

LARA WEISIGER

From: Cathy Leong <gocathyl@gmail.com>
Sent: Monday, November 30, 2015 4:19 PM
To: Trish Spencer; Frank Matarrese; Marilyn Ezzy Ashcraft; Tony Daysog; Jim Oddie
Cc: LARA WEISIGER; ANDREW THOMAS
Subject: Gateway to Alameda / Park Esquina PLEASE, DO NOT APPROVE

I write you with concern over the proposed Park Esquina project for the SE corner of Park and Blanding.

While this steel, recycled container project might be appropriate for other areas in Alameda, **it is at variance with existing City policy documents and zoning codes** which envisioned a "gateway to announce entry into the City."

The vision included "an attractive arch or other prominent feature at the district's northern boundary" and zoning code specifically disallows Modern architecture in the Gateway sub-district.

In '08 and '13 our City spent more than \$100,000 on a Strategic Plan and Design Manual to guide future development for the area between the bridge and Lincoln Avenue. The first few blocks, beginning at Blanding were designated as The North Park Street Gateway sub-district. As the "Gateway" to historic Park Street, these documents noted that the Gateway is to be treated with special respect architecturally, and should connect visually with the best buildings on Park Street.

While clever and possibly good at Alameda Point, this container design is NOT why Alameda is renowned for our historic Victorian era buildings. Please do not vote to support this design in this area.

Thank you in advance for your time, efforts and serious consideration as to the long term affects of this proposed development.

Regards, Cathy Leong, 48 Kara Road, AlamedaCA 94502

Re: 6-C
12-1-15

LARA WEISIGER

From: Walt & Judy Jacobs <jacobs@hbrinfo.com>
Sent: Monday, November 30, 2015 2:44 PM
To: LARA WEISIGER
Cc: Frank Matarrese; Tony Daysog; Marilyn Ezzy Ashcraft; Jim Oddie; Trish Spencer
Subject: The Gateway to Alameda Via Park Street.

Dear All,

I know you have a lot on your plates and frankly I have never really written to you. I have some deep concerns about the project on the old used car lot that may become a structure made out of containers. This is hardly the way I would envision an entry into Alameda. The freeway exits are bad enough but I think we can do better with a gateway project that compliments all of the wonderful activity that the Park St. business area has undergone in the last several years and which is continuing as you modify the old auto row. We are a special place and that should never be lost. As a past president of the Alameda Chamber of Commerce, I was around for the apex project in the area which lit up the whole area, The Alameda Theater, which has helped to create what we have today. Why cheapen what you have already accomplished with such a ridiculous concept as the main entry to Park Street. I urge you to reconsider the matter and to reverse the the position of the Planning Commission. I think we can do better. The concept could be useful in some settings but not as the grand entrance to our City. I am for progress and growth, but you don't put a shed on the top of a beautiful mountain. It would be an insult.

Walt Jacobs

LARA WEISIGER

From: westerngig@comcast.net
Sent: Monday, November 30, 2015 2:43 PM
To: LARA WEISIGER
Subject: recycled containers on Park Street

Please abandon this plan. It looks terrible and does not fit here.

LARA WEISIGER

From: Doree Miles <doreemiles@yahoo.com>
Sent: Monday, November 30, 2015 1:42 PM
To: LARA WEISIGER; tspencer@alamedaca.go; Frank Matarrese
Cc: Tony Daysog; Marilyn Ezzy Ashcraft; Jim Oddie
Subject: I oppose the Container project on Park Street

Greetings Council,

I may likely to not be able to attend the council meeting on December 1, 2015; however, I want to express my opinion on the Park Esquina "Container" project.

I am Doree Miles and have been an Alamedan since 1983. My address is 1021 Versailles Ave.

I oppose the Park Esquina "Container" project that is proposed for Park Street.

My opinion is the Container project is NOT the appropriate type of building to build or place on the corner of Park Street near the Park Street bridge.

1. I believe it doesn't represent the entrance of Alameda well. There is no harmony with existing historic buildings.
2. It make a "cold" first impression and looks like it doesn't belong.
3. I find no "old fashion Alameda" charm in the container style.
4. It sets a bad precedent and goes against the prior city studies as to what is appropriate on Park Street.

Please note - I am pleased with the new Walgreen and new stucco building next to the new Walgreen recently built at Park and Pacific.

I feel that any new buildings to be built on Park street should harmonize and blend into many of the beautiful buildings already in place. Examples are:

The Marketplace (formerly Winner Ford)
Tuckers Ice Cream
The building at Park and Lincoln that houses many shops including the Bead Shop
McGees
Tomatinas
The "Little House" cafe

Any new buildings should blend and join the street together better. The "Container" project would do just the opposite. It would further contribute to a "mish-mash" haphazard array of random buildings with no consistency or harmony.

