

Dear Alameda Residents ,

**Citizens Against the Land Swap is a grass roots group of concerned residents throughout Alameda. We strongly oppose the proposed Land Swap for many valid reasons. This deal is wrong for our City and residents. Our beautiful Chuck Corica Complex deserves a better solution.**

**The following is a response to the recent Hoppins or Cowan (HBIA) letter in which it touts certain alleged advantages of the swap, including building at least 130 homes on Island Drive, Maitland, and Golf Course Way.**

**The Hoppins letter says the lovely, popular Mif Albright course is "excess unused land" .This is patently untrue, as we all know. Perhaps that can be said of the Cowan (HBIA) North Loop Business Park, which is unused, and presumably unsaleable.**

**Hoppin's letter says only 1 percent traffic increase. However, the 2010 traffic study on the City's website performed for Mr.Cowans project by Abrams Associates shows the vehicles leaving on Island Drive during the morning commute increasing, with more new homes, from 1727 to 1955 vehicles a 13.20% vehicle increase (comparing Figure 3 and Figure 4 for intersection #9 at Island Drive and Doolittle Drive).**

**The Harbor Bay Business Park is not obligated to maintain playing fields on Mr. Cowans' North Loop Drive parcel, and it is reported to have declined to approve this maintenance. The proposed MOA requires Mr. Cowan's company only to try to get such approval. The developer has no obligation to obtain or provide alternate financing if the business park owners decline to maintain it.**

**Will 2.5 million dollars be sufficient for off site improvements? There are experts who say no. If costs exceed this figure, who pays? Under the MOA the City and we residents pay.**

**North Loop Drive is a really bad location for play-fields. The parcel is too narrow for full size soccer or baseball fields for adults, high school athletes and middle schoolers. Only children too young to walk, bike or drive themselves to the fields will be able to use them. Probably only children under 12 can play softball there. Alameda needs more fields and amenities such as the proposed master planned Alameda Sports Complex at the Point which will bring a quality complex to Alameda and bring real economic benefit to Alameda. Now, with the transfer of the Point to the City, this Complex becomes much closer to becoming a reality. City money should go towards this master planned Sports Complex, and not towards a narrow, awkward, isolated parcel.**

**It never makes sense to sell at the bottom of the market. That's how investment bankers make their fortunes, buying when the market is low and everyone else is afraid to buy, and selling when the market is high and everyone wants a piece of the high prices. Cowan's company wants the City of Alameda to sell this prime land on Island Drive, adjacent to the remaining golf course, with nearby retail and schools, at the bottom of the worst real estate depression in recent American history. Based on what the Boatworks is supposedly valued, the City Manager proposes to sell the Mif for half-price or less. Even if they can find an appraiser to support the price, the market price now is near the lowest it will ever be.**

**Past generations of Alamedans provided and maintained the current golf course, including the Mif Albright Golf Course, for the public health and recreation of future generations of Alamedans. Under recent administrations, the City has taken the profits earned by the golf course to pay for other city services and starved the golf course of required funds for long term maintenance and repairs. The current City Council proposes to deprive future generations of the ownership and enjoyment of the Mif Albright Golf Course, betraying the trust conferred on them by past City Councils and the electorate and betraying future generations for whom they hold this park in trust. Before it's too late, our City Council should step back from this proposal. We all need to work towards a better solution.**

**Sincerely,**

**Citizens Against the Land Swap.**