



Support mixed-use development. Waterfront Action advocates mixed-use development in the Oak to Ninth district. We understand that progress in this district depends on economic conditions, and we support the appropriate inclusion of housing in the district.

Seek improvements to the proposed project. We believe the citizens of Oakland and the region will be better served if the project proposed by Oakland Harbor Partners is revised and improved. The Oak to Ninth district presents a unique opportunity that should be fulfilled in a way for all of Oakland to enjoy. Following are the key improvements we support:

1. Increase public access. Adopt the following requirements to provide easy, welcoming access and circulation for the public within the development:
 - plenty of parking reserved for the parks and open spaces;
 - an agreement not to "freeze" out public parking by establishing restricted residential parking permit areas on streets or lots;
 - enhanced public transportation to the area;
 - enhanced pedestrian crossings over rail and road;
 - appropriate signage indicating the availability of the public spaces;
 - disclosures to the residential purchasers that the parklands, while maintained by an assessment on the residents, are public parks and are freely available to all the citizens of the region;
2. Provide broad, sweeping views of the water and open space. Building masses, streets, and pedestrian paths should be sized and aligned to permit unobstructed views of the waterfront, parks, and open spaces from street level along the Embarcadero; replace "dog-leg" streets with straight alignments;
3. Preserve or reuse a greater portion of the historic 1928 9th Avenue Terminal to recognize Oakland's maritime history and create a venue for maritime businesses that would also meet the requirements of the Public Trust and provide a destination;
4. Develop public spaces earlier. Revise the phasing plan to complete all parks and the Bay Trail in the development's first two phases. When the citizens voted for Measure DD they did not expect to wait 20 years to see the parks developed. We support the use of DD funds to achieve timely completion of the parks and trails.

Support the Estuary Policy Plan. Waterfront Action has spoken in support of the principles of the Estuary Policy Plan because it is part of the City's General Plan and because such support is consistent with our organization's published objectives:

We work to: promote full implementation of the Estuary Policy Plan and Lake Merritt Park Master Plan; protect the public trust; and educate the citizens about the region's waterfront and its assets.

We believe that revisions to the EPP provisions of the City's General Plan should follow a process similar to that which led to their development and adoption – a broad-based public process that yields recommendations to Council. This process should be independent of any specific project or entrepreneurial initiative and should include thoughtful analysis of the conditions that have changed since the EPP was adopted in 1999. If, in the future, the EPP is revised, Waterfront Action will support that revised plan as well.

Respect the Public Trust. Waterfront Action appreciates the Public Trust and the serious responsibility of Trustees charged with management of Tidelands Trust lands. The Trust is a fundamental provision of the California State Constitution and is not merely as an obstacle to local development and business. We understand that Sovereign Lands are held by the State in trust for all of California's people.