

Lake Merritt Station Area Plan: CSG Meeting #11 Emerging Plan Analysis Report and Heights



DYETT & BHATIA
Urban and Regional Planners

October 3, 2011



1 Preliminary Open House Feedback

Preliminary Open House Feedback

- About 200 participants
- 173 feedback forms (109 English, 54 Chinese, and 10 Vietnamese)
- Today's numbers include all English forms and 30 translated forms only, as translation is not complete yet.
- Except for questions about a person's relationship to the planning area (live/work/own a business/shop), the percentages apply to those that answered the question only (i.e. there is no 'blank' %).

Preliminary Open House Feedback

Who is included in the preliminary feedback?

Question	Yes (%)	No (%)	Blank
Do you live in the Planning Area?	29%	49%	22%
Do you work in the Planning Area?	28%	49%	24%
Do you own a business in the Planning Area?	10%	64%	26%
Do you use services and/or shop in the Planning Area?	80%	4%	15%

Preliminary Open House Feedback

AREAWIDE QUESTIONS

Question	# who answered	Yes (%)	No (%)
Is the vision for new parks in the Planning Area right?	60	57%	43%
Is the vision for required active use streets in the Planning Area right?	46	76%	24%

Preliminary Open House Feedback

AREAWIDE COMMENTS

	# of similar responses
Need more neighborhood park space to meet current and future needs	11
Full- or half-block parks are needed	8
Madison Park and Chinese Garden Park should be improved	6
New buildings should blend in with the character of the neighborhood	8
Limit building heights and require community benefits for tall buildings	6
Affordable housing should be a high priority	6
Traffic calming, including street lights, sidewalk widening, conversion to 2-way	5

Preliminary Open House Feedback

14TH STREET CORRIDOR

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	60	73%	27%
Are the locations of required active street frontage right?	49	92%	8%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	44	70%	30%
Do you think the building heights and massing concepts are right?	46	65%	35%
14th Street: Do you think the changes illustrated are good?	52	79%	21%

Preliminary Open House Feedback

14TH STREET CORRIDOR - COMMENTS

	# of similar responses
Need more affordable and family housing	6
Active retail frontage is needed at County buildings	6
Full- or half-block parks needed; contiguous park space for active use	6
Accessible plazas for lunch breaks, concerts	6
Proposed buildings are too tall, should be similar to existing	8
Height above base should require community benefits	5
14 th Street should have bike lanes, not shared with traffic	7

Preliminary Open House Feedback

EAST LAKE GATEWAY

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	52	85%	15%
Are the locations of required active street frontage right?	47	91%	9%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	48	71%	29%
Do you think the building heights and massing concepts are right?	45	64%	36%

Preliminary Open House Feedback

EAST LAKE GATEWAY - COMMENTS

	# of similar responses
Should be a community hub with affordable and family housing adjacent to schools	5
More full- and half-block parks	6
Buildings should be lower, matching existing context	9
Limit by-right building heights and require community benefits	5
Improve building massing and gateway concept	4

Preliminary Open House Feedback

LANEY/PERALTA

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	60	78%	22%
Are the locations of required active street frontage right?	37	89%	11%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	49	67%	33%
Do you think the building heights and massing concepts are right?	42	71%	29%
Fallon Street: Do you think the changes illustrated are good?	51	94%	6%
7th Street: Do you think the changes illustrated are good?	49	92%	8%

Preliminary Open House Feedback

LANEY/PERALTA - COMMENTS

	# of similar responses
Estuary greenway should not be considered a neighborhood park	7
Public connection to estuary is appreciated	3
Full-block or half-block parks needed	5
Building heights should be lower, match community	8
Community benefits should be required for taller buildings	5
Yes - like pedestrian- and bike-friendly streetscapes on Fallon and 7 th streets	5 each

Preliminary Open House Feedback

I-880

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	57	82%	18%
Are the locations of required active street frontage right?	33	88%	12%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	37	57%	43%
Do you think the building heights and massing concepts are right?	41	63%	37%
I-880 Undercrossings: Do you think the changes illustrated are good?	46	83%	17%

Preliminary Open House Feedback

I-880 - COMMENTS

	# of similar responses
Like the idea if no 880 ramp is created into Chinatown	10
Add more parks, open space; more full-block and half-block parks	8
Priorities for freeway undercrossings: Webster Street	20
Priorities for freeway undercrossings: Jackson Street	12
Priorities for freeway undercrossings: Oak Street	10
Freeway undercrossings should have more pedestrian amenities than illustrated	9
Art and lighting look good	6

Preliminary Open House Feedback

BART STATION AREA

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	75	51%	49%
Are the locations of required active street frontage right?	44	75%	25%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	47	51%	49%
Do you think the building heights and massing concepts are right?	47	57%	43%
Oak Street: Do you think the changes illustrated are good?	57	84%	16%
Madison Street: Do you think the changes illustrated are good?	55	85%	15%

Preliminary Open House Feedback

BART STATION AREA - COMMENTS

	# of similar responses
More community amenities are vital	8
Madison Square Park should be open space only, not fragmented. Housing and community center should be adjacent	36
Redesign Madison Square Park, possibly incorporating community or recreation center	7
Proposed buildings are too high	11
Tall buildings should require community benefits	4
Bike lanes on Oak and Madison Streets are good	7 each

Preliminary Open House Feedback

CHINATOWN COMMERCIAL CENTER

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	47	64%	36%
Are the locations of required active street frontage right?	39	85%	15%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	32	56%	44%
Do you think the building heights and massing concepts are right?	28	61%	39%

Preliminary Open House Feedback

CHINATOWN COMMERCIAL CENTER (continued)

Question	# who answered	Yes (%)	No (%)
8 th Street in Chinatown Core: Do you think the changes illustrated are good?	42	55%	45%
9 th Street in Chinatown Core: Do you think the changes illustrated are good?	27	81%	19%
Preferred 9 th Street in Chinatown Core alignment	44	A: 52% B: 48%	
8 th Street east of Chinatown Core: Do you think the changes illustrated are good?	30	67%	33%
9 th Street east of Chinatown Core: Do you think the changes illustrated are good?	18	89%	11%
Preferred 9 th Street east of Chinatown Core alignment	47	A: 49% B: 51%	

Preliminary Open House Feedback

CHINATOWN COMMERCIAL CENTER (continued)

Question	# who answered	Yes (%)	No (%)
10 th Street: Do you think the changes illustrated are good?	19	84%	16%
Preferred 10 th Street alignment	47	A: 30% B: 17% C: 6% D: 47%	
Webster Street: Do you think the changes illustrated are good?	32	63%	38%
Harrison Street: Do you think the changes illustrated are good?	36	89%	11%
Alice Street: Do you think the changes illustrated are good?	37	76%	24%

Preliminary Open House Feedback

CHINATOWN COMMERCIAL CENTER - COMMENTS

	# of similar responses
Like the concept of 8 th and 9 th as pedestrian corridors	5
More open space and parks in densely populated areas	6
Buildings are too tall; should lower heights	12
8 th Street should be converted to 2-way	16
Webster Street improvements needed (congestion, pollution)	8
Need more pedestrian lighting on Alice Street	9

Preliminary Open House Feedback

UPPER CHINATOWN

Question	# who answered	Yes (%)	No (%)
Are the big ideas and vision right?	31	74%	26%
Are the locations of required active street frontage right?	25	100%	0%
Do you think the new parks shown are right? Are there specific programs you would like to see for parks in this area?	29	62%	38%
Do you think the building heights and massing concepts are right?	23	74%	26%

Preliminary Open House Feedback

UPPER CHINATOWN - COMMENTS

	# of similar responses
Need more pedestrian-scale lighting and improvements	9
Need sidewalk bulbouts	5
More full-block and half-block parks	6
Would like to see senior, youth, and family programs	5
Building height should match current context of neighborhood	6
Lower podium heights; minimize high-rise buildings	4

Preliminary Open House Feedback





Lake Merritt Station Area Plan



2 Emerging Plan Analysis Report Feedback

Emerging Plan Analysis Report Feedback

Overview of Content

1. Emerging Plan Framework
2. Overall Vision by Study Area
3. **Summary of Development Potential** (Market Feasibility)
4. Land Use and Building Design
5. Parks and Community Facilities
6. **Streetscape Character** (Oak Street Transit Hub)
7. **Circulation, Access, and Parking** (Transportation Analysis, Parking and Loading Strategies, Sidewalk Vending)
8. **Community Resources** (Cultural, Historic, Health, Schools, Affordable Housing)
9. **Economic Development** (Strategies, Incentives, Mechanisms)
10. **Infrastructure Issues**

