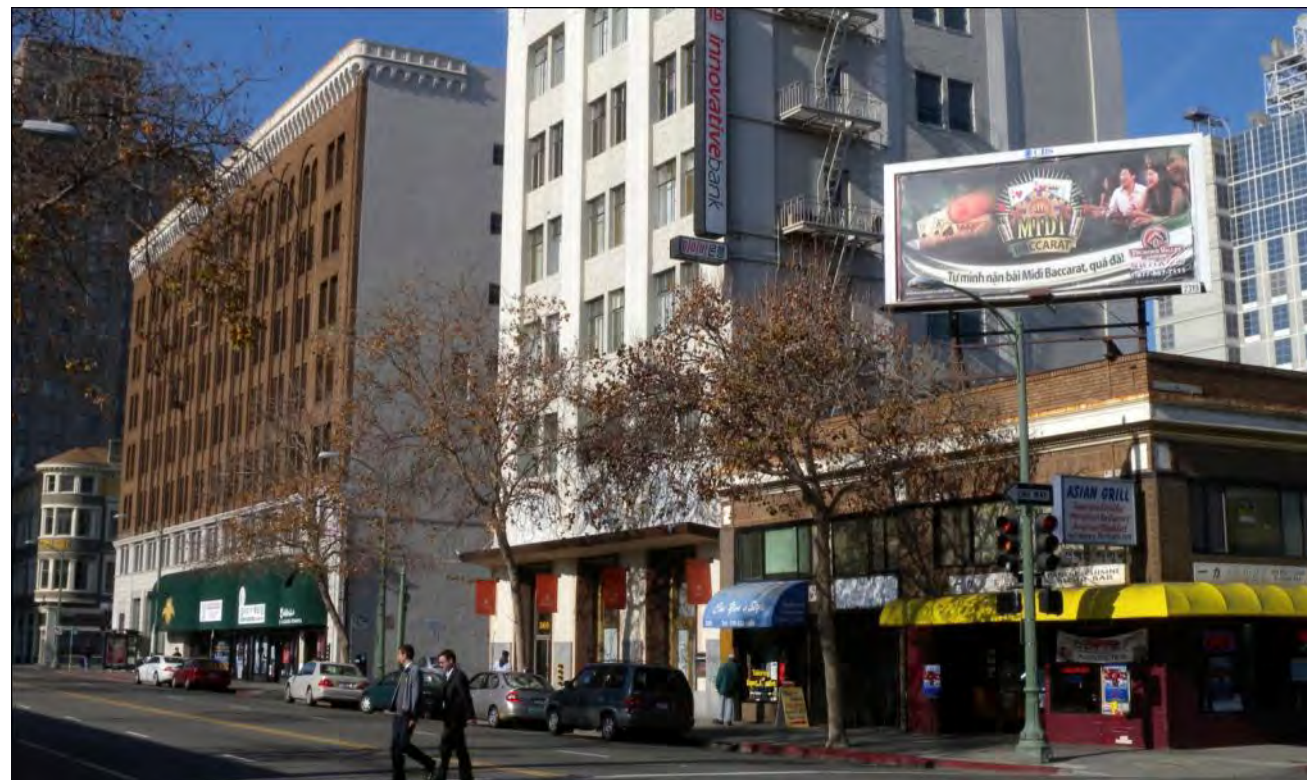


Sub-Areas Development Review

- **Sub-Area 1: 14th Street Corridor**
- **Sub-Area 2: East Lake Gateway**
- **Sub-Area 3: Peralta/Laney College**
- **Sub-Area 4: I-880**
- **Sub Area 5: Chinatown**
 - **5A – BART Sites and Madison Park**
 - **5B – Chinatown Core**
 - **5C – Upper Chinatown**

1. 14th Street Corridor



1. 14th Street Corridor



1. 14th Street Corridor



1. 14th Street Corridor

- **Existing Character**

- *Two-way street; four lanes*
- *Sidewalk contains underground areas below so no street trees*

- **Existing Land Uses**

- *Mostly upper story residential*
- *Some office space*
- *Lower story retail/restaurant closer to Broadway*
- *County Buildings towards Lake Merritt*

- **Existing Heights**

- *2/3 Buildings are 1-4 stories*
- *1/3 Buildings Eight Stories*
- *One 12 story building at the lake*

