

## Nancy McPeak

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**From:** joel.plaisance@comcast.net  
**Sent:** Monday, October 10, 2022 12:27 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] Objection to approval of Item 7-C on tonight's Planning Board agenda

Hi Nancy:

Sorry for the late response, but we just learned last Friday that Pulte Homes was proposing amendments to their development at Bay 37 that may significantly impact our property there.

Could you please forward the following objection to the members of the Planning Board.

Many thanks,  
-Joel Plaisance

### OBJECTION TO APPROVAL OF AGENDA ITEM 7-C: Application by Pulte Homes for a Development Plan Amendment for Bay 37

I am Joel Plaisance. I am an owner of the unit in Bay 37 known as 2855 5<sup>th</sup> Street. The other owners of this unit are my wife, Melissa, and our daughter, Allison. Allison currently resides in this unit. This unit is in the building at the southeast corner of 5<sup>th</sup> Street and Tradewind Dr. Our unit is on the northwest corner of that building, and currently has a view of the Oakland Estuary.

**At this time, we object to the approval of the Development Plan Amendment submitted by Pulte Homes.** In particular, we object to finding #3 relative to the proposed Master Plan Amendment, which states in part: "The proposed use . . . will not adversely affect other property in the vicinity." We also object to finding #2 relative to the proposed Development Plan, which states in part: "The proposed improvements to the . . . view corridors . . . support and encourage use of and access to the waterfront."

On the contrary, the construction of the Community Center proposed in this Plan Amendment may significantly impact our view of the Estuary. A rough estimate of the impact, drawing lines with a ruler on the site plan, is that it may reduce our viewing angle by 25% to 30%. Our unit is on the 3<sup>rd</sup> floor, and the top of the proposed Community Center is about 20 feet (19'-9"), so the reduction in our view may be limited to the near shore. The unit directly below us will likely be much more severely impacted. The problem is, we don't know how much our view will be impacted as it appears that no view study was ever conducted.

**In any event, we paid extra for the view. In our case, we paid an extra \$90,000 as a "Lot Premium," so we are more than a little unhappy that Pulte Homes is now proposing to cut away some of that view.**

We request that a study of the impact on the view corridor along 5<sup>th</sup> Street be conducted, so that the impacted owners can see exactly what their individual impacts will be. This should be quick and easy to do: just put up some wood framing and tack up some plastic sheeting to it.

In the absence of such a study, adopting a finding that the proposed construction would "not adversely affect" other properties would be without factual support. In legal jargon, such a decision could be considered "arbitrary and capricious."

We also object to the lack of notice regarding the proposed Development Plan Amendment. Despite the fact that we will be directly affected by the proposed construction, we were never directly notified of the proposed changes. Our daughter heard about the proposed amendments by word of mouth from a neighbor in our building. We have heard, but have not been able to independently verify on such short notice, that some sort of notices were placed on perimeter fences. This does not seem sufficient. In fact, it seems calculated to deliberately minimize actual notice to the public.

Please note that we do not object in principle to the proposed housing and Community Center. We just object to the reduction of the view for which we paid a substantial amount of money.

Thank you for your consideration,  
-Joel Plaisance

## Henry Dong

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**From:** Nancy McPeak  
**Sent:** Wednesday, November 16, 2022 9:01 AM  
**To:** Henry Dong; Allen Tai  
**Subject:** FW: [EXTERNAL] Bay 37 Proposal - A Place To Walk To

FYI

**From:** Kari DeGraff [mailto:kari.a.degraff@gmail.com]  
**Sent:** Tuesday, November 15, 2022 5:43 PM  
**To:** Nancy McPeak <nmcpeak@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay 37 Proposal - A Place To Walk To

Hi Nancy,

I'm hoping you can forward this request to the members of the Bay 37 planning board listed below. Please and thank you!

Dear Board Members,

I am a current resident at Bay 37 whose home will be significantly impacted by future plans for the developed area. I am writing in hopes you will consider my suggestion for a small business incubator and coworking space. Creating a community vibe in the space that is also walkable from many of the developments in the area, I imagine will be well received.

In the last board meeting, there was hesitancy shown around a commercial retail space as many of the storefronts around 5th street are empty. I would think this is a result of high rental rates and the focus on chain and big box stores. My recommendation is to have 2 -3 consistent retailers like a local coffee and ice cream shop. Someplace both work-at-home residents and families will want to walk to in the morning and evening or throughout the day. Additionally, you could feature rotating vendors in other spaces such as cottage cooks, artists, and other creators. This could also be a good place to host holiday markets and raise awareness of all those doing more in our community.

Part of the space could be used as a shared workspace with small rooms (for 4-8 people) that have a conference table and whiteboard to hold meetings in person or smaller spaces to take virtual meetings. I suspect a community-focused space would be eligible for state and federal funding assistance. I suggest a 2-3 story section on the west side that does not block anyone's water view and 1-2 story section east of that. I'm sure there's a creative way the building can be designed to consider the water views that residents paid a premium for (myself included).

Lastly, I think it fair to share I would like to see this as a small business development center for my own purposes as I do have a coffee shop I am starting up here and think this would make a great home. Regardless, of if I am able to compete, I still think a community-focused center for small businesses and coworking would be a good fit.

Thank you for your consideration.

Sincerely,

Kari A. DeGraff

**Planning Board Agenda for that particular meeting: City of Alameda - File #: 2022-2460**  
([legistar.com](https://legistar.com))

Agenda.pdf ([menlosecurity.com](https://menlosecurity.com))

Planning Board ([alamedaca.gov](https://alamedaca.gov))

**Members of the Planning Board:**

Xiomara [Cisnerosxcisneros@alamedaca.gov](mailto:Cisnerosxcisneros@alamedaca.gov)

Ronald Curtis [rcurtis@alamedaca.gov](mailto:rcurtis@alamedaca.gov)

Hanson [Homhhom@alamedaca.gov](mailto:Homhhom@alamedaca.gov)

Diana Ariza [dariza@alamedaca.gov](mailto:dariza@alamedaca.gov)

Teresa Ruiz [truiz@alamedaca.gov](mailto:truiz@alamedaca.gov)

Asheshh [Sahebaasaheba@alamedaca.gov](mailto:Sahebaasaheba@alamedaca.gov)

Alan H. Teague [ateague@alamedaca.gov](mailto:ateague@alamedaca.gov)



## **5th Street Master Plan Plan Amendment:**

Bay37 Community Input  
Survey Results

**November 2022**

# Executive Summary

## Purpose

The purpose Bay37 Community Input Survey is to solicit input from current and future residents of Bay37 on proposed amendments to the 5th Street Master Plan. The residents of Bay37 hope this survey will create an opportunity for residents to sit with Pulte and the Alameda Planning Board to review their plans and provide input.

## Background

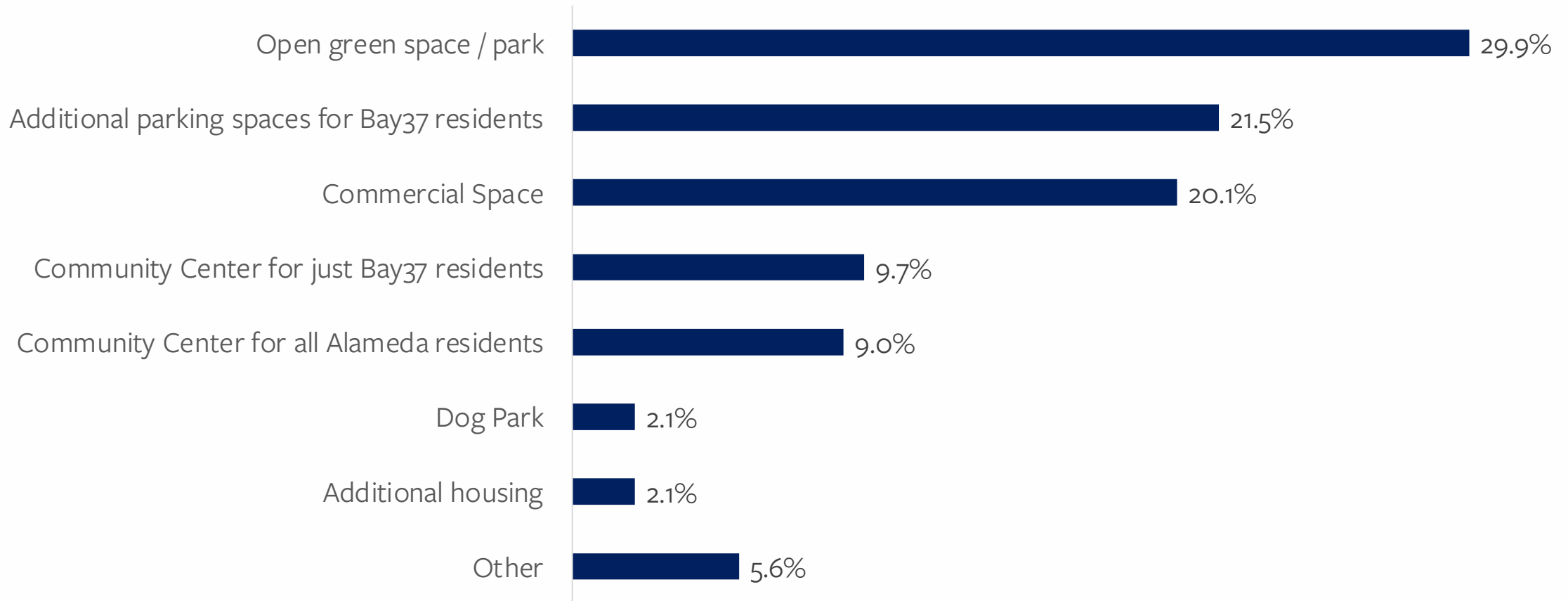
In the summer/fall of 2022, Pulte proposed that the City of Alameda change a previously approved plan for Pulte to build a 5,000 sq ft commercial space on the lot currently occupied by the Bay37 Sales Center. In Pulte's proposed amended plan, Pulte would instead construct a 1,500 sq ft community center and two moderate income affordable housing units. Many current and future Bay37 residents did not feel they had sufficient opportunity to provide feedback to this revised plan prior to it being presented to the Alameda Planning Board. On October 10, 2022, the Planning Board rejected Pulte's proposed amendment and asked them to produce alternative designs and to collect community input.

