

From: [Christopher Lloyd](#)
To: [CityCouncil-List](#); [Lara Weisiger](#)
Cc: [marnilr@me.com](#); [Ltromblay@gmail.com](#); [jiben01@gmail.com](#); [kellyelainejohnston@gmail.com](#); [stephbbradshaw@icloud.com](#); [fordr@mac.com](#); [charlieherreravillar@gmail.com](#); [laurieaferris@yahoo.com](#); [l.c.eilhardt@sbcglobal.net](#)
Subject: [EXTERNAL] Join Nearly 500 Alameda Residents Who Support Green Space
Date: Monday, April 17, 2023 10:06:58 PM
Attachments: [Additional Petition Signatures.pdf](#)

Dear Alameda City Councilmembers:

Over the last several weeks, nearly **500 residents** across Alameda have signed a petition to **replace the Pulte Sales Center adjacent to Bohol Circle Immigrant Park with green space**. [Our Change.org petition has ~400 signatures](#) and I'm also attaching ~60 additional signatures we collected in person from residents across the island.

One of the most amazing things we discovered when we asked people to sign the petition was how many residents of Alameda cared about adding more green space adjacent to Bohol Circle Immigrant Park—even those who do not live in Bay37. Like the Bay37 community, **many people felt strongly about preserving views of the estuary from 5th Street and having more non-concrete areas for their families to gather outdoors.**

As you consider how you'll vote on the Amendments to the Alameda Landing Waterfront Master Plan tomorrow, please keep the voices of the close to 500 residents who signed this petition in mind. **We respectfully urge you to support replacing the entire Pulte Sales Center with green space.**

Thank you,

Chris Lloyd
Alameda, CA

Petition to Create more green space outside of Alameda's Bohol Circle Immigrant Park

Background

- Bohol Circle Immigrant Park opened in Alameda, CA in January 2023 and is located at 2901 5th Street, the end of Fifth Street off Mitchell Avenue on the estuary.
- A sales center for Pulte Homes now sits at the entrance of the park and is scheduled to be removed later this year.
- On April 18th, 2023, the Alameda City Council will vote on what will replace the sales center and one of the leading options is to replace the 5,000 sq ft lot with a green space.
- The City Council is also considering alternatives (e.g., additional housing, a community center), however we believe the surrounding neighborhood is already dense and has 100+ unsold units for sale.

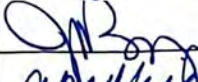
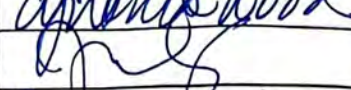
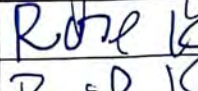
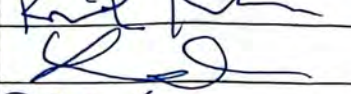

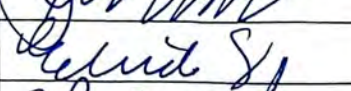
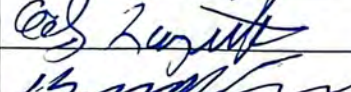
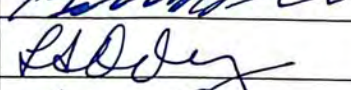
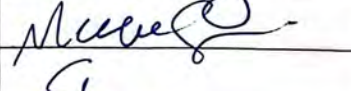

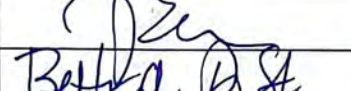
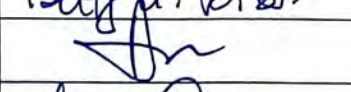
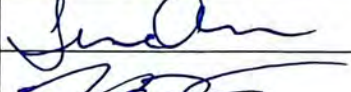
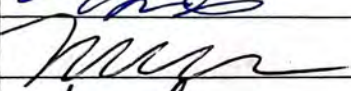

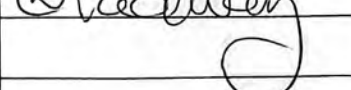

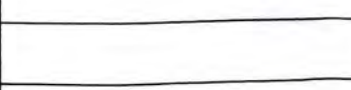


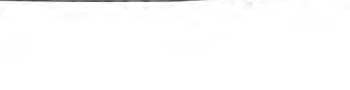


Why Should We Have a Green Space at the Entrance of the Park?

- **Access:** Bohol Circle Park terminates the 5th Street axis and serves as the visual and physical connection point with the promenade. Points of access to that promenade and bike trail are important—the public needs to know how to access them.
- **Community:** A green space will serve as a gathering space for the Alameda community at large.
- **Education:** A green space will provide opportunities for environmental education and outdoor learning experiences for children and adults.
- **Environment:** A green space will reduce air and water pollution and mitigate the effects of climate change, aligning with the goals of the City of Alameda Urban Forest Plan.
- **Safety:** Reduces additional traffic that non-green space alternatives would generate.
- **Visual Aesthetics:** While Bohol Circle Immigrant Park is already beautiful, it's primarily constructed of concrete and mulch. A green space would enhance the entrance to the park, which serves as a gateway to the estuary.
- **Wellbeing:** A green space will provide opportunities for outdoor recreation and physical activity, which is critical for physical and mental wellbeing.