Emerging Plan Analysis Report Feedback

Oak Street Transit Hub



BOTTOMLEY DESIGN & PLANNING
9th Street
Oak Street at BART Station
Existing Looking South - 4 Lanes One-Way

Oak Street at BART Station



BOTTOMLEY DESIGN & PLANNING
9th Street

Oak Street at BART Station
4/3 Lane Reduction, Bikeway, Bus Transfer Area, Kiss-and-Ride Drop-Off, Plaza Renovations

Emerging Plan Analysis Report Feedback

Affordable Housing

- Existing Housing and Displacement Analysis
 - 1,700 existing affordable units in the Planning Area, 30% of total units
 - New development may apply gentrification pressure
- Affordable Housing Need
 - Projected need between 550 and 1350 units over the next 25 years
 - Affordable units should be for small households and families with up to 3 bedrooms
- Preliminary Affordable Housing Strategy
 - Reduce parking ratios to reduce development cost
 - Incentivize affordable housing (e.g., increased density and height if a developer provides affordable housing, etc.)
 - Land banking (or acquiring sites for affordable housing)

Emerging Plan Analysis Report Feedback

Economic Development

- Economic Development Strategy
 - Crime prevention and public safety
 - Marketing and branding
 - Attract diverse population through quality of life
 - Engage with multicultural business community
 - BART property development
 - Public/private partnerships
- Incentives for Economic and Community Benefits
- Implementation Mechanisms
 - Safety: lighting, Ambassador Program, BART Police
 - Façade Improvement Program
 - Community Benefit District/Business Improvement District

Emerging Plan Analysis Report Feedback

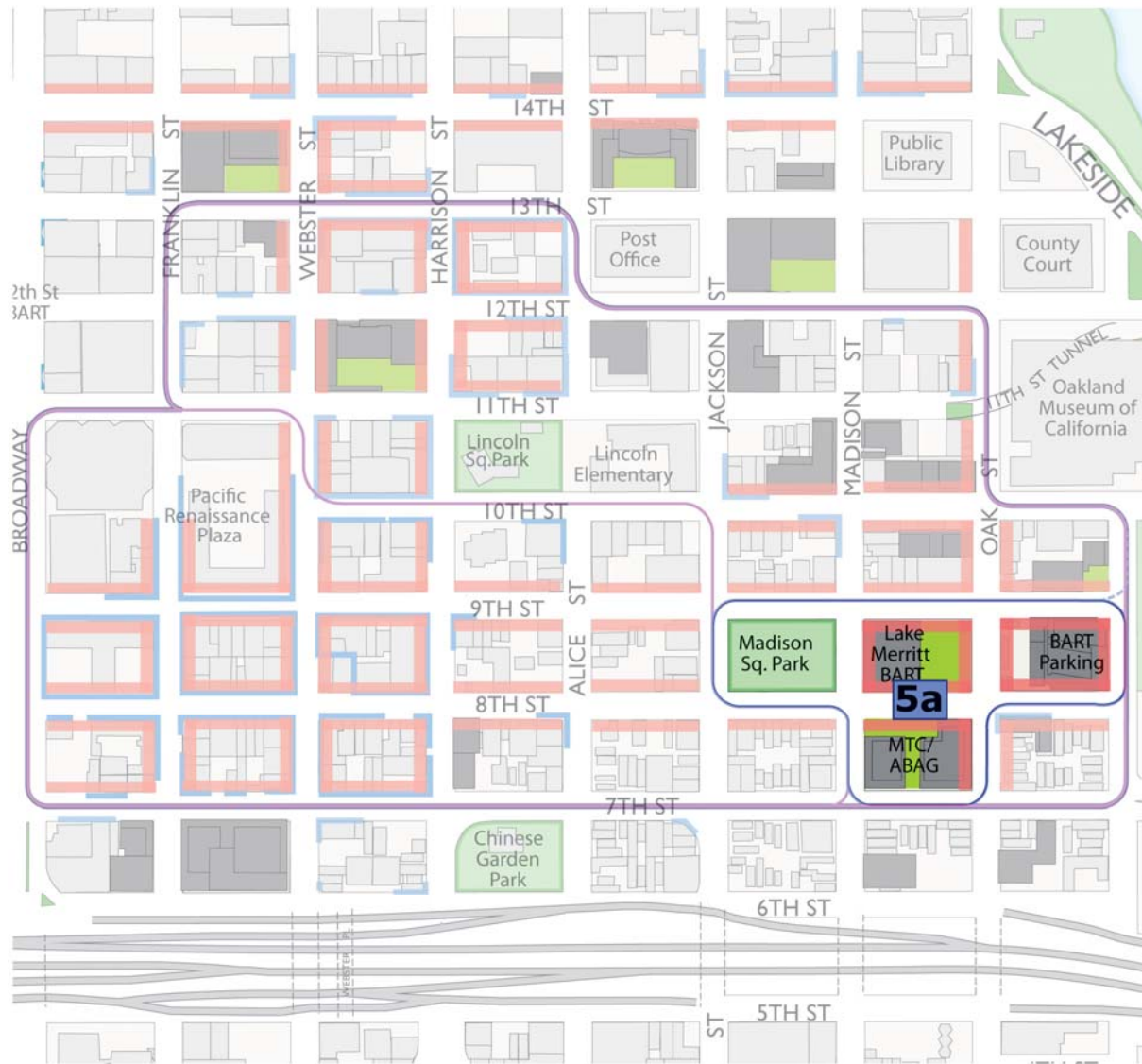
BART Sites and Park



Emerging Plan Analysis Report Feedback

BART Sites and Park

Buildings, Parks & Active Ground Floor Uses



Potential Future Building Footprints

Existing Parks

Potential Future Parks

Future active ground floor use required

Existing active ground floors

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0 100 500
FEET

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Emerging Plan Analysis Report Feedback