## Findings

Based on the survey, most Bay37 residents want the space now occupied by the Pulte sales office to be replaced by an open green space / park (29.9%), additional residential parking (21.5%), or a commercial space (20.1%). The proposed amendments by Pulte of a community space and additional housing only received 9.0% and 2.1% support, respectively. The community is very concerned about lack of parking (22.4%), building heights that block the views of the estuary (20.3%), and general oversight, upkeep, and security (18.9%).

## Question 1:

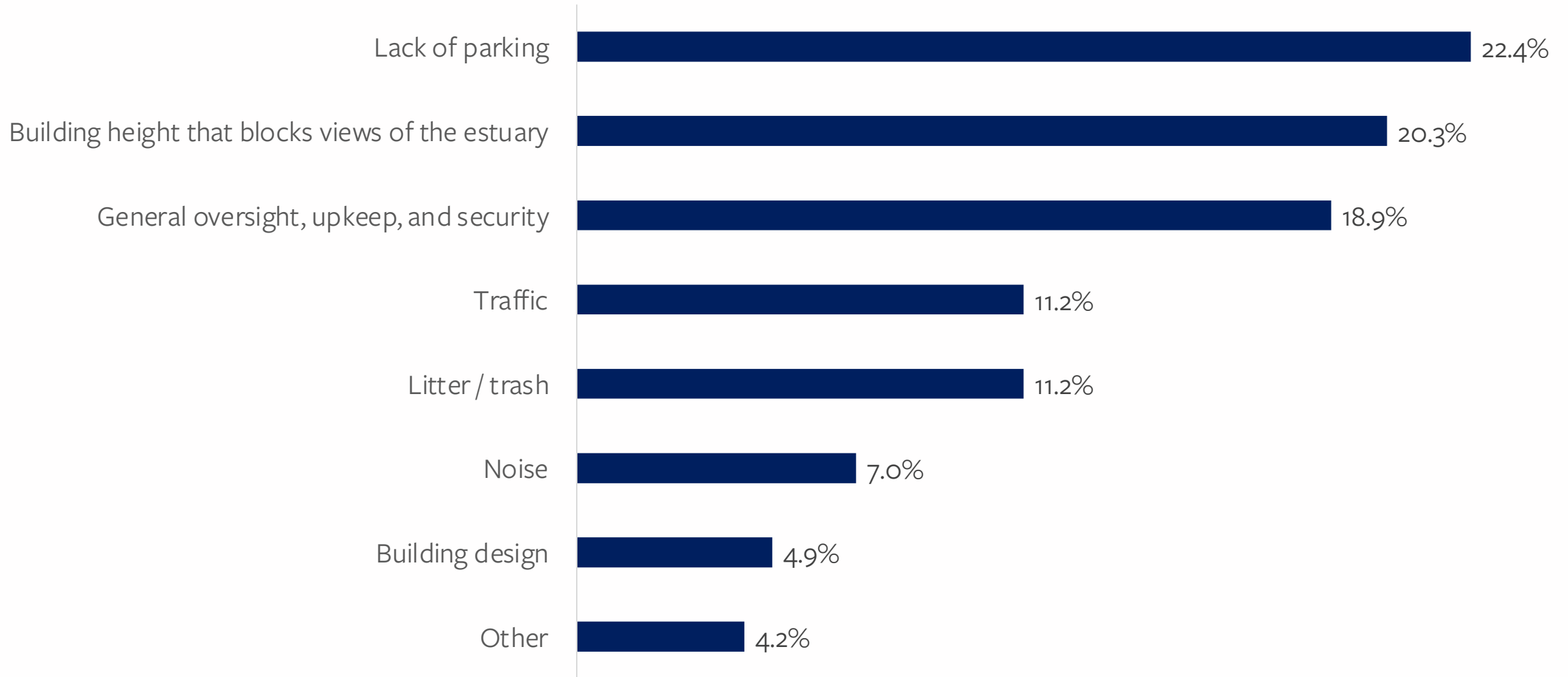
What would you like to see eventually replace Pulte's Sales Office for the Bay37 Community?



N = 53 responses; "Other" includes non-chain commercial space, outdoor pool, and green space/parking combination.

## Question 2:

What are your top concerns about what will replace Pulte's Sales Office?



N = 53 responses; "Other" includes homeless population, building width, and increasing HOA fees.



# Additional opinions, questions, or concerns from Bay37 residents

## (1 of 6)

- Security
- My view of the water to the east would be completely blocked if a breeze home or other 3-story+ structure is built. Like many others, a substantial lot premium was paid. In addition, the design originally proposed was bad for the entire development and I am concerned the next design may be the same. The community building pushed the property line further east and would have obscured the open view when driving north down fifth toward the water/park. The community building was also built right up to the sidewalk of the roundabout without any setback, which could be a building/safety issue if people take the roundabout too fast (chain link fence is already damaged for this reason). My recommendation is a ~1,500 sqft community building in existing footprint w/ similar height of the existing sales office with existing parking and open space maintained. This should be the most equitable solution as it aligns with existing impacts.
- Alameda roads and the environment can't support every house owning 3+ cars. This community was built with the intention of residents walking/biking/mass transit. We already have two-car-garages.
- Mixed use communities further support a more walkable city by allowing the nearby residents to easily support the local businesses. Adding commercial units is in my opinion the best usage of this space.

## **Additional opinions, questions, or concerns from Bay37 residents (2 of 6)**

- Given the seemingly high number of young children who seem to be moving into the neighborhood, an open green space would provide a place for them to play outside that doesn't exist on the cement walk in the new waterfront park or the water drainage area in front of the Bay37 community.
- If a structure is put in, can it be kept the same height or in the exact same footprint of what the sales office is? If it must be larger can it shift to the left over the customer parking and leave space for the view?
- So many concerns that the waterfront park will bring- lack of city resources for general oversight including safety, parking, litter, traffic looking for parking. Loss of water view is huge for everyone in a dense community. Community center will negatively impact all those issues.
- Would also consider a community center for just our residents but depends on how much higher HOA fees would be because it's already steep
- It could be a green space. Parking is already a big issue. It won't get better with a community center or ever people coming to the park.
- A community gym would be excellent

## **Additional opinions, questions, or concerns from Bay37 residents (3 of 6)**

- A small commercial shop would be nice but, with Alameda landing already feeling like a ghost town, I'm worried that the space would inevitably be empty. That might change if the ballpark gets built across the water but that's still just speculation. Since we don't have one yet, I think a dog park/open grass area would be better appreciated.
- The community can use a nice space to congregate or walk down and have coffee. Not additional housing that crowds the community center.
- I would love for Pulte to consider a small, fenced dog park for use by Bay 37 residents.
- I'm concerned about the lack of forthrightness from Pulte on the plans. In the sales documents, it notes something will be built there but the sales people could not tell us what. We didn't get information that it'd be a 5000sf building and we didn't get info that it might be a community center that would further raise HOA dues. If the City of Alameda wants a community center then I hope it plans to pay for upkeep and security. I also think it should be a low height building and instead of the 2 additional Pulte homes, there should be additional parking. As is, there is not parking for those who want to visit the community center and as much as Alameda wants to be a bike city there are people who are unable to bike. The lower profile would keep homeowner views, the community center would benefit all of us, and the additional parking would be good for all as well, including those who want to use the new park.

## **Additional opinions, questions, or concerns from Bay37 residents (4 of 6)**

- No more housing, more parking or protected green space. Please do not build anything up or wide that takes up more green space or view of the city and park
- Want to avoid it becoming place that attracts the unhoused.
- We really need more parking, and we don't Want HOA fees increased.
- The video that sold us on moving to Bay37 shows a plaza in that space with picnic tables. If something is built in that space, this would be false advertising. Video: <https://youtu.be/Bx6ylDgjZmw>
- Big concerns is: Security. Bay37 should be a quiet residential area without much traffic and noise. The sale's office space should converted to Partial Parking and partial green park.
- Seems disingenuous to make the retail offering 5,000 sq ft or nothing. That's a TON of space. Of course no one wants to develop that.
- I like the original plan that was approved for commercial space. But, how can we control the homeless population in the public park adjacent this space?
- Even if it means higher HOA fees, I would really like Bay37 to include community space, particularly for those of us in Lookout units who don't have a rooftop/yard/etc to congregate or entertain in.

## **Additional opinions, questions, or concerns from Bay37 residents (5 of 6)**

- I oppose creating any new parking for private automobiles (unless made exclusively for use by Disabled persons). I don't want to induce more demand for cars and car travel. Instead, I would support adding secure parking for bicycles and other micromobility options.
- I support building out a flexible community space for Bay37 residents to use. The HOA would have to pay to manage it but it would be worthwhile. The possibilities are endless, but my family would personally benefit from:
  - Attending in-person HOA meetings
  - Storage lockers
  - Shared common amenities like a piano or fitness equipment
  - Having the option to rent out a space for private events like kids' birthday parties
- Regarding housing, I support adding as many units as possible. Two homes will not make a dent in our regional housing crisis; I would aim for even more homes to increase the size of our community, tax base, and HOA base.

## **Additional opinions, questions, or concerns from Bay37 residents (6 of 6)**

- Safety/ security is of concern regardless of the space. Because our development is right next to a public park/ public walkways by the estuary, if it is a Bay37 only facility, abusers may think they can access which I'd want to ensure is not tolerated if our HOA dues will be increased and are paying for maintenance, etc.
- Additional guest parking would be nice considering how many homes are in this compact community. It would be very helpful during holiday season.
- Depending on who owns the space, a commercial space would be great too if it generates additional income for the HOA, which in turn (hopefully) lower the HOA fee.

# Survey Information

- Survey ran from October 31st– November 14<sup>th</sup>, 2022
- Links were posted in Bay37 Facebook and NextDoor Groups
- 53 unique responses were received
- Respondents:
  - 55% Landing residents, 17% Breeze residents, 17% Compass residents, 11% Lookout residents
  - 98% of respondents had already closed on their home at the time of completing the survey

## Henry Dong

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**From:** Marni Roosevelt <marnilr@me.com>  
**Sent:** Monday, November 28, 2022 10:49 AM  
**To:** Xiomara Cisneros; Ronald Curtis; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Cc:** Chris Lloyd; bill.sadler@pultegroup.com; bill.sadler@pulte.com; Henry Dong  
**Subject:** [EXTERNAL] Bay37 community survey  
**Attachments:** Master Plan Survey Results vF.pdf; We sent you safe versions of your files

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

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Dear Planning Board Members:

I am writing to follow-up on agenda item 7-C at the October 10th Planning Board Meeting ("2800 Fifth Street – Master Plan Amendment"). I am one of the current Bay37 residents who provided public comment at the meeting asking Pulte to gather more community input as they plan what to do with the space currently occupied by their sales office. Despite repeatedly reaching out to Pulte, our community has not had an opportunity to engage in a productive dialog with them.

