

# Lake Merritt Station Area Plan: CSG Meeting #8

## Land Use: Buildings and Public Spaces



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Urban and Regional Planners

June 27, 2011

# CSG Working Meeting

- **Today: Detailed vision with maps and images**
- **Work to date:**
  - *Completed two subarea community meetings*
  - *CSG meeting re: BART sites*
  - *CSG meeting re: New Development*
- **Summer CSG Meetings – Detailed Proposals**
  - *June 27*
  - *July 18*
  - *August 8*
- **Community Meeting – Sept. 12**
- **Emerging Plan and Mini-Alternatives Analysis – Oct. 14**
- **Public Draft Preferred Plan and Review – Dec. to March**

# Vision

- Create a financially feasible, implementable plan that is the result of an authentic community engagement process and is inclusionary of all community voices.
- Create a more active, vibrant, and safe district to serve and attract residents, businesses, students, and visitors.
- Provide for community development that is equitable, sustainable, and healthy.
- Increase use of non-automobile modes of transportation.
- Increase the housing supply to accommodate a diverse community, especially affordable housing and housing around the BART station.

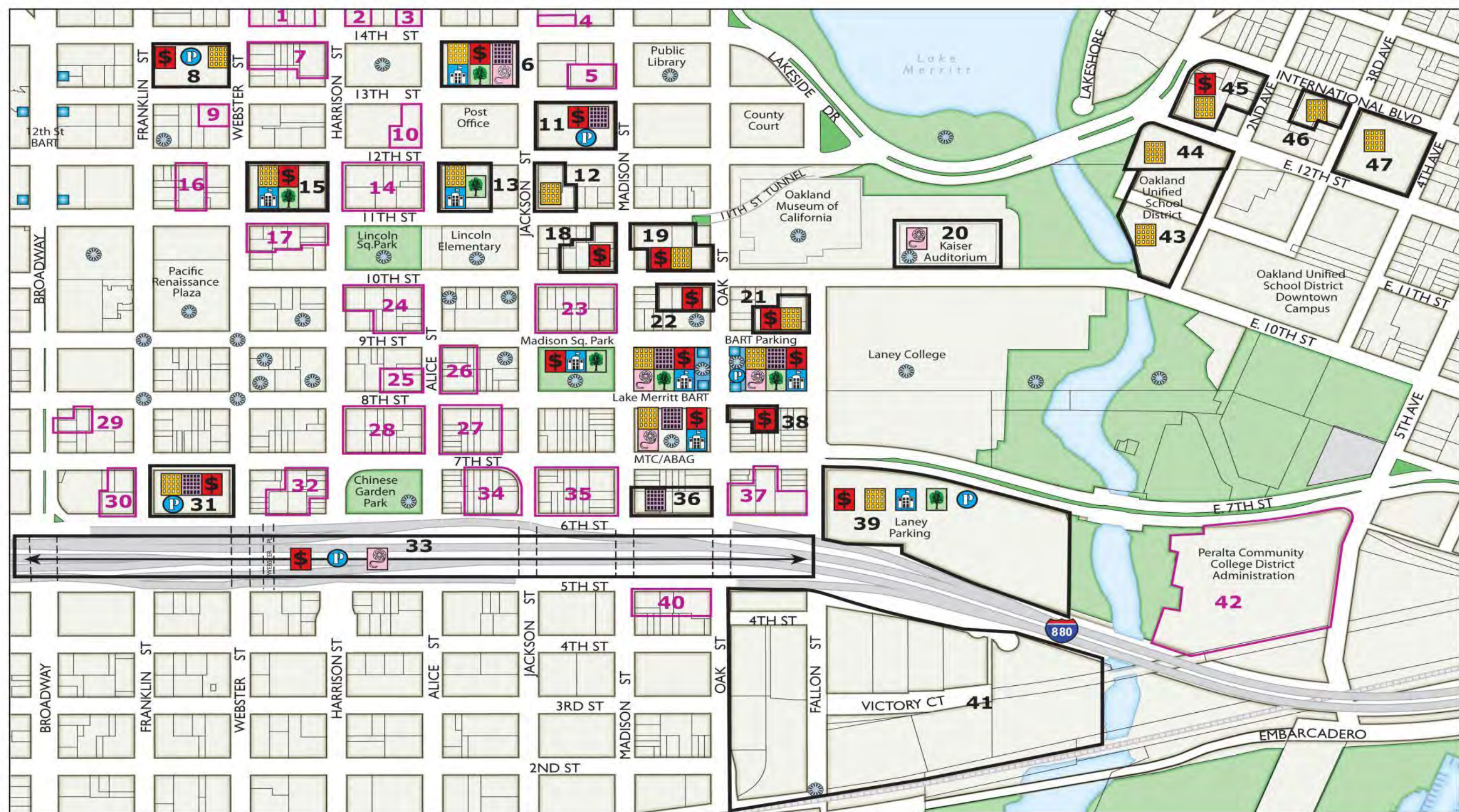
# Vision

- Increase jobs and improve access to jobs along the transit corridor.
- Provide services and retail options in the station area.
- Identify additional recreation and open space opportunities.
- Celebrate and enhance the heritage of Chinatown as a cultural asset and a regional community destination.
- Establish the Lake Merritt Station Area as a model with innovations in community development, transportation, housing, jobs, and businesses and environmental, social, and economic sustainability, and greenhouse gas reductions.