Full Name (Printed)	Signature	Email	City of Residence
Maria Arcelona	Maria Arcelona	Bamalu@gmail.com	Alameda
Eva Sun	Eva Sun	esun272@gmail.com	Alameda
Chris Jensen	Chris Jensen	CEJ@Comcast.net	Alameda
Michelle Johnson	Michelle Johnson	michelleannmartinez@yahoo.com	Alameda
Jenni Fenstermaker	Jenni Fenstermaker	jennetix@csbc.net	Alameda
Jenni Fenstermaker	Jenni Fenstermaker	jennedinoes@globalnet	Alameda
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Steven Padonich		Tv60X076@gmail.com	Alameda
Diane Padusay		dpeda@aol.com	Alameda

From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: [EXTERNAL] PLN22-0401: more green space!
Date: Monday, April 17, 2023 9:04:39 PM

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

From: Kevin Xu <galaxu@gmail.com>
Date: Feb 6, 2023 10:48 AM
Subject: [EXTERNAL] PLN22-0401: more green space!
To: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>
Cc:

To whom this may concern

Dear Madam/Sir,

We are the owners of Apartment 2886 Fifth Street (in Building 14 at Bay37-Landing). This is to provide our inputs, as Bay 37 residents, to the Project "PLN22-0401 - 2800 Fifth Street - Master Plan/Development - Applicant: Pulte Homes". The original plan was to replace the Sale Office of Pulte at the end of the Fifth Street with 5000 sq ft commercial space. After Pulte raised the concern that it will be difficult to find tenants for such commercial space, several alternative plans have been circulated for considerations. In an October 2022 survey of Bay 37 residents, we voted for a plan which proposes to replace the Sale Office with green space and additional parking (to help disabled/old/children visitors of the nearby public park). Now we still think it is the best plan.

We are particularly against another plan that proposes to build two residential buildings and a recreation center in the place (the #1 plan among alternative plans included in the brochure "PLN22-0401 Pulte Bay37 Plans.pdf"). This plan will replace some of the green space in/around the Bohol Circle Immigrant Park with a concrete building (the "Recreation Center"), further reducing the green space in the Park which is deficient of green space in the first place (most of its ground is covered by concrete)! As local residents, we don't need more recreation facilities in this area (there are facilities in nearby Alameda Landing). Rather, we need more green space in this concrete forest.

With best regards,

Kevin Xu & Tracy Wang

From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: [EXTERNAL] Support for MORE housing at Bay 37- comment for the February 13th Planning Board Meeting
Date: Monday, April 17, 2023 9:03:34 PM

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

From: Adrienne <sanchostyle@gmail.com>

Date: Feb 12, 2023 10:43 PM

Subject: [EXTERNAL] Support for MORE housing at Bay 37- comment for the February 13th Planning Board Meeting

To: Xiomara Cisneros <xcisneros@alamedaca.gov>, Ronald Curtis <rcurtis@alamedaca.gov>, Hanson Hom <hhom@alamedaca.gov>, Diana Ariza <dariza@alamedaca.gov>, Teresa Ruiz <truiz@alamedaca.gov>, Asheshh Saheba <asaheba@alamedaca.gov>, Alan Teague <ateague@alamedaca.gov>, Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Tracy Jensen <tjensen@alamedaca.gov>, Trish Spencer <tspencer@alamedaca.gov>, Malia Vella <MVella@alamedaca.gov>

Cc: Henry Dong <HDong@alamedaca.gov>

Hello Planning Board and Alameda City Council,

I am writing to ask that you please support any of the options that include **more housing** at the Bay 37 neighborhood at the February 13th Planning Board meeting. These options are Alternative 1, 3, or 4.

I am a lifelong Bay Area resident, spending the past 19 years in Alameda County, the last 7 of those in Oakland, and moved to Bay 37 in November 2022.

There is a housing crisis in our state and I've seen so many of my friends and family move away because they could no longer afford living here. Yes, there is currently unsold inventory at Bay 37, but that will eventually sell and I believe we need to continue to **build more housing to stop displacement**. Density in this area is good- it's part of the reason my family decided to move to Alameda, and more specifically, this neighborhood. Bay 37 is walking distance to the Alameda Landing Shopping Center, which includes 2 walkable options for groceries, whereas my previous community was in a food desert.

There is a contingent of Bay 37 residents that supports Alternative 2. Alternative 2 only benefits a small number of residents in Bay 37. How many people will truly benefit from the extra green space with the existing Bohol Circle Immigrant Park right there? You can guarantee 2-5 families will utilize this space if housing is built. Having the option of welcoming more families to our community while helping abate the housing crisis seems like a home run to me.

Regarding Alternative 1, the option with the community center and 2 homes- If moving forward with that option, I would like to ask that the city and Bay 37 HOA

make it clear that the existing parking area meant for the Bohol Circle Immigrant Park is labeled as park, community center, and guest parking so that those who may need to utilize these resources can do so, instead of homeowners that are using these spots as their personal spots over multiple days. I would also like to push for a satellite Alameda library location for this spot, as was discussed as a possible option in a meeting where the various alternatives were presented to Bay 37 residents.

