

# DEVELOPMENT COMING TO OUR NEIGHBORHOOD

- BOATWORKS PROJECT PLANS 242 HOMES -
- OAK STREET BETWEEN CLEMENT AND WALNUT -
- FROM CLEMENT TO THE WATERFRONT -
- THIS PROJECT WOULD MEAN -

NO PUBLIC PARK ON THE ESTUARY

ADDED TRAFFIC TO PARK STREET AND BRIDGE ACCESS

ADDITIONAL PARKING ON CITY STREETS

LIMITED PUBLIC ACCESS TO THE WATERFRONT, LIMITED OPEN SPACE

BOAT SLIPS IN THE ESTUARY - WITH CHAIN LINK FENCES?

3 STORY HIGH BUILDINGS BLOCKING VIEWS OF THE OAKLAND HILLS

HOMES BUILT ON POLLUTED LAND – HOW GOOD WILL THE CLEANUP BE?

***PUBLIC ACTION IS NEEDED TO SAVE THE PARK  
AND LIMIT THE SIZE OF THIS PROJECT***

# BOATWORKS DEVELOPMENT IS BACK

At Clement and Oak Street

WE CAN HAVE THIS 242 HOUSING UNIT DEVELOPMENT .....

.....OR



The Boatworks plan before the Alameda Planning Board would build 242 non-Measure A housing units. Each unit would be 3 stories high at 37.25' high blocking views of the Oakland hills from neighboring homes and business'. This would be a "private" development without public access thru the new community. Some streets will not even have sidewalks and some units will only have 1 car garages. The number of parking spaces inside the development will only be 252 spaces for all the 242 units.

The developers idea of public access to the waterfront is to provide an 8' wide esplanade and a 150' x 60' oval open space. The waterfront view will be of chain link fences protecting 35 private boat slips. Fifty visitor parking spaces for the units and the esplanade will be located on Oak Street. The developer is hoping to get more parking from the existing shopping center.

The added traffic at Blanding and Park Street is estimated to be severe enough to require an additional lane on the Park Street Bridge which is not possible. The traffic fix is to add turn lanes on both streets but the traffic delays will still be "significant and unavoidable".

WE CAN HAVE ONLY 125 HOUSING UNITS .....

..... **AND THE 10 ACRE PARK**



This conceptual design shows an active public park along the Estuary available for all of Alameda to enjoy. In the 1991 Master Plan the City of Alameda envisioned a 10 acre park along the Estuary. Half of that 10 acres will disappear and become another crowded housing development if this project is approved as submitted to the planning department. The waterfront view will become just more boat slips to be used by those who live in the development. Developers believe that we should build housing without parking spaces as a way of forcing us to use public transportation. Our public access has been cut severely. We have just lost the 19 AC Transit bus that would have served this community. Alameda averages 2.1 autos per unit. That would add 508 additional autos to a development with only 302 parking spaces. Where do you imagine those other 206 autos are going to park? This will be the first *“non-Measure A”* development that will use the **density bonus** to allow high density development to come to Alameda. If this project is approved, expect more to come!

**WHAT CAN YOU DO?** [Turn the page for information on what our neighbors can do ...](#)

# WHAT WE CAN DO!

The Draft EIR is published to inform the public of a submitted development and to give the public time to respond to the repercussions of what effects the development will have on our communities. By law, our letters and emails to the Planning Board and public comments made at the Planning Board review must be considered before final approval for the project is made. If the public doesn't respond, our Planning Board will assume we approve of the project. The Planning Board is only required to notify property owners within 300' of the project. We are providing you with this short notice because the project will have long term consequences to those who live further away. Of course we cannot include all the details of the EIR here.

## But we all can let the Planning Department know what we do want!

We want more than an 8' public sidewalk along the Estuary waterfront!

We want the 10 acre waterfront park as promised in the Master Plan!

We do not want the 242 unit density of a Non-Measure A project!

We do not want a development with 200 more autos than parking spaces!

We do not want the traffic at the Park Street Bridge to be increased beyond mitigation!

We do not want our view of the Oakland hills to become just 3 story houses!

We want to know the pollution will not become a danger to those who live in the houses!

We do not want the pollution to be released into the air during construction!

The EIR is available for download from the Planning Department web site at:

<http://www.ci.alameda.ca.us/community/Boatworks.html>

Comments must be delivered to the City Planning Department by: 5:00pm on April 26, 2010

Postal Address: Community Development Department, Attention: Andrew Thomas:  
Boatworks DEIR, Room 190, 2263 Santa Clara Ave. Alameda, CA 94501-4477

Email Address: [athomas@ci.alameda.ca.us](mailto:athomas@ci.alameda.ca.us) Subject: Boatworks DEIR

From City Hall: 8:30am-5:00pm Room 190 Information by phone: 510-747-6850

Then ***show up at the Planning Board meeting***: Even if you have written a comment we need to show the City of Alameda "we care about this project".

April 26, 2010 7:00pm City Council Chambers on 3<sup>rd</sup> floor City Hall 2263 Santa Clara Ave.

If you would like to receive email updates on the Oak Street Estuary Park and the Boatworks project, send an email to [jwoodard@jwoodard.best.vwh.net](mailto:jwoodard@jwoodard.best.vwh.net) Subject: Boatworks

We will add you to our list.

Published by: Estuary Park Action Committee (EPAC)