# Goals

- Community engagement
- Public safety
- Business
- Jobs
- Housing
- Community facilities and open space
- Transportation
- Community and cultural anchor and regional destination
- Health
- Redevelopment of key publicly owned blocks near bart
- Green and sustainable urban design



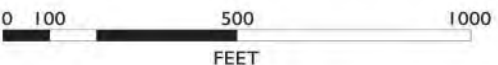


# Lake Merritt Station Area Summary of Community Feedback: Land Use

- Housing Mixed Use
- Shopping/Dining
- Office Mixed Use
- Community Facilities
- Park/Public Spaces
- Entertainment/Attractions
- Parking
- 3** Three or more groups in agreement\*
- 4** Diverse or No Recommendations\*
- Existing Community Resources to Preserve/Enhance
- BART Station Entrance

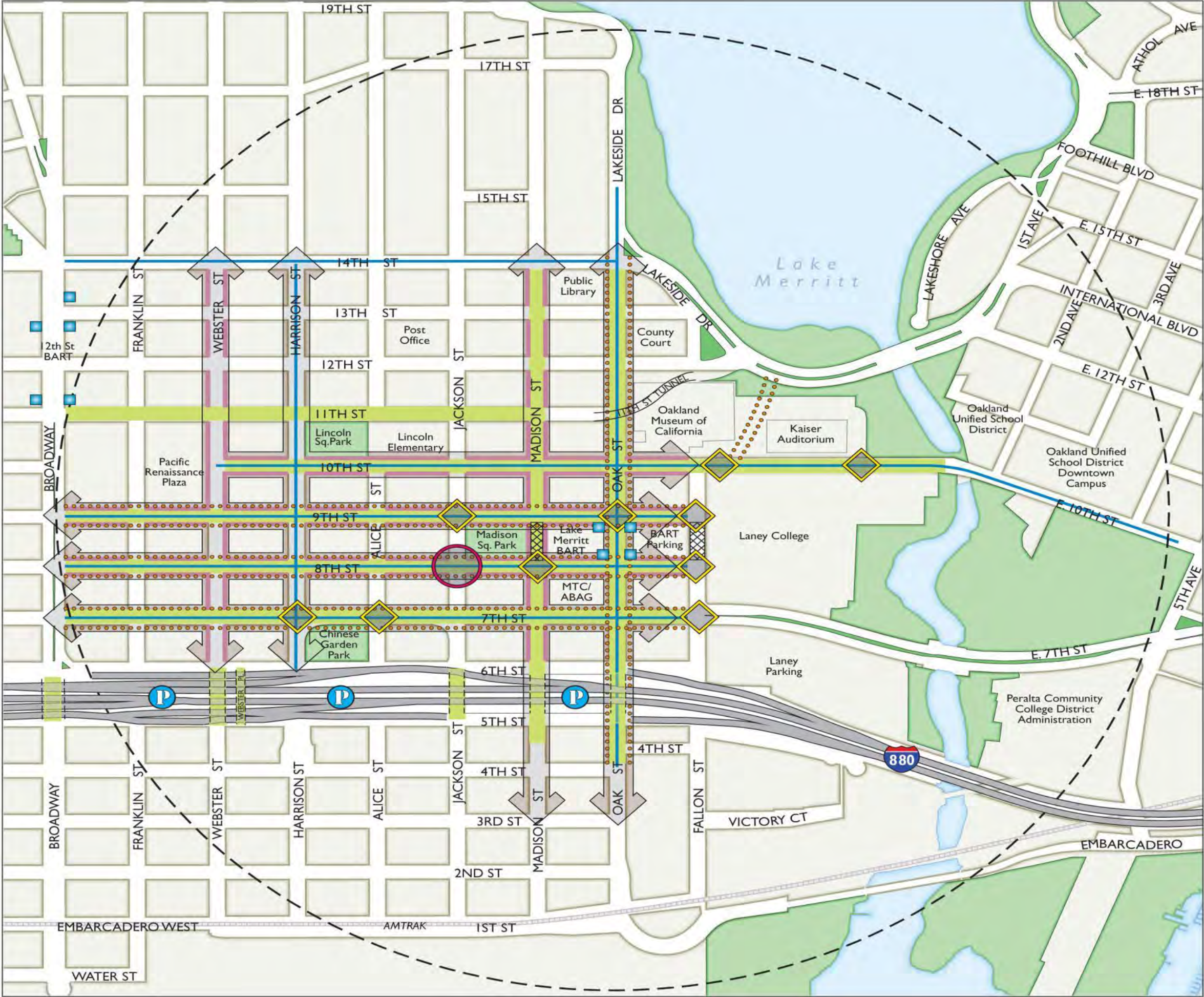
\*These sites correspond to those listed in Table 2-2. For most sites, a wide variety of uses were suggested. However, sites where three or more groups at the community workshops recommended the same types of land use are graphically depicted with a black, bold outline. On those sites, icons representing the land use types that were most frequently suggested are also illustrated. For sites where there was either no feedback or no one land use was suggested by three or more groups, they are graphically depicted with a thin, red line outline.

