 2014 6:50 PM  
**To:** Li, Hui Chang  
**Cc:** [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net); Dan Hogman  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Hui Chang—

The enclosed area of our Lakeside Tower is actually about 12,750 sf.

I would like to point out, that 1200 Lakeshore's footprint is 210' long and 75' wide, with a diagonal of about 225'. While it has about 13,000 sf of enclosed space, it has wrap-around balconies on all 4 sides, so its footprint is more like 15,750 sf

I don't know where the Planning Commission is coming from on this issue, but I believe their recommendations will produce infeasible projects for Oakland, or at best, they will work only for luxury condos, with only about 8 units per floor at most. This won't work for middle-range, market-rate rental apartments which need at least 12 or more units per floor to pay for all the structure, elevators, fire stairs and fire-fighting systems. This is the problem with studies that refer to towers in places like San Francisco and Vancouver. Both are very high-end markets—they simply don't apply to Oakland's real estate conditions. The reality is that while the construction costs for such a building are the same whether in Oakland or San Francisco, the rents or sales prices are lower in Oakland. Hence the need for a different building type. Also, the staff recommendation of a maximum length of 150' will produce only about 10 units per floor.



Michael Pyatok, FAIA  
Principal



T. 510.465.7010 x118 / mpyatok@pyatok.com

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

---

**From:** Li, Hui Chang [<mailto:HLi@oaklandnet.com>]  
**Sent:** Friday, October 10, 2014 4:22 PM  
**To:** Mike Pyatok  
**Cc:** [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net)  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi again Mike,

This is what I calculated based on the latest drawings you submitted. Could you help me confirm that this is correct? Feel free to give me a call. Thank you!

|                                     | Staff<br>recommendation               | Planning<br>Commission<br>recommended<br>October 8,<br>2014 | Lake Merritt<br>Blvd Apts @<br>12th St<br>Remainder<br>Parcel | Parcel<br>size<br>(acre) | % of site<br>area |
|-------------------------------------|---------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------|--------------------------|-------------------|
| Maximum Floor Plate                 | 10,000 SF or 65%-<br>75% of site area | 6,500 to 8,500<br>SF                                        | 13510                                                         | 40075.2                  | 34%               |
| Maximum building length of building | 150'                                  | 90' to 100'                                                 | 193.2                                                         |                          |                   |
| Maximum diagonal length             | 180'                                  | 125'                                                        | 205                                                           |                          |                   |
| Minimum distance between towers     | 50'                                   | 115'                                                        | n/a                                                           |                          |                   |

---

**From:** Li, Hui Chang  
**Sent:** Friday, October 10, 2014 3:56 PM  
**To:** 'Mike Pyatok'  
**Cc:** [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net); Lane, Patrick; Gray, Neil D.  
**Subject:** RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Mike,

If City Council decides to go with Planning Commission recommendations, then, yes the Lake Merritt Blvd Apts would be subjected to these new rules. This agenda item (i.e. approval of Lake Merritt Station Area Plan and associated FEIR and related zoning changes) goes to the CED Committee on 10/28. Staff is finalizing that staff report today. Staff will have to show in the report to Council how these tower regulations would apply to the Lake Merritt Blvd Apts.

So, can you do me a favor and fill in what the measurements are for Lake Merritt Blvd Apts in table below?

Staff is also considering including data on the last 3 towers that were built downtown –Essex Ellington, and 100 Grand – to show how those tower dimensions compare to the tower regulations that PC recommended.

|  |  |          |                             |
|--|--|----------|-----------------------------|
|  |  | Planning | Lake Merritt<br>Blvd Apts @ |
|--|--|----------|-----------------------------|

|                                     | Staff recommendation                       | Commission recommended<br>October 8, 2014 | 12th St<br>Remainder<br>Parcel |
|-------------------------------------|--------------------------------------------|-------------------------------------------|--------------------------------|
| Maximum Floor Plate                 | 10,000 SF or<br>65% to 75% of site<br>area | 6,500 to 8,500<br>SF                      |                                |
| Maximum building length of building | 150'                                       | 90' to 100'                               |                                |
| Maximum diagonal length             | 180'                                       | 125'                                      |                                |
| Minimum distance between towers     | 50'                                        | 115'                                      |                                |

---

**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:** Mike Pyatok [<mailto:mpyatok@pyatok.com>]  
**Sent:** Friday, October 10, 2014 3:30 PM  
**To:** Li, Hui Chang  
**Cc:** [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net); Lane, Patrick; Gray, Neil D.  
**Subject:** Re: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

These changes basically kill the financial feasibility of any towers for anywhere in Oakland. I am surprised the Commission can be so naive.

But since the lakeside tower was submitted before these changes, are we subjected to this change in rules?

Sent from my iPhone

On Oct 10, 2014, at 12:27 PM, "Li, Hui Chang" <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:

Hi Michael,

I want to make sure your team is aware of the revised tower standards that were recommended by Planning Commission as a last-minute change last night.

See email below from Christina (planner for the Lake Merritt Station Area Plan).

---

**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:** Ferracane, Christina  
**Sent:** Thursday, October 09, 2014 3:00 PM  
**To:** Gray, Neil D.; Li, Hui Chang; Patrick Lane ([plane@oaklandnet.com](mailto:plane@oaklandnet.com))  
**Subject:** FW: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Below are the revised tower standards that were recommended by PC as a last-minute change last night:

<image001.png>

I am conferring with Darin and Rachel, but I think that staff will clarify that we do not support the PC's recommended changes. It would also be advisable for you to contact Urban Core, so they can express their opinion about this to PC.

**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:** Chris Pattillo [<mailto:pattillo@pgadesign.com>]  
**Sent:** Thursday, October 09, 2014 9:36 AM  
**To:** Ferracane, Christina  
**Cc:** Merkamp, Robert; Flynn, Rachel  
**Subject:** Re: Lake Merritt BART Station Area Plan - Chinatown Coalition and OHA comments

Christina,

First I want to thank you for the pace of your presentation. I presume you were going through things at a slow, even pace so that the translators could follow your presentation but I also appreciated it. I was able to follow everything you said whereas frequently the staff presentations are delivered with such speed it strains the brain to keep up. I also thought the content was right on, clear and just the right amount of detail. Perfectly presented. Thank you.

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I have a hard copy of Chris Buckley's wordsmithing comments on the Design Guidelines. see attached for reference documents. If any of this does not come through clearly you could ask Naomi or Chris for their originals. I meant to include Chris' piece under the category of No. 4 "authorize staff to make minor ongoing revisions ....." If you have a problem with some of what Chris Buckley suggested it is OK with me if you NOT take every word literally.

Great job last night.

Chris

**Chris Pattillo** FASLA  
President

**PGAdesign**  
LANDSCAPE ARCHITECTS  
444 17th Street  
Oakland, CA 94612  
Direct | 510.550.8855  
Main | 510.465.1284  
[PGAdesign.com](http://PGAdesign.com)

On Wed, Oct 8, 2014 at 9:28 PM, Ferracane, Christina <[CFerracane@oaklandnet.com](mailto:CFerracane@oaklandnet.com)> wrote:  
Hi Chris –

I am trying to incorporate the “conditions of approval” recommended in the PC’s motion tonite into a City Council report due this Friday. I am hoping you can clarify which comment letters you were referring to, so I make sure to capture the correct changes, specifically related to :

- Revised tower standards (Chinatown Coalition letter?)

- Chris Buckley's edits to the Design Guidelines (OHA letter)

Thanks for your time and thoughts on this, Christina

**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:** [Gray, Neil D.](#)  
**To:** [Ferracane, Christina](#); [Manasse, Edward](#)  
**Cc:** [Li, Hui Chang](#)  
**Subject:** RE: Lake Merritt Blvd Apts - FAR?  
**Date:** Tuesday, October 28, 2014 12:16:53 PM

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The FAR would be 8.13 based on calculations on the plans. Note that this does not include parking per the definition of floor area.

**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:** Ferracane, Christina  
**Sent:** Tuesday, October 28, 2014 11:42 AM  
**To:** Gray, Neil D.  
**Cc:** Li, Hui Chang  
**Subject:** Lake Merritt Blvd Apts - FAR?

Neil –

Per Ed's request, can you please calculate the FAR of the project (or contact Payatok to provide you with the number) before the 2pm CED meeting today. We want to understand if we have any wiggle room.

Sorry for the short turn around!

Thanks,

**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:** [Gerard, Jennie](#)  
**To:** [Crystal Beverly](#)  
**Cc:** [Mendoza, Mandalyn](#); [Li, Hui Chang](#); [Kernighan, Pat](#)  
**Subject:** RE: Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013  
**Date:** Wednesday, October 16, 2013 2:30:20 PM

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Thank you, Crystal, for forwarding the flyer for the community meeting of October 24. We expect to broadcast the flyer this week to Council President Kernighan's E-News recipients.

Has the flyer been sent to the other 16 e-mail addresses that we provided to Mr Ronnie Turner and before him to Mr Merlin Edwards, which are highlighted below? If not, I hope that you will have done so by close of business today since the meeting is only eight days hence. Please advise.

Council President Kernighan's E-News: We will be sending out the October edition before the 10/28 meeting so can include an announcement there then. Please send you announcement to [jgerard@oaklandnet.com](mailto:jgerard@oaklandnet.com) by Monday, October 14 at the latest.

Lake Neighbors - Sasha Esposito San Roman ([sasha@sanroman-m.com](mailto:sasha@sanroman-m.com)); e-mail list of a couple hundred names of residents of the East Lake area

Lake Merritt Business Association – Steve Ma ([stevemawoodys@gmail.com](mailto:stevemawoodys@gmail.com)) is chair of this group of businesses and apartment building representatives.

