



Lake Merritt Station Area Plan

Community Workshop #1 Report

May 2010

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May 2010

Table of Contents

1	INTRODUCTION.....	1
1.1	Background.....	1
1.2	Community Workshop #1: Visioning and Planning Issues	2
1.3	Next Steps.....	3
2	MAJOR THEMES FROM ISSUES AND IDEAS DIALOGUE.....	5
2.1	Transportation.....	5
2.2	Housing Businesses and Jobs	10
2.3	Community Facilities, Open Space, and Cultural Preservation	14
2.4	Public Safety and Health.....	17
3	VISIONS	21
	APPENDICES.....	25
	Appendix A: Meeting Agendas.....	25
	Appendix B: Issues and Ideas Dialogue Questions	27
	Appendix C: Small Group Notes	29

1 Introduction

1.1 Background

The City of Oakland, Bay Area Rapid Transit (BART), and the Peralta Community College District, through a grant from the Metropolitan Transportation Commission (MTC), have come together to prepare a Station Area Plan for the area around the Lake Merritt BART Station. The Plan will look at ways in which streets, open spaces, and other infrastructure in the area can be improved, and will establish regulations for development projects that further the area's vitality. The Plan will consider a wide range of topics, including land use, urban design, historic preservation, circulation, streetscape improvements, and parks and public spaces. A comprehensive Environmental Impact Report on the plan will be prepared, pursuant to the California Environmental Quality Act (CEQA).

The Planning Area encompasses a one-half mile radius around the Lake Merritt BART Station, including Chinatown, Laney College, civic buildings of Alameda County and the City of Oakland, and the channel connecting Lake Merritt to the estuary, with a slightly smaller focus area. Many diverse residents, merchants, workers, and students make up the community of this area, and Chinatown functions as a citywide center for the Asian community.

The Station Area Plan must address the needs of the community, as well as the needs of BART related to ridership, and the needs of the College District related to education and maximizing the use of their land. BART has stated that it envisions the area transitioning from its current status as an "Urban Neighborhood Station" to a "Regional Center" station type. Completing the environmental review process is also a critical component of the project, so that issues are resolved and development can proceed by tiering off the environmental analysis.

Objectives of the Station Area Plan, which will continue to be developed and refined through the planning process, include:

- Provide for community development that is equitable, sustainable, and healthy.
- Increase use of non-automobile modes of transportation.
- Increase the housing supply, especially affordable housing and housing around the BART station.
- Increase jobs and improve access to jobs along the transit corridor.
- Provide services and retail options in the station area.
- Identify recreation and open space opportunities.

Finally, the Station Area Plan should generate interest, enthusiasm, and consensus about new development in the area, and establish priorities for public improvement projects.



The Lake Merritt BART Station



Chinatown



Laney College



Consecutive translation was provided



Each small group took notes on key issues, ideas, and visions for the Station Area



Large maps at each table facilitated discussions



Small groups reported back to the larger group

The Plan will be developed over a two-year period running through the end of 2011. A major part of the planning process is to engage the community in discussions about the future of the area. There will be opportunities to get involved at all stages of the process, from the initial visioning and exploration of plan alternatives to the selection of the preferred plan and review of the Environmental Impact Report.

1.2 Community Workshop #1: Visioning and Planning Issues

WORKSHOP OVERVIEW

The first of four community workshops for the Lake Merritt Station Area Plan was held on Wednesday April 14th 2010, from 6:00 to 8:00 p.m. at the MTC Auditorium, 101 8th Street, Oakland, CA. 190 participants signed in, and it is estimated that about 20-30 people did not sign-in. Accounting for facilitators and other meeting organizers, approximately 250 people were in attendance.

The meeting opened with introductions by Eric Angstadt, Interim Deputy Director for the City of Oakland Community and Economic Development Agency; District 2 Councilmember Pat Kernighan; BART Director Carole Ward Allen; and Acting President of Laney College Elnora Webb. This was followed by a brief presentation by Dyett & Bhatia, the lead consulting firm preparing the plan, introducing the project and providing a brief summary of key topics from the Existing Conditions and Key Issues Report. Consecutive translation was provided into Cantonese for the whole audience, and Mandarin and Vietnamese translation were provided at small group tables and through simultaneous translation with headsets. Meeting Agendas are included in Appendix A.

SMALL GROUP SESSIONS

Participants then broke out into small groups and discussed a range of topics. Small groups were organized by language, with approximately six tables led in Cantonese, six in English, two in Vietnamese, and one in Mandarin. The topics, and prompt questions to stimulate dialogue, included:

Transportation

- What kind of transportation improvements would you like to see in the area? What should the priorities be?
- What types of improvements would improve pedestrian convenience and safety? Where are priority locations for improvements?
- What improvements will encourage transit (bus and BART) ridership?
- What should the priorities for future transportation and circulation improvements be?

Housing, Businesses, and Jobs

- What land uses and amenities would you like to see?
- Where should new homes and businesses be located in the future?
- How many stories should buildings be?
- What improvements to street and building design would you like to see?
- What types of new businesses or jobs would you like to see in the area?

Community Facilities, Open Space, and Cultural Preservation

- What art/ cultural activities or land uses would you like to see?
- Are there any actions needed to ensure that Chinatown remains vital in the future?
- Where should new community facilities and/or public spaces be located?
- Does the Planning Area need more open spaces? If so, where?

Public Safety and Health

- What would make the Planning Area a healthier place to live, work, and go to school?
- How should buildings, streets, and open space be developed to make the Planning Area safer?

Finally, groups were asked to develop a vision for the Planning Area for 2035. The visioning prompt asked:

- What would you like to see accomplished in the next 25 years?
- Come up with a group vision for the future for the Planning Area (more than one is OK too!)
- The station area is a place that...

Major themes from the issues and ideas dialogue are presented in Chapter 2, and visions are elaborated upon in Chapter 3. Issues and Ideas Dialogue Questions are included in Appendix B and all small group table notes are included in Appendix C.

1.3 Next Steps

The ideas and information gathered from Community Workshop #1 will be used to facilitate the next step—the generation of land use and circulation alternatives for the Station Area Plan. These alternatives will be based on Stakeholder Interviews, feedback from Community Workshop #1, the issues, opportunities, and constraints identified in Existing Conditions and Key Issues Report, and guidance from the Community Stakeholders Group. Following this, City staff and consultants will present the alternatives at a second Community Workshop for review in fall of 2010. A preferred alternative will be developed and work on detailed components of the plan will begin. Ongoing review by the Technical Advisory Committee and Community Stakeholder Group, along with future public meetings and workshops held throughout this process, will ensure ongoing communication with the community.

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2 Major Themes from Issues and Ideas Dialogue

Major themes can be identified from the comments and suggestions provided in the issues and ideas dialogue, and from additional comments provided on the feedback forms. These are summarized below, organized by the same topics used to prompt the issues and ideas dialogue. Overall comments reinforced the idea that the Station Area Plan should build off of existing cultural and civic assets, specifically by considering the needs of the existing neighborhoods of Chinatown and the Jack London District.

2.1 TRANSPORTATION

Participant comments indicated that improved transportation and circulation are desired to serve the existing population and to bring more people into the Planning Area and in particular to Chinatown.

Pedestrian and Bicycle Access

Streetscape

Many of the suggested improvements to the pedestrian and bicycle networks relate to streetscape improvements. The range of suggestions for streetscape improvements and priority locations for those improvements heard at the community meeting are described below.

Concepts

Participants felt that incorporation of community identities in public space design is important. For instance, the history of the neighborhood could be expressed in a way that permeates and connects the area, such as an installation of flags throughout the area or other continuous design features. Participants also encouraged greener, “complete streets” that accommodate pedestrians, bikes, and transit; adding street trees (non-pollen producing); and providing landscaping on more streets. Comments indicated that many participants would like to have more street lights, possibly using a distinctive design like necklace of lights around Lake Merritt. Some groups suggested improved wayfinding, to highlight assets and direct visitors. A few specific ideas included creating a 7th Street promenade, such as is found at San Jose State University, and closing the streets around Laney College to traffic to create a village setting. Many comments indicated the role of the Station Area as a place that brings people from outside into the area and in particular into Chinatown.



Key Connections and Gateways

Participants suggested that key pedestrian and bike corridors be identified and improved, and desired that these improvements be used to connect the various activity areas and assets of the Station Area and coordinated with improvements around Lake Merritt. Key areas that participants felt needed connection include:

- Chinatown to BART and to Laney College, for instance along 9th and 8th streets from Oak to Franklin streets. Participants suggested an east-west boulevard or green streets concept.
- Chinatown to the parks along the Lake Merritt Channel.
- The East Lake Neighborhood/ International Boulevard to Laney College, and through to Chinatown and Downtown.
- Along the Channel, connecting Lake Merritt to the Laney College athletic fields and the waterfront.
- Jack London District to the BART Station and to Chinatown, for instance along Oak Street from south of I-880 to Lake Merritt and Madison Street from south of I-880 to 8th Street. In particular participants identified the conditions under I-880 as a problem (specifically at Oak and Jackson), which could be enlivened through design and better lighting. Participants noted that if the undercrossings were not improved, some transit from BART to Jack London Square would be desirable.
- Several participants noted that a better connection is needed to access Lake Merritt, given that 12th and/ or 14th streets are currently a barrier. It is noted that this connection will be improved by the reconstruction of 12th Street, which broke ground in May, 2010.
- Connections between parks.
- Connections between resources such as the library, Oakland Museum of California, and Laney College.
- From the proposed Oak to 9th development to the Estuary and then beyond to Jack London Square. Some participants referred to Pier 39 as a model for this area.

Gateways could be established that lead into Oakland Chinatown, Downtown, and the Jack London District, as well as a gateway to East Oakland.

Sidewalk Width and Condition

Many participants suggested widening sidewalks, which are currently narrow, particularly in Chinatown. In particular, participants identified sidewalk width as an issue where merchants block the sidewalk with their displays. Participants specifically identified the need for wider sidewalks at 8th and Jackson streets. Participants also mentioned the need for smooth and even sidewalks, along with the need for sidewalks to meet ADA standards throughout the Planning Area.

Participants identified the clutter of some sidewalks in Chinatown and the cleanliness of sidewalks throughout the Planning Area as issues. Participants noted that in some cases items on the sidewalk and/ or street make it unsafe for pedestrians and cause traffic backup. Some participants felt that businesses need to reduce clutter in front of their stores so they don't block people from walking; in some cases participants felt that businesses should be prohibited from blocking the sidewalk with their goods and that more encroachment enforcement is needed. One participant noted that while businesses

should not be allowed to sell their goods on the sidewalk, additional space should be provided for merchants to sell their goods, possibly by loosening setback requirements. Participants also noted that sidewalks should be regularly cleaned, either by business owners or by the City after business hours.