As a result of this lack of engagement, a few members of the Bay37 community and I created a survey to solicit input from the neighborhood. Attached is a summary of the survey results. There are a few key findings:

- Most Bay37 residents want the space now occupied by the Pulte sales office to be replaced by an open green space / park (29.9%), additional residential parking (21.5%), or a commercial space (20.1%).
- The proposed amendments by Pulte of a community space and additional housing only received 9.0% and 2.1% support, respectively.
- The community is very concerned about lack of parking (22.4%), building heights that block the views of the estuary (20.3%), and general oversight, upkeep, and security (18.9%).

While we will continue to request Pulte engage our community on how we can all work together and whether any of the survey findings align with how Pulte is thinking about the space, we wanted to proactively share this summary with you. We ask that before approving any new proposal Pulte brings before the Board that you ask them to review these findings and sit with members of our community to discuss the results.

Thank you for your consideration,  
Marni Roosevelt  
2841 5th St.  
Alameda 95401

(818) 516-0046



## Henry Dong

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**From:** Marni Roosevelt <marnilr@me.com>  
**Sent:** Friday, December 9, 2022 12:09 PM  
**To:** Xiomara Cisneros; Ronald Curtis; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Cc:** Chris Lloyd; Henry Dong; Allen Tai; Andrew Thomas  
**Subject:** [EXTERNAL] Re: Bay 37 plan

Dear Planning Board,

Following up on my prior email, Bay37 residents were recently able to meet with Bill Sadler to provide input on what our growing community would like to see eventually replace the Pulte Sales office on 5<sup>th</sup> Street. The meeting was productive, and a key takeaway was that residents of Bay37 are strongly in favor of amending the 5<sup>th</sup> Street Master plan to replace the proposed 5,000 sq ft commercial space with a passive park as well as a few additional parking spaces to allow residents from across the island with mobility issues to access the newly opened Bohol Circle Immigrant Park. During our meeting, Mr. Sadler said that Pulte has drafted a proposal for a passive park but that it previously had not received support from either Planning Staff or the Planning Board. Given that we now have additional input from the community members who will be most affected by what is built in the space, I'm writing to urge you to reconsider the option of a passive park, which could further beautify the entrance to the waterfront.

As a next step, a few members of our community would like to meet with interested members of the Planning Board to further discuss our ideas and concerns. Please let me know when you would be available, and I would be happy to coordinate the meeting.

Thank you so much,

Marni Roosevelt  
(818) 516-0046

On Oct 9, 2022, at 2:31 PM, Marni Roosevelt <[marnilr@me.com](mailto:marnilr@me.com)> wrote:

Hello Planning Board,

I am writing to provide input on item 7-C (2800 Fifth Street - Master Plan Amendment), which is on Monday's Planning Board Agenda. I plan to attend the meeting to provide comments live, and I also want to share my concerns in writing. As residents at 2841 5<sup>th</sup>, we are requesting the Planning Board NOT approve the Master Plan Amendment until getting input and agreement from the residents of the Bay37 Community.

My husband and I moved into our condominium three short weeks ago. When we started our purchasing process, we were clear that we would take any of the 4 plans offered, as long as we had a small view of the estuary. I have since learned that this was common. As with our unit, from the street, many of the homes do not look like they have a water view – until you are inside. When we asked, we were NEVER told Pulte had plans to build on that space and that it would impact our views. Had we known, we may have made different decisions about the purchases; it should have been our informed choices.

We still have never been contacted about a potential change in this plan outside of a few notices that were recently placed on utility poles, mostly on the perimeter of the neighborhood. Clearly our contact information is known, and we should have been told about the plan, as well as the meeting this Monday. We started to find out about it this past Tuesday.

In speaking to my neighbors over the past few days, it's become clear that many are still not informed and once they do learn of the plan, they have strong opinions and want to be heard. While a modified plan of a two moderate income homes and a community center may ultimately be the right course, our voices are important and the plan should be altered to take into consideration what people thought they purchased.

We think it's critically important that the residents who will be most impacted by this change have an opportunity to provide input in an organized way (e.g., a mail in and on-line survey, open meeting where invitations do not arrive on a utility pole). Especially, in "The Flats", many of the residents are seniors and may not have access to, or be computer literate. For those who are, input can also be gathered through the Bay37 HOA or the very active Bay37 Facebook and NextDoor groups, which combined have over 100 residents.

I am willing to help facilitate distributing and collecting this input so that people's voices are heard.

Thank you for your consideration. We look forward to your response.

Marni and Ford Roosevelt

2841 5<sup>th</sup> Street

Alameda, CA

818-516-0046

## Henry Dong

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**From:** Marni Roosevelt <marnilr@me.com>  
**Sent:** Friday, December 9, 2022 12:55 PM  
**To:** Xiomara Cisneros; Ronald Curtis; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Cc:** Henry Dong; Allen Tai; Andrew Thomas  
**Subject:** [EXTERNAL] Re: Bay 37 plan

*I start with an apology, I thought I sent this email to you all on Nov 15 after the Oct 10th meeting. This should precede what I sent you today.*

*So sorry about the confusion,  
Marni Roosevelt*

Hello Planning Board,

A few members of the Bay37 community and I created a survey to solicit input from the neighborhood on the future of the site occupied by the Pulte Sales Office. It was our understanding after the October 10th meeting that the Planning Board wanted more community input, so we thought this would be a good way to begin that process. Attached is a summary of the survey results. There are a few key findings:

- Most Bay37 residents want the space now occupied by the Pulte sales office to be replaced by an open green space / park (29.9%), additional residential parking (21.5%), or a commercial space (20.1%).
- The proposed amendments by Pulte of a community space and additional housing only received 9.0% and 2.1% support, respectively.
- The community is very concerned about lack of parking (22.4%), building heights that block the views of the estuary (20.3%), and general oversight, upkeep, and security (18.9%).

We would still welcome the opportunity to sit and have a conversation with you about how we can all work together and whether any of the survey findings align with how Pulte is thinking about the space. We understand Pulte has its goals, but please remember that we are talking about our homes, and any building is a big deal to us. If you'd like to have this conversation (in person or virtually), please let me know and I can help organize it.

Thank you for your consideration,  
Marni Roosevelt

On Dec 9, 2022, at 12:08 PM, Marni Roosevelt <[marnilr@me.com](mailto:marnilr@me.com)> wrote:

Dear Planning Board,

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During our meeting, Mr. Sadler said that Pulte has drafted a proposal for a passive park but that it previously had not received support from either Planning Staff or the Planning Board. Given that we now have additional input from the community members who will be most affected by what is built in

the space, I'm writing to urge you to reconsider the option of a passive park, which could further beautify the entrance to the waterfront.

As a next step, a few members of our community would like to meet with interested members of the Planning Board to further discuss our ideas and concerns. Please let me know when you would be available, and I would be happy to coordinate the meeting.

Thank you so much,

Marni Roosevelt

(818) 516-0046

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Hello Planning Board,

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My husband and I moved into our condominium three short weeks ago. When we started our purchasing process, we were clear that we would take any of the 4 plans offered, as long as we had a small view of the estuary. I have since learned that this was common. As with our unit, from the street, many of the homes do not look like they have a water view – until you are inside. When we asked, we were NEVER told Pulte had plans to build on that space and that it would impact our views. Had we known, we may have made different decisions about the purchases; it should have been our informed choices.

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In speaking to my neighbors over the past few days, it's become clear that many are still not informed and once they do learn of the plan, they have strong opinions and want to be heard. While a modified plan of a two moderate income homes and a community center may ultimately be the right course, our voices are important and the plan should be altered to take into consideration what people thought they purchased.

We think it's critically important that the residents who will be most impacted by this change have an opportunity to provide input in an organized way (e.g., a mail in and on-line survey, open meeting where invitations do not arrive on a utility pole). Especially, in "The Flats", many of the residents are seniors and may not have access to, or be computer literate. For those who are, input can also be

gathered through the Bay37 HOA or the very active Bay37 Facebook and NextDoor groups, which combined have over 100 residents.

I am willing to help facilitate distributing and collecting this input so that people's voices are heard.

Thank you for your consideration. We look forward to your response.

Marni and Ford Roosevelt

2841 5<sup>th</sup> Street

Alameda, CA

818-516-0046

## Henry Dong

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**From:** vid.bala@yahoo.com  
**Sent:** Wednesday, December 14, 2022 10:52 PM  
**To:** Henry Dong  
**Subject:** [EXTERNAL] Bay 37

To whom it may concern,

As a home owner and resident in Bay 37 contributing to development fees for the area as well as property taxes, I hope that my voice will be heard in consideration of what Will be developed in the remaining plot near my home.

As you know we are already a very high density of homes and therefore I would not be in favor of additional housing. Similarly I worry that retail space would either be unoccupied and create a potential space for squatters or alternatively bring in too much traffic to a space with already limited parking and limited privacy. There are so many vacant retail spaces in the alameda landing shopping center and similarly across the estuary in jack London square that I hope get filled over time instead.

I am in favor of additional green space that will flow beautifully with the park landscape, present a nice aesthetic from waterfront views (which will be increasingly more important if walking bridges, water taxis and baseball stadiums become a reality), and will be usable for our community and all visitors. Any additional parking spaces for visitors would also meet a real need for our community.

This is an important area of our island that will will be an important hub for transportation and connection to our neighboring cities, however, first and foremost it is home to hundreds of families both young and old. I genuinely hope you see the value in our voice to prioritize safety, privacy and preservation of a more natural landscape of this island.

Thank you for your time and your consideration,

Vidhya Bala  
Bay 37 home owner  
Medical professional

Sent from my iPhone

## Henry Dong

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**From:** Francisco Sprouse <franciscosprouse@gmail.com>  
**Sent:** Thursday, December 15, 2022 3:57 PM  
**To:** Xiomara Cisneros  
**Subject:** [EXTERNAL] Bay 37 Resident Feedback - No More Parking

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Council and Planning Staff,

I am a current homeowner at Bay 37, and have lived on this island most of my life.