East Lake Merchants Watch – Thu Nguyet Pham ([pham1@yahoo.com](mailto:pham1@yahoo.com)), the leader of a group of 30+ businesses in the Clinton Park area

Cleveland Heights Neighbors yahoo site – Jim Ratliff ([jim@virtualperfection.com](mailto:jim@virtualperfection.com)), administrator of the site, which reaches a couple hundred residents between Lakeshore Ave and Park Blvd, E 18th St and MacArthur Blvd

Bella Vista/17Y NCPC yahoo site - [17Y\\_NCPC@yahoogroups.com](mailto:17Y_NCPC@yahoogroups.com); e-mail list of a couple hundred residents living between Park Blvd & 14th Ave, E 21st St and MacArthur Blvd primarily.

1200 Lakeshore – Amy Marshall ([amy@1200lakeshore.com](mailto:amy@1200lakeshore.com)) is the building manager.

America's Best Value Inn - Paul Schriner, 510. 444-4949 (motel's main line)

Oakland Heritage Alliance – Naomi Schiff ([Naomi@17th.com](mailto:Naomi@17th.com)) can distribute the announcement to OHA membership

Coalition of Advocates for Lake Merritt – James Vann ([jamesevann@aol.com](mailto:jamesevann@aol.com)) is a leader of the group whose proposal for what has become the Lake Merritt Blvd created the remainder parcel.

Measure DD Community Coalition – [info@waterfrontaction.org](mailto:info@waterfrontaction.org); e-mail list of many dozens of people watching very carefully the improvements in and around Lake Merritt, particularly at the south end of the lake

Community Stakeholder Group (CSG) of the Lake Merritt Station Area Plan – Christina Ferracane ([cferracane@oaklandnet.com](mailto:cferracane@oaklandnet.com)). The remainder parcel is located within the Lake Merritt Station Area Plan boundary, and representatives on the CSG are very interested in this site, which is a gateway to the East Lake. Christina is a planner working on the plan.

Oakland Unified School District –David Kakishiba, President of the OUSD Board of Education ([david.kakishiba@ousd.k12.ca.us](mailto:david.kakishiba@ousd.k12.ca.us) and [junji@ebayc.org](mailto:junji@ebayc.org)), Jody London, OUSD Board Member ([jody.london@ousd.k12.ca.us](mailto:jody.london@ousd.k12.ca.us)), Tim White, Asst Superintendent for Facilities ([timothy.white@ousd.k12.ca.us](mailto:timothy.white@ousd.k12.ca.us)). FYI, Mr Kakishiba is responsible for having procured the meeting site for UrbanCore-Integral LLC's meeting.

Laney College –Marco Menendez, dean overseeing the college's master plan preparation ([mmenendez@peralta.edu](mailto:mmenendez@peralta.edu))

Peralta Community College District – Altheria Smith, Facilities Manager ([atheriasmith@peralta.edu](mailto:atheriasmith@peralta.edu))

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:** Crystal Beverly [<mailto:cbeverly@urbancorellc.com>]  
**Sent:** Wednesday, October 16, 2013 2:20 PM  
**To:** Gerard, Jennie  
**Subject:** Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013

Council President Kernighan's,

Enclosed Flyer Attached.

Regards,

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

**From:** [Ferracane, Christina](#)  
**To:** [Crystal Beverly](#)  
**Cc:** [Gray, Neil D.](#); [Lane, Patrick](#); [Li, Hui Chang](#)  
**Subject:** RE: Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013 6:30-8:30 p.m.  
**Date:** Wednesday, October 16, 2013 3:06:54 PM

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Hi Crystal – We can pass this on to stakeholders involved in the Lake Merritt Station Area Plan. I've copied my colleagues who are also working on the Lake Merritt Boulevard Apartments Project.

**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](mailto:cferracane@oaklandnet.com)

[www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

**From:** Crystal Beverly [<mailto:cbeverly@urbancorellc.com>]  
**Sent:** Wednesday, October 16, 2013 3:04 PM  
**To:** Ferracane, Christina  
**Subject:** Lake Merritt Boulevard Apartments Project-Community Meeting October 28, 2013 6:30-8:30 p.m.

Good Day Christina,

Enclosed is the Attached Flyer for the Community Meeting-October 28, 2013 6:30-8:30 p.m.

Regards,

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



**From:** Li, Hui Chang  
**To:** [Gerard, Jennie](#)  
**Subject:** RE: Lake Merritt Boulevard Apartments  
**Date:** Thursday, February 05, 2015 2:17:00 PM  
**Attachments:** [Staff Report12th St Remainder ENA FINAL.pdf](#)

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Jennie, here is info for you to forward on or cut/paste as you see fit. I also attached the staff report to Council and resolution authorizing the ENA.

Let me know if you need anything else to be responsive to the questions.

Hui-Chang

++++++

The "12th Street Remainder Parcel" ("Remainder Parcel") is owned by the City of Oakland. This 0.925 acre of land was previously public right-of-way and was 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

In Fall 2012, staff received Letters of Interests for the development of the 12th Street Remainder Parcel. The unsolicited proposals were presented at a Closed Session meeting of the City Council on December 4th 2012. The Council directed staff to issue a mini Request for Proposals ("RFP") to those parties that had shown interest in purchasing the Remainder Parcel 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 will be presenting to the Parks and Recreation Advisory Committee on February 11<sup>th</sup> 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.

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 Planning staff is scheduling this item for Planning Commission in March.

---

**From:** Gerard, Jennie  
**Sent:** Thursday, February 05, 2015 11:30 AM  
**To:** Li, Hui Chang  
**Subject:** FW: Lake Merritt Boulevard Apartments

Hi Hui-Chang,

Would you please prepare a response to the second question for either you or me to send to Tony Marks-Block? Please advise. 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

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>]  
**Sent:** Wednesday, February 04, 2015 6:56 PM  
**To:** Gerard, Jennie  
**Cc:** Guillen, Abel; Kong, Heidi

**Subject:** Re: Lake Merritt Boulevard Apartments

Hello Abel, Jennie and Heidi-

Eastlake United for Justice would like to set up a meeting with Abel about the Lake Merritt Tower Apartments and other new developments in the neighborhood. We were thinking that the week of February 16th would be best, and potentially during the lunch hour. Please let me know if either Tuesday, Wednesday or Thursday are possibilities.

In the meantime, we were wondering if your office could provide us with a **history of the project. Was there an RFP? Was it a part of a redevelopment plan? How did the City of Oakland solicit this project?**

Thank you very much!!

Tony Marks-Block  
District 2 resident

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  
Ap 21 - City Council public hearing – second reading  
Fall – City closes on sale of property

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

Questions? Please get in touch.

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

In the office Monday - Thursday

City Offices closed on these upcoming 2015 holidays:

February 12 – Lincoln’s Birthday

February 16 – President’s Day

May 25 – Memorial Day  
July 4 – Independence Day

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

Jennie,

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

AG

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

Councilman Guillen,

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

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

Thank you very much!

Tony Marks-Block  
1051 Bella Vista Ave

**From:** [Brad Flewellen](#)  
**To:** [Li, Hui Chang](#); [Hunter, Gregory](#); [Lane, Patrick](#); [Gray, Neil D.](#); [Ferracane, Christina](#)  
**Cc:** [ajball@suffolkconstruction.com](#); [PTuozzolo@suffolk.com](#); [Derek Davis](#); [Ronnie Turner](#); [Michael Johnson](#); [Mike Pyatok](#); [Austin, Doug](#); [Peter Waller](#); [Dan Hogman](#)  
**Subject:** Re: Lake Merritt Drawings - Full Set  
**Date:** Tuesday, August 05, 2014 3:21:41 PM

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Hello,

Please see below a Dropbox link to access a replacement set of drawings for the Lake Merritt Tower development. Please feel free to contact me if you have any trouble accessing the link provided. Thanks.

**Dropbox Link:**

<https://www.dropbox.com/sh/p9xswt8h6xv7f0o/AAA0T99AaXxDkdSwSKmukCpaa>



On Mon, Aug 4, 2014 at 7:44 PM, Brad Flewellen <[bflewellen@urbancorellc.com](mailto:bflewellen@urbancorellc.com)> wrote:

Good Evening,

Please see below a Dropbox link to access the full set of drawings for the Lake Merritt Tower development. Please feel free to contact me if you have any trouble accessing the link provided. Thanks.

**Dropbox Link:**

<https://www.dropbox.com/sh/cfa2rcs74r6bden/AAC2R8VZlcpTyQCGHaRBT5aa>



**From:** [Ferracane, Christina](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** RE: Lake Merritt Station Area Plan - OUTREACH LIST  
**Date:** Monday, August 19, 2013 5:39:43 PM

---

We don't have a specific proposal for heights quite yet. It's likely that for this (and other areas), development would be required to go through a Conditional Use Permit process and/or provide some kind of community benefit (tbd) in order to achieve the maximum height. In addition to overall heights, we may be revising proposals related to the massing of towers (to encourage more slender towers).

I would say UCI can move forward on setting a public meeting date, but let's plan to meet internally soon. Would it work out for you to set the meeting up? (including me, Ed and Rachel from Planning... maybe Neil too) I think it would be good if the meeting invite comes from ONI, since that adds a bit of pressure to figuring out the zoning proposal.

More outreach – City could help generate a list of property owners (and mailing addresses) within a certain buffer around the site. Let me know if UCI is interested in that.

I've pulled Devan off the email chain. I realized that I was confused about the "market feasibility study".

**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](mailto:cferracane@oaklandnet.com)

[www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

---

**From:** Li, Hui Chang  
**Sent:** Monday, August 19, 2013 12:54 PM  
**To:** Ferracane, Christina  
**Cc:** Reiff, Devan  
**Subject:** RE: Lake Merritt Station Area Plan - OUTREACH LIST

Thank you!! ....

*"We may need to discuss how to discuss this (!) as a larger group, including Ed, Rachel and Patrick."*

....and AGREED!

What is the lowered height limit being considered?

Perhaps we can all meet next week when Rachel is back? I assume UCI doesn't need to wait for us to figure this out to set the date of their first public meeting, right? (I just found out the D2 e-newsletter is due to go out this week and it would be timely to be able to set the date by this week so the announcement could be included in that email blasts.)

