



2226 Santa Clara Avenue  
Alameda, CA 94501  
(510) 747-7529

## MINUTES OF RECREATION AND PARK COMMISSION MEETING OF SEPTEMBER 14, 2006

**DATE:** Thursday, September 14, 2006  
**TIME:** 7:00 p.m.  
**PLACE:** Room 360, City Hall, Santa Clara Avenue and Oak Street, Alameda, CA 94501

### 1. ROLL CALL

**Present:** Chair Jay Ingram, Vice Chair Jo Kahuanui, Commissioners Michael Cooper, Christine Johnson, Terri Ogden, and Georg Oliver

**Absent:** Commissioner Bruce Reeves

**Staff:** Dale Lillard, Acting Director (AD)  
Jackie Krause, Senior Services Manager (SSM)  
Patrick Russi, Recreation Supervisor (RS)

### 2. APPROVAL OF MINUTES

Minutes of June 8, 2006 and July 13, 2006 Recreation and Park Commission Meetings could not be approved due to lack of majority votes for approval. Minutes will be brought back to the Commission in October.

### 3. ORAL COMMUNICATIONS, AGENDA

(Any person may address the Commission in regard to any matter over which the Commission has jurisdiction or of which it may take cognizance that is not on the agenda.)

Becky Drammel, resident, asked for information on Bayport Park. Director Lillard stated that the conceptual plans are in the Recreation and Park Department. The park is four-acres and there will be two ball fields, a restroom, and playground for children ages preschool through 12 years. The school will begin using the turf in four to six weeks. We anticipate that the park will be open for full use (youth groups using fields) in spring 2007.

### 4. WRITTEN COMMUNICATIONS

None.

### 5. NEW BUSINESS

## **A. Presentation on Alameda Landing – (Informational Item)**

Bruce Knopf, Catellus representative, and Karen Altschuler, SMWN principal, provided to the Recreation and Park Commission a presentation on the proposed Catellus Master Plan.

In January 2006, Catellus began work on a proposal to change the land use plan for the land currently planned for office and R&D. The proposed change to the project includes:

- Revitalizing the waterfront with large public open spaces, outdoor dining, a pedestrian promenade, bike paths and other public amenities.
- Redesignating approximately 32 acres of the remaining property within the Master Plan to allow for a retail shopping center of approximately 300,000 square feet of floor area and 20,000 square feet for health clubs or similar uses.
- Removing approximately 26 acres of land from the Master Plan currently designated for office/R&D. The 26 acres would be redesignated for Medium Density Residential use in the General Plan, and the Zoning Map would be amended to rezone the property to R-4 PD. The proposed General Plan and Zoning Designations for the 26 acres would accommodate approximately 300 housing units. The City require that 25 percent of the housing units be restricted for low, very low and moderate-income households.

The amendment would remove approximately 900,000 square feet of commercial office/R&D space from the Master Plan and replace it with up to 300 housing units, 300,000 square feet of retail and 20,000 square feet for a health club facility. The following uses and facilities in the approved Master Plan would not change:

- The 495 single family and duplex homes and 91 multi-family residential units.
- The seven-acre site dedicated to the Alameda Unified School District for a 600 student Kindergarten through 9<sup>th</sup> Grade School.
- Approximately 15 acres of public open space, neighborhood parks, mini parks and waterfront promenades.
- Approximately 400,000 square feet of waterfront office space with supporting ground floor retail space.
- Access to the site will be provided by 5<sup>th</sup> Street, Mitchell/Mosely Extension, and Tinker Extension.

The proposed Master Plan contains several important recreational elements. The recreational elements include the following:

- An eight-acre Waterfront Promenade and a Waterfront Plaza along the Oakland Inner Harbor combining to create a significant public open space amenity
- A Bioswale

- Village Green
- Gathering spaces along Fifth Street
- Tinker Entry Plaza
- A hierarchy of interconnected tree-lined streets
- An integrated system of sidewalks, bicycle, and pedestrian pathways
- Project Entry Gateways and Site Orientation Markers
- Clear system of directional, safety, and informational signage
- Landscape Buffers and Screening at project perimeters

Mr. Knopf stated that the retail area will be approximately half the size of South Shore. The developer is committed to establishing municipal services and capital facilities districts so maintenance of the open space and public improvements will not be a burden to the City's general fund. Director Lillard asked if this would include landscape, lighting, streets, etc. Mr. Knopf stated yes.

Mr. Knopf stated that not only would there be assessment districts that property owners and tenants pay into for infrastructure and for maintenance, but the developer has committed with WABA that all of the retail area would be incorporated into the West Alameda Business Association/business improvement area and their landscape and lighting district. This is due to WABA's effort to raise westend activity and retail.

The Planning Board held several public hearings on the project and recommended to the City Council that the project be approved at its meeting on July 24, 2006. The City Council is scheduled to review the project on October 3, 2006.

Chair Ingram stated that he felt that the Sports Advisory Committee should be included and may have something to say about playing fields. Their input would be in regard to football, softball, etc. Mr. Ingram would like to see more active play open space.