This feedback has not yet been reviewed for its economic or technical feasibility.



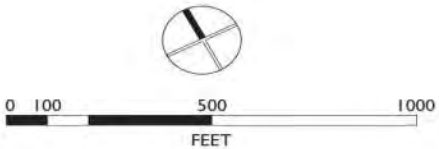


Lake Merritt Station  
Area Summary of Community  
Feedback:Transportation



- Add Trees/Distinctive Street Design
- Key Bicycle Street
- Key Pedestrian Street (Main Street on 8th)
- Convert to Two-way
- Widen Sidewalk
- Gateway
- Close or Modify Street
- Intersection/Pedestrian Crossing Improvement
- Add Parking
- BART Station Entrance
- Planning Area - 1/2 Mile Radius

Note:  
The map illustrates preferences that were shared by three or more groups at the community workshops.  
  
This feedback has not yet been reviewed for its economic or technical feasibility.





# Transportation

- **Improved Lighting and Safety Measures**
- **Streetscape is expensive – lowest cost and best results**
  - *Bike lanes, street trees, lighting, and delivery restrictions*
- **Street Narrowing and New Streetscape – with project**
  - *Fallon Street – 8<sup>th</sup> to 10<sup>th</sup>*
  - *Madison Street – near BART Station*
  - *Add street trees, park, bulb-outs, lighting*
- **Low-Volume Streets: 9<sup>th</sup>, 10<sup>th</sup>, and 13<sup>th</sup> (Fallon to Harrison/Webster)**
  - *One-way to two-way*
  - *Add bike lanes (and one side wider sidewalks) instead of travel lane*
  - *Review street redesign opportunities*
  - *10<sup>th</sup> Street has greatest flexibility – look at adding angled parking, adding landscaping, and making 10<sup>th</sup> Street a rain garden*



# Transportation

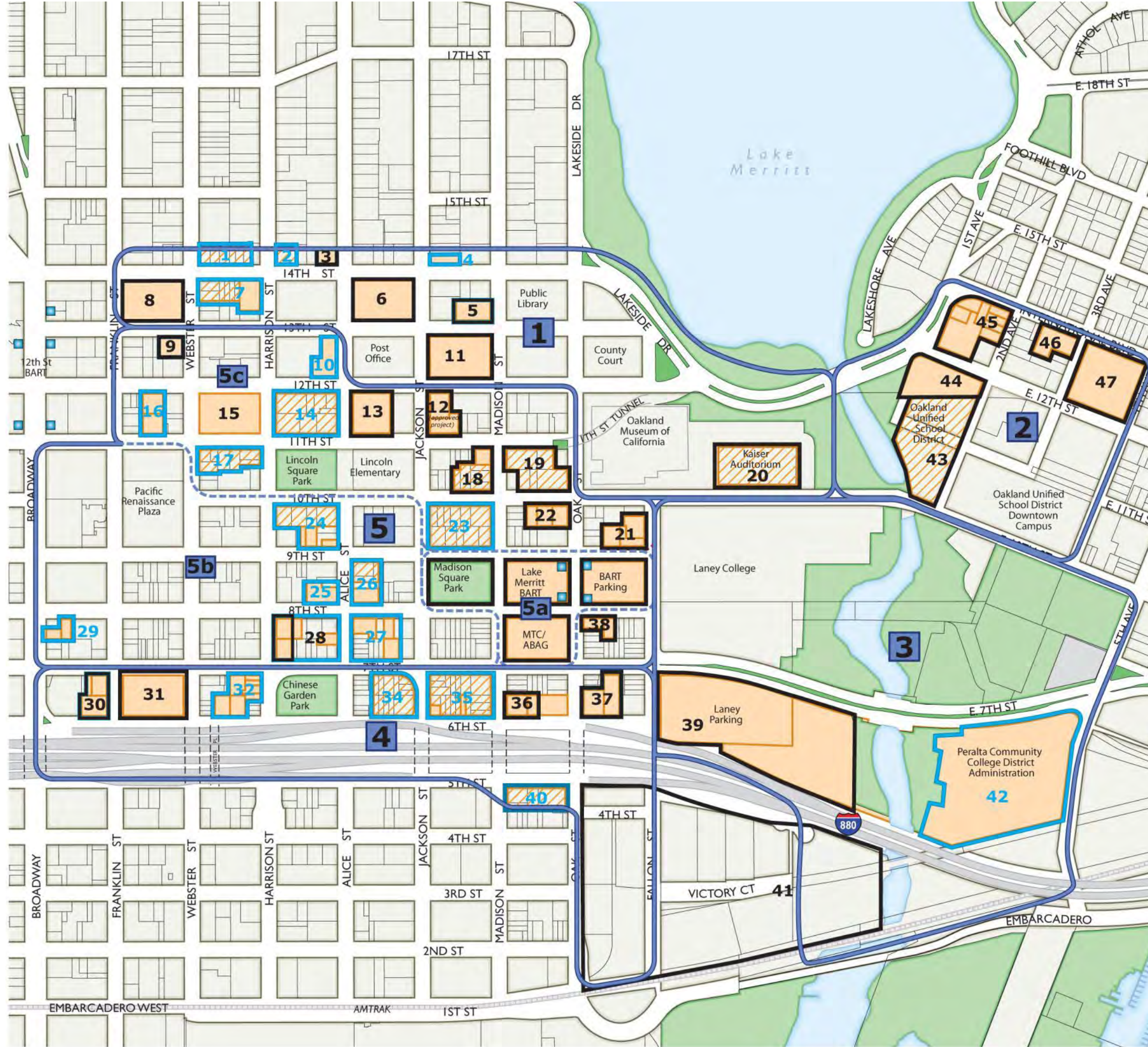
- **Remove lanes for bikes and/or streetscape improvements**
  - *Oak Street – 4 lanes to 3 lanes - add bike lane*
  - *Madison Street – 3 lanes to 2 lanes - add bike lane*
  - *8<sup>th</sup> Street – 4 lanes to 3 lanes, add transit amenities*
  - *7<sup>th</sup> Street – Too much traffic to lose any lanes up to Fallon Street*
  - *7<sup>th</sup> at Laney - consider narrowing or other changes*
- **Street Redesign – Trees, Street Lights, Bulb-outs, etc**
  - *Chinatown Core*
  - *14<sup>th</sup> Street – Lights*
  - *Alice Street – 11<sup>th</sup> to 14<sup>th</sup>*
  - *Madison Street*
  - *Oak Street*
  - *7<sup>th</sup> Street*
  - *8<sup>th</sup> Street*