BART Sites and Park



BART Station Area: Potential View

Emerging Plan Analysis Report Feedback

BART Sites and Park



BART PARKING LOT SITE

RETAIL

GROUND FLOOR 19,200 SF

OPEN SPACE

GROUND FLOOR 16,000 SF

PARKING

2 LEVELS BELOW GRADE

AREA PER LEVEL 17,800 SF

STALLS PER LEVEL 35

SUBTOTAL 70

3 LEVELS ABOVE RETAIL

AREA PER LEVEL 14,250 SF

STALLS PER LEVEL 23

SUBTOTAL 69

TOTAL PARKING SPACES 139

RESIDENTIAL

MID-RISE LEVELS

6 FLOORS - LEVEL 2 thru 7

UNITS PER FLOOR 16-27

SUBTOTAL 123 UNITS

TOWER LEVELS

12 FLOORS - LEVEL 8 thru 19

UNITS PER FLOOR 9-12

SUBTOTAL 114 UNITS

PENTHOUSE (LEVEL 20) 4 UNITS

TOTAL RESIDENTIAL UNITS 241

241 HOUSING UNITS TOTAL

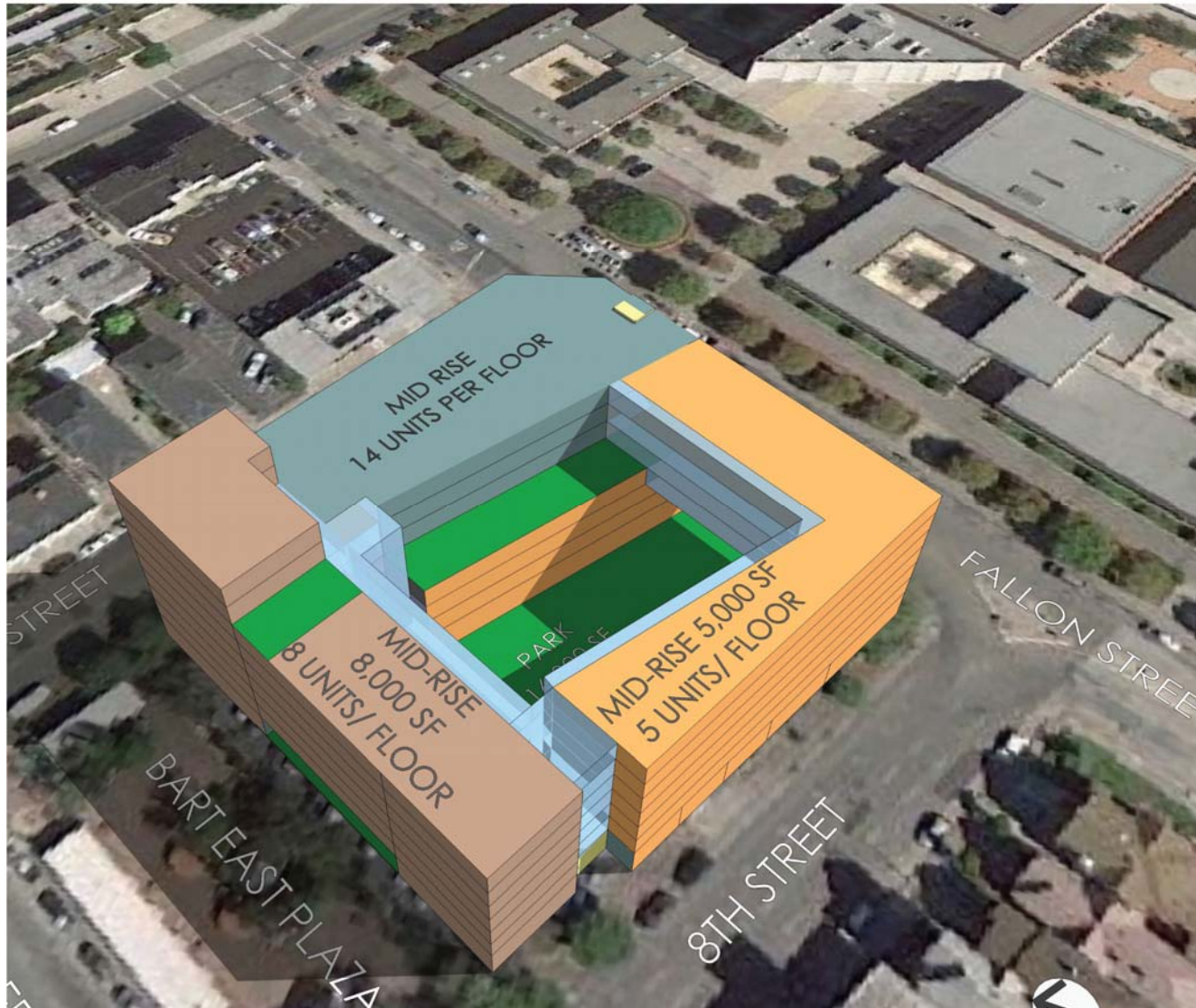
139 PARKING SPACES TOTAL (0.58 PER UNIT)

