

Lake Merritt Station Area Plan: CSG Meeting #8

Land Use: Buildings and Public Spaces



DYETT & BHATIA
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

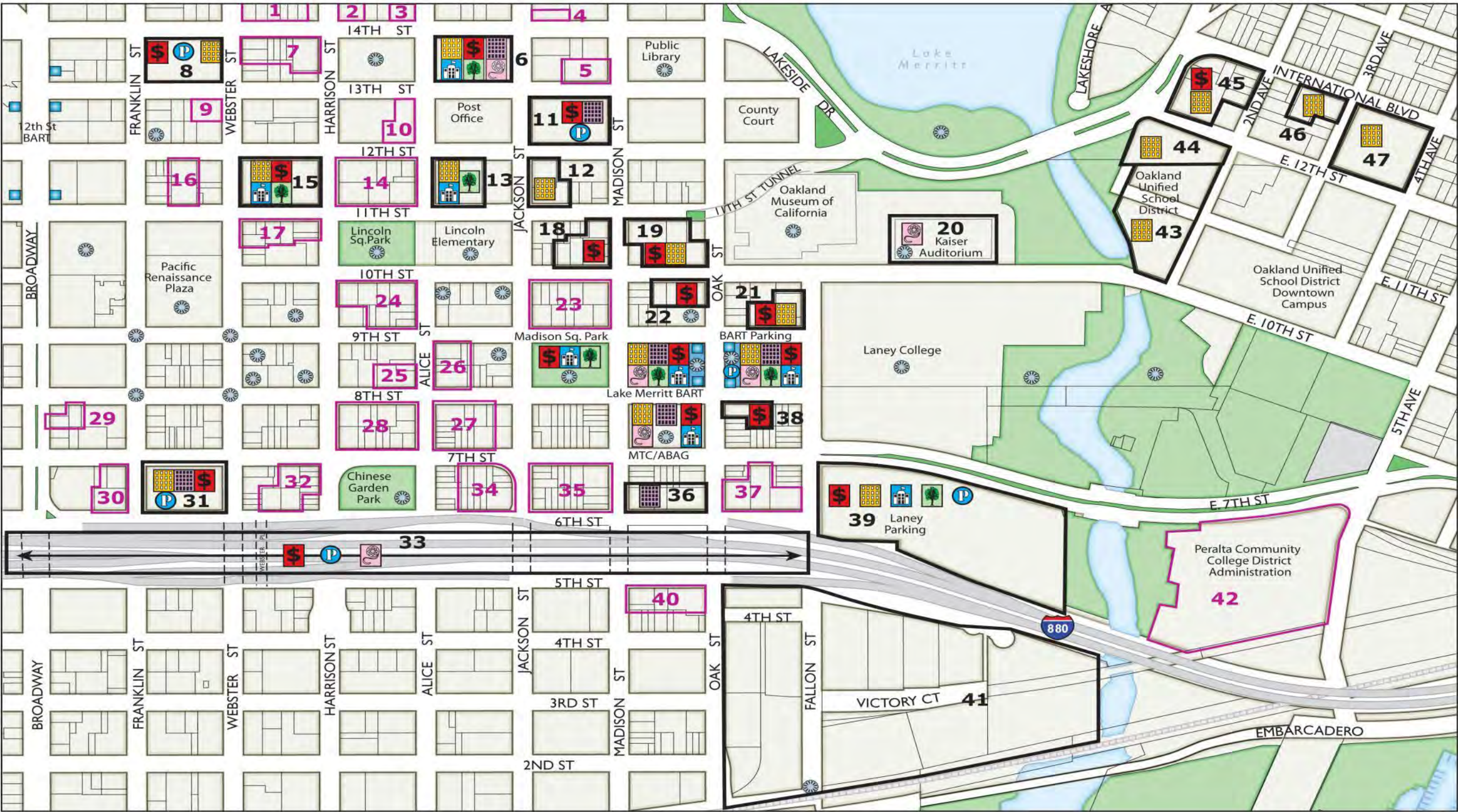
- Create a financially feasible, implementable plan that is the result of an authentic community engagement process and is inclusionary of all community voices.
- Create a more active, vibrant, and safe district to serve and attract residents, businesses, students, and visitors.
- Provide for community 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**

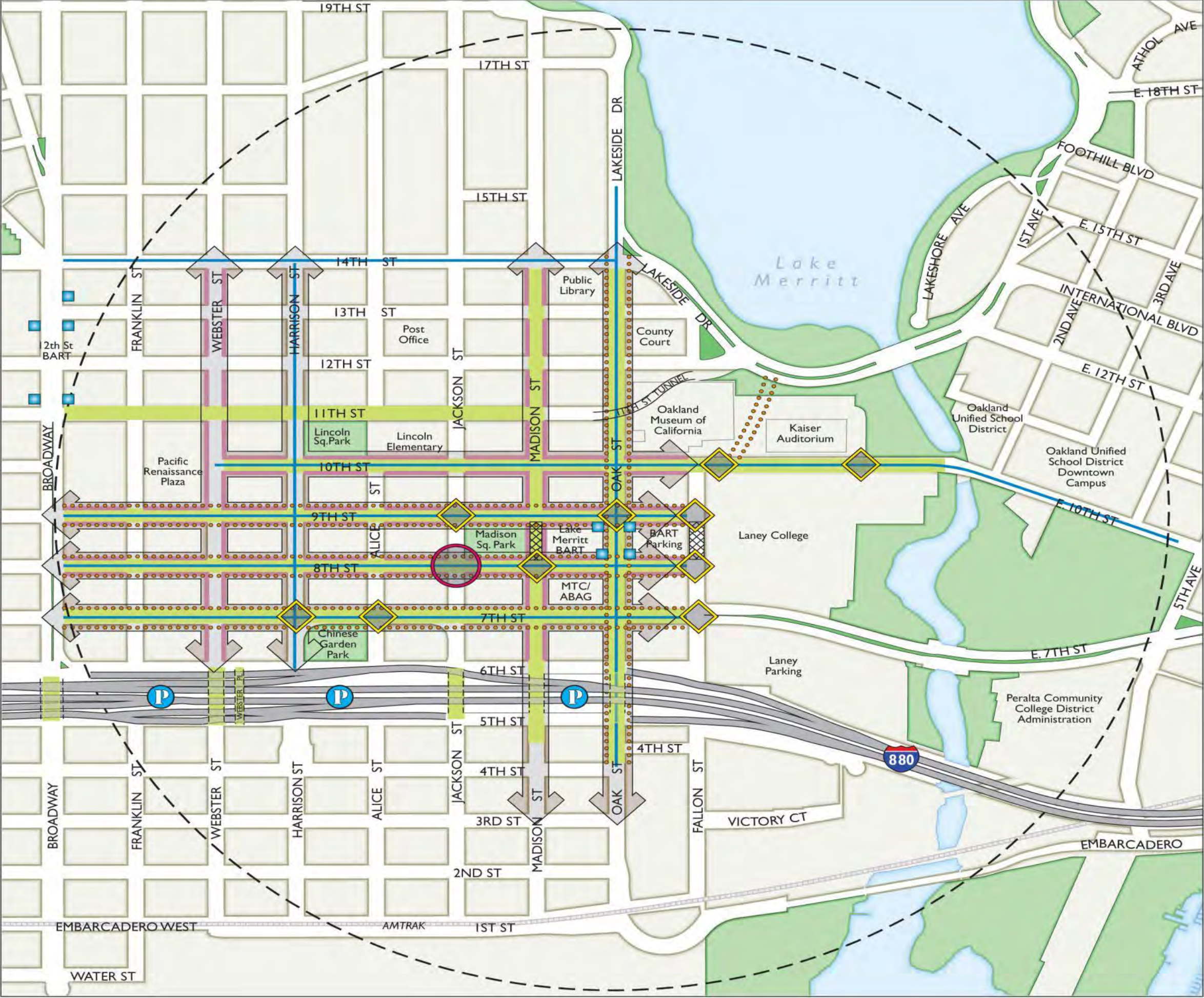
- Housing Mixed Use
- Shopping/Dining
- Office Mixed Use
- Community Facilities
- Park/Public Spaces
- Entertainment/Attractions
- Parking
- 3** Three or more groups in agreement*
- 4** Diverse or No Recommendations*
- Existing Community Resources to Preserve/Enhance
- BART Station Entrance

*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.



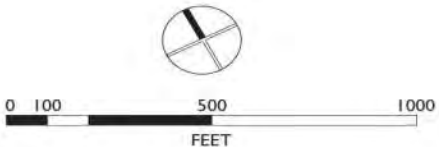
Lake Merritt Station
Area Summary of Community
Feedback:Transportation



- 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 – 8th to 10th*
 - *Madison Street – near BART Station*
 - *Add street trees, park, bulb-outs, lighting*
- **Low-Volume Streets: 9th, 10th, and 13th (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*
 - *10th Street has greatest flexibility – look at adding angled parking, adding landscaping, and making 10th Street a rain garden*

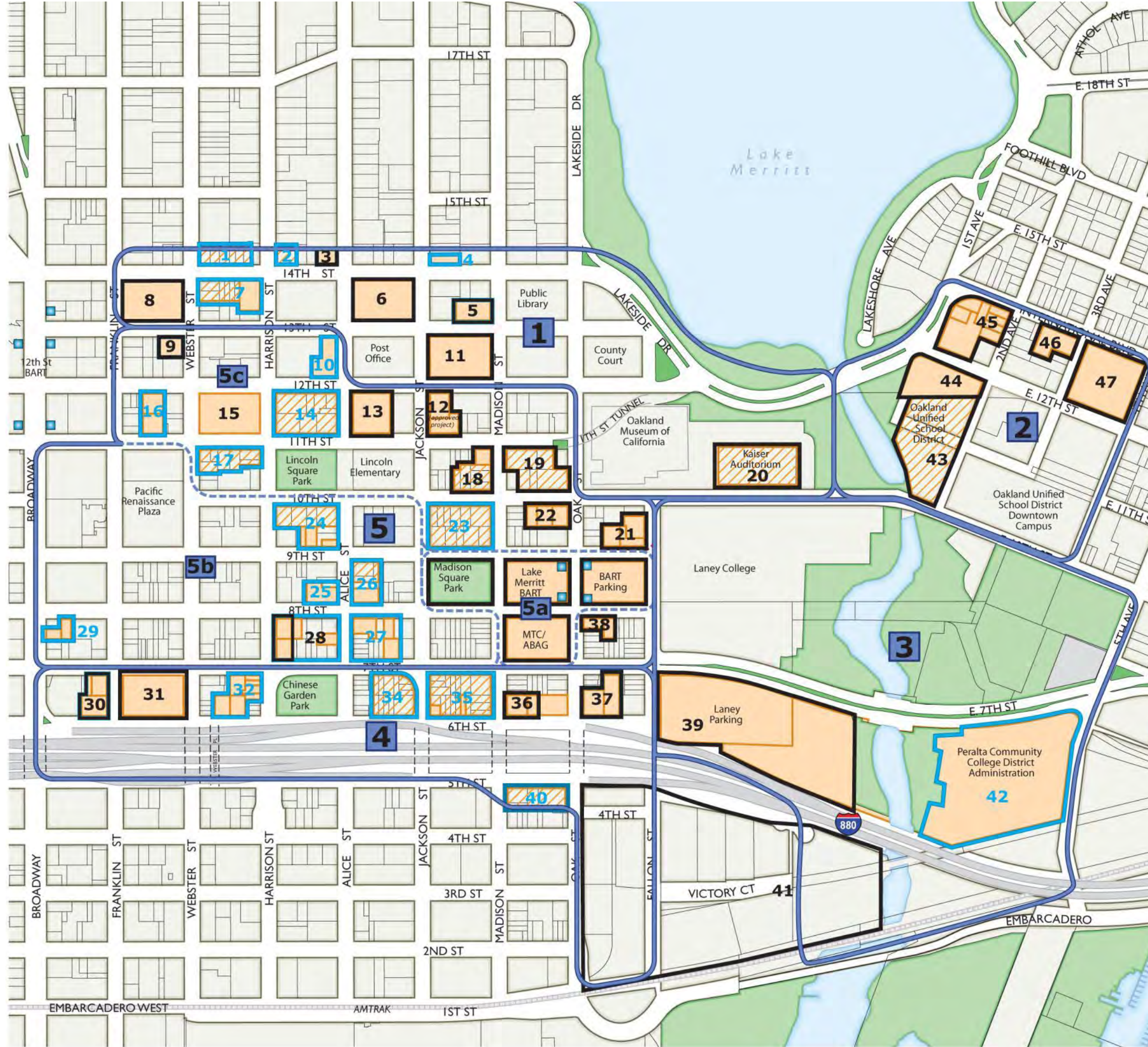
Transportation

- **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*
 - *8th Street – 4 lanes to 3 lanes, add transit amenities*
 - *7th Street – Too much traffic to lose any lanes up to Fallon Street*
 - *7th at Laney - consider narrowing or other changes*
- **Street Redesign – Trees, Street Lights, Bulb-outs, etc**
 - *Chinatown Core*
 - *14th Street – Lights*
 - *Alice Street – 11th to 14th*
 - *Madison Street*
 - *Oak Street*
 - *7th Street*
 - *8th Street*

Transportation

- **Improve 10th 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 6th Street**
- **Describe visually a gateway location on 8th or 9th Street near BART Station**

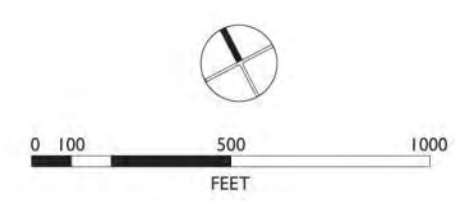
Lake Merritt Station Area: Areas of Study



- Opportunity Sites
- Other Sites to Consider
- Opportunity Sites with Community Agreement or Vacant Sites
- 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



