

Lake Merritt Station Area Plan: CSG Meeting #13 Draft Station Area Plan



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July 9, 2012

Overview of Process and Next Steps

- Significant feedback on Preferred Plan received
 - *Staff reviewed all comments received and made decisions regarding how to address and/or incorporate the comments*
- Administrative Draft Plan includes revisions based on feedback, development of policies, and addition of key sections
 - *Policies identify a range of priorities and actions that together realize the Plan vision, objectives, and goals*
 - Directs the City to adopt standards for new development
 - Recommends public improvements to support a physically attractive and economically healthy neighborhood
 - Identifies opportunities for various community groups, institutions, business, and public agencies to work together
 - Includes Design guidelines that are meant to influence the design of new buildings and public spaces so that they contribute to a better overall whole

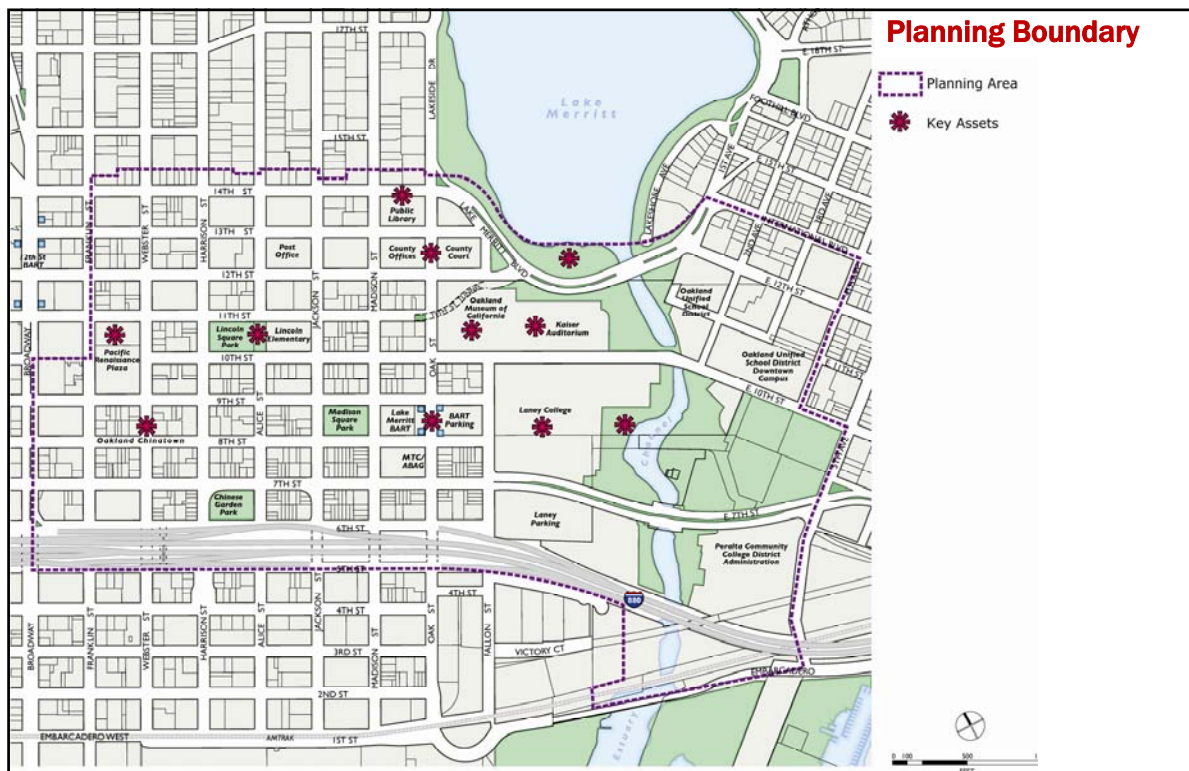
Overview of Process and Next Steps

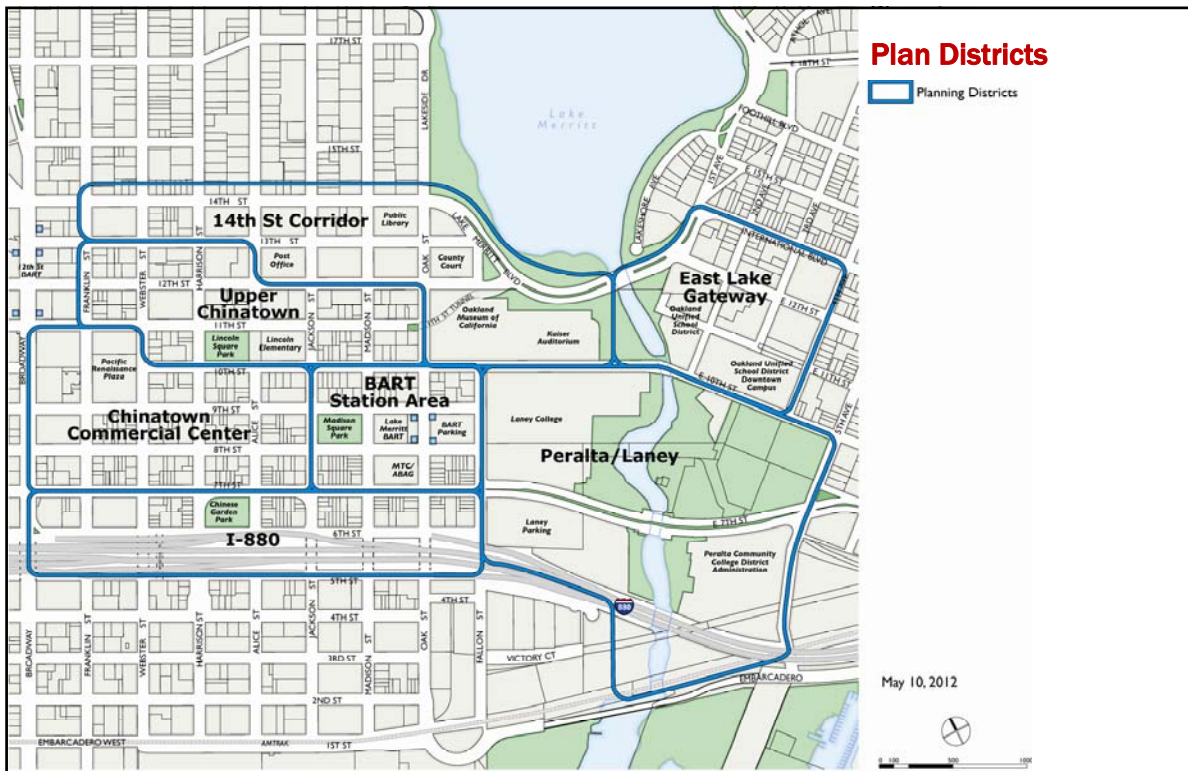
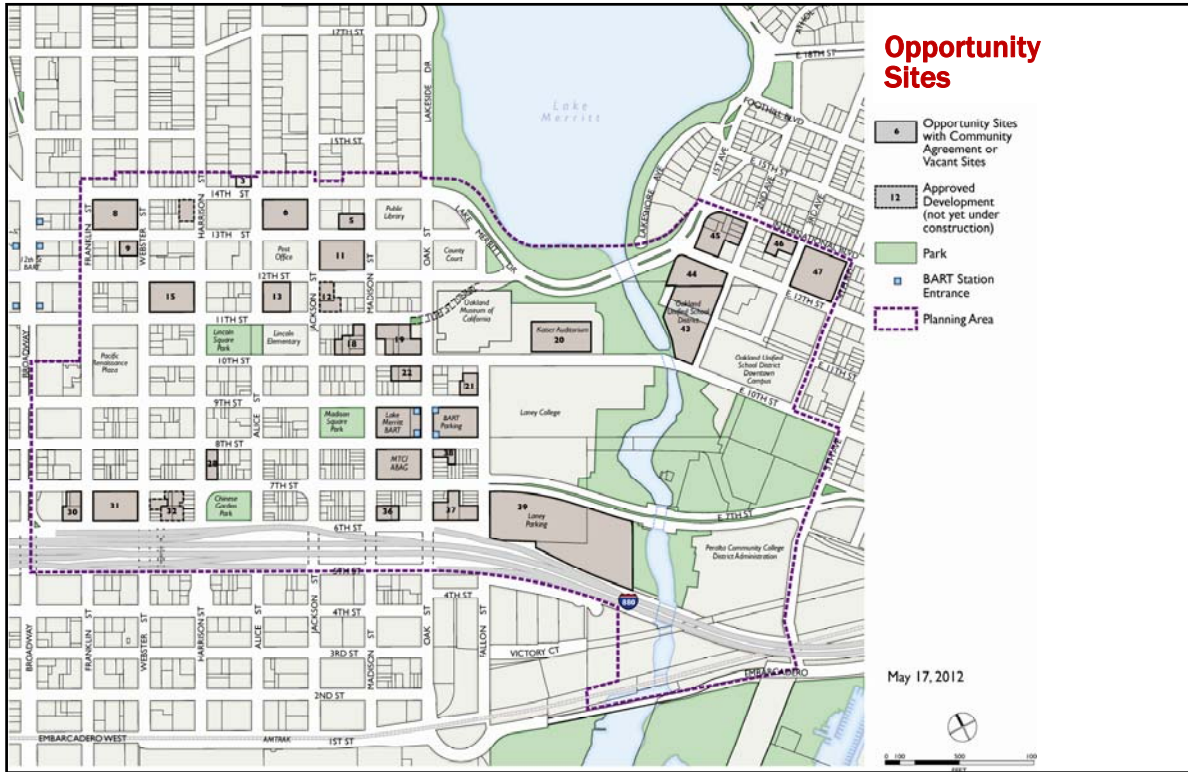
- **Next steps:**
 - *Public Review of Draft Station Area Plan*
 - CSG and TAC feedback on Administrative Draft (due 7/16/12)
 - Incorporation of policies or new information identified as part of EIR analysis
 - *Public Workshop*
 - *Draft Environmental Impact Report*
 - *Zoning and General Plan Amendments*
 - Translate plan concepts and policies into specific regulations
 - *Advisory Board, Planning Commission and City Council Meetings to review and solicit feedback*
 - *Final Plan and EIR*

Draft Plan

- Chapter 1: Introduction
- Chapter 2: **Existing Conditions** *(new)*
- Chapter 3: Vision
- Chapter 4: Land Use
- Chapter 5: Open Space
- Chapter 6: **Streetscape and Circulation** *(combined)*
- Chapter 7: Community Resources
- Chapter 8: Economic Development
- Chapter 9: Utilities and Infrastructure
- Chapter 10: **Implementation** *(new)*
- Appendix A: **Design Guidelines** *(new)*
- Appendix B: **Development Potential** *(moved from old chapter 3 - reorganized)*

Circumstance	Justified (%)	Not justified (%)
If someone is attacking you	85	15
If someone is threatening you	75	25
If someone is harassing you	65	35
If someone is insulting you	55	45
If someone is annoying you	15	85





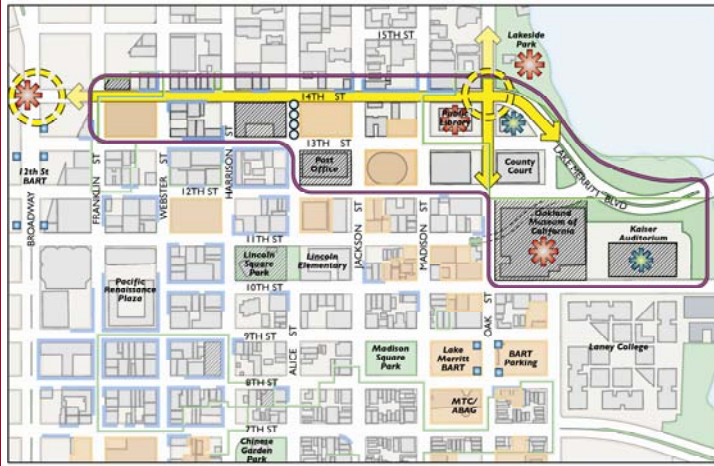
Chapter 3: Vision

Vision and Goals: Key Changes

- **Revisions to Vision and Goals statements:**
 - *New Vision: “Maximize the land use and development opportunities created through preservation and restoration of historic buildings”*
 - *New Goal: “Promote the Planning Area as an innovative center for community education and highlight the educational resources of the Planning Area as a major community resource.”*
 - *New Goal: “Preserve existing historic resources, and encourage restoration and adaptive re-use of designated historic structures that would achieve priority Chinatown and/or City goals.”*
 - *Other changes:*
 - Moved ‘healthful homes’ goal to #9 Health
 - Increase walk, bike, and transit trips.

