

Lake Merritt Station Area Plan

Community Stakeholders Group #6

Meeting Focusing on the BART/MTC/ABAG/Madison Square Blocks

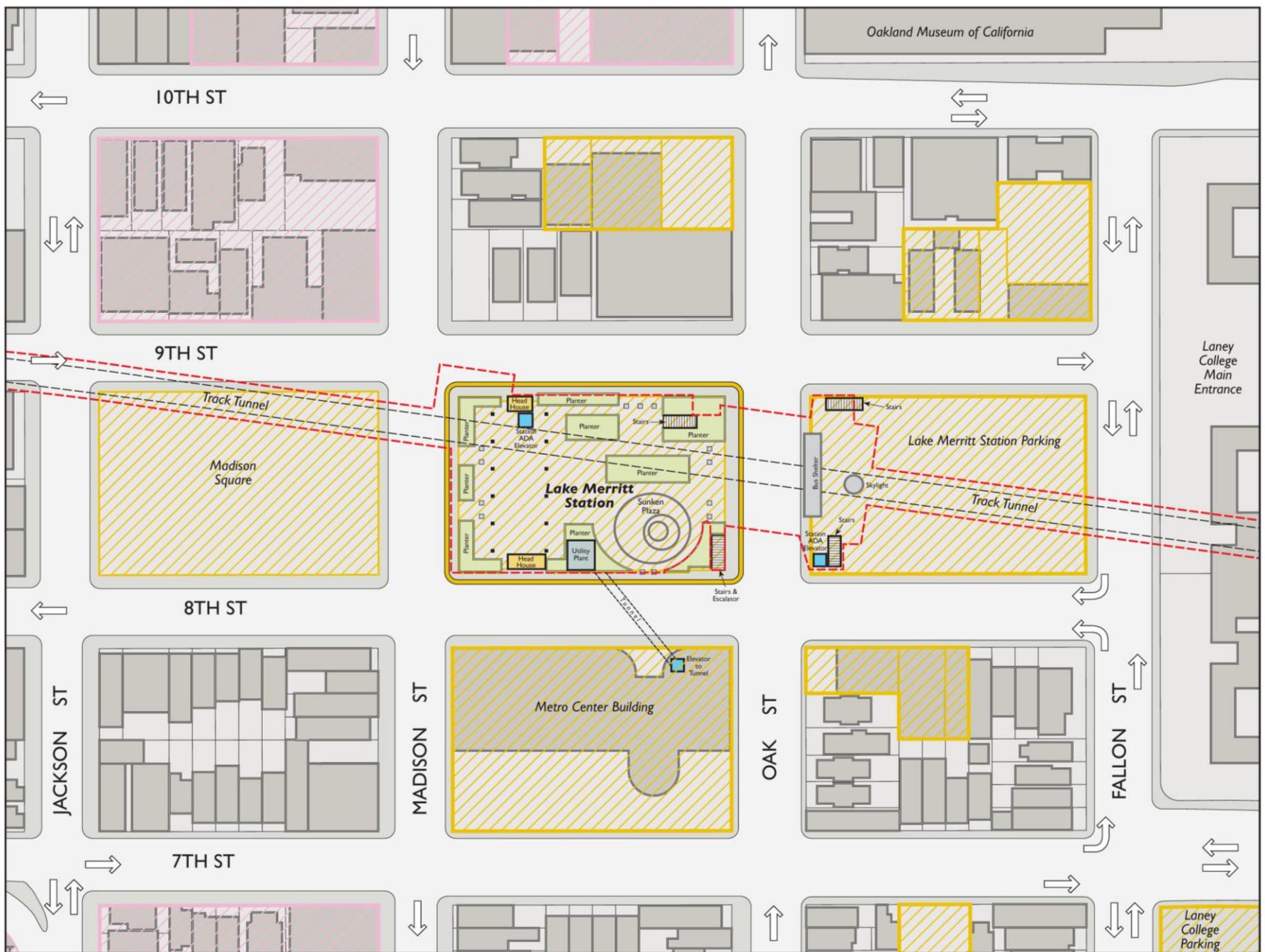


DYETT & BHATIA

Urban and Regional Planners

March 28, 2011

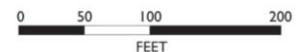
<http://www.business2oakland.com/lakemerrittsap/>