LARA WEISIGER

From: Nancy Gordon <ngordon@hbrinfo.com>
Sent: Monday, November 30, 2015 11:49 AM
To: LARA WEISIGER
Subject: 11/30 Nancy Gordon votes NO!!! regarding the container-design on Park St.

11/30/15

Please forward to all Council members and Planning Board members so that they will have my NO vote for this project. For all the reasons that others are voting against this building/design for Park St., add my name! We have all said so many reasons, no need to reiterate.

It's totally NOT in keeping with Park St. historical buildings and is rather ugly in any case, though creative. Maybe it would fit somewhere at Alameda Point?

Thank you.
Nancy J. Gordon
1021 Union St.
Alameda, CA 94501
510-917-2727

LARA WEISIGER

From: jimsweeney2@comcast.net
Sent: Monday, November 30, 2015 11:43 AM
To: LARA WEISIGER
Subject: Fwd: Park Esquina Project.

From: jimsweeney2@comcast.net
To: lyeisiger@alamedaca.gov
Sent: Monday, November 30, 2015 11:29:07 AM
Subject: Park Esquina Project.

Please forward to City Council members for their consideration at the Dec. 1, 2015 City Council meeting.

To City Council,

I urge you to reject the Planning Board's decision approving the application of the Park Esquina Project because it is at variance with city policy, documents, and zoning codes which envisioned a gateway to announce entry into the city. The vision included an attractive arch or other prominent feature at the District's northern boundary, and the zoning code specifically disallows modern architecture in the gateway subdistrict. I fully support and commend to you the Alameda Architectural Preservation Society's position as stated in their letter to you.

I believe that the project is inappropriate, unsuited, unfitting, incongruous, and incompatible with the consistent, thoughtful, quality planning needed and required in our City. This project would give the impression to those entering the city that rather than a well planned city it is one where anything goes, thereby eroding confidence in our ability to sustain quality growth standards. No

matter how new or freshly painted, the project structures are out of place.

Thank you,

Jim Sweeney

LARA WEISIGER

From: Pat Lamborn <plamborn@unitehere.org>
Sent: Monday, November 30, 2015 9:25 AM
To: LARA WEISIGER
Subject: FW: RE; Steel Container Project: Please Forward to Mayor and Council

Dear Alameda Mayor Trish Spencer and City Council Members Frank Matarrese, Jim Oddie, Tony Daysog, and Marilyn Ezzy Ashcraft ,

I am a 24 year resident of Alameda and am writing to state my concerns about the proposed use of recycled steel containers (Park Esquina) at the Gateway to Alameda on Park Street. This project has been approved by the Alameda Planning Board for the Southwest corner of Park St. and Blanding Ave. There has been NO time for the residents of Alameda to learn about the project, visit the site, hear about the development, and have input on this proposal. The Alameda Planning Board has proceeded on a project which goes directly against the development plans volunteer spent hundreds of hours developing, the North Park Street Design Review Manual..

The "Park Esquina" project is inconsistent with the North Park Street Design Review Manual and North Park Street provisions of the Zoning Ordinance. **Allowing exceptions to these critical policy documents, that were the product of five years of work involving numerous meetings and extensive public input, sets a bad precedent and opens the door to similar exceptions both in the North Park Street District and citywide.** There may be other areas in Alameda where the proposed design would be appropriate.

I a supporting member of the Alameda Architectural Preservation Society and I absolutely agree with their concern:

Approving this project, as submitted, would essentially remove the Design Review Manual as a meaningful control. The project would be the *de facto* gateway to Alameda as one enters from the Park Street Bridge. Beginning in 2008 The City of Alameda developed a strategic plan for the North Park Street District and its gateway. This plan cost an estimated \$100,000 and also involved many volunteer hours by Alamedans. The Strategic Plan was then used as a framework for developing the detailed *Design Review Manual*, *The North Park Street Districts* and related Zoning Ordinance amendments, both adopted by the City Council in 2013. These are the controlling documents for all development in the North Park Street District, especially for such a critical site.

I am grateful that we have a City Council that has the legal power to hold the Planning Board accountable to the residents of Alameda. You can show your respect for these residents by overturning the Planning Board's approval of the container project.

The blocks from the Park St. bridge to Lincoln were designated in 2012 as the Gateway to Alameda on Park St, and were to connect visually with the best buildings on Park St. Walgreens was held to that standard. City Council must be consistent and keep the Planning Board accountable to both the vision AND decisions, made by the City Council.

