

CITY OF OAKLAND

Parks and Recreation Advisory Commission



AGENDA FOR REGULAR MEETING

Date: Wednesday, July 9, 2025

Time: 4:30 PM

Location: Lakeside Park Garden Center, 666 Bellevue Avenue

Remote access instructions:

The following options are available to join this meeting remotely via Zoom;

- To join online, please click on the following link: <https://us06web.zoom.us/j/81850140888>.
- To join by phone, please use one of the options below:
 - One-tap mobile.
 - +16694449171,,81890003555# US, +16699006833,,81890003555# US (San Jose)
 - Dial one of the numbers below for higher quality based on your current location.
 - +1 669 900 6833 US (San Jose), +1 408 638 0968 US (San Jose),
 - +1 669 444 9171 US, +1 253 215 8782 US (Tacoma),
 - +1 346 248 7799 US (Houston), +1 719 359 4580 US, +1 253 205 0468 US,
 - +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US,
 - +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US,
 - +1 646 876 9923 US (New York), +1 646 931 3860 US, +1 689 278 1000 US,
 - +1 301 715 8592 US (Washington DC), +1 305 224 1968 US
 - International numbers are available at <https://us06web.zoom.us/j/81850140888>.
 - Webinar ID: 818 5014 0888.

How to submit Public Comment before and during the meeting:

1. To submit comments for review by the Commission before the meeting date, email comments to publiccomments2prac@oaklandca.gov.
2. To comment in person during the meeting, please complete a Speaker Card and provide to meeting coordinators before the Chair opens the floor to Public Comment on that Item. Each speaker will be called to the podium by name and permitted to comment for the allotted time.
3. To comment during the meeting online, click “Raise Your Hand” when prompted. When it is your turn to speak, please unmute yourself. You will be permitted to comment on the open Item for the allotted time and re-muted. See instructions on how to “Raise Your Hand” here: https://support.zoom.com/hc/en/article?id=zm_kb&sysparm_article=KB0068290.
4. To comment during the meeting by phone, please call one of the phone numbers listed above. You will be prompted to “Raise Your Hand” by dialing *9 to request to speak. When it is your turn, please unmute yourself by dialing *6. You will be permitted to comment on the open Item for the allotted time and re-muted.

If you have questions, email publiccomments2prac@oaklandca.gov or contact Oakland Parks, Recreation and Youth Development at 510-238-7275. Thank you.

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Parks and Recreation Advisory Commission

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NOTE: Public Comment will be taken during this meeting as follows...

- If you have a comment to make about an Item on this agenda, you may do so after the Chair opens the floor to Public Comment on that Item.
- If you have a comment to make about a topic that is not on this agenda, you may do so under **Items 5 and 10**, Open Forum and Continuation of Open Forum.

Agenda Items

1. Call to Order
2. Roll Call / Determination of Quorum
 - Alper, Barach, Cervantes, Henderson, Kos-Read, Omolo, Thomas, Tran, Watkins, Whitmore
 - 2A. Pro Tem election for July PRAC Meeting.
3. Modification of the Agenda
4. Disposition of Minutes
 - Draft minutes from regular meeting on **June 11, 2025**.
5. Open Forum
 - Comment on all items not on this agenda will be taken at this time.
6. Measure Q Update
 - Monthly OPW Informational Report on Measure Q and Performance Measure Updates.
 - No report this month.
7. New Business
 - 7A. Request for Parks and Recreation Advisory Commission (PRAC) to approve Omnira Institute request to collect onsite donations, vendor fees, vendor sales of wares, sales of foods, beverages, and merchandise at the Ninth Annual Black-Eyed Pea Festival to be held at Marston Campbell Park on Saturday, September 13, 2025, 11:00am-6:00pm.

AGENDA FOR REGULAR MEETING

Parks and Recreation Advisory Commission

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- 7B. Request for Parks and Recreation Advisory Commission to support two new bike share stations adjacent to Lakeside Park.
- 7C. Informational report on alternatives to the Estuary Park Master Plan.
- 7D. Request for the Parks and Recreation Advisory Commission to support a gift-in-place donation in the amount not to exceed fifty-two thousand five hundred thirty-five dollars and thirty-one cents (\$52,535.31) from the non-profit group, Vertical Skillz Outreach, at San Antonio Park tennis court and Right of Entry Agreement between the City of Oakland, Vertical Skillz, and its selected vendor to install two (2) 8 by 20-foot containers, two (2) 8 by 40-foot containers, and awning for the storage of equipment, supplies, office space, and protection from severe weather at San Antonio Park's converted tennis court.
- 7E. Informational report on the reconstruction of the Clubhouse at Lake Chabot Golf Course.

8. Planning and Conditional Use Permits (CUPs)

9. Update from the Director, Committees, and Announcements

10. Continuation of Open Forum

- All final comments on items not on this agenda will be taken at this time.

11. Adjournment

AGENDA FOR REGULAR MEETING

Parks and Recreation Advisory Commission

Date: Wednesday, July 9, 2025

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Visit [PRAC's website](#) for Agendas, Meetings, Minutes, and more information.

Next Regular PRAC Meeting

Date: Wednesday, September 10, 2025

Time: 4:30 PM

Location: Lakeside Park Garden Center, 666 Bellevue Avenue

Accessibility Information:

This meeting location is wheelchair accessible.

To request disability-related accommodations or to request an ASL, Cantonese, Mandarin or Spanish interpreter, please email publiccomments2prac@oaklandca.gov or call Oakland Parks, Recreation and Youth Development at (510) 238-7275 or TDD/TTY (510) 238-3254 at least ten (10) days before the meeting. Please refrain from wearing scented products to this meeting as a courtesy to attendees with chemical sensitivities. Thank you.

Esta reunión es accesible para sillas de ruedas. Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en español, Cantones, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a publiccomments2prac@oaklandca.gov o llame al (510) 238-7275 o (510) 238-3254 por lo menos cinco (5) días hábiles antes de la reunión. Se le pide de favor que no use perfumes a esta reunión como cortesía para los que tienen sensibilidad a los productos químicos. Gracias.

會場有適合輪椅出入設施。需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 publiccomments2prac@oaklandca.gov 或致電 (510) 238-7275 或 (510) 238-3254 TDD/TTY。請避免塗搽香氛產品, 參加者可能對化學成分敏感。

CITY OF OAKLAND

Parks and Recreation Advisory Commission



DRAFT MINUTES FOR REGULAR MEETING

Date: Wednesday, June 11, 2025

Time: 4:30 PM

Location: Lakeside Park Garden Center, 666 Bellevue Avenue

Agenda Items

1. Call to Order: **4:35 p.m.**

2. Roll Call / Determination of Quorum

Alper, Barach, Cervantes, Henderson, Kos-Read, Omolo, Thomas, Tran, Watkins, Whitmore

Present (7): Chair Barach, Vice Chair Omolo, Commissioners Cervantes, Henderson, Kos-Read, Watkins, and Whitmore

Remote (0):

Excused (3): Commissioners Alper, Thomas, Tran

Absent (0):

Action: Quorum confirmed.

3. Modification of the Agenda

- **Item 7A will be heard at the next meeting.**

Motion: Chair Barach entertained a motion to approve the modification.

Moved by: Vice Chair Omolo

Seconded by: Commissioner Henderson

Vote: Yes (7) Barach, Cervantes, Henderson, Kos-Read, Omolo, Watkins, Whitmore

No (0)

Action: Motion Passed.

4. Disposition of Minutes

- Approval of draft minutes from regular meeting on **May 14, 2025.**

Motion: Chair Barach entertained a motion to approve the minutes.

Moved by: Commissioner Henderson

Seconded by: Commissioner Kos-Read

Vote: Yes (7) Barach, Cervantes, Henderson, Kos-Read, Omolo, Watkins, Whitmore

No (0)

Action: Motion Passed.

5. Open Forum

- Comment on all items not on the agenda are taken at this time.

In-Person: 2

Remote: 0

Email: 1

6. Measure Q Update

- Monthly OPW Informational Report on Measure Q and Performance Measure Updates.
 - No report this month.
- Vice Chair Omolo provided a verbal update from the Measure Q Ad-hoc Committee.
 - In the committee's meeting on Monday, Com. Watkins, Vice Chair Omolo, Liam Garland (Assistant Director, OPW), Kristin Hathaway (Assistant Director, OPW), Randall Kopff (Kimley-Horn Consultant), and Clinton Pugh (Park Services Manager, OPW) were in attendance.
 - The committee discussed priority areas and the Department of Transportation's (OakDOT) priority neighborhood designations. There have been concerns around whether those metrics are best for a parks equity analysis. It was suggested that CalEnviroScreen be used to verify if the OakDOT equity lens is correct. Public Works (OPW) confirmed that OakDOT had already incorporated the CalEnviroScreen equity analysis into the creation of their equity tool.
 - The committee also discussed the maintenance plan that is being developed by the consultant. Input was provided around what information would be useful to have in the plan. There was further discussion around funds and how best to distribute them for park improvements with the greatest impact when funds are limited. There was an emphasis on bathrooms and addressing issues as identified by the OSCAR (Open Space, Conservation, and Recreation Element) sparking discussions around standardization and ensuring that whatever is brought into our parks is easy to maintain to reduce long-term Measure Q expenditures.
 - An inquiry was made about how PRAC can best support the development of the maintenance plan. A suggestion was made to post the existing Park Maintenance Report on the PRAC website and for commissioners to provide feedback that can be shared with the consultant. The goal is to share this feedback by the end of July so that it is incorporated into the report by the next ad-hoc meeting mid-August as well as discussions around the messaging of how Measure Q intersects with the equity analysis and the maintenance plan.

7. New Business

- 7B. Informational report for the installation of fitness equipment and water fountain along Courtland Creek Park.

Public Comment

In-Person: 0

Remote: 0

Email: 0

Motion: Chair Barach entertained a motion to accept and file the report.

Moved by: Vice Chair Omolo

Seconded by: Commissioner Henderson

Vote: Yes (7) Barach, Cervantes, Henderson, Kos-Read, Omolo, Watkins, Whitmore

No (0)

Action: Motion Passed.

- 7C. Request for the Parks and Recreation Advisory Commission (PRAC) to support a gift-in-place donation not to exceed forty-nine thousand seven hundred fifty dollars (\$49,750) from the Jordan Brand and a Right of Entry Agreement with the Jordan Brand for the resurfacing of the basketball court at Defremery Park.

Public Comment

In-Person: 0

Remote: 0

Email: 0

Motion: Chair Barach entertained a motion to accept the request.

Moved by: Commissioner Watkins

Seconded by: Commissioner Henderson

Vote: Yes (7) Barach, Cervantes, Henderson, Kos-Read, Omolo, Watkins, Whitmore

No (0)

Action: Motion Passed.

- 7D. Informational review of PRAC letter to City Leadership on Budget Priorities.

Public Comment

In-Person: 0

Remote: 0

Email: 0

Motion: Chair Barach entertained a motion to accept and file the report.

Moved by: Commissioner Kos-Read

Seconded by: Commissioner Cervantes

Vote: Yes (7) Barach, Cervantes, Henderson, Kos-Read, Omolo, Watkins, Whitmore
No (0)

Action: Motion Passed.

8. Planning and Conditional Use Permits (CUPs)

None.

9. Update from the Director, Committees, and Announcements

Update from the Director:

Today there was a final Budget hearing before adoption of the two-year Budget set for next Tuesday or that following Monday. OPRYD lost 2 staff in the last few weeks: the Assistant Director accepted a position as Director of Parks and Recreation with the City of Brentwood, and the Recreation General Supervisor accepted a position as Director of Parks and Recreation with the City of Memphis. The Recreation General Supervisor position was filled on Monday and the requisition for Assistant Director closed yesterday.

In the Annual Park Survey performed by Trust for Public Lands (TPL), OPRYD parks improved by 8 places moving from rank 55 out of 100 in 2024 to rank 42 out of 100 this year. Areas of opportunity included park acreage and equity, especially in East and West Oakland. A Parks Master Plan will help address these issues. TPL has been invited to present at PRAC's September meeting. OPRYD is looking to partner with TPL on the Master Plan starting with community listening sessions to hear what the communities would like to see in their parks and integrate this into our vision. Further, TPL assists with identifying funding sources and park design with an 86% success rate on initiatives.

Announcements:

- Staff, OPRYD PRAC Liaison and Executive Assistant to the Director: The July PRAC meeting will be held in the same building, but different room due to construction. There will be a sign at the entrance directing Commissioners, Staff, and guests to the Ebell Room instead of the Garden Room.
- Com. Kos-Read: Recently, the Friends of Rotary Nature Center hosted a lakeside chat and podcast with him about Salsa by the Lake and that is available now.

Upcoming Events

1. On July 11th, the Friends of Rotary Nature Center will host another live lakeside podcast.
2. On Sunday, June 15th, there will be a special Father's Day edition of Salsa by the Lake from 2 – 5p at the Lake Merritt bandstand.

10. Continuation of Open Forum

- Final comments on items not on the agenda are taken at this time.

In-Person: 1

Remote: 1

11. Adjournment: **7:30 p.m.**

Motion: Chair Barach entertained a motion to adjourn the meeting.

Moved by: Commissioner Henderson

Seconded by: Commissioner Cervantes

Vote: Yes (7) Barach, Cervantes, Henderson, Kos-Read, Omolo, Watkins,
Whitmore
No (0)

Action: Motion Passed.

Next Regular PRAC Meeting

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Location: Lakeside Park Garden Center, 666 Bellevue Avenue

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Respectfully submitted,

A handwritten signature in black ink that reads "Jasmine S. Bellow". The signature is fluid and cursive, with the first name "Jasmine" being more prominent than the last name "Bellow".

Jasmine S. Bellow

Executive Assistant to the Director

PRAC Recording Secretary

DRAFT

CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Marc Barach, Chair, Parks and Recreation Advisory Commission
FROM: Tanya Nicholson, Public Service Representative, Central Reservations
DATE: June 10, 2025
SUBJECT: REQUEST FOR PARKS AND RECREATION ADVISORY COMMISSION (PRAC) TO APPROVE OMNIRA INSTITUTE REQUEST TO COLLECT ONSITE DONATIONS, VENDOR FEES, VENDOR SALES OF WARES, SALES OF FOODS, BEVERAGES, AND MERCHANDISE AT THE NINTH ANNUAL BLACK-EYED PEA FESTIVAL TO BE HELD AT MARSTON CAMPBELL PARK ON SATURDAY, SEPTEMBER 13, 2025, 11:00AM-6:00PM

SUMMARY

Oakland Parks, Recreation & Youth Development received a request from Wanda Ravernell with Omnira Institute (OI) a non-profit organization that unites a board of directors and current and former choir members who share a profound and lasting love for Black art, history, and culture. Wanda Ravernell is requesting approval for vendors sales of foods, beverages, and merchandise at the Ninth Annual Black-Eyed Pea Festival on Saturday, September 13, 2025, 11:00am-6:00pm. Applicant is aware of the additional permits required. Approval from the Parks and Recreation Advisory Commission is required per O.M.C. section 12.64.080.

BACKGROUND / LEGISLATIVE HISTORY

Omnira Institute began in 2003 and became a non-profit in 2014. Omnira (Freedom) Institute began presenting Black history through song in 2008, with a Juneteenth commemoration at Oakland's Lake Merritt, followed by Black History Month presentations at colleges, churches and centers in 2009; the Oakland Black-Eyed Pea Festival, which celebrates African American traditional culture through food, art, and music in 2014; and in 2016, started the African American Day of the Ancestors on Nov. 1, once known as 'Grave-Sweeping Day,' which, in concept, parallels the Latino 'Day of the Dead.' Collectively known as 'Roots of Faith, Roots of Freedom' all these events are held annually.

PROJECT / PROGRAM DESCRIPTION

Omnira Institute is hosting their free Ninth Annual Black-Eyed Pea Festival (BEPF) with food, restaurateurs, fresh produce vendors, selling, and showcasing their wares from self-made merchandise, and art to promote local business. This event showcases vibrant music reflecting African American cultural heritage.

The estimated attendance is 300.

FISCAL IMPACT

There will be a positive fiscal impact to Oakland Parks, Recreation & Youth Development. Omnira Institute has paid the associated rental fees for the event in the amount of \$1,228.90.

PUBLIC OUTREACH / INTEREST

Omnira Institute use their social media platforms (Facebook/Instagram) to promote their annual Black-Eye Pea Festival.

COORDINATION

OPRYD staff works closely with the event promoter to ensure the reservation process is followed and the required permits are obtained and submitted to finalize reservations.

- Site walkthrough with event promoter and OPRYD/OPW staff
- Submit completed rental application for processing
- Submission of PRAC Proposal Letter and Post Event Report
- Pay OPRYD applicable fees
- Certificate of Insurance
- Non-Profit Certificate (501c3)
- Oakland Business License from Vendors
- Fire Services Application/Site Map
- Mobile Food Truck Health Permit/Oakland Fire Inspection
- Security Agreement • Alameda County Health Permit
- Portable Restrooms (Standard/ADA) and Hand Washing Stations Agreement
- Waste Reduction Plan (Trash, Compost, Recycling)
- Additional Cardboard Trash Boxes can be ordered/purchased from OPW, if needed
- Marketing Flyer
- After event walkthrough with OPRYD staff and event promoter
- Post Event Report is due 30 days after event

RECOMMENDATION

Staff recommends that the Parks and Recreation Advisory Commission approve the request from Omnira Institute for onsite donations, vendor fees, vendor sales of wares, sales of foods, beverages, and merchandise at the Ninth Annual Black-Eyed Pea Festival to be held at Marston Campbell Park on Saturday, September 13, 2025, 11:00am-6:00pm.

Respectfully Submitted,

Tanya Nicholson
Tanya Nicholson (Jun 10, 2025 12:17 PDT)
Prepared by:
Tanya Nicholson
Public Service Representative

Zermaine Thomas
Zermaine Thomas (Jun 10, 2025 12:19 PDT)

Reviewed by:
Zermaine Thomas
Special Events Coordinator

Fred Kelley
Fred Kelley (Jun 10, 2025 13:36 PDT)

Approved by:
Fred Kelley
Director OPRYD

Identification of Support Documents:

Attachments: Exhibit A – Omnira Institute Proposal Letter
Exhibit B – Post Event Report 2024

Exhibit A – Omnira Institute Proposal Letter



March 7, 2025

Dear Parks and Recreation Advisory Commission,

On behalf of Omnira Institute, please accept this proposal letter as part of our application for the use of Marston Campbell on Sept. 13, 2025, from 7:30 a.m. to 7:00 p.m. (which includes set up and breakdown) for the purpose of our Ninth Annual Black-Eyed Pea Festival.

Omnira Insitute History

Omnira (Freedom) Institute began presenting Black history through song in 2008, with a Juneteenth commemoration at Oakland's Lake Merritt, followed by Black History Month presentations at colleges, churches and centers in 2009; the Oakland Black-Eyed Pea Festival, which celebrates African American traditional culture through food, art, and music in 2014; and in 2016, started the African American Day of the Ancestors on Nov. 1, once known as 'Grave-Sweeping Day,' which, in concept, parallels the Latino 'Day of the Dead.' Collectively known as 'Roots of Faith, Roots of Freedom' all of these events are held annually.

Description of the Black-Eyed Pea Festival

The 10th Annual Black-Eyed Pea Festival (BEPF), a free, one-day event at West Oakland's Marston Campbell Park, is open to the general public and easily accessible on foot and public transit. The stage will be vibrant with music reflecting African American cultural heritage.

As of this writing our guests will include African traditional chant and drums by Awon Ohun Omnira, Voices of a Dream, which is a Spirituals/freedom songs a cappella group, MJ's Brass Boppers, a New Orleans 2nd-line band, and Andre Thierry's Zydeco Magic. Agreements with the Oakland School for the Arts Jazz Band, and another act are pending.

The Black artists and crafters are painters, (Nannette Harris) illustrators (Karin Turner), jewelers (Latisha Baker, Corinthia Peoples), clothing, décor, and accessory designers of various ages, among them Catherine Agyeman and Ellen Bimpeh. Food vendors are Black restaurateurs and caterers, while groceries come from the Mandela Food Co-Op and fresh produce –including freshly picked black-eyed peas – are brought from Fresno by African American growers from the Freedom Farmers' Market.

Alameda County and Oakland nonprofits host community resource booths on health and voter registration. An arts and crafts booth that appeals to young children and teenagers will be available.

We are expecting a crowd of 300 people. Outreach/publicity will be through mainstream media (newspapers, radio); online calendars and social media, including Facebook, X and Instagram.

When the festival began in 2014, it was held at Mosswood Park. From 2017-2019 and from 2022-2023 it was held on the front lawn of Oakland Technical High School. Last year it was at Marston Campbell Park.

Request to collect funds on site:

The event is free and open to the public. We are requesting to collect funds on site for:

Vendors: we expect up to 25 vendors who will sell wares valued from \$5 to \$250. They will sell food, drinks, art, crafts, and clothing.

Food vendors will be charged a \$125 fee and all other vendors, with the exception of some community resource vendors who may be present pro bono, will be charged \$70. These fees will be collected by the institute prior to the event and will be used to partially pay for park rental and fire inspection fees.

Omnira Institute will accept donations from individuals on site. Sponsorship agreements will be made prior to the event and will be sent directly to Omnira Institute.

Funds will be collected by entrepreneurs for their benefit. Donations will be accepted by Omnira Institute for its benefit.

Thank you and the OPRYD staff for their support in ensuring our event is successful.

Sincerely,

Wanda J. Ravernell

Wanda J. Ravernell,
Executive Director
Omnira Institute

Exhibit B – Post Event Report 2024



POST EVENT REPORT

Please complete and return the Post Event Report within 30 days after event date to Oakland Parks and Recreation Central Reservations Unit at 250 Frank H. Ogawa Plaza, 3rd Floor, Suite 3330, Oakland, CA 94612. If the event was held at a Recreation Center site, return the Post Event Report to the Site Supervisor at the Recreation Center.

I. GENERAL INFORMATION

Name of Event: 9th Annual Oakland Black-Eyed Pea Festival

Location of Event: Marston Campbell Park, 17th and West Streets

Date/Hours of Event: 09/14/2024 Permit No. _____

Event Contact Name: Wanda Ravernell Phone No. _____

Event Contact Address: 2151 47th Ave,

Is this a "first time" event at this location? ☒ Yes ☐ No If no, when was the event held previously?

