

Minutes of the Measure DD Community Coalition meeting May 17th, 2010

The meeting was held at Lakeside Garden Center: Ebell Room at 7:10 PM

The meeting was chaired by Judy Johnson and Bill Threlfall served as recorder.

Measure DD Coalition Attendance List:

CALM - James Vann

EBBC – Rick Rickard

Friends of the Cleveland Cascade – Barbara Newcombe

Garden Center, Inc. Anne Woodell

OEBGCI – Bruce Cobbledick

Oakland Heritage Alliance – Naomi Schiff

Oakland Parks Coalition – Judith Johnson, Barbara Schaaf

Waterfront Action – Bill Threlfall

Interested Citizens – Eric Olson

Presenters

Yvette Molina and Sarah Filley, WONDERARIUM

City of Oakland

DD Manager – Joel Peter

Council District 2: Jennie Gerard

Additions to the Agenda

The topic of Lake Merritt View Corridors was added to the agenda as discussion item 9.d.

Minutes of the 3/15/2010 meeting

The minutes were approved by consensus with no changes.

Agenda Committee Composition

Committee composition was set for the next 3 meetings:

Judith Johnson (Chair), Naomi Schiff, Barbara Schaaf

Agenda Committee composition should be again an agenda item for the November 15 meeting.

Report on 12<sup>th</sup> Street Ground-breaking

James Vann and Naomi Schiff reported on the Ground-breaking Ceremony for the 12<sup>th</sup> Street Reconstruction Project, which was held May 6 at 2 p.m. at the intersection of 12<sup>th</sup> and Lakeshore. They described the program, speakers, and attendance. Naomi expressed satisfaction that the project was beginning, with the opinion that it was a relatively timely start, given the history of such projects.

Flyers describing the ceremony and the project were distributed, and a brief celebration was held by the Coalition members, recognizing the contributions of Danny Wan, Joel Peter, and various Coalition members.

Presentation by Steven Yvette Molina and Sarah Filley: WONDERARIUM project

Yvette and Sarah indicated that they were providing an informational presentation to the Measure DD Community Coalition because their art project is planned to be located on Lake Merritt, floating at anchor. The project, titled Wonderarium, incorporates a spherical terrarium, eight feet in diameter, a buoyant foundation, solar-powered LED lighting, and anchoring facilities. The aim is to locate the Wonderarium close enough to shore to be clearly visible, in depths that would preclude walking on the lake floor to it, and out of the boating lanes; a location near the Municipal Boathouse is under consideration. Considerable discussion of the

location issue ensued. The proposed duration of the project is one year, after which it would be removed from the lake.

The project has been approved by the Parks and Recreation Advisory Committee and in June will be entering fund-raising for the approximately \$90,000 budget. The hope is to coordinate the launch of the project with the completion of the Measure DD 12<sup>th</sup> Street Reconstruction.

Sarah and Yvette provided flyers illustrating the project and directed the Coalition to the Wonderarium web site for more information: <http://wonderarium.posterous.com/>

Members of the Coalition expressed appreciation to Sarah and Yvette for the presentation.

Report on Projects from Project Manager, Joel Peter:

- 12<sup>th</sup> Street Project. Contractor McGuire and Hester has started excavation in the Kaiser Center parking lot, and reconfiguration of the slip-lane turn at the Camron-Stanford House should begin soon.
- Municipal Boat House. The K-rails are currently being replaced with black custom-formed guard rails that are ADA-compliant.
- Derby/Lancaster project is now very close to completion, though the contractor continues to progress very slowly. The remaining work is on the Lancaster side.
- Cryer Site work is well along, with paving taking place now and landscaping coming soon. Completion is expected in a couple of months.

A discussion of the adjacent building ensued, with Joel describing its condition. The building, together with its land, is under lease from the Port by the City. It is in poor condition, and was likely considered a temporary structure even when it was built long ago. However, the interior has an attractive barn-like quality and is a relic of historic boat-building days on the waterfront. Currently there are no specific plans or funds to renovate it. Joel suggested the possibility of opening the building interior to view when the Cryer Site open house event is scheduled, to facilitate brainstorming about its potential future uses.

- Alameda Avenue Trail Segment Continuation. The trail connection by Capture Technologies may go to bid at the end of June, 2010. When completed this project will close the Bay Trail gap between High St. and Fruitvale Ave.
- East Oakland Sports Center. Work is progressing, with the inside swimming pool and slide structures partially complete.