But I am thinking we should let Developer know soon about any zoning/height changes the City is considering as this affects what they might publically present – e.g. they might need to include a shorter tower version in their presentation.

~~~~~  
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: Ferracane, Christina
Sent: Monday, August 19, 2013 12:10 PM
To: Li, Hui Chang
Cc: Reiff, Devan (DReiff@oaklandnet.com)
Subject: RE: Lake Merritt Station Area Plan - OUTREACH LIST

Hey there –

Just getting into the office. Out with a migraine earlier.

Lake Merritt *tentative* schedule:

DEIR - published - 9/10

DEIR - Landmarks Board - 9/16

DEIR - Planning Commission - 9/25

Zoning - public hearings - October/November

Market (Development Incentive Feasibility) Study - publication and meetings – mid September

I've copied Devan, since he's the project coordinator for the Market Study piece.

I can definitely pass on our email distribution lists and key stakeholder contacts (see attached).

The tricky part about coordinating outreach for the development site is that the Planning Department is in the midst of an internal revision of our proposal for allowed heights in the Station Area (Rachel has some strong opinions about lowering height limits, or at least lowering a trigger for provision of community benefits). We may need to discuss how to discuss this (!) as a larger group, including Ed, Rachel and Patrick.

I am meeting with Devan and Ed later today and will mention this to them (Rachel is out this week).

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: Monday, August 19, 2013 11:54 AM
To: Ferracane, Christina
Subject: Lake Merritt Station Area Plan - OUTREACH LIST

Hi Christina,

Just checking in about the Lake Merritt Station Area Plan – first, is DEIR still on schedule to be released this fall?

Also, the Developer of the 12th St Parcel 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 am thinking about how to best coordinate the outreach for this first public meeting. Do you have recommendations for how we go about notifying interested parties: Who are the key groups (involved in the LMSAP?) that they should be outreaching to? Can you send me the email list to pass on to Developer? Or should I just let Developer know about key groups to set the date with (eg CALM) but then leave it to the various City teams* to do their own email blasts?? I plan to reach out to Pat* and Lynette's* office too to check in with them on their ideas about outreach but started with you first....

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:** [Ferracane, Christina](#)  
**To:** [Li, Hui Chang](#); ["Theresa Wallace"](#)  
**Cc:** [Gray, Neil D. \(NGray@oaklandnet.com\)](#); [Parker, Alicia](#)  
**Subject:** RE: Lake Merritt Station Area Plan  
**Date:** Monday, December 15, 2014 1:02:21 PM

---

Hello all –

That is exactly correct. The EIR was certified and the Plan was adopted on November 18. The zoning was adopted on December 9 (and becomes effective on January 8, 2015).

**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)

\*\* I expect to be OUT of the office on Maternity Leave after **Friday, December 19**. \*\*

---

**From:** Li, Hui Chang  
**Sent:** Monday, December 15, 2014 12:49 PM  
**To:** Theresa Wallace; Ferracane, Christina  
**Cc:** Gray, Neil D. (NGray@oaklandnet.com)  
**Subject:** RE: Lake Merritt Station Area Plan

Hi Theresa,

My understanding is that City Council adopted the Lake Merritt Plan and associated EIR on Tuesday, November 18.

-  
But final passage (second reading) of the Ordinance related to zoning amendments occurred on December 9, 2014. The zoning becomes effective in 30 days (on Jan 8, 2015), assuming there are no appeals during the 30-day period.

So, I don't think there will be further hearings for the LMSAP.

I have added Christina Ferracane, City's Planner for the LMSAP, to this email to confirm/add to/clarify this response.

Christina: I am unclear about when the LMSAP and EIR become effective - is it also on January 8<sup>th</sup> or is it 30 days following November 18?

Thank you,

---

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

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

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**From:** Theresa Wallace [<mailto:Theresa.Wallace@lsa-assoc.com>]  
**Sent:** Monday, December 15, 2014 12:17 PM  
**To:** Li, Hui Chang  
**Subject:** Lake Merritt Station Area Plan

Hi Hui

I am wrapping things up but can't tell from the website – was the Lake Merritt Station Area Plan certified on December 9 or will there be further hearings?

Thanks!

**Theresa Wallace, Associate**

LSA Associates, Inc.  
2215 Fifth Street  
Berkeley, CA 94710  
Phone: 510.540.7331

**From:** [Michael Johnson](#)  
**To:** [Gray, Neil D.](#); [Manasse, Edward](#); [Lane, Patrick](#)  
**Cc:** [Mike Pyatok](#); [Dan Hogman](#); [Li, Hui Chang](#); [Ronnie Turner](#)  
**Subject:** Re: Lake Merritt Tower - Calculations  
**Date:** Wednesday, February 18, 2015 11:52:50 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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All, I met with Mike and his team the other day and we are addressing not only the base of the building to define the entrance, but ALSO the center of the building between the tower elements (elevator core area) as discussed with Ed. FYI, we are adjusting the window pattern and materials btw the towers, as well defining the entrance more definitely. We hope to have updated elevations by next Monday Feb. 23rd FYR prior to making our rounds with presentations to the Planning Commissioners. Thanks, Michael

---

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

On Wed, Feb 18, 2015 at 8:57 AM, Gray, Neil D. <[NGray@oaklandnet.com](mailto:NGray@oaklandnet.com)> wrote:

Hi,

Please contact Ed Manasse at [\(510\)238-3377](tel:(510)238-3377) regarding the treatment of the elevator shafts on the north and south elevations because he can better explain the issue.

--Neil

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

---

**From:** Mike Pyatok [mailto:[mpyatok@pyatok.com](mailto:mpyatok@pyatok.com)]  
**Sent:** Tuesday, February 17, 2015 7:08 PM  
**To:** Gray, Neil D.; Dan Hogman  
**Cc:** Li, Hui Chang; [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net)  
**Subject:** RE: Lake Merritt Tower - Calculations

Hi Neil-

We are addressing the issue of expressing more clearly where the main entry to the lobby is located, so the base of the elevator shaft is not misleading.

The ground floor separation from grade suggested by Planning for that one townhouse will force us out of compliance with Fair Housing requirements. We won't be able to have access to that unit either from the street or from the interior corridor. We are hoping that the 10' setback, with its landscape, will be adequate to deal with the separation. Also note that the sleeping function for that unit is on the second level.

Michael Pyatok, FAIA  
Principal



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

Michael Pyatok, FAIA

[510-465-7010](tel:510-465-7010) ext 118

[510-410-0260](tel:510-410-0260) Mobile

---

**From:** Gray, Neil D. [<mailto:NGray@oaklandnet.com>]  
**Sent:** Tuesday, February 17, 2015 10:36 AM  
**To:** Dan Hogman  
**Cc:** Li, Hui Chang; Mike Pyatok; [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com); [rtdevelops@comcast.net](mailto:rtdevelops@comcast.net)  
**Subject:** FW: Lake Merritt Tower - Calculations

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](tel:(510)238-3878) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: [ngray@oaklandnet.com](mailto:ngray@oaklandnet.com)  
| Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

---

**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](tel:(510)238-3878) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: [ngray@oaklandnet.com](mailto:ngray@oaklandnet.com)  
| Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

---

**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



T. 510.465.7010 x125 / [dhogman@pyatok.com](mailto:dhogman@pyatok.com)

Dan Hogman / Project Architect / [510 465 7010 x125](tel:5104657010)



**From:** [Mike Pyatok](#)  
**To:** [Michael Johnson](#); [Peter Waller](#); [Andy Ball](#); [Ronnie Turner](#); [merlin edwards](#); [Hunter, Gregory](#); [Li, Hui Chang](#); [gspezzano@riverstoneres.com](#); [Gomez, Laine](#); [Lane, Patrick](#); [Leon, Ray T.](#)  
**Cc:** [Faye Paulson](#); [Eduardo Caceres](#); [Crystal Beverly](#)  
**Subject:** RE: Lake Merritt Tower Project  
**Date:** Tuesday, September 24, 2013 5:18:06 PM

---

I will be there.

--

**Michael Pyatok, FAIA**  
**Principal**  
**Pyatok Architects**  
510-465-7010 x118  
[mpyatok@pyatok.com](mailto:mpyatok@pyatok.com)  
[www.pyatok.com](http://www.pyatok.com)

---

**From:** Michael Johnson [mailto:mjohnson@urbancorellc.com]  
**Sent:** Tuesday, September 24, 2013 4:32 PM  
**To:** Mike Pyatok; Peter Waller; Andy Ball; Ronnie Turner; merlin edwards; Hunter, Gregory; hli@oaklandnet.com; gspezzano@riverstoneres.com; Gomez, Laine; Lane, Patrick; Leon, Ray T.  
**Cc:** Faye Paulson; Eduardo Caceres; Crystal Beverly  
**Subject:** Lake Merritt Tower Project

All, my partners from Atlanta will be in town on Monday Sep 30th and I would like you to meet them. I am inviting you to a little reception at my house from 6-8pm on Monday evening. I hope you will be able to join us. Please RSVP back to my email. Thanks, Michael



**From:** [Leon, Ray T.](#)  
**To:** [Michael Johnson](#); [Mike Pyatok](#); [Peter Waller](#); [Andy Ball](#); [Ronnie Turner](#); [merlin edwards](#); [Hunter, Gregory](#); [Li, Hui Chang](#); [gspezzano@riverstoneres.com](mailto:gspezzano@riverstoneres.com); [Gomez, Laine](#); [Lane, Patrick](#); [Leon, Ray T.](#)  
**Cc:** [Faye Paulson](#); [Eduardo Caceres](#); [Crystal Beverly](#)  
**Subject:** Re: Lake Merritt Tower Project  
**Date:** Tuesday, September 24, 2013 4:59:35 PM

---

Count me in....and thanks...

Sent from my BlackBerry 10 smartphone.

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**From:** Michael Johnson  
**Sent:** Tuesday, September 24, 2013 4:31 PM  
**To:** Mike Pyatok; Peter Waller; Andy Ball; Ronnie Turner; merlin edwards; Hunter, Gregory; Li, Hui Chang; [gspezzano@riverstoneres.com](mailto:gspezzano@riverstoneres.com); Gomez, Laine; Lane, Patrick; Leon, Ray T.  
**Cc:** Faye Paulson; Eduardo Caceres; Crystal Beverly  
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Michael



**From:** [Norton, Julia](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** RE: Lake Merritt Tower  
**Date:** Thursday, February 05, 2015 2:17:21 PM  
**Attachments:** [PRAC Public Meeting Lakehouse Feb 2015.docx](#)

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**From:** Li, Hui Chang  
**Sent:** Thursday, February 05, 2015 1:44 PM  
**To:** Norton, Julia  
**Subject:** FW: Lake Merritt Tower

Hi Julia,

Could you take attached image and make a Meeting Notice to the mailing list you prepared?

Flyer should include this info:

Dear Neighbors and Concerned Community Members:

This is a notice of upcoming public meeting at the Parks and Recreation Advisory Committee for UrbanCore's proposed landscaping of the City park adjacent to the "12<sup>th</sup> Street Remainder Parcel":

| Date & Time                         | Meeting                                  | Meeting Location                                    | Agenda & Related Staff report <i>(check back for actual posting)</i>                                                            |
|-------------------------------------|------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Feb 11, 2015, 4:30pm<br>(scheduled) | Parks & Recreation Advisory<br>Committee | Lakeside Garden Center<br>666 Bellevue Ave, Oakland | <a href="http://www2.oaklandnet.com/Government/opr/prac/index.htm">http://www2.oaklandnet.com/Government/opr/prac/index.htm</a> |

---

**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:** Chris Kent [mailto:kent@pgadesign.com]  
**Sent:** Friday, January 23, 2015 9:31 AM  
**To:** Li, Hui Chang  
**Cc:** Dan Hogman; Mike Pyatok; Michael Johnson; Ronnie Turner; Brad Flewellen; Gray, Neil D.  
**Subject:** Re: Lake Merritt Tower

Hui-Chang,

