

West End Arts District, West Alameda Business Association and Partners Statement on:
Mitigation Efforts for the Webster Street/Taylor Avenue Lot
6/29/2021

West End Arts District, West Alameda Business Association and our partners are hugely aware of the concerns that have been expressed by residents in the neighborhood and we have been investing all our efforts in finding ways to improve our operations so that they cause the minimum disturbance possible.

We understand that noise from concerts is a burden on the closest neighbors. Over \$5000 has been invested in:

- paying a sound consultant to advise on best practices to ensure that as much of the sound is captured within the lot as possible.
- Installing a black curtain behind the stage and carpeting on the stage to absorb sound and ensure that it doesn't 'bounce' off the back wall.
- building an initial sound barrier along Webster Street, and then later adding a second sound barrier down the central axis of the lot in order to block some of the sound from neighbors on Taylor.
- This weekend a further drape was installed at the Taylor Street end of the lot to lower the sound levels for staff at the Santos Liquors.
- Stage right and left 14' drape (keeps sound levels at stage/less frequencies bounce)
- Above stage floating canopy (keeps sound levels at stage/less frequencies bounce)
- Ensuring that staff check decibel readings both in the lot and on Webster street at regular intervals throughout live concerts.

Residents are also concerned about parking. So far we have:

- Created signs for the laundromat parking lot which say, "no event parking".
- Hired staff to monitor the space exit to make sure people aren't using the laundromat lot.
- We requested installation of "slow streets" and "no parking" signs for Taylor Avenue but the request was deemed a safety hazard by the fire department and denied.
- Event goers are encouraged to use alternative forms of transportation: ride share, Uber/Lyft, bicycles, downtown garage on Oak Street, AC Transit, and walking.
- Gained permission from Beacon Bank and US Bank to use their lots for staff and vendor parking so they don't park in the neighborhood.

- Arranged for a pedi-cab to transport patrons to the site rather than park nearby.
- Provided links to all public transportation sites, via email to attendees.

Our continued discussion with neighbors has however led us to understand that despite sound mitigation efforts, the concerts continue to be a disturbance. We have been working with City staff to establish a framework to reduce the frequency of events in order to strike a balance which will hopefully be less invasive for the neighborhood while continuing to be a positive catalyst for the reinvigoration of the Business District.

- Live music concerts will be restricted to a maximum of 2 events per weekend. Where possible we will reduce it to one per weekend. We are actively cancelling and refusing requests for the space in an effort to relieve some of the burden for the immediate neighborhood.
- We would ask for one exception for the weekend of September 17-19. We have three confirmed bookings for that weekend. We will have no events on the weekend of September 4th.
- We understand that residents are concerned that the application for an extension for the Events permit for the lot implies an extension of the concert series. Our intention is to maintain the concert bookings that we have already confirmed, we will not add to the concert series. The intention of the extension is to permit WABA to host the traditional holiday markets and festivities in December in the lot.