

# Ace Hardware Site Redevelopment Community Meeting Minutes February 2, 2019

8030 Atherton Street, Oakland, CA

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**How many students attend ACA & ATTA? Will this facility be bigger than combined enrollment of the 2 schools?**

Response: About 300 students at ACA - limited space. About the same 300 at ATTA . New facility will accommodate no more than 620 students. Plan is to vacate 2 existing facilities completely for 2021 school year.

**Can you speak to what controls are in place so that if the plan changes after the building is built, the community can have input into changes? Is there built in process? With both school and housing. How can we ensure that what we're hearing now is locked in?**

Funding locks in affordable units for the housing. Affordable housing agreement with city has requirements about timelines. In first year will be 2 schools in the building, then up for charter renewal...

**Comment, Jahmese Myres, Planning Commission:** Project has already come to design review, will have to go to Planning Commission. Can conditionally approve project to require that changes come back to Planning Commission.

**Is the playground going to be gated?**

Yes, not sure which material yet, hoping to add greenery and have a playground that is part of the neighborhood fabric. Still working with the city to have them approve a more open fence.

### **Is ACA and ATTA privately rented?**

ACA and ATTA are privately rented

### **Community concerns over traffic during drop off and pick up:**

Don't want to allow stacking of cars on streets during drop-off/pickup. Engineers did timings of actual drop off situations. 2 sides drop off and pick up prevent stacking with 620 students. Organized vehicle use from the start of design. Access using 67th, kids loaded off to playground then exit using 68th. Public entrance on frontage of foothill is the public venue entrance.

### **Community concerns over Parking on the project.**

Site zoning is Community Commercial 2. The parking allowed is as low as .5 per unit. The city has encouraged reductions of parking below 0.5 spaces per unit levels. Feedback from some community members was to reduce parking in order to have more retail. 2100 sq feet frontage on Bancroft used for retail function was previously designed to have parking. City does not support parking at front of the building along Bancroft at this time. City requested that parking not be provided within close proximity of Bancroft frontage.

Code required parking for the school is 13 spaces. Project meets this requirement.

### **Community concerns over traffic flow on 67<sup>th</sup> and 68<sup>th</sup>.**

Community needs to continue to communicate with Transportation about traffic flow on 67<sup>th</sup> and 68<sup>th</sup>. Preferred for one way on 67<sup>th</sup> and 68<sup>th</sup> is something the project is open to discuss.

### **How many crosswalks for school and where? Will there be crossing guards**

Crosswalk locations are still outstanding pending coordination with city transportation. School will implement a safety program that addresses student access to and from the site.

### **Can the school talk about how 13 parking spaces work?**

We need to continue the conversation as we work out a plan operationally. If we want another school, we have to make sacrifices as a staff. Partnership with Eastmont for parking could be a viable consideration. Use of public transportation and other means of commuting will be important.

### **Will there be Accessible parking onsite?**

Accessible parking spaces will be spread out consistent with code requirements for both school and housing. Accessible parking - accessible code drives the specific locations for disabled parking.

### **What about vehicles for support staff for school? People not housed at your site that come in?**

We will need to problem solve this with all the other challenges that face new school use.

### **Why isn't design consistent with look and feel of the neighborhood. Spanish tile roofs, Any visual changes?**

We collected information from about 100 buildings in area and had the architect study good design features in the area. Surrounding neighborhood is a mix of styles. Color palette based on that research and have provided 3 new options for the community to choose from. Façade elements have been softened and reduced in depth.

### **People didn't like the porches. Have you made those changes?**

The design element of stoops was required by Planning. Stoops or porches have been removed from the project.

**Concern: You said for maintenance of some of your properties, properties are maintained by volunteers. Not sustainable for this project?**

The community has been misled that the Rewards program for residents is used to maintain the property. The project has never represented this to be the case. Resident Rewards is not the same as ongoing operations and maintenance. All of our properties have regular maintenance staff and vendors. We would never rely on residents to perform these duties. Some properties have garden beds maintained by residents. Residents don't do regular landscaping maintenance but they might participate in the community garden that is on their property.

**What is the Rewards program?**

Tenants earn points for things they might do anyway, such as paying rent on time. They can trade points for gift cards. It is not intended in any way to ensure proper maintenance and upkeep for the development.

**What is the style the community would prefer? (question to whole meeting)**

**Community feedback on design:** We don't have any buildings with glass front. Glass at the street level won't be consistent with look and feel of neighborhood. All that will happen is the windows get broken by the community. The neighborhood needs more than just Spanish architecture.

