

RECREATION AND PARK COMMISSION

AGENDA 4-8-2021

Item 3-A Written Communication

Submitted by Patricia Lamborn

Regarding Shoreline Park Path Repair

Parcel 4

Amy Wooldridge

From: Patricia Lamborn <patricia.lamborn@aol.com>
Sent: Monday, April 5, 2021 3:21 PM
To: Amy Wooldridge
Cc: Erin Smith; Rochelle Wheeler; Marilyn Ezzy Ashcraft; Malia Vella; John Knox White; Tony Daysog; Trish Spencer
Subject: [EXTERNAL] Request to Support Shoreline Park
Attachments: We sent you safe versions of your files; History of Parcels 1 and 4 at 2350 Harbor Bay Parkway 2014-2018.pdf

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

April 4, 2021

RE: Shoreline Park Path Repair on Parcel 4 - Funding

Dear Recreation and Park Director Amy Wooldridge and Commissioners Alexander, Robbins, Limoges and Navarro

CC: Rochelle Wheeler, Transportation, Erin Smith, Public Works, and Alameda City Council

We are writing to ask that the Alameda Recreation and Parks Department 2022-2023 budget include \$200,000 for repair and improvements to the Shoreline Park/San Francisco Bay Path on Parcel 4 located directly bayward of 2350 Harbor Bay Parkway (identified in City documents as Parcel 1).

Our committee has been engaged for over 5 years in advocating for public access here, including the acquisition of Parcel 4. We believe investment and respect for public property here is long overdue. We are disturbed by the neglect and mishandling by the City of the 2 parcels (4 and 1) located here. We've attached a history of these two parcels, dating from 2014 when the neighboring private parcel, Parcel 1 was changed from Open Space to Commercial- Specified Conditions- Land use- Office/ restaurant.

We have met numerous times with your Department as well as representatives from the Planning Department, Transportation Commission and Public Works Division – all of whom informed our group of a lack of funding in the City Budget for repair of this very short reach of the Bay Trail. Our group has worked for almost a year with the City to encourage initiation of repair efforts by the City. We asked for and were promised by the City Planning Department a survey of the property so the City and our group would have a better understanding of how the repair work would fit into the existing landscape. This promise was never fulfilled. At the encouragement of you and the Transportation Department (thank you!), the Transportation Department applied for a grant to complete this work. The application was denied. We also, from our own personal funds, obtained entitlement quality estimates to complete the repair work, renderings of how the completed repair work might look in addition to a scope and estimates for needed survey and engineering work to complete construction estimate and drawing.

At your suggestion, we met with the Board of the Alameda Friends of the Park Foundation in January 2021 and gained their sponsorship of this project. In February 2021 we identified donors who

committed up to \$50,000 to pay for the initial (engineering) phase costs through a partnership with the Alameda Friends of the Park Foundation. Unfortunately, without the full engagement of a City agency, such as the Recreation and Park Department, the Alameda Friends of the Park Foundation process for payment of contractors in this initial phase is not one our donors could participate in, after consulting with non-profit advisors and tax attorneys.

We ask the City Recreation and Park Department to officially sponsor Shoreline Park repairs and improvements at this location, and work with our Community group on the engineering efforts to complete surveys of the site as well as engineering design of the repairs. We have already negotiated scopes of work with local firms who have worked with the City previously and are well aware of City standards for similar type projects. Your commitment to funding enables cooperation with our Community group and community donors to support the work with donations to the Alameda Friends of the Park Foundation towards construction, landscaping, benches and volunteer work parties etc.

We ask for the City's support for this long needed repair and attention to Shoreline Park Path/ Bay Trail on Parcel 4. Let's make this long-awaited work a reality! We are available to address any questions you have regarding the above.