Thank you for your time and consideration in **supporting more housing to be built** in Alameda Landing's Bay 37 community.

Cheers,
Adrienne Sancho

From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: [EXTERNAL] Re: Bay 37 Landing - redesign of sales office area
Date: Monday, April 17, 2023 9:03:21 PM
Attachments: [We sent you safe versions of your files.msg](#)
[Bay 37 Landings Pulte and City dog agility section.pdf](#)

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

From: RUBY NELSON <havemyown@comcast.net>
Date: Feb 17, 2023 2:34 PM
Subject: [EXTERNAL] Re: Bay 37 Landing - redesign of sales office area
To: Henry Dong <HDong@alamedaca.gov>, Allen Tai <ATai@alamedaca.gov>, Andrew Thomas <athomas@alamedaca.gov>, Xiomara Cisneros <xcisneros@alamedaca.gov>, Ronald Curtis <rcurtis@alamedaca.gov>, Hanson Hom <hhom@alamedaca.gov>, Diana Ariza <dariza@alamedaca.gov>, Teresa Ruiz <truiz@alamedaca.gov>, Asheshh Saheba <asaheba@alamedaca.gov>, Alan Teague <ateague@alamedaca.gov>, CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>, Kirk Logan <Kirk.Logan@Pulte.com>, Anthony Payne <Anthony.Payne@Pulte.com>, Nicole Mass <nicole.mass@seabreezemgmt.com>, Steve.Raffo@pulte.com
Cc:

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Have added 2 new drawings I did today - 1 with measurements for the work area and 1 for a section for a leached dog agility coarse including waste disposal area. Park/Rec and/or Art community to have a waterfront unusual materials used for the coarse.

Also added yesterday's drawing to get a few more people on board for the emergency Sentinel Drive extension with moveable barriers.

Thanks for your consideration.

Ruby Nelson 2815 5th Street, Alameda
cell: 925-219-2838

On 02/16/2023 3:33 PM RUBY NELSON <havemyown@comcast.net> wrote:

Good day,

Thank you for all your responses to my last email. I listened to the zoom meeting on Monday and needed to step away, take a few pictures, and draw in the area to see how to better fit our needs list vs.the wants lists.

After reviewing all the various plans drawn, none of them refer to a big safety problem which should be corrected in this final stages of the area. The need list should include finishing the driving lanes toward the estuary and Bohol on Sentinel Dr all the way to the main walkway which can support emergency equipment. Moveable barriers place not the Pulte

/Alameda line.

Please refer to pictures attached of the corner of Sentinel Dr & Sentinel Dr. The view looking toward SF is a construction canyon and the estuary end is blocked off with 2 parking slots with a curb, a young tree, bushes, grass. Note on red curb is "fire Lane" in a space that looks like a dead end alley.

Another thing discussed was a recreation building, however no one mentioned that a few well placed nicely built kiosks close to the standing white pergola could be a way to solve support for our new water features that are hopefully still planned -- water taxi and kayak rentals or info booth as well maintain view lines for residence.

Also congestion on at the circle drive - maybe replace Pulte driveway with a drop zone only.

Dog side of the green open space. Poop cans and support systems. layered in the space that matches the sidewalks by target with the various sized square stones and a few well placed pee posts. The other side is quieter by homes and smells from dogs kept away.

The sidewalks around the Pulte building are nicely designed and would not have to be replaced for another cost savings.

Thanks for your consideration on these requests.

Best regards,
Ruby Nelson
2815 5th Street (building on corner of 5th and Mitchell)
cell: 925-219-2838

n 01/10/2023 9:52 AM RUBY NELSON <havemyown@comcast.net>
wrote:

Dear Alameda Planning Staff, Planning Board, and City Council,

My husband and I are retired seniors. We moved into our new ADA flat in the Landings section of this development October 20, 2022. We bought a unit with 2 garage spaces, and also downsized from 2 cars to 1 car. It's beautiful here and the walking community is vibrant.

I am writing to you today to please replace Pulte Sales Office with green space and parking. I submit this request with a viewpoint of watching traffic flow and the many family guests that arrive with children wanting to enjoy our playground or invite over dear old friends to sit on a benches and enjoy the estuary.

Thank you for your time and hopefully a favorable decision.

Ruby & David Nelson
2815 5th Street
Alameda, CA 94501
cell: 925-219-2838

SPACE
BASED on 12'
LEACH

1 Dog
1 Agility
1 COARSE

← SIDEWALK →

JUMP
BARS

H

TREE
JUMP
B

LADDER

SMALL
TITTERTOTTER

TUNNEL
SMALL OPENTOP

LEACH FRIENDLY

3x3
PAUSE
BOX

LG
OPENTOP
TUNNEL

WEAVE POLES
24" BETWEEN POLES
26" TALL

WASTE DISPOSAL

PALM
TREE

PALM
TREE

STANDARD LEACH
Length - 12'

