



3 EXISTING PLANS AND ZONING

Many plans have been prepared related to the Lake Merritt BART Station area. The City has prepared the General Plan, the recent Central Business District Zoning, Measure DD for waterfront and other parks, the Lake Merritt Master Plan, Pedestrian Master Plan, and Bicycle Master Plan. The Lake Merritt Station Area is also in the Central District and Central City East Redevelopment areas. MTC and the State have prepared several transit-oriented plans. The County of Alameda and the Peralta Community College District also have recently completed master plans.

3.1 Citywide Plans and Regulations

General Plan and Zoning

City of Oakland General Plan (1998)

The City of Oakland General Plan outlines a vision for Oakland’s long-range development and growth. The General Plan provides policies and actions that will allow this vision to be accomplished. The General Plan includes the following elements: Land Use and Transportation; Open Space, Conservation, and Recreation; Historic Preservation; Noise; Safety; and Housing.

Key General Plan Policies

The policy framework in the General Plan identifies four focus areas, including industry and commerce, transportation and transit oriented development, downtown, waterfront, and neighborhoods. Goals related to transportation and transit oriented development include:

- Capitalize on our location as a major West Coast transportation hub.
- Integrate land use and transportation planning at the neighborhood, city and regional levels
- Reduce congestion and improve traffic flow
- Promote alternatives modes of transportation options.
- Find funding for needed transportation facilities and services, and related investments
- Improve the environment, including improving air quality and reducing exposure to traffic noise.

Key policies regarding transportation and land use planning aim to provide mixed use, transit-oriented development that encourages public transit use and increases pedestrian and bicycle trips at major transportation nodes.

In addition, downtown objectives and objectives specifically identify planning policies for several of the areas within the Focus Area:

- **Planning for Chinatown:** The unique character of Chinatown, as a center for Asian- American culture, a regional destination point, and a district with a mixed housing type residential component, should be supported and encouraged.

- **Planning for the Channel Park Arts, Educational, and Cultural Center:** The area south of Lake Merritt that includes Laney College, the Henry J. Kaiser Auditorium, the Oakland Museum, and Alameda Country offices should be enhanced as a walkable, bicycle-friendly educational, cultural and institutional center in downtown Oakland. Efforts to strengthen this area’s identity and create transportation linkages with the Jack London Waterfront, City Center, and the Financial District, and BART should be promoted.
- **Planning for the Channel Park Residential Area:** The area between the Channel Park Arts, Educational, and Cultural Center and the waterfront should be developed as a walkable urban residential district, incorporating commercial development and open space as appropriate to take advantage of the cultural and recreational amenities.

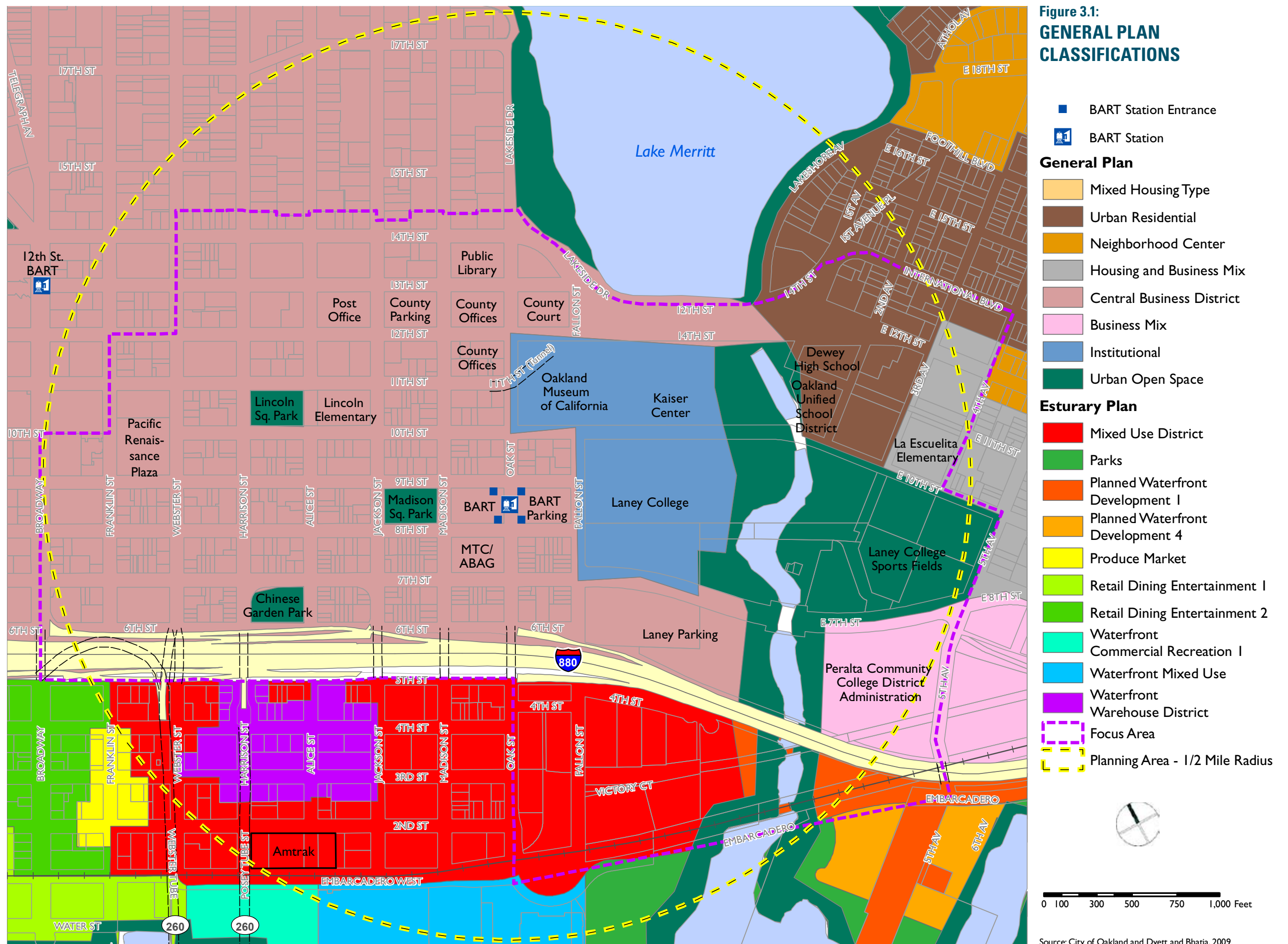
General Plan Land Use Classifications

The majority of the Lake Merritt Planning Area is designated as the Central Business District (CBD). The Central Business District classification is intended to encourage, support and enhance the downtown area as a high density mixed-use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California. The CBD classification includes a mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses. Parks in the area are designated as Open Space while the Oakland Museum and the Kaiser Center are desig-

TABLE 3.1: GENERAL PLAN CLASSIFICATIONS IN THE PLANNING AREA

CLASSIFICATION	INTENT	DESIRED CHARACTER
Urban Residential	Create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.	Residential, mixed-use buildings with ground floor commercial uses and public facilities of compatible character are also encouraged.
Housing and Business Mix	Recognizes the equal importance of both housing and business. Guides a transition from heavy industry to low impact light industrial and other businesses that can co-exist compatibly with residential development. Respect for environmental quality, coupled with opportunities for additional housing and neighborhood-friendly businesses is desired, as well as the transition from industry that generates impacts detrimental to residences.	Housing, “live-work,” and low impact businesses, including light industrial, commercial, and service businesses, compatible community facilities.
Central Business District	Encourage, support, and enhance the downtown area as a high-density mixed-use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California.	Office, retail, urban (high rise) residential, institutional, open space, cultural facilities, educational, arts, entertainment, service, community facilities, and visitor uses.
Business Mix	Create, preserve, and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. High impact industrial uses including those that have hazardous materials on-site may be allowed provided they are adequately buffered from residential areas. High impact or large-scale commercial retail uses should be limited to sites with direct access to the regional transportation system.	Light industry, research and development, low-impact manufacturing, food processing, environmental technology, business and health services, warehouse and distribution facilities, office, uses of similar business character.
Institutional	Create, maintain, and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character.	Educational and cultural facilities, institutions, health services and medical facilities.
Urban Park and Open Space	Identify, enhance, and maintain land for parks and open space. Maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.	Active and passive recreation, including parks, schoolyards, cemeteries, and active outdoor recreation spaces.

