

DCN 4959
Coalition Correspondence

BRAC Commission

Veterans Community Resource Federation JUL 21 2005
received

Honorable David Walker
U.S. Controller General
Washington, D.C.
FAX. #202-512-5507

Honorable Tom Principi
BRAC
Washington, D.C.
FAX #703-699-2735

Dear: Mr. Walker:

RE: YOUR C-SPAN INTERVIEW AND REMARKS CONCERNING OUR
VETERANS GROUP WORKING WITH THE V.A., NAVY TO OBTAIN AND
DEVELOP ALAMEDA NAS WITH OUR FUNDS FOR DISABLED VETERANS.

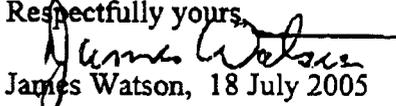
I and my colleagues were very surprised to hear you discuss Alameda NAS, which we plan to re-develop and cleanup for the V.A. with our own funds, and want to use our approach as a Model to save Taxpayers money, throughout the USA.

We plan to work with the V.A. and the land that they received from the Navy, as well use all of the "Federal Historic Designated Land and Buildings" that the City of Alameda, planning commission wants to bulldoze and destroy. The object being to build rows of cracker-box houses, to the detriment of the "One of a Kind" Historic Naval base buildings in all the World. Base developer, Adian Berry, is in the pockets of the home builders to whom he gave the building contracts, without competitive bidding, and put up a \$1,000,000.00 deposit for this privilege. He does not return any calls to his office from any other potential interested parties, in fact, his company is the only one in 14 years that has received any money or contracts from said builders, with no other competitors.

I and my colleagues were on the agenda, and presented our timely proposal to the City of Alameda, at their last formative meeting on 14 July 2005 at 6:00 PM to the City Hall in Alameda, before the Navy approves of the plan that the City of Alameda Proposal and transfers said property to their control. Many of the buildings have been sabotaged just four weeks ago, their roofs were cut open with chain saws to facilitate their destruction, including the Officers Club, which now requires \$225,000. for repairs, even though in 1998, a new roof was installed for \$230,000. Local Media has picked up the story and we expect nationwide coverage shortly. We distributed copies of our proposal to all members of the City Council and to the Mayor. We are prepared to move forward without the City of Alamedas approval or assistance and work with the V.A and the Navy in cooperation of the "Alameda Architectural Preservation Society" and the "Alameda Naval Air Station Museum" (see att), Both of these organizations have extensive experience and knowledge of the destruction of Navy property, and the deals that have been made by said ARRA, and whom are ready to testify as to the illegal practices, policies and procedures, of Alameda Reuse and Development Authority.

It is unfortunate the City of Alameda, where so many Navy Men and Women came and went overseas, many of whom never returned, forgets the reason why they even exist.

Respectfully yours,


James Watson, 18 July 2005

1511-M Sycamore Ave #274 • Hercules, CA 94547
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***SFBRC / VCRF Development Proposal
For Adaptive Reuse of Alameda Point, California***

7/14/05,

*providing for Veteran's Needs and an integrated Housing and Resort Proposal in keeping with
the ARRA 1996 NAS Alameda Community Reuse Plan, combining:*

***Housing, Transit, Wildlife Preserve, Veteran's Memorial, Veteran's Offices,
Training, Therapy, other Transitional Services for Disabled Veterans and Sanctified Interment***

with

***The California Cultural Center & San Francisco Bay Resort Club (SFBRC)-
Adonia, Nauteco, Xanadu & Playa Oso Dorado ecoResorts™ and Marinas, including
Golf, Tennis, Yachting, hiking, nature studies, & Sports Training Facilities***

Introduction—Alameda Point Community Partners' (APCP) June 8, 2005 *Draft Preliminary Development Concept* drifts significantly from the 1996 *NAS Alameda Community Reuse Plan* and the 2003 *City of Alameda General Plan Amendment for Alameda Point*. It also does not consider the City of Alameda's proposed hotel and golf development, Alameda Point's unique location across the Bay from San Francisco and surrounding the largest Marina in Northern California, or the recently defined needs of American Veterans for surplus government facilities. This *Compromise Development Concept* brings the disparate factors together into a single plan that provides for the needs of the community while facilitating the highest and best use of Alameda Point.

History- The City of Alameda has been engaged in negotiations with the United States Navy for a decade regarding the clean-up of contaminants and transfer of the surplus naval facilities in Alameda. APCP has acted as an agent for the City regarding a portion of the land that has hundreds of millions of dollars in facilities of historic and economic value, but leaving the bulk of the contaminants on a parcel with no useful facilities, and which has recently been designated for Veteran's services.

