

Item # 3 – Consideration of the Moraga Canyon Sports Fields Project
Correspondence Received by 3:00PM on Thursday, 12/01/11

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Everyone knows people live in Piedmont for their kids. Piedmont is a kids community. I support the new changes.

Sincerely,
Jacqueline Davis

Dear Editor:

The Piedmont Baseball and Softball Foundation strongly supports the development of Blair Park. We had record enrollment of more than 450 players last year, and have a significant shortage of field space, particularly for practices for the 9-10 year old baseball group of about 100 players. This "Mustang" division only gets one practice per week, while their counterparts in Orinda and Moraga, for example, have at least two practices each week.

With additional baseball field space at Blair Park, the Mustang players could add another weekly practice for skill development and team building. The new field would also provide practice space for the two younger baseball age groups, the "Shetlands" (ages 5-6) and "Pintos" (ages 7-8), which consist of more than 150 players.

We urge the City Council to support the Blair Park plan as revised; Piedmont's youth baseball and softball players will put the extra space to very productive use.

Nick Levinson

Dear Editor,

Please pass on our sincere thanks to the hundreds of Piedmont and handful of Oakland residents who joined us last Sunday for our *Blair Park is Everyone's Park* open house. From the moment we began setting up signs at 9:00 AM until we were packing up the very last remnants of the event at 12:30, we had a steady stream of excited and curious visitors who were thrilled to see the drawings for the Final Master Plan in full color.

The most common question we heard was, "When will it be built?" The event was a great reminder of the incredible support this proposal has throughout Piedmont. I fielded questions from those between the ages of 9 and 90, and watching the kids make signs, play soccer and enjoy a beautiful morning at the park with family and friends was a great reminder of why we hope Blair Park will soon be another much loved spot for having fun and making memories. I even got a chance to talk to a couple of the

project's biggest critics, and I think we came away with a mutual respect for one another and agreement that we are all trying to do right by our local community.

Thanks for spending your Sunday morning with us, Piedmont!

Jessica Berg

Blair Park's environmental and cost benefits

Many folks don't realize the tremendous environmental benefits from building Blair Park. For example, 300 soccer players will no longer be driving to Alameda Point every week for practices and games during the fall. Many more players who are able to practice in Piedmont will also no longer have to drive to Alameda or elsewhere to find a field to play on as there are not enough fields for games in Piedmont. Below is an overview of the various cost benefits for just the 300 players:

The above does not include hundreds of other Piedmont players who have to drive to Alameda or elsewhere to play games on the weekend instead of doing so at Blair Park. Similar analyses can also be done for Baseball, Softball, Lacrosse and other sports groups that rely on fields elsewhere to practice and play games.

Finally, for those questioning the sports clubs ability to pay for maintaining Blair Park, PSC and the Jack London Youth Soccer League combined pay about \$40,000 annually to maintain Alameda Point that can be used to pay for Blair Park instead.

A round trip to Alameda Point is about 20 miles, so 300 players, two times a week for 11 weeks equals 132,000 miles that will NO longer be driven. Based on the IRS mileage reimbursement figure of \$.51 per mile for 2011, that equates to a cost savings of \$67,320 just for fall soccer. Driving to Alameda Point takes 20-30 minutes, so using a 25 minute average, 300 players, two times a week, for 11 weeks equals 165,000 minutes or 2750 hours driving to and from Alameda Point that will NO longer be wasted. The total number of gallons consumed estimated at 20 miles per gallon equals 6,600, which will NO longer be polluting our environment each fall for these 300 players. No longer exposing the 300 drivers and players having to drive to Alameda Point will significantly reduce the risk of being involved in a car accident.

Mark Landheer

Dear Editor

I have been a Highlanders soccer coach for the past 5 years. As such I have watched the girls who I coach have to travel further and further each year to practice and play. I think sometimes it is hard for people to understand the argument for Blair Park when their children are much younger, or much older than those in the 'prime' of their recreational sports years.

When children are small parents have the luxury of walking to their neighborhood field and watching a game. A tiny field such as Beach or Hampton can accommodate two Piedmont teams at a time all day long. What happens as those kids age and out grow the

limited resources we have? They haul out to Alameda which adds an hour to each practice easily.

An hour that could be spent on homework or a family dinner.

Perhaps even more daunting is the fact that soon those fields in Alameda won't even be an option...then what?? Do parents realize that this issue could ultimately impact their kids ability to play a sport at all??

These are very real problems (and speak nothing of the fact that I can't ever just do a casual pick up game with my team because there is NO FIELD TO PLAY ON).

Blair Park may not be perfect in everyone's eyes, but it is the best solution we have and the right thing to do for our town.

Sincerely,

Michele Hofherr

My name is Christopher Hart, and I am the PBSF commissioner for Shetland baseball.

I strongly support Blair Park. It is a privilege to work with Piedmont's energetic 5 and 6 year old baseball players. It is, however, frustrating that teams cannot practice as much as they would like. As everybody knows, we lack sufficient field space, which is an on-going problem for our league, players and families. Blair Park would provide Shetland level players a space for teams to practice so all interested boys could come and play. Our own "space" would free up other fields for older kids and make Blair Park a more comfortable setting for our budding Buster Poseys.

Chris Hart

Dear Editor,

As a youth baseball coach for the last six years and the Pinto Division Commissioner for Piedmont Baseball/Softball Foundation I would like to express our continued strong support for the Blair Park playing field project. The Pinto Program serves 100+ 7 and 8 year old children and provides many of them with their formative organized baseball experience. By next summer, both of my sons will have 'graduated' from the Pinto program and will quite likely never play an organized baseball game at Blair Park. However, I remain a strong advocate for Blair Park as it will be a tremendous asset to the children of our community, many of whom aren't even born yet.

One of the reasons we all love living in the east bay is because we're blessed with thousands of acres of accessible open space just minutes away, providing unparalleled opportunities for

hiking, dog walking, mountain biking, nature walks and other natural recreational opportunities. Unfortunately the same doesn't hold true when it comes to sports fields, we've simply run out of room. We need Blair Park because this is where our community's children do more than play games, they learn team work, get valuable exercise and make friendships that will last a lifetime.

Thank you,

Barry Barnes

Dear Editor,

Women's Rugby is a fairly new program at Piedmont High School in large part because female student athletes, beginning at a very young age, have been encouraged and supported to compete in all sporting arenas. I am not sure many of our young PHS women athletes fully understand the profound changes and resulting opportunities created by the passage of, and gradual implementation of Title IX, but I can assure you every female athlete I coach is deeply invested in participation and achievement through team sports.

Equitable participation for high school women, in all sporting arenas, is only possible if there is adequate access to organized teams and to practice fields when they are young and able to develop a passion for exercise, competition, and teamwork.

I am greatly encouraged by community leaders and elected officials who are working to create new play fields in Blair Park which will have an enduring mark on the development of female athletes as competitors and leaders.

John Cullom

Dear Piedmont City Council:

Many Blair Park opponents have argued for months, incorrectly, that Blair Park will create enormous traffic congestion and danger along Moraga Avenue, an already busy thoroughfare. But when I saw a recent letter to the editor claiming that Montclair will be "landlocked after 2 p.m. every day," it became apparent that some facts need to be brought to this conversation.

Fact: According to the Blair Park Environmental Impact Report, the worst traffic is at 4:00-6:00 p.m. on weekdays, when approximately 1,200 cars per hour travel in each direction along Moraga. During the fall, at most two older soccer teams – each with around 15 players – will be practicing at the larger Blair field, plus one younger team of around 12 players on the smaller field. In the spring, one baseball team will be practicing. Practices typically last an hour or more. Despite the well-known fact that kids typically car pool to practices because most parents have no interest in watching, what would be the impact if every kid arrived and departed in their own car? A maximum of 40 additional car trips per hour on Moraga in each direction, an increase of 3-4% at peak rush hour during the fall, and a 1% increase in the spring.

Fact: Nearly all of these trips will be made by residents of Piedmont, since only Piedmont teams will practice at Blair and there are almost never weekday games. Few Piedmont residents are likely to travel through Oakland to return home. Moreover, the City Council is considering a possible roundabout at Maxwellton Road, which would further ensure that no Piedmont residents will travel into Oakland. But let's say 20% of the cars do travel toward Oakland for some reason. That means the increase in traffic on Moraga Avenue that would impact Oakland residents will be only 8 added trips (if every player and coach drives alone), an increase in Oakland traffic of less than 1%. Montclair "landlocked"?

Fact: On the weekend, there will be even fewer trips in each direction per hour, because there will be only one game at a time (i.e., two teams of 15 kids) allowed at Blair on weekends. In addition, according to the EIR the existing traffic is much lighter (300 cars per hour less) on weekends, so the traffic impact will be even less severe.

Fact: The intersections at Harbord and Estates are terrible during rush hour, but adding 8 trips per hour on Moraga (in a worst case) to the 1,200 existing trips will not significantly worsen that congestion. On the other hand, the City Council is considering a number of traffic calming measures that will greatly slow the Moraga traffic and improve the ability of vehicles to enter Moraga from Harbord and Estates, including (1) increased traffic enforcement; (2) planting additional trees along Moraga; (3) warning signs indicating motorists' speed; (4) pedestrian activated signals; and (5) roundabouts. Those measures would be a significant benefit to Oakland and Piedmont residents.

Fact: The slowing of traffic would solve the only "significant and unavoidable" traffic impact identified in the EIR – the difficulty of exiting the Blair parking lot with cars traveling well over the speed limit on Moraga.

While some have criticized the EIR's traffic analysis, no critic has offered an alternative analysis, explained how the traffic counts are wrong, explained how teams with 15 players will generate hundreds of cars at practices, or otherwise supported their critique.

I hope we won't continue to hear these baseless claims of traffic Armageddon unless their proponents provide facts to back them up. The facts demonstrate that Moraga Avenue will be safer for drivers and children as a result of the Blair Park improvements. As the old saying goes, "facts are stubborn things."

Sincerely,

Eric Havian

Dear Piedmont City Council:

Rob Hendrickson's October 26 letter to the Post suggests that a "truthful discussion" about Blair Park is not possible because PRFO is interested in "only their plan" and only "on their terms." Let's set aside the fact that PRFO has proposed so many mitigation measures in response to criticism of the original plan that the opponents now claim that the project has fundamentally changed, requiring a new EIR. Seeking a truthful dialogue is never a fruitless endeavor. Mr. Hendrickson's letter and others by opponents of the Park demonstrate why.

The letter predicts that parents will balk "after they discover that each player will have to be assessed \$50-\$100/year in additional fees" to pay for Blair Park maintenance and turf replacement. The letter provides no support for this figure, which is wildly inflated.

According to the Rec Department, a replacement field the size of Blair currently costs less than \$300,000. Newer turf fields not exposed to football traffic are expected to last 15 years. There are around 2300 kids playing soccer, baseball, softball, and lacrosse. The cost per player, per sport, per year would be less than \$10. Even under the most conservative assumptions the costs aren't remotely close to the letter's \$50 estimate and not within shouting distance of the \$100 upper bound.

And that's not all. Parents of 1200 soccer players already pay \$30,000 per year for use of Alameda Point. That savings alone will cover the entire cost of turf replacement at Blair, even if the field lasts only 10 years. So Piedmont families will pay a net cost of *zero* for Blair, and will actually save money on transportation costs.

This is not the first time the opponents of the Park have gotten their facts wrong.

- A claim that Montclair would be "landlocked" due to Blair-generated traffic was a complete fabrication, since the Park will add no more than 8 cars per hour to a normal volume of 1,200.
- The opponents then made the absurd claim that Blair would only provide additional space for 70 players, when a matter of simple math demonstrates that the number is 300.
- Despite overwhelming evidence to the contrary, we continue to hear that the alternative "Oraftik" or "Peters" plans will provide just as much extra playing time as Blair. They will not.
- Finally, Mr. Hendrickson repeatedly compares Blair to undergrounding. But Andy Ball, who has called Blair "a simple construction project" whose price he will "guaranty," was not the undergrounding general contractor. He did, however, have something to do with Havens.

The Hendrickson letter stresses that 500 Piedmont residents have signed a petition opposing the Park. I might sign it myself if I thought Blair would cost an extra \$100 per

child per sport rather than zero, tie Montclair in traffic knots, and provide space for only 70 kids.

I reject the claim that accuracy is irrelevant, or not possible. It is always possible and always relevant, indeed indispensable. Without it, signatures on petitions signify nothing.

Sincerely,

Eric Havian

Dear City Council and Piedmont Post.

Re: Support of PROF Blair Park Proposed Master Plan.

The final plan details shown at Piedmont Park are near perfect. They include worthy suggestions made by supporters and dissenters alike.

1. Highlites are 40 car parking to serve the Park and Coaches field.

2. Eliminates out-of-town travel time and costs for our 1100 Piedmont girls, boys and their parents who play Soccer.

I urge approval of this wonderful privately funded Project at the December 5 Council Meeting.

Denny McLeod

Dear Editor,

As I long time dog owner, I feel so fortunate to live in Piedmont. Where else in Alameda County could I find three off leash dog parks within walking distance of my Pala Ave home? Dracena Park, Piedmont Park and the Linda Beach dog run are extraordinary havens for dogs and owners alike. Curiously, I never venture to the 'park' closet to my house - Blair Park. In its current state, Blair Park is a bleak, uninviting space for my dog, Topper, and me to visit. The absence of other dogs and people (not to mention a fence to keep a safe distance from cars) renders this space virtual unusable, at least for me. The thoughtful design of the proposed Blair Park, borrows from the best that Piedmont has to offer: space where families, dogs and dog owners can come together to create a vibrant, friendly *community*.

Sincerely,

Tracy Kirkpatrick

Dear Piedmont City Council Members:

The following is a letter that I sent to the Piedmont post which was printed in the October 12 edition under the Viewpoint section.

Al Peters' letter (*Piedmont Post* October 5), which suggests that instead of building Blair Park we should expand Coaches Field, suffers from a number of mistakes.

First, the letter claims that if we simply enlarge Coaches Field to the same size as the proposed park at Blair, four soccer teams will be able to practice at once.

The field at Blair will allow a maximum of two teams to practice. The field will not suddenly accommodate two more teams by moving it across the street.

Second, the Blair Park proposal includes a second, smaller field for additional practices, and provides a new baseball diamond. The suggested expansion of Coaches Field provides nothing for baseball.

The letter says that after expanding Coaches Field, the "community could focus on locating and/or constructing a smaller practice field" for soccer. Where? The letter doesn't say.

Third, studies presented to the City Council demonstrate that enlarging Coaches Field will not only require a complete re-starting of the environmental review process, and will delay the construction of any new field at least a year, but also will have far more of an environmental impact than a new park at Blair.

There are underground fuel tanks beneath the proposed Coaches Field expansion that would need to be excavated and remediated. In addition, the expansion would require building a large "platform," supported by massive piers, above a sensitive stream bed. Also, the road behind Coaches Field would need to be relocated.

This brings up a fourth problem. Who is going to pay for this? Andy Ball and his senior staff at Webcor Builders have estimated that due to the excavation toward the corporation yard, environmental remediation, new retaining wall construction, pier supported concrete deck at the southwest corner of Coaches and other costs, expanding Coaches Field and adding another small field at Blair would cost \$3,000,000 to \$3,500,000 more than the Blair proposal.

That information was presented to the City Council and is part of the public record.

Those willing to donate large sums to build a new field at Blair won't spend that money to expand Coaches with no net gain in practice time for soccer, baseball or lacrosse.

We agree that it would be productive to end the divisiveness over this issue, which has pitted a handful of vocal Oakland and Piedmont residents against more than a thousand parents of boys and girls playing soccer, baseball, and lacrosse.

The answer is not to pretend there are benefits to alternative proposals that do not in fact exist. Nor will it help to shift the construction across the street with a new set of difficult issues.

The solution is to have a respectful, truthful discussion about the merits of the project.

Thank you for your consideration.

Mark Menke

Dear Editor,

In reviewing the Blair Park Master Plan recently accepted by the City Council, I am optimistic that the new plan will gain the support of the full community. The revised plan includes a roundabout and pedestrian crossing to improve pedestrian safety on

Moraga Avenue, a single field on which games will be played (plus a small "glade" which can be used for practices), and a retaining wall greatly reduced in height from the original plan. The spirit of compromise is alive and well in Piedmont!

Projects such as rebuilding Havens School and the new Piedmont Center for the Arts are examples of public-private partnerships that benefit the whole community. Let us hope that soon, Blair Park can be added to that list!

Sincerely,

Sue Smegal

This town needs Blair Park. It is supported by an overwhelming majority of Piedmont citizens because it provides enormous benefits to the entire community. Hundreds of supporters have spent countless hours and many dollars to advance this project. We have listened to the park's detractors and tried to incorporate their concerns and suggestions into the park's planning. This process has dragged on for years and now it is time to get the project done.

Each day when I drive past Hampton Field on my way home I am slowed by field traffic. Traffic often comes to a complete stop as parents pull over to drop off their kids. Although my kids have outgrown Hampton Field, the sights and sounds of happy kids playing on the field brings a smile to my face. Yes, it is sometimes an inconvenience to live in a neighborhood with a thriving sports facility and park. But the minute or two of daily inconvenience is a small price to pay for living in a community that has the good sense to support play fields and parks.

Sometimes I spend that one or two minute in which I am stuck in field traffic reflecting on how lucky I am to live in a town where past generations of citizens and administrators built parks like Hampton Field.

I feel fortunate that previous citizens and administrators had the forethought to move beyond selfish NIMBY objections and accomplish important community projects. Now is our time to show the same strength and vision. Let's get Blair Park built.

Eric Sullivan

We would like to express our strong support for Blair Park. For us it is pretty simple. We were drawn to Piedmont ten years ago by its beautiful parks (Piedmont, Dracena, and Crocker) and by the sports facilities we saw (Witter and Hampton Fields). We have enjoyed them all immensely over the years but we also have learned just how scarce and precious they are through our experiences with baseball and soccer.

Eight years ago when our son was five, his T-Ball games were played, not on those nice Hampton or Witter Fields, but on pavement at Havens Elementary. (We had thought our kids would no longer be playing baseball on pavement when we left New York City.) We then spent much of the next eight years driving our two oldest children to Alameda for soccer practice. Frankly, we were stunned when we learned we had to do this. But there have been positive surprises too. We were thrilled when our son's baseball games were moved to Coaches Field and we discovered this facility existed for the children of Piedmont. Today we are grateful

our third child, who is eight years old, is able to practice soccer, in Piedmont, on a beautiful and safe new field at Havens.

Like all Piedmonters, we have driven up and down Moraga Road thousands of times over the last decade. During this time we cannot recall seeing children playing in Moraga Canyon. It is barren, little used, and inaccessible. It never struck us as a suitable place to bring our children during all this time. The Blair Park project will open this space for Piedmont's children and it will help fulfill the promise of the majority who come to live here.

As we reflect back on our decade in Piedmont, we have no doubt that Blair Park is right for Piedmont's community today and for its future. We'd like to thank the tireless Piedmont soccer and baseball volunteers, the incredible contributions of citizens like Andy Ball, and the City Council for supporting this plan.

Daniel Sivoletta & Jacqueline Van Lang

The success of the new Piedmont Center for the Arts is due in large part to the solid planning, diligence, compromise, and follow through by a committed group of Piedmonters. The entire community has been made better by the efforts of this dedicated group.

When I read that the City Council released the final master plan for the Blair Park project including several changes responsive to the concerns of residents and City Council members, I am reminded of the Margaret Mead admonishment to "never underestimate the power of a small group of people to change the world." Blair Park supporters are working to create something beautiful in Blair Park and our city will be made better by their efforts.

Sincerely

Valerie Corvin

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I believe that Piedmont needs to continue to serve the needs of families. As field space options close in surrounding cities, we need to provide for our own kids. If we do not, our community will lose its luster as a great place to raise a family.

Sincerely,

Valerie Matzger

Skyline Lacrosse welcomes Blair Park master plan

On behalf of the Skyline Lacrosse Club Board, we want to explain why we so strongly support building Blair Park for the youth in our community.

- With additional practice space, Skyline Lacrosse could allow more players who wish to participate in lacrosse. Currently, we waitlist or turn away kids once teams are full, because we don't have space for additional teams to practice.
- 200+ kids could practice lacrosse at Blair Park each week -- rather than driving 20 minutes each way to Merritt College, several times a week. A shorter drive to practice saves time, energy and increases safety.
- In addition to an U12-sized field for games and practices, Blair Park will also have a dog run, a grassy glade area and many other amenities for all to enjoy.
- NO city money will be spent on building Blair Park, and the City will be indemnified from all legal and construction risk.
- Maintenance costs for Blair Park would be borne by user groups (lacrosse, soccer, baseball) through fees they pay to play on the fields. NO cost to the City!
- Andy Ball, former Skyline Lacrosse Club parent and the President and CEO of Webcor, would build this park. Andy backed the successful Havens School construction, and has stated publicly: "Blair Park is a simple construction project...If I need to guarantee it, I will."
- Traffic on Moraga Avenue during the times sports groups use Blair Park is projected to increase by 1-2% -- not enough to impact traffic flow.
- The proposed roundabout and pedestrian light will improve overall traffic safety on Moraga Avenue.

Team sports help the youth in our community grow healthy minds and bodies. Though youth sports clubs such as lacrosse, soccer and baseball/softball, etc. do not recruit players, the demand for youth sports is growing. Given our urban setting, there are few options available to expand the available field space to accommodate budding athletes. So, we travel farther and farther afield.

As parents and volunteers who invest countless hours, we just want to ensure that kids who want to play sports with their friends can do so locally. By providing practice and game space closer to home, Blair Park will really benefit our kids and their families. We hope all of you support that too!

Sincerely,

Ben Sparks, President, Skyline Lacrosse Club

Vince Saunders, Vice President, Skyline Lacrosse Club; 51 Craig, Piedmont

Dede Szykier, Executive Director, Skyline Lacrosse Club

Dear Editor:

My dog, Missy, and I take daily walks in one of Piedmont's dog parks. I think that it is remarkable that a town as small as ours has so many great areas for dogs to run off leash, as well as on leash. Friends who live in nearby cities often express envy regarding our accessible and friendly dog parks. I do not understand why there is now such a public fuss over improving Blair Park. There will still be an off-leash dog run. More importantly, the improvements include a grassy glade and a play field. I am also the mother of a son who grew up in Piedmont playing soccer and baseball. It would have been nice to have had additional sports fields to use--we spent a lot of time driving to Alameda and Orinda and Moraga for practices as well as games. Let's build Blair Park, so everyone--dogs, families, sports teams--can enjoy the space.

Teresa Lahaderne

Cyclists welcome proposed Blair Park Traffic mitigations

As a long-time cyclist, I am well aware of the current risks of cycling on Moraga Road along the proposed Blair Park site. Traffic moves much faster than the posted speed limit of 25 mph and most drivers do not slow down for cyclists. The proposed round-about in the Blair Park plans will significantly help to mitigate and slow down traffic and be a tremendous benefit to cyclists and motorists alike as it will reduce the likelihood of accidents. I look forward to cycling on a much safer Moraga Road in the near future.

Lars Skugstad

Lost in the noise surrounding the pros and cons of building Blair Park are the green benefits of the project. Green as in environmental benefits from driving less thereby reducing green house gases, as well as the financial benefits both personal and for the sports clubs. Below is an overview of the various cost and environmental impacts of 300 players practicing at Alameda Point for a season:

- *Using Mapquest, a round trip to Alameda Point from central Piedmont is about 16 miles. For the 300 players who are driven round-trip, two times a week for 11 weeks, this equals 105,600 miles that will NO longer be driven. (Even with carpools with another player it would be 52,800 miles and many parents actually drop kids off while another parent picks the kids up, so you have two round trips per practice not one).*
- *These 105,600 miles consume 5,280 gallons of gas at approximately 20 miles per gallon. The Environmental Protection Agency states that each gallon of gas combusted by a car engine produces 19.4 pounds of carbon dioxide (CO2).*

Avoiding these trips would save 102,432 pounds of CO2 from adversely impacting our planet. See: www.epa.gov/oms/climate/420f05004.htm

- *Based on the IRS business mileage reimbursement figure of \$.51 per mile for 2011 that equates to a cost savings of \$53,856 cumulatively for driving parents just for fall soccer practices alone.*
- *Driving to and from Alameda Point takes, on average, 20 minutes each way. Using 300 players plus parents driving roundtrip, two times a week, for 11 weeks, equals 528,000 minutes or 8,800 hours driving to and from Alameda Point that will NO longer be wasted and its opportunity costs.*
- *With 300 players practicing twice a week for 11 weeks equals 13,200 trips to Alameda Point and eliminating these trips reduces the risk of being involved in a car accident from a local drive to Blair Park.*
- *The Piedmont Soccer Club alone pays almost \$30,000 for its share of Alameda Point field costs. This savings can be applied to maintaining Blair Park or reducing registration costs for its players.*

Whether it is saving money or saving the planet, building Blair Park is the green thing to do; and that does not include the time or safety benefits that are important to us all. Choose your type of

Green, but the numbers do not lie.

The above does not include hundreds of other Piedmont players who have to drive to Alameda or elsewhere to play games on the weekend instead of doing so at Blair Park. Similar analyses can also be done for Baseball, Softball, Lacrosse and other sports groups that rely on fields elsewhere to practice and play games.

Lance Hanf

As the Pastor to Students at Piedmont Community Church, a coach, and a former college athlete, I have a unique appreciation for the positive effect organized sports has on young people.

Athletics is one of the best arenas from which to encourage and build quality character in our students. They begin to understand right from wrong and how to accept living by rules. They learn how groups need rules to keep order, that the individual must accept the rules for the good of the group, that rules necessitate a consideration of the rights of others. They begin to understand the concept of fair play. They learn how to be successful as part of a team and they learn to take pride in their individual achievement.

The better we provide opportunities for our children to participate in organized sports, the better opportunities we have to nurture these life lessons in them. To that end, we should continue to work together to increase play space for our youth.

We must model the behavior and character we want our students to learn -- working as a community to make improvements to Blair Park a reality. I applaud our City Council for acceptance of the Blair Park Master Plan.

Rev. Scott Kail

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Rev. Scott Kail

Dear Mayor and City Officials,

Piedmont's high property values can be ascribed to three main attributes: its schools, its parks, and, thanks to exceptional fire and police services, its low crime rate. But, for those of us lucky enough to call Piedmont home, we know what really makes Piedmont extraordinary is the ongoing ability of its citizens to work for the common good of all its citizens. The older generation looks out for our youth and our youth demonstrates respect and appreciation for what has been entrusted to them.

In the past year, we have watched an old, decrepit, unused building on Magnolia Avenue become a Center for the Arts. We have witnessed the re-birth of Haven's school as an up-to-date educational hub and showplace in the center of town. Both of these transformations became reality due to the partnership of public trust and oversight with private funding and follow-through. We are now at a crossroads over the development of Blair Park.

The Piedmont City Council recently accepted a final version for a master plan for improvements to Blair Park. Once again we have the opportunity for a public partnership with private citizens who will work for the common good for all of Piedmont's citizens. It is truly extraordinary.

Respectfully,
Matt Heafey

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

My wife Laura and I support Blair Park. The need is tremendous and the new Park will be beautiful.

Sincerely,

Chad Olcott

am generally supportive of additional recreational facilities in Piedmont, including the proposed Blair Park.

However, I am having difficulty getting factual information, except for many of the issues relating to physical design, potential environmental impacts and financial responsibilities relating to the EIR public review and Council approval process (including potential litigation following approval). For example, I have heard one City resident claim to me that the use of the proposed park would be limited to the Jack London Youth Soccer Sports League (whatever that is) and, while that seems unreasonable, I was a little surprised to find nothing during my quick search of the web, except beyond the most general and vague statements by proponents, regarding any overarching long-term guiding structure of governance for the complete proposal and the specific uses, groups and persons for which and for whom the park is contemplated. At least the one candidate for Council I queried indicated lack of information regarding the information (see below) that I am seeking. I think that such a clear and documented structure, or the lack of such a structure, is essential for the Council when consider whether to approve the development of the proposed park and for residents, such as me, rationally to respond to the proposal and decide whether to support or oppose the election of Council candidates.

