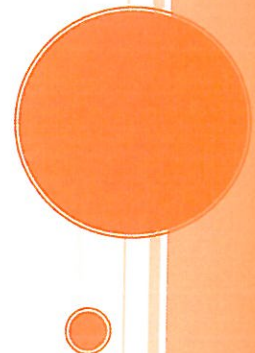


# CENTRAL KITCHEN, INSTRUCTIONAL FARM & EDUCATIONAL CENTER

*File No. 15-2216*

2 Comments opposing

Jacqueline P. Minor  
General Counsel  
Oakland Unified School District





Jacqueline Minor &lt;jacqueline.minor@ousd.org&gt;

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**Opposition to the Central Kitchen, Instructional Farm & Educational Center**

1 message

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**Altemier Baker Cook** <altemierbcook@hotmail.com>

Wed, Oct 28, 2015 at 1:24 PM

To: "jacqueline.minor@ousd.org" &lt;jacqueline.minor@ousd.org&gt;

October 28, 2015

Jacqueline Minor  
General Counsel  
Oakland Unified School District  
1000 Broadway, # 680  
Oakland, CA 94607  
Jacqueline.Minor@ousd.org

Dear Ms. Minor

I am writing in opposition to the Central Kitchen, Instructional Farm and Educational Center sponsored by OUSD. The project is located at 2850 West Street, Oakland, Ca.

Questions about CEQA issues were not addressed to my satisfaction, in that I had specifics issues with the air quality, noise, hydrology, traffic, and hazardous materials. Yes, I attended the Community Engagement Advisory Committee meeting on October 2 that allowed Committee members to ask OUSD questions about the Mitigated Negative Declaration. Responses are due on the four hundred plus page document on October 28, 2015, are due on October 2, 2015 for the purpose of since the May 2, 2015 meeting. A review of the environmental issues were heard at the January 31, 2015 meeting and the OUSD Central Kitchen, Instructional Farm & Educational Center Project CEQA Meeting on May 2, 2015. The Engagement should have happened during the design phase. No apology can alter that.

The community did not become aware of this project until earlier in 2015. However, it was planned in 2011 and the community was not informed at that time about the site selection. The three-block radius for outreach is not big enough. I live within the three-block radius. I am a senior citizen with severe respiratory challenges including Asthma and allergies to multiple environmental pollutants. I was not contacted. Many of my neighbors also reported that they too were not contacted through the outreach methods. The only times we hear from the OUSD was through our Property Tax Assessment and when our School Board Representative is "hustling" votes. Neighbors beyond the designated outreach area area are impacted as well. I recommend including, at least, all of Beat 6X.

I contacted Alan Gibbs, PG, and CHD in June of this year. Mr. Gibbs is the project manager for the CEQA portion of the project. I asked him to have Consultants, contact me to provide clarity on Air, Noise, Traffic, Geotech, Hydrology and Hazardous Materials. At the May 2, 2015 meeting, these items had potentially significant impacts and that mitigations were in question. I also asked that the responses be specific and use nontechnical language. I asked to further information regarding these issues.

This project will gut the heart and soul out of the community.

Sincerely,

Altemier B. Cook  
665-31<sup>st</sup> Street  
Oakland, CA 94609  
510-653-9368  
altemierbcook@hotmail.com



October 28, 15

Jacqueline Minor  
General Counsel  
Oakland Unified School District  
1000 Broadway, Room 680  
Oakland, CA 94607  
Jacqueline. [minor@ousd.org](mailto:minor@ousd.org)

Dear Jacqueline Minor,

I am writing regarding the following project:

PROJECT TITLE: Central Kitchen, Instructional Farm and Education Center

PROJECT SPONSOR: Oakland Unified School District

PROJECT LOCATION: 2850 West Street (APN: 9-691-38-1 and 9-695-15)

DATE OF PUBLIC NOTICE: September 24, 2015

PUBLIC REVIEW PERIOD: September 24, 2015 through 4:30 PM on October 28, 2015

DATE OF PUBLIC HEARING: Wednesday, November 4, 2015 at 6 PM at The Great Room, LaEscuelita Education Center, 1050 2nd Avenue, Oakland, CA 94606

As you know, many of us in the neighborhood oppose this project because as planned it will take out the heart and soul of this historically black neighborhood. The major reasons it should not take place is because of the lack of community engagement from the time it was planned in 2011 or earlier and the community was not informed about the site selection process.

The Oakland Unified School District (OUSD) has proposed the development of their Central Kitchen at the Marcus Foster School site at 29<sup>th</sup> Street between West and Martin Luther King Jr. Way very near the rapidly developing uptown area. OUSD has repeatedly stated that they "can do whatever they want on the site," because they do not need to abide by local planning requirements. The historically black community surrounding the school site was only notified of the project on January 26, 2015 as the project was being readied for construction in June 2015, even though OUSD with Board Director Jumoke Hodge had been planning to build on the Marcus Foster site since 2011 and possibly earlier.

The imposition of the Central Kitchen development on this historically black community is an environmental injustice. The process and model of development of the Central Kitchen is comparable to other government actions arbitrarily undertaken that have decimated the Hoover/Foster area in the last half a century. In the 1960s and early 1970s, freeway development tore through the adjacent neighborhoods using eminent domain to claim property. Our Hoover/Foster area has not yet recovered from this legacy. We struggle with both the perception and reality that government entities allow illegal dumping, homeless encampments, blighted properties, drug dealing, violence and prostitution in the area. Your development strategy for the

Central Kitchen parallels the eminent domain projects of the past - where private property is seized for governmental development without regard to or input from residents or property owners. The greatest impacts of these types of government actions have fallen on communities of color--strategies thought to be completely outmoded.