# Transportation

- **Improve 10<sup>th</sup> Street from Oak Street going east**
- **Improve freeway undercrossing at Oak Street**
  - *Consider for the longer term improvements to under crossings at Madison, Jackson, Webster, and Broadway*
- **Discuss with ACTIA and Alameda changes to freeway exits, and specifically the left turn onto 6<sup>th</sup> Street**
- **Describe visually a gateway location on 8<sup>th</sup> or 9<sup>th</sup> Street near BART Station**



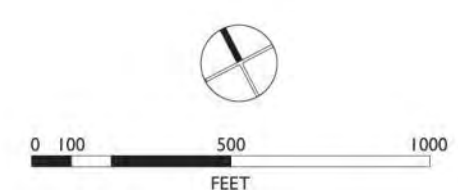
# Lake Merritt Station Area: Areas of Study



- Opportunity Sites
- Other Sites to Consider
- 3 Opportunity Sites with Community Agreement or Vacant Sites
- 4 Opportunity Sites Without Community Agreement and With Existing Buildings
- 1 14th St. Corridor
- 2 East Lake Gateway
- 3 Peralta/Laney College
- 4 I-880
- 5 Chinatown Core

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# Market Demand

Product Type	Next Decade 2010-2020	Remaining Period 2020-2035	Total New Demand 2035
Residential	900-2,500 Units	3,450-8,250 Units	4,350-10,750 Units
Retail	83,000-165,000 SF	124,000-249,000 SF	207,000-414,000 SF
Office	N/A	850,000 SF	850,000 SF
Local Serving Office	125,000-165,000 SF	186,000-249,000 SF	310,000-414,000 SF
Hotel	N/A	200 Rooms	200 Rooms

