

Nancy McPeak

From: Carmen Reid <carmereid@gmail.com>
Sent: Thursday, June 10, 2021 9:13 AM
To: City Clerk; Marilyn Ezzy Ashcraft; John Knox White; Tony Daysog; Trish Spencer; Malia Vella
Subject: Fwd: PRA 21-138 - Response - OHP Records/ For Correspondence 6/15/21 City Council meeting, Item 6-G

Please include in to Correspondence records.

Communication with California State Attorneys through a Public Records Act Request—

Begin forwarded message:

From: "Kasraee, Parveen@Parks"
Date: April 7, 2021 at 10:50:33 AM PDT
To: carmereid@gmail.com
Subject: RE: PRA 21-138 - Response - OHP Records

Hi Ms. Reid,

Our staff searched for the address "1245 McKay Ave, Alameda, CA 94501" and did not find anything for that address in their database. The only communications they have from the list of entities/individuals you provided ("between any representatives from Alameda Point Collaborative, their director Doug Biggs, and the City of Alameda Planning Department (representatives Allen Tai, Andrew Thomas, Henry Dong)") are emails about the City of Alameda's annual reports as a Certified Local Government, which were submitted each year by either Henry Dong or Allen Thai. Those annual reports are general and do not mention any specific properties or projects. Additionally, staff informed me that they do not have communications with the Alameda Point Collaborative.

You are more than welcome to email me a revised request for records.

Thank you,

Parveen H. Kasraee, Staff Counsel
California State Parks
1416 Ninth Street, Room 1404-16
Sacramento, California 95814
(916) 653-9905

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including, but not limited to, the Electronic Communications Privacy Act. If you are not the intended recipient, please immediately contact the sender and destroy all copies of the communication.

From: Carmen Reid
Sent: Tuesday, April 06, 2021 1:44 PM
To: Kasraee, Parveen@Parks
Subject: Re: PRA 21-138 - Response - OHP Records

Hi Ms Kasraee,

Thank you so much for your reply and an opportunity to clarify my request. I am wondering if it would be possible to search again under another address that may be connected—1245 McKay Ave, Alameda, CA 94501?

The property has been listed under both 620 Central Ave and 1245 McKay Ave under other records in the past.

I am interested in any communications specifically between any representatives from Alameda Point Collaborative, their director Doug Biggs, and the City of Alameda Planning Department (representatives Allen Tai, Andrew Thomas, Henry Dong)?

Thank you.

Best,

Carmen

Sent from my iPhone

On Apr 6, 2021, at 12:57 PM, Kasraee, Parveen@Parks
<Parveen.Kasraee@parks.ca.gov> wrote:

Hi Ms. Reid,

Please see the attached response to your PRA request.

Thank you,

Parveen H. Kasraee, Staff Counsel

California State Parks

1416 Ninth Street, Room 1404-16

Sacramento, California 95814

(916) 653-9905

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Nancy McPeak

From: Lara Weisiger
Sent: Monday, July 19, 2021 8:33 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Fwd: 620 Central Ave Alameda--Historic USMM Officers Training School, 1942
Attachments: PRA 21-138 - Response - OHP Records_ For Correspondence 6_15_21 City Council meeting, Item 6-G.eml

From: Carmen Reid [mailto:carmereid@gmail.com]
Sent: Saturday, July 17, 2021 7:43 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Fwd: 620 Central Ave Alameda--Historic USMM Officers Training School, 1942

 **Harry Alexander Bruno F.A.I.A.(1908-2002) -2.pdf**

Dear Alameda Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

RE: July 26, 2021 Alameda Planning Board Meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation. It is my understanding that the GSA is still the owner of the property.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains the last remaining structures from this important period in our world's history. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as they had originally proposed during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were "structurally sound" and would be appropriate for reuse in order to garner support. Recently, the campaign manager for Alameda Point Collaborative, Anakata Consulting, posted on Twitter last week that the buildings were "not going to be erased" but "rebuilt in the same location, same footprint". This is very misleading coming from their **paid consultant** on a public forum.

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings and states that the facility would not draw clients from outside of the City. This is not true. Since the developer has altered the size and scope of the project, and now to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not relevant as

this is not a ministerial review). The developer also proceeded directly to Design Review last year and marked "NO" to the question of whether or not the property was on the local Historical Advisory Board Study List. Recently, the Historical Advisory Board **confirmed** to keep the property on the municipal Study List, thereby acknowledging that the property has historical value to the community. It was listed and is currently listed with an "S" (State) designation.

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. Harry A Bruno was in fact a Master architect who worked on-site at the Maritime Officers Training School during the duration of the entire project as stated on his official Curriculum Vitae and listed as the "Super Arch." by the AIA. His architectural skills and input was incorporated into the design elements of the project. His name is also prominently listed on the front page of the blueprints, as customary of the lead "Supervising Architect" who designed the buildings. Direction and support for the project came from Coast Guard Engineering Headquarters, just as other training facilities such as the Cadet School in San Mateo received communication from the War Shipping Administration. Gardner Dailey, another well respected and prolific architect from the same period received accolades for his design of the Cadet School and was featured in a MOMA exhibit. Those drawings also indicate "Coast Guard Engineering Headquarters" in the architectural block, similar to the ones in Alameda. The architect was still important and in the case of the Maritime Officers Training School in Alameda, overlooked for decades because the blueprints were only recently discovered in the Alameda Museum by a volunteer.

There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation. See below:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough process. Also, in the application for the property, the developer did not contact SHPO as was required. A Public Records Act request for communication between Alameda Point Collaborative, Doug Biggs and SHPO returned ZERO information.

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still enough to convey the importance of the site and visual reminder of the size and scope of the school, and the importance of the training that took place there. The Engineering Building, in particular, was significant in that innovative navigational methods were developed and taught there.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines. The Merchant Marines inspired local students in Alameda during that time who when asked what their "ambition" was in life, 1943 and 1945 graduating students from Washington Elementary stated they wanted to become Merchant Marines! See attachments. These efforts had a direct effect on the lives of those in the community who were evidently inspired by their purpose and mission.

Thank you for your consideration. Please support historic preservation of this important site and **adaptive reuse instead of demolition**.

Sincerely,
Carmen Reid
Alameda

Additional references on 2019 ballot measure language:

References: Measure A: *"Shall an ordinance confirming the City Council's actions **to permit reuse of vacant federal buildings** on a 3.65-acre parcel on McKay Avenue and allow for the development of a wellness center for senior assisted living and supportive services for homeless individuals by changing the General Plan designation from "Federal Facilities" to "Office," removing the Government Combining District classification and maintaining the existing zoning district designation, be adopted?"* (emphasis added)

[https://ballotpedia.org/Alameda, California, Measure A, McKay Avenue Parcel Wellness Center Development \(April 2019\)](https://ballotpedia.org/Alameda,_California,_Measure_A,_McKay_Avenue_Parcel_Wellness_Center_Development_(April_2019))

[https://ballotpedia.org/Alameda, California, Measure B, McKay Avenue Parcel Open Space Designation Initiative \(April 2019\)](https://ballotpedia.org/Alameda,_California,_Measure_B,_McKay_Avenue_Parcel_Open_Space_Designation_Initiative_(April_2019))

Ballot arguments:

<https://www.alamedaca.gov/files/assets/public/departments/alameda/city-manager/alameda-measure-b.pdf>

The proposed home of the Alameda Wellness Center is a number of structurally sound yet abandoned federal buildings. It is not suitable for open space, a position shared by the Sierra Club, Alameda City Council, and East Bay Regional Parks District, which manages Crab Cove. The lot is surrounded by housing and a shopping plaza.