The current master plan for the Bay 37 development calls for replacing a temporary parking lot and sales office with a 5000 sqft retail space. The developers, Pulte, are not interested in building this space because of its low viability. While I would personally love to see small shops there, I would tend to agree with them, the space is not visible from any of the main through-roads, and until the estuary crossing bridge gets built I am doubtful that businesses in such a location would do well — let alone 5000 sqft of retail space.

Regardless, I am writing because members of my community are trying to push for the planning board to consider a passive park and additional parking. Although I support a passive park, quite frankly I think that asking for additional parking is ridiculous, and I would strongly urge the planning board to not add additional parking. Every unit already has a 2 car garage, and there are also additional street parking spaces. Members of the community have expressed that they are surprised by the small amount of parking in the community, and frankly this puzzles me as the availability of parking has not been a secret.

We live right next to a massive parking lot, please do not add additional parking. We already sacrifice so much of the city's space to cars, let's not sacrifice even more in new developments. Keep Alameda sustainable.

Thank you for your time,  
Francisco "Paco" Sprouse

**From:** [Jonathan Hilgart](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Bay37 Sales Office Plan  
**Date:** Sunday, December 18, 2022 4:16:14 PM

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Sent from mobile please excuse any typos

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

From: **Jonathan Hilgart** <[jonathan.hilgart@gmail.com](mailto:jonathan.hilgart@gmail.com)>  
Date: Sun, Dec 18, 2022, 16:13  
Subject: Bay37 Sales Office Plan  
To: <[hdong@alamedwca.gov](mailto:hdong@alamedwca.gov)>

Hi Henry,

As a resident or/f Bay37, I am supportive of turning the Pulte sales office into retail. There aren't many options within walking distance to the community and additional retail would be much appreciated.

Thanks!

Sent from mobile please excuse any typos



## Henry Dong

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**From:** Laurie Ferris <laurieaferis@yahoo.com>  
**Sent:** Wednesday, December 28, 2022 5:14 PM  
**To:** Henry Dong; Allen Tai; Andrew Thomas  
**Cc:** Mitch Ferris  
**Subject:** [EXTERNAL] Green space at the end of 5th Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Alameda Planning Staff,

We are residents of Bay37 and ask that you not add retail space or additional housing in the space where the Pulte Sales Office currently is. If a large 5,000 sq ft retail building were to be built there, for one, it would most likely sit vacant like many of the retail spaces in nearby Alameda Landing and Marina Village. Second, any business operating in that space would bring additional traffic to the neighborhood, which already has limited public parking. I understand there was another proposal to build two additional Pulte Breeze homes and a community center for Alameda parks. This would take away green space, parking, and the beauty of the new Bohol Circle Immigrant Park.

We hereby request that the 5th St. Master Plan be amended to replace the planned 5000 sq ft commercial space with the following ideas below. These suggestions are based on the feedback from existing community members on the future use of that space.

The simplest and most cost effective option would be to convert the Pulte Sales center to a multi-use community center. It already has multiple office spaces within, which can serve as an office for the Alameda Parks & Recreation dept. and be rented out for community activities. It would blend in perfectly because it has the facade elements of the homes and condos surrounding it. (See attached photo) There are six parking spaces, which would be useful for park access and visitors. Plus, the space is already landscaped, and it would not obstruct any Bay37 residents' views of the new waterfront park.

However, if the Pulte Sales Center must be removed, we suggest preserving the area as a green space and offer a few alternatives to consider:

1. Remove the Sales Center and replace it with landscaped pocket park.
2. Replace it with public art sculpture give a local artist a chance to design something meaningful to tie in to the new park.
3. Replace it with a water feature, such as a fountain, that will beautify the space and honor the Alameda Maritime history and culture.
4. Create a dedicated space for a small food truck and/or a coffee kiosk (Peets or Peerless) which can serve the park visitors and local community. This would allow small local businesses to keep the space lively without the risk of large retail structure sitting vacant. This could also provide a consistent source of revenue for the City of Alameda.

We are very interested in seeing this new space as a benefit to the community. We love living in Alameda and hope our voices can be heard.

Thank you for your consideration.

Best regards,  
Laurie & Mitch Ferris  
Bay37 Residents since December 2021  
(510) 710-6594



## Henry Dong

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**From:** Stephanie Bradshaw <stephbbradshaw@me.com>  
**Sent:** Saturday, December 31, 2022 8:10 PM  
**To:** Henry Dong; Allen Tai; Andrew Thomas  
**Subject:** [EXTERNAL] Future Plans for Bay 37

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Staff:

We bought a single family home in the Bay 37 community and are so far enjoying the amenities here, including the public waterfront.

I understand Pulte will be taking down its sales office and, based on its initial agreement, might be putting in a retail space in its place. However, that simply does not appear to be the best use for this space. First, we are walking distance to several large shopping areas, including Alameda Landing. And, important to your consideration, there are many vacant retail spaces there so clearly there is NOT a need for such space here in Bay 37. Second, if you add some retail/commercial space, you will need to add additional parking place for people to park. Parking is already quite limited here for residents and I anticipate it will be even harder to find parking when the public dock opens and the remaining community units sell.

A better option seems to be green space that everyone can enjoy and doesn't compete with existing retail. And, maybe even a small fenced-in dog park as there are many dogs here and that is "green space" that will cost very little to maintain.

Please do not put retail/commercial space in the community. Please consider additional public green space to compliment the estuary amenities that currently exist.

Thank you for your consideration.

Steph Bradshaw  
(415) 834-8939

**From:** [Meeti Sudame](#)  
**To:** [Henry Dong](#); [Allen Tai](#); [Andrew Thomas](#)  
**Subject:** [EXTERNAL] Amending 5th Street Master Plan  
**Date:** Monday, January 2, 2023 12:22:37 PM

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Hi Alameda Planning Staff,

I am a community member and resident of Pulte's new development, Bay 37 in West Alameda. I am writing to convey my support of amending the 5th Street Master Plan to replace planned 5,000 square foot commercial space with a green space and additional parking.

The current plan is to convert the temporary Pulte sales office building, which is located at 5th Street and Martin Mariner Way, to be replaced with a 5,000 sq ft commercial space. Pulte has raised concerns that it will be difficult to find tenants to occupy the commercial space and it could remain empty. Many commercial spaces in the adjacent Alameda Landing shopping mall have been vacant for years, and it has been difficult to attract commercial tenants to lease the large spaces there. The 5th street location is even more unattractive for commercial tenants due to insufficient parking and loading zones.

Pulte has conveyed to the residents that it has been working with the Alameda Planning Department on amending the Master Plan to replace the Sales Office with something else. In an October 2022 survey of Bay37 residents, we overwhelmingly voted to support turning the area into additional green space (since it is already adjacent to the new Bohol Circle Immigrant Park) and/or additional parking for the new park. Pulte has also indicated to the residents that they would support replacing the Sales Office with green space/parking if approved by the City.

In addition to adding area to the new park, a green space would be the quickest to build and least disruptive to Bay37 residents. Additional parking spaces would allow residents from across the island with children and/or mobility issues to access Bohol Circle Immigrant Park, including the new kayak ramp and playground area, which we anticipate will be a popular destination once the weather improves. The new Bohol Circle Immigrant Park is the only publicly accessible waterfront in West Alameda. It is also important to the residents to maintain accessibility and safety in and around the park given that it has one of the few public playgrounds in West Alameda. Adding metered parking could provide revenue to help with upkeep of the park.

As a resident of the new Bay 37 community, I am writing to voice my support to encourage the City to amend Pulte's Master Plan and replace the temporary sales building with additional green space and parking.

Thank you for your consideration.

Meeti Sudame  
[meetisudame@gmail.com](mailto:meetisudame@gmail.com)

**From:** [D Lin](#)  
**To:** [Andrew Thomas](#); [Henry Dong](#); [Allen Tai](#)  
**Subject:** [EXTERNAL] Bay 37 Pulte Sales Office  
**Date:** Monday, January 2, 2023 10:25:34 PM

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Hi there,

As a resident in the Bay 37 Compass neighborhood, I'd support replacing the sales office into a green space and/or additional parking. I appreciate your time and consideration!

A green space would:

1. Beautify the entrance to the newly opened Bohol Circle Immigrant Park.
2. Be the quickest to build and least disruptive to Bay37 residents.

Additional parking would:

1. Allow residents from across the island with mobility issues to access Bohol Circle Immigrant Park given current parking is far away from the waterfront.
2. Metered parking could provide revenue to help with ongoing upkeep around the waterfront.

Many thanks,  
Diana Lin

**From:** [Stephen Tye](#)  
**To:** [Henry Dong](#); [Allen Tai](#); [Andrew Thomas](#); [Ronald Curtis](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#); [Alan Teague](#); [CityCouncil-List](#)  
**Subject:** [EXTERNAL] 5th Street Master Plan  
**Date:** Thursday, January 5, 2023 7:12:55 AM

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Dear Alameda Planning Staff,

I am a community member and resident of Pulte's new development, Bay 37 in west Alameda. I am writing to convey my support of amending the 5th Street Master Plan to replace the planned 5,000 square foot commercial space with a green space and additional parking.

The current plan is to demolish the current temporary Pulte sales office building, which is located at 5th Street and Martin Mariner Way, and build in its place a 5,000 sq ft commercial space. Pulte has raised concerns that it will be difficult to find tenants to occupy the commercial space and it could remain empty. I believe their concerns are valid. Many commercial spaces in the adjacent Alameda Landing shopping mall have been vacant for years, and it has been difficult to attract commercial tenants to lease the large spaces there. The 5th street location is even more unattractive for commercial tenants due to insufficient parking and loading zones.

Pulte has conveyed to the residents that it has been working with the Alameda Planning Department on amending the Master Plan to replace the Sales Office with something else. In an October 2022 survey of Bay37 residents, we overwhelmingly voted to support turning the area into additional green space (since it is already adjacent to the new Bohol Circle Immigrant Park) and/or additional parking for the new park. Pulte has also indicated to the residents that they would support replacing the sales office with green space/parking if approved by the City.