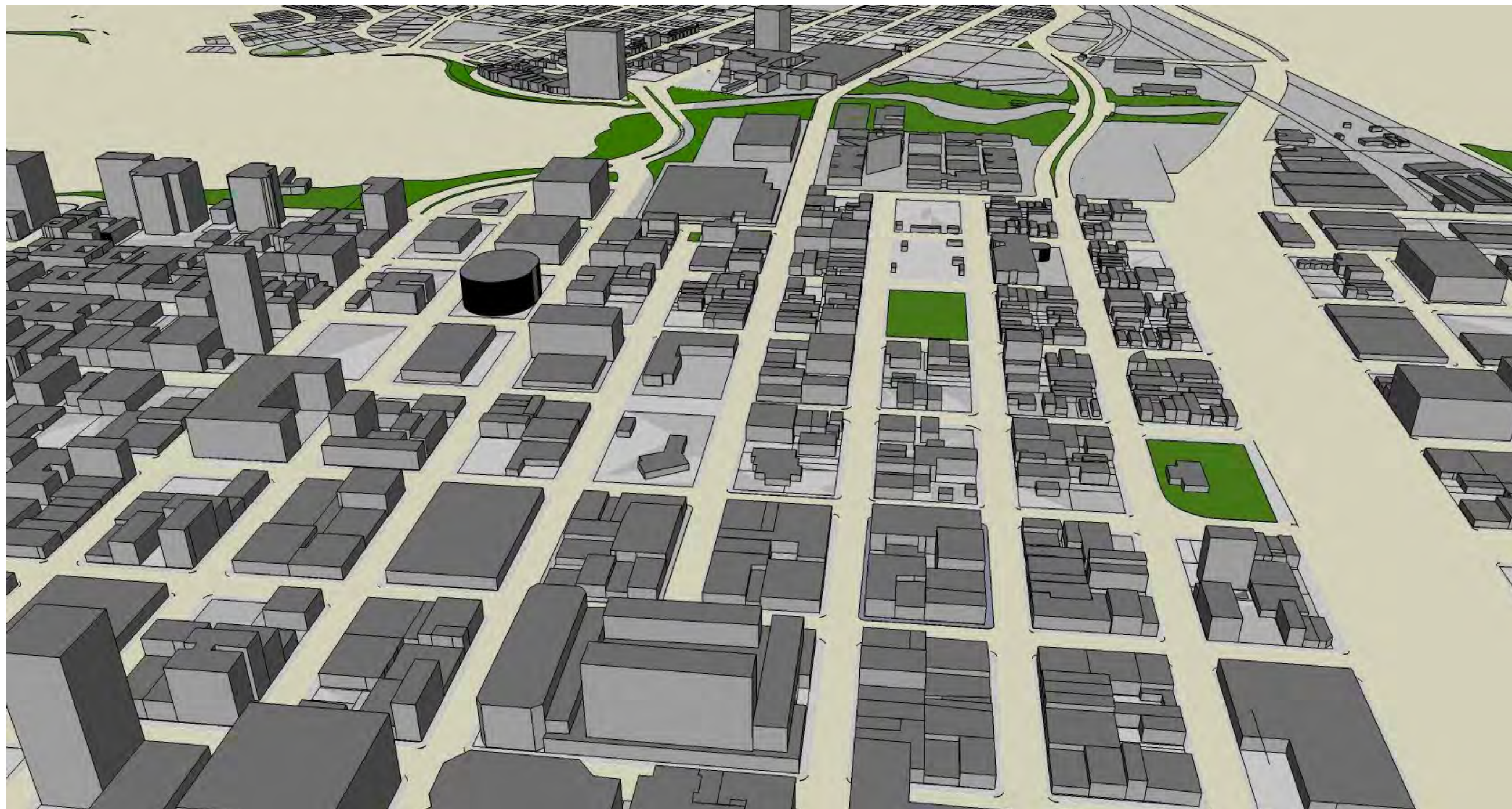
Existing

3-Dimensional Views of Planning Area – facing northwest



Proposed

3-Dimensional Views of Planning Area – facing east



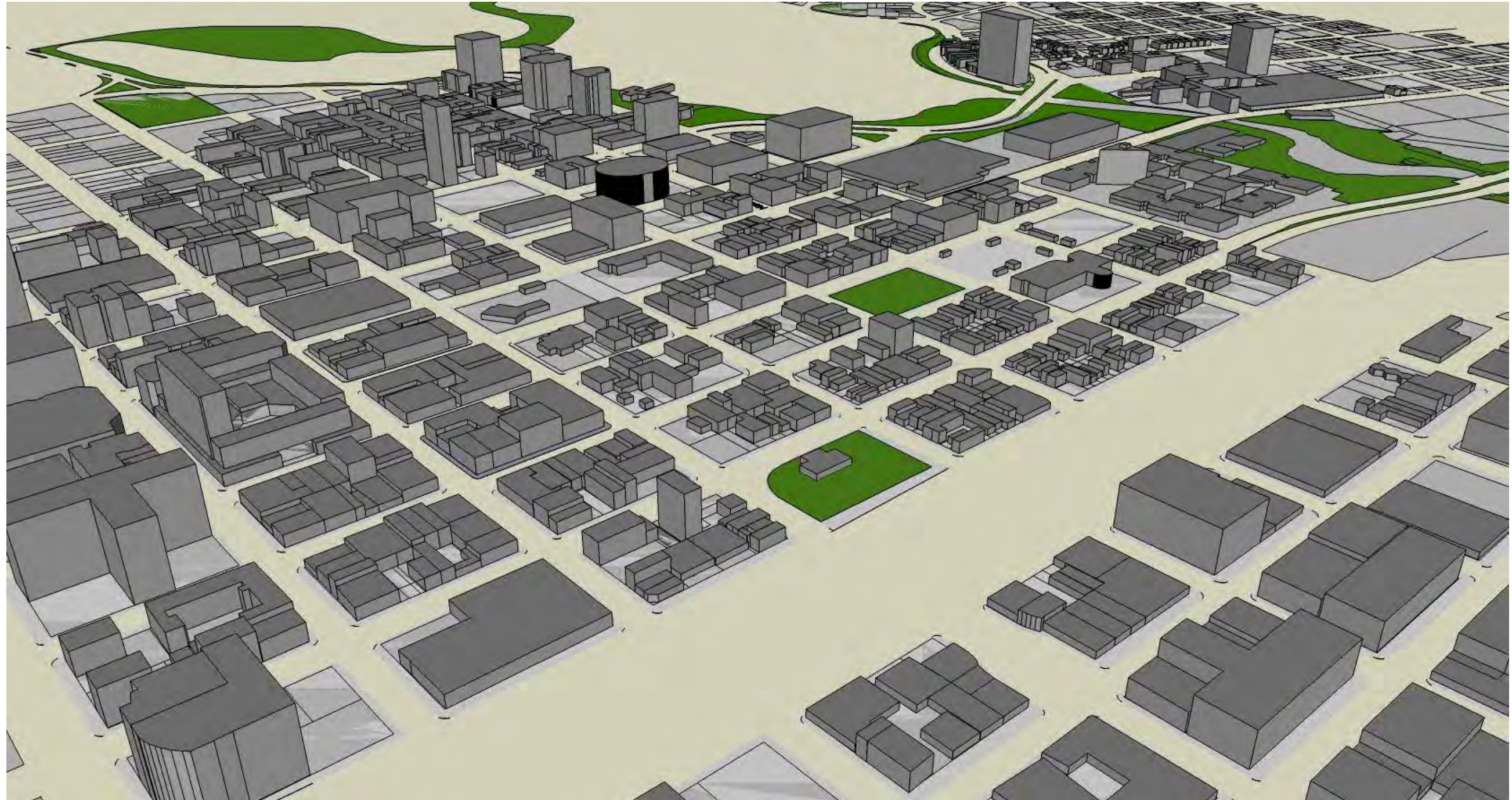
Existing

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



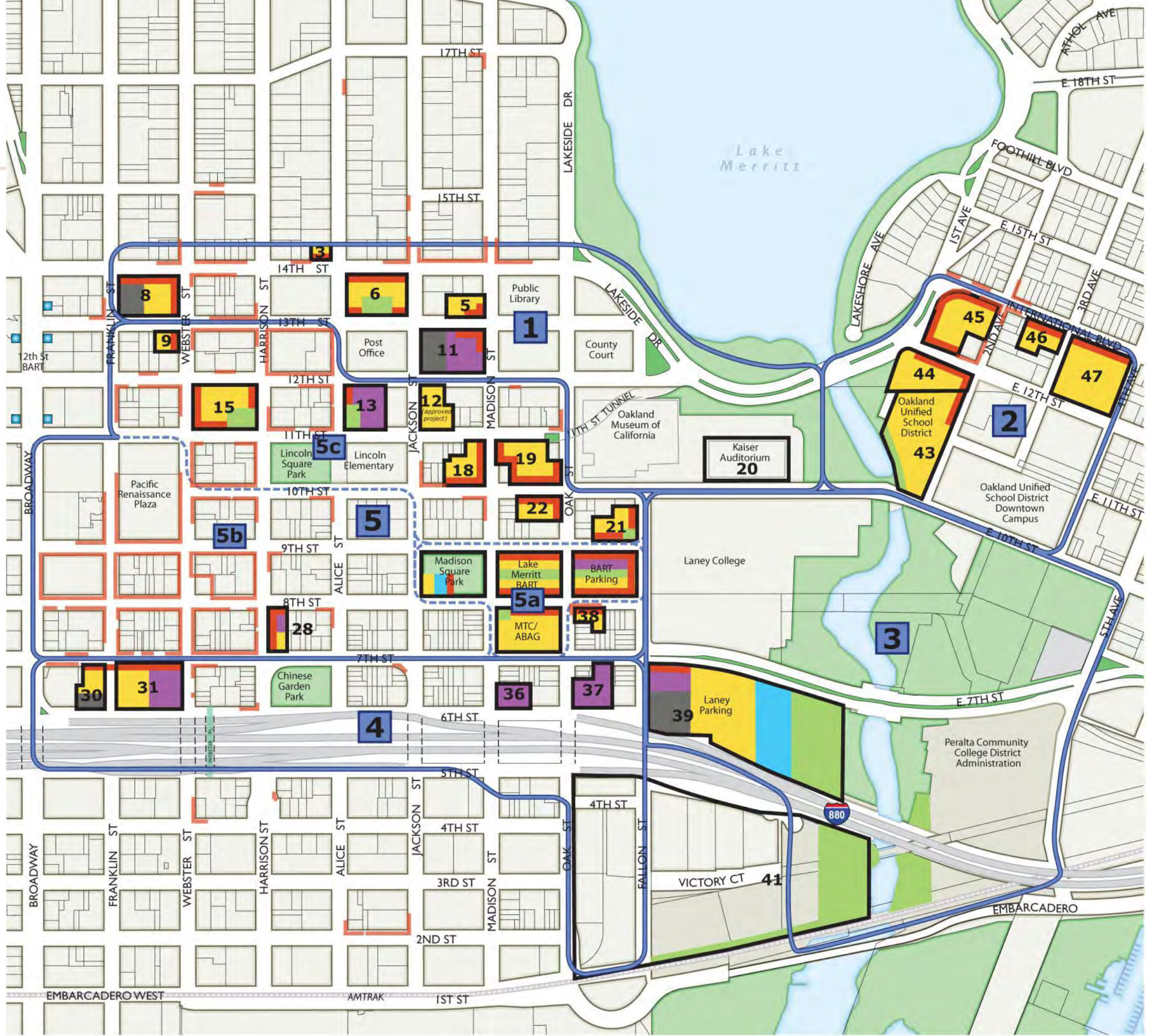
Existing

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>Park</i>	<i>Type</i>	<i>Acreage</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>Subtotal Local</i>		<i>4.1</i>
<i>Acres/1,000 Residents: 0.34</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>Subtotal Regional</i>		<i>38.8</i>
<i>Acres/1,000 Residents: 3.2</i>		
Total Park Acres		42.9
Total Acres/1,000 Residents: 3.6		

Proposed Parks

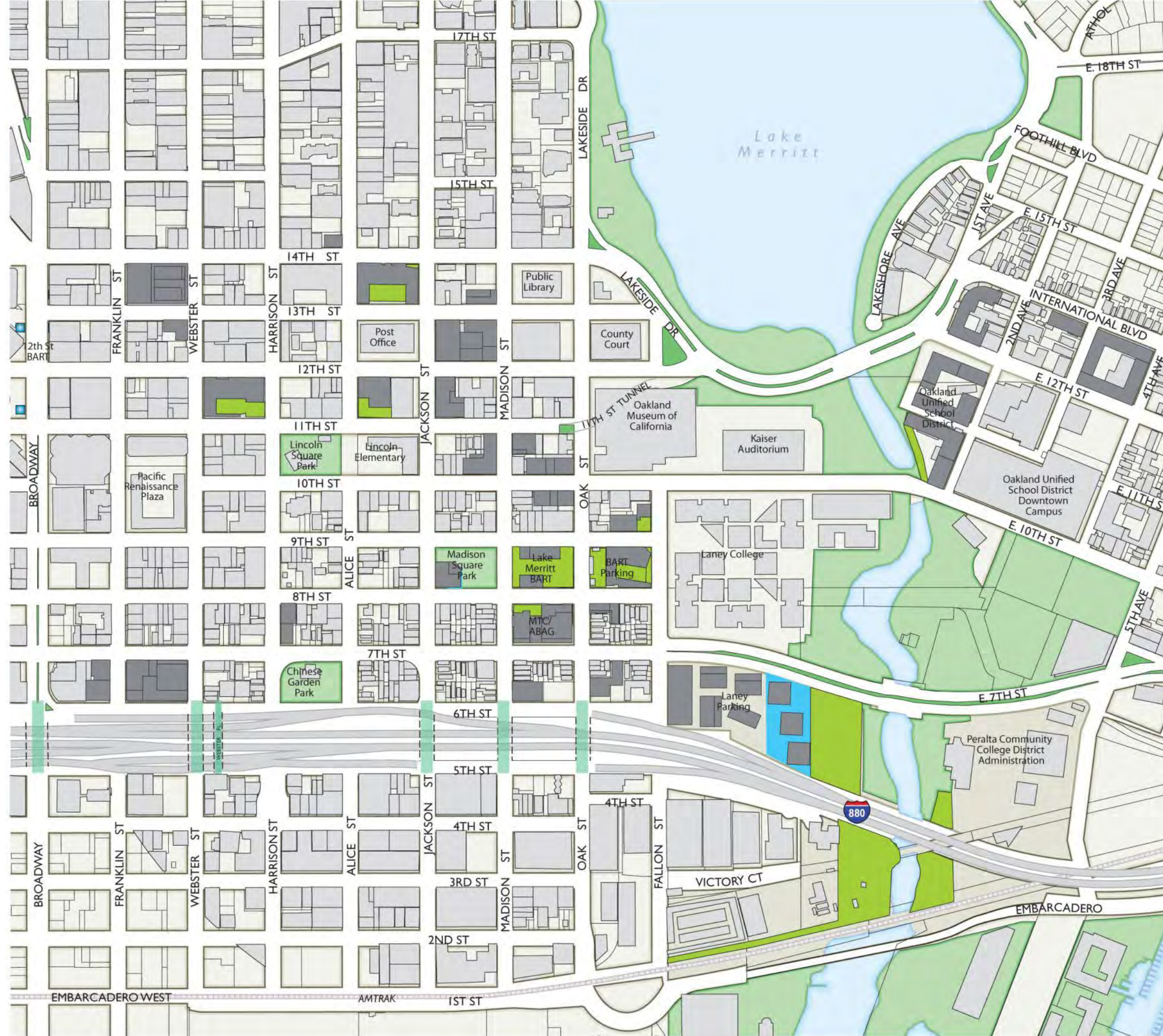
- **Based on potential development**
- *Park ratio varies based on park acreage and buildout population*
- *11.4 to 12.7 new acres of park; 8,540 to 13,587 new residents*
- *Ratio of 0.8 to 1.5 (depending on BART site development)*
 - Version 1 doubles park acreage within BART Blocks/Madison Park (2.8 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>Park</i>	<i>Type</i>	<i>Acreage</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>		
Total Existing Park Acres		42.9
Existing Acres/1,000 Residents: 3.6		
<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>
Subtotal New Parks (2035)		11.4 to 12.7
New Acres/1,000 Residents: 0.8 to 1.5		
Total Park Acres (2035)		54.3 to 55.6
Total Acres/1,000 Residents: 2.1 to 2.7		

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
Total Need	1,327
Source: Conley Consulting Group, 2010, Table 3	

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, Table 5 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*

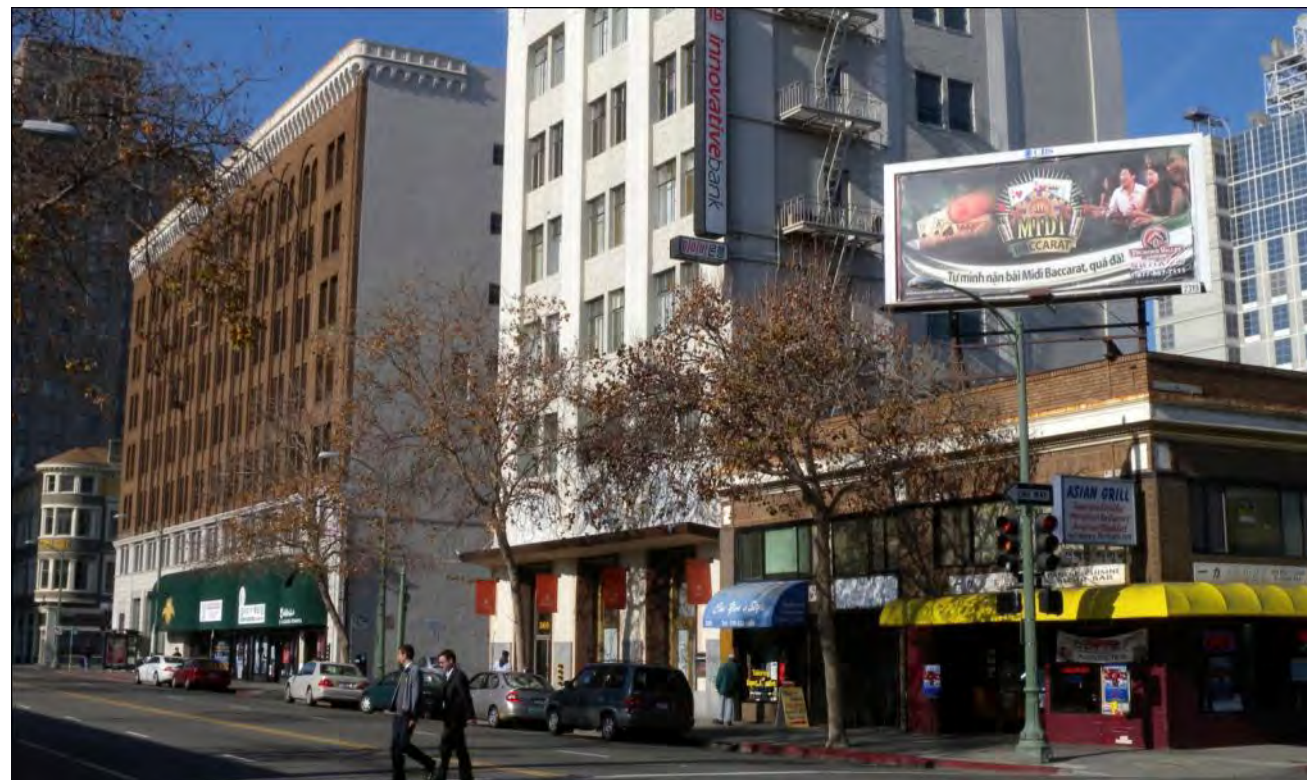
Other Strategies

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

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*

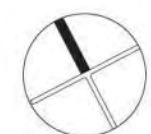
Lake Merritt Station Area: Study Area 1 14th Street Corridor