ESTUARY PLAN CLASSIFICATIONS		
CLASSIFICATION	INTENT	DESIRED CHARACTER
Mixed Use District	Encourage the development of nontraditional higher density housing (work/ live lofts, artist studios) within a context of commercial and light industrial/ manufacturing uses.	Future development in this area should be primarily light industrial, warehousing, wholesale, retail, restaurant, office, residential, work/live, lofts units, parks, and public open spaces with manufacturing, assembly, and other uses that are compatible with adjacent uses.
Parks	n/a	n/a
Planned Waterfront Develop-ment 1	Provide for the transformation of maritime and marine industrial uses into a public-oriented waterfront district that encourages significant public access and open space opportunities. Encourage a unique mix of light industrial manufacturing, artist lofts and workshops, hotel, commercial-recreation, cultural uses, and water-oriented uses that complement the recreational and open space character of the waterfront.	Future development in this area should be primarily public recreational uses including boating clubs, community and cultural uses, parks, and public open spaces; with primary uses including light industrial, manufacturing, assembly, artist workshops, cultural, work/live studios, office, neighborhood commercial, and restaurants; and including hotel, conference, restaurant, commercial- recreational, and cultural. Water uses also included.
Waterfront Mixed Use	Allow for a mixture of uses that complement the waterfront setting, and maintain and enhance views and public access to the waterfront.	Future development of this area should be primarily residential, office, retail, restaurants, parks, and public open spaces. Water uses also included.
Waterfront Warehouse District	Encourage the preservation and adaptive reuse of existing buildings and new infill development that preserve and respect the area’s unique character and historic flavor, within a context of commercial and light industrial/ manufacturing uses.	Future development in this area should be primarily joint living and working quarters, residential, light industrial, warehousing, wholesale, office, artist/ artisans studios, neighborhood serving commercial uses, including local small-scale restaurants with manufacturing, assembly, and other uses that are compatible with adjacent uses.



nated as Institutional. The area east of the Kaiser Convention Center is designated as Urban Residential. Laney College and Peralta are designated as Institutional and Business Mix.

Land use designations for Jack London Neighborhood and Oak to Ninth areas are designated by the Estuary Policy Plan. Jack London Neighborhood includes the following designations: Residential Mixed Use, Mixed Use District, Warehouse District, Retail Dining Entertainment 1 & 2, Waterfront Commercial Recreation, Waterfront Mixed Use, and Parks. The Oak to Ninth area is designated Planned Waterfront Development. Both the General Plan and Estuary Policy Plan classifications are shown in Figure 3.1 and described in Table 3.1.

Zoning – Land Use Districts

Per the General Plan, the Central Business District needed to be rezoned consistent with the new floor area ratio and other policies. The Central Business District (CBD) rezoning was completed in July of 2009. It split regulations for the CBD into three main parts: 1) new zoning designations that contain use and associated design regulations; 2) height, bulk, and intensity regulations; and 3) other design related regulations for new construction. There are four zones which primarily regulate allowable use and facility type, and seven Bulk/ Intensity Areas. The zoning and height areas are designated on two separate maps. There are also design standards that apply to all CBD zones, described in greater detail in Chapter 5, Urban Design. That chapter covers new zoning tools such as maximum setbacks, required ground floor window space transparency for commercial activities, and other design related standards.

The rezoning resulted in specific development standards in the CBD, which previously did not exist. Prior to the rezoning, the evaluation of downtown developments occurred on an ad hoc basis through a conditional use permit process outlined in a set of guidelines that evaluates a project’s consistency with the broad policy statements in the General Plan. The rezoning recently adopted will establish transparent guidelines and thus add certainty to development. Land use and development regulation changes identified in the Station Area Plan will take the place of existing zoning.¹

Zoning Land Use Districts in the Planning Area are shown in Figure 3.2 and described in Table 3.2.

TABLE 3.2: ZONING IN THE PLANNING AREA

ZONE CODE	ZONE NAME	INTENT	ALLOWABLE USES
CBD-C	Central Business District General Commercial	Create, maintain, and enhance areas of the CBD appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.	Residential (not at ground floor), civic, various commercial
CBD-P	Central Business District Pedestrian Retail Commercial	Create, maintain, and enhance areas of the CBD for ground-level, pedestrian oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.	Residential (not at ground floor), civic, various commercial
CBD-R	Central Business District Residential	Create, maintain, and enhance areas of the CBD appropriate for residential development with small-scaled compatible ground-level commercial uses.	Residential, civic, various commercial
CBD-X	Central Business District Mixed Commercial	Designate areas of the CBD appropriate for a wide range of upper story and ground level residential, commercial, and compatible light industrial activity.	Residential, civic, various commercial
C-40	Community Thoroughfare Commercial	Create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares.	Residential, civic, commercial, manufacturing
C-45	Community Shopping Commercial	Create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares.	Residential, civic, commercial, industrial
CIX-2	Commercial Industrial Mix 2	Create, preserve and enhance areas of the Central and Eastern portions of the City that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards and are buffered from residential areas.	Telecommunications, some commercial uses, industrial uses, general warehousing and storage,
HBX-2	Housing and Business Mix Commercial	Provide development standards for areas that have a mix of industrial, certain commercial and medium to high density residential development. This zone recognizes the equal importance of housing and business.	Residential, civic, commercial, manufacturing,
M-20	Light Industrial	Create, preserve, and enhance areas containing manufacturing and related establishments with limited external impact within an open and attractive setting, and is typically appropriate to locations adjacent to residential communities.	Civic, commercial, industrial
M-40	Heavy Industrial	Create, preserve, and enhance areas containing manufacturing or related establishments which are potentially incompatible with most other establishments, and is typically appropriate to areas which Tare distant from residential areas and which have extensive rail or shipping facilities.	Civic, commercial, industrial, plant nursery, crop and animal raising
OS (LP)	Open Space Linear	Create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of residents and promote park uses which are compatible with surrounding land uses and the city’s natural environment..	Accessory Activities
OS (NP)	Open Space Neighborhood	Create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of residents and promote park uses which are compatible with surrounding land uses and the city’s natural environment..	Accessory Activities
OS (RCA)	Open Space Resource Conservation	Create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of residents and promote park uses which are compatible with surrounding land uses and the city’s natural environment..	Accessory Activities
OS (RSP)	Open Space Region-Serving Park	Create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of residents and promote park uses which are compatible with surrounding land uses and the city’s natural environment..	Accessory Activities
OS (SU)	Open Space Special Use Park	Create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of residents and promote park uses which are compatible with surrounding land uses and the city’s natural environment..	Accessory Activities
R-80	High Rise Apartment Residential	Create, preserve, and enhance areas for apartment living at relatively high densities in desirable settings, and is typically appropriate to areas having good accessibility to transportation routes and shopping and community centers.	Residential, civic
R-60	Medium-High Density Residential	Create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.	Residential, civic
S-2	Civic Center Zone	Create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses, and is typically appropriate to portions of the Oakland Central District and to outlying areas of public facilities.	Residential, civic, commercial

Source: Dyett & Bhatia, 2009; City of Oakland, 2009.

1 City of Oakland Agenda Report, June 23, 2009.

Policy Plans

Oakland Estuary Policy Plan (1999)

The Estuary Policy Plan was prepared to address issues of continuity and accessibility of the shoreline, the quality and character of new development, and the relationship of the shoreline with surrounding districts and neighborhoods. More specifically, the Plan builds upon the goals for the waterfront in the General Plan.

The Estuary Policy Plan presents recommendations related to land use, development, urban design, shoreline access, public spaces, regional circulation, and local street improvements for the entire waterfront and individual districts within it. The land use provisions, densities, and other policies are extremely specific. Land Use Classifications from the Oakland Estuary Policy Plan are applied to the General Plan map.

The Plan seeks to connect the waterfront (physically and economically) to downtown Oakland; increase public access to the shoreline; provide a public open space and pedestrian linkage along Lake Merritt Channel between Estuary Park and Lake Merritt; simplify and enhance freeway access to and through the area by consolidating freeway ramps and linking them to major thoroughfares; promote transit service to and along the waterfront (such as with a trolley line along the Broadway spine, connecting Jack London Square with the City Center); and improve pedestrian and bicycle circulation.

Historic Preservation Element

The Historic Preservation Element of the General Plan is an important policy document for the City of Oakland. The Element presents a strategy to promote preservation of a wide range of significant older properties and districts in a manner that is consistent with other City goals and objectives. The element includes a listing of potential designated historic properties, designated historic properties, preservation incentives and regulations, clear permit approval findings for landmarks and preservation districts, a strategy for integrating historic preservation into ongoing City activities, a study of archeological resources, and a chapter on information and education.

