



# Lake Merritt Station Area Plan

## Summary of Community Feedback

April 2011



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April 2011



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## Summary of Community Feedback

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# 1 Introduction

## 1.1 Background

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The City of Oakland, Bay Area Rapid Transit (BART), and the Peralta Community College District, through a grant from the Metropolitan Transportation Commission (MTC), have come together to prepare a Station Area Plan for the area around the Lake Merritt BART Station. The Plan will look at ways in which streets, open spaces, and other infrastructure in the area can be improved, and will establish regulations for development projects that further the area's vitality. The Plan will consider a wide range of topics, including land use, urban design, historic preservation, circulation, streetscape improvements, parks, and community facilities. A comprehensive Environmental Impact Report (EIR) on the plan will be prepared, pursuant to the California Environmental Quality Act (CEQA).

The Planning Area encompasses a one-half mile radius around the Lake Merritt BART Station, including Chinatown, Laney College, civic buildings of Alameda County and the City of Oakland, and the channel connecting Lake Merritt to the estuary. Many diverse residents, merchants, workers, and students make up the community in this area, and Chinatown functions as a citywide center for the Asian community.

Note that previous reports also provide significant insight and community feedback, including:

- *Lake Merritt BART Station Area Community Engagement Final Report* - completed by Asian Health Services, Oakland Chinatown Chamber of Commerce, and the City of Oakland in June 2009.
- *Stakeholder Interviews Report* and *Community Workshop #1 Report* - completed by Dyett & Bhatia and the City of Oakland in May, 2010.

A number of ideas have been presented by the community, including new mixed-use and mixed-income, mid-rise and high-rise buildings; new public spaces and improved existing public spaces; street lighting and other ways to increase safety; street changes that increase pedestrian safety and comfort, and convert some one-way streets to two-way; and many more. The next step will be to figure out the actual collection of projects that are technically and financially feasible, and best fit together.

### 1.2 Contents

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This document includes numbered sections that summarize information about the following meetings:

2. Subarea Workshops.
3. Community Stakeholders Group (CSG) meeting on the BART, Madison Park, and MTC/ABAG sites.
4. Neighborhood Teas and Focus Groups -
  - 4.1. Merchants Tea.
  - 4.2. Property Owners and Brokers Tea.
  - 4.3. Students Tea.
  - 4.4. Families Tea.
5. Other Feedback -
  - 5.1. Youth Focus Group.
  - 5.2. Jack London District Highway Undercrossing Charette.
6. Appendices -
  - 6.1. Detailed Group Notes.
  - 6.2. Individual Properties.

### 1.3 Next Steps

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A Technical Advisory Committee (TAC) and Community Stakeholders Group (CSG) have been established to help guide the development of this plan, and will consider the range of ideas set forth at by the community to date. The ideas and suggestions generated at the Subarea Workshop, together with past workshops, stakeholder interviews, and neighborhood teas, will be reviewed and incorporated into a draft framework for the station area plan. Working meetings with the Community Stakeholders Group will be ongoing once a month starting in May 2011 through September 2011 to refine community concepts to determine the best potential options and develop an emerging plan based on community feedback to date. Additional community workshops will be held in June 2011 and November 2011 to work out areas of disagreement. A draft Preferred Plan will be scheduled to go to the City Council in early 2012.

FIGURE 1-1



Existing Places in the Planning Area 規劃地區內現有的景點 Những Địa Điểm Hiện Có Trong Khu Vực Quy Hoạch

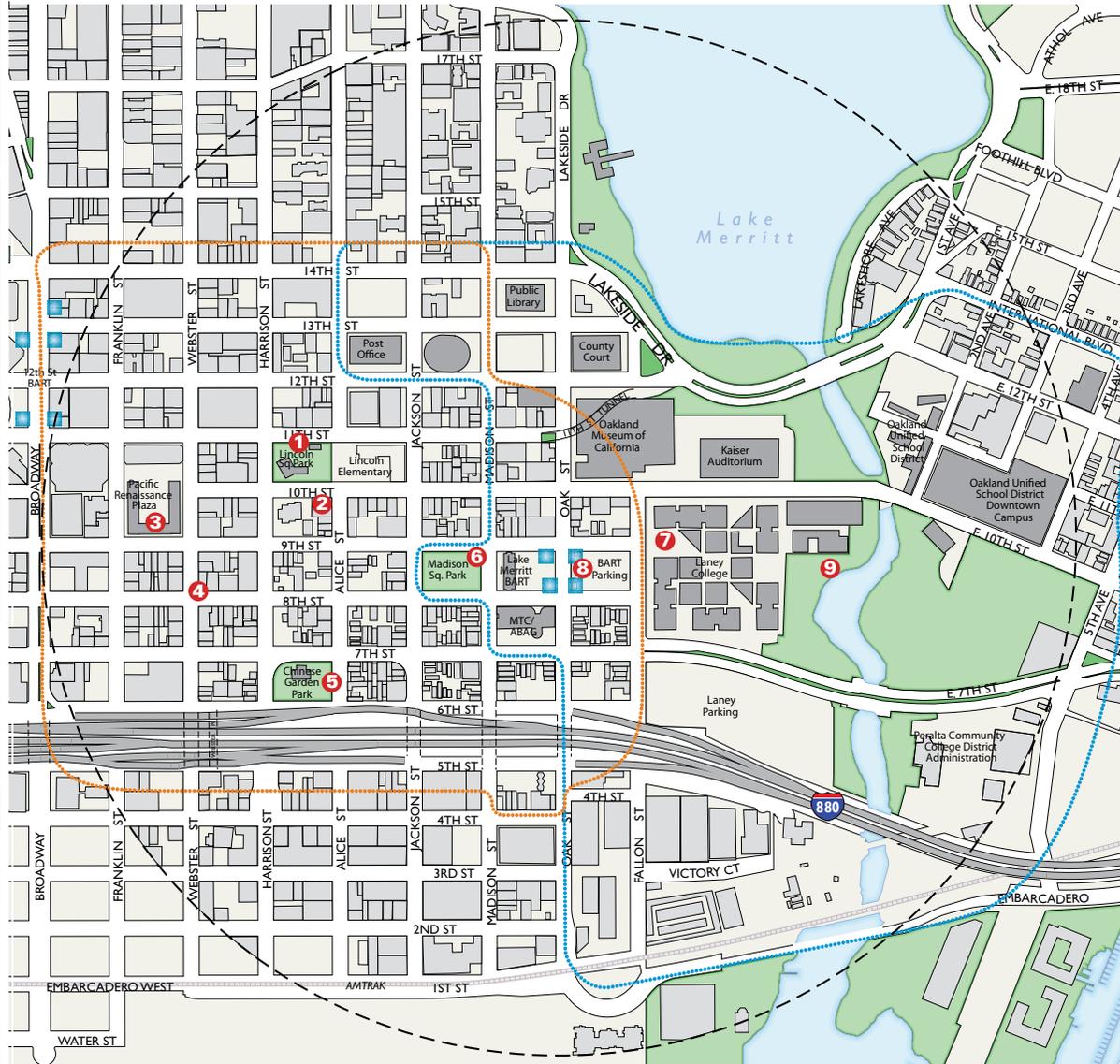
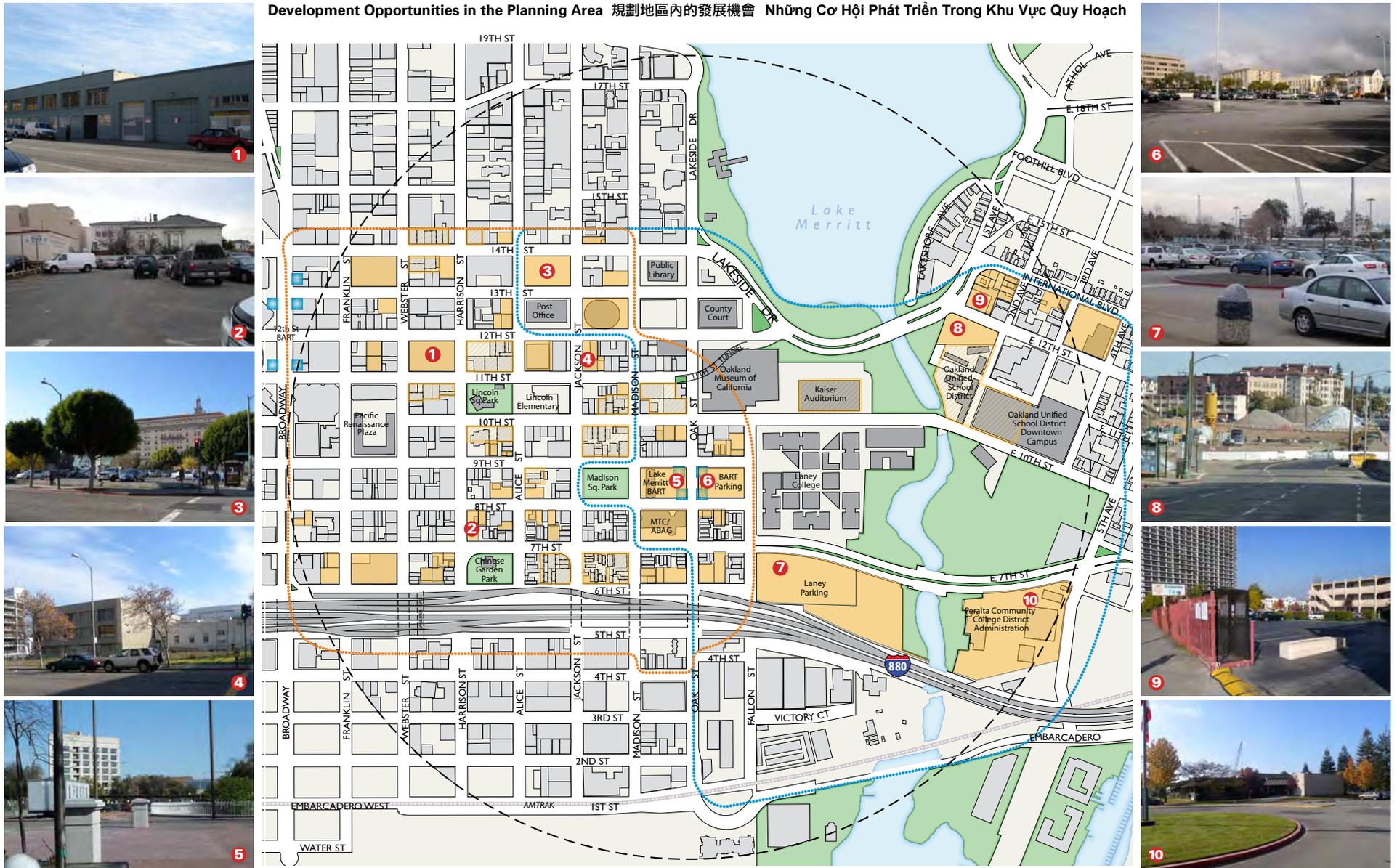


FIGURE 1-2



Lake Merritt Station Area Plan  
Summary of Community Feedback

## 2 Subarea Workshops

### 2.1 Workshop Overview and Key Feedback

Two Subarea Workshops were held in February and March of 2011. Each of these workshops focused on one of the two identified subareas: the East Subarea, shown in Figure 2-1, which encompasses Laney College, Eastlake, Oakland Museum of California, and Alameda County Offices; and the West Subarea, shown in Figure 2-2, which encompasses the greater Chinatown area. The East Subarea Workshop was held on Saturday, February 26 and was attended by 70 people. The West Subarea Workshop was held on Saturday March 5, 2011 and was attended by 116 people. Both workshops were held at Laney College in the Student Center/Cafeteria and ran from 9:30am to 12:30am, with an open house beginning at 9:00am to give people time to become acquainted with materials.