- 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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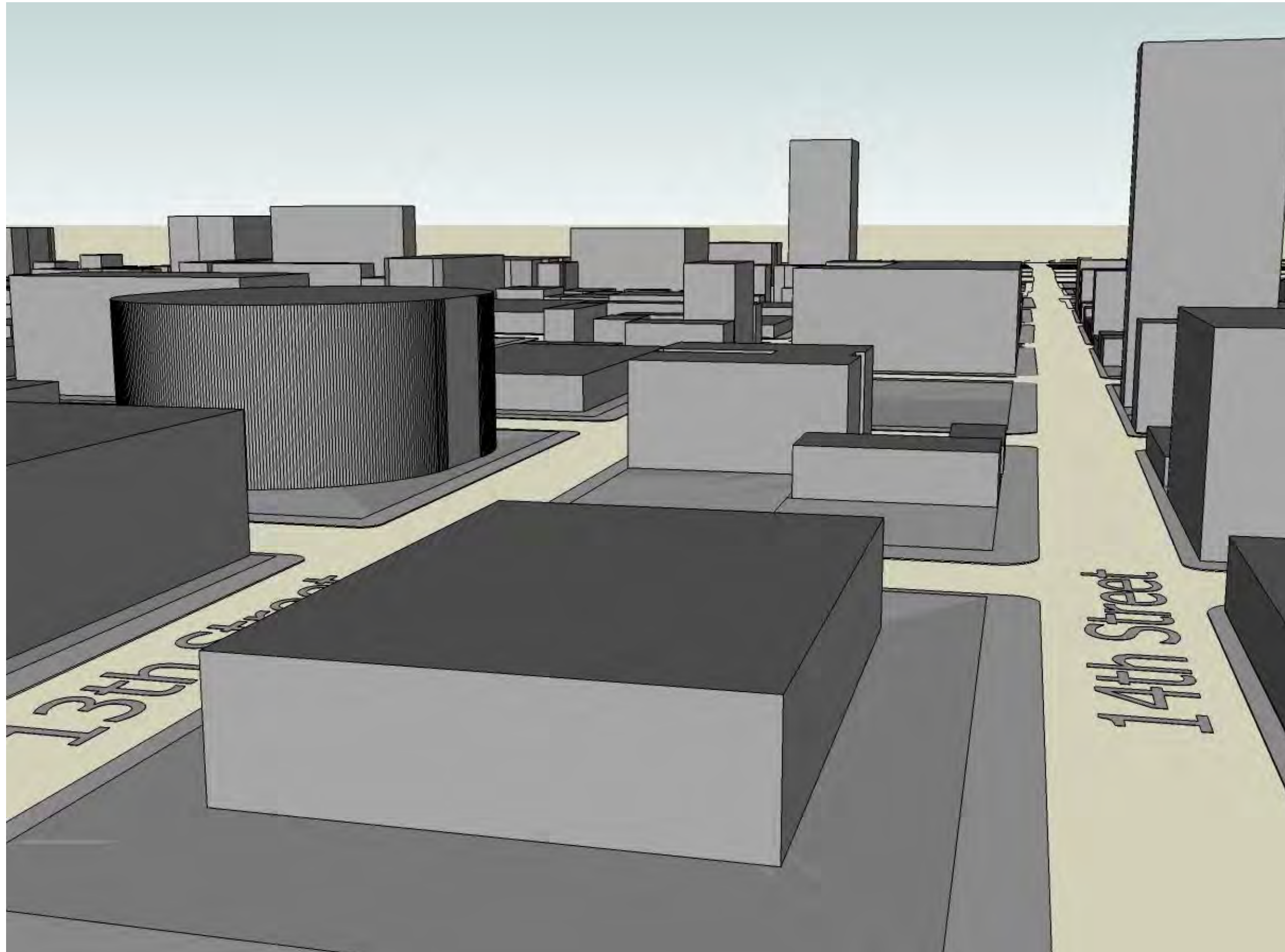
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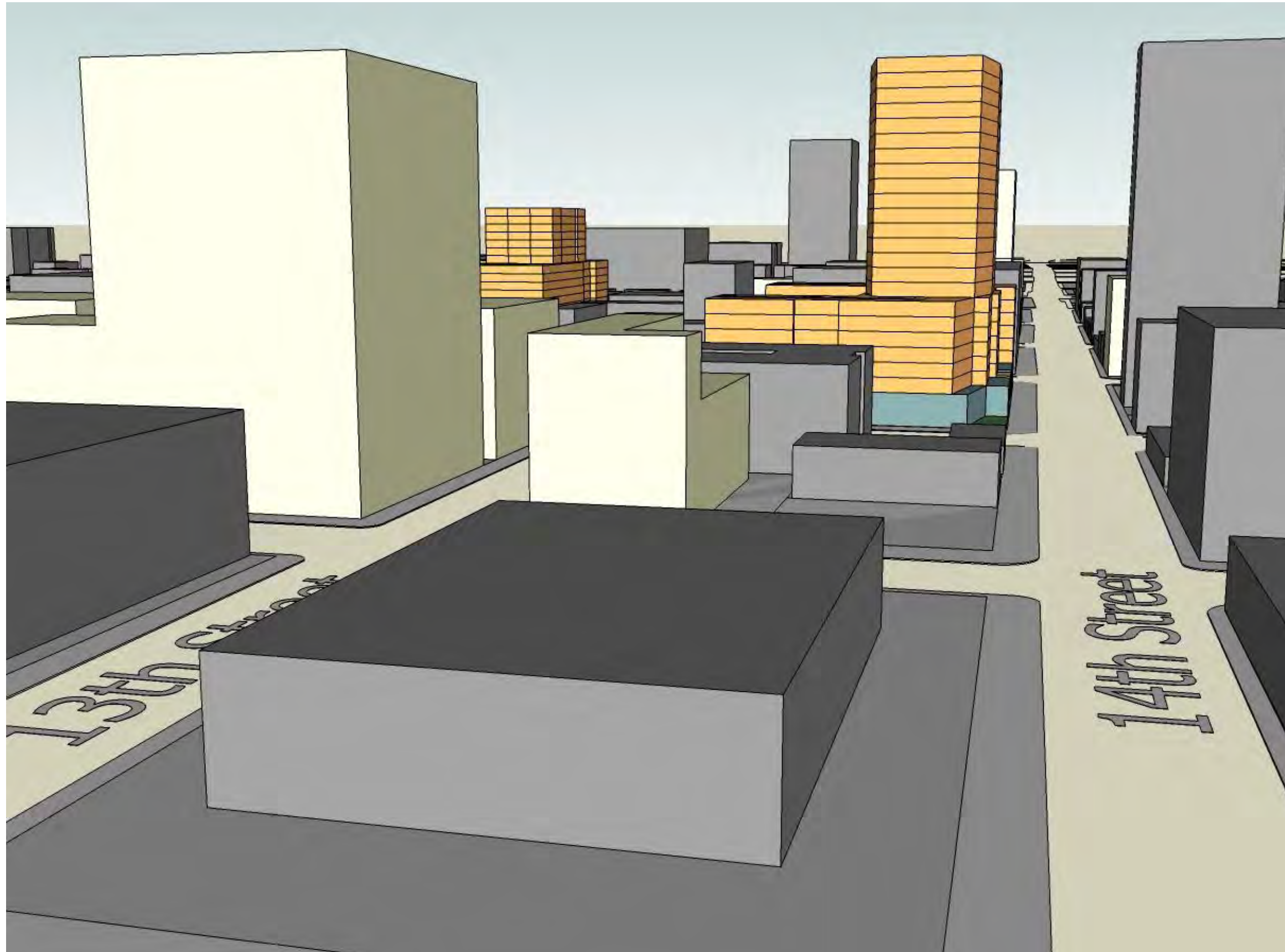
1. 14th Street Corridor – facing west

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



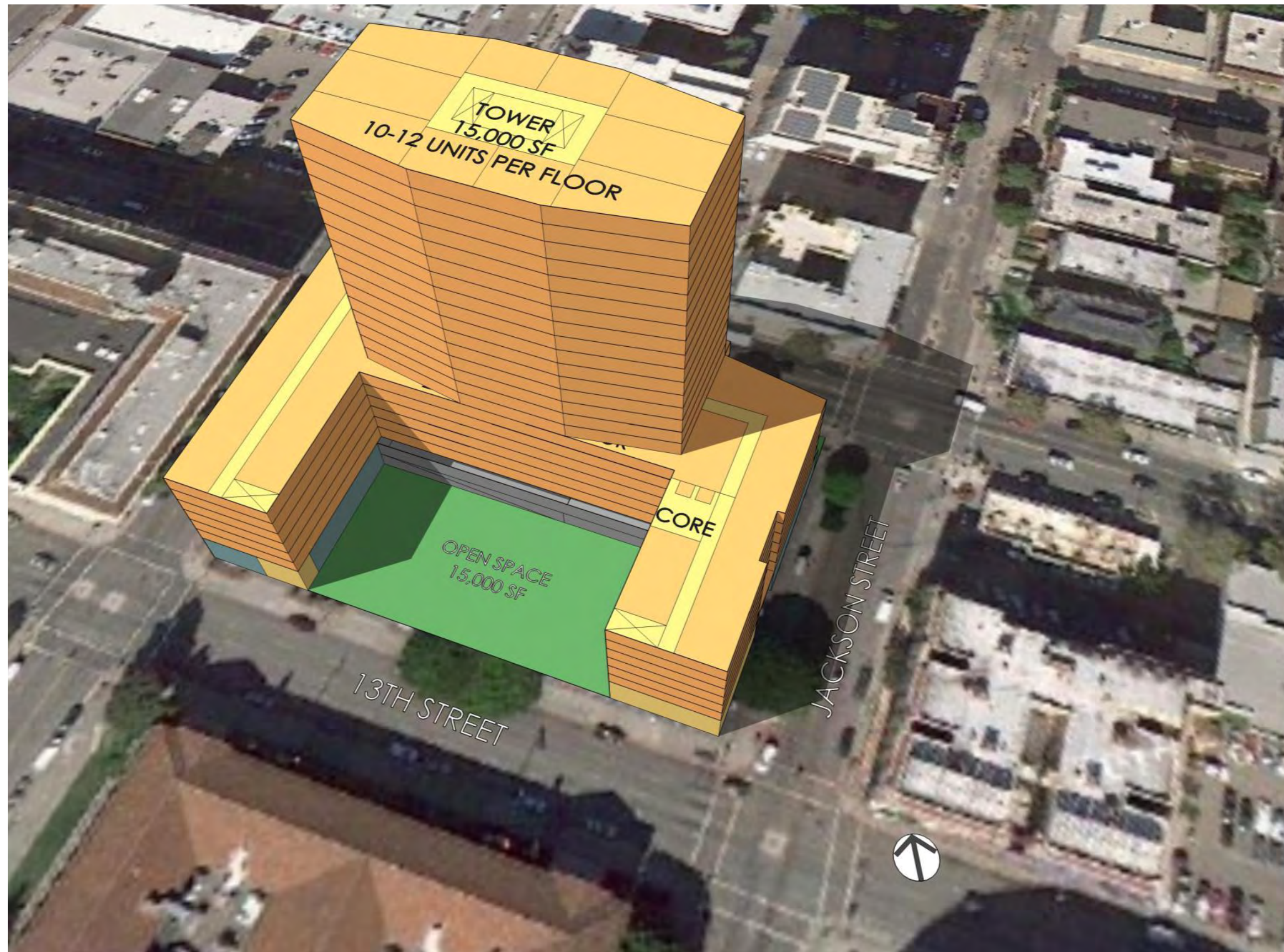
1. 14th Street Corridor – Site 6 Site Study

Mid Rise Level



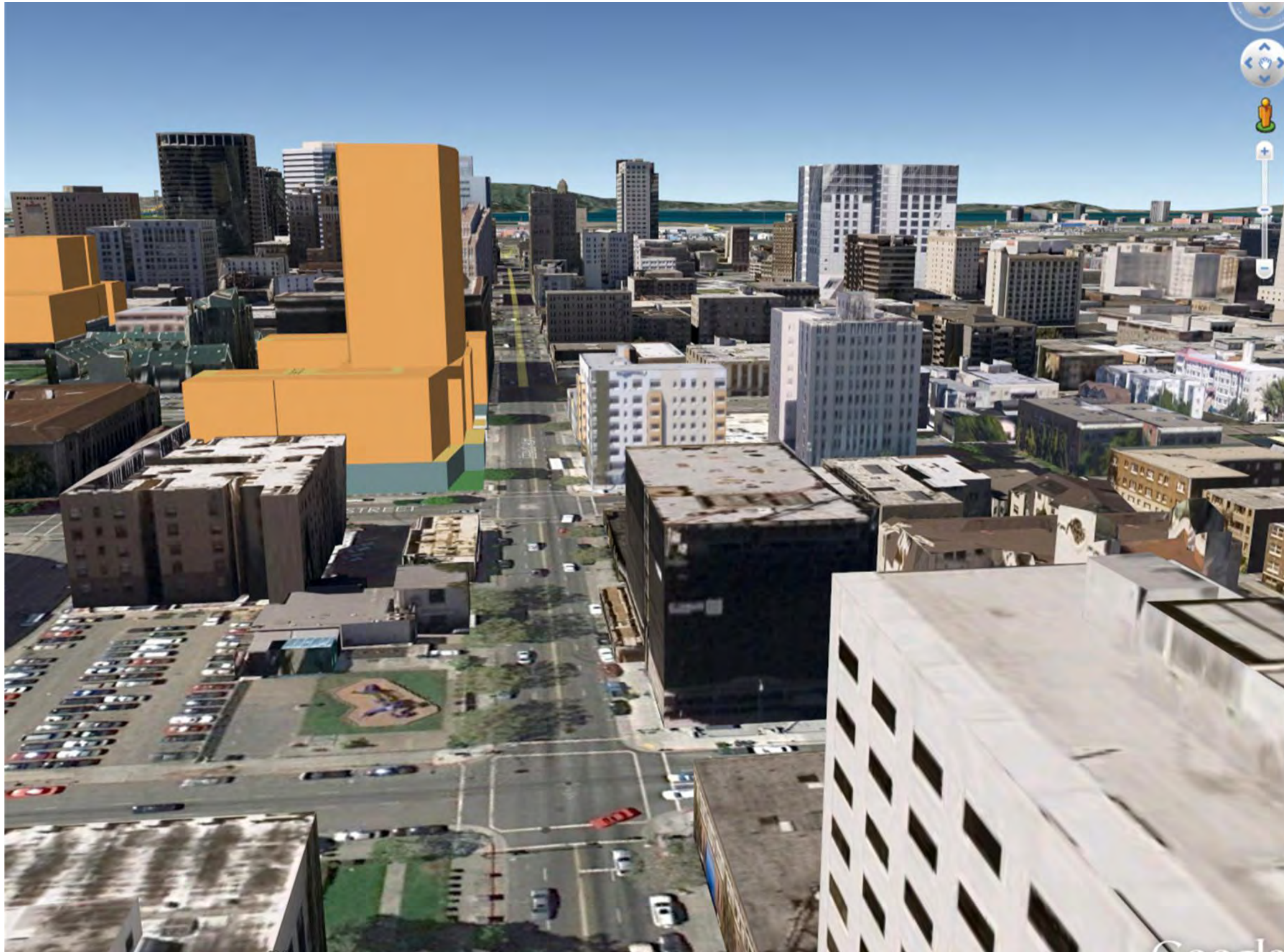
1. 14th Street Corridor – Site 6 Site Study