Can you give me information on, or can you give me specifics (website, name, phone number, etc.) on where or from whom I can find, the "big picture" -- e.g., under the Blair Park proposal:

1. Would the City continue to own the property;
2. Would the City lease the property to, or enter into some sort of management agreement with, a third party (and if so, specifically what third or type of third party and under what type of terms and conditions);
3. Who would manage the park;
4. Who would repair and maintain the park;
5. What will be the financial responsibilities of the City and any third parties for management, repair and maintenance, and in what agreements among what parties will those responsibilities be included; and
5. What rules and regulations (at least in general terms at this point) would apply as to (a) who (general public, Piedmont public, private clubs, school groups, etc.) could use the park, (b) what (if any) preferences would be given (and the rationale for the preferences) to certain types of uses and users (such as soccer groups or specific soccer groups such as the Jack London Youth Soccer Sports League), (c) What agency would promulgate, amend, etc. such rules and regulations, and (d) and what general proposal now exists regarding who may use the park and under what terms, conditions and regulations?

I will appreciate your or your staff's prompt response.

Thank You

Tom Clark

When we decided to move to Piedmont three years ago with three kids, I was attracted to the obvious benefits. But since we've been here, I've come to appreciate that its the integrated nature of Piedmont -- where families can come together for a diversity of recreation nearby -- that makes this town special. Piedmont offers an extraordinary number of activities in a small space, which causes us to cooperate and get to know each other within and between families. This is an ideal goal of every community, one where Piedmont can continue to excel. When I think of Blair Park, I see a great opportunity to bring things closer together. The more practices and games are in Alameda or elsewhere, the more we're separated. Some of the best moments for communing with my kids and neighbors has been while standing on a game day sideline. Those moments happen more when sports are in town. So building and maintaining fields in Piedmont is not only for the kids, but for all of us.

We support Blair Park and have confidence in the people working to make it happen. I see them being sensitive to what matters, and designing and planning carefully. Blair Park will be a great addition to Piedmont's wonderfully tight community.

Stephen and Samantha Miller

My mother came to visit last week from Los Angeles and we took her for a walk in Blair Park. She said it brought her such happiness to see such beautiful mature trees that were healthy and preserved on this site. We took photos of this old park and all the nature that was flourishing there. I just can't imagine a noisy sports field having more value than what is already there.

Please do not rush to approve this ill-conceived project at Blair Park. At the very least, the City Council must undertake the Supplemental Environmental Impact Report. If they don't, the public will feel that there has been underhanded, backdoor dealings to push through a Piedmont special interest project. Cost estimates for this project must also be fully disclosed, capturing what has already been spent to date, in addition to potential liabilities, damage and impact to homes in the area, maintenance costs, environmental degradation and cleanup, (I shutter to think of all the plastic bottles and trash that will accumulate), additional traffic signage, etc. I wish echoing noise pollution along the corridor as well as traffic congestion could be factored into the cost.

To me, (and I have a daughter who plays soccer) the absence of open space and the bulldozing over of an established ecosystem is already too costly.

Please slow down this process so it's done right, with full accountability and transparency.

Thank you,
Lauren Kahn

Council members,

My family has lived on Harbord Drive (Montclair) since 1988. Kids, dogs, the whole thing. We are very distressed that this ungainly project has gotten as far as it has. The Planning committees unanimous disapproval should have done it. It is not a good idea. The traffic problems will be terrible; the traffic is already a big issue.

Please: Leave the park as is.

Thank you.

Tony Farrell

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I do not support this project, I am hitting the robo e-mail button to make the point of how weak any support is for this ill-conceived PRFO will use any deceitful tactic to give the appearance of community support. I wish City Council would wise up and not be acting in such a biased manner in all this.

John Q.

Sincerely,
John Q. Piedmont

As a resident of Piedmont, I would like to voice my objection to the Blair Park Project. My objections cover areas, as specified below:

Fiscal Impacts

- Contrary to PRFO's "gift," **over \$300,000 of taxpayer money** has already been spent from the City's General Fund and CIP funds (not reimbursed by private funds), PLUS untold dollars in staff salaries.
- Draft contract documents state that city staff and city attorney time spent on this project will **not be reimbursed by private funds**.
- The city has not adopted any of the risk management procedures recommended by the League of Women Voters Undergrounding Task Force to limit potential liabilities of a new private/public project. Guarantees to prevent public funding of potential city liabilities (such as foundation damage to homes above Blair Park, or other project related

damages or accidents) have not been established. **We cannot afford another \$2.5 million mistake!**

- An independent cost estimate for the project is essential. **No itemized cost estimates have ever been provided to the public.** Commitments of private funds must be received by the City before a shovel hits the ground to assure that ALL costs will be borne by PRFO.
- Maintenance costs and capital improvements/replacements have not been defined or specifically addressed.
- If home values decline in neighborhoods above and adjacent to Blair Park, due to construction of an unsightly, noisy sports field, this will affect the tax base of the entire city.

Project Shortfalls

- One new large field without lights **will not replace the two fields** used by 330 soccer players at Alameda Point. Even if the teams double up for practice, there is not enough daylight between 4 pm and dusk for two practice sessions a night during the soccer season.
- The proposed field **does not have sideline space** needed for team areas and spectators. No sports field anywhere relegates spectators to a single bench in the end zone.
- Private sports clubs **supplement** school athletic programs. Piedmont High has a staff of nearly 40 coaches and athletic directors and offers 14 sports for both boys and girls.

Traffic and Pedestrian Safety

- Traffic expert Tom Brohard, retained by FOMC, finds that the EIR relied on a **fundamentally flawed traffic study** (see letter linked from [this blog post](#)).
- Significant new traffic plan requires a Supplemental Environmental Impact Report, not a simple addendum.
- Proposed Maxwellton round-about and narrowing of traffic lanes to 9 feet wide on Moraga Avenue pose **dangers to bicyclists, emergency vehicles and all traffic** trying to exit Maxwellton Rd.
- **Sight lines have not been determined** at pedestrian crosswalks at Maxwellton or Red Rock Road.
- Documented “unsafe driver behavior on Moraga Avenue” is the greatest danger to pedestrians. Subsequent traffic study of Moraga Ave. by the city of Piedmont indicates an 85th-percentile speed of 38 mph and **maximum speeds up to 60 mph!**

Environmental Impacts

- A peaceful oak woodland, home to native wildlife, plants and trees, will be **forever destroyed** by an artificial surface, limited-use sports field requiring a **22-foot high** mechanically stabilized ‘berm’ along Moraga Avenue, topped with **17 feet** of field fencing; a **three-story high retaining wall** to support a **60-foot deep cut** into the existing hillside, and two hard surface parking lots.
- The project is **categorically opposed** by the Golden Gate Audubon Society and the Sierra Club.
- **The Piedmont Planning Commission unanimously rejected the project**, citing issues consistent with the “significant and unavoidable” (no mitigations possible) environmental impacts in the Final Environmental Impact Report (FEIR).
- **Significant and unavoidable environmental impacts** found in the FEIR include:
 - Land use & planning policy (violates Piedmont’s General Plan of 2009)
 - Aesthetics (use of retaining walls, high landscape berms and fencing)
 - Biological resources (loss of oak woodland)
 - Hazards & hazardous materials (use of artificial turf)
 - Traffic & circulation (unsafe speeds, unacceptable intersection delays)
 - Noise (canyon effects)

Flawed City Process

- **EIR determined to be inadequate and flawed** by FOMC attorney, Gabriel Ross of Shute, Mihaly and Weinberger LLP, requiring a Supplemental EIR (per CEQA guidelines) (see letter linked from [this blog post](#)).
- The City Council is **allowing PRFO attorneys (project proponents) to be part of the “City team” serving as the City’s counsel** on CEQA requirements. The legal agreements between the City and PRFO were made behind closed doors and never reported in a public meeting.
- The City **did not make plans and documents available to the public**, until FOMC filed a Public Records Request.

- The project is **inconsistent with the City's General Plan** and with CIP priorities identified in the City's own General Plan Survey. (More sports fields were a **low priority** for Piedmont residents.)
- The City is bound to honor its commitment of **no lighting at any field** in Piedmont except Witter and Beach. This was agreed to by the City Council in 1992 ([as shown in this document](#)), made a part of that recertified EIR, and codified in a city ordinance.

City Ignores Alternatives

- **Two reasonable alternatives** to the PRFO plan have been proposed by Piedmont architects. Neither plan has been analyzed by city staff or seriously considered by the City Council.
- The alternatives would enlarge Coaches Field into a full-size, regulation soccer field the same size as the field proposed at Blair Park. One alternative would build a smaller field at Blair Park that would reduce the environmental destruction, eliminate the huge retaining walls and save 65 percent of the usable area as a park.
- PRFO will only consider their own plan. They—and the city—refuse to review or analyze the alternatives, despite the fact they would cost **far less to build** than the proposed project.

The City Council has made no effort to negotiate with PRFO or to work for a compromise plan

I sincerely hope you will take these objections into consideration as you deliberate on this Project.

Very respectfully yours,

Stuart Sampson

To the members of the City Council,

As a 45 year resident of Piedmont and the parent of four athletic children in the 70s and the 80s along with being the grandparent of eight grandchildren who all play sports in Piedmont at the present time, I urge you to vote in support of Blair Park. Field space has been an issue for multiple generations. I coached Rec Department baseball in the 70s on the hardtop at Havens where we had multiple scrapes and bruises for the boys and girls who participated in the program. With the development of Coaches Field the kids were then able to play on an appropriate space. As controversial as that project was at the time it has served the community well as I know Blair Park will.

I have driven my grandchildren to practices and games all over the East Bay due to the simple fact of lack of space here in Piedmont. Flag football for middle schoolers in both the 80s and at the present time practices on Witter Field at 6:30 in the morning which is too early in the morning and unacceptable for young boys. My eldest grandson plays Varsity Lacrosse at Piedmont High and practice is held from 7:30 - 9:00 each evening which is too late for high schoolers who need to

study. While these programs won't necessarily use Blair Park for practice and games the development of Blair Park will mitigate the overall lack of field space in Piedmont for all sports. Studies have shown the benefits of participating in team sports. Being on a team, taking direction from a coach, celebrating success on the field as well as learning from losses all help to build the character of young men and young women who will later to go out in the world and be successful individuals. Again, I urge you to support this project which three generations of my family and I fully support.

Paul Manolis

In case the City Council does approve the alteration of the Moraga Canyon, in the final approval the followings shall be included:

1. The organization promoting and paying for the park shall reimburse the City for any expenses related to the approval process, studies, consultation, time spent by City employees, etc.
2. Under no circumstances shall the City present to the voters in the future to approve a bond, or tax for the upkeep, improvement, change, etc. of Blair Park.

Nicholas D. Molnar

To the Piedmont City Council,

I will not spend your time on re-hashing all the reasons why the Moraga canyon "gift" is bad for our city. Suffice it to say that this is a very bad idea for many reasons and the city will come to regret the project if it moves forward. I drive by the site several times a week and every time I think what an awful idea it is to put playfields in this location.

My family and I have lived in Piedmont for over 35 years and this is the first time I have been moved to write to the council on an issue.

Thank you for taking my opinion into consideration in your deliberations.

Sean McKenna

Dear Council Members,

I have been a Piedmont resident for 22 years. I have always found the political process here to be open and forthcoming. But the way in which the current City Council has approached the matter of Blair Park is most disturbing. It seems to be shrouded in secrecy and peculiarly influenced by members of the PRFO, as if you are acting as their agents rather than as impartial elected representatives of the city. I am writing to encourage all of you, for the sake of our city, to put the brakes on and re-examine the process you have taken so far on the proposal of the PRFO. There is too much at stake to allow a "railroading" of the PRFO proposal. A proper EIR should be performed for the current plans because without it there is no credible way to assure that the current version of the PRFO plan meets the appropriate standards. Our children need sports field space but not at the expense of the credibility of our city government. Thank your for your

consideration of this matter.

Sincerely,
Karen Cutler

Dear City Council Members:

As the Moraga Canyon/Blair Park issue is being discussed at your December 5th meeting I would like to let you know that my opinion about this project has not changed. I still feel that the project is unsafe, too big and will affect too many people in a negative manor. I have read all the comments from people who have said that they have moved into Piedmont, purchased their ideal home, and that this project will only enhance that experience. I would like to ask them if they would have the same opinion if their dream home was on Scenic Avenue, and their back yards would now become a sports field. I do not think they would be writing the same letters. I also feel that the opinion that this would cost the city nothing is wrong. The land belongs to the city, is it being purchased to build the field? What about all the additional maintenance? Will employees be paid by the renters of the field? (The answer to this may be yes, I really don't know). What about all the chaos during construction? Do people really believe that their children will walk to this field? No one I know currently lets their children walk to Coaches Field - I don't see this changing.

The city of Oakland appears to be against this project - is anyone listening to them??

With all the city has taken on during the past year (undergrounding costs, pool) I feel that this is something that will put our resources over the top. I know that it is great that there are people willing to pay for this, but that doesn't mean we should say yes. I really find it hard to believe that this project is still in the works given the EIR and safety issues. I have children who play sports, and I have driven them to fields all over the place. I still feel that I would rather do this than have a field built in Moraga Canyon that really won't solve the total space problem, and would change the lives of quite a few homeowners.

Please vote against the Blair Park project.

Leslie Quantz

In February of last year, my wife and I bought a home on the Piedmont/Montclair border, just up the road from Blair Park. I was attracted to this area by the open space and abundant wildlife. I was saddened to hear of the proposed Moraga Canyon Sports Complex, and I am writing to express my concerns. When I drive past Blair Park every day, I try to imagine what it would look like after 150+ trees are cut down and replaced by a massive retaining wall, and it is a disturbing and distressing thought.

Blair Park is an easily-accessible place for me to take my three-year-old son to see some of the dozens of species of birds and other wildlife.

Recently, when I drove by Blair Park with my son, he said, "Daddy, the soccer field would make me sad." He said that he would miss seeing the giant trees, and he asked me where all the birds and squirrels will live.

Instead of destroying a beautiful spot, I encourage you to consider improving one of the last remaining open spaces in Piedmont with native planting and attractive landscaping more suited to Piedmont's aesthetic.

The proposal is just too large given the available space. I am very concerned about safety, specifically the lack of a sidewalk at street level, potential dangers to walkers and bikers, and especially the requirement of children to have to cross Moraga Avenue to access the area if walking or biking.

I am also concerned about the lack of proposed parking, increased traffic levels that would result, and noise that would be heard throughout the canyon. This will negatively impact the beautiful views available from canyon homes in the area.

For the record, both my son and I are huge fans of soccer (we watched the World Cup together and watch other games as well), and I hope that my son will play soccer someday, as I did. However, an artificial turf stadium built on a major thoroughfare that replaces a beautiful area is just a bad idea.

I urge you to help protect environmentally sensitive open space in Piedmont as much as possible. Open space is important resource in Piedmont, and a defining element of Piedmont's character.

Thank you for your consideration. Please make this part of the public record.

Rob Schenk

Please do not approve this plan. It is dangerous to the children using the park and those that drive down Moraga road. There simply isn't enough land there to build such a complex. It will only be a matter of time until someone is injured trying to get to the field.

Sincerely,
Susan Garbarino

Dear Council Members:

I am writing to ask you not to rush the decision on Moraga Canyon. A project of this magnitude and divisiveness should not be hurried. I understand the pressure you must be under, but you would be doing Piedmont a disservice if you only respond to the special interests groups. It is not reasonable to question the good intents of the soccer, baseball and lacrosse groups, but what is unreasonable is to assume the only solution is the destruction of one of the last open spaces in Piedmont. Please don't react to the groups, who by their nature are pre-organized for such a campaign and can mobilized quickly. [I do need to mention my own personal story: I

coached and refereed soccer with the Piedmont Soccer Club for over 13 years and recently left the club because of the myopic stance the soccer club took on this issue and I am not alone in this.] There are many individuals in Piedmont who are not members of an organized sports club so finding a common voice is not easy. This process is leaving many of us disenfranchised from the process and we are looking for a way to heard. We are looking to our Council Members to be that voice; to ask question, to demand answers, to not react to special interest groups, to spend Piedmont money appropriately. Please hold off on a decision until a supplemental EIR is generated.

Thank you,

Mark D'Ambrosi

To the Members of the City Council:

Based upon the public notice published today, clearly the December 5 City Council meeting will involve extensive public comment which will, no doubt, go on for many, many hours. Rather than repeat what happened at the last City Council meeting where Blair Park was discussed, which resulted in the council having only brief discussions at 3:30 a.m., may I suggest that, due to the importance and passion of this matter, the meeting on December 5 be for public comment only and that council discuss and deliberate the matter at a subsequent meeting. Thanks.

Melanie Robertson

I am writing to ask the City Council to reconsider the proposed plan to transform Blair Park. As your own Planning Commission has made clear, this is simply NOT a good site for a soccer field.

Blair Park is an inherently dangerous location. Even when built-out, Blair Park promises to remain a narrow site. And it lies along Moraga, which is a winding and heavily traveled road. Soccer families often bring all their kids - not just those who are playing the game - to soccer events. Younger children will surely find ways to stray outside designated areas and sidewalks, and probably into the street. Add to that a bunch of distracted parents trying to meet game times, along with the already brisk traffic of Moraga, and you have the makings of a perfect storm. Crosswalks and signals in this area of already limited visibility are insufficient band-aids for mitigating these likely hazards.

I'd strongly encourage you to think about how each of you on the City Council will feel when the first serious accident happens. The potential benefit of having another field can't possibly outweigh even one tragedy occurring there. From a safety (and liability) standpoint, Blair Park is just not where a soccer field belongs.

I urge you to stop trying to shoe-horn a soccer field into Blair Park. It isn't a suitable place for one, and it certainly isn't worth the risk.

With thanks and regards/Jeff Kahn

Respectfully Zoomed to Your Attention by:
Jeff R. Kahn

In looking at the designs posted on PCA website site, I am still confused about the round-about at Maxwelton. It looks like a portion of the hill where Maxwelton intersects Moraga will need to be cut out. I see no explanation for that. What is the size of the round-about on Nova? I am concerned about commercial and public safety vehicles being able to quickly and safely navigate Moraga and don't want to see traffic being diverted down LaSalle from Montclair and then through the center of town. I remain concerned about the safety of children who will cross Moraga from one field to another. During my years at Beach School, it was frustrating that parents and students continued to cross Linda Ave. wherever they had parked and ignored the crossing guards and crosswalks. The danger was later reduced, but not eliminated, by adding another crosswalk and 25 mph speed zone. If this is what the expectation is for Moraga, I think there will be major traffic problems. As one who travels Moraga Ave. daily, I hope it will remain an easy connection between #13 and 51st St. and not a bottleneck. I also think parents and children who ignore the safe crossing areas should have to sit out a game or two. That consequence might get the attention of participants and save a life.
Nancy McHugh

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

My husband and I are long time residents (35+ years) and think that this project is badly needed for two reasons: First, to provide much needed field space for local children and thereby encourage young families to continue moving here (as opposed to through the tunnel) and secondly, to make this last parcel of land in Piedmont usable for local citizens.

Also, I think it would be fiscally irresponsible to turn down the generous offer of the donors and then to ask the tax payers to pay for an alternative plan.

Finally,

Sincerely,
lynn saunders

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We finally have a plan that strikes a balance for all constituents. PRFO is to be commended for its patience and responsiveness to the concerns raised during the course of this very lengthy process. The mitigation solutions for traffic and pedestrian safety, coupled with the repositioning of the main field have more than answered the concerns that have existed to this point. It is now time for a swift approval which will allow the project to move forward!

Sincerely,
Shahan Soghikian

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I'm excited about the PRFO Blair Park. For over five years, I have driven by Blair Park every day to and from work. I rarely see anyone there. With the new Blair Park, it will be wonderful to see people of the community gathering together, and I look forward to taking my family there.

I hope that with a new facility in Piedmont, programs such as E-Soccer (a program that promotes an inclusive community empowering both typical and special needs children of all abilities to reach their full athletic and social potential) will find field space in Piedmont. Our kids need a place to play--we need Blair Park.

Sincerely,
Susan Chiodo

Dear Council:

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Sincerely,
Katherine Schiller

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Piedmont is an amazing city. Rarely would you find a group of private citizens willing to take up the incredible challenge of funding an entire community park - a true gift for generations to come. This is an asset that will benefit not only Piedmont's youth and those who want to enjoy the beautifully constructed park, but serve as a reminder of what strong private-government partnership looks like.

Please, don't be swayed by the loud and disruptive minority. Their interest seems to be only their own, not the community at large. Their arguments against the park are based on misunderstandings of the EIR process, misrepresentations of the financial governance, and misinformation designed to scare away support. I have personally seen their negative and personal attacks on those Piedmonters that are donating their time, expertise and money to this project. Unfortunately they have created a very hostile environment which, in my opinion, damages the integrity of the process and discourages future volunteerism.

The Park will create a new and beautiful gateway to our city, be accessible to all of our citizens, and provide the much needed field space for our children.

Support the Gift!

Sincerely,
Michael Berg

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Jeff Scofield

Dear Piedmont City Council,

My family rented a house on Scenic Ave for a year before we recently settled down on Dudley Ave. During the time on Scenic, I became aware of the issues surrounding the Blair Park project. But what has deeply concerned me is the lack of regard towards people and properties around the canyon. I grew up in China where sadly I've witnessed numerous cases when public projects overtook and destroyed livelihood of local residents. The communist government cares very little about properly compensating negative life changes of people who are affected. That's why I am appalled that the proponents of this sport field in Piedmont California USA are trying to brush off the loss of property values and negative changes of life style if the sport field is built.

Recent real estate activities along the canyon has already shown huge negative impact. While the rest of Piedmont has recovered fairly well from the recent dip, the properties along the canyon continue to sink.

Do the proponents have the courage to recognize such impact and are they ready to compensate for such loss?

The City Council should bring it into consideration if they are not.

Thanks and best regards,

Bin He

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Your leadership is important and the time to make a decision to move forward is now. Thank you.

Sincerely,
Glyn Burge

Dear Mr. Tulloch,

I am opposed to this project. New soccer fields should be built on old asphalt or building sites, not on precious parkland and wildlife habitat. I don't understand how you can even contemplate the destruction of 55 mature live oaks.

Sincerely,
Katherine Howard

Dear Council:

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plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Our kids need a place to play soccer. It is time to move forward with this project!

Sincerely,
John Moss

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Sincerely,
George Manolis

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I support the development of this Park. Feel free to contact me with questions. thank you

Michael Connors

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

For all the wealth and scenic beauty of the Oakland/Piedmont hills, we are severely disadvantaged when it comes to athletic facilities. I'm tired of driving my kids all the way to Pleasanton just so they can play soccer or lacrosse. It is high time we made more field space to enjoy with our families.

Sincerely,
Geoff Yost

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

As heavy users of Skyline Lacrosse, we'd love to see it!

Sincerely,
Matthew Scholl

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

As a resident of Moraga Avenue, we look forward to having another park on our street. We also would like to see Moraga Avenue become more accessible by foot.

Sincerely,
Catherine Palladino

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has

come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

The challenge before you is to shut out all the clamor surrounding the project and focus on whether the community benefit outweighs the discomfort that no doubt will be caused to a few. I live at 10 Mesa..not far from the site. For me, the community need wins hands down. Then the city needs to put the appropriate safeguards in place to manage the construction period risk. But that is process management and can be done. Please vote for the park.

Sincerely,
Steven Hollis

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

This is so important for our community - anything less than full support now is shameful!

Sincerely,
Robert Williamson

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We definitely needs the space and park to have a successful youth sports programs for the future!

Sincerely,
Jeff Gao

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont

community. Please don't hesitate in providing your stamp of approval for Blair Park.

We've been living in Piedmont for the past 35 years. Raised 4 children, two of which are now married with kids, living in Piedmont.. I strongly recommend that you approve Blair Park. I know how hard it was driving our kids out of the city to play competitive sports due to the lack of play area. . How can you go wrong especially since it's being privately financed!.

Sincerely,
Gerald Friedkin

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

All of our kids need a place to play sports. Keep families with children in Piedmont.

Sincerely,
Barbara Bysiek

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Blair Park will be an asset to the Oakland/Piedmont community and will improve an area that is currently of little value.

Sincerely,
James Polek

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Blair Park is a visionary gift that will act as a lasting legacy of Piedmont for generations. As an environmentalist and the father of active kids, I strongly support Blair Park for the myriad of benefits that it will offer, including encouraging more healthy options for the members of our community. I'd like to thank the Piedmont City Council for moving forward with Blair Park on December 5.

Sincerely,
Brendan D. Smith

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Blair Park will make the entry into Piedmont from the North East coming down from Moraga a much more attractive gateway and park than the barren, boring and bordering unsightly park that it is today.

Supporters are all for "improvements" and beautifying this park and putting it to much greater use for the general public than the opposing people who hardly use the park now and seem to be against anything progressive or for the greater good.

Thank you for positively considering Blair Park for a better future and making a big difference in Piedmont, the way past City Council members helped make Hampton, Dracena and Beach happen as well. The future and greater good of Piedmont needs and appreciates your vote.

Sincerely,
Paul Tiao

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We are new to Piedmont, but can see the benefits of great fields and spaces for our kids for their love of soccer etc!
Thank you!

Sincerely,
Amy Jo Goldfarb

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Pamela Schwartz

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I believe the approval of Blair Park is the right thing for the Council if they want to support the active participation of our young sons and daughters in sports. Without it, we will be forced to limit youth participation in the community programs. That would be a shame.

Sincerely,
Dave Reilly

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Our family has lived in Piedmont for over 16 years (participated in Piedmont soccer for 11 years and counting) and it has been a continuous logistical challenge to drive to soccer venues throughout the 9 Bay Area counties because there are not enough appropriate sports fields in Piedmont to accomodate practices, games, and special revenue-generating events (tournaments). Blair Park is a well thought-out plan that addresses not only Piedmont's soccer field needs, but the larger need of a "signature sports facility" in general. I am in full support of Blair Park and would be grateful to the Piedmont City Council for approving it.

Sincerely,
Alan Kong

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

As a relatively new resident in Piedmont, I am an enthusiastic supporter of this proposal. It will pay us back many-fold. Please, please help us move this project forward with your blessing!

Sincerely,
Liz Hawkins Tahawi

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

As someone who has been working on this project for years I want to encourage all of you to vote in support of the new park on Monday. It is time. This will be a new revenue producing asset for the city (that's why it's called a "gift"), but most importantly it will be a desperately needed play space for our children. Families and children go to the heart of Piedmont. That's why I came here 13 years ago and that's why others come here. Yes, we have excellent schools, but we also need excellent parks where our kids can play and learn the lessons that come from play. There is no question that Blair Park will serve the larger public interest by serving families and children in Piedmont. We are talking about another beautiful park. Think about our current parks: Beach, Witter, Dracena, Hampton....does anyone today regret these? And with all of them, there was some loud opposition. So again, we have a few naysayers who are concerned about their "personal interests" and how the new park will affect them. I urge you to think about what is best for the community and support Blair Park. Thank you.

Sincerely,
Rick Smith

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

My wife Cindy and I continue to be strong supporters of Blair Park and believe it to be the absolute best use of the property as well as the generous offer we have available. If the current land were beautiful, useful or otherwise noteworthy, it would be a more difficult decision, but for us, it is clear that it definitely makes the most sense to provide additional field space and open up the property for all of Piedmont citizens to use. Thank you for your thoughtful approach to this matter, and we believe that the updated plans address the concerns voiced to date.

Sincerely,
Adam and Cindy Christensen

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Both my teenage sons (15 and 17 years old) still play soccer and one of them still plays baseball so we have first-hand knowledge of the shortage of soccer and baseball fields in our community. We urge you to approve Blair Park so that no young soccer players have to be turned away from the program. Blair Park is by far the best solution that Piedmont can offer to the field shortage problem and it will also be a wonderful park for other activities.

Sincerely,
Kathleen and Geoff Henrikson

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Joseph Celentano

Dear Council:

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Sincerely,
Kevin J. Breen

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Please proceed with the development of Blair Park. We sorely need this park, the land is now used by a few dogs as a nice big toilet. Shit is everywhere, while good for the ground and the dog, not good for our kids stepping in it.