Change orders have been required to address issues discovered during excavation, and these have nearly exhausted the project's contingency fund which began at only 2%, an atypical and insufficient amount. City staff will ask the Council to approve a \$1.2m increase in the contingency fund, to be drawn from the Measure DD Bond interest proceeds. If approved, the augmentation will raise the contingency fund to 8%, which is expected to be sufficient for completion.

In response to inquiries from Coalition members, Joel indicated that portions of the Bond interest proceeds have been approved by Council for use in past projects such as \$2m to Studio One, \$181,000 to Sailboat House to backfill funds transferred to Fairyland, and \$1.9m to the Municipal Boathouse.

#### Bay Trail and Measure DD Funding Discussion

Naomi Schiff described the issue:

The text of the Bond, approved by the voters, specified: "acquisition and development of following parks along Estuary waterfront (\$22 million):

- \* Estuary Park at mouth of Lake Merritt Channel into the Estuary
- \* Meadows Park at 5th Avenue
- \* New park in area of 9th Avenue Terminal
- \* Union Point Park at 23rd Avenue"

Of these, only Union Point Park has been developed; the others have been delayed by the terms of the development agreement between the City and Oakland Harbor Partners for the Oak to Ninth Avenue project, which calls for OHP to develop "Meadows Park" and the "New Park" and to provide the environmental remediation that must precede the redevelopment of Estuary Park by Measure DD. The delay is indefinite because current economic conditions do not favor moving ahead with the Oak to Ninth project at an aggressive pace, and because the project is phased over many years. Under one scenario that was discussed, Phase 1 of Oak to Ninth development might begin in 2014 or 2015, with Estuary Park clean-up to be completed perhaps 10 years from now. Only then could Measure DD begin redevelopment of Estuary Park.

The concern is Bay Trail connectivity in the interim. The Coalition discussed the possibility of asking BCDC to require some measure of interim Bay Trail connection as a condition of its approvals for Oak to Ninth. After some discussion, the consensus was that Naomi Schiff and Sandy Threlfall should prepare a draft Coalition letter to BCDC for consideration by tonight's consensus group.

James Vann asked Joel Peter to review the Oak to Ninth development agreement to learn whether it imposes any obligation for Oakland Harbor Partners to construct a temporary Bay Trail connection.

A question was raised about the disposition of the Measure DD funds originally allocated to the two parks that will ultimately be developed by Oakland Harbor Partners. Joel explained that most of those funds would likely be needed for redevelopment of Estuary Park, since the original allocations were only seed funds to be used for grant matching and inflation will likely increase construction costs over time. He also explained that the Bond contains five major sections, with allocations to each, and in some cases the bond makes specific fund allocations to sub-sections. Within those sections or sub-sections, funding for specific projects may be adjusted by City Council as needed, but funds cannot be transferred from one section or sub-section to another. The parks in question are part of Bond Section II, ESTUARY WATERFRONT ACCESS, PARKS AND CLEAN UP, and the \$22 million sub-section noted above, and must be used only within that scope.

#### Discussion Items:

- Moving fence at Lakeside Gardens out to the curb -  
By consensus, this item was dropped from the agenda.
- Bellevue widening -  
This item was discussed briefly and then removed from the agenda.

- Discussion of Lake Merritt Master Plan and Measure DD projects - Joel described the relationship between the Master Plan and the Measure DD project plans, indicating that the Master Plan includes many projects that were not included in Measure DD. In many cases the project descriptions in the bond are more general than in the Master Plan, so while the Master Plan is used as a guide, the bond language leaves room for variations in project plan specifics.
- Garden Center Gates - Bruce Cobbledick reported that Shawn Lovell had been selected as project artist. Shawn's web site provides background: <http://www.slmatalworks.com/>
- Lake Merritt View Corridors - Naomi reviewed the issue and encouraged interested parties to attend the upcoming Council meeting where the issue will be considered. Bill noted that the Coalition's position statement and recommendation on view corridors is available at <http://www.waterfrontaction.org/dd/archive/DDLetterToZUC&PlnnCmmssn-16Mr10.pdf>

Agenda suggestions for next meeting:

None was suggested.

Next DD Meeting: Monday, July 19<sup>th</sup> at the Lakeside Garden Center at **7:10 PM**.

Please note the start time as there is a parking fee for the Lakeside Gardens up until 7 PM.

Submitted by B. Threlfall