In addition to adding area to the new park, a green space would be the quickest to build and least disruptive to Bay37 residents. Additional parking spaces would allow residents from across the island with children and/or mobility issues to access Bohol Circle Immigrant Park, including the new kayak ramp and playground area, which we anticipate will be a popular destination once the weather improves. The new Bohol Circle Immigrant Park is the only publicly accessible waterfront in West Alameda. It is also important to the residents to maintain accessibility and safety in and around the park given that it has one of the few public playgrounds in West Alameda. Adding metered parking could provide revenue to help with upkeep of the park.

As a resident of the new Bay 37 community, I am writing to voice my support to encourage the City to amend Pulte's Master Plan and replace the temporary sales building with additional green space and parking.

Thanks for your time,

Stephen Tye  
Phone | 925-640-3157  
E-mail | [tyestephen@gmail.com](mailto:tyestephen@gmail.com)

## Henry Dong

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**From:** Jill Benson <jiben01@gmail.com>  
**Sent:** Saturday, January 7, 2023 12:48 PM  
**To:** Allen Tai; Henry Dong; Andrew Thomas  
**Cc:** Ken Woodward  
**Subject:** [EXTERNAL] Please support Green space for Bay 37 neighborhood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Alameda Planning Department,

We are brand new residents of The Landings at 2878 5th St Alameda. My husband & I are excited to be active, supportive & engaged in our new community.

I'm writing to encourage your interest and support in enlarging the green space where the current temporary Pulte sales office sits.

As things stand now:

- The Pulte Sales Office, which is located at 5th Street and Martin Mariner Way, will be removed from the Bay37 neighborhood.
- Alameda's 5th Street Master Plan calls for Pulte to replace the Sales Office with a 5,000 sq ft commercial space. Pulte, however, has raised concerns that it will be difficult to find tenants to occupy the commercial space and it could remain empty. Pulte has been working with the Alameda Planning Department on amending the Master Plan to replace the Sales Office with something else.
- In an October 2022 survey of Bay37 residents, a green space and additional parking received the most support as a replacement to the Sales Office. Pulte has also indicated to residents that they would support replacing the Sales Office with green space (aka "passive park"), however said that to do so more support is needed from the Alameda Planning Department and Alameda Planning Board.
- A green space would beautify the entrance to the newly opened Bohol Circle Immigrant Park.
- A green space would be the quickest to build and least disruptive to Bay37 residents.
- Additional parking spaces would allow residents from across the island with mobility issues to access Bohol Circle Immigrant Park given current parking is far away from the waterfront.
- Metered parking could provide revenue to help with ongoing upkeep around the waterfront.

We, along with our many neighbors would like to see the 5th Street Master Plan amended to replace the planned 5,000 square foot commercial space with a green space and additional parking.

Please feel free to contact me for additional information.

Thank you for your kind attention,

Jill Benson & Ken Woodward  
209-968-8877

Sent from my iPad

## Henry Dong

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**From:** David Fang <mr.dfang@gmail.com>  
**Sent:** Monday, January 9, 2023 11:51 AM  
**To:** Henry Dong; Allen Tai; Andrew Thomas  
**Subject:** [EXTERNAL] Bay37 Pulte Office Transition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello.

As a future community member of Bay37, this is to address the proposals of what would replace Bay37 Pulte Offices. I would like to state I would want, along with the community members of Bay37, green space and additional parking. See below for reasons:

- A green space would beautify the entrance to the newly opened Bohol Circle Immigrant Park.
- A green space would be the quickest to build and least disruptive to Bay37 residents.
  - Additional parking spaces would allow residents from across the island with mobility issues to access Bohol Circle Immigrant Park given current parking is far away from the waterfront.
  - Metered parking could provide revenue to help with ongoing upkeep around the waterfront.

Thank you.



**From:** [RUBY NELSON](#)  
**To:** [Henry Dong](#); [Allen Tai](#); [Andrew Thomas](#); [Xiomara Cisneros](#); [Ronald Curtis](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#); [Alan Teague](#); [CityCouncil-List](#)  
**Subject:** [EXTERNAL] Replace Pulte Sales Office at Bay 37 with green space and parking  
**Date:** Tuesday, January 10, 2023 9:54:59 AM

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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

**From:** [Marni Roosevelt](#)  
**To:** [Xiomara Cisneros](#); [Ronald Curtis](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#); [Alan Teague](#)  
**Cc:** [Chris Lloyd](#); [Henry Dong](#); [Allen Tai](#); [Andrew Thomas](#); [Stephanie Bradshaw](#)  
**Subject:** [EXTERNAL] Re: Bay 37 plan  
**Date:** Tuesday, January 10, 2023 2:16:23 PM

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Hello Planning Board and Staff,

I hope you all had lovely holidays.

I'm following up on my previous email. It is certainly a growing concern of our community - especially in light of the opening of the wonderful park and as more people are moving in.

As a summary:

The Pulte Sales Office, which is located at 5th Street and Martin Mariner Way, will be removed from the Bay37 neighborhood.

Alameda's 5th Street Master Plan calls for Pulte to replace the Sales Office with a 5,000 sq ft commercial space. Pulte, however, has raised concerns that it will be difficult to find tenants to occupy the commercial space and it could remain empty. Pulte has been working with the Alameda Planning Department on amending the Master Plan to replace the Sales Office with something else.

- In an October 2022 survey of Bay37 residents, a green space and additional parking received the most support as a replacement to the Sales Office. Pulte has also indicated to residents that they would support replacing the Sales Office with green space (aka "passive park"), however said that to do so more support is needed from the Alameda Planning Department and Alameda Planning Board.
- A green space would beautify the entrance to the newly opened Bohol Circle Immigrant Park.
- A green space would be the quickest to build and least disruptive to Bay37 residents.
- Additional parking spaces would allow residents from across the island with mobility issues to access Bohol Circle Immigrant Park given current parking is far away from the waterfront.
- Metered parking could provide revenue to help with ongoing upkeep around the waterfront.

We, along with our many neighbors would like to see the 5th Street Master Plan amended to replace the planned 5,000 square foot commercial space with a green space and additional parking.

We would still appreciate a meeting to share our concerns and how we can all work together.

Thanks so much,  
Marni Roosevelt  
2814 5th St.  
Alameda, 94501

On Dec 9, 2022, at 12:08 PM, Marni Roosevelt <[marnilr@me.com](mailto:marnilr@me.com)> wrote:

Dear Planning Board,

Following up on my prior email, Bay37 residents were recently able to meet with Bill Sadler to provide input on what our growing community would like to see eventually replace the Pulte Sales office on 5<sup>th</sup> Street. The meeting was productive, and a key takeaway was that residents of Bay37 are strongly in favor of amending the 5<sup>th</sup> Street Master plan to replace the proposed 5,000 sq ft commercial space with a passive park as well as a few additional parking spaces to allow residents from across the island with mobility issues to access the newly opened Bohol Circle Immigrant Park.

During our meeting, Mr. Sadler said that Pulte has drafted a proposal for a passive park but that it previously had not received support from either Planning Staff or the Planning Board. Given that we now have additional input from the community members who will be most affected by what is built in the space, I'm writing to urge you to reconsider the option of a passive park, which could further beautify the entrance to the waterfront.

As a next step, a few members of our community would like to meet with interested members of the Planning Board to further discuss our ideas and concerns. Please let me know when you would be available, and I would be happy to coordinate the meeting.

Thank you so much,

Marni Roosevelt  
(818) 516-0046

**From:** [Linda Tromblay](#)  
**To:** [CityCouncil-List](#); [Henry Dong](#); [Allen Tai](#); [athomas@alameda.gov](mailto:athomas@alameda.gov); [xcisneros@alameda.gov](mailto:xcisneros@alameda.gov); [Ronald Curtis](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#); [Alan Teague](#)  
**Subject:** [EXTERNAL] Re: 5th Street Master Plan  
**Date:** Thursday, January 12, 2023 12:25:32 PM

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Dear Alameda Planning Staff and Board and City Council,

As an owner of the Bay 37 development, I support replacing the existing Pulte Sales office with a green space and additional parking for residents and guests.

The Alameda planning board and city council must include, in their decision making process, the opinion of the Bay 37 community of residents.

Thank you.

Sincerely,  
Michael Araneda  
2877 5th Street  
Alameda, CA 94501  
386-983-0240

On Thu, Jan 12, 2023 at 12:23 PM Linda Tromblay <[ltromblay@gmail.com](mailto:ltromblay@gmail.com)> wrote:

Dear Alameda Planning Staff and Board and City Council,

As an owner of the Bay 37 development, I support replacing the existing Pulte Sales office with a green space and additional parking for residents and guests.

The Alameda planning board and city council must include, in their decision making process, the opinion of the Bay 37 community of residents.

Thank you.

Sincerely,  
Linda Tromblay  
386-983-0033

## Henry Dong

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**From:** Sheldon Fernandes <fernandes.sheldon@gmail.com>  
**Sent:** Wednesday, January 11, 2023 11:41 AM  
**To:** Henry Dong; Allen Tai; Andrew Thomas  
**Subject:** [EXTERNAL] Bay37 plan amendment to plan

Hi Henry, Alan and Andrew

I am currently a resident living in the bay37 community here in Alameda and I am writing to you to voice my opinion about the plan to build a commercial building on 5th street.

Would you please consider amending the 5th Street Master Plan to replace the planned 5,000 square foot commercial space with a green space and additional parking?

I feel that the community would benefit more from a green space that would further beautify the entrance to the newly opened Bohol Circle Immigrant Park. It would be more economical and less disruptive to the residents and would also benefit the environment.

Also, additional parking spaces would allow residents from across the island with mobility issues to access Bohol Circle Immigrant Park given current parking is far away from the waterfront. Perhaps metered parking could provide revenue to help with ongoing upkeep around the waterfront area.

I do hope you will consider the above as I feel that it would make for a better solution than a commercial space.

Thanks & Regards

Sheldon Fernandes  
597 Oak Ridge Ln  
Alameda CA

## Henry Dong

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**From:** Sherrie Deguzman <sherrie.deguzman@gmail.com>  
**Sent:** Friday, February 3, 2023 10:14 AM  
**To:** Henry Dong  
**Cc:** Xiomara Cisneros; Ronald Curtis; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Subject:** [EXTERNAL] Bay 37 Sales Lot Conversion  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello -

I would like to provide my feedback and comments regarding the proposed plans Pulte has for the sales lot at Bay 37 in Alameda Landing.