Feedback forms asked four questions about how participants use the Planning Area. The results are shown in Table 2-1.

**TABLE 2-1: SURVEY RESULTS – HOW PARTICIPANTS CURRENTLY USE THE PLANNING AREA**

	Live		Work		Own a Business		Use Services or Shop	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
East Subarea (52 feedback forms completed)	17	33%	20	38%	7	13%	43	83%
West Subarea (93 feedback forms completed)	46	49%	29	31%	10	11%	71	76%
<b>Total</b> (145 feedback forms total)	<b>63</b>	<b>43%</b>	<b>49</b>	<b>34%</b>	<b>17</b>	<b>12%</b>	<b>114</b>	<b>79%</b>

A brief introduction to the meeting was given by Dyett & Bhatia for the East Subarea Meeting and by City of Oakland project manager Ed Manasse for the West Subarea Meeting, and was simultaneously given by facilitators in Cantonese, Mandarin, and Vietnamese. Attendees then broke into groups and facilitators led each group through a series of mapping exercises to identify community-desired improvements related to three topics: (1) major streets and improvements, (2) building and services types, and (3) parks and community facilities. Each table was facilitated in one of four languages (English, Cantonese, Mandarin, and Vietnamese), so participants could freely discuss the topics in the language most comfortable to them.

## Summary of Community Feedback

Each group was also provided with a series of graphic boards with photo examples that illustrate the three topics. The same images were also provided at the open house. These graphics are provided in Figures 2-3 through 2-7.

### KEY FEEDBACK

This section provides a summary of key feedback received during the subarea workshops. More detailed feedback follows.

#### Land Uses

1. The workshop participants focused most on the four BART/MTC/Madison Park Sites, with all the uses identified on the two BART blocks. A preference for public uses (parks and community facilities) was indicated on all the sites with the exception of the MTC/ABAG site which does not have a park.
2. Participants clearly identified Madison Square Park for park and community facilities, which could include a building, and retail.
3. Generally, participants identified a need for improvements and improved access to existing parks, as well as new parks and community facilities. Specifically, participants wanted a community center (multi-use, multi-generational).
4. Participants identified the sites on blocks surrounding the BART sites as all having retail at the ground floor. A couple of those have housing above. The others are purely retail, though they may need stories of residential above to cover costs.
5. Generally, participants were supportive of mixed-use and mixed-income development, with active ground floor uses, either as mid-rise or high-rise development.
6. Participants identified several sites around Lincoln Square as being available for housing, public uses, and parks.
7. Participants identified several sites for office and/or housing adjacent to the freeway.
8. The area under the freeway area was identified by participants for development including retail, parking, and entertainment uses, similar to a night market.
9. Participants identified the site south of Laney College (the Laney Parking Lot) as being appropriate for all uses: retail, housing, civic, and park, but thought it should also continue to include parking. There should not be office however.
10. In the East Lake area, participants called for extensive new housing. One site at the corner calls for retail at the ground floor.
11. Many of the sites without an agreement among participants are opportunity sites that already have some sort of building on them.

12. Participants preferred that the ballpark site should be maintained as light industrial (if no Ballpark).

## Streets

1. Key streets identified by workshop participants for pedestrian improvements were 7th, 8th, 9th, and Oak, with 8th as the primary focus. Other streets with street design and/or widened sidewalks included Webster, Madison, 11th, and 10th. 8th Street was the most commonly identified street for many improvements.
2. Participants recommended the following one-way streets be converted to two way (Madison, Oak, Harrison, Webster, 10th, 9th, 8th, and 7th streets).
3. Participants identified the need for bike improvements on 14th, 10th, 9th, 8th, 7th, Oak, and Harrison.
4. Several priority intersections were identified by workshop participants for improvements, including on 7th at Harrison and Alice; on Fallon at 7th, 8th, and 9th; on 8th and Madison; and on 9th at Jackson and Oak.
5. Participants identified the need for crossings between Laney and the Kaiser Auditorium/ Oakland Museum (at Fallon and mid-block).
6. 880 under-crossings were identified by workshop participants for improved street design and for improved connections between the Planning Area and the Jack London District.
7. Improved safety was a consistent priority of workshop participants, specifically:
  - a. Improved lighting
  - b. Slower traffic
8. Participants identified the need to add a gateway at 8th and Jackson.
9. Participants identified the need to improve connections between BART/Laney and Chinatown (particularly on 8th Street, as noted in bullet 1).
10. Participants identified the need to improve connections to the East Lake neighborhood.

FIGURE 2-1



Lake Merritt Station Area Plan  
Summary of Community Feedback

FIGURE 2-2



Lake Merritt Station Area Plan  
West Subarea Base Map

- West Subarea
  - BART Station Entrance
  - Park
  - Public Buildings
  - Building Footprints
  - Freeway Undercrossing
  - Major Streets
  - Potential Opportunity Site
  - Additional Sites to Consider
- 可能發展機會地點**  
Khu Vực Có Tiềm Năng
- Sites that are more likely to change over time based on one or more of the following criteria:
- Vacant sites
  - Low value of improvements relative to land value
  - Low existing building height relative to allowable heights
  - Adjacent to opportunity sites
  - Not a priority historic resource
- 根據以下的標準，經過一段時間更有可能會有改變的地點：
- 空置地點
  - 相對土地價值改善價值低的地點
  - 相對許可高度之目前的建築物
  - 在發展機會地點毗鄰的地點
  - 並非歷史資源優先的地點
- 可考慮的其他地點**  
Các khu vực bổ sung để xem xét
- Sites that meet the above criteria, but with reservations based on location, recent improvements, or public use. Includes sites for reuse.
- 符合以上標準但根據位置、最近的改善或公共使用而有所保留的地點。包括重新使用地點
- 符合以上標準但根據位置、最近的改善或公共使用而有所保留的地點。包括重新使用地點
- Các khu vực đáp ứng các tiêu chí nêu trên, nhưng với những hạn chế dựa trên địa điểm, những cải tiến gần đây, hoặc dành vào việc sử dụng công cộng. Bao gồm các khu vực sử dụng lại.

Lake Merritt Station Area Plan  
Summary of Community Feedback

FIGURE 2-3

# 1

## Priority Streets & Improvements

### 優先街道與街道改善 Ưu Tiên Đường Sá & Các Cải Tiến

<p><b>Widen Sidewalks</b> 擴大人行道 Lối Đi Bộ Mở Rộng</p>				<p><b>New Pedestrian Crossings</b> 新的行人穿越道 Lối Bộ Hành Băng Ngang Mới</p>			
	<p>1a. Existing sidewalk in Chinatown. 1a. 目前華埠的人行道 1a. Vía hè hiện có ở khu phố Tàu.</p>	<p>1b. Wide sidewalk on a shopping street. 1b. 在購物街有更寬的人行道 1b. Vía hè rộng trên một đường phố mua sắm.</p>			<p>1i. Mid-block crossing. 1i. 在街段中穿越 1i. Lối băng ngang nửa chừng.</p>	<p>1j. Crossing with widened sidewalk and medians. 1j. 有加寬人行道和中間道的穿越道 1j. Lối băng ngang với hè rộng và thanh chắn.</p>	
<p><b>Add Bike Lanes and/or Bike Parking</b> 增設自行車線及/或自行車停車處 Thêm Các Làn Xe Đạp và/hoặc Chỗ Đậu Xe Đạp</p>				<p><b>Safer Pedestrian and Highway Crossings</b> 更安全的行人和公路穿越道 An Toàn Hơn Cho Người Đi Bộ Và Lối Băng Ngang Xa Lộ</p>			
	<p>1c. Bike lane and bike racks. 1c. 自行車線和自行車架 1c. Làn xe đạp và kệ dựng xe đạp.</p>	<p>1d. Bike lane. 1d. 自行車線 1d. Làn xe đạp.</p>			<p>1k. Safe pedestrian crossing. 1k. 安全的行人穿越道 1k. Lối băng ngang an toàn cho người đi bộ.</p>	<p>1l. Highway crossing with a night market. 1l. 有夜市的公路穿越道 1l. Lối băng qua xa lộ với một chợ đêm.</p>	
<p><b>Add or Remove Parking</b> 增加或拆除停車位 Thêm Hoặc Hủy Bãi Đậu Xe</p>				<p><b>Add Distinctive Street Design</b> 特出街道設計 Thêm Mẫu Thiết Kế Đường Riêng Biệt</p>			
	<p>1e. Street with on-street parking. 1e. 有停車街位的街道 1e. Đường phố với bãi đậu xe trên đường.</p>	<p>1f. Street without on-street parking. 1f. 無停車街位的街道 1f. Đường phố không có bãi đậu xe trên đường.</p>			<p>1m. Distinctive lighting and signage. 1m. 特出的照明和標誌牌 1m. Ánh sáng và biển báo đặc biệt.</p>	<p>1n. Neighborhood gateway. 1n. 社區入口 1n. Cửa ngõ khu phố.</p>	
<p><b>Convert to Two-Way</b> 改為雙行線 Chuyển Đổi Sang Đường Hai Chiều</p>				<p><b>Add Trees</b> 增植樹木 Thêm Cây Xanh</p> <p><b>Improve/Add Bus Shelters</b> 改善/建設公共汽車候車亭 Cải thiện/Thêm Các Trạm Bus</p>			
	<p>1g. Two-way street. 1g. 雙行街道 1g. Đường hai chiều.</p>	<p>1h. Two-way street. 1h. 雙行街道 1h. Đường hai chiều.</p>			<p>1o. Street with trees. 1o. 有樹的街道 1o. Đường phố với cây xanh.</p>	<p>1p. Bus stop with shelter. 1p. 有蓋的巴士站 1p. Điểm dừng xe buýt có mái che.</p>	

FIGURE 2-4

# 2 Buildings & Services Types

## 建築物和服务型式 Công Trình & Dịch Vụ Các Loại

Shopping & Dining  
購物和進餐  
Mua Sắm & Ăn Uống



2a. Shopping and dining alley way.  
2a. 購物巷和食巷  
2a. Hẻm nhỏ dành cho mua sắm và ăn uống.



2b. Shopping and dining street.  
2b. 購物街和食街  
2b. Đường phố dành cho mua sắm và ăn uống.



2c. Mixed use center with shopping and dining.  
2c. 包括購物和進餐的混合用途中心  
2c. Khu sử dụng hỗn hợp mua sắm và ăn uống.

Entertainment & Attractions  
娛樂與旅遊景點  
Giải Trí & Quan Cảnh



2d. Entertainment area with dining and theater.  
2d. 包括進餐和劇院的娛樂區  
2d. Khu vực vui chơi giải trí có quán ăn và sân khấu.