Sincerely,

Pat Lamborn 3226 Encinal Ave. Alameda , CA.

LARA WEISIGER

From: Princesskug <Princesskug@comcast.net>
Sent: Monday, November 30, 2015 6:38 AM
To: LARA WEISIGER
Subject: Entrance to Alameda

Hello, this looks horrible!! We are really get bigger and bigger and want beauty! This looks like crap! It's not pleasant to look at. If we want to look at containers drive up High Street. Please rethink this idea. K Kugler

Sent from my Verizon Wireless 4G LTE smartphone

LARA WEISIGER

From: PatMarty Butensky <patmarty60@gmail.com>
Sent: Sunday, November 29, 2015 7:30 PM
To: LARA WEISIGER
Subject: Park Esquina

We've lived in Alameda for two years and think this is a special place to call home. The brick buildings on Park Street are wonderful architectural examples of the long history of Alameda. It would be a big mistake to use a recycled container building to welcome people as they come over the Park Street Bridge. Actually it would be a real eye sore and not at all in keeping with the other buildings.

Hopefully the City Council will carefully examine what an error this would be and consider other options for that corner.

Respectfully,
Pat Butensky

LARA WEISIGER

From: deekeltner@comcast.net
Sent: Sunday, November 29, 2015 5:28 PM
To: Trish Spencer; Frank Matarrese; Tony Daysog; Marilyn Ezzy Ashcraft; Jim Oddie; LARA WEISIGER
Subject: Development of 1926 Park Street

Dear Mayor and City Council Members,
I ask you to overturn the "Shipping Box" development approved by the Planning Board recently. We Have wonderful architecture in our community, what in the world were they thinking? We have a lovely new development on Park Street between Buena Vista and Lincoln which is in keeping with our history.

Please do not approve a development at one of our main city entrances that is made of shipping containers!! We have development going on everywhere in town, please do not rush to approve this monstrosity.

Monstrosity is defined as: very large and unsightly; something that is outrageously or offensively wrong

A very important gateway into our city should be appealing and this design is anything but that!

Sincerely,
Dee Keltner

Denine Hilbish Keltner
1137 Bay St.
Alameda, Ca. 94501
510-865-0479

LARA WEISIGER

From: Elizabeth Tuckwell <elizabethtuckwell@gmail.com>
Sent: Sunday, November 29, 2015 3:23 PM
To: LARA WEISIGER
Subject: Container Building

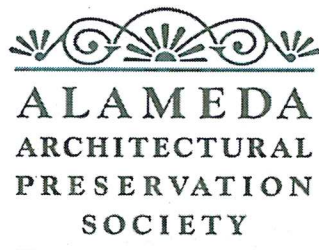
As a citizen of Alameda, I wish to express my opposition to the location of the container building on the SW corner of Park and Blanding. I fully support the analysis of Mr. Smallman, that the proposed container building could be appropriately located at other places, but not at the SW corner of Park and Blanding, as it does not fit in with the architecture surrounding that site.

I also wish to request that the public discussion of this issue be moved from the December 1 meeting, since it is scheduled after the discussion of landlord-tenant issues, which will no doubt cause the meeting to extend into the early hours of December 2. I would like to speak at the December 1 meeting, first to support moving the discussion of the container building to a later date, and then to oppose the proposed site of the container building if the discussion is not moved. But I do not feel that I should have to wait until midnight or later to speak, which is often the case. There have been several meetings where I submitted a speaker slip, but felt I could not stay long enough to exercise my right to speak.

Please let the Mayor and Council Members know of my positions.

Thank you,

Elizabeth Tuckwell



November 27, 2015

(By electronic transmission)
Mayor and Councilmembers
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Park Esquina, 1926 Park Street (Item 6-C on City Council's 12-1-15 agenda)

Dear Mayor Spencer and Councilmembers:

The Alameda Architectural Preservation Society (AAPS) would like to thank the City Council for reconsidering the Planning Board's approval of the subject project. We would also like to thank the developer, Park Esquina, LLC, for their efforts to achieve a creative design.

Development on this site would be a potential catalyst project and a great opportunity for Alameda that should not be missed. Sensitive design consistent with the traditional architectural styles permitted in the Gateway Subdistrict as set forth in the Design Review Manual, perhaps emphasizing brick façades similar to the recent developments along Park Street north of Lincoln Avenue, would encourage further compatible commercial development in this area.