14th Street Corridor Plan District

Lake Merritt Station Area Plan



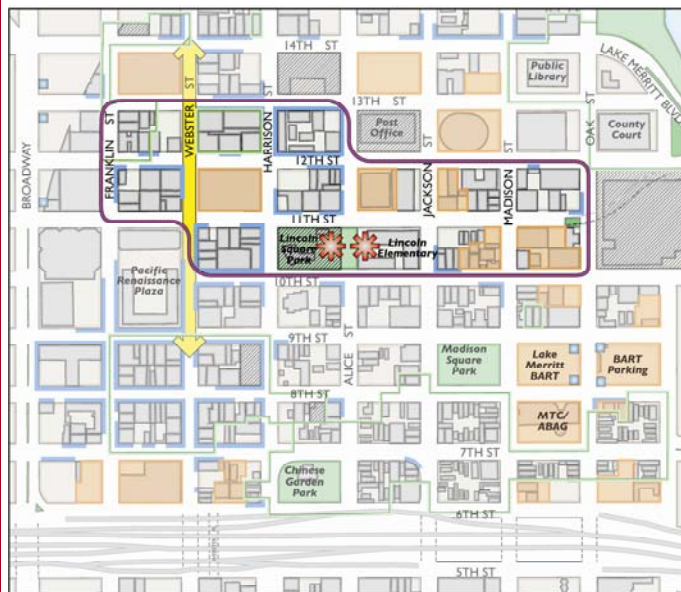
- 14th Street Corridor Planning District
- Plan District
 - Opportunity Sites
 - Historic District
 - Key Connections
 - Potential Festival Street
 - ✱ Existing Assets/Destinations
 - ✱ Historic Assets for Reuse
 - Designated Landmark
 - Existing Building Footprints
 - Existing Parks
 - Existing Active Ground Floor Uses
 - Primary Gateway
- 0 100 500
FEET



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Upper Chinatown Plan District

Lake Merritt Station Area Plan



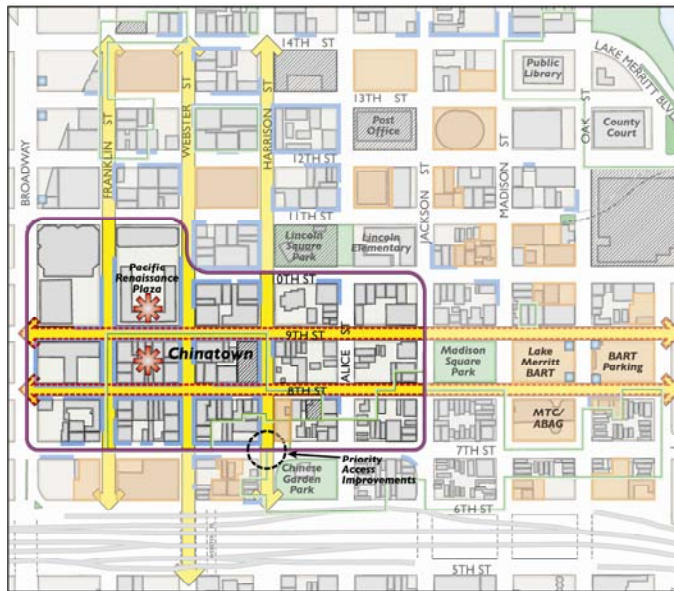
- Upper Chinatown Planning District
- Planning District
 - Opportunity Sites
 - Historic District
 - Major Connections
 - ✱ Existing Assets/Destinations
 - Existing Building Footprints
 - Existing Parks
 - Existing Active Ground Floor Uses
- 0 100 500
FEET



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Chinatown Commercial Center Plan District

Lake Merritt Station Area Plan



Chinatown Commercial Center Planning District

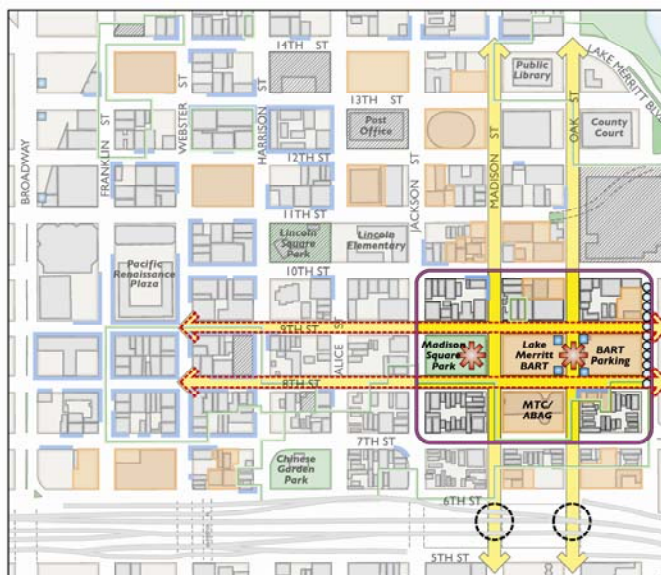
- Planning District
- Opportunity Sites
- Historic District
- Major Connections
- Critical Active Pedestrian Links
- Existing Assets/Destinations
- Existing Building Footprints
- Existing Parks
- Existing Active Ground Floor Uses



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BART Station Area District

Lake Merritt Station Area Plan



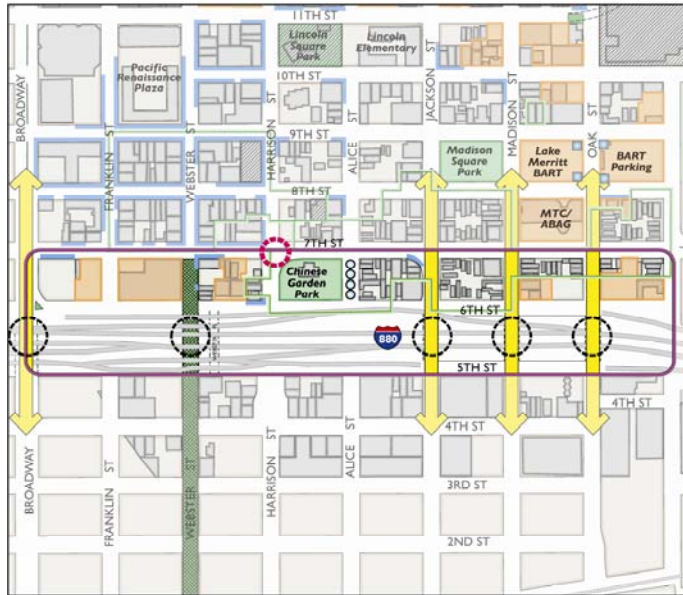
BART Station Area Planning District

- Planning District
- Opportunity Sites
- Historic District
- Designated Landmark
- Potential Festival Street
- Major Connections
- Critical Active Pedestrian Links
- Existing Assets/Destinations
- Existing Building Footprints
- Existing Parks
- Existing Active Ground Floor Uses
- Improved Highway Undercrossings



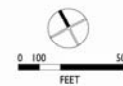
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I-880 Freeway Plan District



I-880 Planning District

- Planning District
- Opportunity Sites
- Historic District
- Potential Festival Street
- Major Connections
- Webster Street Green
- Existing Building Footprints
- Existing Parks
- Existing Active Ground Floor Uses
- Improved Highway Undercrossings
- Priority Access Improvements



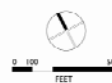
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Eastlake Gateway Plan District



Eastlake Gateway Planning District

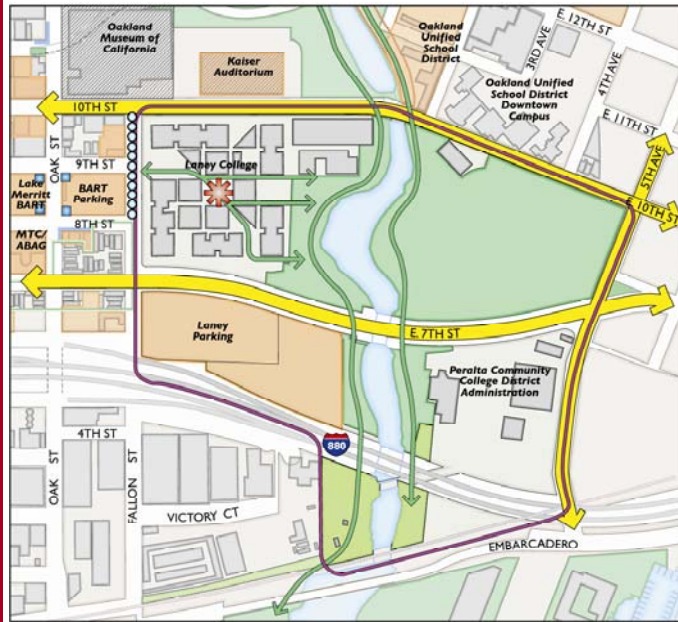
- Planning District
- Opportunity Sites
- Historic District
- Major Connections
- Connection to Regional Open Space
- Existing Assets/Destinations
- Building Footprints
- Existing Parks
- Potential New Open Space
- Existing Active Ground Floor Uses
- Primary Gateway



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Laney/Peralta Plan District

Lake Merritt Station Area Plan



Laney/Peralta Planning District

- Planning District
- Opportunity Sites
- Historic District
- Potential Festival Street
- Major Connections
- Connection to Regional Open Space
- Existing Assets/Destinations
- Existing Building Footprints
- New Regional Open Space
- Potential New Open Space
- Existing Parks
- Existing Active Ground Floor Uses



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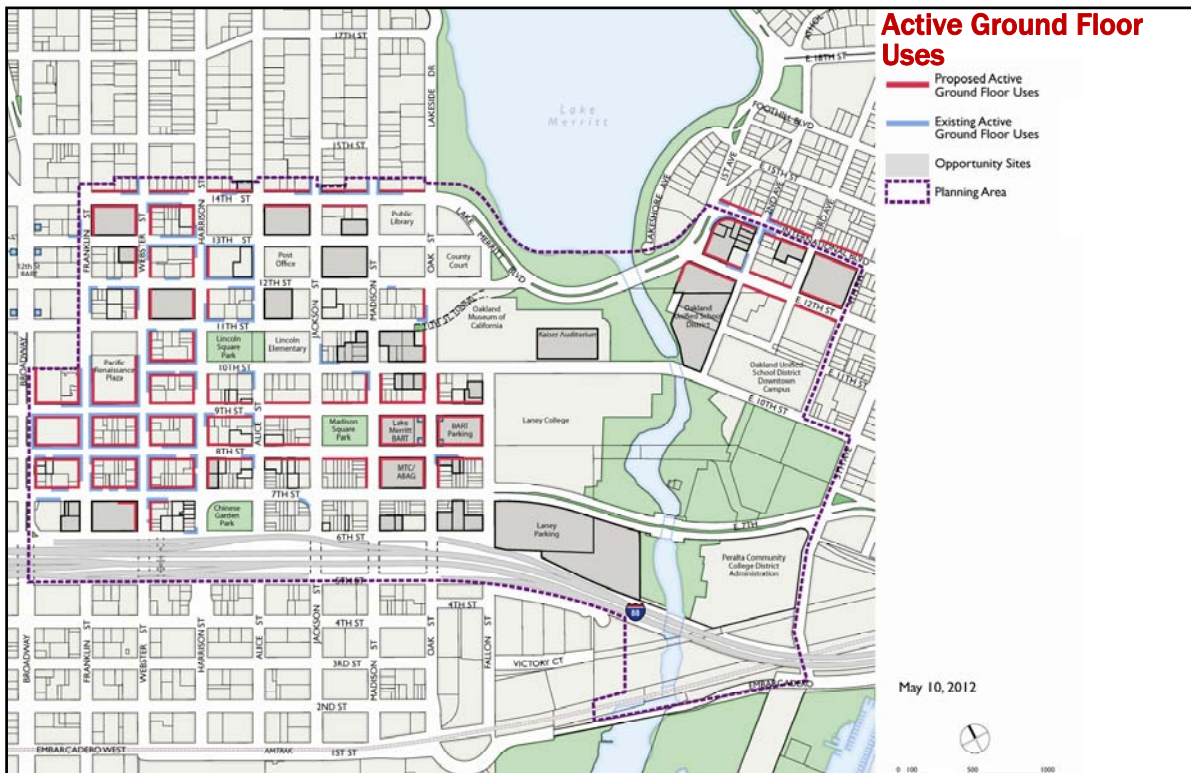
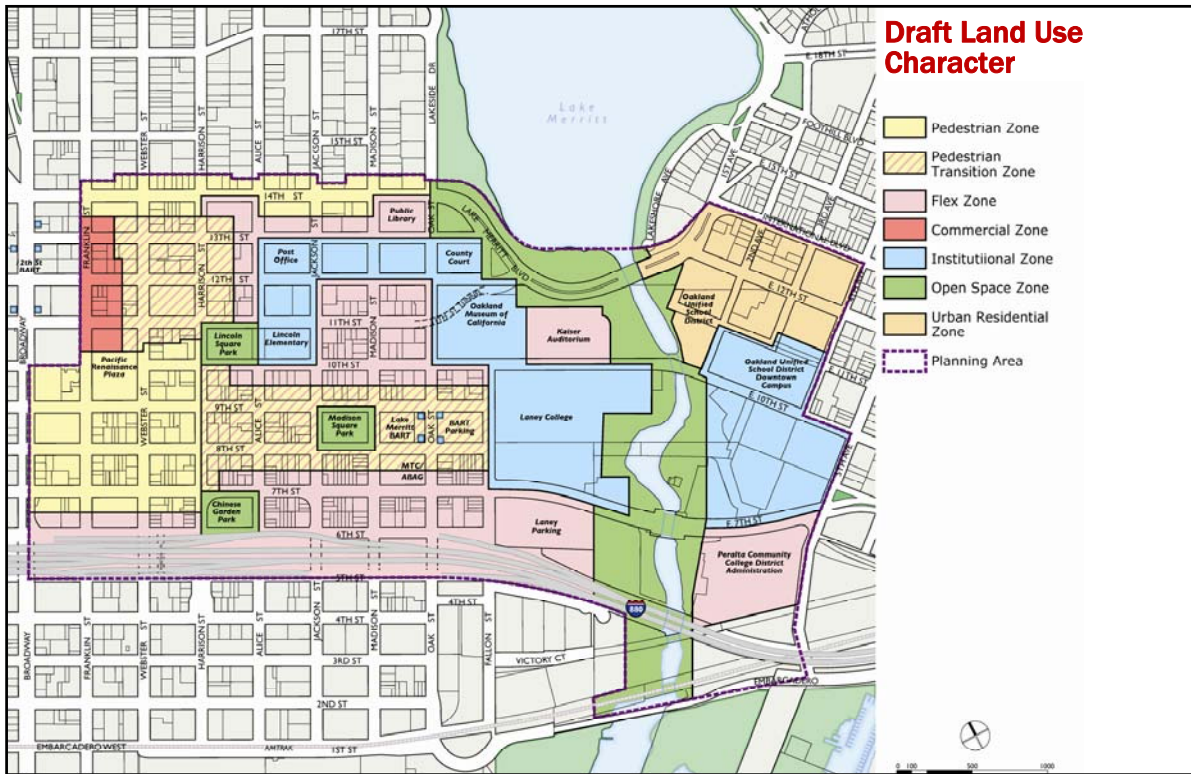
Chapter 4: Land Use