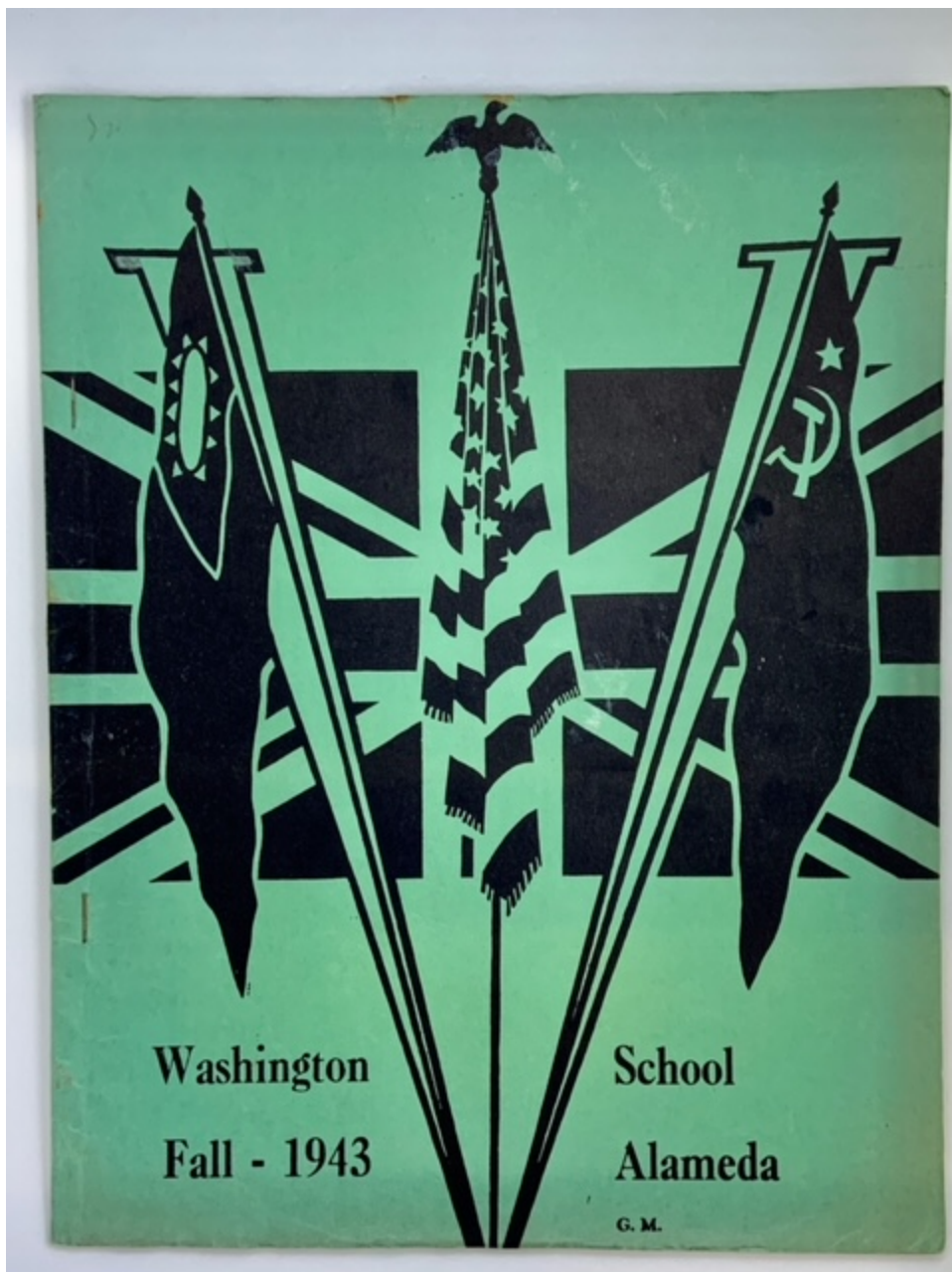
The East Bay Regional Parks District purchased this parcel of land with Measure WW funds. They plan to include a truck and equipment storage area along the northern boundary bordering the Alameda Wellness Center, making the property above it even less suitable for open space.

**Proposed Location
of the Alameda
Wellness Center**



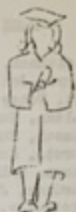
An artist's rendering of the Alameda Wellness Center. It will convert boarded up buildings into a lifesaving facility that will help our neighbors.

Crab Cove
We already
Measure B
and recrea





GRADUATES



HOROSCOPE

NAME	NICKNAME	FAVORITE EXPRESSION	AMBITION
Anderson, Jackie	Suede	Tough!	Ekimo
Andrews, Edward	Buck	Give it a go	Test pilot
Archer, Nina	Archie	Tough!	Secretary
Armstrong, Wayne	Red	Girls!	Leatherneck
Artis, Ellis	Stupid	Lay off, Wayne	Atom-smasher
Artis, Fred	Memo	Pin a rose on your nose	Educated Home
Balles, Billy	Corky	Hello, Toots!	Horse Raiser
Barff, Marlene	Mar	Golly sakes!	Owner flea circus
Beaver, Thomas	Tom	All shot	Own and train race horses
Beavers, Nadine*	Way	Really, now!	To be famous
Bennett, David*	Stupid	Oh, boy!	Pilot
Bishop, Gerald*	Gerry	Man alive!	Pilot
Bonino, Barbara	Babs	Home	Secretary
Bowman, Jimmy	Vains	Meo Meo!	President (Holla)
Branch, Olive	Mickey	Please, Mrs. Davis	Private secretary
Brasiff, Bill	Willie the Kid	For Pete's sake	Author
Brown, Virginia	Ginger	Oh, Belgium!	Doctor
Bryant, Cuna*	Joke	That's tough!	Teacher
Buiford, Floyd*	Skeerix	Oh, Mute!	Pilot
Busse, Merrill	Slim	Nabal Nabal	Leak picker and safe cracker
Cappa, Paul	Cappa	How	Fly a plane
Chapman, Betty Ann*	Dinah	Aw, Phooey!	Stenographer
Christensen, Kay	Toni	Fun	Nurse
Citterly, Richard	Squikkey	Wise up, eh?	To be Monkey's uncle
Cock, Helen	Shorty	That's Tough!	Secretary
Copeland, Shirley*	Shirley	Are you kidding?	Dancer
Coriova, Helen*	Helen	By Heck	Pilot
Coser, Sam*	Slim	Kick me, Mama	Infantryman
Coy, Lorraine	Lorry	Corn-n-a	Primary grade teacher
Cross, Frank	Friday	Ooh!	Merchant Marine
Cummings, Charles	Comee	What do you know!	The Milky Way
Dewey, Dorothy*	Dottie	Alrip(!)	Future Bride
Demuse, Joy	Spider	Oh, fudge	To be rich
Dickens, Virginia	Amber	Rather	Singer
Dietrich, Irene*	I	That's Life!	Teacher
Dixon, Lloyd	Dixie	Girls!	Cunner
Eaty, LeBaron	Berny	What say?	Sword swallower
Finnegan, Robert	Irishman	You know what I got for You!	Starting a business



GRADUATING CLASS - JUNE 1945 - P. M. SESSION

CLASS OFFICERS

Clyde Vernon Pruitt, President Zella Lou Miner, Vice-President Elaine Leonard, Secretary Jacqueline Suzanne Jauch, Treasurer

Purnell William Alexander
Nadine Bearers
David Bennett
Jerald Grosvenor Bishop
Cuma L. Bryant
Floyd Edward Butler
J. L. Butler
Betty Anne Chapman
Everett Russell Benjamin Clapper
Shirley Jane Copeland
Helen Cudova
Sam F. Coats
Dorothy Dewey
Irene Rose Dietrich

Carol Jane Douglas
Joe Hill Floyd
Barbara Jean Fulton
Melba Fern Glenn
Melvin Edward Goldsmith
Delores Granger
Walter Marion Grimes
Josephine Guinn
Eugene Holland Hamilton
Virgil Henry
Betty Joyce Howard
Betty Jo Hall
Edward P. Hynes
Stephen J. Haynes, Jr.

Jacqueline Suzanne Jauch
Betty Jean Johnson
Hattie Marie Jones
William Neal Kendrick
Jo Anne Kennedy
Donna C. Kippenin
Marquette Lane
Billie Laverne Lawrence
David Ramsey Lawrence
Raina Allene Lenachmidt
Elaine Leonard
Betty Anne Little
Augustine Lottin
Walter Lee Matthew

Mary Suzanne Medina
Robert Miller
Zella Lou Miner
Ann Elizabeth Moutross
Barbara Elora Moreland
Fidelity Louise Morse
David Ottenberg
L. M. Parrish
Margaret Piacitola
Marjorie J. Polston
Helen Marie Prothers
Clyde Vernon Pruitt
Nadine Joyce Reed
Charles Cyrus Robinson

Kathryn Rose
Dee LaVina Sanders
James W. Shaw
Bernice Smith
Emma Jean Swindell
Jessie B. Tyler
Zelma Louise Ward
Edwin E. Whitley
Mary Louise White
Dwight Everett Wilkins
David S. Williams
Ralph Williams
Shirley Jean Yenor



HOROSCOPE

NAME	NICKNAME	FAVORITE EXPRESSION	AMBITION
Barbara Aaron	Joe	"Don't laugh"	Roller skater
Emma Abernathy	Olenna	"Hey, you guys"	Private Secretary
Mike Adams	Esara	"I don't know"	Contractor
Patricia Alley	Pat	"Jimmy Crickets"	Attorney
Grand Anderson	Boysie	"Mother's Honor"	Merchant Marine
Martha Jane Baker	Martha	"Jimmy Crickets"	Stenographer
June Becker	June	"That's great"	Stenographer
Elis Black	Boots	"My Gosh"	Stewardess
Elba Blaylock	Shortie	"A Smile"	Nurse
Harry Bollinger	Rank	"Gee Whiz"	Sailor
Ken Brooks	Brooklyn	"Holy Moly"	Counter Spy
Lytle Brown	Mert	"Eck"	Typist
Norma Byerly	Norma	"Oh Fire"	Stenographer
Robert Byerly	Moley	"Don't Fool"	Football Player
Barbara Callan	Barb	"Heavenly Days"	Mail Woman
David Chapman	Dave	"Hey, Dick"	Sailor
Lanny Chamberlain	Lee	"Poppy coddle"	Nurse
Elia Clemens	Boots	"Oh Me"	Stenographer
Genneth Cook	Blindman	"Are you kidding?"	To get out of school
Guis Costa	Singer	"Don't look at me"	To do nothing
Gabby	Gabby	"But Miss O'Brien"	Girl Pilot
Unk	Daniels	"Oh damn it"	Undecided
Rebe	Rebe	"You're not kidding"	Fancy Roller Skater
Spy	Spy	"Don't fool around"	Artist
Bert	Bert	"a-a-a-a-a"	No ambition
Ruthie	Ruthie	"Jeepers"	Secretary
Lidge	Lidge	"That's rich"	Shipyard welder
Bill	Bill	"Phooey"	Farmer
Queenie	Queenie	"Touch"	Costume Designer
Bobby	Bobby	"Joe Dandleberry"	Test Pilot
Eyle	Eyle	"Darn"	Stenographer
Green	Green	"Aw, go on"	Chemist
Vi	Vi	"Solid"	News Reporter
Porky	Porky	"Hey, Rugged"	Garbage man
Jaybird	Jaybird	"Eh"	Past
Dade	Dade	"Shoot Fire"	Nurse
Bazooka	Bazooka	"Well I'll be a horned toad"	Nurse
Jerry	Jerry	"Cool"	Doctor
Jim	Jim	"Don't mess around"	Coach
Red	Red	"Huzz"	Hermit
Shorty	Shorty	"Rugged"	Air Hostess
Allie	Allie	"And Now"	Ballet Dancer
Mom	Mom	"Golly Gee"	Business man
Junior	Junior	"Don't Fool"	Engineer
Binnie	Binnie	"Hey, Porky"	Engineer
Mosley	Mosley	"No Kidding!"	Rigist
Doc	Doc	"What a-catter Lou?"	Singer and dancer
Frank	Frank	"Don't Horse around"	Football Player
Peg-Leg	Peg-Leg	"Tough, but that's Life"	Artist
Bob	Bob	"Uh-h-h"	Got out of school
Tom	Tom	"I've been cyped"	Mad Scientist
Dean	Dean	"I know"	Stenographer
Johnny	Johnny	"Huh?"	Secretary