However, the project needs to be modified because it is inconsistent with the North Park Street Design Review Manual and North Park Street provisions of the Zoning Ordinance. **Allowing exceptions to these critical policy documents, that were the product of five years of work involving numerous meetings and extensive public input, sets a bad precedent and opens the door to similar exceptions both in the North Park Street District and citywide.** There are many other areas in Alameda where the proposed design would be appropriate, such as North Park Street's Workplace and Maritime Subdistricts as well as much of the northern waterfront.

Specifically, AAPS has the following concerns:

1. Approving this project, as submitted, would essentially remove the Design Review Manual as a meaningful control. The project would be the *de facto* gateway to Alameda as one enters from the Park Street Bridge. Beginning in 2008 The City of Alameda developed a strategic plan for the North Park Street District and its gateway. This plan cost an estimated \$100,000 and also involved many volunteer hours by Alamedans. The Strategic Plan was then used as a framework for developing the detailed *Design Review Manual, The North Park Street Districts* and related Zoning Ordinance amendments, both adopted by the City Council in 2013. These are the controlling documents for all development in the North Park Street District, especially for such a critical site.

2. The building's proposed Modern architectural style is inconsistent with the traditional architectural styles called for in the Design Review Manual at this location. The Design Review Manual sets forth nine architectural styles that can be used for the five subdistricts within the North Park

Street District. These nine styles are: Victorian, Colonial Revival, Neoclassical, Early 20th Century Commercial, Craftsman, Mediterranean, Art Deco, Streamline Moderne and Modern. The proposed building's architectural style is clearly "Modern", which according to the Manual is to be used only in the Waterfront and Workplace Commercial Subdistricts (see page 82 of the Manual). However the project site is in the Gateway Subdistrict.

3. The project's proposed ca. 5 foot front setback along Park Street is inconsistent with the Zoning Ordinance provisions for the Gateway Subdistrict, which requires a "0 max." front setback to provide a continuous street wall along the sidewalk. See Section 30-4.25d of the Zoning Ordinance.

The proposed front setback, therefore appears to require a zoning variance. Why was this Variance not included in the Planning Board and City Council approval packages? The standards for Variance approval are set forth in Section 30-21.1b of the Zoning Ordinance and are very restrictive:

1. There are exceptional or extraordinary circumstances applying to the property involved or to the proposed use of the property;
2. Because of such exceptional or extraordinary circumstances, the literal enforcement of specified provisions of this section would result in practical difficulty or unnecessary hardship such as to deprive the applicant of a substantial property right possessed by other owners of property in the same class of district; and
3. The granting of the variance will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to persons or property in the vicinity.

The waiver of the zero front setback does not conform to these standards.

The proposed front setback is also inconsistent with Alameda General Plan Policies 3.3.f and 3.3.h set forth in the City Design Element, calling for structures to be built to the front property line on Park Street.

4. The design uses stacked used ocean shipping containers which in no way are "visually compatible with the surrounding development" and its design elements are not "compatible with the character ... of adjacent development". (*Design Review Manual, Section 1.2.3*)

5. The Design Review approval required applying the rules for exceptions. Exceptions are allowed on narrow grounds (*Design Review Manual, Section 1.2.1*):

- The ...project is consistent with the applicable General Plan policies and Zoning District Standards;
- The applicant demonstrates that a clearly superior design solution would result if the exception were granted and the new solution is supportive of the intent of the applicable Zoning District; and
- The proposed project is consistent with the Manual's Guiding Principles.

The project does not meet these criteria.

6. Related to the concerns discussed in Items 2-5 above, the proposal is inconsistent with the following provisions of the Design Review Manual (emphasis added for key wording):

Page 2

1.1.4 Guiding Principles

The City of Alameda and its residents take great pride in the architectural quality of Alameda's established neighborhoods and districts. **As new investment creates new buildings and renovates existing structures, the City wishes to maintain its continuity with its historic**

identity. Alameda's historic identity is partially defined and reinforced by buildings that share unique and complementary qualities of craft and character. **A key objective of the Design Review Manual is to preserve and enhance characteristics pertaining to site development and building design that define the character of Alameda neighborhoods and districts.** The Design Review process attempts to balance a project sponsor's development objectives and/or creative desires with the community's desire to preserve and enhance its **architectural quality and historic identity.** To this end, the following guiding principles form the basis for the Design Manual's more detailed provisions which follow, and are provided to guide design professionals, property owners, and the Design Review decision makers throughout the design review process.

Guiding Principle 1 - Neighborhood Context

The range of appropriate architectural styles is established by neighborhood context.

Guiding Principle 2 - Historic Context

Valued historic character shall be maintained through the preservation and restoration of original building details and architectural style.

Guiding Principle 3 - Building Context

Renovations, and additions shall embrace and extend the design of the original building.