The event was held previously at Oakland Technical H.S. front lawn

1. Were Facility Rental/Set-up fees waived? ☐ Yes ☒ No ☐ Not Applicable
2. Check other permits required for event?
☒ OPD Special Events Permit ☐ Food Handler's Permit ☒ Seller's Permit
☐ Charitable Solicitations Permit ☒ Certificate of Insurance ☐ Other – Please list

II. ATTENDANCE/COLLECTION OF FUNDS

1. Total number in attendance: 250
2. Were registration fees, donations or other fees collected on-site? ☐ Yes ☐ No
☐ Not Applicable
3. If yes, how many people registered? _____ How many people made donations? _____
4. What was the cost for registration? _____
5. How much was collected on site from registration fees? _____
6. How much was collected on site from donations? _____
7. How much was collected on site from other fees? _____

III. VENDOR INFORMATION

List all Vendors who participated at the event. (Attach additional sheets, if necessary):

Were all vendors in compliance per agreement? ☒ Yes ☐ No

If no, why not? _____

Name of Vendor(s) (Attach additional sheets if necessary)	Non-Profit or For Profit Orgz'n?	Food (Describe)	Craft (Describe)	Seller's Permit Y/N
Please see attached list				

IV. COMMENTS

List ways in which the Applicant desires to improve the event, in the future (Attach additional sheets, if necessary): (For example: changes or additional vendors, location, change of hours, etc.)

I would like to have more people and fewer vendors, develop a partnership with KIPP schools, community centers and West Oakland restaurant owners and food vendors.

List any problems, concerns, or other comments about your satisfaction in the way the event turned out? (Attach additional sheets, if necessary):

It was clear that the sprinkler system had not been disabled according to the agreement. When we arrived at 7 a.m. the ground was so wet the sound technician was concerned about shock. Also, we had asked that 'no parking signs and cones should be put up for the entire block along 16th st. and that was not the case.

Submitted by: Wanda Ravernell Date: 11/20/2024

Approved by: Tanya Nicholson Date: June 10, 2025
(OPR Staff)

Comments: _____

BEPE 2024 Vendors

1. Clothes for The Soul: Leta Hatley
2. Bay Area United: Mohammed Alkaws
3. Rihla: Mohmmmed Alkaws
4. The Soap Lady: Muslimah Alabi
5. Artifacts by Magi: Henry Taylor
6. Designs by Ivory: Ivory Batchan
7. KIPP: Sophia Marshall
8. Better Birth: Samsarah Morgan
9. Incense Gurl: Estrella Ramey
10. Multicultural Books: Tamara Shiloh
11. Multicultural Books: Tamara Shiloh
12. Registrar of Voters: Ashley Reed
13. P.C. Institute for Healing: Porsche Combash
14. Toss and Throws: Cheryl Wilson
15. My Evolving Wellness: Myesha Williams
16. CA CAIR: Marshawn Harris
17. Fly Lady T's: Tondalaya Jackson
18. Duafe Waist Beads: Ayodele Kinchen
19. For the Kulcha: Egyptsia McGuillory
20. Karin's Art: Karin Turner
21. Karin's Art: Karin Turner
22. Sticks and Stones: Francine Gadsden
23. Star Designs by Charmeng: Charmeng Robinson
24. Knot Our Kidz: Monee Bailey
25. Storm and Sky: Avy Jetter
26. Justin Mullen (books, ancestral drawings)
27. Self-Help Hunger Program: 'Aunti' Frances Moore
28. A Safe Place: Chinela Key-Baysinger
29. Back to Our Roots: Michele Lee
30. Catherine Agyeman
31. Panache: Grace Ugbo
32. Oakland Public Library: Nitoshia Howard

33. Royal Touch Wellness: Roshanda Parker

34. Digging Deep Farms: Sasha Shankar,

. 35 Thearthur Wright

36 Botanica Elegba: Imani Ajaniku

Food Vendors:

1. CocoBreeze
2. Ate O'Clock
3. Hal's Hot Dogs
4. Rainbow Ice

CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Marc Barach, Chair, Parks and Recreation Advisory Commission
FROM: Kerby Olsen, Transportation Planner III
DATE: May 21st, 2025
**SUBJECT: REQUEST FOR PARKS AND RECREATION ADVISORY COMMISSION
TO SUPPORT TWO NEW BIKE SHARE STATIONS ADJACENT TO
LAKESIDE PARK**

SUMMARY

The regional bike sharing program, Bay Wheels, is expanding in Oakland with 18 new station and about 500 new electric bikes. Department of Transportation staff released a survey in November 2024 asking the public where they would like to see new stations. Staff released a second survey in March 2025 asking the exact location where the public would like to see the stations placed. Two of the most popular locations identified in the survey are adjacent to Lakeside Park: Lakeshore and Brooklyn (see **Exhibit A**) and at the Lakeshore cul-de-sac (see **Exhibit B**). Staff are seeking the PRAC's input on these two locations.

BACKGROUND / LEGISLATIVE HISTORY

In July 2015, City Council approved Resolution No. 85715 C.M.S., adopting a Bike Sharing Policy and authorizing the City Administrator to negotiate and enter into an Intergovernmental Agreement with the Metropolitan Transportation Commission (MTC) and Bay Area Motivate, L.L.C.

In February 2016, City Council adopted Ordinance No. 13355 C.M.S. granting a Franchise Agreement to Bay Area Motivate, L.L.C. (Motivate) to operate a bike share program.

In July 2017, Motivate began operating the regional bike share program, initially branded as "Ford GoBike", in Oakland, Berkeley, Emeryville, San Francisco and San Jose. This program consists of non-electric bikes that must be docked in "stations".

In April 2018, installation of all 80 planned bike share stations in Oakland was completed. An additional three stations were later added using grant funds.

In November 2018, Motivate was purchased by the ride-hailing company Lyft, Inc.

In January 2019, Ford Motor Company announced that it would end its corporate sponsorship of the Ford GoBike program. Lyft subsequently re-branded the bike share program as "Bay Wheels".

In February 2023, the Metropolitan Transportation Commission approved a contract with Lyft for expansion of the Bay Wheels bike share system in the form of electric bikes and other improvements in a not to exceed amount of \$15,940,000. The contract includes lowering membership costs and lowering e-bike fees.

In December 2023, the City Council approved Resolution 90008 C.M.S. authorizing the addition of electric bikes to the Bay Wheels fleet in Oakland.

PROJECT / PROGRAM DESCRIPTION

Lyft, Inc. (Lyft) operates a bike share system, under a franchise with the City, branded as “Bay Wheels”. Bay Wheels also operates in Berkeley, Emeryville, San Francisco and San Jose. Users can rent bikes for one-way or round trips between any stations in the regional system. The Bay Wheels system in Oakland includes 85 stations and approximately 650 bicycles, including about 350 electric bicycles. Electric bikes are bicycles that use an electric motor to assist pedaling. At the end of a reservation, electric Bay Wheels bikes can only be locked into a “dock” at a bike share station, not locked to bike racks or any other street furniture and amenities. Lyft uses only Underwriters Laboratory (UL) certified batteries in all electric bikes to ensure fire safety.

The Metropolitan Transportation Commission has funded an approximately 15 million dollar expansion of the regional Bay Wheels program to add electric bikes and new stations. Eighteen of those new stations are planned for Oakland.

Two of the proposed stations would be adjacent to Lake Side Park: at Lakeshore and Brooklyn (see **Exhibit A**) and the Lakeshore cul-de-sac (see **Exhibit B**). The proposed location within the Lakeshore cul-de-sac would require removal of the concrete “K-rail” barriers currently placed within the parking spaces there.

FISCAL IMPACT

Oakland’s bike share system is owned and operated by Lyft at no cost to the City. The addition of the two new stations adjacent to Lake Side Park will not incur any direct fees.

PUBLIC OUTREACH / INTEREST

In December 2024, OakDOT staff released an online public survey asking where Oaklanders would like to see the 18 new stations installed. Staff used this feedback, along with an equity and feasibility adjustment, to select final locations. A second survey, released in March 2025 and still available here: www.tinyurl.com/baywheelsnewstations, asks about the preferred exact location for each of the 18 stations.


RECOMMENDATION

Staff recommends that the PRAC support proposed bike share station locations at Lakeshore and Brooklyn and at the Lakeshore cul-de-sac.


Respectfully Submitted,



Prepared by:
Kerby Olsen
Supervising Transportation Planner



Reviewed by:
Michael Ford
Manager, Parking and Mobility Division



Approved by:
Michael Ford
Manager, Parking and Mobility Division

Identification of Support Documents:

Attachments: Exhibit A – *Lakeshore and Brooklyn*
Exhibit B – *Lakeshore cul-de-sac*

EXHIBIT A: LAKESHORE AND BROOKLYN



EXHIBIT B: LAKESHORE CUL-DE-SAC



CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Marc Barach, Chair, Parks and Recreation Advisory Commission
FROM: Christopher Tan, Planner IV, Development Planning Division
DATE: July 9, 2025
SUBJECT: **INFORMATIONAL REPORT ON ALTERNATIVES TO THE
ESTUARY PARK MASTER PLAN**

SUMMARY

Under an active Development Agreement between the City of Oakland and the Brooklyn Basin Developer, the vacant 2.8-acre parcel owned by the Brooklyn Basin Developer (“Developer”/“Applicant”/“Zarsion-OHP 1, LLC”) adjacent to Estuary Park, known as Parcel N, is to be offered to the City of Oakland for incorporation into Estuary Park.

In July 2024, the Brooklyn Basin Developer filed an application with the City for a set of entitlements to allow residential development on Parcel N. As part of the current application, the Developer is requesting an amendment to the current Development Agreement to retain Parcel N under the Developer’s ownership and permit residential development on Parcel N. Should the current request be approved by the City Council, this approval would necessitate amendment of the approved Estuary Park Master Plan (EPMP) to exclude Parcel N. With this understanding, the Developer has provided the City with three (3) conceptual alternatives to the EPMP for the City to consider, and to help demonstrate how the EPMP could be revised in the event that the Parcel N Proposal is approved.

The approved EPMP encapsulates both the existing Estuary Park land area owned by the City and the adjacent Parcel N owned by Zarsion-OHP 1, LLC. If the Parcel N Proposal is ultimately approved by the Oakland City Council, amendment of the approved EPMP would also be required to exclude Parcel N. With this in mind, Staff from the Oakland Bureau of Planning request that the Parks and Recreation Advisory Commission (PRAC) review and provide initial feedback on three conceptual alternatives to the approved EPMP as presented by the Developer.

Following this initial introduction of the conceptual EPMP alternatives, Staff will then bring this item back to PRAC at a future date with any revisions prepared by the Developer, as well as responses to PRAC and public comments. At that future meeting, staff will request a recommendation regarding the proposed revision to the EPMP by the Developer to exclude Parcel N.

BACKGROUND / LEGISLATIVE HISTORY

Brooklyn Basin Planned Unit Development (PUD) Brief History

City Council approved the Brooklyn Basin PUD, associated land use entitlements, and Development Agreement in 2009. The approved project included the construction of up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9

acres of parks and public open space, two renovated marinas (with a total of 170 boat slips), and an existing wetlands restoration area. All existing buildings on the site have been demolished with the exception of a portion of the 9th Avenue Terminal shed building. At this time, Phase One has been fully constructed, and Phase Two is in development; additionally, the first park, Township Commons, is fully operational.

More recently, in 2023, City Council approved amendments to the Brooklyn Basin entitlements to allow for construction of up to 3,700 residential units throughout the existing development parcels in the Brooklyn Basin PUD, an increase of 600 units over the original entitlements.

In July 2024, the Developer filed an application for a set of entitlements to rezone a vacant, 2.8-acre parcel within Brooklyn Basin, known as Parcel N, to allow residential development. Parcel N is currently owned by the Developer. Under an active Development Agreement between the City of Oakland and the Developer, ownership of Parcel N is to be transferred from the Developer to the City of Oakland, and incorporated into Estuary Park as part of the EPMP which will expand and remodel the park.

As part of the current application, the Developer is now requesting an amendment to the Development Agreement to retain Parcel N under the Developer's ownership and permit residential development on Parcel N. Should the current request be approved by the City Council, this approval would necessitate amendment of the EPMP to exclude Parcel N. With this understanding, the Developer has provided the City with three (3) conceptual alternatives to the EPMP for the City to consider and to help demonstrate how the EPMP could be revised in the event that the Parcel N Proposal is approved.

Estuary Park Master Plan History

The EPMP is an approved City project to expand and remodel Estuary Park (approved in 2025). The EPMP is managed and implemented by the Capital Improvement Projects Group (CIP) in the Oakland Public Works Department on behalf of the Oakland Parks, Recreation and Youth Development Department (OPRYD). The CIP Group filed an application with the Bureau of Planning for a Major Conditional Use Permit (CUP) for a Park Master Plan, consistent with Section 17.135.050 of the Oakland Planning Code, in September of 2022. As part of the review process prescribed in the Planning Code, the EPMP and CUP went before the PRAC, LPAB, Planning Commission, and then finally City Council for final decision. The City Council unanimously approved the EPMP in January of 2025.

PROJECT / PROGRAM DESCRIPTION

The Parcel N site is a 2.8-acre vacant lot located adjacent to and northwest of Estuary Park. Parcel N is vacant and is occupied by a concrete pad, and was most recently the site of an enclosed retail facility (now demolished). Under the current Brooklyn Basin entitlements, the Developer must offer conveyance of Parcel N to the City of Oakland in order to become part of Estuary Park. However, the Developer is currently requesting to retain Parcel N under their ownership for residential development. The full set of entitlements requested by the Developer to allow residential development on Parcel N includes:

- **Amendment to the Estuary Policy Plan** (i.e., General Plan) including applicable maps and policies, to allow for residential use on Parcel N;

- **Amendments to the Downtown Oakland Specific Plan** to allow residential development of Parcel N;
- **Zoning Map and Text Amendments**, to provide for development of up to 120 residential units on Parcel N (with corresponding decreases elsewhere in the PUD);
- **Amendments to the Brooklyn Basin/Oak to Ninth Preliminary Development Plan;**
- **Amendments to the Brooklyn Basin/Oak to Ninth Design Guidelines;**
- **Amendment of the Development Agreement** to eliminate the requirement to offer conveyance of Parcel N to the City;
- Final Development Permit;
- A new **Vesting Tentative Tract Map** specific to Parcel N that indicates it is to remain in private ownership and not be conveyed to the City; and
- An **Amendment to the EPMP** to redesign the park to exclude the Parcel N property as it would not be incorporated into Estuary Park under this proposal and would remain under the Developer's ownership.

The full set of entitlements and permits, along with all submittal documents for the Parcel N Proposal can be found under case file PUD06010-R02-R01. Interested parties can utilize the City's online permit tracking system to review the project details via the following link: <https://aca-prod.accela.com/OAKLAND/Default.aspx>.

As of this writing, the Developer proposes 84 townhomes across nine (9) buildings on the 2.8-acre site. The town homes range from 2-3 bedrooms, with a maximum building height of 35 feet. To allow the proposed retention of Parcel N for residential development, the City would need to amend the EPMP to exclude Parcel N. Recognizing this, the Developer has submitted three (3) conceptual alternatives to the EPMP for the PRAC and members of the public to consider. The Developer's intent for the conceptual alternatives is to explore how a physically reduced EPMP could accommodate park facilities and programming currently included in the EPMP. The Developer seeks feedback from the PRAC regarding support for and feasibility of the proposed removal of Parcel N from the EPMP to allow residential development. The three conceptual alternatives are included as Attachment A of this staff report.

The three proposed conceptual alternatives are summarized as follows:

Conceptual Alternative 1: Celebrating the Trail Arrival

A separate class one bike and pedestrian trail enters along the west edge and connects people from Embarcadero to the Bay Trail at the waterfront. Parking is minimized with an emphasis on connections to the Lake Merritt BART Station and the Bay Trail for access.

Conceptual Alternative 2: Centering Arrival

A class one bike and pedestrian trail connects from Embarcadero and enhances park greening and pedestrian arrival near the Jack London Aquatic Center (JLAC) building. Dedicated automobile parking is minimized, but flexible plaza could be used for parking during special events (37 spaces).

Conceptual Alternative 3: Maximizing Parking

A separate bike and pedestrian trail enter along the west edge and connects people from Embarcadero to the Bay Trail at the waterfront. Parking is maximized at day-to-day lot and expanded in flexible use parking plaza by 58 spaces.

City Staff Analysis

A City staff interdepartmental team is currently conducting analysis of the entirety of the Parcel N Proposal, including all required entitlements. Staff raises and seeks answers to the following questions regarding Estuary Park prior to making a recommendation to City Council as part of their decision-making process:

- How can the adopted EPMP programming and facilities be accommodated with the exclusion of Parcel N? Which EPMP programs and facilities are the highest priority for retention?
- What strategies should be utilized to strengthen connections between Embarcadero, JLAC, proposed residential development on Parcel N, and Estuary Park?
- How does the Parcel N proposed site planning and development relate to Estuary Park? How can both parcels be designed to provide an attractive and neighborly transition between public and private realms?
- What are the financial implications of the proposed EPMP revision to implementation of the EPMP? How would the costs of delayed EPMP implementation and plan revision be addressed?
- What is the plan and timing for the Estuary Park site remediation that is required in the adopted Development Agreement and will that change with this proposed amendment?
- What Estuary Park community benefits should be considered as part of negotiation of a proposed amendment to the Development Agreement?

FISCAL IMPACT

Potential fiscal impacts of the project are under review by the City as the Parcel N Proposal is solidified and the project progresses through the entitlement process.

PUBLIC OUTREACH / INTEREST

The Parcel N Proposal will be subject to multiple public hearings as part of the City's review process. At a minimum, the project will be reviewed at the PRAC, Planning Commission, and finally, City Council for decision. The public will have several opportunities to participate in the review process and provide comments and feedback to the Developer and review bodies. Public notices will be made available for all public hearings. All public hearings will be subject to 17-day noticing, including newspaper notice, notice to property owners within 300 feet of the affected site, and notices provided to subscribers of City of Oakland Brooklyn Basin webpage (link: [City of Oakland | Brooklyn Basin \(formerly "Oak to Ninth Mixed Use..."\)](#)).

COORDINATION

The Bureau of Planning distributed the proposed EPMP conceptual alternatives to a number of city departments including the City Attorney, OPRYD, Public Works Department, Economic and Workforce Development, and OakDOT for review and feedback of the project components. The "City Staff Analysis" portion of this report above includes questions from the City's interdepartmental team for the PRAC, members of the public, and the developer to consider as the project moves forward in the public review process.

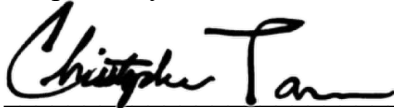
ENVIRONMENTAL REVIEW

The City is currently conducting environmental review of the Parcel N Proposal, compliant with the California Environmental Quality Act (CEQA). Staff will provide CEQA analysis and findings to the Planning Commission and City Council as part of any future decision-making process related to the Parcel N Proposal.

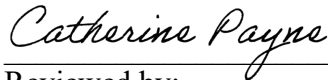
RECOMMENDATION

Staff recommends that the Parks and Recreation Advisory Committee (PRAC) provide feedback to the Brooklyn Basin Developer and City staff on the three (3) EPMP conceptual alternatives (Attachment A) as proposed and receive the this report.

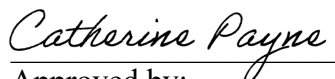
Respectfully Submitted,



Prepared by:
Christopher Tan
Planner IV, Development Planning Division



Reviewed by:
Catherine Payne
Development Planning Manager

 for Edward Manasse, Deputy Director of the Bureau of Planning
Approved by:
Catherine Payne
Development Planning Manager

Identification of Support Documents:

Attachments:

- Attachment A – *Proposed Estuary Park Master Plan Amendment Alternatives 4.30.25*
- Attachment B – *Approved Estuary Park Master Plan (January 2025)*

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ESTUARY PARK

ALTERNATIVE SCHEMES (UPDATED)

APRIL 30, 2025

Scheme 1 | Celebrating the Trail Arrival

A separate class one bike and pedestrian trail enters along the west edge and connects people from Embarcadero to the Bay Trail at the waterfront. Parking is minimized with an emphasis on connections to the Lake Merritt BART Station and the Bay Trail for access.

- 1. Resilient Shoreline Treatment South Shoreline Only
- 2. Parking Lot (32 spaces)
- 3. Pavement and Walking Paths
- 4. Bay Trail (EVA)
- 5. Restorative Native Meadow Hydroseed Planting
- 6. Picnic Areas
- 7. Public Restroom/Boating Program Showers
- 8. Shoreline Path and Passive Recreation Nodes
- 9. Natural Play Elements
- 10. (Dog Park Not Included)
- 11. East Promenade
- 12. Gathering Plaza
- 13. Refurnished Trellis Area
- 14. Multipurpose lawn
- 15. Boat Storage Facility
- 16. Resurface and stripe JLAC parking
- 17. Site Lighting
- 18. New Sidewalk



Scheme 1 | Celebrating the Trail Arrival - View at Main Park Entrance



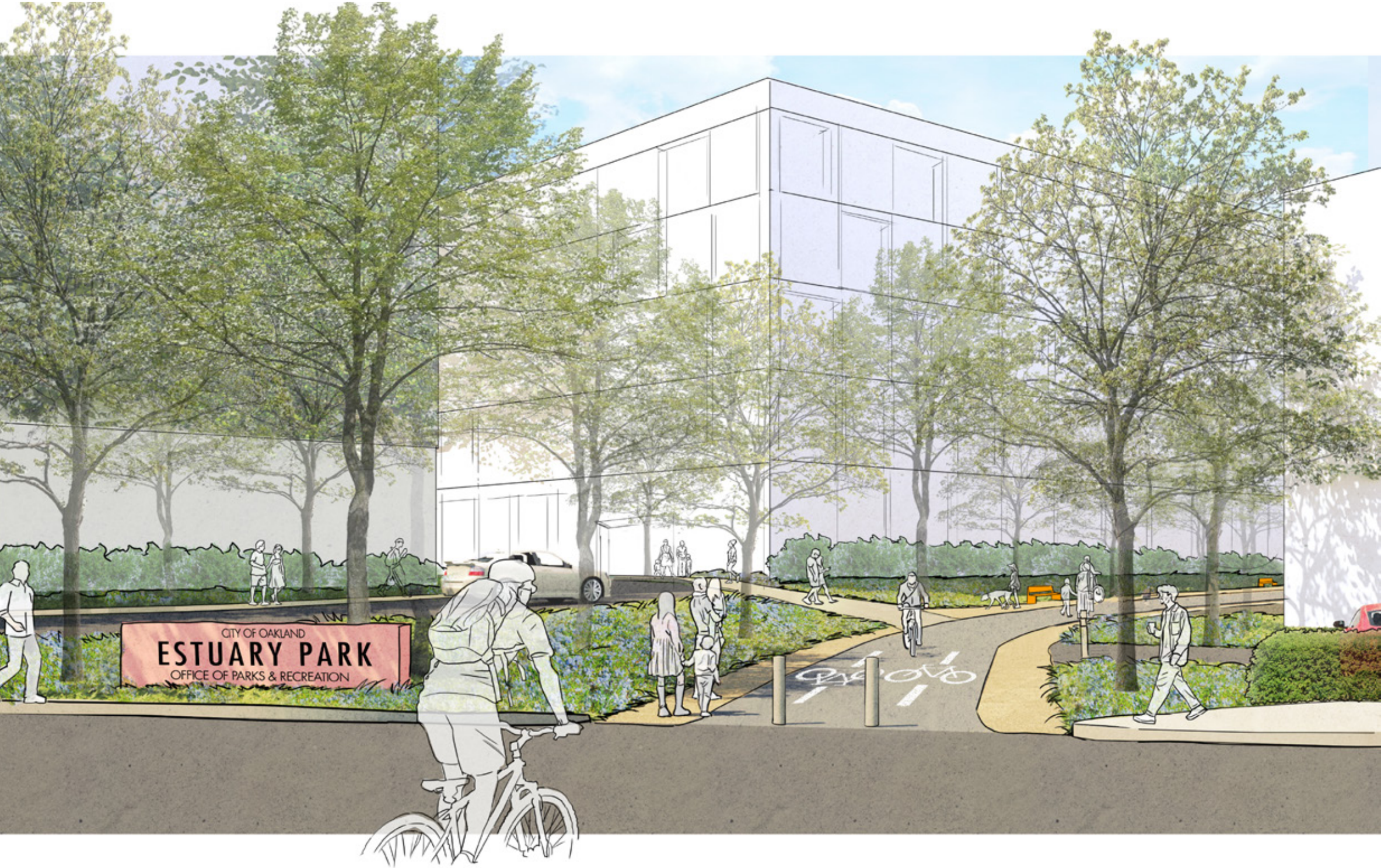
Key Plan

Scheme 1 | Celebrating the Trail Arrival - View at East Arrival to Parcel N



Key Plan

Scheme 1 | Celebrating the Trail Arrival - View at Parcel N West Arrival + Bike/Pedestrian Arrival Path



Scheme 2 | Centering Arrival

A class one bike and pedestrian trail connects from Embarcadero and enhances park greening and pedestrian arrival near the JLAC building. Every day parking is minimized, but a flexible plaza that can be used for parking during events or other operationally controlled times (37 spaces).