1. 14th Street Corridor

■ Big Ideas and Vision

- *A grand wide downtown entry street*
- *Primarily County government, library, and housing at lakeside*
- *For the rest of 14th Street, get the vacant footprints filled!*
- *Develop two of the full blocks in this area with residential above, and one full block near the county offices with office; all with retail or other uses down below*
- *13th Street could be a quieter residential street*

■ Street Improvements to Study

- *Add stylized street lights on 14th Street*
- *Improve Alice Street 11th to 14th with new residential projects, accommodating two new buildings and a walkable street*
- *Reduce lanes or other changes on 13th Street*

Lake Merritt Station Area: Study Area 1 14th Street Corridor



- Opportunity Sites
- Other Sites to Consider
- Opportunity Sites with Community Agreement or Vacant Sites
- Existing Building Footprints
- Example Proposed Building Footprints
- Existing Parks
- Example Proposed Parks
- Existing Retail Frontage

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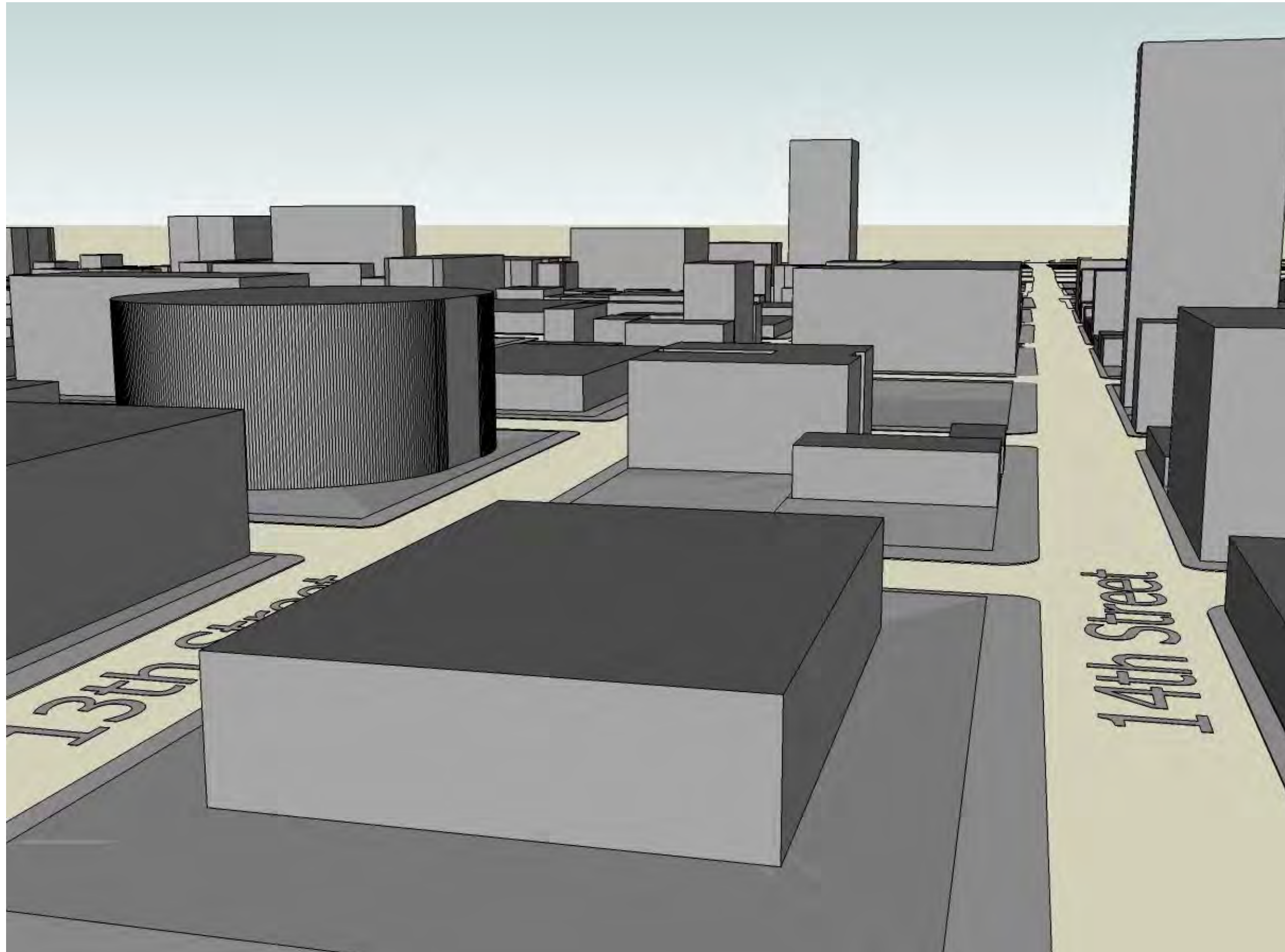
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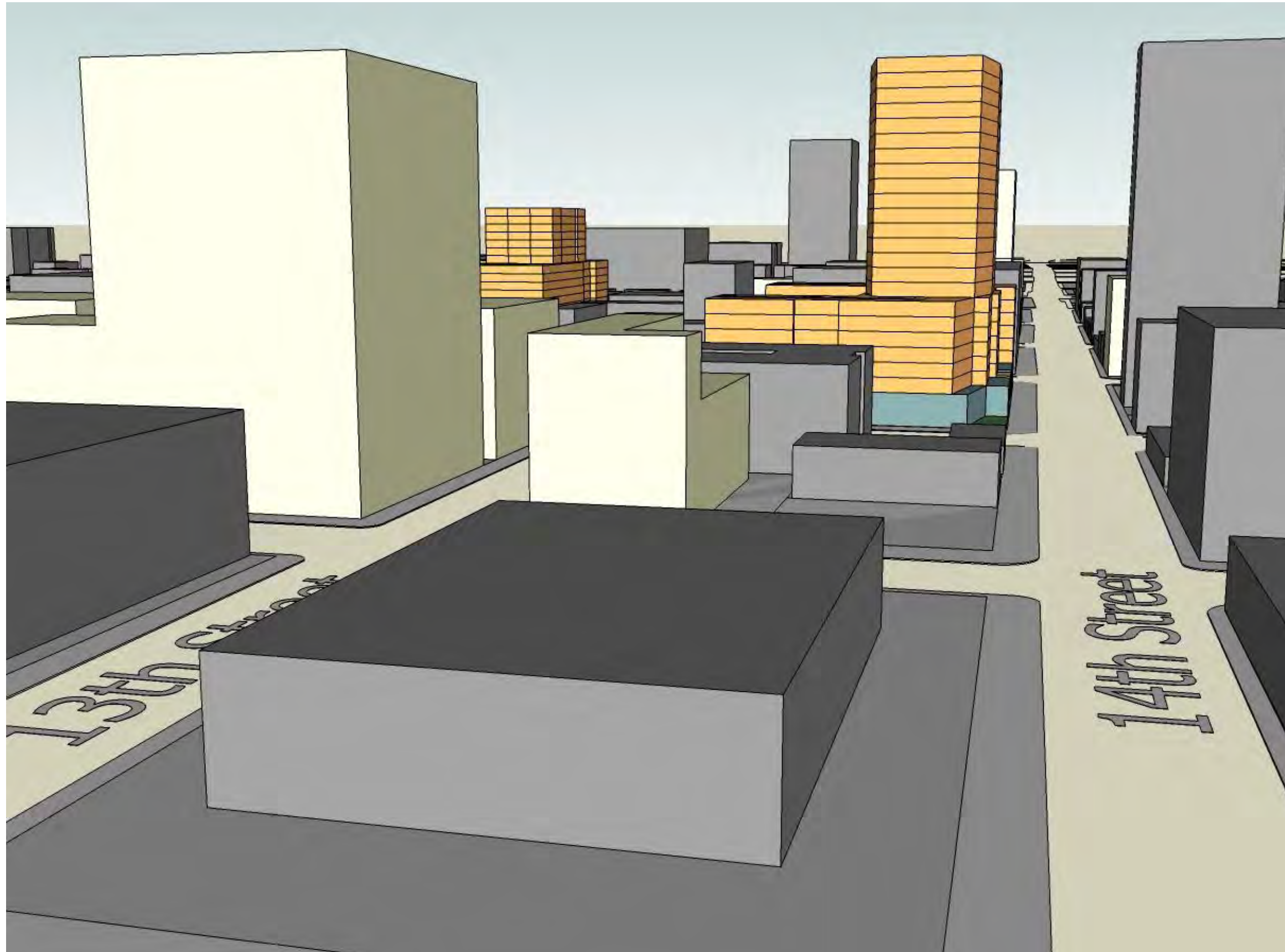
1. 14th Street Corridor – facing west