Land Use: Key Changes and Policies

- Minor changes to land use and active ground floor uses maps
- Conceptual Height map
 - *Detailed regulations will be in zoning, including FAR, density, and massing*
 - Incentive opportunities to be identified in zoning
- Developer Incentive Program (sub-component of Community Benefits Program)
 - *Immediately implementable (no nexus study); other community benefit options discussed in implementation chapter will require separate study*
- Updated Affordable Housing Strategy
- Section on Public Health and the Built Environment

Land Use: Key Changes and Policies

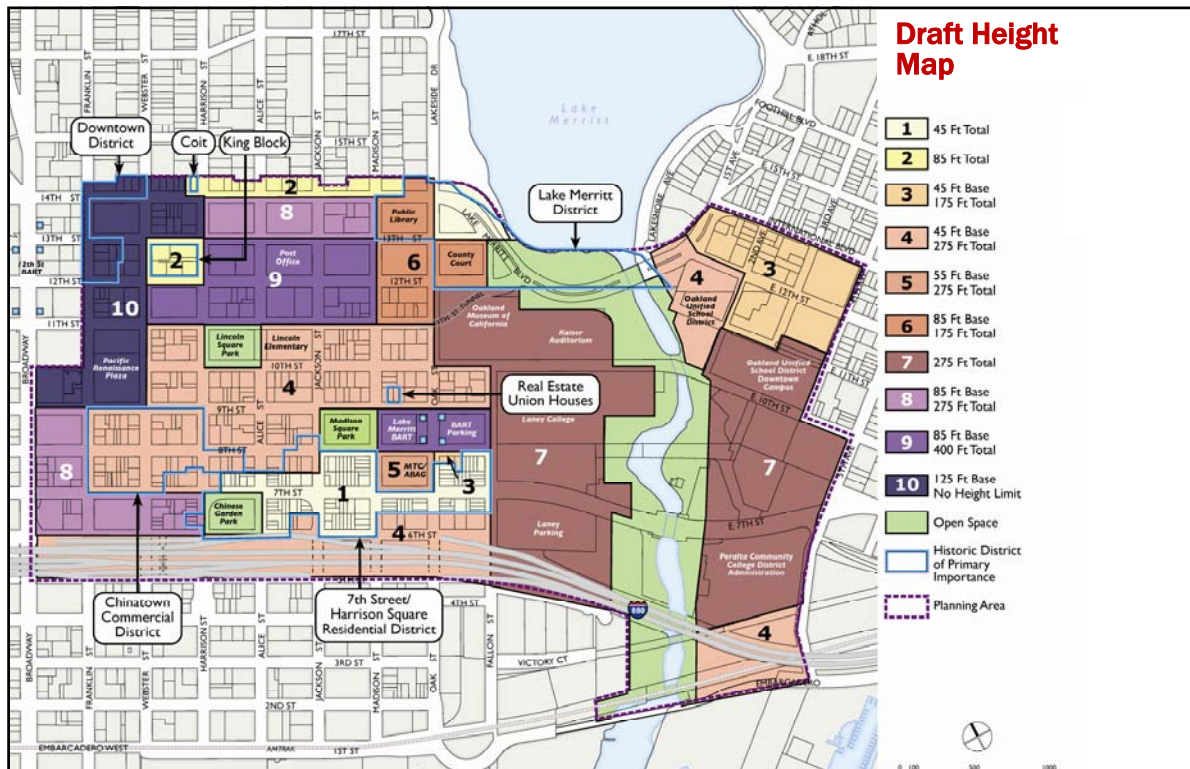
- Policies outline a range of actions to:
 - *Activate key streets*
 - *Identify key policies to implement the vision for each Plan District*
 - *Establish height and massing concepts*
 - *Guide the creation of a developer incentive program as one component of an overall community benefits strategy*
 - *Identify policies for implementing affordable housing strategy*



Massing Concept: Base and Tower Heights



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Plan Potential Development, 2035

Lake Merritt Station Area Plan

	Existing	LMSAP Net New Development (2035)	Total (2035)	% increase
<i>Residential Units</i>	3,000	4,900	7,900	163%
<i>Households</i>	2,900	4,700	7,600	162%
<i>Retail Square Feet</i>	843,000	404,000	1,247,000	48%
<i>Office Square Feet</i>	1,022,000	1,229,000	2,251,000	120%
<i>Institutional Square Feet</i>	3,467,000	58,000	3,525,000	2%
<i>Jobs</i>	17,800	4,100	21,900	23%

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Projected Affordable Housing

Lake Merritt Station Area Plan

Projected Residential Units (by 2035)	Minimum Target Number of Affordable Units (Low and Moderate Income)	New Affordable Residential Units (by 2035)
4,900	15%	735

- With the dissolution of the City's Redevelopment Agency and the tax increment financing mechanisms previously in place, there is currently no local funding mechanism in place dedicated to the production of affordable housing.
- A reliable funding source will be needed to finance the construction of affordable units.
- As funding becomes available, new affordable housing units would be built in stand-alone residential projects, as well as mixed in with market rate residential developments.

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Chapter 5: Open Space

Open Space: Key Changes and Policies

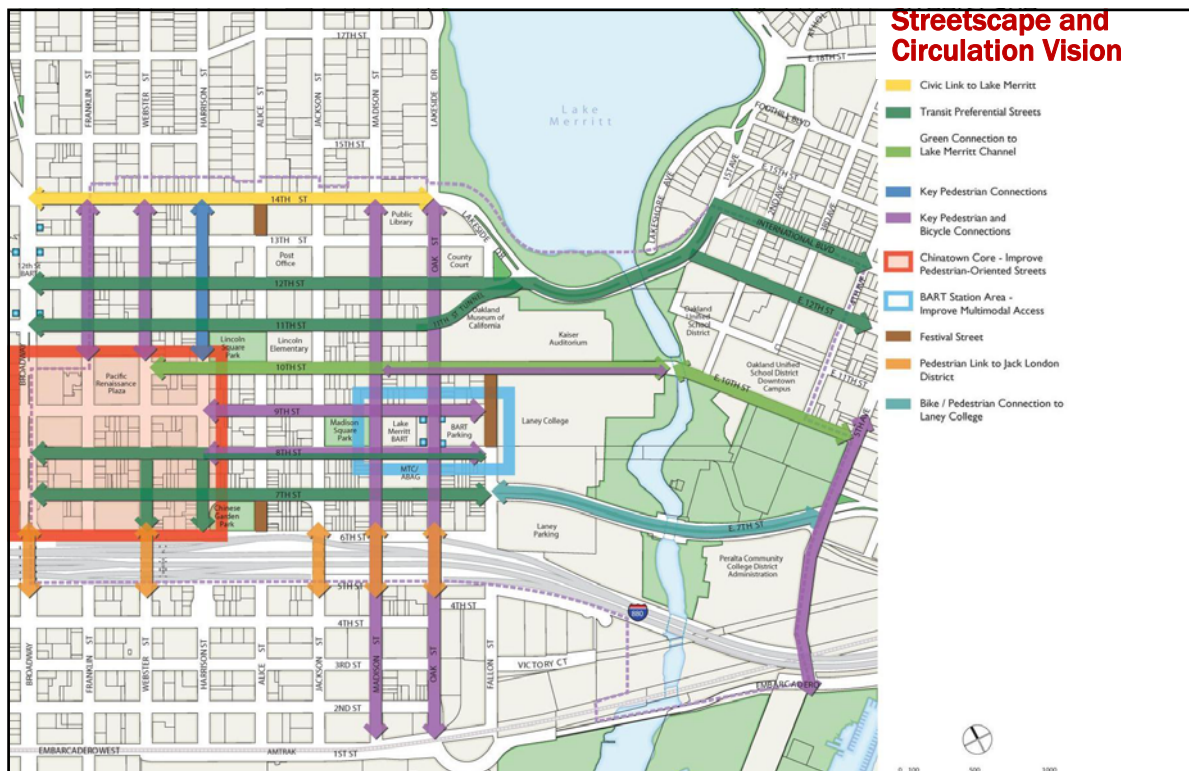
- Additional detail on improvements to existing parks
- Adds new temporary use public open spaces, such as festival streets and parklets
- Supports implementation of the Webster Street Green
- Recommends nexus study for park contribution on large sites
- Identifies policy priorities and actions for:
 - *Improving existing parks and regional open spaces*
 - *Creating guidance on creating new publicly accessible open space as part of new development in the Planning Area*
 - *Enhancing community access to open space and recreational facilities through joint use agreements with schools*
 - *Innovative approaches to use of streets as public open space*

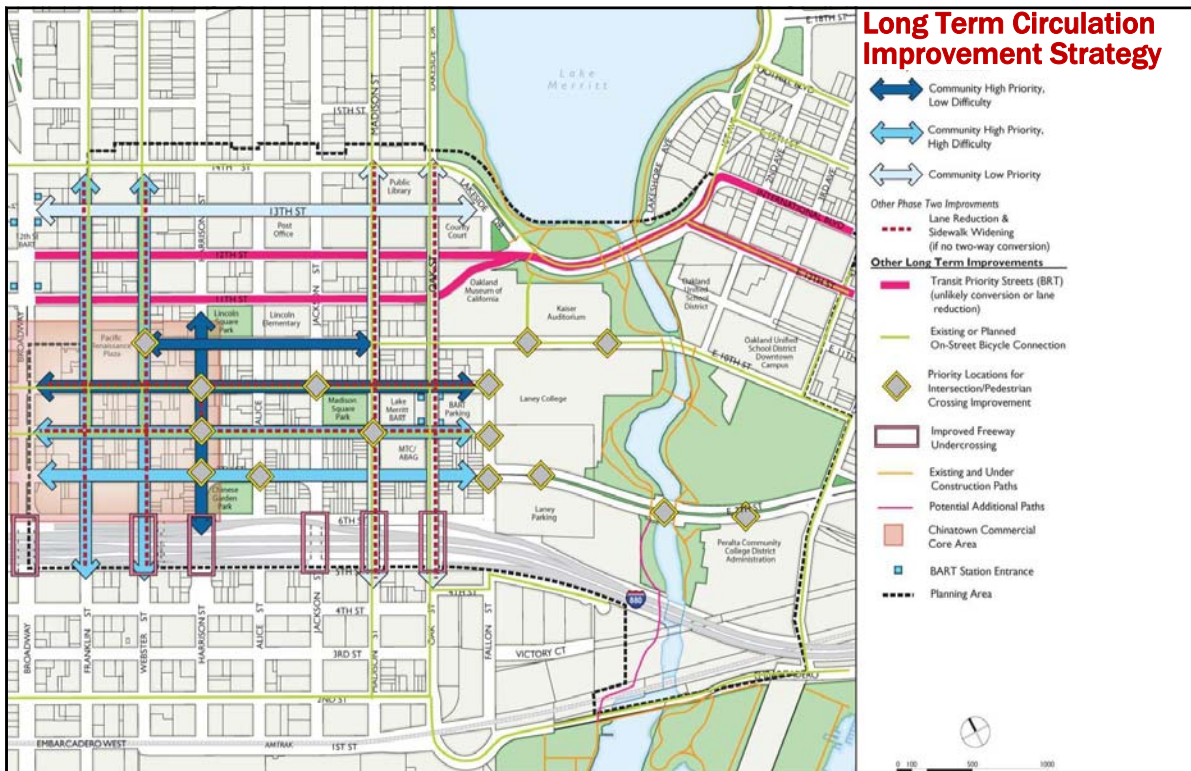
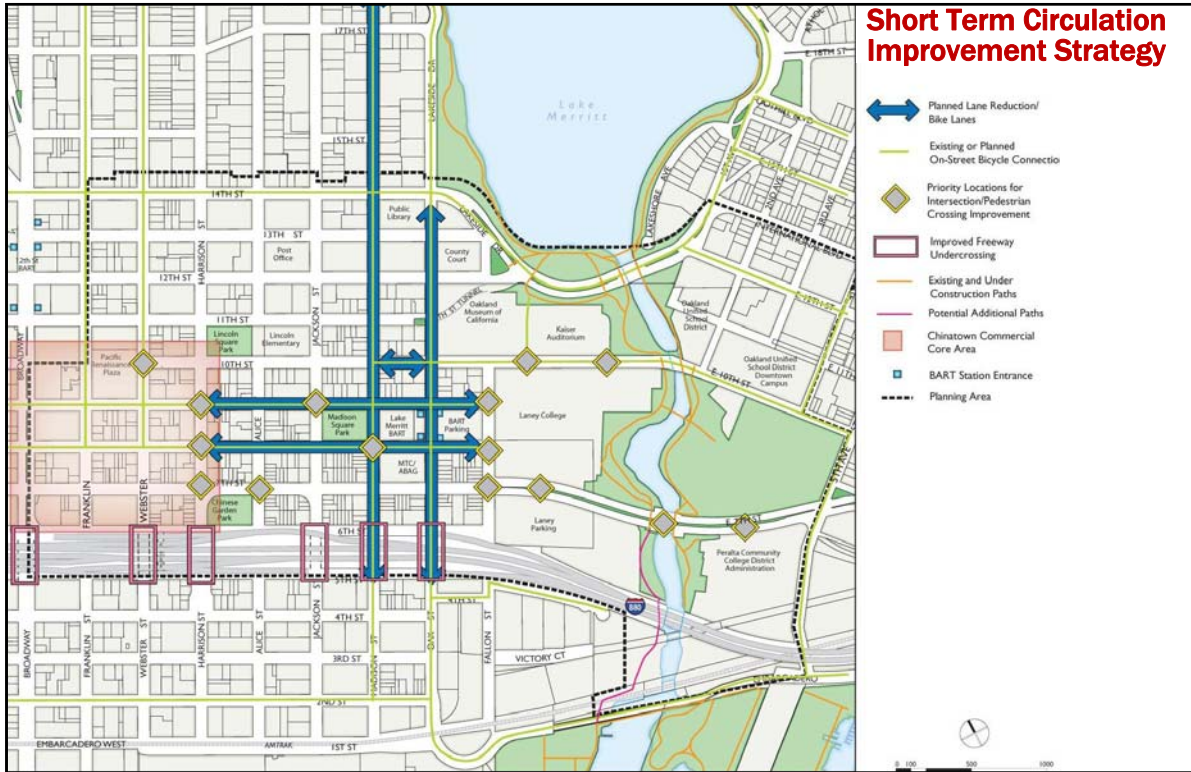
Note: Open Space design guidelines in Appendix A