Measures

Measure DD, “Oakland Trust for Clean Water, Safe Parks” (2002)

In November 2002, Oakland voters passed a \$198,250,000 bond measure entitled Oakland Trust for Clean Water, Safe Parks (Measure DD). Measure DD authorized the City to issue bonds to fund improved or new recreational opportunities in

Oakland and improved water quality at Lake Merritt and creeks located throughout the City.

As stated in Section 3 of the 2002 ballot measure, the “object and purpose [of Measure DD] is to acquire and construct water quality improvements for and related to Lake Merritt, Lake Merritt Channel, the Estuary and creeks in Oakland; to improve, renovate and construct youth and public recreational facilities including the East Oakland Sports Center, Studio One and Fairyland; to rehabilitate and acquire parks, open space and other recreational safety and maintenance facilities; and to provide safe public access to Lake Merritt, Lake Merritt Channel, and the Estuary.”²

These objectives are grouped in the following implementation components:

- Lake Merritt and Lake Merritt Channel Improvements
- Oakland Waterfront Trail and Access Improvements
- North and East Oakland Recreational Facilities
- Citywide Creeks Restoration, Preservation and Acquisition

The major segments of Measure DD that affect the Lake Merritt Station Area and surrounding area include the following:

Lake Merritt and Lake Merritt Channel Improvements

- 12th Street Improvements
- Lake Merritt Channel Improvements
- Lakeshore Avenue, El Embarcadero, Pergola, and E. 18th Street Pier Improvements
- Lakeside Drive Improvements and Municipal Boathouse Renovation
- Snow Park/Lakeside-Harrison-20th Street Intersection Improvement
- Bellevue Avenue Redesign and Children’s Fairyland and Sailboat House renovations
- Water quality improvements for the Lake and improvements of the Lake Merritt retaining walls

Oakland Waterfront Trail and Access Improvements

- Acquire land for conservation and remediation
- Remediate hazardous materials from contaminated soils
- Provide continuous public access from Jack London Square to Martin Luther King Jr. Regional Shoreline
- Construct an access/overlook area at 66th Avenue

2 City of Oakland. Measure DD Implementation Project EIR. July, 2007.

- Acquire and develop Estuary Park, Meadow Park and a new park in the area of the 9th Avenue Terminal

Citywide Creeks Restoration, Preservation and Acquisition

- Restore and rehabilitate creeks by creating natural meanders, regrading and stabilizing banks, removing failing structures, and landscaping with native plants

Master Plans

Lake Merritt Park Master Plan (July 2002)

The Lake Merritt Park Master Plan sets goals for improvements to the design, function, and ecological value of Lake Merritt Park. The Master Plan makes recommendations to improve the following aspects of the park, including park programming for land use and water resources, planting and arboretum elements, buildings, circulation, art, ecology, and a shadow study. Many of the recommendations of the Lake Merritt Park Master Plan were included and funded in the Measure DD initiative. The recommendations can be summarized in the following themes:

Park Expansion

Under the Master Plan, roadways around the perimeter of the lake were studied and selectively recommended for narrowing to provide wider, multi-use paths and on-street bikeways. In addition, intersection improvements are also recommended to improve pedestrian and bicycle safety.

Enhanced Park Amenities

The Master Plan recommends that park amenities such as restrooms, drinking fountains, benches, and signage be upgraded and be more vandal resistant and maintainable. Safety should be increased through improvements to accessibility, drainage, lighting and pathways. Enhanced park amenities could potentially be through an art element.

Estuary Connection

The Master Plan recommends that the 12th Street area of the lake be redesigned to allow for an open water channel connection to the estuary. The redesign includes opportunities for pedestrian and bicycle connections to the estuary and the expansion of the park.

Improved Park Programs

The Master Plan proposes a new facility be developed to consolidate programs at the Lake, including boating courses, ecology, reading, horticulture, art, and science. Recommendations also include increased park ranger patrol for public safety.

Improved Maintenance

The Master Plan established detailed maintenance programs to provide the necessary level of maintenance for the park. A park conservancy group is proposed to support long-term maintenance of the park.

Lake Merritt Channel Improvements

The planned improvements at Lake Merritt channel build on concepts and principles in the Lake Merritt Master Plan and are elements of Measure DD. Key project components include:

- Restore wetlands and enhance the bicycle and pedestrian paths and green space along the Channel
- Replace the 10th Street culverts with a clear spanning bridge over the Channel
- Improve bicycle, pedestrian, and small boat access, aesthetics and safety at the 7th Street pump station

Pedestrian Master Plan (2002)

The Pedestrian Master Plan was adopted in November 2002, opening with the following vision statement: “To promote a pedestrian friendly environment; where public spaces, including streets and off-street paths, will offer a level of convenience, safety and attractiveness to the pedestrian that will encourage and reward the choice to walk.”

The plan establishes routes, including streets, walkways, and trails that connect schools, libraries, parks, neighborhoods, and commercial districts throughout the City. These routes are shown on the Pedestrian Network map in Chapter 7. Goals of the master plan include ensuring pedestrian safety, developing pedestrian access, provision of pedestrian amenities though streetscaping and land use, education, and implementation.

Existing constraints on walking are identified as pedestrian/motor vehicle conflicts on busy streets and freeways as physical barriers.

Bicycle Master Plan (2007)

The Bicycle Master Plan is the citywide, long-range policy document for promoting bicycling in Oakland. The Plan includes existing conditions, policy recommendations, recommendations for bikeways and support facilities, and an implementation program. Bikeways proposed for the Planning Area are shown on the Bicycle Network map in Chapter 7.

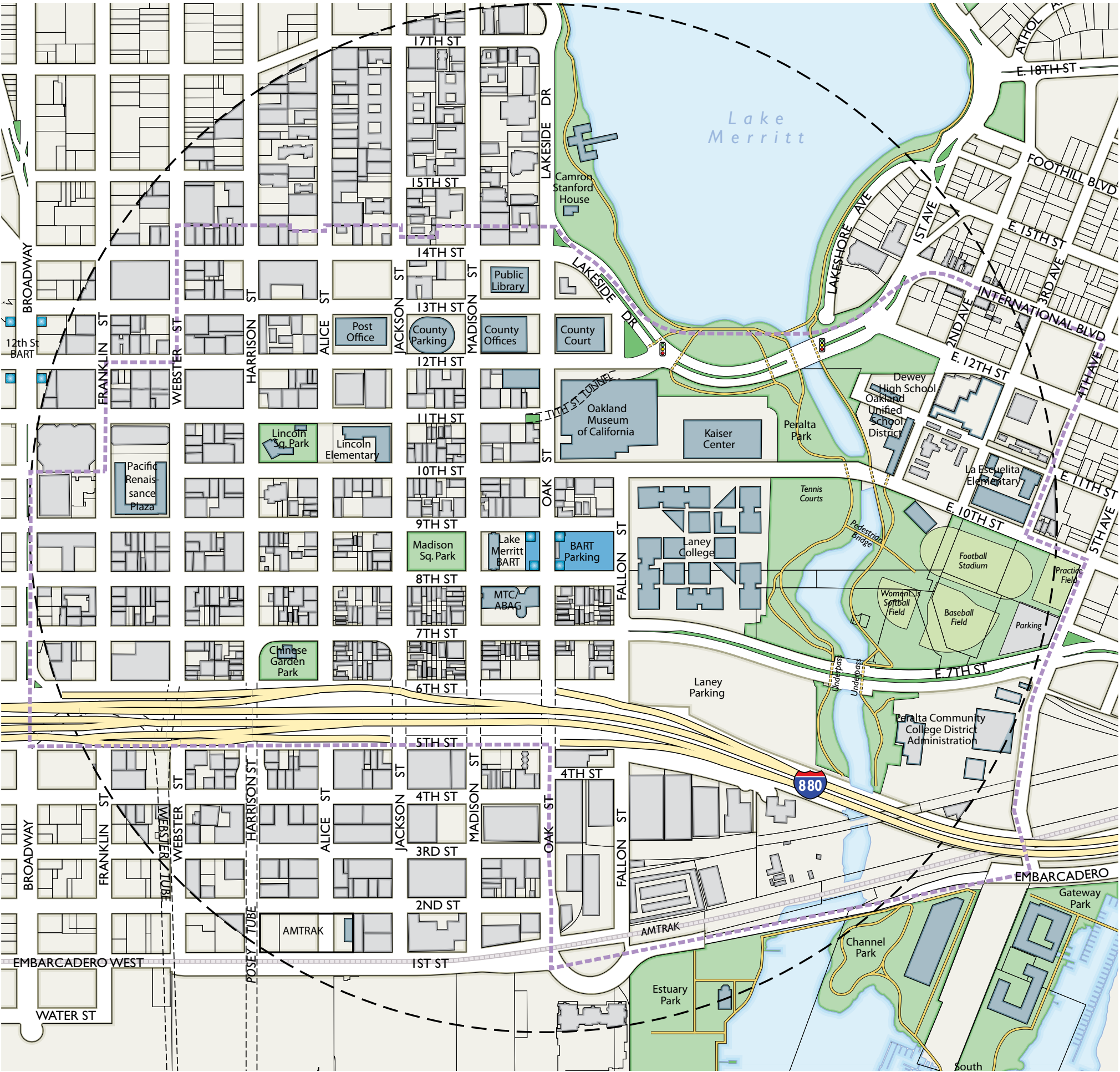
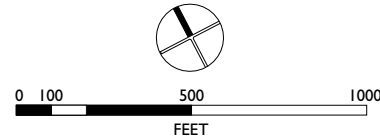