- 1. Resilient Shoreline Treatment South Shoreline Only
- 2. Parking Lot (18 spaces)
- 3. Pavement and Walking Paths
- 4. Bay Trail (EVA)
- 5. Restorative Native Meadow Hydroseed Planting
- 6. Picnic Areas
- 7. Public Restroom/Boating Program Showers
- 8. Shoreline Path and Passive Recreation Nodes
- 9. Natural Play Elements
- 10. (Dog Park Not Included)
- 11. East Promenade
- 12. Gathering Plaza
- 13. Refurnished Trellis Area
- 14. Multipurpose lawn
- 15. Boat Storage Facility
- 16. Resurface and stripe JLAC parking
- 17. Site Lighting
- 18. New Sidewalk



Scheme 2 | Centering Arrival -- View at Main Park Entrance



Scheme 2 | Centering Arrival -- View at Central Bike/Ped Arrival + East Arrival to Parcel N



Key Plan

Scheme 2 | Centering Arrival - View at Parcel N West Arrival



Scheme 3 | Maximizing Parking

A separate bike and pedestrian trail enters along the west edge and connects people from Embarcadero to the Bay Trail at the waterfront. Parking is maximized at day to day lot and expanded in flexible use parking plaza by 55 spaces.



- 1. Resilient Shoreline Treatment South Shoreline Only
- 2. Parking Lot (32 spaces)
- 3. Pavement and Walking Paths
- 4. Bay Trail (EVA)
- 5. Restorative Native Meadow Hydroseed Planting
- 6. Picnic Areas
- 7. Public Restroom/Boating Program Showers
- 8. Shoreline Path and Passive Recreation Nodes
- 9. Natural Play Elements
- 10. (Dog Park Not Included)
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- 14. Multipurpose lawn
- 15. Boat Storage Facility
- 16. Resurface and stripe JLAC parking
- 17. Site Lighting
- 18. New Sidewalk

Scheme 3 | Maximizing Parking - View at Main Park Entrance



Scheme 3 | Maximizing Parking - View at East Arrival to Parcel N

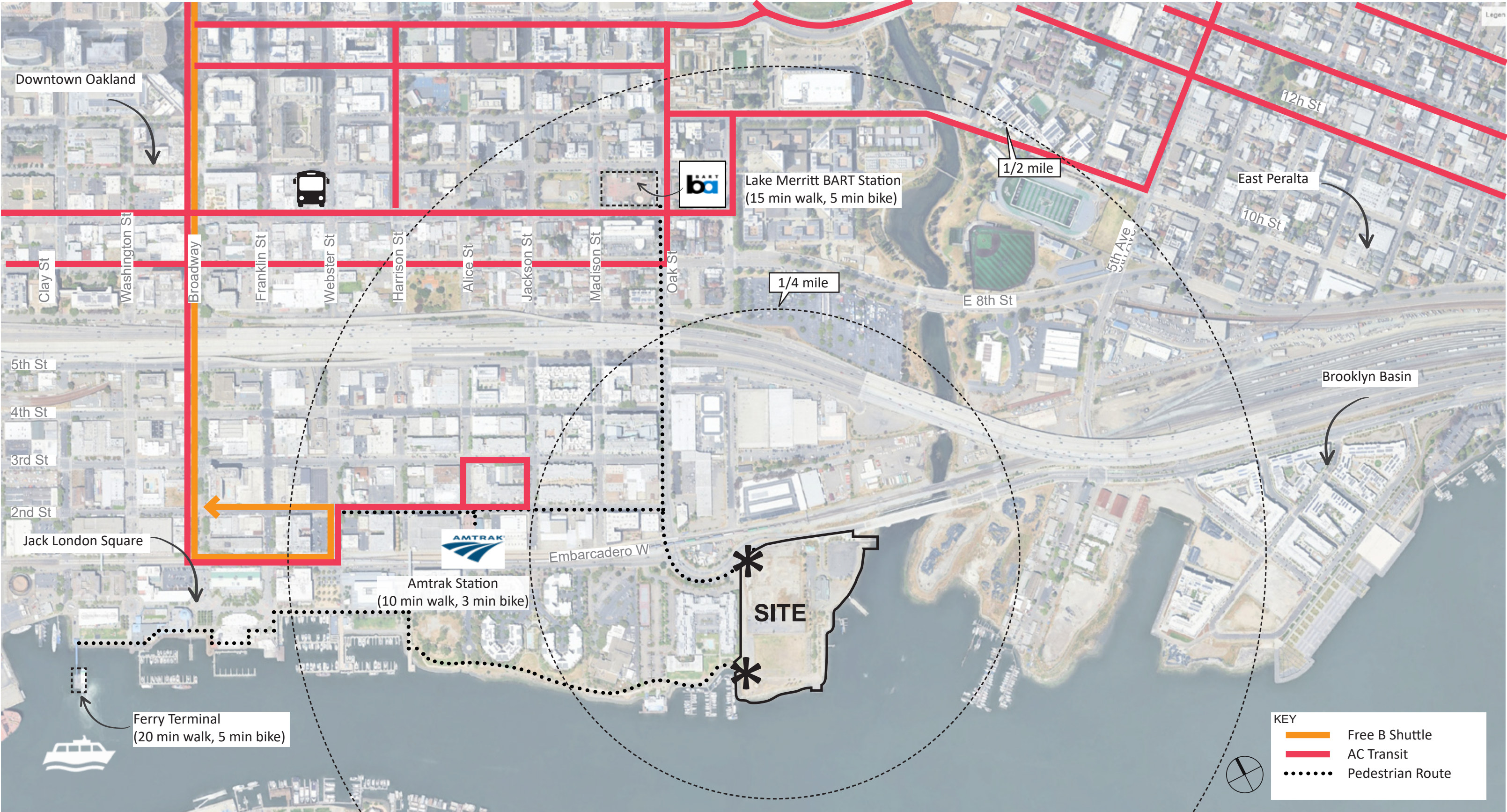


Scheme 3 | Maximizing Parking - View at Parcel N West Arrival + Bike/Pedestrian Path



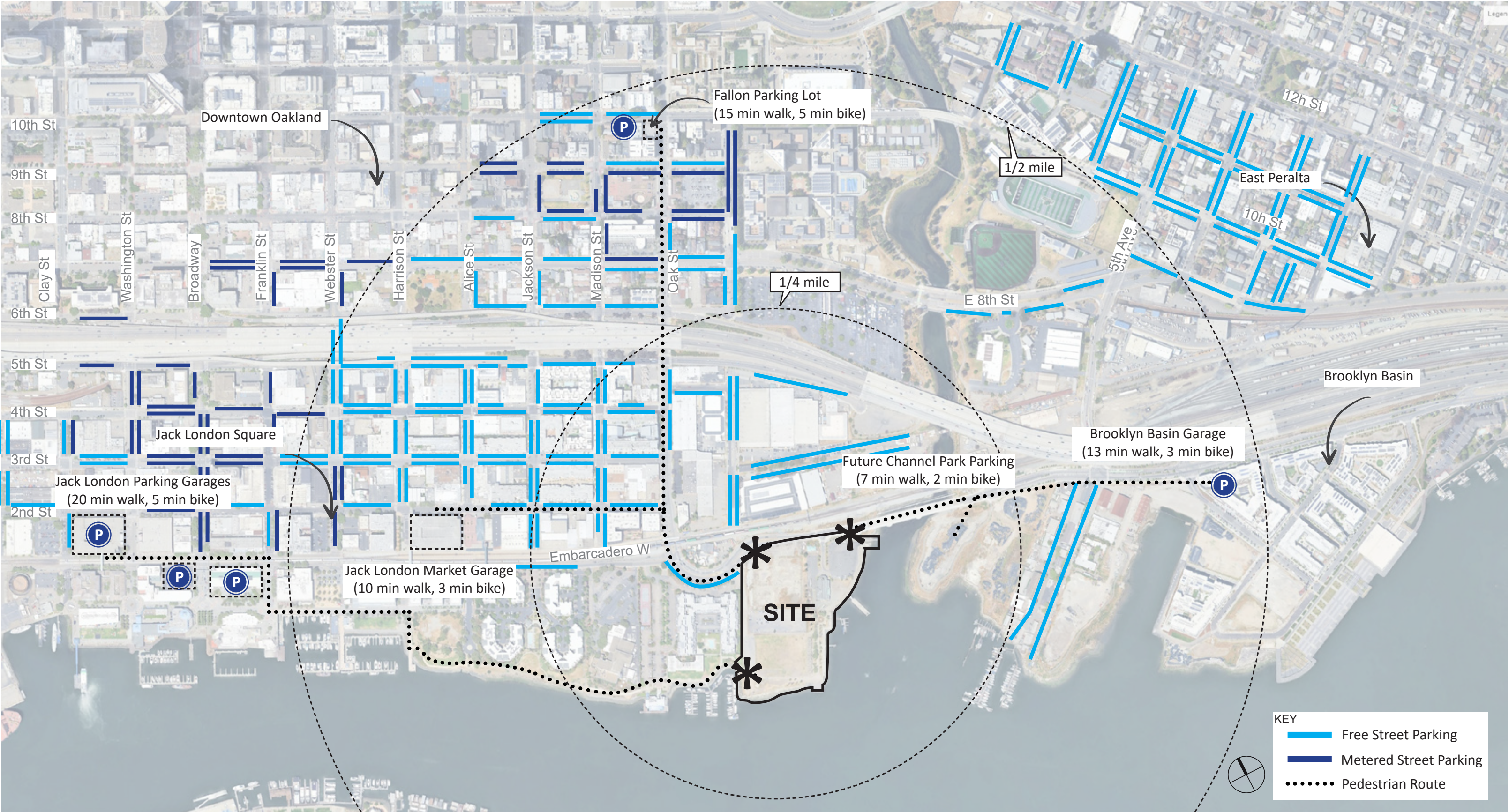
Context Circulation - Public Transit

Estuary Park is 15-20 min walking distance from nearby public transit (BART, Ferry, Amtrak).
The closest bus routes/stops are a 10-15 minute walk from the site.



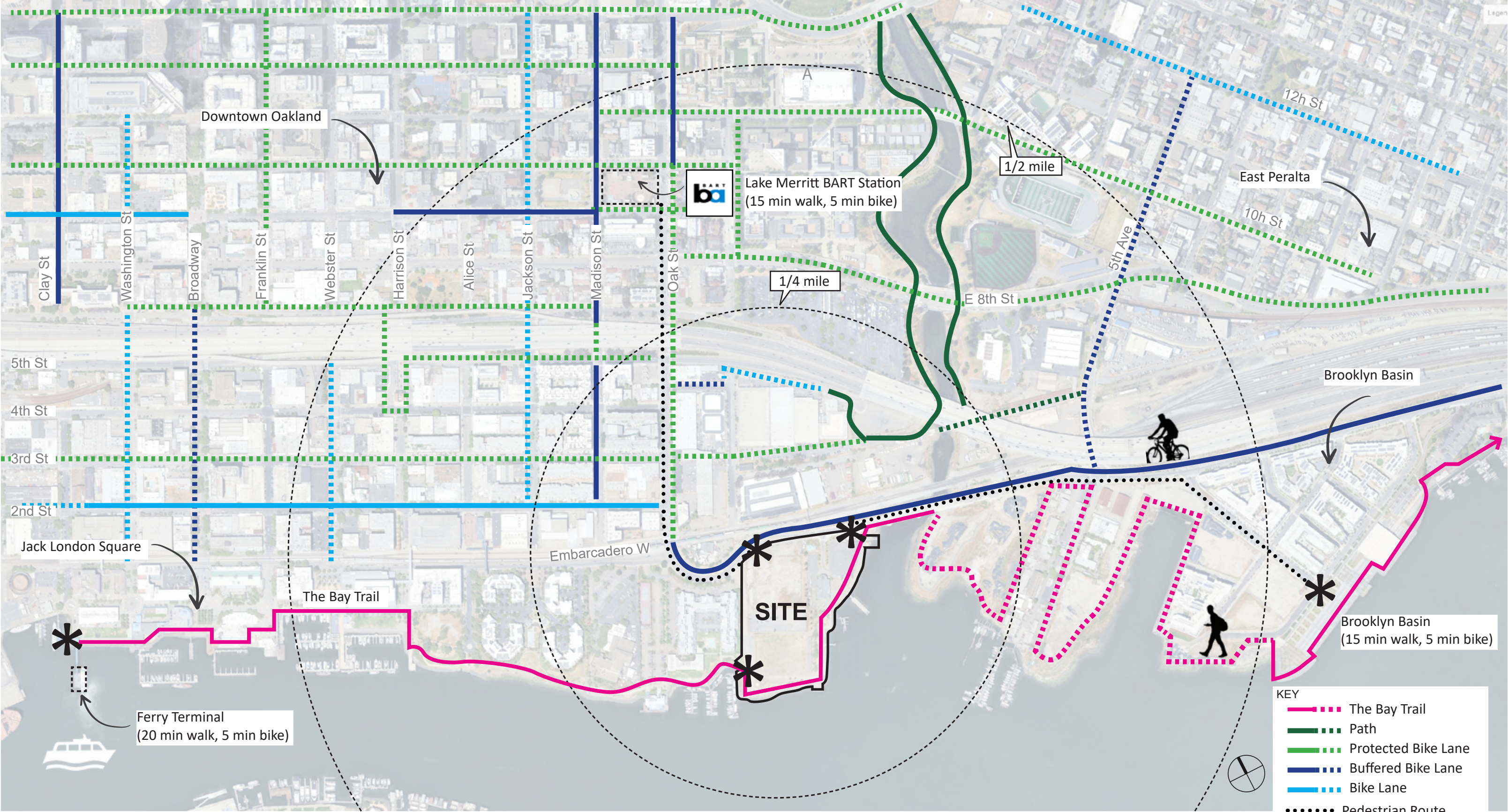
Context Circulation - Vehicles

Estuary Park is 10-15 min walking distance from the closest parking garages/lots in all directions.
Free street parking is located nearby in the Jack London Square District.



Context Circulation - Bikes + Pedestrians

Estuary Park is well-served by bike and pededestrian pathways. It is located on The Bay Trail and a buffered bike lane that links to other bike infrastructure, connecting it to Downtown Oakland.



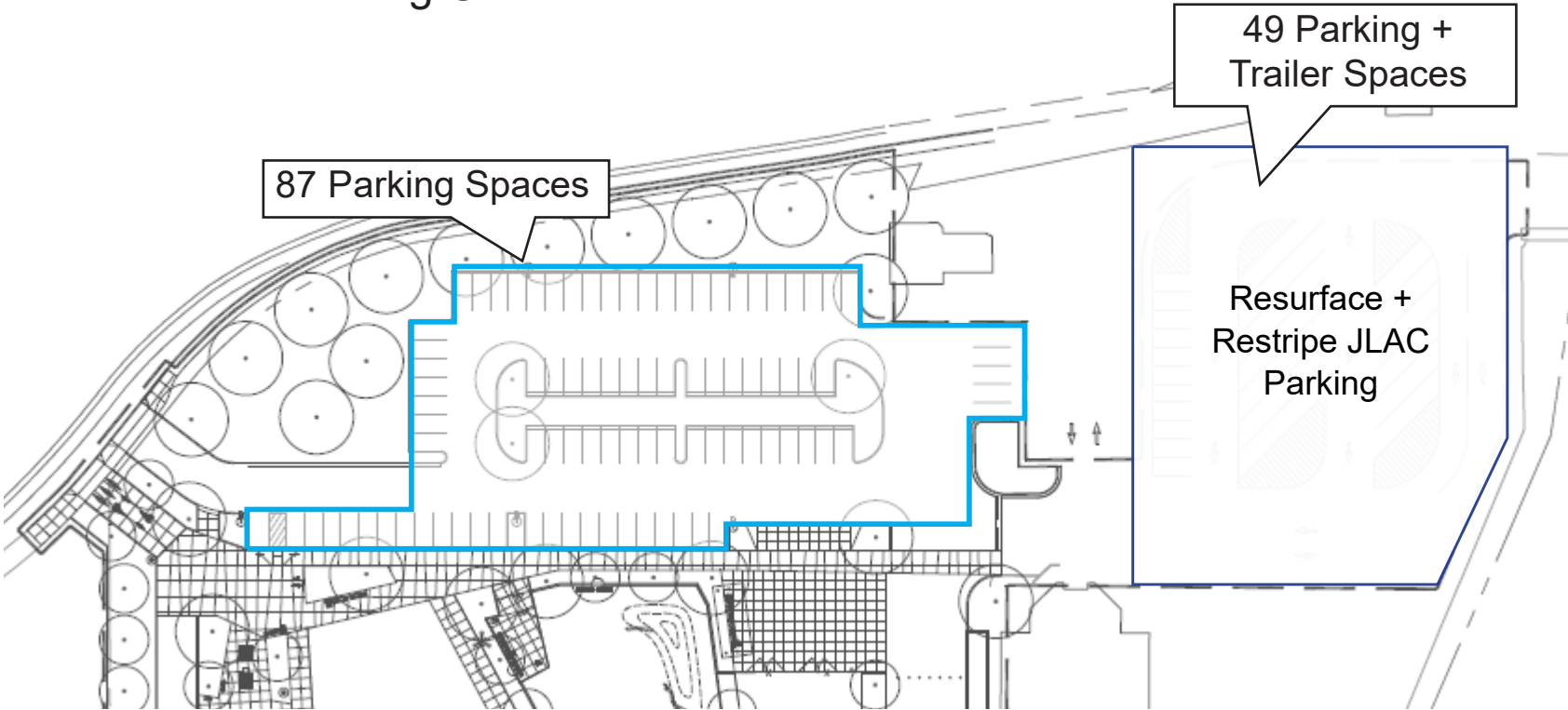
Existing + Master Plan Parking Counts

The January 2025 Master Plan Concept adds 66 new parking spaces to the site. While existing parking is adequate for current daily and boating uses, additional spaces are needed to support future park programming and anticipated increases.

