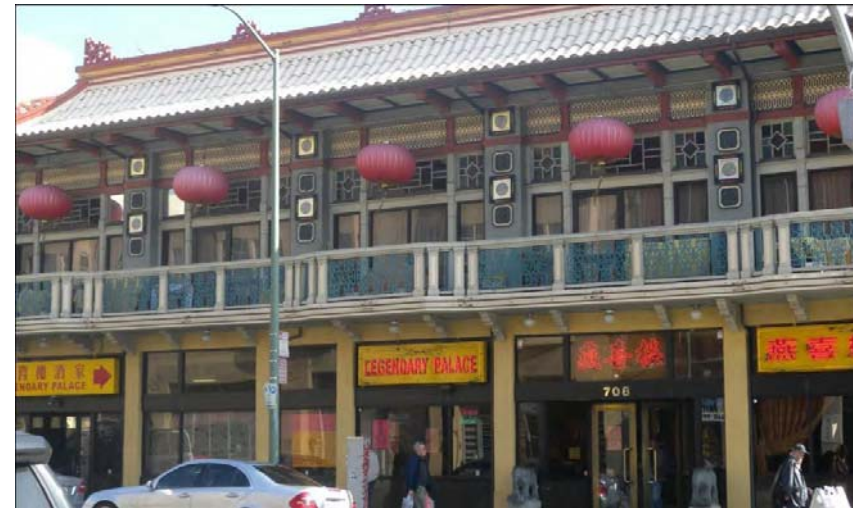
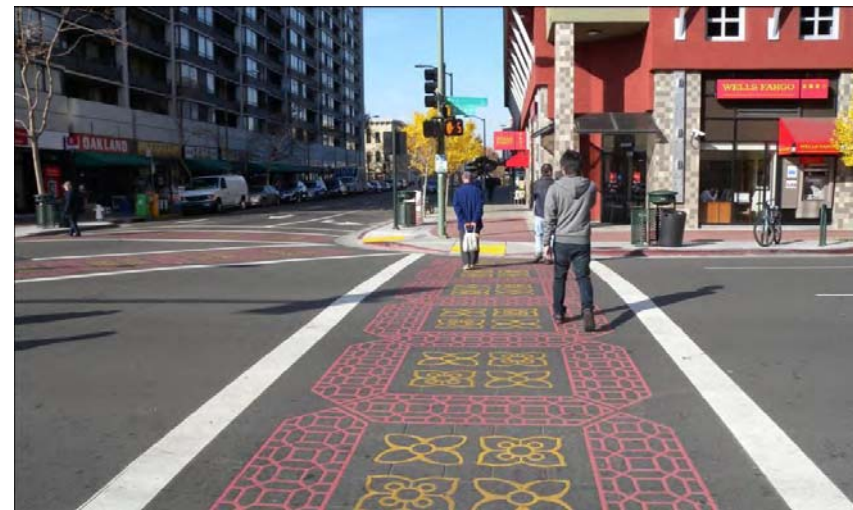
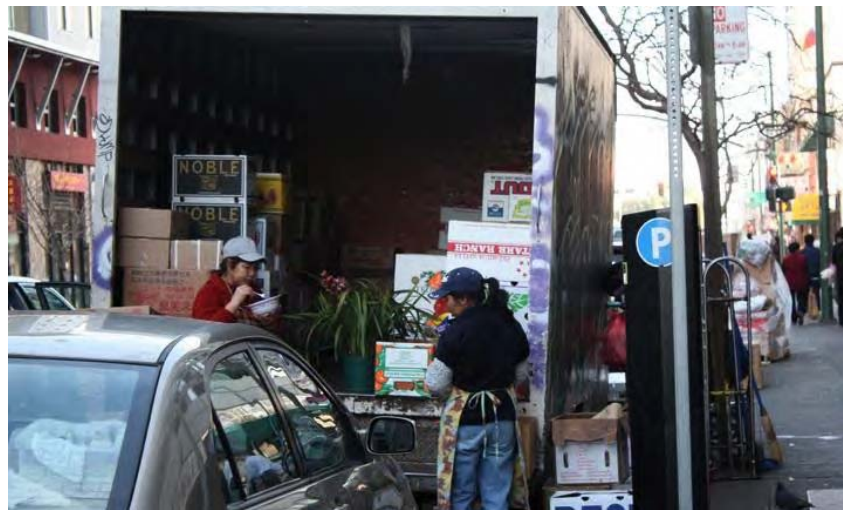