↑ GREEN + ↑
ADD BARRIERS KIOSKS →
MOVE/REUSE
TREES + BUSHES

80 FT FIRE LANE

REMOVE CURB

EXISTING SIDEWALK

1 PLANT 4 DIA.

Plant space
for family / Benches

PARKING

CURB

IRRIGATION

Old garden

ADD DROP OFF ZONE

60 FT

25 FT

47 FT

8 FT

28 FT

32 FT

IRRIGATION / PLANTS
44 FT - 1

== BACK PLANTS
== RACKS

MOVE
USE EXISTING PLANTS

Lamp post

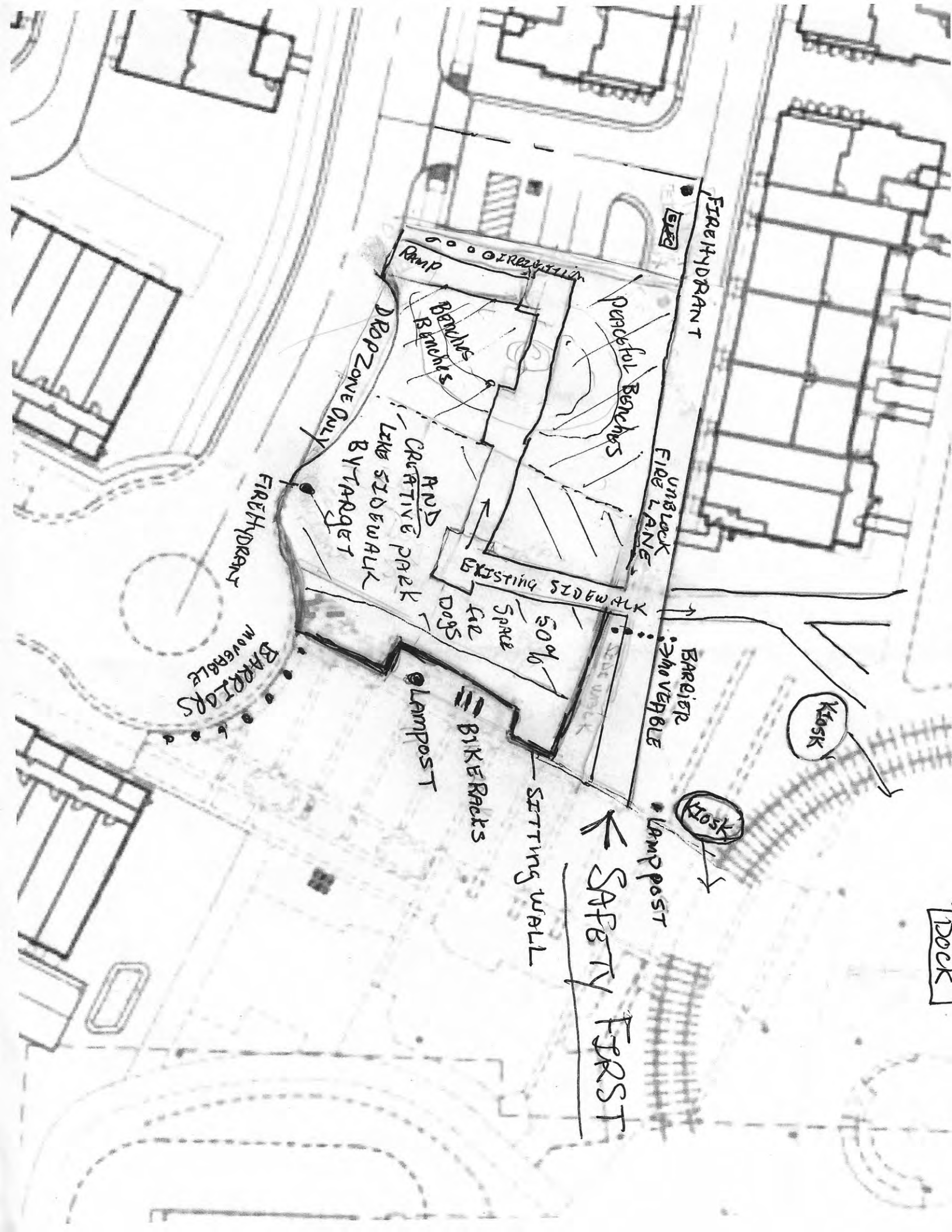
18 INCHES HEIGHT

EXISTING

SITTING

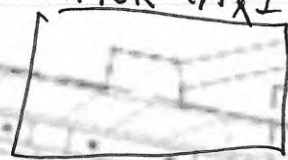
WALL

CHANGING Row of plants
gives DIRECTION to
OPEN SPACE CITY
USE
To go.





