

# ***SRM MARINA INVESTORS, LLC***

April 26, 2018

Ms. Linda Barrera  
Alameda Community Development  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501-4477

Re: Proposed Shipways Residential Project

Dear Linda,

It is our understanding that the draft EIR is being reviewed for the above mentioned Project by the City of Alameda. SRM Marina Investors, LLC is an adjacent owner of the Marina parcels surrounding this proposed Project. Although we may support the Project conceptually, we have a number of issues with the implications of this development on our marina property and licensees.

In our very quick review of the draft EIR, we find the following issues:

1) Adjacent Marinas have full time residents and expensive boats. In Marina Gate 11 immediately to the north of the proposed Project we have 99 marina berths, including 22 liveaboards, and to the south in Marina Gate 10 and 10 ext, 158 marina berths, including 22 additional liveaboards and high-end yacht sales. Liveaboard status means that these boats are the permanent homes for residents. Many of the boats in these slips are expensive with finishes that will not bear well under what is proposed, such as 500 newly driven piles. The draft EIR does not seem to address this in any way.

2) Restroom, shower & laundry facility. The developer has an obligation to provide a restroom, shower & laundry facility for Marina Gate 11 as well as parking. The proposed Project depicts a facility that is not well defined, appears far too small to meet the requirement and if, meant to also include public restrooms, is simply incorrectly placed outside the City park area.

3) Maintenance of the Shoreline Park. The proposed waterfront park improvements will become part of the long-established Shoreline Park within Marina Village. This shoreline park is maintained through Zone 6 of the Alameda Landscape Lighting and Maintenance District 84-2 ("Zone 6 LLD 84-2"). The proposed Project will benefit from the existing improvements (streets, parks, and common areas) currently maintained in Zone 6 LLD 84-2. Consideration must be given to how the maintenance costs for Zone 6 LLD 84-2 will be allocated going forward based on the significant benefits to the Project. Under the law, there needs to be an allocation of costs that reflects relative benefits, as opposed to the current per acre allocation since the Project is a high-density, high-impact-per-acre property in comparison to much lower density/impact-per-acre properties within the Zone 6 LLD 84-2. At the same time, the City must

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recognize that a good percentage of the benefits of the improvements within Zone 6 LLD 84-2 are, and will, go to the public at large and costs must be allocated to the City for this proportional benefit. The City and the Project must not get a “free ride” at the expense of the current participating commercial property owners. This is neither fair, nor in accordance with the law.

4) Overall Marina Village Infrastructure Benefits The current commercial property owners within Marina Village paid for approximately \$35 million of public improvements, including the construction of Constitution Way and the overpass, all of the public streets with Marina Village, the parks, open spaces, public art, all utilities, etc. This was done through Assessment Bonds levied on the properties starting in 1984. The Shipway development site was excluded from such allocation because development of that property was not contemplated at that time. The proposed project would not be possible without these improvements. Therefore, the Project should be required to reimburse current owners for its fair and proportionate share of these improvements. Again, it is not reasonable for the proposed Project to get a “free ride” at the cost and expense of the commercial property owners who were saddled with tens of millions of dollars in Assessment Bond debt.

5) Placement of Shuttle Dock. We are concerned that the shuttle dock is too close to our docks and will cause wake and noise damage to our licensees and their boats.

6) Inaccurate drawings. The project drawings appear to show areas outside the development inaccurately: specifically, the location of city shoreline boundaries and the proposed restroom facility site.

7) Construction dates and hours. It appears there may be mitigation measures for months and hours of construction, or more specifically demolition. Again, the high season for our Marina use, the summer months, were not taken into consideration in any way. We believe the construction of the project could have a significant detrimental impact on the occupancy of our marina since the berth licenses are on a month-to-month basis.

The above is intended to summarize just some of our issues or concerns. We reserve the right for further comments after a more extensive review of the draft EIR and attendance at the upcoming City meetings.

Sincerely,  
SRM Marina Investors, LLC



Steven R. Meckfessel, Co -Manager

## Linda Barrera

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**From:** Sandra Coong <scoong@marinavillageharbor.com>  
**Sent:** Thursday, May 3, 2018 7:54 AM  
**To:** Mark Isaacson; athomas@alameda.gov  
**Cc:** Linda Barrera  
**Subject:** RE: Demolition of Shipways / 1200 Marina Village Parkway, Alameda

Hi Mark,

I forwarded your comment to Linda Barrera.

Thanks,

*Best Regards,  
Sandra Coong  
Marina Village Yacht Harbor  
1030 Marina Village Parkway  
Alameda, Ca. 94501  
510-521-0905*

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**From:** Mark Isaacson [mailto:[isaacson\\_mark@yahoo.com](mailto:isaacson_mark@yahoo.com)]  
**Sent:** Wednesday, May 02, 2018 6:44 PM  
**To:** athomas@alameda.gov; Sandra Coong; Sherwin Samson  
**Subject:** Demolition of Shipways / 1200 Marina Village Parkway, Alameda

Mr. Thomas,

Please count me as one of many boat owners who will be negatively impacted by the demolition for the Shipways at 1200 Marina Village Parkway, Alameda, CA. My 40' boat in a slip less than twelve feet from the cement and steel shipways that are in question. I can see no way that the demolition of these shipways will not create a huge amount of poisonous dust and debris, not to mention the material that will find its way to damage boats like mine which are so close to the old structure. Some of these boats, like mine are quite expensive and any damage will surely invite heartache and lawsuits. I can not imagine that any type of structure will insure that damage won't happen to these boats birthed at Gate 11 of Marina Village Yacht Harbor.

I strongly protest the demolition for the reason stated.

Thank you for registering my objections.

Mark Isaacson / Vessel Topaz / Gate 11, Slip W-136 / Marina Village Yacht Harbor

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