

December 5th, 2022

Anyé Spivey  
Director, Real Estate  
Oakland Athletics  
Oakland Coliseum, 7000 Coliseum Way  
Oakland, CA 94621

**RE: SPUR's position on the Howard Terminal ballpark project**

Dear Anyé:

Thank you for presenting on the Howard Terminal ballpark project at SPUR's Oakland Policy Advisory Board (OPAB) in September.

SPUR believes the proposed Howard Terminal ballpark project has the potential to be a once in a generation development opportunity for Oakland. As we noted in our letter to the San Francisco Bay Conservation and Development Commission, we believe that the project is an appropriate land use for the Howard Terminal site. However, there are several aspects of the project where we have questions or concerns and require further detail. We expect that many of these uncertainties will be addressed in the final Disposition and Development Agreement and we look forward to reviewing that document when it becomes available. We hope these comments help you and your team further refine the project in order to truly ensure that this is a world class contribution to Oakland and to the region.

- Plans for financing offsite infrastructure must be clarified sooner rather than later. The project will not be successful without the necessary offsite infrastructure improvements to manage circulation and the negative externalities related to the influx of people to the city, particularly on game days. Oakland cannot fund the offsite expenses from the General Fund; creative financing solutions are imperative to ensuring that these improvements are made without jeopardizing the city's ability to designate funds towards other needs.

- Public transit improvements and safety must be prioritized. SPUR appreciates the work that the A's and the City of Oakland have done to create a transportation plan, which includes provisions to reduce vehicle trips, improve pedestrian and bike access to the site, and mitigate freight safety risks. This plan, which requires the construction of significant transportation infrastructure and circulation systems, must be financed and carried out to ensure the safety of ballpark goers.
- We understand from your presentation that 15% of onsite and 20% of offsite housing will be deemed affordable. SPUR appreciates the inclusion of these units, as many jobs generated by the project will be low income positions and it is important that these employees are provided with housing opportunities. We look forward to hearing more details about these affordable units, including the levels of affordability that will be provided. SPUR strongly believes that the development should prioritize affordable housing in its initial phases. Upon completion, we hope that the project will create many new housing opportunities for Oakland residents at a range of affordability.
- The project should address the concerns of the Chinatown neighborhood and prioritize the environmental health concerns of West Oakland residents. The Howard Terminal site's proximity to these neighborhoods emphasizes the need for active, equity-centered engagement and benefits. The project will need to plan to mitigate construction impacts as well as consider the long term impacts of the project on the surrounding community. Specifically, the project should help preserve Black, Asian, and other small businesses and foster the advancement of communities of color. Placekeeping measures and an economic inclusion strategy should be developed to ensure that local communities are not displaced or negatively impacted during or after development of the project.
- The project must limit impacts to Port of Oakland activity. The Port is a critical economic hub that should be uninhibited by ballpark crowds and activity. SPUR encourages the A's to work with the Port and its impacted businesses to ensure that both the project and the Port can thrive.
- Given the reduced use of commercial office space post-pandemic, we also highly recommend that the project proactively consider creative and alternative uses for the planned commercial spaces to allow for flexibility and to meet the future of work and potentially other uses.

- The lengthy community benefits process, led by the City and the A's in partnership with dozens of community organizations, should not be forgotten. The community benefits generated by the project have the potential to bring affordable housing, infrastructure improvements, well-paying jobs, and environmental benefits to Oakland residents. Community benefits provide an opportunity for the A's to give back to their fanbase. There should be a transparent plan for finalizing and financing community benefits that should be integrated into the project's final term sheet.

We believe that these concerns can and must be addressed by the project sponsor and we look forward to advocating for their resolution.

Thank you again for your hard work on this project. We look forward to working with you, the city and community partners to make this project a success.

Sincerely,



Ronak Davé Okoye  
SPUR Acting Oakland Director &  
Chief of Strategic Initiatives