Several groups noted the quality of sidewalks and streets, noting that basic maintenance, including fixing and/ or repaving roads and walkways is important. Fixing sidewalk potholes is important so that seniors do not trip over potholes. Identified locations for needed street maintenance and improvements include 7th, 8th, 9th, 10th and Jackson streets, 10th Street near Laney College, as well throughout Chinatown. Participants noted that public landscaping also requires maintenance in order to cut weeds, and keep these areas neat and attractive.

Participant comments reflected some difference of opinion on the width of streets. Some felt that streets should be widened, while others thought the City should decrease street width and realize potential for bus lanes and wider sidewalks. Some felt street width should vary in relation to building heights.

Pedestrian

Several comments indicated that the Planning Area should be more pedestrian friendly or that improvements should be made to improve the pedestrian experience. Participants acknowledged the existing asset of the newly improved walking path around Lake Merritt, which is now used more since the improvements. Concerns with the current pedestrian environment focused on safety. Groups suggested that improving crosswalk safety, and providing more diagonal crosswalks in particular, would help address these concerns. Safety from crime was also a major concern for pedestrians, discussed at greater length below.

Bicycle

Participants identified a need for improved bike access, more bike lanes, and improved bike connections. Participants noted that currently people are afraid to ride on the street and instead ride on sidewalks.

Participants suggested additional bike lanes along Madison, Oak, Franklin, Webster, 12th, 10th, East 7th/8th and East 10th streets as well as along the Lake Merritt Channel and connecting to the Bay Trail. Participants indicated a need for improved bike connections between Chinatown and East Lake, along Madison under Freeway to Embarcadero; and from Embarcadero to the Bay Trail and along the waterfront to Jack London Square. Participants noted that on several streets including Franklin, Webster, 12th, and 10th streets, traffic volumes are low enough that reducing a traffic lane to accommodate a bike lane is a good idea.

Participants identified need for improved bike access to the BART station, including the need for additional bike parking at the station and throughout the Planning Area.

Safety for Non-Auto Users

A key point in limiting non-auto users is the perception or reality of the Planning Area being unsafe. Elements that make the Planning Area feel unsafe include poor lighting, heavy and fast traffic that compromises pedestrian and bike safety, and dangerous intersections. Participants identified several intersections and priority areas for improved pedestrian and bicycle safety. Participants identified dangerous intersections and/or conflicts at:

- Freeway undercrossings, specifically at I-880 and Oak Street, which several groups identified as feeling unsafe and not pedestrian friendly.
- Crossing 7th between Laney College and the Laney College parking lot.
- 10th & Fallon streets, where buses turn.
- 7th and Fallon streets.
- Harrison Street at 9th Street and at the Freeway/Tube access points.
- The 11th Street tunnel for two reasons – that there are a lot of homeless people living there that make other pedestrians feel unsafe, and that it is difficult to cross.
- Currently Lake Merritt is cut off from the Planning Area by 12th / 14th Street (though this will be improved as part of the Measure DD 12th Street reconstruction).

Key areas that need improved pedestrian and bicycle safety include:

- Safety zones around schools and community spaces.
- Surrounding the BART Station and bus stops.
- The area between downtown and Lake Merritt.
- The area between Chinatown and Jack London Square, especially under freeway.

Suggestions for addressing these concerns included:

- Providing longer crossing times at intersections and in some cases add signalized light (such as at Fallon Street near the BART station).
- Provide more signal lights and improve crossing time/ light timing intervals at intersections (provide more time for pedestrian crossing).
- Provide wider sidewalks in Chinatown and throughout Planning Area.
- Redirect traffic out of study area, especially around Chinese Heritage Park.

Public Transportation

Feedback suggested that there is a general need to make alternative transportation more viable and attractive. Participants indicated that improving public transportation would encourage more people to come into the area. Feedback indicated that increasing access to public transportation, increasing the level of service, and reducing the cost of public transportation are key approaches. In addition, participants suggested providing more information on transit, such as providing information at bus stops like in San Francisco.

Bus

Participants indicated that bus service could be improved through the addition of more bus lines as well as more frequent bus service. Suggested routes included through the center of Chinatown and along the periphery of Chinatown, not just on 12th Street and Broadway; for instance there is a need for routes to connect Chinatown to 16th and Clay streets, an area where many seniors live. Participants indicated that the buses currently travel too slow, making riding buses less efficient, and that the interval between buses (and the subsequent waiting time) is too long. Participant comments also expressed concern over the bus service during rush hour or in heavy traffic. One table suggested moving the bus line in rush hour and another suggested dedicated bus lanes. Other comments included the need for lower fares and providing first aid on buses.

Participants also considered the location and quality of bus stops, with several participants noting that bus stops are currently too far apart, and that stops needed to be improved so that they would provide shelter from rain. Bus stops should also be designed such that buses can come directly to the curb, to reducing jerking, stops and starts.

BART

Several participants suggested changing the name of the Lake Merritt BART Station. Suggestions included calling the Station Chinatown Station or otherwise adding Chinatown to the name, such as by calling the station Chinatown/ Laney. Comments indicated they felt that this would attract more Bay Area residents to come to the area.

Participants noted that while the area is well served by BART station, a study shows that residents are not using BART. Participants identified several issues and developed ideas for increasing use of the station. Participants noted that traffic around the station could be a problem and that pedestrian accidents occurred around the station due to both traffic and poor streetscape. Participants suggested that traffic is reduced and the streetscape improved. Participants noted that access to the east shore needed to be improved. Some also suggested relocating or adding an entrance/exit to the BART Station closer to Chinatown, such as on Jackson facing Chinatown.

Participants identified the lack of public restrooms at the BART station as a problem for both comfort and cleanliness. Participants suggested that public restrooms be provided at the station. Finally, suggested service improvements included increasing the frequency of service to every 15 minutes on weekends and lowering the fare.

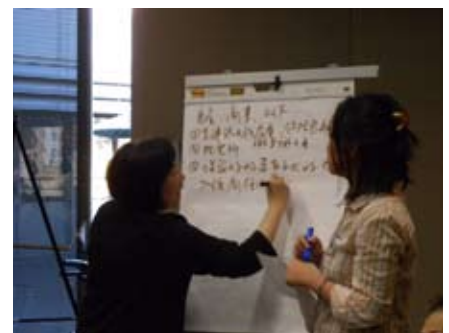
Other Transit Ideas

Several comments suggested shuttle services, specifically including: shuttle service that would “tour” around Chinatown; shuttle service between Lake Merritt, Laney College, BART, and Chinatown; shuttle rides to services (such as medical centers); and shuttles in and out of the area to draw visitors. Several groups suggesting shuttles noted that they should be free.

Participants suggested water shuttle for bicycles and pedestrians. This would provide improved connections between Oakland and Alameda that could reduce traffic in Chinatown and improve quality of life in the area. Participants also suggested that access to the ferry at Jack London Square should be improved. Other suggestions included a cable car, and redesigning Amtrak so that it would run below street level.

Traffic Circulation

Several groups noted the flow of traffic, including the timing of traffic and pedestrian lights, as an area that needed improvement. In some cases participants identified the need for additional traffic signals (such as at Alice and 7th streets). Many participants identified the need for longer crossing times for pedestrians (and particularly seniors) at traffic junctions. In particular, the stop lights on 9th Street do not give people with functional issues or wheelchairs enough time to cross the street, and more time is needed at the intersection of 8th and Jackson streets. Some participants suggested adding more pedestrian traffic scramble systems at more intersections like the one at 8th and Webster streets. Alternatively, some participants felt wait times are too long, particularly at intersections with a pedestrian only signal, and suggested that the time between traffic light changes be decreased.





Several participant comments noted that there is too much through traffic in the Planning Area and suggested that traffic should be slower. Some traffic calming suggestions included adding speed bumps in residential areas and on one-way streets, near schools, and near senior housing/ facilities. Participants also noted that multi-lane roads could be reduced, creating an opportunity for adding bike lanes and green space. Several groups suggested converting streets from one-way to two-way, noting that there are too many one-way streets in the Planning Area.



Alternatively, some participants suggested better accommodating vehicles by improving driving connections and flows, such as with timed lights on one way streets, improved freeway on and off ramps, and wider streets. Some participants felt that these improvements would ensure that people could drive to Chinatown to shop. As a third approach, some suggested encouraging traffic to funnel to a few identified thoroughfares.

Specific locations that need improved traffic circulation included the connection between Alameda and Chinatown and Downtown, so that it is less congested and has fewer impacts on the Chinatown community. One participant identified the need for two left turn lanes from 12th street to Webster Street and a left turn or straight lane from 9th Street to Franklin Street.



Parking

Several groups suggested that more parking is needed in the Planning Area, both in garages and in lots. Specifically participants suggested more parking lots in Chinatown (infill parking) and more two-hour public parking, which is important so that people can easily shop. Other parking suggestions included expansion of BART's parking lot by adding two or three stories and promoting shared parking for some locations, such as parking at the Kaiser Convention Center being shared with Laney College. A less commonly articulated view suggested that the number of parking spaces should be decreased and parking rates should be increased, in order to decrease traffic.



Several groups discussed parking fees. Generally participants suggested free or low fee parking, including free parking outside of downtown, free parking at BART parking lot (or reduced cost), and generally charging less for parking. However, some participants suggested increasing private parking fees so people would be more inclined to use public transportation. Participants suggested that parking fees collected could be used for improving the roadways and walkways, and widening sidewalks.

Several comments indicated that double parking is a problem in the Chinatown area, and suggested that restrictions on double parking be enforced.

2.2 HOUSING BUSINESSES AND JOBS

Mixed-Use

Participants expressed support of more mixed use development in the area, particularly given the existing diversity uses, which participants thought should be maintained. For the most part participants discussed mixed-use development in terms of retail or commercial uses on the ground floor and residential above, with the ground floor uses activating the street. Participants also noted that both retail and housing options should

serve a mix of income groups. Some comments advocated being able to live and work in one area, 24-hour activities enabled by a mix of uses including small businesses and high density housing, and live-work spaces.

Participants specifically suggested locating mixed-use development at and nearby the BART Station as part of a transit oriented development, with retail or commercial uses at the ground floor and mixed-income housing above. Participants were divided on whether to create a transit village-type development around the BART Station, with some specifically identifying the Fruitvale Station as a model to avoid. Participants also suggested the Laney College parking lot as a location for a mixed use project, and the BART block that formerly housed the administration building.