Figure 3.3:
PARK AND CHANNEL IMPROVEMENTS

- Lake Merritt BART Station
- BART Station Entrance
- Park
- City Right-of-Way
- Pedestrian/Bike Path
- Public Buildings/
Major Destinations
- Building Footprints
- Focus Area
- Planning Area -
1/2 Mile Radius
- Amtrak



3.2 Redevelopment Project Areas

The Planning Area is part of two redevelopment Project Areas: Central City East and the Central District. Redevelopment Project Areas are shown in Figure 3.4.

Central City East Redevelopment Plan (2003, Amended 2007)

The Central City East project area covers the eastern part of the Planning Area and includes Madison Square Park, BART, MTC and ABAG, Laney College, and the Estuary. The Central City East Redevelopment Project was adopted by the City Council on July 29, 2003. This is the second five year Implementation Plan for the period of July 29, 2008 through July 29, 2013.

The adoption of the Project Area was in part due to a request for assistance in early 2001 from neighborhood groups in the MacArthur Boulevard area from 73rd to 106th Avenues that requested that the City Council include the area in a redevelopment project. Residents were frustrated with deteriorating conditions along the commercial corridors in the central and eastern portions of the City and the impact on the adjacent residential areas. Residents cited deteriorated and vacant buildings, prostitution and drug trafficking as specific problems impacting the area. The merchants joined the request, which included Foothill and Bancroft Boulevards from High Street to 73rd Avenue. Later Fruitvale and Eastlake neighborhoods asked to be included.

The sub-areas of Central City East are Eastlake/San Antonio (which includes the Planning Area), Fruitvale/San Antonio, Central East Oakland, and Elmhurst.

Goals and objectives as described in the Central City East Redevelopment Plan include:

- Stimulate infill development and land assembly opportunities on obsolete, underutilized and vacant properties in the Project Area.
- Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- Attract new businesses and retain existing businesses in the Project Area, providing job training and employment opportunities for Project Area residents.

- Improve transportation, open space, parking, and other public facilities and infrastructure throughout the Project Area.
- Stimulate home ownership opportunities in the Project Area.
- Improve the quality of the residential environment by assisting in new construction, rehabilitation and conservation of living units in the Project Area, including units affordable to low- and moderate-income households.
- Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

A five-year implementation plan lays out actions to take place between 2008 and 2013. Activities pertinent to the Planning Area are shown in Table 3.3. The Implementation Plan also includes programs to provide, improve, and preserve affordable housing. By State law, at least 20% of tax increment revenues must be set aside into a low- and moderate-income housing fund, and the Redevelopment Agency has adopted a general policy that 25% of all tax increment be allocated to the Housing Fund, subject to certain conditions. The estimated total housing set aside revenue from fiscal year 2008/09 to fiscal year 2012/13 is \$50.6 million.

Projects currently being considered in the Planning Area include an extension of streetscape improvements on East 12th Street and International Boulevard from 5th Avenue to 1st Avenue (potentially extending streetscape improvements that have been completed from 5th to 10th); and streetscape improvements along 5th Avenue from Embarcadero to East 12th Street. These projects would most likely be included in the 2011/2012 fiscal year. Improvements along 5th Avenue could alternatively be completed in coordination with improvements made as part of the Oak to 9th development. Additionally, each year the Redevelopment Agency issues a notice of availability for funds for housing development projects in District.

TABLE 3.3: CENTRAL CITY EAST REDEVELOPMENT ACTIVITIES PERTINENT TO THE PLANNING AREA, 2009 – 2014

PROJECT	DESCRIPTION AND STATUS	EASTLAKE/ SAN ANTONIO PRIOR-ITIES AND EXISTING PROJECTS	TOTAL PROJECTED EXPENDITURE
Retail and Commercial Recruitment Loan Program	Offers low- or zero-interest loans and grants to assist with rehabilitation of retail and commercial properties, create and improve ground floor retail and commercial spaces, attract new tenants to underutilized and vacant buildings, and/or make interior improvements.		\$2,880,000
Façade and Tenant Improvement Program	Provides matching grants to existing businesses for storefront improvements and façade treatments. The Tenant Improvement Program provides a similar service for the interior improvements of commercial buildings that have been vacant for at least six months. Applications accepted on a first come first served basis.	5 Year Priority: Façade Improvements Existing Projects: FIP/ TIP Projects	\$1,500,000
Historic Preservation Program	Various Agency-sponsored efforts and Agency assistance could be used to preserve important resources and/ or eliminate the hazardous conditions in which people live and work by addressing issues such as seismic safety.	5 Year Priority: Historic Preservation Existing Projects: San Antonio Hills Neighborhood Associate Pilot Program	\$250,000
Project Planning	The purpose of this program is to provide funding for outside consultants to develop plans, both physical and strategic, for the project area.	5 Year Priority: Comprehensive Planning Existing Projects: Estuary Plan, Lake Merritt Specific Plan, CCE Strategic Plan	\$450,000
Land Assembly and Relocation Program	Assist private, public, and non-profit developers in assembling small, underutilized and/or poorly configured parcels of property into sites suitable for new development.		\$500,000
Infrastructure Improvements & Community Facilities Program	Infrastructure improvements cover a variety of public works projects, streetscpae projects, or community-based projects focus on the need for new or improved community facilities such as parks, community centers, libraries, open space and cultural facilities. Most projects have been related to streetscape or the undergrounding of utilities.	5 Year Priority: 14th & 23rd Ave streetscape; waterfront connections; bike trails; libraries Existing Projects: 14th Ave streetscape, E. 18th streetscape, 5th Ave streetscape	\$45,220,000
Public/Private Development Program	Through an Owner Participation Agreement or Disposition and Development Agreement, the Redevelopment Agency may grant or loan money to assist new commercial development or expansion of existing commercial facilities.	5 Year Priority: Business Attraction/ Retention	\$4,960,000
Commercial Security/ Crime Prevention Program	These programs may include, but are not limited to, lighting improvements, cameras on commercial corridors, security alarms.	5 Year Priority: Crime prevention Existing Projects: O.P.D. Neighborhood Enforcement Team Patrols	\$8,260,000
Contingency Fund	All Contingency Funds must be used to support existing projects or programs.		\$4,580,000

Source: City of Oakland, Central City East Five-Year Implementation Plan, 2008-2013; Oakland Redevelopment Agency, Central City East Vision & Strategy, May 2009.