Source: Conley Consulting Group; February 2010



# 3-Dimensional Views of Planning Area – facing northwest



Existing



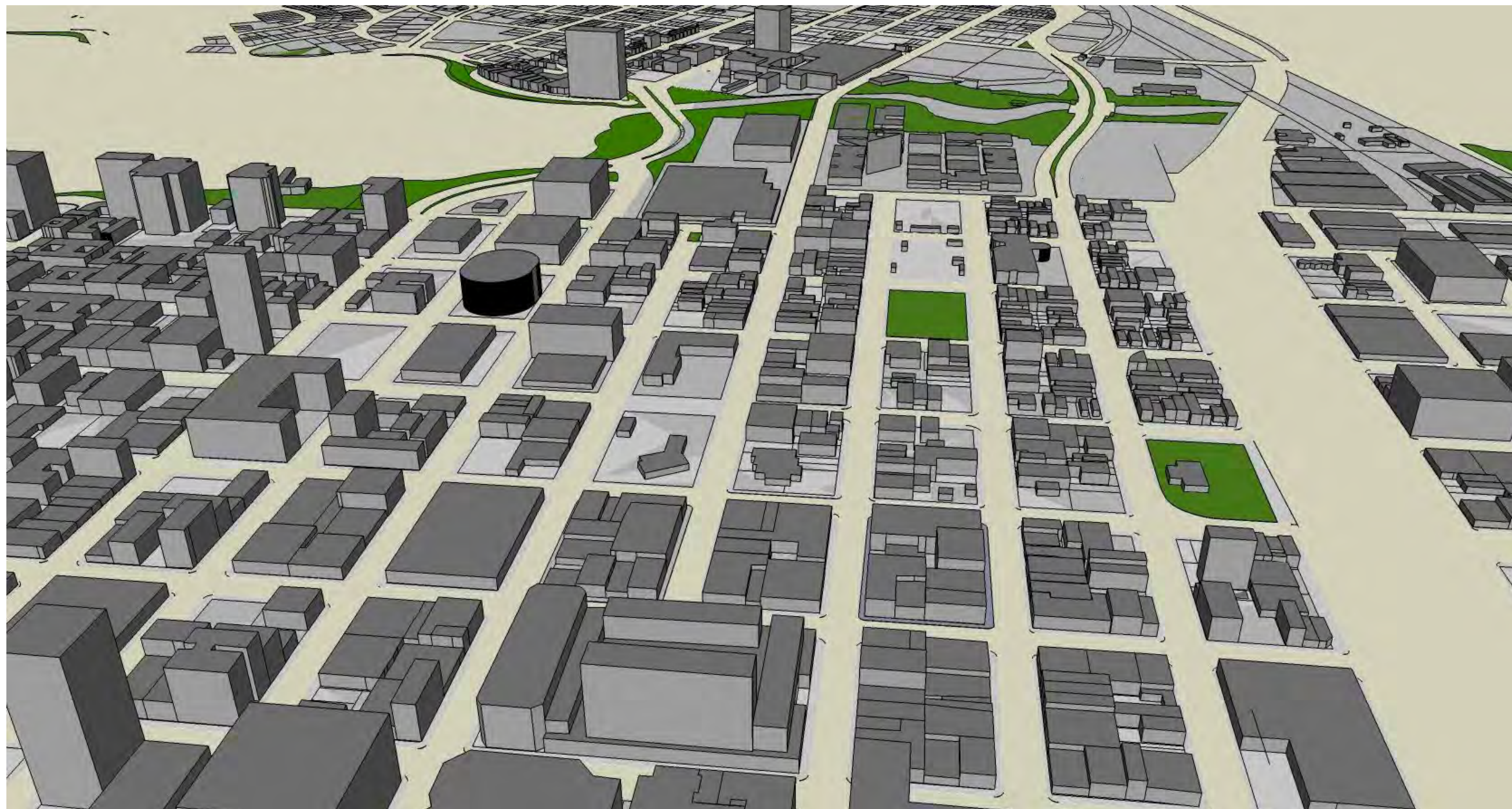
# 3-Dimensional Views of Planning Area – facing northwest



**Proposed**



# 3-Dimensional Views of Planning Area – facing east



Existing



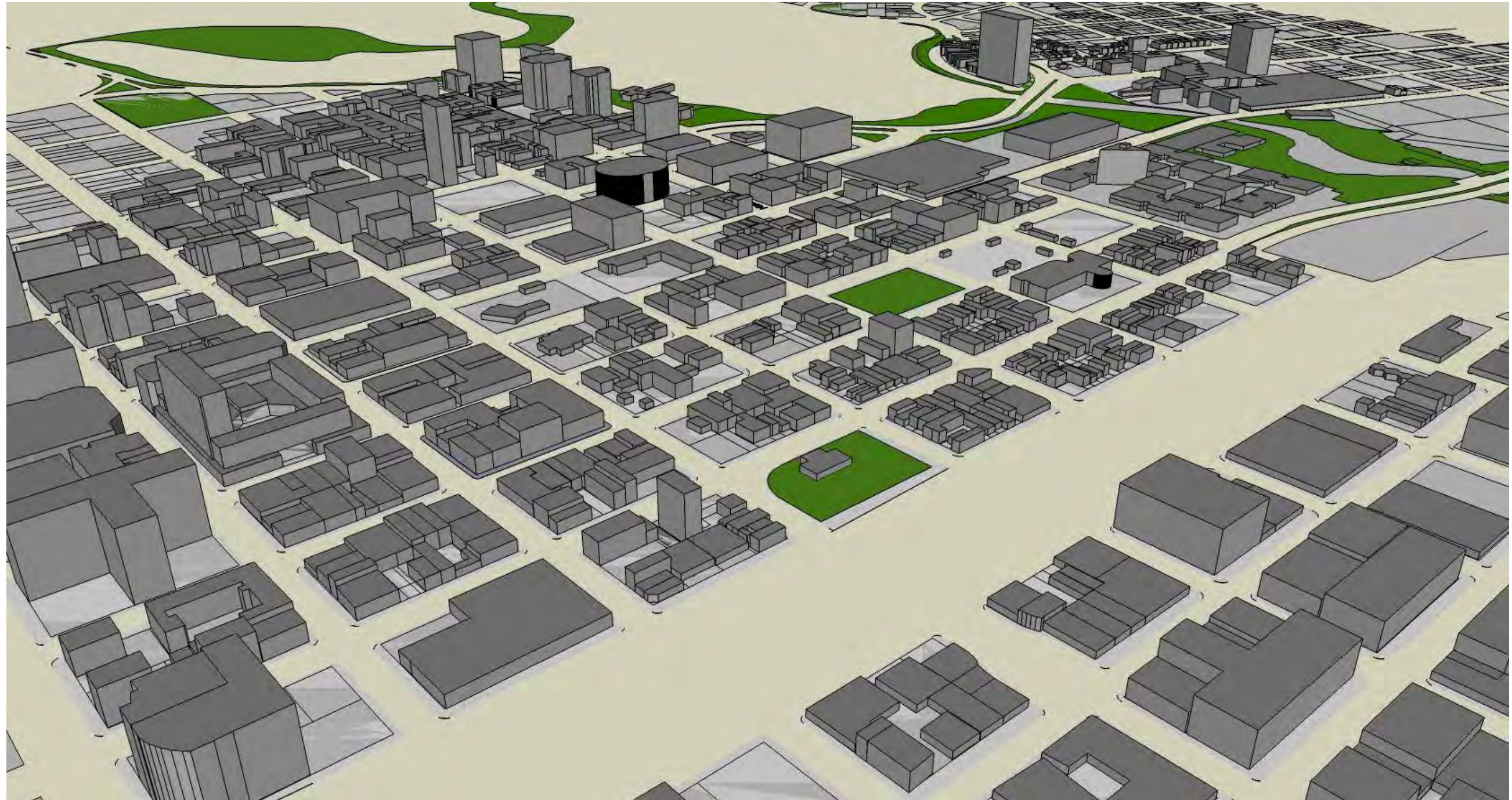
# 3-Dimensional Views of Planning Area – facing east