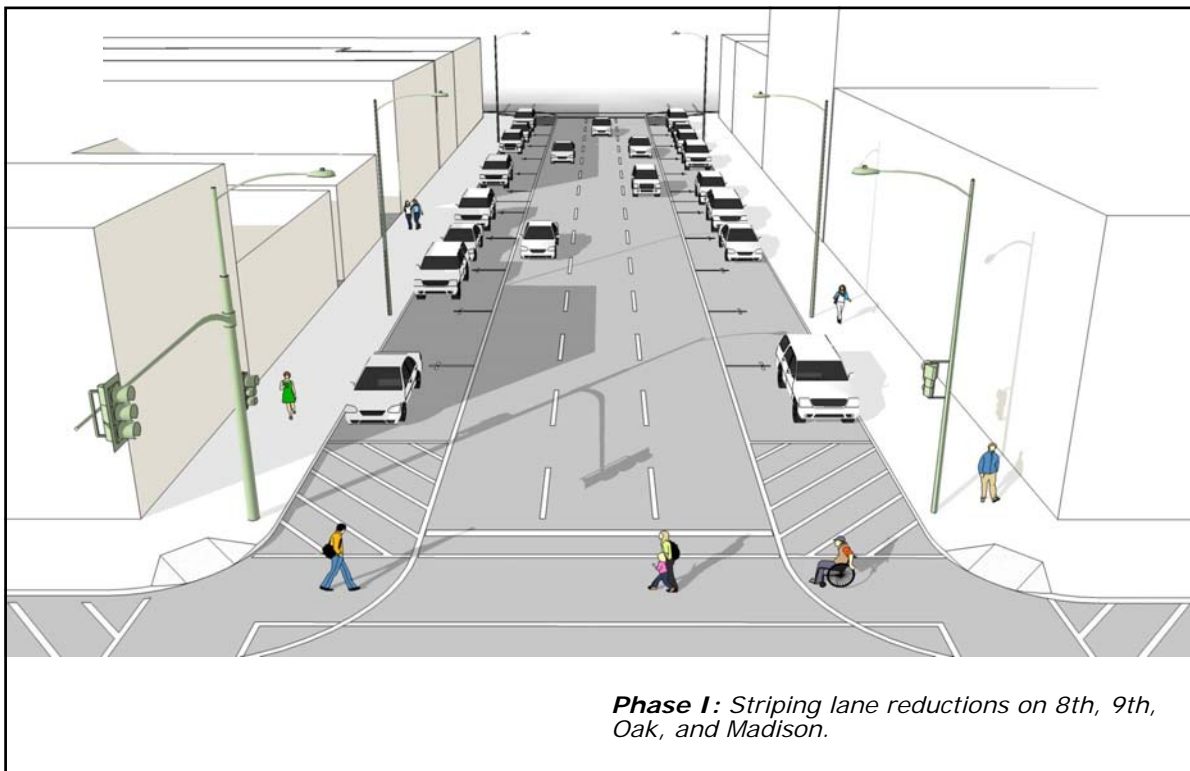
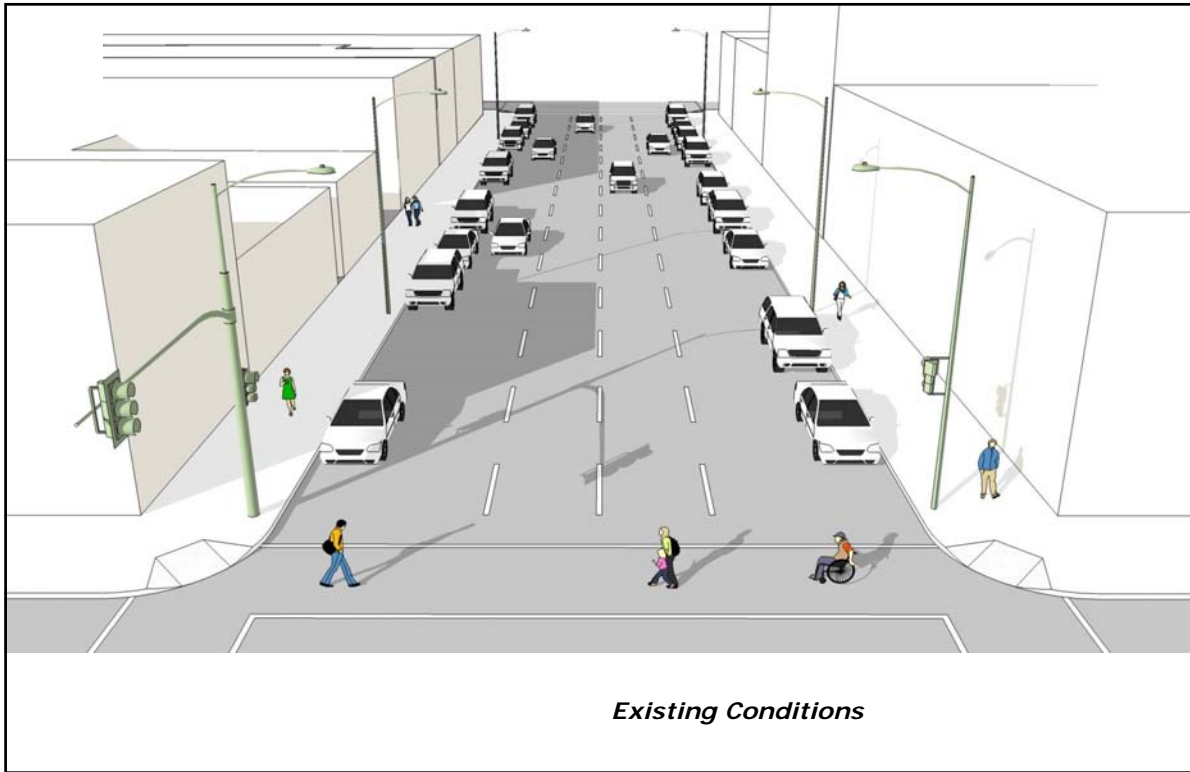
Streetscape and Circulation: Key Changes and Policies

- Streetscape and Circulation merged into one chapter
- Revised phasing concept
 - *Phase I: No additional study needed (short term)*
 - Streetscape improvements (including pedestrian-oriented lighting)
 - Approved bike lanes and lane reductions (striping only)
 - No improvements that could preclude two-way conversion until future two-way study is complete
 - *Phase II: Studies needed (long term)*
 - Two-way Conversion (will require additional study and Environmental Review)
 - For streets where two-way conversion is not feasible, then study potential for sidewalk widening/lane reduction
- Pedestrian and bicycle network improvements
- Expanded transit access improvements, revised transit hub

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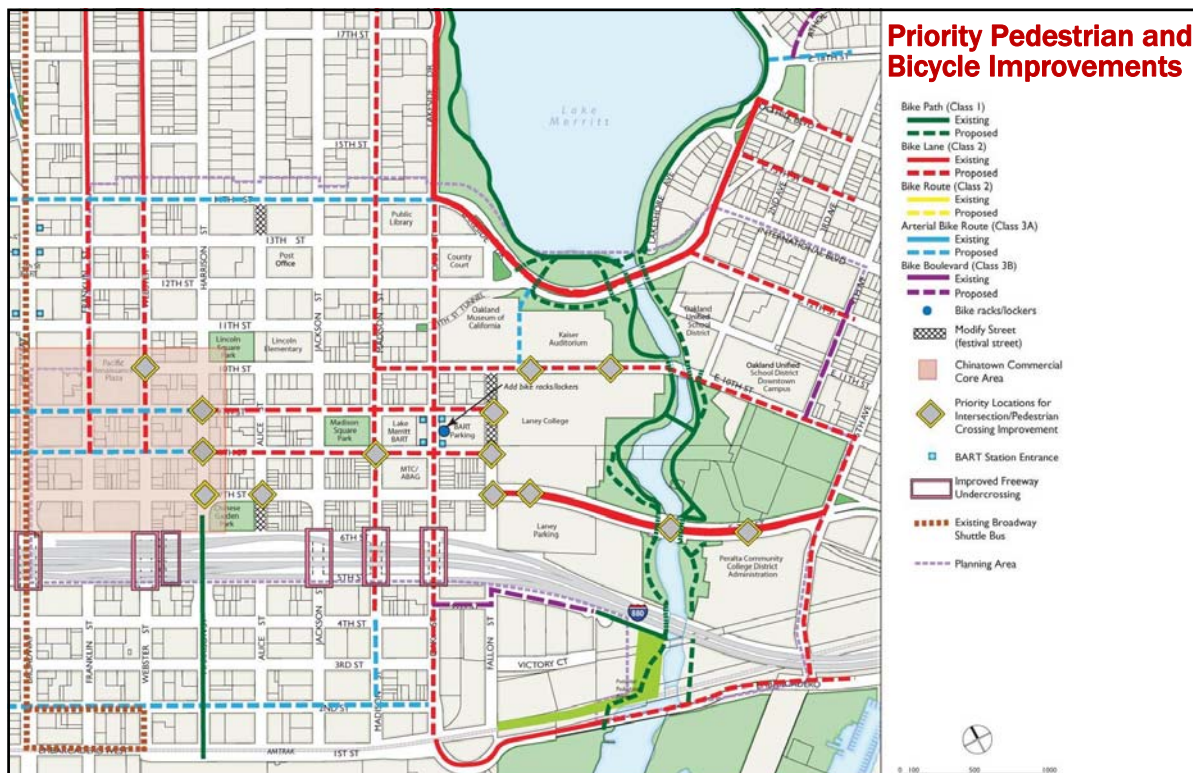
Phase I: Bulbouts, lighting, and other pedestrian improvements.



Phase II - Option A: Two-way conversion



Phase II - Option B: Sidewalk widening with lane reduction (if it is determined that conversion is not feasible).





Typical Streetscape Improvements including bulbouts, pedestrian-oriented lighting, wayfinding, and trees.