Some felt that the intensity of mixed use development could be increased. In general participants supported multi-level, high density developments, but also noted that mixed use development would have to be balanced with open space needs.

Retail, Restaurants, Commercial Development

Most participants advocated increasing the number of small businesses in the Planning Area. Alternatively, several participants suggested the addition of a mall. Generally participants felt that increasing the amount of commercial activity would generate more pedestrian activity and add vitality to the area, ultimately making the area safer. Locations specifically identified for retail and commercial development included:

- Develop and grow the retail area of Chinatown.
- The area around Laney College, which could become a “University Village” with businesses and services near Laney College to draw foot traffic. Specifically, participants identified a need for more food/affordable dining near Laney College and MTC Building.
- Several groups identified a need for more shopping, restaurants, and amenities on and adjacent to the BART station and Laney College, both for convenience and to activate those areas. Participants suggested that development should include business above BART, similar to the Pacific Renaissance Plaza. There is a concern that if just housing is built near BART, it would stop Chinatown growth.
- Oak Street as a potential ground floor/retail focus area.
- Surrounding the Oakland Museum of California – add more retail and businesses nearby such as restaurants and cafes.
- Commercial development positioned to strengthen the connection between Chinatown and Laney College as well as to strengthen activity all the way from Broadway to International Boulevard/ East Lake.
- More County offices could be located adjacent to Estuary Park.

Participants identified several specific types of retail, restaurants and commercial uses they would like to see in the Planning Area, including:

- Businesses that support cultural aspects of the Chinatown district.
- Businesses that “serve” the community, such as noodle factories or other food manufacturers could locate in industrial areas and Jack London District areas.
- More restaurants and food options. Suggestions included increasing the diversity of

restaurants, having more places where people can sit down and eat or drink, fusion foods, food carts, and more healthy food options.

- More small businesses and commercial uses, such as boutiques; and no major franchises.
- Open markets, such as a farmers' market and/ or a night market.
- Grocery with organic and other healthy foods.
- Shopping malls.
- Services such as doctor's offices, clinics, a gym/fitness center.
- Souvenir gift shop.
- More businesses that sell convenience good for citizens who cannot drive, such as affordable places to buy hygiene products, kitchen products, etc.

Many participants suggested that business should have longer hours and stay open later so that the street is more active at night, potentially supported by events or attractions such as a night market.

Participants identified several ways to support business development in the Planning Area, including integrating new businesses to preserve existing establishments, providing business incubator spaces, proving infrastructure improvements (for instance to support Chinatown businesses growing eastward), and providing accessible public toilets which would encourage shoppers to spend more time in the area.

Finally, some participants were very specific about not wanting specific uses in the Planning Area, including hospitals and bars.

Jobs

Participants expressed a desire for more jobs overall, including a greater variety of jobs in Chinatown, green jobs (such as solar panel installation and energy conservation), and the preservation and growth of light industrial jobs. Participants noted that more access to good jobs would reduce crime.

Several groups expressed a need for more job training and workforce development, in particular job training for local jobs, green jobs, vocational job training, and job training for immigrants with skills that can be applied in the US, and job training for youths. Participants also suggested a center for ESL job training, and that job training could be expanded in conjunction with Peralta.

Entertainment/ Cultural/ Tourist Attraction

Participants suggested new and improved entertainment, cultural, and tourist uses for the Planning Area, to increase opportunities for multicultural activities and attract people to the area. Participants suggested that these uses would build on the existing assets of the Planning Area. Participants suggested that drawing tourists into the area would increase activity and make the area safer, as well as support economic development in the area. Suggested tourist attractions included entertainment and cultural attractions, establishing sightseeing tours, developing tourist attractions specific to Chinatown that could better showcase Asian culture, establishing an entertainment social center for arts and culture, expanding the Oakland Museum of California, adding new music venues, adding a new ballpark, creating a themed mall, and establishing night life. Another

comment suggested creating festivals for different seasons, thereby attracting visitors, creating business and job opportunities, and improving public safety.

Several groups wanted to renovate and re-open the Kaiser Center. Suggestions included something like the Fox Theater, converting it to a gymnasium, and collaborating with the community, Museum, and Library.

Housing

Participant comments indicated a desire for more housing in the Planning Area, in particular more housing in mixed-use developments and housing that is mixed-income. Recurring topics included affordability and meeting the needs of seniors, families, and students.

Affordable Versus Market Rate Housing

Participant comments indicated that affordable housing is very important for the Planning Area. Participants noted that rent is already too expensive, that truly affordable housing is needed for existing residents, for low-income families (requiring larger units and childcare services), that there is a significant demand for long-term affordable housing and live-work units, and there is a need to preserve housing stock and existing affordable housing. Participants at several tables expressed concern that there is a need to develop more low income affordable housing, including housing for seniors. Participants noted that the waiting period experienced by seniors wanting to live in the area is 10 years. Participants suggested that as housing is developed in the Planning Area, affordable housing should be built first. Participants noted that housing designed for seniors should consider that it is difficult for seniors to climb stairs.

On the other hand, some participants noted that there is already too much senior housing, and that it hurts the local economy. Some felt that senior housing should be converted into not just senior housing but family housing with activities on different floors for after work activities. Others noted that there needs to be a balance of market-rate and affordable housing.

Avoid Displacement

Participants discussed displacement and gentrification as potential issues. Participants suggested that gentrification be addressed through policy that ensures affordability to minimize displacement. Comments also expressed concern about displacement of residents through the use of eminent domain.

Preservation of Housing

Several groups noted the importance of preserving the traditional and historical housing in the area; in particular preserving the Victorian homes on 7th Street. One comment noted that on 7th, 8th, and 9th streets residential buildings are in need of repair and rehabilitation. However one group did also question the merits of historic preservation versus embracing modern architectural styles.

Housing Locations

Suggested locations for new housing included: building condominiums around the BART station; building on the BART blocks (such as over the old BART administrative





building and the BART parking lot); building over the parking lot at 13th, 14th, Jackson, and Alice streets, building over the Laney College parking lot, and building along 14th Street. Participants suggested that at least some of these locations include retail opportunities at the ground level to increase job opportunities.

Design

For the most part participants supported higher density housing that would add more people to the area to increase safety and would attract young families. In particular participants suggested that density could be increased around BART and Laney College. Participant comments also suggested establishing a hierarchy of spaces where bigger sidewalks and larger massing are coordinated. However, some comments also suggested that some lower density housing developments be encouraged.

Participant opinions on heights varied from wanting high rise buildings to wanting buildings no taller than five stories. One group thought there should be a mix of heights, ranging from three to four stories, a bit higher if including affordable housing for families, to 10 stories, as long as not all of the buildings are 10 stories. Several groups felt that heights should vary by location, for instance with taller buildings in downtown, decreasing as they move away from downtown, or putting taller buildings on 9th Street or around I-880.

Green development was another theme that emerged in the comments regarding design, and in particular the use of green building materials, such as construction materials that are non-poisonous. Participants also suggested promoting LEED-certified development and having new development showcase green buildings. One participant suggested using mirrored buildings to direct solar light.

Participants identified a need for landmarks, such as established gateways that would draw people in, define Chinatown, and help develop a stronger neighborhood character. Participants also emphasized that since the area is mostly Chinese, planning and design should reflect the culture and acknowledge the demographics (for instance in signage).

2.3 COMMUNITY FACILITIES, OPEN SPACE, AND CULTURAL PRESERVATION

Parks and Open Space

Generally, participants suggested more open space in the Planning Area, particularly in Chinatown. Participants identified the BART sites as locations for new parks. Participants also identified a need for more green spaces from 11th to 8th streets along Webster and Harrison streets. Participants also suggested that existing parks and open spaces should be enlarged, better maintained, and could be improved and beautified. One comment noted that existing parks should be inspected to determine the level functionality/safety, and that play equipment should be modernized where applicable. Parks do and will serve both residents and visitors to the area, and participants suggested that access to parks could be improved. Suggestions for new parks included:

- Provide programming for park spaces, for instance identify spaces for outdoor exercise, such as tai chi/ qigong space and open spaces for older people who come to exercise.

- Make parks multigenerational so they serve families, kids, seniors. Amenities for youth could include play equipment and amenities for seniors could include exercise equipment for seniors and tables for chess and other games, which should be located around the BART station area and at Madison Square Park.
- The need for safe and clean public toilets, in reference to in parks (especially Madison Square Park), the BART Station, and in the Chinatown commercial area. Other amenities include water fountains. Participants noted the need for public toilets several times.
- Other park features suggested include:
 - More trees and green open space.
 - Shelters so participants (i.e. tai chi) can stay dry when it rains.
 - Signage directing people to open space and showcasing the area for visitors.
 - More flexible space in Park (i.e. to set up stage).
 - A Community garden with raised, accessible, planter boxes.
 - Monuments.
 - A skateboard park.
 - More benches and seating in parks for people to sit, particularly seniors.
 - An amphitheater or other large space for performances, festivals, and other community events.

Participants recognized Madison Square Park as an asset that is vital to the physical and mental health of the community and also a place that could use some improvements. Issues currently limiting use of the park include the presence of homeless people and vagrants drinking (particularly in the afternoon), inadequate lighting, and feeling unsafe; trash is overflowing onto streets because currently trash cans not being emptied often enough. Specific ideas or suggested improvements that would increase use of the park, and potentially bring people from outside the neighborhood in to use it included:

- Make Madison Square Park a landmark for Oakland Chinatown.
- Redesign the park overall to create a more outstanding and interactive destination that will draw people in (it needs more than the dragon). Define the entrance, expand the park, and improve linkage to the Buddhist Church of Oakland. One group suggested looking at Vancouver Park as an example.
- Add amenities, such as seating areas and tables, public restrooms, shelter to protect against rain and provide shade, exercise equipment/ jungle gym for adults, a swimming pool, a community garden, a flat surface, and a stage for performances and for dance and martial arts instructors to demonstrate.
- Program more activities in addition to tai chi, such as using the square for festivals. Make Madison Square Park into a place where seniors can exercise and hang out.
- Ensure that the park is clean and well maintained; provide public restrooms and more trash cans to aid in this objective.
- Impose dog related restrictions – make sure owners curb their dogs and impose penalties for not picking up after pets.
- Address the issue of homeless using the park .
- Create a statue of “Cong-Ze” (a historic, famous Chinese scholar and writer) similar to the one in Vancouver to attract tourists.

Participants also identified Lincoln Square Elementary School as a great asset, but also one that is bursting at its seams. Participants had a few suggestions for Lincoln Square Park, including more play yard equipment for youth and improved cleanliness. The key issues identified that currently limit the use of the Chinese Garden Park are traffic/safety issues.