**Proposed**



# 3-Dimensional Views of Planning Area – facing northeast



Existing



# 3-Dimensional Views of Planning Area – facing northeast



**Proposed**



# 3-Dimensional Views of Planning Area – facing southwest



Existing



# 3-Dimensional Views of Planning Area – facing southwest



**Proposed**



# 3-Dimensional Views of Planning Area – facing south



Existing



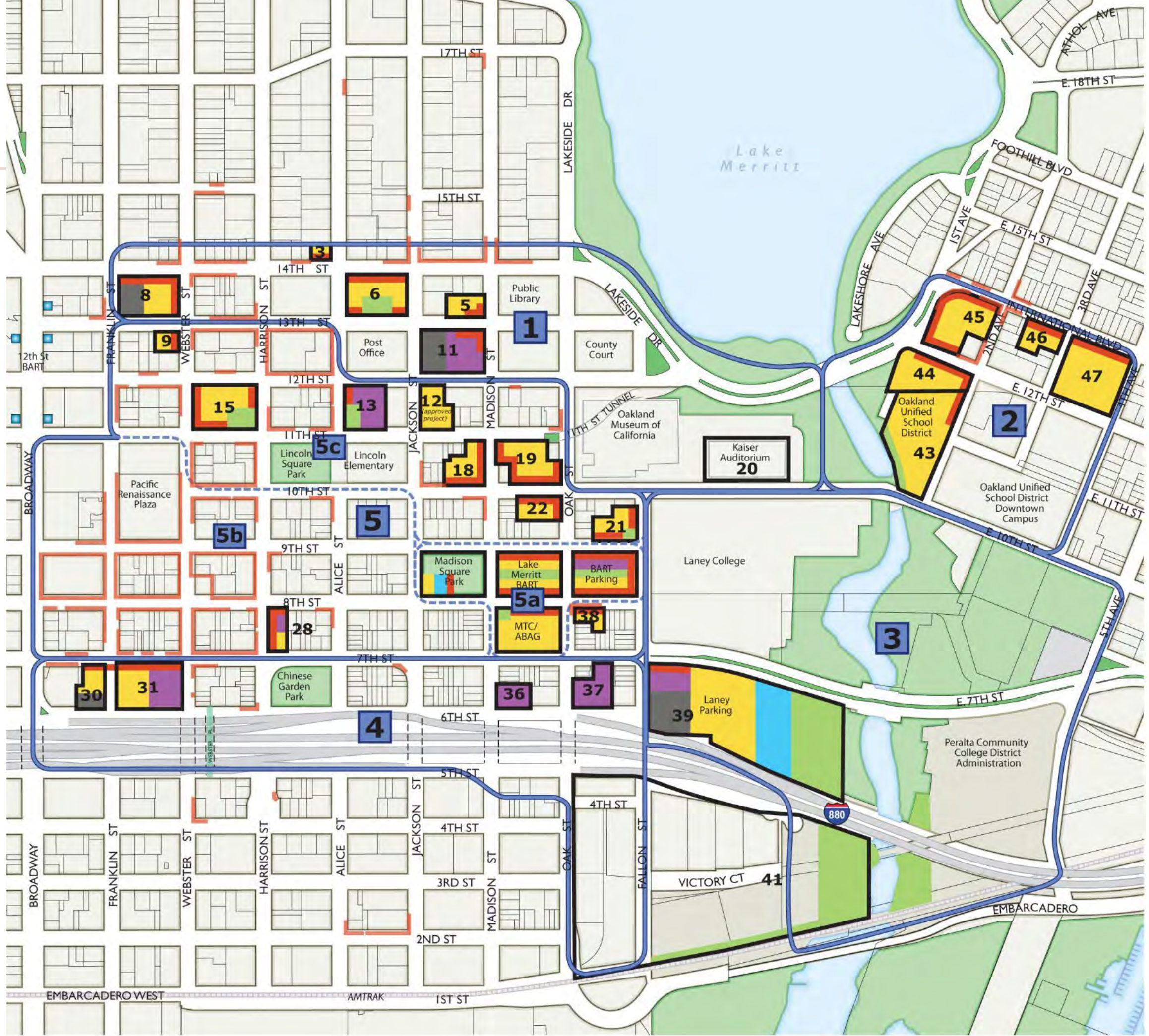
# 3-Dimensional Views of Planning Area – facing south