Attached is a plan that shows the park in context with the channel. I think this will work for the PRAC presentation.

Chris

**Christopher Kent** ASLA  
Principal

**PGAdesign**  
LANDSCAPE ARCHITECTS  
444 17th Street  
Oakland, CA 94612  
Direct | 510.550.8851  
Main | 510.465.1284  
Cell | 510.610.6261  
[PGAdesign.com](http://PGAdesign.com)

On Thu, Jan 22, 2015 at 5:24 PM, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:  
Mike/Dan,

For the PRAC report, is it possible for you to send me and Neil a PDF of your presentation used at Tuesday night's community meeting?

There were two elevation/perspectives in particular that you showed that I would like to include in the PRAC report. In addition to the aerial site/landscape plan, I am looking for images that would provide overall context ... show the relation between the channel and park as well as the park and new building, etc..  
What images do you think would be best for that?

Also, in regards to presenting the staff report to PRAC, Neil will introduce the item but will count on landscape designer to be present to answer any detail questions the PRAC may have; and you are welcome to come prepared with a powerpoint, if you think that would be helpful.

Thank you,

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Project Implementation Division

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Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

**From:** Chris Kent [mailto:kent@pgadesign.com]  
**Sent:** Tuesday, January 20, 2015 9:32 AM  
**To:** Gray, Neil D.  
**Cc:** Michael Johnson; Lane, Patrick; Li, Hui Chang; Mike Pyatok; Dan Hogman; Ronnie Turner; Brad Flewellen; Merkamp, Robert  
**Subject:** Re: Lake Merritt Tower

Neil,

Attached is a plan of the park which has been further advanced to explain more about the type of planting and the issues the design considers. Please let me know if you think it will work to explain the park concept adequately to PRAC.

Chris

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[PGAdesign.com](http://PGAdesign.com)

On Thu, Jan 15, 2015 at 10:01 AM, Gray, Neil D. <[NGray@oaklandnet.com](mailto:NGray@oaklandnet.com)> wrote:

Hi Michael,

Can you provide plans that are somewhat conceptual? For instance, the types of plantings instead of the exact species could be identified. We need something real for the PRAC to advise the Planning Commission regarding the CUP. Another option may be to approve the project with a condition that you return later and apply for the CUP for the park improvements. In this case, you would have to pay \$2,906.13 for a separate minor CUP for the park space. I am concerned that the community would want to see the landscape plans prior to approval of the tower.

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

**Sent:** Wednesday, January 14, 2015 11:43 PM

**To:** Gray, Neil D.

**Cc:** Lane, Patrick; Li, Hui Chang; Mike Pyatok; Dan Hogman; Ronnie Turner; Brad Flewellen; Chris Kent

**Subject:** Lake Merritt Tower

Neil, the folks at Pyatok informed me that you are requesting more detailed Landscape Plans for the proposed park adjacent to our project. I would like to ask if we can avoid this additional design work at this time. This will require more investment by our team in advance of getting the entitlements approved by the Planning Commission for the project, and getting a DDA approved by the Council. I believe there is sufficient time to have a detailed plan prepared with the City's and Community input after these two items are approved. The design concept currently can be explained sufficiently by our landscape architects to the Parks & Rec Committee, and we can ask them not for final approval, but just review of the concept, and come back to them for a formal approval later.

Please consider this approach. Thanks for your consideration. We look forward to hearing from you. Regards, Michael

---

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

**From:** [Chris Kent](#)  
**To:** [Li, Hui Chang](#)  
**Cc:** [Gray, Neil D.](#); [Michael Johnson](#); [Lane, Patrick](#); [Mike Pyatok](#); [Dan Hogman](#); [Ronnie Turner](#); [Brad Flewellen](#); [Merkamp, Robert](#)  
**Subject:** Re: Lake Merritt Tower  
**Date:** Friday, January 16, 2015 11:34:05 AM  
**Attachments:** [Lake Merritt Towers Park Concept.pdf](#)

---

Hui Chang,

I have a call out to Neil on this issue but the plan you attached is not the most recent one we submitted, it is an older version.

Attached is the most recent, the one revised after the July meeting. I hope to talk to Neil soon to see if this plan will work or if he wants additional info on it.

Chris

**Christopher Kent** ASLA  
Principal

## PGAdesign

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Oakland, CA 94612  
Direct | 510.550.8851  
Main | 510.465.1284  
Cell | 510 610 6261  
[PGAdesign.com](#)

On Fri, Jan 16, 2015 at 10:03 AM, Li, Hui Chang <[HLi@oaklandnet.com](mailto:HLi@oaklandnet.com)> wrote:

Michael,

I talked to Neil and he is telling me the level of drawing and detail is not enough for him to take to PRAC (the attached drawing is what we have from July 2014).

I recall when your team met with staff and subcommittee of Measure DD to get additional feedback in July, we provided the following comments:

- keep it a passive, low-maintenance open space
- create better access to link new building to channel trail via park
- consider reducing plantings shown along south side border of park to create better access/linkage to adjacent OUSD site as well increase general visibility of park from all directions for safety reasons and to not block views of the new building

I assumed by now you would have updated and refined drawings that reflect those comments.

So there are two options we see:

OPTION 1 – provide more details to the attached drawing/park plan, as requested by Neil by 1/20, so he can make the 1/23 staff deadline to be on PRAC agenda for 2/11

OPTION 2 – Postpone going to PRAC for park approval until after Planning Commission approval (i.e. April 8th). In this case, you would have to pay \$2,906.13 for a separate minor CUP for the park space.

Please let us know what you decide.

---

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

CITY OF OAKLAND, Economic & Workforce Development Department

Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612

Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

---

**From:** Gray, Neil D.

**Sent:** Thursday, January 15, 2015 10:01 AM

**To:** Michael Johnson

**Cc:** Lane, Patrick; Li, Hui Chang; Mike Pyatok; Dan Hogman; Ronnie Turner; Brad Flewellen; Chris Kent; Merkamp, Robert

**Subject:** RE: Lake Merritt Tower

Hi Michael,

Can you provide plans that are somewhat conceptual? For instance, the types of plantings instead of the exact species could be identified. We need something real for the PRAC to advise the Planning Commission regarding the CUP. Another option may be to approve the project with a condition that you return later and apply for the CUP for the park improvements. In this case, you would have to pay \$2,906.13 for a separate minor CUP for the park space. I am concerned that the community would want to see the landscape plans prior to approval of the tower.

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**From:** Michael Johnson [<mailto:mjohnson@urbancorellc.com>]  
**Sent:** Wednesday, January 14, 2015 11:43 PM  
**To:** Gray, Neil D.  
**Cc:** Lane, Patrick; Li, Hui Chang; Mike Pyatok; Dan Hogman; Ronnie Turner; Brad Flewellen; Chris Kent  
**Subject:** Lake Merritt Tower

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**Michael E. Johnson**, President

**UrbanCore Development, LLC**

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Oakland, CA 94611

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e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)

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



**From:** [Norton, Julia](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** RE: Lake Merritt Tower  
**Date:** Thursday, February 05, 2015 2:22:47 PM  
**Attachments:** [PRAC Public Meeting Lakehouse Feb. 2015.jpg](#)  
[PRAC Public Meeting Lakehouse Feb. 2015.pdf](#)

---

---

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**Sent:** Thursday, February 05, 2015 1:44 PM  
**To:** Norton, Julia  
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---

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**To:** Gray, Neil D.  
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--Neil

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

**Sent:** Wednesday, January 14, 2015 11:43 PM

**To:** Gray, Neil D.

**Cc:** Lane, Patrick; Li, Hui Chang; Mike Pyatok; Dan Hogman; Ronnie Turner; Brad Flewellen; Chris Kent

**Subject:** Lake Merritt Tower

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**Michael E. Johnson**, President  
**UrbanCore Development, LLC**  
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e: [mjohnson@urbancorellc.com](mailto:mjohnson@urbancorellc.com)  
[www.urbancorellc.com](http://www.urbancorellc.com)

**From:** [Estes, Lesley](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** RE: Lake Merritt Towers Plan  
**Date:** Thursday, May 01, 2014 7:10:19 PM

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I took a look at it and I find it a bit confusing. Part of the question is do they intend to hook into the storm drain or do they just want to move it so they can build on top of the area where it is now? If they are not hooking into it then I will try to get more info on costs. But if they want to hook into it as well then there is a much larger question regarding capacity and c3. Let me know thanks.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** "Li, Hui Chang"  
**Date:** 05/01/2014 5:05 PM (GMT-08:00)  
**To:** "Estes, Lesley"  
**Subject:** Lake Merritt Towers Plan

Hi Lesley,

I wanted to share with you UrbanCore's Partial Schematic Design Plans for a 343 Units, 24-story Project that I recently received. Currently, developer is still in the pre-development stage (pre-application submitted to Planning) and just beginning to do a CEQA review for the project.

Note their proposal to relocate the existing storm drain to accommodate underground parking. Do you know who at the City would be the one to review/grant permission for such a change or what the process is? I was told it might be you. Also, assuming this proposed storm relocation is feasible/something the City would allow, I would want a cost estimate from the City as to how much it would cost to carry that out and make sure that full cost is a line item in the Developer's budget.

I would appreciate any comments and thoughts you have on their latest development proposal.

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: [Lane, Patrick](#)
To: [Li, Hui Chang](#); [Schlenk, Sarah](#)
Cc: [Hom, Donna](#); [Bawa, Kiran](#); [Golde, James](#)
Subject: RE: Land Sales in FY 2014-15 ABudget
Date: Wednesday, March 25, 2015 12:42:51 PM

I talked to Sarah yesterday about it and she said it was on page D-7 (page 55 of the document) and listed as Significant Revenue Changes - Implementation of new Asset Management Plan - \$4.0M.

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: Li, Hui Chang
Sent: Wednesday, March 25, 2015 11:37 AM
To: Schlenk, Sarah
Cc: Lane, Patrick; Hom, Donna; Bawa, Kiran; Golde, James
Subject: RE: Land Sales in FY 2014-15 ABudget

Hi Sarah,

I am following up on this info request from Patrick. Can you help me out with identifying the page in the Budget that calls out \$4 million of revenue from land sale proceeds? This is to respond to a public records request.

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: Lane, Patrick
Sent: Friday, March 20, 2015 2:50 PM
To: Hom, Donna; Bawa, Kiran; Schlenk, Sarah; Golde, James
Cc: Li, Hui Chang
Subject: Land Sales in FY 2014-15 ABudget

We have had inquiries regarding the 12th Street Remainder and the budgeted revenue. Is there a page in the budget or a staff report that called out \$4 million in land sales proceeds for FY 2014-15?

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: [Michael Johnson](#)
To: [Li, Hui Chang](#)
Cc: [Lane, Patrick](#)