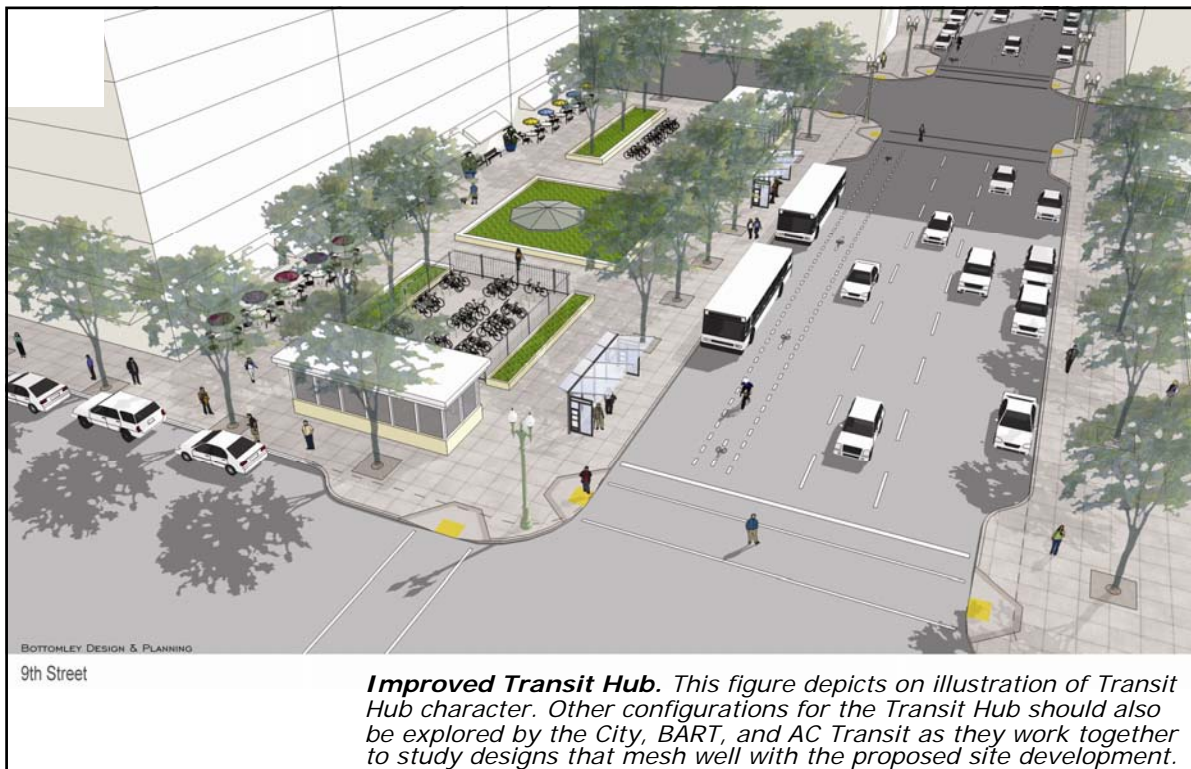
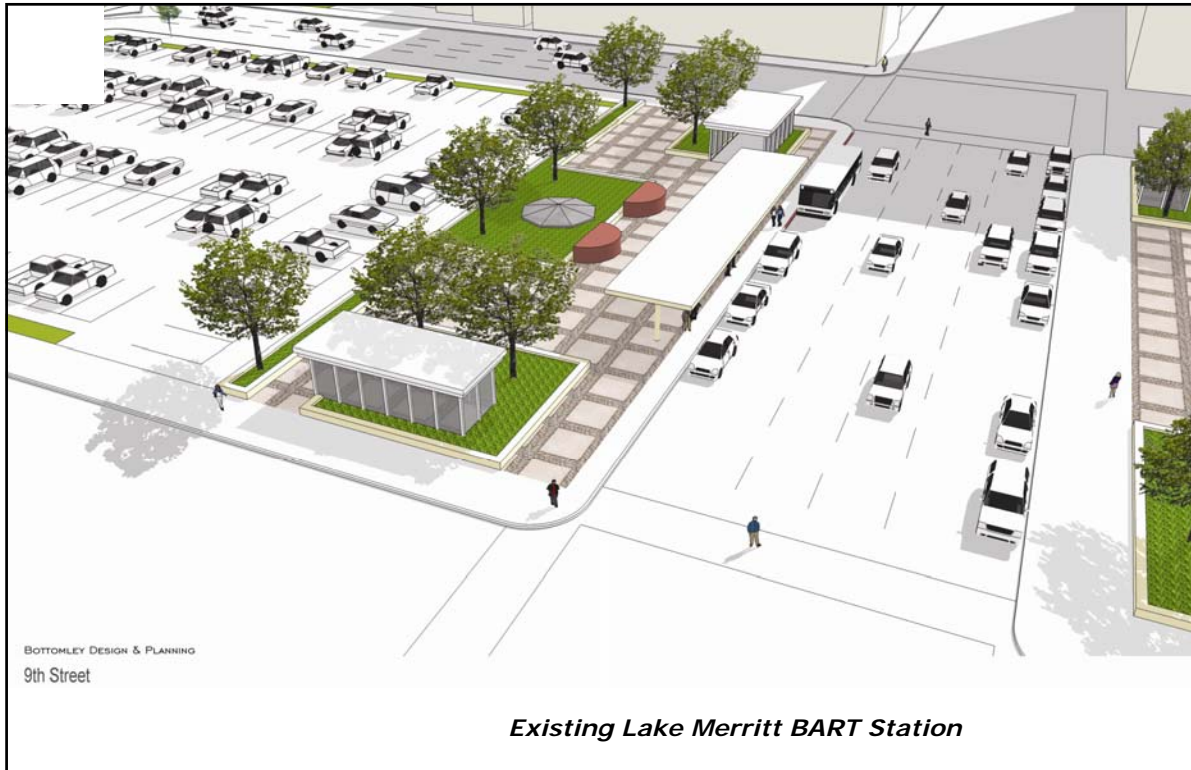
Chinatown Street Improvements will apply a design that celebrates the culture and history of Chinatown, building on existing streetscape amenities and wayfinding and typical streetscape improvements.



Fallon Street “Festival Street” Improvements will include unique features that allow the street to be easily converted to public use on weekends or special events with extra-wide sidewalks and low or no curbs.



10th Street “Green Street” Improvements, including rain gardens and other sustainable development features that extend a green corridor from the Lake Merritt Channel into the neighborhood.



Streetscape and Circulation: Key Changes and Policies

- **Recommend reduced parking standards:**
 - *Residential: reduce parking requirement from 1 space/unit to 0.75 spaces/unit and 0.5 spaces/affordable unit*
 - *Non-residential: no spaces required for retail or office (extend to Eastlake)*
 - *Range of supportive policies, such as unbundling, bike parking, Transportation Demand Management (TDM), and shared parking.*
- **Detailed improvements by street** *(not all phases illustrated for all streets)*

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Table 6.2: SUMMARY CIRCULATION AND STREETScape IMPROVEMENT PHASING & RECOMMENDATIONS

STREET	PHASE I: NO ADDITIONAL STUDY NEEDED			PHASE II: DEPENDENT ON TWO-WAY CONVERSION STUDY FINDINGS		
	STRIPING FOR BIKE LANES AND/OR STRIPING FOR LANE REDUCTIONS	LANE REDUCTION AND SIDEWALK WIDENING	BULBOUTS, LIGHTING, SPECIAL PAVING, WAY-FINDING, TREES	INTERIM PHASE: STRIPING FOR BIKE LANES AND/OR STRIPING FOR LANE REDUCTIONS	OPTION 1: TWO-WAY CONVERSION	OPTION 2: SIDEWALK WIDENING/LANE REDUCTION
5th			x			
7th west of Fallon	Existing		x		x	
7th east of Fallon			x			
8th Broadway to Harrison	Sharrow		x		x	x
8th Harrison to Fallon	Lane		x		x	x
9th Broadway to Harrison	Sharrow		x		x	x
9th Harrison to Fallon	Lane		x		x	x
10th west of Madison*	Lane		x		x	x
10th Madison to Oak	x		x			
10th Oak to Fallon		x	x			
10th east of Fallon		x	x			
11th			x			
12th			x			
13th			x		x	
14th	Sharrow		x			
Franklin			x	Lane	x	
Webster			x	Lane	x	x
Harrison I-880 to 8th			x		x	
Harrison 8th to 10th			x		x	x
Harrison 10th to 14th			x			
Alice			x			
Jackson			x			
Madison	x		x		x	x
Oak	x		x		x	x
Fallon		x	x			
I-880 Undercrossings			x			

* potential addition of diagonal parking (no additional study needed)

Bold x and Yellow= Priority Lighting Corridors

Bold x and Green= Chinatown Coalition priority streets for two-way conversion

Streetscape and Circulation: Key Changes and Policies

- Policies identify priorities and actions for:
 - *Improving access by all modes*
 - *Directing future circulation improvements, including phasing of improvements based on recommended future studies*
 - *Improving safety and comfort of access, particularly for pedestrians and bicycles (including lighting, key intersection improvements, and the I-880 freeway under-crossings)*
 - *Increasing street vibrancy, including festival streets and street vending*
 - *Improving transit access*
 - *Addressing parking demand, and loading and deliveries*

Note: Streetscape design guidelines in Appendix A

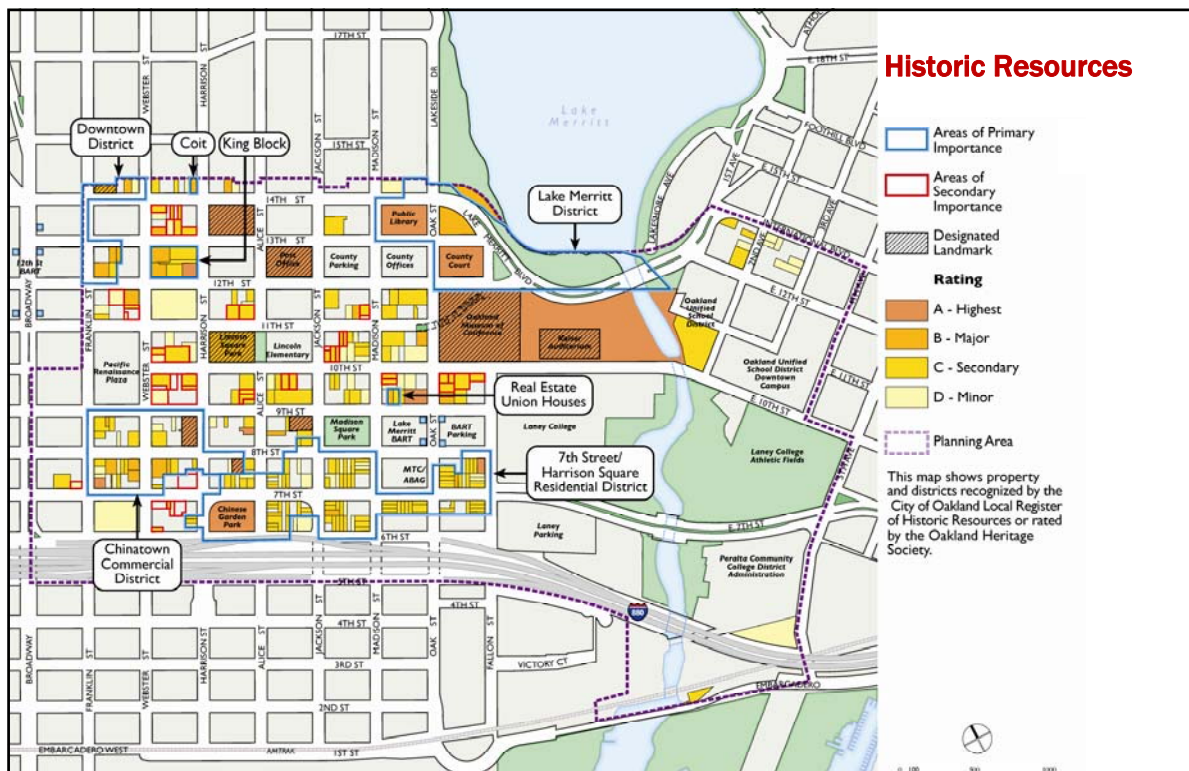
Chapter 7: Community Resources

Community Resources: Key Changes and Policies

- Added detail on existing resources
 - *Historic Resources and CEQA*
 - *Community services, cultural resources, and public facilities*
 - *Schools (including charter schools)*
- Policies identify priorities, actions, and cooperative actions for:
 - *Supporting the preservation and reuse of historic resources*
 - *Enhancing the neighborhood as a vibrant cultural asset and destination*
 - *Ensuring adequate provision of community resources over time*

Note: Community benefits program discussion has been moved to the Land Use and Implementation chapters; separate work on developing an incentive program is underway

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Chapter 8: Economic Development