Existing



1. 14th Street Corridor – facing west

Proposed



1. 14th Street Corridor – facing east

Existing



1. 14th Street Corridor – facing east

Proposed



1. 14th Street Corridor – Site 6 Site Study

Ground Level



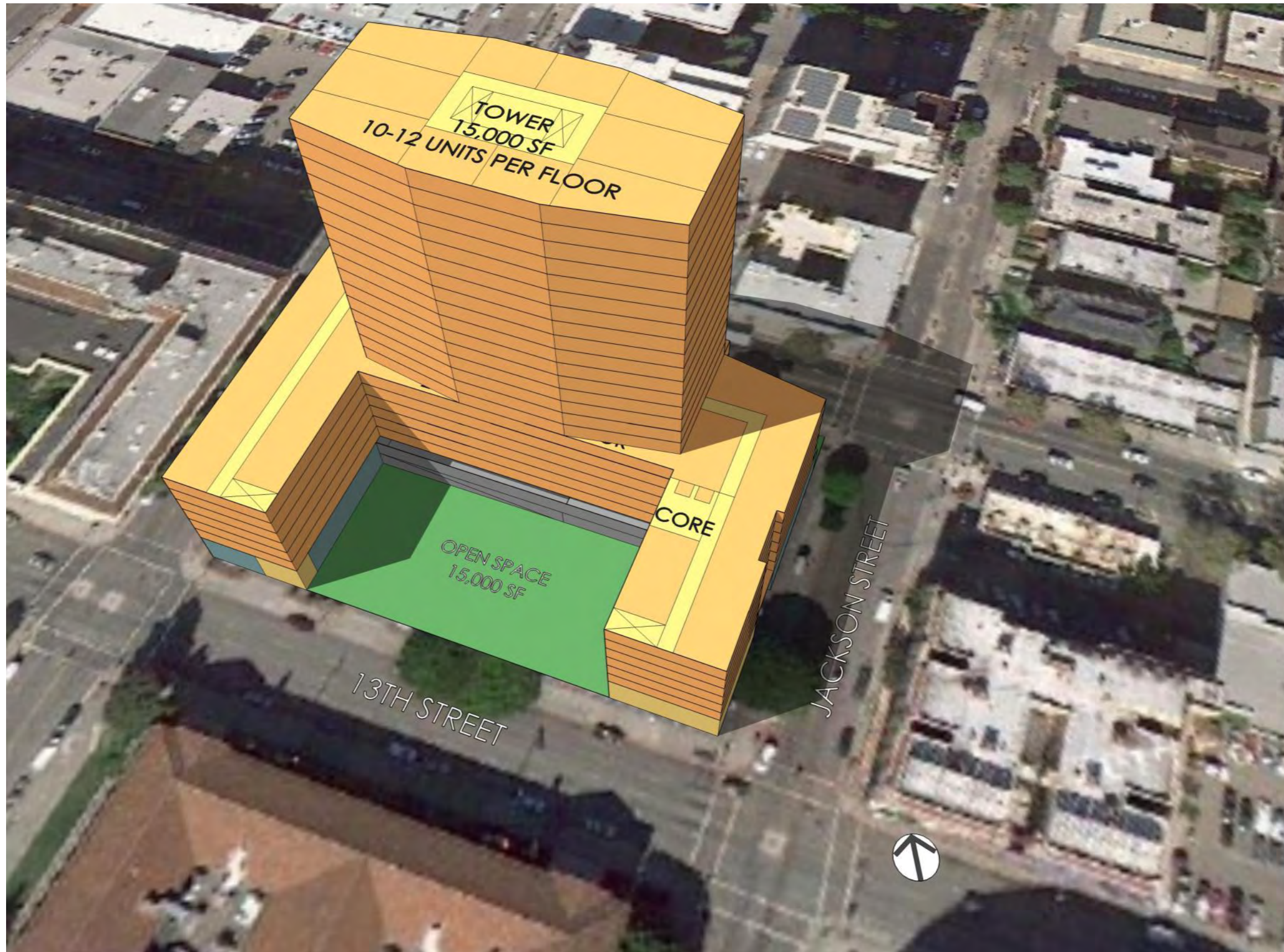
1. 14th Street Corridor – Site 6 Site Study