Existing Parking Count



Master Plan Parking Count

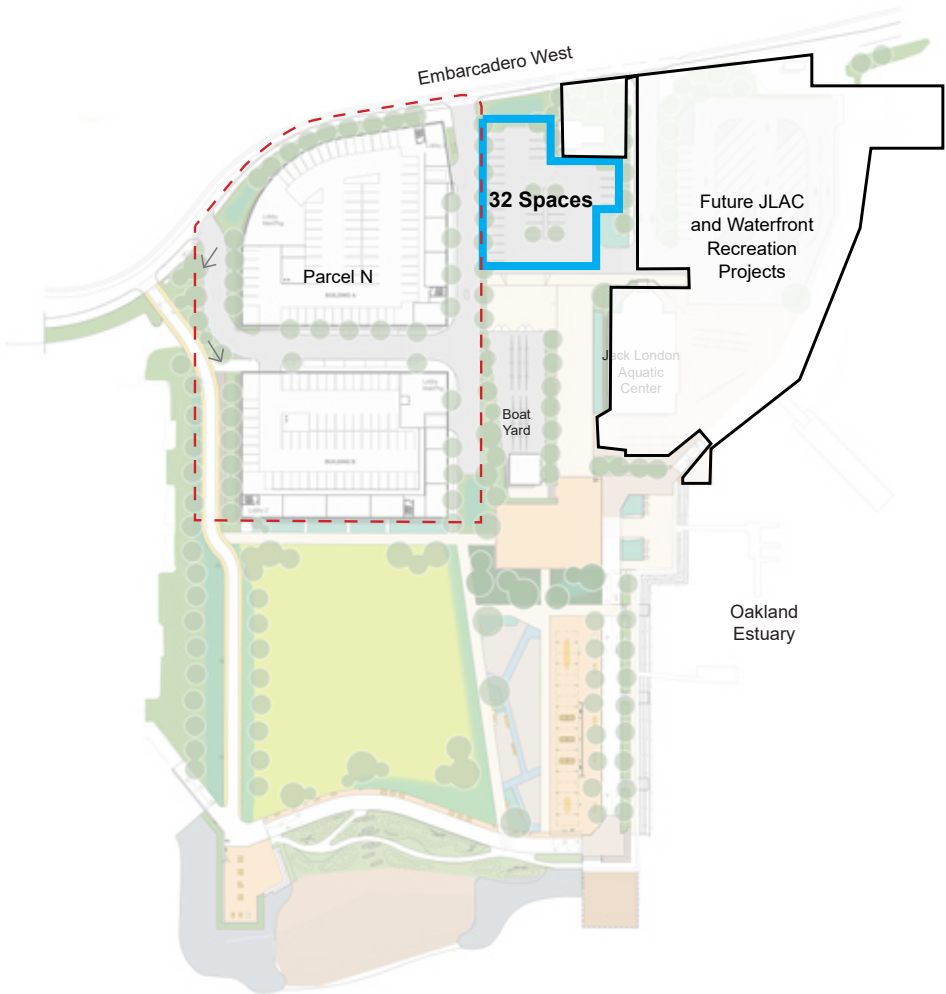


- Parking Count:
- North Lot- 87
 - East Lot - 39

3 Alternate Plans | Parking Counts

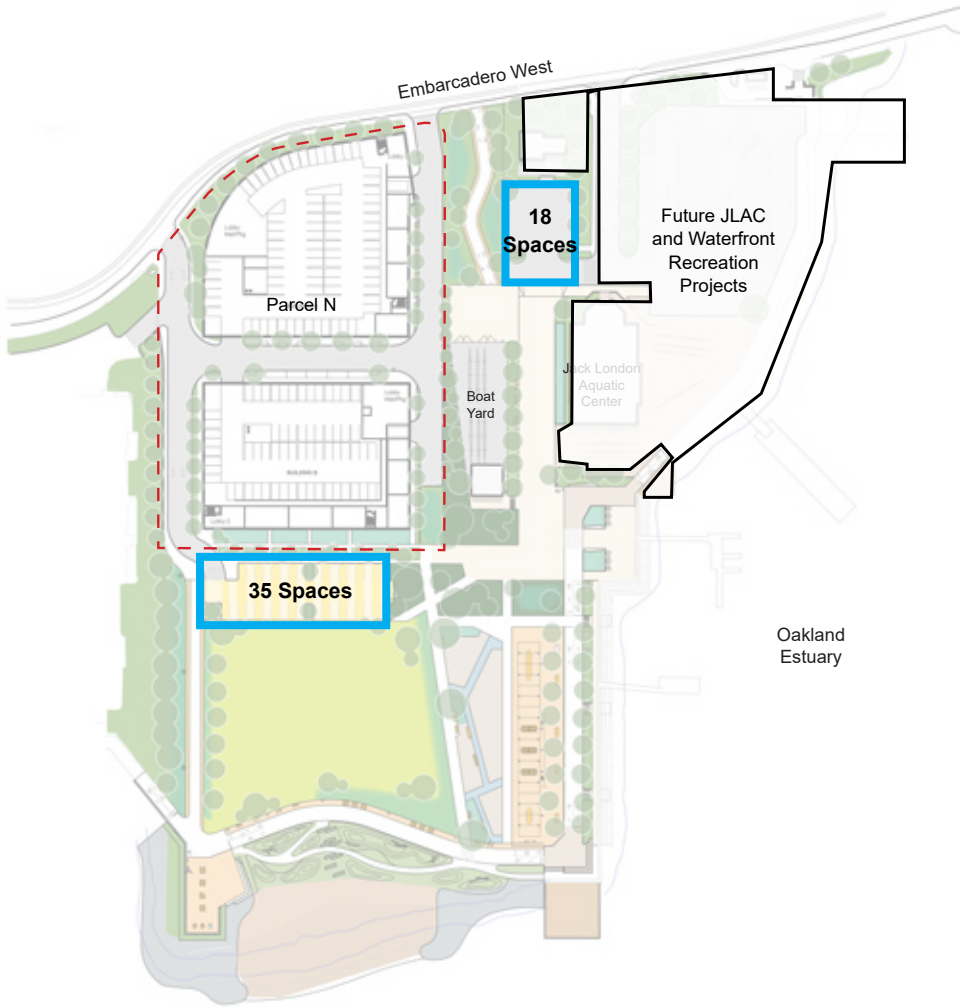
Scheme 1 | Celebrating the Trail Arrival

- Parking Count:
- North Lot - 32
 - East Lot - 49
 - Missing 47 additional event parking spaces shown in Master Plan



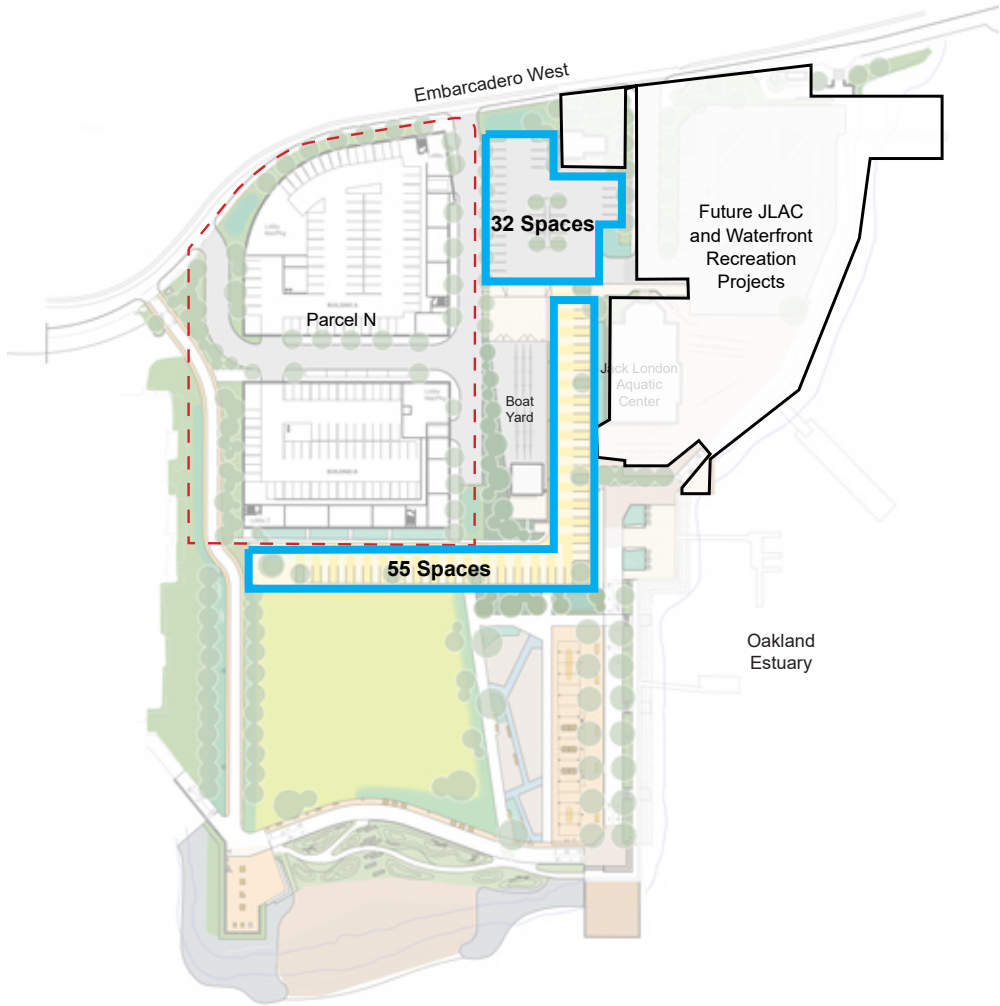
Scheme 2 | Centering the Park Arrival

- Parking Count:
- North Lot- 18
 - Flex Lot - 35
 - East Lot - 49
 - Missing 34 additional event parking spaces shown in Master Plan



Scheme 3 | Crossroads

- Parking Count:
- North Lot- 32
 - Flex Lot - 55
 - East Lot - 49
 - Same number of parking spaces as shown in Master Plan



Overall Circulation

- KEY
- Bike/Pedestrian
 - Sharrows
 - Pedestrian
 - Vehicular
 - Bay Trail

Scheme 1 | Celebrating the Trail Arrival



Scheme 2 | Centering the Park Arrival



Scheme 3 | Crossroads

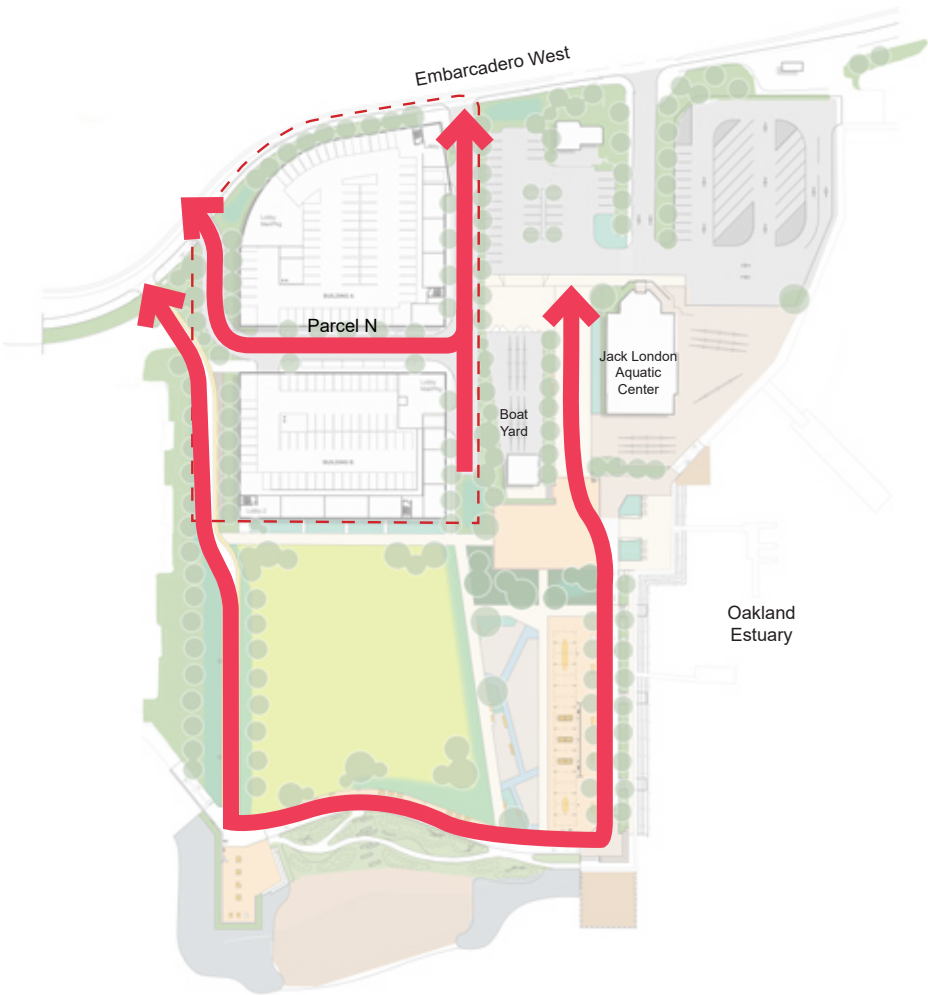


EVAC Circulation

KEY

 EVAC Route

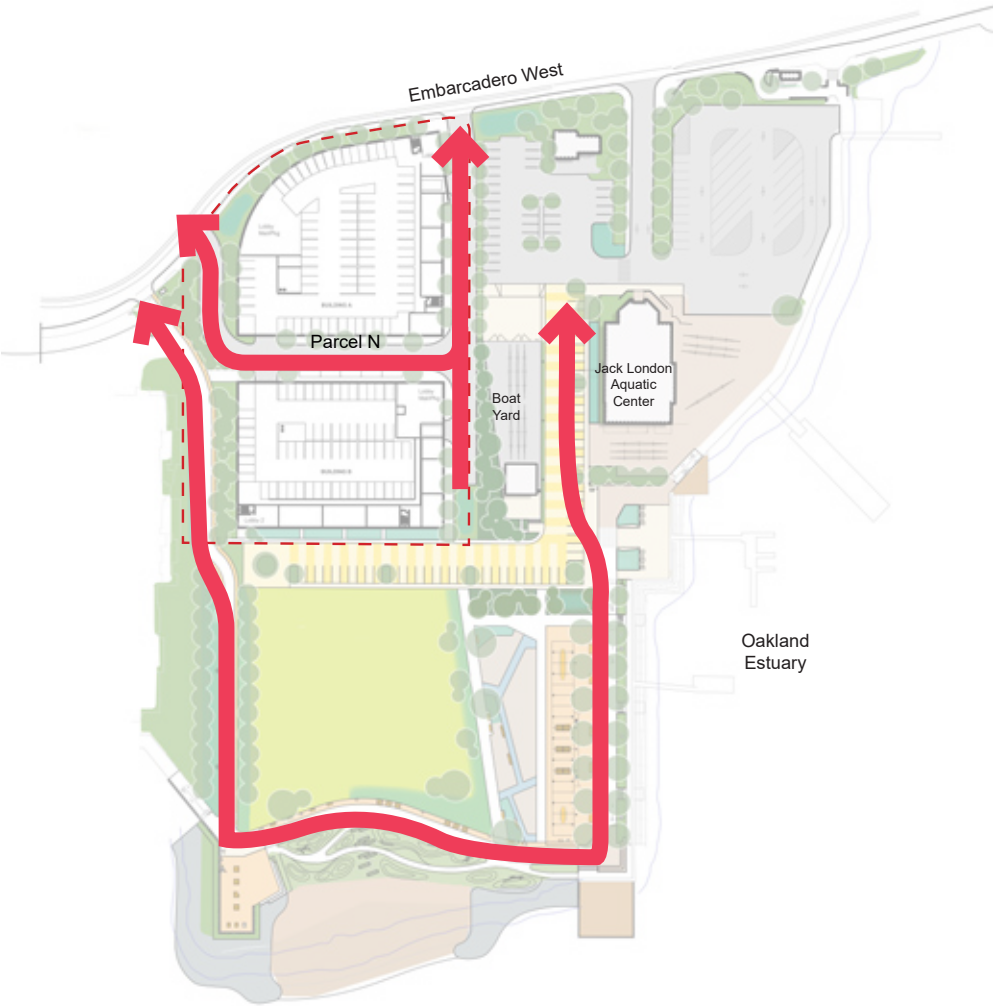
Scheme 1 | Celebrating the Trail Arrival



Scheme 2 | Centering the Park Arrival



Scheme 3 | Crossroads



PROJECT ELEMENTS

- ① RESILIENT SHORELINE TREATMENT (SOUTH SHORELINE ONLY)
- ② PARKING LOT
- ③ PAVEMENT / WALKING PATHS
- ④ BAY TRAIL
- ⑤ RESTORATIVE NATIVE MEADOW HYDROSEED PLANTING
- ⑥ PICNIC AREAS
- ⑦ PUBLIC RESTROOM/BOATING PROGRAM SHOWERS
- ⑧ SHORELINE PATH AND PASSIVE RECREATION NODES
- ⑨ NATURAL PLAY ELEMENTS
- ⑩ DOG PARK
- ⑪ EAST PROMENADE
- ⑫ GATHERING PLAZA
- ⑬ REFURBISHED TRELLIS AREA
- ⑭ MULTI-USE LAWN
- ⑮ BOAT STORAGE FACILITY
- ⑯ RESURFACE AND RESTRIPE JLAC PARKING
- ⑰ SITE LIGHTING



REFERENCE: JANUARY 2025 MASTER PLAN CONCEPT WITH PARCEL N OVERLAY

PROJECT ELEMENTS

- ① RESILIENT SHORELINE TREATMENT (SOUTH SHORELINE ONLY)
- ② PARKING LOT REDUCTION IN SPACES
- ③ PAVEMENT / WALKING PATHS RELOCATION
- ④ BAY TRAIL
- ⑤ RESTORATIVE NATIVE MEADOW HYDROSEED PLANTING
- ⑥ PICNIC AREAS REDUCTION IN NUMBER
- ⑦ PUBLIC RESTROOM/BOATING PROGRAM SHOWERS
- ⑧ SHORELINE PATH AND PASSIVE RECREATION NODES
- ⑨ NATURAL PLAY ELEMENTS
- ⑩ DOG PARK REMOVAL
- ⑪ EAST PROMENADE
- ⑫ GATHERING PLAZA
- ⑬ REFURBISHED TRELLIS AREA
- ⑭ MULTI-USE LAWN REDUCTION IN SIZE
- ⑮ BOAT STORAGE FACILITY
- ⑯ RESURFACE AND RESTRIPE JLAC PARKING
- ⑰ SITE LIGHTING

The majority of the original design is unchanged. The dog park is eliminated and the flexible lawn and parking are reduced.





Attachment B – Approved Estuary Park Master Plan (January 2025)

OAKLAND ESTUARY PARK RENOVATION + EXPANSION PROJECT

MASTER PLAN

05/12/2023

Adopted by Oakland City Council, 1/21/2025

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- Project Description and Background
- Project Context / Location Map
- Site History Images
- Existing Conditions Images
- Project Goals

2. PUBLIC ENGAGEMENT

3. CONCEPTUAL MASTER PLAN

- Conceptual Plan
- Park Program
- Aerial Perspectives
- Character Images

4. ESTUARY PARK RENOVATION AND EXPANSION PROJECT CONCEPTUAL PLAN

ACKNOWLEDGMENTS

CLIENT:

Oakland Public Works, Project & Grant Management Division (OPW, PGM)

Project Managers:

Allison Schwarz (2018 – 2021)

Christine Reed (2021 – present)

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Dana Riley, Assistant Director, Oakland Parks, Recreation, & Youth Development (OPRYD)

Justice Bolton, OPRYD Aquatics and Boating

Donte Watson, OPRYD Recreation General Supervisor

Myka Hancock, OPRYD Recreation Sports Supervisor

Gabriel Gibson, OPRYD Recreation Program Director

Elena Bermeo, OPRYD Recreation Supervisor, Dog Park Program Manager

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Zermaine Thomas, OPRYD Special Events Coordinator

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Terri Fashing, OPW, Measure DD Bond Program Manager

Daniel Hamilton, OPW, Sustainability and Resilience Director, City Administrator's Office

Brian Carthan, OPW Parks and Tree Services Division, Division Manager

Catherine Payne, Planning Department, Development Manager

Edward Manasse, Planning Department

STAKEHOLDERS:

Measure DD Community Coalition

Boating Community:

East Bay Rowing Club (EBRC): Ken Crowley, Denise Martini

East Bay Rowing Club (EBRC) Oakland Tech Rowing: Patti Buck

Berkeley High Crew: Marie Jones

Oakland Renegades: Brian Lavelle

PROJECT DESIGN TEAM FOR SITE INVENTORY AND MASTER PLAN:

WRT, Landscape Architecture and Prime Consultant

RBA, Community Engagement

ESA, Coastal Engineering and Environmental Documentation

Murakami/Nelson, Architecture

BKF, Civil Engineering

COWI, Marine Engineering

Terraphase, Geotechnical Engineering



1. PROJECT INTRODUCTION

PROJECT INTRODUCTION

PROJECT DESCRIPTION

Estuary Park is a seven-acre park located along the Oakland Estuary south of Jack London Square at the mouth of the Lake Merritt Channel. The existing park incorporates the Jack London Aquatic Center, youth and adult rowing programs, a multi-use field for soccer and team sports, a public boat launching ramp, fishing pier, and a group picnic area. A property to the northwest of the existing park will become part of the park, expanding the total area by four acres to eleven acres. The Master Plan for the eleven-acre park site provides a vision to create a major open space of citywide and regional significance, expand recreational amenities for a diverse community, improve access to and enjoyment of the shoreline, and improve the San Francisco Bay Trail through the park.

The Master Plan identifies areas that will require additional design and environmental review through future implementation project(s), as well as describing the scope of the Renovation and Expansion Project (the “Project”) which will be developed through detailed design and environmental review. The Project will comprise much of the park site, as illustrated in the Project Conceptual Plan at the end of this document. The Project will be implemented in phases as funding becomes available.

PROJECT BACKGROUND

Through a variety of planning processes beginning in the mid 1990’s, the Estuary Park Renovation and Expansion Project was proposed and thereby incorporated into several local and regional plans, including the adopted General Plan Open Space, Conservation and Recreation (OSCAR) in 1996 and the Estuary Policy Plan in 1999. As stated in the Estuary Policy Plan: “Estuary Park is a significant public asset which can and should be upgraded. It has a historic relationship with nearby Lake Merritt and the Lake Merritt Channel.” “If Estuary Park is to fulfill its potential, it is important to make it more visible from the Embarcadero. It should be expanded and extended to the street, adding to the total amount of usable public space and improving park security. The entire park (including the expansion area) should be improved. Consideration should be given to providing places to observe major civic celebrations and water related festivals.”

As a result of this initial planning vision, the “Cash and Carry” site located at 105 Embarcadero West will be acquired by the City through the Brooklyn Basin Development Agreement, providing visual continuity from the Embarcadero to the water and expanding the total site area from seven to eleven acres. The site is to be transferred to the City upon completion and acceptance of site remediation by the developer.

Funding for the Estuary Park Project was approved in December 2016 through the Measure DD – Oakland Trust for Clean Water and Safe Parks Bond program under the category for Estuary Waterfront Access, Parks and Cleanup Program. This positioned the City to realize long-held community objectives for the creation of a major open space of citywide and regional significance as described in the Estuary Policy Plan.

PROJECT INTRODUCTION

CITY OF OAKLAND VISION AND GOALS FOR RACIAL EQUITY

In 2017 the City of Oakland established a new Department of Race and Equity (DRE), launching an effort to explicitly embed racial equity in its decisions and policies. In Oakland, equity is defined as fairness. It means that identity—such as race, ethnicity, gender, age, disability, sexual orientation or expression— has no detrimental effect on the distribution of resources, opportunities and outcomes for our City’s residents. One key assumption in our work is that race matters, and this assumption is supported by the data: almost every indicator of well-being shows troubling disparities by race. By applying an equity focus and analysis to key deliberations, the City government can work with the community to create conditions where everyone has access to the opportunities necessary to meet their essential needs, advance their well-being and achieve their full potential. The City of Oakland’s commitment to end systemic racism and take intentional steps to further racial equity is essential to correcting long-standing disparities and building meaningful relationships with underserved communities. Since the formation of the DRE, the City’s Departments have endeavored to actualize the City’s equity vision through project and program implementation. The Estuary Park Master Plan is one of these efforts.

The Estuary Park Master Plan was led by Oakland Public Works and informed by close collaboration with the Oakland Parks and Recreation and Youth Development Department (OPRYD) – as well as many other City Department and community stakeholders. The City’s service-oriented Departments, such as OPRYD have a long history of serving as a liaison and steward for the communities and neighborhoods they serve. OPRYD’s mission is to provide best in class, relevant and equitable programs and services, while meeting the specific needs of people and communities both at the neighborhood level and regionally throughout the City of Oakland. They achieve this mission through intentional engagement, by removing the barriers that prohibit equitable opportunities for all, and through partnerships with other mission-driven organizations. OPRYD and its partners work to remove the barriers of systemic racism by offering programs to all, regardless of

race, income or culture; and provide diversity education to foster change. Scholarships and subsidies sponsored by partner organizations are employed to provide access to all –ensuring that no child is turned away. As the Client Department for the Estuary Park Renovation and Expansion project, OPRYD established the initial goals for the project, based on their knowledge and understanding of community needs, and provided critical support in identifying and reaching the community through the engagement process. OPRYD is committed to on-going evaluation and accountability to measure the success of their recreation programs to achieving the City’s equity goals.

The Estuary Park Master Plan recommendations combine our understanding of current community priorities, OPRYD’s program goals, and the City’s Racial Equity-driven targets for closing known disparities. The project has utilized important new Equity Tools, including the ‘2018 Oakland Equity Indicators Report’¹ and the Oakland Geographic Equity Toolbox² to understand existing disparities and identify means of closing them through design and programming of the park. The renovated and expanded Estuary Park has the promise to positively impact two key sectors of the City’s Racial Equity Indicators through physical design and programmatic activation – Fostering Civic Life and Improving Public Health. In addition, in keeping with its prominence as a regional shoreline park under State Lands jurisdiction, the plan aspires to Celebrate Site History, Increase Environmental Awareness, and Enhance Resiliency and Adaptation. These high-level goals and related objectives are outlined in the ‘Project Goals’ section of the Master Plan document.