HARRY A
BRUNO
A I A

77 JACK LONDON SQUARE OAKLAND, CALIFORNIA 94607 444-8700
ARCHITECT

HARRY A. BRUNO, F.A.I.A.

A.B. in Architecture, University of California, Berkeley

Licensed Architect, State of California - #C 296

Member, College of Fellows, American Institute of Architects.

Architectural Practice:

1937-1942	Private practice - Oakland
1942-1943	On-site Architect, Merchant Marine Training Station, Alameda, California
1943-1945	Refinery design, Bechtel Corporation and Union Oil Co.
1945 to date	Private practice - Oakland

Projects:

Sea Wolf Restaurant - Jack London Square, Oakland
Goodman Hall - Jack London Square, Oakland
The Boatel - Jack London Square, Oakland
Port of Oakland Building - Jack London Square, Oakland
Grotto Restaurant - Jack London Square, Oakland
"77" Office Building - Jack London Square, Oakland
Metropolitan Yacht Club - Jack London Square, Oakland
The Mast Restaurant - Jack London Square, Oakland
El Cerrito City Library - El Cerrito
El Cerrito Fire House - El Cerrito
District Sales Office Buildings - Union Oil Company
Ticket Offices - United Air Lines
Pacific Employers Insurance Building - Oakland
Atlas-Pacific Manufacturing Co. Plant - Emeryville
Santa Fe School - Oakland
Jefferson School - Oakland
Student Union Building - Diablo Valley College
Student Union Building - Contra Costa College
Golf Club House - Alameda
Title Insurance & Trust Building - Oakland
Firehouse #19 - Shafter Avenue, Oakland
Trans International Airlines Building - Oakland

**BRUNO, HARRY ALEXANDER.* AIA 45. East Bay
† Harry Alexander Bruno, 4319 Piedmont Avenue,
b. Knoxville, Tenn, Aug. 10, 08. Educ: Univ. of Calif
Symmes & Cullimore; Hd. Dftsmn, F. L. Confer; Hd
Present Firm: Harry A. Bruno, org. 37. Reg: Calif.
12. Prin. Wks: Lib, El Cerrito, 48; Pac. Employers
Seawolf Rest, 53; Students Union Bldg, Martinez, Ar
court. Super. Archt: Maritime Sch, Alameda, 43. F
Dept, Bd. of Appeals, since 53. AIA Act: East Bay C**

U. S. MERCHANT MARINE
CADET BASIC SCHOOL
SAN MATEO CALIFORNIA

TITLE		BY	DATE	APPROVED
UNITED STATES COAST GUARD ENGINEERING SAN FRANCISCO CALIFORNIA		DRAWN		<i>vm</i>
SUBMITTED		TRACED		
APPROVED		CHECKED		
ARCH. ENGINEER. LT. COMDR. U.S.N.R. UNITED STATES COAST GUARD ENGINEERING		SCALE		
COMDR. U.S.C.G. DIST. ENGR. CAPT. U.S.C.G. D.C. & O.		DATE		
APPROVED		DATE	JULY 27, 1942	
GARDNER A. DAILEY & ASSOCIATES ARCHITECTS 210 POST ST. S.F.		SCALE		
CLYDE BENTLEY MECHANICAL ENGR. 216 PINE ST. S.F.		DRAWING NO.		
H. H. ENGLE STRUCTURAL ENGR. 110 SUTTER ST. S.F.				

S5

S-5,

S-5

S-5



Anakata Consulting @AnakataConsult · Jul 3



Replying to [@ianewatts](#)

Agreed with [@QueerSpawn](#) - The Historical Advisory Board has had zero issues with the proposal to not only NOT erase these buildings, but to rebuild them per Building Code to allow for their beauty to be amplified as they are rebuilt in the same location with the same footprint.



Nancy McPeak

From: Allen Tai
Sent: Thursday, July 22, 2021 12:26 PM
To: Henry Dong; Nancy McPeak
Cc: Celena Chen
Subject: FW: [EXTERNAL] Alameda Planning, 620 Central Ave, Alameda, July 26, 2021

Public comment for 7-A

From: Ammonitee [mailto:fey.adelstein@gmail.com]
Sent: Thursday, July 22, 2021 12:16 PM
To: clerk@alamedaca.gov; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] Alameda Planning, 620 Central Ave, Alameda, July 26, 2021

Dear Planning Board of the City of Alameda, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

the demolition of the historic Merchant Marine Buildings is enthusiastically opposed by the people, as indicated both by the majority of public speakers at the July 6th City Council meeting, as well as by the majority of correspondence on the topic.

I ask that the Planning Board address key issues (below) that now concern the public.

1. Please explain how the decision to demolish the historic Merchant Marine buildings at 620 Central Ave is not a betrayal of the voters who voted for "The Wellness Center" project- as it was represented to them in the campaign literature (for Measure A) and, by way of in-person tours, as the "re-use" of existing buildings ? These voters later discovered their vote was used to orchestrate demolition.
2. Please explain how the above process, of deceiving the voters in order to subvert their votes, is not in violation of the codes and statutes preventing public servants from making false statements, or devising a cover up of material facts ?
3. Please explain how it is not an abuse of process for the Planning Board to approve a design requiring demolition of listed historic buildings *ahead of* the Historic Advisory Board's notification and ability to consider it for their review ? And please demonstrate how it would be possible for the Historic Advisory Board to make an objective decision, free from influence, under such conditions ?
4. Please provide evidence for the opinion given by city staff that the buildings have little historic value, as that argument was never substantiated.
On the contrary, what has been exhibited is ample evidence that these buildings are of high historical significance, both by personal accounts, and documentation.
I ask that the Planning Board and City Staff review all the submitted documents & comments, and contemplate the special role that these buildings played not only in Alameda's history, but in national and world history as well.

Please read carefully the following statement of facts written by a local scholar who diligently researched the architect and historical context of the site :

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. Harry A Bruno was in fact a Master architect who worked on-site at the Maritime Officers Training School during the duration of the entire project as stated on his official Curriculum Vitae and listed as the "Super Arch." by the AIA. His architectural skills and input was incorporated into the design elements of the project. His name is also prominently listed on the front page of the blueprints, as customary of the lead "Supervising Architect" who designed the buildings. Direction and support for the project came from Coast Guard Engineering Headquarters, just as other training facilities such as the Cadet School in San Mateo received communication from the War Shipping Administration. Gardner Dailey, another well respected and prolific architect from the same period received accolades for his design of the Cadet School and was featured in a MOMA exhibit. Those drawings also indicate "Coast Guard Engineering Headquarters" in the architectural block, similar to the ones in Alameda. The architect was still important and in the case of the Maritime Officers Training School in Alameda, overlooked for decades because the blueprints were only recently discovered in the Alameda Museum by a volunteer.

There is a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation : <https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still enough to convey the importance of the site and visual reminder of the size and scope of the school, and the importance of the training that took place there. The Engineering Building, in particular, was significant in that innovative navigational methods were developed and taught there.

5. If the Planning Board is going to deny the historic value and significance of these buildings and the site, then please provide evidence supporting that position.
6. If you make a determination on July 26th to demolish the buildings, please explain how you can make that determination without a full EIR, and please explain how your determination is not then a violation of that process.
7. Considering all the points above, please explain how the Planning Board claims authority to determine this demolition, without providing an opportunity for the voters to review and consider it first ?

Sincerely,
Fey Adelstein

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 9:09 AM
To: Henry Dong; Nancy McPeak
Subject: FW: [EXTERNAL] 620 Central Ave

From: Patricia Baer [mailto:2baers@att.net]
Sent: Saturday, July 24, 2021 2:10 PM
To: clerk@alamdaca.gov
Subject: [EXTERNAL] 620 Central Ave

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration)

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines.

Thank you for your consideration. Please support historic preservation.