Mid Rise Level



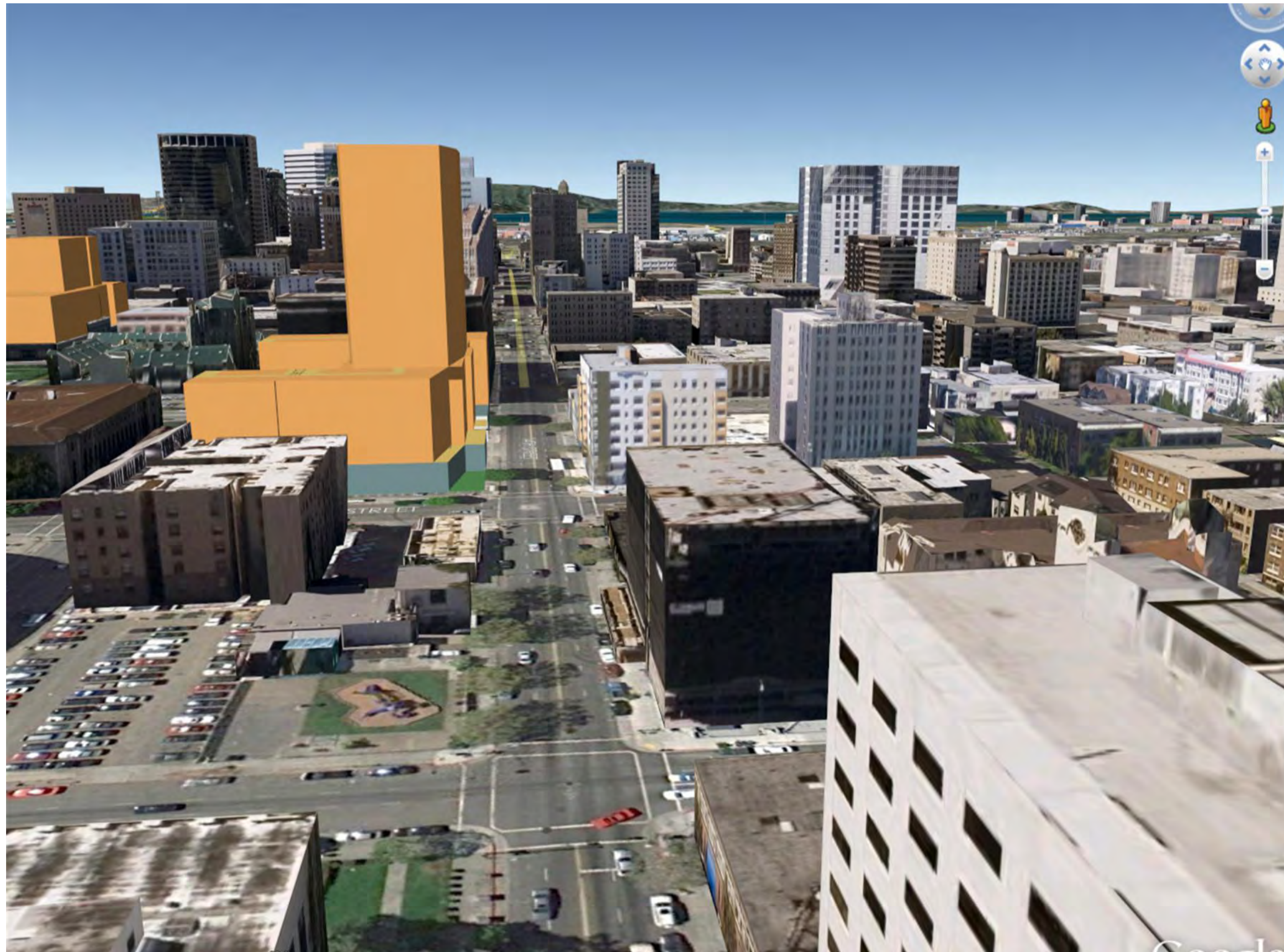
1. 14th Street Corridor – Site 6 Site Study

Tower Level



1. 14th Street Corridor – Site 6 Site Study

City View



1. 14th Street Corridor – Site 6 Site Study

Street View from
14th



2. East Lake Gateway



2. East Lake Gateway



2. East Lake Gateway



2. East Lake Gateway

- **Character**

- *Residential Character near the Lake*
- *Some restaurants and other small shops at ground level*

- **Existing Land Uses**

- *Site 44 is a new city site, looking out onto the lake*
- *Site 43 is along the river, likely to change in 20 years*
- *Site 45 is a motel, with huge growth potential on a new 1st Ave*
- *Site 47 is an extremely underutilized site owned by County*