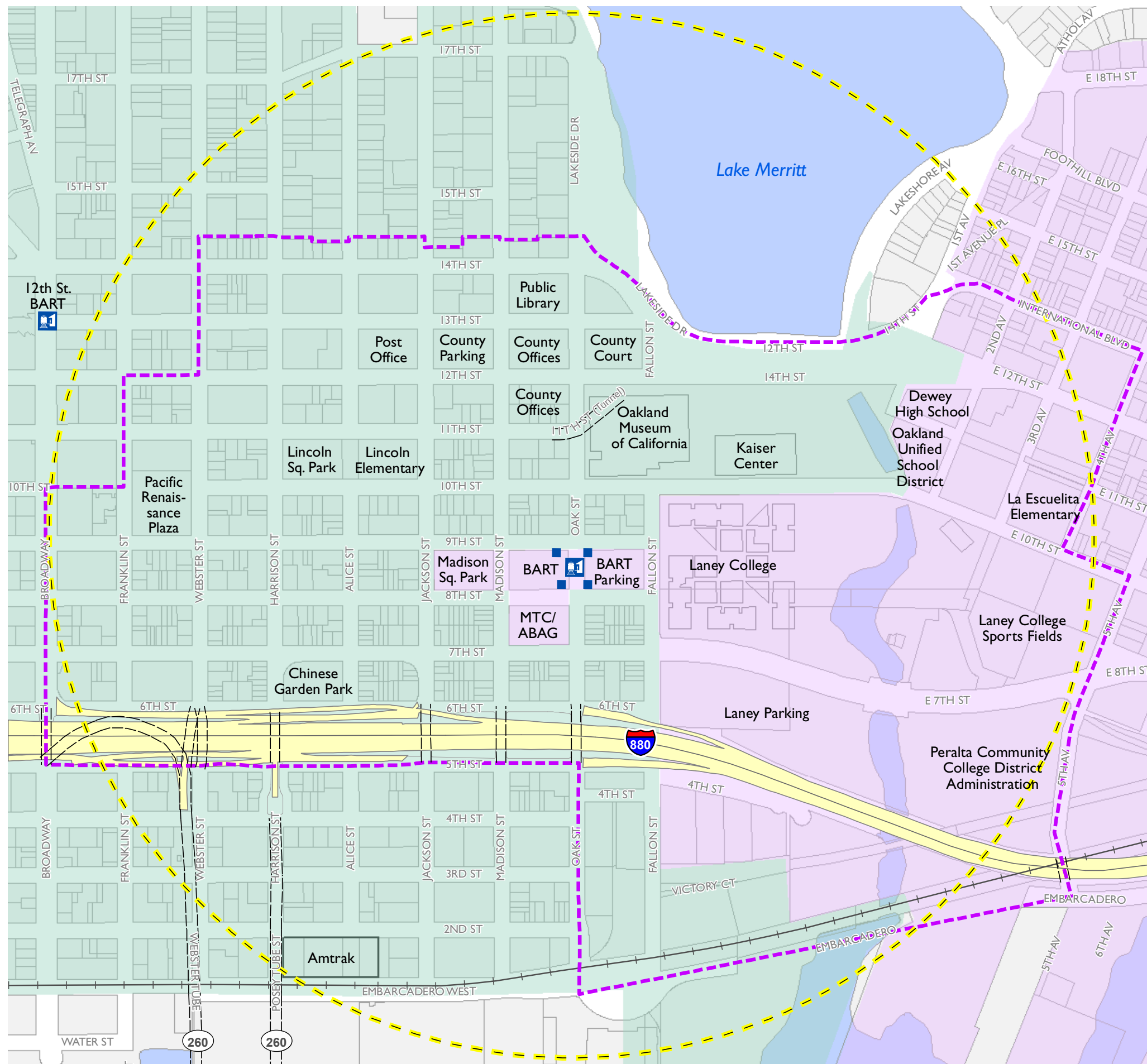


Figure 3.4:
REDEVELOPMENT ZONE

- BART Station Entrance
- BART Station
- Central City East
- Central District
- Focus Area
- Planning Area - 1/2 Mile Radius



0 100 300 500 750 1,000 Feet

Source: City of Oakland and Dyett and Bhatia, 2009.

Urban Renewal Plan for the Central District (1969, Amended 2006)

The Central District covers the western part of the Planning Area and includes the Chinatown core and most of Jack London Square. The Central District Urban Renewal Plan (CDURP) was adopted in 1969, and subsequently amended on numerous occasions. The CDURP designates four activity areas: (1) City Center, (2) Chinatown, (3) Victorian Row/Old Oakland, and (4) Uptown.

The California Health and Safety Code outlines the legal framework for establishing a redevelopment area. In order to establish a redevelopment area, blighting conditions in the area must be substantiated by at least one physical as well as one economic condition as defined by the law. The leading indicators of physical and economic blight in the Central District include:

- Buildings with substandard, defective, or obsolete design or physical construction, which include obsolete interior arrangements, inadequate mechanical/electrical/plumbing systems, light and sanitation and lack of ADA compliance
- Buildings in which it is unsafe or unhealthy for people to live or work
- Underutilized and vacant land or abandoned buildings
- Lots of irregular form, shape, and inadequate size
- Faulty or inadequate utilities
- Hazardous materials contamination
- Above average commercial vacancies or below average lease rates
- Lack of private investment

The goals and objections of the CDURP include:

- Strengthening of the Project Area’s existing role as an important office center for administrative, financial, business service and governmental activities.
- Revitalization and strengthening of the Oakland Central District’s historical role as the major regional retail center for the Metropolitan Oakland Area.
- Establishment of the Project Area as an important cultural and entertainment center.
- Re-establishment of residential areas for all economic levels within specific portions of the Project Area.
- Provisions of employment and other economic benefits to disadvantaged persons living within or near the Project Area.

- Restoration of historically significant structures within the Project Area.
- Improved environmental design within the Project Area, including creation of a definite sense of place, clear gateways, emphatic focal points and physical design which expresses and respects the special nature of each sub-area.

A five-year implementation plan discusses actions to take place between 2009 and 2014. The Agency will likely extend the Redevelopment Plan’s time limit, though currently the Project Area has the following timeline, Redevelopment Plan effectiveness and fiscal limits:

- Time Limit to Incur New Debt: No Time Limit
- Plan Effectiveness/Activity Time Limit: June 12, 2012
- Tax Increment Collection Time Limit: June 12, 2022
- Time Limit to Commence Eminent Domain: June 12, 2009

Activities pertinent to the Planning Area, and their projected expenditures, and their current status are shown in Table 3.4.

The total net tax increment revenue that will be available in the Capital Projects Fund for Agency activities in the Project Area between 2009 and 2013, the last year of the effectiveness of the Project Area’s Redevelopment Plan, is estimated to be approximately \$18.4 million. At least 20% of tax increment revenues must be set aside into a low- and moderate-income housing fund, and the Redevelopment Agency has adopted a general policy that 25% of all tax increment be allocated to the Housing Fund, subject to certain conditions. The Housing Fund is citywide. Total funding for the 25% set-aside into the Low and Moderate Income Housing Fund during the 2009 to 2014 is estimated to be approximately \$73 million, since payments into the Low and Moderate Income Housing Fund continue after the expiration of the effectiveness of the Project Area’s Redevelopment Plan until the end of the Project Area’s time limit to repay all indebtedness in 2023.

TABLE 3.4: CENTRAL DISTRICT REDEVELOPMENT ACTIVITIES PERTINENT TO THE PLANNING AREA, 2009 – 2014

PROJECT	DESCRIPTION AND STATUS	PROJECTED EXPENDITURE
1-1/2% Public Art	Authorizes the allocation of 1.5% of capital construction projects for the commissioning of public artwork. The Cultural Arts Commission helps identify projects and in some cases releases requests for proposals for public artwork.	\$1,924,967
10K Housing Initiative	Aims to attract 10,000 new residents to the Project Area	n/a
Central District Public Facilities: Lincoln Recreation Center Public Facility	The Lincoln Square Park project will provide a new synthetic turf field connecting the park to the adjacent Lincoln Elementary School. The school, as well as four day-care centers and two Head Start Programs use Lincoln Square Park as additional play area. Construction will start summer 2010 and be completed in 2011.	\$491,809
Central District Public Facilities: Chinese Garden Public Facility	Improvements to the Chinese Garden Park include repairs to pathways, concrete pad at the pavilion, resodding of the lawn, tree planting and irrigation systems. Construction is completed.	\$210,675
Downtown Capital Project Support, including funding for the Lake Merritt Specific Pan	Provides equipment, promotional materials and professional services in support of redevelopment activities throughout the Project Area during the next budget cycle. Funding for the Lake Merritt Specific Plan process has been allocated.	\$3,243,673
Downtown Façade Improvement Program	Provides matching grants and design assistance to existing businesses for the purpose of making storefront and façade improvements. The program has been used in Chinatown, in the Jack London District, and by Laney College. Projects are considered for funding a on a first come/ first served basis. Funds are available on a two-year budget cycle. Since 1999 365 facade improvement projects have been completed or are in construction, with 50 projects completed or under construction since April 2009. Projects completed or in construction by focus area include: 10 projects in Chinatown; 39 projects in the Historic Downtown District, 22 in the Lower Broadway Area, 45 in Old Oakland, three on Telegraph Avenue, and 188 in Uptown.	\$2,031,117
The Downtown Tenant Improvement Program	Provides incentives to attract retail, restaurants, arts and entertainment businesses to targeted locations in the Project Area. Projects are considered for funding a on a first come/ first served basis. Historically there has not been enough vacancy in Chinatown for this program to apply. 180 businesses have participated in this program since 2003, with 45 tenant improvement projects completed or in construction since April 2008.	n/a
Parking Garage Development – Franklin 88 Garage Operations	Staff, in cooperation with the Home Owners Association at Franklin 88 issued a Request for Proposals to parking companies to find a new operator that will pay the Agency a minimum monthly payment, plus a percentage of gross revenues, as opposed to the fee-for service arrangement that is in place with the current operator. New operator is in place.	\$450,000
Streetscape Master Plan	Improvements consist of repair and/or restoration of existing pavement, widening existing sidewalks, constructing pedestrian bulb-outs, introducing new landscaping such as street trees, improving signage and striping, installing new lighting, modifying existing traffic lane patterns, and creating bikeways. Projects planned now are primarily around Broadway and Telegraph Avenue, and some in Old Oakland. Additional small projects could be funded, possibly using matching grants.	\$3,053,003

