

**WEST OAKLAND PROJECT AREA COMMITTEE
(WOPAC)**

**Wednesday, December 7, 2011
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

AGENDA

I. Welcome, Call to Order, Roll Call and Determination of Quorum (5 minutes)

Roll Call: Beveridge [Alternate: Miles], Bucknum, Gordon [Alternate: Oluwole], Harris, Horiuchi [Alternate: McGee], Hurwich, Kidd, Lowe, Mac Donald [Alternate: Johnson], McFadden [Alternate: Pierson], Parrott, Robertson, Vidor, Wells, Wyrick-Parkinson

West Oakland Redevelopment Staff: Jeff Chew, Sunny Nguyen

- II. Approval of Draft Minutes for Meeting Held November 9, 2011 (2 minutes)
- III. Chairpersons Report (5 minutes)
- IV. Open Forum (2 min/speaker)
- V. Action Item: Peralta/MLK Streetscape Project Phasing (60 minutes)
- VI. Itemization of Business Community's Concerns for West Oakland Police Dept (15 minutes)
- VII. Announcements (5 minutes)
- VIII. New Business: Future Agenda Topics (10 minutes)
1. Future Planning 101 Topic Selection
- IX. Adjournment

Written correspondence should be addressed to:

Jeff Chew, Project Area Manager, CEDA: Redevelopment Division
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, California 94612
Phone: (510) 238-3629 Fax: (510) 238-3691

ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE

All persons wishing to address the Committee are required to fill out a **Speaker's Card**. Every effort will be made to ensure that citizens have ample opportunity to address the Committee. The public has the opportunity to speak on all items listed on the agenda prior to the committee taking final action unless the item has already been considered by a committee, at a public meeting wherein all interested members of the public were afforded the opportunity to address the Committee on the item, before or during the Committee's consideration of the item, unless the item has been substantially changed since the Committee heard the item, as determined by the Committee. Once the Chair has opened the item for discussion, citizens wishing to speak should approach the front podium when their name is announced, and direct questions or comments to the Chair or Committee. This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, please call 510-238-6284 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those who experience chemical sensitivities may attend. Thank you.

**WEST OAKLAND PROJECT AREA COMMITTEE
(WOPAC)**

Item II

**Wednesday, November 9, 2011
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MEETING MINUTES

These minutes are draft until approved by the WOPAC

I. WELCOME, CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM

The meeting was called to order by Boardmember Amana Harris at approx. 6:40 pm.

Present - 13: Bucknum, Harris, Horiuchi, Hurwich, Kidd, Lowe, MacDonald, McFadden, Oluwole, Robertson, Vidor, Wells, Wyrick-Parkinson

Excused/Absent - 2: Beveridge, Parrott

Vacancies - 2: West Mac/Hoover Tenant (formerly filled by Max Allstadt); West Mac/Hoover Owner (formerly filled by Larry Rice)

Staff Present: CEDA Redevelopment: Sunny Nguyen, Hui-Chang Li; CEDA Housing: Christia Katz-Mulvey

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD OCTOBER 12, 2011

MOTION was made by McFadden and seconded by Hurwich: To approve the October 12, 2011 minutes.

The motion passed by acclamation.

III. CHAIRPERSON REPORT

No report.

IV. OPEN FORUM

- Elois Thornton (West Oakland Specific Plan)

V. COMMITTEE OF THE WHOLE REPORT OUT

1. Report on items scheduled for the October 5 meeting

a. Planning

Ms. Harris reported that there was a presentation and discussion for the MLK/Peralta Draft Master Plan. In addition, the Marcus Garvey and Slim Jenkins NOFA projects were heard and discussed.

b. Outreach

The WOPAC did not have the time to discuss Outreach items.

VI. OLD BUSINESS: COMMITTEE OF THE WHOLE RECOMMENDATIONS & VOTE

1. Housing Update, Christia Mulvey

Ms. Mulvey provided a brief report on both the Marcus Garvey and Slim Jenkins NOFA projects, for the Preservation/Rehab NOFA. Marcus Garvey is requesting \$357,000 in order to fund work that was discovered during the environmental review process. Slim Jenkins, which is currently under construction, is requesting \$669,000, partly to cover a funding gap and to cover an extended scope of work. In response to last week's questions from WOPAC, Ms. Mulvey provided a breakdown of the scope that would be funded for each project in her Housing memo.

2. Action Item: NOFA Project Support

a. Marcus Garvey and b. Slim Jenkins

MOTION by MacDonald, seconded by Kidd: to support both Marcus Garvey and Slim Jenkins projects for the requested NOFA funding, with the exception that \$273,000 requested in contingency not be funded by West Oakland-specific NOFA funds for Slim Jenkins.

There were comments by various WOPAC members regarding the following: specifically how the contingency funds are to be spent for Slim Jenkins; how to ensure that the projects won't return continually for funding; recognition that EBALDC is addressing a significant amount of deferred maintenance for Slim Jenkins; and a question about the property tax payments.

Ms. Mulvey noted that there is approximately \$200,000 budgeted for West Oakland-specific NOFA funds, although there are other, non-West Oakland NOFA funds that will be available to fully fund the requested amounts by each of the NOFA applicants.

Speakers:

- Everett Cleveland, EBALDC
- Mary Lucero-Dorst, EBALDC

The motion passed by roll call vote.

Yes: 11

No: 0

Abstain: 1

Please see attached Voting Record.

3. Action Item: WOPAC Bylaws – Attendance Policy

MOTION by Roberston, seconded by McFadden: To accept the proposed changes, with the exception of the last piece regarding alternates and community organizations.

Ms. Li provided summary of the proposed changes to the WOPAC Bylaws, which was discussed by the Committee members during the October meeting. She referred to the changes which were outlined in this month's agenda packet.