- **Existing Heights**

- *Several mid-rises, other very low buildings*

2. East Lake Gateway

■ Big Ideas and Vision

- *Retain this as a residential district*
- *Emphasize the gateway character of this area, both on 1st Street, and along the river edge*
- *Create a gateway into the area, with the existing lake-view tower on one side, and a tall high-rise on Site 44*
- *On the brand new 1st Street, add a new 8 story building that makes a statement about the whole change to the area*
- *Improve the character at the start of International Boulevard*
- *Step down the heights as you move away from the lake*
- *Add open space along the lake edge, where the Oakland Unified School District is, when it is changed*

Lake Merritt Station Area: Study Area 2 East Lake Gateway

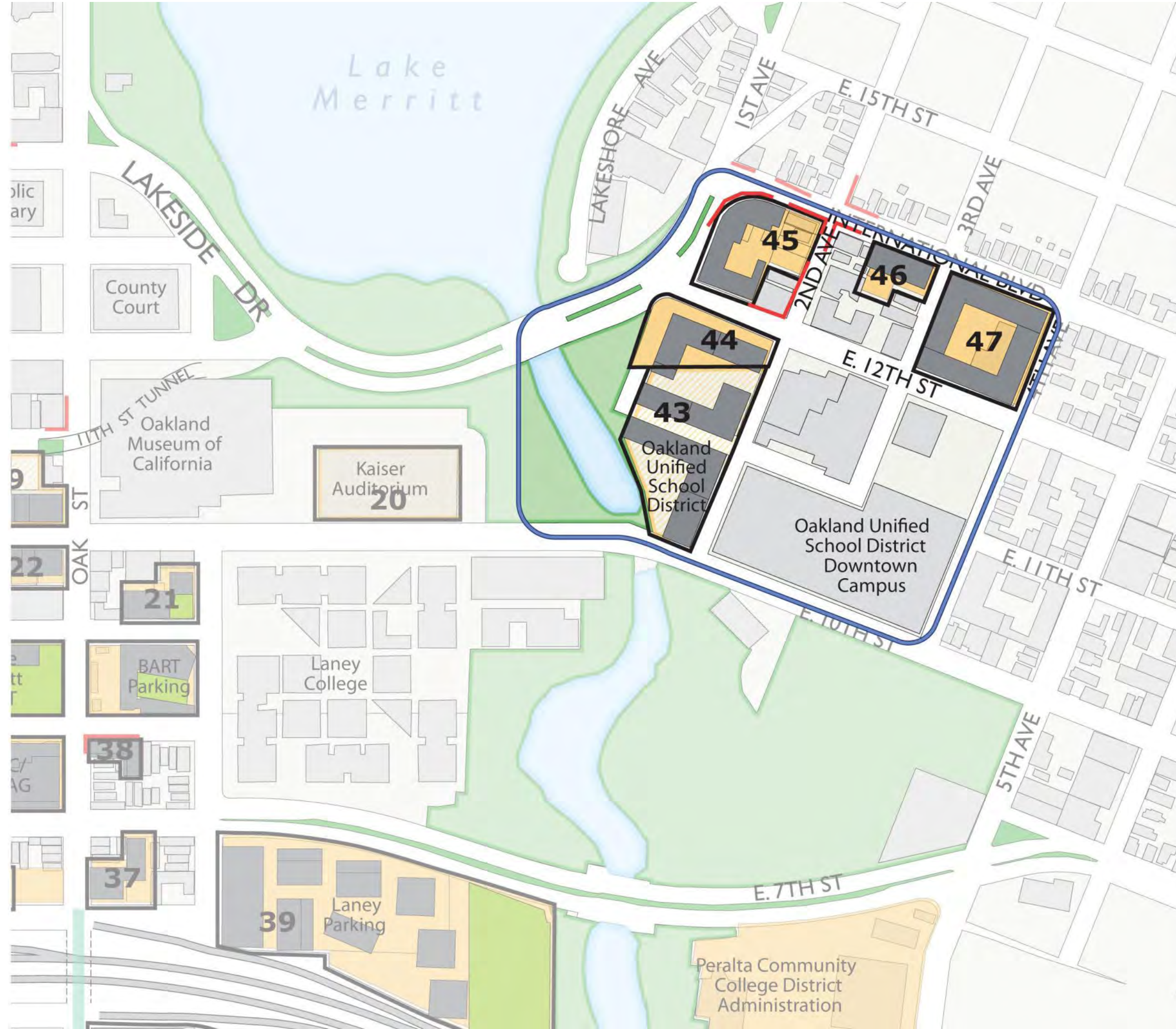
- Opportunity Sites
- Other Sites to Consider
- 3 Opportunity Sites with Community Agreement or Vacant Sites
- Existing Building Footprints
- Example Proposed Building Footprints
- Existing Parks
- Example Proposed Parks
- Existing Retail Frontage