2e. Night market.  
2e. 夜市  
2e. Chợ đêm.



2f. Visitor attraction with Asian design.  
2f. 有亞洲設計的觀光點  
2f. Thu hút khách viếng với các thiết kế Á châu.

FIGURE 2-5

# 2 Buildings & Services Types

## 建筑物和服务型式 Công Trình & Dịch Vụ Các Loại



FIGURE 2-6

# 3 Parks & Community Facilities

## 公園和社區設施 Công Viên & Cơ Sở Cộng Đồng

Parks & Public Places  
公園和公共空間  
Công Viên & Không Gian Cộng Đồng



3a. Park with walking paths.  
3a. 有漫步徑的公園  
3a. Công viên với lối đi bộ.



3b. Park with basketball court.  
3b. 有籃球場的公園  
3b. Công viên với sân bóng rổ



3c. Small and narrow park.  
3c. 小型狹窄的公園  
3c. Công viên nhỏ và hẹp.

Parks & Public Places  
公園和公共空間  
Công Viên & Không Gian Cộng Đồng



3d. Park with sun and weather protection.  
3d. 有遮蔭和擋風雨的公園  
3d. Công viên có chỗ tránh nắng và thời tiết.



3e. Public space with community garden.  
3e. 有社區花園的公園  
3e. Không gian công cộng với khu vườn cộng đồng.



3f. Public space for events and performance.  
3f. 有供活動和表演場地的公園  
3f. Không gian công cộng cho các dịp lễ và trình diễn.

FIGURE 2-7

# 3 Parks & Community Facilities

## 公園和社區設施 Công Viên & Cơ Sở Cộng Đồng

Community Facilities  
社區設施  
Cơ Sở Cộng Đồng



3g. Community Center.  
3g. 藝術中心  
3g. Trung tâm nghệ thuật.



3h. Arts center.  
3h. 青少年中心  
3h. Trung tâm thanh thiếu niên.



3i. Youth center.  
3i. 社區中心  
3i. Trung tâm cộng đồng.

Existing Community Resources  
現有區內資源  
Tài Nguyên Cộng Đồng Hiện Có



3j. Hotel Oakland.



3k. Buddhist Church.



3l. 310 8th Street.

## 2.2 Detailed Feedback

---

This section summarizes feedback that participants provided on their group maps. Feedback is organized into three sets: (1) transportation feedback for the Planning Area overall; (2) land use feedback for the Planning Area overall; (3) transportation feedback for the central blocks (area that includes the BART administration Block, BART Parking Block, the MTC/ABAG building, and Madison Square Park); and (4) land use feedback for the central blocks.

### PLANNING AREA – TRANSPORTATION FEEDBACK: MAJOR STREETS AND IMPROVEMENTS

Improvements recommended by three or more groups at the workshops for the entire Planning Area are shown in Figure 2-8.

### PLANNING AREA – LAND USE FEEDBACK: BUILDINGS, SERVICES TYPES, PARKS & COMMUNITY FACILITIES

Table 2-2 and Figure 2-9 provide an overview of community preferences for the types of buildings, services, parks, and community facilities that could be located on specific opportunity sites.<sup>1</sup> These sites are numbered in the table and correspond to those illustrated in Figure 2-9.

In Table 2-2, the number following each use indicates the number of groups that recommended that use. For most sites, a wide variety of uses were suggested. However, shaded rows in Table 2-2 highlight the sites where three or more groups recommended the same types of land use – these sites are also graphically depicted with a black, bold outline in Figure 2-9. On those sites outlined in bold and black, icons representing the land use types that were most frequently suggested are also illustrated in Figure 2-9. For sites where there was either no feedback or no one land use was suggested by three or more groups, the rows are not shaded in the table and they are graphically depicted with a thin, red line outline in Figure 2-9.

Overall there were 26 sites with some community agreement; four of these sites were identified as “additional sites to consider,” while the remaining were identified as “opportunity sites”. A range of uses were suggested for each of the sites, as listed below. None of the black, bold outlined sites identified with community agreement were designated historic sites or districts (with the exception of the Kaiser Convention Center which would be re-used for entertainment purposes). Sites with diverse recommendations were largely on sites that have existing buildings. One other point of agreement was in relation to Chinese Garden Park (not included in Table 2-2), which six groups recommended swapping with another site.

- All uses, including mixed-use with housing, mixed-use with office, retail, entertainment/attractions, parks, and community facilities.
  - All uses: three sites
  - All uses except parks: one site
- Mixed-use with housing

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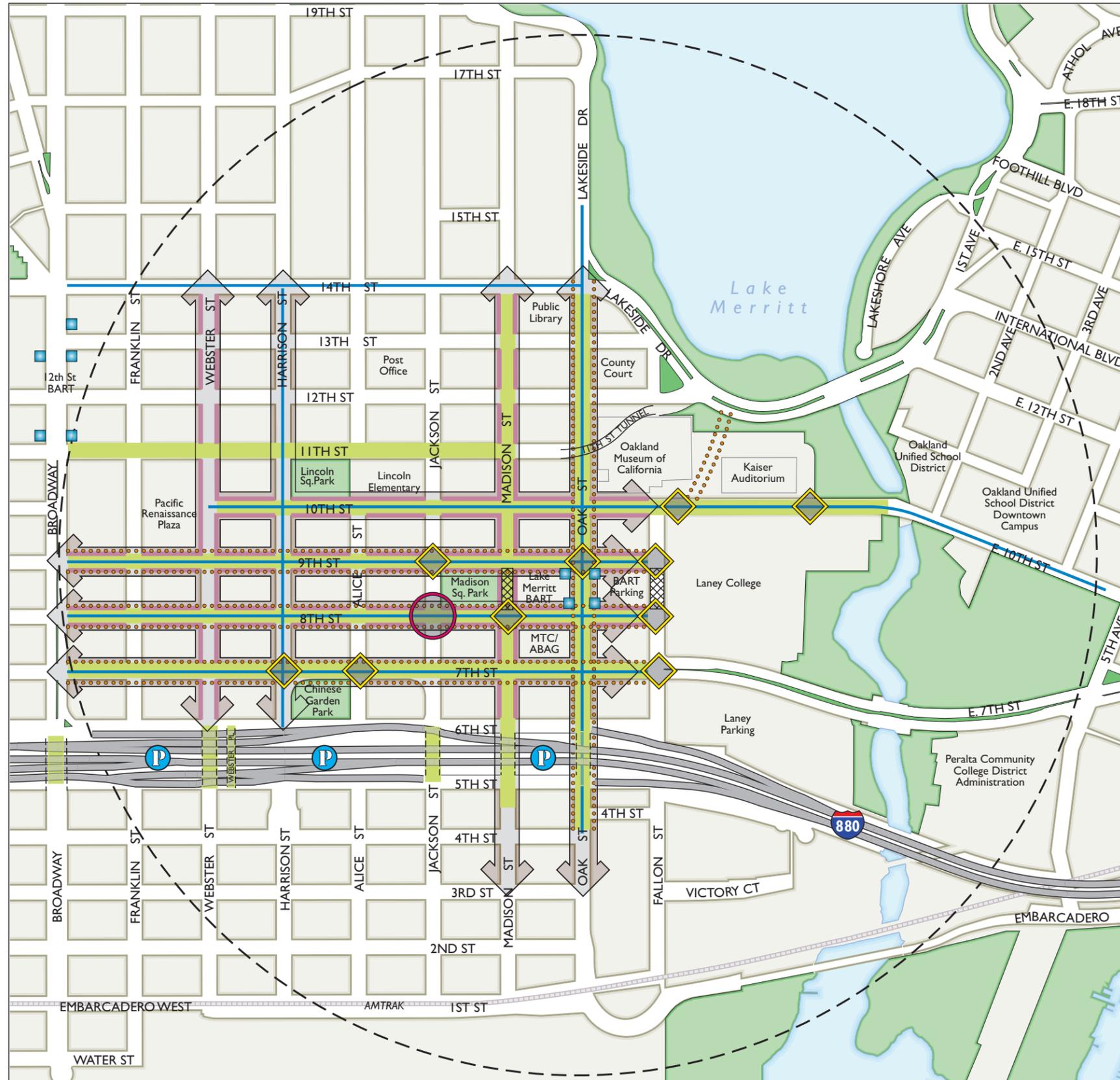
<sup>1</sup> Opportunity sites included “Potential Opportunity Sites” and “Additional Sites to Consider”, as defined in the legend of Figures 2-1 and 2-2.

## Summary of Community Feedback

- Mixed-use with housing: five sites;
  - Mixed-use with housing and retail: four sites
  - Mixed-use with housing with retail and/or public uses (including parks and/or community facilities): three sites
- Mixed-use with office
  - Mixed-use with office with retail or housing: three sites
- Retail
  - Retail or retail and entertainment/attraction focus: four sites
- Other
  - Park with retail: one site
  - Light industrial focus: one site
  - Entertainment/attraction focus: one site

FIGURE 2-8

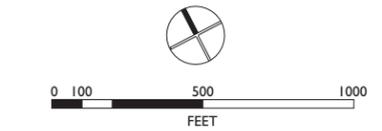
Lake Merritt Station  
Area Summary of Community  
Feedback: Transportation



- 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
- P Add Parking
- B BART Station Entrance
- Planning Area - 1/2 Mile Radius

