

Minutes
Oakland Chinatown Advisory Committee
(OCAC)

August 6th, 2009

4-6 PM

Location: SunCal Office, 300 Frank Ogawa Plaza, Suite 342, Oakland CA 94612

1. Roll Call: Committee Members Present: Kevin Liao, Alan Yee (Co-chair), Jennie Ong (Co-chair), Marilyn Ashcraft, Sherry Hirota, Lynette Lee

Staff Present: Julia Liou, Andrew Thomas, Iris (City of Oakland), Eric Angstadt (City of Oakland), Pat (SunCal developer), and other SunCal developer

Absent: Lee Perez (City of Alameda-rep)

2. Suncal presentation

Sun Cal conducted presentation about overview and current status of Alameda Point development:

- Site is heavily constrained by 4 factors. 1) When it gets transferred—must be mapped by FEMA. 2) At least 80 historic buildings. located in a floodplain. 3) presence of plumes (underground contamination)—navy still cleaning the area, projected to be done by 2017-2019. Will need to do phasing in conjunction with development. Navy cleaning to commercial levels. Clean up started in 1995. 4) Young bay mud and liquefaction—the area is subject to liquefaction during an earthquake.

- Potential relocations: 1) Building futures with women and children, 52 units, 2) Operation dignity 208 units, 3) Alameda point collaborative, 120 units, 4) Bladium

- City of Alameda analyzed effect of Measure A on past plans. Single family homes generate most traffic and least transit supportive. Multifamily units tend to use transit modes more frequently. Community development concepts with ACPC, saw that Measure A was a restriction. So community went thru the exercise if measure a went away from a transportation and market perspective—doing the same 1800 units—so found that the units can be higher density, different household types into the buildings, ride bus more often, more auto trips, affordable housing is the same, retail would go up, overall financial feasibility goes down however.

- It was noted that decreasing traffic is MAJOR concern for both Chinatown and Alameda.

- If the development is built in 5 phases, transit will be built in 5 phases.

- Phasing plan—first phase: adaptive reuse area will be developed throughout the entire project: new fire station, new libraries, schools, civic uses—churches, etc.

- Phase I will be mixed use. The rest will be for collaborative housing—replace existing housing with new housing. Will have trail and bike network.

- Estimates for current transit and circulation—10,000 Alameda residents commute to SF, many take express bus. Effective transportation program would entail maximizing buses and decreasing cars
- Alameda trying to focus on jobs—9000 jobs. Growing market for live work, focus on multi family flats, senior development given the huge market for this.
- Earliest time for development projected to be in 2012, but Sun Cal will drop out if the ballot initiative doesn't pass.

Discussion:

- What are potential mitigations that can be done for Oakland and Chinatown (ie. 5th and Broadway, 6th and Jackson, etc). Alameda and Oakland Chinatown behind the Broadway Jackson feasibility study—particularly the horseshoe option.
- Need an EIR study so that mitigations can be discussed, and ensure additional traffic doesn't negatively impact Chinatown.
- Need to get back on board and study the key issues and address those that will help us succeed. Need to re-examine Broadway/Jackson horseshoe solution, and consider doing a serious joint study with buy in on what the impacts are and the alternatives. All access points are overloaded. Good faith in commitment on both sides as evidenced by these meetings.
- There are current studies and EIRs out there from the past that we can draw from (Oak to Ninth, Alameda General Plan Amendment), but also need to understand comprehensively the impact of this initiative.
- Question raised: if the information was obtained to address Chinatown and Oakland concerns, would folks be open to getting info from other sources? For example, starting with the traffic report by using past data since EIRs are lengthy and time consuming. Conduct intermediary steps rather than waiting for an year and a half to get the info. Alameda traffic study to be put out by August 7th.
- Need to evaluate from the big picture and look at the entire project while providing an objective analysis on the proposed development.
- Agreement that transportation impacts are most significant that need to be studied. Oakland has a separate agreement with Alameda so need to continue to work on transportation study, which doesn't imply undoing the rights of the agreement Oakland has with Alameda. ACTIA will be re-examining the horseshoe solution with a new consultant. Oakland will re-open this discussion with the express purpose of figuring out where this is at with Caltrans.
- Need Oakland staff at the table with talking about mitigations at 6th and Jackson, 5th and Broadway, etc.

Sherry Hirota made a motion to request the City of Alameda immediately prepare an EIR on the SunCal Alameda Point proposal submitted to the City of Alameda in December 2008 so that the OCAC can perform its mandate under the Settlement Agreement. Seconded by Jennie Ong, and the motion was carried with a vote of 5 to 1.

3. Next Steps and agenda items:

- 1) Andrew will forward the OCAC's recommendation of preparing an EIR prior to putting this initiative on the ballot to the Alameda Planning Commission by Aug 25th mtg or Sept 15th mtg.
- 2) Meet again in Sept. 17th 4-6 PM.

Agenda items for next mtg on Sept. 17th

1. Update on Alameda initiative
2. What Alameda Planning Board has responded
3. City of Alameda's transportation study—will look at volumes and tubes based on SunCal's development—gateway intersections—7th and Jackson. Look at how much more traffic to understand the magnitude.

4. Public Comment: No comments.

5. Meeting adjourned at 6 PM