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2. East Lake Gateway – facing west/south

Existing



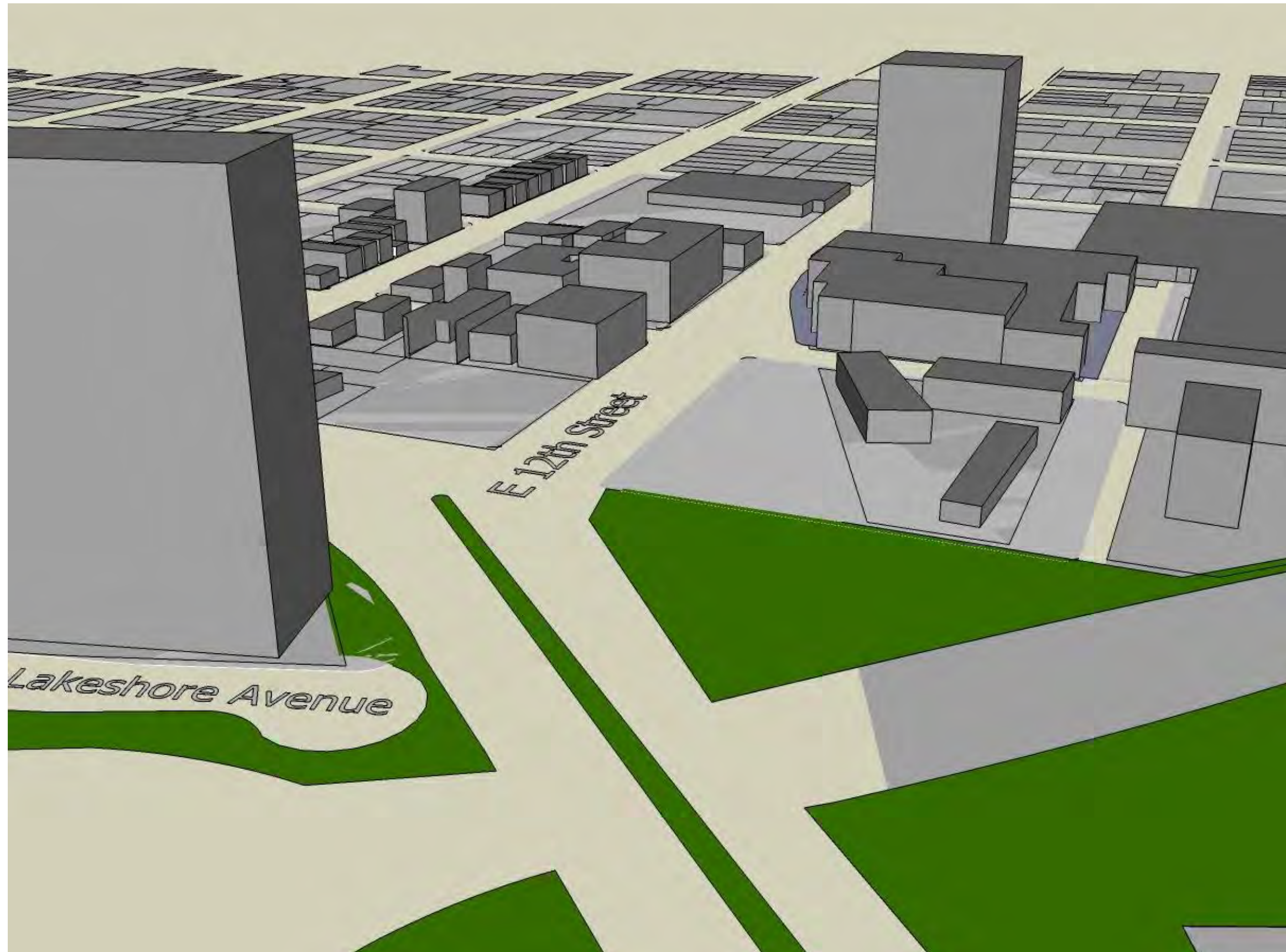
2. East Lake Gateway – facing west/south