Subject: Re: leasing vs. sale of City owned property
Date: Tuesday, February 17, 2015 6:45:46 PM

Got it. Will work on this immediately with my team and get back to you. Thanks again. Michael

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

On Feb 17, 2015 6:13 PM, "Li, Hui Chang" <HLi@oaklandnet.com> wrote:

Hi Michael,

The City Council adopted a resolution in December, 2014 to establish a general policy to lease rather than sell City property. (See attached Resolution No. 85324; staff report link here: <https://oakland.legistar.com/LegislationDetail.aspx?ID=2012567&GUID=F80D48A1-1F60-4DFC-BF4F-F046EE230698>).

Exceptions to this general policy can be made on a case-by-case basis.

What this means for the 12th St Remainder project is that as part of the staff report and resolution for DDA approval by City Council, I will need to provide a rationale that it is in the City's best interest to sell rather than lease the property to you. So, please help provide me some reasons to support a sale rather than long-term lease.

The obvious one that I will mention is that this policy was adopted after the City issued an RFP for sale of land and we were already at the end of an 18-month negotiation process so it should not apply...but I still need to be able provide some analysis that shows a long-term lease option has been contemplated but it is not in the best interest of the City.

Thank you,

Hui-Chang Li *Urban Economic Analyst*

CITY OF OAKLAND, Economic & Workforce Development Department

Project Implementation Division

250 Frank H. Ogawa Plaza, Ste. 5313, Oakland CA 94612

Tel: [510.238.6239](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

From: Li, Hui Chang
To: [Flynn, Rachel](#)
Cc: [Lane, Patrick](#)
Subject: RE: Letter to James Vann October 2014 - OCA comments
Date: Wednesday, October 29, 2014 9:41:00 AM
Attachments: [City Response to James Vann - E12th St Parcel.pdf](#)
[Letter to James Vann October 2014-2.doc](#)

Rachel,

Here is PDF of letter with all attachments, for your records.

I did make minor/non-substantial corrections to letter (e.g. I added EBHO and UrbanCore to the list of people to receive a copy of this letter, which you can see in the redlined Word version) and updated your list of recent affordable housing projects to include the City Council districts.

I am leaving a hard copy in your box for your signature. Please return to me after you sign so that I make sure a copy of the signed letter gets to all folks copied.

Let me know if you have any questions.

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: Flynn, Rachel
Sent: Monday, October 27, 2014 8:30 PM
To: Li, Hui Chang
Subject: Re: Letter to James Vann October 2014 - OCA comments

The number of units is the total -- perhaps all are affordable. The \$ amount is total, I don't know what is affordable. For some on the list, the \$ amount is all affordable.

Sent from my iPhone

On Oct 27, 2014, at 2:52 PM, "Li, Hui Chang" <HLi@oaklandnet.com> wrote:

OK. See attached which includes the answer to Kirin's question.

I have 2 questions regarding the list of recent affordable housing projects the City as subsidized:

- 1) Is the "# of units" the number of affordable housing units only *or* total units for project?
- 2) Is the "cost number" (\$XX mil) the amount of City subsidy *or* total cost of development?

I included that list as a table to the attached document so feel free make the clarification directly into the attached document.

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: Flynn, Rachel
Sent: Sunday, October 26, 2014 7:50 PM
To: Li, Hui Chang
Cc: Lane, Patrick
Subject: Letter to James Vann October 2014 - OCA comments

Hui Chang and Patrick – Attached are my revisions to the letter, plus an attachment that I reference in the letter (a list of recent affordable housing projects the City as subsidized). Under Item 3, it appears that Kirin has some questions that I couldn't answer.

Can you please complete that portion? I'll be out Monday-Wednesday – so if you want the letter to go out before Thursday with my signature, feel free to have the letter go out under Patrick's signature. Thanks, Rachel

From: Li, Hui Chang
Sent: Wednesday, October 15, 2014 5:38 PM
To: Flynn, Rachel
Subject: FW: Letter to James Vann October 2014 - OCA comments

FYI Rachel, I know you are still working on some edits yourself but see attached for the redline changes Kirin made.

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: Jain, Kiran C
Sent: Wednesday, October 15, 2014 3:18 PM
To: Li, Hui Chang
Subject: Letter to James Vann October 2014 - OCA comments

Here you go.

Kiran

This is a confidential attorney-client communication. This email contains confidential attorney-client privileged information and is for the sole use of the intended recipient(s). Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and any attachments.



Please consider the environment before printing this email

[v1.03]

<Letter to James Vann October 2014.doc>

From: [Dan Hogman](#)
To: [Gray, Neil D.](#); [Michael Johnson](#)
Cc: [Mike Pyatok](#); [Li, Hui Chang](#)
Subject: RE: LMB Apts open space maintenance/improvements
Date: Thursday, January 08, 2015 4:25:21 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Neil,

Please see the description below, per Chris Kent with PGA, our Landscape Architects. Would this be sufficient?

Thanks,
Dan

PARK DESIGN INTENT

The is to be a passive green open space consisting of mostly native plantings of groundcover, shrubs, and trees appropriate for the lake side setting. A large section of the park will be used to treat stormwater runoff from the bridge. Visibility through the park in all directions will be an integral in keeping the park safe. The groundcover will be low maintenance grasses and wildflowers requiring mowing once or twice a year. Temporary irrigation will be used for two to three years to establish the trees and shrubs. All plantings will adhere to Bay friendly practices and follow the state's Water Efficient Landscape Ordinance.

Dan Hogman, AIA, NCARB, LEED AP
Project Architect



T. 510.465.7010 x125 / dhogman@pyatok.com

Dan Hogman / Project Architect / 510 465 7010 x125

From: Gray, Neil D. [<mailto:NGray@oaklandnet.com>]
Sent: Thursday, January 08, 2015 2:53 PM
To: Michael Johnson
Cc: Mike Pyatok; Li, Hui Chang; Dan Hogman
Subject: LMB Apts open space maintenance/improvements

Hi Michael,

Do you have a detailed description of how the developer will improve and maintain the open space adjacent to the LMB apartment site? I need this description for the PRAC staff report.

Thanks,

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 | Website: www.oaklandnet.com/planning

From: Michael Johnson [<mailto:mjohnson@urbancorellc.com>]
Sent: Monday, October 13, 2014 2:54 PM
To: Dan Hogman
Cc: Mike Pyatok; Li, Hui Chang; rtdevelops@comcast.net; Ferracane, Christina; Lane, Patrick; Gray, Neil D.
Subject: Re: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Dan, I don't understand the 14, 442 calc. Can you send a diagram outline. I think the version that should be used is the 12, 776 sf, so please send an outline of this version. Thanks, MJ



On Mon, Oct 13, 2014 at 2:40 PM, Dan Hogman <dhogman@pyatok.com> wrote:
Hui Chang, Mike,

Here is the latest areas takeoff, and numbers vary, depending on how you measure.

12,776 SF – measured at perimeter, or the enclosed area of the tower, per Mike's previous email, slightly updated.
12,586 SF – measured at perimeter, subtracting the elevator shafts. All other shafts are included. This is the actual built floor area.

Or, measured by multiplying length and width -

12,870 SF - 196'-6" x 65'6" – where 65'6" is the width of the bulk of the tower, bays excluded.

14,442 SF - 196'-6" x 73'6" – where 73'6" is the maximum width extend. Please note that the tower steps in at bulk and steps once again, at core.

Thanks, and please let me know if you need any other areas or dimensions.

Dan Hogman, AIA, NCARB, LEED AP
Project Architect



T. 510.465.7010 x125 / dhogman@pyatok.com

Dan Hogman / Project Architect / [510 465 7010 x125](tel:5104657010)

From: Mike Pyatok
Sent: Monday, October 13, 2014 12:57 PM
To: Li, Hui Chang; Dan Hogman
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Ferracane, Christina; Lane, Patrick; NGray@oaklandnet.com
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Dan- as per the comments below, can you double-check the area of our tower? thanks

Michael Pyatok, FAIA
Principal



T. 510.465.7010 x118 / mpyatok@pyatok.com

Michael Pyatok, FAIA
[510-465-7010](tel:510-465-7010) ext 118
[510-410-0260](tel:510-410-0260) Mobile

From: Li, Hui Chang [<mailto:HLi@oaklandnet.com>]
Sent: Monday, October 13, 2014 11:25 AM
To: Mike Pyatok
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Dan Hogman; Ferracane, Christina; Lane, Patrick; NGray@oaklandnet.com
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Thanks, Mike.

The comparative information on 1200 Lakeshore is helpful.

To be clear, I calculated that the Lake Merritt Tower foot print is 13,510 SF assuming a length of 193' and width of 70'. Can you confirm those two dimensions are correct?

I have copied Christina Ferracane, planning staff for the Lake Merritt Plan, to this email, so she is aware of your concerns that these recommended tower regulations will make middle-range, market-rate rental apartments infeasible in the Oakland market.

As I understand from Christina, longer building lengths can be allowed with a CUP...

This item will be heard next at the CED Committee on 10/28 (from 2 to 4pm). The related staff report for this agenda item is not yet public, but I can track it and let you know about it once it is. So, at this point, I recommend your team call and write a letter with your concerns to members of the City Council, especially those on the CED committee (Reid, McElhaney, Schaaf, Kernighan). You should also plan to attend the 10/28 CED committee and speak on this issue. After CED, this item is scheduled to be heard at City Council twice – 11/5 and 11/18.

Hui-Chang Li Urban Economic Analyst

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

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

From: Mike Pyatok [<mailto:mpyatok@pyatok.com>]
Sent: Saturday, October 11, 2014 6:50 PM
To: Li, Hui Chang
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Dan Hogman
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Hui Chang—

The enclosed area of our Lakeside Tower is actually about 12,750 sf.

I would like to point out, that 1200 Lakeshore's footprint is 210' long and 75' wide, with a diagonal of about 225'. While it has about 13,000 sf of enclosed space, it has wrap-around balconies on all 4 sides, so its footprint is more like 15,750 sf

I don't know where the Planning Commission is coming from on this issue, but I believe their recommendations will

produce infeasible projects for Oakland, or at best, they will work only for luxury condos, with only about 8 units per floor at most. This won't work for middle-range, market-rate rental apartments which need at least 12 or more units per floor to pay for all the structure, elevators, fire stairs and fire-fighting systems. This is the problem with studies that refer to towers in places like San Francisco and Vancouver. Both are very high-end markets—they simply don't apply to Oakland's real estate conditions. The reality is that while the construction costs for such a building are the same whether in Oakland or San Francisco, the rents or sales prices are lower in Oakland. Hence the need for a different building type. Also, the staff recommendation of a maximum length of 150' will produce only about 10 units per floor.

Michael Pyatok, FAIA
Principal



T. 510.465.7010 x118 / mpyatok@pyatok.com

Michael Pyatok, FAIA
[510-465-7010](tel:510-465-7010) ext 118
[510-410-0260](tel:510-410-0260) Mobile

From: Li, Hui Chang [<mailto:HLi@oaklandnet.com>]
Sent: Friday, October 10, 2014 4:22 PM
To: Mike Pyatok
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi again Mike,

This is what I calculated based on the latest drawings you submitted. Could you help me confirm that this is correct? Feel free to give me a call. Thank you!