Community Facilities

Several comments expressed the desire and need for more community facilities. These facilities could include a teen center, community center, cultural center, resource center, recreation center, community service center and/ or more churches or temples. Comments indicated that these facilities would contribute to community building and create a safer, more comfortable, healthier, and more sustainable place. Participants also felt that new buildings developed in the Planning Area should have spaces available for public use.

Community / Cultural/ Recreation Center

Comments indicated a great need and desire for a multi-generational, multi-use cultural / community / recreation center. While one center could provide multiple uses some participants focused more on recreational uses, such as a gym, while others focused on a place that would provide a variety of public services such as health care and a resource center, and still others focused on providing a cultural center. A public restroom is considered important at such a facility. Comments indicated a need to better serve youth, families, adults, and senior citizens, indicating that such a facility would truly be multi-generational.

Youth Center

Several small groups mentioned the idea of a youth or teen center in the Planning Area. Such a facility would provide a safe destination for kids to hang out, keep youth off the streets, provide important services, and build a community. Currently many youth feel safe in Chinatown, but there is a need for expanded facilities, particularly facilities that allow a separation from Lincoln Park which is already over capacity. Services suggested included providing help with college applications and finding jobs, a place to study, health care, basketball, history, outreach/guidance, and other services that would help youths in poverty. Comments indicated that increasing programming for at-risk youth would have a strong impact on public safety. Such a center would require staff and public restrooms. Possible locations mentioned included the Henry J. Kaiser Center, Madison Square Park or BART parcels, or somewhere near BART. Some groups suggested that the center be not only for youth, but be multi-generational and accessible to the entire community.

Schools and Educational Centers

Participants identified the numerous educational assets found in the area as great assets, which range from nurseries and child care centers to elementary schools to Laney College. However, participants also identified the need for more schools, in particular more child care services and another elementary school. Participants suggested partnering between community spaces, citing the role of the Downtown Educational Center and the potential to partner with Laney College to develop more cultural learning and liberal arts classes for residents. Comments also emphasized the importance of public education and the desire to improve the education system generally. Related to educational resources, participants suggested that the hours of the Public Libraries be extended.

Historic and Cultural Preservation

Participant comments noted the importance of maintaining the cultural identity of the area and incorporating community identities in public space design. Participants noted that the existing urban texture is an asset and should be maintained and built on. The historic and cultural assets should be expressed in a way that permeates the neighborhood and connects the assets. Some comments focused on the cultural assets of Chinatown and enhancing the Asian aspects of the neighborhood, but there was also an emphasis on the multi-ethnic and multigenerational character, noting that the cultural assets of the area are not limited to one culture and that highlighting the diversity of assets and building bridges culturally are important. Also, while many comments focused on maintenance and preservation of assets, some also looked towards matching that historic cultural landscape with modern green building and sustainable materials.

Some specific suggestions for identifying the history and cultural assets included: maintenance and preservation of buildings with cultural heritage or historic relevance, including maintaining buildings in Chinatown to keep them from getting old and dilapidated; reflecting the identity of Chinatown with architecture and design; a flag-like installation that permeates the area; visible signage to cultural landmarks in the area; and bringing historical ships and museums into the Jack London District to draw people in.



2.4 PUBLIC SAFETY AND HEALTH

Safety

Participants noted Safety as one of the most important issues to address in the Planning Area. Participants noted the need for increased safety and security in order to make the area more vibrant and economically viable. Participants identified safety concerns both in regard to public safety from crime and traffic safety. Traffic safety is addressed above in the transportation section above.



Crime

Participants noted that often people feel safe in the daytime, though not at night, particularly on foot. A particular concern is the risk of muggings targeting seniors. There is a perception that robberies have gone up in the area. In particular, there is concern regarding safety in and around parks, including the area around 8th through 10th Street near Madison Park. Participants suggested that active uses surrounding parks could add a sense of safety. Participants also identified the I-880 undercrossings as areas that feel unsafe, particularly at night, as well as the back of Laney College along 10th Street. Participants suggested improving lighting under I-880 or a shuttle from the Jack London District to BART to address this concern.



Concerns Regarding the Homeless Population

Several participant comments indicated that there are too many homeless in the park and that there is a need to provide shelters and other resources for homeless people in order to reduce the presence of homeless people on the streets and in the parks.



Suggestions to Improve Public Safety

Participant comments included several suggestions for improving safety in the Planning Area. These suggestions included:

- Improving and increasing lighting on streets, along sidewalks, and in public open spaces to increase pedestrian safety. Participants suggested adding more streetlights throughout, and in particular: at the freeway underpasses, specifically under I-880 on Oak, Madison, and Jackson streets; at Lincoln Elementary School; East 7th at Laney College; at the Kaiser parking lot (for BART patrons going to East Shore); and at the Estuary. One comment suggested street light that only turns on when pedestrians or traffic is sensed.
- Improving and increasing security and police presence. Participants suggested increasing the police patrol by Oakland Police Department and BART police in terms of more police, enlarging police patrol areas, and improving the response time for police. In particular participants identified the need for more police patrol along 6th Street and near Madison Park. Other suggestions included increasing the presence of undercover neighborhood police, adding more police on bike and foot specifically, and privately employing security guards to ensure the area's safety.
- Ensuring an active community, particularly after dark. Participants indicated that increasing the active uses in the area would increase safety, and comments noted that active uses around open spaces are particularly important for safety. Participants noted that currently there are areas that feel very vacant and “like a ghost town” after work hours. Suggestions for improving safety included making the area more active after hours, by increasing mixed-uses, adding nightlife and/ or night markets.
- Other safety measures included providing telephones at bus stops and enlivening the underpasses with design.

Public Health

Participant comments reiterated the importance of ensuring that new development contributes to good health, improves the living environment, and reduces pollution.

Air Quality and Noise

Participant comments expressed concerns about air quality and noise, particularly in as related to the highway. Participants suggested that buildings near freeways be equipped with air filters and that more trees be planted around I-880.

Health Services

Participants indicated a desire for more community health clinics, services, and educational centers; participants suggested one-stop health clinics that incorporate a diversity of services to make it more convenient. In particular, Asian Health Services and Asian Community Mental Health Services need to expand in order to meet the diverse health needs of the community.

Senior Services

Participant comments indicated a need for additional services and housing that service seniors. Participants also noted that there is a need to improve road quality to improve senior and disabled access throughout the Planning Area.

Cleanliness

Participant comments indicated a concern regarding the cleanliness of the streets and public spaces in the Planning Area. Participants associated clean streets with a healthy neighborhood and improved safety. In particular, participants noted cleanliness as an issue around Madison Square Park, at the corner of 12th and Harrison streets, in the Chinatown commercial area, and following the Laney Flea Market. Suggestions aimed at improving cleanliness included:

- Provide more trash receptacles and public toilets.
- Maintain sidewalks, streets, and areas around Lake Merritt.
- Prohibit businesses from blocking sidewalks to sell goods.
- Impose hefty fines for spitting in public.
- Prohibit and clean up graffiti.
- Restrict defecating/urinating on the street.
- Prohibit bird feeding to decrease the bird population and bird droppings (which need to be cleaned up).
- Increase frequency of street cleaning and empty garbage cans more regularly. Some participants thought that businesses should be required to clean up their sidewalks more frequently while others thought the public works department with the city should be responsible.

Some participants felt that a public advertisement and education campaign is needed, along with signage and enforcement. Participants also suggested that adding more sanitation workers would also promote local jobs.

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3 Visions

Ideas that came out of the final part of the small group session, developing a vision for the station area, are summarized below. These visions for the area are for the most part directly related to the issues and ideas discussed above. Several visions work well together or support each other, while others are unrelated or vary from each other. An overarching vision is to create a more vibrant and equitable neighborhood.

A Safe Neighborhood at All Hours

This vision is a priority for many of the participants, because safety is seen as a prerequisite to increase pedestrian activity, support businesses, and attract people to visit the area. This vision supports a safer Chinatown and promotes the Planning Area as a safe place to raise a family.

An Economically Vibrant Neighborhood

This vision sees the area filled with thriving businesses and good jobs that can support a diverse community and protect Oakland's "working" character. It is supported by more job opportunities for a variety of workers, including recent graduates from Laney College, an expanded and strengthened Chinatown, and more job training and placement programs. These factors would increase household income for residents, including families, and lead to a symbiotic relationship where money is recycled within the community: people earn enough money to spend in the area, support businesses, and generate tax money that is reinvested into the community. This vision could include a vocational training center at Henry J. Kaiser and/ or Laney College, integrating Laney College with neighboring jobs, establishing a business anchor or business incubator.

An Affordable Neighborhood

This vision sees the area as an diverse neighborhood where people of all incomes can live, including families and seniors. This vision also ensures that current residents can afford to stay in the neighborhood as it changes.

A Multimodal Transit Center That Serves Pedestrians, Bikes, and Transit

This vision builds on the existing transit assets and richness and potentially adds a shuttle system that could run on closed streets or a light rail transit system that connects Lack London, Lake Merritt, and Chinatown. This vision is supported by full bike lanes and facilities; safe, well lit, and inviting streets; minimal car congestion; pedestrian oriented, small scale retail development; improved murals, lighting, and landscaping; and improved roads and streets, particularly regarding freeway access.

A Pedestrian-Oriented Neighborhood

This vision sees the area as walkable and accessible for all, with increased public spaces





and access. It would keep Chinatown as a walking district, that is not a tourist trap, with fewer cars traveling through the area, with potentially even some streets converted to walking district “galleries.” Some more ambitious visions included removing the freeway entirely and replacing it with a linear pedestrian and bicycle greenway.

A Well-Connected Neighborhood

This vision merges neighborhoods within the Planning Area. By strengthening connections the area could leverage the range of existing assets and resources and connect disparate elements. This vision would integrate the less vibrant corridors into the community and would connect across the barrier of I-880 and establish seamless connections between neighborhoods (to Chinatown, Jack London District, downtown, East Lake). The connections would also extend out of the Planning Area, establishing gateways into other nearby areas.

A vital neighborhood with a range of activities and attractions

This vision sees the station area as social center that offers a range of activities and attractions for the community. Activities and attractions would establish the area as a vital community seven days a week and during the day and night. Activities could include:

- Functional public space that could be used as a youth center, a space all ages including seniors, an amphitheater or other space for concerts and/ or celebrations. This space could include programmed activities and recreation.
- Expanded reasons to come to the area – adding a more retail, a theater, restaurants, and other entertainment that complements existing uses. These could include a night market for Chinatown or restaurants along the channel. Participants noted that these uses could stay open later and/ or could include nighttime attractions.
- Build on the natural assets of the area with an Earth Day picnic at Estuary and by stocking Lake Merritt with trout.
- Large screens with art and information projected.
- New sports related activities, such as opening up the new sports complex at Laney College to the community and possibly a new ballpark.