BART Parking Lot Site: Overview

Emerging Plan Analysis Report Feedback

BART Sites and Park

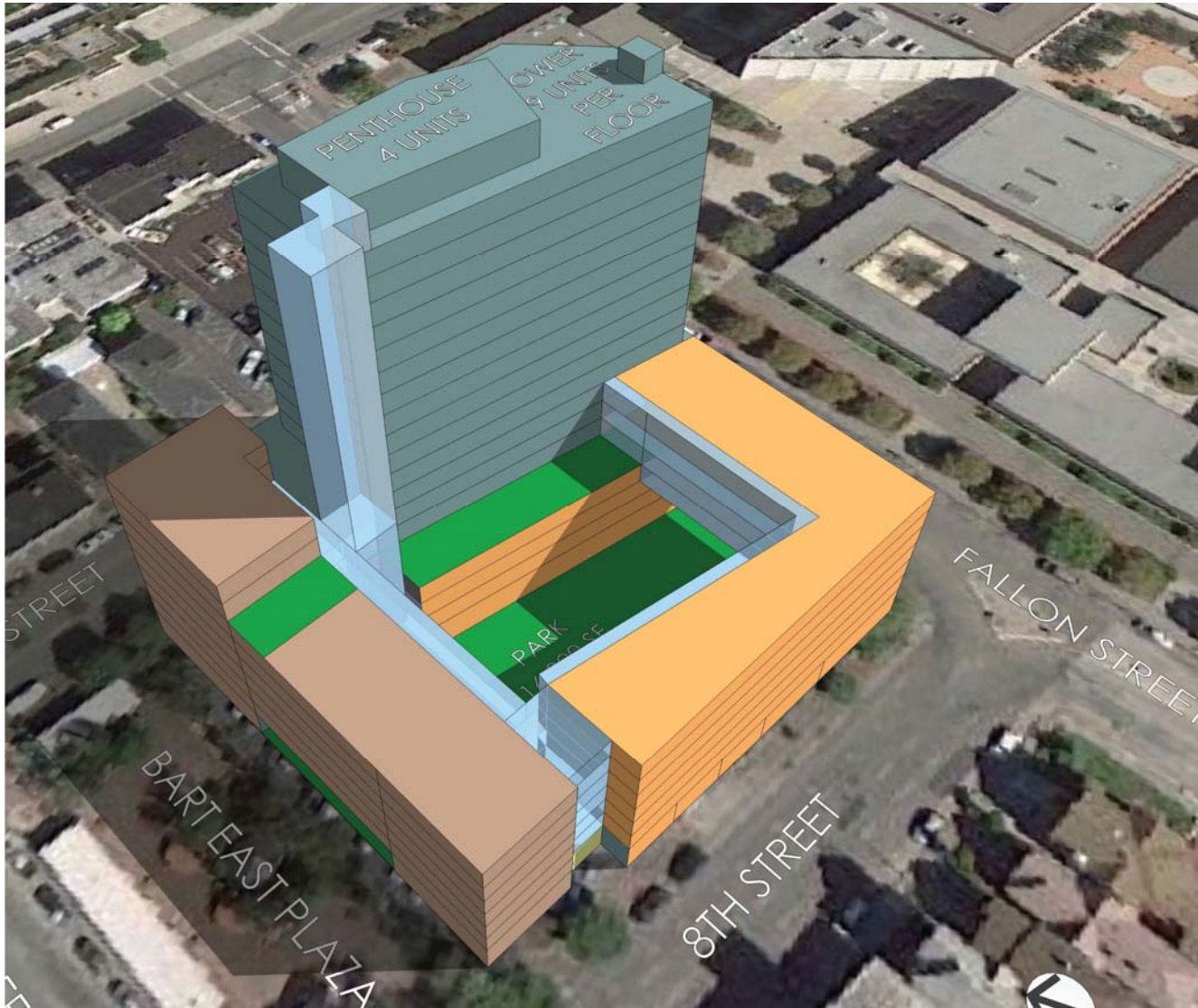
BART Site Mid-Rise



Emerging Plan Analysis Report Feedback

BART Sites and Park

BART Site High-Rise



Emerging Plan Analysis Report Feedback

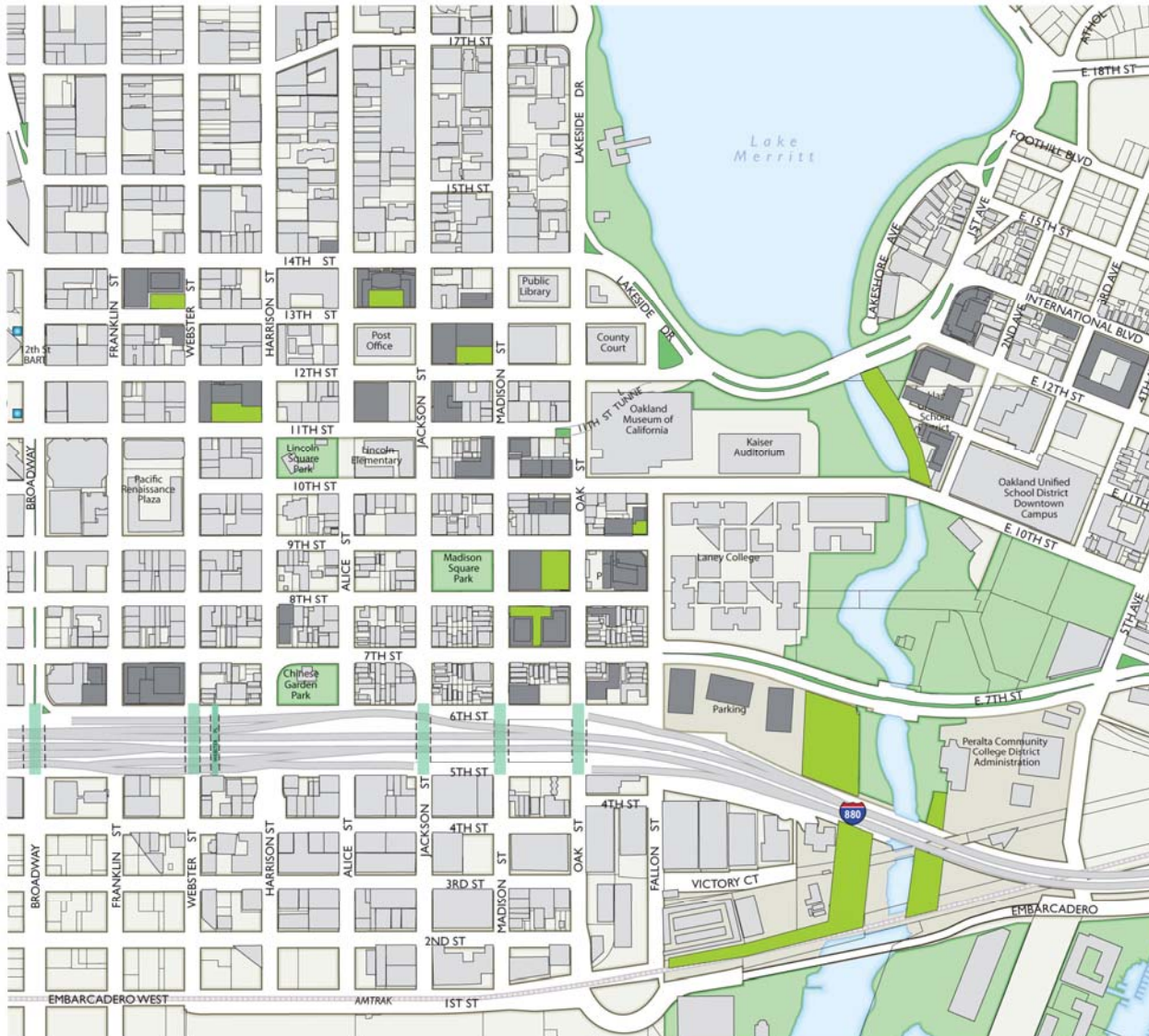
Community Facilities



Emerging Plan Analysis Report Feedback

Park Requirements

Parks and Public Spaces



- Example Proposed Building Footprints
- Proposed Parks/Public Spaces
- Existing Parks

August 2, 2011



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Emerging Plan Analysis Report Feedback

Park Requirements

Table 5-1: Existing Parks in the Planning Area¹

<i>Park</i>	<i>Park Type</i>	<i>Location</i>	<i>Acreage²</i>
Chinese Garden Park (Harrison Square)	Special Use Park	7th Street & Harrison Street	1.3
Madison Square Park	Special Use Park	810 Jackson Street	1.4
Lincoln Square Park	Neighborhood Park	261 11th Street	1.4
Lake Merritt ¹	Region-Serving Park	12th and Lakeside	8.6
Estuary Channel Park	Region-Serving Park	5 Embarcadero	3.4
Peralta Park	Linear Park	94 East 10th Street	2.6
Channel Park	Linear Park	1 10th Street & 21 7th Street	10.7
Resource Conservation Areas		Along the banks of the channel (Peralta Park and Channel Park)	13.6
Total Existing Park Space			42.9

Emerging Plan Analysis Report Feedback

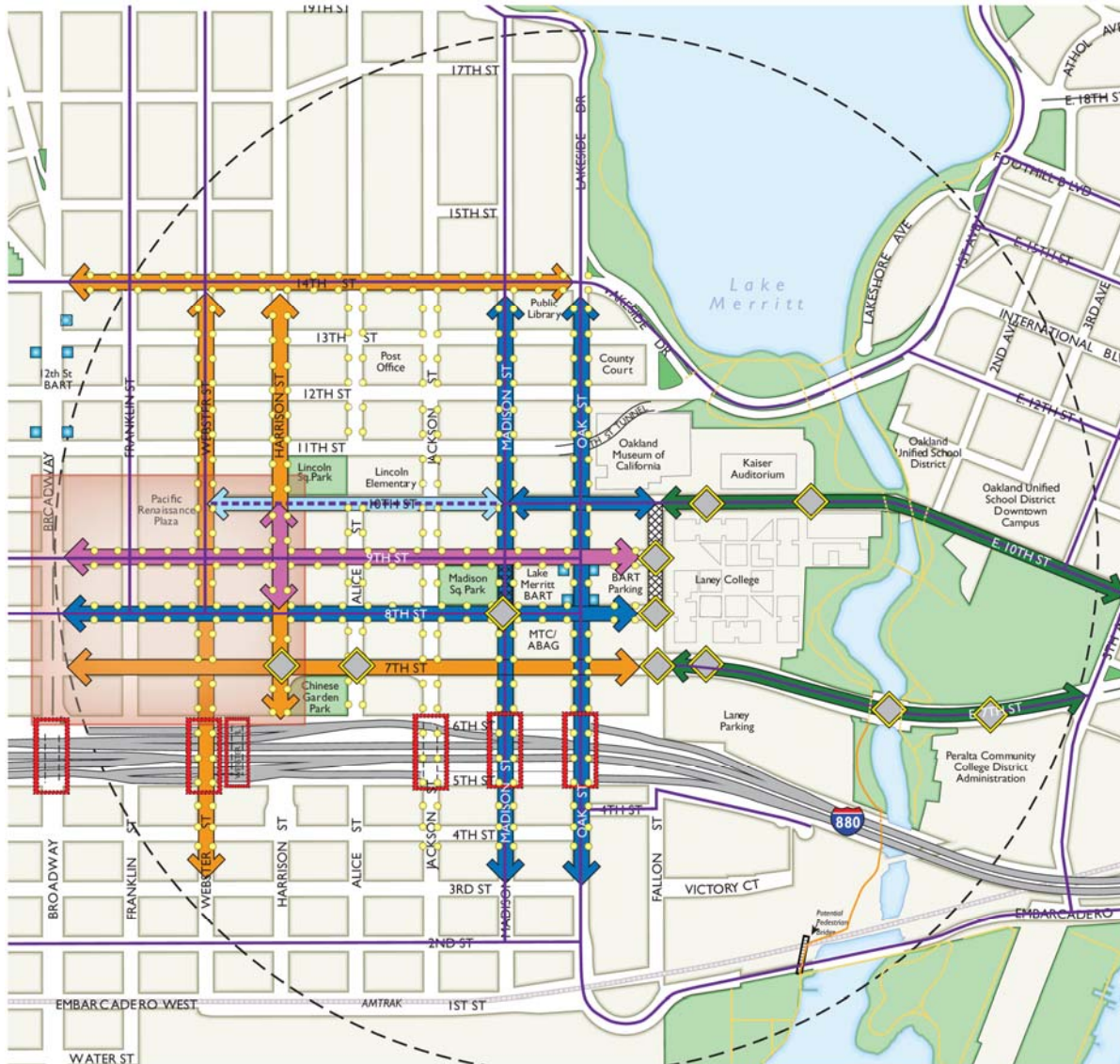
Park Requirements

Table 5-2: Potential New Publicly Accessible Open Space

	<i>Existing</i>	<i>Proposed</i>	<i>Total at Buildout</i>
Residents	12,000	7,500-10,800	19,500-22,800
Open Space Acreage	42.9	15.8	58.7