The Veteran's Administration (VA) was placed in a quandary: it needed to meet the increased demand for services created by the conflict in Iraq, but could not accept the contaminated land because it had not identified a funding source to mitigate the potential liability to the Navy and Veteran's Affairs regarding potential impacts on the environment or human health should the VA take title to the land. No funds are currently available for the VA to build facilities required for Veteran's services.

James Watson, Director, Veterans Community Resource Federation (VCRF), realized that the Veterans Administration could trade land that was useless to it, for some of the surplus Naval facilities. Watson attempted to contact APCP, which did not return phone calls. Watson then learned that APCP had proposed (on June 8, 2005), a *Draft Preliminary Development Concept* that drifts significantly from the 1996 *NAS Alameda Community Reuse Plan* upon which the negotiations with the Navy were based. Of particular note, the APCP Concept proposed to charge the City of Alameda to bulldoze facilities that were usable for Veteran's services. Watson investigated further, and learned that APCP had jumped the gun on the Navy by causing significant damages to the property under its stewardship so it could rationalize violating the Reuse Plan by tearing down the historic buildings.

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Attachment A

Public correspondence received since
final Public Workshop.

Received



7 June 2005

Mr. Andrew Thomas
Supervising Planner
City of Alameda
950 West Mall Sq., Rm. 246
Alameda, CA 94501

Subject: Preservation of Alameda Naval Air Station Historic District at Alameda Point

Dear Mr. Thomas:

As you know, members of Alameda Architectural Preservation Society (AAPS) have worked with members of the Alameda Naval Air Museum (ANAM) to identify the buildings most worthy of preservation and re-use at Alameda Point. We commend the City and Alameda Point Community Partners LLP on the plans produced thus far, and we appreciate your efforts to meet with us and to respond to our suggestions. We understand the many challenges to preserving the entire Naval Air Station Historic District. AAPS remains concerned, however, that the ambitious redevelopment plans could result in the permanent loss of tangible links to Alameda's important role in World War II.

According to the National Register evaluation (Woodbridge, 1992), the NAS was the most important new air station of the World War II period on the west coast. It was the major air base for the naval bases in the San Francisco Bay Area. Furthermore, the NAS is significant for its Streamline Moderne architectural style of the central core of administrative buildings, residences, and Art Deco style monumental sculptures. The NAS is a rare use of this architectural style for military buildings in the U.S. (Mikesell, 1997). The State Historic Preservation Officer determined the NAS historic district to be eligible for listing in the National Register of Historic Places. While no single building was determined individually significant, the district is a concentration of buildings united by a formal plan. The entire district represents a distinguishable entity significant for its history and architecture. The historic district constitutes a significant cohesive site plan, landscape, and architectural design composition. Removal of many of the significant buildings while retaining the street plan alone for new infill construction will not result in the preservation of the historic district.

We acknowledge that many of the hundreds of buildings on the base will need to be removed to make way for redevelopment. At the same time, however, we believe it essential that the approximately 50 buildings or objects identified on the enclosed priority list be preserved. Therefore, AAPS requests that the City conduct an adaptive reuse

P.O. Box 1677
Alameda, CA 94501
510-986-9232

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study for every building identified on the enclosed list if it is proposed for removal in the Preliminary Development Concept or any of the PDC options, so that the full range of options can be considered. AAPS supports the adaptive reuse of the buildings listed on the attached page, and has provided a number of preliminary suggestions for reuse in the workshops and in previous communications with you.

The removal of many historic buildings appears to be a reasonably foreseeable consequence of the Navy's transfer of the former NAS to the City. Therefore, AAPS requests a thorough explanation of and schedule for the City's process for compliance with Section 106 of the National Historic Preservation Act.

Under the Preliminary Development Concept, preservation of the Senior Officer Housing ("Big Whites"), the Admiral's House, and the O'Club are threatened by the soil conditions and potential flood hazard. We believe these buildings should be preserved in place. If preservation of the houses and O'Club in place proves too difficult or costly, AAPS would support relocating them in order to preserve them only as a last resort alternative. We offer the following proposal for your consideration: the Big Whites could be permanently relocated to the adjacent block directly west of their current location. The houses could be placed closer together than under the existing condition, but they would still be in a setting and street plan reminiscent of the original layout. This less costly alternative would require the houses to be moved only once onto new foundations on the new site, rather than from their current locations temporarily and then, following ground remediation, back to their original locations. The O'Club and/or the Admiral's House could be relocated to the same block also. Please refer to the enclosed plan for saving the Big Whites (note that the plan as initially drafted calls for moving twenty-four houses, although only seventeen are historically significant; the remaining space on the block could be occupied by the O'Club and/or the Admiral's House).