**Proposed**



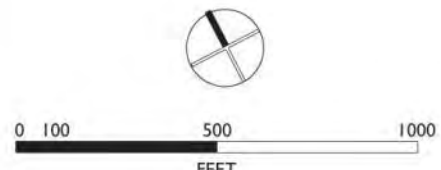
Lake Merritt Station Area:  
Proposed Land Uses



- 3** Opportunity Sites with Community Agreement or Vacant Sites
- Proposed Mixed-Use Residential
- Proposed Mixed-Use Office
- Proposed Parks/Public Spaces
- Proposed Community Facility
- Proposed Public Parking
- Proposed Retail Frontage
- Existing Retail Frontage
- 1** 14th St. Corridor
- 2** East Lake Gateway
- 3** Peralta/Laney College
- 4** I-880
- 5** Chinatown Core

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# Site Studies

## Overview





# Existing Parks

## Existing Parks in the Planning Area

<i><b>Park</b></i>	<i><b>Type</b></i>	<i><b>Acreage</b></i>
Lincoln Square Park	Neighborhood Park	1.4
Madison Square Park	Special Use Park	1.4
Chinese Garden Park	Special Use Park	1.3
<i><b>Subtotal Local</b></i>		<i><b>4.1</b></i>
<i><b>Acres/1,000 Residents: 0.34</b></i>		
Lake Merritt	Region-Serving	8.6
Estuary Channel Park	Region-Serving	3.4
Peralta Park	Linear Park	2.6
Channel Park	Linear Park	10.7
Resource Conservation Area	Resource Conservation	13.6
<i><b>Subtotal Regional</b></i>		<i><b>38.8</b></i>
<i><b>Acres/1,000 Residents: 3.2</b></i>		
<b>Total Park Acres</b>		<b>42.9</b>
<b>Total Acres/1,000 Residents: 3.6</b>		



# Proposed Parks

- **Based on potential development**
- *Park ratio varies based on park acreage and buildout population*
- *11.4 to 12.7 new acres of park; 8,540 to 13,587 new residents*
- *Ratio of 0.8 to 1.5 (depending on BART site development)*
  - Version 1 doubles park acreage within BART Blocks/Madison Park (2.8 acres)
  - Version 2 maintains existing acreage within BART Blocks/Madison Park (1.5 acres)
- **Focus on user needs**
- *Community facilities*
- *Programmed uses*
- *Safe spaces*
- *Improved access to existing park space*