Emerging Plan Analysis Report Feedback Streets

Circulation Improvement Strategy

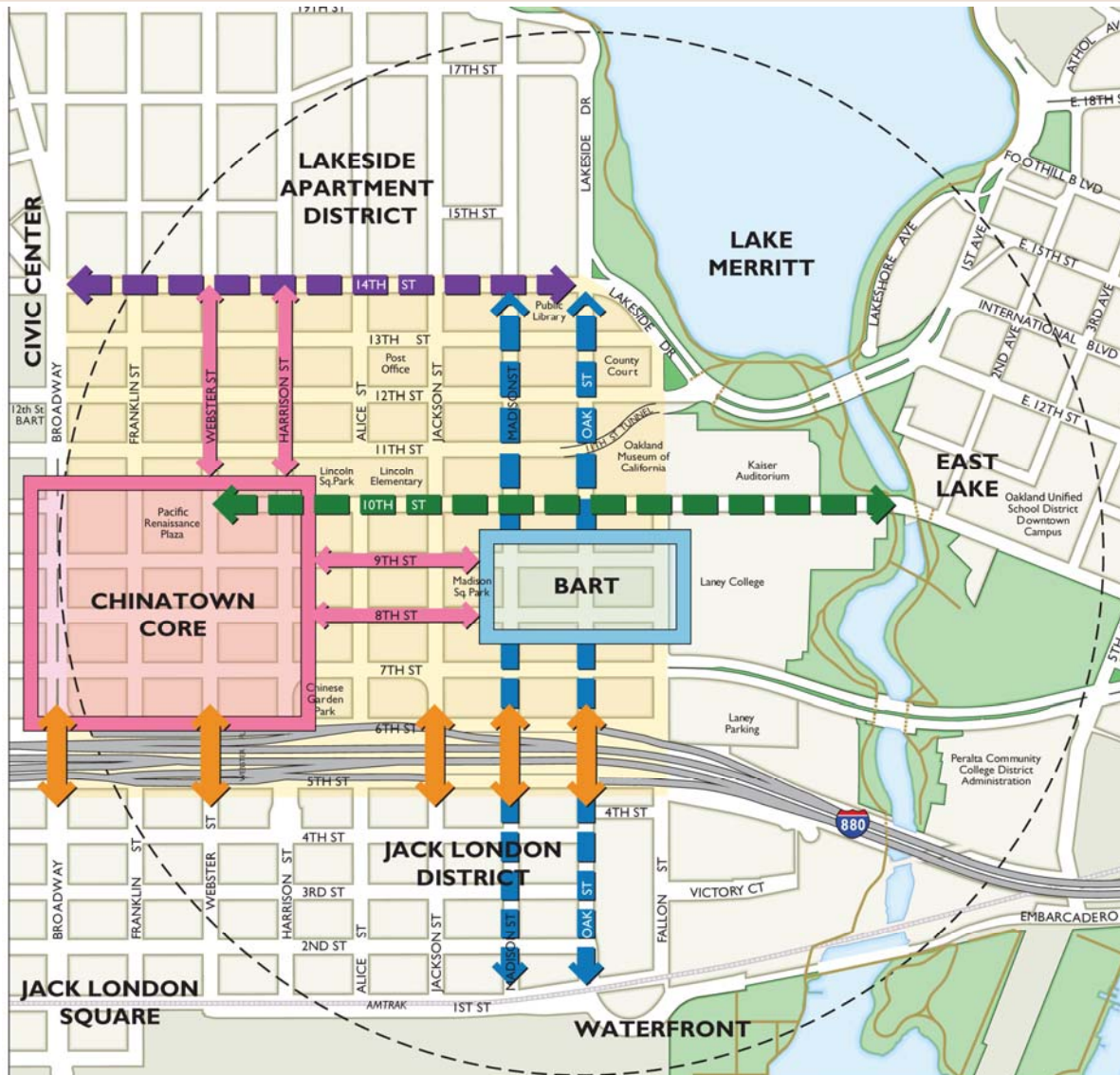


- Key Streetscape Corridors
- Potential for Lane Reduction
- Potential for Lane Reduction OR Two-Way Conversion
- Potential for Lane Reduction AND Two-Way Conversion
- Potential for Narrowed Travel Lanes and "Green Street" Amenities
- Existing or Planned On-Street Bicycle Connection
- Potential Additional On-Street Bicycle Connection
- Modify Street (Pedestrian/Vehicle Plaza)
- Chinatown Commercial Core Area
- Priority Locations for Intersection/Pedestrian Crossing Improvement
- BART Station Entrance
- Priority Lighting Corridor
- Improved Freeway Undercrossing
- Planning Area - 1/2 Mile Radius
- Existing and Under Construction Paths
- Potential Additional Paths



Emerging Plan Analysis Report Feedback Streets

Streetscape Vision



- 14th Street - Civic Link to Lake Merritt
- 10th Street - Green Connection to Estuary Trail
- Connect Chinatown to Jack London Square and the Loft District
- Chinatown Core - Improve Pedestrian-Oriented Commercial Streets
- Key Pedestrian-Oriented Commercial Street Connections
- Lake Merritt BART - Improve Multimodal Access
- Oak Street - Spine between Lake Merritt and the Waterfront
- Improve Lighting, Pedestrian Crossings, and Street Trees
- Planning Area - 1/2 mile radius

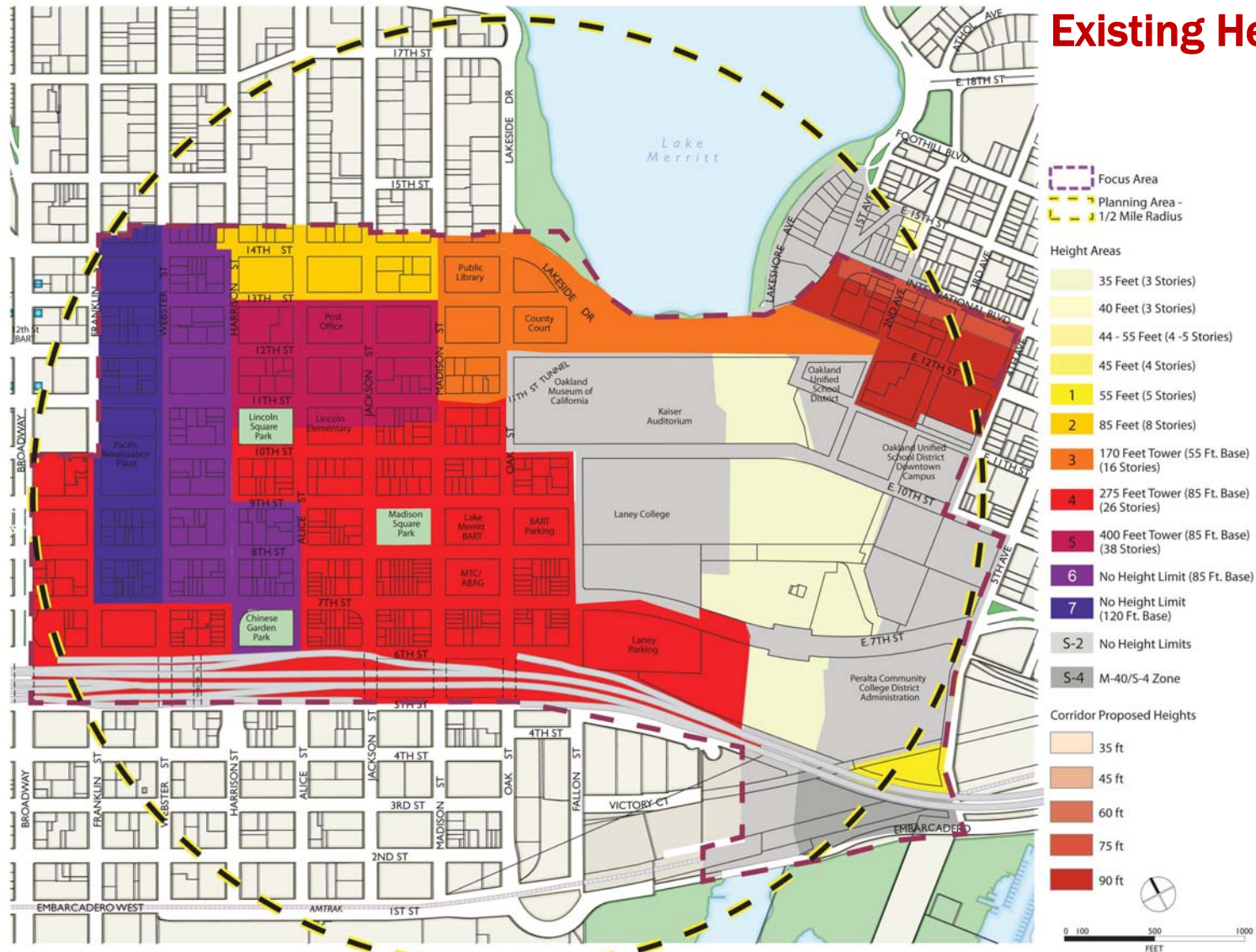




3 Building Heights

Building Heights Existing Height Areas

Existing Height Areas

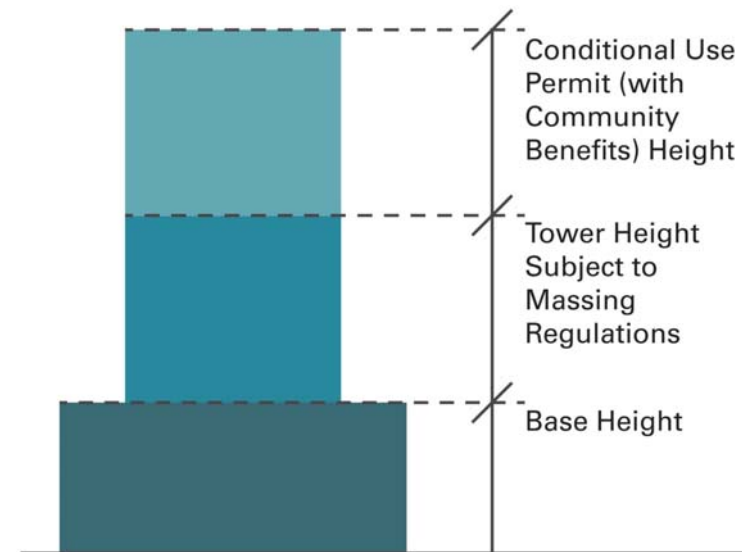


Building Heights

3 Levels: Base, By Right, Community Benefits

- Establish coherence in building massing and respect existing building patterns
- Height Levels
 - *Base height/podiums (reduce heights)*
 - *Tower (with setback, separation, footprint, and length/ width standards)*
 - *Conditional Use Permit (with community benefits requirements)*
- Height Areas
 - *Overall Map of limits*
 - *Dynamic (based on context – street width, height of adjacent buildings, location of parks or plazas)*