Take the shit out of Oakland! Develop Blair Park.

Sincerely,
GREGORY EDELSON

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We wholeheartedly support Blair Park. As Piedmont residents with young children, we believe that the need for more recreation space in our community outweighs the other issues that have been raised.

Sincerely,
Michael & Sarah Handelsman

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Having lived in Piedmont for over 30 years, change is frequently hard to embrace; but we do need more space for the children, and this is a plan I can support.

Thanks

Sincerely,
Bill Godfrey

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Kristi Mitchell

Dear Council:

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We need this and several more! Please expedite this project!

Sincerely,
John McWilliams

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I spend a lot of time driving my 3 daughters to and from Alameda Park. We need this field. I believe the new plans are excellent and should be approved.

Sincerely,
Derek de Petra

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont

community. Please don't hesitate in providing your stamp of approval for Blair Park.

Hello,

We still support Blair Park. It is the best use of city land and will benefit the entire community. This process has been long and hopefully the final outcome ~ building Blair Park ~ will prove to others that you can affect positive change in our community.

We also believe that this project will benefit more Piedmont citizens and pets than any other project that has been considered for this area. It is also better for our community than leaving it as it is.

Sincerely,
Jenny Lynn

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I concur with the pre-drafted comments above and add the following.

I am moving to Piedmont in a few weeks. The potential of Blair Park is a big draw for our family. I have reviewed a lot of the discussions pro and con.

With two sons, I view Blair park as a great opportunity for the children (and adults) of Piedmont to be active and engaged in sports and other healthy activities. The few and relatively minimal downsides associated with traffic and environmental impact are far outweighed by the need of this park (there is a shortage), and many benefits to the community. This is an investment in the future that is effectively being gifted to the citizens. Please don't pass up this opportunity. Thank you.

Sincerely,
Mark Foster

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Elena Kong

Dear Council:

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The time is now to approve this much needed project.

Sincerely,
Barbee Rubenstein

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Please, please, PLEASE approve the proposal - the fields are long overdue and badly needed. As communities evolve, so too must the requirements. Our demographic is shifting to younger families whose kids need room to grow and play. A hearty yes!

Sincerely,
Julie Gardner

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Brad Dickason

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont

community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Justin Burden

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Please put the park to use by the entire community rather than a few people who use it today (mostly to dump trash)

Sincerely,
Christopher Moore

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We need the space for the kids of Piedmont. Please vote yes.

Sincerely,
Lorna & Cris Strotz

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Our kids are grown, but we remember driving them all over the east bay for soccer, to some fields which I believe are no longer available. The new plan makes sense, if it will truly be at no cost.

Bill McLetchie

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Please approve Blair Park on December 5th.

Sincerely,
George Zimmer

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I can't wait for Blair Park to begin work so that our children can have more sports options that are closer to home available to them. I am looking forward to the beautiful new space!

Sincerely,
Marisa Strong

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Yes, as Piedmont previously approved Coach's and other earlier fields and recreation spaces, it is time to make room for young female athletes and opportunities for all children (particularly in this age of skyrocketing childhood obesity, diabetes, and other incentives for being sedentary-- electronic games and the like) to participate in team sports and other athletic hobbies with their peers. Thank you for acknowledging the reality of population growth and doing the right thing!

Sincerely,
Hope Salzer

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has

come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Charles Donovan

Dear Council:

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Sincerely,
Francis Combes

Dear Council:

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Sincerely,
Molly McLetchie

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
cece rosaia

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont

community. Please don't hesitate in providing your stamp of approval for Blair Park.

I am a resident at 637 Moraga, adjacent to Coaches Field, and I sincerely believe that Blair Park would offer an extremely necessary reinvigoration of 'Moraga Canyon.' Adding much needed youth sports facilities ensures that our children have a safe area to conduct healthy activities. All of the proposed plans for the park are considered a beautification process by many and the lively nature of added youth sports activities will bring a vibrant spirit to this otherwise drab area. I would like to see my children have a place for recreation without facing the current political and often hostile climate associated with gaining field space for activities that should be simply joyous.

Sincerely,
Charles McWilliams

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

As the Piedmont Soccer Club Under 8 Boys Coordinator this past season, I witnessed the effects of the lack of field space we have here in town. Practices and games are scheduled cheek-by-jowl. Any disruption of the schedule by a one off event causes a chain reaction of arrangements to have to be made. Blair Park would be a welcome relief for this field space bottleneck.

Sincerely,
Eric Wheeler

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We strongly support Blair Park. This will provide much needed recreational space and thus will cut down on people's use of cars and gas to other play fields outside of Piedmont.
WE NEED TO CUT DOWN OUR CARBON FOOTPRINT AND PLAY WITHIN OUR CITY.
THANK YOU FOR YOUR SUPPORT OF BLAIR PARK.

Sincerely,
KATHY AND JIM BURDEN

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Kristen & Jon Malan

Dear Council:

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Sincerely,
Lupe Dryburgh

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We support Blair park, as does most of Piedmont! Please approve ASAP!

Sincerely,
Samantha & Stephen Miller

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Michelle McGilloy

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Andrea Cousins

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Piedmont needs this recreation space. The development plan has been thoroughly reviewed and improved. I urge you to approve it and get the construction underway.

Sincerely,
Shelby Solomon

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Our kids need the park for practices, and it preserves open space.

Sincerely,
Tiffanie Kalmbach

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Tom Ramsey

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

this is long overdue.

Sincerely,
Jeffrey Meredith

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

It would be wonderful to have a field close to home for our children to play on. Not to mention, a wonderful addition to the Piedmont community.

Sincerely,
Amie Prendergast

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Blair Park would be a wonderful addition to our great City! I have a lacrosse player and would love for him to be able to practice closer to home. I grew up in Piedmont and remember what Coaches field looked like before it was updated. The changes to Blair Park would be very nice along Moraga Ave. I think the addition of the roundabout will give Moraga Ave. a more neighborhood feel.

Sincerely,
Christine Crowley

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We strongly urge your support of this project and believe we are very fortunate to have an opportunity like this in the current economic climate.

Sincerely,
Cathy & Mark Glazier

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Any additional delay just adds to the expense of the project. Having this park is good for Piedmont and will be used by so many. Now the area hardly has anyone enjoying it. The city is very lucky to have such generous citizens

Sincerely,
diane Prioleau

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Moraga Canyon currently is a blight on our City. It is unattractive and never used except by teenagers smoking pot, and then only idiosyncratically.

The open access of the proposed Blair Park for families and others who DO NOT PLAY sports is compelling to me. Please remember that Blair Park will never be exclusively used for athletic use and will have NO athletic use for more than six months a year.

Please move for approval of this open, privately funded and dynamic initiative.

Sincerely,
Ephraim Greenwall

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

vehemently agree with the above

Sincerely,
Neil Stollman

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I support the new field - it would be a better use of the space, helping meet the needs of soccer, lacrosse, little league baseball and possibly taking some of the pressure off Dracena park as a gathering place for young families.

Sincerely,
Lori Adams

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We need more fields. I grew up in Irvine, where there were soccer fields for all the kids. That's not true today in Piedmont and we have a chance to fix it. Let's do it. Please.

Justine and I are big supporters of this project. Please help make it happen.

Sincerely,
Oren Jacob

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Marcy Garrett

Dear Council:

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Sincerely,
Jerry Garrett

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Let's get this done right away. Years of thoughtful work has gone into this latest proposal and the fields will be an asset for Piedmont for generations to come.

Sincerely,
William Kucirek

Hello City Council,

I have read all that I can about this project and cannot help but feel that, if approved, this project is headed the same way as the recent undergrounding project fiasco. This lead to cost overruns with the taxpayers paying for the errors made by the City Council and City Staff Management. There are many flaws in the plan which have already cost the city a lot of money.

Needless to say I am very much against the Moraga Canyon Sports Complex project.

James Bert

Dear Piedmont City Council

As a long-time resident of Piedmont I am writing to voice my strong opposition to the development of Blair Park into a sports complex. The story poles are revealing – the size of the retaining wall alone is reason to pass on this over-reaching concept. It will cause Moraga Canyon to look like a tunnel as one drives through it. The roundabout will be unsafe and as we recently read, an unprecedented experiment in a narrow, steep, poor sight-lined location.

The Planning Commission's unanimous decision to reject the project was based on sound thinking – the project is too big, the traffic problems it creates are not subject to possible mitigation, the stop lights, roundabouts etc. are all wrong-headed, and the liabilities it creates are not affordable. Please uphold the Planning Commission's well-considered and sweeping condemnation of this project.

The City Council's behavior to date has not engendered confidence – it is a bit too cozy with the Blair Park proponents for my comfort. It seems the Council wants to move ahead without a professional EIR and that serious objections are either ignored or answered by the inadequate answer that the private supporters will indemnify us. That will be cold comfort when the hillside collapses, the sewer rerouting goes way over budget, or traffic safety problems overwhelm little Moraga Avenue.

Thank you

David La Piana

As we overpopulate this dear Earth we will be tempted to despoil our beautiful pockets of nature. We must be more creative and find other ways to meet our needs.

Thank you, Trisha Gorman

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I support the Final Proposed Master Plan for Blair Park/Moraga Canyon Sports Field Project. I think it will be a wonderful addition to the community. Like many families, my husband and I and our three children are looking forward to enjoy the new facilities.

Sincerely,
Lisa Lin

Dear City Council,

I'd like to share with you a letter I wrote to Gray Cathrall which may or may not end up in the Post. I am in support of Blair Park having weighed the advantages and disadvantages (I read the EIR and came to observe several meetings) from my perspective as a Piedmont resident, parent and environmental scientist/sustainability expert.

Thank you,

Michael Lee.

Dear Gray,

As you know, I've been a soccer coach in Piedmont for around 8 years now and still play on a men's league even though I just turned 50 this year. I'm very concerned about the future of sports in the Bay Area for our youth because of the pressing need for field space. We'll see the nine counties grow by over 1 million residents in the next 20 years and with soccer and other sports like lacrosse growing in popularity as we try and keep our youth healthy, the demand for safe, accessible field space will mushroom. Youth will compete with the many adult leagues such as my own for recreational space and housing and other such land use will gobble up parcels that might otherwise go to recreation if cities do not step in and use public and private dollars to allocate space for the collective good.

Thus my attention has turned to the issue of Blair Park. As an environmental scientist who teaches classes on natural resources management, sustainable cities, sustainable development and other such topics, I have viewed this project with interest. A sustainable community is one that balances the economic, social and environmental aspects of its citizens' lives, not only within the confines of its boundaries but with respect to the surrounding communities and the broader environment. While sustainable development recognizes the rights of individuals, it must also fully take into account the collective interests and those of future generations.

One of the difficult aspects of this project for me is that Moraga Canyon/Blair Park is one of the few open spaces in Piedmont. Living in Piedmont over the last eight years, I have enjoyed the brief glimpses of green hillside, roadside oak trees, and the spring daffodil show as I have driven up and down the hill countless times. The occasional dog walker that I have seen there undoubtedly appreciates not having to drive up to Skyline to find similar terrain to throw a ball to their pet and I can imagine that the homeowners bordering the parcel appreciate the barrier it affords their properties, especially against noise. Living as I do on the busy intersection of Grand and Oakland I know how street noise carries without a soft vegetative buffer in between. But in the sustainable development field and when performing environmental impact assessments, we are

required to take a long, dispassionate look at the different values; social, economic, and environmental, and the trade-offs between them and to whom they occur. In my professional opinion, though I value the visual quality of the parcel, I can only judge it to have limited environmental value. Because of the development of the upper part of the valley with houses and the presence of Highway 13, Moraga Canyon does not function as a significant ecological corridor. Although it has a few mature oak trees and some surrounding Chaparral on the south slope, it is not really large enough to be a refuge for wildlife passing through on their way to somewhere else, other than for common urban species like deer and raccoon. While it is adjunct to a larger area of open-space namely the Cemetery District, it is disconnected from that by the busy road, by Coaches Field, and the corporation lot. It does not house a stream or any other watercourse and offers little benefit, because of the modified drainage caused by city streets and culverts, as an absorption area for urban runoff. While the existing vegetation does offer a carbon sink, most of the trees are already mature and are fixing little in the way of carbon (if new trees were planted in and around the newly built sports facility, these would actually provide a more active sink for carbon as they grow to maturity). Most of the values offered by this open-space could thus be relatively easily recreated with appropriate mitigation, either through sensitive on-site designs like those proposed, or on more environmentally significant assets such as our East Bay Regional Park system, using the labor and tax dollars or private contributions of Piedmont residents and clubs.

In deciding whether to vote for this project, the City Council needs, like I have tried to do, to consider the big picture. How many of our citizens will be disadvantaged by this project, including the impacts on neighboring communities (who's children will also get to use the sports field)? Have the potential negative effects been mitigated or compensated by appropriate design modifications? What are the trade-offs in terms of enhanced amenity value afforded to the community as a whole? Do the enhanced community-wide values outweigh the more localized net-negative impacts affecting adjacent property owners (because it must be remembered that they too share in the broader, positive effects of change as well as any local negative effects)? Ultimately, in a community planning process, our elected officials are empowered by our community to act in our best interests, as communicated to them through the public consultation process. It is up to our city council to decide where the greater public good lies.

Sincerely,

Michael Lee

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Robin Smith

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Thank you for listening to vast community input on the development of Blair Park. The plan we have now is excellent, thoughtful and will provide desperately needed play fields and space for our children. Let's move forward now with creating this community asset for the benefit of current and future generations.

Sincerely,
Michelle Luna

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

We need more playing fields in Piedmont - driving to Alameda is a hassle and the conditions are children must endure playing on those fields are not nice. Please vote yes to the project and help keep our Piedmont children playing soccer in Piedmont. Thanks.

Sincerely,
William Gentry

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

My wife and I purchased a home just this summer on Oakland Avenue. We were drawn to Piedmont by the active, kid-friendly community. The parks and recreational programs are a huge part of this and Blair Park will be a great addition to the existing parks and play fields. We

have reviewed the plans and the pros and cons of the park and for our family and we believe the community as a whole, moving forward with the plans on Blair Park is the right thing for now and for many future generations to come!

Sincerely,
Steve Long

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I'm sure Witter Field was a difficult permitting project in it's day, but it is such a great community resource now and one of the things that attracted me to buy a home in Piedmont. I think Blair Park will similarly be a great community resource.

Sincerely,
Ken and Sangeeta Lewis

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Edward Kiruluta

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This is such an important investment in our community future - in our children, community, and more. Thank you for your responsible and serious consideration!

Sincerely,
Arlene Capsimalis

I urge you to support the building of Blair Park. I have three young kids just now coming to soccer age; and being an ex professional soccer player myself, I have big plans for them. I mean, *they* have big plans. For themselves. That came out wrong.

If, in ten years from now, this proves to have been a poor decision, we can always demolish, replant and return the land to the way it was.

Thank you for your time and your service.

Phil Lorin

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I support Blair Park for the following reasons: Let me list below why the Piedmont Soccer Club board supports building Blair Park:

- NO city money will be spent on building Blair Park as it is privately funded.
 - 300 kids a week can practice soccer at Blair Park instead of having to drive to Alameda. The fields in Alameda will NOT be available to us after 2012, so we need a solution as soon as possible. Blair Park addresses that need.
 - No longer needing to travel to Alameda in the Fall will mean less money spent on gas and other usage costs of families vehicles, and less emissions.
 - No other city will provide Piedmont youth sports clubs with field space as their own clubs are already in dire need.
 - Andy Ball, the President and CEO of Webcor who backed the Havens school construction has stated publicly: "Blair Park is a simple construction project. If I need to guarantee it, I will." · User groups (such as soccer and baseball) will pay for all the maintenance and field turf replacement costs of Blair Park.
 - The conditions at Blair Park will be a huge improvement from what ~300 kids have to endure at the cold, wind-swept and goose-poop infested Alameda Point fields.
- We just want to ensure that kids who want to play sports with their friends can do so as we do not want to turn kids away due to lack of field space. I hope you will support Blair Park.

Sincerely,
Tom Baudendistel

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated

plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Barbara Love

Dear Council:

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Even though we are now empty-nesters, Mike and I wholeheartedly support the Blair Park project and feel it is a much needed improvement for the space and for children's sports programs.

Sincerely,
Julie Bartlett

As a Piedmont resident with three sports-playing kids, a former resident of both Monte & Mesa Avenue just one block off Moraga, and someone who devoted literally hundreds of hours to an improvement project (Mulberry's Market) that many anti-change Piedmonters vehemently opposed, I heartily encourage you to do whatever is necessary to move the Blair Park project forward on December 5th.

Like Witter, like Hampton, like Dracena, like the new Havens and like Mulberry's, Blair Park will make Piedmont a better place, for all of us. It's a no-brainer. Any serious evaluation of the minimal costs (to a handful of people) and the extraordinary benefits (to thousands of Piedmonters) results in the only reasonable response at this point in the project: Move Forward. Fast. Get that park built so we can start enjoying it!

Thanks for listening, and please feel free to contact me with any questions you might have about my opinion on Blair Park.

Laura Pochop

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Geoffrey Bond

Dear Council:

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Dear Council,

I've written other letters expressing my support for Blair Park. As your final decision approaches on 12/5, I wanted to reiterate my support. I'm a resident with three young children in sports and genuinely see the value of increasing the number of play fields in Piedmont. In addition, the development of the unsafe, unusable and unattractive current Moraga Canyon will increase the quality of life for Piedmont and the surrounding communities. Last, this will not come at any expense to tax payers. I'd call this a no brainer decision. I hope you approve Blair Park on Monday 12/5.

Sincerely,

Doug Biehn

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Andrea Hamlin-Levin

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Sincerely,
Juan Tellez

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As a longtime resident of Piedmont, I fully support Blair Park. As with any large undertaking, there are valid concerns and questions about this project. However, I believe the pros far outweigh the cons in this case and look forward to a new outdoor usable space in town.

Thank you for your diligent work on behalf of Piedmont.

Sincerely,
Sara Lillevand Judd

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I've followed the developments for the plan for Blair Park, and wholeheartedly endorse the plan before the council. The plan has been substantially improved by the changes made as a result of a lengthy process and plenty of opportunity for all concerned to voice their opinions. The park will be a beautiful addition to Piedmont, supporting a range of uses by various constituencies. It's time to move ahead and just get it done.

Sincerely,
Shari Burnham

Piedmont city council members: In your many considered discussions re: Moraga Canyon plans, I wonder if you have considered the changing traffic patterns that would occur. I and thousands of us who live in the hills above Piedmont, travel to downtown Oakland and environs daily to get to work and appointments going thru the canyon. When this traffic pattern changes, my route will lead me thru the streets of Piedmont. I will take Highland Ave., or La Salle, or tour thru the school areas or thru the lovely tree lined and Estate lined streets of your city. You will need to better protect your runners and pets and children on your city streets. Consider leaving well enough alone.

Arthur Stanten

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Stephanie Dang

Dear Council:

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It is quite a strain on the quality of life to have to drive your daughter 20 minutes away for soccer practice when we can have our own field in our backyard. My daughter plays field sports year round. What a way to celebrate healthy habits through the promotion of outdoor sports with the construction of Blair Park. Being involved in sports is so crucial in the mental and physical development of the pre-teen years. Let's not be afraid of change.

Sincerely,
Regina del Rosario Chan

I am voting to ask for you vote in support of the Blair Park Master Plan at this coming City Council Meeting on December 5, 2011. I grew up in Piedmont and our family of 4 has lived on Wildwood Avenue for the past 14 years. Our 2 boys, now ages 12 and 13 have played soccer since they were 5, and have frequently utilized fields outside of Piedmont in Alameda Point because of the limited field space in Piedmont.

As a long-time citizen of Piedmont, leader on the Bay Area Business Council, sports enthusiast, and good old-fashioned soccer Mom; I can't think of a project for this city right now that makes more sense. First, there is the extraordinary fact that the project is completely privately funded!! How many cities in this state have the good fortune of having community leaders willing to step-up to fund a badly needed community resource like field space for kids to play on? It certainly doesn't happen very often and shows the incredible resourcefulness and commitment of some of the business leaders in this community. When it does happen, it is a gift to be embraced and appreciated. By comparison, what would have happened if San Francisco had not let a group of private investors create the Giant's stadium?

Another compelling reason to support this plan is the incredible need in this City. 300 kids a week will be able to play soccer each week at Blair Park instead of having to drive to Alameda. The fields in Alameda will NOT be available to us after 2012, so Blair Park solves a potentially huge problem that will emerge when the Alameda arrangement expires. The plan is also

attempt to address environmental concerns by preserving the 74 existing oak trees at the site, and removing many beetle infested trees. There will be a dog park, a grassy glade area to play in and many other amenities for all to enjoy. I am sure there are families in the area who are concerned about the inconvenience of new traffic or congestion; and yet studies expect only a 1-2% increase in traffic on Moraga Avenue. Certainly, this is not enough to offset the overwhelming benefit to Piedmont families of having such a resource.

On behalf of my family and all the kids in Piedmont who play soccer,, I strongly support this Master Plan and hope that you will vote yes for this measure on Monday night.

Sincerely,
Anne Bakar

Please tell the Council that this is wrong site

Look for alternatives.

Lane Denton

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

This will be a significant asset to the community and is something that I would expect elected officials to enthusiastically support.

Concerns have been addressed and vetted through this process.

Vote yes - strongly

Sincerely,
David Richmond

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I'd like to join the many voices in support of Blair Park! It would be an asset to our community, and would support our children being active outdoors. Please approve the plan and build Blair Park!

Sincerely,

Jennifer Friedman

Dear Piedmont City Council members,

I am requesting that my email be made *part of the public record*, in opposition to the Council's proposed Blair Park on Moraga Canyon.

I, and many others in this beautiful area, oppose this project for a number of reasons:

- This is going to cause extreme traffic congestion on Moraga Ave, that the road is not designed to address, nor is the project addressing this issue sufficiently. Safety of those in the area is also a concern, as well as those visiting due to events at a sports park.
- The project will be destructive to the animals and plants that are currently at home in this beautiful setting.
- The City's own Planning Commission rejected the plan.
- This park plan is too big for the space and is not appropriate for the neighborhood. Those who purchased homes in the area will be adversely impacted by the noise and traffic as well as safety hazards.

Please follow the advice of your Planning Commission and neighborhood constituents and vote NO on this project.

Thank you for considering the positions of those of us living in the area.

Best regards,

Gena Kurzfeld

Dear City Council Members,

I am a long-term Piedmont resident who raised two children in this community. While I have usually supported proposals in the past that stand to benefit the children of the City of Piedmont I am strongly opposed to the adoption of the Moraga Canyon Sports Field. I drive up Moraga Ave. at least once a day if not more and I find the road is very congested with cars as it is - without the roundabout, crosswalks, and increased pedestrian traffic. I am very concerned about the safety of kids walking to and from the new field and the additional traffic this will present. I also do not like the idea of this calm natural canyon turning into a narrowed tunnel. A 37 foot retaining wall, really? Drilling piers 57 feet down, really? Do we really want to put a huge over engineered field space in this lovely natural site which is obviously too small for this vision. Do we really want to risk destabilizing the hill for our neighbors properties? Do we really want to take on all the potential liabilities involved with this project? After listening to the Planning Commission's discussion of the project I found their concerns both reasoned and prudent. I am in agreement with the Planning Commission's finding: no way!

Building more field space is a great idea but the Blair Park/Moraga Canyon site is the wrong site. Why won't the City seriously consider the proposed expansion of Coaches

Field? At Coaches there is existing parking which could be expanded, a protected side walk for the kids, and safety fencing already in place. Wouldn't this make more sense? No houses hovering over the construction site and much less danger to the kids from crisscrossing busy Moraga Ave. Our neighbor the Cemetery has a great deal of open space and seems willing to negotiate. Please listen to the concerns of the opposition, listen to the Planning Commission's unanimous rejection of this project. Don't make a big mistake.

Mary McFarland

Dear City of Piedmont Counsel Members-

I am very concerned about the Blair Park Sports Project. I live near the intersection of Moraga Avenue and Harbord Drive less than 1/2 mile from the proposed construction project. I've reviewed the Moraga Canyon/Blair Park Environmental Impact Report (EIR) and much of the supporting documentation for the Final Proposed Project. I believe the significant negative impacts to the surrounding Piedmont and Oakland residents are much greater than the benefits of the project.

There appear to be numerous environmental concerns related to this project including: building a large berm, cutting into a hillside, parking, etc. But my biggest concern is with the increase in traffic levels. Even with the proposed traffic mitigation (roundabout at Maxwellton Rd., etc.), the project will cause a significant increase in the number of cars that already use a very congested set of streets: Moraga Ave., my own street Harbord Dr., and many others. Most of these streets do not have sidewalks and the increase in traffic due to the project will cause a safety hazard for walkers and bikers. The increase in the number of cars will also result in more noise pollution for the community. The noise disturbance can impact sleep, health, and overall well-being and these impacts can't be mitigated.

Since the primary use of the sports field will be for private soccer clubs; the benefit of this project is for a very small selected group of people. Yet it will cause huge negative impacts to a much greater number of residents in the surrounding neighborhood. I believe it is irresponsible for the City of Piedmont to ignore the recommendations of it's own planning commission and move forward with a project that will make such large scale negative changes to a community. I hope you consider rejecting the proposed Moraga Canyon/Blair Park Sport Project.

Sincerely,

Megan ChenPorter

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Tracy Machle

To the City Counsel,

I am writing to request that a non biased council listen to all facts presented on December 5th meeting regarding the Blair Park/Moraga Canyon project. I would like you to consider this tax payers concerns regarding this project.

When this project was first proposed I decided to walk from my house to the proposed soccer field. My first problem came when I tried to cross Moraga Ave from the coaches field side. It was a blind corner with cars streaming fairly frequently up and down the road. I gulped and ran across when I had the chance. This brought up my primary concern which is safety. Small children, excited to get to the park may run ahead to cross the street, or from the other side they may go chasing a ball close to the street. I see this as a huge liability. Later the proponents of this project proposed everything from over passes to a round about in the middle of Moraga Avenue to quell the issue on safety. However, I believe "the gift" cannot cover this cost. This leads to another concern which is traffic. So many Piedmont residents have no idea how there commute up or down Moraga Avenue will be impacted. It is not going to be pretty trying to get cars off and on Moraga at any time of day. It is an awkward place, not easily remedied and only complicated by a round about or overpass.

The Citys Planning Commission rejected this project on what appears to be very sound reasoning. This brings me to another point. Did our City Council hear the Planning Commission recommendations? Why did their opinion seem to be irrelevant? Why is our City Counsel so persuaded by the Recreation Department?

When our mayor attends a pro Blair Park Rally sporting their t shirt, I wonder if our council has the true ability to serve the people of Piedmont as an entity concerned with serving the people, all the people.

Please, try to listen with your hearts, open minds, and non bias to this issue.

Jude Rowe

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Blair Park is the right thing for Piedmont, our sports, and most importantly, our kids. We urge you to move this crucial project forward without delay.

Thank you,

Sincerely,
Kate and John Faust

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Chris and MJ Dodds

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

As a long time baseball and soccer coach in the community, and board member of North Oakland/South Oakland Little League who acted in that capacity as Piedmont Liaison, I was a member of PARCS the predecessor of PRFO. PARCS spent several years analyzing potential sites throughout the East Bay where sports fields might be build to serve the Piedmont Community. After hundreds of hours of diligent work it was determined by the group that Blair Park was not only the best solution to the lack of Piedmont field space, it was the only solution. Those that propose alternative sites do so without study or forethought. All of the sites that have been suggested as alternatives have been thoroughly studied and do not work for various reasons.

The public process that Blair Park has been through over the past 3 years has been exhaustive and has allowed all the citizens of Piedmont and surrounding communities to participate. The project has been made all the better for it. In its present state the project serves the entire community, not just families whose children play sports. It beautifies an area of the City that has long been neglected and makes it a beautiful and welcoming entrance to the City of Piedmont. All of this and it is being donated to the City without cost. It is clear that the overwhelming majority of Piedmont residents supports the project. Please vote in favor of the project and launch it this coming Monday. Thank you very much.