First I would like to thank the Pulte and City planning staff for meeting with the residents to review the options they plan to present to the board. This was a much more open discussion with the opportunity for residents to review the proposals ahead of time and gather their questions before meeting with the staff to review.

Regarding the proposals in order of preference:

**1. Alternative #2. Neighborhood Park and public access easement** – This is my and from what I can tell the Bay 37 community preference by far.

- **I would like to recommend the addition of public art** in that space related to the park name or the estuary as a focal point and create a more welcoming entry/exit to the park
- **Low impact on parking** – with parking continuing to be an ongoing concern and the unlikelihood of us gaining additional spots in the area for use, this option will have the least additional parking impact on the community.
- **It preserves the views that residents paid for** – Whether this was in the disclosures or not, many of them purchased based on the perception that the sales building would be converted, removed, or replaced with something similar in size vs something larger/taller taking its place.
- The community HOA will be maintaining the space instead of the city which is I feel a fair exchange in order to preserve more open/green space.

**2. Alternative #3. Two low-income Single-Family Dwelling units and smaller neighborhood park**

- Helps the city meet affordable housing goals
- Still provides additional green space
- Allows for some buffer space between the residents and the park

**3. Alternative #1. Two Moderate Single-Family Dwelling Units and a Community Building**

- **Density** – My original and continuing concern with this proposal is that this plan is cramming 3 buildings in a small space and does not provide much of a buffer between residents and the community building.
- **I have concerns that a community building will cause more parking issues including illegal parking in the roundabout.** We have seen quite a bit of that on the weekends now that the park is open. A community building that hosted events would only exacerbate that further.
- **Building use case** – I would be in more support of this plan if the city could stipulate that this would be a building like a **library with a park coffee shop that will be adequately funded, staffed during the day, and maintained by the city.**
  - A library would be more of an amenity for the community within walking distance, you would still need to accommodate some parking spots - but if you impose a 2-hour limit on the spots directly adjacent to that area that may help.

#### 4. Alternative #4. Five Low-Income Multifamily Homes

- This will impact existing residents' views, but at least it is in keeping with the neighborhood and will help the city meet housing goals
- Recommend that if you go with this option some of the affordable units are swapped with unsold housing units still to be built or sold within the community so that it aligns with the current practice of interspersing the affordable units throughout the community in order to avoid stigmatization.

**5. Alternative #5. Maintain Existing Commercial Requirements** - I think we can all agree that no one wants this. It's costly for Pulte to build and is unlikely to sell or succeed as a commercial building. I have concerns this will be an unutilized blight in our neighborhood that would be wanted and maintained by no one.

Sherrie Deguzman  
Creative Director

[sherriedeguzman.com](http://sherriedeguzman.com)  
[linkedin.com/in/sherriedeguzman/](https://www.linkedin.com/in/sherriedeguzman/)

## Henry Dong

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**From:** Francisco Sprouse <franciscosprouse@gmail.com>  
**Sent:** Friday, February 3, 2023 6:54 PM  
**To:** Henry Dong  
**Cc:** Ronald Curtis; Xiomara Cisneros; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Subject:** [EXTERNAL] 5th Street Master Plan Public Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Board,

I am writing because during the February 13th Meeting members of the Bay 37 community will likely be asking for the remaining unbuilt lot in the community to become a park with a public easement for parking.

As a resident of Bay 37 and someone who grew up in Alameda I am strongly against adding additional parking.

Current city designs in which over half of a city is devoted to streets and parking for cars has created conditions in which it is necessary to use cars to get around. Cars are dangerous and lead to injuries and fatalities, they pollute our air with both carbon and fine particle pollutants that lead to both Global Warming and increased Respiratory issues for kids. Frankly putting additional parking right next to a park with play-structures for kids encapsulates everything that is wrong with our current city designs.

The city has actively acknowledged these problems and has in recent years been shifting to favor active transportation over cars. In 2021 the city council passed an ordinance capping the number of parking developers are allowed to allocate towards private parking. Last December we also passed the Active Transportation Plan.

Since it is the Bay 37 community who are the primary proponents of additional parking, it is likely that they are the ones who will be parking in the spaces, not other members of the public visiting the park. While a public easement might get around the law mandating parking maximums, it would be a clear violation of the spirit of the law, and what the people of the city want. Each unit in this community already comes with a 2 car garage, let's not sacrifice even more of our town to parking.

Thank you for your time,  
Francisco and Julia Sprouse



## Nancy McPeak

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**From:** Lara Weisiger  
**Sent:** Monday, February 6, 2023 12:37 PM  
**To:** Allen Tai; Nancy McPeak; Erin Garcia  
**Subject:** FW: [EXTERNAL] PLN22-0401: more green space!

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

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

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

## Henry Dong

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**From:** Linda Tromblay <ltromblay@gmail.com>  
**Sent:** Tuesday, February 7, 2023 12:38 PM  
**To:** Henry Dong  
**Cc:** Mike  
**Subject:** [EXTERNAL] Bay 37 - 2800 5th Street Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Dong;

My husband and I have been residents of Bay 37 Alameda waterfront development for approximately nine months.

The mix use community park, Bohol Park, that has been developed is to be commended. It is a joy to watch and participate in the entire range of practical uses of the facility.

This is why we are in support of the creation of an additional community open space park, with a public easement. (alternative #2).

Alternative #3 which provides for two - 3 story homes and a smaller neighborhood park would be our second choice.

If it is at all in consideration - we would prefer the whole space to be added park/green space, however that option didn't seem to be on the list.

We love this community and have made many new friendships here. We hope that the city council will see what we do as there has been not one person that lives here that is in favor of a recreation/retail space in this small area.

Thank you kindly.

Linda Tromblay and Michael Araneda  
2878 5th Street  
Alameda, CA 94501  
386-983-0033

## Henry Dong

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**From:** Raymond Hsu [REDACTED]  
**Sent:** Thursday, February 9, 2023 9:39 AM  
**To:** Henry Dong  
**Subject:** [EXTERNAL] Public Comment - PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes

Hi Henry,

Here is my public comment (question - could my email address be redacted from the posted record?)

Hello Board Members,

Thank you for your time. I live next door in the Symmetry at Alameda Landing neighborhood. The new Bohol Circle Immigrant Park is wonderful. I take my two young kids frequently, and jog thru often. It is a special amenity for Alameda with the estuary and Oakland city skyline. I would like to share my support for the recommendation for the Alternative #1. As much as I'd love to see another Mosley's Cafe type here, a community space would anchor our community over here on the estuary west end; a place where ARPD could share experiences and classes along the estuary is wonderful. Do we also have allocated permit/space for mobile cafes such as the one next to the seaplane lagoon (Mobile Get Goes Coffee)? If not, I'd love to add it this to the recommendation.

Thanks

Ray

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Raymond Sent from Mobile

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Asheshh Saheba](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:05:04 PM

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Dear Asheshh Saheba,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, we believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Alan Teague](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:06:59 PM

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Dear Alan H. Teague,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Diana Ariza](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:00:41 PM

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Dear Diana Ariza,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Hanson Hom](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 3:56:55 PM

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Dear Hanson Hom,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Marilyn Ezzy Ashcraft](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 3:52:01 PM

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Dear Mayor Ashcraft,

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198



**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Malia Vella](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:16:01 PM

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Dear Council Member Malia Vella,

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Ronald Curtis](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 3:48:36 PM

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Dear Ronald Curtis,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Tony Daysog](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:09:17 PM

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Dear Vice Mayor Daysog,

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Tracy Jensen](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:11:15 PM

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Dear Council Member Tracy Jensen,

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Teresa Ruiz](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:02:48 PM

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Dear Teresa Ruiz,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, we ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Trish Spencer](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 4:14:24 PM

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Dear Council Member Trish Spencer,

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

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2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Louise & Charlie Eilhardt](#)  
**To:** [Xiomara Cisneros](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37: Support for Creation of a neighborhood park and public access easement (Alternative #2) for space now occupied by Pulte Sales Office  
**Date:** Friday, February 10, 2023 3:44:48 PM

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Dear Xiomara Cisneros,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As current residents of Bay37, there are a few key reasons why we believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Charles and Louise Eilhardt  
2825 5th St  
Alameda, CA 94501

C Mobile: 510-697-8413  
L Mobile: 510-409-7198

**From:** [Glenna Lee](#)  
**To:** [Asheshh Saheba](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:50:51 PM

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Dear Asheshh Saheba

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee



**From:** [Glenna Lee](#)  
**To:** [Alan Teague](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:51:56 PM

---

Dear Alan Teague

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Diana Ariza](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:48:55 PM

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Dear Diana Ariza

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Hanson Hom](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:47:48 PM

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Dear Hanson Hom

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:58:11 PM

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Dear Mayor Marilyn Ezzy Ashcraft

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Malia Vella](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:03:01 PM

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Dear Malia Vella

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Ronald Curtis](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:46:09 PM

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Dear Ronald Curtis

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Tony Daysog](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:59:35 PM

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Dear Vice Mayor Tony Daysog

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Tracy Jensen](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:00:38 PM

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Dear Tracy Jensen

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee



**From:** [Glenna Lee](#)  
**To:** [Teresa Ruiz](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:49:54 PM

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Dear Teresa Ruiz

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Trish Spencer](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:01:32 PM

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Dear Trish Herrera Spencer

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Glenna Lee

**From:** [Glenna Lee](#)  
**To:** [Xiomara Cisneros](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 8:44:26 PM

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Dear Xiomara Cisneros

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a community member that utilizes Bohol Circle Immigrant Park there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Glenna Lee

**From:** [Sung Lee](#)  
**To:** [Asheshh Saheba](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:13:27 PM

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Dear Asheshh Saheba

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Alan Teague](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:14:24 PM

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Dear Alan Teague

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Diana Ariza](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:11:48 PM

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Dear Diana Ariza

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Hanson Hom](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:10:35 PM

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Dear Hanson Hom

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Marilyn Ezzy Ashcraft](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:16:41 PM

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Dear Mayor Marilyn Ezzy Ashcraft

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Sung Lee



**From:** [Sung Lee](#)  
**To:** [Malia Vella](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:20:24 PM

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Dear Malia Vella

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Ronald Curtis](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:09:55 PM

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Dear Ronal Curtis

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Tony Daysog](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:17:32 PM