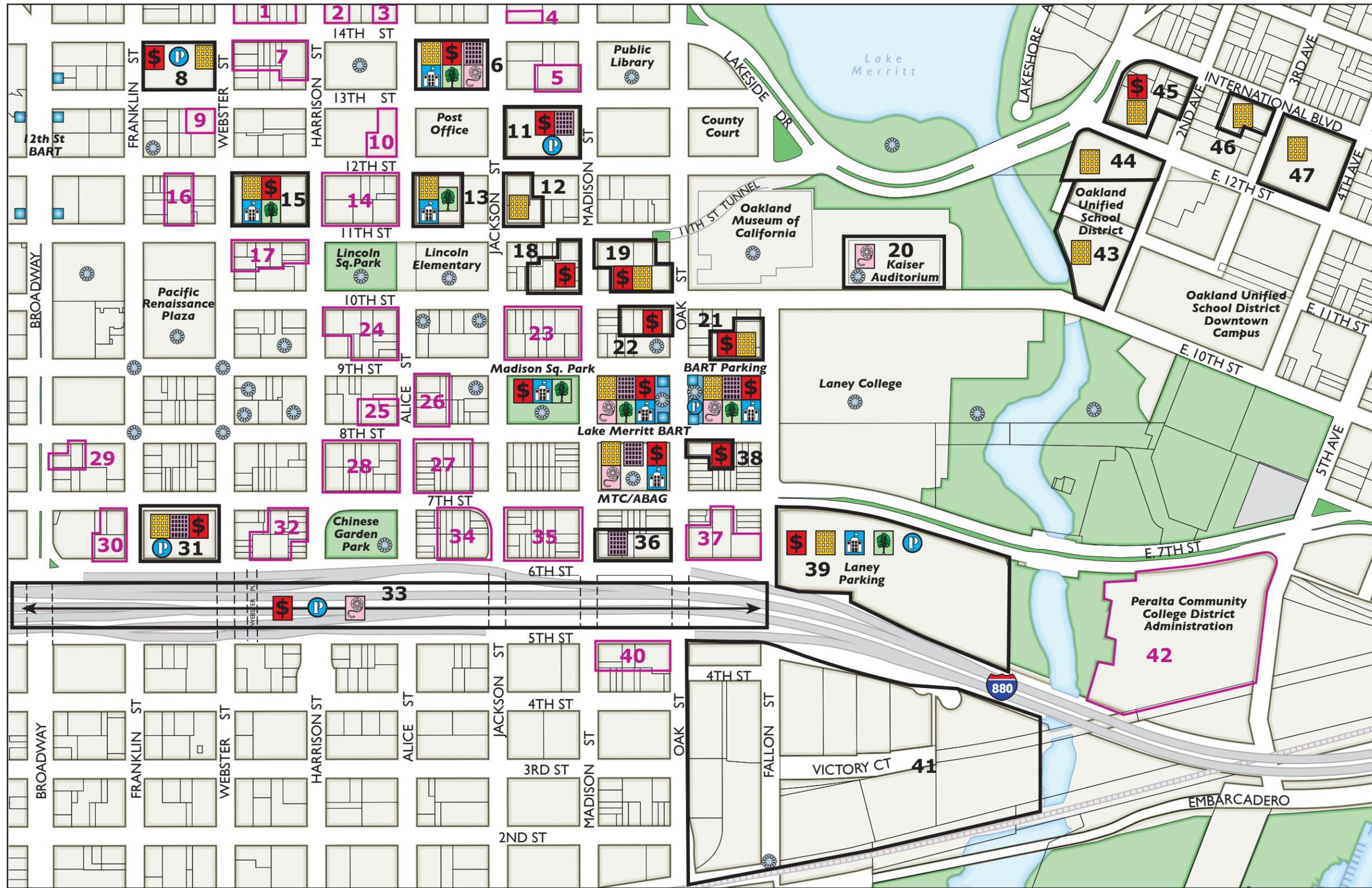
Note:  
The map illustrates preferences that were shared by three or more groups at the community workshops.

This feedback has not yet been reviewed for its economic or technical feasibility.



Lake Merritt Station Area Plan  
Summary of Community Feedback

FIGURE 2-9



### 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.



**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
1							No comment.
2							No comment.
3							No comment.
4							No comment.
5	Shopping & Dining: 1		Housing: 1 Mid-rise: 1	Office: 1 Low-rise: 1		Community Facility: 2 Youth Center Expand cultural specific educational uses,	
6	<b>Shopping &amp; Dining: 4</b> Grocery Store Safeway	<b>Entertainment &amp; Attractions: 3</b> Asian Theater Rooftop restaurant and bar overlooking Lake Merritt above high density housing and retail	<b>Housing: 8</b> High-rise 6 Mid-rise: 2	<b>Office: 3</b> Mid-rise: 2 Low-rise: 1	<b>Parks &amp; Public Spaces: 3</b> Pocket parks	<b>Community Facility: 3</b> Senior/Family Recreation Center Performing Art Center for Youth	Competing ideas: parkland next to Hotel Oakland/mid-rise residential/more OUSD administration Affordable housing Parking
7			Housing: 1 Mid-rise: 1	Office: 1 Low-rise: 1	Parks & Public Spaces: 1 Pocket parks		Historic Preservation
8	<b>Shopping &amp; Dining: 3</b>		<b>Housing: 5</b> High-rise: 4 Mid-rise: 1	<b>Office: 2</b> High-rise: 1 Low-rise: 1	Parks & Public Spaces: 1	Community Facility: 1 Senior Activity Center	Bike Parking Affordable housing Parking (5)
9							No comment.
10							No comment.

**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
11	<b>Shopping &amp; Dining: 4</b> Home Depot		<b>Housing: 2</b> High-rise 2	<b>Office: 4</b> High-rise: 3 Mid-rise: 1	Parks & Public Spaces: 2 Publicly accessible garden	Community Facility: 1 Complex with youth center, senior center, swimming pool, with garage on ground/basement	Dense mixed use Housing may have greater market than office Parking open later and on weekend Parking (4)
12			<b>Housing: 4</b> Mid-rise: 3 Low-rise: 1				
13	Shopping & Dining: 2	Entertainment & Attractions: 1	<b>Housing: 4</b> High-rise 3 Low-rise: 1	<b>Office: 2</b> High-rise: 1 Mid-rise: 1	<b>Parks &amp; Public Spaces: 3</b> Dog park for Lakeside Apartments	<b>Community Facility: 5</b> Middle School Teen Center Childcare services and playground Senior Center/ Recreational Center	Consider Teen Center near BART Potential swap for Chinese Garden Park (2) Not higher than 9 stories, affordable housing, ground floor retail
14	Shopping & Dining: 2 Restaurants Grocery Food arcade		Housing: 1 Low-rise: 1		Parks & Public Spaces: 2 Improve playground/park/ grass	Community Facility: 2 Junior High	Integrate future use with Lincoln Park
15	<b>Shopping &amp; Dining: 3</b> Food arcade	Entertainment & Attractions: 1	<b>Housing: 5</b> High-rise 2 Low-rise: 3	<b>Office: 2</b> High-rise: 1 Mid-rise: 1	<b>Parks &amp; Public Spaces: 5</b> Intergenerational Park Usage/Chinatown's Central Park	<b>Community Facility: 4</b>	6-8 floor office/ retail/ entertainment Strict height limit works with Lincoln Park
16						Community Facility: 1 Senior Center	
17					Parks & Public Spaces: 1 Expand and protect Lincoln Park		

**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
18	<b>Shopping &amp; Dining: 3</b> Small retail to connect OMCA with Chinatown		Housing: 1 Mid-rise: 1		Parks & Public Spaces: 1		
19	<b>Shopping &amp; Dining: 4</b> Small retail to connect OMCA with Chinatown		<b>Housing: 3</b> Mid-rise: 2 Low-rise: 1	<b>Office: 1</b> Mid-rise: 1	Parks & Public Spaces: 1		
20	Shopping & Dining: 1	<b>Entertainment &amp; Attractions: 9</b> Like ferry building with cafes Live Entertainment Trading Center	Housing: 1 High-rise: 1				Student run bike repair and sales Park walkway between Kaiser and OMCA
21	<b>Shopping &amp; Dining: 4</b>		<b>Housing: 4</b> High-rise 2 Mid-rise: 1 Low-rise: 1	<b>Office: 1</b> Mid-rise: 1	Parks & Public Spaces: 1 Community Garden		Musician Center Laney College bike station (like DT Berkeley) Affordable housing for students, international, and families
22	<b>Shopping &amp; Dining: 4</b>	Entertainment & Attractions: 2	Housing: 2 High-rise 1 Mid-rise: 1		Parks & Public Spaces: 1		Parking
23	Shopping & Dining: 2	Entertainment & Attractions: 1 Consider theater here near BART	Housing: 1 Mid-rise: 1		Parks & Public Spaces: 1		
24		Entertainment & Attractions: 1			Parks & Public Spaces: 1		
25					Parks & Public Spaces: 1		Dense commercial

**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
26			Housing: 1 Low-rise: 1		Parks & Public Spaces: 2	Community Facility: 1 Immigrants senior center	
27	Shopping & Dining: 1	Entertainment & Attractions: 1	Housing: 2 Mid-rise: 1 Low-rise: 1				
28	Shopping & Dining: 1	Entertainment & Attractions: 1	Housing: 2 Mid-rise: 1 Low-rise: 1				
29			Housing: 1 Mid-rise: 1				
30		Entertainment & Attractions: 1		Office: 1 High-rise: 1			Parking
31	<b>Shopping &amp; Dining: 3</b> Restaurants and retail	Entertainment & Attractions: 2	<b>Housing: 3</b> High-rise 1 Mid-rise: 1 Low-rise: 1	<b>Office: 3</b> High-rise: 3	Parks & Public Spaces: 1	Community Facility: 1	Redo building, keep use High rise with housing/community office Parking garage (3)
32			Housing: 2 High-rise 1 Low-rise: 1			Community Facility: 1 Community center/facility	
33	<b>Shopping &amp; Dining: 3</b> Bar Restaurant/wine bar (like Pershing Square in NYC)	<b>Entertainment &amp; Attractions: 3</b> Move flea market under highway Golf course Night market			Parks & Public Spaces :2		
34		Entertainment & Attractions: 1 Like Grand Lake				Community Facility: 1	
35	Shopping & Dining: 2		Housing: 1 Mid-rise: 1	Office: 1 High-rise: 1			

**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

*Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.*

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
36	Shopping & Dining: 1		<b>Housing: 2</b> Mid-rise: 2	<b>Office: 3</b> High-rise: 2 Mid-rise: 1			Light industrial Creative workspace
37	Shopping & Dining: 1	Entertainment & Attractions: 1	<b>Housing: 2</b> High-rise: 1 Mid-rise: 1	<b>Office: 2</b> Mid-rise: 1 Low-rise: 1			Light industrial Live/work space Parking
38	<b>Shopping &amp; Dining: 4</b>	Entertainment & Attractions: 1	Housing: 2 Mid-rise: 1 Low-rise: 1				Student Housing
39	<b>Shopping &amp; Dining: 5</b> Eatery Cinema Restaurants Retail Shopping	Entertainment & Attractions: 2	<b>Housing: 4</b> High-rise: 3 Low-rise: 1	<b>Office: 1</b> High-rise: 1	<b>Parks &amp; Public Spaces: 3</b> River walk, green space, little paths	<b>Community Facility: 3</b> Educational structure classrooms, conference Preserve space carnival and swap meet Children center extracurricular, play, learn Flea market Sunday	<b>Parking (7)</b> Structured Parking with ground floor retail (3); Flea market better cleaning and recycling Multilevel parking lot, mixed use, educational facility If A's park goes in, ensure parking management guarantees student parking Community center, restaurants, children services, senior center, library, movie theater
40				Office: 2 High-rise: 1 Mid-rise: 1			

**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
41	Shopping & Dining: 1		Housing: 1 Low-rise: 1	Office: 2 Mid-rise: 1 Low-rise: 1	Parks & Public Spaces: 2		<b>Light industrial (3)</b> Food related light industrial and manufacturing, e.g. Numi, wine Ballpark Restaurants and green space Tech companies Factories, warehouse, industrial for Chinatown Disagree light industrial for good jobs versus desirable housing on water
42			Housing: 1 Mid-rise: 1	Office: 2 High-rise: 1 Mid-rise: 1			Hotel; student housing
43			<b>Housing: 3</b> High-rise: 1 Low-rise: 2				Affordable housing
44			<b>Housing: 3</b> High-rise: 1 Mid-rise: 1 Low-rise: 1	<b>Office: 1</b> High-rise: 1		Community Facility: 1	Affordable housing
45	<b>Shopping &amp; Dining: 4</b> Food	Entertainment & Attractions: 1	<b>Housing: 5</b> High-rise: 1 Mid-rise: 1 Low-rise: 3			Community Facility: 1 Cultural center	Parking
46			<b>Housing: 4</b> High-rise: 1 Mid-rise: 1 Low-rise: 2			Community Facility: 1	Affordable housing
47	Shopping & Dining: 2 food	Entertainment & Attractions: 1	<b>Housing: 3</b> High-rise: 1 Mid-rise: 1 Low-rise: 1				

**TABLE 2-2: SUMMARY OF LAND USE FEEDBACK - BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES**

*Note: Sites in table 2-2 and shown on Figure 2-9 reflect both opportunity sites and additional sites to consider, and in some cases group smaller adjacent sites.*

Site	Shopping, Dining, Entertainment & Attractions		Mixed Use		Parks and Community Facilities		Other Notes
	Shopping & Dining	Entertainment & Attractions	Housing	Office	Parks & Public Spaces	Community Facility	
<b>Total</b>	<b>Total Shopping &amp; Dining: 65</b>	<b>Total Entertainment &amp; Attractions: 33</b>	<b>Total Housing: 85</b> High-rise: 32 Mid-rise: 28 Low-rise: 25	<b>Total Office: 35</b> High-rise: 17 Mid-rise: 12 Low-rise: 6	<b>Total Parks &amp; Public Spaces: 35</b>	<b>Total Community Facility: 29</b>	

## Summary of Community Feedback

### CENTRAL BLOCKS - TRANSPORTATION FEEDBACK: MAJOR STREETS AND IMPROVEMENTS

Table 2-3 summarizes specific feedback from workshop participants related specifically to street improvements around the central blocks. Street improvements are organized by street, with the number of groups identifying each improvement as a priority.