Page 3

1.2 How to Use the Design Manual.

1.2.1 Overview. Pursuant to AMC Section 30-37, actions to approve a design review application must include the following three findings:

1. The proposed design **is consistent** with the General Plan, **Zoning Ordinance, and the City of Alameda Design Review Manual.**
2. The proposed design is appropriate for the site, **is compatible with adjacent or neighboring buildings or surroundings,** and promotes harmonious transitions in scale and character in areas between different designated land uses.
3. The proposed design of the structure and exterior materials and landscaping are **visually compatible with the surrounding development,** and design elements have been incorporated to ensure the **compatibility of the structure with the character and uses of adjacent development.**

Exceptions: An exception to any provision within this Manual may be approved only where the City Staff, Planning Board or City Council upon appeal makes the following findings:

1. The proposed project is consistent with the applicable General Plan policies and Zoning District standards.
2. The applicant demonstrates that a clearly superior design solution would result if the exception were granted, and the new solution is supportive of the intent of the applicable Zoning District.
3. The proposed project is consistent with the Manual's Guiding Principles.

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4.1 Overview

4.1.1 Introduction

The City of Alameda has an extraordinary stock of well preserved historic buildings. Walking through the City is like traveling back in time to an era when many traditional architectural styles flourished. **The preservation of existing structures and the construction of new buildings that respect and draw from past examples are crucial to maintaining the City's unique character.**

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4.3 Architectural Style Guidelines

4.3.1 Overview. . . . **New construction is strongly encouraged to reflect qualities of scale and refinement common to historic styles.** Creativity is encouraged, **however, efforts should be made to build on the character of the City's architectural heritage.** Each applicant shall identify the architecture style of the proposed building.

7. The design incorporates a single dwelling unit, located in a three story stacked container structure supported as a cantilevered extension toward Park Street. There is no on-site parking for this unit. The developer proposes to use off-site parking located approximate 500 feet away. The practicality of this arrangement may be questioned, and even this limited solution may not be permanent.

8. The developer has attempted to link the "container project" with the shipping history of Alameda. To the degree that there might be such a link, it would apply to the Waterfront Subdistrict on the estuary. But this project is in the Gateway Subdistrict, not in the Waterfront Subdistrict, which extends along the north side of Blanding Avenue across the street from the project.

9. In a presentation to the AAPS Board the developer went to some lengths to discount assertions that this is "cheap construction", responding to the observation that it "looks cheap". He stated flatly that it's more expensive to build with containers. We have no reason to question that claim, but feel it's relevant: If the developer were persuaded to develop a different design, he would not suffer a financial penalty.

10. There was considerable discussion concerning the difficulty of building on such a "small and difficult site". In fact, the site is 50 feet (facing Park Street) by 137+ feet (along Blanding Avenue). The site is level and essentially clear. The "difficulty" appears to be more related to the developer's desire to build with rigid containers. There is much less flexibility with these components than with more conventional building methods. The site itself does not appear to present any unusual challenges.

Please contact Jim Smallman at (714)318-4106 or smallman_james@hotmail.com if you would like to discuss these comments.

Sincerely,

Christopher Buckley, President
Alameda Architectural Preservation Society

By electronic transmission:

cc: City Manager

Debbie Potter, Andrew Thomas and David Sablan, Community Development Department

Marcel Sengul, Park Esquina, LLC

Downtown Alameda Business Association

AAPS Board and Preservation Action Committee

LARA WEISIGER

From: Farimah Brown
Sent: Monday, November 30, 2015 12:06 PM
To: LARA WEISIGER
Subject: FW: Park Esquina Project (1926 Park Street) - -AAPS comments

FYI

Farimah F. Brown
Senior Assistant City Attorney
City of Alameda
2263 Santa Clara Avenue, Room #280
Alameda, CA 94501
(510) 747-4788
fbrown@alamedacityattorney.org

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From: ANDREW THOMAS
Sent: Monday, November 30, 2015 11:25 AM
To: Christopher Buckley <cbuckleyaicp@att.net>; Trish Spencer <TSpencer@alamedaca.gov>; Frank Matarrese <FMatarrese@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Jim Oddie <JOddie@alamedaca.gov>
Cc: Liz Warmerdam <LWarmerdam@alamedaca.gov>; DEBBIE POTTER <DPOTTER@alamedaca.gov>; David Sablan <DSablan@alamedaca.gov>; 'Marcel Sengul' <marcelsengul@gmail.com>; parkstreet1@comcast.net; parkstreetrobb@comcast.net; smallman_james@hotmail.com; Farimah Brown <fbrown@alamedacityattorney.org>; Bridgett Shank <bridgett@timbrearch.com>
Subject: RE: Park Esquina Project (1926 Park Street) - -AAPS comments

Dear Christopher:

Thank you for your letter regarding the Park Esquina Project. (If AAPS had participated in the three Planning Board hearings at which this design was reviewed in August, Sept and October some of the following information would have been available to you.)