Sincerely,
Erik Housh

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont

community. Please don't hesitate in providing your stamp of approval for Blair Park.

Virtually all the arguments made for and against Blair Park mimic the arguments made for and against a new pool in Piedmont. I am in favor of both Blair Park and a new pool in Piedmont. For now, let's move forward with Blair Park!

Sincerely,
Josh Bernstein

Dear City Council Members,

I have been coaching my three sons in the Piedmont Soccer Club for almost 10 years now. Soccer is a great way for kids to get exercise, learn teamwork, sportsmanship, etc. The severe shortage of soccer fields in Piedmont has really affected the quality of the soccer experience for us. For example, it is hard to practice when you only have 1/3 of a field for 50 minutes once a week. Teams we compete against from neighboring cities have full fields to practice on for 2-3 hours per week. The loss of Alameda Point will be a real crisis for Piedmont Soccer. We need Blair Park!!

Sincerely,
Jeff Stein, P.E.

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

I am a new resident in Piedmont, and have already seen this incredible need in our community.

Sincerely,
Gabriel Kra

Dear City Council,

I am opposed to the "final" plan for Blair Park development proposed by PRFO.

My objections to the project include the following:

- A very reasonable project alternative which would have slightly expanded Coaches to accommodate the same 150 x 300 sq ft field proposed for Blair and created a smaller, more appropriately-sized field at Blair has been unreasonably dismissed. (The Oraftik proposal)

- The City hasn't adopted any of the risk management procedures recommended by the League of Women Voters Undergrounding Task Force to limit potential liabilities.
- The Municipal Tax Committee's recommendation that Council not proceed with large capital projects without an independent cost estimate has not been followed.
- The new proposed traffic plan has been inadequately studied as to its impact on traffic and pedestrian safety.
- Many other aspects of the proposed plan are not sufficiently clarified, including how the sports clubs will guarantee the City does not get stuck paying field replacement costs, whether or not the newly proposed bioswales are actually workable, etc.
- Legal agreements between the City and PRFO were made behind closed doors over the summer. The City did not make plans and documents available to the public until a Public Records Request was filed. This is just the latest manifestation of the flawed process that has been followed.

Please do not approve this project. Instead, refer it back to the Planning Commission; order an independent cost estimate; and press PRFO to reconsider their position of refusing to consider the Oraftik proposal. If you end up saying "no" to "the gift," this would be fine with me. Our children are better served by a fiscally healthy city than by a new sports complex.

Sincerely,

Kate Sovocool

RECEIVED

NOV 21 2011

**CITY CLERK
CITY OF PIEDMONT**

11-21-11

City Council Members
120 Vista Avenue
Piedmont, Ca 94611

Re: December 5, PRFO Blair Park Conversion Project

Dear City Council Members Barbieri-Chiang-Wieler & Fujioka,

On December 5th the “gang of four” of you are hurtling off the financial cliff in the PRFO bus and **will** approve building a sports complex on steep & narrow Moraga Avenue. City Administrator Geoff Grote and the “Swankville” crowd has ginned up a lawsuit prone adventure that the Piedmont tax payers will be liable for. It’s the same old M.O. and playbook tactic (by Staff) as the PHUUD, Crest Road Washout and the Swimming Pool fiascoes; by design John Q. public is getting saddled with the liability and the bills.

With its deadly 51’ mini-roundabout and push-button crosswalks, this is going to be the feel good, PRFO gift that.....keeps on giving.....and giving.....and giving!
The mini-roundabout **location is a death trap** and its design violates all Federal Highway Administration Guidelines for mini-Roundabouts.

Vehicle traffic speed for everyone on busy Moraga Avenue will be “required” to slow down to 17 MPH..... at the Maxwellton mini-roundabout.

I request that this Council vote no on the deadly PRFO sports conversion for Blair Park.

Thank You
Neil Teixeira
47 Fairview Ave
Piedmont, Ca 94610
658-9938

RECEIVED
NOV 29 2011
CITY CLERK

Correspondence Page 69
NOV 29 2011

To the Piedmont City Council:

At a time of economic stress, the city has spent endless hours and more than \$300,000 on the PRFO sports project for Blair Park with little to show for it except a deeply divided community. Isn't it time to conclude these proceedings?

The proposal itself is flawed. The community has been led to believe that one new large field without lights at Blair would replace the two fields with lights at Alameda Point. This is fiction even if the teams double up for practice. There simply isn't enough daylight between 4 p.m. and twilight for two sessions a night throughout the soccer season. Moreover, the proposed field is oversized — a field three quarters of its size would provide a full size regulation field for the U12 age soccer group who will typically use it. The site itself does not have the depth for a full size field plus adequate sideline space for team benches and spectators as evidenced by the drawings. I know of no sports fields anywhere that relegate spectators to a single bench located at the field level in an end zone.

Baseball and softball would have a lopsided field suitable for 9 and 10 year olds playing on artificial turf. But this field is well below the size recommended for 11 and 12 year olds and is virtually unusable by older players. No provision is made for lacrosse or rugby. It is beyond the pale to spend all this time and money for a sub-standard field on an unsuitable site.

PRFO has not demonstrated an overriding need for this large field. No one envies the arduous trips to Alameda, but there are options. The Jack London League publishes a list of some 25 other sites outside of the city — some with more than one field — available for both games and practice throughout the week. Witter provides an ideal U14 field with lights for the older teams that play competitively on the weekend. The private sports clubs supplement — but do not replace — the solid sports programs available to Piedmont youngsters in the schools and through the Recreation Department. The high school, for instance, has a staff of nearly 40 coaches and athletic directors and offers not four but 14 sports for boys and girls. The Recreation Department has a "Make Me a Pro Soccer" program that provides classes for all levels of soccer, even beginning at age 2½!

PRFO can shop around to find the best available fields outside of the City or it can tailor its program to fit the existing fields within the community, but cutting away a hillside and putting homes at risk is not the solution. PRFO's callous disregard of the collateral

damage to the environment — as well as to the domestic tranquility of surrounding homeowners — has deepened the division between those for and against the project.

Viable Moraga Canyon alternatives have been exhausted. The “swap option” in which the large U12 field proposed at Blair would be built at Coaches by enlarging the field and the smaller existing U10 at Coaches would be replaced at Blair, had compelling advantages but generated no PRFO interest. The idea of enlarging Coaches for a U12 without replacing the existing U10 would have been a major step backward since there is already a shortage of fields for this U10 group.

Installing field lights at Coaches would be an unforgiveable betrayal of public trust. The neighborhood was assured in 1992 there would be no such lighting. Installing artificial turf at Coaches would initially cost the city nearly a million dollars and double the current cost for every hour of sports use. Turf would add no hours for soccer in the fall and only a few for baseball in the spring. The inescapable conclusion is that Coaches Field is fine as it is and should remain as it is.

Without the cost of artificial turf at Coaches, funds would be available to improve and properly maintain Blair, which has been neglected far too long. A vibrant public park at Blair could be the one major ‘plus’ emerging from these lugubrious proceedings. In the hands of a skilled landscape planner, Blair could be a splendid arboretum, for example, or an attractive neighborhood park with safe off-street parking, several grassy areas and a few picnic tables among the oaks, a boardwalk at the curb with decorative night lighting, colorful flowers on the hillside, and perhaps a gazebo for a sense of place and shelter.

Finally, the Blair conflict raises the question about the relative importance extracurricular athletic activities have on the life and well being of this community. Isn't there an over-emphasis on sports when an unregulated private sports club is allowed to cut away a hillside and consume a potentially vibrant public park and recreation area?

For all of the reasons outlined above, it is time to stop these proceedings and allow city staff to focus once again on sustaining the quality of life we have come to expect in this City.

William Blackwell

(510) 654-4456

The discussion Monday night is about certification of the Final Environmental Impact Report for the Moraga Canyons Sports Field Project however I do plan to address some of the conclusions drawn by the consultant in the Response to Comments (RTC) about the alternatives. To save time, I present background for my comments on the RTC analysis of the Oraftik and Peters proposals.

The RTC concludes that both of these proposals are infeasible for four reasons: timeliness, insufficient size, environmental impacts, and cost.

Timeliness: The consultant concludes that a year would be needed for the assessment of the impacts of Oraftik/Peters but identifies no CEQA standard to support this conclusion. Given his previous findings of no significant impacts at this site, that seems unlikely.

Insufficient size: Consultant concludes that because the fields of Oraftik/Peters are smaller they do not provide for a multi-use field, which the consultant states, is an objective of the project. Project objectives listed in the FEIR are:

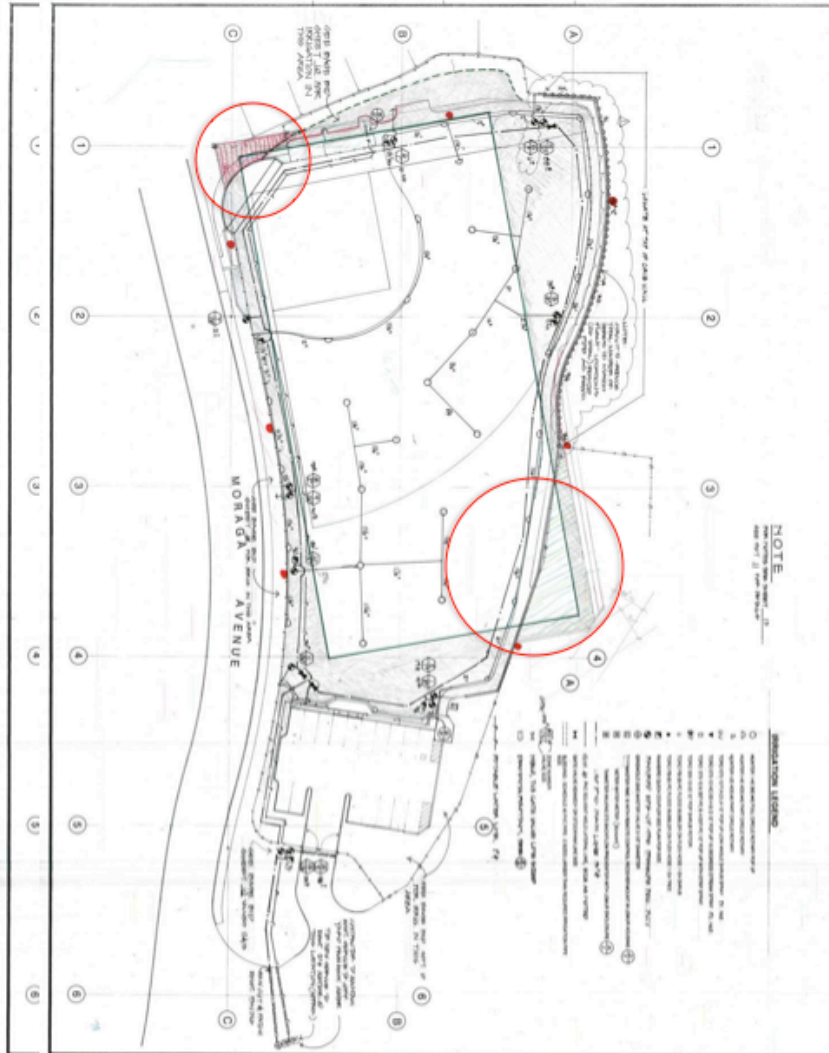
- Replace natural field turf with synthetic turf at Coaches Field to address degraded field conditions (e.g., wet and dry areas, bare spots, uneven surfaces, underlying hardpan, gopher damage, etc.) and reduce maintenance costs and upkeep, improve site drainage, and allow for extended use into the winter months when the field is unusable due to wet weather conditions.
- Increase the amount and hours of use of sports field space to allow Piedmont teams to practice and play more games in Piedmont rather than having to travel to out-of-town locations for field space that may not be available in the future.
- Extend use hours at Coaches Field with limited field lighting and synthetic turf to accommodate additional practice and game time for soccer, baseball, and softball players.
- Provide additional sports field facilities (located in, owned by, and controlled by the City of Piedmont) at Blair Park to address the recreational needs of Piedmont youth and the lack of existing sports field space within City limits and reduce the need for travel to outside communities (e.g., Alameda and Oakland).

There is no project object to build a multi-use field. Coaches in Oraftik/Peters is the same size of that at Blair/PRFO and all fields in Oraftik/Peters proposal are artificial turf and multi-use.

Environmental Impact: the consultant claims that the installation of the concrete pillars and possible retaining wall “embedded in the canyon floor” may occur in a “potentially sensitive ecosystem as it is composed of a natural creek or waterway with multiple riparian plants and animal species”. This is a gross mischaracterization of the location of proposed construction. The area designated for field expansion is nowhere near the riparian habitat of neither the canyon nor the canyon floor and the consultant has provided no mapping or survey data to support this claim. In fact, the proposed area for expansion is within the footprint of the EIR that was completed by the consultant for the development of Coaches Field. In that design, the “potentially sensitive ecosystem” is proposed to be backfilled to level the canyon yet this consultant found no evidence of significant environmental impact or riparian habitat in this area in his previous EIR for Coaches. The consultant also concludes that Oraftik/Peters will have the same significant impacts as Blair but provides no evidence for this statement.

Cost: the consultant concludes that Oraftik/Peters will cost more than PRFO but simply uses the cost estimates provided by PRFO to reach this conclusion and provides no independent analysis. The consultant does not address the \$0.5M estimate for Coaches construction in Oraftik/Peters.

The diagrams below are from the Oraftik/Peters proposal, the LSA EIR analysis of Coaches Field and the aerial image an overlay of Oraftik/Peters on the current field at Coaches.



DATE: 11/15/11	SCALE: AS SHOWN	PROJECT: MORAGA CANYON PLAYFIELD COACHES FIELD	SINGER & HODGES, Inc. LANDSCAPE ARCHITECTURE 1000 FRENCHMAN STREET DANFORTH, CA 94526 925.463.8888	
15		PROJECT NUMBER: 0308-02		



Nov. 29, 2011

Piedmont City Council
Re: Dec. 5, Blair Park Hearing

I. The *Federal Highway Administration's Roundabout: An Information Guide FHWA-RD-00-067* (FHA) states at page 179: "Mini-roundabouts are not traffic calming devices but rather are a form of roundabout intersection." The EIR states the Moraga Avenue 85th percentile speed is 35 mph, the 2011 City survey found 38 mph on Moraga Avenue at Red Rock. The draft addendum states the Maxwelton Moraga roundabout ("MMR") speed will be "approximately 15 mph through the roundabout (p. 28)."

According to the LSA addendum, the MMR is necessary to keep traffic flow above an unacceptable Level of Service (LOS) E. **The use of the MMR as the fundamental traffic calming device in the new traffic plan is contradictory to the FHA basic use guideline.** Additionally, the roundabout itself may create LOS E or F. The MMR is unanalyzed.

II. Michael Moule, the PRFO traffic engineer, reported Oct. 20, 2010 that there are only two existing roundabouts in the United States that have pedestrian operated traffic signals (Webinar "*Roundabout Design for Pedestrians and Bicycles*" see attached p. 38-9). The proposed roundabout at the MMR would be the third. The National Cooperative Highway Research Survey 3-78 found "13% of vehicles did not stop on solid red (*ibid*)."

Viewing Moule's 2010 webinar and other generally accepted roundabout manuals shows the following: 1. All roundabouts and miniroundabouts are on level ground or very gentle slopes. 2. All have open sight distances. 3. All have continuous sidewalks in all directions. 4. All 4-way roundabouts have nearly right angle entry from side streets. **The proposed MMR has none of the standard roundabout design elements.** Continuous sidewalks are necessary for pedestrian and bicycle safety.

The two roundabouts noted by Moule with pedestrian activated signals are multi-lane. The MMR is single lane of minimum legal width. Placement of the MMR is on a steep slope with limited sight distances, entry streets at obtuse angles and one partial sidewalk. Under ideal conditions the compliance for cars stopping on red is 87% of the time, if children press the stoplight button. Will the unique conditions of the MMR yield a lower compliance rate?

If the MMR has the same 13% failure rate, its use is entirely unacceptable.

III. Council's Mar. 21, 2011 resolution directs staff to "include a report listing additional traffic safety alternative options and the CEQA ramifications associated with each option (Resolution 19-11)." The MMR is *the* critical new traffic safety option; it has many significant impacts. The MMR was not analyzed or named in the FEIR.

Council directed Staff to determine the ramifications associated with any additional traffic options; Staff was not directed to prepare the CEQA work required from that determination. The draft addendum cannot be used Dec. 5. Significantly, the addendum has no useful MMR analysis. A supplemental EIR is clearly required and in the best interest of our City.

Respectfully,

Rick Schiller
Piedmont, CA

Attachment: Michael Moule Oct. 20, 2010 Webinar pg. 38-39

Roundabout Design for Pedestrians and Bicyclists

October 20, 2010



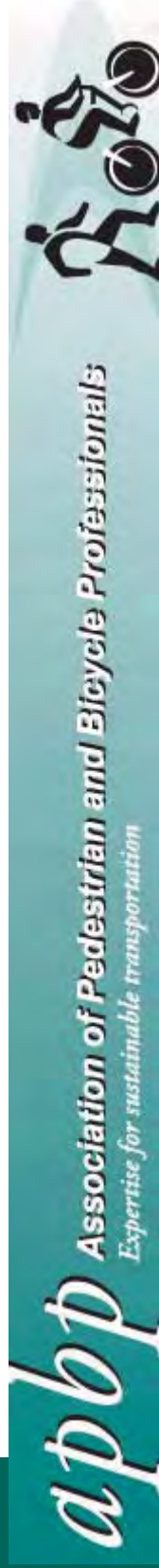
Today's webinar presenters

APBP Board Member Host

Norma Moores, P.E., Associate, IBI Group

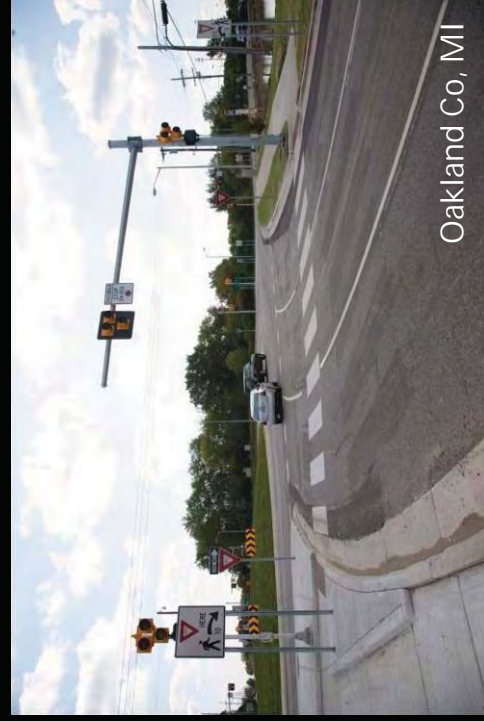
Michael Moule, Principal Transportation Engineer,
Nelson\Nygaard Consulting Associates

Edward J. Myers, Senior Principal Engineer, Kittelson &
Associates

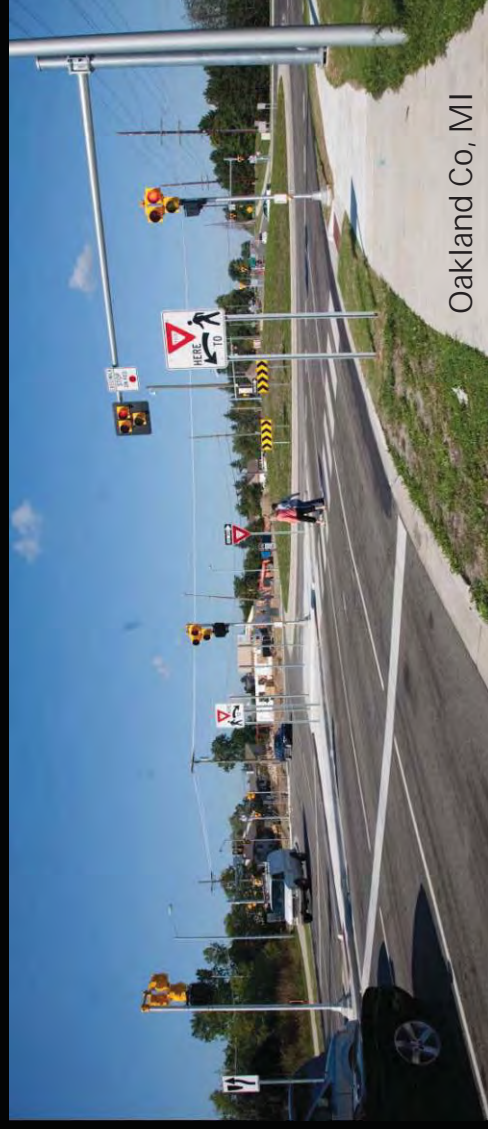


Pedestrian Hybrid Beacons at Roundabouts

- ◆ In 2009 MUTCD (Chapter 4F. Pedestrian Hybrid Beacons)
- ◆ Use at roundabout pedestrian crossings would fulfill requirements of legislation proposed by Access Board
- ◆ Two have been installed at roundabouts in US:
 - Golden, Colorado - 2 lane roundabout (NCHRP 3-78 test site)
 - Oakland County, Michigan (3 lane roundabout)



Oakland Co, MI



Oakland Co, MI

Photos: Lee Rodegerdt

Golden, Colorado Hawk Example



- ◆ NCHRP 3-78 field tests
 - Ped delay decreased threefold
 - Blind peds tended to cross when they could hear a gap, not necessarily when audible walk signal was given
 - 13% of vehicles did not stop on solid red.

TIMOTHY ROOD
118 WILDWOOD AVENUE
PIEDMONT, CALIFORNIA 94610

December 1, 2011

Members of the Council:

Although I am sympathetic to the desire for additional sports fields in Piedmont and appreciate the generosity of those who have offered to fund the construction and maintenance of the proposed sports complex in Blair Park, I believe the Council should not act to move forward on this project without significant additional information that, as of this writing, has not been made public.

Risk Analysis/Project Cost. The Audit Subcommittee report and the League of Women Voters Task Force on Undergrounding both recommended risk analysis and the engagement of an independent project manager for all major City construction projects. However, a project manager has not been engaged for Blair Park, and no risk analysis has been done. While the cost estimates posted on November 29 are an improvement over those posted on November 23, I agree with the authors of the supplement to the 2011 Municipal Tax Review Committee report: to be credible as evidence of sufficient funding, a professional cost estimate is needed from a source that is independent of the project proponents. Moreover, the estimates posted on November 29 are just that, estimates – they contain allowances for certain features, do not constitute a fixed or not-to-exceed price, do not appear to include contingency factors, and do not cover unanticipated costs such as unforeseen rock excavation.

Furthermore, I do not see any estimates of the maintenance costs in the documentation provided. Public statements to date from the proponents have focused on the maintenance and replacement costs for the artificial turf on the sports fields. The organic artificial turf material identified as the environmentally superior alternative to the Project, to be implemented if feasible, may well have higher maintenance costs than standard artificial turf. In addition, the underground storm water vault required as part of the project will entail considerable maintenance costs to the City. To move forward responsibly with this proposal, the Council must ensure that the maintenance costs for all components of the project, including the traffic and stormwater mitigation measures, are paid by the proponents so as not to become a financial burden on the taxpayers.

Lastly, even though the City has entered into an agreement with the proponents by which the proponents indemnify the City if there is a legal challenge before the project begins, the indemnification is not backed by any funds and may be cancelled by the proponents with little advance notice. Thus, the City could be left paying the legal costs for this project, in addition to the staff and City Attorney time it has already agreed to cover.

Sufficient Funding. The sufficiency of the funding is of great concern. No evidence of funds raised or pledged by the project proponents has been provided. It would be reckless to move forward without this information at a time when the City is facing a fiscal crisis that threatens its ability to provide basic public services. The City Administrator has stated that the City does not have funding available for the construction or maintenance of the Blair Park sports complex, and the Municipal Tax Review Committee unanimously concluded that the City's current budget path is unsustainable and puts basic public services at risk within less than four years, even if voters renew the parcel tax.

CEQA Analysis. As a professional city planner, I believe that the choice of a CEQA addendum rather than a Supplemental EIR appears to have greatly increased the likelihood of litigation over the environmental review. The many individuals and agencies who raised concerns about the Draft EIR have not had adequate opportunity to review and comment on issues such as the potential traffic safety issues associated with the proposed crosswalks and mini-roundabout, and when proceeding with a CEQA addendum the City is not required to respond to any comments that are submitted. The fact that the City is obtaining counsel on CEQA issues only from the project proponents' attorney, rather than independent counsel also appears to put the City at greater risk of litigation.

On March 21, 2011, in Resolution 19-11, the Council requested a report from the City's CEQA consultant indicating whether the PRFO's modified proposal would require any changes to the project's certified EIR either through an addendum or supplemental process, and a report listing additional traffic safety alternative options and the CEQA ramifications associated with each option as determined by the City's CEQA consultant. Perhaps the Council has received and reviewed these reports and provided direction as to the preferred design and environmental documentation approach in closed session under the noticed topic of "potential litigation." But the public has never seen them, and no votes have been reported out of closed session. Except for six business days stretching over a busy holiday weekend, the public and the agencies who commented on the Draft EIR have had no opportunity to weigh in on the adequacy of the chosen approach to environmental documentation.

Flawed Process. To step back a moment – the Council's choices throughout this lengthy planning effort have put the City in a very unfortunate position. The planning process began with a specific design solution rather than a set of agreed-upon goals. The project design changed repeatedly from one hearing to the next, often without notice. Project documents and agreements entered into between the proponents and the City have repeatedly been made public only in response to public records requests. No third party facilitator has ever been engaged to try to work out a mutually acceptable design solution. And now a CEQA documentation approach that provides only minimal opportunity for public comment on its adequacy poses an increased risk of litigation to the City, which will inevitably consume staff and City attorney time regardless of any indemnification.

Again, I am not opposed to field expansion. A group of public spirited citizens want to raise and spend millions to provide facilities to serve our youth, which is laudable. As a parent of two children who played soccer and baseball for many years, I can appreciate the need for local field space. Another group of citizens has deep reservations about the process which they want to be sure are addressed. The City Council needs to learn an important lesson about how to conduct an open public process on a controversial issue. If Piedmont ends up mired in litigation, or loses the opportunity to create more field space, it will be largely because of how this process was run. For the future of our community, we can, and must, do better.

Sincerely,



Tim Rood

Item # 3 – Consideration of the Moraga Canyon Sports Fields Project
Correspondence Received by 4:00 pm on Friday, 12/02/11

Dear Council Members,

I've had a chance to read over the documents that were released over the Thanksgiving break, and have the following comments that I'd like to share with you:

Project Alternatives: While some of the proposed alternatives do indeed need to be dismissed, the section of the "Response to Comments after Certification of the EIR" document that discusses the Oraftik proposal (and other variations of the idea of expanding Coaches and putting a smaller field at Blair) unfairly characterizes that proposal. The cost estimates given are purely PRFO numbers; there has not been an independent cost estimate (contrary to the Municipal Tax Review Committee's strong recommendation that Council not proceed with large capital projects without an independent cost estimate). It just doesn't make sense that a whole new development at Blair would cost \$6.5 M, while extending Coaches just a bit and putting in a smaller field at Blair would cost \$10M. Please question these numbers. When Mr. Oraftik presented his plan to Council, he said that the Coaches portion of the project (the small deck extension at the southwest corner, and the small cut into the Corporation Yard space) would cost \$450,000. I don't recall his estimate for the construction of the smaller field at Blair, but without the tall retaining walls, runoff retaining tanks, need for ADA switchbacks, etc. it would certainly be significantly less than the \$6.5 M PRFO estimates for their project. Saying that it would cost \$9.5M (\$10M minus \$450,000 for Coaches expansion) is clearly an inflated figure. Moreover, the Oraftik plan provides almost exactly the same amount of space for the larger field at Coaches as the PRFO's Blair plan (150 X 300 square feet). In reality, there is no reason this alternative can't be built, other than PRFO/funder unwillingness to fund it. The report mentions funder unwillingness as just one factor that makes this alternative unfeasible, when, in fact, it is probably the only reason.