Massing Concept



Building Heights

Examples of Towers Setback from Base Heights



Building Heights

Examples of Towers Setback from Base Heights



Building Heights Increased Setbacks with Increased Height



Building Heights Varied heights

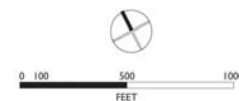


Building Heights Recommendations and Discussion

Base Heights Map

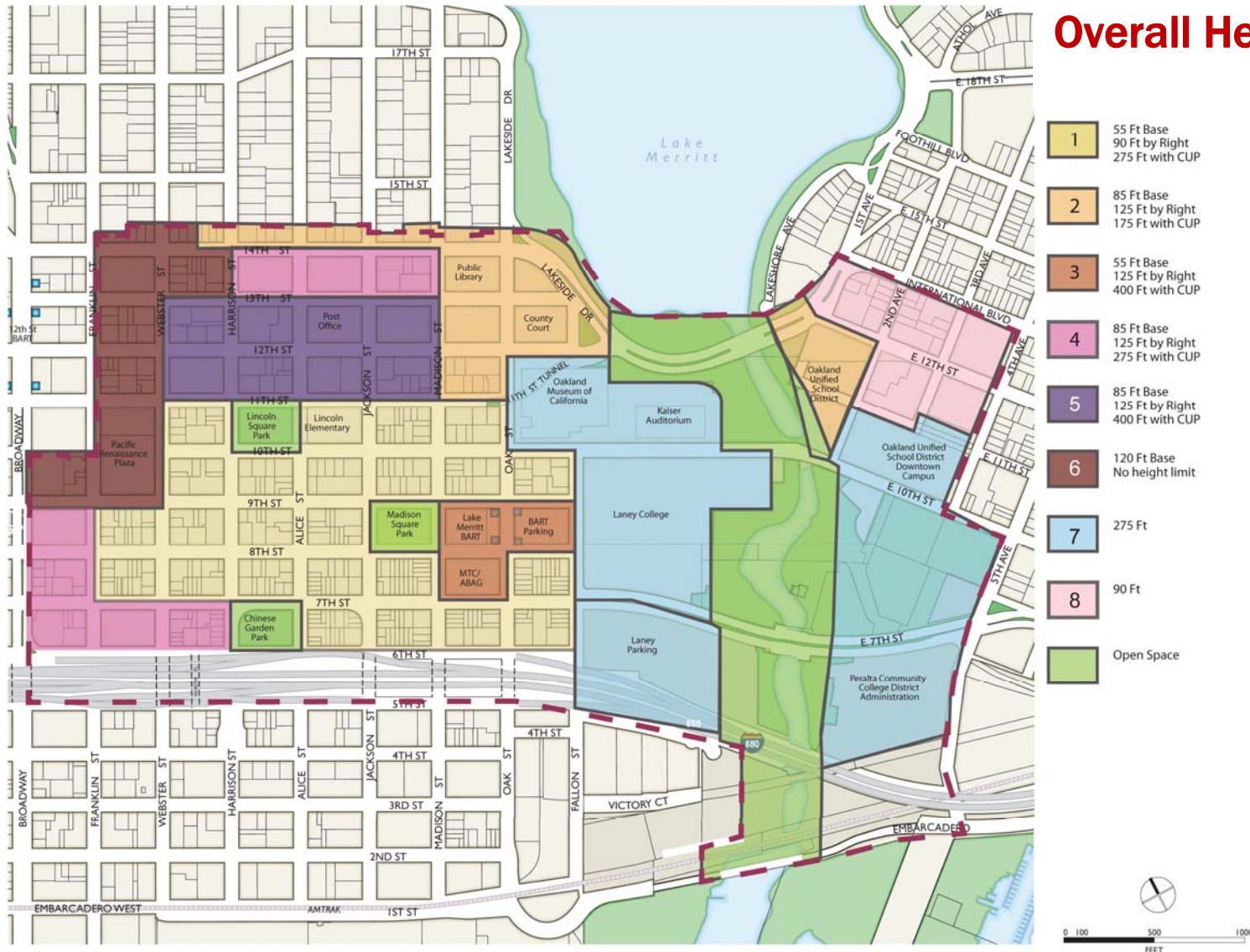


- Recommended base height: 55 Ft/ 4 Story Base
- Recommended base height: 85 Ft/ 8 Story Base
- Recommended base height: 90 Ft/ 8-9 Story Base
- Recommended base height: 120 Ft/ 11 Story Base
- 275 Ft



Building Heights Recommendations and Discussion

Overall Heights Map



Next Steps

- Comments on Emerging Plan Analysis Report due October 10th
- Potential meetings with Ex-CSG and TAC members if needed
- Working Draft Preferred Plan November 7th
- CSG Meeting November 14th on Preferred Plan – **comments due same day!**
- Final Preferred Plan November 28th
- Review by advisory boards in December
- Review by Planning Commission and City Council January through March