Finally, AAPS once again requests a review copy of the complete geotechnical studies completed for the area now occupied by the Big Whites, Officer's Club, and Admirals' House. The City and developer have based many of their plans on the results of these studies. It is difficult for us to come to accurate conclusions about the proposal to remove these buildings without reviewing the technical data.

AAPS requests the City to make a firm commitment to preserving the historic district, and to identify which buildings are to be preserved. Alameda is honored to contain a historic district tied to events of national historical significance. The NAS Historic District is more than worthy of preservation in as complete an entity as possible. We look forward to working with the City and its developers as redevelopment concepts are refined.

AAPS will pursue the addition of select buildings outside the National Register district boundaries to the City's City Monument designation, and their nomination to the Historical Building (Study) List. These buildings include the Flight Control Tower, the

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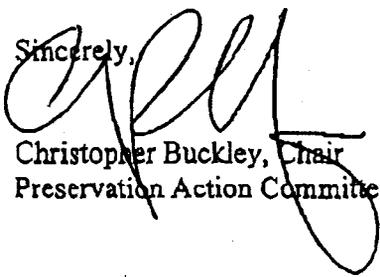
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WAVE Barracks, the SIMA dive locker, the Boathouse, the East Gate, the airplanes on pedestals, and a Quonset Hut (Bldg 346).

If you would like to discuss this letter, please contact Elizabeth Kruse at (510) 286-5612 (office) or (510) 814-9431 (home) or me at (510) 523-0411. If you wish to respond to this letter by mail, please send it to c/o Elizabeth Kruse, 2520 Chester St., Alameda CA 94501.

Sincerely,



Christopher Buckley, Chair
Preservation Action Committee

cc: Mayor and City Councilmembers
City Planning Board
Historical Advisory Board
Alameda Naval Air Museum
AAPS Board and Preservation Action Committee members

Attachments:

1. Alameda Point/ Alameda Naval Air Station: Priority List For Preservation
2. Alameda Naval Air Station Historic District Map (with priority buildings indicated)
3. Alternative Proposal for Saving the Big Whites

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**AAPS & ANAM Priority List For Preservation of Buildings of
Alameda Naval Air Station/ Alameda Point**

First priority (administrative core buildings and hangars)

- #1 (Main Administration Building/City Hall West);
- #2, 3, & 4 (Bachelor Enlisted Quarters);
- #16 (Medical Clinic);
- #17 (Bachelor Officer Quarters);
- #18 (Post Office/Recreation/Theater);
- #30 & 31 (Main Gatehouse & Sentry house at north entrance plus airplane on pedestal);
- #60 (Officers Recreation/ O'Club);
- #94 (Chapel);
- # 39, 40, & 41 (seaplane hangars), plus 11 & 12 (if restored);
- # 20, 21, 22, 23 (land-based hangars);
- # 77 (Air Terminal/Museum);
- #19 (Flight Control Tower).

Second priority

Big Whites (Senior Officer's Housing and Admiral's House)