 Opportunity Site

 Other Opportunity Sites

 Extent of Underground Structure



Street Improvements Recommended by Five or More Tables

7 th	8 th	9 th	Fallon	Oak	Madison
Convert to two-way (8)	Improve Pedestrian Crossing/ Intersection (11) @ Fallon (7) @ Madison (3) @ Oak (1)	Convert to two-way (9)	Improve Pedestrian Crossing/ Intersection (16) @8 th (8) @9 th (4) @7 th (3) @10 th (1)	Convert to two-way (8)	Improve Pedestrian Crossing/ Intersection (6) @8 th (3) @ 9 th (2) @ Madison Park
	Key pedestrian street (10)	Improve Pedestrian Crossing/ Intersection (8) @ Jackson (3) @ Oak (3) @Madison (1) @ Fallon (1)			Convert to two-way (5)
	Convert to two-way (10)	Key pedestrian street (8)			
	Trees (8)	Distinctive street design (7)			
	Distinctive street design (6)	Trees (6)			
	Widen sidewalks (5)				

Additional Street Improvement Priorities

- Gateway at Jackson and 8th
- Improve multimodal access to the BART station
 - *Drop-off zone*
- Bike lanes and bike parking
- Connections to the Jack London District
- Improved lighting throughout the planning area for safety
 - *In particular: 8th, 9th, 10th, and under the highway*

Land Uses Recommended by Block

Madison Square Park	BART Block	BART Parking	MTC/ABAG
High Rise Housing (1)	High Rise Housing (6)	Mid Rise Housing (6)	High Rise Housing (5)
	Mid Rise Housing (5)	High Rise Housing (5)	Mid Rise Housing (4)
	Low Rise Housing (1)	Low-Rise Housing (3)	Low Rise Housing (1)
Housing Mixed Use (1)	Housing Mixed Use (12)	Housing Mixed Use (14)	Housing Mixed Use (10)
High Rise Office (1)	High Rise Office (2)	Mid Rise Office (6)	High Rise Office (4)
		High Rise Office (4)	Mid Rise Office (3)
	Low Rise Office (1)		Low Rise Office (1)
Office Mixed Use (1)	Office Mixed Use (3)	Office Mixed Use (10)	Office Mixed Use (8)
Retail (3)	Retail (12)	Retail (8)	Retail (6)
	Entertainment/ Attraction (4)	Entertainment/ Attraction (6)	Entertainment/ Attraction (3)
Retail & Attraction (3)	Retail & Attraction (16)	Retail & Attraction (14)	Retail & Attraction (9)
	Parking (1)	Parking (3)	Parking (2)
Parks (19)	Parks (8)	Parks (4)	
Community Facilities (7)	Community Facilities (7)	Community Facilities (6)	Community Facilities (3)
Parks & Community (26)	Parks & Community (15)	Parks & Community (10)	Parks & Community (3)
Existing Resource (9)	Existing Resource (2)	Existing Resource (2)	Existing Resource (1)

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Madison Park Priorities

- Improve/enhance/redesign Madison Park
- Provide new amenities
 - *Sun/rain protection, restrooms, community gardens, etc.*
- Provide multigenerational and multicultural programming
- Build a community facility on Madison Park
 - *Senior, youth, performance stage, sports center, police substation*
- Activate the park with various uses
 - *Vendors, tea house/coffee shop, music and performance*
- Merge park with BART Block(s) or break up throughout the three blocks

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BART Blocks Priorities

- Mixed use complex/anchor development
 - *Transit Village*
 - *Compared to Pacific Renaissance*
- High-density, mixed income housing
- Range of retail suggestions
 - *Vendors*
 - *Tea Houses*
 - *Target*
- Attention to design (light/shadow)
- Public spaces and uses throughout the BART blocks that serve the community

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Land Uses Summary

- Madison Square: Park and community facility with improvements
- BART Block: Mid- to high-rise housing, parks, and retail
- BART Parking: Mid- to high-rise housing and office, some park space, and retail
- Office focused on BART Parking and MTC/ABAG

Next Steps

- CSG Meetings
 - *May 2nd*
 - *June 27th*
 - *July 25th*
 - *August 22nd*
- Combined Subarea Meeting: June
- Analysis Report: September