Cost to city: After the construction phase, nothing appears to be guaranteed. Putting aside the question of the increased overall liability that this project brings to the City (a big issue that I'm sure others will raise), I'm particularly concerned about replacement costs for the synthetic turf fields (Blair and Coaches). I am not convinced that the field rental fees we have been paying Alameda will be sufficient to cover the costs associated with maintaining and periodically replacing a new field at Blair; and I don't believe the City has a concrete plan for how it will pay for Coaches field replacement costs. I recall that the research I did on synthetic fields when the Havens field was being proposed showed that average field replacement costs are in the \$375,000 to \$600,000 range, and that replacement is typically necessary every 8–10 years (not 15). (I'm talking about what cities and school districts actually end up paying vs. the figures that synthetic turf vendors will give you when they sell you the field initially.) The sinking fund recently established for field replacement is only for existing fields. This agreement will already be increasing the amount that families pay in sports team fees. How do we know that adding in the replacement (and maintenance costs) for two additional synthetic turf fields can be absorbed

by sports club fees and the additional sinking fund that I assume the City will start for Coaches turf replacement? We need to see figures on this. (I am asking this not only out of concern for the City's budget, but also our family's budget. There may come a point where sports team fees for our children get too high for us to continue to participate.) The City should have a contract with the sports clubs, guaranteeing that they will pay all replacement costs for the Blair field. (And each of the sports clubs needs to carefully estimate whether or not their members can actually absorb these costs.)

Traffic and pedestrian safety analysis: This was gapingly absent in the draft and even final EIR – which looked at the project as if there were no traffic or pedestrian issues (because of the then-proposed pedestrian bridge). Now that everything has been brought down to ground level (crosswalks, roundabouts, etc. added), traffic flow and pedestrian safety will be impacted. But there still hasn't been an independent traffic flow and pedestrian safety analysis. Roundabouts in particular are unusual in the Bay Area, and it's not clear how they will impact traffic and safety. Moreover, I understand that the study of traffic speed that is still being used was done at a point much lower down the hill than the actual project area (i.e., at a spot where traffic starts slowing down as it approaches a more residential area and the Highland stoplight). I appreciate that the sight lines have been improved, and I appreciate the addition of a sidewalk, but the traffic and safety analysis is still very insufficient.

Overall Process: I am extremely disappointed in how Blair Park proponents seem to have a preferential relationship with City staff, and how various agreements between PRFO and the City have been reached behind closed doors and then announced to the public weeks after they've happened. Yes, the letter of the law has probably been followed, but at the expense of making many Piedmont citizens lose faith in their voice making a difference in the public process.

Please at least send this project back to the Planning Commission for further review. Although PRFO's latest version of the plan makes some improvements, it is still essentially the same plan that was discussed last winter and spring. Major deficits in that plan have still not been addressed. Personally, I think it would take less time to go back to the drawing board and seriously consider the Oraftik project alternative and seriously address project deficiencies than it will take to deal with a lawsuit from Oakland (or whoever). If the funders decide to go away, so be it. Gifts do not always have to be accepted, especially when there is so much risk of their causing harm.

Thanks for your service to our community. I know that decisions like this are hard.

Sincerely,

Margaret Ovenden

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Let's make Piedmont even more beautiful! We support Blair Park not only for the recreational facilities it will provide, but the beauty of a landscaped park space that will only enhance our town!

Sincerely,
Lori Bouch

To Piedmont City Council Members:

Over the long process of hearing the proposed Moraga Canyon Sports Field project, I have heard several of you acknowledge your concern for safety and state that your approval would be in part contingent upon traffic and pedestrian safety.

How will paint on asphalt with a flashing yellow light provide safe crossing on Moraga Avenue? If it is safe, why was it not part of the original proposal? The pedestrian bridge over Moraga Avenue, included in the original proposal, was dropped after members of the public pointed out that it would be dangerous because of documented darting behavior.

You are attracting children to your proposed field: some of the children may walk or bike from Piedmont or Coaches Field. If you have tried to walk across Moraga Avenue at the proposed crosswalk at Red Rock, you know it is not safe, even if there is a button to push to make a yellow light flash, bold paint and a pedestrian island.

This is dangerous and no amount of "liability funding" will make it any safer.

Sandra Pohutsky

To the Members of the City Council:

When I watched the November 21 City Council meeting, I was heartened that the recommendations of the League of Women Voters, the Audit Subcommittee and the Tax Review Committee were being understood and adopted. Jeff Grote prioritized the five most urgent recommendations, and three of those recommendations pertain to construction projects and are intended to protect the city from future financial disaster. The City Council even went so far as to extend the moratorium on undergrounding projects until such time as the recommendations are implemented.

So you can imagine how surprised I was to review the staff report for the December 5th meeting. It's as if nothing happened on November 21, and all of the recommendations and cumulative knowledge are being ignored and thrown out the window. Yet the Blair Park

project is estimated to cost \$6.5 million, over four times as much as the undergrounding project that cost Piedmont over 2.5 million in cost overruns. We have to learn from this.

If any of us were to purchase a six and a half million dollar mansion, we would take great care to ensure that we knew what we were buying. We would probably consult with realtors, attorneys, engineers and financial planners so that if we made the deal, we would be fully aware of what we were getting ourselves into. Our consultants would be looking out for our best interests. It would be foolish and naive to believe that we could rely upon the seller alone to look out for our best interests, and every realtor will come right out and tell you that. But that's exactly what's happening with Blair Park. The sellers - the PRFO - seem to have convinced you that they are looking out for Piedmont's best interests, but how can you be so sure? Piedmont hasn't had anyone look out for our best interests by having an independent review of what the PRFO is selling.

Mr. Grote points out in his staff report that the PRFO project budget does not but must include replacing the sewer laterals for the uphill neighbors, and he's correct. How do you know there aren't other items that should be included but are not? For example, there's nothing in the budget for a Project Manager for the City, for pre-construction surveys and monitoring of the houses above the retaining wall, for traffic control during construction, and for unforeseen conditions, such as unanticipated rock or contaminated soil, to name a few. Further, there's no money in the budget for litigation to cover the inevitable construction claims from property owners uphill of the project once construction begins; the current agreement only covers defending the city against claims arising prior to the start of construction. We all know that whether one wins or loses, litigation is expensive.

And what about the accuracy of the costs that are provided? An independent consultant looking out for Piedmont's best interests might question the budget of \$214,000 for installing two pedestrian crossings with lights and islands, building the roundabout, and re-striping Moraga Avenue, considering that just a few years ago Piedmont paid over \$200,000 to have just one traffic light installed at Rose and Grand. What about the rest of the budget?

Fully understanding potential risks before deciding to go forth with this project is the only way you can make an informed decision and not just hope for the best, whether you support or oppose the project. There is no reason to rush. The supposed deadlines given by the PRFO have already come and gone. On behalf of the citizens of Piedmont, I urge you to follow your own recommendations and require a full and independent risk management assessment of this project before you consider approving it.

Thank you.

Melanie O. Robertson, AIA

Council Members

With the passage of the Climate Action Plan (CAP) in March 2010, Council committed to reducing greenhouse gas emissions in the City of Piedmont 15% below 2005 levels by 2020. The State of California adopted AB 32, the Global Warming Solutions Act, with similar objectives. Since trees play a major role in trapping harmful pollutants, how would the elimination of 155 mature trees on the Moraga Canyon site help the city attain its greenhouse gas reduction goals?

Before making your decision regarding Piedmont's last piece of open space, please click on <http://www.coloradotrees.org/benefits.htm> to understand the value of urban forests in our cities.

- Trees remain one of the cheapest, most effective means of drawing excess CO₂ from the atmosphere.
- A single mature tree can absorb carbon dioxide at a rate of 48 lb per year and release enough oxygen back into the atmosphere to support 2 human beings.
- Over a 50 year lifetime, a tree generates \$31,250 worth of oxygen, provides \$62,000 worth of air pollution control, recycles \$37,500 of water, and controls \$31,250 worth of soil erosion.

Based on the above referenced values, the 155 trees on the site have a collective worth of over \$25,110,000 to the community. Permitting these ecologically valuable trees to be chopped down to make way for sports facilities would not only create significant economic loss, but would eliminate a vital resource that naturally reduces harmful emissions in our environment. What other plan does the city have for meeting the mandated goals of the Climate Action Plan (CAP) adopted by the Council just last year? For these reasons and many others, we urge you to **deny** the proposed project and leave Moraga Canyon as a fully functioning urban forest doing its part to reduce global warming.

Thank you for your consideration,

Judy and Stan Heydrick

Blair Park and City Governance

City Councilman John Chiang asked Grote to put together a timeline with targets for executing the recommendations of the tax committee, league, and audit subcommittee. Noting that consideration of the Blair Park development would monopolize the council's next meeting Dec. 5, followed by budget and labor contracts in subsequent meetings, Grote suggested something could be put together next year. (Minutes, November 21st, Piedmont City Council Meeting)

Grote's distillation of the recommendations of the various committees:

- ⤴ gain control over personnel costs and fringe benefits in particular, which the tax committee had pointed to as unsustainable;
- ⤴ adopt the fund balance objectives laid out by the tax committee, particularly with regard to reserving funds for equipment replacement;
- ⤴ bring in a project manager for large capital and construction projects, as suggested by both the audit subcommittee and the League of Women Voters as well as the tax committee;
- ⤴ avoid conflicts of interest in large projects;
- ⤴ take steps to ensure the costs of new city commitment have minimal or no impact on the City's General Fund

Shouldn't the recommendations listed be adopted before the City makes an irrevocable commitment to another major project, namely Blair Park? Why is it somehow OK to pretend that BP shouldn't be subject to these well-founded recommendations?

There is no independent estimate of project cost that has been made public. There is no City project manager assessing the viability of the proposal.

There is no ironclad guarantee that any unexpected construction costs such as those relating to the relocation and reconstruction of a large sewer main, laterals and EBMUD water main in BP will be covered by PRFO.

There is no reserve account set aside to deal with the long-term maintenance and replacement costs of the field.

The BP lease agreement does not specify what will happen if the leasee abandons the project and is not financially capable of restoring the site. The implication is that this responsibility will fall to the City since the only bond that is being required is that related to "general contractor's compliance."

The BP lease agreement states, "Prior to the Commencement Date, Developer shall provide evidence of the availability of funds for completion of the project, consisting of amounts on deposit in an account held in a reputable national bank in an amount not less than the Fixed Price." This does not address the issue that will arise if the funds are subsequently withdrawn from the account after the project commences. It would be more appropriate to require that the Developer deposit the funds in a trust account or other mechanism that would prevent withdrawals that would cause the funds to diminish.

And as regards conflict of interest, the City of Piedmont is now represented by the CEQA attorney working for the project proponents. Whose interest is he representing; that of the citizens of Piedmont or of the PRFO? In the real world, those interests are not perfectly aligned and for the City Staff and Council to pretend otherwise is an abrogation of the public trust. Related to the issue of public trust, why has Council improperly allowed PRFO and its attorneys exclusive access to information that should have been made available to the public?

BP is shaping up to be another fiscal and governance train wreck. Piedmont voters should be asking, who is going to put on the brakes?

Randy Wedding
Piedmont Resident

TO: City Council, City Administrator

December 2, 2011

RE: Timing of Making a Grand Decision

I sit here trying to read through hundreds of pages of documentation that has been provided the public – some the evening before Thanksgiving, the remainder last evening. This is information that has taken 8 months to generate since it was requested at the March 21st, 2011, City Council meeting. I find it absurd that I have such a short time to absorb all the documentation. There have been several times throughout this long process when important meetings have been scheduled around holidays and then appropriately reconsidered to schedule at a more suitable time. Yet, here we are again in the same situation at a critical juncture for the largest project ever taken on in our City and we are scrambling to analyze all this new information.

At the risk of generalizing, many people who are ‘for the fields’ don’t need to wade through the documentation. They only see the perceived need. They are putting their confidence in your hands to make a decision based on the details, the environmental issues, the safety, and the liabilities. I know that I am supposed to do the same, but unfortunately I have lost the confidence in this Council and Staff to make wise decisions and to protect my interests.

The League of Women Voters sponsored a forum on Civic Engagement on November 17th at City Hall. I attended and was impressed with the caliber of the moderator and the panel. No member of the sitting Council was in attendance, but I hope you were watching on KCOM. The League put on this forum as a means to find solutions to the divisions we are seeing in our city. The panel offered up solutions. They all confirmed that public engagement is an avenue to solve this division and that it SHOULD take place before a critical issue comes to Council, but it CAN take place at any point in time. Public engagement is not in the form of a public hearing at a City Council meeting. Public engagement is a dialogue. The only situation I can recall that included public engagement was the Scoping meeting prior to commencement of the EIR. It was the only forum that included the interested parties (city staff, EIR consultant, architect, the public) and allowed them a 2-way dialogue. Questions were asked; answers were given.

I hope that there is the opportunity to step back and ask how can we as city council members help bring the community back together BEFORE going any further. Approving the project will probably result in legal filings and I don’t think anyone wants that. How is consensus gained then? Someone wins and someone loses. Let’s not get to that point.

A suggestion of how to proceed now would be to vote for a supplemental EIR based on the many legal cites to do so and while that it is happening, get neutral outside help to find a way to put the parties together to work together to find a solution amenable to everyone. If you haven’t already, please make an effort to watch the League of Women Voters Civic Engagement Forum. It is not on-line on KCOM but is rebroadcast on KCOM cable TV daily.

Regards,

Joannie Semitekol

December 2, 2011

To the Members of the City Council:

I am writing to express my concerns about the Blair Park proposal.

Fundamentally, I think this project is inappropriate for the site, for the many reasons outlined by the Planning Commission. But I understand that after weighing all the facts, it's possible that the City Council may come to a different conclusion. But even if you disagree with me on the land use issues, my expectation as a Piedmont taxpayer is that you approach the decision **WITH A CLEAR UNDERSTANDING OF THE COSTS AND POTENTIAL RISKS TO THE CITY**. It is your responsibility to Piedmont residents that before approving this project, you have clearly analyzed the risks to the city, have made reasonable efforts to mitigate those risks, have determined that the benefits of the project outweigh the risks, and have a plan and budget for how you will pay for any costs, both expected and unexpected, that the city will incur. The need for thorough Risk Management was one of the major recommendations from the excellent LWV undergrounding report. I'm concerned that the City is moving forward on this project without first adopting policies to ensure adequate risk management. Professionally, I have been involved in the financing and development of over one hundred affordable housing developments, all of which have been public-private partnerships, and in all of these, the public agencies and banks have taken extensive measures to limit their risk.

As outlined in the staff report for this project, the City cannot afford to put any money into this project, intentionally or unintentionally. After reading through the documents posted, I think further measures need to be taken to protect the City. On the positive side, I was happy to see that the Conditions of Approval move a number of areas of risk onto the developer, especially the "Neighboring Project Damage Security". However, the lease has at least two provisions that should be changed. First, the requirement to submit a final construction contract allows all financial information in the contract to be redacted, as long as the total cost is shown. This will make it difficult for the City's Project Manager to adequately assess if the full costs of the project are adequately included in the construction contract.

Secondly, the Evidence of Funding provisions in the lease are inadequate. Construction cannot be commenced until evidence is provided of funds in the bank in the amount of the fixed construction price. However, the construction costs are only one part of the total budget, which will also include other costs such as design, technical consultants, legal and the city costs being paid by the developer. Moreover, the project needs to have a substantial contingency for unforeseen conditions over and above the fixed price. If there is one lesson I would hope the city learned from the undergrounding mess is that surprises can occur, (especially when doing earth work, which makes up the majority of this project), and that adequate contingencies are needed. Webcor may have an excellent reputation, but even well run projects can run into unexpected conditions. The Evidence

of Funding provisions need to require that funds are available for the ENTIRE PROJECT BUDGET, not just the construction costs, and there is an adequate contingency, which should be no less than 10% of the construction costs. You should also give further thought to the mechanism and timing for reimbursement of City costs, particularly legal costs, to ensure that if the project does not proceed or funds run out, the City isn't left with unreimbursed expenses.

The indemnities being provided will not protect the City if there aren't monetary resources to back them up. As a community group, PRFO presumably has no assets or net worth beyond the money they are raising for the project. And it's not clear from the documents who exactly Blair Park, LLC is and what their legal connection to PRFO is. That would be good information to share, as Blair Park, LLC appears to be the legal entity providing the indemnities. I raise these comments not to criticize the private citizens who have put so much time, money and effort into this proposal, or to impugn their commitment to making this project work. But as far as I can tell, there is no deep pocket developer providing a personal guarantee here, and ultimately, I fear the City could be left holding the bag if unforeseen events occur, so it's imperative that adequate contingencies are provided as cash in the bank.

Finally, it would be a huge improvement if the City would post Agendas and Staff Reports earlier than Thursday evening before a Monday meeting, particularly on an issue as controversial as this one.

Respectfully,

Alice Talcott

Honorable Mayor and City Councilmembers,

I've written a number of times to express my dismay at the process being followed (or, more accurately, not followed) for the Moraga Canyon sports field project. Among the many flaws are the constant flow of arbitrary changes to the plan since the FEIR (which itself was riddled with flaws). Making such changes public a few days before the relevant City Council meeting leaves little time for analysis or comment.

More importantly, the changes that have been and continue to be made do nothing to address the actual issues with the project, and may in fact make them worse. The constantly shifting attempts at traffic and safety mitigation--from a pedestrian bridge to crosswalks to a mini-roundabout--have never produced a solution that actually ensures the safety of pedestrians and bicyclists while maintaining Moraga Avenue's critical function as an arterial (especially for emergency vehicles that need to access the area during earthquakes or fires, both of which are obvious hazards in the area). The latest changes, published just last night, include the removal of a bike lane that was just introduced in a prior change, all without any indication of how these changes would affect overall traffic and pedestrian safety. The City is moving forward based solely on the say-so of project proponents that these changes are not significant.

The City must undertake a Supplemental EIR, rather than a mere addendum, in order to fully understand the impacts of these changes. Doing any less would be both legally and ethically unsound.

Sincerely,

Narciso Jaramillo

Members of the City Council,

This project, mainly because the inclusion and insistence of the large field; is too big. The City of Piedmont must not submit to the cries of the PRFO. This project is and has been out of control. Substantial sums of time and money have been and continue to be wasted. The City must set standards based on reason. Standards should not be set by what is technically possible. The project is possible, but the impacts defy reason. Why are the beggars being allowed to be the choosers? Is it because over-developing a site is better than not developing it at all? Is the vote already in or has the City been leading the PRFO down a road of unreasonable circumstances that cannot be mitigated. In which case, a vote in favor will be born of obligation and sheer disregard of reasonable alternatives!

Inasmuch as it's worth and given the unreasonably short amount of time to review stacks of duplicate and repetitive documents with little revision, the following are some initial findings.

Roundabout: A mini-roundabout at Maxwellton Rd. (a Three-Leg or T-intersection) is not appropriate! **The Draft Addendum (page 7.3) states** "The roundabout would be designed in accordance with the guidance in the National Cooperative Highway Research Program's (NCHRP) technical publication, Roundabouts: An Informational Guide, Second Edition." The proposed roundabout is intended to be a traffic calming device. However, the NCHRP Informational Guide clearly states this type of mini-roundabout is appropriate where speeds are already low. This contradicts the intended purpose. Furthermore, it suggests that supplemental traffic calming devices be provided when a mini-roundabout is installed at a T-intersection such as Maxwellton. It is a bold assertion to state that no additional impact studies are needed. Note that the addition of the "south leg" as stated in the Draft Addendum is the exit from the east parking area. This should not be considered a "leg" and the intersection should still be treated as having 3 legs. The 4th leg having different characteristics, adds additional variables that must be accounted for.

Roundabouts: An Informational Guide, Second Edition

http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_672.pdf

3.4.7 GATEWAY AND TRAFFIC CALMING TREATMENTS

... Roundabouts proposed as gateway treatments often require less rigorous analysis as a traffic control device. **The main focus of roundabouts proposed as traffic calming features should be to demonstrate that they would not introduce traffic problems that do not currently exist.** Particular attention should be given to any complications that could induce operational or safety problems.

6.6.2 DESIGN CONSIDERATIONS FOR MINI-ROUNDBOUTS AT THREE-LEG INTERSECTIONS (page 207)

Typical T-intersections with perpendicular approach legs can present challenges to achieving deflection within the existing right-of-way. Exhibit 6-42 illustrates the simplest and least costly method for implementing a mini-roundabout at a standard T-intersection. The inscribed circle of the roundabout is located within the existing curb lines, which requires no additional right-of-way or modifications outside the existing intersection footprint. However, the downside of such a design is that little or no deflection is provided along the top of the T for a driver moving from right to left. Therefore, this type of design is best suited for locations where speeds are already low or where supplemental traffic calming devices can be provided upstream of the roundabout entry.

Bottom line – A roundabout is a serious proposition and the impacts must be studied.

Site Lease:

- “Developer is not aware of any litigation currently pending or **threatened** regarding the Park Site or the Project.” – I don’t believe this is a true statement.
- “The site shall consist of the property designated by Alameda County Assessor’s Parcel Number **050 4579-019-00**, to be verified by the ALTA survey of the site required in Condition 29 of the Conditions of Approval.” This is not true – why is the ~2 Acre right of way, Parcel Number **050 4579-080-00** (898 MORAGA AVE, PIEDMONT 94611) not included? The project clearly spans both parcels. Of which the large parcel owned in whole by the city and the smaller in question is dedicated as a public ROW. Is the city within its power to allow this land to be developed indifferently or without being specifically described and included in all facets of the project, including lease agreements or conditions of approval?

[THE REALTY SYNDICATE COMPANY TO THE CITY OF PIEDMONT, BOOK 1834 O. R. PAGES 279 TO 281, MARCH 1, 1928, RESOLUTION ADOPTED BY THE CITY OF PIEDMONT CITY COUNCIL, MARCH 15, 1928. RECORDED APRIL 9, 1928...

“This Indenture, made this First day of March, A.D. 1928, Between Realty Syndicate Company, a corporation organized and existing under and by virtue of laws of the State of California and having its principal place of business in the City and County of San Francisco in said State, the party of the first part, and the City of Piedmont, a municipal corporation of the County of Alameda, State of California, organized and existing under and by virtue of the laws of said State of California, the party of the second part, Witnesseth, That said party of the first part, for and in consideration of the sum of Ten (10) Dollars, lawful money of the United States of America to it in hand paid, receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto said party of the second part, and to its successors and **assigns forever, for the uses and purposes of a public road highway and street**, all that certain lot, place or parcel of land situate, lying and being in the City of Piedmont, County of Alameda, State of California, bounded and described as follows...”]

Proposed Conditions of Approval:

- Referral to the Planning Commission – Why? The Planning Commission flat out rejected the project design in its previous review. This condition requires that the project be subject to the standard Planning approval process, which includes the ability to appeal a

denied application to the City Council. However the City Council already approved the project, so it's unlikely the appeal would be denied based on the reason of the Planning Commission. Seems disrespectful, backwards and redundant.

- ALTA Survey – A survey recorded with the County Surveyor should be conducted **before** any lease agreements or approvals are granted. The previously submitted lot line discovery is inadequate and based on parcel maps from the county assessor. A residential application to build a fence would not be approved without evidence that the final location of the fence falls within the location described in the application.
- Monthly financial and project status updates should be made available to the public.

I urge you to not approve this project in its present form. Instead, approve the project in a reduced form and set reasonable constraints that meet some of the needs for *everyone*, but not ALL the needs of *one* class. If no party walks away completely satisfied, then the Council will have made a balanced decision. If the source of funds cannot accept the needs of others and is unwilling to fulfill only part of its need, then the project cannot continue. Do not be extorted!

Philip Liebscher

December 2, 2011

TO: Piedmont City Council, City Administrator

RE: Comment to Draft Conditions of Approval – Natural Turf Playfield

Regarding Item 26. of the Draft Conditions of Approval, Natural Turf Playfield, I have to take vehement exception to the premise of this condition. Although there is a very specific definition of organized games that may not be played on the natural turf playfield (more commonly known as the Grassy Glade)', **what is the guarantee that this provision cannot be changed in the future?**

This condition is similar to the ordinance that was adopted to ban field lighting at Coaches Field. We are all well aware that it is possible that you on City Council may decide to honor the promise of previous council members and uphold that ordinance, but you are not bound by any legality or guarantee.

The use of that space is crucial in determining adequate parking for the facility and determining noise generation. In the Response to Comments made part of the FEIR, it was determined that the highest use of that space is what would be analyzed in the EIR. "...the Draft EIR must analyze the potential for field use, and at some time in the future, the fields could both be used for weekend games..." (Draft Response to Comments, page 111, B5-3)

It would be a mistake to discount the second field as anything less than a second field. Pick-up games are notorious throughout the city to be frequent and loud. They are generally played by adults that drive to the field. . Parties have also been an issue at other

parks in the city (especially parks with bathroom facilities) and those parking needs have not been assessed.

Parking also has to be provided for the dog park (there are 1 to 2 cars parked at Blair Park with dog walkers most of the time). It is also apparent that teams will 'warm up' on the second field which will add to the parking needs. Proponents are heavily promoting the 'glade' as open for community use.

Item 26 of the Conditions of Approval does not provide protection for the use of the second field. **Don't make promises you can't keep.**

Regards,
Joannie Semiteköl

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

PRFO has done everything asked of it. They have gone many "extra miles". Now it's time to lead, to put an end to the endless debate, the calls of "more studies", and the negativity. It's a whole lot harder to build something up than it is to stop it, but the PRFO plan is what is needed to serve the families and kids of Piedmont. Please, vote in favor of the PRFO plan for Blair Park. Thank you for serving Piedmont.

Sincerely,
Mark Haggerty

Dear City Council,

While the current revisions to the PFRO Blair Park design are commendable, the **proposal still falls short** of what community residents require and more importantly deserve. The current **field size is still too large for the site and numerous site constraints.**

Design deficiencies include but are not limited to:

Traffic impact (significant) and lack of an in depth traffic analysis

Drainage and infrastructure (sewer)

Accommodation of the site section- a 33' high retaining wall adjacent to the up slope (reduced from the original 35' height)

Significant visual impact along Moraga Avenue

Noise

Parking

The **Oraftik proposal merits serious discussion and serious consideration** by the PFRO. This is especially true given the nature and scope of **current criticism within our community** as well as with the City of Oakland and possible litigation by the City of Oakland. **The current PFRO plan just does not work for the site. More, open dialogue is essential.**

Thank you for your time in this matter,
Nancy Roscelli

Dear Mayor and City Council Members,

The City of [Piedmont](#) is a physical jewel with a long, proud tradition of outstanding civic architecture. That said, while the current revisions to the PFRO [Blair Park](#) design are laudable, the proposal still falls short of what community residents require and more importantly deserve. In brief, the current field size is still too large for the site and numerous site constraints. Design deficiencies include but are not limited to:

- Traffic impact (significant) and lack of an in depth traffic analysis
- Drainage and infrastructure (sewer)
- Accommodation of the site section- a 33' high retaining wall adjacent to the up slope (reduced from the original 35' height)
- Significant visual impact along Moraga Avenue
- Handicap ramp route which is excessively long resulting from the significant grade change
- Noise
- Parking

The proposal by Chuck Oraftik mitigates or at a minimum addresses these major design flaws and provides for a smaller field at Blair which is the appropriate size for the given site. This proposal merits serious discussion and serious consideration by the PFRO. This is especially true given the nature and scope of current criticism with our community as well as with the City of [Oakland](#) and possible litigation by the City of Oakland.

The Piedmont Community has a wonderful opportunity to add yet another first class amenity to the civic matrix. More, open dialog around the current design is however required to make this a reality.