Sincerely,

Patricia Baer

Nancy McPeak

From: Carmen Diaz <cmdiaz4@yahoo.com>
Sent: Friday, July 23, 2021 6:01 PM
To: City Clerk; Allen Tai; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov
Subject: [EXTERNAL] deny the applicant a permit for demolition of the historic property at 620 Central Ave.

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

RE: July 26, 2021 meeting, Item 7-A

I urge you to please deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains the last remaining structures from this important period in our world's history. Demolition would be a permanent and tragic loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he had originally proposed during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were "structurally sound" and would be appropriate for reuse in order to garner support.

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings and states that the facility would not draw clients from outside of the City. Since the developer has altered the size and scope of the project, and now to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not relevant as this is not a ministerial review).

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. Harry A Bruno was in fact a Master architect who worked on-site at the Maritime Officers Training School during the duration of the entire project as stated on his official Curriculum Vitae and listed as the "Super Arch." by the AIA. His architectural skills and input was incorporated into the design elements of the project. His name is also prominently listed on the front page of the blueprints, as customary of the lead "Supervising Architect" who designed the buildings. Direction and support for the project came from Coast Guard Engineering Headquarters, just as other training facilities such as the Cadet School in San Mateo received communication from the War Shipping Administration. Gardner Dailey, another well respected and prolific architect from the same period received accolades for his design of the Cadet School and was featured in a MOMA exhibit. Those drawings also indicate "Coast Guard Engineering Headquarters" in the architectural block, similar to the ones in Alameda. The architect was still important and in the case of the Maritime Officers Training School in Alameda, overlooked for decades because the blueprints were only recently discovered in the Alameda Museum by a volunteer.

There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation. See below:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough process.

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still enough to convey the importance of the site and visual reminder of the size and scope of the school, and the importance of the training that took place there. The Engineering Building, in particular, was significant in that innovative navigational methods were developed and taught there.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines. The Merchant Marines inspired local students in Alameda during that time who

when asked what their "ambition" was in life, 1943 and 1945 graduating students from Washington Elementary stated they wanted to become Merchant Marines! These efforts had a direct effect on the lives of those in the community who were evidently inspired by their purpose and mission.

Thank you for your consideration. Please support historic preservation.
Sincerely,

Carmen Diaz
1118 Otis Drive
Alameda, CA 94501

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 9:08 AM
To: Henry Dong; Nancy McPeak
Subject: FW: [EXTERNAL] Preserve Historic WWII Site

From: lis cox [mailto:gumpshn@gmail.com]
Sent: Sunday, July 25, 2021 6:21 PM
To: City Clerk <CLERK@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] Preserve Historic WWII Site

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

RE: July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains the last remaining structures from this important period in our world's history. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he had originally proposed during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were "structurally sound" and would be appropriate for reuse in order to garner support.

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings and states that the facility would not draw clients from outside of the City. Since the developer has altered the size and scope of the project, and now to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not relevant as this is not a ministerial review).

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There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation. See below:

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Thank you for your consideration. Please support historic preservation.
Sincerely,

Lis Cox

516 Taylor Avenue
Alameda, CA 94501
510-701-7669

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 9:09 AM
To: Nancy McPeak; Henry Dong
Subject: FW: [EXTERNAL] Re: Please send letters to Alameda Planning Board and government agencies asap--thank you!

From: Evaristo Diaz [mailto:diazevaristo@yahoo.com]
Sent: Sunday, July 25, 2021 9:55 AM
To: Carmen Diaz <cmdiaz4@yahoo.com>; City Clerk <CLERK@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] Re: Please send letters to Alameda Planning Board and government agencies asap--thank you!

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

RE: July 26, 2021 meeting, Item 7-A

I fervently urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains the last remaining structures from this important period in our world's history. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he had originally proposed during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were "structurally sound" and would be appropriate for reuse in order to garner support.

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Thank you for your consideration. Please support historic preservation.
Sincerely,

Evaristo Diaz
1118 Otis Drive - Alameda

Nancy McPeak

From: Laura Gamble <lgamble05@gmail.com>
Sent: Friday, July 23, 2021 7:50 PM
To: Nancy McPeak
Subject: [EXTERNAL] Item 7A

To whom it may concern:

I am writing to express support for the McKay Avenue design. The design is well thought out and fits in with a neighborhood that has a charming variety of styles. The design takes into consideration the neighborhood's desire for a safe and well-designed facility. I also feel that this is a huge improvement over the existing buildings, which are bland and uninspiring. I feel that this will make McKay avenue better for the entire community.

Thank you for your time, Laura Gamble

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 9:13 AM
To: Henry Dong; Nancy McPeak
Subject: FW: [EXTERNAL] Re: Please send letters to Alameda Planning Board and government agencies asap--thank you!

From: James Hudkins [mailto:jimhudkinscpa@gmail.com]
Sent: Friday, July 23, 2021 3:57 PM
To: Alameda Community <alamedacommunitycares@gmail.com>; clerk@alamedaca.gov; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] Re: Please send letters to Alameda Planning Board and government agencies asap--thank you!

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

RE: July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

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The Environmental Assessment report that was submitted by the developer was based on reuse of buildings and states that the facility would not draw clients from outside of the City. Since the developer has altered the size and scope of the project, and now to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not relevant as this is not a ministerial review).

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<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough process.

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Thank you for your consideration. Please support historic preservation.
Sincerely,

James A. Hudkins

On Fri, Jul 23, 2021 at 3:21 PM Alameda Community <alamedacommunitycares@gmail.com> wrote:

Hi Everyone,

There is an upcoming Planning Board meeting on Monday, July 26 at 7PM where they will decide whether or not to approve the demolition permit of the historical WWII buildings by Crab Cove.

Please write a letter to the Planning Board, GSA liaison of historic preservation, MARAD (Maritime Administration) and the ACHP (American Council of Historic Preservation). Alameda Point Collaborative's lease expires September 27, 2021, so this is a final opportunity to voice our concerns.

Thank you for your help!

Please send letters as soon as possible to the following----

Send emails to:

clerk@alamedaca.gov

atai@alamedaca.gov

lucinda.lessley@dot.gov

theresa.ritta@psc.hhs.gov

Linda.L.Landers@hud.gov

Title5@hud.gov

marad.history@dot.gov

llavernia@achp.gov

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration),

RE: July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

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Thank you for your consideration. Please support historic preservation.
Sincerely,

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 9:11 AM
To: Nancy McPeak; Henry Dong
Subject: FW: [EXTERNAL] July 26, 2021 meeting, Item 7-A

From: K Ratto [mailto:rattolms@gmail.com]
Sent: Friday, July 23, 2021 6:56 PM
To: City Clerk <CLERK@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

Alameda voted to preserve this site and the Alameda City Council went against the will and vote of the people and voted to have it demolished anyway. Please also see that the pending application for this property to be included in the National Register of Historic Places be completed and accepted.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines.

The wrongs can easily be made right which is good and right for Alameda.
Thank You,
Karen Ratto
1285 Caroline St.
Alameda CA 94501

Nancy McPeak

From: Lara Weisiger
Sent: Monday, July 26, 2021 8:17 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] July 26, 2021 meeting, Item 7-A

From: KC Egan [mailto:kc_egan@yahoo.com]
Sent: Friday, July 23, 2021 3:26 PM
To: City Clerk <CLERK@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] July 26, 2021 meeting, Item 7-A

RE: July 26, 2021 meeting, Item 7-A

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There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation. See below:

[Honorable Discharge: New Life for World War II Sites in the San Francisco Bay Area \(U.S. National Park Service\)](#)



**Honorable Discharge: New Life for World War II Sites
in the San Francisc...**

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough process.

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Thank you for your consideration. Please support historic preservation.

Sincerely,

KC Egan
812 Paru Street
Alameda, CA 94501

Nancy McPeak

From: Allen Tai
Sent: Wednesday, July 21, 2021 7:44 AM
To: Nancy McPeak; Henry Dong
Subject: FW: [EXTERNAL] July 26, 2021 meeting, Item 7-A

Follow Up Flag: Follow up
Flag Status: Flagged

From: Eddy Liang [mailto:san_leandro_property@outlook.com]
Sent: Tuesday, July 20, 2021 2:00 PM
To: clerk@alamedaca.gov; Allen Tai <ATai@alamedaca.gov>; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] July 26, 2021 meeting, Item 7-A

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At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines. The Merchant Marines inspired local students in Alameda during that time who when asked what their "ambition" was in life, 1943 and 1945 graduating students from Washington Elementary stated they wanted to become Merchant Marines! See attachments. These efforts had a direct effect on the lives of those in the community who were evidently inspired by their purpose and mission.

Thank you for your consideration. Please support historic preservation.

Sincerely,

Eddy L

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 9:08 AM
To: Nancy McPeak; Henry Dong
Subject: FW: [EXTERNAL] Planning Board Meeting of 2021-07-26; Item 7-A 1245 McKay Avenue

From: mcgavin_ted@comcast.net [mailto:mcgavin_ted@comcast.net]
Sent: Sunday, July 25, 2021 5:36 PM
To: City Clerk <CLERK@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>
Cc: Lucinda.Lessley@dot.gov; Theresa.Ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; MARAD.history@dot.gov; LLavernia@achp.gov
Subject: [EXTERNAL] Planning Board Meeting of 2021-07-26; Item 7-A 1245 McKay Avenue

Dear Alameda City Planning Board:

I urge you to DENY the applicant a permit for the demolition of the historic property at 1245 McKay Avenue (AKA 620 Central Avenue), in Alameda, California.