Source: City of Oakland Central District Redevelopment Project Five-Year Implementation Plan, 2009-2014.

3.3 Plans for Transit-Oriented Development

The Planning Area is focused on transit-oriented development, based on both regional and city policies and the location of the Lake Merritt BART station at the center of the area. The policies and plans, in addition to policies included in the General Plan listed above, include those from: the Metropolitan Transportation Commission, BART guidelines, state programs for transit-oriented development, and the recently completed Lake Merritt BART Station Area Community Engagement Report (2009).

Metropolitan Transportation Commission (MTC)

Station Area Planning Manual (2007)

The Station Area Planning Manual is intended to serve as a companion to MTC’s Transit Oriented Development (TOD) Policy, and for Priority Development Areas under the Focusing Our Vision (FOCUS) program, to assist jurisdictions with decision-making as they complete planning efforts around Bay Area transit hubs and corridors.

The manual defines seven Bay Area Place Types and is intended to help cities self-identify their vision for the future of station areas based on characteristics such as land use mix and transit mode. It also presents simple guidelines for new development within a given station area according to Place Type. Development guidelines include such elements as typical housing types, total units per station area, and total jobs per station area.

TABLE 3.5: STATION AREA PLANNING MANUAL DEVELOPMENT GUIDELINES

STATION AREA PLACE TYPE ¹	REGIONAL CENTER
Housing Mix (New Development) ²	High rise & mid rise apartments/condos
Station Area Total Units Target ³	8,000 – 30,000
New Project Density (New Housing) ⁴	75 – 300 du/acre
Station Area Total Jobs Target	40,000 – 150,000
Minimum FAR (New Employment Development)	5.0 FAR
¹ . Station Area typically refers to half mile radius around station or roughly 500 acres	
² . See attached building types for more detail on each type	
³ . The MTC TOD Policy corridor housing thresholds—which represent an average for the entire corridor—still apply to Resolution 3434 Transit Expansion projects	
⁴ . Allowable densities within the 1/2-mile station area should fall within this range and should be planned in response to local conditions, with higher intensities in close proximity to transit and neighborhood-serving retail areas	

Source: MTC, Station Area Planning Manual, 2007.

As a place type, the Lake Merritt Station area currently has a split identity: as a residential neighborhood it resembles an “Urban Neighborhood” station. However, with its concentration of governmental and institutional uses (including Laney College and the Oakland Museum of California), and its location just outside the Oakland downtown core, it has some aspects of a “Regional Center.” As described in the request for proposals for the Lake Merritt Station Area Plan, one of the intents of the Plan is to move Lake Merritt towards the Regional Center type. Table 3.5 summarizes the development guidelines for a Regional Center place type.

Priority Development Area

The Lake Merritt Station area has also been identified as a Potential Priority Development Area (PDA) by Association of Bay Area Governments (ABAG), Bay Area Air Quality Management District (BAAQMD), San Francisco Bay Conservation and Development Commission (BCDC), and the Metropolitan Transportation Commission (MTC). PDAs are locally-identified, infill development opportunity areas within existing communities. They are generally areas of at least 100 acres that are served by transit, where there is local commitment meeting the needs of residents through development of more housing, amenities, and services in a pedestrian-friendly environment. To be eligible to become a PDA, an area has to be within an existing community, near existing or planned fixed transit or served by comparable bus service, and planned for more housing.

Planned PDAs would be eligible for capital infrastructure funds, planning grants, and technical assistance while Potential PDAs would be eligible for planning grants and technical assistance, but not capital infrastructure funds. Potential PDAs will be changed to the Planned category upon the jurisdiction’s adoption of the applicable land use plan and resolution.

BART Guidelines

On July 14, 2005, the BART Board adopted a Transit-Oriented Development (TOD) Policy. For BART, the goals of TOD are to:

- Increase transit ridership and enhance quality of life at and around BART stations by encouraging and supporting high quality transit-oriented development within walking distance of BART stations.
- Increase transit-oriented development projects on and off BART property through creative planning and development partnerships with local communities.
- Enhance the stability of BART’s financial base through the value capture strategies of transit oriented development.
- Reduce the access mode share of the automobile by enhancing multi-modal access to and from BART stations in partnership with communities and access providers.
- BART published Transit-Oriented Development (TOD) Guidelines in 2003 to help guide planning and development around BART stations. BART recommends at least 20 residential units per acre and ten jobs per acre near BART stations.

Transit-Oriented Development (TOD) is an implementing strategy in the adopted 2008 BART Strategic Plan.



Lake Merritt BART Station.



Bus transit and bikes.



Walking areas for transit-oriented development.

State Programs for Transit-Oriented Development

The State of California has adopted TOD Housing Program Guidelines. This program is funded by Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The program will provide financial assistance for the development of housing and related infrastructure near public transit stations. Oakland is one of the qualified urbanized areas for the TOD Housing Program.

Eligible projects must meet the following criteria:³

- Consist of at least 50 residential units, of which at least 15% are “restricted units” for low- or very low-income households.
- Within one-quarter mile from the Station
- Within one-half mile from the Station along a walkable route (free of negative environmental conditions that deter pedestrian circulation such as barriers, lack of sidewalks, noisy vehicular tunnels, streets and arterials without regulated crossings, or stretches without lighted streets)
- Residential units must have a minimum net density of 60 units per acre and mixed-use projects must have a minimum of 3.0 floor area ratio (FAR).

Lake Merritt BART Station Area Community Engagement Report (2009)

In November 2008, the City of Oakland partnered with Asian Health Services (AHS), the Oakland Chinatown Chamber of Commerce and the Asian Pacific Environmental Network (APEN) to begin community outreach for the Lake Merritt Station Area Plan. Four well-attended community meetings were conducted from 2008 to 2009 and a 19-question survey which garnered 1,100 results was conducted in March and April 2009. AHS and the Oakland Chinatown Chamber of Commerce collected 610 surveys and APEN collected 525 surveys. Community priorities and goals were summarized from the comments received at the community meetings and survey results.

A key insight provided in the Report is that the people that attended the meetings and responded to the survey felt strongly that the Lake Merritt BART Station Neighborhood is Chinatown. The report includes a history of Chinatown and specifically of planning efforts in Chinatown and the impact of those efforts on the Chinatown community.

