

# Alameda Sun



Locally Owned, Community Oriented

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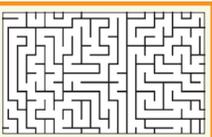
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**SPRING FORWARD**



Daylight Saving Time Starts  
Turn Your Clocks  
Ahead One Hour  
2am Sunday Morning  
& Check Your Smoke  
Detector Batteries!



Eric J. Kos

City Hall West serves as the City of Alameda's Alameda Point headquarters. At Tuesday's City Council Meeting, details surrounding a new tax district for the Point were presented for discussion.

## Council Discusses Point Tax District

**Ekene Ikeme**

The City of Alameda will adopt a resolution that will declare its intention to create a Community Facilities District (CFD) at Alameda Point. Private property owners who acquire public land from the city within the district will be levied a special tax.

The resolution was established at the March 7 City Council meeting. The formation of the district is authorized through the City of Alameda's Special Tax Financing Improvement Code Alameda Municipal Code, Section 3-70, according to a memorandum from City Manager Jill Keimach.

The city created a boundary line that outlines the CFD, according to the city's Resolution of Intention report. The CFD consists of two zones. Zone 1 is the 68-acre Site A property that is being developed by Alameda Point Partners (APP). Zone 2 is all property within the adaptive reuse area currently owned by the city and outside of California State Lands' jurisdiction.

Additional properties are anticipated to be annexed to the CFD, according to the report. An analysis will be prepared to determine the annual cost for providing authorized services to the new parcels as each annexation is proposed.

In Zone 1, townhomes are taxed \$3,600 per dwelling unit. Condominiums are taxed \$1,010 per dwelling unit. Apartments are taxed \$82,400 per acre, while all non-residential property is taxed 60 cents per square foot.

The tax for Zone 2 property owners differ from Zone 1. In Zone

2, townhomes are taxed \$2,858 per dwelling unit. Condominiums are taxed \$1,816 per dwelling unit. Apartments are taxed \$1,652 per dwelling unit. Non-residential property will be taxed 70 cents per square foot. All taxes are the maximum amount that can be levied on owners.

Taxes will be levied annually within the district and collected in same manner as ordinary ad valorem property taxes. No special taxes will be levied on undeveloped property.

**The taxes will pay for public services such as police and fire protection and maintenance of bus shelters, bus stops, parks, sewer systems and sidewalks.**

The tax is in conjunction with the city's agreement with APP. The two sides agreed to a Disposition and Development Agreement (DDA) in June 2015 that requires APP to invest more than \$103 million in public infrastructure and amenities and provide annual financing of public services and transportation services and programs consistent with the approved development plan, Fiscal Neutrality Policy for Alameda Point and Site A Transportation Demand Management (TDM) Compliance Strategy. All other properties are required to comply with the DDA.

The taxes will pay for public services such as police and fire protection, maintenance of bus shelters and bus stops, maintenance of public parks, maintenance of sanitary sewer systems within the CFD, maintenance of sidewalks in or near the CFD and other services. The tax will also finance TDM services such as: bus vehicles, transportation passes ("EasyPass" "BikeLink" "Clipper cards") rideshare subsidies, bike facilities and more.

With the resolution passing, a public hearing will take place at the City Council meeting on March 21. At the meeting the city will designate the law firm of Quint & Thimmig as formation counsel to assist the City with the formation of the CFD.

Contact Ekene Ikeme at [eikeme@alamedasun.com](mailto:eikeme@alamedasun.com).

## City Needs More Time to Develop New Trail

Cross Alameda Trail Extension in the works at Sweeney Park

**Dennis Evasosky**

Members of the Alameda Recreation and Parks Commission have requested that the California Transportation Commission (CTC) grant a nine-month extension for the much-anticipated Cross Alameda Trail.

"This nine-month extension is critical to ensure the success of this project," the commissioners told the CTC. The project is ready to go out to bid, but was inadvertently left off the 2017 federal transportation budget project list. The project is now in limbo until a budget amendment is approved in mid-April.

The commissioners originally requested a six-month extension. However a soil-remediation work plan took longer than anticipated. The six-month extension left the City only five weeks to formally bid the project, finalize the term and have the City Council officially award the contract.

"A longer nine-month extension will provide enough time for the City to complete the appropriate public bid process and ensure this community-loved project is completed," the commissioners stated.

The Cross Alameda Trail is a four-mile-long path that

spans the length of the City of Alameda, from the former Alameda Naval Air Station to the Fruitvale Bridge. A section of the trail in question runs through the Jean Sweeney Open Space Park — a 27-acre park that the City is developing on former Alameda Belt Line property.

This trail project is the first phase of the Jean Sweeney Open Space Park development. The City considers the project a "cornerstone upon which the remaining park development is built," the commissioners said. This trail section will "provide off-street bicycle and pedestrian access for Alameda residents, commuters, families, children who need safe routes to school and people connecting with valuable services at the Alameda Food Bank," the commissioners stated in their letter.