**TABLE 2-3: SUMMARY OF PRIORITY STREET IMPROVEMENTS AROUND THE FOCUS BLOCKS**

	7th	8th	9th	Fallon	Oak	Madison	Jackson
<p><b>Types of Improvement</b></p> <ul style="list-style-type: none"> <li>• <i>Number of groups that listed each improvement type a priority in parentheses.</i></li> <li>• <b>Bold numbers indicate that five or more groups identified the same improvement for that street.</b></li> <li>• <i>Total groups: 27 (11 from East Subarea; and 16 from West Subarea).</i></li> </ul>	<b>Convert to two-way (8)</b>	<b>Intersection improvements (11)</b>	<b>Convert to two-way (9)</b>	<b>Intersection improvements (16)</b>	<b>Convert to two-way (8)</b>	<b>Intersection improvements (6)</b>	Gateway at 8th/Jackson (3)
	Bike lane (3)	<b>Key pedestrian street (10)</b>	<b>Intersection improvements (8)</b>	Close street (4)	Trees (4)	<b>Convert to two-way (5)</b>	Intersection improvements (3)
	Key pedestrian street (3)	<b>Convert to two-way (10)</b>	<b>Key pedestrian street (8)</b>	Bike lane (1)	Bike lane (3)	Close street (4)	Distinctive street design (2)
	Intersection improvements (2)	<b>Trees (8)</b>	<b>Distinctive street design (7)</b>	Convert to two-way (1)	Intersection improvements (3)	Trees (3)	Close street (1)
	Trees (2)	<b>Distinctive street design (6)</b>	<b>Trees (6)</b>	Key pedestrian street (1)	Key pedestrian street (3)	Bike lane (2)	Key bicycle street (1)
	Distinctive street design (1)	<b>Widen sidewalks (5)</b>	Key bicycle street (3)	Distinctive street design (1)	Distinctive street design (2)	Distinctive street design (2)	Trees (1)
	Close street (1)	Street lighting (4)	Street lighting (3)	Street lighting (0)	Close street (1)	Key pedestrian street (1)	Widen sidewalks (1)
	Street lighting (1)	Bike lane (4)	Bike lane (3)	Trees (0)	Key bicycle street (1)	Street lighting (0)	Convert to two-way (0)
	Widen sidewalks (1)	Gateway at 8th/Jackson (3)	Widen sidewalks (2)	Widen sidewalks (0)	Widen sidewalks (0)	Widen sidewalks (0)	Bike lane (0)
	Key bicycle street (1)	Key bicycle street (2)	Main street (1)	Key bicycle street (0)	Street lighting (0)	Key bicycle street (0)	Key pedestrian street (0)
	Main street (0)	Main street (2)	Close street (0)	Main street (0)	Main street (0)	Main street (0)	Main street (0)
	Gateway at 8th/Jackson (0)	Close street (1)	Gateway at 8th/Jackson (0)	Gateway at 8th/Jackson (0)	Gateway at 8th/Jackson (0)	Gateway at 8th/Jackson (0)	Street lighting (0)

**CENTRAL BLOCKS - LAND USE FEEDBACK: BUILDINGS, SERVICES TYPES, PARKS & COMMUNITY FACILITIES**

Table 2-3 summarizes specific feedback from workshop participants on building and services types, parks and community facilities by block, organized by number of groups identifying each improvement as a priority.

**TABLE 2-4: SUMMARY OF BUILDINGS, SERVICES, PARKS, AND COMMUNITY FACILITIES RECOMMENDATIONS**

	<b>Madison Square Park</b>	<b>BART Block</b>	<b>BART Parking</b>	<b>MTC/ABAG</b>
<b>Type of Land Use Improvement</b> <ul style="list-style-type: none"> <li>• Number of groups that listed each improvement type a priority in parentheses.</li> <li>• Bold numbers indicate that five or more groups identified the same land use for that block.</li> <li>• Total groups: 27 (11 from East Subarea; and 16 from West Subarea)</li> </ul>	High Rise Housing (1)	<b>High Rise Housing (6)</b>	<b>Medium Rise Housing (6)</b>	<b>High Rise Housing (5)</b>
	-	<b>Medium Rise Housing (5)</b>	<b>High Rise Housing (5)</b>	Medium Rise Housing (4)
	-	Low Rise Housing (1)	Low Rise Housing (3)	Low Rise Housing (1)
	High Rise Office (1)	High Rise Office (2)	<b>Medium Rise Office (6)</b>	High Rise Office (4)
	-	Low Rise Office (1)	High Rise Office (4)	Medium Rise Office (3)
	-	-	-	Low Rise Office (1)
	Retail (3)	<b>Retail (12)</b>	<b>Retail (8)</b>	<b>Retail (6)</b>
	-	Entertainment/Attractions (4)	<b>Entertainment/Attractions (6)</b>	Entertainment/Attractions (3)
	-	Parking (1)	Parking (3)	Parking (2)
	<b>Parks (19)</b>	<b>Parks (8)</b>	Parks (4)	-
	<b>Community Facilities (7)</b>	<b>Community Facilities (7)</b>	<b>Community Facilities (6)</b>	Community Facilities (3)
	<b>Existing Resource to Highlight (9)</b>	Existing Resource to Highlight (2)	Existing Resource to Highlight (2)	Existing Resource to Highlight (1)

Notes: “-“ indicates no improvement listed for that land use category.

## 2.3 Group Priorities

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This section summarizes priorities that workshop groups identified for each topic. Feedback is organized into four sets: (1) priorities related to building and service types for the Planning Area overall; (2) priorities related to parks and community facilities for the Planning Area overall; (3) priorities on major streets and improvements for the Planning Area overall; (4) priorities on buildings, services, parks, and community facilities specific to the central blocks, including the BART administration Block, BART Parking Block, the MTC/ABAG building, and Madison Park. Detailed group notes and individual priorities can be found in Appendices A and B.

### PLANNING AREA OVERALL: BUILDINGS AND SERVICES TYPES PRIORITIES

#### Shopping and Dining

##### *Activate Streets*

- Bring restaurants onto streets to improve vibrancy of area, particularly at Webster/8th; wider sidewalks, signage/lights.
- Activate area around Franklin 6th/7th with retail, restaurants and entertainment.
- 13th St. and Franklin, 7th and Franklin, 13th and Alice/Jackson with mixed shopping and dining.

##### *Shopping Suggestions*

- Welcome more large retail business (Target, Safeway).
- Add warehouse shopping near freeway.
- Extend core Chinatown stores and businesses toward the Lake Merritt BART station.
- Street vendor/shopping- temporary certain days.
  - 10th, 9th, 8th St.
  - To increase evening traffic.
  - Connect to Laney.
  - Must be maintained, regulated.

##### *Dining Suggestions*

- More Asian restaurants/vendors near Laney/BART station.
- Permanent café with restrooms like MTC's cafeteria with library and internet.
- Food arcade and restaurants at Harrison, Olive, and 10th St.
- In and Out at Madison St.

#### Laney

- Laney Parking lot for student housing, structured parking, and classrooms.
- Redevelop Laney parking lot into mixed use; retail, commercial, community.
- Laney Parking Lot Development: restaurants, Home Depot, health food stores, Costco; library; more theaters; high rise with office, retail, and housing.

### Mixed Use

- Mixed use throughout – let developers decide.
- Integrate entertainment and office space near BART.
- BART administration—housing, community services, retail, music.
- Add high-density housing on top of BART station (w/ retail, services, food, etc.)
- Build up above BART station as a large complex.
  - Affordable housing.
  - Entertainment and shops, e.g. arcade, bowling, billiards, movies.
- BART parcel: more park space, activities; 6-8 stories; more shops; café/tea house.
- Mixed use residential on BART parking lot and BART admin site and mixed use with office on ABAG site.
- High density around BART stations with entertainment/shopping.
- Mix of uses around existing BART station—housing, academic, business with spaces for incubation.
- Housing and Student and family housing near BART; market-rate and affordable.
- BART area opportunity sites: existing MTC site—mixed use with retail on ground floor with jobs (government or other) above: 6-8 stories. Surrounding opportunity sites: Laney student housing (4-5 stories) with retail on ground floor.
- Revitalize Lake Merritt BART station with entertainment and office; comparable to Pacific Renaissance.
- Around BART station, mixed services, retail, community service.
  - At ground level: library, theater, office, and health care.
  - Building/Services: High rise with residential mixed income above office, above retail at the ground floor and parking underground.
- Food amenities around station at all times, inc. late night and weekends.
- Better “core” basic retail options around BART station, 3 square blocks.
- Anchor development at BART station.
- BART parking lot: Parking, dining, retail.
- Business and offices on the ground floor with housing on upper levels.
- Mixed use buildings that support families.
- High rise mixed use (residential, retail) at county area.
- More mixed-service shopping mall (transit village) at high density: household goods, different restaurant/grocery options, senior youth center, courtyard, access to clean restrooms.
- International and 1st through 4th Avenues low rise development, mixed use.
- Ground floor retail and housing.
- Focus on 8th and 9th.
- Mixed use balance open space, commerce, housing.
- Mixed-use housing/office/retail (minimum of six stories).
- Along 14th and 12th: first floor retail, rest nightlife.
- Mid-rise development across from Lincoln Square Park with restaurants, retail, entertainment along 11th street between Webster to Jackson at opportunity sites.

## Summary of Community Feedback

- Childcare services.
- Activate 11<sup>th</sup> Street with retail business from Broadway to Oak.
- Build more mixed use building in potential opportunity sites.
- Mixed use, mixed income, affordable family housing.
- Create high-density retail along 9th St. and Madison that stays open after dark with plaza for pedestrian gathering.
- Critical mass for vibrant TOD.