Web links to sources cited:

¹ Racial Equity Indicators Report: <https://www.oaklandca.gov/projects/oakland-equity-indicators>

² Oakland Geographic Equity Toolbox: <https://www.oaklandca.gov/resources/oakdot-geographic-equity-toolbox>

SITE LOCATION AND CONTEXT

ESTUARY / LAKE MERRITT CONTEXT

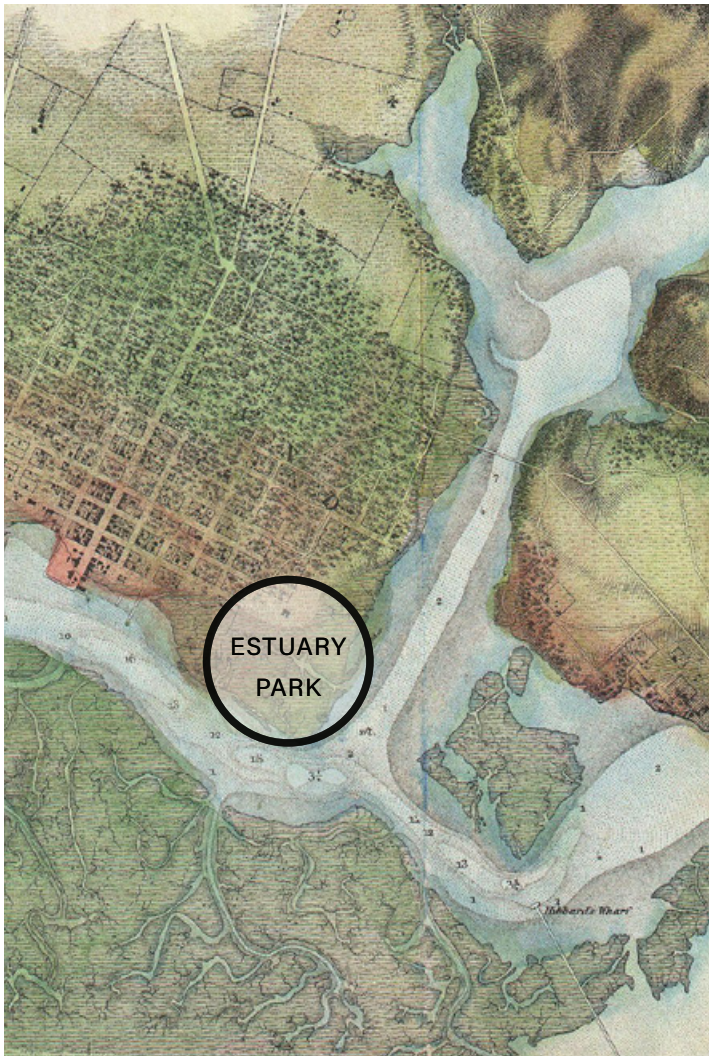


ADJACENT LAND USE



SITE HISTORY

MARSHLAND



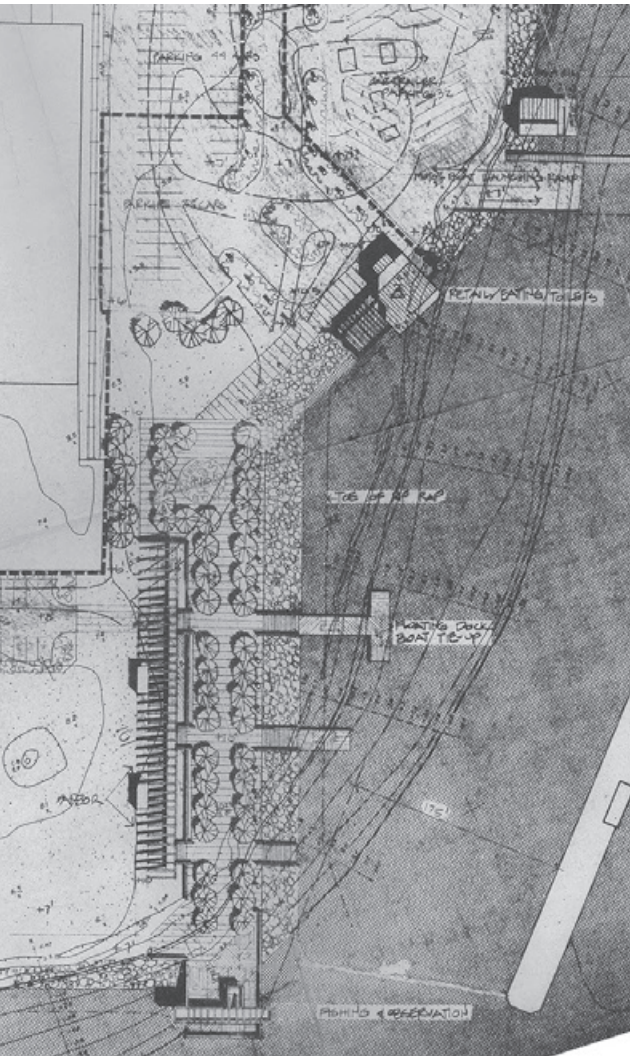
1857

SUNSET LUMBER



1929

HALPRIN DESIGN



1976

TODAY'S PARK



2022

EXISTING CONDITIONS



Halprin trellis



JLAC facility



Concrete stepped bulkhead - Halprin design



Location of removed Betty Gold Sculpture

PROJECT GOALS

1. FOSTER CIVIC LIFE

- Create a major open space of citywide and regional significance
- Provide places to observe major civic celebrations and water related festivals
- Create a welcoming, inclusive, and accessible space to increase civic collaboration, participation and mutual accountability among diverse users
- Activate the park with new recreational opportunities, responding to the needs of the community
- Provide opportunities for engaging public art
- Prioritize long-term efforts to manage the park in ways to make it public, safe, and clean

2. IMPROVE PUBLIC HEALTH

- Improve public health through access to high-quality open space and recreational programs
- Provide inclusive and accessible amenities and a comfortable outdoor environment to encourage regular use of the park and a variety of activities and uses
- Create a park that serves all of Oakland's people equitably
- Foster connection to nature
- Provide safe and accessible circulation throughout the park and along the shoreline, including improvements to the San Francisco Bay Trail, to encourage walkability and exercise

- Provide clear way-finding and site lines, and provide a sense of safety and security for park users
- Ensure the park is well-maintained over time
- Maintain and improve operation of the Jack London Aquatic Center for its recreational boating programs
- Improve service & emergency vehicle access

3. CELEBRATE SITE HISTORY AND INCREASE ENVIRONMENTAL AWARENESS

- Connect park visitors with the Estuary and maritime uses, in keeping with the requirements of the State Lands Trust and Bay Conservation and Development Commission (entities with jurisdiction over shoreline development)
- Preserve and enhance existing cultural resources suitable for reuse
- Improve environmental awareness through enhanced views to the estuary, low water-use habitat planting, improved shoreline access, and informational signage

4. ENHANCE RESILIENCY AND ADAPTATION

- Create a resilient and adaptive shoreline that responds to sea-level rise and improves opportunities for wildlife habitat.
- Create a sustainable and resilient park that responds to its regional climate, can be sustainability operated and maintained, and is adaptive to future change



2. PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT SUMMARY

Community Meetings

Community Meeting #1: October 17, 2018

Community Meeting #2: December 5, 2018

Community Meeting #3: January 31, 2019

Community Meeting #4: October 23, 2021

Stakeholder Meetings

Stakeholder Meeting #1: August 30, 2018

Stakeholder Meeting #2: April 22, 2021

Stakeholder Meeting #3: September 14, 2021

Stakeholder Meeting #4: September 30, 2021

On-Line Surveys

Survey #1: November, 2018

Survey #2: November, 2021

Project Web Site: <https://www.oaklandca.gov/projects/estuary-park>

Mailing List: 830 residents and stakeholders.

Communications:

E-mail blasts: Emails were sent to the residents and stakeholders on the project mailing list to publicize the community meetings.

Mailers: Postcards were sent to all addresses in the postal routes surrounding the park site to publicize the community meetings.

Additional Meetings Attended:

Measure DD Coalition: September 20, 2021

Parks and Recreation Advisory Committee (PRAC)

Neighborhood Crime Prevention Council (NCPC), Beat1x

WHAT WE HEARD

Between 2018 - 2019 three community meetings occurred. Workshop participants were asked what they would like to see and do at Estuary Park. Below are top 3 responses for each park program category:

HEALTH + WELLNESS



- 1. Walking
- 2. Enjoying nature / beauty
- 3. Cycling

WATERFRONT ACTIVITIES



- 1. Kayak / paddleboard rental
- 2. Viewing area / deck / overlook
- 3. Human-powered boating

SUPPORT & MOBILITY



- 1. Restrooms
- 2. Vehicle parking
- 3. Bicycle parking

SOCIAL / GATHERING / CULTURE



- 1. Picnics / grilling
- 2. Outdoor performances / events
- 3. Local farmer's market

ART / EDUCATION



- 1. Water-conserving gardens
- 2. Temporary art installations
- 3. Environmental education

SPORTS / GAMES / PLAY

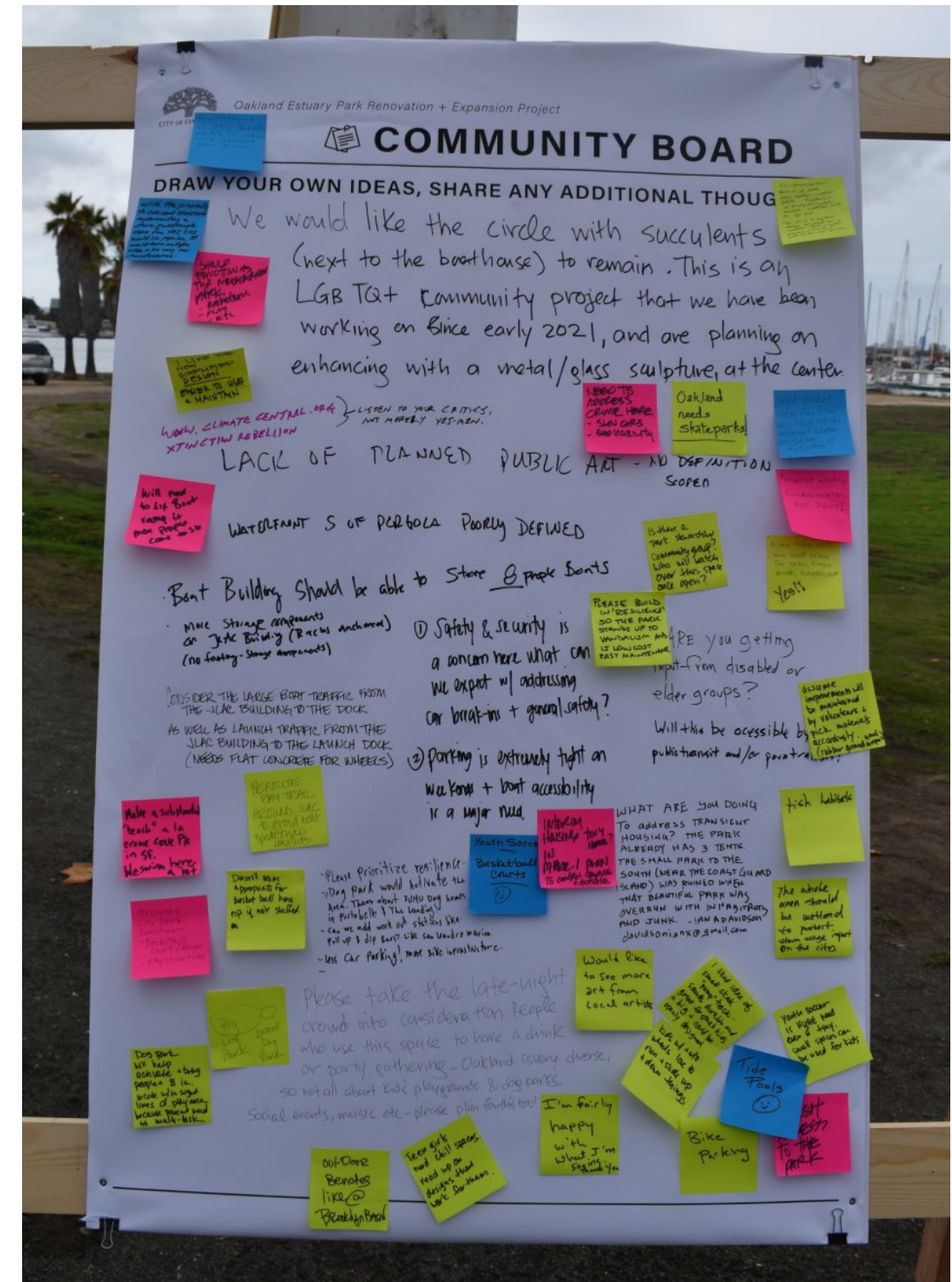


- 1. Casual pick-up games
- 2. Dog play
- 3. Water play

WHAT WE HEARD

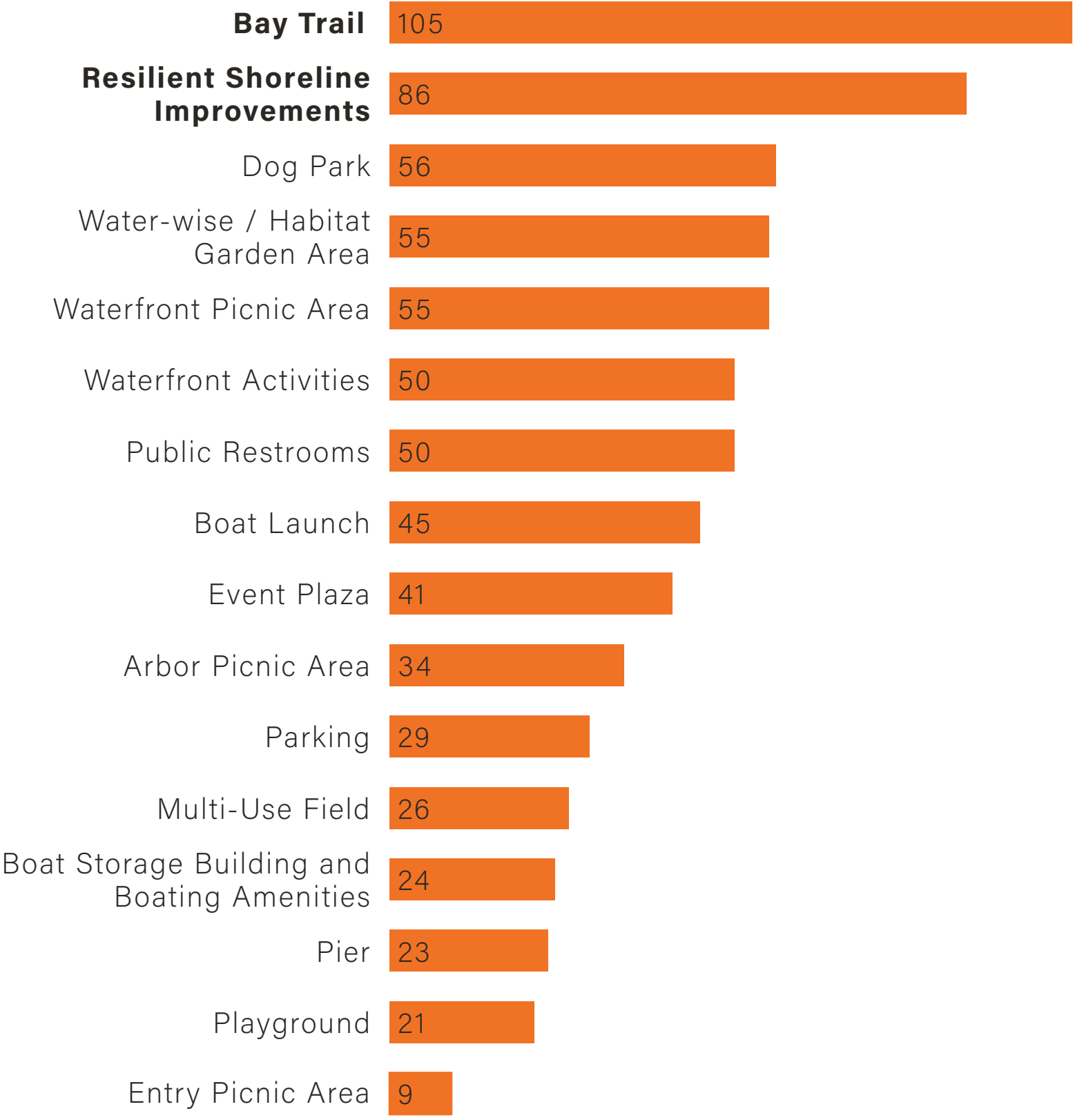
COMMUNITY MEETING #4 | OCTOBER 23, 2021

- **28 people** attended the in-person engagement event in October, and 103 people responded to the online survey.
- Concerns regarding **safety** and **property crimes**; potential solutions for mitigation include monitored access to the park, lighting and visibility, "Friends of Estuary Park"
- Need for **additional boat storage** and parking with improved access to docks; define clear segregation of boating activities.
- Conflicting opinions on **increased parking** and **increased bicycle access**; need to support both.
- Support for increased **multi-use space** and expanding the number of uses on non-tideland space.
- Need to consider wide variety of **activities and events**: food trucks, dog park, fitness, skating, multi-generational considerations, soccer, basketball, tai chi.
- When asked about **additional elements**, the most common responses received were:
 - Skatepark (9)
 - Easement for the bike/ped bridge to Alameda (9)
 - Protected habitat (3)
 - Additional seating (3)
 - Public art spaces (3)



COMMUNITY PRIORITIES

ONLINE SURVEY AND COMMUNITY MEETING #4





3. CONCEPTUAL MASTER PLAN

CONCEPTUAL MASTER PLAN

- 1 ENTRY PLAZA / FOOD TRUCK PLAZA
- 2 PICNIC PLAZA
- 3 MULTI-PURPOSE LAWN
- 4 DOG PARK
- 5 BOAT STORAGE BUILDING W/ PUBLIC RESTROOMS
- 6 FESTIVAL / GATHERING PLAZA
- 7 PLAYGROUND WITH PLAY FEATURES
- 8 RE-PURPOSED EXISTING TRELLIS
- 9 WATERFRONT PROMENADE W/ RESTING NODES
- 10 RESILIENT SHORELINE IMPROVEMENTS
- 11 PICNIC GROVE
- 12 WATER-WISE / HABITAT GARDEN
- 13 RIP-RAP EDGE W/ ROCK RETENTION STRUCTURE
- 14 GRAVEL/POCKET BEACH FOR KAYAK SOFT LAUNCH
- 15 WOOD PIER (E)
- 16 RECREATIONAL BOAT TRAILER PARKING
- 17 60' ROWING SHELL TRAILER PARKING
- 18 SHORELINE PATH AND PASSIVE RECREATION NODES
- 19 PUBLIC BOAT LAUNCH FACILITIES TO REMAIN
- 20 EXISTING RESTROOM BUILDING
- 21 PROPOSED RESTROOM BUILDING
- 22 STORM WATER INFILTRATION AREAS
- 23 POTENTIAL TO MAINTAIN SECOND VEHICULAR ENTRANCE



MASTER PLAN PARK PROGRAM

Entry Plaza (1)

The entry plaza will serve as the main gateway to the park, with park identification signage as space for people to gather and meet. Food trucks could use this plaza space on a regular basis to serve park users.

Picnic Areas (2, 11)

Picnic areas will be distributed throughout the park, with a large picnic plaza located near the parking lot, to serve large parties and provide access to vehicles. Other picnic areas will be located at the southwestern shoreline node and at the existing trellis structure. Amenities will include grills, trash and recycling receptacles, drinking fountains/potable water supply, accessible tables, and seating.

Multi-purpose Lawn (3)

The multi-purpose lawn will be natural turfgrass. It is sized to accommodate informal team sports such as soccer (with an area large enough for a U-10-sized field) and ultimate frisbee. The lawn can also accommodate occasional events, off-leash dogs, and picnicking.

Dog Park (4)

The fenced dog park is sized to accommodate both large and small dogs. The surface will be wood-chip mulch. Amenities will include benches, shade trees, and dog-waste-bag dispensers.

Restroom and Shower Building / Boat Storage Yard (5, 21)

In addition to the existing public restrooms currently on the site, four additional public toilets will be provided, in a building shared with showers, changing rooms and toilets for use by the boating programs associated with the Jack London Aquatic Center (JLAC). A fenced and secured boat-storage yard serving the JLAC rowing programs and OPRYD boating programs will be located to the north of the restroom and shower building.

Festival / Gathering Plaza (6)

To the south of the proposed restroom and shower building and existing JLAC building, a large plaza will serve daily park uses such as tai chi, roller-skating and skateboarding, and

will function as an event plaza during festivals and other events. Food trucks will be able to access this plaza during events.

Playground (7)

A playground will be located to the west of the existing pergola structure. In addition to this, natural interactive features such as driftwood logs and boulders will be dispersed along the southern shoreline. All of the play equipment and natural interactive features will be constructed primarily of natural materials. Maritime-themed elements will be incorporated into the play-area design.

Renovated Existing Pergola (8)

The existing Halprin-designed pergola will be maintained and renovated to address deterioration of the wooden members of the structure. The area below the pergola will remain as a picnic and seating area, with upgraded furnishings.

Waterfront Promenade (9)

The area between the pergola and the existing stepped bulkhead will be regraded to raise the elevation of the Bay Trail, creating a sloped area that will include planting and seating areas for passive recreation and viewing the Lake Merritt Channel.

Shoreline Improvements (10, 13)

The southern shore will be reconstructed as a gravel pocket beach, providing a resilient shoreline with increased habitat and recreational value. This beach will be contained on the east and west by rip-rap shore-retention structures. Remaining existing grouted and non-engineered rip-rap and rubble around the shoreline will be replaced with engineered rock revetments.

Water-wise/Habitat Garden (12)

Along the western side of the park, a linear planting area of native and drought-adapted plants will form a buffer between the active portions of the park and the Portobello Apartments. This will provide habitat for pollinators, insects, birds and other animals.

MASTER PLAN PARK PROGRAM (CONTINUED)

Upgrades to the Existing Pier (15)

The guardrail around the existing pier at the southeast corner of the site will be upgraded to meet building-code requirements.

Parking (16, 17)

A new parking lot will be constructed to replace the approximate number of existing parking spaces that will be removed for the park construction. In addition to automobile parking, spaces will be provided for recreational boat trailers and trailers for rowing shells.

Bay Trail

The Bay Trail will be constructed in accordance with Bay Trail guidelines, providing a 20-foot-wide multi-use trail. The Bay Trail will be elevated to the 6-foot City of Oakland elevation to mitigate for estimated sea-level rise to the year 2070, except where the trail needs to conform with existing elevations at the JLAC building and western park boundary.