Third priority

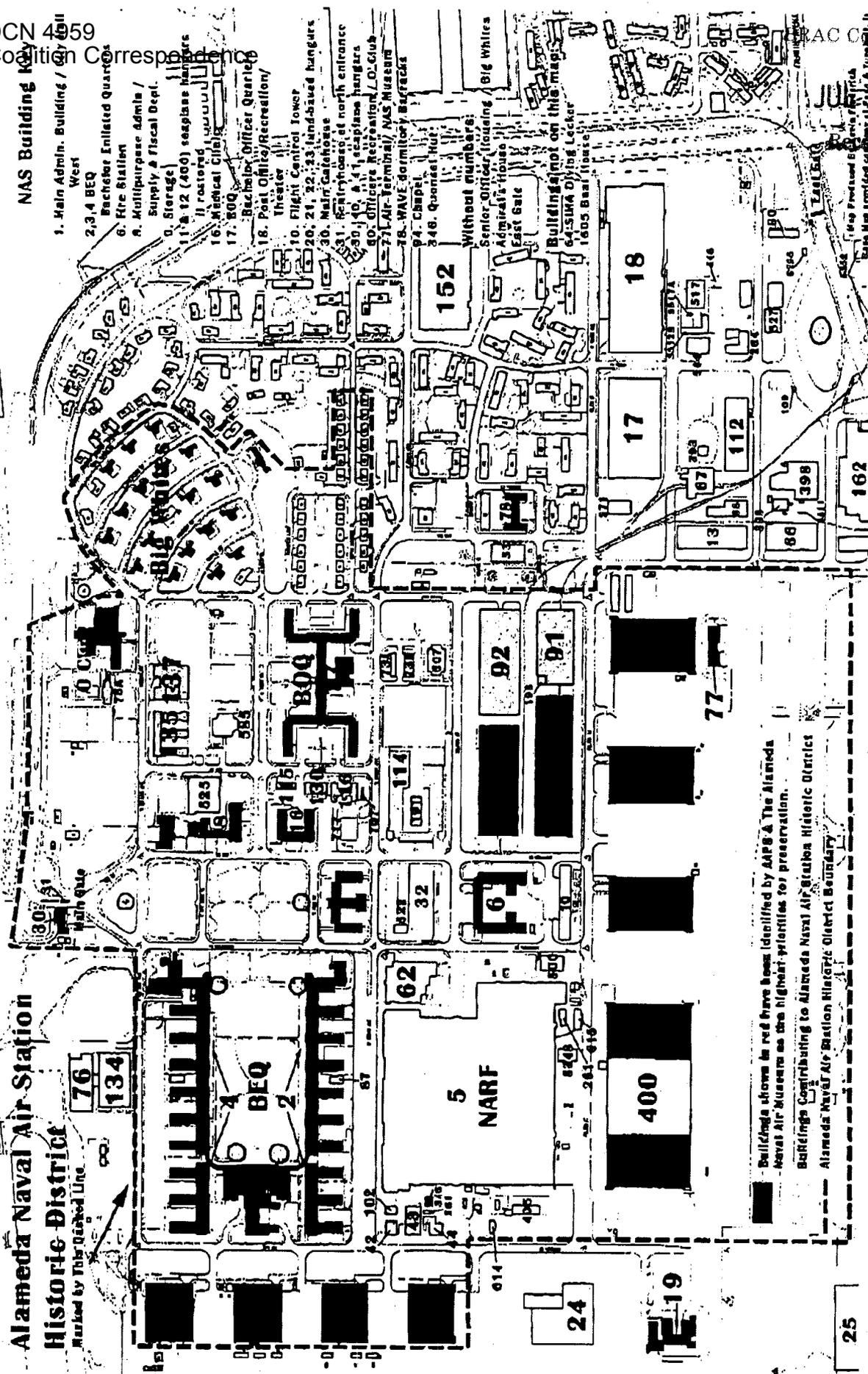
- # 6 (Fire Station);
 - # 8 (Multipurpose Admin);
 - # 9 (Storage);
 - # 78 (WAVE barracks);
 - East Gate, plus the airplane on pedestal;
 - # 1605 (Boat House);
 - # 64 (SIMA Diving Locker);
 - # 346 (Quonset Hut or perhaps any other Quonset hut)
- Historic landscaping

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NAS Building Key

- 1. Main Admin. Building / West
- 2,3,4 BEQ
- 5. Bachelor Enlisted Quarters
- 6. Hrc Station
- 8. Multipurpose Admin / Supply & Fiscal Dept.
- 9. Storage
- 11-12 (400) seaplane hangars
- 13. Restored
- 16. Medical Clinic
- 17. 500
- 18. Bachelor Officer Quarters
- 19. Post Office/Recreation Theater
- 20. Flight Control Tower
- 21, 22, 23. Hand-dressed hangars
- 24. Main Cafeteria
- 25. Entry base at north entrance
- 26, 27, 28. Seaplane hangars
- 29. Chinese Recreation Club
- 30. Chinese Recreation Club
- 31. Air Terminal / NAS Museum
- 32. WAVE dormitory barracks
- 34. Chapel
- 34B. Quonset Hut
- Without number: Senior Officer Housing / Big Whites Admiral's House East Gate