WATER TAXI



KIOSK

KIOSK

REMOVE CURB
2 PARKING SPOTS REMOVED

GREEN
SPACE
WITH BENCHES
DWARF TREES
& GRASS

DROPOFF ONLY

Fire
plug

★
CREATE
A BETTER
FIRELANE

BARRIER DESIGN



From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: Sending again with presentation
Date: Monday, April 17, 2023 9:03:08 PM
Attachments: [Bay37 Community Recommendation vF.pdf](#)

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

From: Jill Benson <jiben01@gmail.com>
Date: Feb 17, 2023 4:00 PM
Subject: Sending again with presentation
To: Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>, Tony Daysog <TDaysog@alamedaca.gov>, Tracy Jensen <tjensen@alamedaca.gov>, Trish Spencer <tspencer@alamedaca.gov>, Malia Vella <MVella@alamedaca.gov>
Cc:

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Dear City Council Members,

My name is Jill Benson and my husband & I recently bought a home in Bay 37. We've been actively engaged with our new community to promote green space to be established adjacent to the Bohol Circle Immigrant Park, replacing the Pulte sales office. Currently, there's very little usable green space as the Park is primarily concrete. Our entire community is in favor of adding green space not only for our community but all visitors to the Bohol Park. To add more structures would be a mistake and a lost opportunity to enjoy the outdoors, the estuary and all the benefits a usable green space brings to people's lives.

There are a number of reasons we feel so strongly and rather than listing them all, please find the presentation that was recently presented to the Planning board.

Feel free to call me with any questions. I invite you to come by Bay 37 to see for yourself how more, not less green space will enhance the only park in Alameda on the estuary.

Thank you in advance for your consideration of our recommendation.

Jill Benson
209-968-8877



5th Street Master Plan Plan Amendment:

Bay37 Community
Recommendation

February 13, 2023

Bohol Circle Immigrant Park Alameda, CA



Who is the Bay37 community?

- Hundreds of residents have moved into the Bay37 community since 2021
- Our community is civically-minded, diverse, with both new and long-time residents of Alameda
- A shared desire to play a role in shaping the future of our neighborhood has brought us together



Our recommendation:

“Alternative 2” – A green space

- Enhances Bohol Circle Immigrant Park, which serves as a gateway to the estuary
- Green space will be public and available to the Alameda community at large
- May provide opportunity for future public art
- Majority of residents polled in a November survey supported creating an open green space or park
- We have actively engaged the Alameda Planning Staff, City Council, and Pulte on this topic



Why a green space?

- **Environment:** A green space will reduce air and water pollution and mitigate the effects of climate change, aligning with the goals of the City of Alameda Urban Forest Plan
- **Wellbeing:** A green space will provide opportunities for outdoor recreation and physical activity, which is critical for physical and mental wellbeing
- **Connectivity:** Bohol Circle Park terminates the 5th Street axis and serves as the visual and physical connection point with the promenade. Points of access to that promenade and bike trail are important—the public needs to know how to access them
- **Community:** A green space will serve as gathering places for the community
- **Education and learning:** A green space will provide opportunities for environmental education and outdoor learning experiences for children and adults



Why we don't support a community center at this location

- **Maintenance:** A community center will require ongoing maintenance, upkeep, and parking enforcement, which will be costly
- **Location:** The proposed location of the community center is not ideal because the lack of parking makes it inaccessible to most residents of Alameda
- **Safety concerns:** A community center may attract criminal activity, particularly if it's understaffed and underutilized. **The other 4 community centers in Alameda are not used to capacity**
- **A lost view:** Bay37 promotional plans have always included an expansive 5th St view of the estuary. Narrowing the open space and its connection to the estuary is a lost opportunity for good urban design.



Why we don't support additional housing at this location

- **Existing housing:** There is an abundance of unsold inventory in the Bay37 community (**100+ unsold units**) that could be converted into low / moderate income housing
- **Too Crowded:** Cramming more homes to this small lot will make the area too dense / crowded and will not look nice as the entrance to the newly opened Bohol Immigrant Park and may create confusion for people trying to access the bike trail and promenade
- **Reduces Existing Limited Green Space:** There is currently very limited green space in the entire neighborhood and a community center would reduce it further





Thank you.

From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: [EXTERNAL] Bohol Circle Immigrant Park
Date: Monday, April 17, 2023 9:02:41 PM

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

From: Marni Roosevelt <marnlr@me.com>
Date: Feb 28, 2023 12:12 PM
Subject: [EXTERNAL] Bohol Circle Immigrant Park
To: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>
Cc:

Dear Alameda City Council,

At a meeting in November 2022, the Planning Board acknowledged that the Bay 37 community had not been informed of, or involved in the planning of the proposed construction. Subsequently, residents put together a survey to ask the community what they would like to see in their neighborhood. The overwhelming response was for additional green space. There are multiple reasons why green space is the best choice. This decision you make is a great opportunity for the City of Alameda to confirm its commitment to its citizens.

We have all come out of such a hard time that created isolation and mental health issues for many of us. Families are looking to make connections with each other, within beautiful outdoor space that creates safety. The 5th street entrance is a beautiful expansive vista to the estuary which is like taking a deep breath of fresh air and relaxing. It is also, currently, a very visible axis that promotes activities such as walking on the Bayshore Trail, kayaking, fishing and more.

As a child development professor, I have read myriad research on the positive impact green spaces promote for children's healthy physical, cognitive, and emotional development. I also have the pleasure of seeing this in action and watching how people use the Bohol Circle Immigrant Park. Children love the climbing structures, families play, parents spread their blankets to picnic on the only VERY small patch of grass, and just enjoy being together in nature. There are wonderful amenities at the park – but all within concrete. That's great for many activities, but there is still a lack of real green space.