Sincerely,
Steve Baronian

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

This will be a legacy for the concil - decades from now you will be able to look back with pride. Joe Linhares

Sincerely,
Joe Linhares

I am a Piedmont resident with a child who plays team sports in our town. I am asking that you vote against the Blair Park project because I am concerned about the financial liability the city may incur. Although the Blair Park project is touted as a gift, it is naive to think that the proponents will pay for liability for unexpected construction problems, litigation, traffic issues on Moraga Avenue, etc. The undergrounding project cost the city \$2 million; the Blair Park project is as large or larger and could potentially cost the city much more. I would rather that my child benefit from a community with adequate police and fire protection, professional administrators, and well maintained public parks than to have one more playfield. Coaches can be further developed to meet the needs of athletics in our town and would a much better, more fiscally sound option.

Thank you,

Kara Christenson

Dear City Council,

I am a Piedmont resident and my children participate in sports with the Piedmont youth sports leagues. I am opposed to the "final" plan for Blair Park development proposed by PRFO and urge you to vote NO on this project. I am particularly concerned that the fiscal implications of this project have not been fully addressed and leave the city, once again, vulnerable to financial liability.

Further, more reasonable alternatives have been proposed, that would alleviate the large concrete structure entering Piedmont. The proposed plan is essentially the same plan PRFO was promoting when this project was last up for public discussion (last spring), and it is incumbent on the city to prove to Piedmont residents that they can satisfy all questions on this project.

My objections to the project include the following:

- A very reasonable project alternative which would have slightly expanded Coaches to accommodate the same 150 x 300 sq ft field proposed for Blair and created a smaller, more appropriately-sized field at Blair has been unreasonably dismissed. (The Oraftik proposal)
- The City hasn't adopted any of the risk management procedures recommended by the League of Women Voters Undergrounding Task Force to limit potential liabilities.
- The Municipal Tax Committee's recommendation that Council not proceed with large capital projects without an independent cost estimate has not been followed.
- The new proposed traffic plan has been inadequately studied as to its impact on traffic and pedestrian safety.
- Many other aspects of the proposed plan are not sufficiently clarified, including how the sports clubs will guarantee the City does have responsibility for paying field replacement costs, whether or not the newly proposed bioswales are actually workable, etc.

- Legal agreements between the City and PRFO were made behind closed doors over the summer. The City did not make plans and documents available to the public until a Public Records Request was filed. This is just the latest manifestation of the flawed process that has been followed.

I recommend that you vote no on this proposal and refer it back to the Planning Commission; order an independent cost estimate; and press PRFO to reconsider their position of refusing to consider the Oraftik proposal. The residents of Piedmont deserve to know if this is really a "gift", particularly given the current uncertain economic times.

Sincerely,

Tracey Woodruff

Dear City Officials,

I am writing to express support for constructing Blair Park.

My family and I moved to Piedmont seven years ago. One of the most satisfying and memorable parts of living in this community has been the experience my boys have had playing baseball and soccer for the local clubs. Both clubs have been exemplary at trying to accommodate all players. However, I observed that with the success of both programs, as well as lacrosse, have come stresses. I saw on the baseball website that registration had closed the registration effectively turning away younger players. I believe because the available field space is scheduled to capacity.

For the last 5 years, my two boys have been attending soccer practices at Alameda Point. While I can't say I like the drive, our soccer club has been very lucky to have the use of this field. However, I have heard that the soccer club is likely to lose the use of Alameda Point after next season. If that happens, unless we have replacement field space, I can only imagine the task of deciding what kids get told there is no room for them to play soccer.

In my own family, I have seen the transformative power of sports for children. My older son started playing rec soccer in PSC, largely to play with his friends. Along the way, he got some great coaching, had some great experiences, learned a great deal about the game and found he loved to compete. This year he was selected to play on the PHS varsity soccer team. This is something my family feels really good about. But without easy access to club sports, this transformation would not have happened.

I think kids' sports is vital to the community fabric of Piedmont. I worry that a lack of field space will change the tone and availability of Piedmont sports. I urge you to support the building of Blair Park.

Thank you,
Doug Paton

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Sincerely,
Richard and Robin Chetkowski

To: Piedmont City Council Members,

We have enjoyed the open space of Blair Park for well over the 51 years we have lived, as a family, in Piedmont. As a child in the '30's and 40's, one of us frequently clambered down from Alta Avenue to Moraga and up the other side to the top of, what was then called, "Pansy Hill" atop Mountain View Cemetery.

We don't think that filling all open space is necessarily virtuous and resent the denigration heaped upon a scenic and restful little sliver of land at our city border, or that filling the kids' lives with a multitude of planned and coached activities is necessarily beneficial for them. Are all of the 2 1/2 year-olds being recruited for soccer out of diapers yet? (reference: Piedmont Recreation Dep't. publication for 2012).

We really DO understand the necessity for some organized sports for kids, and are glad that girls are part of that need for more play space. Some of our own grown children have coached their own children's soccer teams. We question the frequency, including even off-season times, of constant organized sports, the development needed for them, and the impact that has on everyone, not just the younger kids and their parents and coaches

This is sent with mixed emotions but knowing of the strong sense of loss so many of us will feel if Blair Park is developed, even according to the latest plan.

Sincerely,
Tom and Margie Bowman

Dear City Council,

I am a longtime Piedmont resident and have serious concerns about the "final" plan for Blair Park development. This is essentially the same plan PRFO was promoting when this project was last up for public discussion (last spring). The massive retaining wall at the back of the field is only reduced by 2 feet, and changing the wall along Moraga Ave from concrete to a mechanically strengthened system is only a minor change. While shifting the

field 30 feet to the east does improve traffic sight lines, it does not make this a smaller project appropriate to the limited space available.

My objections to the project as it stands include the following:

- A very reasonable project alternative which would have slightly expanded Coaches to accommodate the same 150 x 300 sq ft field proposed for Blair and created a smaller, more appropriately-sized field at Blair has never been seriously considered or discussed.
- The City hasn't adopted any of the risk management procedures recommended by the League of Women Voters Undergrounding Task Force to limit potential liabilities.
- The Municipal Tax Committee's recommendation that Council not proceed with large capital projects without an independent cost estimate has not been followed.
- The new proposed traffic plan has been inadequately studied as to its impact on traffic and pedestrian safety.
- Many other aspects of the proposed plan are not sufficiently clarified, including how the sports clubs will guarantee the City does not get stuck paying field replacement costs, whether or not the newly proposed bioswales are actually workable, etc.

Please do not approve this project at this time. Instead, refer it back to the Planning Commission; order an independent cost estimate; and press PRFO to reconsider their position of refusing to consider the Oraftik proposal. The last thing we need in these times of economic uncertainty is the addition of a potential financial burden on the city.

Sincerely,

Terry Smith

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

Our children deserve this!!!!

Sincerely,

Fifi & Peter Kampf

Dear Council:

I am writing today to express my support for Blair Park. Blair Park has been discussed, analyzed and reviewed for years and the time has come to say "Yes!" to Piedmont's newest community asset. The updated plan put forth by PRFO provides ample passive and active recreational opportunities and will be a beautiful new addition to the Piedmont community. Please don't hesitate in providing your stamp of approval for Blair Park.

More community parks and community resources will build our community and keep families in Piedmont. A higher concentration of parks and fields strengthens neighborhoods and keeps families from moving out to the suburbs to look for those types of community resources. Please support Blair Park.

Sincerely,
Audrey Irwin

Dear City Council,

Please consider the below email sent to all Piedmont soccer families on behalf of the PSC board. The benefits are obvious. We ask you approve the Blair Park Master plan ASAP so we can start building.

Sincerely,

Mark Landheer
President, PSC

----- Forwarded Message -----

From: Piedmont Soccer Club

To: Piedmont Soccer Club League

Sent: Wednesday, November 30, 2011 12:16 PM

Subject: Blair Park City Council Meeting 12/5 7:30pm

Dear Piedmont Soccer families,

On Monday, December 5, at 7:30pm there will be a city council meeting to vote on the Blair Park master plan. We encourage you to email the city council (see links below) and voice your opinion on this plan. Let me list below why the Piedmont Soccer Club board supports building Blair Park:

- NO city money will be spent on building Blair Park as it is privately funded.
- 300 kids a week can practice soccer at Blair Park instead of having to drive to Alameda. The fields in Alameda will NOT be available to us after 2012, so we need a solution as soon as possible. Blair Park addresses that need.
- No longer needing to travel to Alameda in the Fall will mean 100,000 miles NOT driven, 100,000 lbs of carbon NOT emitted into our environment, thousands of hours NOT wasted

by players and their families driving, and finally, significant cost savings in NOT paying for gas and other usage costs of families vehicles.

- No other city will provide Piedmont youth sports clubs with field space as their own clubs are already in dire need.
- Andy Ball, the President and CEO of Webcor who backed the Havens school construction has stated publicly: "Blair Park is a simple construction project.If I need to guarantee it, I will."
- User groups (such as soccer and baseball) will pay for all the maintenance and field turf replacement costs of Blair Park.
- There will be a 1-2% increase in traffic on Moraga Avenue during the times sports groups use Blair Park; not enough to impact traffic.
- There will be a net increase of 39 trees at Blair Park, with 74 existing oak trees remaining while removing many beetle-infested trees. There will also be a dog park, a grassy glade area to play and many other nice amenities for all to enjoy.
- The conditions at Blair Park will be a huge improvement from what ~300 kids have to endure at the cold, wind-swept and goose-poop infested Alameda Point fields.

We just want to ensure that kids who want to play sports with their friends can do so as we do not want to turn kids away due to lack of field space. I hope you support Blair Park and will let the city council know!

Sincerely,

Mark Landheer
President, PSC

Mayor and Council members,

Once again we are deluged with information right before a council meeting. Once again, the "Final Proposal" from PRFO turns out not to be final; only today I read that the bike lane is now taken out of the plan. The PRFO plan is still evolving because they cannot fix the problem of a safe road crossing. Their traffic plan is untested and un-analyzed. It calls for a supplemental EIR. The council has not asked for an independent cost analysis- what is provided is not much more than a cocktail napkin scribble. Council member MF said "show me the money" a year ago - PRFO has not shown the money.

Four years ago this project design was dropped like a bomb. Neighbors in Moraga canyon were NEVER consulted or asked for input by PRFO. Neighbors asked for a meeting and were told " Its our plan or no plan". PRFO unrolled a new plan at every meeting, yet the huge, destructive footprint remains the same. When the mayor was asked to help mediate because it looked like a law suit might be filed, his response was "bring it on".

Only GK has shown interest in alternate plans. JW insulted those who objected to the plan twice in the town newspaper with name calling.

The City Council majority is guilty of bad governance and has not performed due diligence. The whole project has been unethical from the start. No where else in the USA is there a roundabout on a 7% slope, yet Piedmont thinks it knows best. That

kind of hubris only leads to trouble.

Build a play field in Blair Park- but do not dig out under a hill that supports homes, changes the character of Moraga Ave. as an arterial road and cuts down all the trees. If you had a plan like that I would come down and help build it myself. The PRFO plan must be stopped.

Lynn Dee

Dear Editor,

>

> After years of public hearings, public discussion and input, it is now time for the City Council to decide on the future of Blair Park. Piedmont needs more field space to meet the demands of Piedmonts boys and girls who are playing sports in record numbers. This is a good thing . . . our kids are exercising, learning to work as a team and getting away from their computers and into the outdoors. Piedmont is a town that has always supported its kids, building first rate schools and fantastic parks. The fact that our sports programs have been successful and our kids want to engage in healthy, productive activity is something we should all embrace. We are lucky to have parents, grandparents and other community members who are willing to contribute so much to ensure that we can continue to support our kids and these programs without requiring the city to make economic tradeoffs in difficult times.

>

> Having served for 8 years on the City Council, I have had my chance to vote on many projects in Piedmont and I do not wish to substitute my judgment for that of this current Council. We have a good City Council. They are hard working and dedicated to maintaining and improving Piedmont and its treasures. I trust them and will support them in their decision on this project.

>

> However, as a citizen who cares deeply about our community, I want to share my sincere hope that the City Council will accept the gift that has been offered to the community in the form of improvements and maintenance of this highly underutilized piece of public land. Blair Park is a park. It was intended for use by the community. It is virtually unusable and unused in its current state and it can be improved and made enjoyable for use by the entire community, as well as by its neighbors and those who enjoy the beauty of its surrounding hillsides, by seizing this opportunity. Piedmont is a phenomenal town. It is rare that we have the opportunity to make such a meaningful improvement in what is already a fantastic place to live and raise a family. I hope we choose the path of progress, beautification and support for our children that has been a hallmark of our town for generations, when the City makes its decision next week.

>

> Sincerely,

>

> Abe Friedman

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GABRIEL M.B. ROSS
Attorney
ross@smwlaw.com

December 2, 2011

Piedmont City Council
City of Piedmont
c/o John Tulloch, City Clerk
120 Vista Avenue
Piedmont, CA 94611

Re: Final Environmental Impact Report Addendum for Moraga Canyon Sports Fields Project, SCH #2009112054

Dear Mayor Barbieri and Honorable Council Members:

I am writing on behalf of the Friends of Moraga Canyon, whose members are concerned about the environmental review of the proposed Moraga Canyon Sports Field Project ("Project"). The environmental review of the Project has been flawed since the City began. The most recent Final Environmental Impact Report Addendum ("Addendum") dated November 23, 2011, which is intended to analyze the most recent changes to the Project (the "Revised Project"), does not cure the defects. None of the inadequacies identified in our letter of August 30, 2011, which is by this reference incorporated herein, have been resolved.

Thus, the environmental impact report, along with proposed Findings it supports, continues to violate the minimum standards of adequacy under the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000 *et seq.*, and the CEQA Guidelines, California Code of Regulations, title 14, § 15000 *et seq.* The Addendum does nothing to remedy this failing and, in fact, adds inadequacies of its own.

Friends of Moraga Canyon urges the City to take this opportunity to create a supplemental environmental impact report ("SEIR") that thoroughly analyzes the

Piedmont City Council
 December 2, 2011
 Page 2

environmental impacts of the Revised Project and to provide a public review and comment period on the SEIR.

I. CEQA Requires the City to Prepare a Supplemental Environmental Impact Report to Analyze the Substantial Changes to the Project

In the newly-posted “final” Project and the Addendum, the City has made substantial changes to the elements of the Project, which seriously affect the potential environmental impacts of the Project. These documents outline no fewer than 13 major changes to the Project; many of which have the potential to result in new and/or more significant environmental impacts. Addendum at 1-2. Under CEQA, when a Project’s situation has changed since the lead agency certified the original EIR and that change gives rise to new or more significant environmental impacts, the responsible agency should prepare an SEIR. CEQA Guidelines §§ 15096(e); 15162(a), (c). The changed situation may consist of “substantial changes” in the project or “[n]ew information of substantial importance.” *Id.*; *see also* Pub. Resources Code § 21166; *Mira Monte Homeowners Ass’n v. County of Ventura* (1985) 165 Cal. App. 3d 357, 363-66; *Eller Media Co. v. Cmty Redevelopment Agency* (2003) 108 Cal. App. 4th 25, 39-40. As discussed in detail in the following sections, the Project has encountered both of these changes, thus requiring a supplemental environmental impact report (“SEIR”).

Despite this legal requirement, the City insists that an addendum to the EIR, rather than a supplemental EIR, is sufficient. Addendum at 3. By doing so, the City has deprived the public of a formal opportunity to comment on the Project changes. “In reviewing an EIR a paramount consideration is the right of the public to be informed in such a way that it can intelligently weigh the environmental consequences of any contemplated action and have an appropriate voice in the formulating of any decision.” *Karlson v. City of Camarillo* (1980) 100 Cal.App.3d 789, 804. By substantially modifying the Project and refusing to complete an SEIR, the City has failed to meet the legal standard of CEQA, Public Resources Code section 21166, and has denied the public a voice in the process. Moreover, an SEIR would provide an opportunity to correct many other flaws in the EIR, which presently render the document inadequate to legally support Project approval.

Furthermore, this unwillingness of the City to present the Project modifications for public review and comment once again highlights the problematic relationship between the City and the Project sponsor, the Piedmont Recreational Facilities Organization (“PRFO”). As stated in our earlier letter dated August 30, 2011, the PRFO’s intimate role in the planning and environmental review processes has led to constantly changing Project descriptions and serious errors in the previous Draft EIR and Final EIR. Now the

Piedmont City Council
December 2, 2011
Page 3

PRFO has substantially changed the Project, and the City is seemingly marshalling through those changes with limited environmental review and little opportunity for public review and input.

II. The Environmental Impacts of Changing the Small Synthetic Turf Field to a Natural Turf Glade Must Be Thoroughly Analyzed in an SEIR

The Revised Project radically changes the proposed plans for the Blair Park fields. Instead of constructing two synthetic turf fields in Blair Park, the Revised Project changes the small field into a natural turf field (“Natural Turf Glade”). Addendum at 6. Although the Addendum touts the environmental benefits of this modification, the Addendum fails to analyze the environmental impacts of the change.

For example, the Addendum fails to discuss the potential hazards to users of the field due to chemicals used in maintaining the natural turf. The DEIR specifically states that fertilizers, herbicides, and pesticides are currently used to maintain Coaches Field. DEIR at 225. Therefore, it is clear the City uses chemicals to maintain its natural turf fields. However, there is no discussion about the potential hazards to users, particularly children, from such chemicals. See Eileen Gunn and Chip Osborne, *Pesticides and Playing Fields: are we unintentionally harming our children?*, available at <http://www.beyondpesticides.org/lawn/factsheets/PesticideandPlayingFieldsltrhead.pdf> (attached as Exhibit A); see also Deirdre Imus, *Pesticides on Playing Fields*, FOX NEWS, June 6, 2011 (attached as Exhibit B). The change in the field material, and added use of chemicals, represents a substantial change that will result in new significant environmental impacts, and thus, the impacts must be analyzed in an SEIR.

Similarly, the Addendum fails to discuss the impact of a natural turf field on the amount of water required for irrigation at Blair Park. Again, the DEIR discusses the water needed to irrigate Coaches Field, indicating turf fields are irrigated. DEIR at 218-19. Nowhere does the Addendum discuss this environmental impact. An SEIR needs to discuss the environmental impact of increased water usage for the natural turf glade at Blair Park.

Finally, the Addendum fails to sufficiently analyze the water quality impacts potentially caused by changing the synthetic field to turf. The Addendum states that “the maintenance of the grass of the Natural Turf Glade is not anticipated to generate any new water quality impacts.” Addendum at 25. The only explanation the Addendum gives for such a conclusion is that “[i]t is current City practice to minimize chemical use in public open spaces, as required by the City’s Civic Bay Friendly Landscaping ordinance

Piedmont City Council
 December 2, 2011
 Page 4

adopted in 2009.” *Id.* “The EIR must contain facts and analysis, not just bare conclusions by the public agency.” *Santiago Water District v. County of Orange* (4th Dist. 1981) 118 Cal.App.3d. 818, 831. Proposed compliance with a city ordinance is not sufficient to excuse the City’s obligation to fully analyze the water quality impacts of modifying the project to include a turf field.

The lack of analysis of water quality impacts is particularly egregious, because the DEIR stressed that replacing Coaches Field with synthetic turf will have a positive effect on water quality. “The proposed synthetic fields would significantly preclude the fertilizer, herbicides, and pesticides that are currently needed for the maintenance of the existing turf field at Coaches Field. This decrease would reduce the amount of nutrients (e.g., nitrogen) in the runoff from the site and entering the stormwater drainage system.” DEIR at 225. The City cannot, on the one hand, tout the environmental benefits of a synthetic turf field, but fail to analyze the negative environmental impacts when it changes the Project to turf.

In short, the City has failed to evaluate new and more significant impacts of the natural turf glade proposed by the Revised Project. Until an SEIR is prepared that analyzes these impacts, the legal standards of CEQA will not be met.

III. The Modifications to the Storm Water Treatment System Must Be Thoroughly Analyzed in an SEIR

The Revised Project changes the storm water treatment system originally proposed – underground hydraulic separators and media filter vaults – to a 10-12 foot bio-swale along the west parking lot. Addendum at 8. Although the Addendum states that the bio-swale is an approved technology under the C.3 provisions of the National Pollutant Discharge Elimination System permit, the Addendum completely fails to analyze the impacts of this technology change on water quality. As a result, it is impossible for the public or City decision-makers to understand the potential environmental consequences of modifying the technology. *See Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 342 (determining that a public agency must not fail to analyze potential significant impacts by blindly applying a threshold of significance or a regulatory standard). To meet the legal standards of CEQA, the City must analyze the potential environmental impacts of this change in storm water treatment technology in an SEIR.

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Piedmont City Council
December 2, 2011
Page 5

IV. The Parking Analysis is Flawed and Insufficient Because It Does Not Account for Users Other Than Soccer Players or for Phased Construction

The Addendum concludes that fewer parking spaces are needed for the Revised Project because it will draw fewer users to Blair Park. Addendum at 29. However, the parking analysis is inadequate because it does not account for any users other than those at the soccer fields and fails to account for additional parking needed during Phase 2 of construction.

The Addendum estimates that the two fields at Blair Park could attract 114 people at one time. This includes 94 people for the large field, which will account for two teams with spectators, and 20 people for the Natural Turf Glade, which accounts for one team of 12 players, 3 coaches, and 5 spectators. Addendum at 29. After accounting for people walking to the park or being dropped off, the Addendum concludes that 40 parking spaces are needed for 114 people. *Id.*

Nowhere does the parking analysis account for people coming to the park for dog walking or other passive recreation and community uses. The Addendum recognizes that some of these users will be driving to the park, but states that “[v]ehicle trips corresponding with the existing use of Blair Park (e.g., dog walking, etc.) were already accounted for in the existing condition and were therefore not added to the project trip generation.” *Id.* It is unclear where how those users were calculated into the parking needs of Blair Park, since the calculation of 40 parking spaces was only based upon the need for soccer users. In fact, the Project will actually eliminate the four spaces that are currently provided for such users of Blair Park.

Moreover, the Addendum does not analyze how the phased construction will impact available parking at Blair Park. Many of the Project components will occur in Phase 1 of the construction, including construction of the synthetic field at Blair Park; Phase 2 of construction will complete the project, including the concession and restroom building at Blair Park. Addendum at 9-10. The Addendum states that “[b]ecause vehicle trips during construction would be less than at the completion of the project, no impacts beyond those identified in the Final EIR are anticipated due to construction traffic.” *Id.* at 31.

The Addendum, therefore, assumes that construction will end before users begin to use the park. However, this assumption is unsupported since the construction will be phased, and the facilities will be used once Phase 1 is complete. Therefore, the Addendum fails to analyze what the parking needs will be when users are driving to the park, but construction is still occurring. Therefore, because the parking analysis in the

Piedmont City Council
December 2, 2011
Page 6

Addendum does not account for all users and impacts during the construction period, the conclusion that 40 spaces will suffice is not supported by substantial evidence.

Moreover, the City of Piedmont General Plan Policy 1.1 requires that projects “[m]aintain off street parking requirements for new development that minimize increases in on street parking.” DEIR at 238. The Revised Project will violate this policy if the parking calculations do not analyze the needs of other users in addition to soccer users and account for the impact of construction. This violation must be analyzed in an SEIR and, if not resolved, precludes approval of the Project in its present form.

V. The Changes to the Roadways, including the Pedestrian Crosswalks and the Roundabout, are Insufficiently Analyzed in the Addendum and Constitute Significant Changes that Require Analysis in an SEIR

Perhaps the most significant modifications proposed in the Revised Project are those regarding traffic and circulation, in particular the proposed crosswalk at Moraga and Red Rock Road and the roundabout and additional crosswalk proposed for the intersection of Moraga Avenue and Maxwellton Road, where the Blair Park east parking lot exit is planned. Addendum at 7. The Addendum fails to fully analyze the safety of constructing a roundabout at that intersection. The speeds at which motorists travel, the seven-percent downgrade of the street, and the limited sight distance all indicate that placing a roundabout in this location is unsafe. *See* Memo from Tom Brohard, PE, to Gabriel M. B. Ross, Moraga Canyon Sports Field Project – Traffic Issues (Dec. 2, 2011) (attached as Exhibit C). Similarly trees, newly proposed in the most recent set of plans, would obstruct views for drivers leaving the western Project parking lot. *Id.* The Addendum and attached traffic study only superficially address these serious issues. This modification to the Project is a substantial change that will cause new and more significant impacts that must be addressed in an SEIR.

Further, what analysis the Addendum does provide is not supported by substantial evidence. For example, the Addendum relies on an inapplicable traffic study to calculate the 85th percentile speed on Moraga Avenue at the Project site. *See* Exhibit C. Because this calculation is flawed, the conclusions that rely on this determination, such as calculating minimum stopping sight distances, are not supported by substantial evidence. *See* Exhibit C. Additionally, the Addendum repeatedly refers to the roundabout as a “traffic calming measure,” see Addendum at Exhibit A, p 4 & 6, and uses this as a basis for its determinations. However, the Transportation Research Board warns that “[m]ini-roundabouts, [such as the one in this Project], can be appropriate for traffic calming purposes at local street intersections or intersections of minor collectors and local

Piedmont City Council
December 2, 2011
Page 7

streets.” *Roundabouts: an Informational Guide*, National Cooperative Research Program, Report 672 at 3-17 (2d Ed. 2010) (excerpts attached as Exhibit D).

Moraga Avenue, is not a “local street,” nor is the intersection one of “minor collectors.” Furthermore, “[m]ini-roundabouts are recommended primarily for areas in which all approaching roadways have an 85th-percentile speed of less than 30 mph (50 km/h) or less,” which is clearly not the case at the Project site. *Id.* at 3-25. Thus, the conclusion in the Addendum relying on a mini-roundabout to calm traffic is not supported by substantial evidence.

In addition, the construction of a parking space on Moraga Avenue to facilitate speed monitoring on Moraga is an unenforceable and infeasible mitigation measure. *See* CEQA Guidelines § 15126.4(a) (mitigation measures must be feasible and fully enforceable). Assuming the 85th percentile speed limit on Moraga Avenue is 35 MPH, enforcement of a speed limit below that speed is considered a “speed trap” as defined in Section 40802 of the California Vehicle Code. Therefore, the police may not enforce the 25 MPH limit as suggested in the Addendum, making Mitigation Measure TRAFF-2A ineffectual. *See* Exhibit C.

The Addendum acknowledges the potential safety hazard posed by the one-way bike lane proposed to be constructed along Moraga Avenue (a hazard discussed in detail in Exhibit C to this letter), but fails to conclude whether this is a potentially significant impact or discuss feasible mitigation measures. Moreover, the City is once again unclear on the elements of the Project itself. The Addendum recommends that the suitability of the bicycle lane should be considered in the City’s design review process, which suggests that the bicycle lane may not be implemented as part of the Project. Addendum at 31. And indeed, the City has made yet another last-minute change to the Project, recommending in a staff report released yesterday (Thursday, December 1), that the single lane be eliminated from the Project. The ongoing rearrangements of this Project are truly bizarre and make effective public review impossible.

In any event, because this bicycle lane is currently part of the Project, the City must evaluate the impacts of implementing this component. The bicycle lane is a substantial change in the Project, which may result in new significant impacts, and it must be addressed in an SEIR. In addition, the City must discuss feasible mitigation measures, such as constructing another bike lane on the other side of the street, to minimize the significant safety hazards. *See* Exhibit C. And even if the City opts to drop

Piedmont City Council
 December 2, 2011
 Page 8

Finally, as we and others have stated previously, neither the EIR, nor the Addendum, addresses the significant hazards that the Project would cause in an emergency. The increased traffic caused by the Project would compromise the use of Moraga Avenue as an emergency evaluation route. This traffic will be further exacerbated because parents will actually be coming to the Project site to pick up children. Although the Addendum briefly addresses the delay that the roundabout would cause for emergency responders, it goes nowhere near evaluating the significant impacts that would occur in case of an emergency, such as a wildfire in the Oakland Hills, as required by CEQA. *See* CEQA Guidelines, Appendix G (requiring analysis of whether Project would cause “substantial adverse impacts” related to response time for emergency services). The impacts of the Project, including those from the roundabout, must be thoroughly analyzed in an SEIR.

In short, the major changes of the traffic components of the Revised Project certainly qualify as substantial changes, and many present new and/or more significant impacts. As stated above and in Exhibit C, the conclusions in the Addendum regarding the impacts of these changes are not supported by substantial evidence. Therefore, the City should take the opportunity to fully analyze and mitigate for the impacts in an SEIR.