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

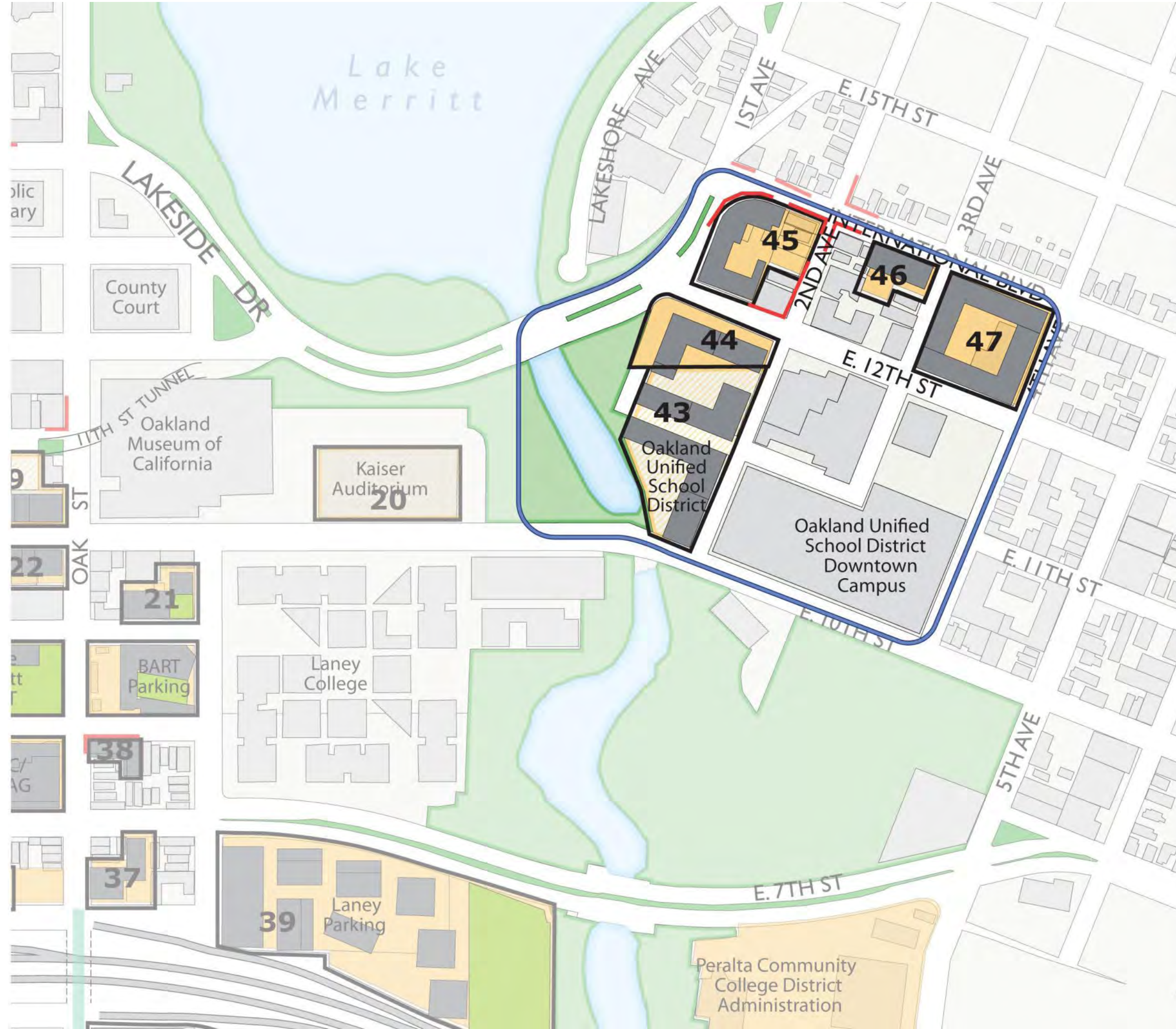
-  Opportunity Sites
-  Other Sites to Consider
-  Opportunity Sites with Community Agreement or Vacant Sites
-  Existing Building Footprints
-  Example Proposed Building Footprints
-  Existing Parks
-  Example Proposed Parks
-  Existing Retail Frontage

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2. East Lake Gateway – facing west/south

Existing



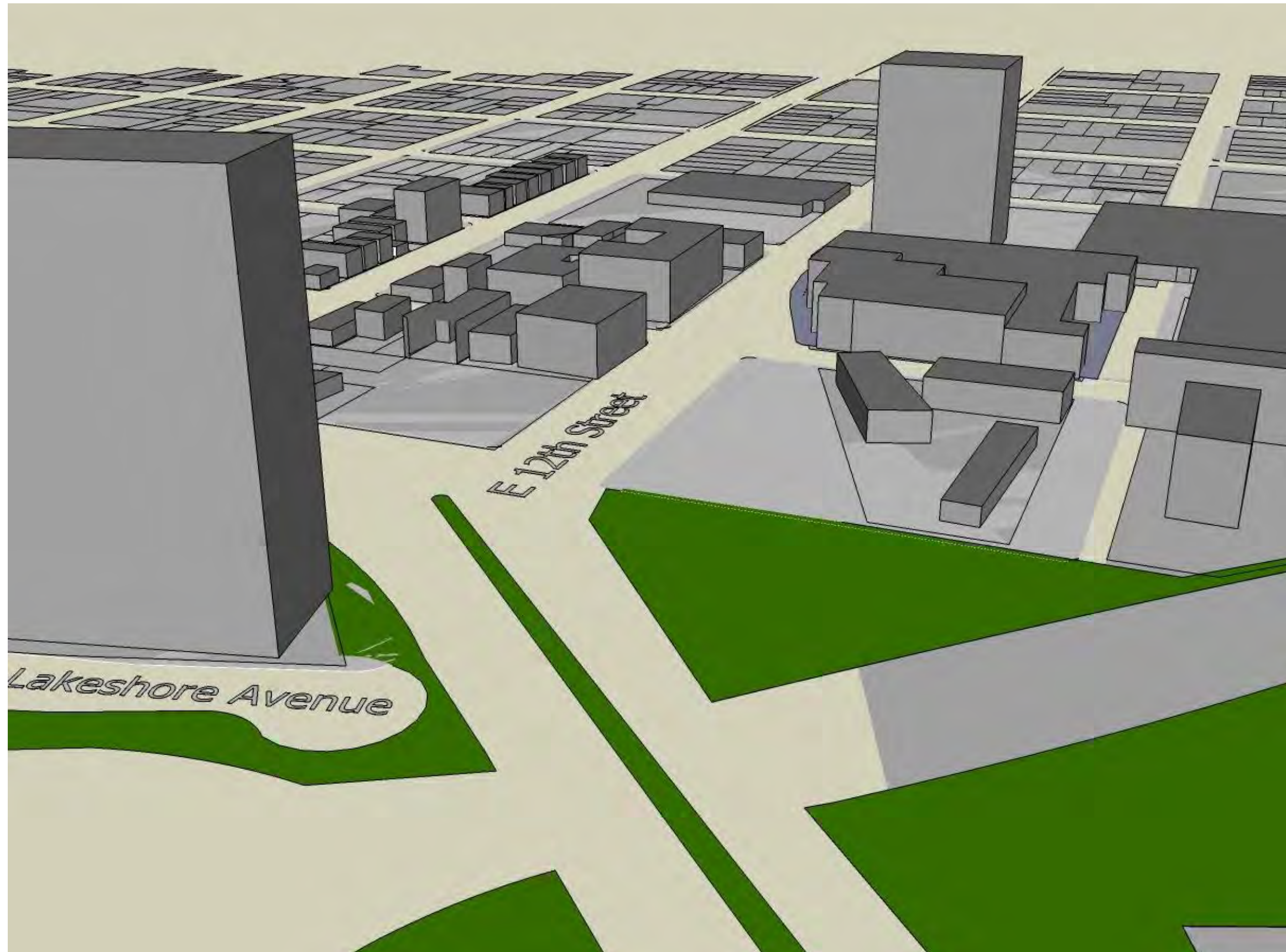
2. East Lake Gateway – facing west/south

Proposed



2. East Lake Gateway – facing east

Existing



2. East Lake Gateway – facing east

Proposed



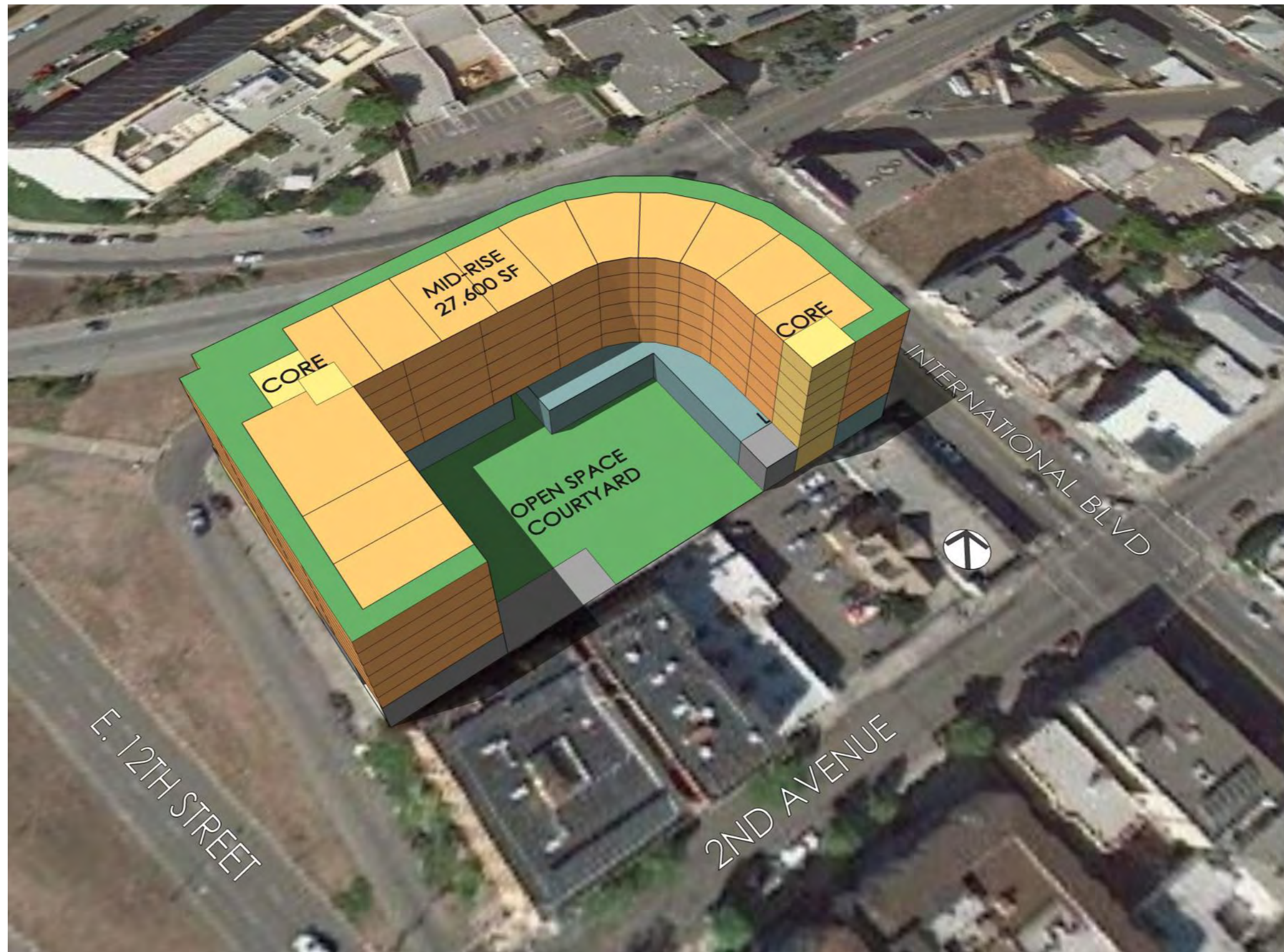
2. East Lake Gateway – Site 45 Site Study

Ground Level



2. East Lake Gateway – Site 45 Site Study

Mid Rise Level



2. East Lake Gateway – Site 45 Site Study

Penthouse Level



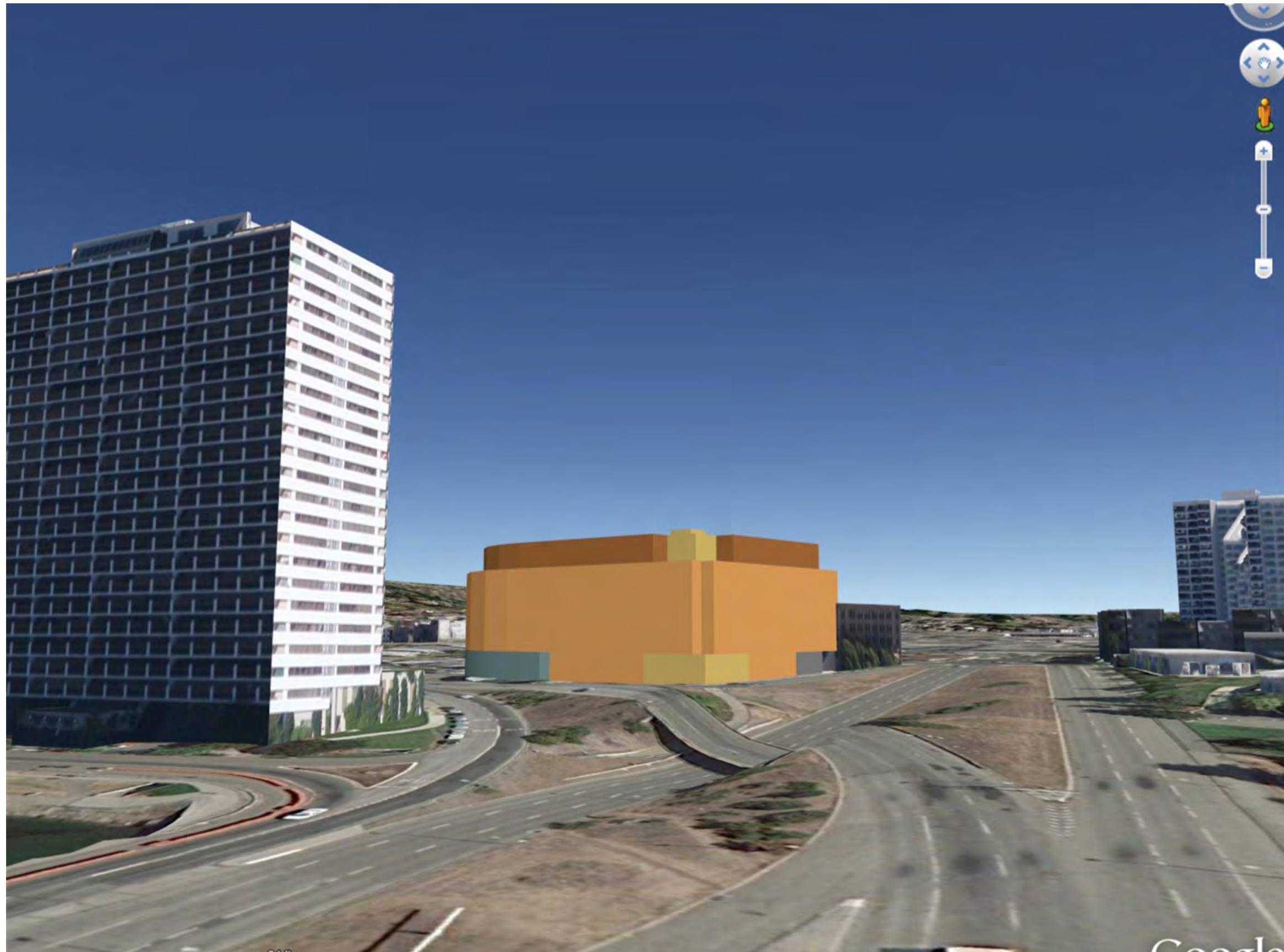
2. East Lake Gateway – Site 45 Site Study

Aerial looking
Southwest



2. East Lake Gateway – Site 45 Site Study

Aerial looking east



3: Peralta/Laney College



3: Peralta/Laney College



3: Peralta/Laney College



3. Peralta/Laney

- **Character**

- *Existing Laney College*
- *Existing Large Laney Parking Lot*
- *State Tidelands Trust along the river*
- *Existing Sports Fields*
- *Existing Peralta Community College District Administration*

- **Existing Land Uses**

- *All Community College*

- **Existing Heights**

- *One large 10-12 story building*
- *Two- to three-story College buildings*
- *Otherwise vacant land, sports land, and one story utility area*

