

Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Demolition of 107-111 Halket Street Townhomes	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Applicants, RCOs, non-profits, residents, businesses.
Parcel Number(s): 28-F-67, 28-F-68, 28-F-69	
ZDR Application Number: DCP-ZDR-2021-06288	
Meeting Location: Virtual (Zoom)	
Date: 8/9/2021	
Meeting Start Time: 5:30 p.m.	
Applicant: Jonathan Kamin on behalf Walnut Capital	Approx. Number of Attendees: 28
Boards and/or Commissions Request(s): Demolition of houses on Halket in the Oakland Public Realm District requires Planning Commission approval.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Presented that they want to demolish the houses, have no immediate plans, would seed them with grass and leave them undeveloped as open space until they have a plan. Noted that any future plans would require them to have a DAM at that time, go through approvals process for that project.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Does Walnut Capital have a timeframe for how long the site will be vacant?	Not right now, no.
Is there an agreement for the three rowhouses to be sold to Pitt?	There is not.
Loss of single-family homes in Oakland is a tremendous blow. Why did Walnut Capital buy them if not to remove complaints from previous owners. Not a good sign in Oakland.	No response.
You said houses have not been sold. Have there been discussions to do so?	No comment.

Questions and Comments from Attendees	Responses from Applicants
OPDC: Can you discuss process? (Same question and answer for both projects at this DAM.)	Not scheduled yet, but hope to have dates within two weeks. We will share them when we have them and they will be posted by the City.

Other Notes

Both RCOs introduced their organization and noted that they had previously been discussed the project with them. OBID noted that Todd Reidbord from Walnut Capital is on their board and presented the project to their board. OBID reported a nearby business owner was concerned about the barriers around the development site at Fifth and Halket and wanted the barriers removed while construction was paused, they are working on this. That business owner supports the demolition under question as do other adjacent business owners. OPDC referred to extensive public engagement process for the Fifth and Halket project in 2019 and the related Community Benefits Agreement. No engagement related to the Halket Street houses.

Planner completing report: Derek Dauphin and Phillip Wu