## 5. Chinatown Core (b) – Commercial Center





## 5. Chinatown Core (b) – Commercial Center



## 5. Chinatown Core (b)

- **Character**

- *An incredibly vibrant and active Chinese center for shopping, eating, and cultural services*
- *A historic district dating back to the middle/late 1800's*
- *Regional draw for – shopping, festivals, services, visiting family*

- **Existing Land Uses**

- *Retail, restaurant, and services*
- *Housing*
- *Offices*
- *Churches and cultural institutions*

- **Existing Heights**

- *Primarily one to four stories; most historic buildings no more than two*
- *High rise buildings between Broadway and Webster*

## 5. Chinatown Core (b) – Commercial Center

### Big Ideas and Vision

- **Façade Improvements for Buildings**
- **Widening certain sidewalks, e.g. if reduce lane on 9<sup>th</sup> St**
- **Clearer loading regulations – such as:**
  - *Only in the morning*
  - *One side only*
  - *Minimum clear width for walking*
- **Clear rules for vegetable and other sidewalk displays**
- **Forming a BID to power-wash streets**
- **Expanded ambassador program**
  - *Orange jackets out in force to improve security*

## 5. Chinatown Core (b) – facing west

Existing





## 5. Chinatown Core (b) – facing west

Proposed



## 5. Chinatown Core (b) – facing west

Existing



## 5. Chinatown Core (b) – facing west

Proposed





## 5. Chinatown Core (c) – Upper Chinatown





## 5. Chinatown Core (c) – Upper Chinatown



## 5. Chinatown Core (c) – Upper Chinatown

### ■ Character

- *An active urban residential area, with retail and restaurants below*
- *Lincoln Square Park – busiest park in the city, all day and night*
- *Lincoln Elementary – an outstanding award-winning school*
- *Many sites with older one-story buildings, that are not historic*

### ■ Existing Land Uses – Huge Mix

- *Residential, Office, Schools, Park*
- *Retail/Restaurant on ground floor in some places*
- *Auto repair businesses, encouraged by the community to change uses to retail, and maybe housing above*

### ■ Existing Heights

- *Primarily one and two story, several four and five story building*
- *One 10-12 story County building*



## 5. Chinatown Core (c) – Upper Chinatown

### Big Ideas and Vision

- **An intensified urban area for living**
  - *New housing in mostly eight story new buildings*
  - *Accompanying retail, restaurants, repair stores*
  - *Occasional office buildings*
- **Two New Residential High-rises**
  - *Site 15 - near Downtown*
  - *Site 21 - next to BART parking and Laney*
- **Add New Parks on Large Lots Being Developed**
  - *Sites 15 and 13 are on corners adjacent to Lincoln Square*
  - *Site 21 is next to Laney College entrance*
- **Enhanced Residential Streets – 10<sup>th</sup> and Alice**