Economic Development: Key Changes and Policies

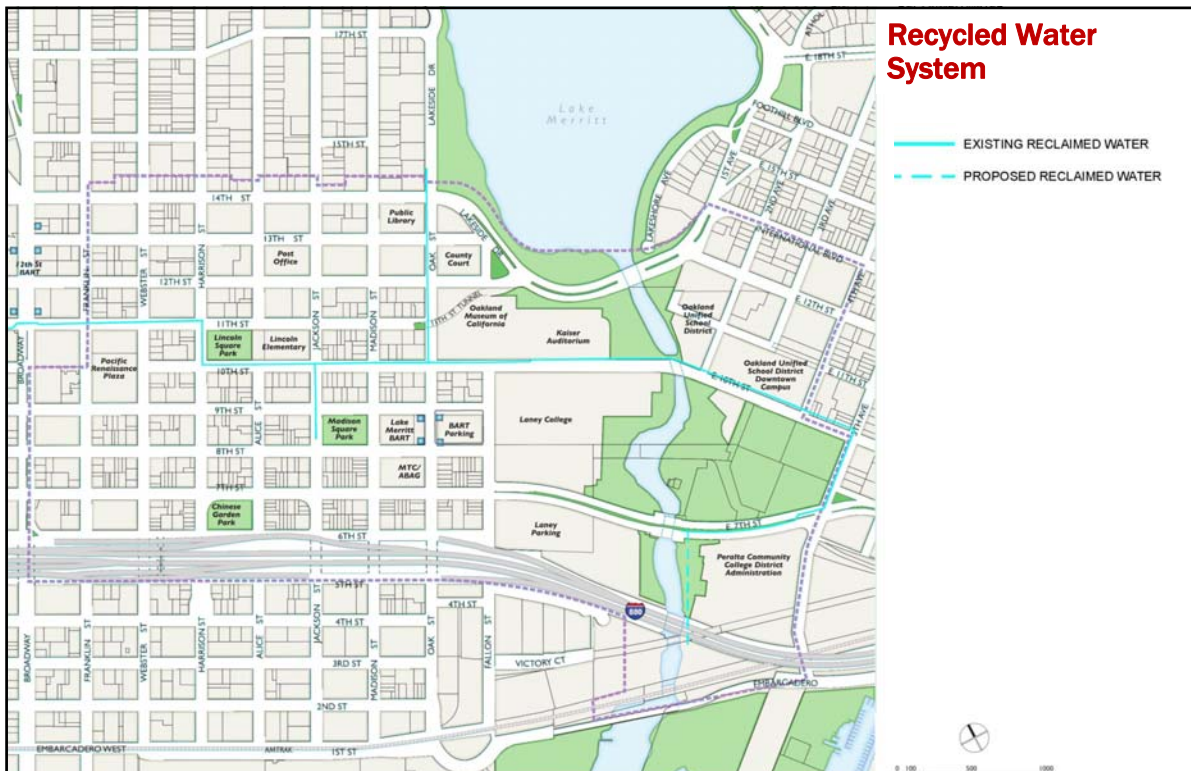
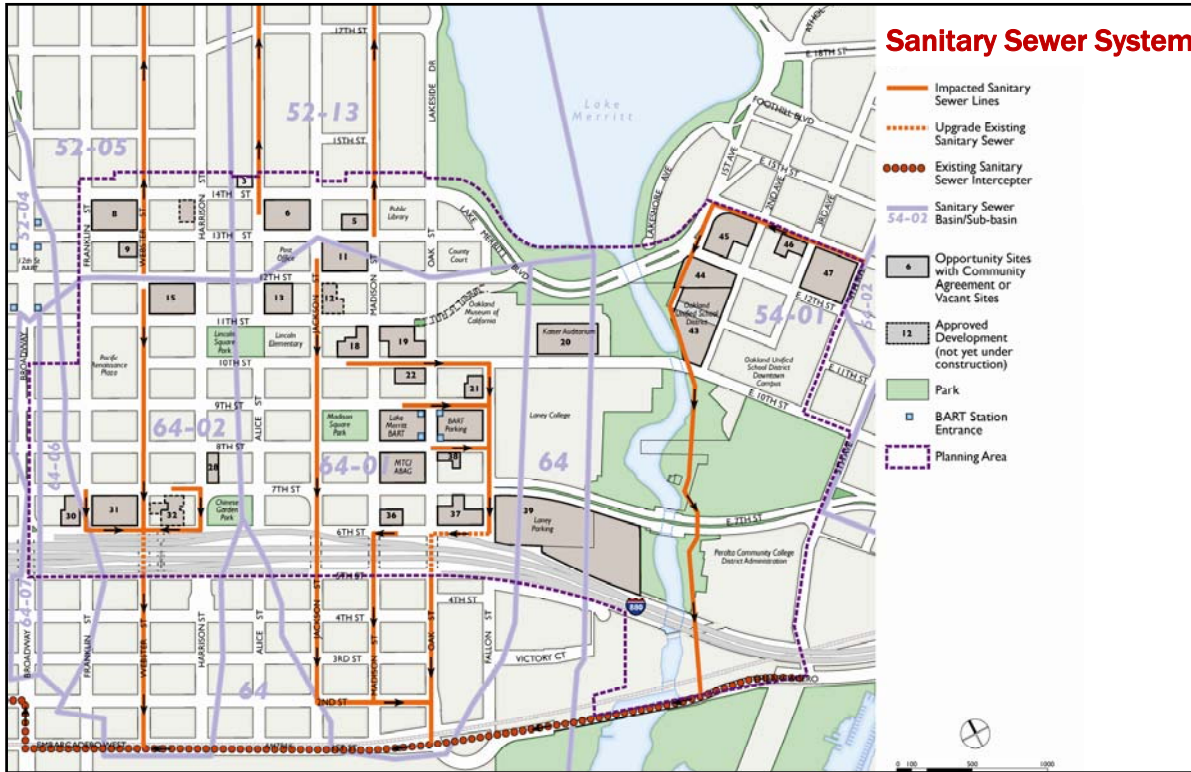
- Reorganized to outline objectives and supportive strategies
- Funding and financing mechanisms moved to the Implementation Chapter
- Key policies aim to achieve economic development through actions that:
 - *Highlight the assets of Chinatown*
 - *Forge partnerships between public agencies, local businesses, and Laney College*
 - *Improve public safety*
 - *Improve visual character*
 - *Leveraging public real estate assets as catalyst projects*

Chapter 9: Infrastructure and Utilities

Infrastructure and Utilities: Key Changes and Policies

Lake Merritt Station Area Plan

- Evaluates public utilities and infrastructure (added dry utilities and solid waste)
- Identifies necessary improvements as a result of the Plan
- Policies outlined identify actions to:
 - *Ensure adequate infrastructure and utilities are provided in the Planning Area*
 - *Reduce impacts to the existing utility and infrastructure systems*



Chapter 10: Implementation

Implementation

Lake Merritt Station Area Plan

- **Directs the City to adopt new Zoning and General Plan Amendments**
- **Implementation Strategy Elements**
- *Identifies two phases for implementation*
 - Phase I: no pre-conditional requirements (developer incentive program, grants)
 - Phase II: Pre-conditional requirements (nexus study, special assessment district)
- *Detailed table of action items, estimated costs and timing, and identification of various potential funding and financing mechanisms*
- **Improvement and Infrastructure Funding Mechanisms**
 - *Overview and discussion of each potential mechanism/source*
- **Overview of Community Benefits (larger discussion to follow)**
 - *Outlines range of strategies for implementation*
 - *Details development incentive program as Phase I approach*
 - *Provides details on key and/or larger community benefits identified*
- **Detailed estimates for all infrastructure improvement costs**

Appendix A: Design Guidelines

Design Guidelines (Appendix A)

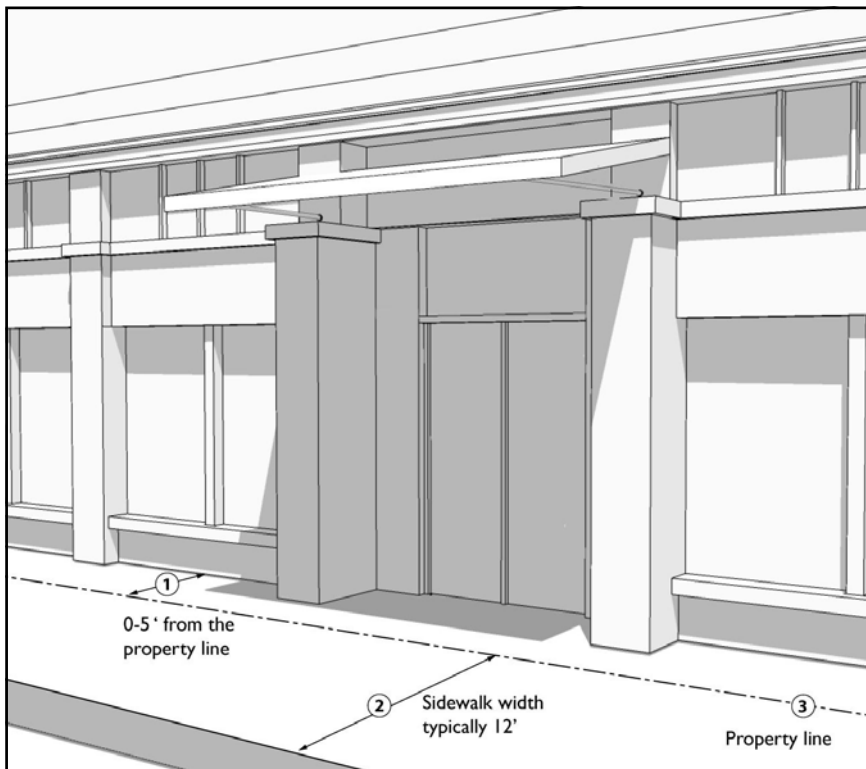
Lake Merritt Station Area Plan

- New Plan section that will also function as a stand-alone document
- Guidance for new building development and enhancing the public realm to reinforce and shape the identity of the Planning Area
- Complements zoning regulations and the design review procedures
- Provides certainty and predictability in the design review process
- Serves as the basis for design review approval findings
- Specific enough to guide development; but flexible and qualitative enough to encourage creative design solutions
- Provides background on the existing design context
- Provides design guidelines for buildings, streetscapes, open space, and sustainability and green building

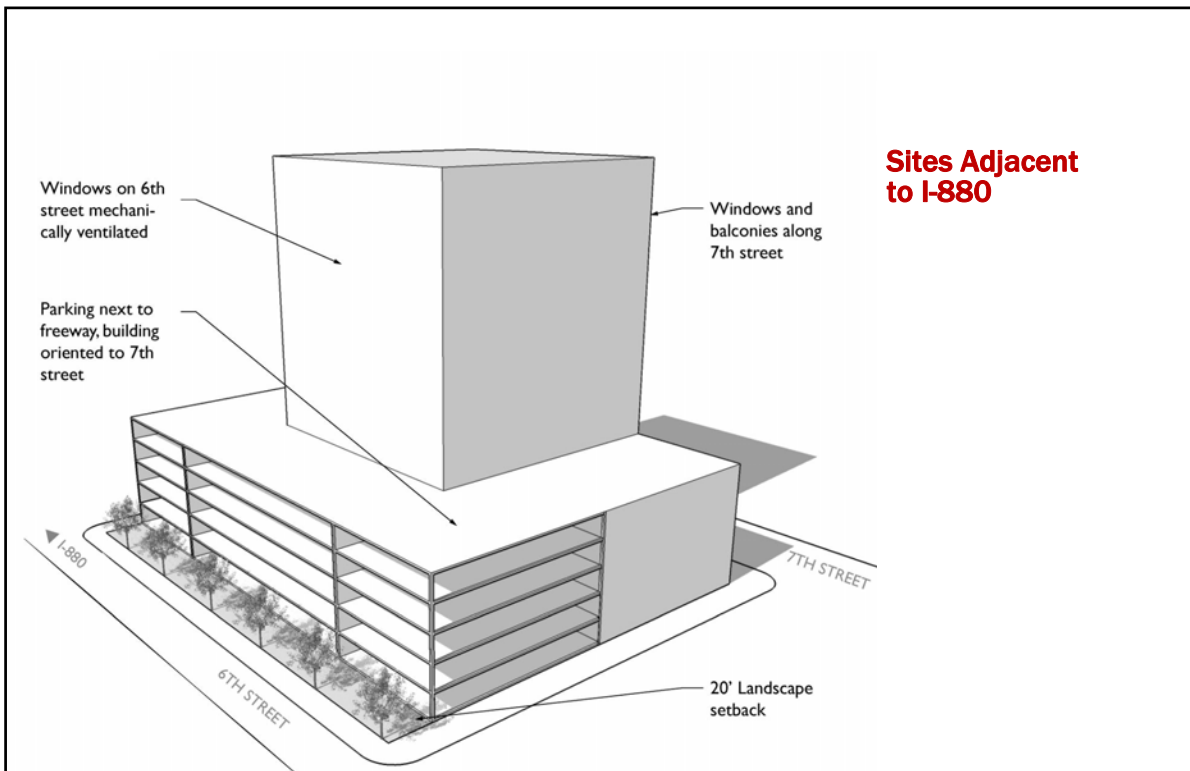
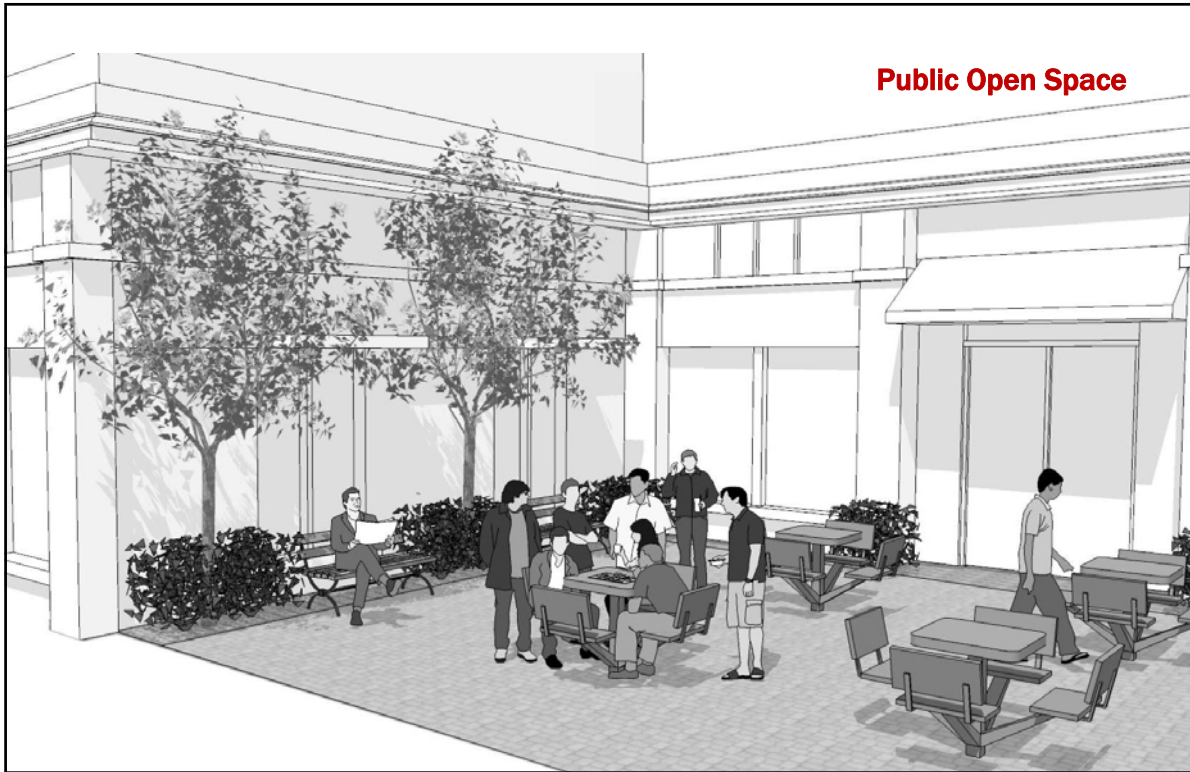
Design Guidelines (Appendix A)