I wanted to respond to two specific issues that your raised in your letter.

1. You argue that the project does not meet the zero front yard zoning setback requirement. We disagree. Under the definitions section of the zoning ordinance, the front yard setback is measured from the front of the building or porch. This building has a porch that is raised and covered. The raised porch was added to allow for an outdoor seating area for the café, which will support the pedestrian orientation of the building. Pedestrian orientation and "innovative design that supports an attractive pedestrian friendly district" are specifically called out as primary purposes of the North Park Street Zoning Code (See Section 30-4.25 Subsection a. Purpose.)

2. You argue that the Design Guidelines do not permit Modern Architecture on this site. We disagree. I think you are looking at an old draft and not the correct version of the Citywide Design Manual. In your letter, you reference Page 82 of the Guidelines for your argument. The correct version (the Citywide Design Manual) is on the city website. If you go to page 82 you will see that page 82 does not include the language that you reference. Instead, it says: "... applicants may consider modern architecture as an appropriate style for infill opportunities. Waterfront districts in particular, including areas such as Alameda Point, the Park Street Waterfront, and areas adjacent to the estuary may provide an appropriate setting for modern design."

As you may know, the City Council hearing tomorrow is a de novo hearing at which the City Council may approve, deny, or modify the design of the project. If I can be of any further assistance, please do not hesitate to contact me.

- Andrew

From: Christopher Buckley [mailto:cbuckleya1cp@att.net]

Sent: Friday, November 27, 2015 3:13 PM

To: Trish Spencer <TSpencer@alamedaca.gov>; Frank Matarrese <FMatarrese@alamedaca.gov>; Marilyn Ezzy Ashcraft <MEzzyAshcraft@alamedaca.gov>; Tony Daysog <TDaysog@alamedaca.gov>; Jim Oddie <JOddie@alamedaca.gov>

Cc: Liz Warmerdam <LWarmerdam@alamedaca.gov>; DEBBIE POTTER <DPOTTER@alamedaca.gov>; ANDREW THOMAS <ATHOMAS@alamedaca.gov>; David Sablan <DSablan@alamedaca.gov>; 'Marcel Sengul' <marcelsengul@gmail.com>; parkstreet1@comcast.net; parkstreetrobb@comcast.net; smallman_james@hotmail.com

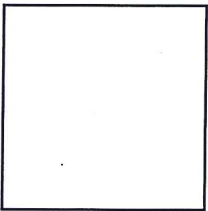
Subject: Park Esquina Project (1926 Park Street) --AAPS comments

Dear Mayor Spencer and City Councilmembers,

Please see the attached comments from the Alameda Architectural Preservation Society.

Please contact Jim Smallman at (714)318-4106 or smallman_james@hotmail.com if you would like to discuss these comments.

Christopher Buckley, President
Alameda Architectural Preservation Society



This email is free from viruses and malware because avast! Antivirus protection is active.

LARA WEISIGER

From: james smallman <smallman_james@hotmail.com>
Sent: Sunday, November 29, 2015 11:39 AM
To: LARA WEISIGER
Subject: Cafe Esquina... the "Container Project"

To Mayor Spencer and the Alameda City Council,

I hope that the council will, upon reflection, return the proposed container project to the Planning Board for further consideration and revision. My opposition to this project is based upon a number of issues:

- The design does not comply with the North Park Street Design Review Manual. Modernistic architecture is not included in the list of acceptable designs
- The Park Street area between Lincoln and the Gateway at the bridge has in recent years had sensitive development that fits nicely with the Alameda historic image for the area. In particular, the brick developments from Walgreen's and others along Park Street. A similarly sensitive development at Blanding and Park Streets would encourage infill of other compatible commercial developments. The container project would discourage such development.
- Approval of the project would endanger the Design Review Manual. If this is approved, in spite of the Guide, then why would any design be denied?

Thank you for your consideration.

Jim Smallman

LARA WEISIGER

From: Lici Baumgartner <licib@me.com>
Sent: Saturday, November 28, 2015 4:52 PM
To: LARA WEISIGER
Subject: Park Esquina - NO

Dear Ms. Weisiger,

Thank you for taking public opinion on this matter.