| | Staff recommendation | Planning Commission recommended October 8, 2014 | Lake Merritt Blvd Apts @ 12th St Remainder Parcel | Parcel size (acre) | % of site area |
|-------------------------------------|---------------------------------------|--|--|-----------------------------------|---------------------------|
| Maximum Floor Plate | 10,000 SF or 65%- 75% of site area | 6,500 to 8,500 SF | 13510 | 40075.2 | 34% |
| Maximum building length of building | 150' | 90' to 100' | 193.2 | | |
| Maximum diagonal length | 180' | 125' | 205 | | |
| Minimum distance between towers | 50' | 115' | n/a | | |

From: Li, Hui Chang
Sent: Friday, October 10, 2014 3:56 PM
To: 'Mike Pyatok'
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Lane, Patrick; Gray, Neil D.
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Mike,

If City Council decides to go with Planning Commission recommendations, then, yes the Lake Merritt Blvd Apts would be subjected to these new rules. This agenda item (i.e. approval of Lake Merritt Station Area Plan and associated FEIR and related zoning changes) goes to the CED Committee on 10/28. Staff is finalizing that staff report today. Staff will have to show in the report to Council how these tower regulations would apply to the Lake Merritt Blvd Apts.

So, can you do me a favor and fill in what the measurements are for Lake Merritt Blvd Apts in table below?

Staff is also considering including data on the last 3 towers that were built downtown –Essex Ellington, and 100 Grand – to show how those tower dimensions compare to the tower regulations that PC recommended.

| | Staff recommendation | Planning Commission recommended October 8, 2014 | Lake Merritt Blvd Apts @ 12th St Remainder Parcel |
|-------------------------------------|-------------------------------------|---|---|
| Maximum Floor Plate | 10,000 SF or 65%to 75% of site area | 6,500 to 8,500 SF | |
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| Maximum diagonal length | 180' | 125' | |
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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](tel:510.238.6239) Fax: [510.238.3691](tel:510.238.3691)

From: Mike Pyatok [<mailto:mpyatok@pyatok.com>]

Sent: Friday, October 10, 2014 3:30 PM

To: Li, Hui Chang

Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Lane, Patrick; Gray, Neil D.

Subject: Re: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

These changes basically kill the financial feasibility of any towers for anywhere in Oakland. I am surprised the Commission can be so naive.

But since the lakeside tower was submitted before these changes, are we subjected to this change in rules?

Sent from my iPhone

On Oct 10, 2014, at 12:27 PM, "Li, Hui Chang" <HLi@oaklandnet.com> wrote:

Hi Michael,

I want to make sure your team is aware of the revised tower standards that were recommended by Planning Commission as a last-minute change last night.

See email below from Christina (planner for the Lake Merritt Station Area Plan).

Hui-Chang Li *Urban Economic Analyst*

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

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

From: Ferracane, Christina
Sent: Thursday, October 09, 2014 3:00 PM
To: Gray, Neil D.; Li, Hui Chang; Patrick Lane (plane@oaklandnet.com)
Subject: FW: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Below are the revised tower standards that were recommended by PC as a last-minute change last night:

<image001.png>

I am conferring with Darin and Rachel, but I think that staff will clarify that we do not support the PC's recommended changes. It would also be advisable for you to contact Urban Core, so they can express their opinion about this to PC.

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 | Website: www.oaklandnet.com/planning

From: Chris Pattillo [<mailto:pattillo@pgadesign.com>]
Sent: Thursday, October 09, 2014 9:36 AM
To: Ferracane, Christina
Cc: Merkamp, Robert; Flynn, Rachel
Subject: Re: Lake Merritt BART Station Area Plan - Chinatown Coalition and OHA comments

Christina,

First I want to thank you for the pace of your presentation. I presume you were going through things at a slow, even pace so that the translators could follow your presentation but I also appreciated it. I was able to follow everything you said whereas frequently the staff presentations are delivered with such speed it strains the brain to keep up. I also thought the content was right on, clear and just the right amount of detail. Perfectly presented. Thank you.

With regard to the Tower Design Standards I was referring to the October 5, 2014 communication from OHA which had an attachment dated June 11, 2012 written by the Coalition. The table with comparison data from Vancouver and San Francisco was in the Coalition letter and the recommended heights I read into the record were actually in the OHA letter under item 2. on page 2.

I have a hard copy of Chris Buckley's wordsmithing comments on the Design Guidelines. see attached for reference documents. If any of this does not come through clearly you could ask Naomi or Chris for their originals. I meant to include Chris' piece under the category of No. 4 "authorize staff to make minor ongoing revisions" If you have a problem with some of what Chris Buckley suggested it is OK with me if you NOT take every word literally.

Great job last night.

Chris

Chris Pattillo FASLA
President

PGAdesign

LANDSCAPE ARCHITECTS
444 17th Street
Oakland, CA 94612
Direct | 510.550.8855
Main | 510.465.1284
PGAdesign.com

On Wed, Oct 8, 2014 at 9:28 PM, Ferracane, Christina <CFerracane@oaklandnet.com> wrote:

Hi Chris –

I am trying to incorporate the “conditions of approval” recommended in the PC’s motion tonite into a City Council report due this Friday. I am hoping you can clarify which comment letters you were referring to, so I make sure to capture the correct changes, specifically related to :

- Revised tower standards (Chinatown Coalition letter?)
- Chris Buckley’s edits to the Design Guidelines (OHA letter)

Thanks for your time and thoughts on this, Christina

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 | Website: www.oaklandnet.com/planning

From: Li, Hui Chang
To: [Gray, Neil D.](#)
Subject: RE: LMB Apts open space maintenance/improvements
Date: Wednesday, January 14, 2015 12:08:00 PM
Attachments: [Lake Merritt Tower Landscape Concept 7-15-14.pdf](#)
[image001.png](#)
[image003.png](#)
[image004.png](#)

Neil, here is some info to help you fill out your staff report to PRAC...

PGA and Pyatok architects came up with the attached conceptual design base on the initial feedback they received from Measure DD Coalition members. Then, in July 2014, designers met with staff and a subcommittee of Measure DD to get additional feedback on the attached conceptual design and the design has since been further refined (or should have been). Both you and Ed were at that meeting to provide feedback.

You should ask Chris Kent of PGA for their latest design which should be more detailed and incorporate our feedback to the attached plan.

From what I can recall, our comments included:

- deep it a passive, low-maintenance open space
- create better access to link new building to channel trail via park
- reducing plantings shown along south side border to create better access/linkage to adjacent OUSD site as well increase general visibility of park from all directions for safety reasons and to not block views of the new building

Just, FYI, the park plan description from the CEQA analysis is pretty much the same as what Dan wrote below:
“Off-site improvements are proposed to the existing water treatment basin/park located adjacent to the site (0.91 acres). These improvements would include the installation of natural landscaping to the area north and northwest of the project site. This park is owned by the City and with the proposed improvements would function as a passive open green space consisting mostly of native plantings, groundcover, shrubs and trees. The groundcover would be low maintenance grasses and wildflowers requiring mowing once or twice a year. Temporary irrigation would be used for two or three years to establish the trees and shrubs. All plantings would adhere to Bay friendly practices and adhere to the State’s Water Efficient Landscape Ordinance.”

From: Dan Hogman [mailto:dhogman@pyatok.com]
Sent: Thursday, January 08, 2015 4:21 PM
To: Gray, Neil D.; Michael Johnson
Cc: Mike Pyatok; Li, Hui Chang
Subject: RE: LMB Apts open space maintenance/improvements

Hi Neil,

Please see the description below, per Chris Kent with PGA, our Landscape Architects. Would this be sufficient?

Thanks,
Dan

PARK DESIGN INTENT

The is to be a passive green open space consisting of mostly native plantings of groundcover, shrubs, and trees appropriate for the lake side setting. A large section of the park will be used to treat stormwater runoff from the bridge. Visibility through the park in all directions will be an integral in keeping the park safe. The groundcover will be low maintenance grasses and wildflowers requiring mowing once or twice a year. Temporary irrigation will be used for two to three years to establish the trees and shrubs. All plantings will adhere to Bay friendly practices and follow the state’s Water Efficient Landscape Ordinance.

Dan Hogman, AIA, NCARB, LEED AP
Project Architect



T. 510.465.7010 x125 / dhogman@pyatok.com

Dan Hogman / Project Architect / 510 465 7010 x125

From: Gray, Neil D. [mailto:NGray@oaklandnet.com]
Sent: Thursday, January 08, 2015 2:53 PM
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Cc: Mike Pyatok; Li, Hui Chang; Dan Hogman
Subject: LMB Apts open space maintenance/improvements

Hi Michael,

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Thanks,

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 | Website: www.oaklandnet.com/planning

From: Michael Johnson [mailto:mjohnson@urbancorellc.com]
Sent: Monday, October 13, 2014 2:54 PM
To: Dan Hogman
Cc: Mike Pyatok; Li, Hui Chang; rtdevelops@comcast.net; Ferracane, Christina; Lane, Patrick; Gray, Neil D.
Subject: Re: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Dan, I don't understand the 14, 442 calc. Can you send a diagram outline. I think the version that should be used is the 12, 776 sf, so please send an outline of this version. Thanks, MJ

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Or, measured by multiplying length and width -

12,870 SF - 196'-6" x 65'6" – where 65'6" is the width of the bulk of the tower, bays excluded.

14,442 SF - 196'-6" x 73'6" – where 73'6" is the maximum width extend. Please note that the tower steps in at bulk and steps once again, at core.

Thanks, and please let me know if you need any other areas or dimensions.

Dan Hogman, AIA, NCARB, LEED AP
Project Architect



T. 510.465.7010 x125 / dhogman@pyatok.com

Dan Hogman / Project Architect / [510 465 7010 x125](tel:5104657010x125)

From: Mike Pyatok
Sent: Monday, October 13, 2014 12:57 PM
To: Li, Hui Chang; Dan Hogman
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Ferracane, Christina; Lane, Patrick; NGray@oaklandnet.com
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Dan- as per the comments below, can you double-check the area of our tower? thanks

Michael Pyatok, FAIA
Principal



T. 510.465.7010 x118 / mpyatok@pyatok.com

Michael Pyatok, FAIA
[510-465-7010 ext 118](tel:5104657010ext118)
[510-410-0260](tel:5104100260) Mobile

From: Li, Hui Chang [<mailto:HLi@oaklandnet.com>]
Sent: Monday, October 13, 2014 11:25 AM
To: Mike Pyatok
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Dan Hogman; Ferracane, Christina; Lane, Patrick; NGray@oaklandnet.com
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Thanks, Mike.

The comparative information on 1200 Lakeshore is helpful.

To be clear, I calculated that the Lake Merritt Tower foot print is 13,510 SF assuming a length of 193' and width of 70'. Can you confirm those two dimensions are correct?

I have copied Christina Ferracane, planning staff for the Lake Merritt Plan, to this email, so she is aware of your concerns that these recommended tower regulations will make middle-range, market-rate rental apartments infeasible in the Oakland market.