A wide range of ideas and concerns were raised through the community engagement process. The community priorities, which are reiterated throughout the report, include:

Public Safety

- Create safe public spaces
 - Increase foot traffic and create job opportunities by attracting small businesses
 - Create a friendly, safe, and transit-oriented environment with better lighting and pedestrian improvements to enhance Chinatown and Laney College
 - Strengthen linkages to key destinations within the area, including Oakland Chinatown and Laney College
- Promote safer streets
 - Reduce traffic throughout the neighborhood
 - Improve and maintain sidewalk
 - Ensure cleanliness and safety of streets and intersection crossings
- Improve community police services
 - Establish a police sub-station by the Lake Merritt BART Station
 - Include violence prevention programs and policies

Jobs

- Increase the number of good jobs that match the community profile
 - Ensure the jobs will have living wages and benefits
 - Emphasize jobs in green industries
- Provide a job training center in the neighborhood and partner with local institutions to establish effective programs
 - Incorporate green job training opportunities

Housing

- Prevent the loss of existing affordable rental (including senior) housing
- Prevent involuntary displacement of residents due to housing costs or redevelopment activity
 - Provide special protections for immigrants with limited English

- Develop new rental and for sale housing within the project area for individuals and families of all sizes and all income levels (from extremely low to above moderate)
 - Ensure a housing mix that meets current and projected needs of families with children, and disabled and senior residents
 - Provide a variety of incentives and subsidies to ensure the financial feasibility of affordable housing
- Promote healthful homes that are environmentally friendly and that incorporate green building methods

Community Facilities and Open Space

- Preserve and improve existing parks and recreation centers
- Ensure access to parks and open space for youth and seniors
- Increase the number of safe parks and open spaces available to the community
- Establish a community garden
- Create a multi-use recreational facility to serve both youth and seniors
- Build new neighborhood parks and athletic fields/areas for cultural activities, such as tai chi
- Promote library programs for youth, families, and seniors
- Ensure adequate capacity of school and recreation facilities

Business

- Promote new grocery stores, farmers markets and restaurants that sell nutritious and affordable food to community members and that generate new jobs in the food sector
- Seek to attract new businesses, including needed pharmacies, banks, and bookstores
- Extend Chinatown business uses in the direction of the Lake Merritt BART Station to expand and reinforce existing businesses

Transportation

- Preserve and strengthen the neighborhood’s good public transit and walkability
- Reduce truck and car traffic in order to reduce noise and greenhouse gas emissions
- Expand modes of transportation serving the neighborhood. Ensure pedestrian safety with improved sidewalks and intersection crossings

- Ensure compatibility of pedestrians, cyclists, and autos with street improvements that reduce traffic volume and speed
- Improve parking serving Chinatown and the BART station

Cultural Preservation

- Ensure that public services and spaces proposed preserve and reflect the cultural history and aspects of Chinatown’s historic geography

Community Engagement

- Ensure opportunities for effective community participation by Chinatown residents and organizations in the further development of the Specific Plan
- Enable the community to monitor implementation of the Specific Plan

Health

- Improve air quality as a public health measure
- Increase health and medical services available to the community
- Cleanup air, soil and water contamination (including trash on the streets)
- Reduce noise levels
- Ensure the cleanliness of public outdoor places
- Provide public bathrooms and trash containers
- Conduct anti-litter campaigns

3 State of California, TOD Housing Program Guidelines, February 4, 2009.

3.4 Other Existing Planning Area Plans and Studies

State of California Tidelands Trust

Land along the Lake Merritt Channel is part of the Tidelands Trust, as shown on this page. The Port of Oakland serves as trustee of these lands under authority granted by the California State Lands Commission, which has oversight of all Tidelands Trust property in California. The Tideland Trust imposes three principal conditions:

- Land uses are limited to Trust purposes;
- Sale of fee title to Trust property to private entities or persons is prohibited, although ground leases of up to 66 years are allowed; and
- Revenues received by the trustee from the use of Trust property must be devoted to Trust purposes.

Permitted uses under the Tideland Trust generally include harbors and aviation, as well as uses that attract people to the waterfront, promote recreation, protect habitat, or preserve open space. Thus, visitor-serving retail uses, hotel, entertainment, and recreation uses are generally permitted under the Tideland Trust. However, residential, non-trust-related office, industrial, and research and development uses are generally not permitted uses of Tideland Trust properties.

County of Alameda

Draft County of Alameda Real Estate Master Plan (2009)

The Master Plan serves as a tool for planning and decision-making for a substantial portion of the County’s office and parking real estate portfolio in Oakland and Hayward. The overall project goal was to determine the most effective and efficient use of County properties, with the added objectives of:

- Generating revenues and reducing operating costs;
- Adding real estate value to County properties;
- Identifying best practices in the physical work environment;
- Enhancing productivity, creativity, customer service, and encouraging cost efficiencies; and
- Being cognizant of how sustainability and green practices can influence the Plan.

Of note within the Lake Merritt area existing conditions is that the ALCO Park Parking Garage is seriously deteriorated and

needs to be replaced. Parking for employees and visitors in the Lake Merritt County Center area is in short supply. Only about 20% of employees regularly use BART or some other form of public transportation to reach the County Center, less than four blocks from the County Administration Building.

The County estimates that it will require approximately 100,000 square feet of office space in the study areas by 2027/28 to meet the projected headcount for growth. Numerous scenarios were developed, analyzed, and discussed with the County’s project management team. A final scenario has not yet been chosen, but the amount of space needed in the Lake Merritt Planning Area varies from 394,000 to 560,000 gross square feet (GSF) of pre-dominantly office space. Final decisions have not been made.

Oakland Public Library

2006 Master Facilities Plan

The vision for the Oakland Public Library system is to improve all the libraries in the system, to supplement the system with new branches in the underserved areas, and to revitalize and expand the Main Library. The Library proposes to do this with three different types of libraries: Neighborhood Libraries, community Libraries, and the Main Library. Recommendations for the Main Library include significant expansion to increase the space available for public services. The vision was undefined in the 2006 Master Facilities Plan with a preliminary vision for a revitalized Main Library that will be a combination of traditional and new library services in a facility that serves as a physical and metaphorical beacon to all users.

Feasibility Study of the Adaptive Reuse of the Kaiser Arena as a New Main Library Draft Report

The existing Main Library is outdated, over capacity, and in need of revitalization and expansion, as identified in the Master Facilities Plan. In January of 2006 the City closed the doors of the nearby Henry J. Kaiser Convention Center after years of unsuccessful attempts at finding an economically sustainable operating model. The City suggested that the adaptive reuse of the least-used arena portion of the Center be considered as a possible site for a new Main Library. The feasibility of this option is the topic of the Report. The Report gives a detailed summary of the space available at the Kaiser Convention Center and notes that reuse of the Center is important to prevent deterioration.

The Report finds that the Center is a very desirable location for the new Main Library and envisions it as an anchor to a new Cultural District with Laney College and the Oakland Museum of California. The Report found that the Center could accommodate the needs of the new Main Library, and completed a detailed assessment of the technical feasibility of use of the site, and a cost plan for implementation. A bond measure to acquire and move the Main Library to the Kaiser Center was not successful.

Peralta District Administrative Complex Facilities Master Plan (2009)

The Master Plan provides recommendations regarding the Peralta District Administrative Complex, which is located south of East 7th Street, between the Lake Merritt Estuary and Fifth Avenue. The first phase of the Master Plan addresses the primary needs of the various departments at the District Administrative Complex. These recommendations include the modernization of existing buildings, construction of new buildings to provide additional space, and a new parking layout and landscaping.

Phase I : 2009 - 2014

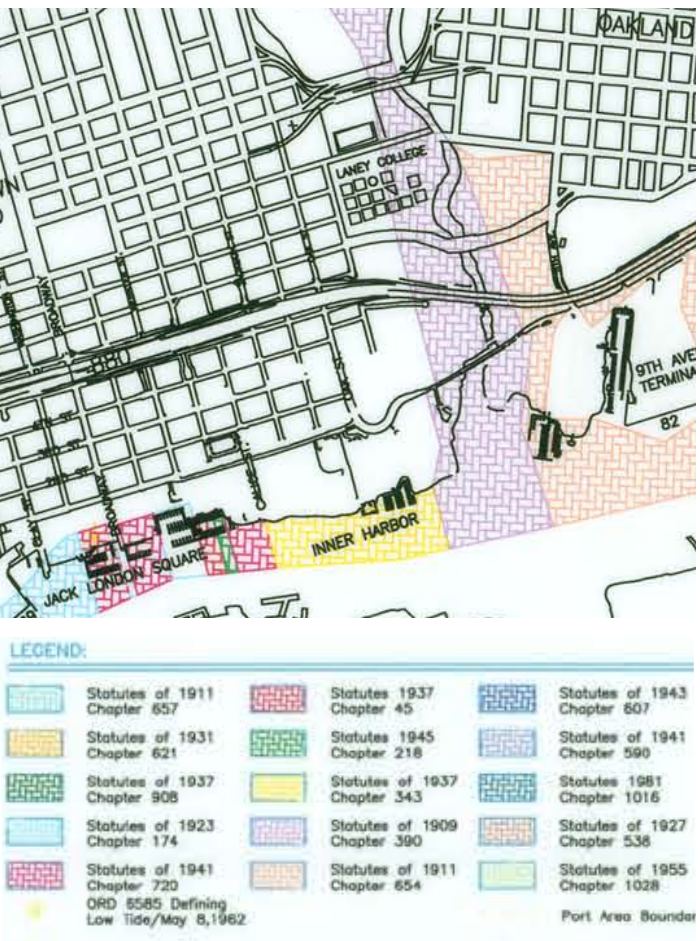
1. One story Prefabricated Steel Warehouse 10,000 sq. ft.
2. Two story prefabricated building 18,00 sq. ft.
3. Modernize Physical Plant Building 3,500 sq. ft.
4. Modernize Conroy Building 5,451 sq. ft.
5. Modernize DAC Building 18,936 sq. ft.
6. Modernize Rear Shed Structure 3,047 sq. ft.
7. Provide new parking layout and landscaping.