**Is the blue area a roadway? (referencing a graphic of the drop off / pick up traffic flow through parking garage.)**

The access from 67<sup>th</sup> will be like pulling into a parking garage. Access will be controlled to ensure safety for the school and residents.

**Request for a working group with the development, city and community to discuss traffic plans.**

City traffic study takes into consideration all corridors surrounding the site. The traffic engineers and city representatives have been invited to every community meeting. They have so far declined to attend or been prohibited from attending. We intend on continuing an active dialogue between the community and the traffic consultants and hope they attend our next meeting.

**Concern, Jose: It was brought up that people wanted a style design that fits community. The only thing that has changed is color scheme. Which is “no change” has been done. Bring bungalow design. Encompasses everything in community. This does not. Too modern to boxy.**

A school is different from a residential building. We are striving for as much glass, openness, and natural light as possible for students. Spanish architecture would result in closing off the windows and reducing natural light. This is not our ambition for this school.

Spanish architecture is suitable for a much smaller two story building. It is very hard to design a 5 story residential building and make it look like a two story bungalow. This approach doesn't work. This project is not a small residential building.

**Are you guys in planning phase, are you on track from budget perspective? Did you have process control that goes back to feedback. How much of this feedback going to make it into your formal plan? In reality, will it happen?**

We have been working with City for 18 months on design and gathered feedback from the community. This is the 3rd official community meeting, in addition to numerous individual meetings with community members and groups. We have incorporated everything we could while balancing the ambitions of the city, community groups, and neighbors. We're preparing a FAQ's document as well as a website, that will include concerns that were raised over the last 18 months from all community outreach meeting and how they were considered and incorporating into the project.

**You said you met minimum parking requirements. Give us the math, from a housing perspective, 7 in a unit? Does that make sense?**

204 units, 102 parking space, accessible parking, needs based, priority after that. Up to 7 people for 3 bedroom units. Most do not have 7 people. 2 bedroom units are allowed up to 5 residents.

**Comment:** I have a school by my house, the public schools are not better, that's affecting my area. If you're on the school board, you should check those schools. This site has a lot of homeless, it's dirty. It's gonna be safer here when this is built. Going to be better for our kids to have this school.

**Comment:** Grew up here. Traffic is a major issue. Agree about concern about glass, because of glass on Foothill is dangerous. We want our children to have something beautiful. This community has not always had Spanish styles. Every building doesn't have to have that style. The school should not be postponed because of this difference of opinion.

**Cassandra lifelong resident; grandchildren attend ATTA:** Drop and pickup schools at OUSD is also challenging. There is traffic problem at all of our schools. We need change. Tired of dilapidated building. (Applaud) We, don't know why everyone is rejecting this project. There is traffic everywhere. We need something new for our kids.

**June, architect from D6. have you considered stack parking, and increase retail?**

Yes, we have diligently looked into this option. CityLift has a product that is in use in Oakland. We have spent a significant amount of time. Stack parking is financially not feasible in this affordable housing project.

**Comment, June:** Maybe you do hybrid. With just some stack parking.

**Have you ever sold any of your properties?**

90+ percent we've kept. The company model for the last 20 years is to buy and hold. Owning beyond 55 years is our intention for this an all projects under development at this time.

**Comment, June:** In West Oakland we have CACs for projects. I recommend that. Thanks you mentioned creating a website. Create a 3D model. So people can see the mass in relation to surrounding area. CAC good way to put focused eyes on project.

**Rahema: Oakland resident. And rainbow ncpc. When I saw drive through, it's going to be partially enclosed. Any studies of air quality and idling engines. Was there any thinking studying about cars driving through in semi-enclosed space**

Project design and the operational plan ensure that air quality standards are met. This includes vehicles dropping of students. The exterior of the garage maintains a minimum % of the perimeter open to maintain natural ventilation.

**Comment, Arlene:** (explained current system at RTA) 345 students dismissal in 10 minutes. Have a lot of staff out. Totally understand about air quality.

**Concern, Teacher in OUSD for 23 years:** We've had near misses at my school. A challenge for our students. Kids are darting out. I'm worried about kids getting hit. This is a huge concern. No reinforcement of how kids cross street.

**Comment, Parent:** My daughter and I were t-Boned crossing Bancroft. Definitely understand issues of traffic safety. I think it's safer what's laid out here with the drop off / pick up than other options.