We understand Pulte may have a financial commitment to Alameda to fulfill; please consider using some of the many unsold Bay 37 townhomes as a trade, and/or a contribution to the funding of the newly approved Aquatic Center at Jean Sweeny Park.

Please visit and meet with us, and ultimately approve a plan for the building site at Bay37 to become all green space with a usable passive park.

Thank you,
Marni Roosevelt
2841 5th St.
Alameda, CA 91401
(818) 516-0046

From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: RE: [EXTERNAL] Green Space for Bay 37
Date: Monday, April 17, 2023 9:02:00 PM

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

From: Allen Tai <ATai@alamedaca.gov>
Date: Mar 6, 2023 9:58 AM
Subject: RE: [EXTERNAL] Green Space for Bay 37
To: lenore.musambacine@gmail.com
Cc: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>, Jennifer Ott <jott@alamedaca.gov>, Henry Dong <HDong@alamedaca.gov>

Dear Lenore Musambacine,

Thank you for your comment on the proposed Master Plan Amendment for the site at the Bay 37 neighborhood. On February 13, the Planning Board recommended an option that requires Pulte Homes build one market rate single family home, a small neighborhood park, and provide two very low-income affordable housing units in lieu of building a commercial building. Staff is reviewing the feasibility of this recommendation with Pulte Homes. In April, the City Council will be holding a public hearing to consider the options (including the Bay 37 neighbors' preferred option for more green space) to make a final decision on the future use of the 5,000 square foot site.

As of today, we (City staff and Pulte Homes) are hoping to be at the April 18th City Council meeting.

Once the meeting date is confirmed, the City will be sending out notices to all the properties within 300 feet of the site, we will be posting signs near the site, and we will ask the Bay 37 homeowners association to help us distribute the information about the date of the hearing.

Sincerely,

Allen Tai, AICP | City Planner
City of Alameda
Planning, Building and Transportation Dept.
510-747-6888 (direct)
alamedaca.gov/planning

From: Lenore Musambacine <lenore.musambacine@gmail.com>
Sent: Saturday, March 4, 2023 7:38 AM
To: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>
Subject: [EXTERNAL] Green Space for Bay 37

Hello Alameda City Council Members,

I am writing this letter to include my voice as an advocate for green space at Bohol Circle Immigrant Park. It currently has very little – the majority of the entire park is concrete. Green

space will also preserve the view of the park and the estuary that people see as they enter on 5th Street.

As a parent of a 5 year-old child who loves the park, I know the benefit that green space serves for families. I see his face as we walk up 5th Street to enter the park....he is taking in every bit of the expansive view. The importance of trees and grass on is especially important for young children who are now entering the world after Covid.

Please consider the option of green space to replace the sales office at Bay37.

Thank you,
Lenore Musambacine

From: [Trish Spencer](#)
To: [Lara Weisiger](#)
Subject: Fwd: RE: [EXTERNAL] Green Space adjacent to Bohal Park
Date: Monday, April 17, 2023 9:01:03 PM

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

From: Henry Dong <HDong@alamedaca.gov>
Date: Mar 9, 2023 5:06 PM
Subject: RE: [EXTERNAL] Green Space adjacent to Bohal Park
To: "secondhome2@yahoo.com" <secondhome2@yahoo.com>
Cc: Jennifer Ott <jott@alamedaca.gov>, Allen Tai <ATai@alamedaca.gov>, CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>

Dear Suzette Smith,

Thank you for your comment on the proposed Master Plan Amendment for the site at the Bay 37 neighborhood. On February 13, the Planning Board recommended an option that requires Pulte Homes build one market rate single family home, a small neighborhood park, and provide two very low-income affordable housing units in lieu of building a commercial building. Staff is reviewing the feasibility of this recommendation with Pulte Homes. In April, the City Council will be holding a public hearing to consider the options (including the Bay 37 neighbors' preferred option for more green space) to make a final decision on the future use of the 5,000 square foot site.

As of today, we (City staff and Pulte Homes) are hoping to be at the April 18th City Council meeting.

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Sincerely,

Henry Dong
Planner III
City of Alameda
Planning, Building, & Transportation Dept.
2263 Santa Clara Ave., Room 190
Alameda, CA 94501
(510) 747-6871
<https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation>

From: Second Home <secondhome2@yahoo.com>
Sent: Thursday, March 9, 2023 2:26 PM
To: CityCouncil-List <CITYCOUNCIL-List@alamedaca.gov>
Subject: [EXTERNAL] Green Space adjacent to Bohal Park

It would be great to have some green space near the new park.

Thanks,
Suzette Smith

From: [Stephanie Bradshaw](#)
To: [CityCouncil-List](#)
Subject: [EXTERNAL] Bay37 Community Supports a Win-Win Proposition for All
Date: Monday, April 17, 2023 11:04:05 AM

Dear Alameda City Council,

I am excited to come together at tomorrow's City Council meeting to discuss the plans for the Pulte sales building in the Bay 37 community. While I appreciate the ideas and recommendations that have been shared over the last few months, it seems to me that there is one simple solution that benefits virtually everyone inside and outside the Bay 37 community: replace the Pulte Sales Center outside of Bohol Circle Immigrant Park with green space.

