



Oakland Measure DD Community Coalition

Review Comments Letter

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Oakland CA 94612

Subject: **Review Comments of Measure DD Community Coalition
Relating to Developer's Wind and Shadows Studies for
Proposed Lake Merritt Tower Apartments
At Lake Merritt Boulevard & East 12th Street**

The Measure DD Subcommittee for Coordination on Development of the Lake Merritt Boulevard Remainder Parcel has received and has reviewed the consultant studies of impacts Wind and Shadows projected to result from development of Lake Merritt Tower Apartments as proposed by the Urban Core Development Team.

Wind Study: (as simulated by Cemak Peterka Petersen Wind Consultants):

The Coalition finds that projected impacts of the Wind Study satisfy the concerns of the Measure DD Coalition as presented in the Coalition's issues letter of 30 October 2014.

One observation of note is the consultant's configuration and conditions of SCA12 and SCA 13, which call for mitigation by installation of porous trees spaced at 25 feet along the development's East 12th Street frontage.

Presently, the city has installed three (3) Palm trees along the E 12th Street frontage. While this issue is not one that Measure DD has previously identified -- thus no need of a reply response -- the Coalition suggests that the possible conflict of existing Palm trees and newly installed trees for wind mitigation should be resolved early

Shadow Study: (as calculated by Rowan Williams Davies & Irwin Inc):

The Coalition finds that projected impacts of the Shadows Study will not impair beneficial use of public or quasi-public or other open spaces in proximity to the proposed development, and therefore satisfies the concerns of the Measure DD Coalition as presented in the Coalition's issues letter of 30 October 2014

Community Benefits

The Coalition notes that the above studies do not mention or include the agreed community benefits, and trusts that these important inclusions are properly delineated elsewhere in appropriate documents.

Naomi Schiff Joel Peter James E Vann
Subcommittee for Coordination on Development of the Lake Merritt Boulevard Remainder Parcel