Alameda Naval Air Station Historic District
 Bounded by this Dashed Line

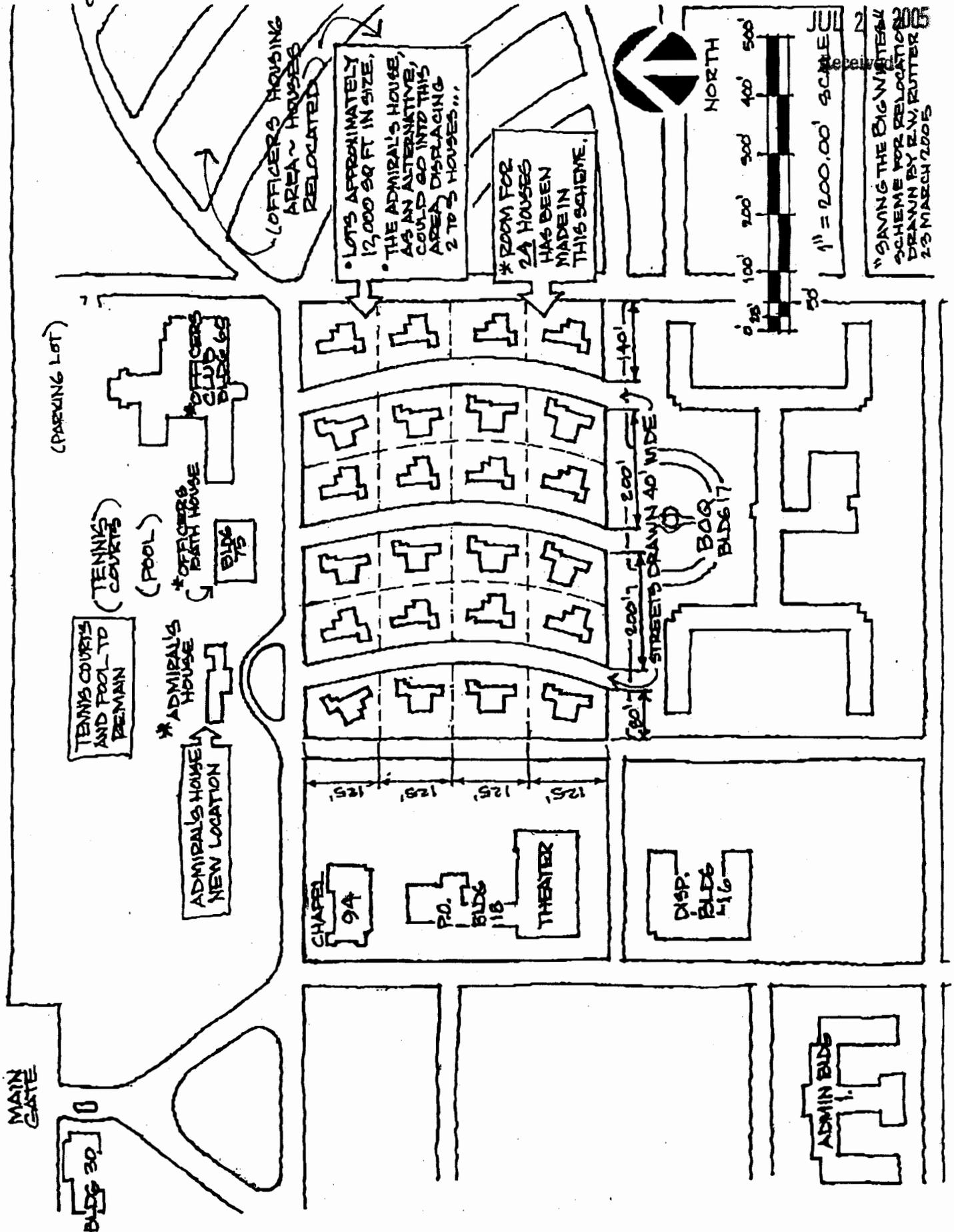


Buildings shown in red have been identified by APP 4. The Alameda Naval Air Station is the highest-priority for preservation. Buildings Contributing to Alameda Naval Air Station Historic District Alameda Naval Air Station Historic District Boundary

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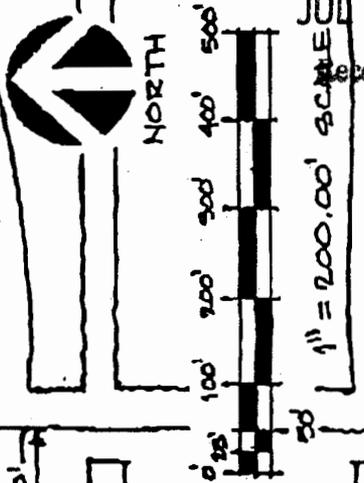
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* LOTS APPROXIMATELY 12,000 SQ FT IN SIZE,
 * THE ADMIRAL'S HOUSE, AS AN ALTERNATIVE, COULD GO INTO THIS AREA, DISPLACING 2 TO 3 HOUSES...