A Tourist Destination

This vision promotes the Lake Merritt Station area as a popular tourist destination where everyone wants to be. This vision builds on the idea of global tourism and businesses, with a range of attractions, activities, and job opportunities. This vision would attract people to the area, generate revenue, and add jobs to the area. This vision highlights Oakland Chinatown as a well-known tourist attraction area that is vibrant. This vision also highlights the waterfront along the Lake, Channel and Estuary as a huge asset. Other features that could distinguish the area include beautiful landmarks and gardens.

A Dense Neighborhood

Some participants envisioned the area with high-density and mixed-used development. It envisions taller buildings with a wide range of uses, similar to the Pacific Renaissance Plaza, which includes many businesses and resources on the ground floors and housing above.

A Diverse Neighborhood

This vision sees the Planning Area as an vibrant and inclusive neighborhood that is multicultural, multigenerational, mixed-income, and mixed-use. This vision would welcome diversity with a melting pot of cultural resources and activities and a mix of old and new buildings. Participants envisioned a cohesive identity evolving out of this diversity. Some participants envisioned the area with a culturally neutral name while others felt a strong cultural identity is important. One suggestion referred to the Green Zone, and another to the UN Neighborhood.

This vision is supported by a range of housing options to support a balanced complete community (including seniors, families and all income ranges), which would mean affordable housing mixed with market rate. It would be family friendly, but also accommodate seniors and youth. It would be a safe and stable neighborhood for the low income and working families.

Businesses would also be diverse, possibly the site of something like a World Trade Center for all kinds of business. Businesses would provide goods and services for a range of income levels. Services would include a youth center as a multiracial and multicultural space where youth could learn about culture.

A Neighborhood that Highlights the Cultural and Historic Resources of Chinatown

This vision focuses on celebrating and preserving the cultural and historic resources of the neighborhood, and in particular in highlighting Chinatown's history with cultural signage, historical monuments, cultural performances, and incorporating cultural details into the design of the buildings and public spaces, so that many years from now it is still recognizable as Chinatown. In addition, this vision focuses on expanding Chinatown to reincorporate areas that were historically part of Chinatown, such as by expanding out to the East Lake neighborhood. Another way of maintaining the cultural role of Chinatown would be to nurture the "immigrants pipeline" by preserving history and embracing future personal and economic linkages to China. Some participants focused on how to "open up" Chinatown while preserving its cultural heritage.

Some ideas for the highlighting various historic resources in addition to Chinatown include developing a historic walk that is inclusive of all cultures (such as post 1906 earthquake tours), converting old Victorians into small business incubators, repurposing large, underutilized buildings such as the Kaiser Convention Center and the MTC/ABAG building, and relocating historic buildings within area to create a concentration of similar buildings,

A Healthy Neighborhood

This vision saw a future for the Planning Area with improved health for residents and visitors, meaning that residents would feel connected to the neighborhood, be healthy in that space, and have programs that provide services for youth, seniors, and families. There would be less air pollution (particularly as related to I-880), more health services and facilities (including emergency services), gardens where community members can access healthy foods, more restaurants promoting healthy foods, more community space, more green and open space, a strong networks of senior services, and good schools.

A Sustainable Neighborhood

This vision sees the area as a showcase for sustainable development, making the area more “green” (energy efficient), promoting sustainable development, promoting equitable development, improving air quality, and adding more open space, green landscapes, and trees.

Appendix A:

Meeting Agendas

VISIONING WORKSHOP

Wednesday, April 14, 6:00 – 8:00pm

Metropolitan Transportation Commission Auditorium

101 Eighth Street, Oakland

I. Welcome

II. Introduction

- Workshop Purpose and Agenda Overview
- Review of Existing Conditions and Market Study
- Small Group Exercise Overview and Ground Rules

III. “Issues and Ideas Dialogue”

IV. Group Visioning Activity

V. Large Group Report Back

VI. Next Steps and Adjournment

Appendix C: Small Group Notes

Lake Merritt 美麗湖地鐵站地區計劃

通訊第一期 · 2010年三月

遠景規劃講習會

四月十四日星期三，下午六時至八時

Metropolitan Transportation Commission Auditorium

大都會交通委員會禮堂

101 Eighth Street, Oakland

I. 歡迎

II. 介紹

- 講習會目的和議程概覽
- 參詳目前情況和市場研究
- 小組活動概述和規則

III. “議題和概念對話”

IV. 小組遠景規劃活動

V. 向大組報告

VI. 未來行動和散會

<http://www.business2oakland.com/lakemerrittsap/>

Appendix B:

Issues and Ideas

Dialogue Questions

Community Workshop #1 Discussion Questions

Issues and Ideas Dialogue Guiding Discussion Questions

Focus on ideas you have for the future of the area, and how the plan could build on the many existing assets.

Transportation

Housing, Businesses, and Jobs

1. What land uses and amenities would you like to see?
2. Where should new homes and businesses be located in the future?
3. How many stories should buildings be?
4. What improvements to street and building design would you like to see?
5. What types of new businesses or jobs would you like to see in the area?

Community Facilities, Open Space, and Cultural Preservation

1. What art/ cultural activities or land uses would you like to see?
2. Are there any actions needed to ensure that Chinatown remains vital in the future?
3. Where should new community facilities and/or public spaces be located?
4. Does the planning area need more open spaces? If so, where?

Public Safety and Health

1. What would make the planning area a healthier place to live, work, and go to school?
2. How should buildings, streets, and open space be developed to make the planning area safer?

社區講習會#1 討論問題

引導討論問題之議題和意念對話

集中於你對此區未來的意念，以及計劃如何可以從很多目前的資產建立開展。

交通

1. 你希望在此區看到什麼的交通改善？什麼項目應屬優先？
2. 什麼改善可以改善行人方便與安全？那些是應優先改善的地區？
3. 什麼改善可鼓勵更多人乘搭公共運輸（巴士和地鐵）？
4. 改善未來交通和流動的優先是什麼？

房屋，商業，和工作

1. 你希望看到什麼類型的土地使用和舒適設施？
2. 未來新建房屋和商業應位於什麼地方？
3. 建築物應有多少層？
4. 你想看到街道和建築物的設計有什麼改善？
5. 你想在此區看到什麼類型的新商業或工作？

社區設施，開放空間，和文化維護

1. 你想看到有什麼藝移／文化活動或土地使用？
2. 是否需要有任何行動以確保華埠未來的活力？
3. 新的社區設施及／或公共空間應位於什麼地方？
4. 規劃地區是否需要更多開放空間？如需要，在什麼地方？

公共安全和健康

1. 什麼可使規劃地區成為一個更健康的居住，工作，和上學的地方？
2. 應如何發展建築物，街道，和開放空間，使規劃地區更安全？

Appendix C:

Small Group Notes

Notes from Small Group Dialogues¹

Table 1

Transportation

- Increase public transportation and decrease traffic by decreasing parking spaces and increasing parking rates.
- Increase safety around 8th through 10th Street near Madison Park because it currently feels unsafe.
- Traffic is too fast around Madison Park and 8th Street. The traffic lights at the intersections need to allow more time for pedestrians to cross.

Housing and Jobs

- At the Lake Merritt BART station near 8th Street, build more affordable housing up to 15 stories. Provide retail opportunities at the ground level to increase job opportunities.
- Similar to Hong Kong's retail districts, do not allow merchants to place their goods for sale along the sidewalk. Develop penalties for merchant infractions. However, provide more space for merchants to sell their goods. Consider loosening setback requirements.
- Shopping malls
- Outdoor facilities/activities on the street level
- Multi-level developments, high density, mixed use

Community Facilities / Open Space

- Increase more park and open space in Chinatown along with proper programming. (places for elderly to exercise, places and play yard equipment for youth to play, public restrooms.)
- Increase public safety by increasing undercover neighborhood police and increase programming for at-risk youth.
- Increase job opportunities to increase public safety.
- Patrons need to curb their dogs and pets at Madison Park; promote cleanliness.
- Lincoln Square Park needs more play yard equipment for youth and increase cleanliness. Lake Merritt BART area needs public restrooms.
- Widen streets and keep streets/ sidewalks clean.
- Public advertisement/education campaign and signage, enforcement/penalty for defecating/urinating on the street (no toilets). Need well-maintained public toilets.

¹ Notes at tables 1,2,3,4, and 7 were taken in Chinese and translated afterword. Where some translated notes were provided at the event, both are included here.

Public Safety Vision 2035

- Lake Merritt becomes a major tourist destination with many new attractions, increasing revenue and jobs.
- Oakland has one of the best climates in the Bay Area and has access to waterfront/ ports. Our waterfront rivals San Francisco's Fisherman's Wharf in terms of tourism in the Bay Area.
- Theater/entertainment
- Family friendly
- Job training/placement to attract the young
- Station area should attract residents, be family friendly, development control, social center

Table 2

- Develop Lake Merritt Area into tourist destination.
- Create a bridge across the Lake for better access.
- Build an above ground overpass pedestrian access from Lake Merritt to Kaiser Convention Center area. Currently, the underpass is dirty, dangerous, and homeless live there.
- Increase affordable housing in the area.
- Develop and grow the retail area of Chinatown.

Community Facilities

- Add public restrooms at Madison Park and in Chinatown retail area.
- Increase police presence near Madison Park.
- Add more pedestrian traffic scramble systems at more intersections like the one at 8th and Webster.
- Enforce restrictions on double parking.