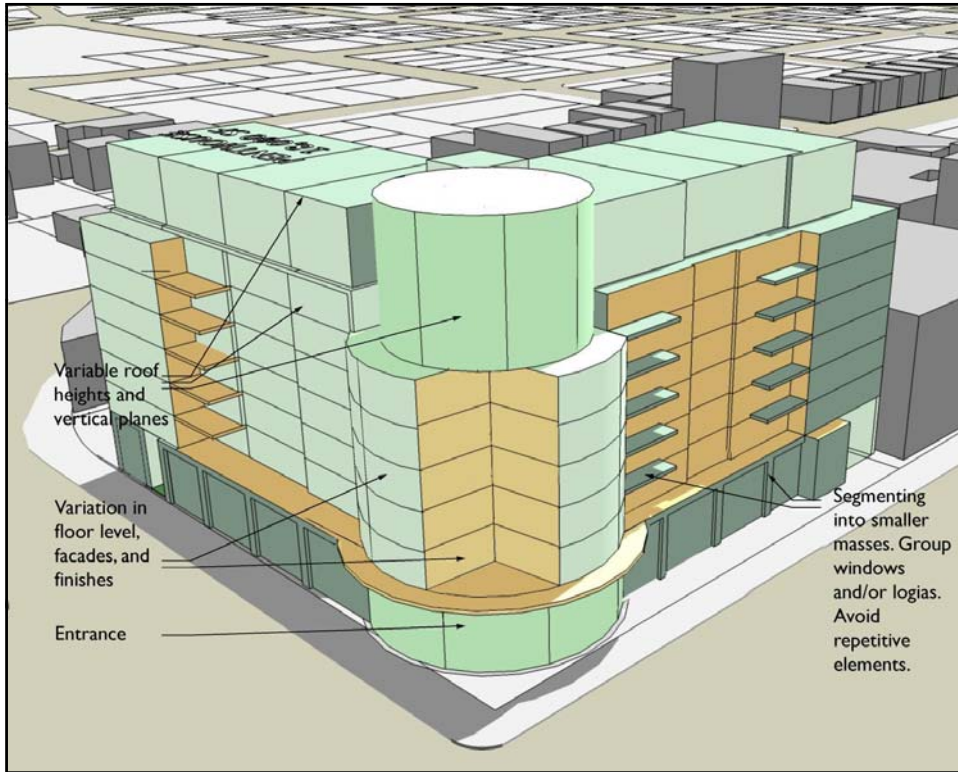
- **Building Design Guidelines**
 - *Site Planning & Building Orientation*
 - *Building Massing & Scale*
 - *Building Façade Articulation*
 - *Residential Livability*
 - *Historic Resources*
 - *Building Materials, Color & Lighting*
 - *Signage*
 - *Landscaping*
 - *Parking*
 - *Utilities*
- **Streetscape Design Guidelines**
 - *General*
 - *Lighting*
 - *Sidewalks*
 - *Wayfinding & Gateways*
 - *Street Trees*
- **Open Space Design Guidelines**
 - *General*
 - *Shoreline*
- **Sustainability & Green Building**
 - *Outlines existing policies & programs*

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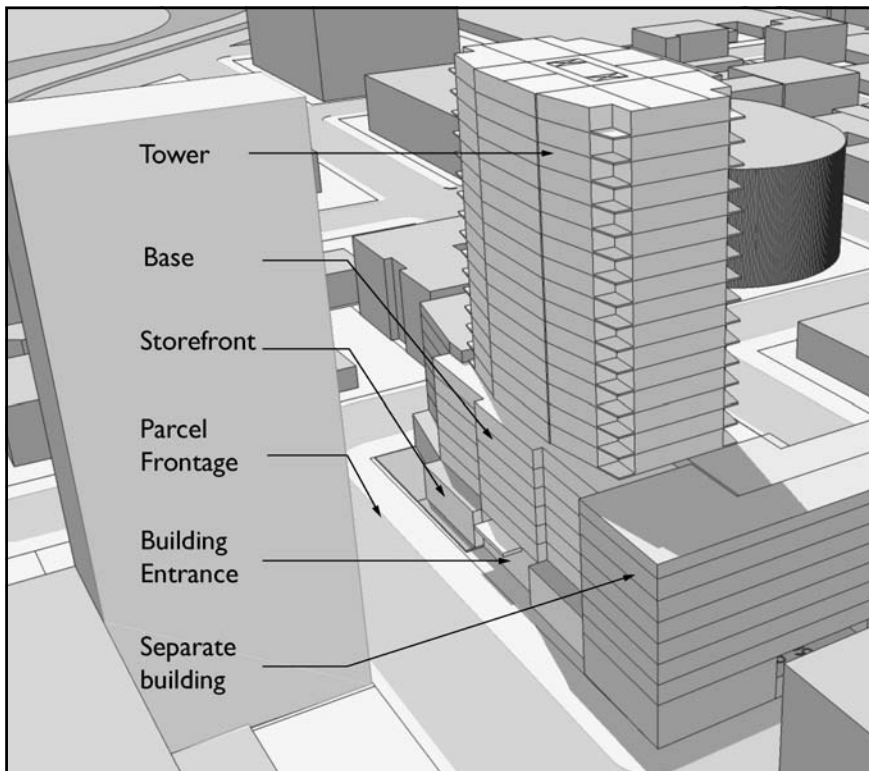