This site is **historically important** as one of only two WWII era Maritime Officers Training Schools and retains the last remaining structures from this important period in our world's history. The Engineering Building, in particular, was significant in that innovative navigational methods were developed and taught there. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

The Environmental Assessment report that was submitted by the applicant was based on **reuse** of these buildings for a different purpose and stated that the facility would not draw clients from outside of the City. The applicant has since expanded the size and scope of the project to include clients from all over the County and now wants to **demolish** these historic buildings so that larger buildings can be built. In my opinion, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (the McCorkle case is not relevant here as this is not a ministerial review).

I respectfully request that the Planning Board ask the applicant to seek an Adaptive Reuse Study to renovate the existing buildings as they had originally proposed during the 2019 election to confirm the City Council's decision to rezone the property. If this is unacceptable to the applicant, I request that the Planning Board allow **another** applicant the opportunity to **adaptively reuse** these historic buildings.

Thank you for your consideration.

Respectfully,

Ted McGavin

Nancy McPeak

From: sheila milberger <jam99sam@gmail.com>
Sent: Friday, July 23, 2021 3:51 PM
To: City Clerk; Allen Tai; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] July 26, 2021 meeting, Item 7-A ~ Mackay Ave

RE: July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains the last remaining structures from this important period in our world's history. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he had originally proposed during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were "structurally sound" and would be appropriate for reuse in order to garner support.

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings and states that the facility would not draw clients from outside of the City. Since the developer has altered the size and scope of the project, and now to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not relevant as this is not a ministerial review).

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. Harry A Bruno was in fact a Master architect who worked on-site at the Maritime Officers Training School during the duration of the entire project as stated on his official Curriculum Vitae and listed as the "Super Arch." by the AIA. His architectural skills and input was incorporated into the design elements of the project. His name is also prominently listed on the front page of the blueprints, as customary of the lead "Supervising Architect" who designed the buildings. Direction and support for the project came from Coast Guard Engineering Headquarters, just as other training facilities such as the Cadet School in San Mateo received communication from the War Shipping Administration. Gardner Dailey, another well respected and prolific architect from the same period received accolades for his design of the Cadet School and was featured in a MOMA exhibit. Those drawings also indicate "Coast Guard Engineering Headquarters" in the architectural block, similar to the ones in Alameda. The architect was still important and in the case of the Maritime Officers Training School in Alameda, overlooked for decades because the blueprints were only recently discovered in the Alameda Museum by a volunteer.

There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation. See below:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough process.

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still enough to convey the importance of the site and visual reminder of the size and scope of the school, and the importance of the training that took place there. The Engineering Building, in particular, was significant in that innovative navigational methods were developed and taught there.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines. The Merchant Marines inspired local students in Alameda during that time who when asked what their "ambition" was in life, 1943 and 1945 graduating students from Washington Elementary stated they wanted to become Merchant Marines! These efforts had a direct effect on the lives of those in the community who were evidently inspired by their purpose and mission.

Thank you for your consideration. Please support historic preservation.
Sincerely,

Jon Michels
Alameda Resident since 1995, West End since 1997

--

Jon Arthur Michels
510-205-7065

Nancy McPeak

From: sheila milberger <jam99sam@gmail.com>
Sent: Friday, July 23, 2021 3:49 PM
To: City Clerk; Allen Tai; lucinda.lessley@dot.gov; theresa.ritta@psc.hhs.gov; Linda.L.Landers@hud.gov; Title5@hud.gov; marad.history@dot.gov; llavernia@achp.gov
Subject: [EXTERNAL] Demolition of WWII era Maritime Officers Training Schools

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration)

RE: July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek a

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains a piece of world's history. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he has requested. The Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were appropriate for reuse in order to garner support.

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings in the City of Alameda. Since the developer has altered the size and scope of the project, and now to include demolition, demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not applicable).

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. He was not on-site at the Maritime Officers Training School during the duration of the entire project as stated on his official report. His architectural skills and input was incorporated into the design elements of the project. His name is also prominently displayed on the lead "Supervising Architect" who designed the buildings. Direction and support for the project. Other training facilities such as the Cadet School in San Mateo received communication from the War Shipping Administration. A prolific architect from the same period received accolades for his design of the Cadet School and was featured in "The War Shipping Administration Headquarters" in the architectural block, similar to the ones in Alameda. The architect was overlooked for decades because the blueprints were only recently discovered in the Maritime Officers Training School in Alameda.

There is also a pending application for the property for inclusion in the National Register of Historic Places. Consult with the National Park Service for preservation. See below:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough review.

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still a significant reminder of the size and scope of the school, and the importance of the training that took place there. The Engineering School's innovative navigational methods were developed and taught there.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the inspired local students in Alameda during that time who when asked what their "ambition" was in life, 1943 and

stated they wanted to become Merchant Marines! These efforts had a direct effect on the lives of those in the mission.

Thank you for your consideration. Please support historic preservation.
Sincerely,

Sheila Milberger
Alameda Resident since 1995

- - -

Sheila Milberger

510-393-3813 cell
jam99sam@gmail.com

Nancy McPeak

From: City Clerk
Sent: Thursday, July 22, 2021 3:44 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Letter for Planning Board meeting July 26, 2021. Please post for Item 7-A

Dear Planning Board Members:

A July 8, 2021 article that appeared in the Mercury News entitled "Tsunami hazard map: The Bay Area neighborhoods you should flee on foot" has an interactive map provided by the California Geologic Survey which indicates that a significant portion of the parcel chosen for the Wellness Center in Alameda is in the zone designated as being under the greatest tsunami risk following a strong earthquake. While it is impossible to know exactly when the next tsunami will occur, it is reckless to choose to locate this County homeless health facility in the tsunami risk zone when over 99+% of the land in the County does not fall in the tsunami risk zone. The proposal for the Wellness Center states that it will serve frail, elderly homeless seniors, a number of whom will be receiving hospice care, other specialized nursing care and psychiatric care for their mental illness and drug/alcohol dependence. Many of these residents may have limited mobility and may be dependent on wheelchairs or walkers or be confused due to cognitive decline, mental illness or substance abuse. These conditions make it highly unlikely that they will be able to rapidly flee on foot from an approaching tsunami. The accompanying medical respite unit and clinic plans to provide trauma care for homeless who have sustained musculoskeletal injuries from fighting, falls, being hit by cars or from burns and who will thus also be unable to quickly flee on foot. Given its highest-level tsunami risk, the McKay Avenue location is neither a caring nor compassionate location to place these vulnerable individuals.

The program under which Mr. Biggs of Alameda Point Collaborative, Inc. obtained the lease for the Federal Center property in Alameda, California was intended so that surplus federal facilities could be repurposed for homeless services. He certified in his lease application that the buildings were suitable for that purpose and that Buildings 1, 2A and 2B would be renovated for reuse. He also certified that he had committed funding from both the City of Alameda and the State, although the City has no record of that grant and his organization was not listed as an awardee of the State program.

Mr. Biggs held a number of public meetings and informed the public of his intended reuse of the existing buildings. He signed the official 2019 ballot argument concerning the Federal Center property stressing that his project "takes advantage of an incredible opportunity to save money by using existing buildings on surplus government land". Mayor Marilyn Ezzy Ashcroft and Councilmember John Knox-White joined Mr. Biggs in signing this official ballot argument urging voters to vote for reuse of the existing buildings. Mr. Biggs' application for the lease from the federal government shows how his proposed medical respite unit will be built over a portion of the existing parking lot on the site and that the existing Building 1 will be preserved. However, almost 4 years after his initial application for the lease to reuse the buildings, he announced at the Alameda Historical Advisory Board meeting of March 4, 2021 that he now intends to demolish all of the buildings on the site and that "From Day 1, the intention was to tear down Building 1 for the medical respite program. Go back and look at the campaign materials and it was very clear that building was not staying." However, the campaign materials indicate the exact opposite. The federal government, League of Women Voters of Alameda and the voters have all been deceived by Mr. Biggs. By signing the official ballot argument for reuse alongside Mr. Biggs, the Mayor and Councilmember Knox-White have lent their official imprimatur to this misrepresentation by Mr. Biggs of the "incredible opportunity to save money by using existing buildings". It turns out the "incredible opportunity" was nothing but a big lie.

Normally, before a Certificate of Approval for demolition is granted, the developer presents plans of what he intends to replace the demolished buildings with. In his presentation to the Alameda Historical Advisory Board and before the City Council on July 6, 2021 no such plans were presented. It is unclear why the Certificate of Approval was granted when there was such a marked departure from past precedent and while a pending proposed General Plan zoning change leaves the possible uses of the site ambiguous.

The Alameda Municipal Code requires that buildings on the Historical Study List must first come before the Historical Advisory Board before going to design review. This was never done. Mr. Biggs won approval for his plan to cover the historic facade of Building 2 with multi-colored metal panels in design review and subsequently at appeals before the Planning Board and the City Council. After spending all of this time and energy obtaining architectural plans and administrative approvals, Mr. Biggs reported at the Historical Advisory Board March 4, 2021 meeting that due to the cost of a seismic retrofit and how it would destroy the nature of Building 2, he now wished to demolish it entirely. He also felt it is not suited for use as a facility for the homeless. Mr. Biggs did not reveal when this seismic retrofit cost estimate was obtained, the dollar amount of the cost estimate or why this cost and the impact of seismic retrofit were not considered in earlier years. Without this information, the Planning Board can not accurately assess Mr. Biggs' claim of the supposed need to demolish the buildings on the site.