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Dear Vice Mayor Tony Daysog

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Tracy Jensen](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:18:19 PM

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Dear Tracy Jensen

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Teresa Ruiz](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:12:31 PM

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Dear Teresa Ruiz

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Sung Lee

**From:** [Sung Lee](#)  
**To:** [Trish Spencer](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:19:32 PM

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Dear Herrera Spencer

I am writing to ask for your help in urging the Alameda Planning Board to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. I know the City Council will ultimately have a final say in this matter, which is why I'm writing to you now. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Sung Lee

**From:** [Sung Lee](#)  
**To:** [Xiomara Cisneros](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] PLN22-0401 - 2800 Fifth Street - Master Plan/Development Plan Amendment - Applicant: Pulte Homes  
**Date:** Sunday, February 12, 2023 9:08:11 PM

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Dear Xiomara Cisneros

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Sung Lee

**From:** [Elisa Penna](#)  
**To:** [Xiomara Cisneros](#); [Ronald Curtis](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#); [Alan Teague](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Bay37 Pro-Green Space  
**Date:** Sunday, February 12, 2023 5:59:14 PM

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Dear Planning Board Members,

I am contacting you to ask for your support in the creation of a neighborhood park and public access easement in the Bay37 Neighborhood at the upcoming February 13th Planning Board Meeting. As a Bay37 resident, I would like to share with you a few key reasons why having a green space in the lot now occupied by the Pulte Sales Office will benefit the whole Alameda community. Park, gardens, and green spaces provide more than a pretty panorama. They reduce the stress of our daily lives, improve concentration and enhance health. Cities with a high number of parks battle obesity and diabetes. And looking at nature instead walls of a building boosts positive vibes and enjoyable awareness of sensorial stimuli in the environment.

During the lockdown, parks, and gardens were a source of calm and joy, and a new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health. Green spaces are essential resources to provide a healthy and sustainable living environment, because, compared to any other projects proposed involving buildings - even if it is a community center - the park option has no negative impact on our environment!

Green spaces have always been the "lungs" of cities. Access to nature is essential for humans. It increases happiness and it is particularly beneficial for children and older people, although is related to health improvement in general. A new green space will ensure and protect the charm of the Bohol Circle Immigrant park entrance. It would improve the social relationship and a strengthened sense of community. And given the normal lack of space available in the cities, the creation of a new green space is a long-term strategy, and, after all, parks improve air quality and mitigate stormwater.

For these reasons, I ask for your help and support in the creation of a neighborhood park and public access easement.

Thank you for your time and consideration.

Elisa Penna



**From:** [Adrienne](#)  
**To:** [Xiomara Cisneros](#); [Ronald Curtis](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#); [Alan Teague](#); [Marilyn Ezzy Ashcraft](#); [Tony Daysog](#); [Tracy Jensen](#); [Trish Spencer](#); [Malia Vella](#)  
**Cc:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Support for MORE housing at Bay 37- comment for the February 13th Planning Board Meeting  
**Date:** Sunday, February 12, 2023 10:43:35 PM

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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:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: A green space will make Alameda even more attractive!  
**Date:** Sunday, February 12, 2023 11:18:48 AM

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

From: **Tracy Wang** <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
Date: Sun, Feb 12, 2023 at 11:15 AM  
Subject: A green space will make Alameda even more attractive!  
To: <[asaheba@alamedaca.gov](mailto:asaheba@alamedaca.gov)>

Dear Asheshh,

As you know why Alameda has been attracting so many people, both residents and tourists. That is its unbeatable human friendly environment.

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Tracy Wang

**From:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Pro-GTREEEN SPACE  
**Date:** Sunday, February 12, 2023 11:18:28 AM

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

**From:** Tracy Wang <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
**Date:** Sun, Feb 12, 2023 at 11:16 AM  
**Subject:** Pro-GTREEEN SPACE  
**To:** <[ateague@alamedaca.gov](mailto:ateague@alamedaca.gov)>

Hi Alan,

As you know why Alameda has been attracting so many people, both residents and tourists. That is its unbeatable human friendly environment.

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

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Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Tracy Wang

**From:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Alameda needs more Green Space than Concrete construction  
**Date:** Sunday, February 12, 2023 11:19:15 AM

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

From: **Tracy Wang** <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
Date: Sun, Feb 12, 2023 at 11:05 AM  
Subject: Alameda needs more Green Space than Concrete construction  
To: <[dariza@alamedaca.gov](mailto:dariza@alamedaca.gov)>

Dear Dianna,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

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Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Tracy Wang





**From:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Pro-Green space  
**Date:** Sunday, February 12, 2023 11:19:27 AM

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

From: **Tracy Wang** <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
Date: Sun, Feb 12, 2023 at 11:00 AM  
Subject: Pro-Green space  
To: <[hhom@alamedaca.gov](mailto:hhom@alamedaca.gov)>

Hi Hanson,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Tracy Wang



**From:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Green space is very environment friendly  
**Date:** Sunday, February 12, 2023 11:19:41 AM

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

From: **Tracy Wang** <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
Date: Sun, Feb 12, 2023 at 10:56 AM  
Subject: Green space is very environment friendly  
To: <[rcurtis@alamedaca.gov](mailto:rcurtis@alamedaca.gov)>

Hi Ronald,

The reason that people love Alameda is that the city provides a beautiful, friendly environment which is very hard to find in other places.

Please support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

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Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Tracy Wang

**From:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Pro-GREEN SPACE  
**Date:** Sunday, February 12, 2023 11:19:02 AM

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

**From:** Tracy Wang <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
**Date:** Sun, Feb 12, 2023 at 11:12 AM  
**Subject:** Pro-GREEN SPACE  
**To:** <[truiz@alamedaca.gov](mailto:truiz@alamedaca.gov)>

Dear Teresa,

As you know why Alameda has been attracting so many people, both residents and tourists. That is its unbeatable human friendly environment.

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change).

Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Tracy Wang

**From:** [Tracy Wang](#)  
**To:** [Henry Dong](#)  
**Subject:** [EXTERNAL] Fwd: Please Consider to build green space  
**Date:** Sunday, February 12, 2023 11:19:54 AM

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

From: **Tracy Wang** <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>  
Date: Sun, Feb 12, 2023 at 10:49 AM  
Subject: Please Consider to build green space  
To: <[xcisneros@alamedaca.gov](mailto:xcisneros@alamedaca.gov)>  
Cc: Tracy Wang <[forstquelle@gmail.com](mailto:forstquelle@gmail.com)>

Hello Xiomara,

I hope that you can read this letter with understanding.

Please support the creation of a neighborhood park and public access easement (i.e., “Alternative #2”) in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

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Finally, a new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults. This will undoubtedly encourage more Alamedans to visit the area and learn about the uniqueness of the Oakland Estuary.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., “Alternative #2”).

Thank you for your consideration.

Tracy Wang



## Nancy McPeak

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**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:49 AM  
**To:** Asheshh Saheba <asaheba@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Asheshh-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

The community green space is a win-win-win solution for the residents of the community, the city itself, and Pulte Development. A few examples include:

- The community has ample housing units currently available. Converting the excess property to a green space will provide more a more enticing opportunity to fill those available units, provides waterfront use for those who reside in Alameda outside of the neighborhood, and maintains the appropriate community ammentities to those who have purchased in the neighborhood.
- The green space allows for future expansion as/when needed. By beginning with a green space, it will keep the opporutnity open to allow for future adjustments to the plan when needed rather than going all in on a building (a phased approach).
- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

---

**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:52 AM  
**To:** Alan Teague <ateague@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Alan-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

The community green space is a win-win-win solution for the residents of the community, the city itself, and Pulte Development. A few examples include:

- The community has ample housing units currently available. Converting the excess property to a green space will provide more a more enticing opportunity to fill those available units, provides waterfront use for those who reside in Alameda outside of the neighborhood, and maintains the appropriate community ammentities to those who have purchased in the neighborhood.
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Thank you for your time and I do appreciate your support.

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:47 AM  
**To:** Diana Ariza <dariza@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Diana-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

The community green space is a win-win-win solution for the residents of the community, the city itself, and Pulte Development. A few examples include:

- The community has ample housing units currently available. Converting the excess property to a green space will provide more a more enticing opportunity to fill those available units, provides waterfront use for those who reside in Alameda outside of the neighborhood, and maintains the appropriate community ammentities to those who have purchased in the neighborhood.
- The green space allows for future expansion as/when needed. By beginning with a green space, it will keep the opporutnity open to allow for future adjustments to the plan when needed rather than going all in on a building (a phased approach).
- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support.

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 11:59 AM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

---

**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:47 AM  
**To:** Hanson Hom <hhom@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Hanson-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

The community green space is a win-win-win solution for the residents of the community, the city itself, and Pulte Development. A few examples include:

- The community has ample housing units currently available. Converting the excess property to a green space will provide more a more enticing opportunity to fill those available units, provides waterfront use for those who reside in Alameda outside of the neighborhood, and maintains the appropriate community ammentities to those who have purchased in the neighborhood.
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- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support.

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:57 AM  
**To:** Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Mayor Marilyn Ezzy Ashcraft-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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- The community has ample housing units currently available. Converting the excess property to a green space will provide more a more enticing opportunity to fill those available units, provides waterfront use for those who reside in Alameda outside of the neighborhood, and maintains the appropriate community ammentities to those who have purchased in the neighborhood.
- The green space allows for future expansion as/when needed. By beginning with a green space, it will keep the opporutnity open to allow for future adjustments to the plan when needed rather than going all in on a building (a phased approach).
- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support.

Shane Ward

## Nancy McPeak

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**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:05 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 12:01 PM  
**To:** Malia Vella <MVella@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Malia-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

The community green space is a win-win-win solution for the residents of the community, the city itself, and Pulte Development. A few examples include:

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Shane Ward

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 11:59 AM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:45 AM  
**To:** Ronald Curtis <rcurtis@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Ronald-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support.

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

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**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:58 AM  
**To:** Tony Daysog <TDaysog@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Vice Mayor Daysog-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065



## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:01 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:59 AM  
**To:** Tracy Jensen <tjensen@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Tracy-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support.

Shane Ward

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:48 AM  
**To:** Teresa Ruiz <truiz@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Teresa-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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Thank you for your time and I do appreciate your support.