Building Location



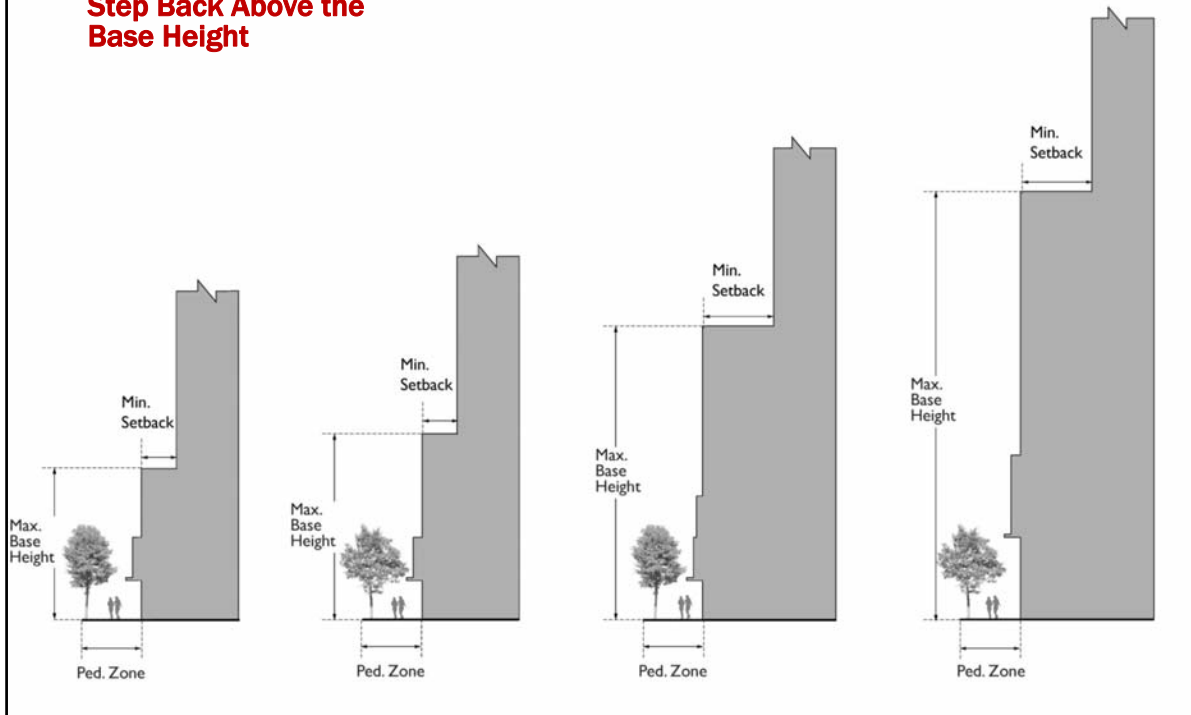


Three Dimensional Articulation

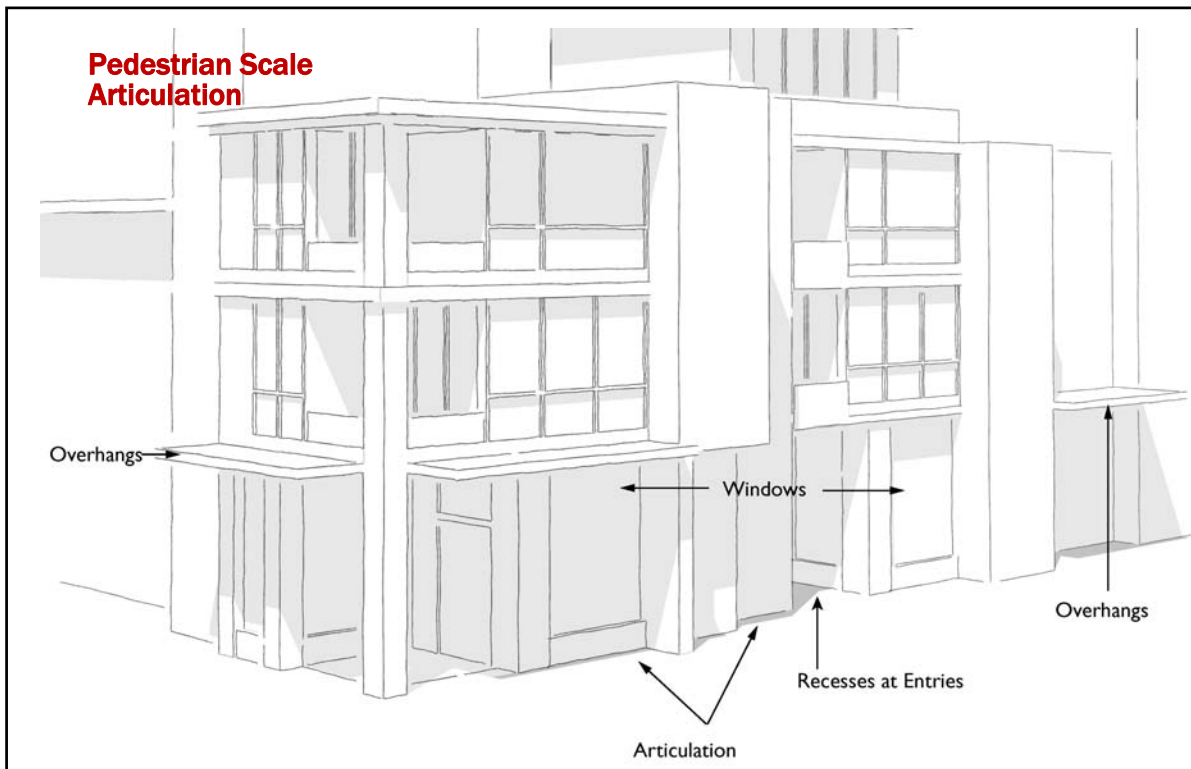


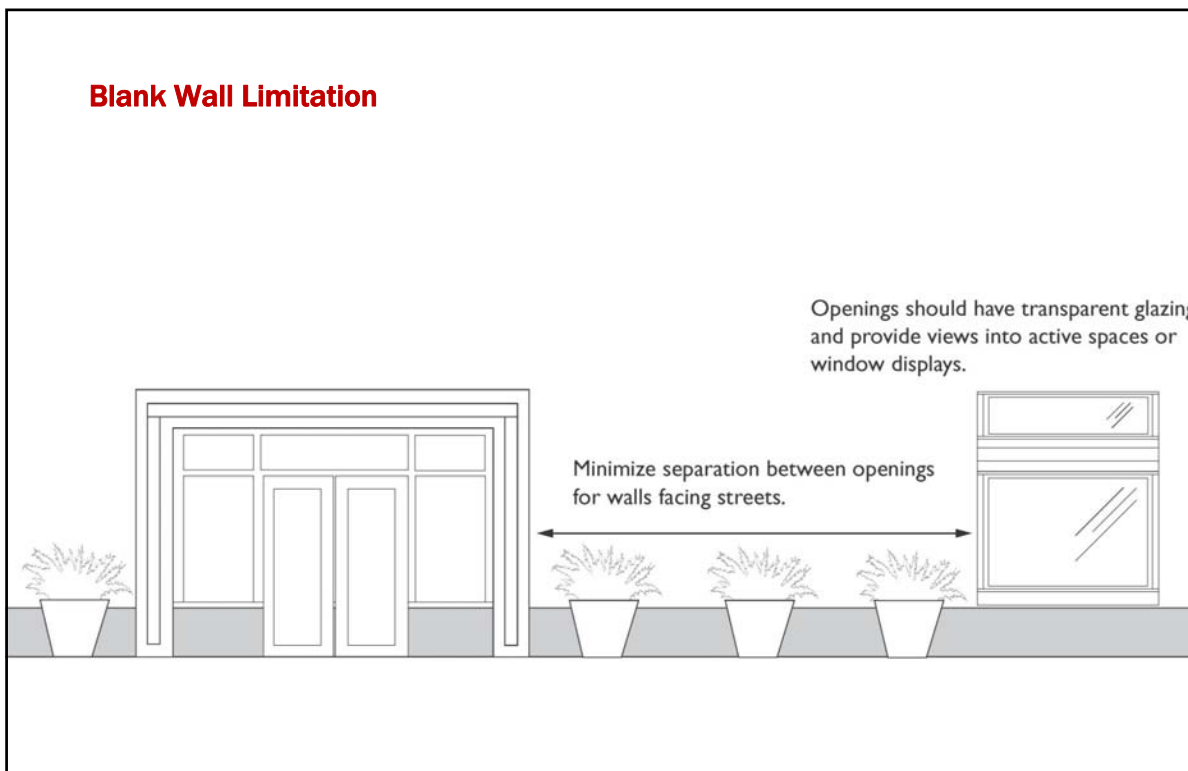
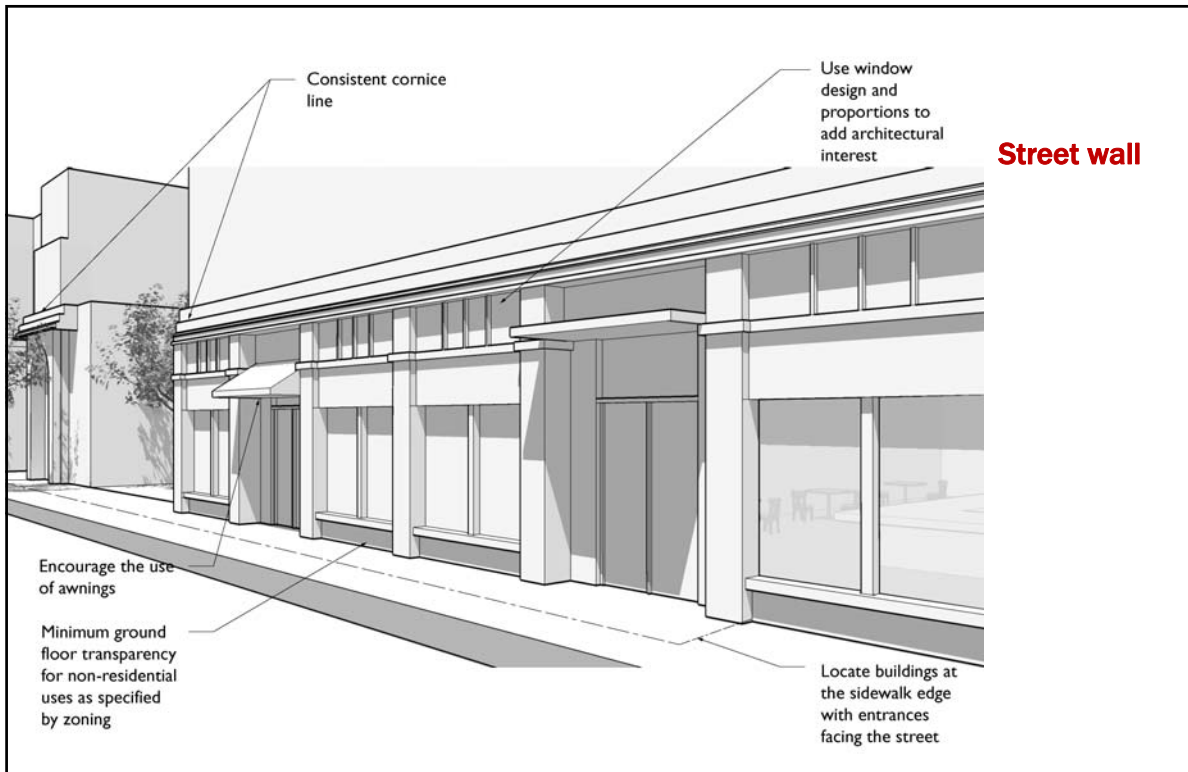
Transitions in Building Height

Step Back Above the Base Height



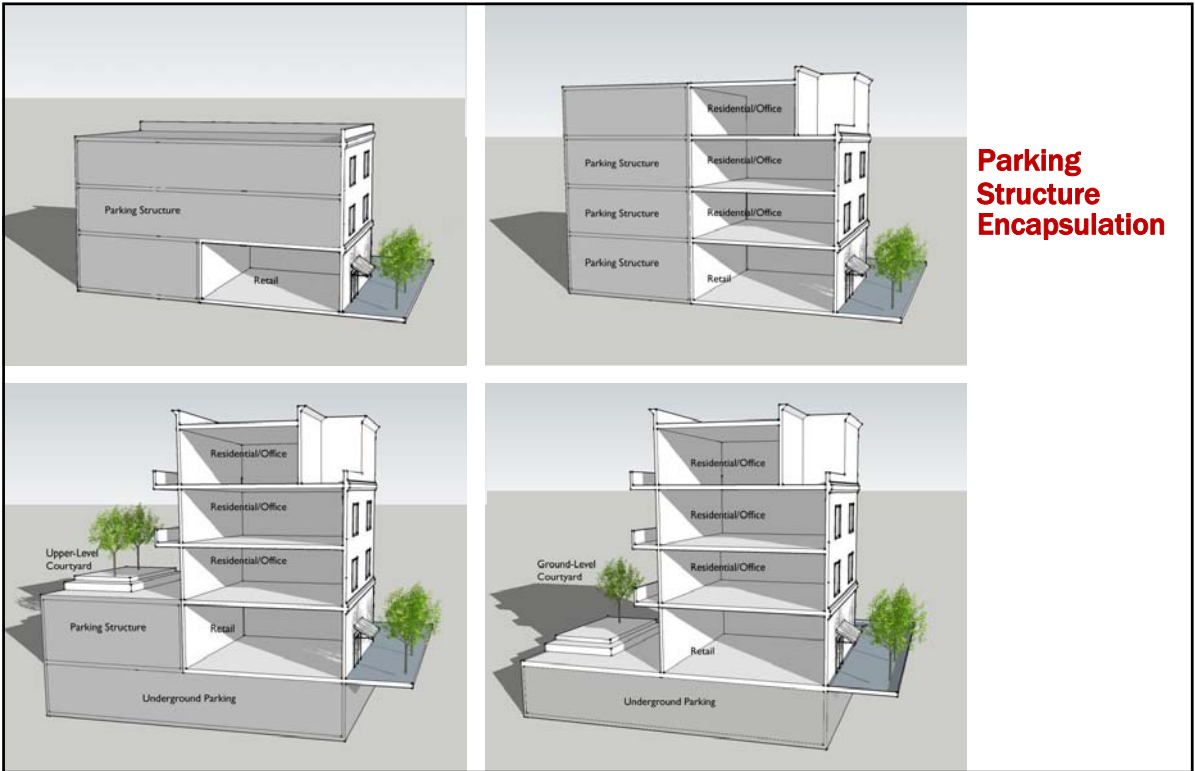
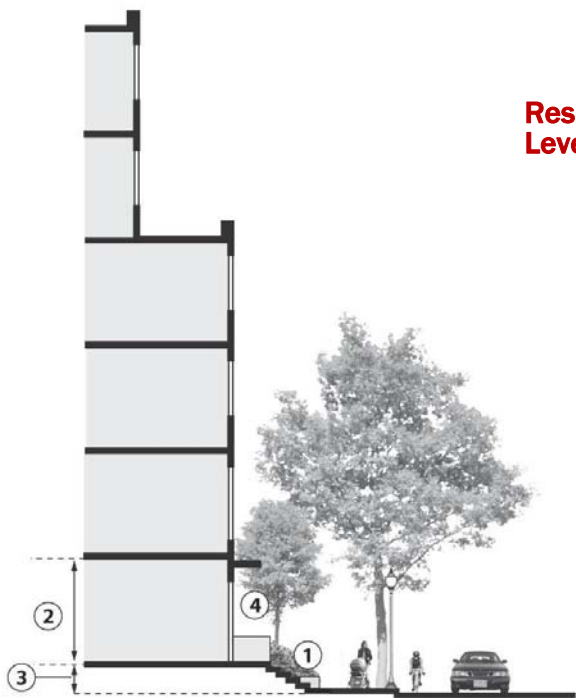
Pedestrian Scale Articulation

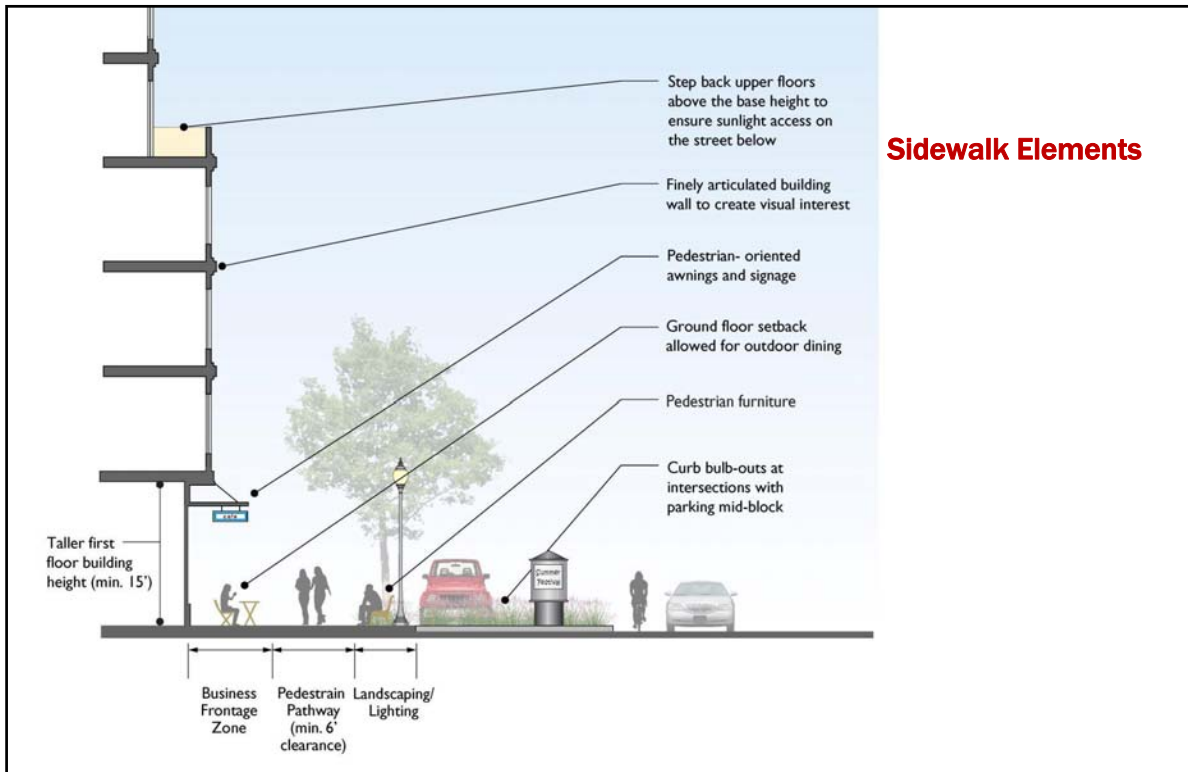




Residential Ground Level Design

- ① Primary individual or shared entrances at the ground floor and facing a street or pedestrian connection
- ② Minimum 12-foot ground floor residential height
- ③ Residential ground floor elevation between 2 to 5' above grade
- ④ Articulated entries with stoops, porches, recessed windows, bay windows, and balconies





Community Benefits Incentive Program Concepts and Discussion

Zoning Concepts and Discussion