3. Peralta/Laney

- **Big Ideas and Vision**

- *Connect the entrance to Laney College with the BART area development, creating a dramatic and lively new area with new retail, movie theater, cultural center, entertainment, etc.*
- *Narrow Fallon Street to encourage the special pedestrian character*
- *Add 1,000 -1,500 housing for the Laney College students, and/or other people*
- *Reduce the width of 7th Street to be pedestrian friendly next to college*
- *Improve the State Tidelands Trust Area with buildings and uses (uses include recreation and class uses, but not residential or commercial)*
- *Increase the college campus access to the water side*
- *New open space along the water edge, next to parking lot and along Channel, connecting to Estuary Park*
- *Three new bridges already funded as part of Measure DD*

Lake Merritt Station Area: Study Area 3 Peralta/Laney College



- 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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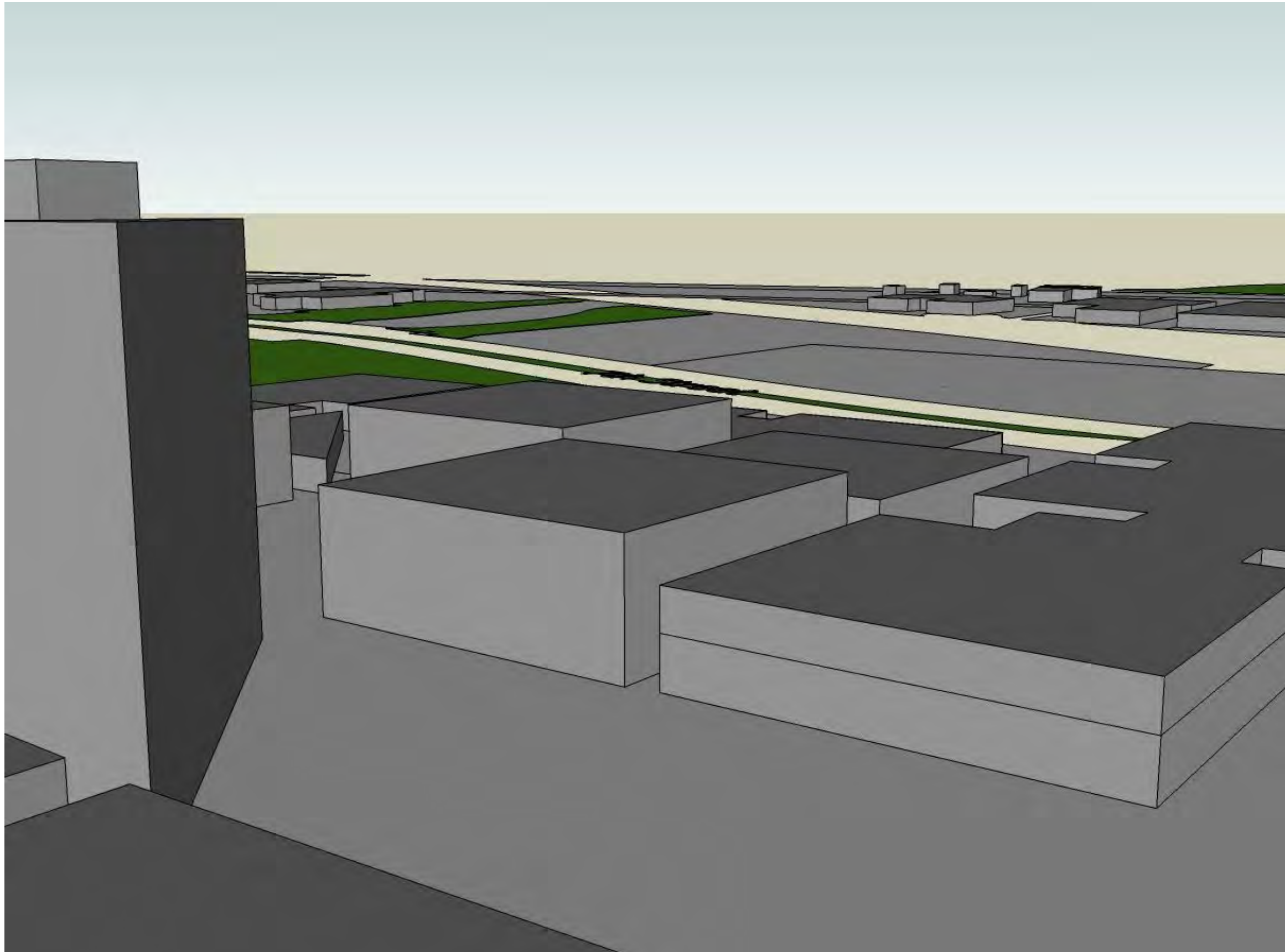
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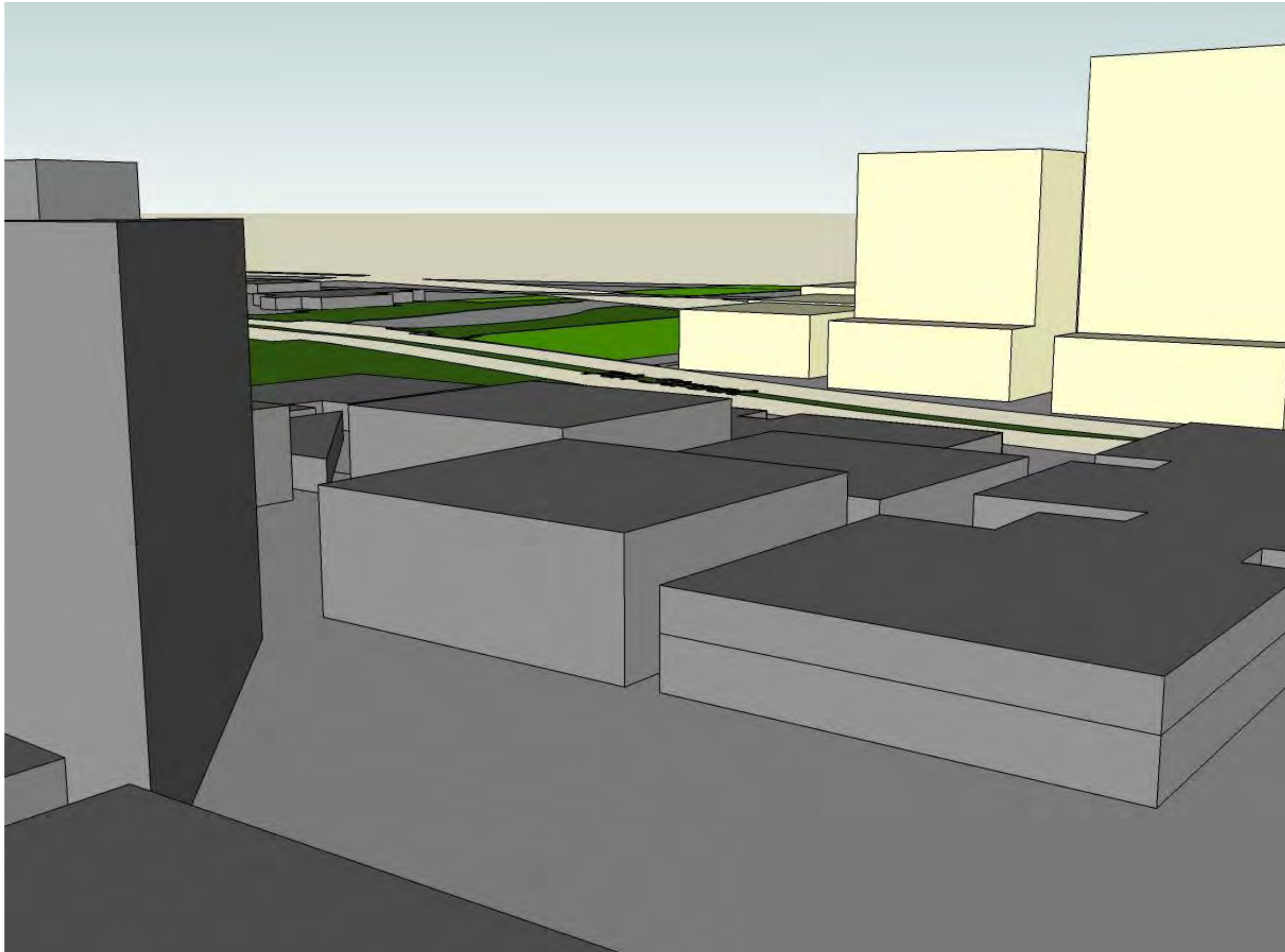
3: Peralta/Laney College – facing south

Existing



3: Peralta/Laney College – facing south

Proposed



3: Peralta/Laney College – facing west

Existing



3: Peralta/Laney College – facing west

Proposed



4. I-880



4. I-880



4. I-880

- **Character**

- *Sites along the freeway*
- *High noise and air quality issues*
- *Access onto the freeway*

- **Existing Land Uses**

- *New High-Rise on Broadway*
- *Major Salvation Army Sites*
- *Two larger development sites on eastern edge*
- *Residential Historic Area on Eastern Side*

- **Existing Heights**

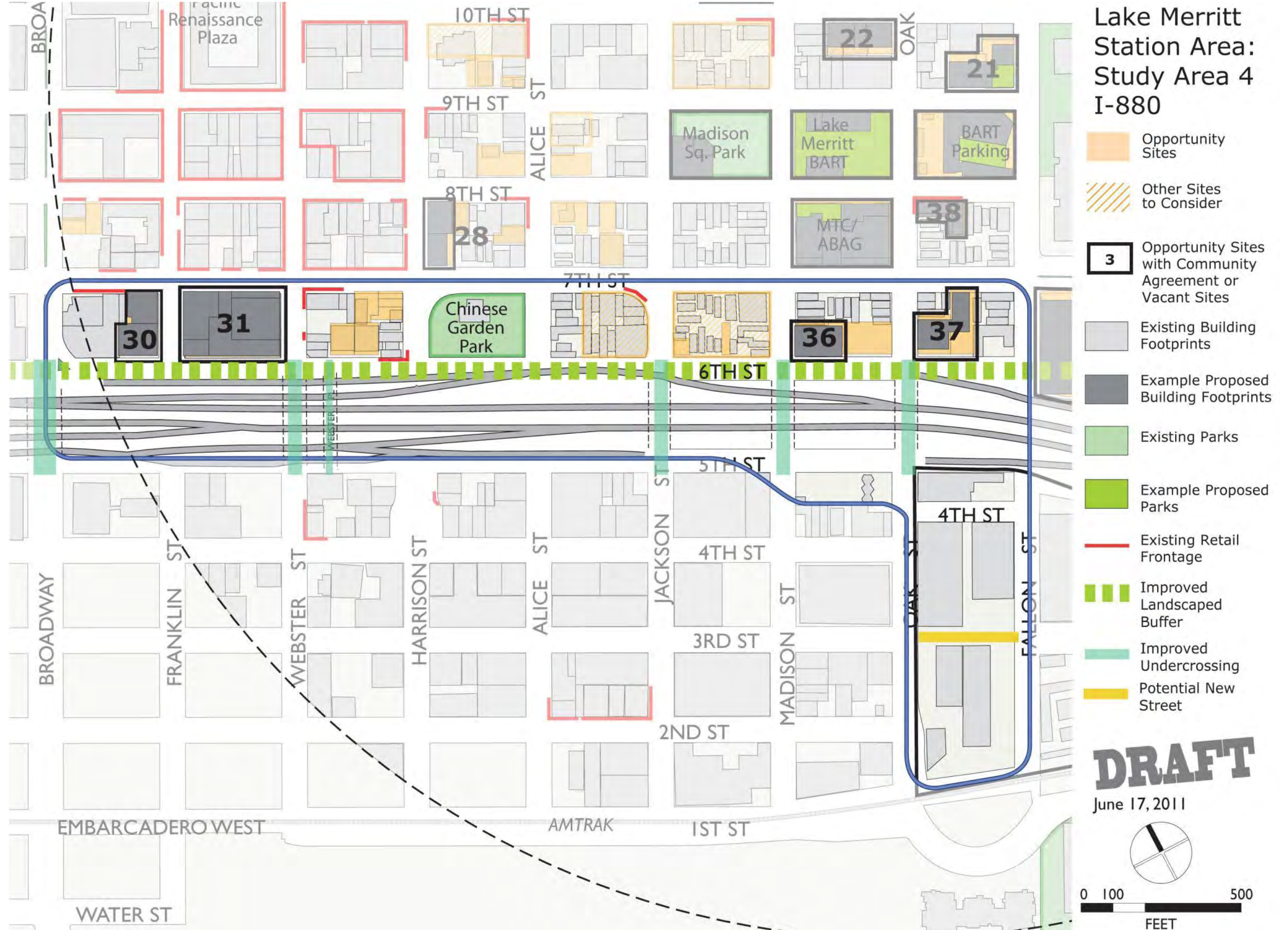
- *Primarily 2 stories*
- *One 12-story tower on Broadway*

4. I-880

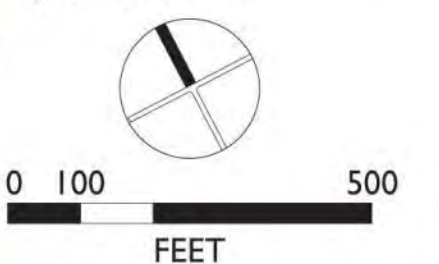
■ Big Ideas and Vision

- *Improve the Freeway Undercrossings*
 - Oak Street first
 - Improve all other crossings as well, over time
 - Consider farmers market on Friday night, Saturday, or Sunday
- *Develop Buildings Near the Freeway*
 - Residential in Chinatown, pushed towards 7th Street
 - Office on the western side closer to the freeway
- *Consider the ACTA alternative with a left turn from the Posey Tube over towards Broadway and beyond*
- *Rezone land south of the freeway, between Oak and Fallon, for higher density housing*