Please record that I am not in favor of this design. It is not at all in harmony with the architecture of the city, and this is hardly the image that we should project at one of our main entry points. It's bad enough that you allowed In and Out and a gas station to welcome people to the west end. Please stop destroying the architectural history of our city.

Thank you.

Best Regards,

Lici Baumgartner
1054 San Antonio Ave

LARA WEISIGER

From: Adam Gillitt <gillitt@gmail.com>
Sent: Saturday, November 28, 2015 11:45 AM
To: Trish Spencer; City Manager; Frank Matarrese; Jim Oddie; Tony Daysog; Marilyn Ezzy Ashcraft; LARA WEISIGER
Subject: Park Street Container project

Esteemed Mayor, Council, City Manager and City Clerk-

Please accept this message as registering my opposition to the proposed container building project on Park St. It is architecturally and historically inappropriate, and its unattractiveness is wholly incompatible with our Park St. shopping district.

I hope you will make the right choice and prevent this misguided idea from proceeding.

Sincerely yours,

Adam Gillitt
1108 Pacific Ave.

LARA WEISIGER

From: Dianne Richmond <dianne@isellre.com>
Sent: Saturday, November 28, 2015 11:03 AM
To: LARA WEISIGER
Subject: Container Development

To city council members and mayor,

I would suggest that the City Council do some research on the container development. Las Vegas has a beautiful container park off of Las Vegas Blvd near downtown Vegas. It has many specialty shops and restaurants. It has a stage which features many groups to entertain the visitors. It also has activities for children. This place is a destination place for families and visitors to Las Vegas. Dianne Richmond 510 919 2733

LARA WEISIGER

From: Reylagraber <reylagraber@aol.com>
Sent: Saturday, November 28, 2015 7:56 AM
To: LARA WEISIGER
Subject: PLEASE FORWARD TO ALL THE CITY COUNCIL-- THANK YOU

SOME DISADVANTAGES of using Shipping Containers as buildings (from Wikipedia)

Temperature

Steel conducts heat very well; containers used for human occupancy in an environment with extreme temperature variations will normally have to be better insulated than most brick, block or wood structures.

Lack of Flexibility

Although shipping containers can be combined together to create bigger spaces, creating spaces different to their default size (either 20 or 40 foot) is expensive and time consuming.

Humidity

As noted above, single wall steel conducts heat. In temperate climates, moist interior air condenses against the steel, becoming clammy. Rust will form unless the steel is well sealed and insulated.

Construction site

The size and weight of the containers will, in most cases, require them to be placed by a crane or forklift. Traditional brick, block and lumber construction materials can often be moved by hand, even to upper stories.

Building permits

The use of steel for construction, while prevalent in industrial construction, is not widely used for residential structures. Obtaining building permits may be troublesome in some regions due to municipalities not having seen this application before. However, in the US certain shipping container homes have been built in outside of the city's zoning code; this meant no building permits were required.

Treatment of timber floors

To meet Australian government quarantine requirements most container floors when manufactured are treated with insecticides containing copper (23–25%), chromium (38–45%) and arsenic (30–37%). Before human habitation, floors should be removed and safely disposed. Units with steel floors would be preferable, if available.

Cargo spillages

A container can carry a wide variety of cargo during its working life. Spillages or contamination may have occurred on the inside surfaces and will have to be cleaned before habitation. Ideally all internal surfaces should be abrasive blasted to bare metal, and re-painted with a nontoxic paint system.

Solvents

Solvents released from paint and sealants used in manufacture might be harmful.

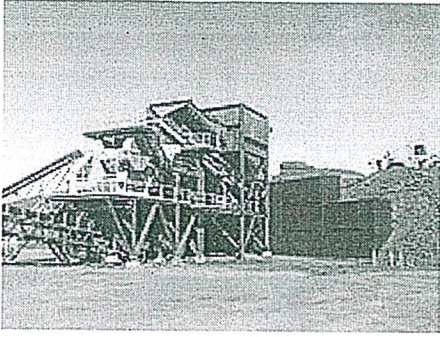
Damage

While in service, containers are damaged by friction, handling collisions, and force of heavy loads overhead during ship transits. The companies will inspect containers and condemn them if cracked welds, twisted frames or pin holes are found, among other faults.

Weaknesses

Although the two ends of a container are extremely strong, the roof is not. A limit of 300kg is recommended.^[1]

Examples



LARA WEISIGER

From: patsy paul <patsypaul@comcast.net>
Sent: Friday, November 27, 2015 4:07 PM
To: LARA WEISIGER
Subject: Re: containers

FYI. I have already sent the mayor and each councilmember a copy of this email.