Proposed



2. East Lake Gateway – facing east

Existing



2. East Lake Gateway – facing east

Proposed



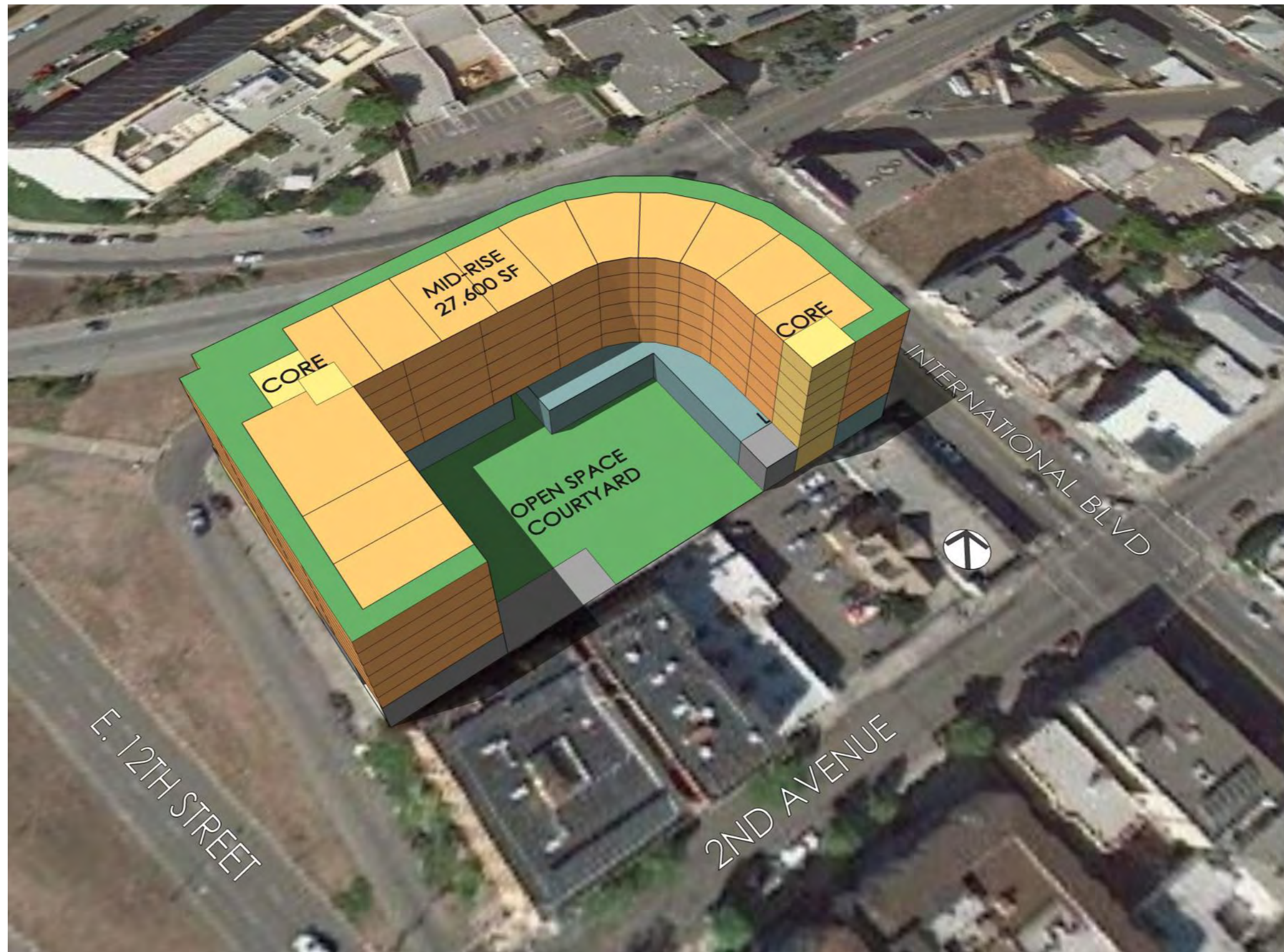
2. East Lake Gateway – Site 45 Site Study

Ground Level



2. East Lake Gateway – Site 45 Site Study

Mid Rise Level



2. East Lake Gateway – Site 45 Site Study

Penthouse Level



2. East Lake Gateway – Site 45 Site Study

Aerial looking
Southwest



2. East Lake Gateway – Site 45 Site Study

Aerial looking east