Lake Merritt Station Area: Study Area 4 I-880

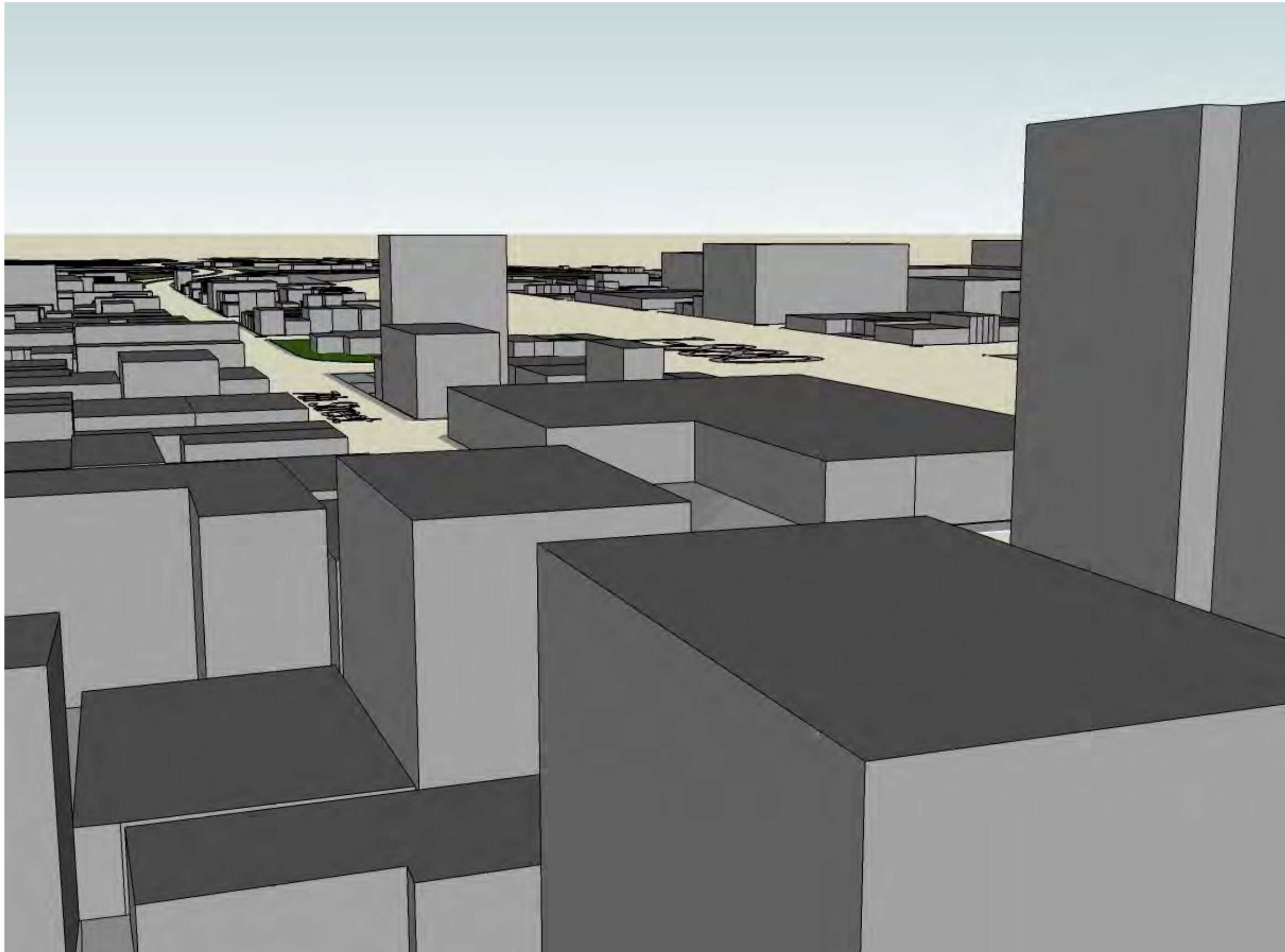


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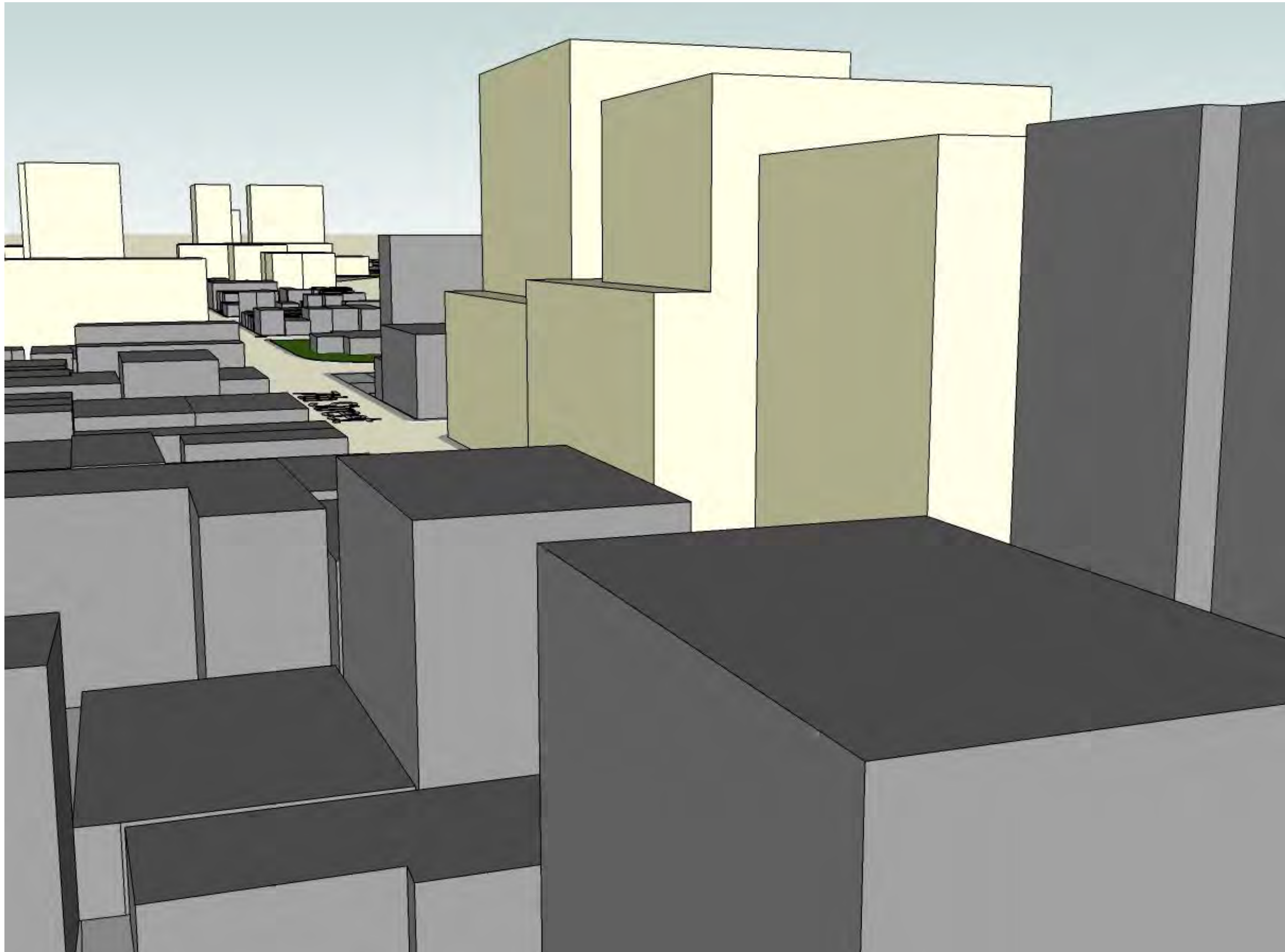
4. I-880 – facing east

Existing



4. I-880 – facing east

Proposed



4. I-880 – facing west

Existing

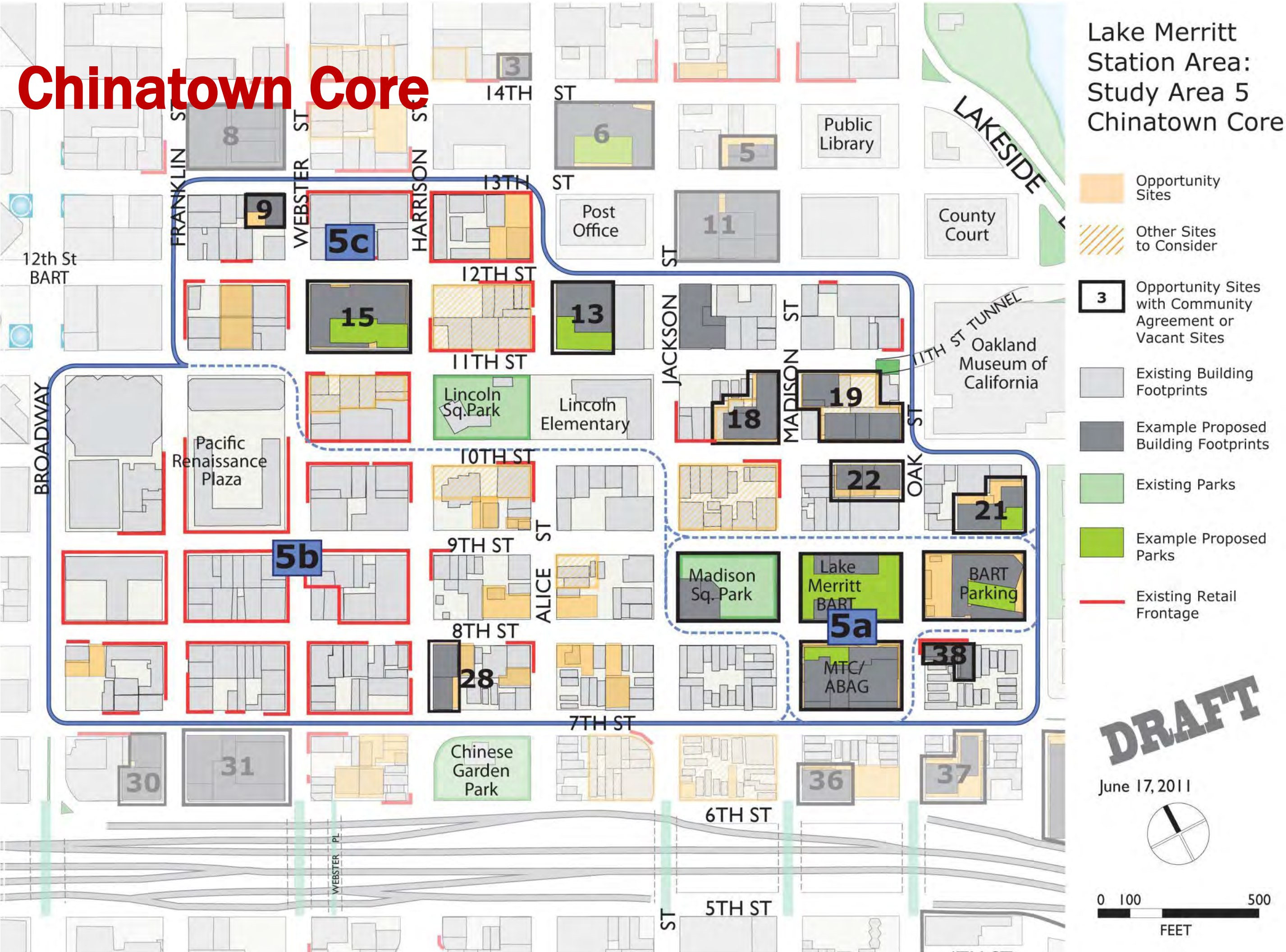


4. I-880 – facing west

Proposed



5. Chinatown Core



5. Chinatown Core (a) – BART Blocks



5. Chinatown Core (a) – BART Blocks



5. Chinatown Core (a) – BART Blocks



5. Chinatown Core (a) – BART Blocks



5. Chinatown Core (a) – BART Blocks

- **Character**

- *Open Space at Madison Square Park and Lake Merritt BART*
- *Parking Lot and BART entrances on BART Parking*
- *ABAG/MTC Building and Parking*

- **Existing Land Uses**

- *Park*
- *Parking*
- *Open Space*
- *Government offices*

- **Existing Heights**

- *The only building is four stories*

5. Chinatown Core (a) – BART Blocks Scheme 1

Big Ideas and Vision

■ Catalyst Project

- *New high density core designed to be a catalyst project and new core for BART and Chinatown with residential, movies, retail, and entertainment*

■ Grand New Open Space runs through the sites diagonally

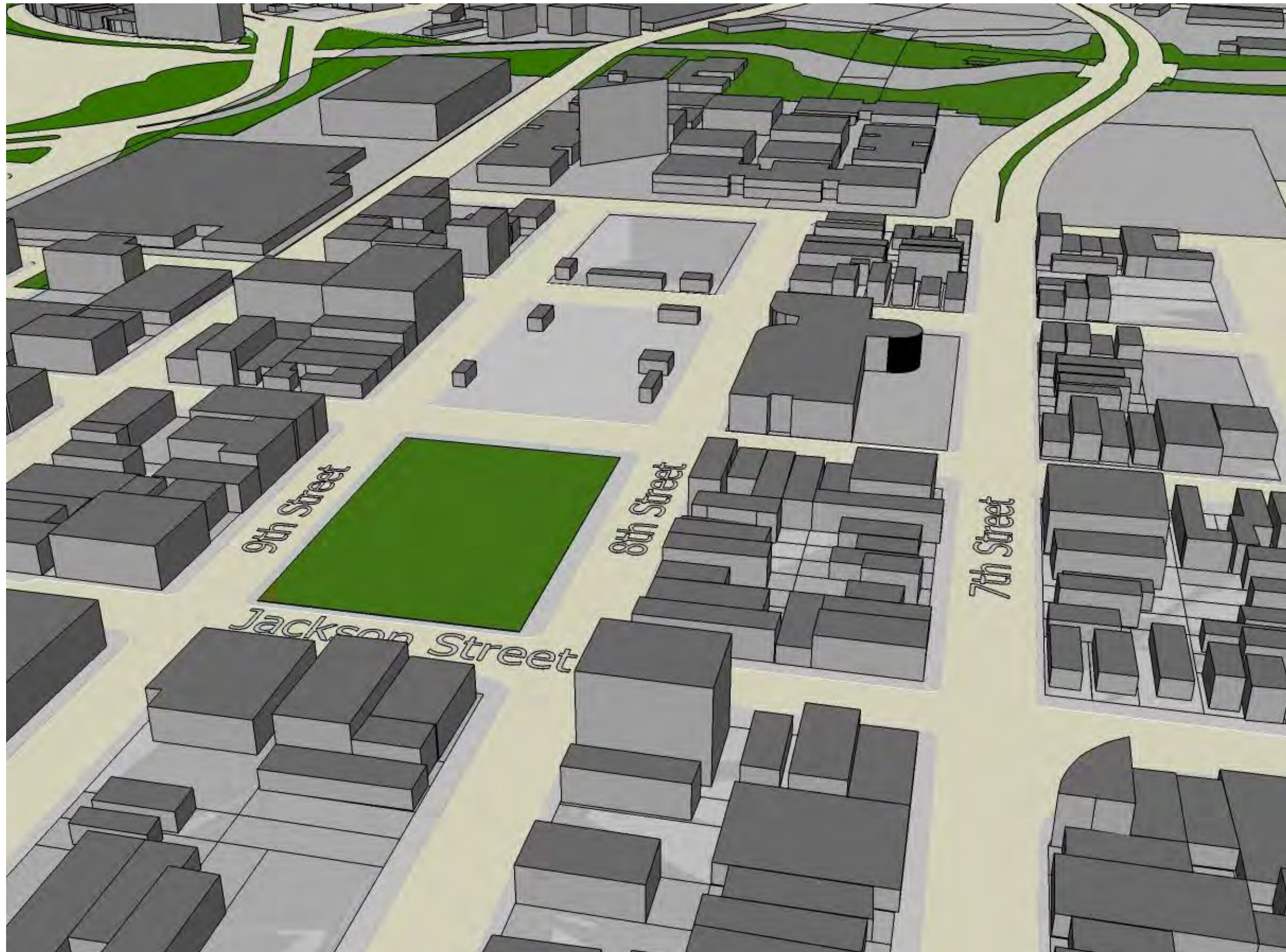
- *Scheme 1 does not build over the BART Line; includes 2.8 acres open space at the ground floor*

■ Four Sites

- *BART Parking lot is first and most intense*
- *Madison Park is kept as park, with a new community center, and housing units above to pay for it*
- *BART underground work stays, 6-12 story buildings built on top*
- *MTC Site is replaced with an office tower & a residential tower*

5. Chinatown Core (a) – facing east

Existing



5. Chinatown Core (a) – facing east

Proposed



5. Chinatown Core (a) – facing west

Existing



5. Chinatown Core (a) – facing west

Proposed



5. Chinatown Core (a) BART Parking Lot Site Study

Ground Floor Level



5. Chinatown Core (a) BART Parking Lot Site Study

Mid Rise Level



5. Chinatown Core (a) BART Parking Lot Site Study

Tower Level



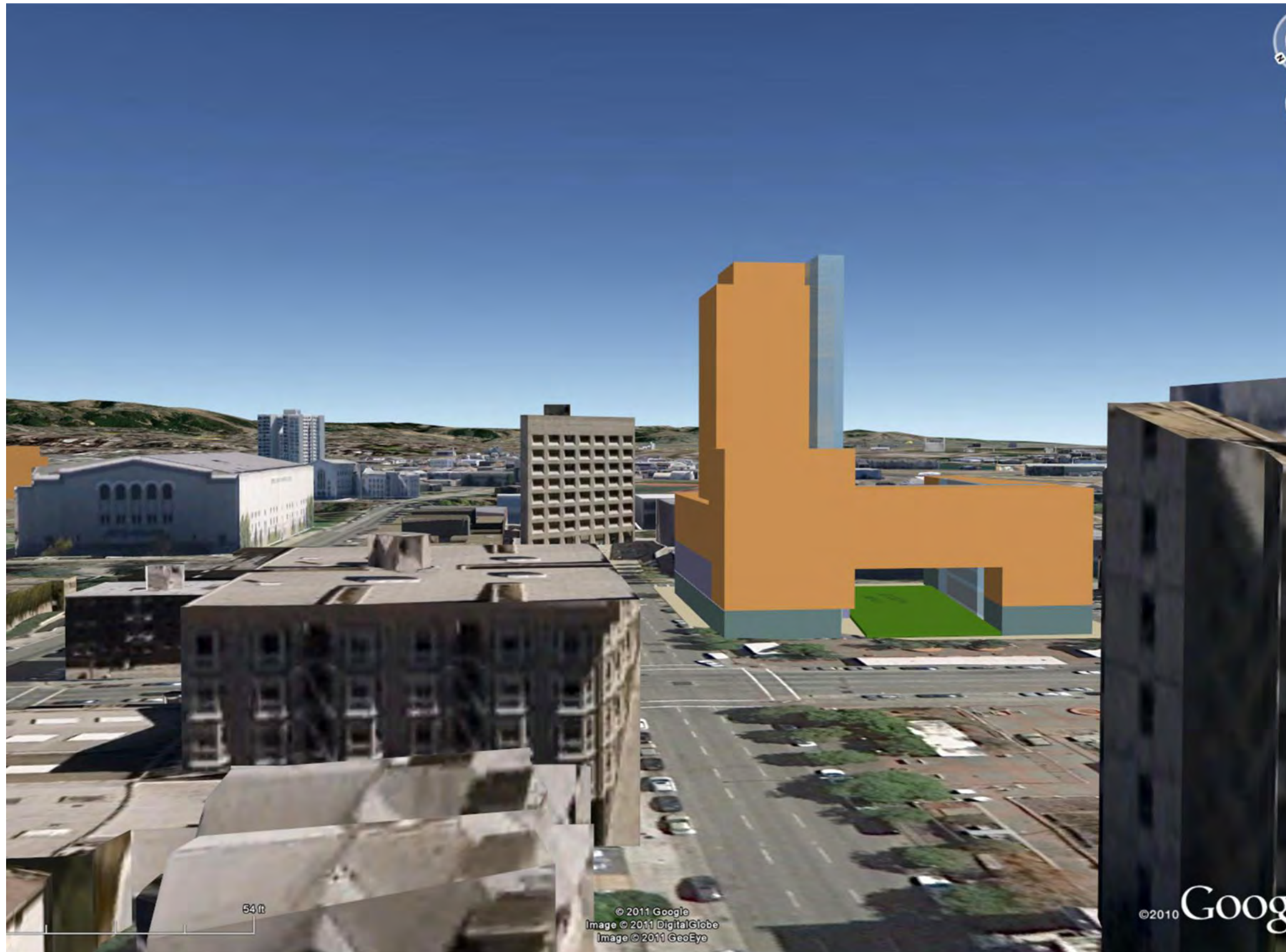
5. Chinatown Core (a) BART Parking Lot Site Study

