

**BROADWAY/ MACARTHUR/ SAN PABLO REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING**

**Thursday, September 7, 2006
7:00 p.m. - 9:00 p.m.**

**Beebe Memorial Church
Multi Purpose Room
3900 Telegraph Ave., Oakland, CA**

AGENDA

(Times for each item are estimates only)

- | | | |
|-------|---|----------|
| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of July Minutes | (5 min) |
| IV. | Presentation on Affordable Housing Development Proposal
at MLK and West MacArthur – <i>PAC Action Item</i>
(<i>Presentation by AF Evans Development, Inc</i>) | (15 min) |
| V. | Presentation on 3860 MLK Development Proposal–
<i>PAC Action Item</i>
(<i>Presentation by Cotter and Coyle, LLC.</i>) | (15 min) |
| VI. | Update on Development Projects in Project Area | (5 min) |
| VII. | Redevelopment Bond Issue – Projects Discussion | (30 min) |
| VIII. | Update on Façade and Tenant Improvement Program Projects | (10 min) |
| IX. | Presentation on Development Proposal at 53 rd and San Pablo
(<i>Presentation by Dog Town Development</i>) | (15 min) |
| X. | Updates from Redevelopment Staff | (5 min) |
| XI. | Agenda Discussion and Scheduling of Next
Meeting & Adjourn | (5 min) |

Please call Christine Lebron of the CEDA, Redevelopment Division if you have any questions about this meeting at (510) 238-3993 or email her at clebron@oaklandnet.com

**BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT
PROJECT AREA COMMITTEE**

**Thursday, September 7, 2006
7:00 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

- Amended 11/8/06 -

Present

Michele Coit, Co-Chairperson
Josephine Lee, Co-Chairperson
Edric Kwan, Vice Chairperson
Charles Porter
Walter Springer
Christopher Waters
Darlene Rios Drapkin

Aaron Reaven
Mary Mayberry
Lee Cherry
Paula Price
Walter Miles
Rebecca Prastein

Absent

Susan Older
Shirley Edding

Willie Locket

Excused

Bill McLetchie
Marlene Elbin
Tom Huebner

Seth Katz
Uma Thomas
Sylvia Tellez

City Staff Present:

Christine Lebron and Patrick Lane, CEDA Redevelopment

I. ROLL CALL

The meeting was called to order. Roll was taken by Michele Coit, Co-Chairperson.

II. OPEN FORUM

Walter Springer requested information regarding Kaiser Hospital's eminent domain activities related to their expansion project and the eminent domain powers of hospitals in general. The PAC reported that Kaiser stated in their presentation at the last PAC meeting that they will not use eminent domain to acquire property for their expansion project. Staff will follow up with information on the eminent domain powers of hospitals.

Lee Cherry requested information on the Courthouse Athletic Club development proposal. Staff will follow up with information on the proposal for the next PAC meeting.

Co-Chair Michele Coit announced that the Beebe Memorial church community picnic is happening on Saturday, September 16th from 11-5pm at Mosswood Park and encouraged PAC members to attend.

Guest introductions included presenters; Emily Lin and Serena Schiller of AF Evans Development, Inc., Colleen Cotter and John Coyle of Cotter & Coyle, Larry Taylor of Community Development Corporation of Oakland, and Dwight Dickerson of Oakland Community Housing, Inc.

Temescal Telegraph Community organization representative Darlene Rios Drapkin introduced herself.

III. APPROVAL OF MINUTES

A motion was made to approve the July 6, 2006 minutes. The motion was approved.

IV. PRESENTATION ON AFFORDABLE HOUSING DEVELOPMENT PROPOSAL AT MLK AND WEST MACARTHUR

AF Evans announced the address correction for their Grove Park development proposal at 3801-3837 Martin Luther King Jr. Way. The address in the September PAC agenda packet, 3801-3857 MLK Jr. Way, was incorrect. The team presented their initial project proposal which includes 60 affordable, one-to-three bedroom, ownership units. The project is a partnership between Oakland Community Housing, Inc. (OCHI) and Community Development Corporation of Oakland (CDCO); the team will apply for the City's annual NOFA funds and is seeking the PAC's support for the project. The PAC expressed their initial support of the project and asked the development team to come back to the PAC with a design. *PAC member Edric Kwan requested that surveillance cameras be included in the project design. AF Evans agreed to install surveillance cameras as a part of their development.*

A motion was made to provisionally approve the Grove Park project pending the PAC s review and approval of the project design. The motion was approved.

V. PRESENTATION ON 3860 MLK DEVELOPMENT PROPOSAL

Developers Cotter & Coyle gave a brief presentation on their project at 3860 MLK Jr. Way. Because this project involves the sale of Agency-owned land, the PAC was advised to make a formal motion in support or opposition of the project.

A motion was made to support the 3860 MLK Jr. Way project. The motion was approved.

VI. UPDATE ON DEVELOPMENT PROJECTS IN PROJECT AREA

Staff gave an update on new development activity in the project area and included a list of active and completed projects. The three projects, in which the Agency is playing a role, were brought to the attention of the PAC. These include the MacArthur Transit Village, 3860-3884 MLK Jr. Way, and 3801-3837 MLK Jr. Way. The PAC will receive project updates as they develop.

VII. REDEVELOPMENT BOND ISSUE PROJECTS DISCUSSION

Staff gave an update on the bond issuance for the Broadway/MacArthur/San Pablo redevelopment area. It is anticipated that the bond will be issued in October 2006 and that the PAC will have \$5 million to program for capital projects throughout the area. Staff fielded questions from the PAC on bonds, reviewed potential projects that could be funded with the bond proceeds, and encouraged the PAC to prioritize the projects they wish to fund with the proceeds over the next 3 years. PAC members discussed the possibility of acquiring motels on

W. MacArthur Boulevard as a priority. PAC members will continue the projects discussion at the November 2nd, PAC meeting.

VIII. UPDATE ON FAÇADE AND TENANT IMPROVEMENT PROGRAM PROJECTS

A motion was made to move this item to later in the agenda to allow for the Dog Town Development presentation. The motion was approved.

Staff gave a brief update on the Façade and Tenant Improvement programs, outlining the completed and active projects as well as budget expenditures. Staff also showed before & after photographs of recently completed projects.

IX. PRESENTATION ON DEVELOPMENT PROPOSAL AT 53RD & SAN PABLO

Representatives from Dog Town Development gave a presentation on their proposed 32-unit, for-sale housing development at the corner of 53rd Street and San Pablo Avenue. The developers fielded questions from PAC members regarding building heights, parking, and neighbor privacy.

X. UPDATES FROM REDEVELOPMENT STAFF

Residential Eminent Domain Redevelopment Plan Amendment

Staff announced that the PAC's finalized residential eminent domain plan amendment will go before the City Council after the results of the impending statewide ballot initiative regarding eminent domain are known in November 2006.

Neighborhood Projects Initiative

Staff provided updates for each of the funded NPI projects and plans to update the PAC at each subsequent PAC meeting.

MacArthur Transit Village

Staff announced that the development team is revising their project design and will present the revised concept to the community at the next Citizen Planning Committee (CPC) meeting on October 5, 2006. Staff encouraged the PAC to attend the meeting.

XI. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

The PAC requested that the following items will be placed on the Agenda for the upcoming PAC meeting:

- Presentation of Grove Park design by AF Evans
- Presentation on Ella Baker Center for Human Rights
- Update on redevelopment bond issuance and discussion of eligible projects
- MacArthur Transit Village update

There being no further business to discuss, the meeting was adjourned at 9:10 p.m.

*****Next meeting scheduled for November 2, 2006*****