Sea-Level-Rise Mitigation

Most of the program areas of the park will be elevated to prevent estimated flooding for a “low risk-aversion” project to approximately the year 2070, which is estimated to be at the 6-foot City of Oakland (COO) elevation (11.7 feet NAVD), accounting for a 1-year still water level, 1-foot allowance for wave runup, 1 foot of freeboard, and 2 feet of sea-level rise. Portions of the park will be below the 6-foot COO elevation because of the need to conform with existing conditions around and within the site, such as adjacent roadways, the Bay Trail, the JLAC building and the existing EBMUD pump station. Sea-level-rise mitigation for these areas would be addressed by future project(s).

Emergency Vehicle Access

Emergency vehicle access is provided as a continuous loop around the park, providing access to the Portobello Apartments on the western side of the site, the JLAC building, and the perimeter of the park. Removable bollards will prevent private vehicles from entering the park beyond the parking lot.

Bicycle Access and Parking

Bicycle access will be provided from Embarcadero and via the Bay Trail. Bicycle racks will be distributed throughout the park to accommodate cyclists using different areas and park program elements.

Site Lighting and Security

Site lighting will be provided throughout the park, including overhead lights at the parking lot, along the pathways, at the gathering areas, and at the restroom/shower building and boat-storage yard. Open sight lines will be maintained by avoiding abrupt grade-changes where possible and the selection and placement of plant material. Along the eastern edge of the pergola area, the existing low wall will be removed and the Bay Trail will be elevated, allowing open views across the eastern edge of the park. The emergency-vehicle route around the park will provide police access as well as emergency-vehicle access.

Existing Facilities to Remain

In addition to the renovated existing pergola and upgrades to the existing pier guardrail, existing water-access points will be maintained in their current locations. These include the boat ramp at the northeastern corner of the site and the floating docks along the eastern shoreline. The stepped bulkhead that is part of the original Halprin design will also remain and be repaired as necessary. The JLAC building will remain along with the adjacent outdoor areas used for boating activities, until a long-term sea-level rise adaptation is required (not in the scope of this Master Plan).

MASTER PLAN PARK PROGRAM (CONTINUED)

Future JLAC and Waterfront Recreation Project(s)

Additional assessment and planning is needed to better understand the feasibility, scope and cost of renovation for the JLAC and adjacent waterfront recreation area, including a sea-level-rise adaptation plan for the northeastern shoreline quadrant of the park and improvements to the Bay Trail and boat-launch facility. (This area is indicated on the Conceptual Master Plan drawing.) A longer-term adaptation strategy for a 100-year planning horizon could propose elevating critical elements of the park to the 2.7-foot COO elevation (13.2 feet NAVD). This long-term adaptation strategy would require replacing the JLAC building and raising the adjacent outdoor facilities, including the Bay Trail to the east of the JLAC building. A small, gravel beach providing a soft launch for small craft will be studied for future implementation along with other future JLAC and waterfront recreation projects.

CONCEPTUAL DESIGN



12,500 FENCED
DOG PARK



PLAYGROUND FOR
DIFFERENT AGE GROUPS



RESTING DECK



FLEX LAWN



NATURAL GARDEN



LANDFORM AMPHITHEATER SEATING/
ART NATURAL GARDEN



RE-PURPOSED TRELLIS



GRAVEL / SAND BEACH

CONCEPTUAL DESIGN



BIO-RETENTION



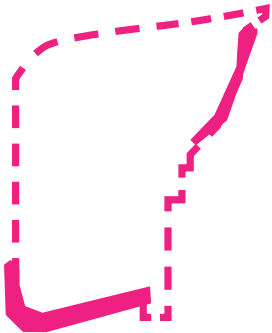
SLOPED VEGETATED SELF-RETAINING AREA



VEGETATED / GRASS SWALES

CHARACTER IMAGES

SHORELINE



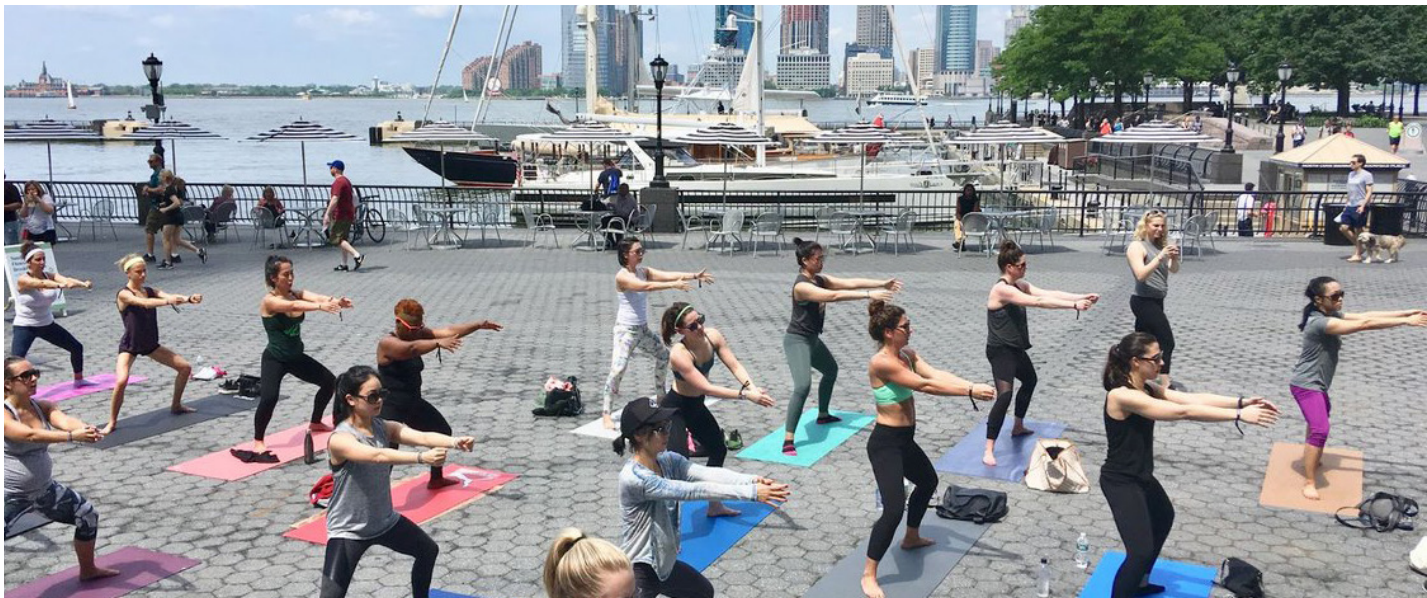
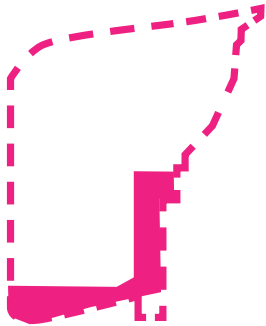
CHARACTER IMAGES

MULTI-USE FIELD



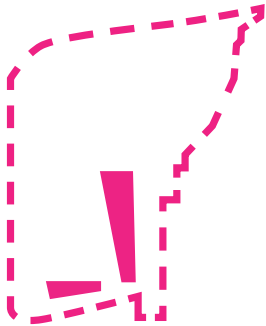
CHARACTER IMAGES

WATERFRONT PROGRAMMING - URBAN GATHERING PLAZA / IMMERSIVE NATURE



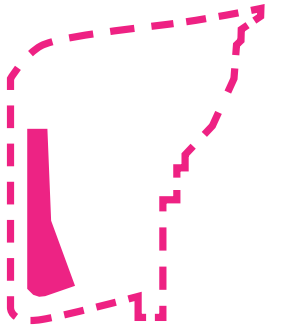
CHARACTER IMAGES

NATURE PLAY ELEMENTS



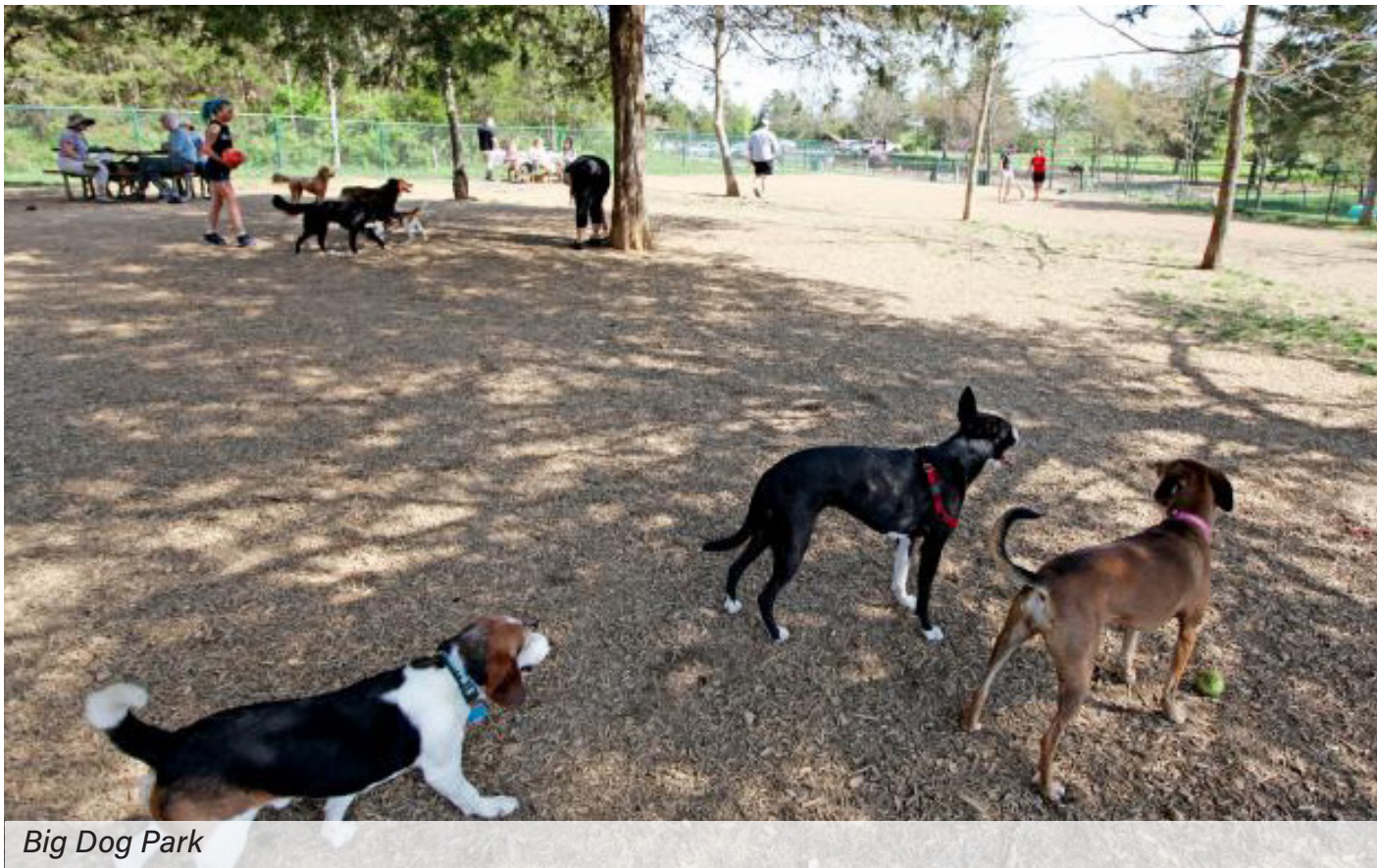
CHARACTER IMAGES

RESTORATIVE MEADOW PLANTING



CHARACTER IMAGES

DOG PARK



Big Dog Park



Dog Obstacle Course



4. ESTUARY PARK RENOVATION AND EXPANSION PROJECT

ESTUARY PARK RENOVATION AND EXPANSION PROJECT CONCEPTUAL PLAN

(Basis for Environmental Review)



PROJECT ELEMENTS

- ① RESILIENT SHORELINE TREATMENT (SOUTH SHORELINE ONLY)
- ② PARKING LOT
- ③ PAVEMENT / WALKING PATHS
- ④ BAY TRAIL
- ⑤ RESTORATIVE NATIVE MEADOW HYDROSEED PLANTING
- ⑥ PICNIC AREAS
- ⑦ PUBLIC RESTROOM/BOATING PROGRAM SHOWERS
- ⑧ SHORELINE PATH AND PASSIVE RECREATION NODES
- ⑨ NATURAL PLAY ELEMENTS
- ⑩ DOG PARK
- ⑪ EAST PROMENADE
- ⑫ GATHERING PLAZA
- ⑬ REFURBISHED TRELLIS AREA
- ⑭ MULTI-USE LAWN
- ⑮ BOAT STORAGE FACILITY
- ⑯ RESURFACE AND RESTRIPE JLAG PARKING
- ⑰ SITE LIGHTING

CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Marc Barach, Chair, Parks and Recreation Advisory Commission
FROM: Quincy Williams, Assistant Capital Improvement Project Coordinator, OPRYD
DATE: June 23, 2025
SUBJECT: **REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO SUPPORT A GIFT-IN-PLACE DONATION IN THE AMOUNT NOT TO EXCEED FIFTY-TWO THOUSAND FIVE HUNDRED THIRTY-FIVE DOLLARS AND THIRTY-ONE CENTS (\$52,535.31) FROM THE NON-PROFIT GROUP, VERTICAL SKILLZ OUTREACH, AT SAN ANTONIO PARK TENNIS COURT AND RIGHT OF ENTRY AGREEMENT BETWEEN THE CITY OF OAKLAND, VERTICAL SKILLZ, AND ITS SELECTED VENDOR TO INSTALL TWO (2) 8 BY 20-FOOT CONTAINERS, TWO (2) 8 BY 40-FOOT CONTAINERS, AND AWNING FOR THE STORAGE OF EQUIPMENT, SUPPLIES, OFFICE SPACE, AND PROTECTION FROM SEVERE WEATHER AT SAN ANTONIO PARK'S CONVERTED TENNIS COURT**

SUMMARY

Vertical Skillz Outreach (VSO) is a California nonprofit organization based in the City of Oakland, specifically at San Antonio Park. VSO empowers inner-city youth through outreach opportunities, building physical, mental, and character strength through mentorship, life skills training, and unique travel experiences.

VSO values ensuring that young people in our program understand how to care for their bodies, preparing them for school, life, and peak athletic performance if they choose a competitive sport. To that end, we incorporate lessons about nutrition, healthy habits, anatomy, and physiology into our training program.

VSO operates an outdoor health and wellness gym at San Antonio Park. This space is critical to providing youth in the community with constructive physical activities. For VSO to continue with its vision of serving the community, we request the installation of two standard 8-foot x 40-foot storage containers, two 8-foot x 20-foot containers, and a more secure canopy on the tennis court it occupies at the Park. The containers will store equipment used by participants and provide wellness classes to the community. Since the onset of the pandemic, the VSO outdoor wellness center has become a beloved destination for boxing & fitness enthusiasts of all ages in Oakland, particularly in the San Antonio neighborhood.

Vertical Skillz does not have a secure space to store its equipment. Some community members graciously allow some storage at their houses. However, this process is neither practical nor sustainable. Installing storage containers at the converted tennis court would make more efficient

use of volunteer community members' time, provide secure storage for VSO equipment, and expand the list of activities available to the community.

BACKGROUND / LEGISLATIVE HISTORY

VSO started the outdoor health and wellness space at the beginning of the pandemic. Because this was one of the few activities available to community members during that time, the space was popular and utilized by children and adults. The outdoor fitness center remains a popular destination for children and adults. However, due to the current lack of secure storage at the site, the equipment is at risk (and has been) of being vandalized, stolen, or damaged by the weather. Secured storage containers on site will allow VSO to continue serving the community by securely storing equipment, providing an office for the VSO Director, and offering yoga and other wellness classes.

San Antonio Park has an approved Master Plan (December 2023). This plan outlines the City and San Antonio communities' desire to improve the park. Page 53 of the document describes the redesign of the tennis courts. Based on community engagement, the Master Plan supports replacing the tennis courts with multi-use spaces. With the installation of the containers, VSO will continue to contribute to the positive reimagining of this space. VSO presented this project at the January 8, 2025, PRAC meeting during the Open Forum session. The presentation included a project description and the explanation that a minor conditional use permit might be required for installation (it does not; see the Coordination section below).

PROJECT / PROGRAM DESCRIPTION

Vertical Skillz aims to install two 60-foot containers via sublease, replace the canopy with a more secure one, and repatch the fence and the surface of the tennis courts after installation. The containers will be purchased at a discounted price. Additionally, VSO has received donations to support the purchase. This project will provide a homework space, accessible strength and conditioning programs for youth sports teams, as well as fitness opportunities designed to promote community wellness and establish a central hub for health-focused programming. Vertical Skillz has an ongoing partnership with the City of Oakland to provide fitness programming. This installation will complement existing efforts to engage youth and families. The location selected has been identified as a high-priority area for recreational improvements based on community feedback. VSO has converted a tennis court at San Antonio Park into a community-beneficial space that provides complimentary boxing services to youth and adults in the San Antonio, Little Saigon, Eastlake, and Fruitvale neighborhoods of Oakland. The storage containers will enhance the space by storing boxing equipment, providing an office for the on-site director, and offering space for yoga and other wellness classes.

FISCAL IMPACT

The project will be executed as a gift-in-place donation, with Vertical Skillz entering into a \$1 construction contract agreement with the City of Oakland and the selected vendor. Vendor information is below. There will be no fiscal impact on the city, and Vertical Skillz Outreach will assume all maintenance responsibilities post-installation. The estimated cost of purchasing, delivering, and installing the storage container is approximately \$52,535.31. Vertical Skillz Outreach will remove the containers when they are no longer in use or have deteriorated to the point of disrepair. The City of Oakland is not incurring any costs for this project.

PUBLIC OUTREACH / INTEREST

VSO has occupied a tennis court at San Antonio Park since 2020. The pandemic presented challenges for the city in terms of programming at park sites. VSO provided health and wellness lessons at little to no cost to the Park community's youth, a service well-received by the community. Five years later, due to its popularity and support from community parents, VSO remains an outlet for the physical and mental development of Oakland youth.

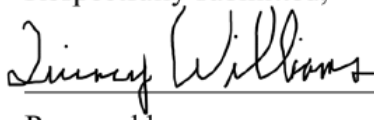
COORDINATION

Oakland Public Works, Park Supervisor Clinton Pugh, has reviewed Vertical Skillz's request and supports the installation of the storage container in San Antonio Park. Vertical Skillz must follow the guidelines of Parks, Recreation, and Youth Development regarding storage containers. Per OPRYD's consultation with the City of Oakland Planning and Zoning, since this proposal falls under multi-purpose use of the resurfaced court as described in the Master Plan, a minor Conditional Use Permit is not required. Before installation, the contract must meet all compliance thresholds (Contracting, Risk Management Divisions).

RECOMMENDATION

OPRYD staff recommends that the Park and Recreation Advisory Commission to support a gift-in-place donation from the non-profit group, Vertical Skillz Outreach (VSO), at San Antonio Park tennis court and Right of Entry Agreement between the City of Oakland, VSO, and its selected vendor to install two (2) 8 by 20-foot containers, two (2) 8 by 40-foot containers, and awning for storage of equipment, supplies, office space, and protection from severe weather at San Antonio Park's converted tennis court.

Respectfully submitted,



Prepared by:

Quincy Williams

Assistant Capital Improvements Project Coordinator, OPRYD


Fred Kelley (Jun 24, 2025 07:53 PDT)

Approved by:

Fred Kelley

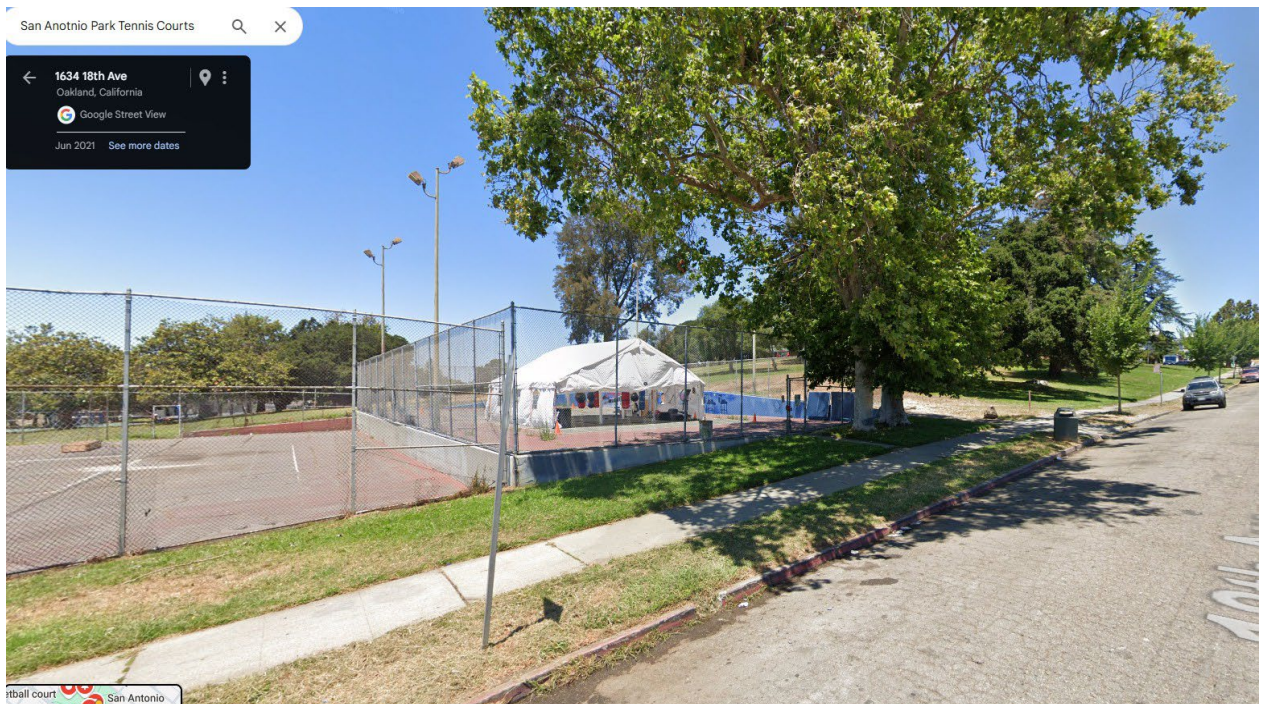
Director, OPRYD

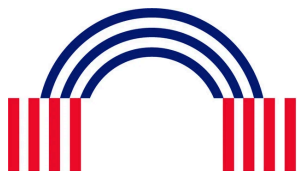
Identification of Support Documents:

Attachments: Exhibit A – Site Plan with Proposed Installation and Location
Exhibit B – Cost Estimates for Purchase, Transportation, and
Installation of Containers and Awning

EXHIBIT A - Site Plan with Proposed Installation and Location







**container
canopies™**

**EXHIBIT B – Cost Estimates for Purchase,
Transportation, and Installation of
Containers and Awning**

Vertical Skillz Outreach - 40x60 Canopy

Vertical Skillz Outreach

490 Lake Park Avenue
Oakland, CA 94610
United States

Reference: 20250127-145018248

Quote created: January 27, 2025
Quote expires: February 26, 2025

Dalia Gomez

goverticalskillz@gmail.com
+18057979391

Quote created by: Rob
"West Coast Sales and Dealer Support"
rob@containercanopies.com
+17148532605

Container Canopies
508 W 16th Street
Long Beach, California 90813
United States

Comments from Rob

San Antonio Park Recreation Center
18th Ave. & Foothill Blvd
Oakland, CA.94606

Products & Services

SKU	Products & Services	Quantity	Unit Price	Total
W46SCA67E1	40 X 60 X 13 ST CANOPY SYSTEM - WHITE - 670 GSM – E	1	\$14,550.00	\$14,550.00
	40 X 60 X 13 ST CANOPY SYSTEM - WHITE - 670 GSM – E			

SKU	Products & Services	Quantity	Unit Price	Total
W4SAW67E1	40 x 40 ST Abbreviated Wall - White 670 GSM - E1 40 x 40 ST Abbreviated Wall - White 670 GSM - E1	2	\$2,025.00	\$4,050.00
FRE	Freight Charge Freight Charge / Oversize crates - 2175lbs-1535lbs-550lbs / forklift required for off-loading / 779 miles	1	\$985.00	\$985.00
One-time subtotal				\$19,585.00
Sales Tax @ 10.25%				\$1,906.50
Total				\$21,491.50

Terms of Sale &/or Installation Cost

Terms, Conditions, Installation, and Banking

PAYMENT

Payment is due upon receipt of an invoice and consistent with the terms stated on the quote and Invoice presented. Containers shall not be released to Buyer until CONTAINER CANOPIES, LLC has received payment hereof, unless other payment terms are mutually agreed between CONTAINER CANOPIES, LLC and Buyer. If Buyer fails to make payment when due, CONTAINER CANOPIES, LLC may, without prejudice to any other remedy it may have, charge a service charge at the rate of the lesser of eighteen (18) percent per annum or the maximum amount permitted by applicable law, until the balance is paid in full. Please See Banking / Billing address below.