Phase II: 2014 - 2018

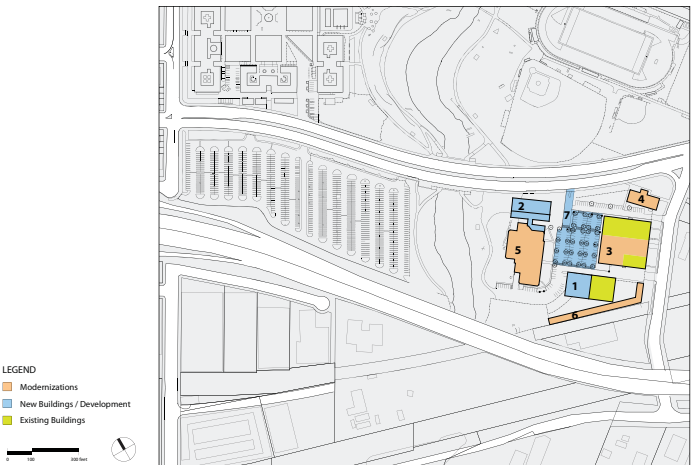
1. Parking Structure 425,260 sq. ft. / 1,600 parking spaces.
2. Six Story Multi-Use Building, 80,000 sq. ft.
3. Exterior Plaza & Landscaping.

Phase III: 2018 - 2022

1. Three story DAC Building approximately: 60,000 sq. ft.
2. Complete Plaza & Landscaping.
3. New One story Child Care Center 8,661 sq. ft..
4. Modernize parking area.
5. Joint venture with City of Oakland to narrow street.



Tidelands Grant Land, 2001.



Peralta Master Plan Phase I.

Laney College Facilities Master Plan (2010)

In order to create a more modern aesthetic the Laney College community expressed an interest in redesigning the campus to have more of an outward focus or welcoming atmosphere. Serving nearly 15,000 students the college is committed to providing high quality career technical education and transfer education for continuing on to 4-year institutions. With both of these educational priorities, the college also provides the foundation skills necessary to succeed in all programs and services. The Facilities Master Plan serves as a 5-10 year roadmap for improving the learning environment and physical resources in order to better serve the local and global community needs.

The focus of facility upgrades, enhancements, and redevelopments over the past five years has been directly related to a revitalization of community engagement and a commitment to realizing the college mission and strategic directions. Future facilities improvements are at the heart of the institution’s commitment to remaining an educational beacon for change in the Bay Area. Considering the grand scope of the facilities goals, the implementation process consists of three phases of planning that will determine the feasibility of proposed solutions with special consideration for possible disruption to the college and swing space requirements, the benefit to programs and services, the total cost of ownership for all projects, and the sources of funding recommended for each project.

Phase 1

The Facilities Planning Committee has engaged the various Laney constituencies to brainstorm possible strategic solutions to achieve the above Facilities Goals as part of the first phase of the implementation process. In this phase of planning, the committee created four scenarios that combine constructing new buildings with renovating existing buildings in order to encourage interdisciplinary collaboration and improve the quality of educational programs and services. The scenarios are conceptual and will require more in-depth analysis to determine their feasibility.

In developing these scenarios the Facilities Planning Committee determined that certain projects, including the Laney Theatre renovation, College-wide Infrastructure upgrades, Locker Room modernization, College grounds reforestation, and Interactive Learning Environments (or “Smart Classrooms”), would be the same in all scenarios and are therefore considered to be included in each. In addition there are construction projects that are currently underway, including the Laney Tower renovation, Student Center renovation, and Athletic Field House Complex, that are also listed below.

Scenario A

In collaboration with the City of Oakland and other stakeholders and in conjunction with the Lake Merritt BART Station Project, Measure DD Lake Merritt Estuary Project, and the Oak to 9th Street Project:

- Connect East 6th Street with 5th Avenue (crossing over existing Laney Parking Lot, Lake Merritt Channel, and Peralta Community College District stockyard).
- Redevelop East 7th Street (between Fallon and 5th Avenue) to unite all of Laney College real estate. Build a pedestrian bridge in place of a the E. 7th St. Bridge (redirecting E. 7th traffic to the new E. 6th St. from either Fallon or Oak).
- Construct a large multi-use parking structure on a portion of the existing parking lot and the potentially acquired E. 7th Street footprint.
- Build a new Science and Technology Building on another portion of the existing parking lot and the potentially acquired E. 7th Street footprint.
- Acquire, renovate and repurpose the Henry J. Kaiser Convention Center to include Performing Arts departments, Art Gallery and Internet Cafe, a new PE complex that includes a Gymnasium, Locker rooms, and Fitness Center, and District Health Services Clinic.
- Convert old Library into a one-stop Student Services Center.
- Convert the old Gymnasium into a Green Technology building.
- Reallocate lower floors of buildings A, B, F and G and renovate where necessary for the expansion various CTE programs.
- Reallocate upper floors of buildings A, B, E, F, and G and renovate where necessary for the expansion of various Transfer Education and Foundation Skills programs.

Scenario B

- Build a new Science and Technology Building on the current Eagle Village footprint.
- Build a new Library/Learning Resource Center by replacing the existing Library.
- Convert building A into a one-stop Student Services Center.
- Reallocate lower floors of buildings B, F and G and renovate where necessary for the expansion various CTE programs.
- Reallocate upper floors of buildings B, E, and G and

renovate where necessary for the expansion of various Transfer Education and Foundation Skills programs.

Scenario C

- Build a new Library/Learning Resource Center on the current Eagle Village footprint.
- Convert old Library into a one-stop Student Services Center.
- Convert building A into a new Science and Technology Building.
- Reallocate lower floors of buildings B, F and G and renovate where necessary for the expansion various CTE programs.
- Reallocate upper floors of buildings B, E, and G and renovate where necessary for the expansion of various Transfer Education and Foundation Skills programs.

Scenario D

- Build a new Library/Learning Resource Center on the current Eagle Village footprint.
- Convert old Library into a new Design and Technology Center to include Graphic Arts, Photography, Media Communications, Journalism, Architecture and Engineering, and CIS.
- Convert upper floor of building A into a new Science complex.
- Convert upper floor of building B into a new Cosmetology complex.
- Renovate lower floor of building B for the expansion of Environment Control Technology and Electricity and Electrical Engineering departments.
- Renovate upper floor of building G for the expansion of various Transfer Education and Foundation Skills programs.

Phase 2

For phase 2 of planning, the college will enlist the support of an architectural consultant to evaluate the Facilities Goals, Implementation Scenarios, and existing architectural designs, to suggest amendments to the scenarios, to propose a new scenario that can be vetted through the college constituencies, and to estimate the costs for all projects that have not been designed.

Phase 3

The final phase of planning will involve the engaging of community partners that may be involved in other community development plans to look for opportunities to collaborate on construction projects.

Implementing a Scenario

After engaging the community to help the college select the preferred scenario to become the Facilities Master Plan, the college will begin by determining how much of the projects/goals can be achieved by using the Measure A funds currently earmarked for Laney College, independent of matching funds from any other source. The college will also seek other sources for funding the remaining construction projects in the Master Plan.

Measure A

Alameda County voters passed Peralta Colleges’ \$390 million Measure A bond in 2006. The sale of bonds is directed towards renovating aging classrooms, building new science and technology labs and modernizing facilities. Current construction projects that relate to Laney and are funded under Measure A include:

- Renovate the Administration Tower.
- Renovate the Student Center.
- Complete the Athletic Field House complex.
- Install Smart Media into 12 lecture rooms throughout the campus.

District Facilities Master Plan Projects that Relate to Laney

- Install Security Cameras to monitor all PCCD campuses.
- Modernize all facilities for accessibility according to current ADA standards.
- Improve HVAC systems throughout the district.
- Create a District-wide Health Services Clinic.
- Install solar panels throughout the district.
- Upgrade elevators throughout the district.