

September 30, 2011

Tim Hoppen  
President  
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Alameda, CA 94502

**Re: Review of Traffic Issues That Have Been Raised About The Mif  
Albright Residential Project**

Dear Mr. Hoppen,

In response to your request this letter was prepared to summarize some of the traffic issues that have been raised about the proposed 130 unit residential development that would be located east of Island Drive between Clubhouse Memorial Drive and Maitland Drive. We are currently finalizing the data collection for the traffic study so the results of that analysis have not been finalized. However, we have extensive information on the traffic conditions in the area and can dispel some of the myths about the potential traffic impacts of the proposed project.

Preliminary List of Project Traffic Improvements

The final traffic improvements for this project have not been reviewed or approved by the City. However, the potential traffic impacts cannot be evaluated without considering the project's currently proposed traffic mitigations/improvements. This preliminary set of improvements has been developed in coordination with the City. The City reserves the right to expand this list but below is the minimum set of traffic improvements that are currently expected to be implemented as part of this project:

- 1. Installation of a new traffic signal at Island Drive and Clubhouse Memorial Drive.*
- 2. Installation of cables and hardware to allow for any new traffic signal at Clubhouse Drive to be operated in coordination with the other traffic signals on Island Drive.*
- 3. Installation of additional traffic safety improvements at Island Drive and Maitland Drive. This could include powered signs that would activate to prohibit left-turns from Maitland Drive onto Island Drive (only during peak periods).*
- 4. Installation of enhancements to improve safety at the Island Drive pedestrian crosswalk near Garden Road and the main Harbor Bay Landing Shopping Center driveway. This could include flashing beacons or in-pavement flashers that would be activated by pedestrians using the crosswalk.*

5. *Installation of additional off-street parking at the proposed sports fields to ensure that there are no impacts to parking on adjacent residential streets or streets within the Harbor Bay Business Park.*

#### Misconceptions About the Mif Albright Residential Project

Our understanding is that there are some misconceptions about the potential for traffic impacts from the proposed Mif Albright residential project. Please keep in mind that the traffic improvements described above should be considered a part of the proposed project.

- 1.) **MYTH:** The Mif Albright project will cause major traffic congestion.

**FACT:** Bay Farm Island already has about 6,000 homes, a shopping center and two elementary schools. The proposed project would add 130 new homes.

- 2.) **MYTH:** The traffic generated by the proposed project in combination with the changes to the golf course will cause safety problems.

**FACT:** The proposal would not involve adding a new golf course or expanding the capacity of the course to serve golfers. The proposal is to upgrade the existing courses to improve the quality of the golfing experience. It is clear that the majority of any new traffic generated by the improved facilities would occur on weekends and holidays, not during the weekday commute periods.

- 3.) **MYTH:** Traffic congestion on Island Drive will be much worse as a result of the proposed project.

**FACT:** Island Drive already carries about 3,000 cars per hour during a typical weekday morning. The proposed project would generate less than 100 peak hour trips, of which about 40 trips will use Island Drive. This is an increase of a little over 1%.

- 4.) **MYTH:** 40 new car trips per hour is a lot of traffic.

**FACT:** Relatively speaking, this is not a lot of traffic at all. For example, Maitland Drive carries about 800 trips per hour. The daily variations in traffic in the area are between 5% and 10%. For example, the peak hour traffic on Island Drive and Doolittle Drive can vary by as much as 300 trips per hour on a daily basis. This project may add about 25 peak hour trips to Maitland Drive, which will simply not be noticeable.

- 5.) **MYTH:** The impacts at Robert Davey and Island Drive in the vicinity of the school will be a traffic nightmare if this project is built. This new traffic will make it unsafe for the children that are walking to school.

**FACT:** The school traffic congestion lasts for about 45 minutes on weekday


mornings during the school year. This project will have little or no effect on school traffic congestion. It will add no more than about 5 trips per hour on Robert Davey Drive. In fact, these new homes are close enough that many children can walk to school. The proposed new traffic signal at Clubhouse Memorial Drive will improve safety for school children crossing Island Drive in the vicinity of the project.

- 6.) **MYTH:** The conditions at the intersection of Doolittle Drive and Island Drive will further deteriorate.

**FACT:** This problem is mostly caused by the large amount of traffic from the main island travelling to and from the two elementary schools on Bay Farm Island. The school traffic is a major contributor to the problems during the morning commute periods. Secondly, a big part of the problem is the BFI Drawbridge. The Mif Albright traffic study shows that these new homes will not change the capacity conditions or the effects of the drawbridge.

Please don't hesitate to contact me if you have any questions or require additional information.

Sincerely,



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