WHEN CONTAINERS ARE INCLUDED IN YOUR ORDER AND DELIVERY IS QUOTED

The delivery price is based on a time of 30 minutes or less, from the arrival of the container to the departure of the delivery truck. Any additional time for unloading, setting up, leveling and/or moving the container, the customer agrees to pay \$125.00 per hour (1/2 minimum billed over allotted time) billed in 15-minute increments. Off pavement deliveries are billed at \$125.00 per hour from the time the driver leaves the pavement until he returns to paved road surfaces.

Remit to:

Container Canopies, LLC

P.O. Box 31567

Knoxville, TN 37930

Banking:

Chase Bank

401 East Ocean Blvd

Long Beach, CA 90802

ABA #: **322271627** ACCT #: **380900321**

Transport Products Unlimited, Inc.
 836 Southampton Rd, Ste. B #290
 Benicia, CA 94510
 (707) 557-5259
 Admin@tpuinc.com



BILL TO

Vertical Skillz Outreach
 490 Lake Park Ave
 Unit 10842
 Oakland, CA 94610

SHIP TO

Vertical Skillz Outreach
 1701 E 19th St
 Oakland, CA 94606

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
57364	06/03/2025	\$21,250.69	06/13/2025	Due on receipt	

SHIP VIA
 TPU Truck

TRACKING NO.
 E40599

P.O. NUMBER
 Dalia Gomez

SALES REP
 Dave

DESCRIPTION	QTY	RATE	AMOUNT
20' Used WT Container -SN TBD Includes prep and repaint inside and outside of container (colors TBD) and cargo door lock box Install 6'0" x 6'8" Roll-Up Door -into 1x 20' container, right side centered, includes roll-up door lock box	2	2,850.00	5,700.00T
40' Used WT Container -SN TBD Includes prep and repaint inside and outside of container (colors TBD) and cargo door lock box Install 10'0" x 6'8" Roll-Up Door -into 2x 40' container; 1x right side centered, 1x left side centered, includes roll-up door lock box	1	1,525.00	1,525.00T
40' Used WT Container -SN TBD Includes prep and repaint inside and outside of container (colors TBD) and cargo door lock box Install 10'0" x 6'8" Roll-Up Door -into 2x 40' container; 1x right side centered, 1x left side centered, includes roll-up door lock box	2	3,550.00	7,100.00T
Roll - Off Trucking: Oakland 3x 40' loads Current ETA: end of June 2025	2	2,100.00	4,200.00T
	3	250.00	750.00T

Thank you for your business!
 Transport Products Unlimited, Inc. accepts debit cards, credit cards, checks and ACH payments.
 Checks can be made out to: Transport Products Unlimited, Inc.

SUBTOTAL	19,275.00
TAX	1,975.69
TOTAL	21,250.69
BALANCE DUE	\$21,250.69

Pay invoice

Preliminary Estimate

Estimate # E.GoVrtOakf

Date 1/29/2025

Rep RM

Acct # EIIT-1000

CC ref

Terms Due upon Completion

1309 Coffeen Ave. STE 1200 Sheridan, WY 82801
7607376806 accounting@elevatedinstalls.com

Expires 1/24/2025

Client

Go Vertical
Oakland Ca.

PO# TBD

Project

Prelim Estimates

Acceptance Signature & Date --->

Service Description

Quality Turnkey Installation of 1 @ 4x60ST Outside to Inside - 2 men for 3-4 install days - Completed to Customer's Satisfaction - CHARITABLE DONATION @ Cost

Turnkey Installation BASED on the following (Changes to conditions will change quote):

- * Accurate Info Provided on Prelim Form / Site Review
- * Site is clear and adequate space has been made to work
- * Installation on an Adequately Level Surface with Appropriate Containers AND Placement per CC Specs (EII allots 30-40minutes of time to finesse container positioning)
- * Standard Safety Measures
- * Utilizing TWO EII Supplied 26' Rough Terrain Scissor Lift
- * Client disposal of blue metal canopy crates
- * ACH or Check Payment upon Completion
- * Signed Installation Terms Agreement

Installation INCLUDES the following:

- * Factory Trained Installation Team
- * Travel & Lodging
- * Welder and Welding Equipment & Materials
- * Tool Shipping & Installation Materials - including HAT CHANNEL to circumvent container roof penetration
- * Warranty Registration

*** 20% Deposit ***

~~ TO SECURE A PLACE IN THE SCHEDULE, DEPOSIT PAYMENT IS REQUIRED ~~

*** Check Remittance Address 2502 Fawn Creek Lane Escondido, CA 92026

ACH info = Wells Fargo Bank - Routing # 122000247 - Acct # 7358873144 - EIN# 93-3511441

There is an additional charge for Credit Card Payments - Please contact 760 822-2037 for other payment options.

Thank you for the opportunity.

Page 1

TOTAL

See Final Page

Preliminary Estimate

Estimate # E.GoVrtOakf

Date 1/29/2025

Rep RM

Acct # EIIT-1000

CC ref

Terms Due upon Completion

1309 Coffeen Ave. STE 1200 Sheridan, WY 82801
7607376806 accounting@elevatedinstalls.com

Expires 1/24/2025

Client

Go Vertical
Oakland Ca.

PO# TBD

Project

Prelim Estimates

Acceptance Signature & Date --->

Service Description

Per 12' piece
1/8" max Aluminum Flat Bar 2.5" min

These Installation Terms are for Installation of the above specified Canopy System in agreement with the following terms and conditions as agreed to by both parties - Customer and Vendor

Project Managers are at the discretion of the Vendor.

Vendor's Installation Project Lead is responsible for:

- o Supervision / Site management of dedicated associates to completion of Build Out.
- o Ensuring proper construction of Canopy Systems for Warranty compliance.
- o Adherence to Safe Work practices throughout the build out by all associates.
- o Instruction and Oversight of all phases of construction and finish to functionality of the Canopy System/End walls/Guttering installation utilizing components as Quoted by Vendor.

Vendor, if required, will provide a welder for on-site welding of truss Mount Plates, potentially in advance of the start date for the installation process.

Vendor agrees to provide the appropriate equipment for the duration of the installation at vendor expense.

OR

Vendor's Installation Project Lead has discretion to disqualify equipment that customer owns or rents.

Customer Site is ready for installation free of any obstructions and vehicles in the work area or any impediments at the start of the job.

Customer is responsible for procurement and Proper Placement of Containers in advance of Installation date & arrival of Project Lead.

Thank you for the opportunity.

Preliminary Estimate

Estimate # E.GoVrtOakf

Date 1/29/2025

Rep RM

Acct # EIIT-1000

CC ref

Terms Due upon Completion

1309 Coffeen Ave. STE 1200 Sheridan, WY 82801
7607376806 accounting@elevatedinstalls.com

Expires 1/24/2025

Client

Go Vertical
Oakland Ca.

PO# TBD

Project

Prelim Estimates

Acceptance Signature & Date --->

Service Description

Customer understands the projected installation time is quoted at minimum number of workdays - weather permitting.

For Assisted Installs, Customer agrees to provide agreed upon number of Capable & English speaking(as main language), laborers on site during the entire duration of the installation.

Customer understands that 10% of the deposit is non-refundable and that deviation from confirmed installation date, may be subject to additional charges to cover travel change fees and loss of employee wages to the max of 5% of the total estimate.

Customer understands that ANY delays as a result of Site Related protocols (Occupation by other Vendors hindering workflow / Work stop-page due to events for which the Installer was not made aware in advance) which result in a loss of productive hours – will be documented and will be subject to add on charges to final billings at <\$100> per man, per hour plus any addition equipment and travel costs.

Any alteration or deviation from this agreement and the specifications of accepted quote involving extra cost or man hours can be handled as a Change Order and must be presented in writing by the Customer to the Vendor within 48 hours of the start date and time.

Any additional work will be subject to an extra charge over and above the original installation estimate - Vendor must agree to the request and assures that all work will be completed in workmanlike fashion. Additional work not specified in the original estimate will be subject to additional charges at <\$100> per man, per hour and any material at cost plus 20%.

Any additional on site delays due to circumstances beyond the control of the Vendor (circumstances including weather induced safety concerns) will be subject to additional <\$100> per man, per hour plus additional equipment charges and travel costs if any to be split with Customer equally - 50/50.

Thank you for the opportunity.

Page 3

TOTAL

\$9,793.12

CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development



TO: Marc Barach, Chair, Parks and Recreation Advisory Commission
FROM: Quincy Williams, Oakland Parks, Recreation and Youth Development (OPRYD)
DATE: June 23, 2025
SUBJECT: INFORMATIONAL REPORT ON THE RECONSTRUCTION OF THE CLUBHOUSE AT LAKE CHABOT GOLF COURSE

SUMMARY

Lake Chabot Golf Course (LCGC) is a vital asset for Oakland, providing recreational opportunities for public enjoyment and generating a positive revenue stream from on-site business. The longstanding clubhouse at LCGC was partially destroyed by a fire in June of 2023, rendering it unusable. The clubhouse served as the central hub for the golf course, catering to both visitors and employees. The kitchen and food service capacity were crucial for generating revenue. Temporary facilities have been installed on-site to restore basic functionality following the fire. Meanwhile, plans for the permanent rebuild of the clubhouse are underway. A concept package for reconstruction has been developed by Sidell Pakravan Architects, in partnership with city officials and Touchstone Golf (the contracted management agency for LCGC), and was submitted through a pre-application process. The city planning department has since reviewed the package and issued a response. Officials determined that since this is a fire rebuild project with restoration intent to operate within established uses, no planning permit will be required.

The concept design proposes a simple and elegant rebuild of the clubhouse facility, reusing what can be salvaged, meeting new code requirements, and updating the fire-safety aspects of the building to restore and improve prior capacities and critical usages. The design aims to do this within the bounds of the available fire claim insurance funding. The concept design serves as the basis for further development to obtain the necessary permitting and construction proposals. The concept design is being presented to the Parks and Recreation Advisory Commission (PRAC) for formal support.

BACKGROUND / LEGISLATIVE HISTORY

The Lake Chabot Golf Course, located at 11450 Golf Links Road in Oakland, is a city-owned public recreational facility operated under contract by Touchstone Golf LLC. The property includes an 18-hole course, driving range, short-game practice areas, disc golf, and, historically, a clubhouse with pro shop, registration, restaurant, offices, and space for community functions.

The June 2023 fire destroyed roughly half of the clubhouse facility, significantly impairing the golf course's central operational and gathering hub. This has limited the site's ability to serve as a fully functional recreation site, affected programming and community engagement opportunities, and significantly diminished revenues.

Oakland Parks, Recreation & Youth Development (OPRYD) city staff, in partnership with other city officials and the operator, Touchstone Golf, is working to have the essential asset reconstructed as quickly as possible. Sidell Pakravan Architects' conceptual site plan and architectural layout are the first and latest steps (Exhibit A). Subsequent steps include developing the complete design package

for obtaining the necessary building permits, bidding, and onboarding a qualified contractor for the rebuild project.

PROJECT / PROGRAM DESCRIPTION

The proposed project involves reconstructing the fire-damaged Lake Chabot Golf Course Clubhouse within the existing footprint to meet current code requirements. Primary project components include:

- A restored two-story clubhouse building totaling approximately 9,300 square feet, including:
 - A kitchen with associated dining area, bar, and café
 - A golf pro shop and registration area with merchandise displays and POS stations
 - Office space for golf course staff and general administrative functions
 - Community resource spaces, i.e., class/conference rooms
 - Storage, mechanical, janitorial, and support spaces
- Site improvements:
 - Accessibility and other improvements as required by code
 - An architectural design emphasizing visibility and integration with the hillside and natural surroundings
 - Minor parking lot upgrades as required within the existing footprint; no additional vehicle parking is proposed

The design emphasizes visibility from the course and integration into the surrounding landscape, while improving accessibility and post-fire resilience. The project team has completed an initial round of interdepartmental review (Exhibit B). Key feedback centered on maintaining the historic elements in the design. Notably, the gable roof option is the preferred and selected choice. As less than 75% of the original structure was destroyed, the project qualifies for restoration to pre-existing conditions without requiring discretionary land use entitlements. A Design Review Exemption will be granted.

FISCAL IMPACT

There is **no anticipated fiscal impact** on the City's General Fund or Capital Improvement Program. The rebuild is to be funded through insurance proceeds from the fire loss. While the insurance funding covers the cost of replacement in kind plus mandatory code upgrades, a discretionary fund for strategic improvements beyond insurance-covered costs would be prudent and advisable.

PUBLIC OUTREACH / INTEREST

This project involves rebuilding a golf clubhouse that was damaged by fire. The rebuild will allow this valuable city asset to serve the public and provide continued revenue for OPRYD.

COORDINATION

The following City departments and partners will be involved in the project's future phases:

- Planning & Building Department: Site plan review, building permits, ADA, and zoning compliance
- Oakland Fire Department (OFD): Fire-resistant design, emergency access, and defensible space review
- Public Works Department: Coordination on water, sewer, and utility infrastructure

- Touchstone Golf LLC: Project coordination and operator input throughout design and construction
- Pound Management Inc.: Owner representation and construction management
- Oakland Parks and Recreation Foundation / Community Stakeholders: Potential involvement in programming and outreach

RECOMMENDATION

OPRYD recommends that the Parks and Recreation Advisory Commission receive this informational report for the reconstruction of the Lake Chabot Golf Course Clubhouse.

Respectfully submitted,



[Quincy Williams \(Jun 25, 2025 16:22 PDT\)](#) (Signature)

Prepared by:

Quincy Williams

Assistant Capital Improvement Projects Coordinator, OPRYD



[Fred Kelley \(Jun 26, 2025 07:48 PDT\)](#) (Signature)

Approved by:

Fred Kelley

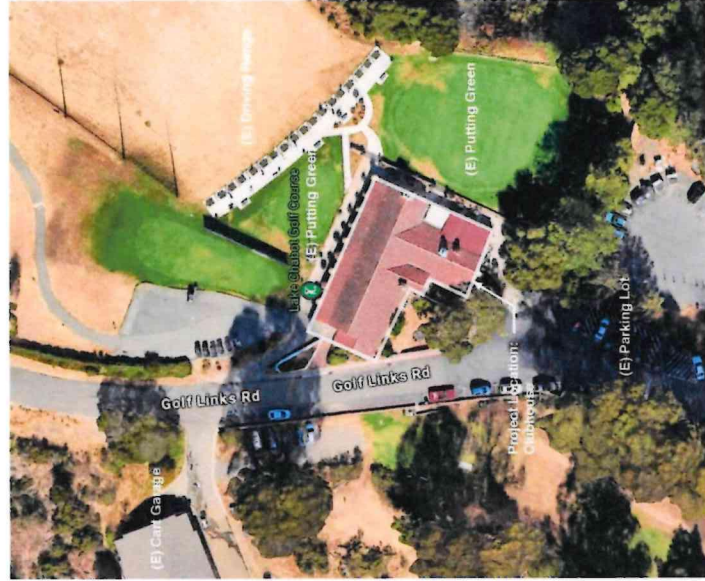
Director, OPRYD

Identification of Support Documents:

Attachments: Exhibit A – *Pre-application Package Developed by Sidell Pakravan Architects*
Exhibit B – *Pre-application Letter from Planning & Building Department*

EXHIBIT A

1



Enlarged Site Map



Property Map

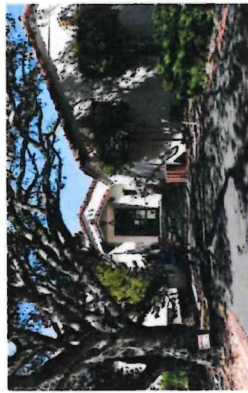
BUILDING ADDRESS	11450 GOLF LINKS RD, OAKLAND, CA 94605
PROJECT DESCRIPTION	FIRE REBUILD AT HISTORICAL SITE
PARCEL NUMBER	48-5813-3-4
ZONING	OS (SU)
OAKLAND CULTURAL HERITAGE SURVEY	B+2+
LOT AREA	10,225.259 SQ. FT.
BLDG FOOTPRINT (E) BUILDING:	7470 SQ. FT.
FLOOR AREA MAIN LEVEL LOWER LEVEL	6637 SQ. FT. 2687 SQ. FT.
NUMBER OF STORIES	2
MAX HEIGHT	NO LIMIT FOR SPECIAL USE
EXISTING HEIGHT: PROPOSED HEIGHT:	ABUTTING RH-2 WITH 25' (30' PITCHED) LIMIT ~18'-6" ~20'-0"
OCCUPANCY	A-2, B, M
CONSTRUCTION TYPE	V-B
FIRE ZONE	VERY HIGH SEVERITY

Index

- | | |
|------------------------------------|--|
| 1. Project Descriptions | 7. Re-Use Diagram - Shed Option |
| 2. Original Photographs | 8. Proposed Renderings - Shed Option |
| 3. Fire Damage Photographs | 9. Re-Use Diagram - Gable Option |
| 4. Original Floor Plans | 10. Proposed Renderings - Gable Option |
| 5. Proposed Floor Plans - Option 1 | 11. Precedent Details |
| 6. Proposed Floor Plans - Option 2 | 12. APN |
| | 13. APN |

EXHIBIT A

2



South Elevation (Main Entry)



East Elevation



Patio Masonry



Historic Photograph (View from Southeast)



Southwest View



North Elevation



Proshop (View from Northwest)



Dining Room Interior

Lake Chabot Golf Clubhouse

Pre-Application

PRAC – July 9, 2025 Item 7E

Site Photos (Pre Fire)