Sincerely,

Committee to Improve Shoreline Park/Bay Trail on Parcel 4

Patricia Lamborn

John Felts

Gary Thompson

Tom Krysiak

Chad Otten

Edward Sing

Facts and History on Open Space- Park Land at 2350 Harbor Bay Parkway 2014-2018

This land actually consists of 2 parcels (Parcel 1 & 4) . Both Parcels were zoned open space for over 25 years until **Feb. 2014** when the Alameda City Council, during Mayor Gilmore's term as Mayor, voted to re- zone Parcel 1 to Commercial- with Specific conditions—use specific to office space/ possible coffee shop on ground floor. This use was consistent with BCDC's agreement, amended in 2013, with HBIA who owned the land. Parcel 4 is the bay front parcel, dedicated by HBIA to the City- to complete Shoreline Park. The City had yet taken title to this 1/3 acre of park land on the Bay.

Sept 2014- HBIA sold Parcel 1- 1.17 acres- to Ram Hotels/Mina Patel-a hotel developer from Texas. The price was listed at \$1,454,545. This developer proposed a 5 story 100 room hotel with 80 parking spaces on site. 125 parking spaces are required. In **July 2015** the Planning Board approved the hotel project anyway. - **There was never a vote to change the zoning for Parcel 1- to include Hotel use.** Hotel union filed an appeal based on parking and CEQA exemption.

Sept 1 2015 – Appeal came before City Council. Mayor Spencer called for a review of the hotel project by the City Council. Council Member Matarrese had to recuse himself from the vote and discussion as he owned an office across the street from the proposed hotel. Council votes 3- No- deny the appeal hotel goes forward, 1 Yes-on appeal . - **There was never a vote to change the zoning for Parcel 1- to include Hotel use.**

Feb 16, 2017 BCDC voted to deny Mina Patel a building permit for a hotel at 2350 Harbor Bay Parkway—The denial was based on violations of Bay Public Access, citing the bulk and footprint of the proposed hotel

April 18, 2017 Mayor Spencer brought referral to Alameda City Council to study the city taking title to Parcel 4 – land dedicated to the city to complete Shoreline park in development agreements between HBIA and the City. Yes votes- 4
No vote- 1

July 24, 2017 the developer's architect submitted an application for a new Design Review permit- to build a 4 story hotel with 100 rooms and only 61 onsite parking spaces. The application is incomplete.

Nov. 2, 2017- they submit additional information—stating the hotel will be 4 stories high, total sq. footage of 62,690, building footprint will be 16,5899 sq.ft on a 50,968 sq. ft site, with 49% onsite covered parking, creating a floor area ratio of 1.23. Parking- 61 spaces will be onsite, consisting of 31 spaces on a surface lot and 30 spaces in a covered lot with lifts. Say that 64 spaces will be provided offsite within .25 miles of the site but have not yet secured a parking agreement. They claim Parcel 4 is owned by Ram Hotels. Describe that they have increased the paved width of the pedestrian pathway (on the Bay) from 16 ft. 11 in ,on average, to 23 ft 1 in, on average.

Nov. 15, 2017, letter from City Planner Andrew Thomas to the architect states that they have mistakenly claimed that Ram Hotels owns Parcel 4- the Bay Front parcel dedicated to the city to complete Shoreline Park.

Monday, Jan. 22, 2018 the Planning Board voted NO on recommending a zoning amendment to allow construction of a hotel at 2350 Harbor Bay Parkway. The vote: 4 No 2 yes . They voted no stating that 2350 Harbor Bay Park is too small to fit a hotel on Parcel 1. Although none of the hotel design review materials were submitted to the Board, the Board points out that they know there is an application for a 4 story, 100 room hotel project .Representatives from the Golden Gate Audubon Society, Sierra Club, and Harbor Bay residents spoke against the hotel zoning. It was also made clear to the Planning Board that the other parcel on that property, Parcel 4 -- is land dedicated to the City to complete a public park-- Shoreline Park.

Jan. 31, 2018 the developer appealed the Planning Board decision and it had to go before the Alameda City Council to vote on whether to change the zoning of Parcel 1 to include hotel use.

Oct. 2, 2018 the Alameda City Council voted 5-0 to uphold the Planning Board decision and declined to change the zoning for Parcel 1, from Specified use: Office/ Restaurant

Oct. 2, 2018 the Alameda City Council voted 5-0 for the city to take title to Parcel 4 -, dedicated to the city to complete Shoreline Park

Sincerely, Patricia Lamborn Alameda Resident