### Office

- MTC site—mixed use with retail on ground floor with jobs (government or other) above: 6-8 stories.
- Mid-rise office mixed use.
- Office uses around city buildings—expand Chinatown outward.
- Create jobs for local hire.

### Housing

- Opportunity sites surrounding BART: Laney student housing (4-5 stories) with retail on ground floor.
- 15 stories. 3-4 room condos; keep existing affordable housing; half market/affordable.
- Student and affordable housing.
- More senior and family buildings
  - Senior buildings closer to transit.
  - Relocate from lower rise Victorian homes.
  - Preserve/rehabilitate Victorian homes.
- Residential high rise on surplus/Dewey site.
- Preserve Lincoln Park with compatible surrounding housing, respectful of community, strict height limits, no more than 6 stories.
- Housing—mixed income, families, ground floor retail, offices.
- Affordable housing = 1/3.
- Market value housing and apartments.

### Entertainment/Attractions

- Kaiser entertainment: marketplace and nightlife like Faneuil Hall in Boston, or Ferry building in San Francisco.
- Arts/crafts street vendors along Madison pedestrian way between 8<sup>th</sup> and 9<sup>th</sup> on weekends.
- Bring Farmer's Market to blocks on or near BART station.
- Entertainment at BART or convert Chinese Garden Park: movie theater, cultural, AMC mainstream center, 1 screen room.
- Entertainment and commercial at BART area.
- Utilizing Kaiser Auditorium as performance venue.
  - Laney – too insular; open up and become part of neighborhood.

- Entertainment: movie, karaoke, bowling, billiards, arcade—in Chinatown blocks (between Laney and Chinatown).
- Entertainment center/movie theater/bowling alley.
- Movie theatre for international movies—Asian.
- Entertainment/Night use to enliven Chinatown.
- Improve connections to Jack London District as opposed to creating new entrances in study area. Mini golf; safety/lights.

### **Market**

- Night market (6-10 pm) Lincoln recreation.
- Bring Farmer’s Market to blocks on or near BART station.
- Night markets.

### **Services**

- Clinic with emergency services (Jackson/11<sup>th</sup>).
- Arts/crafts street vendors along Madison pedestrian way between 8<sup>th</sup> and 9<sup>th</sup> on weekends.
- Middle school.
- One stop travel/international center; travel, health clinic, immigration, travel agencies.

### **Other Hubs**

- 5th Ave/E 10th St. create a hub area for community.

### **Height and design**

- 10+ stories on BART Blocks.
- No height limitation, shade and shadows.
- No monolithic, huge buildings with poor design and single use.
- Lift height concept to 4-6 stories.
- OK with heights with good design for diversity of incomes. Location dependent; near freeway, east side).
- Along 14th and 12th: lower heights toward lake, higher towards Laney.
- Can’t be too high, blocking the sunlight.
- Shop on ground floor, Medical clinic, community facility.

### **Parking**

- Parking—structured on Laney lot with retail on ground (Mels, Starbucks).

## **PLANNING AREA OVERALL: PARKS & COMMUNITY FACILITIES PRIORITIES**

Recommendations from workshop participants related to Madison Park specifically are included in the section specific to the Central Blocks.

## Summary of Community Feedback

### Chinese Garden Park

- Move Chinese Garden closer to 13th/14th street.
- Take Harrison Park to other block (BART parking); a 3-block central park.
- Develop Chinese Garden Park.
- Create a safe and easy access for park users (Chinese Garden Park).
- Chinese Garden Park: improve road crossing and traffic to make it safer, high traffic flow from Alameda endangers pedestrian flow; add pedestrian crossing at Harrison/7th.
- Harrison Park/Pioneer Hall is great center for senior activity (ping pong, karaoke, language class, dance). Create better/safer access to this place.
- Swap park (Chinese Garden Park) for land near Lincoln park (trade uses).
- Chinese Garden Park to build a structure that signifies Chinatown.

### Park Programming

- Tourist attraction; memorial.
- Expand Lincoln for all ages. Full-service, indoor, 24 hour fitness.
- Japanese sun garden; community garden; fence/enclose garden to grow produce.
- Open space and family activities in vicinity of Lincoln Square Park.
- Lincoln Square Park: expand the senior center; add more services to immigrants (ESL classes), redevelop the community center for more classes and services.
- Community gardens.
- Park programming and design.
- Intergenerational and multi-cultural activities in area and at parks.
- (More joint programming) for seniors and youth (Who speak different languages).
- More amenities that promote walking/exercise for residents.
- Change Chinese Garden Park to be more multipurpose.
- Parks for multiple uses—not just one.
- Add food services—tea garden, tea house, for multigenerational.
- Expand Asian language; cooks/materials @ libraries to increase foot traffic.
- Multigenerational programming.
- Cater to youth.
- Multistory sports center with roof garden and performance stage.

### Community Center

- Community center with childcare and senior facilities at Laney Parking Lot Park.
- 7th and Harrison across from Chinese garden add community facilities to enhance existing senior center at the park.
- Community center by Lake Merritt.
- Mixed use—purpose, governmental, recreational center at 11th and Webster.
- Would like to see a centralized, multi-use, multi-generation recreational community center.

- Redevelop County Park Building: build swimming pool; provide parking spaces; add more community service center.
- More activity areas for seniors: dancing outdoor/indoor, cultural activities; singing; listening to music concerts; chess.
- Community center in park like Lincoln Square Park: well-organized layout.

### Youth Center

- Community facility near Lincoln Elementary: Youth Center.
- Youth Center – open to shared space.
  - Use local businesses.
  - Near Madison or Lincoln Park.
- Expanded open space and community services (teen center) around Lincoln Square Park.

### Laney

- Make Laney Campus more inviting. Overcome forbidding entrance.
- Integrate facilities at Laney parking with parks.
- Swap meet/carnival users—immigrant families; 5,000 vendors per week.
- Open up Laney Sports for people to use, market Laney facilities for public use and have fees for members.
  - Make swimming pool open—collect fees.

### Channel Parks

- Connect Channel path to Embarcadero and under 880 to 5th Ave.
- Increase access to channel, estuary, and lake.
- Connect periphery open space to community (Lake Merritt Channel).

### New Parks

- More public seating in large buildings/parks.
- 11th, Harrison, and Webster: Park and Public Space/Community.
- Pocket park at 14th/Harrison and BART site.
- BART lot to Chinatown, open space.
- Connection between pocket parks starting at 14th along Harrison and along 9th, down Oak to Jack London.
- Community garden at 9th and Fallon.
- Park on 3 BART blocks: across the streets, mixed use housing, commercial, retail.
- BART station—more services; a pavilion with open space. Give back to Chinatown community.
- 4 blocks: Harrison, 10th, Jackson, 12th, school/park opportunity.
- Add park space by school; develop area around school.
- More green space and public uses to compliment new and higher densities.
- Add small parks within larger developments (Market rate residential communities, private parks, 2-3 story townhomes).

## Summary of Community Feedback

- Pocket parks at Oak and 10th, next to museum, public use of Oakland museum green open space.
- Pocket parks/rooftop gardens.
- Aggregate open space.
- Pocket parks throughout area.
- Public uses throughout BART blocks.

### Restrooms

- Parks/public building/spaces should be built with restrooms.
- Public restroom.
- Need safe public restroom.
- Clean public restrooms like MTC, not Lincoln Square.
- Open up BART toilets or more upstairs. Add more license money from vendors for toilets.
- Public restrooms.

### Other

- Connectivity of channel across at various points and from estuary to top.
- East lake sites:
  - Gardens.
  - Cultural Center.
- Kaiser Auditorium—open up parking, convention facilities, historic and special exhibitions.
- Use space under freeway for Flea Market to reinforce the connection to Jack London Square.
- More activity at Oakland museum and library, along edges, make buildings more friendly and soften.
- Hub Area: Multi use hub for multigenerational with program.
- Friday-Saturday Night Market 6-9PM. Location 10th and Webster to Alice.
- Signs limit on 8th, 11th, and 7th; Jackson, Harrison, and Webster.
- Park and community on Webster, 11th, Harrison, 12th.
- Parks for multiple use.
- More activity areas for seniors.
- More Chinese Garden.
- Library increase Asian language collection.
- Find partnerships for funding park improvements.
- Art District: connectivity from museum to Chinatown and Kaiser Convention Center through installations, informal art installations, galleries, distinctive street design, wayfinding signs; possibly with a Chinese theme or artistic elements to building on Chinatown as a destination.
- Preserve Madison Park, MTC, Laney.
- Expand Madison Park and Lincoln Theater community facilities.

## **PLANNING AREA OVERALL: MAJOR STREETS AND IMPROVEMENTS PRIORITIES**

### **Improve Parking Management**

- Improved parking management.
- Improve accessibility, signage, and multiple use parking.
- Focus parking in centralized structures, under 880
- Oakland Museum of California lot be open to the public.
- Multilevel, mixed use, multiple user parking – for residents, businesses, visitors and students.
- Improved lighting for safety, signage - including multilingual signage – and visibility.
- Provide a free shuttle connecting parking to shopping areas.

### **Improve Neighborhood Safety**

#### ***Increase Neighborhood Policing***

- Additional police posts and/or patrols of the neighborhood.
  - At major intersections.
  - At the BART stations.
  - Community patrol to secure.
- Add security cameras and lighting.
- Keep the streets clean and safe.
- Specific locations identified for needed safety improvements include:
  - 8<sup>th</sup> and 9<sup>th</sup> streets at Jackson Street.
  - Between 7<sup>th</sup> street and the Freeway bridge.
  - At the Lake Merritt BART Station.
  - Madison Park.

### **Improve Pedestrian Safety**

#### ***Wayfinding, Signage and other Streetscape Improvements***

- Participant suggested improving wayfinding for pedestrians and automobiles to improve safety and better link the BART station to 880.
- Improve lighting.
- Safety—lighting, traffic calming, streetscape.
- Safety (through design)—lighting and signage, trash cans, trees (especially crossing highway and getting to East Lake). Aesthetics is part of safety.
- Improve pedestrian safety/drop-off at BART.

#### ***Improve Pedestrian Crossings***

- Pedestrian safety: crossing Fallon 8<sup>th</sup>/9<sup>th</sup>; improved lighting there.
- Safety improvements at 10th/Oak St. and 9<sup>th</sup>/Jackson (Madison Park blind spots, trees high robbers). Add street crossing and lighting.

### **Improve Bike Access with Bike Lanes and Parking for Bikes**

- Improve access to BART.

## Summary of Community Feedback

- Better bike access amenities/biking on 10th St
- Better bike circulation; better circulation around BART station.
- Bike lanes
  - 9th, 10<sup>th</sup>, 12th Oak and Franklin, Alice, Madison
- Bike Lane or other to make good connection between 12<sup>th</sup> St. improvements and BART station.
- Parking for bikers.

## Main Street/Major Connections

- Improve pedestrian experience.
- Pedestrian connection between BART hub and Eastlake neighborhood through 10th street – widen sidewalks, lighting.
- Increase bike and pedestrian friendliness throughout (connections).