Street view looking east along 9th



5. Chinatown Core (a) BART Parking Lot Site Study

Aerial looking east
along 9th



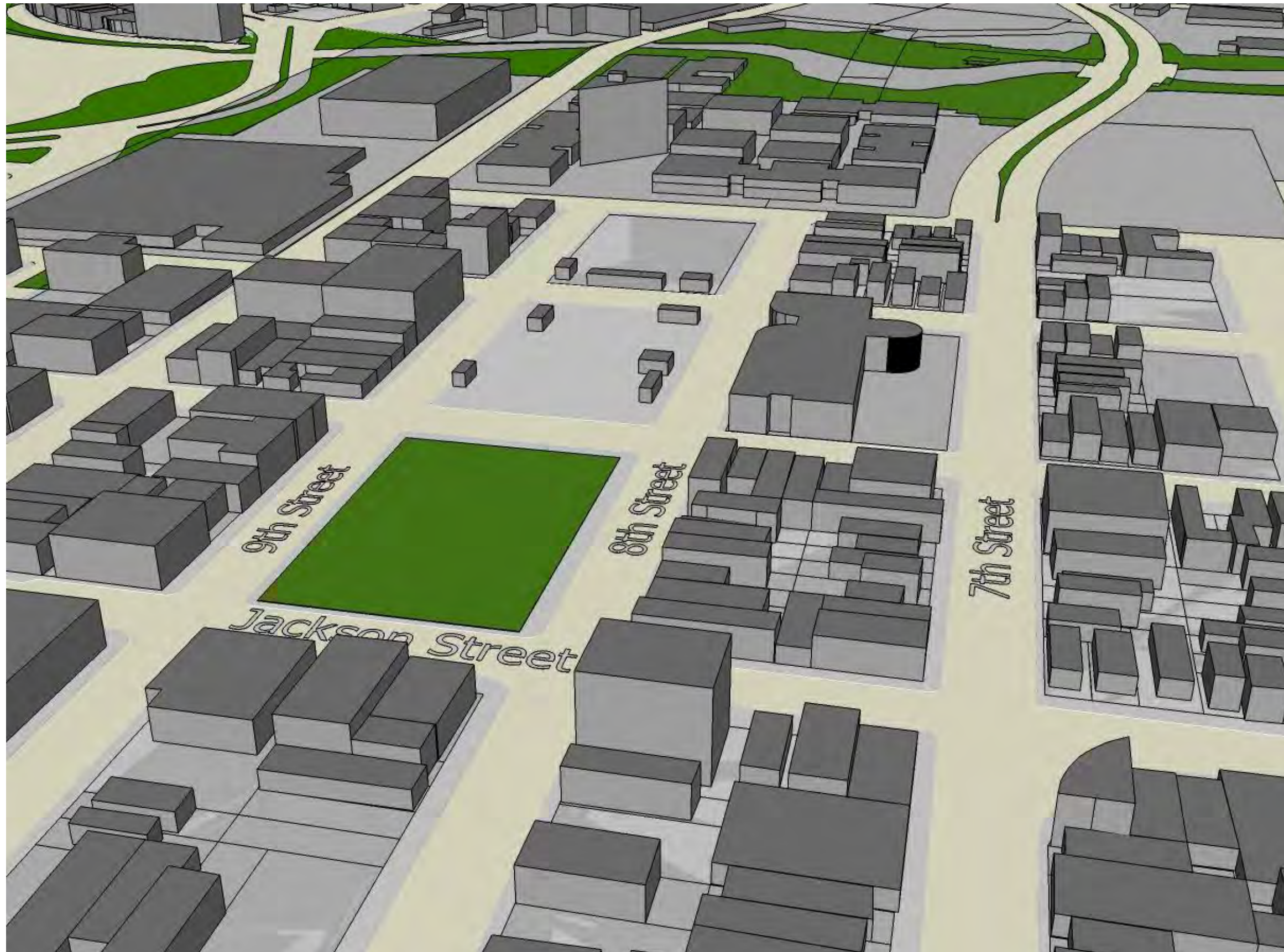
5. Chinatown Core (a) – BART Blocks Scheme 2

Big Ideas and Vision

- **A More Intense Lake Merritt BART Core**
 - *Builds on top of the BART line*
 - *A greater amount of floor space for shopping mall, retail, entertainment, restaurants, movies, etc.*
- **Open Space a linear park on 8th Street and north/south streets**
 - *40-50 feet wide on six block sides*
- **Four Sites**
 - *BART Parking Lot and Madison Park both have high-rise buildings, surrounded by 4-8 story buildings*
 - *BART block is an eight story building*
 - *MTC Site has the same office tower and residential tower*

5. Chinatown Core (a) – facing east

Existing



5. Chinatown Core (a) – facing east

Proposed



5. Chinatown Core (a) – facing west

Existing



5. Chinatown Core (a) – facing west

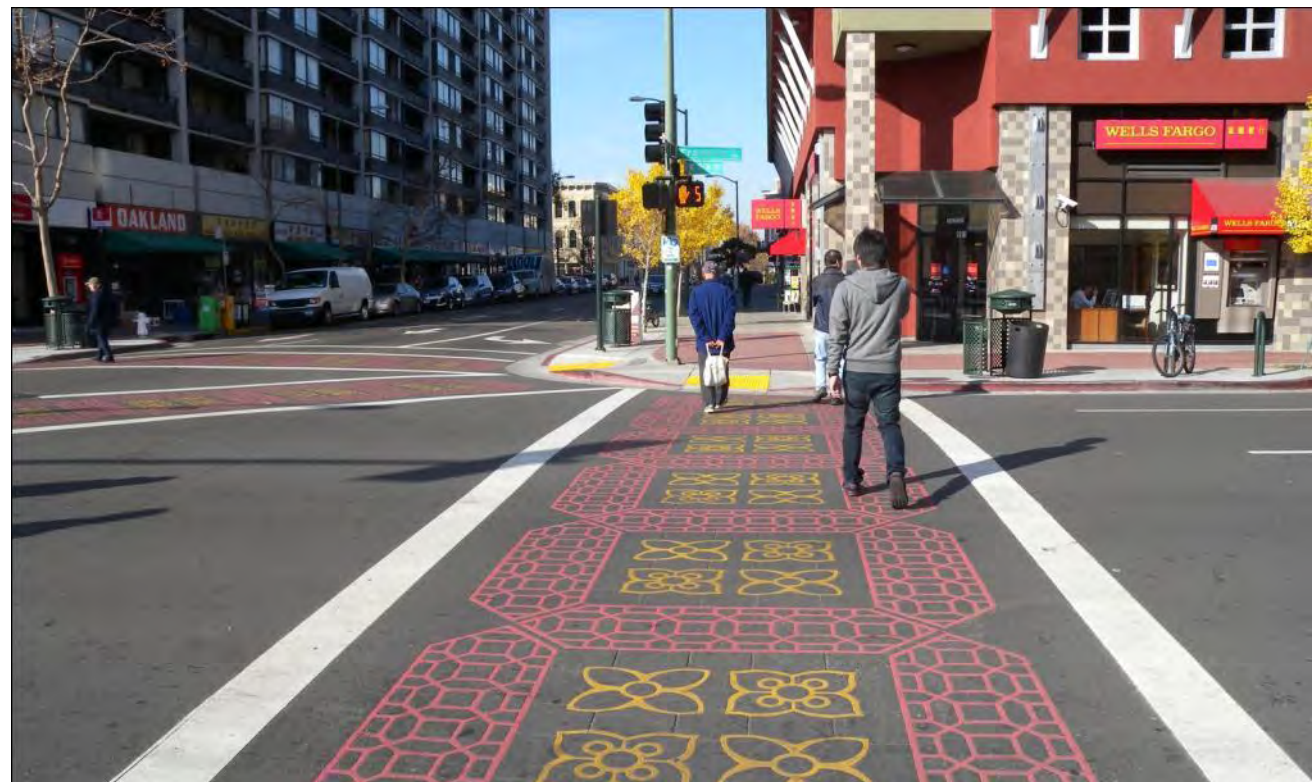
Proposed



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*

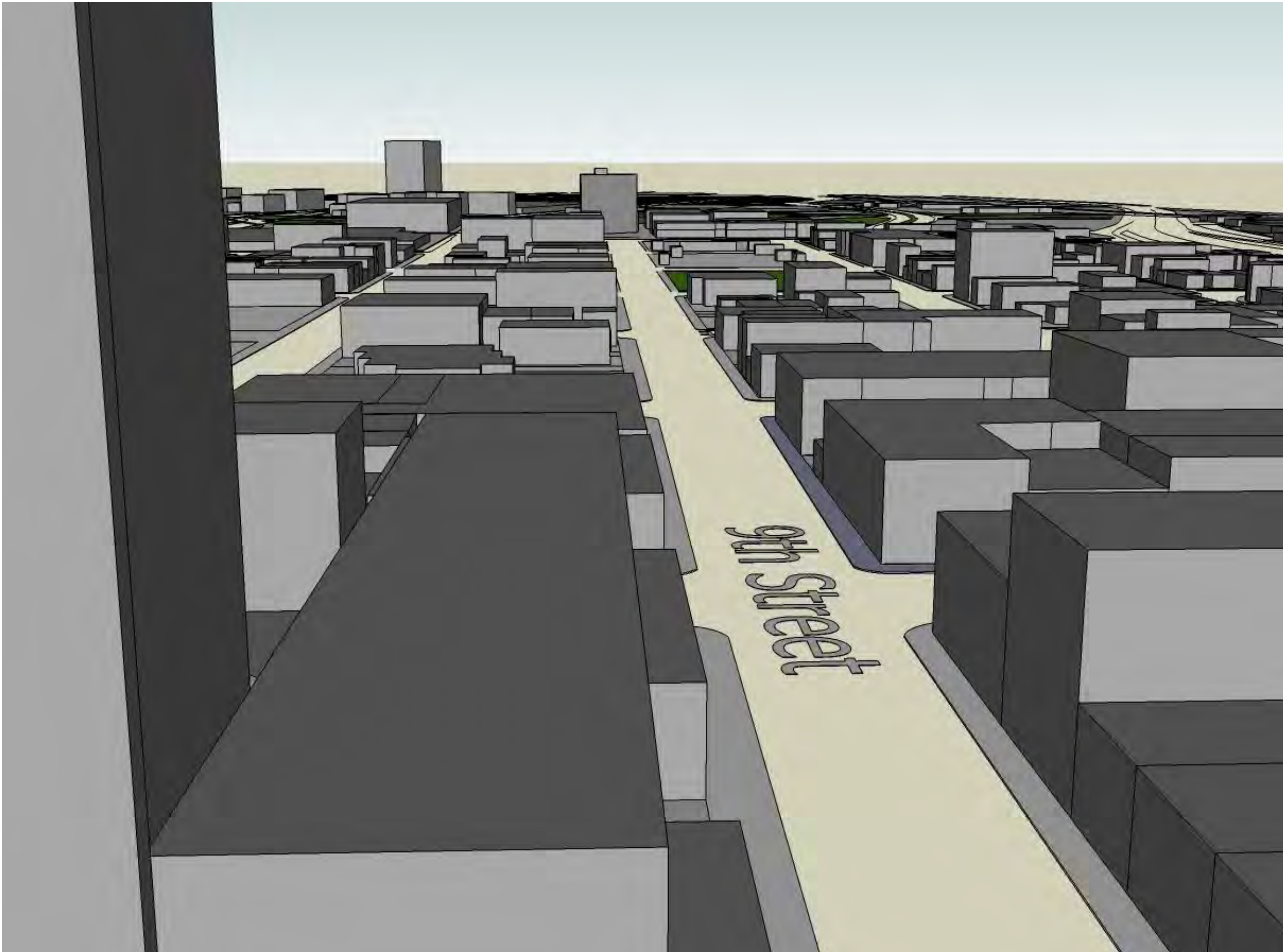
5. Chinatown Core (b) – Commercial Center

Big Ideas and Vision

- **Façade Improvements for Buildings**
- **Widening certain sidewalks, e.g. if reduce lane on 9th 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 – 10th and Alice**

