



Alameda Labor Council, AFL-CIO



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Board of Port Commissioners
530 Water St.
Oakland, CA 94607

May 6, 2015

Dear Port Commissioners:

On behalf of the Alameda Labor Council, AFL-CIO composed of 109 affiliated local unions representing 100,000 members in transportation, construction, healthcare, education, manufacturing and service, I am writing to urge you to uphold the appeals filed by UNITE HERE Local 2850 and the Carpenters Trust Funds and deny the development permit for the proposed Springhill Suites at 195 Hegenberger Road.

Many of our members work for the Port of Oakland at the Oakland Airport, drive Hegenberger Road on a daily basis, and frequent the businesses at the Airport Business Park. We do not believe the development of this hotel is in the interest of the Port or of the people of Oakland.

We understand there are several problems with the developer's proposal, including concerns about parking, traffic, and problems with the Environmental Impact Report, as well as the fact that it does not meet the Port's requirement that newly developed hotels be full-service hotels. Despite all the problems with the proposal, Port staff appears to be allowing the developer to take numerous shortcuts in terms of land-use requirements and environmental review. Given that the hotel does not fulfill the Hegenberger corridor's need for a full-service hotel, and given that it is unlikely to provide good jobs in either the construction or operation phases, or any other significant economic benefit, why bend over backwards to approve it?

With many of our members working in the area, and our office located on Hegenberger in the United Business Bank, we know as well as anyone how the proliferation of limited-service hotels has not made the area a more attractive place to do business. With only one full-service hotel, the Hilton Oakland Airport, the Hegenberger corridor does not live up to its potential as a gateway to Oakland and the Bay Area. Even if you accept the developer's claim that a small kitchen and few dining tables in the lobby meet the code's minimum requirement, this hotel does not provide what Oakland really needs, which is another hotel that can attract conferences, conventions, business meetings, etc., and help enhance Oakland's hospitality industry and overall economy.

Alameda Labor Council, AFL-CIO
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The project offers very little in terms of either quantity or quality of jobs. With the restaurant added, it may create as many as 35 jobs, but there is no reason to believe that any of them will be good, stable, family-supporting jobs that will bring prosperity to Oakland's neighborhoods. There is no compelling reason to allow this project to take shortcuts with the Port's land use policies or the State's environmental regulations.

We urge you to do justice to the intent both of the Port's land-use requirements and of the environmental review process by reversing staff's approval of the Springhill Suites hotel.

Sincerely,

A handwritten signature in black ink that reads 'Josie Camacho'.

Josie Camacho

Executive Secretary Treasurer

cc: Executive Committee
Wei-Ling Huber, UNITE HERE 2850