To obtain the Certificate of Approval to demolish the buildings, he presented before the Historical Advisory Board an exchange of 2 letters written in 2003 between 2 government agencies both referencing the same 1996 report by Page and Turnbull on what was then a larger parcel. That report found that the site was historically significant for WW2 and quite possibly exceptionally historically significant for the Korean War. An application for the remaining buildings of the former U.S. Maritime Service Officers School, which includes buildings of the former Officers School now located on adjacent park-owned parcels, has been submitted for listing on the National Register of Historic Places as a historic district. This evaluation by NRHP should be allowed to proceed before any decision is made about whether to approve demolition of these buildings.

There has been no independent historic or architectural review of the importance of the property that does not rely and use as its sole reference the 1996 report. A more recent evaluation is required before a decision is made concerning demolition. A 2021 Page and Turnbull review of its earlier 1996 report recommended that an adaptive reuse study should be done. Unfortunately, this recommendation has been ignored. When the 1996 report was written, the concept of adaptive-reuse was not yet appreciated for its major importance as a model of sustainability. An adaptive reuse study needs to be done before consideration of demolition.

The Historical Advisory Board voted to maintain the property's "S" designation which is defined as follows:

"S- A historic resource distinguished by its architectural, historical, or environmental significance, eligible for inclusion in the State Historic Resources Inventory, and of secondary priority for inclusion on the list of Alameda Historical Monuments. Many of these are also eligible for listing in the National Register of Historic Places. Others would be eligible if design integrity were restored."

Hence, for the State Historic Resources Inventory it is only necessary to have either architectural, historical or environmental significance. This property has historical significance which alone would qualify it for eligibility for inclusion in the State Historic Resources Inventory. Additionally, the last sentence of the quoted definition of "S" designation indicates that buildings that have lost design integrity would be eligible for listing if design integrity were restored. The 1996 Page and Turnbull report states the main modifications which diminished design integrity were changes of the buildings' paint color, changes of some windows and some exterior staircases, interior subdivisions and enclosures of loading docks. These are all conditions that are easy to remedy and would restore the design integrity required for eligibility for inclusion in the State Historic Resources Inventory and the National Register of Historic Places. The recent discovery of the prominent architect, Harry A. Bruno, and of his original architectural plans, allow a faithful restoration plan to be undertaken. Unfortunately, the question of whether design integrity can be restored to allow

eligibility for the buildings for inclusion on the State Historic Resources Inventory or National Register of Historic Places was never considered by the Historical Advisory Board. This question should be considered before a decision is made regarding demolition.

The U.S. Maritime Service Officer Training School in Alameda trained over 6,500 officers for the Merchant Marines, a number of whom died in WW2. The Merchant Marines were essential to the Allied victory in WW2 and are estimated to have suffered the the highest percentage casualty loss of any of the services. Sadly, they were denied all GI benefits after the war and were denied medical care through the Veterans Administration. Only more recently in 2020, and a full 75 years after the end of WW2, were the extraordinary service and sacrifices of the Merchant Marines in WW2 officially recognized with the Congressional Gold Medal. As public awareness is now at last starting to grow about the crucial role played by the Merchant Marines in the Allied victory in WW2 and also in the Korean War, it would be shameful to demolish some of the last-remaining Officer School buildings left anywhere in the nation and further erase from memory the incredible sacrifices of the Merchant Marines in these wars.

The 1996 Page and Turnbull report states that “the buildings of the Federal Center are in remarkably good and updated condition, with few apparent deficiencies.” If Mr. Biggs no longer feels that the buildings of the Federal Center meet his needs, alternate locations for his proposed facility exist that do not require demolition of historic structures. There is an available parcel at Alameda Point owned by the City of Alameda. As the Wellness Center facility is designed to treat the County’s homeless population, and as only 2.09% of County’s unhoused homeless population is in Alameda, other available sites within the County could also be considered that are not in the tsunami risk zone. Given that the proposed site for the Wellness Center is in the highest possible tsunami risk zone, and the question of another major earthquake is “not if, but when?”, the 620 Central Avenue/1245 McKay Ave site is a totally inappropriate location for a health facility that intends to protect frail, elderly homeless.

In Mr. Biggs’ application for the property it is noted that asbestos-containing materials were found during a bulk asbestos study that was done in 2007. The firm SCA Environmental confirmed that prior to renovation or demolition work a comprehensive destructive asbestos sampling survey needs to be performed. It is not known whether this has been done. It is urgent that such comprehensive destructive asbestos sampling be done along with air sampling for presence of asbestos. To proceed with demolition without this crucial destructive asbestos sampling survey puts the health and safety of workers and the community at risk and would subject the City of Alameda to potential liability.

While Mr. Doug Biggs has spoken of the need to help the homeless, it would also be useful to understand a bit about how Mr. Biggs and Alameda Point Collaborative, Inc. may stand to benefit financially if his facility is built. In an undated letter that Mr. Biggs sent to the Department of Health and Human Services, he states Alameda Point Collaborative will be receiving a \$2,375,000 “developer fee” for the project. Questioned by HUD about what this developer fee was and what was its purpose, Mr. Biggs responded that it is a reasonable fee for projects with significant construction or renovation, was based on percentages of acquisition costs and value-added development costs and was permitted by the IRS. Additional documentation shows that the “Developer Overhead and Management Fee” was further increased to \$3,025,000. Since Mr. Biggs now proposes demolition followed by new construction, and as the cost of demolition and new construction can dramatically exceed the cost of adaptive reuse, the developer fees and management fees that Mr. Biggs will receive are likely to grow dramatically as well and constitute a huge financial incentive for him to demolish the existing buildings. In addition to the “Developer Overhead and Management Fee” during the construction phase, it is likely that additional management fees will be collected during the operational phase. Twenty years after receiving the property for free from the federal government and having the construction financed in large part by public tax dollars, Mr. Biggs and Alameda Point Collaborative, Inc. will be free to sell the property to the highest bidder for at least 10’s of millions of dollars. The buyer will then be under no obligation to offer any homeless services. If Mr. Biggs is involved in negotiating an eventual sale of the property worth at least 10’s of millions of dollars, a significant sales commission would likely also be involved. Despite these huge financial benefits for Mr. Biggs and Alameda Point Collaborative, Inc. at taxpayer expense, the indigent homeless residents at the Wellness Center will be asked by Mr. Biggs for “voluntary” payments for their meals, linens, housekeeping and van transportation.

On social media, Mr. Biggs recently announced receiving approval for \$15 million from the new state budget for the Wellness Center. However, even with this new financing his post also indicates that he is still short of his needed funding. Without sufficient funding, his project does not appear ready to proceed. Therefore, there is no need to rush to demolish these historic buildings of the U.S. Maritime Service Officer Training School at this time.

Lastly, in the April, 2019 special election, almost half the voters didn't want Mr. Biggs' County homeless facility at all and the others voted for reuse, not demolition. The will of the voters should be respected and the Planning Board should not substitute its decision for that of the voters. Before approving demolition, the voters should be asked if they have changed their minds and would now prefer demolition instead of the reuse for which they have already voted.

Respectfully,

Harvey Rosenthal

<https://www.mercurynews.com/2021/07/08/tsunami-hazard-map-the-bay-area-neighborhoods-you-should-flee-on-foot>

Sent from my iPad

Nancy McPeak

From: Lara Weisiger
Sent: Monday, July 26, 2021 5:01 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Attachments that were supposed to appear with my email re: item 7-A at Planning Board meeting of July 26, 2021. Please post as public comment addendum to letter sent by Harvey Rosenthal forthat meeting. Thanks.

From: harveyzu@yahoo.com [mailto:harveyzu@yahoo.com]
Sent: Monday, July 26, 2021 4:49 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Attachments that were supposed to appear with my email re: item 7-A at Planning Board meeting of July 26, 2021. Please post as public comment addendum to letter sent by Harvey Rosenthal forthat meeting. Thanks.

Attachments that were supposed to appear with my email re: item 7-A at Planning Board meeting of July 26, 2021. Please post as public comment addendum to letter sent by Harvey Rosenthal for that meeting. Thanks.

Beneficial Outcomes

1 Health Improvement
Clients will improve their health, housing status and quality of life in a dignified and supportive community environment.

2 Benefit Neighborhood
The surrounding neighborhood will benefit from the transformation of vacant buildings into well-designed, landscaped and attractive facilities.

3 Cost Savings
Health care providers will improve homeless patient health outcomes and attain cost savings through reduced hospital readmissions, emergency room utilization & unnecessary skilled nursing placements.

4 Expanding Resources
Outreach, support and emergency supplies for City of Alameda residents experiencing homelessness or a housing crisis. Housing placement services to connect clients to safe and suitable housing.



Avenue property to allow for the development of a Wellness Center is upheld. More Yes votes would also allow the City Council to change the property designation in the future in response to changing conditions or concerns.

If Measure B receives more **YES** votes than Measure A, the land use designation is changed to Open Space but it would not cause the land to be transferred to the City, East Bay Regional Park District (EBRPD) or any other governmental entity for public use as a park; it would not clear and remediate the property; and it would not provide funding to build and maintain a park.