Public Safety and Health

- Create a plan to decrease bird droppings throughout the area.
- Decrease bird population by prohibiting bird feedings in the area.
- Increase public cleanliness throughout Chinatown.
- Cleaner streets
- Bird poop in Lake Merritt
- Madison Square Park – feeding pigeons is unsanitary, need regulations as to where to feed pigeons, Asian Health Services door is unsanitary
- A lot of litter in Madison Square park
- 11th Street tunnel closed off – need to go on freeway to get to East Oakland transportation
- Safety
- Lake Merritt – crossing it is too difficult
- 11th St tunnel – shut off because there are a lot of homeless people living there –

they need to cross the freeway – very dangerous

- More diagonal crosswalks
- A lot of double parking in Chinatown
- Enforce Chinatown business owners to clean their sidewalks
- Develop more campaigns for new development

Housing, Business, and Jobs

- No taller than 5 stories
- Housing for low-income families
- Hard for seniors to go up the stairs
- More businesses for citizens who cannot drive (more affordable, more places to buy hygiene products, kitchen products, etc.)
- Community facilities
- Build more public bathrooms in Chinatown, Madison Sq. Park and other parks
- No more double parking in Chinatown

Vision 2035

- Manage Lake Merritt – keep it clean
- Make LM a tourist district
- Build a bridge across the lake – will encourage people to enjoy the lake
- Change tunnel between Oakland Museum to Lake Merritt – make a pedestrian bridge (currently a homeless shelter and affects safety of neighborhood)
- More buildings like Renaissance Plaza in Chinatown where people live on the top floors and many businesses occupy the ground floors.
- More high-rise commercial buildings.
- More nighttime activities
- In the area's core, create more high-density mixed-use developments.
- Develop a night market for Chinatown.
- Public health and safety are promoted in the area.

Table 3

Transportation

- More parking lots
- Charge less for parking/ Increase low-cost parking
- Free parking at BART parking lot
- Add more bus lines throughout this area (not just through the center of Chinatown, but along the periphery as well).
- Dedicated bus lanes so not stuck in traffic
- Fix potholes, pave streets
- Need wider sidewalks, merchants block the sidewalk with their displays
- After business hours, city should clean the sidewalks

- Too much double parking
- Decrease cost of public transportation, particularly BART, to encourage ridership.
- Area is well served by BART station
- Buses travel too slow (speed). This makes riding on buses less efficient.
- Should have BART entrance/exit closer to Chinatown
- Repair streets (i.e. potholes, broken sidewalks)
- Do not allow merchants to place their goods along the sidewalk and block pedestrian access.
- Clean sidewalks.
- Decrease traffic and double parking.
- Increase BART entrances closer to the retail core of Chinatown.

Housing, Business, Jobs

- Should have business above BART, should be something similar to Pacific Renaissance Plaza. If just housing, will stop Chinatown growth
- Develop retail and housing above the Lake Merritt BART station
- Prohibit graffiti/ should have graffiti abatement
- Business should have longer hours or have businesses that are open late so the street is more active
- In addition to restaurants, encourage other retail to extend their hours into the later evening
- If more police presence, will have more activity on the street
- Have a night market
- Near the Oakland Museum, increase retail and businesses nearby (i.e. restaurants, stores, cafes, etc).
- Need uses that generate pedestrian activity
- Improve streetscape
- More commercial
- More job training
- Need more variety of jobs in Chinatown
- Increase job-training centers.
- Increase a variety of job opportunities.
- Need landmarks i.e. gateways – need something to draw in people, to define Chinatown, help develop a stronger neighborhood character (i.e. Jack London Square park)
- Madison Square Park can be fixed to draw people in, attract visitors, as publicly owned landmark
- Add more senior housing
- Add more shade in Madison Square Park
- Add amenities in Park
- Increase attractions (for tourists) (to better showcase Asian culture)

- Encourage lower density housing developments.
- Increase senior housing.

Community Facilities, Open Space, Cultural Preservation

- Fix up Park, less homeless
- People don't want to use it in the afternoon because its taken over by the homeless
- More trash cans at the Park and the street – right now trash is overflowing onto streets
- People don't empty the trash cans
- Should have more amenities for seniors – tables for chess, incorporate tables for games around the BART station area and at Madison Square Park
- Too much trash in Chinatown
- Put state at Park – “amphitheater” for performances and community events
- More flexible space in Park (i.e. to set up stage)
- Shuttle around Chinatown – “tour” around Chinatown?
- Madison Square Park – dragon at park, need something more “outstanding”
 - Park needs something to draw people to the park
 - Need a better, interactive design (i.e. define the entrance)
 - Look at Vancouver Park which helps draw people
- Create shelter at parks so participants (i.e. Tai Chi) can stay dry when it rains.
- Increase garbage cans in the area. (The city should empty garbage cans more regularly.)
- Increase seating areas, tables, and shelter for resting at Madison Park.
- Add a stage at Madison Park (for performances and for dance and martial arts instructors to demonstrate).
- Increase attractions and access for tourists.
- Add visible signage to cultural landmarks in the area.
- At Madison Park, add public signage to showcase the area for visitors.
- Create a statue of “Cong-Ze” (a historic, famous Chinese scholar and writer) similar to the one in Vancouver to attract tourists.

Public Safety and Health

- Need Chinatown to be cleaner
- Merchants are too far into the Sidewalk
- Use more environmentally friendly materials for building – green building
- Safety should be increased in the area
- Use green building materials.
- Prohibit merchants from blocking the sidewalks with their goods.

2035 Vision

- Safer community
- Affordable
- See Chinatown grow
- Should have light rail transit between Lack London, Lake Merritt, and Chinatown
- Have entertainment and restaurants, not just come to Chinatown to buy groceries
- Have a safer Chinatown
- More things for young kids to do – programs, recreation, etc.
- Accommodate all people – things for seniors, kids
- Should have more performances in Chinatown
- Area should be a place that can attract seniors, middle aged, and young to come and enjoy various activities and spend their money in a place that has a strong cultural identity.
- A safe neighborhood.
- A more affordable, equitable economy to create equal access to this neighborhood.
- A popular tourist destination.
- A light rail system through this area from Chinatown to Lake Merritt.
- There are more high-density mixed-used complexes.
- There are more community centers for elder and youth activities.
- Increase Hong Lok Centers for adult recreation.
- We hope this area is a place for elders, youth, and adults to visit, be entertained, spend their money, and cultural enrichment.

Table 4

Top themes

- Reduce crime by increasing police presence in the area.
- At Madison Park, create space for exercise and resting, a public restroom, shelter from rain and sun, and promote cleanliness.
- Add speed bumps at one-way streets, traffic signals; repair potholes in streets.
- Create more recreational and community centers for public and youth.

Transportation

- Add more bus routes to Chinatown from 16th Street and Clay Street area where many seniors live. This is right outside the study area.
- At the Lake Merritt BART station, add more public recreational facilities that include shelter from sun/ rain and public restrooms.

Housing/ Residential Neighborhood

- Develop more adult schools.
- Develop more low-income housing.

- Add more police presence in the area to increase safety in residential areas.
- Improve public cleanliness and safety at Madison Park.

Jobs

- Create more green job opportunities (solar panel installation and energy conservation)
- Create more job training centers in the area.
- Expand BART's parking lot, possibly to two or three stories. (decrease parking price, ideally to \$1/ day)
- Create more restaurants and food options in the area.
- Public Facilities
- Create more youth recreational centers
- Create indoor community centers for public recreation and community-building.

Public Safety

- Add more outdoor lighting on streets, sidewalks, and public open spaces to increase pedestrian safety.
- Increase trees and landscaping in the area.
- Maintain public landscaping (cut weeds, and keep these areas neat and attractive.)
- Add speed bumps in residential areas, near schools, and near senior housing/facilities.
- Increase time for pedestrians to cross the street at intersections. Add more traffic signals in residential areas such as Alice and 7th Street.
- Repair potholes in the street.

Vision 2035

- Everyone has a job.
- Everyone can afford a place to live.
- Youth have proper education and upbringing...
- To create a more vibrant, just neighborhood!

Table 5

- Traffic Light – Time (too short)
- Madison Park – Flat Surface
- Bus Route too long – intervals
- More public Bathrooms – Park Area, Bart Station
- Tougher Encroachment – code compliance “Include Clean up in front of their business”
- Too much flow of public traffic in Chinatown
- Too many pot-holes in Chinatown – Sidewalks, streets
- More affordable housing

- More city street clean up by public work department
- More 2 hour public parking
- More park and rec centers for community use
- More benches in parks for people
- More health care facilities
- More communities resource centers
- More foot patrol officers (OPD at Parks and Rec Centers)
- More small business

2035 Vision:

- More jobs and less crime (more job training centers)
- Less air pollution
- Improve health of the residents
- Pedestrian friendly environments for walking
- Celebrate Chinatown's history with cultural signage, historical monuments, incorporated into the design of the buildings, parks, etc.
- Being healthy is feeling connected to a space, and having programs that help the community center that can provide programs and services for youth, seniors, and families is needed
- More gardens can be built where community members can access healthy foods

Table 6

Transportation

- *More walkways* (more sidewalk space)
- More bike lanes
- Want cable car
- Restrooms at transit stops
- Bus stops too far
- Need more info on transit (info booths like SF)
- Feel unsafe at stops

Housing, Business, Jobs

- Not enough housing
- Rent too expensive
- *More jobs*
- Want high rise buildings
- More health services (free)

Community Facilities, Open Space, Cultural Preservation

- More parks
- *Safe/working bathrooms*
- Don't use Chinese Garden Park
- Want farmers' markets with organic foods

Public Safety and Health

- Feel safe in daytime, not at night
- *More police*
- Too many homeless in parks
- Minimize street crime
- More citations for businesses

2035 Vision

- More job opportunities
- Raise/Increase HH income for all residents
- Good schools/teachers
- Less crime (same level of safety as SF Chinatown)

Table 7

Transportation

- Better transportation network
- Improve public transportation to promote more patrons to come into the area.
- Increase transportation options for outsiders to come into the area.
- Connect different parts of the neighborhood including the library, museum, and Laney College
- Connect visitors from other areas to visit the area's cultural activities.
- Use parking fees to pay for improving the roadways and walkways
- Use city revenue from parking meters to pay for the widening of sidewalks.
- 8th/Jackson walkway width needs to be increased
- Have free parking outside of downtown
- Bus shelters need cover from rain
- Need transportation to bring people from the outside into Chinatown
- Widen Chinatown's sidewalks, particularly along 8th Street and Jackson Street. Currently it is very dangerous for pedestrians to walk along such sidewalks.
- Develop no-cost shuttles to and from the area to draw visitors.