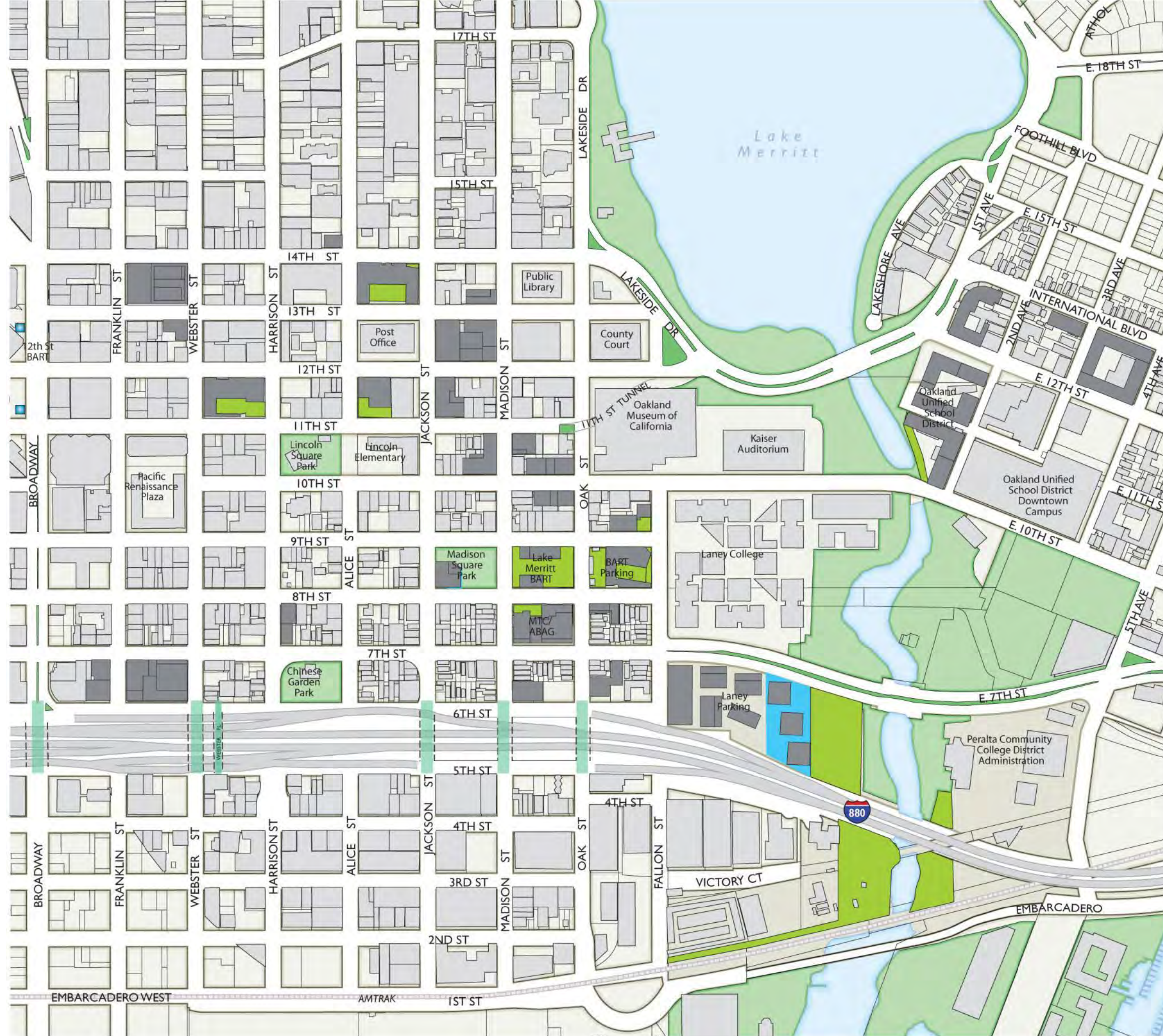
# Existing and Proposed Parks

<i><b>Park</b></i>	<i><b>Type</b></i>	<i><b>Acreage</b></i>
<i>Subtotal Existing Local</i>	<i>Local</i>	<i>4.1</i>
<i>Acres/1,000 Residents: 0.34</i>		
<i>Subtotal Existing Regional</i>	<i>Regional</i>	<i>38.8</i>
<i>Acres/1,000 Residents: 3.2</i>		
<b>Total Existing Park Acres</b>		<b>42.9</b>
<b>Existing Acres/1,000 Residents: 3.6</b>		
<i>New Local Parks (2035)</i>	<i>Local</i>	<i>2.8 to 4.1</i>
<i>New Regional Parks (2035)</i>	<i>Regional</i>	<i>8.6</i>
<b>Subtotal New Parks (2035)</b>		<b>11.4 to 12.7</b>
<b>New Acres/1,000 Residents: 0.8 to 1.5</b>		
<b>Total Park Acres (2035)</b>		<b>54.3 to 55.6</b>
<b>Total Acres/1,000 Residents: 2.1 to 2.7</b>		



# Lake Merritt Station Area: Proposed Parks and Public Spaces

- Proposed Parks/Public Spaces
- Proposed Community Facility
- Existing Parks



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# Historic Resources

- All Historic Resources, As, Bs, or APIs are preserved
- Focus on reuse and improvements
- A few Cs and Ds included in potential development sites:
  - *Site 15: D*
  - *Site 18: Cs and Ds*
  - *Site 19: Cs and Ds*
  - *Site 22: D*
  - *Site 31: D*
  - *Site 43: D*
  - *Site 45: Cs and Ds*



# Affordable Housing

Inferred Planning Area Housing Need Allocation (2010-15)	
<i>Affordability Level</i>	<i>Housing Need (units)</i>
Very low income	172
Low income	190
Moderate income	286
Above moderate	679
<b>Total Need</b>	<b>1,327</b>
Source: Conley Consulting Group, 2010, <b>Table 3</b>	



# Affordable Housing

## Local Public Cost, Planning Area Affordable Housing (2010-15)

	<i>Units per CRL</i>	<i>Local Cost</i>	<i>Units per RHNA</i>	<i>Local Cost</i>
Affordable Units	80	\$9.8 million	648	\$84.1 million

Source: Conley Consulting Group, 2010, **Table 4**  
Note: 2010 dollars



# Affordable Housing

Local Public Cost, Planning Area Affordable Housing (2010-2035)				
	<i>Units per CRL</i>	<i>Local Cost</i>	<i>Units per RHNA</i>	<i>Local Cost</i>
Total Construction/Need	7,550		10,500	
Affordable Units	1,133	\$139.3 million	5,145	\$633.8 million
Source: Conley Consulting Group, 2010, <b>Table 5</b> Note: 2010 dollars				



# Affordable Housing

*“Nevertheless, it is highly unlikely that enough local funds can be secured to provide gap financing, after application of state and federal resources, for affordable housing to meet the Planning Area’s proportionate share of the affordable housing units designated for Oakland in the RHNA in Table 5.”*



# Affordable Housing – Other Strategies

## Funding Sources

- *Tax Increment – 15% to 25% of total funds*
- *Low Income Tax Credits*
- *Federal HOME funds*
- *Mortgage Revenue Bonds*
- *HUD funds*

## Other Strategies

- *Land Banking*
- *Incorporate Affordable Housing in Mixed-Use Development*
- *Reduce Parking Ratios to Reduce Development Costs*