Once completed the Cross Alameda Trail will become a segment of the San Francisco Bay Trail. The project is expected to cost \$1.8 million. Alameda County's transportation sales tax, Measure B; the county's vehicle registration fee; the Federal Transit Administration and the citywide development fee are paying for the trail.



Eric J. Kos

"Birth" a sculpture in Marina Village by Arthur Williams created in 1988, represents an example of public art in Alameda. The city's Planning Board will consider alterations to the ordinance that governs public art at its Monday, March 13, meeting.

## Planning to Consider Public Art Ordinance

**Eric J. Kos**

An amendment to the City of Alameda's Public Art Ordinance will be considered as part of the Planning Board's Monday, March 13, meeting agenda. The changes will

improve the regulations governing the ordinance.

Among the proposed changes are essential definitions of the program and some of the language describing the purpose behind the ordinance, as well as nearly every aspect of how the ordinance is administered. New language has been proposed discussing how both developers and artists will need to adhere to the program.

The city proposes that a purpose behind the Public Art Ordinance is to contribute to the urbanization of private property in a manner that benefits the public; to foster economic development and tourism, revitalize urban areas, increase real property values; and improve the overall business climate by creating a more desirable community in which to live and work, just to list a few.

New requirements have been laid out defining what constitutes public art, how it should be created and how artists should submit applications for particular projects. New requirements for approval require the artist to demonstrate qualifications to complete the proposed work with the highest professional standards. Sufficient public visibility and accessibility to the artwork must be maintained, and the art must be compatible and harmonious with the development project and surrounding environment.

The proposed work must be durable and cost effective to maintain using ordinary methods and the budget proposed by the developer must be equivalent to or exceed the required program allocation.

Under the proposed new language, the ordinance will require those developing property in Alameda under the ordinance to make a contribution of not less than 1 percent of building development costs for acquisition and installation of public art. A developer may make in lieu payments into the Alameda Public Art Fund. The payments must be paid prior to the issuance of a building permit for the project on the development site.

In addition to revised existing language, the ordinance now includes a section on included and excluded expenses, provisions for maintenance of the art and a means for the City Council to utilize the money in the Public Art Fund.

According to the ordinance, no more than 25 percent of the current Alameda Public Art Fund balance can be distributed for cultural arts and arts programming or for any kind of administration fee. The Public Art Commission will present recommendations for the distribution of any portion of the fund to the City Council biennially.

The Alameda City Council can then decide whether or not to authorize expenditures from the fund consistent with the purposes set forth in the ordinance.

## News in Brief

**Sun Staff Reports**

**ACLU Hosts Event at City Hall**

The American Civil Liberties Union (ACLU) will be holding "resistance training" at City Hall. This gathering will launch an effort to engage grassroots volunteers across the country and take the fight against Donald Trump's policies not just into the courts, but into the streets.

ACLU is hosting the event, featuring livestream viewing of People Power, a video that offers guidance on how to safely resist oppression. The event takes place from 1:30 to 4 p.m., this Saturday, March 11, at City Hall, 2263 Santa Clara Ave.

**City Seeks Poet Laureate**

The City is seeking nominations for its third Poet Laureate. Mary Rudge and Julia Park Tracey served as the first two Poets Laureate.

The Poet Laureate is an honorary title given to a person who has demonstrated excellence in the literary arts. The Poet Laureate will work with cultural, educational and

other organizations to encourage the community to express their literary creativity; promote the appreciation and knowledge of poetry among our youth; and to create a community environment in which literary talent can thrive and be encouraged.

Poet Laureate nominees must be Alameda residents, have demonstrated a commitment to and passion for poetry and embrace the opportunity to engage in community service to make poetry more accessible and available to all ages.

Nomination forms and additional information about the Alameda Poet Laureate can be found online at <https://alameda.ca.gov/library/alameda-poet-laureate>. Nominations are due April 24.

**City to Unveil Piece and Kindness Puzzle Mural**

The Alameda Youth Committee (AYC) worked with Alameda Recreation and Park Department (ARPD) to launch a "Piece and Kindness" campaign. They hoped to promote kindness and heal divisiveness

throughout the community. The piece-peace play on words was a deliberate one.

The campaign entailed community members creating art on blank 4x4 puzzle pieces and returning their creations to AYC and ARPD. The pieces could then become part of a final community puzzle, one that promotes kindness and reminds us that every piece makes the community whole.

They are working on fitting those pieces together and will display the results of the community's efforts from 7 to 8:30 p.m., next Friday, March 17, at the Veterans Memorial Building, 2203 Central Ave. AYC speakers will speak about the process. Refreshments will be served and there will be live music.

AYC is a leadership and service group for sixth- to 12th-grade students. AYC members plan events, fundraise and engage in community projects.

Contact Sun staff at [editor@alamedasun.com](mailto:editor@alamedasun.com). Have a news brief for the Alameda Sun news team? Write to [editor@alamedasun.com](mailto:editor@alamedasun.com).