As I understand from Christina, longer building lengths can be allowed with a CUP...

This item will be heard next at the CED Committee on 10/28 (from 2 to 4pm). The related staff report for this

agenda item is not yet public, but I can track it and let you know about it once it is. So, at this point, I recommend your team call and write a letter with your concerns to members of the City Council, especially those on the CED committee (Reid, McElhaney, Schaaf, Kernighan). You should also plan to attend the 10/28 CED committee and speak on this issue. After CED, this item is scheduled to be heard at City Council twice – 11/5 and 11/18.

Hui-Chang Li *Urban Economic Analyst*

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

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

From: Mike Pyatok [<mailto:mpyatok@pyatok.com>]
Sent: Saturday, October 11, 2014 6:50 PM
To: Li, Hui Chang
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Dan Hogman
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Hui Chang—

The enclosed area of our Lakeside Tower is actually about 12,750 sf.

I would like to point out, that 1200 Lakeshore's footprint is 210' long and 75' wide, with a diagonal of about 225'. While it has about 13,000 sf of enclosed space, it has wrap-around balconies on all 4 sides, so its footprint is more like 15,750 sf

I don't know where the Planning Commission is coming from on this issue, but I believe their recommendations will produce infeasible projects for Oakland, or at best, they will work only for luxury condos, with only about 8 units per floor at most. This won't work for middle-range, market-rate rental apartments which need at least 12 or more units per floor to pay for all the structure, elevators, fire stairs and fire-fighting systems. This is the problem with studies that refer to towers in places like San Francisco and Vancouver. Both are very high-end markets—they simply don't apply to Oakland's real estate conditions. The reality is that while the construction costs for such a building are the same whether in Oakland or San Francisco, the rents or sales prices are lower in Oakland. Hence the need for a different building type. Also, the staff recommendation of a maximum length of 150' will produce only about 10 units per floor.

Michael Pyatok, FAIA
Principal

PYATOK

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Michael Pyatok, FAIA
[510-465-7010](tel:510-465-7010) ext 118
[510-410-0260](tel:510-410-0260) Mobile

From: Li, Hui Chang [<mailto:HLi@oaklandnet.com>]
Sent: Friday, October 10, 2014 4:22 PM
To: Mike Pyatok
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi again Mike,

This is what I calculated based on the latest drawings you submitted. Could you help me confirm that this is correct? Feel free to give me a call. Thank you!

| | Staff recommendation | Planning Commission recommended October 8, 2014 | Lake Merritt Blvd Apts @ 12th St Remainder Parcel | Parcel size (acre) | % of site area |
|-------------------------------------|-----------------------------------|---|---|--------------------|----------------|
| Maximum Floor Plate | 10,000 SF or 65%-75% of site area | 6,500 to 8,500 SF | 13510 | 40075.2 | 34% |
| Maximum building length of building | 150' | 90' to 100' | 193.2 | | |
| Maximum diagonal length | 180' | 125' | 205 | | |
| Minimum distance between towers | 50' | 115' | n/a | | |

From: Li, Hui Chang
Sent: Friday, October 10, 2014 3:56 PM
To: 'Mike Pyatok'
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Lane, Patrick; Gray, Neil D.
Subject: RE: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Hi Mike,

If City Council decides to go with Planning Commission recommendations, then, yes the Lake Merritt Blvd Apts would be subjected to these new rules. This agenda item (i.e. approval of Lake Merritt Station Area Plan and associated FEIR and related zoning changes) goes to the CED Committee on 10/28. Staff is finalizing that staff report today. Staff will have to show in the report to Council how these tower regulations would apply to the Lake Merritt Blvd Apts.

So, can you do me a favor and fill in what the measurements are for Lake Merritt Blvd Apts in table below?

Staff is also considering including data on the last 3 towers that were built downtown –Essex Ellington, and 100 Grand – to show how those tower dimensions compare to the tower regulations that PC recommended.

| | Staff recommendation | Planning Commission recommended October 8, 2014 | Lake Merritt Blvd Apts @ 12th St Remainder Parcel |
|-------------------------------------|-------------------------------------|---|---|
| Maximum Floor Plate | 10,000 SF or 65%to 75% of site area | 6,500 to 8,500 SF | |
| Maximum building length of building | 150' | 90' to 100' | |
| Maximum diagonal length | 180' | 125' | |
| Minimum distance between towers | 50' | 115' | |

Hui-Chang Li *Urban Economic Analyst*

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From: Mike Pyatok [<mailto:mpyatok@pyatok.com>]
Sent: Friday, October 10, 2014 3:30 PM
To: Li, Hui Chang
Cc: mjohnson@urbancorellc.com; rtdevelops@comcast.net; Lane, Patrick; Gray, Neil D.
Subject: Re: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

These changes basically kill the financial feasibility of any towers for anywhere in Oakland. I am surprised the Commission can be so naive.

But since the lakeside tower was submitted before these changes, are we subjected to this change in rules?

Sent from my iPhone

On Oct 10, 2014, at 12:27 PM, "Li, Hui Chang" <HLi@oaklandnet.com> wrote:

Hi Michael,

I want to make sure your team is aware of the revised tower standards that were recommended by Planning Commission as a last-minute change last night.

See email below from Christina (planner for the Lake Merritt Station Area Plan).

Hui-Chang Li Urban Economic Analyst
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Project Implementation Division

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From: Ferracane, Christina
Sent: Thursday, October 09, 2014 3:00 PM
To: Gray, Neil D.; Li, Hui Chang; Patrick Lane (plane@oaklandnet.com)
Subject: FW: Lake Merritt BART Station Area Plan - Changes to Tower Regulations

Below are the revised tower standards that were recommended by PC as a last-minute change last night:

<image001.png>

I am conferring with Darin and Rachel, but I think that staff will clarify that we do not support the PC's recommended changes. It would also be advisable for you to contact Urban Core, so they can express their opinion about this to PC.

Christina Ferracane, Planner II | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: [510.238.3903](tel:510.238.3903) | Fax: (510) 238-6538 | Email: cferracane@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Chris Pattillo [<mailto:pattillo@pgadesign.com>]
Sent: Thursday, October 09, 2014 9:36 AM
To: Ferracane, Christina
Cc: Merkamp, Robert; Flynn, Rachel
Subject: Re: Lake Merritt BART Station Area Plan - Chinatown Coalition and OHA comments

Christina,

First I want to thank you for the pace of your presentation. I presume you were going through things at a slow, even pace so that the translators could follow your presentation but I also appreciated it. I was able to follow everything you said whereas frequently the staff presentations

are delivered with such speed it strains the brain to keep up. I also thought the content was right on, clear and just the right amount of detail. Perfectly presented. Thank you.

With regard to the Tower Design Standards I was referring to the October 5, 2014 communication from OHA which had an attachment dated June 11, 2012 written by the Coalition. The table with comparison data from Vancouver and San Francisco was in the Coalition letter and the recommended heights I read into the record were actually in the OHA letter under item 2. on page 2.

I have a hard copy of Chris Buckley's wordsmithing comments on the Design Guidelines. see attached for reference documents. If any of this does not come through clearly you could ask Naomi or Chris for their originals. I meant to include Chris' piece under the category of No. 4 "authorize staff to make minor ongoing revisions" If you have a problem with some of what Chris Buckley suggested it is OK with me if you NOT take every word literally.

Great job last night.

Chris

Chris Pattillo FASLA
President

PGAdesign

LANDSCAPE ARCHITECTS
444 17th Street
Oakland, CA 94612
Direct | 510.550.8855
Main | 510.465.1284
PGAdesign.com

On Wed, Oct 8, 2014 at 9:28 PM, Ferracane, Christina <CFerracane@oaklandnet.com> wrote:
Hi Chris –

I am trying to incorporate the “conditions of approval” recommended in the PC’s motion tonite into a City Council report due this Friday. I am hoping you can clarify which comment letters you were referring to, so I make sure to capture the correct changes, specifically related to :

- Revised tower standards (Chinatown Coalition letter?)
- Chris Buckley’s edits to the Design Guidelines (OHA letter)

Thanks for your time and thoughts on this, Christina

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 | Website: www.oaklandnet.com/planning

From: Li, Hui Chang
To: [Michael Johnson \(mjohnson@urbancorellc.com\)](mailto:mjohnson@urbancorellc.com)
Cc: Lane, Patrick; [Hunter, Gregory \(GHunter@oaklandnet.com\)](mailto:Hunter, Gregory (GHunter@oaklandnet.com))
Bcc: Manasse, Edward; Rogers, Kimani
Subject: Staff Recommendation: 12th St Remainder Parcel
Date: Friday, March 22, 2013 10:26:00 AM

Hi Michael,

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.

I will be in contact with you again if I have questions that come up as I write the report.

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:** [Mulvey, Christia](#)  
**Subject:** UPDATE: E. 12th Street Surplus Parcel - Lake Merritt Tower  
**Date:** Wednesday, June 25, 2014 2:24:00 PM  
**Attachments:** [Lake Merritt Project Summary 4-15-14.docx](#)

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Hi Christia,

Here are some key notes about "Lake Merritt Boulevard Apartments", proposed on E12th Street Remainder Parcel, owned by the City, created from former public right-of-way and open space as a result of Measure DD-funded improvements.

- Current ENA with UrbanCore expires July 2 but will be extended +180 days until January 2, 2015 (no need for Council approval)
- See attached project summary from Developer as of April 2014.
- Next schematic design submittal due to City July 15<sup>th</sup>; however, Urban Core is moving away from any parking under the adjacent park, and a lower unit count..eg. 280+/- with the similar gross sq. feet as the original scheme that was 247 units...now more smaller units (studios and 1br).  
(24-story, 240+ units)
- Stay tuned for notice Community Meeting about project design in late July/August. I can share with you/EBHO
- Additional CEQA work (traffic, wind, shadow study) for project is underway with LSA and will tier off of the LMSAP EIR which is scheduled for Planning Commission hearing in September
- Re-zoning for site is needed (currently open space, etc.) and will be proposed as part of LMSAP:  
**Zoning District:** D-LM-1 Urban Residential  
There are two zoning proposals that staff will recommend to the Planning Commission in September 2014:

-

- *Option 1* Height District – 275 ft
- *Option 2* Height District – 85ft, with additional height (275ft) allowed with CUP

**Ground floor uses:**

New construction required to incorporate at least 750 sf ground floor commercial space, since frontage is:

- on a "Commercial Transition Corridor" Corridor *and*
- more than 25 ft wide *and*
- either within an opportunity site OR on a corner lot.

**Parking requirements:** 1space/unit for sites east of the channel, but with option for parking in-lieu fee for reductions

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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:** [Lane, Patrick](#); [Hunter, Gregory \(GHunter@oaklandnet.com\)](#); [Rogers, Kimani](#); [Manasse, Edward](#)  
**Subject:** Urban Core Supplemental RFP  
**Date:** Wednesday, March 06, 2013 4:37:00 PM  
**Attachments:** [12th Street Surplus Parcel UrbanCore-Integral Responses 3-6-13.pdf](#)

---

Attached are supplemental responses to questions we asked of Urban Core.