**Comment:** I agree that there are traffic concerns in every school in Oakland.

**Comment:** Lived here all my life. No rejection of the project on my part. Thanks for opportunity to share.

**Comment, Carolyn:** I live on 67th street, street is very narrow. 2 cars cannot park down the street. I know this will happen, and we need to raise concerns.

**Shanthi, Comment:** new traffic light in front of Markham. Has helped a lot. **Question: What is convo with AC Transit ? where are the stops?**

(Stops and routes were identified on the screen.)

**Shanthi, Comment:** You guys need to talk to AC transit about moving stop to make it easier. Stop is one block away, but you have to cross a street.

**I don't think size of your space supports your project. If you're bringing in these people. Don't hear you saying what you'll do to hear our concerns and make changes.**

**What is happening with the wall on of 68th.**

We prefer not to have the solid wall. Open fence is the better option for the playground and the community. We are working with the city to gain support for an open fence on 68<sup>th</sup>.

**What about the environmental impact of the gas station that used to be there? Any studies on that land?**

There is an open investigating with Alameda County. Will be boring onsite within approximately next 2 months. Investigation findings will be published on the County website.

**We want to see the lot cleaned up.**

A local resident is hired to clean the site. I will address it.

**Comment:** Should get the area registered as a school zone on Foothill. Slows the traffic. Helped at Markham.

**Troy: born and raised in Oakland. Project will be a catalyst in determining future developing. Why can't you go 40 60 80 to 100. We're not going to get retail if perceived as low income area.**

We are evaluating the final AMI rates and are open to targeting above 60%. These units move someone who is living in area, and now has affordable rent. This gives them more disposable income to spend locally. Purchasing power attracts retail.

**Comment, Carla:** I got notified about this meeting 5 days ago. Next time give notice 2 weeks in advance.

**Council member Taylor:** proposed Feb 23, 1-3, focused session, same location. **Everyone agreed to date/location.**

**Comment:** Don't hold the next community meeting without the City there!

**Comment, Jose:** Would like retail to have restaurants. You need to have a vent.

**Jose, Questions for Jahmese (Planning Commission) Question about clearance on parking. Can we reduce to 30% to have a bigger retail area.**

If we target 4000 sq feet retail that will triggered threshold for mechanical ventilation. You would lose units because of ventilation shafts. We would lose 20-30 units and are not willing to consider this as an option.

**Can you make the leasing office smaller?**

This space function is critical for operation of the housing. It cannot be reduced lower than proposed.

**What was the square footage of retail?**

2100 sq foot is the size of the space available for retail. This space is still open for consideration of parking, resident open space or retail.

**What's the purpose of having retail when it could be used for someplace more important -- like parking?**

We have a design that has it as parking. I have a design that has it as open space for residents as well. These are both options we can support.

**Comment:** I understand concerns about parking and transportation. As a parent of students who will be affected. I ask people not to lose sight of what's important. Safety of children. We are aware of fiscal issues district is facing. As someone trying to be optimistic, there is so much that could be done.

**Comment, Jahmese (PC):** Wanted to reiterate importance of this meeting and community engagement. This is a project we would want to see, since it offers affordable housing. Sometimes we can misconstrue questions and feedback as negative, mentions of traffic and crashes as something to get ahead of. Don't want it to be perceived as critique. Community meetings don't mean we don't want a project. When Head Royce expanded their campus. There were things we were able to require. Paid employee traffic monitors. Not just all hands on deck, but requirements of paid traffic monitors. We can have city staff, like transportation planners, to come to meeting on 2/23. There's no reason why they can't come, and we can request it. Parking issues, once BRT running, there will be more traffic. Need to think of that as well. Traffic concerns will increase.

**Jahmese: What is timing of process to come to planning commission?**

We do not currently have a date for Planning Commission. We are waiting on staff to finish CEQA and approve the project.

**Jahmese:** Recommend that myself, Shanthi, and Loren put our names on the board so you can contact us

**Loren:** want to applaud everyone in the room. Shows your investment in our community. How can we work together to address all the needs that our community and children face. Excited to move that forward. My proposal that we be focused on 3 specific topics: transportation/traffic, parking and retail  
Loren will ensure city representation join the next meeting.

**ADJOURN OF MEETING**

**Next Meeting: Sat, Feb 23, 1-3pm at Aspire College Academy (ACA)**