VI. The Addendum Fails to Apply Feasible Mitigation Measures to Address Significant Noise Impacts.

The Addendum is insufficient because it fails to require feasible mitigation measures for the significant and unavoidable impact determination associated with the permanent increase in outdoor noise levels at adjacent residences. Under CEQA, an agency may not approve a proposed project if a feasible alternative exists that would meet the project’s objectives and would diminish or avoid its significant environmental impacts. Pub. Res. Code § 21002; *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692,731. Even if a mitigation measure would not lessen the impact to a less-than-significant level, it must be imposed if it is feasible.

The Addendum confirms that the increase in ambient noise levels caused by the Revised Project will cause a significant impact. Addendum at 39. However, it also concludes that Mitigation Measures NOISE-3 (construction of a sound wall along the northern boundary of Blair Park), which was discussed in the DEIR, would not be needed. *Id.* The Addendum does not conclude that Mitigation Measure NOISE-3 is no longer feasible. Thus because the impact from the ambient noise is still significant, yet the Addendum does not require a feasible mitigation measure that would lessen the impact, the Addendum violates CEQA, Public Resources Code § 21002.

Piedmont City Council
 December 2, 2011
 Page 9

VII. The EIR and Addendum Fail to Consider All of the Potential Impacts of the Project

Under CEQA, an EIR must consider all of the impacts of a project—including every aspect of the project that the agency’s approval allows. *See, e.g., Bozung v. Local Agency Formation Com.* (1975) 13 Cal. 3d 263, 279, 282 (agency approval of annexation must consider impacts of development that annexation facilitates); *City of Redlands v. County of San Bernardino* (2002) 96 Cal. App. 4th 398, 409 (requiring county to prepare EIR for amendments to general plan policies that would effectively allow additional development in unincorporated areas within a city’s “sphere of influence”). Here, the City’s approval of the lease allows Blair Park, LLC to walk away from a half-built project. The environmental review of the approval must, therefore, consider the potential impacts of such an abandonment. *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180, 194 (agency must prepare consider impacts of landfill where approval action simply adopts land use designations).

For example, the lease requires site restoration in the event of an abandonment. Such restoration could require extensive construction activity—potentially more work than would be required to complete the project. This work would cause noise, runoff, and air pollutant emissions, among other impacts. Neither the EIR nor the addendum considers these impacts; their analysis is thus incomplete and cannot support Project approval.

VIII. Blair Park, LLC May Not Lawfully Contract with the City to Construct the Project if It is Not a Licensed Contractor Pursuant to the California Business and Professions Code § 7028.

By entering into the Site Lease, the Blair Park, LLC will agree to “cause the Project to be developed, constructed, and installed.” Draft Site Lease at para. 5.a. It is therefore acting as a contractor. *See* Bus. & Prof. Code § 7028. (defining “contractor” to include any entity that “undertakes to . . . or does himself or herself or by or through others, construct, . . . any . . . project, development or improvement”). California law requires that any person who “act[s] in the capacity of a contractor” must have a license to do so. Bus. & Prof. Code § 7028. Blair Park, LLC, however, is not a licensed contractor. The Site Lease, therefore, violates state law and would be invalid if approved.

In *Vallejo Development Co. v Beck Development Co.*, the court found that the Vallejo Development Co. (“VDC”), acting in much the same capacity as Blair Park, LLC, was unlawful when it acted as contractor without a license. (1994) 24 Cal.App.4th

Piedmont City Council
December 2, 2011
Page 10

929, 941. In that case, VDC, when selling property, contracted with the buyer to complete infrastructure improvements required by the City before the buyer could develop the land. *Id.* at 934-35. VDC claimed, as Blair Park, LLC may do, that it did not need a contractor's license because it was not actually doing the construction itself. The court found this fact inconsequential, stating that "even if VDC performed only administrative and oversight functions with respect to the actual installation of infrastructure improvements, it nevertheless acted 'in the capacity of' a general engineering contractor by performing those functions in fulfillment of contractual obligations owed to the owners of the property on which the improvements were installed." *Id.* at 940.

Like the plaintiff in *Vallejo Development Co.*, Blair Park, LLC is contracting with the city to construct the Project and is acting in the capacity of a contractor. California Business and Professions Code § 7028 bars any person who is not licensed from acting as a contractor. Therefore, the City cannot validly enter into the lease as proposed and should reconsider moving forward with the Project in this manner.

IX. The City Council's Approval of the Lease Without Planning Commission Input is Inappropriate.

In keeping with the rest of the environmental review process for this Project, the City has chosen haphazardly to rush this approval through the City Council, with no opportunity for Planning Commission input. It is tempting to surmise that the City is avoiding the Planning Commission in an attempt to avoid the reception that this project received on a prior appearance there—a unanimous vote of disapproval. Regardless of the motivation for putting this project directly before the City Council, such a procedure is wholly inappropriate and violates the spirit of the Piedmont Municipal Code.

Before the Project can be built, it will, as acknowledged in the Conditions of Approval, require design review and approval from the Planning Commission. The City's approach would allow that review to wait until after the Project is approved; the design review thus would be limited to details and minor changes. The Planning Commission would not be able to take any action that could effectively alter the nature of this Project, and thus will be unable to achieve the intent of the Municipal Code's Design Review provisions. *See* Piedmont Municipal Code § 17.20.1 (calling on Planning Commission to "promote orderly, attractive, safe and harmonious development," "recognize environmental limitations on development," and "protect the natural beauty and visual character" of Piedmont.).

Piedmont City Council
 December 2, 2011
 Page 11

The Project's proponent and City staff may wish to move this process ahead as quickly as possible. But it is clear that the public good and the purposes of the Code require a more measured approach that allows the Planning Commission an opportunity for design review before the Project gains inevitable momentum.

X. The Proposed Findings Approving the Project are Inadequate.

Because of the analytical flaws described here and in our previous letters, the EIR and Addendum for this Project fail to meet the standards of CEQA. For example, the Findings determine that noise impacts would be significant and unavoidable—a conclusion that was made at the Final EIR stage of review. Draft Findings at 21. In the Draft EIR, this impact was determined to be less than significant. Thus, pursuant to CEQA Guidelines section 15088.5(d)(1), the EIR should have been recirculated to the public prior to certification. The failure to do so renders the certification invalid. The FEIR (and Addendum) therefore do not provide substantial evidence in support of the City's proposed approval findings.

These findings, moreover, repeat several of the persistent errors that have dogged this process. Most importantly, the Findings conclude that several potential alternative field sites are infeasible with no evidence to support that conclusion. FO example, the Findings determine that using fields at Merritt College is infeasible "because the amount and the availability of potential hours that might be available is unknown." Draft Findings at 111, 118. But this missing information does not render the alternative incapable of being accomplished.

Similarly, the Findings deem the use of the Alameda Point fields infeasible because the City of Alameda would charge for the use of the fields and because using them requires driving to Alameda. *Id.* at 112, 118. Neither of the factors renders the alternative location incapable of being accomplished. Moreover, the alternatives failure to meet just one of several Project objectives does not support an infeasibility finding. And finally, the single objective that this alternative does not meet is itself invalid: by requiring that an alternative be in the City of Piedmont, this objective can only be satisfied by the proposed Project. It therefore impermissibly narrows the available range of alternatives and cannot be relied upon. The Findings regarding these alternatives are thus invalid and cannot serve to approve the Project.

CONCLUSION

For the reasons stated above, we urge the City Council not to certify the plainly inadequate Addendum, but to prepare an SEIR that corrects these errors and those

Piedmont City Council
December 2, 2011
Page 12

identified in our previous submissions. The SEIR should be circulated for public review and comment. In addition, the City cannot engage in a contract to construct the Project, unless and until Blair Park, LLC is a licensed contractor or another licensed contractor is selected to oversee project construction. Finally, the Planning Commission should be given an opportunity for design review before a contract to construct the Project is signed. In short, the Project should be slowed down to allow for proper environmental review and correct procedure.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Gabriel M.B. Ross
Erica Maharg

Exhibits:

- A. Eileen Gunn and Chip Osborne, *Pesticides and Playing Fields: are we unintentionally harming our children?*, available at <http://www.beyondpesticides.org/lawn/factsheets/PesticideandPlayingFieldsltrhead.pdf>.
- B. Deirdre Imus, *Pesticides on Playing Fields*, FOX NEWS, June 6, 2011.
- C. Memo from Tom Brohard, PE, to Gabriel M. B. Ross, Moraga Canyon Sports Field Project – Traffic Issues (Dec. 2, 2011).
- D. *Roundabouts: an Informational Guide*, National Cooperative Research Program, Report 672 at 3-17 (2d Ed. 2010).

cc: Jim Semitek, President, Friends of Moraga Canyon
Geoffrey Grote, City Administrator, City of Piedmont

259228.2

EXHIBIT A



BEYOND PESTICIDES

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PESTICIDES AND PLAYING FIELDS

Are we unintentionally harming our children?

By Eileen Gunn and Chip Osborne

Parents and teachers spend a lot of time ensuring the safety of children. Yet, the common, everyday practices used to maintain our children's playing fields are unintentionally and unnecessarily exposing them to carcinogens, asthmagens, and developmental toxins.

The typical soccer field is deluged with a mixture of poisons designed to kill fungus, weeds, and insects. A conventional maintenance plan includes the use of a fungicide on a regular basis to prevent fungal pathogens, a post-emergent herbicide (such as 2, 4, D) to kill crabgrass and dandelion seed, a selective herbicide (such as Trimec or Mecoprop) to kill clover and other broadleaf weeds, and an insecticide (such as merit or dylox) to kill insects such as grubs. These are all pesticides, whose health effects are discussed below, and their use on playing fields is particularly troubling because children come into direct contact with the grass, and have repeated, and prolonged exposures. While much is known about the effects of individual pesticides and products, the health effects of the mixtures, described here on children are not evaluated by the US Environmental Protection Agency (EPA).

Many people think that the pesticides "wear off," and that children are not being exposed. However, the Centers for Disease Control (CDC) found multiple pesticide residues, including the herbicide 2,4-D, in the bodies of children ages 6-11 at significantly higher levels than all other age categories. Herbicides such as 2,4-D and Mecoprop, chemicals tied to respiratory ailments, are found in 15 percent of children tested, ages 3 to 7, whose parents had recently applied the lawn chemicals. Breakdown products of organophosphate pesticides are present in 98.7 percent of children tested. Additionally, scientific studies show that herbicides such as 2,4-D are tracked indoors from lawns where residues may remain for up to a year in carpets, dust, air and surfaces.



Organically maintained playing field, Marblehead, Massachusetts

MORE REASONS TO BE CONCERNED?

CHILDREN ARE ESPECIALLY VULNERABLE TO PESTICIDES

- √ The National Academy of Sciences reports that children are more susceptible than adults to pesticides and other environmental toxins. This is because, pound for pound, children take in more pesticides relative to their body weight, their detoxification system is not fully developed and their developing organ systems are more vulnerable.
- √ EPA concurs that children take in more pesticides relative to body weight than adults and have developing organ systems that are more vulnerable and less able to detoxify toxic chemicals.

CHILDREN, CANCER AND PESTICIDES

- √ Of all 99 human studies done on lymphoma and pesticides, the Lymphoma Foundation of America found 75 show a connection between exposure to pesticides and lymphomas.
- √ A study published in the *Journal of the National Cancer Institute* found that household and garden pesticide use can increase the risk of childhood leukemia as much as seven-fold.
- √ A study published by the American Cancer Society found an increased risk for non-Hodgkins Lymphoma (NHL) for subjects exposed to common herbicides and fungicides, particularly mecoprop (MCP). People exposed to glyphosate (Roundup) are 2.7 times more likely to develop NHL.

CHILDREN, ASTHMA AND PESTICIDES

- √ Pesticides, along with other environmental factors, cause and trigger asthma.
- √ Common herbicides, 2,4-D, mecoprop, dicamba, (often found together as Trimec) and glyphosate (Round Up) are respiratory irritants that can cause irritation to skin and mucous membranes, chest burning, coughing, nausea and vomiting.
- √ A 2004 peer-reviewed study found that young infants and toddlers exposed to herbicides (weed killers) within their first year of life were four and a half times more likely to develop asthma by the age of five, and almost two and a half times more likely when exposed to insecticides.

CHILDREN, LEARNING AND DEVELOPMENTAL DISORDERS AND PESTICIDES

- √ A report by the National Academy of Sciences indicates that as many as 25 percent of all developmental disabilities in children may be caused by environmental factors.
- √ A 2002 peer-reviewed study found children born to parents exposed to glyphosate (Roundup) show a higher incidence of attention deficit disorder and hyperactivity (ADD and ADHD).

Yes! Organic Playing Fields Are Possible

Five myths about problems with organic playing field management

Have you ever tried suggesting eliminating pesticide use on children's playing fields in your community and been told it is not possible, it would cause more injuries, or it just costs too much? Chip Osborne, a horticulturist living in Marblehead, Massachusetts, has been told all of these things and more in his quest to transform 15 acres of playing fields to organic management. He recently spoke at the Beyond Pesticides 24th National Forum, shared his experience, and disputed the unfounded statements you often hear.

Myth 1: Organic turf management puts fields "at risk"

Opponents, or uninformed turf managers, claim that organic management will put the fields at risk for disease and weed infestation, however, in a Cornell University study of turf, chemically maintained turf is more susceptible to disease. The reason was found to be very low organic matter content and depleted soil microorganisms.

A key component of organic management is topdressing with compost, adding a steadily available source of nutrients, adding thousands of beneficial microorganisms that help fight

disease. Research at Cornell University demonstrates that topdressing with compost suppresses some soil-borne fungal diseases just as well as conventional fungicides.

Myth 2: Organic athletic fields are not “safe” and cause more injuries

This myth often preserves dandelions and tufts of plants that children may trip on. But organic practices can ensure control of unwanted plants in the turf. Moreover, these injury claims are not substantiated. The safety of a field is not dependent on whether there is an organic versus chemical-based maintenance program, *any* turf that has an irregular surface can lead to falls or twisted ankles. In fact, chemical turf is generally hard and compacted because there is not much soil biology (life in the soil). Organic management focuses on cultural practices, such as aeration, that alleviates compaction and provides a softer, better playing surface.

Myth 3: Organic fields always have clover problems

Excess clover is an indicator of the soil condition. Clover is found in fields with low nitrogen levels, compaction issues, and drought stress. It is an issue in large patches because it can be slippery when wet. However, clover is a beneficial plant that “fixes,” or transforms, free nitrogen from the atmosphere into the turfgrass. Clover roots are extensive and provide significant resources to soil organisms, and it is extremely drought resistant, staying green long after turf goes dormant.

The organic turf manager recognizes the value of clover and other unwanted plants, sets a reasonable tolerance level, and uses sound horticultural practices such as pH management, fertilization, aeration, overseeding with proper grass seed, and proper watering to control them.

Myth 4: Organic turf management is prohibitively expensive

This is another unsubstantiated, anecdotal statement by many naysayers, but when asked for hard and fast budget numbers to prove these claims, they aren’t available. Most municipalities do not have accurate figures on the costs of their chemical programs. The question really is - What is the cost of NOT going organic? What is the cost of exposing developing children to known cancer causing, endocrine disrupting, and asthma triggering chemicals where they play for long hours?

Over the past five years, Chip transformed 15 acres of playing fields to organic care, now at a cost of \$2400-\$3000 per 2 acre playing field, not including mowing costs. A conventional fully chemically-treated athletic field by TruGreen ChemLawn for the same area is estimated at \$3400. While initial costs to transition a chemical-dependent turf to organic care can be higher, in the long-run costs will be lower as inputs, like fertilizer and water, decrease. You are also no longer paying for annual chemical treatments.

Myth 5: Organic fields need to be rested

Once again, this is not a chemical versus organically-managed field issue. All fields ideally should be rested for recuperative growth. Athletic activity naturally tears up turf from the soil, especially football, leaving open areas for opportunistic weeds to grow. Prepping the area and spreading a repair mixture of compost and seed that quickly establishes as soon as possible will fill in the area and negate the need for herbicides down the road.

Alternatives to Pesticides

A Cornell University Athletic Turf Study, whose funding was pulled before completion, sampled soil at five Orange County, NY, public school playing fields and analyzed the samples for pH, nutrients, and soil compaction. Weed populations were also mapped. Cornell researchers noted the common trends as lack of adequate topsoil, soil compaction, overuse and multipurpose fields, limited funds for maintenance, limited maintenance staff and equipment. Cornell researches also stated that it became apparent that we need to educate more than the building and grounds personnel, school administrators, funding sources, athletic directors, coaches, teachers, parents, and students all need to be educated on maintenance issues. We add that they should be educated on the health effects of pesticides as well.

There is not a quick and easy step-by-step formula for maintaining every sports field because there are site specific conditions and varying sports needs. It is necessary to utilize information gathered in site analysis to develop a site specific management plan. As Paul Sachs states in his book, *Managing Healthy Sports Fields: a guide to using organic materials for low-maintenance and chemical-free playing fields* (2004), "Ecological turf maintenance calls for the manager to consider all of the organisms in the turf ecosystem, because most of them are allies. It also means expectations may have to be adjusted to a more realistic and practical threshold where a natural equilibrium can be maintained.

"There is a fear of failure, says Chip, but actually the organically maintained fields are relatively easy to keep in good shape."

What can you do?

You do not have to be an expert on athletic turf management or the health effects of every pesticide used on playing fields. What you do need to know is that children are being unnecessarily exposed to chemicals that can impair their health, and that a safer, proven way exists to manage turf. Your school can have dense, vigorous, and well-groomed organic playing fields that are the pride of your community.

Thirty-three states have laws and over 400 school districts nationwide have policies or programs requiring integrated pest management, pesticide bans, or right-to-know provisions in schools. These laws or policies are not necessarily well-known or satisfactorily implemented.

- Determine whether your state, school or community has a law or policy governing pesticide usage in and around schools, or on public lands. Find out if, and how well it is being implemented.
- If you do not have a law, call for an organic land care policy in your community.
- Petition the school and the town parks department to convert the playing fields to organic care.
- Require that the grounds maintenance director, or contracted professional, be trained in organic land care.

EXHIBIT B



Print Close

Pesticides on Playing Fields

By Deirdre Imus

Published June 06, 2011 | FoxNews.com

For millions of kids, the warmer weather means only one thing...the start of spring and summer sport programs. Soon baseball diamonds, golf courses, and soccer fields across the country will be filled with energetic, competitive kids.

Keeping those playing fields in good condition and free of pests, however, requires regular maintenance that includes spraying the grass with a toxic cocktail of chemical fungicides, herbicides and insecticides. Although we have become accustomed to their use, make no mistake these chemicals are poisons and are meant to kill living organisms; weeds, fungus and a variety of insects.

If you think your children are somehow escaping exposure to these harmful chemicals because they are applied outdoors, think again. Chemical lawn treatments can linger for many days before the weather and sun begin to dilute their potency.

As youth sports programs expand, the time between chemical lawn applications and use of playing fields has been shortened. With regular lawn maintenance followed by a packed schedule of practices and games, kids are repeatedly breathing in and picking up pesticide residue on their skin, clothes and shoes.

According to Beyond Pesticides, of the 30 commonly used lawn pesticides, 19 are linked with cancer or carcinogenicity, 13 are linked with birth defects, 21 with reproductive effects, 26 with liver or kidney damage, 15 with neurotoxicity and 11 with disruption of the endocrine (hormonal system).

Children are particularly vulnerable to pesticides. Many lawn care product labels specifically warn that the product can trigger asthma attacks and allergic reactions.

Research conducted by the Centers for Disease Control and Prevention (CDC) found the residue of numerous pesticides in the bodies of 15 percent of children tested, ages 3 to 7. What's worse, the broken-down products used in organophosphate pesticides was detected in 98.7 percent of children studied.

Some of the chemicals used in lawn "weed and feed" products, such as the herbicide 2, 4-D, can be very toxic even at low doses and may increase the risk of cancer, neurological and reproductive problems. When brought indoors on clothing, 2, 4-D can remain in carpets for up to a year.

Safe alternatives to commonly used chemical lawn care products are available and are often cost effective. Thanks to concerned parents across the country, many states and school systems have already implemented policies mandating integrated pest management (IPM), a toxin-free, pest-control method. Just last month a new state law that would ban the use of pesticides on school playgrounds and sports fields went into effect in New York. Over 400 school districts in 33 states have switched to integrative pest management policies.

What parents can do to reduce playing field pesticide exposures:

1. Following practice or a game, make sure your children remove their shoes before entering the house.
2. Promptly remove practice clothes or game uniforms, and wash them separately.
3. Wash hands immediately and entire body as soon as possible.
4. Parents of children participating in outdoor sport activities should familiarize themselves with the pesticide laws in your area. State and local school pesticide policies are available at <http://www.beyondpesticides.org/schools/schoolpolicies/index.htm>
5. Join with other parents and bring your concerns to your local officials and petition them to adopt a pesticide-free sports fields program. Municipalities and school districts have the ability to implement their own policies on pesticide use.

Deirdre Imus is the Founder and President of The Deirdre Imus Environmental Health Center™ at Hackensack University Medical Center and Co-Founder and Co-Director of the Imus Cattle Ranch for Kids with Cancer. Deirdre is the author of four books, including three national bestsellers. She is a frequent speaker on green living and children's health issues, and is a contributor to FoxNewsHealth.com. For more information go to www.dienviro.com



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EXHIBIT C

Tom Brohard and Associates

MEMORANDUM

TO: *Gabriel M.B. Ross, Attorney at Law
Counsel for Friends of Moraga Canyon*

FROM: *Tom Brohard, PE 
Tom Brohard and Associates*

DATE: *December 2, 2011*

SUBJECT: *Moraga Canyon Sports Field Project – Traffic Issues*

Based on information provided in the Draft EIR, Traffic Study, RTC, Final EIR, Addendum, and Final Proposed Project Master Plan (PMP), my review indicates substantial changes have been made in the City of Piedmont Moraga Canyon Sports Fields Project. These substantial changes have not been properly studied or evaluated, and they do not adequately address or reduce the significant traffic and pedestrian impacts identified in the Final EIR. These changes generate new significant effects and a substantial increase in the severity of the previously identified significant effects as follows:

- 1) Lack of Speed Data for Moraga Avenue at Project Site – The EIR has failed to measure actual traffic speeds at the Project site. This information is critical to the proper traffic engineering evaluation of stopping sight distances as well as the development of more appropriate traffic mitigation measures.

Speed measurements in July 2011 were made for both directions in the 800 block of Moraga Avenue in the developed residential area where conditions are much different from those at the rural Project site. Speeds in the 800 block were about 38 MPH for the 85th percentile speed and about 41 MPH for the 95th percentile or the design speed. Using this data would require a posted Speed Limit of 40 MPH in the 800 block of Moraga Avenue. The Addendum does not include this data.

The RTC indicates that utilization of higher speed data than observed in the field is speculative and not supported by available data. In response, the data that has been included in the EIR has been collected at locations that are not representative of vehicle speeds at the Project site, and proper speed data has not yet been collected. Without any appropriate supporting data, the EIR assumes the 85th percentile speed is only 35 MPH on Moraga Avenue at the Project site. Evidence gathered for the 1986 EIR also prepared by LSA for the Sports Field (now Coaches Field) disclosed an average speed of 34 MPH in the downhill direction on Moraga Avenue near Red Rock Road. With a normal

**Mr. Gabriel M. B. Ross, Counsel for Friends of Moraga Canyon
Moraga Canyon Sports Fields Project EIR – Traffic Issues
December 2, 2011**

distribution of traffic speeds, the 85th percentile speed would have been about 40 MPH about 25 years ago on Moraga Avenue at the Project site. The need for current speed data is of substantial importance as was pointed out in my prior comments, but has been ignored by the EIR and RTC.

By using lower speeds in the EIR, stopping sight distances are less than required for the prevailing speeds on Moraga Avenue at the Project site. Significantly longer sight distances than reported in the EIR must be provided for traffic safety for current conditions. Further, the criteria for more suitable Project mitigation measures other than a roundabout for streets having 85th percentile speeds greater than 40 MPH, such as traffic signals, are only 70 percent of the values required for streets with speeds of 40 MPH or less. As previously indicated, the EIR has used the incorrect criteria and has not properly evaluated the need for traffic signals in lieu of a roundabout.

- 2) Incorrect and Incomplete Sight Distance Evaluations – The EIR has failed to consider the five to seven percent downgrade on Moraga Avenue in its evaluation of sight distance, indicating that Moraga Avenue is not conducive to acceleration on the downgrade. The RTC cites features such as a narrow cross-section, double loaded driveways, and intersecting roadways “that moderate traffic speeds.” These conditions do not exist at the Project site and no data has been collected to support the EIR assertion that vehicle speeds do not increase on the Moraga Road downgrade. The stopping sight distances used in the EIR are insufficient for a vehicle traveling at current prevailing speeds on Moraga Avenue to react to a potential conflict in the roadway ahead and stop before striking the object. This will create a potentially significant traffic safety hazard.

The stopping sight distance on Moraga Avenue identified on Page 254 of the Draft EIR and on Page 54 of the Traffic Study is 385 feet for 35 MPH on flat terrain. Page 1 of the April 4, 2011 Memorandum attached to the Addendum indicates the necessary stopping sight distance is 250 feet for 35 MPH which contradicts both the Draft EIR and the Traffic Study. The Memorandum then indicates the available stopping sight distance of 260 feet at the proposed pedestrian crossing at Maxwellton Road is adequate. This is erroneous as 385 feet is needed for 35 MPH.

Relocation of the west parking lot exit driveway about 30 feet east of its originally proposed location directly resulted from shifting the playing field. This moved the crosswalk further away from Red Rock Road so it is now over 100 feet east of Red Rock Road. In turn, this creates a midblock crosswalk at an unexpected location where stopping sight distance is reduced from its prior location as discussed below.

**Mr. Gabriel M. B. Ross, Counsel for Friends of Moraga Canyon
Moraga Canyon Sports Fields Project EIR – Traffic Issues
December 2, 2011**

The PMP introduces raised, landscaped islands on both sides of the proposed pedestrian crosswalk across Moraga Avenue at the westerly Project parking lot entrance driveway. As directly quoted from Page 2 of the April 4, 2011 Memorandum from Nelson Nygaard attached to the Addendum, “It should be noted that any physical object placed in the roadway (including this proposed pedestrian crossing island) will occasionally be hit by errant (usually speeding) motor vehicle drivers.”

The raised, landscaped islands at the proposed pedestrian crosswalk near Red Rock Road will force westbound traffic on Moraga Avenue that is destined for the westerly Project parking lot to stop and wait in the single westbound lane for eastbound traffic to clear before turning left into the Project driveway. The islands will also impede eastbound vehicle access into the driveway on the north side of Moraga Avenue east of Red Rock Drive. From scaled Exhibits I and II in the PMP, stopping sight distance for westbound traffic on Moraga Avenue of a vehicle stopped in the roadway waiting to turn left into the west parking lot is about 300 feet, less than the 385 feet required for 35 MPH on flat terrain. Stopping sight distance for westbound motorists of a pedestrian starting to cross Moraga Avenue from north to south is even shorter, only about 270 feet which is significantly less than the 385 feet required for 35 MPH on flat terrain. Finally, stopping sight distance for eastbound motorists of a pedestrian starting to cross Moraga Avenue from south to north is shorter still, only about 220 feet which is significantly less than the 385 feet required for 35 MPH on flat terrain.

Inadequate stopping sight distance between vehicles and pedestrians at the proposed crosswalk across Moraga Avenue at the westerly Project parking lot entrance will greatly increase the potential for collisions at this location, even with the other measures suggested in the EIR. The “high visibility markings” within the proposed crosswalk (depicted as striping between the outside crosswalk lines) do not appreciably enhance visibility of the marked crosswalk itself as motorists approach the crosswalk. At the same time, these additional markings are much more visible to pedestrians attempting to cross the roadway, giving them a false sense of security that enhanced protection is provided. The proposed marked crosswalks on Moraga Avenue will not calm traffic and will not provide safe pedestrian crossings to and from the Project.