Chair Ingram asked what the possibility would be of Catellus building a public pool in the area. Mr. Knopf stated that it is not something (that he knows of) that has come up. It would have to be in another area other than what they have been focusing on as the open space area. Where the planned open space is now is concrete wharf. We will be carrying in clean fill material and putting it on top of an existing concrete area and creating green and open space that does not exist now. A pool would not work in the area.

Chair Ingram asked what traffic impact studies have been done for this project. Mr. Knopf stated that as part of supplemental EIR a whole traffic study was done. Information was updated. One of the advantages of changing the project from all office to mixed use is that we will be blending the peak hours of uses. This actually generates the same amount or less traffic than the 2000 approved proposal.

Commissioner Cooper asked for information on the Mitchell to Webster Street development (e.g., how will it happen, what will it look like, etc.). Mr. Knopf stated that if you were

coming into Alameda through the tube, turn right. Either a hairpin turn to Pasta Pelican or you could turn right and come in Tinker Avenue.

Commissioner Cooper asked if there would be any direct access from Mitchell/Mosely to Webster. Mr. Knopf stated no. Any through traffic would have to circle around.

Commissioner Cooper asked about parking. Mr. Knopf stated that Catellus has accepted a limitation from the Planning Board in that there will be no more than 250 parking spaces without being broken up by something like a bioswale.

SSM Krause asked what was the retail vision. Mr. Knopf stated stores like the Z-Gallery or Best Buy (mid-size retailers). Restaurants (5,000 sq. ft.) like PF Chang that will not compete with Webster St. or commercial districts. Catellus developed a Memorandum of Understanding with WABA to limit the small size shop space so as not to compete with Webster St.

Vice Chair Kahuanui clarified that the change would put in 300 residential units, 300,000 square feet of retail and retain 400,000 square feet of office space. Mr. Knopf stated yes.

Vice Chair Kahuanui stated that in the approved plan it includes 9.2 acres of waterfront park. Mr. Knopf stated with the change, it would be a minimum of 8 acres of waterfront park. This is due to the ability of adaptively reusing some of the existing buildings that are right on the waterfront. Again, there would be a minimum of 8 acres of open space.

Chair Ingram asked if we are within the National Park and Recreation ratio of open space to residents when it is a mixed use site. Are we within the standard? *Mr. Knopf stated that he was not sure but that the Bayport development was within the ratio and that this project adds to that ratio.* Chair Ingram stated that he wanted to get away from the ½ acre parks.

Mr. Knopf stated that plans for development would begin in December 2006/January 2007, demolition would begin in March 2007, and meet Cliff Bars time table of moving in August 2008. The group will be coming back to the Recreation and Park Commission with an Open Space plan with the first phase development plan.

**B. Presentation from Development Services Department regarding Proposed Encroachment of the Sidewalk and Utility Relocation into Neptune Park – (Informational Item)**

Director Lillard stated that this presentation will be rescheduled for the October Recreation and Park Meeting.

**C. Summer Highlights – (Informational Item)**

RS Russi showed a power point presentation highlighting ARPD's summer programs.

## **6. UNFINISHED BUSINESS**

### **A. Status Report on Veteran's Building – (Discussion Item)**

Director Lillard stated that there will be a group of Navy sailors who will be doing some volunteer work at the Veteran's Building during Fleet Week. They will be doing some landscaping in front of the building and painting some rooms inside the build.

Chair Ingram stated that Dick Rutter would like to come to the November Recreation and Park Commission Meeting to discuss Veteran Building renovations.

## **7. REPORTS FROM RECREATION COMMISSION AND RECREATION AND PARK DIRECTOR**

### **A. Park Division**

Council rejected the bids for the **Washington Park Building**. Staff was authorized to negotiate on the open market and met with both vendors who had made prior bids. Some of the irrigation and landscaping will be done by City staff to reduce costs. Both vendors will come back with a new price. Council has authorized City Manager to sign a contract for up to \$650,000.

The Field Advisory Group has picked a conceptual field option for the **Godfrey Park Field Renovation**. It will go before the Recreation and Park Commission in October. Once the Commission approves the plan, it will go before Council in November and we should receive authorization to go to bid after the first of the year.

### **B. Recreation Division**

Power Point Summer Program Presentation was given to the Recreation & Park Commission.

### **C. Mastick Senior Center**

Power Point Summer Program Presentation was given to the Recreation & Park Commission.

### **D. Other Reports and Announcements**

- Status Report on Transportation Master Plan Committee (Commissioner Johnson)**

No report at this time.

**8. STATUS REPORT ON ONGOING PROJECTS**

None

**9. ORAL COMMUNICATIONS, GENERAL**

None

**10. ITEMS FOR NEXT AGENDA**

- Presentation from Development Services Department regarding Proposed Encroachment of the Sidewalk and Utility Relocation into Neptune Park – (Informational Item)
- Status Report on Veteran's Building – (Discussion Item)

**11. SET DAY FOR NEXT MEETING**                      October 12, 2006

**12. ADJOURNMENT**