5. Chinatown Core (c) – facing west

Existing



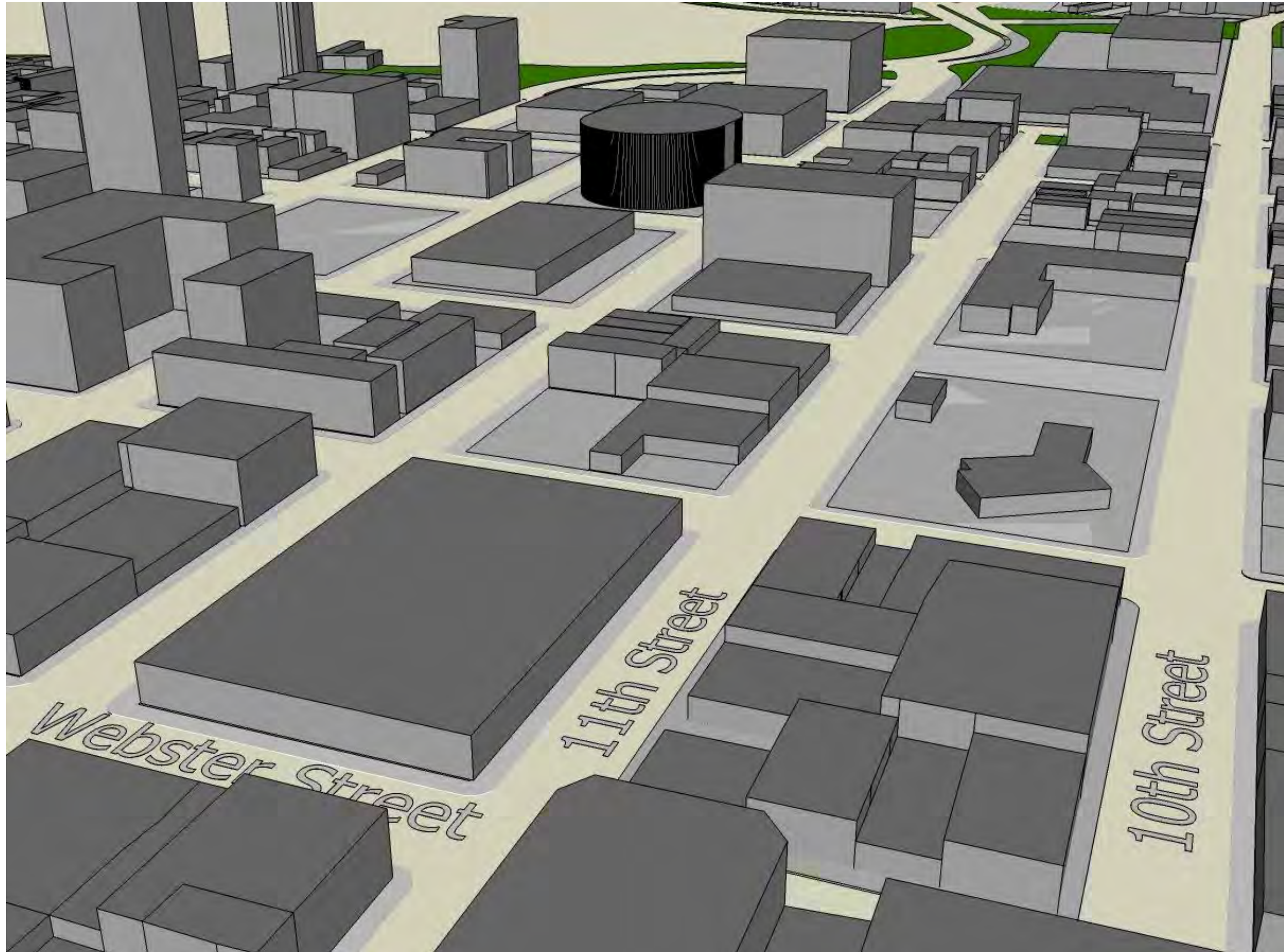
5. Chinatown Core (c) – facing west

Proposed



5. Chinatown Core (c) – facing east

Existing



5. Chinatown Core (c) – facing east

Proposed



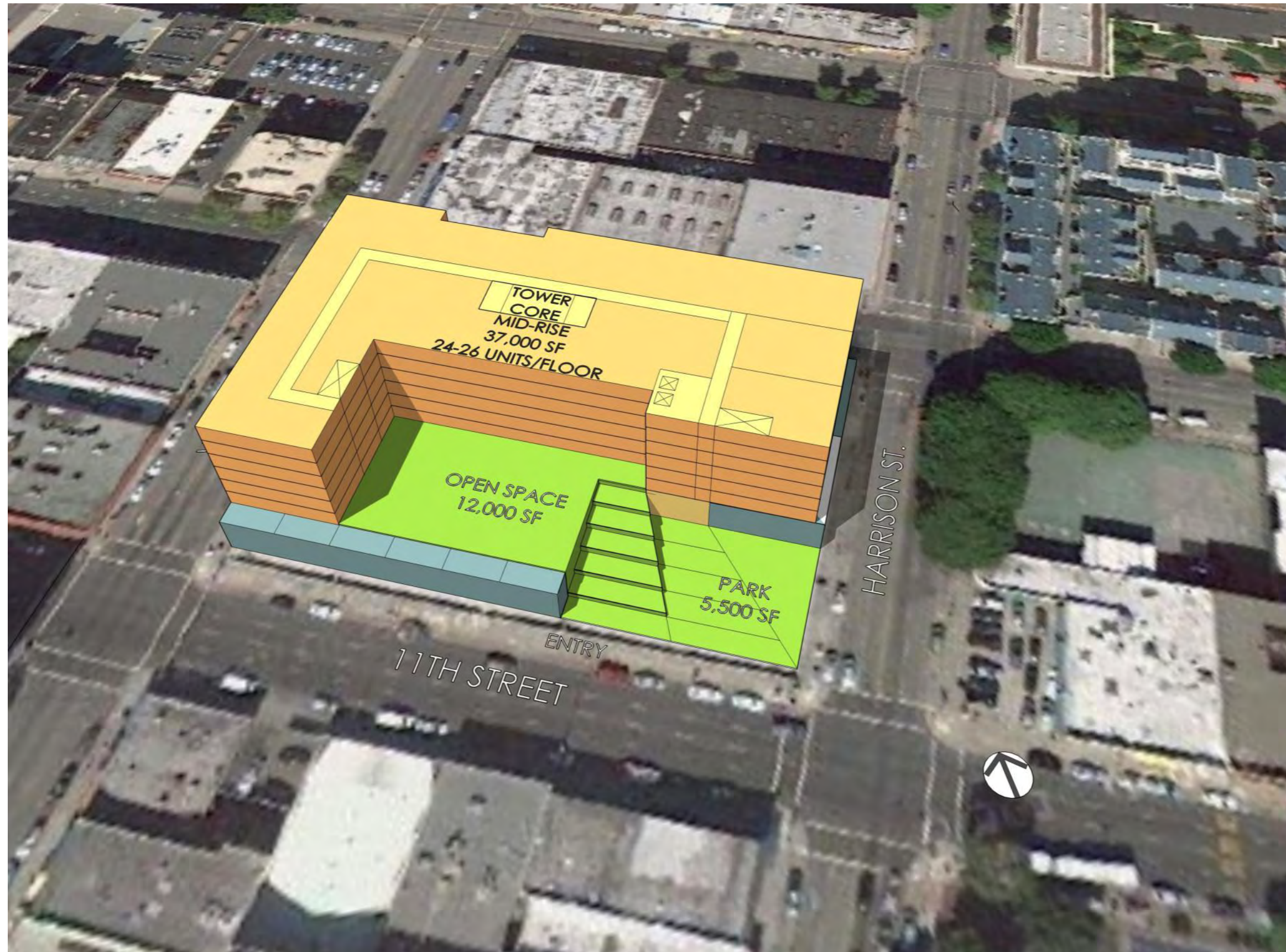
5. Chinatown Core (c) – Site 15 Site Study

Ground floor level



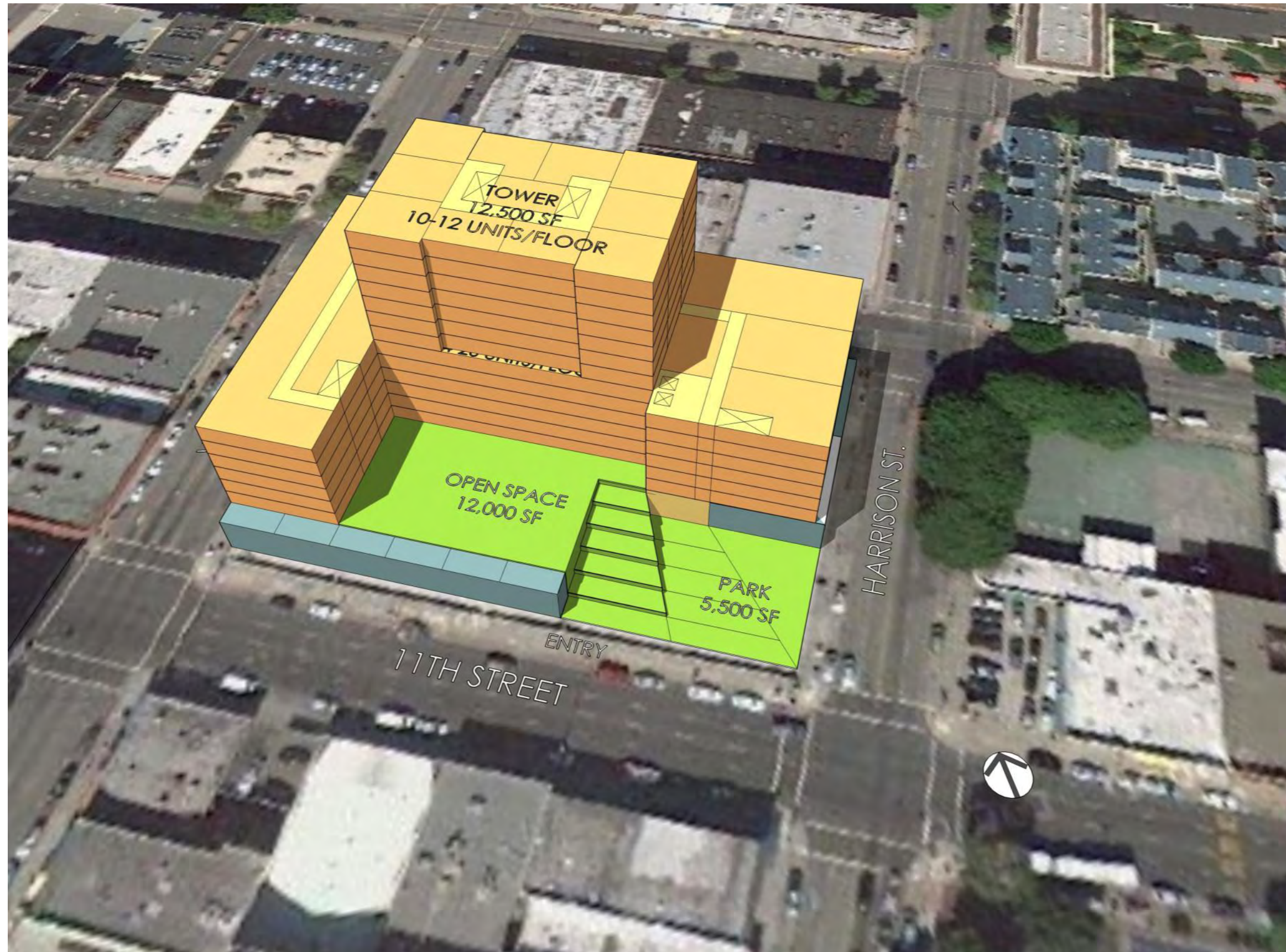
5. Chinatown Core (c) – Site 15 Site Study

Mid Rise Level



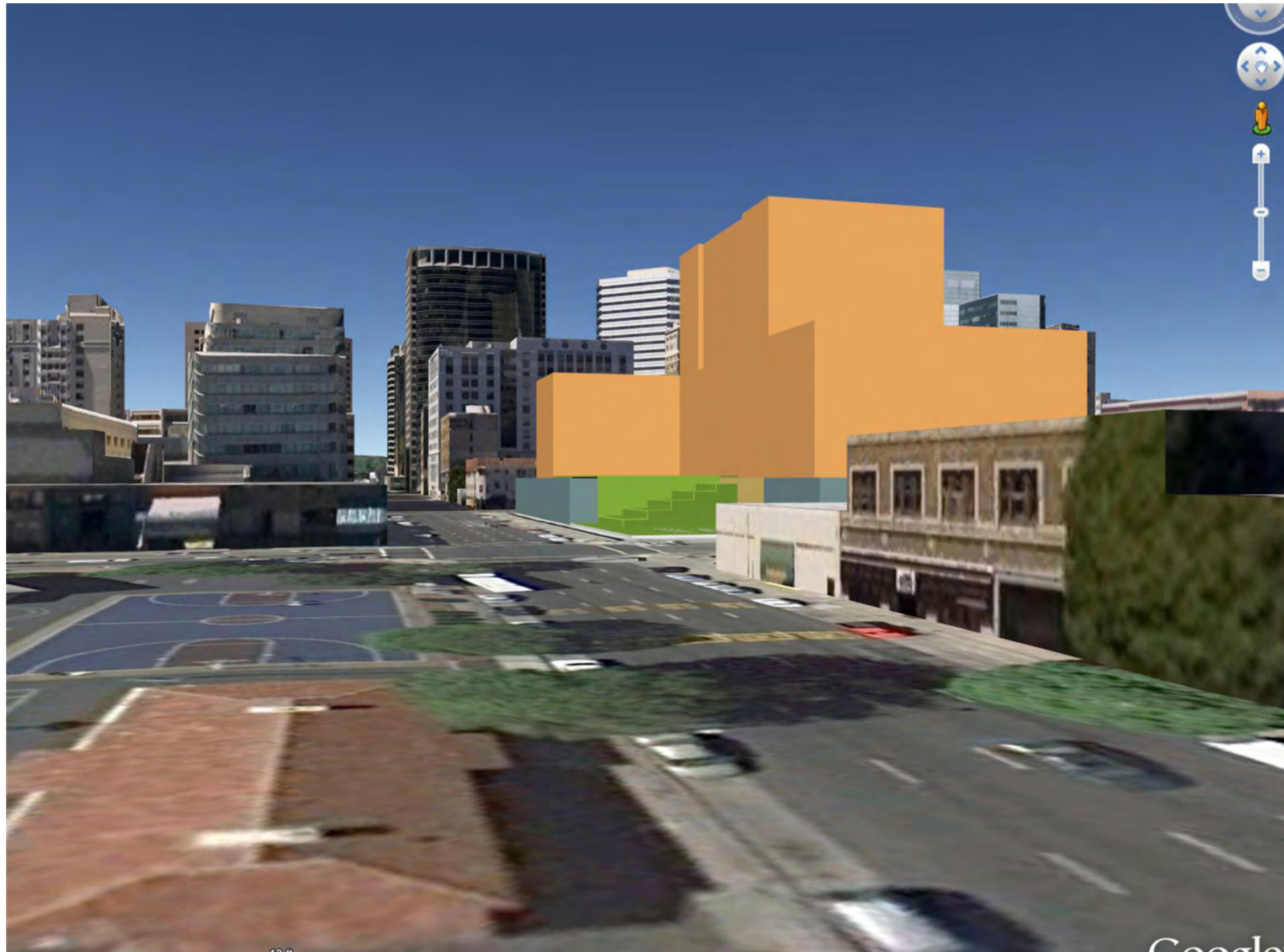
5. Chinatown Core (c) – Site 15 Site Study

Tower Level



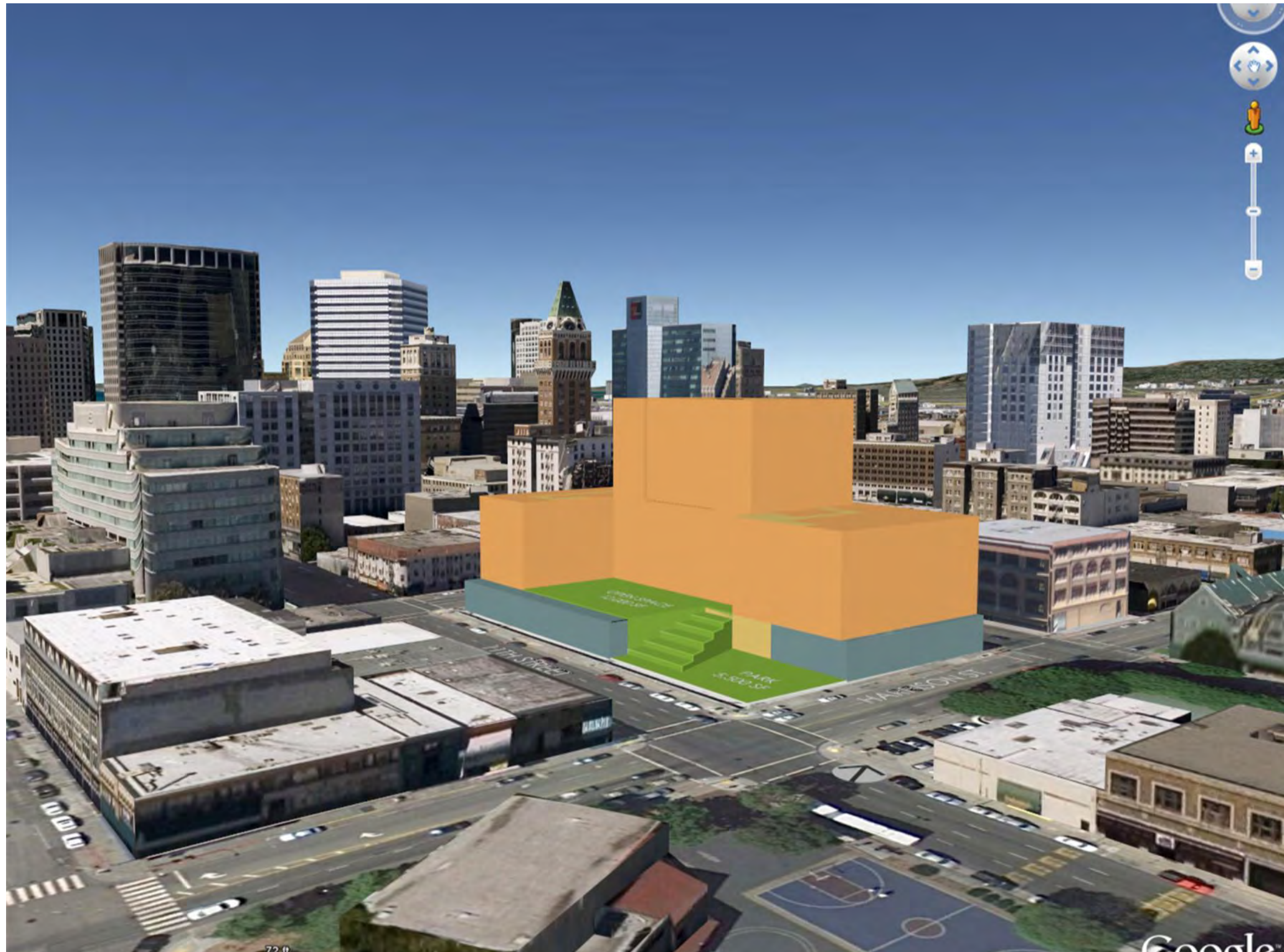
5. Chinatown Core (c) – Site 15 Site Study

Street View along
11th 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