Emerging Plan Analysis Report Feedback Comments on All Chapters

Planning Area Context



Jack London
District

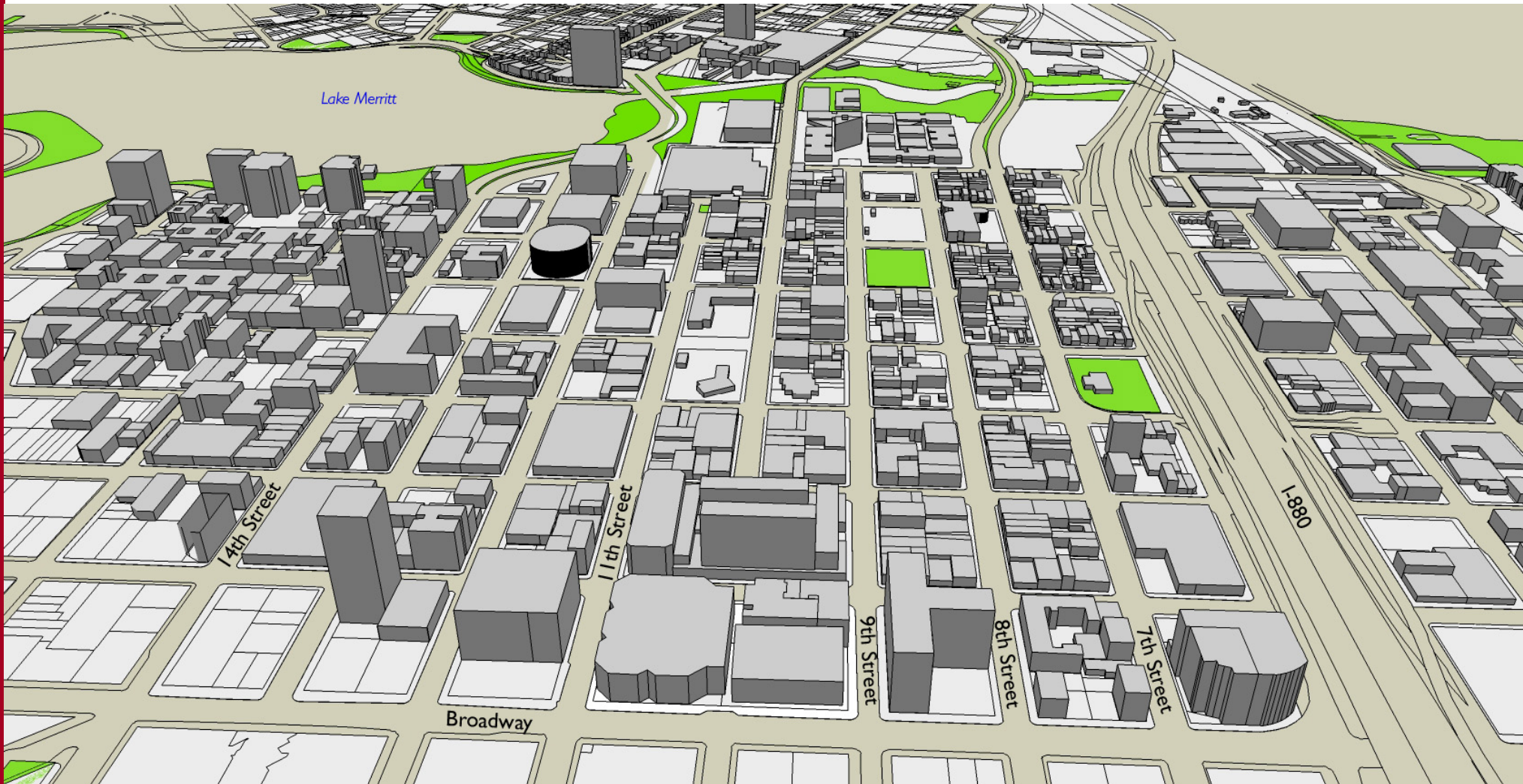
Central
Business
District

Lake Merritt
BART Station

Lake Merritt Open
Space and Recreational
Opportunities

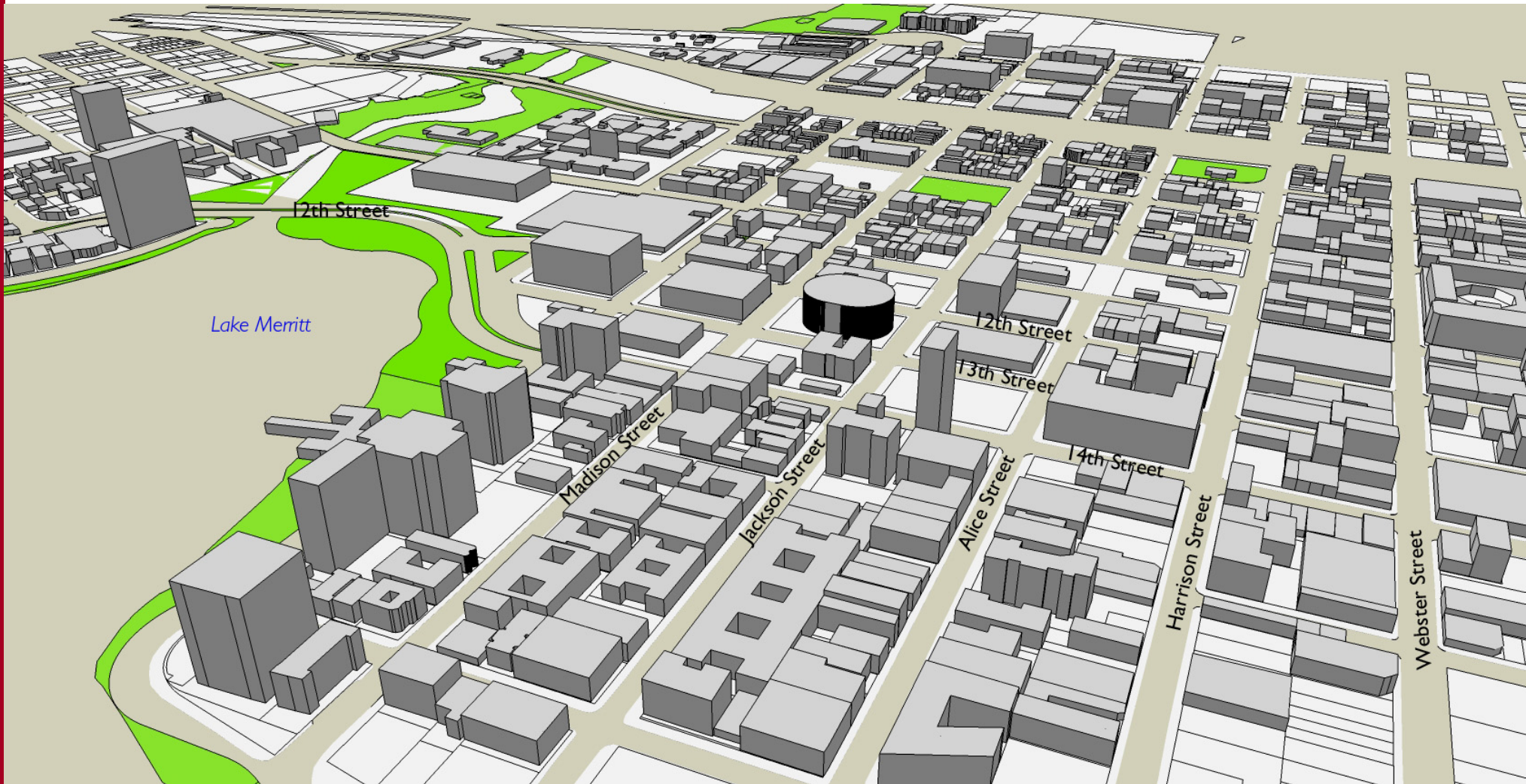
Commercial and Residential
Areas of East and Central
Oakland

Emerging Plan Analysis Report Feedback Comments on All Chapters



Existing Area View Looking East

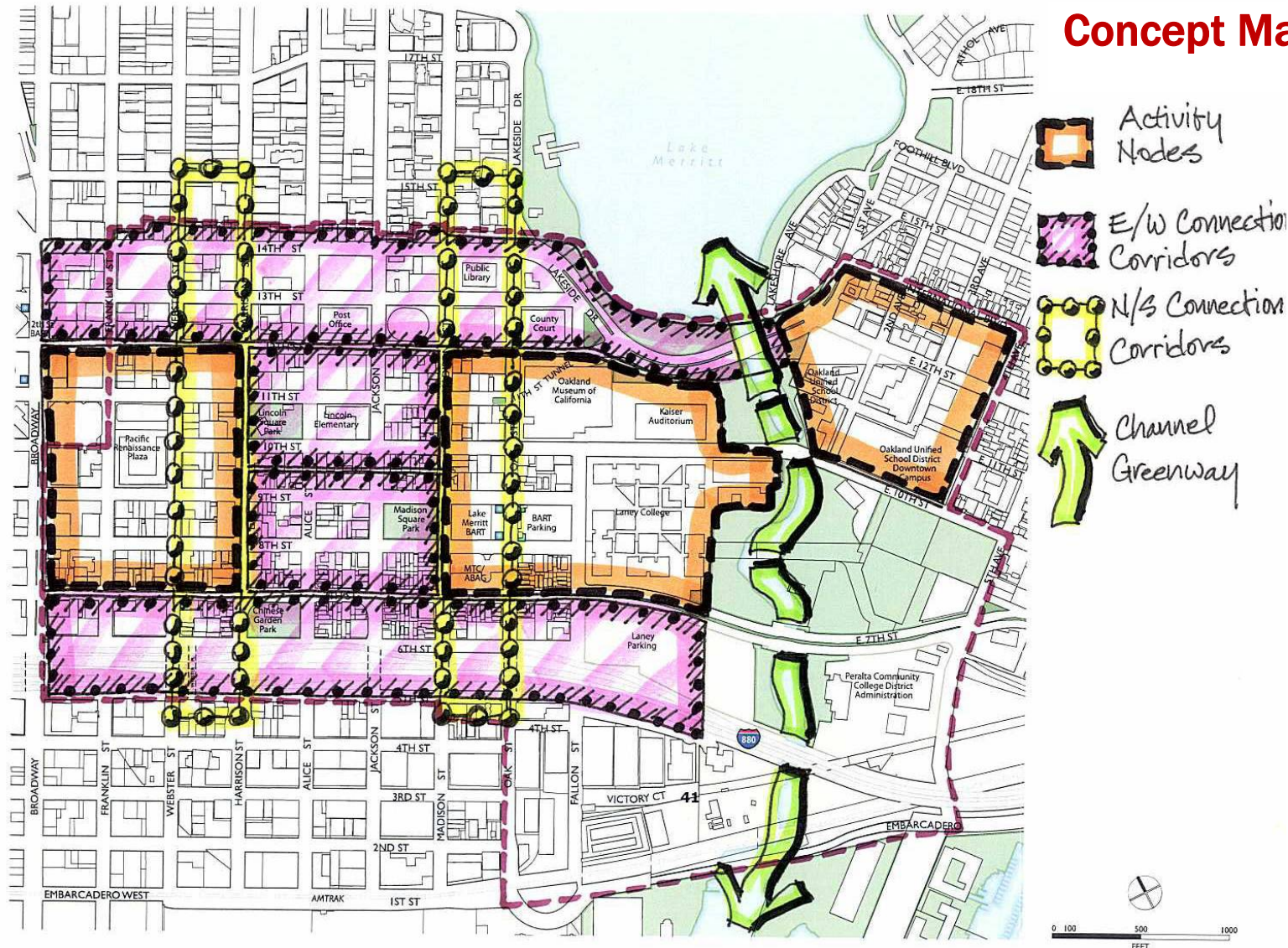
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Existing Area View Looking Southeast