If Measure A and B **both fail** to attain a majority vote, the land use designation approved by City Council in December 2018 will remain in effect.

Supporters say

- A Yes vote will confirm the City Council's decision to make the site available for senior assisted living and supportive services for unsheltered individuals.
- Treating homeless neighbors with a basic level of dignity and respect is an important community value. The Wellness Center is a positive, life-saving solution.
- The Wellness Center will save City money by reducing the costs of emergency response and uncompensated medical care.

★ This Measure takes advantage of an opportunity to save money by using existing buildings on surplus government property and to leverage regional and private resources to develop and maintain the Center.

Opponents say

- Measure A is an example of the City Council's fiscal irresponsibility, poor urban planning and misrepresentation.
- The Wellness Center is designed as a regional facility to serve homeless from other Bay Area cities. There is no priority to serve Alameda homeless seniors or veterans.
- The facility will cost \$40- 50 million to build with annual operations of \$8.3 million and competes with other City funding priorities.
- Should this regional homeless facility be located on an island with traffic gridlock?

Supporters

Marilyn Ezzy Ashcraft, Mayor, City of Alameda
John Knox White, Vice Mayor, City of Alameda
Jim Franz, Director-Retired, American Red Cross Alameda
Doug Biggs, Executive Director, Alameda Point Collaborative

Opponents

Char Perlas, Vice President of Student Services, Canada College
Trish Spencer, former Mayor and former School Board Member
Jesus Eduardo Vargas, Fitness Instructor/Social Services Advocate
Liza Gabato Moric, Rehabilitation Trainer, Disabled Students Program (DSP)

Website

www.wellnessalameda.com

The Pros & Cons, produced by the LWV of Alameda, is a non-partisan explanation of local propositions, with supporting and opposing arguments. The arguments come from many sources, and are not limited to those presented in the Official Voter Information Guide. **The LWV of Alameda does not judge the merits of the arguments or guarantee their validity.**

Alameda Medical Respite and Wellness Center

Schedule of Capital Uses and Sources	Supportive Housing ("assisted living") Buildings 2A, 2B, 2C and 2D ONLY	FQHC Programs in Building 1 ONLY	Total Capital Costs
BUILDING ACQUISITION	8,000,000	2,600,000	10,600,000
SITE ACQUISITION	8,000,000	2,600,000	10,600,000
	(not included in financing)		
* DEVELOPER OVERHEAD AND PROJECT MANAGMENT	2,875,000	150,000	3,025,000
ARCHITECT AND ENGINEER	600,000	100,000	700,000
Structural,Landscape, Electrical, Mech, Other Engineers	150,000	20,000	170,000
CIVIL ENGINEER AND SURVEYOR	40,000	5,000	45,000
LEGAL AND ACCOUNTING	115,000	35,000	150,000
TAX CREDIT APPLICATION FEES AND EXPENSES	73,001	20,000	93,001
AFFORDABLE HOUSING CONSULTANT	125,000	30,000	155,000
APPRAISAL AND MARKET STUDY	28,000	15,000	43,000
CITY and Other Fees	184,000	25,000	209,000
SCHOOL FEES	58,020	5,000	63,020
Off-sites, furniture	1,000,000	1,000,000	2,000,000
Cons. Period Title, Escrow, Recording	35,000	15,000	50,000
Title and Recording: Permanent Loan	25,000	12,000	37,000
Phase 1 Report	10,000	5,000	15,000
Due Diligence	55,000	10,000	65,000
Insurance	120,000	40,000	160,000
Operating Loss Reserve	538,383	100,000	638,383
Soft Cost Conting. Misc and Marketing	80,000	25,000	105,000
Other Costs and Soft Cost Contingency	333,013	655	333,668
Dwelling Unit Portion	7,466,849	6,453,443	13,920,292
Covered Parking	12,000	0	12,000
Common Facilities	6,182,334	0	6,182,334
Commercial Facilities	271	0	271
SITE IMPROVEMENTS	3,220,000	755,000	3,975,000
CONTRACTOR GEN REQUIRES	2,083,120	200,000	2,283,120
CONTRACTOR PROFIT/OVERHEAD	1,357,534	200,000	1,557,534
CONTINGENCY	1,296,527	100,000	1,396,527
Institutional Construction Loan	441,456	195,000	636,456
Permanent Loan	160,700	0	160,700
Total Project Costs	28,665,208	9,516,098	38,181,306

4. Renovation/Building Plans, Cost Estimates, and Ability to Finance

(A) State that the property is suitable for the proposed use and/or provide plans for its conversion, including a rough draft of the floor plan and a plat of the property showing any existing and planned improvements. If there any easements, rights of

50

use, zoning regulations, or other encumbrances, existing or proposed which would impede the homeless assistance program, please identify.

See Appendix for floor plans.

The property is suitable for proposed use. The 5 buildings and accessory structures were constructed in 1942 as WWII era-training facilities for officers in the US Maritime Service. The existing buildings have been in continuous use up to December 2016, are well maintained.

Asbestos-containing materials were found in Buildings 1, 2A, 2B, 2C, 8, 9, 10, 12 and 13 as part of a bulk asbestos survey conducted in October 2007. Consultation with SCA Environmental, Inc. confirmed that prior to renovation or demolition work, a comprehensive destructive asbestos sampling survey needs to be performed. A risk adjusted cost analysis is recommended to calculate more accurately actual abatement costs. The bulk asbestos survey did not destructively test potential asbestos containing materials, and made a significant cost allowance for assumed asbestos containing materials. According to SCA Environmental, many of these materials have a lower probability of containing asbestos than assumed in their abatement cost estimate.

The June 2009 Seismic Hazard Report, prepared after the Loma Prieta Earthquake, found minor structural damage in Buildings 1, 2A, 2B, 2C 2D, comprised of cracks in concrete foundations, auditorium walls, truss bearing seats and concrete masonry units. Estimated costs for repairs was \$274,000.

Tsunami hazard map: The Bay Area neighborhoods you should flee on foot

If you're there when a long earthquake hits, walk to safety in the green zone

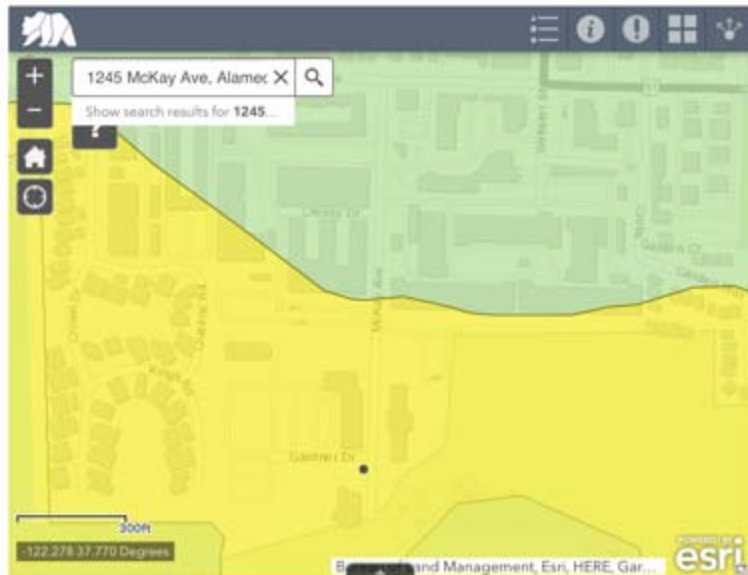


By [BAY AREA NEWS GROUP](#) |

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Nancy McPeak

From: T. Payne <thomaspaynejr@gmail.com>
Sent: Friday, July 23, 2021 5:52 PM
To: City Clerk; Allen Tai
Subject: [EXTERNAL] RE: July 26, 2021 meeting, Item 7-A

Dear Planning Board,

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek all avenues for preservation.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains the last remaining structures from this important period in our world's history. Demolition would be a **permanent and tragic** loss for our local and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he had originally proposed during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressly told the Council and the community that the buildings were "structurally sound" and would be appropriate for reuse in order to garner support.

I feel that it is extremely questionable that the developer put the community through a very difficult election on false premises.

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings and states that the facility would not draw clients from outside of the City. Since the developer has altered the size and scope of the project, and now to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environment Impact Report) per CEQA requirements (McCorkle case is not relevant as this is not a ministerial review).

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. Harry A Bruno was in fact a Master architect who worked on-site at the Maritime Officers Training School during the duration of the entire project as stated on his official Curriculum Vitae and listed as the "Super Arch." by the AIA. His architectural skills and input was incorporated into the design elements of the project. His name is also prominently listed on the front page of the blueprints, as customary of the lead "Supervising Architect" who designed the buildings. Direction and support for the project came from Coast Guard Engineering Headquarters, just as other training facilities such as the Cadet School in San Mateo received communication from the War Shipping Administration. Gardner Dailey, another well respected and prolific architect from the same period received accolades for his design of the Cadet School and was featured in a MOMA exhibit. Those drawings also indicate "Coast Guard Engineering Headquarters" in the architectural block, similar to the ones in Alameda. The architect was still important and in the case of the Maritime Officers Training School in Alameda, overlooked for decades because the blueprints were only recently discovered in the Alameda Museum by a volunteer.

There is also a pending application for the property for inclusion in the National Register of Historic Places. Other WWII sites are increasingly gaining support for preservation. See below:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco-bay-area.htm>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough process.