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 12:01 PM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 12:00 PM  
**To:** Trish Spencer <tspencer@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Trish-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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Thank you for your time and I do appreciate your support.

Shane Ward

## Nancy McPeak

---

**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 11:59 AM  
**To:** Nancy McPeak  
**Subject:** FW: Bay37 Support

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**From:** Ward\_Shane\_J [mailto:SJWard@Hormel.com]  
**Sent:** Monday, February 13, 2023 11:44 AM  
**To:** Xiomara Cisneros <xcisneros@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay37 Support

Xiomara-

I write to you today asking for your support. I am one of the newest members of the Bay37 community (and brand new to California / Alameda!). We've loved the neighborhood and couldn't be happier with our choice to reside in Alameda. We very recently closed on our house right across the street from the current Pulte Sales office. As part of this, I ask for your support to turn that office into a community green space.

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- Providing fairness of disclosures to those most impacted. The adjacent lots were sold as a premium price through Pulte. Through the purchasing process, proactive communication was not provided that these lots would be impacted.

Thank you for your time and I do appreciate your support.

Shane Ward  
Ast. Director, *Columbus*®  
C: 701.426.7065

## Nancy McPeak

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**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 6:17 PM  
**To:** Xiomara Cisneros; Ronald Curtis; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Cc:** Nancy McPeak; Allen Tai  
**Subject:** FW: [EXTERNAL] In support of green space for the 5th Street Master Plan  
**Attachments:** PultiSalesOffice.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Board Members,

Please find the public comment received below.

Thanks,

Henry

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**From:** Laurie Ferris <laurieaferris@yahoo.com>  
**Sent:** Monday, February 13, 2023 5:01 PM  
**To:** Malia Vella <MVella@alamedaca.gov>  
**Cc:** Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] In support of green space for the 5th Street Master Plan

Dear Malia Vella,

I am writing you again to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.

First, a new green space will maintain and enhance the beautiful entrance to the newly opened Bohol Circle Immigrant Park, and it will also help with the physical and mental health of our community. A new green space would provide opportunities for outdoor recreation and activity, which is critical for physical and mental health, especially after two years of being locked inside during the pandemic.

Next, I believe that a new green space can serve as a gathering place for residents (both Bay37 and the rest of Alameda) just as well as building a community center, but without the environmental impact. A new green space would also provide ecological benefits (e.g., reducing air and water pollution and mitigating the effects of climate change). A new green space would provide ample opportunities for education and learning, particularly as it relates to environmental education and outdoor learning experiences for children and adults.

Finally, adding more homes and a community center in that space would bring additional traffic to the neighborhood, which already has limited public parking. While I am supportive of the need for more low and moderate income housing in Alameda, there is already an abundance of unsold inventory in the Bay37 community, some of which could be converted into low/moderate income housing instead of building new units. Taking this approach would allow us to both create low/moderate income housing for Alameda residents while keeping the space in question free for the development of a green space, which the majority of the Bay37 community supports. We feel strongly about promoting Alternative #2, compared to adding more buildings to an already dense space.

I have attached a photo of the Pulte Sales Office and surrounding landscaping. If the footprint of the sales office used for additional green space, the cost to develop and maintain it should be minimal.

For these reasons, I ask that you support the creation of a neighborhood park and public access easement (i.e., "Alternative #2").

Thank you for your consideration.

Laurie & Mitch Ferris

PS: This artist's rendition below from a Bay37 [virtual tour video](#) shows the space with picnic tables and umbrellas on the left, which is the location where the Pulte sales center currently is. This idyllic scene in the video is what sold us on moving to this new neighborhood in Alameda. This space adjacent to the new waterfront park should be more like it appears in the video with green space, picnic tables, or perhaps a bit of public art.



## Nancy McPeak

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**From:** Henry Dong  
**Sent:** Monday, February 13, 2023 6:18 PM  
**To:** Xiomara Cisneros; Ronald Curtis; Hanson Hom; Diana Ariza; Teresa Ruiz; Asheshh Saheba; Alan Teague  
**Cc:** Nancy McPeak; Allen Tai  
**Subject:** FW: [EXTERNAL] Bay 37 Planning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Board Members,

Please find the public comment below.

Thanks,

Henry

---

**From:** a.villar10@gmail.com <a.villar10@gmail.com>  
**Sent:** Monday, February 13, 2023 6:10 PM  
**To:** Xiomara Cisneros <xcisneros@alamedaca.gov>; Ronald Curtis <rcurtis@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>; Diana Ariza <dariza@alamedaca.gov>  
**Cc:** Teresa Ruiz <truiz@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>; Henry Dong <HDong@alamedaca.gov>  
**Subject:** [EXTERNAL] Bay 37 Planning

Hello,

I am writing to urge you to support the creation of a neighborhood park and public access easement (i.e., "Alternative #2") in the Bay37 Neighborhood at the February 13th Planning Board Meeting. **As a current resident of Bay37, there are a few key reasons why I believe creating a green space in the lot now occupied by the Pulte Sales Office will benefit both our community and Alameda at large.**

First, as a current participant in the BMR program, I have to say that even the moderate income housing is a stretch on our budget. I am a local public school teacher who works for Alameda Unified and my husband is a local small business owner. The HOA costs at our residence have increased nearly \$300 a month in the less than 10 months that we have been here. Our HOA is now nearly \$700 up from a little over \$400 when we first moved here. This has been a stress on several BMR families I have talked to. I am nervous that adding low income housing without a cap on HOA will only lead to more displaced families as the HOA continues to rise.

Additionally, as I am sure you have heard already, parking has been a challenge in our community. While I am not opposed to a well staffed and maintained community center, building a community center with no additional parking limits the possibilities of such a center. From what I understand, the hope was to do senior and family activities at the center, but without proper transportation options

how will families and seniors take advantage of activities put on at the center? Seniors and families with small children need ways to arrive at the community center by vehicle.

I understand the city wants to be more bike friendly, but seeing as most of the current visitors to the park have been families with small children, this seems tone deaf to the current uses of the park. I am lucky enough to be walking distance to the park, but as a mom of a small child myself, I can say that biking with my toddler would not be a viable option for our family if we lived farther away. I am sure other families would feel the same. Especially those with more than one child.

I am also concerned that by not adding more parking, we are forcing more families to park at target and increasing the need to use the crosswalk at 5th and Mitchel. This adds unnecessary danger of needing to cross a busy intersection for the sake of more bikes (which by the way I have seen very few of at the park).

For these reasons I urge you to support alternative number 2. Or a community center with parking instead of additional housing.

Thank you for your consideration.

Yael HerreraVillar



**From:** [July Bryant](#)  
**To:** [Henry Dong](#); [Allen Tai](#); [Andrew Thomas](#)  
**Subject:** [EXTERNAL] Bay37 5th Street Master Plan Amendment  
**Date:** Tuesday, January 3, 2023 8:09:28 PM

---

Hello-

My name is July Bryant and my husband Nicholas and I are new homeowners in the Bay37 community. We are writing to you in support of making changes to reflect the desires of the actual homeowners in the community.

The current Master Plan calls for 5,000sqft of commercial space to replace the sales office and we could not be more fiercely ***opposed*** to that recommendation. As with other homeowners in this community, we would prefer to see that space used as additional open green space. Our concern is, the immense amount of redevelopment occurring throughout Alameda, including in old naval air force base/Aero community, already include available commercial space that remain vacant even after that community's completion. Along with the most recent vacancies left by the departure of Hanger1 Distillery and others. Additionally, in South Shore and even in downtown Alameda there are numerous vacant commercial lease spaces. This practice leads to continued foreign investment in this small community where most of those spaces will remain unused for years to come. The limited green space we have is either ill maintained, occupied by transients, or not developed, as is the vacant land adjacent to Estuary Park.

Please consider an open green pace, metered parking and other homeowner provided recommendations for the replacement of the current sales office. We are vested in making and keeping this community beautiful.

July Bryant  
c | 559.303.9821  
e | [julycbryant@gmail.com](mailto:julycbryant@gmail.com)

**From:** [Andrey Ershov](#)  
**To:** [Henry Dong](#); [Allen Tai](#); [Andrew Thomas](#)  
**Subject:** [EXTERNAL] 5th Street Master Plan  
**Date:** Thursday, December 22, 2022 9:55:00 PM

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Hey The Alameda Planning Staff,

How are things? My name is Andrey Ershov and I'm a resident of the Bay37 community at 536 Martin Mariner Ave. With this email I'd like to support the 5th Street Master Plan amendment to replace the planned 5,000 sq ft commercial space with a green space and additional parking.

Have a wonderful holiday season ahead.

Regards,  
Andrey

February 8, 2023

Henry Dong  
Planner III City of Alameda Planning  
Building and Transportation Department  
2263 Santa Clara Avenue, Room 190  
Alameda, California 94501

Email: [hdong@alamedaca.gov](mailto:hdong@alamedaca.gov)

Re: 1200 Park Street – Proposed Tap House and Beer Garden  
PLN22-0412/1200 Park Street

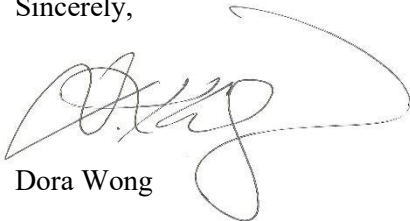
Dear Mr. Dong,

This letter is written in support of the above project. After many years of seeing these vacant brick buildings in such a vibrant location, I am happy to hear of a new establishment taking over the location. A community beer garden with experienced food and beverage operators is exactly what is needed to activate this end of Park Street.

As a 15-year resident of Alameda, I see the vision of enhancing our neighborhood businesses and feel that this establishment will invite more residents and guests to support our Park Street business community as well.

My vote is in full support of the 1200 Park Community Tap House project!

Sincerely,

A handwritten signature in black ink, appearing to read 'Dora Wong', with a long, sweeping horizontal line extending to the right.

Dora Wong

768A Eagle Avenue

**From:** [Ruby Wen](#)  
**To:** [Henry Dong](#); [Xiomara Cisneros](#); [CityCouncil-List](#)  
**Subject:** [EXTERNAL] Fwd: 5th Street Master Plan  
**Date:** Thursday, December 22, 2022 11:00:48 AM

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I would like to see the 5th Street Master plan amended to replace the planned 5000 square foot commercial space with a green space and additional parking.

2863 5th st owner  
Ruby