~~~~~

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: Wednesday, March 06, 2013 3:00 PM
To: Li, Hui Chang
Cc: Michael Pyatok; Doug Austin; Andy Ball; Ronnie Turner; Peter Waller; Derek Davis; Muhammad Nadhiri; Faye Paulson
Subject: Re: Confirmation

Hui Chang, please find attached the response to the 4 questions as requested. Let us know if yo have other questions. Thanks, Michael

Michael E. Johnson, President & CEO
UrbanCore-Integral, LLC
457 10th Street
San Francisco, CA 94103
Cell: (415) 748-2300
Office: (415) 553-4022

On Wed, Mar 6, 2013 at 1:11 PM, Li, Hui Chang <HLi@oaklandnet.com> wrote:
Michael,

Yes, you are confirmed for March 13th at 3pm.

Our office is located in Oakland at 250 Frank Ogawa Plaza, Suite 5313.

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](tel:510-238-6239)

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

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

Sent: Tuesday, March 05, 2013 8:41 PM

To: Li, Hui Chang

Cc: Michael Pyatok; Doug Austin; Ana Serrano; Andy Ball; Laura Guilfoyle; Ronnie Turner; Peter Waller; Derek Davis

Subject: Confirmation

Please confirm the Wed interview time for March 13th at 3:00pm. 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:** [Ronnie Turner](#)  
**To:** [Li, Hui Chang](#)  
**Subject:** UrbanCore community outreach chronology  
**Date:** Monday, March 23, 2015 8:01:07 AM  
**Attachments:** [LM Outreach Package 3.4.15 Final.pdf](#)

---

Hi Hui Chang, I forgot to get this out to you last week. See the attached 179 page document reflecting our outreach efforts. Let me know if you have any challenges opening the file. Thanks

Best,

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

**From:** [jamesevann@aol.com](mailto:jamesevann@aol.com)  
**To:** [Cowan, Richard](#)  
**Cc:** [Quan, Jean](#); [Office of the Mayor](#); [Gardner, Henry](#); [officeofthecityadministrator@oaklandnet.com](mailto: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"  
**Date:** Wednesday, September 10, 2014 8:25:29 AM  
**Attachments:** [OTU-LettToMayorRe-LMBldApts\(2\)-16Ap-10Se14.rtf](#)

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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 civically-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:** [Manasse, Edward](#); [Hunter, Gregory \(GHunter@oaklandnet.com\)](#); [Rogers, Kimani](#); [Lane, Patrick](#)  
**Subject:** Wood Street Supplemental Responses  
**Date:** Wednesday, March 06, 2013 4:39:00 PM  
**Attachments:** [12th St Remainder RFI.pdf](#)

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Attached is the supplemental response from Wood Street Partners.

~~~~~

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 [<mailto:Julia.Wilk@woodpartners.com>]
Sent: Wednesday, March 06, 2013 2:27 PM
To: Lane, Patrick; Li, Hui Chang
Subject: 12th St Remainder Parcel

Dear Patrick and Hui-Chang,

Please find attached Brian Pianca's RFI response for the 12th 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 | www.woodpartners.com



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