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still enough to convey the importance of the site and visual reminder of the size and scope of the school, and the importance of the training that took place there. The Engineering Building, in particular, was significant in that innovative navigational methods were developed and taught there.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not conform to adaptive reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the historic integrity to honor the legacy of the Merchant Marines. The Merchant Marines inspired local students in Alameda during that time who when asked what their "ambition" was in life, 1943 and 1945 graduating students from Washington Elementary stated they wanted to become Merchant Marines! These efforts had a direct effect on the lives of those in the community who were evidently inspired by their purpose and mission.

Thank you for your consideration. Please support historic preservation.
Sincerely,

Thomas Payne. Alameda Resident.

Nancy McPeak

From: Allen Tai
Sent: Monday, July 26, 2021 1:42 PM
To: Henry Dong; Nancy McPeak
Subject: FW: [EXTERNAL] July 26, 2021 meeting, Item 7-A

From: Anh Nguyen [mailto:anhie.nt@gmail.com]
Sent: Monday, July 26, 2021 1:40 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] July 26, 2021 meeting, Item 7-A

Dear Planning Board, GSA, HHS, ACHP (American Council of Historic Preservation) and MARAD (US Maritime Administration)

RE: July 26, 2021 meeting, Item 7-A

I urge you to deny the applicant a permit for demolition of the historic property at 620 Central Ave. and seek a preservation.

The site is historically important as one of only two WWII era Maritime Officers Training Schools, and retains remaining structures from this important period in our world's history. Demolition would be a **permanent and** and national maritime history.

I respectfully ask that the developer seek an Adaptive Reuse Study to renovate the existing buildings as he has during the 2019 election to confirm the Council's decision to rezone the property. The developer also expressed to the community that the buildings were "structurally sound" and would be appropriate for reuse in order to gain

The Environmental Assessment report that was submitted by the developer was based on reuse of buildings. The facility would not draw clients from outside of the City. Since the developer has altered the size and scope of the project to include demolition, the Planning Board should not be granting a permit for demolition without a proper EIR (Environmental Impact Report) per CEQA requirements (McCorkle case is not relevant as this is not a ministerial review).

The evaluation of architect Harry A Bruno, FAIA, was not fairly presented by the developer and his consultant. In fact a Master architect who worked on-site at the Maritime Officers Training School during the duration of the project on his official Curriculum Vitae and listed as the "Super Arch." by the AIA. His architectural skills and input were design elements of the project. His name is also prominently listed on the front page of the blueprints, as consultant "Supervising Architect" who designed the buildings. Direction and support for the project came from Coast Guard Headquarters, just as other training facilities such as the Cadet School in San Mateo received communication from the Shipping Administration. Gardner Dailey, another well respected and prolific architect from the same period received his design of the Cadet School and was featured in a MOMA exhibit. Those drawings also indicate "Coast Guard Headquarters" in the architectural block, similar to the ones in Alameda. The architect was still important and the Maritime Officers Training School in Alameda, overlooked for decades because the blueprints were only received at the Alameda Museum by a volunteer.

There is also a pending application for the property for inclusion in the National Register of Historic Places. It is increasingly gaining support for preservation. See below:

<https://www.nps.gov/articles/000/honorable-discharge-new-life-for-world-war-ii-sites-in-the-san-francisco>

Please open the Section 106 process. The 2003 SHPO letter that was submitted by the GSA was not a thorough

While there has been some demolition over the years of the original 25 buildings--now down to 13--there is still the importance of the site and visual reminder of the size and scope of the school, and the importance of the history there. The Engineering Building, in particular, was significant in that innovative navigational methods were developed there.

At this point, I also ask that you please end the lease with Alameda Point Collaborative if their project does not allow for the reuse of the historic property. Please allow another developer a chance to adaptively reuse the buildings to preserve the integrity to honor the legacy of the Merchant Marines. The Merchant Marines inspired local students in Alameda who when asked what their "ambition" was in life, 1943 and 1945 graduating students from Washington Elementary wanted to become Merchant Marines! These efforts had a direct effect on the lives of those in the community inspired by their purpose and mission.

Thank you for your consideration. Please support historic preservation.

Sincerely,

Anh Nguyen

Nancy McPeak

From: Lara Weisiger
Sent: Monday, July 26, 2021 4:08 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] 620 Central Ave. Demolition

From: MARGARET HALL [mailto:mdphall@comcast.net]
Sent: Monday, July 26, 2021 4:02 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] 620 Central Ave. Demolition

Dear Planning Board,

Please consider holding off on the demolition permit for this site. I don't understand why reuse was not thoroughly investigated by Alameda Point Collaborative prior to this point. APC obtained conditional approval from HHS in 2017, ample time to determine suitability for adaptive reuse. I toured the facility when Measure A was on the ballot 2 and a half years ago, it was clearly presented as a perfect transition to a homeless facility. The fact that the buildings were former barracks for servicemen in World War II made it especially appealing to us to house homeless seniors, including military veterans.

Would it be possible to do a tentative approval for demolition contingent on final plans, and complete financial funding of the project? Has a reputable, experienced developer committed to this project? If so, it would have been great if they had been active in the Planning Board discussions, or public HAB and City Council meetings to help inform the public on the necessity of demolition and the path of new construction? Is there a written report of the deficiencies and cost analysis for reuse from an outside professional available for the planning board and public to see?

We voted for 'adaptive reuse' of these historic buildings including 90 units of supportive senior homeless housing. Now, the entire site is going to be demolished and the number of housing units continues to grow (now at 100).

I hate to harp on the discrepancy of what the voter's were led to believe, I realize its a mute point now, but it does cause me to question the credibility and feasibility of the project.

Please consider all the options possible, as I still think it could be an incredible opportunity to enshrine some honorable military history into a facility for our homeless seniors, which undoubtedly includes veterans.

Thanks for your time and service to Alamedans!

Margaret Hall

SAVE ALAMEDA

875A Island Drive, Suite 135, Alameda, CA 94502

26 July 2021

To: Members of the Alameda City Planning Department:

From: Save Alameda – Representative John Healy

Subj: Letter for Appeal of 620 Central Avenue aka McKay Wellness Center – Design Review

I hereby object to the Entire Design Review Application for 1245 Mackay Avenue, aka 620 Central Avenue reported to be filed on 22 February 2021 and accepted 22 July 2021. We object to the entire hearing process. We have not received proper notice and the Planning Board President refused to hear our objections. The Planning Board President refused to hear objections based on the Draft Resolution that the Planning Board which reportedly signing.

1. The City has abused its discretion and has not proceeded in a manner required by law, and their determinations and decisions are not supported by substantial evidence. The City of Alameda has acted in bad faith by granting the Design Review Process based on the Addendum to a Mitigated Negative Declaration under California Environmental Quality Act (CEQA) this application should neither be approved or issue. There has been substantial evidence supporting that a "Fair Argument" has been made that a significant impact and or effect will occur at 620 Central Avenue aka McKay Wellness Center project requiring an Environmental Impact Report (EIR) and that the evidence does not support an addendum to a mitigated negative declaration based on an Environment Analysis and should not be certified.
2. In my Appeal, I stating that the Planning Department could not perform a ministerial decision until the City Council approves and follows all of the noticing requirements set forth by state law, Alameda Municipal Code, the Enabling Act of 1917. The Planning Department and the Planning Board are exercising powers only given to elected officials. The Planning Board is only permitted to make rules, all ordinances, and legal criteria, etc.... the City Council can only approve it under the City Charter. The application of the McCorkle Rule violates **AMC 1-8.01 et seq.**
3. As to the application , the voters approved in a special election a senior convalescent home, a hospice, and a medical clinic. The Applicant, "Alameda Point Collaborative," described in their declaration to Health and Human Services (HHS) in obtaining the property listed as 1245 McKay Avenue, that the Applicant was molding their services exactly like faculties in Boston. This facility in Boston is a hospital on a hospital compound. All of the services described by APC, except for the medical clinic, fall under the jurisdiction of the California Office of Statewide Health Planning and Development (OSHPD). They must, by Law, be involved in the design of the physical plant and other

related plans. Please see California Health & Safety Code §129851 & Section 7-103, Chapter 7 California Administrative Code (CAC).

4. To be specific, Skilled nursing facilities as specified in paragraphs (2) and (3) of subdivision (b) of Section 129725, Health and Safety Code and Intermediate care facilities as specified in items (2) and (3) of subdivision (b) of Section 129725, Health and Safety Code fall under the jurisdiction of OSHPD and they must be involved in all aspects of design review for this facility. I have been informed by legal counsel representing OSHPD that neither the City of Alameda nor APC has been in contact with this agency about this project.
5. The property 1245 McKay Avenue was placed on the "Historical Building Studies List," by the City of Alameda. The address is listed as 620 Central Avenue on the Historical Building Studies List vice 1245 McKay Avenue in the application and is the same parcel with an "S" designation. The "S" designation defined by the City of Alameda means, "A historic resource distinguished by its architectural, historical, or environmental significance, eligible for inclusion in the State Historic Resources Inventory, and of secondary priority for inclusion on the list of Alameda Historical Monuments. Many of these are also eligible for listing in the National Register of Historic Places."
6. The property is currently under application for listing as a National Historical Landmark and all Design Review should be held as it includes destruction of the building.
7. I request to this application be denied.

Very Respectfully,

John Healy