Sidell Pakravan
Architects

EXHIBIT A

3



View of Entry from the South. Dining area tarped off



View of Proshop from the East. Dining area tarped off



View of Kitchen from the Southeast



View of Kitchen from the Southeast



View of Kitchen from the South



View of Kitchen from the Southeast



Cafe view from the East

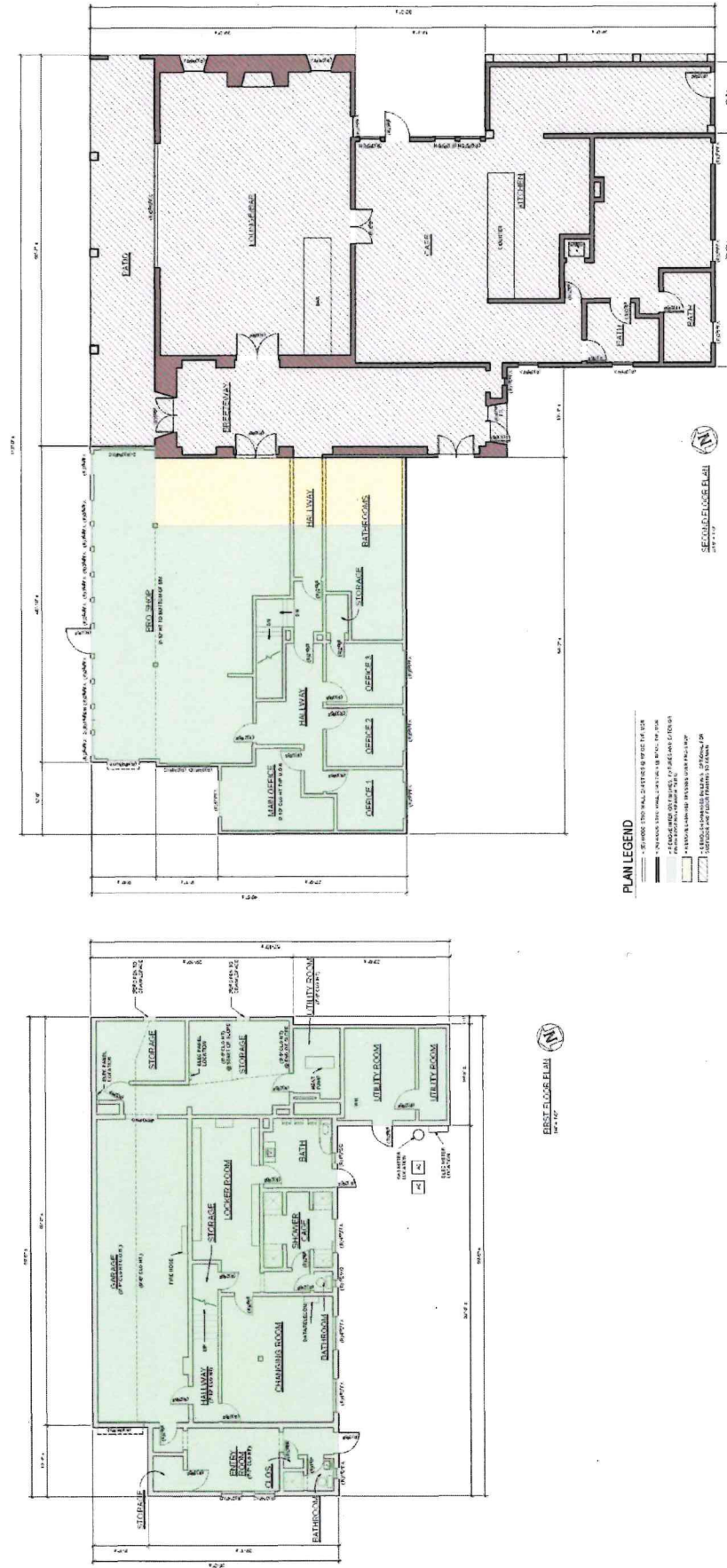
Lake Chabot Golf Clubhouse

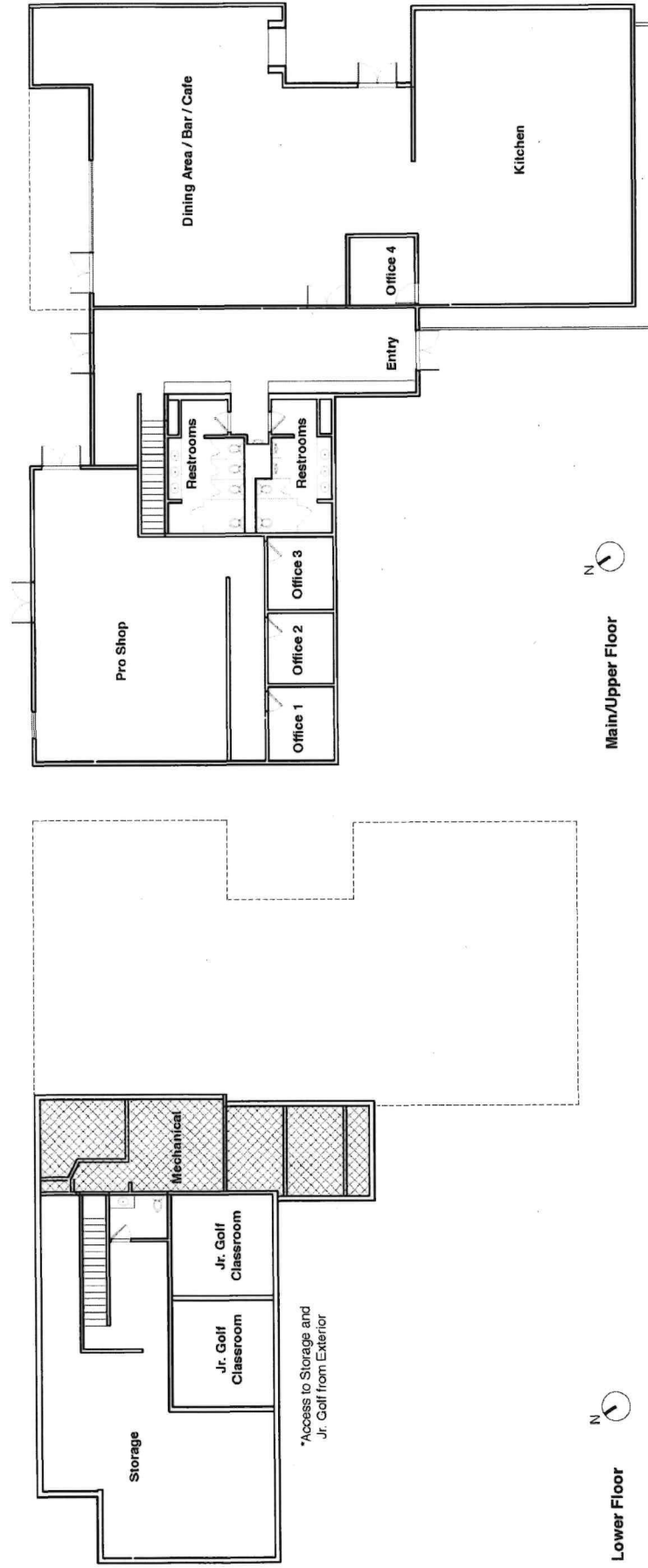
Pre-Application

PRAC – July 9, 2025 Item 7E

Site Photos (Post Fire)

Sidell Pakravan
Architects



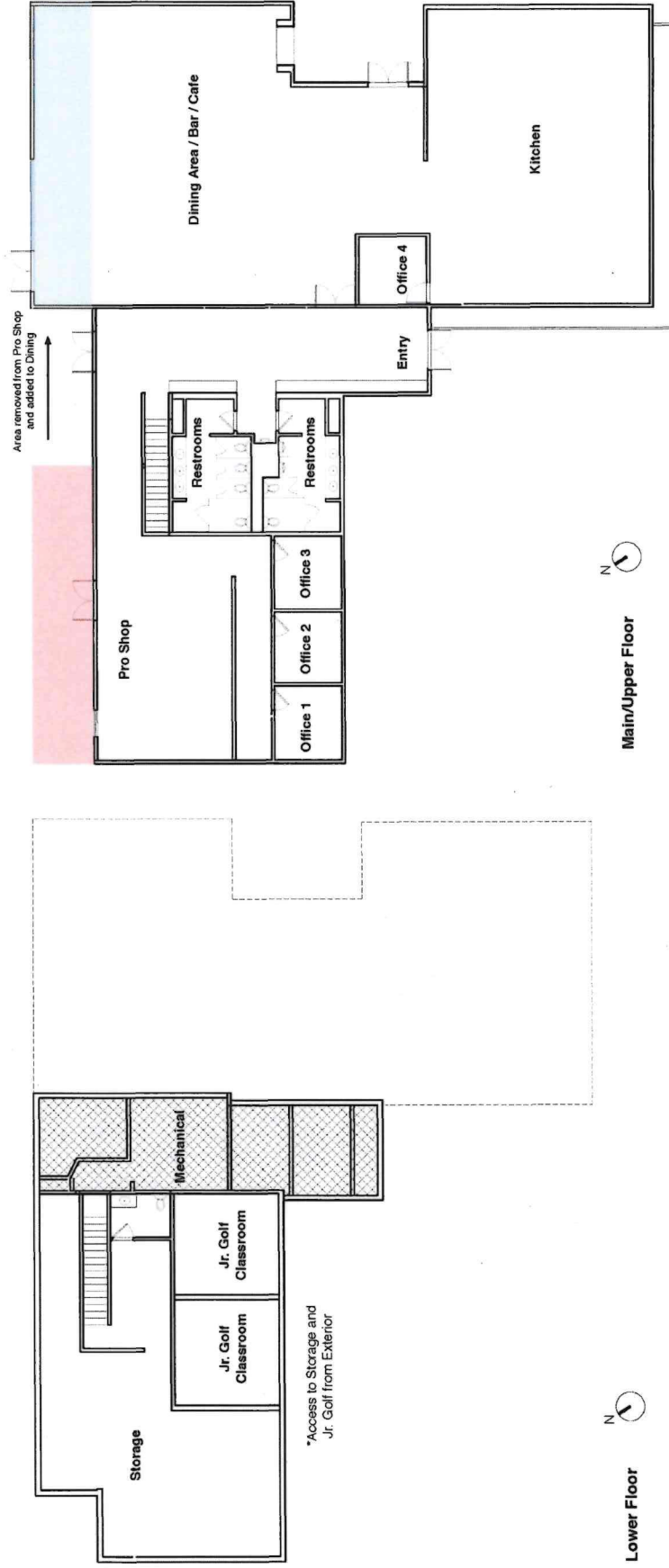


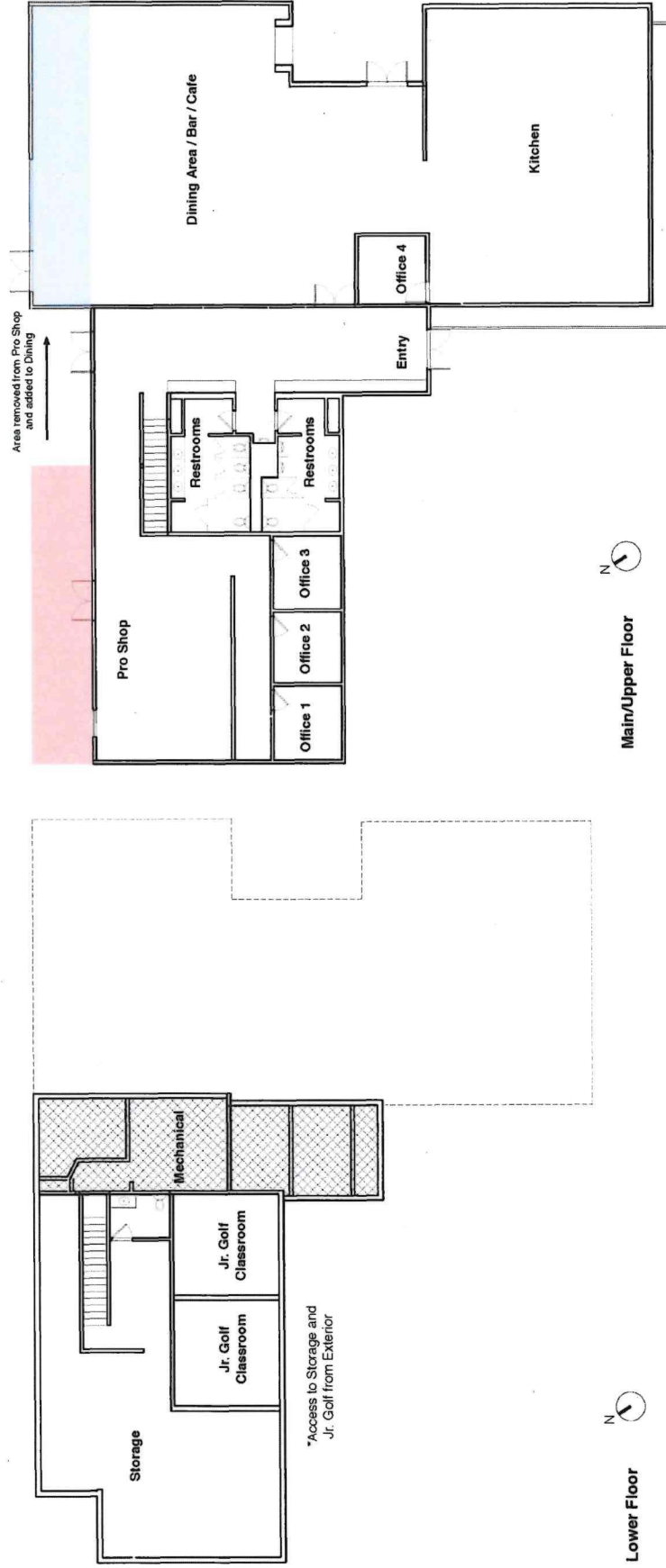
Lake Chabot Golf Clubhouse

Pre-Application
PRAC – July 9, 2025 Item 7E

Proposed Floor Plans - Option 1

NTS





Lake Chabot Golf Clubhouse

Pre-Application

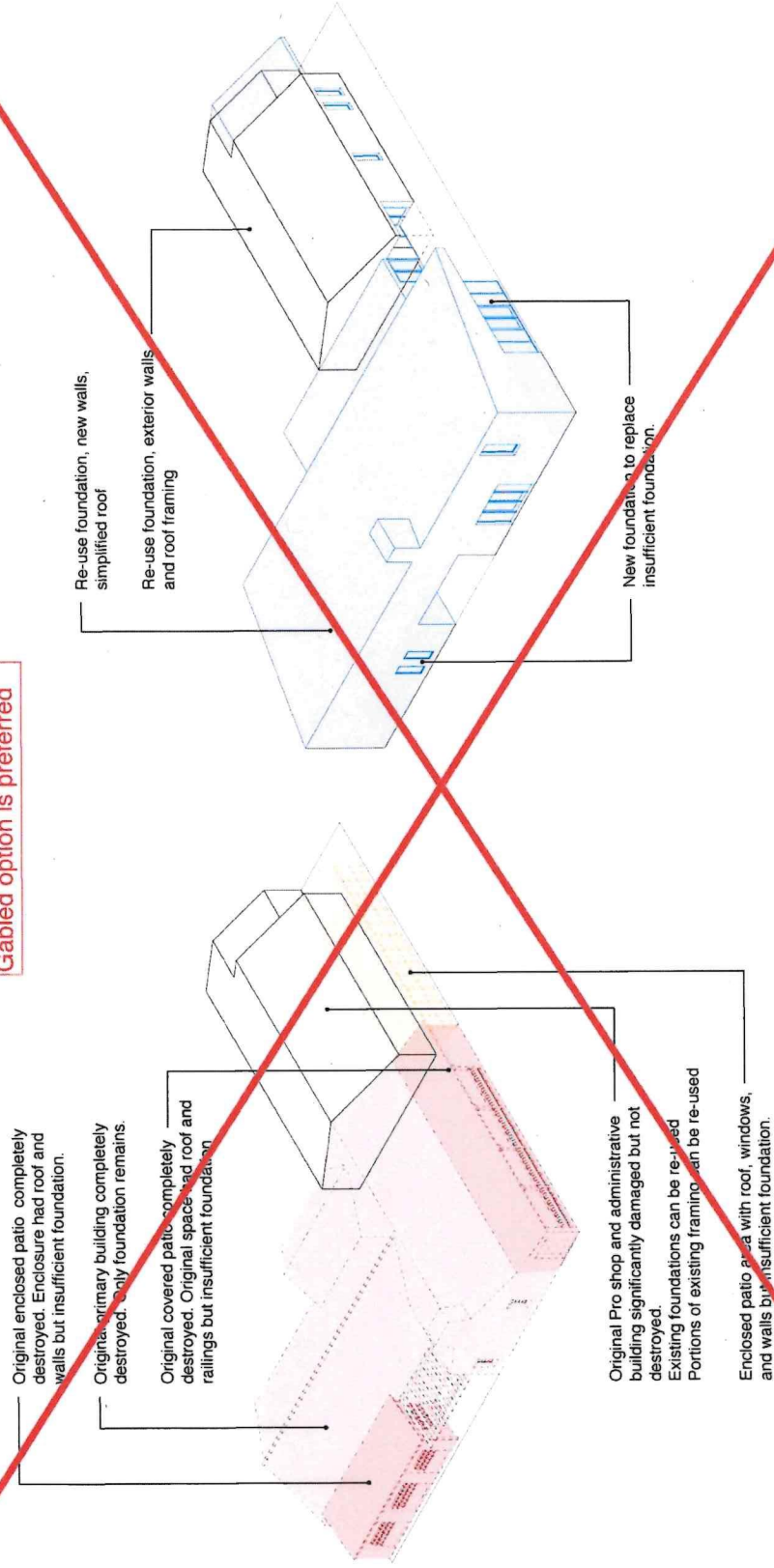
PRAC – July 9, 2025 Item 7E

Proposed Floor Plans - Option 2

NTS

EXHIBIT A

Per the City of Oakland's
Letter dated on 4/24/25, the
Gabled option is preferred



Pre-Fire Building

New building re-use strategy

Lake Chabot Golf Clubhouse
Pre-Application

Re-use Diagram - Shed Option

Sidell Pakravan
ARCHITECTS

EXHIBIT A

Per the City of Oakland's
Letter dated on 4/24/25, the
Gabled option is preferred

8



South Elevation

Material List

- New metal windows
- White stucco
- Traditionally carved wood front door
- Terra cotta tile roof
- Wood pergola

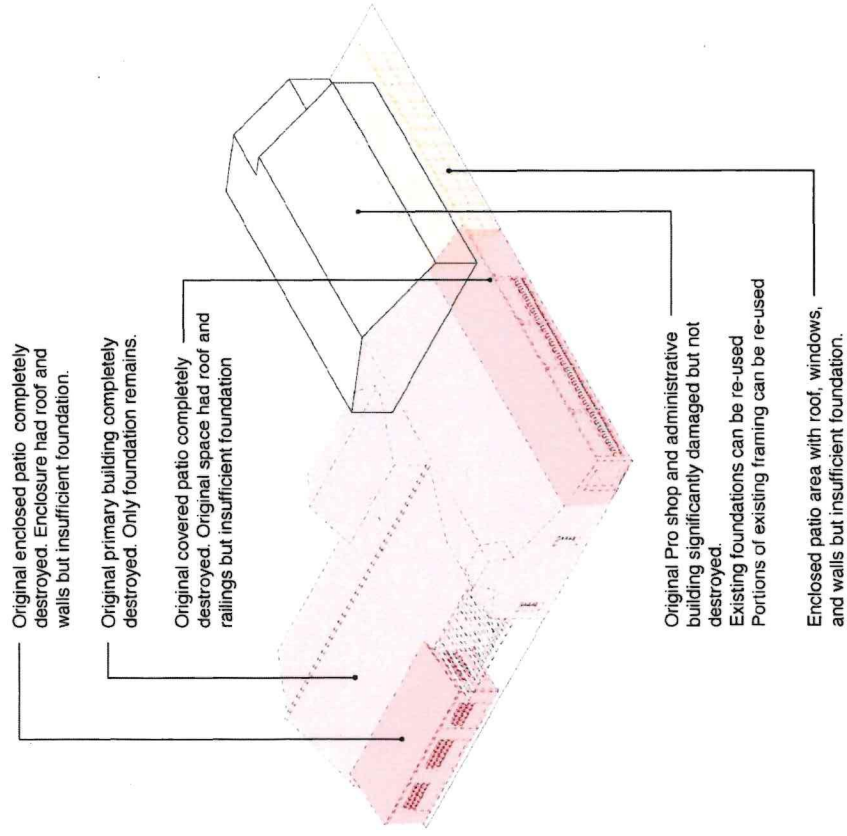


North Elevation

Lake Chabot Golf Clubhouse
Pre-Application

Shed Option Renderings

Sidell Pakravan
Architects



Pre-Fire Building

New building re-use strategy

Lake Chabot Golf Clubhouse

Pre-Application

PRAC – July 9, 2025 Item 7E

Re-use Diagram - Gable Option

Sidell Pakravan
Architects



South Elevation

Material List

- New metal windows
- White stucco
- Traditionally carved wood front door
- Terra cotta tile roof



North Elevation

Lake Chabot Golf Clubhouse

Pre-Application

Gable Option Renderings

Sidell Pakravan
Architects

EXHIBIT A

11



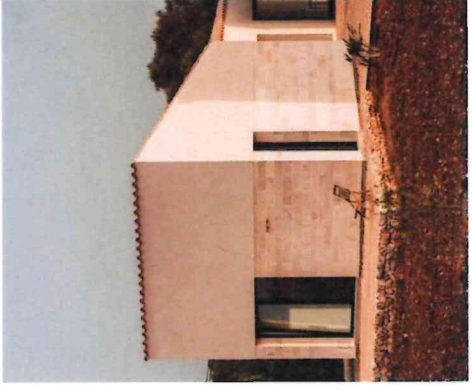
Entry: Glass Connector



Patio: Large Openings



Columnar Structure



Eaveless Roofs



WPA Era Traditional Mediterranean



Bold Chimney



Wood Truss Interior



Traditional Wood Door

Lake Chabot Golf Clubhouse

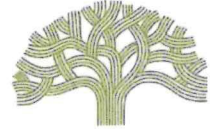
Pre-Application

Precedent Details

Sidell Pakravan
Architects

EXHIBIT B

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

Sent Via Email

April 24, 2025

Kristin Sidell
2445 Sixth St
Berkeley, CA 9471009
kristen@sidellpakravan.com

RE: Case File No. ZP240038; 11450 Golf Links Road; APN: 048581300304

Dear Kristin Sidell,

Staff has reviewed your pre-application to rebuild the partially destroyed historic golf clubhouse and reached the following conclusions.

EXISTING CONDITIONS

The subject site comprises an existing 7,470-square-foot clubhouse located at the Lake Chabot Municipal Golf Course in the southeast Oakland Hills. However, a fire substantially damaged the building.

Before the fire damage, the clubhouse was a notable example of a public building that incorporates Spanish Colonial revival elements. Specifically, the stone walls and flagpole close to the clubhouse contribute to its historic significance. The existing clubhouse has a historic rating of B+2+, with the building itself (B = significant) and the golf course as a whole (2+ = contributing to an Area of Secondary Importance or potential historic district). According to the City's records and photos submitted by the applicant, the existing building has a tile roof, a wide stucco chimney, wood lintels, stone gates, and stonework around the perimeter. The Clubhouse was also evaluated under the Oakland Cultural Heritage Survey (OCHS) using its "Evaluation Methods" and "Evaluation Criteria and Ratings," as outlined in Appendix C of the Historic Preservation Element of the General Plan.

Below is the general information on the Lake Chabot Golf Clubhouse Historic Designation.

- The Spanish Colonial Revival – WPA Moderne building was rated B+2+ in the Oakland Citywide Preliminary Architectural & Historical Inventory prepared during 1980s and 1990s;
- Although the building is not a City Landmark, the B+2+ designation (Potential Designated Historic Property), the City considers all properties designated A or B on the Local Register of Historical Resources for the purposes of the California Environmental Quality Act (CEQA);
- Building construction was part of the WPA (Works Project Administration) project in Oakland and is eligible for listing on the California Register of Historical Places.

ZONING

Most of the golf course has a zoning designation of Open Space (Special Use), but the area around the clubhouse is designated Open Space (Resource Conservation Area) (OS/RCA). Unfortunately, clubhouses are not permitted in the OS/RCA zoning designation. However, according to Section 17.114.060 of the Planning Code, facilities that serve legal nonconforming nonresidential activities, such as the clubhouse, that are damaged or destroyed by less than seventy-five percent can be restored, by right, to their original condition and occupancy. The damage report submitted by the applicant confirms that less than 75 percent of the building burned down, which allows the clubhouse to be restored to its original condition. In this case, there is no applicable discretionary process.

DESIGN/ALTERNATIVES


Planning and Parks, Recreation, and Youth Development staff (City staff) recommend the option submitted, which contains a gable roof, because it most closely resembles the historic appearance of the building. Neither alternative reflects the level of detail or relationship to the surroundings that made the original building historic. City staff understands that the fire damage makes it infeasible to fully retain the character of the original building; however, a significant amount of additional detailing is required for the new building to relate to the historic context. The following are some elements would reflect the significance of the fire-damaged building and the surroundings:

- Main entrance enhancements such as trellis around the main entrance and landscaping elements;
- A gable or other roof over the main entrance and hall area;
- The roof tiling that is similar to the existing building;
- Architectural detailing such as alternative materials on the chimney;
- Smooth stucco finish that is similar to the existing building;
- Brick flooring for the outside the dining area;
- A large-sized, recessed window for the shop area;
- An outdoor dining space using a brick wall or other alternative material and a trellis, in keeping with the enclosed patio destroyed in the fire;
- Pictures, old maps, and historic displays or artifacts of the clubhouse within the new; and
- Preservation of the stone gates and stonework around the perimeter.

PERMITS/APPLICATIONS

The application will require a Design Review Exemption. The applicant will be required to submit a [Basic Application](#), including all relevant required submittal items. The application material will need to be uploaded to the Accela Citizens Access by creating a Zoning Worksheet. Instructions to create a Zoning Worksheet are here: <https://www.oaklandca.gov/services/video-upload-documents-worksheet>

Best,



Ami Upadhyay
Consulting Senior Planner
Interwest Group