## 5. Chinatown Core (c) – facing west

Existing



## 5. Chinatown Core (c) – facing west

Proposed





## 5. Chinatown Core (c) – facing east



Existing

## 5. Chinatown Core (c) – facing east

Proposed





## 5. Chinatown Core (c) – Site 15 Site Study

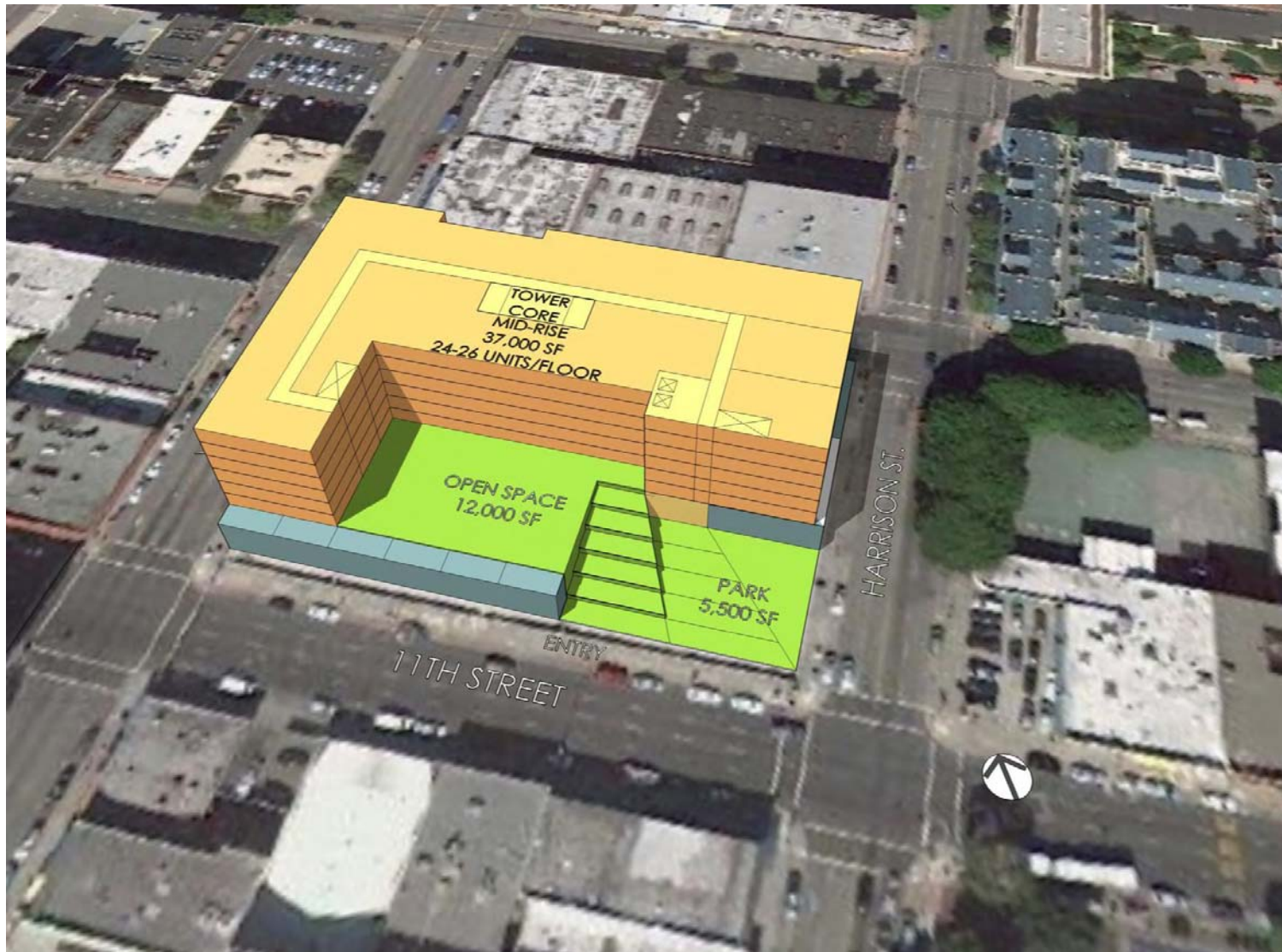
Ground floor level





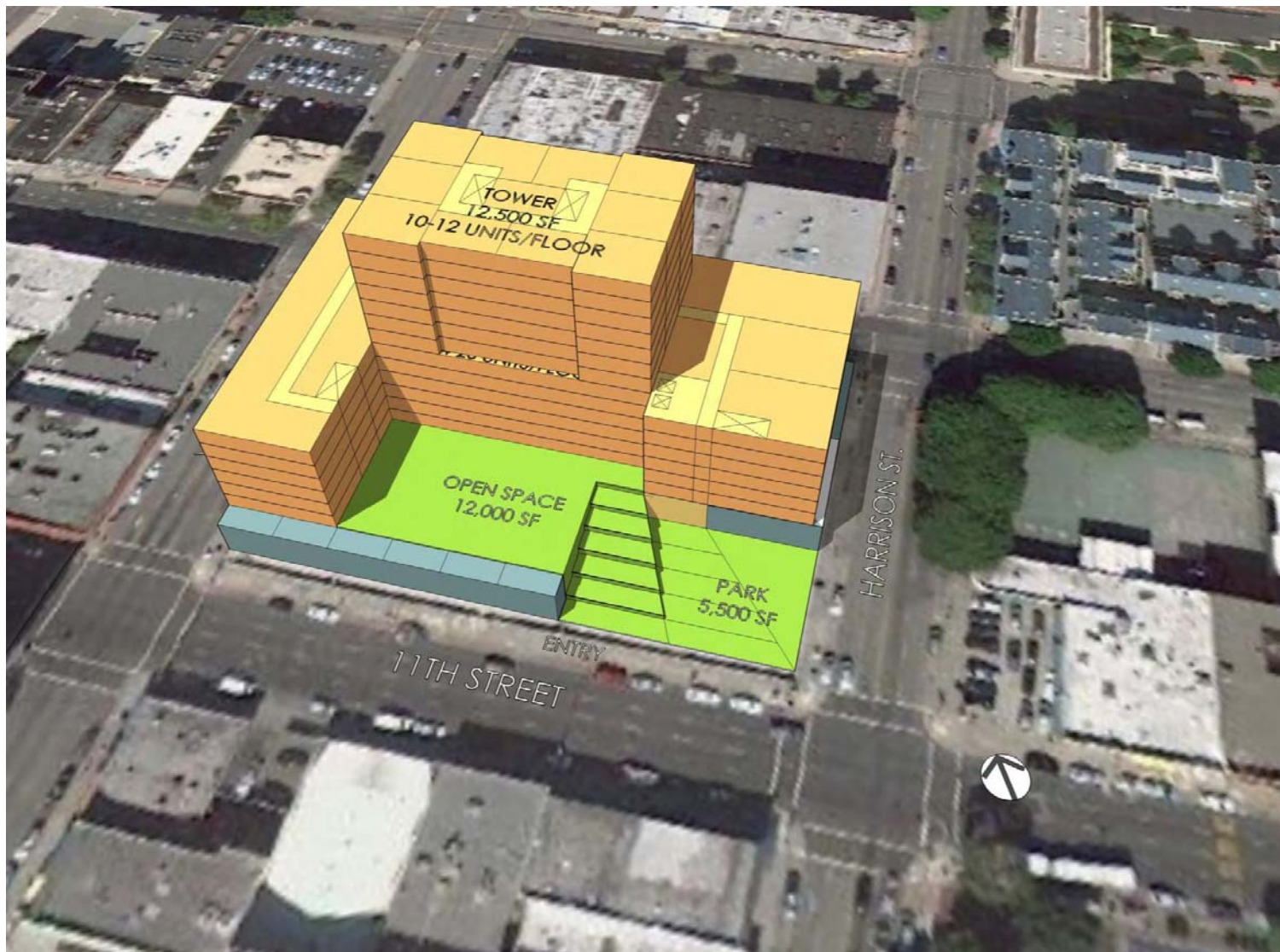
## 5. Chinatown Core (c) – Site 15 Site Study

Mid Rise Level



## 5. Chinatown Core (c) – Site 15 Site Study

Tower Level





## 5. Chinatown Core (c) – Site 15 Site Study

Street View along  
11<sup>th</sup> Street





## 5. Chinatown Core (c) – Site 15 Site Study

City View



## **Review of Each Study Area**

**Identify key points of agreement and contention and identify what mini-alternatives (if any) are needed**