The PMP also introduces raised, landscaped islands on both sides of the proposed pedestrian crosswalk across Moraga Avenue at the easterly Project parking lot exit driveway at the newly proposed roundabout at Maxwellton Road. Stopping sight distance of a pedestrian starting to cross Moraga Avenue from south to north is only about 320 feet which is less than the 385 feet required for 35 MPH on flat terrain. In addition, stopping sight distance of a pedestrian starting to cross Moraga Avenue from north to south is only

**Mr. Gabriel M. B. Ross, Counsel for Friends of Moraga Canyon
Moraga Canyon Sports Fields Project EIR – Traffic Issues
December 2, 2011**

about 210 feet which is significantly less than the 385 feet required for 35 MPH on flat terrain.

In addition to the proposed crosswalk, the PMP introduces a new roundabout on Moraga Avenue at Maxwellton Road and the proposed exit driveway from the east parking lot. Crosswalks at roundabouts must be installed in advance of the circular roundabout island where they are typically unexpected. As shown in Exhibit C, the proposed roundabout is offset to the south, effectively pushing the stopping point for vehicles exiting the parking lot about five feet further away from Moraga Avenue. The offset of the roundabout will significantly reduce stopping sight distance to the west between eastbound traffic on Moraga Avenue and vehicles exiting the easterly Project parking lot.

In over 42 years of professional traffic engineering and transportation planning experience and in my review of available research reports and technical documents, I have never seen a roundabout used on an arterial street having characteristics similar to the Project site. The intersection of Moraga Avenue at Maxwellton Road and the Project east parking lot exit is an inappropriate candidate for a roundabout with the limited sight distance, the traffic speeds on Moraga Avenue, and the seven percent downgrade shown in the contours on Exhibit C. Landscaping including low shrubs within the center island in the middle of the roadway as well as a "mountable curb" for trucks is proposed. The roundabout creates a very sharp reverse curve in the Moraga Avenue alignment requiring that all motorists decrease their speeds by at least 20 MPH to 15 MPH from 35 or 40 MPH. This sudden decrease in safe travel speeds will cause vehicles traveling faster than 20 MPH to either run off the road or drive over the "mountable curb" while hitting the shrubs in the roundabout. Further, the severe skew of Maxwellton Road approach to Moraga Avenue will further compromise traffic safety at the proposed roundabout as some motorists on Maxwellton Road may travel to the left of the roundabout directly into westbound Moraga Avenue traffic. Finally, Maxwellton Road and the proposed east Project exit driveway are offset and do not align with each other. As a result, motorists entering Moraga Drive will not be looking directly at each other. These adverse traffic safety aspects have not been evaluated in the EIR.

Page 28 of the Addendum states "According to *Roundabouts: An Informational Guide*, U.S. Department of Transportation, June 2000, the maximum entry speed for a mini-roundabout is 15 MPH." The EIR incorrectly attributes this publication to the U.S. Department of Transportation rather than the Transportation Research Board and it does not properly quote the reference. Page 180 of the Guide actually states "The design of the central island of a mini-roundabout is defined primarily by the requirement to achieve speed reduction for passenger cars. As discussed previously in Section 6.2, speed reduction for entering vehicles and speed consistency with circulating

**Mr. Gabriel M. B. Ross, Counsel for Friends of Moraga Canyon
Moraga Canyon Sports Fields Project EIR – Traffic Issues
December 2, 2011**

vehicles are important. Therefore, the location and size of the central island are dictated by the inside of the swept paths of passenger cars that is needed to achieve maximum recommended entry speed of 15 MPH.”

The mere placement of a mini-roundabout on Moraga Avenue does not by itself guarantee that the maximum entry speed will be only 15 MPH. Further, the preceding paragraph on Page 180 of the Guide states “Mini-roundabouts should only be considered in areas where all approaching roadways have an 85th percentile speed of less than 30 MPH.” While the EIR states the 85th percentile speed on Moraga Avenue is 35 MPH, it is actually higher and closer to 40 MPH as previously discussed. Placing a mini-roundabout on Moraga Avenue where the 85th percentile speed exceeds 30 MPH violates the June 2000 Guide, and will cause potential traffic safety issues for both vehicles and pedestrians.

In regard to the purported speed reduction benefit of the roundabout on other portions of Moraga Avenue, Page 29 of the Addendum states “It is likely that vehicle speeds on Moraga Avenue at the west Blair Park exit driveway would be less than 35 MPH due to the influence of the roundabout.” From the PMP exhibits, the west Blair Park exit driveway is over 800 feet west of the proposed roundabout at Maxwellton Road and the east exit driveway. Vehicles on the downgrade on Moraga Avenue will quickly resume their midblock speeds after passing through the roundabout, likely within 300 feet or less, well before reaching the west parking lot exit. The roundabout will be ineffective in reducing vehicle speeds along Moraga Road at the Project.

Page 7 of the Addendum states “The roundabout would be designed in accordance with the guidance in the National Cooperative Highway Research Program’s (NCHRP) technical publication *Roundabouts: An Informational Guide, Second Edition*.” In Section 6.8.7.5 beginning on Page 6-86, this updated publication states “It is generally not desirable to place roundabouts in locations where grades through the intersection are greater than 4%.” The publication continues by stating “Care is needed when designing roundabouts on steep grades. On approach roadways with grades steeper than -4%, it is more difficult for entering drivers to slow or stop on the approach.” The existing seven percent downgrade on Moraga Avenue through the proposed roundabout, nearly double the maximum guideline downgrade of four percent, clearly makes the intersection of Moraga Avenue at Maxwellton Road and the Project driveway exit from the proposed east parking lot a highly undesirable location for installation of a roundabout.

Page 12 of the Traffic Study states: “The proposed project is located on Moraga Avenue, which provides east-west travel through the northern part of the City of Piedmont between SR-13 and the Montclair District to the east and Highland Avenue and Pleasant Valley Avenue to the west toward central

**Mr. Gabriel M. B. Ross, Counsel for Friends of Moraga Canyon
Moraga Canyon Sports Fields Project EIR – Traffic Issues
December 2, 2011**

Piedmont. Moraga Avenue is a two-lane roadway and is classified as an Arterial in the City's General Plan Circulation Element."

According to Table 4.1 on Page 4-2 of the Transportation Chapter of the City's General Plan, the function of an arterial is defined as "Primary purpose is to carry traffic between freeways and major collectors or other arterials; serves area larger than Piedmont and thus carries a significant amount of through-traffic." Table 4.2 on Page 4-8 indicates daily traffic volumes were about 12,600 vehicles in 2007 on Moraga Avenue between Maxwellton Road and the Oakland City Boundary. Goal 12 (Safe Streets – Ensure the Safety of Pedestrians, Bicyclists, and Motorists on Piedmont Streets) in the City's Transportation Chapter of the General Plan contains various policies to support this goal. Policy 12.4: Traffic Calming states "Support a variety of traffic management techniques to slow or calm traffic on Piedmont streets, including signage, turning restrictions, lane restriping, median islands, raised dots, traffic signals, and strict enforcement of traffic laws. Emphasize visual deterrents to speeding (such as street trees, signs, and lane striping) rather than physical obstacles such as speed bumps/humps or road closures."

A roundabout on Moraga Avenue at Maxwellton Road and the Project exit driveway from the east parking lot will present an obstacle to Moraga Avenue traffic on this designated arterial street, and its proposed use at this location violates Policy 12.4 of the Transportation Chapter of the General Plan. The proposed roundabout is an obstacle as it is a physical object in the center of the roadway that will be struck by motorists (statement in the April 4, 2011 Memorandum attached to the Addendum). With no other roundabouts in the area, the proposed roundabout on Moraga Avenue at the Project site would be an isolated installation. A poor safety record in the future will occur as many motorists in California are unfamiliar with the operation of roundabouts and experience difficulty in safely navigating through them. In addition, the proposed roundabout designed to slow traffic on Moraga Avenue could also significantly disrupt an evacuation in a future emergency in the area, the impacts of which have not been addressed in the EIR.

Illustrations within the PMP depict trees within tree wells in the proposed sidewalk along portions of the Project site, with the sidewalk adjacent to the curb from the exit driveway at the west parking lot across the play fields to the entry to the east parking lot. These trees will be taller than 3.5 feet in height and will form a picket fence that will obstruct stopping sight distance for vehicles exiting the west parking lot. Because there will not be adequate stopping sight distance, traffic safety on Moraga Avenue will be compromised.

- 3) Defective Traffic Mitigation Measure – While the EIR proposed four mitigation measures, only TRAFF-2A requiring the Police Department to provide additional enforcement of the 25 MPH speed limit to lower traffic speeds on

**Mr. Gabriel M. B. Ross, Counsel for Friends of Moraga Canyon
Moraga Canyon Sports Fields Project EIR – Traffic Issues
December 2, 2011**

Moraga Avenue remains. The 2008 Survey did not follow the provisions of the California MUTCD as detailed on Pages 2B-7 through 2B-10. Speeds were measured on Moraga Avenue between Ronada Avenue and Monticello Avenue in the residential area to the west where existing residential conditions are very different from those at the rural Project site. Even at that location, the 85th percentile speed was measured at 35 MPH. In 2008, the California MUTCD allowed a 5 MPH reduction from the 85th percentile, down to 30 MPH, but not to 25 MPH. Today, the California MUTCD does not permit any reduction of the posted speed limit from the 85th percentile speed. The posted 25 MPH Speed Limit on Moraga Avenue at the Project site is a "Speed Trap" as defined in Section 40802 of the California Vehicle Code and cannot be enforced, rendering the only remaining traffic mitigation measure defective.

- 4) Inappropriate One Way Bike Lane – The PMP now proposes a one-way eastbound bicycle lane on the south side of the Moraga Avenue roadway from the proposed crosswalk at the west parking lot entrance driveway to the proposed crosswalk at the roundabout. Without a companion bicycle lane on the north side of Moraga Avenue, westbound bicycles can be expected to use the eastbound bicycle lane, resulting in potentially significant traffic safety issues such as wrong way bicyclists striking other bicyclists or vehicles head on. For these reasons, agencies either provide separate bicycle lanes in each direction or none at all.

Pages 30 and 31 of the Addendum briefly discuss the pros and cons of a one-way uphill bike lane, and suggest the suitability of this facility be considered as part of the City's design review process. With the proposed facility being isolated (not connecting to any other bicycle facilities) and with it adjacent to a sports field where children are likely to ride bicycles, the likelihood is very high that children will use this one-way bicycle lane as a two-way facility. The City should drop all consideration of this Project component.

Please contact me at (760) 398-8885 or tbrohard@earthlink.net if you have any questions regarding this memorandum.

EXHIBIT D

NCHRP

REPORT 672

**NATIONAL
COOPERATIVE
HIGHWAY
RESEARCH
PROGRAM**

Roundabouts: An Informational Guide

Second Edition

In Cooperation with



U.S. Department
of Transportation

Federal Highway
Administration

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NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM

NCHRP REPORT 672

**Roundabouts:
An Informational Guide**

Second Edition

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Julia Knudsen, and Edward Myers**
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P R E F A C E

Roundabouts are a common form of intersection control used throughout the world and increasingly in the United States. The information supplied in this document builds extensively on the first edition published in 2000 by the Federal Highway Administration and is based on established and emerging U.S. practices and recent research. The guide continues to be comprehensive in recognition of the diverse needs of transportation professionals and the public for introductory material, planning and design guidance, operational and safety performance evaluation techniques, construction and maintenance information, and the wide range of potential applications of roundabouts.

Selection and design of a roundabout, as with any intersection treatment, requires the balancing of competing objectives. These range from transportation-oriented objectives like safety, operational performance, and accessibility for all users to other factors such as economics, land use, aesthetics, and environmental aspects. Sufficient flexibility is provided to encourage independent designs and techniques tailored to particular situations while emphasizing performance-based evaluation of those designs.

Since there is no absolutely optimum design, this guide is not intended as an inflexible rule book but rather attempts to explain some principles of good design and indicate potential trade-offs that one may face in a variety of situations. In this respect, the principles and techniques in this document must be combined with the judgment and expertise of engineers, planners, and other professionals. Adherence to these principles still does not ensure good design, which remains the responsibility of the professionals in charge of the work.

Much as one cannot become a master chef merely by reading cookbooks, one cannot become a master roundabout planner or engineer solely by reading this guide. However, professionals can combine the principles in this guide with their own experiences and judgment and with the continually growing wealth of experience in our respective professions to produce favorable outcomes that benefit the traveling public and our communities.

Lee A. Rodegerdts, P.E.
Principal Investigator

3.4.6 INTERCHANGES

Interchange ramp terminals are potential candidates for roundabout intersection treatment (see Exhibit 3-7). This is especially true if the subject interchange typically has a high proportion of left-turn flows from the off-ramps and to the on-ramps during certain peak periods, combined with limited queue storage space on the bridge crossing, off-ramps, or cross street approaches. Roundabouts at ramp terminals may also reduce the required width and/or length of bridges, providing a significant cost benefit.

Exhibit 3-7
Interchanges



Gig Harbor, Washington

Benefits	Considerations
<ul style="list-style-type: none"> • Lower vehicle speeds and reduced speed differential through interchange area • Narrower bridge cross section—reduced cost • Landscaping and gateway treatments 	<ul style="list-style-type: none"> • Design vehicle (trucks, emergency vehicles) • Right-of-way • Signing and wayfinding • Driver familiarity

3.4.7 GATEWAY AND TRAFFIC CALMING TREATMENTS

Roundabouts have been used as a part of a community enhancement project and not necessarily as a solution to capacity or safety problems. Such projects are often located in commercial and civic districts as a gateway treatment (see Exhibit 3-8) to convey a change of environment and to encourage traffic to slow down. A roundabout may also be appropriate as a traffic calming measure when the following conditions are present:

- Documented observations of speeding, high traffic volumes, or careless driving activities;

The planning focus for community enhancement roundabouts should be to demonstrate that they will not create traffic problems that do not now exist.

- Inadequate space for roadside activities, or a need to provide slower, safer conditions for both vehicular and non-automobile users; or
- New construction (road opening, traffic signal, new road, etc.) that would potentially increase the volumes of cut-through traffic.

Roundabouts proposed as gateway treatments often require less rigorous analysis as a traffic control device. The main focus of roundabouts proposed as traffic calming features should be to demonstrate that they would not introduce traffic problems that do not currently exist. Particular attention should be given to any complications that could induce operational or safety problems.

Conditions that traffic calming roundabouts may address.



Naples, Florida

Exhibit 3-8
Gateway Treatment

Benefits	Considerations
<ul style="list-style-type: none"> • Central island provides ample space for aesthetic treatments • Minimal impact to traffic operations • Increases landscaping opportunities 	<ul style="list-style-type: none"> • Design vehicle (trucks, emergency vehicles) • Right-of-way

Mini-roundabouts can be appropriate for traffic calming purposes at local street intersections or intersections of minor collectors and local streets. Small, single-lane roundabouts are typically preferable for traffic calming purposes at intersections of two collector streets. Traffic volumes are typically well below the thresholds for single-lane roundabouts discussed in Section 3.5.

3.4.8 COMMERCIAL DEVELOPMENTS

Roundabouts in commercial developments provide for a central focus point for a development and enhance aesthetic qualities (see Exhibit 3-9). They are also able to process high volumes of traffic when properly designed.

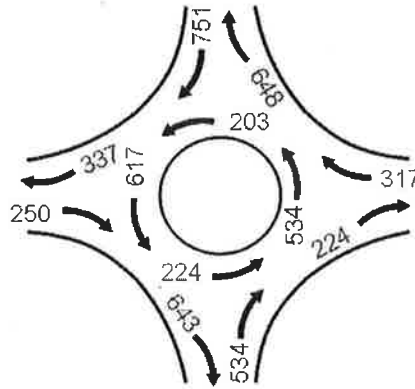
Roundabouts: An Informational Guide

Exhibit 3-15
Example Planning-Level
Exercise for Determining
Required Numbers of
Lanes Using Turning-
Movement Data

Example: Estimating Number of Lanes Using Turning-Movement Volumes

Question

How many lanes are required to serve these design-year traffic volumes:



Calculations

Entering volume + Circulating volume = X Compare to Exhibit 3-14

$250 + 617 = 867$	<1,000	Single Lane OK
$534 + 224 = 758$	<1,000	Single Lane OK
$317 + 534 = 851$	<1,000	Single Lane OK
$751 + 203 = 954$	<1,000	Single Lane OK

Conclusions

Using the traffic data identified above and the volume ranges in Exhibit 3-14, a single-lane roundabout would be estimated to adequately handle the design-year traffic volumes for each individual approach. Therefore, a single-lane roundabout could be advanced forward for the rest of the planning-level evaluations, including estimates of the intersection footprint (right-of-way needs) and impacts.

3.5.2 MINI-ROUNDAOBOUTS

Mini-roundabouts are distinguished from traditional roundabouts primarily by their smaller size and more compact geometry. They are typically designed for negotiating speeds of 15 mph (25 km/h). Inscribed circle diameters generally vary from 45 to 80 ft (13 to 25 m). For most applications peak-period capacity is seldom an issue, and most mini-roundabouts operate on residential or collector streets at demand levels well below their capacity. It is important, however, to be able to assess the capacity of any proposed intersection design to ensure that the intersection would function properly if constructed.

At very small roundabouts, it is reasonable to assume that each quadrant of the circulatory roadway can accommodate only one vehicle at a time. In other words, a vehicle may not enter the circulatory roadway unless the quadrant on both sides of the approach is empty. Given a set of demand volumes for each of the 12 standard movements at a four-leg roundabout, it is possible to simulate the roundabout to estimate the maximum service volumes and delay for each

approach. By making assumptions about the proportion of left turns and the proportion of cross-street traffic, a general estimate of the total entry maximum service volumes of the roundabout can be made; an example is provided in Exhibit 3-16. AADT maximum service volumes are represented based on an assumed K value of 0.10. Note that these volumes range from slightly more than 12,000 to slightly less than 16,000 vehicles per day. The maximum throughput is achieved with an equal proportion of vehicles on the major and minor roads and with low proportions of left turns.

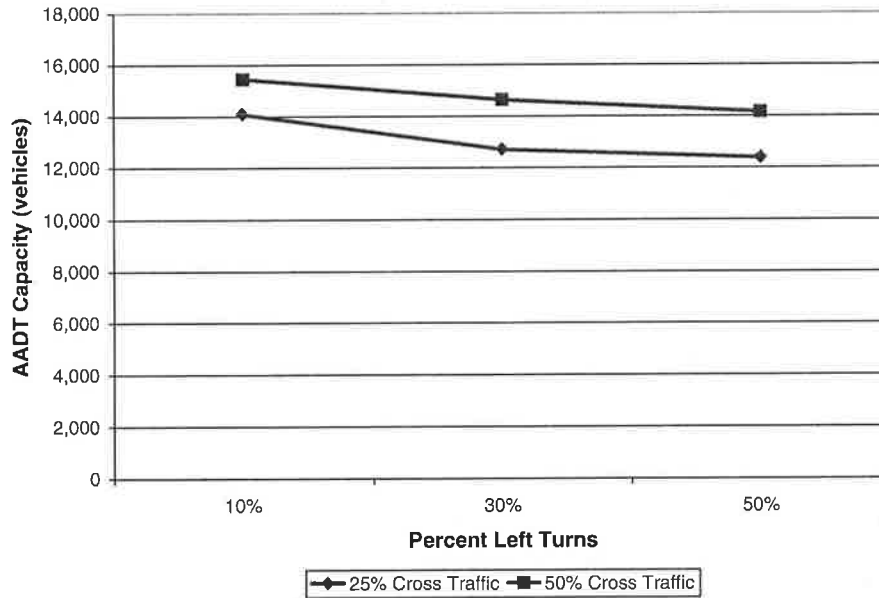


Exhibit 3-16
Planning-Level Maximum
Daily Service Volumes for
Mini-Roundabouts

Because of their mountable nature, mini-roundabouts do not provide the same degree of visibility and channelization provided by larger roundabouts with raised islands. As a result, mini-roundabouts have some notable limitations in application:

- Mini-roundabouts are recommended primarily for areas in which all approaching roadways have an 85th-percentile speed of less than 30 mph (50 km/h) or less. Although some traffic calming may result from their use (and they could be integrated into a broader system of traffic calming measures), the mini-roundabout should be limited to use in lower speed environments.
- Mini-roundabouts are not recommended in locations in which high U-turn traffic is expected, such as at the ends of street segments with access restrictions. However, the mini-roundabout should be designed to accommodate U-turns for passenger cars. Due to radius restrictions of the small inscribed circle diameter, larger vehicles may not be capable of making a U-turn movement.
- Mini-roundabouts are not well suited for high volumes of trucks, as trucks will occupy most of the intersection when turning, significantly

Mini-roundabouts are not recommended where approach speeds are greater than 30 mph (50 km/h), nor in locations with high U-turning volumes.

reducing the capacity of a mini-roundabout. Additionally, high volumes of trucks overrunning the central island may lead to rapid wear of the roadway markings.

3.5.3 SPACE REQUIREMENTS

An initial estimate of the space (footprint) required for a roundabout is a common question at the planning stage and may affect the feasibility of a roundabout at any given location. At this planning level, important questions may begin to be explored including:

- Is sufficient space available to accommodate an appropriately sized roundabout?
- What property impacts might be expected?
- Is additional right-of-way likely to be required?
- Are there physical constraints that may affect the location and design of the roundabout?

Due to the need to accommodate large trucks (such as WB-50 or WB-67 tractor-trailer combinations) through the intersection, roundabouts typically require more space than conventional intersections. However, this may be offset by the space saved compared with turning lane requirements at alternative intersection forms.

The key indicator of the required space is the inscribed circle diameter. A detailed design is required to determine the space requirements at a specific site, especially if more than one lane is needed to accommodate the entering and circulating traffic.

One important question is whether or not the proposed roundabout will fit within the existing property lines or whether additional right-of-way will be required. Exhibit 3-17 and Exhibit 3-18 illustrate that roundabouts typically require more area at the junction than conventional intersections. (Mini-roundabouts are not shown because they are assumed to be located within the footprint of a conventional intersection.) However, as capacity needs increase the size of the roundabout and comparable conventional (signalized) intersection, the increase in space requirements is increasingly offset by a reduction in space requirements on the approaches. This is because the widening or flaring required for a roundabout can be accomplished in a shorter distance than is typically required to develop left-turn lanes and transition tapers at conventional intersections. Intersection skew can also affect the area impacts, and may require approach realignment or a large inscribed circle diameter to obtain appropriate geometry.

Roundabouts often offer the potential for reducing special requirements on approaches compared to conventional intersections. This effect of providing capacity at the intersections while reducing lane requirements between intersections, known as the wide nodes, narrow roads concept, is discussed further in Chapter 2.

Although roundabouts typically require more area at the junction compared to conventional intersections, they may not need as much area on the approaches.

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December 2, 2011

Hon. Dean Barbieri, Mayor
Hon. John Chiang, Vice Mayor
Hon. Garrett Keating, Member
Hon. Margaret Fujioka, Member
Hon. Jeff Wieler

c/o Mr. John Tulloch
City Clerk
City of Piedmont
120 Vista Ave.
Piedmont, CA 94611

Re: Moraga Canyon Sports Field Project; and destruction of access to
960 Moraga Avenue, Piedmont (*LI4.01P*)

Dear Mayor Barbieri, Vice Mayor Chiang, and
Council Members Keating, Fujioka, and Wieler:

I represent Mr. and Mrs. Liebscher, the owners of 960 Moraga Avenue, Piedmont, California. The Moraga Canyon Sports Field Project ("Project"), as it is presently configured, will destroy their right of direct ingress and egress to Moraga Avenue. (Their property is presently served by an easement across a part of another private property, known as 970 Moraga Avenue.)

As you know, the City of Piedmont has certain duties to the owners of property that abut streets. My clients, as owners of 960 Moraga Avenue, have a right of access to and over Moraga Avenue for ingress and egress from their property. See *Clay v. City of Los Angeles* (1971) 21 Cal.App.3d 577, 581.

Hon. Dean Barbieri, Mayor
 Hon. John Chiang, Vice Mayor
 Hon. Garrett Keating, Member
 Hon. Margaret Fujioka, Member
 Hon. Jeff Wieler
 December 2, 2011
 Page 2 of 3

"The right of access to a land highways derives from the 'land service road' concept, whereby roads are conceived of as arteries constructed through condemnation of private land for the purpose of serving other land abutting on them, rather than for the purpose of serving public traffic passing over them."

Colberg, Inc. v. State ex rel. Dept. of Public Works (Cal. 1967) 67 Cal.2d 408, 423-424.

The City has the duty to maintain my clients' direct access to Moraga Avenue. If the City, with the Project, damages or obstructs their access as abutting property owners, the City will have to compensate them. 21 Cal.App.3d at 587. See *Eachus v. Los Angeles etc. Ry. Co.* (1894) 103 Cal. 614, 615–617 [construction of railroad along street in front of plaintiffs' home lowered the grade of the street and cut off plaintiff's access].

Of course, the City is entitled to make improvements and use the street for a variety of purposes -- but when those improvements obstruct access from abutting property, the City is liable to the owners of such property.

"...the use to which the city has put this portion of the street for a pedestrian subway for public use is a proper street use, but such assumption, deemed incontrovertible for the purposes of this case, does not answer the requirements of the Constitution. The plaintiff may nevertheless be damaged by reason of such a proper public use to which the street or a portion thereof may be put, just as the raising or the lowering of the grade in front of private property may be a legitimate public improvement, but, when the same causes special and peculiar damages to the abutting property owner, the Constitution must be obeyed."

McCandless v. City of Los Angeles (1931) 214 Cal. 67, 72.

Abutting property owners also have other rights, such that they receive light and air from the public street,¹ etc. *Regency Outdoor Advertising v. City of Los Angeles* (2006) 30 Cal. 4th 507, 517. These rights to access, etc., are easements that arise by operation of law. *Short Line Associates v. City and County of San Francisco* (1978) 78 Cal.App.3d 50, 54, 55. Any deprivation of their rights as abutters entitles them to sue for damages or to enjoin the continuance of the injury. *McCandless v. City of Los Angeles* (1931) 214 Cal. 67 (lawsuit for damages); *Schaufele v. Doyle* (1964) 230 Cal.App.2d 715, 725 (lawsuit for injunction).

¹ One of the drawings for the Project includes what appears to be heavy vegetation adjacent to my clients' property.

Hon. Dean Barbieri, Mayor
Hon. John Chiang, Vice Mayor
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Hon. Margaret Fujioka, Member
Hon. Jeff Wieler
December 2, 2011
Page 3 of 3

It does not appear that my clients will have their property physically invaded, but they will be damaged by the taking of their access as owners of 960 Moraga Avenue, a property which abuts Moraga Avenue. This will be "special and direct damage" to their adjacent property resulting from construction of the Project.

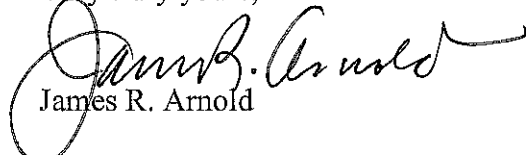
"...the addition of the words 'or damaged' to the 1879 Constitution was intended to clarify that application of the just compensation provision is not limited to physical invasions of property taken for 'public use' in eminent domain, but also encompasses special and direct damage to adjacent property resulting from the construction of public improvements."

Customer Co. v. City of Sacramento (1995) 10 Cal.4th 368, 379-380.

Finally, we should keep in mind that the Constitution prohibits the government from singling out individual property owners to bear public burdens which in fairness should be borne by the public as a whole. *Yee v. City of Escondido* (1992) 503 U.S. 519; *Nollan v. California Coastal Commission* (1987) 483 U.S. 825. By authorizing this Project, the City will be singling out my clients to bear the burden of loss of their direct access to Moraga Avenue. This is not a burden they should bear alone. The project should either be re-designed so as not to block their access, or they will have to be adequately compensated.

For these reasons, we urge the City to not destroy or limit the rights of access that my clients, Mr. and Mrs. Liebscher, have as owners of property abutting Moraga Avenue. We await your response.

Very truly yours,


James R. Arnold

cc: Clients