There were comments by various WOPAC members regarding the following: the proposed changes alter the terms with which the original members had decided to be part of WOPAC; this can be counter-productive to getting people to fill the vacant seats; a suggestion that, if the issue is that the general meetings are too long, that people who do not attend the committee meeting should not be able to comment during the item's vote; and a comment about it not being the WOPAC's concern how often the alternate attends the meetings. There was general recognition that there is

low attendance at the committee meetings, and issues that were discussed at the committee meetings get repeated at the general meetings; continuity problems were recognized.

The motion passed by roll call vote.

Yes: 7

No: 5

Abstain: 0

Please see attached Voting Record.

4. Action Item: Nomination of New Co-Chair to Serve thru May 2012

MOTION by Oluwole, seconded by McFadden: To nominate and accept Ms. Amana Harris as the new WOPAC co-chair, to serve through May 2012.

The motion passed by acclamation.

VII. ORA STAFF REPORT / INFORMATIONAL ITEMS

1. Planning 101 Topic: Community Engagement in Redevelopment, UC Berkeley Department of City and Regional Planning

Two UC Berkeley students provided a one-hour workshop on how to strengthen community engagement in the redevelopment planning process. After giving a brief presentation and background on the tools that planners have to use to implement redevelopment policy, there was an interactive session whereby the WOPAC was able participate in a sample planning process. Feedback and discussion centered around goals for the project area, the types of tools available to achieve those goals, the various forms of community participation typically exhibited during the planning process, the strengths and the challenges of each of the forms of community participation, and ideas for how to address some of these challenges to public participation.

2. Standing Agenda Item: Staff Update re: State Budget and Redevelopment

This item was not heard.

3. Budget & Projects Update (included in agenda packet; discussion only if necessary)

This item was not heard.

VIII. ANNOUNCEMENTS

Mr. Lowe announced that there is a West Oakland Commerce Association social at Buttercup Restaurant, on Thursday, November 10, 2011, at 5:30pm.

IX. FUTURE AGENDA TOPICS AND NEW BUSINESS

Committee of the Whole:

- Planning Items: WOPAC letter to BART; Rebuilding Together Oakland/EPA effort for lead paint removal
- Outreach Items: Continued outreach for vacant board positions

General Meeting:

- Next Planning 101 Topic: *TBD*

X. ADJOURNMENT

The meeting was adjourned at approximately 9:05 p.m.

Memorandum

TO: West Oakland PAC Members
FROM: West Oakland Redevelopment Staff
DATE: December 7, 2011
RE: Peralta/MLK Streetscape Project – Selection of Phase I Projects

WOPAC,

Staff has been meeting with the Core Committee Group for the Peralta/MLK Streetscape Project to obtain guidance on the development of the Peralta/MLK plan since the inception of this project late last year. At the last Core Committee Group meeting, held on November 14, the group decided to obtain guidance from the entire WOPAC Committee regarding the phasing for both of these projects.

At the December 7 WOPAC Meeting, Staff and the Core Committee Group is requesting WOPAC's guidance and decision regarding the selection of Phase I projects for both the Peralta and Martin Luther King projects. This is an Action Item.

This memo contains two attachments, for your information:

- (1) A matrix which provides the approximate cost, and pros and cons for each option under consideration; and
- (2) A graphic which identifies the three or four *proposed* options for Phase I projects on both MLK and Peralta.

GIVENS:

The following items have already been established as givens:

- (1) Each street's Phase I project will target a construction budget of \$1.5 million;
- (2) Roadway striping (which include bike lane striping) will be included for each street; and
- (3) The remaining decision to be made is to select specific blocks on each street
- (4) On Peralta: Avoid 28th St roundabout due to CASS; future development there
- (5) On MLK: Avoid 40th street due to Committee and WOPAC consensus

SELECTION CRITERIA FOR PHASE I PROJECT(S):

- (1) **"People" criteria:** Which area will have the greatest good for the greatest number of people?
- (2) **"Catalyst" criteria:** Which area is most likely to catalyze development of adjacent properties?
- (3) **"Visibility" criteria:** Which area will be most noticeably changed (eg, where can we get the biggest bang for our buck?)
- (4) Other criteria?

PERALTA PHASING OPTIONS

Option	Area Covered	Cost	Pros	Cons
Purple	Peralta, 7 th – 10 th	\$1,500,000	-Serves schools/churches -Builds on 7 th Street and BART Transit Village	-Less visible impact compared to other options
Green	Peralta, 10 th – 14 th	\$1,500,000	-Same as above	-Same as above
Yellow	Peralta, 17 th – 18 th	\$1,200,000 + property acquisition	-Gateway to neighborhood -Improves intersection configuration -Reduces speeding/donuts	-Only two intersections -Additional time for property acquisition -Parking loss – 10 -Coordination with railroad
Orange	Peralta, Helen - Louise	\$1,200,000 + property acquisition	-Very visible change -Catalyst for blighted properties -Near new City Slickers site -Near Poplar Park -Improves intersection configuration	-Only two intersections -Additional time for property acquisition -Coordination with railroad
Blue	Peralta, Hollis – Haven	\$800,000	-Near Poplar & Fitzgerald Parks -Improves intersection configuration	-Only two intersections

MLK PHASING OPTIONS

Option	Area Covered	Cost	Pros	Cons
Green	MLK, 27 th – 30 th	\$1,300,000	-27 th is a main intersection -Near Marcus Foster School -Catalyst for blighted properties	
Blue	MLK, 31 st – 33 rd	\$1,300,000	-Near church	-Less opportunity to catalyze development; largely residential
Purple	MLK, Brockhurst – 35 th	\$1,300,000	-35 th is a natural boundary (fwy) -Near Grove Shafter Park	-Less opportunity to catalyze development; largely residential