The residents of the Hoover/Foster neighborhood have repeatedly raised questions about the serious flaws in the community outreach and site selection process. The residents have drawn attention to the Central Kitchen's potentially significant impacts on the health of children and people with respiratory ailments because of the neighborhood's proximity to the major thoroughfares in the San Francisco Bay area and the Port of Oakland. The Kitchen site is also within three blocks of the location of the Uber Headquarters and a 161-unit development that will be increasing traffic congestion in the burgeoning uptown area and near the freeway off ramps at 27<sup>th</sup> Street and Route 24/IS980. The Central Kitchen is an inappropriate land use for this site. OUSD would not have been able to place such a project in Claremont, Temescal, North Oakland or Lake Merritt, so West Oakland is the logical place in their mind.

As one resident has commented:

...the powers that be see the people in this neighborhood as a bunch of ignorant blacks and Latinos who are too lazy to take care of themselves. Asians who will sell out to the highest bidder own the property and the few businesses are owned and operated by Middle Easterners who do not care. This is far from the truth....

We are not seen as people who add to the sustainability to the community and therefore Downtown must make decisions without consulting us. We have routinely experienced governmental and private entities attempting to place services and activities that do not directly add community benefits as well as a sustainable tax base. Further, in most of these attempts, the residents have not been notified. We have had numerous non-profit services, from group homes low rent for ex-offenders to drug treatment services and public housing and more. Many of these services are focused for people who are not former residents of the area. However, it is almost impossible for an owner-occupied property owner to secure financing through normal channels as well as permits to renovate and maintain their properties. However, developers do not appear to have this challenge.....

This project will clearly have an adverse significant impact on the housing and economics of the neighborhood and it is part of patterns and practices that have discriminated against poor people of color in low-income neighborhoods like ours.

The project has been repeatedly misrepresented as benefitting all of Oakland's school children for whom we must sacrifice our neighborhood for the urgent need for new food production facilities. Per the promoters of this project, its great benefit will be another urban farm, like the one that will be built by City Slickers at 37<sup>th</sup> Street and Peralta as well as the numerous gardens that are programmed all over the area in addition to existing one. The rendering showing the monolith character of the building is rarely shown, and the NIAM public relations group has misrepresented the project, meetings and documents, i.e. the survey, the townhall meeting, and the

renderings. Public has rarely been informed about the demolition of school which is valued at approximately \$40 million.

The traffic study is entirely inadequate. The traffic area is miniscule and does not take into account any of the increases in traffic from development that will be taking place in the next two years such as the 161 unit apartment at 29<sup>th</sup> and Telegraph and the Uber Headquarters planned for 27<sup>th</sup> and Route 24/IS980. These are just three blocks from the proposed project and any additional traffic with these projects is likely to create level f congestion, especially around the freeway ramp intersections which is just two blocks away. The traffic study area needs to be redrawn to realistically include and model traffic *in the immediate future as well as long-term projections account for growth in Oakland's Uptown area* for a reasonably calibrated analysis of traffic impacts. Moreover, the number of vehicles that will be used and their stated maximum of 5 minutes of idling per vehicle is unrealistic and understates the significant potential impacts.

The air quality impact study seems at odds with the real suffering of people in the area from respiratory diseases. Our neighborhood is contained by freeways built during the 1960s and 70s. The congestion at the MacArthur maze spills toxins on us daily--all of us wipe this off our window sills, furniture and anything that remains outdoors. We are also close the Port of Oakland that brings numerous trucks into our area. Perhaps because the air quality is based on an inadequate traffic study, it cannot realistically reflect the impact of poor air quality in our area.

The cultural resources study also seems inadequate. Robert Kennard, an illustrious African American architect, was part of the design team responsible for Marcus Foster School. He was well-known enough to have garnered an obituary in the New York Times in 1995. Most importantly, he was the founder of the organization that became the National Organization of Minority Architects, the most nationally and internationally prominent organization for the representation of minority architects. Mr. Kennard was one of only 31 blacks among the 2,648 architects in the American Institute of architects at his passing. Thus, the Marcus Foster School is associated with the life of a person significant in our past and should be nominated for the National Register of Historic Places. The building remains in good shape, retaining the integrity of its original design. It is a site we should be honoring and memorializing, not only for its association with Robert Kennard but also for its association with Marcus Foster whose philosophies the school building embodies. Although the Marcus Foster School building is less than 50 years old, it should be considered significant and eligible for the National Register of Historic Places based on the importance of the individuals with whom it is associated, and this regardless of individual opinions of its value. The demolition of the building will be an adverse and significant effect on the Marcus Foster School.

The site selection process was entirely inaccessible to the residents of the surrounding community. Per his testimony at the townhall meeting on 29 August 2015, it appears it was the architect's determination of the requirements for the building were based on the total square feet the project required including the garden. Besides the fact that the garden seems entirely unnecessary with the funding of the City Slicker garden,





OAKLAND UNIFIED  
SCHOOL DISTRICT  
*Community Schools. Thriving Students.*

Jacqueline Minor <jacqueline.minor@ousd.org>

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## Support for the central kitchen project

1 message

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**Kitty Li** <kitty.li@ousd.org>

Wed, Oct 28, 2015 at 12:22 PM

To: Jacqueline Minor <jacqueline.minor@ousd.org>

Hi Jacqueline,

I'm one of the nurses in OUSD and I definitely support the project and I support nutritious food for OUSD students. This would make a wonderful impact on student's ability to learn.

Kitty

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**Kitty Li, RN, BSN, PHN**

District School Nurse

Oakland Unified School District

**Every Student Thrives!**

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