Housing, Business, Jobs

- Increase low-come housing, particularly serving the needs of seniors. Allow more lenient repayment of house purchases to be spread out over 10 years.
- Develop more low income affordable housing, including housing for seniors

- Create more nurseries and child care centers.
- Preserve buildings that have cultural heritage or historic relevance. Develop new mixed-use buildings that promote live-work spaces.
- Conserve/preserve traditional and historical housing
- Develop new, unique businesses into the area to increase diversity of retail (i.e. different types of restaurants).
- Increase housing for middle to low-income residents.
- Partner with Laney College to develop more cultural learning and liberal arts classes for residents.
- Allow more equal opportunities for a diversity of cultural groups to thrive in the area.
- Increase more community health clinics. Asian Health Services and Asian Community Mental Health Services need to expand in order to meet the diverse health needs of the community. Create one-stop health clinics that incorporate a diversity of services to make it more convenient. Add more health educational centers.
- Develop more tourist attractions in the area.
- More mixed use (especially retail/residential)
- Increase opportunities for multicultural activities
- Increase health care facilities that provide holistic all-round care
- Take care of the low and medium income households
- Job training for immigrants with skills that can be applied in the US
- Need toilets, access to toilets to help business (maps/signs to toilets)
- Need more housing for old folks. Now the waiting period is 10 years.
- More child care services
- Attract different types of businesses. Increased variety
- Job training
- Not enough medical services. Increase all types of medical services

Open Space and Cultural preservation

- Add public restrooms at Madison Park.
- Develop a family community center for seniors, adults, and youth.
- Add more green open space.
- At Madison Park, add a shelter to protect against rain.
- At Madison Park, add exercise equipment/ jungle gym for adults.
- Add a swimming pool at the Lake Merritt BART/ Madison Park area.
- Add more bicycle parking.
- Create more shelters at bus stops.
- Create a place where there are jobs for everyone to reduce crime.
- Widen sidewalks in Chinatown.
- Beautify parks.
- Prohibit businesses from blocking sidewalk with their goods.

- Increase street lamps and make them brighter. (Promote pedestrian activity after 5pm)
- Maintain buildings in Chinatown to keep them from getting old and dilapidated.
- To create a safer, more comfortable, healthier, more sustainable place.
- There is convenient transportation, and smoother streets.
- Bicycles and cars don't have to fight for space.
- All ethnic groups get along.

Public Safety and Health

- Improve cleanliness of streets. Improve road quality, especially for disabled access
- More lighting, street lights
- Increased width of walkways
- Reduce crossing time at intersections
- Mixed use will increase foot traffic
- 7th, 8th, 9th streets need improvement. Roads are too old.
- More trash receptacles
- Need more police patrols
- 12th/Harrison too dirty
- Reduce homeless in downtown
- Commercial shops in Chinatown take up sidewalks – very messy
- Madison Sq. needs a toilet and a place to avoid rain – shelter
- Parks currently do not have exercise equipment for seniors. Only have amenities for children
- Add more lighting along streets and sidewalks.
- Widen sidewalks.
- Decrease time between traffic light changes.
- Create live-work spaces.
- Create a better connection between Laney and Chinatown to increase safety.
- 7th, 8th, and 9th Street residential buildings need repair and rehabilitation.
- Add more garbage cans and public restrooms.
- Add more sanitation workers to promote local jobs.
- Add more police presence.
- Decrease homeless presence.
- Chinatown is very unclean and disorderly. Merchants block sidewalks with their goods. Harrison Street and 12th/ 13th Street has a lot of trash. All four corners need cleaning up.

2035 Vision

- Wide streets
- Beautiful gardens
- Bright lighting
- No hawkers on streets
- 24-hour streets
- New housing
- Roads/streets should be repaved
- Dedicated bicycle lane
- Increase bicycle facilities/parking areas
- More open space/greenery/parks near residential
- Turn Oakland Chinatown into an attraction for tourists

Table 8

Transportation

- Slower traffic
- More pedestrian friendly
- Connectivity (DT, Chinatown, Laney, East Lake)
- Street lights, streetscape, commercial
- Safety zones around schools and community spaces
- Better connection between Alameda and Chinatown
- Bike riding to Chinatown from East Lake
- Use walking path (now that its improved around lake to LM BART)
- Drive to Chinatown to shop
- Improve area between Chinatown and JL Sq., especially under freeway for safety
- Improve access to ferry at Embarcadero
- Less traffic around BART – already pedestrian accidents – better streetscape
- Reduce multi-lane roads – create bike lanes and green space
- Laney – create a village, close off traffic
- Green space from 11th to 8th, Webster & Harrison
- More green space all over
- People afraid to ride on street and ride on sidewalks
- Childcare centers and schools are assets and need slow traffic (in yellow on map)

Housing, Businesses, and Jobs

- Job training center for local jobs
- Ground floor commercial/mixed use
- Build real affordable housing first – for families (large units, childcare)
- More housing closer to 14th

- BART area – mostly Chinese and should be reflected in planning and design (signs acknowledge demographics and culture)
- Double parking in current commercial area is a problem
- Need a shuttle service between water, Laney, BART, Chinatown
- Height – higher around 880
- Connect green space
- Connect int'l to Laney to Chinatown
- Move commercial activity through Broadway to international/East Lake
- More lighting: pretty design (like necklace of lights)
- More trees (non pollen producing) and streetscape
- Ground floor retail – safety, foot traffic
- Commercial connection between Chinatown and Laney
- Laney flea market – busy on weekends, create trash – improve (office on hotel)
- Retail should be closer to BART
- Job training center for ESL folks, vocational
- Need to preserve housing stock and affordable housing for real people
- Need more housing, density for safety
- Concern about gentrification if there is a hotel
- Transit village in purple on map
- Need more recreation and green space (indoor and outdoor) – including for shoppers and people attending events from outside area
- Build affordable housing first

Community Facilities, Open Space, and Cultural Preservation

- Improve and expand Madison Sq. park (w/community garden)
- Need new cultural and entertainment center for community (next to BART)
- Youth center – family, multi-generational
- New buildings with spaces available for public use

Jobs

- Preserve and grow light industrial
- Businesses that “serve” community – noodle factory, food, especially in industrial East Lake and JLD areas; businesses that support cultural aspects of Chinatown district

2035 Vision

- Safe, healthy, vibrant, people on street, nightlife, more fun than SF, family friendly, walking, dense, multi-generational, green, mixed use, maintaining multi-culturalism

Table 9

Transportation

- No waiting in line for bus – shorter wait
- Need more buses
- Safety first
- Clean streets
- Move bus line in rush hour
- Streets need even wider sidewalks
- More light signals (for safety)
- Need more trees (green)
- Safety at BART station
- Need homeless shelters
- Need lower fare (for bus and BART)
- Need first aid on bus

Housing, Business, Jobs

- Need retail store close to everything for walking and shopping around
- Healthy food and restaurants
- Gym/fitness center
- Delivery trucks early (keep away from traps)
- Doctor's office, clinic
- Restaurants need to be closer
- Buildings tall, no more than 5 floors
- Telephone at bus stop
- Need more condos around BART station
- Souvenir gift shop
- Need more shopping next to BART station
- Child care center
- Community center
- Re-open Kaiser Center and renovate it

Community Facilities, Open Space, and Cultural Preservation

- More trees (green)
- Spaces for outdoor exercise
- Monuments
- Less homeless (more shelters)
- Parks for children
- Cultural center for everyone (one center)
- Big space for festivals

- More churches or temples
- Increase air quality

Safety and Health

- More signal lights
- More street lights
- More police officers
- Clinic, doctor's office
- More schools
- Garage, parking space
- Housing for seniors
- Public restrooms
- Water fountain
- Rest area
- More parks

2035 Vision

- Safety – more lights, wider sidewalks
- Affordable housing
- Community centers and Health Care Facility
- More green and open space (parks)
- Restaurants promoting healthy foods
- A place where everyone wants to be
- More jobs
- Travel and tourist area
- Beautiful landmarks
- Museum
- Senior Home/Nursing Home
- Emergency Health services

Table 10

Transportation

- Freeway undercrossings not pedestrian friendly
- Buses should come directly to the curb – no jerking stops and starts
- *Better connections between BART and buses/bike/peds – adjacent connections*
- Better bus stops
- Free shuttles around the area (BART to Laney to Chinatown-mixed use)
- Improve key pedestrian routes (orange on map)

Housing, Business, Jobs

- Youth Center in central area (Madison Square Park or BART)
 - College/job help, health care
 - Kids don't have a destination to hang out
- Feel safest in Chinatown
- Concerned about air quality – causing people to move away, should be a map in the plan
- Should have height restricts
- *Taller buildings in downtown, then slope down outwards*
- Open space should be multi-generational
- *Mixed use/retail on ground floor.* Include lower income to attract Laney college students
- Crossing at 7th between Laney and Parking lot
- More entertainment uses
- Hierarchy of spaces with bigger sidewalks/massing

Community Facilities, Open Space, Cultural Preservation

- Partnership between community spaces
- *Make parks bigger/multigenerational*
- Downtown education center
- Try to connect unused government spaces – look at whole community's available space
- Youth center has support – who would run it?
- More mixed use/retail around BART with mixed income housing on top
- Security concern in parks – need active uses around them
- Family-oriented parks, open space for kids
- Amphitheater

Public Health and Safety

- Air quality/noise concern
- Active uses around open spaces for safety
- Showcase green buildings
- Buildings with air filters near freeway

2035 Vision

- Restaurants/Active Uses along channel
- Walkable and accessible for all
- More green landscape/trees
- Better accommodate vehicles
- Cultural resources – melting pot, old/historic buildings, rich opportunity area
- Sustainable development

- Safe place
- Welcome diversity – Green Acres “green zone”
- Culturally neutral name
- Youth Center: Multiracial/Multicultural space, affordable and accessible – place for youth to learn about culture
- Public space for concerts/celebrations
- Public access
- Green/Improved air quality
- Multigenerational
- Mixed use
- Affordable
- Housing development – mixed income, mixed use
- Functional public space – youth center, space for seniors and kids, amphitheater

Table 11

Transportation:

- Fix the streets - priority
- Amtrak tracks?
- Improve crosswalk safety
- Coordinate with lake street improvements
- Up to ADA standards
- Too many one way streets
- Review traffic circulation
- Street improvements (10th street, Jackson)
- Improve timing of lights
- Way finding – directions (better)
- Better pedestrian directions – ped. Safety
- Traffic lights (more?)
- Better east-west connection

Housing, Business, Jobs

- More small businesses
- More mixed use housing
- New ballpark
- Focus big in JL Square
- Retail services, amenities at BART, Laney
- Housing on old BART blocks
- High density housing (4-8 or 8-10)
- Consider mixed use “flow”
- 24-hour presence to housing

- No more “old BART” building
- Museum, Laney – make them attract “outsiders”
- Connect “pockets” of activity
- Greater housing density – attract young families
- Preserve Victorian character of houses
 - Historic preservation?
 - Embrace modern architecture styles?