There are only advantages to this proposal. More green space means more usable space at the park for everyone; it adds to the beauty of this area and protects the environment. It brings people together as a community and will be an area accessible to everyone. The City will not be asked to purchase this property or maintain it so it adds no financial burden to the Alameda community or council. There is very little usable green space and, in fact, there is only one very small plot of grass at Bohol. Adding more will encourage more outdoor community activities for certain. Replacing the sales building with green space also maintains the Oakland hill and estuary views that so many Bay 37 community members paid a premium. How unfair it will be to erect 2-3 story buildings here when many brand new homeowners paid up to a 6-figure premium for this stunning slice of beauty.

Please do not take this proposal to be a position on affordable housing. In fact, we support and advocate for affordable housing - the Bay 37 community already has affordable housing and Dignity Village is coming down the street for this community and will be embraced. If Pulte will offer one additional unsold units here at Bay 37, then the Island community can get both green space and additional affordable housing.

Please consider the voices of those in the community. We have all elected to live here because we believe in Alameda and know we can further contribute to this great community.

Respectfully,

Steph Bradshaw
Bay 37
Alameda, CA

From: [Charles Eilhardt](#)
To: [CityCouncil-List](#)
Subject: [EXTERNAL] Vote for more green space outside of Bohol Circle Immigrant Park!
Date: Sunday, April 16, 2023 1:59:02 PM

Dear Members of the City Council,

We are writing to urge you to **fully support replacing the Pulte Sales Center outside of Bohol Circle Immigrant Park with green space at your April 18th Council meeting.**

Over the last few weeks, hundreds of residents across Alameda like us have signed a petition to let the City Council know how passionately many of us feel about this issue. While there are many reasons we support creating a green space outside of the largely concrete Bohol Circle Immigrant Park, we'd like to share a couple that are particularly important to us.

First, we believe creating green space will improve access to Bohol Circle Immigrant Park. As you know, the park terminates the 5th Street axis and serves as the visual and physical connection point with the promenade. Points of access to that promenade and bike trail are important—the public needs to know how to access them. We worry that replacing the Pulte Sales Center with more buildings will further confuse people on how to access the new park and its breathtaking views of the estuary and Jack London Square.

Second, we believe creating a green space will serve as a gathering space for the Alameda community at large. When our neighbors and we have explored Bohol Circle Park in recent weeks, aside from a few benches, there are not a lot of places to sit - especially for kids. We believe that green space will create a new venue for Alameda residents to congregate and strengthen our community ties.

Thank you for your consideration,

Charles Eilhardt

Louise Eilhardt

2825 5th St

Alameda, CA 94501

C Mobile: 510-697-8413

L Mobile: 510-409-7198

From: [AJ](#)
To: [CityCouncil-List](#)
Subject: [EXTERNAL] Be pro-environment & support affordable housing. Please support more accessible green space to beautify Bohol Circle Park on April 18th!
Date: Sunday, April 16, 2023 1:09:53 AM

Dear Alameda City Council,

You have undoubtedly received many emails over the last several weeks from people across our city who are in favor of replacing the Pulte Sales Center outside of Bohol Circle Immigrant Park with more green space. Though I don't live in Alameda, I too strongly support bringing more green space to that area because it will help beautify the entrance to the park and create another lush outdoor space for our community to convene. Like many others in the Alameda community, I have signed a petition calling for this important change. Along with hundreds of residents across Alameda, I urge you to consider this proposal at your upcoming Council meeting on April 18th.

I strongly believe that replacing the Pulte Sales Center with green space is essential to improving the entrance to and overall aesthetic of the park. Bohol Circle Immigrant Park is already beautiful, but the predominance of concrete and mulch detracts from its appeal. A green space would enhance the entrance to the park, serve as a gateway to the estuary, and improve access to the park, which serves as the visual and physical connection point with the promenade. Although 5,000 square feet may not seem like a lot, it would mean a great deal to the community members who are eager to improve the appearance of this stunning area. Plus, with clear points of access to the promenade and bike trail, the public can enjoy the new park and its stunning views of the estuary and Jack London Square without any confusion.

In addition, green space would serve as a gathering place for the Alameda community. Many residents have noticed that there are very few places to sit in Bohol Circle Park, especially for children, the elderly, and anyone who simply wishes to rest while at the park. By creating a green space, Alameda residents would have a new venue to congregate and strengthen community ties and even more opportunities for outdoor recreation and physical activity, which are essential for both physical and mental wellbeing. After being cooped up inside during the pandemic, having the ability to gather with neighbors outside for a picnic or other activities on the grass would be a welcome change.

Moreover, converting the Pulte Sales Center into a green space promises multiple environmental benefits as well. It would provide a valuable opportunity for environmental education and outdoor learning experiences for people of all ages, especially with its proximity to the estuary. On top of that, the proposed green space will help reduce air and water pollution and mitigate the effects of climate change, in

line with the City of Alameda's Urban Forest Plan, while minimizing additional traffic that alternative, non-green space options would generate.