## *Establish 8<sup>th</sup> street as a Main Street*

- 9th pedestrian street: pedestrian mall with no traffic or certain hours of no traffic similar to Old Oakland Farmers market, improved lighting, landscape, wide sidewalks for more people.
- Improve 8th St into —Main St.”
- Walking street at 8<sup>th</sup> St. (between Broadway and Harrison); do not allow shops to put goods in street.
- 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> St. cleaner streets and landscaping, major walking street.

## *9<sup>th</sup> Street as Main Street*

- 8<sup>th</sup> and 9<sup>th</sup> = main streets = calm traffic.

## *10<sup>th</sup> Street as Key Pedestrian Street*

- Enhance pedestrian on 10<sup>th</sup> as the major connection from Lake Merritt to Chinatown.

## *Improve connections to the Jack London District by Improving 880 Undercrossings*

- Better connectivity to Jack London under 880 along Oak.
- Improve connections to JL as opposed to creating new entrances in study area. Mini-golf; safety/lights.
- Lack of direct connection from East Side to Chinatown, Lake Merritt BART, West side of Jack London; Old Oakland walking.

## *Establish a Gateway to Chinatown*

- Chinatown Gateway at 8th/Jackson St.
- Gateway.
- Add Chinatown entry gates at BART stations—12th street, Lake Merritt 8th exit.
- Chinatown gates.

### **Provide Public Restrooms**

- 8<sup>th</sup> St. BART entrance needs public restroom.
- Public toilets throughout.
- Additional public restrooms on 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> (e.g. Pacific Renaissance).
- Public toilets.

### **Calm Traffic on Key Streets: PARTICULARLY on 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> (also 10<sup>th</sup>, Broadway, Alice, Webster, and Jackson)**

- Traffic calming out of Alameda tube.
- 7th and 10th traffic slowing; pedestrian crossing.
- Traffic calming and pedestrian safety—7<sup>th</sup> 8<sup>th</sup> 9<sup>th</sup> and Broadway, especially around Webster tube and I-880.
- 7<sup>th</sup> St. calm, two-way, slow traffic.
- Underpasses—traffic calming.
- Reduce traffic speed along 7<sup>th</sup>, 9<sup>th</sup>.
- Speed bumps on 11th and Alice
- Street speed signs on 7<sup>th</sup> and 8<sup>th</sup> and 11<sup>th</sup>, Webster and Jackson.

### **Street Design (Signage, Trees, lighting, Landscaping)**

- Improve pedestrian experience: bus shelters, seating; taller trees for shade but not crime spots, better bilingual street/way finding signage.

### **Lighting**

- Improved street lighting was prioritized by several tables to increase night safety and increase foot traffic.
- More lights, wide safety business shops.
- Street lighting.
- Add street lighting to increase.
- Better street lighting and streetscape including under freeway.
- More street lighting, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> priorities.
- Improve lighting along 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>.
- Street lighting,
- Improve streets between Chinatown and Jack London Square by putting more trees and street lighting.
- Lighting throughout the area: streetlights with distinctive design; building on cultural elements of Chinatown.

### **Street Trees and Amenities**

- Add more street trees.
- Additional tree and landscape on 10<sup>th</sup> and 8<sup>th</sup> towards Chinatown.
- Plant more trees along entire Chinatown area.

## Summary of Community Feedback

- Trash cans: 11<sup>th</sup> and Webster, 10<sup>th</sup> and Webster, 11<sup>th</sup> and Harrison, 10<sup>th</sup> and Harrison.

### ***Signage and Wayfinding***

- Add signage at Lake Merritt BART station to show way to Chinatown, other locations and attractions.
- Better civic/cultural access on 10th St. streetscape, sign at improvement district street design.
- Improve streets between Chinatown and Jack London Square by providing more countdown pedestrian signals at every intersection.
- Lack of signage; way finding for walkability, road markers for driving; way finding should include businesses and destinations.

### ***Widen/Improve Sidewalks***

- Sidewalks (replace as needed and widen) on Webster and in heart of Chinatown.
- Improve streets between Chinatown and Jack London Square by providing better pedestrian walkways

### **Promote Active Uses to attract people, especially at night**

- Activate at night—under highway, night market, permanent buildings (restaurant, wine bar), night programming at Laney.
- 10<sup>th</sup> St. too quiet, need shops, activity, night time activity.
- Business to attract people.
- Establish shopper only area without cars and bikes

### **Convert to Two-Way**

- Convert to two-way:
  - Madison—maybe 12th to 880.
  - Oak St.—maybe 11th/12th to 880.
  - 8th, 9th, 10th from Laney to Chinatown.
- Two-way streets.
- Convert to two-way streets (8<sup>th</sup> and 9<sup>th</sup>).

### **Close Streets**

#### ***Close Madison Between 8<sup>th</sup> and 9<sup>th</sup>***

- Close off Madison St. between 8th/9th to traffic and make pedestrian way.
- Close down one block of Madison St. (adjacent to Madison Park) and combine with BART area currently under construction to allow for a large open space area for the community.
- Close off Madison between 8<sup>th</sup> and 9<sup>th</sup> to traffic make pedestrian walkway.
- Jackson to Oak between 8<sup>th</sup> and 9<sup>th</sup>—cut off traffic, close off Madison St.

### **Maintenance**

- Jackson St., Madison St. too many potholes.
- Street cleaning.

- Repair roads.
- Fix Jackson Street: repaving; potholes, especially between 7<sup>th</sup> and 8<sup>th</sup>. 6<sup>th</sup> dangerous, homeless people near freeway bridge, gun robbery.

### **Transit**

#### ***Shuttle***

- Create shuttle circulator, connecting BART, Broadway, and Jack London.
- Free shuttle to bring people to Chinatown and between BART stations.
- Transit/shuttle.
- Inside Chinatown shuttle. Expand Broadway.
- Shuttle bus linking Walmart or other big malls with Chinatown.

#### ***Other***

- Improved bus service.
- Bus shelter at Broadway and 8<sup>th</sup>. Service additions to Connect Eastlake residents to study area; connect Alameda residents to study area.
- Multimodal traffic and transit at BART.

### **Traffic Patterns**

- Use 6th St. on Jackson St. to enter Webster tunnel and City of Alameda.
- Reorient traffic patterns: redirect thru traffic.
- Through traffic goes around; destination traffic comes in on Oak and Madison.
- Divert Webster traffic to Broadway.
- Separate walking and driving streets.
- Traffic lights, 7<sup>th</sup> and Alice, Street lights, entire 6<sup>th</sup>.

### **Pedestrian Crossings**

- Scramble system at intersections Jackson/9<sup>th</sup> and Madison/9<sup>th</sup>.
- 10<sup>th</sup> and Fallon—need crosswalk and lighting.
- Add crosswalk on left side of 10<sup>th</sup> street on Webster. Only one crosswalk exists now.
- No light on 8<sup>th</sup>/Fallon; serious car/pedestrian conflicts.

## **CENTRAL BLOCKS: BUILDINGS, SERVICE TYPES, PARKS, AND COMMUNITY FACILITIES**

The central blocks are four publicly owned blocks, including the two BART blocks, Madison Square Park and MTC/ABAG. Given their centrality to the Planning Area and the fact that they are publicly owned, feedback from workshop participants on these blocks is provided in greater detail.

## Summary of Community Feedback

### Madison Park Priority Improvements

#### ***Enhance Madison Park with New Amenities***

- Add clean and safe public restrooms.
- Add more trees and landscaping.
- Add more benches and seating.
- Improve and expand children's play structure/facilities for kids.
- Add a building along Jackson St.
- Provide shelter from rain and sun.
- Outdoor pavilion or amphitheater for performance.
- Tear down wall along Jackson and tables.
- Add cultural structures that represent Chinatown (i.e. gate, temple, pavilion, Japanese sun garden).
- Community gardens.
- Tourist attraction; memorial.
- Electricity.
- Gaming tables.

#### ***Provide Programming (multipurpose, multigenerational, multicultural)***

- Provide ongoing programming that is culturally relevant.
- Expand uses at Madison Square Park for toddlers and older residents (tai chi).
- Multigenerational programming.
- Deter homeless from staying all the time.
- Intergenerational and multi-cultural activities in area and at parks.
  - Joint programming for seniors and youth who speak different languages.
- More amenities that promote walking/exercise for residents.
- Cater to youth.
- Expand Lincoln Park uses and link with Madison Square.
- Lincoln Square Recreation Center is key cultural asset; mix this programming at Madison Park.

#### ***Community Facility***

- Community center at Madison Park to occupy quarter of park (multistory) and rest of park combination of community garden/sports fields (well-lighted). Community center to serve seniors AM and youth PM.
- Madison Square Park Community Space with police substation.
- Add a senior center.
- Multistory sports center with roof garden and performance stage.

#### ***Activate the Park (vendors, food services such as a tea house, music and performance)***

- Improve/activate/program Madison Square Park; redesign; day and night activity.

- Attractions to activate the park: retail, cafes, music/performance in public spaces, i.e. plaza in SF dog park, encourage food carts.
- Add food services—tea garden, tea house.
- Vendors.

### ***Improve the Design of Madison Park***

- Parks for multiple uses—not just one.
- Keep park where it is but make the park more open, safer, and usable.
- Or move the park into pieces on BART HQ and parking blocks with linear corridor connecting 3 blocks.
- Improve park design/redesign.
- Maintenance improvements i.e. toilets.

### ***Expand Madison Park***

- Turn into one park – Madison Square and Lake Merritt Station.
- Expand Madison Park and Lincoln Theater community facilities.
- Establish a park on 3 BART blocks.

### ***Protect/Enhance/Preserve Madison Park***

- Protect and Enhance Lincoln and Madison Parks.
- Preserve Madison Park, MTC, Laney.

## **BART Block Priorities**

### ***Mixed Use Development***

- Develop residential/commercial complex (compared to Pacific Renaissance Center) at existing Lake Merritt BART/MTC ABAG building/Lake Merritt BART parking: basement garage, ground floor retail, add Target, upper floor ½ private residence and ½ affordable housing.
- Hub BART sites: mix of uses, 6-8 stories: retail, BART police substation presence, community center, movie theater, plus either jobs (offices) or housing – don't program, leave flexible.
- Transit village at Lake Merritt BART: Don't isolate—outward focus, integrated with community, mixed income housing, height to not block sunlight, height varied.
- Lake Merritt BART development: shopping center, police, station, high rise office, residential, low rise retail and housing.
- Revitalize Lake Merritt BART station with entertainment and office; comparable to Pacific Renaissance.
- High density mixed-use above BART station and BART parking. 10+ stories (mixed income housing) families, seniors. Office and retail (household goods, i.e. Target) on ground floor.
- Around BART station, mixed services, retail, community service: High rise with residential mixed income above library, theater, office, health care, above retail at the ground floor, and parking underground.
- Anchor development at BART station.
- Build up above BART station as a large complex.

## Summary of Community Feedback

- Mix of uses around existing BART station—housing, academic, business with spaces for incubation.
- Integrate entertainment and office space near BART.
- BART Administration
  - More park space, activities; 6-8 stories; more shops.
  - Housing, community services, retail, music.
- BART Parking Lot: Parking, dining, retail.