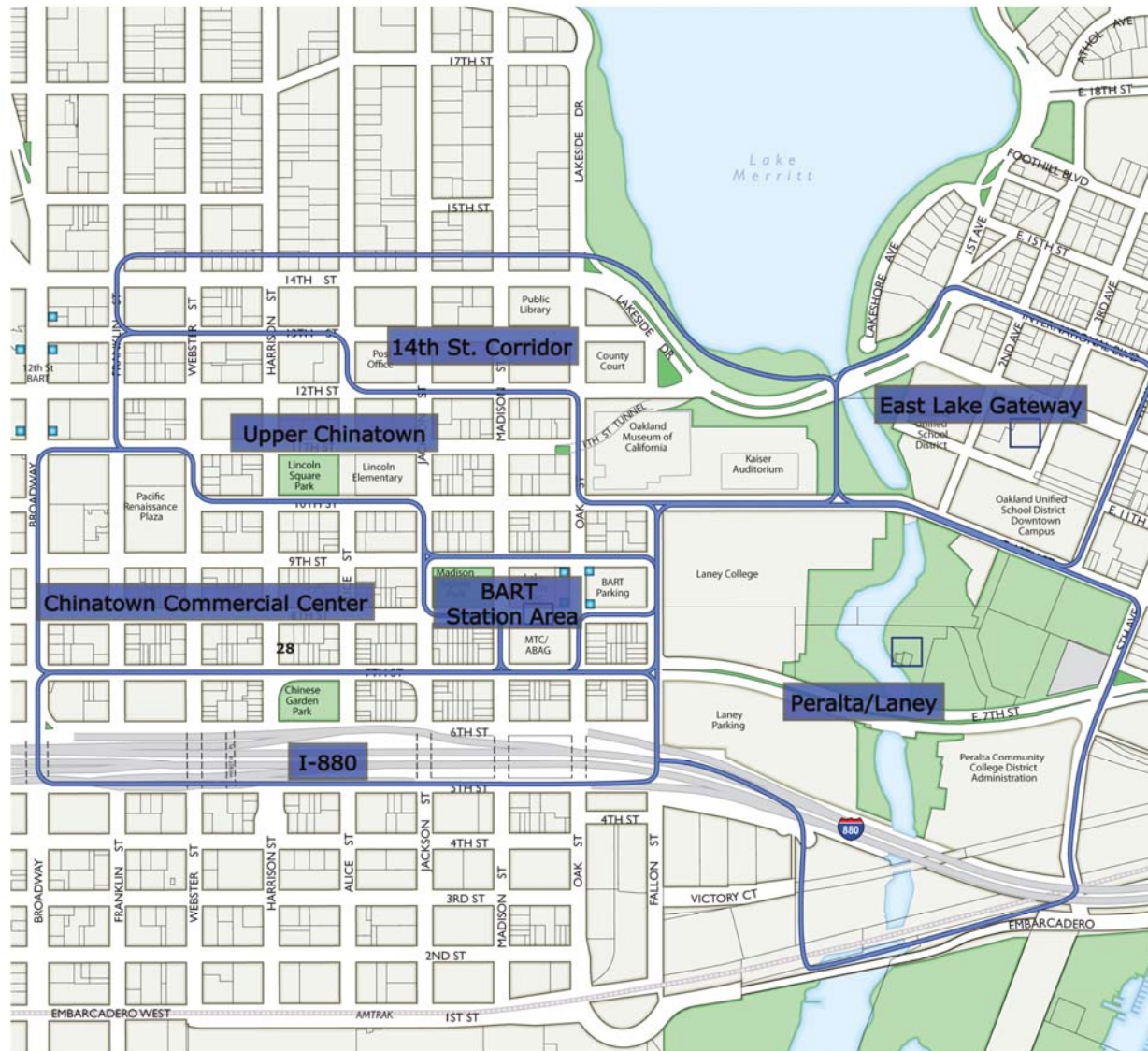
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Concept Map

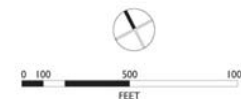


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Study Areas



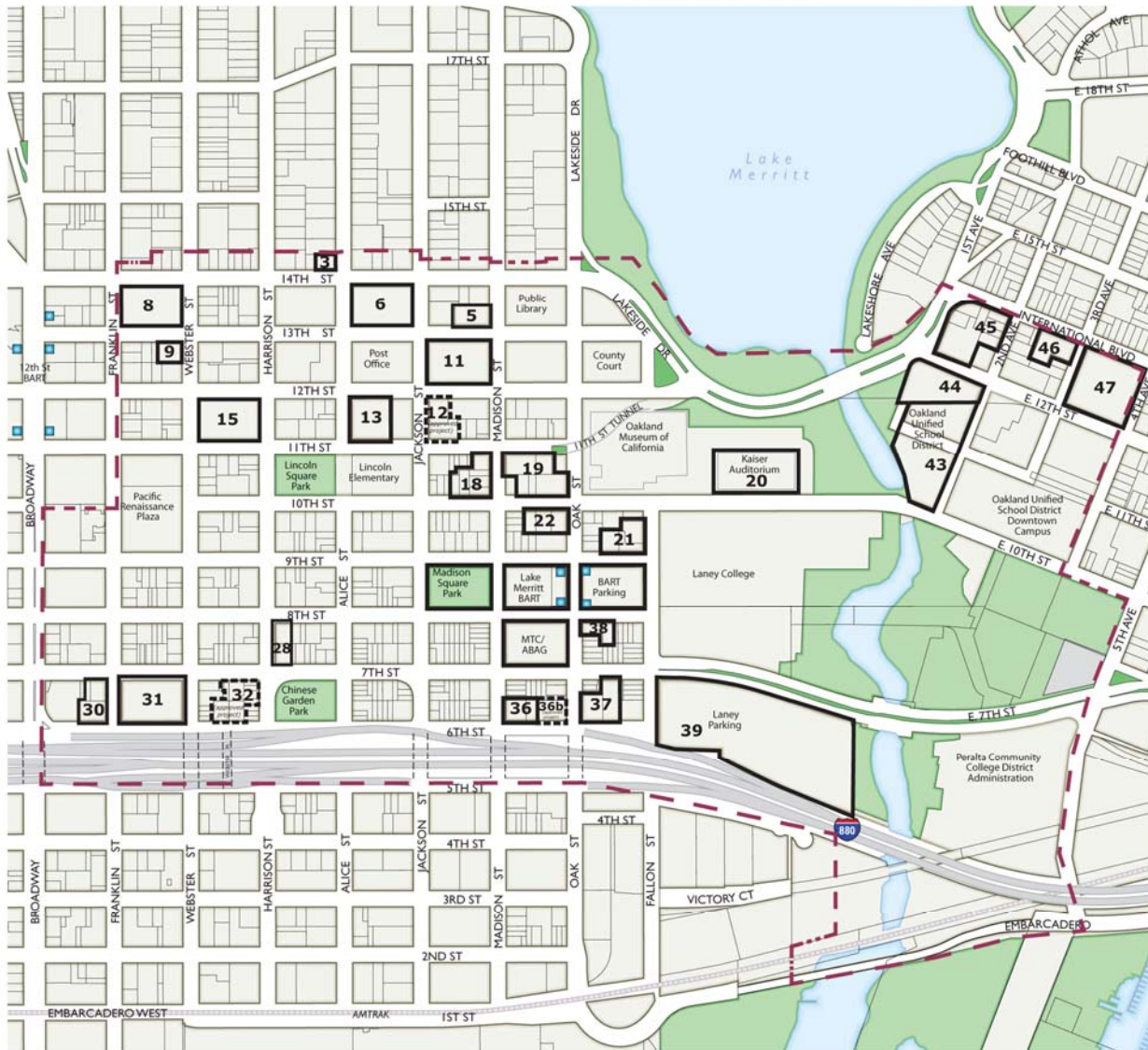
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Emerging Plan Analysis Report Feedback Comments on All Chapters

Potential Development Sites

-  Focus Area
-  Opportunity Sites with Community Agreement or Vacant Sites



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