That said, all of the above benefits notwithstanding, I also want to take a moment to address one of the false claims I've heard from a small group of people against making this area a green space.

I've heard some people claim that you can either be for more affordable housing or for the green space. This is a false choice. As a longtime proponent of affordable housing, I believe you can vote to do both things. You can vote yes to replacing the Pulte Sales Center with green space and also vote for Pulte to convert a few of the hundreds of unsold housing units to moderate income housing. This would not only meet the desire of those of us who want more green space, but it would also allow you to bring more affordable housing to Alameda more quickly without waiting for Pulte to construct new units.

Therefore, considering these benefits, I strongly urge you to fully replace all 5,000 square feet of the Pulte Sales Center lot with green space. This would be a significant victory for our community, and would improve the quality of life for Alameda residents. Thank you for your time and consideration of this important matter.

Sincerely,

AJ Cho
Neighbor in San Leandro, CA

This message was sent as part of a public action call run by Chris Lloyd, who runs the Change.org petition titled "[Create more green space outside of Alameda's Bohol Circle Immigrant Park](#)". I am not affiliated in any way with Lloyd, simply participating as an individual advocate.

From: [betty winholtz](#)
To: [CityCouncil-List](#)
Subject: [EXTERNAL] outside Bohol Circle Immigrant Park
Date: Saturday, April 15, 2023 3:54:53 PM

Dear City Council:

This is straight forward: please vote YES to replace the Pulte Sales Center next to Bohol Circle Immigrant Park with green space.

Sincerely,
Betty Winholtz

From: [Luann Simmons](#)
To: [CityCouncil-List](#)
Subject: [EXTERNAL] Vote "yes" for more green space at Bohol Circle Park
Date: Saturday, April 15, 2023 11:34:35 AM

Dear Alameda City Council,

I am one of the many residents of Alameda who supports the effort to bring more green space to Bohol Circle Immigrant Park. I am writing to express my strong belief that replacing the Pulte Sales Center with green space is essential to improving the entrance to the park and creating opportunities for outdoor recreation and physical activity.

Bohol Circle Immigrant Park is already beautiful, but the predominance of concrete and mulch detracts from its appeal. A green space would enhance the entrance to the park, serving as a gateway to the estuary. Although 5,000 square feet may not seem like a lot, it would mean a great deal to the community members who are eager to improve the appearance of this stunning area.

Furthermore, a green space would provide opportunities for outdoor recreation and physical activity, which are essential for both physical and mental wellbeing. After being cooped up inside during the pandemic, having the ability to gather with my neighbors outside for a picnic or other activities on the grass would be a welcome change. And we have almost no green space in this neighborhood right now.

Therefore, I urge you to fully replace the entire Pulte Sales Center lot with green space. Thank you for your consideration of this important matter.

Sincerely,

Luann Simmons
Alameda, CA

From: Jamie Gloyne
To: [City Clerk](#)
Cc: [Nancy McPeak](#); [Henry Dong](#)
Subject: [EXTERNAL] 2023-2932 / 18 April City Council Agenda Item 7A - regarding 2800 5th St
Date: Sunday, April 9, 2023 10:49:52 PM

Dear Clerk

I am an Alameda resident and I would like to submit the following comment to the 4/18 City Council meeting, on agenda item 7A, regarding the amendment to planning approval for 2800 Fifth St.

City Council Members,

I'm a homeowner and resident at the Bay37 development at Alameda Landing waterfront, so I read with interest the last Planning Board meeting minutes, where the Board recommended changing the plan for a large commercial building on the site of the Pulte sales office to more housing and a small open space.

I am alarmed that, by removing the commercial building, the Board would change the Bay37 development from mixed-use to single-use. As Council members, I'm sure you don't need me to mention the many reasons why mixed-use developments are superior and more sustainable than single use, and why Bay37 was planned as such. San Francisco's financial district is learning the perils of single-use zoning at great expense currently.

I believe that the vacant lots at Alameda Landing shopping center were cited as evidence that a commercial building at Bay37 is unviable.

- First of all, we shouldn't be basing permanent decisions about land use on a post-pandemic economy that is an historic anomaly.
- And secondly, with all due respect, the reason that Alameda Landing mall has vacancies is because it's primarily a giant parking lot, and nobody wants to drink a coffee or eat a sandwich while staring at a sea of parked cars.

On the contrary, the Pulte sales office is an AMAZING location, with views of the water, yachts sailing past, and Jack London just a few hundred feet away. If a coffee shop (or similar) can't succeed there, especially when the water shuttle starts later this year, then we may as well all give up on the economy and go and live in caves! A single storey commercial building, smaller than originally planned, would benefit both the neighbors and the wider community, and encourage more foot traffic and less driving.

I also strongly support the idea of a community building belonging to the Parks dept, which was proposed but also inexplicably rejected.

I strongly encourage the Council to revisit the recommendation to build houses instead of a commercial and/or community building. Ultimately, do you want the legacy of this Council to be permanently changing a mixed-use development to be single-use?

Thank you,
Jamie Gloyne
Resident and homeowner, Bay37