November 27, 2015 Mayor and Councilmembers City of

Alameda

Dear Mayor and Councilmembers:

I am home owner in the North of Park Street area. I am opposed to container buildings in The Gateway to Alameda.

My grandfather was a police officer here walking the beat in the late 1800's. Prior to that he went to sea on a Schooner Ship. My mother, born in 1901, leaned out the window with her brother watching people walking from her grandmother's apartment in the Hotel Leona above the current McGee's bar and grill.

Those who visit and we who live here, especially when we return from work, after driving over the Park Street Bridge do not need to be greeted with cold, rectangular, metal boxes which would be suited for affordable housing far from The Gateway. Keep The Gateway in the same historical, architectural design as the rest of the North of Lincoln businesses, adding as many trees as possible.

Do not approve these containers which feel and look like they need to be put on the back of a semi and hauled off.

Sincerely,

Patsy Paul
2426 Buena Vista Avenue
Alameda, Ca. 94501

LARA WEISIGER

From: William Bone steel <williambonesteel@gmail.com>
Sent: Friday, November 27, 2015 3:32 PM
To: LARA WEISIGER
Subject: Park Esquina

This is the ugliest piece of architecture anywhere and this development should be stopped immediately! Alameda can do much better.

William Bonesteel
323Laguna Vista
Alameda

Sent from my iPad

LARA WEISIGER

From: Nancy Hird <nancy.alameda1@att.net>
Sent: Wednesday, November 25, 2015 3:12 PM
To: LARA WEISIGER
Subject: Park and Blanding Container Structure

November 25, 2015

(By electronic transmission)
City of Alameda
City Council Members
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Proposed Container Structure at Park Street and Blanding Ave.

Dear Councilmembers:

The proposed container structure at the Park Street entryway to our city is not appropriate for this location in Alameda. The citizens of Alameda have paid taxes to the city that were used to build a new website proclaiming we are a city of "Homes and Beaches". A visitor would think he or she must certainly be lost when greeted by an industrial looking structure made from shipping containers.

Many hours were spent by community members and city staff to develop a visioning plan for the Park Street area and this structure does not meet with the criteria set forth in the plan.

I do agree creating habitable space is a worthwhile endeavor considering the city's housing needs, but quickly throwing up container villages is not an initial impression we want to give anyone entering Alameda via the Park Street Bridge. A much larger version could be constructed elsewhere in Alameda.

Thank you for your consideration.

Sincerely,

Nancy Hird
(510) 523-0825

cc: Mayor and City Councilmembers (by electronic transmission)
Andrew Thomas (by electronic transmission)

LARA WEISIGER

From: Patricia Gannon <pg3187@gmail.com>
Sent: Wednesday, November 25, 2015 9:39 AM
To: City Clerk
Subject: Park Equina - Container Project

November 25, 2015

Honorable Trish Spencer
Mayor of Alameda
Honorable Alameda City Council Members
City Hall
Alameda, CA 94502

RE: Park Esquina-container project

Dear Mayor Spencer and City Council Members:

I was aghast to see the proposal currently under consideration for the Park Street - Blanding corner. This is the gateway to Alameda and should reflect Alameda's unique small town feel and maritime background. Residents and visitors entering Alameda via the Park Street bridge should be treated to an inviting, welcoming vista, not huge, ugly containers.

These containers might well be appropriate at other sites in Alameda that are industrial in nature such as certain areas of Alameda Point.

However, I believe it would be a travesty and an insult to Alamedans to place them at Park and Blanding.

I urge you to vote NO on this ill-conceived proposal.

Thank you.

Patricia M. Gannon

LARA WEISIGER

From: Joan Wynar <joanwynar@comcast.net>
Sent: Tuesday, November 24, 2015 7:30 PM
To: LARA WEISIGER
Subject: Park st./Blanding proposed container building

To:
City Council members: Mayor Trish Herrera Spencer and City Council members Marilyn Ezzy Ashcraft, Tony Daysog, Frank Matarrese and Jim Oddie.

Re:
Park St./Blanding container building

I LOVE THE IDEA.

Please do not let this project get derailed. We - the world, not just Alameda- need to move forward and embrace alternate buildings- along with alternate energy sources. The re-use of shipping containers has been going on for many years around the world, for good reason. I was just forwarded an email from a local group that attached a not-so-flattering photo of some building, supposedly in Hayes Valley- that they are (understandably) opposed to. They ask that all opposed to this concept show up on Tuesday December 1 to speak against it. They are ignoring the thousands of wonderful images available of projects done well. Do not let ignorance dissuade you. Let's do this.

Warm regards,
Joan

Joan Wynar
3217 Phoenix Lane
Alameda CA 94502
510-295-8417