* ROOM FOR 24 HOUSES HAS BEEN MADE IN THIS SCHEME.



* DURING THE ENGINEERING SCHEME FOR RELOCATION DRAWN BY E.W. RUTHER 23 MARCH 2005

(PARKING LOT)

(TENNIS COURTS)

(POOL)

* OFFICERS BATH HOUSE

BLDG 75

TENNIS COURTS AND POOL TO REMAIN

* ADMIRAL'S HOUSE

ADMIRAL'S HOUSE NEW LOCATION

CHapel 94

PD. BLDG 118

THEATER

DISP. BLDG 116

ADMIN BLDG

STREETS DRAWN 40' WIDE

BOG BLDG 17

125' 125' 125' 125'

200'

200'

200'

200'

200'

140'

0' 25' 50'

1" = 200.00' SCALE

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June 7, 2005

Alameda Naval Air Museum
P. O. Box 1769
Alameda, California 94501

To: Mr. Andrew Thomas, Supervising Planner
City of Alameda
950 West Mall Square, Room 246
Alameda California 94501

Subject: Preservation of Alameda Naval Air Station historic
district at Alameda Point

Dear Mr. Thomas,

The members of the Alameda Naval Air Museum (ANAM) have worked with the members of the Alameda Architectural Preservation Society (AAPS) to identify the buildings most worthy of preservation and reuse at Alameda Point. We appreciate the City and Alameda Point Community Partners concerning the plans produced to date. Thank you for responding to our suggestions. We are interested in saving as much of the historic district as possible. The ambitious redevelopment plans could result in the permanent loss of tangible links to the Naval Air Station's role in World War II.

In Architectural historian Sally Woodbridge's report, 1992, "NAS Alameda was the most important air station of the World War II era on the West Coast." It was the major Air Station for naval bases in the San Francisco Bay Area. She indicates that the art deco/moderne architectural style is significantly represented by the central core of administrative buildings, residences and monumental sculptures. The State Historic Preservation Office determined the NAS historic district to be eligible for listing in the national register of historic places. The historic district was determined to be architecturally significant. The design of the district is united by a formal plan which should be saved as is. Removal of many of the significant buildings while retaining the street plan alone for new in fill construction will not result in the preservation of the historic district.

We know that some buildings will have to be lost to make room for new construction. However, we agree that it is essential that the approximately 50 buildings or objects identified in the enclosed priority list be preserved. We request that the City do an adaptive reuse study for every building identified on the list. We support the adaptive reuse of the buildings listed.

Before any historic building is selected for removal, we request a thorough study of the City's process for compliance with Section 106 of the National Historic Preservation Act.

We are very concerned that under the preliminary planning the

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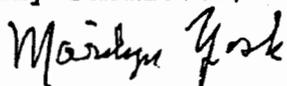
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Officer's Club, Senior Officer Housing, the Big Whites, ~~Received~~ threatened by the soil conditions and potential flood hazard. We agree that these buildings should be preserved in place. If preservation of the houses and O Club in place prove too difficult or costly, we would support relocating them in order to preserve them. Simply trying to cram more units on each Big White lot is not a valid reason for destroying these historic residences. We concur with the proposal for relocation of the Big Whites suggested by the AAPS. Their proposal is that the houses could be placed closer together than under the existing conditions, but they would still be in an adjacent setting and street plan reminiscent of the original layout. This less costly alternate would require that the Big Whites be moved only once on to new foundations on the new site, rather than from their current locations, following ground remediation, back to their original locations.

The Alameda Naval Air Museum president requests a review of the complete geotechnical studies completed for the area now occupied by the Big Whites, Officer's Club and Admiral's House. The City and Developer have based many of their plans on the result of these studies. It is difficult for us to come to accurate conclusions about the proposal to remove the buildings without reviewing the technical data.

The museum directors request that the City make a firm commitment to preserving the historic district, and to identify which buildings are to be preserved. The NAS Historic District is deserving of being saved in as complete state as possible. We are privileged to be a part of the review process as the City and Developer move forward to refine their ideas. We believe that Historic preservation should be given the highest priority and continuing careful consideration.

Respectfully submitted,



Marilyn York, President/C.E.O.
Alameda Naval Air Museum
Telephone: 510 352-2750