Community Facilities, Open Space, Cultural Preservation

- Open Kaiser Center
- Use *Madison Sq* for festivals
- Redesign Madison Sq
- Better access to parks
- More pedestrian friendly connections/streets
- More indoor recreation (gym for county use)
- *East-west green connection* (along estuary)
 - w/activities (e.g. Pier 39)
- more foliage, open space (old BART block)
- green transportation schemes
- balance open space with mixed use?
- BART entrance on Jackson facing Chinatown
- Redevelop BART site
- Taller buildings on 9th

Public Safety

- Underground the railroad
- Wider sidewalks in Chinatown
- *More parking lots in Chinatown* (infill parking)
- More police patrols/police substation near BART
- *Improved lighting* (freeway underpasses)
- Clean trash on streets
- Adequate street lights
- Infill development

Priorities

- Pedestrian safety at night (mugging of seniors)
 - Dangerous intersections
 - Longer cross times
 - Underpasses
 - Lighting
- 24-hour activities – mix of uses, small businesses, high density housing

- Street improvements (paving, cleaning, foliage), building off of existing cultural and civic assets (intensifying development and improvements around BART and Laney)
- Connections and access are important – between activities and neighborhoods (green)
- Madison sq. improvements

2035 Vision

- Pedestrian oriented
- Seamless connections between neighborhoods (to Chinatown, downtown, East Lake)
- Make area a “gateway”
- Identity of area: Cultural, thriving, vibrant gateway, civic destination too (government buildings), active
 - For residents
 - For outsiders
- Keep neighborhoods thriving (housing, entertainment, business)
- More culturally “open”
- “Open up” Chinatown while preserving its cultural heritage
- Become more “pro active” in developing vibrancy (not passive like now)
- More restaurants, activities using existing resources
- Connecting disparate elements
- Focus on a couple of enhancements as incentive to develop others
- Make area more “green” (energy efficient)
- Bring in a major attraction (new ballpark?)
- Improve freeway on/off ramps

Table 12

Transportation

- “Piss areas” at BART station or lack of bathrooms
- *Pedestrian accessibility*, Chinatown to park, through college
- Improved transit
- *Pedestrian, Bikes, and Transit: complete streets*
- Dangerous intersection: 7th and Fallon
- 7th a promenade? (ex: SJSU)
- Study shows residents are not using BART. Attract them?
- Dangerous intersections 10th & Fallon, where buses turn

Housing, Business, Jobs

- First area I’ve been able to live and work. “transformed my life”
- Concern about displacement of residents, use of eminent domain
- Need/desire for long-term affordable live-work, LEED-certified, mixed use

- Truly affordable housing for existing residents
- Too much senior housing – hurts local economy
- Need balance of market-rate housing
- Student housing
- Cycle of moving out and back to Chinatown: a market niche
- Workforce development
- It feels like a divide between Chinatown and Laney
- Chinatown shuts down at night: safety concerns, community fragmented?
- “two worlds”
- Chinatown is growing east and needs to be supported by infrastructure improvements
- Non-Chinese are appreciated – opportunity for building bridges culturally

Community Facilities, Open Space, Cultural Preservation

- Tai chic/gigong space: get old space back
- Lake cut off by 14th St.
- Collaboration, engagement of Kaiser Center, Museum, Library with community
- Incorporate community identities in public space design
- Underpasses – enliven with design. Make into public space.
- Keep BART block as open space
- Keep open space close to BART for older people who come to exercise
- Express history in a way that permeates, connects. Flag-like installation, e.g.
- Community garden: raised, accessible, planter boxes
- More raised, x-walks like in Chinatown business district
- Conditional use permit
- Resource for homeless people
- Another elementary school

Safety

- Underpasses
- Dangerous intersections
- Not enough people out at night

Vision 2035

- Still a semblance of what it is now. Still recognizable as Chinatown.
- Something like World Trade Center for all kinds of business, surrounded by housing
- Vital 7-day/week, day/night community
- Need an anchor, business center or business incubator
- Symbiotic: people spending money, supporting business, tax money reinvested
- Stronger connections, leveraging of resources

- Money recycled in community
- Air pollutants from I-880 cleared
- Nurture “immigrants pipeline”. Preserve history and embrace future – personal and economic linkages to China.
- Connect across barrier of I-880: integration with Jack London Sq. neighborhood, waterfront
- The UN neighborhood – a model, mixed community
- Tension between Chinatown as immigrant springboard and as economic hub?
- Inclusive. For current residents and anyone in the region

Table 13

Transportation

- Access to water/estuary
- East shore access to BART
- Better pedestrian environment under freeway
 - Sidewalk narrow
 - Poor lighting
 - Unsafe (perception)
- Bike access along Madison under Freeway to Embarcadero
- Bike E 10th to 12th – hook up with E. bike lane
- 880 pedestrian conflicts at Oak St.
- Pedestrian safety at BART to Laney (light? Signalized at Gallon)
- Pedestrian safety at Laney Parking to College (crosswalks)
- East 7th at Laney – lighting, area too dark
- Water shuttle to BART and Alameda
- More buses at Lake Merritt BART, not just 12th St
- Auto connection that is less congested/easier from N end of area to Alameda

Housing, Jobs, and Business

- Address gentrification through policy. Ensure affordability to minimize displacement.
- Kaiser – shared parking w/Laney
- Need more food/affordable dining near Laney and MTC Building
- Look at Kaiser Building use. Something like Fox Theater
- Mixed use project at Laney Parking Lot
- BART lot as retail
- Oak Street as a ground floor/retail focus
- Food carts – fusion
- Victorian homes on 7th – preserve
- Integrate new businesses to preserve existing establishments

Community Facilities, Open Space, Cultural Preservation

- Chinese Heritage Park underused due to auto activity
- Pedestrian linkage from Oak to 9th to Estuary. Open Space.
- East to west boulevard concept

Public Safety and Health

- Redirect traffic out of study area, especially Chinese Heritage Park
- More lighting at Estuary
- More lighting at Kaiser Parking, especially for BART patrons going to East Shore
- Identify opportunities for health services sites
- New maps should show 12th street improvements
- Signage directing people to open space.
- Future services to support seniors.

Vision 2035

- Convert old Victorians into small business incubators
- Relocation of historic buildings within area to create a concentration of similar buildings
- Great network for bikes and pedestrians (safe, well lit, inviting, minimizes auto congestion)
- Lots of housing options/balanced complete community (for seniors, families, all income ranges)
- Night time vibrancy/activities
- Cohesive identity
- Repurpose large, underutilized buildings (Kaiser, MTC/ABAG)
- Multi-cultural!

Table 14

Transportation

- Shuttle rides to services (med center)
- Bart frequency increased – 15 minutes on weekends
- Pedestrian/Bike safety – slow cars down
 - Accidents on Harrison at 9th and at Freeway/Tube
 - Tube and bike access

Housing, Business, and Jobs

- Transit benefits all Laney students – not just FT
- Move all HSG (balanced with mixed market)
 - Include for family housing (3-4 br)
 - Not just senior
- Ground floor retail

- Where? Over old BART HQ, parking lot 13th/14th and Harrison/Alice, Laney Parking Lot
- Height? 3-4 stories, a bit higher if affordable housing for families, mix of heights – some spots 10 stories, but not ALL 10 stories
- Add level of parking

Street, Building Design Improvements

- Street trees
- Decrease street width area has 80' buildings (other streets 60') – lots of potential for bus lanes wider sidewalks
- Lighting – safety, near BART
- 10th street near Laney: potholes of doom!
- Shops near BART HQ

Community Facilities, Open Space, Cultural Preservation

- Lots of culture
- Expand Oak Museum of CA
- Lincoln Sq. Elementary School – bursting at seams
- Madison Sq. Park – more programming activities (not just Tai chi)
- Youth Center – near BART (basketball, history, outreach/guidance – youths in poverty)
- Activate spaces closer to LM BART
- Keep Madison Sq. Park open opposite Jackson and 8th sides – less active currently, more vagrants drinking
- Extend Public Library activities
- Skateboard park

Safety and Health

- Increase foot and bike patrols – OPD and BART police
- Robberies up
- Increase lighting – lots of dark areas
- Active community after hours – less like a ghost town, night markets
- Light timing intervals – smoother
- Back of Laney (10th street) spooky – connect more
- NIGHTLIFE – businesses, not just eating

Vision 2035

- Historic/cultural preservation
- Area will reflect history – Chinatown area used to expand to East Lake, open up again
- Keep as a walking Chinatown (not tourist trap)
- Safety/active all hours, able to walk all hours
- “Giant hole” in institutional corridor – integrate into community

- Historic walk – all cultures (post 1960 earthquake tours)
- Place to stay and raise family, multi-generational, affordable
- Integrate Laney with neighboring jobs
- Stock LM with trout
- More walkable/less car oriented
- Build on great transit, maintain richness
- Capture and preserve historic culture, while maintaining safety to walk
- Make Chinatown safe at all hours to walk in, protect town’s “working” character that families can thrive in and create local opportunities for recent Laney grads (next to a lake stocked with trout)

Table 15

Transportation

- Safety for non-auto users (from downtown to the lake)
- Franklin/Webster – create bike lane (also E. 7th/8th)
- Youth – need street lights at Lincoln Elementary School
- BART parking issues? Bike lanes to BART (bike parking), bus stops at BART

Housing, Business, Jobs

- Encourage retail, especially open late (safety)
- Grocery, small businesses, “boutiques”, NOT major franchises
- New development – Mixed Use
- Youth center
- Music venues

Community Facilities, Open Space, and Cultural Preservation

- Youth Center, accessible, other than at Lincoln/new location – need staff, restrooms
- Options: Henry J. Kaiser (youth center?), underutilized center
- Madison Sq. Park – issues: homeless, lighting, safety
- Open space – maintain existing first
- Chinese Garden Park – traffic/safety issue

Public Safety and Health

- Open spaces are unsafe
- Suggestion: sponsored activities
- Other developed areas, air quality – 880, trees
- Locate more County offices adjacent to Estuary Park
- Henry J. Kaiser – convert to gymnasium

Vision 2035

- Establish vocational training (at Henry J. Kaiser/Laney)

- Full bike lane (downtown)
- The station area should be safe
- Activity/cultural diversity
- Non-auto – pedestrian oriented, small-scale retail
- Physical activities
- Earth day picnic at Estuary
- Merge neighbors within study area
- Remove freeway – replace with linear pedestrian and bicycle greenway
- Shut a street – convert to walking district “galleries”
- Include commercial uses for all income levels
- Construct taller mixed use buildings – office, housing-mixed income
- Fewer cars
- Industrial uses? Maybe elsewhere in Oakland
- Open new sports complex at Laney to community – new stadium
- Shuttle (uses closed streets)
- More retail, including food, open late/beyond downtown, various sizes
- Freeway access improvements – murals, lighting, tunnels, landscaping