### ***Housing Component***

Participants prioritized mixed use housing on the BART sites, specific recommendations include:

- Housing for students, seniors, and families.
- Housing should include both market rate and affordable housing (suggestions ranged from 1/3 to ½ affordable).
- High density, mixed-use development (most commonly including services, food, and retail).

### ***Retail Suggestions***

Several groups prioritized more retail on both of the BART blocks, specific suggestions included:

- More shops.
- A café/tea house.
- Household goods store such as Target.
- Food amenities around station at all times, inc. late night and weekends.
- Better “core” basic retail options.

### ***Entertainment and Attractions Suggestions***

- Specific entertainment and attractions prioritized for the BART sites include:
- Entertainment and shops such as an arcade, bowling, billiards, a movie theater (AMC mainstream center).
- Culturally specific entertainment.
- Casual music performance spaces.
- Farmer’s Market on or near BART station.
- Arts/crafts street vendors along Madison pedestrian way between 8th and 9th on weekends.

### ***Park Component***

Priority park recommendations for the BART Blocks include:

- Community garden at 9th and Fallon.
- Pocket park at BART site.
- Establish a park on 3 BART blocks, including a pavilion with open space - give back to Chinatown community.
- Public uses throughout BART blocks.

## 2.4 Group Maps

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Maps created by each group to follow.

FIGURE 2-10: TABLE MAPS



Summary of Community Feedback  
Lake Merritt Station Area Plan

FIGURE 2-10: TABLE MAPS



FIGURE 2-10: TABLE MAPS



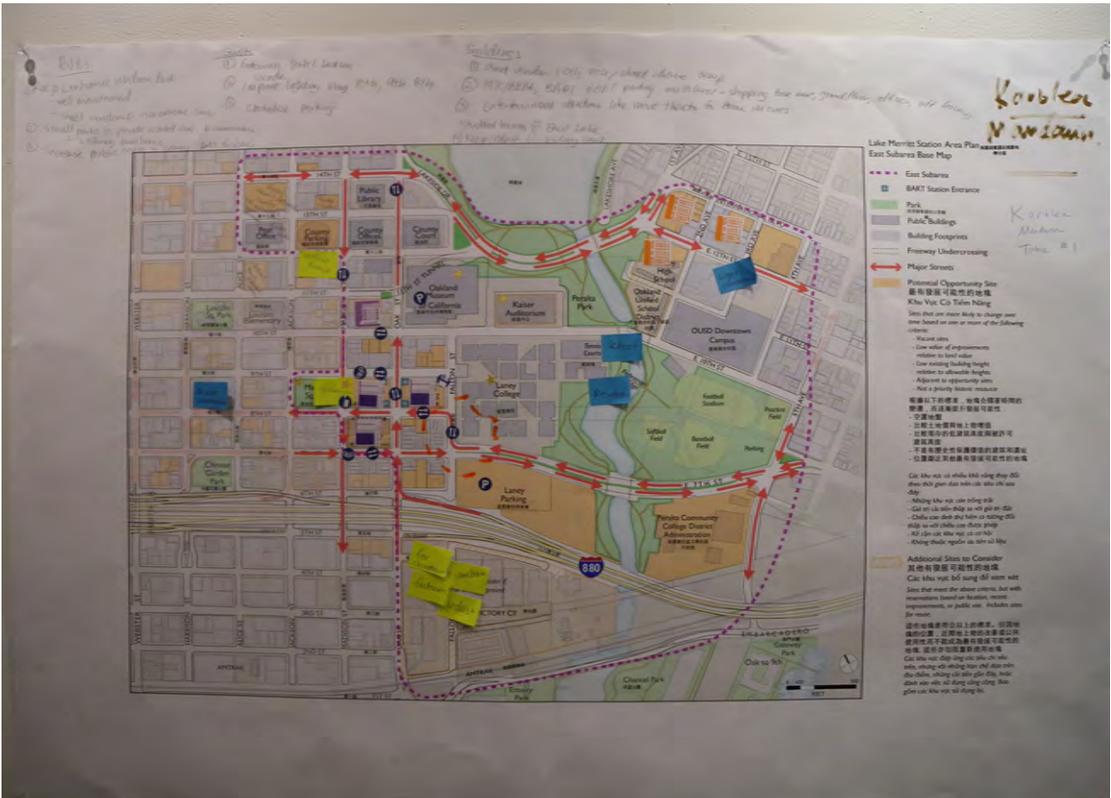
Summary of Community Feedback  
Lake Merritt Station Area Plan

FIGURE 2-10: TABLE MAPS



Summary of Community Feedback  
Lake Merritt Station Area Plan

FIGURE 2-10: TABLE MAPS



Summary of Community Feedback  
Lake Merritt Station Area Plan

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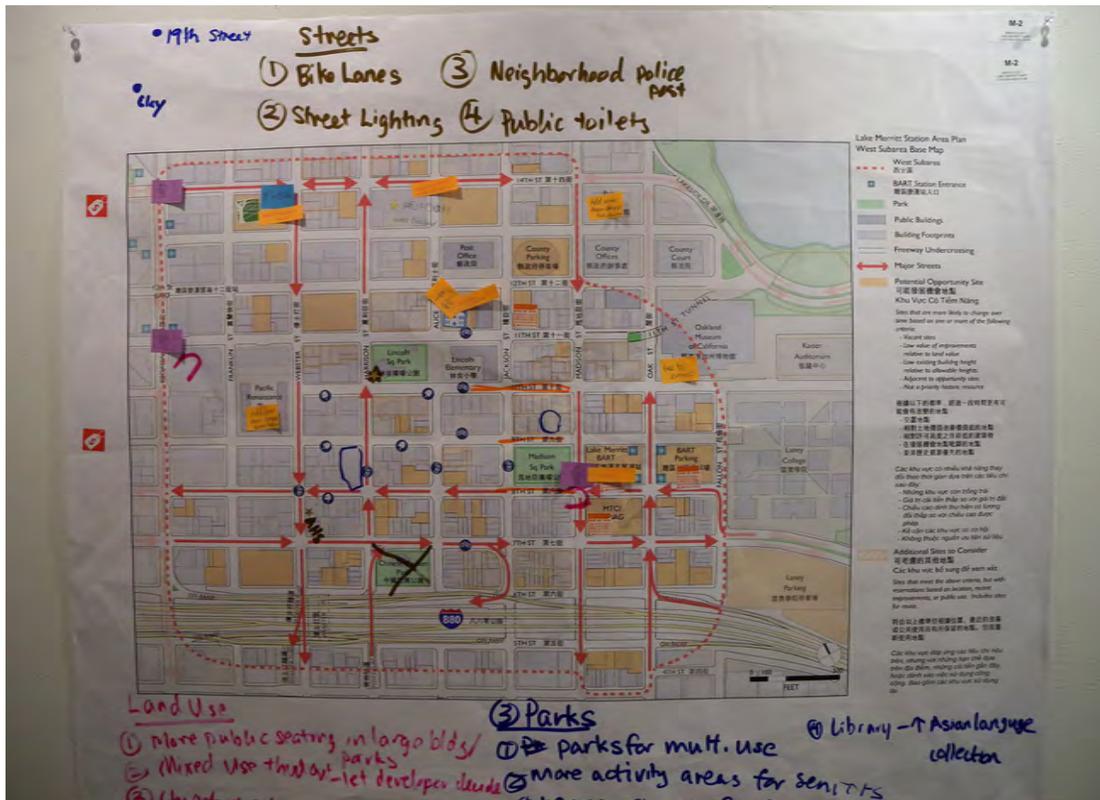
FIGURE 2-10: TABLE MAPS



Summary of Community Feedback  
Lake Merritt Station Area Plan



FIGURE 2-10: TABLE MAPS



Summary of Community Feedback  
Lake Merritt Station Area Plan

FIGURE 2-10: TABLE MAPS



## Summary of Community Feedback

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## **3 Community Stakeholders Group (CSG) Meeting Focusing on the BART / MTC / Madison Square Blocks**

### **3.1 Meeting Overview**

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A meeting of the Community Stakeholders Group (CSG) was held on March 28th, 2011 from 5:30 to 8:00 pm at the Laney Bistro. The CSG members evaluated the community feedback to date and constraints regarding the BART/MTC/Madison Square blocks, and worked in small groups to further refine community preferences related to circulation and access, land uses, and public spaces. Dyett & Bhatia opened the meeting with an overview of the meeting purpose and detail of site constraints. Steve Terusaki, Colland Jang, and Eva Chiu presented a summary of the 2009 Community Charette Process. Lastly, Dyett & Bhatia presented on the recent feedback from the Subarea Workshops held in February and March related to the blocks before breaking into groups.

### **3.2 Group Notes and Maps**

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#### **GROUP ONE**

Led by Christina Ferracane, Colland Jang, and Ed Manasse

#### **Traffic/Circulation**

CSG members in Group One agreed that traffic calming, leading to increased safety, was most needed on Fallon Street and Oak Street, but also wanted to improve the pedestrian experience for those walking along or having to cross 8<sup>th</sup> and 9<sup>th</sup> Streets. Many participants discussed closing Fallon Street off to automobile traffic, while keeping it open to bus and pedestrian traffic. They thought that this closed off portion of the street could function as the central hub for buses that link to the Lake Merritt BART station.

#### **Open Space**

CSG members in Group One considered the idea of having a greenway that would run along the center of all the blocks, but eventually discarded the idea due to shadow concerns, safety concerns and in order to orient buildings towards existing streets. However, the idea of integrating some park/plaza space into all the blocks remained, as described below.

## **Summary of Community Feedback**

### **Parking Lot Block**

The majority of CSG members in Group One felt that this block should be redeveloped with mixed use development (one person disagreed, saying that all blocks should be dedicated to open space). People described that the desired development should include housing (for young families and for Laney students), office and retail. Uses on this block could be geared toward Laney students, although they should also serve adjacent residents/workers (examples given: copy center, household goods, late night or 24/7). Most participants thought that 12-stories would be the tallest building height appropriate for this area and that any tall building should include setbacks and step-backs on upper floors to reduce its bulk. Someone suggested that a prominent, identifiable building be located on this block (or one of the other developable blocks) to serve as a landmark. The building's ground floor should be oriented to the street. The east side of the block could include a small plaza area and the west side of the block could be a transit hub (particularly if Fallon Street were closed to auto traffic for this segment).

### **BART Headquarters Block**

Most CSG members in Group One thought that this should remain a public plaza, since development would be less financially feasible here due to all the construction constraints from the underground infrastructure. However, participants did want to see a small building on the block to provide more activity and eyes on the park during the day. The building could house a staffed, community or recreation center that would complement the uses in the plaza and could include a café (it was noted that currently people who do tai chi go to the café within MTC/ABAG offices). The center could help program the space with community and recreational activities similar to those at Lincoln Park Recreation Center. Some described design ideas for the park/plaza, including the idea of terracing the plaza into different levels, similar to Yerba Buena Center; incorporating an elevated area that you could view your surroundings from; and having natural surfaces and landscaping, but also hardscape.

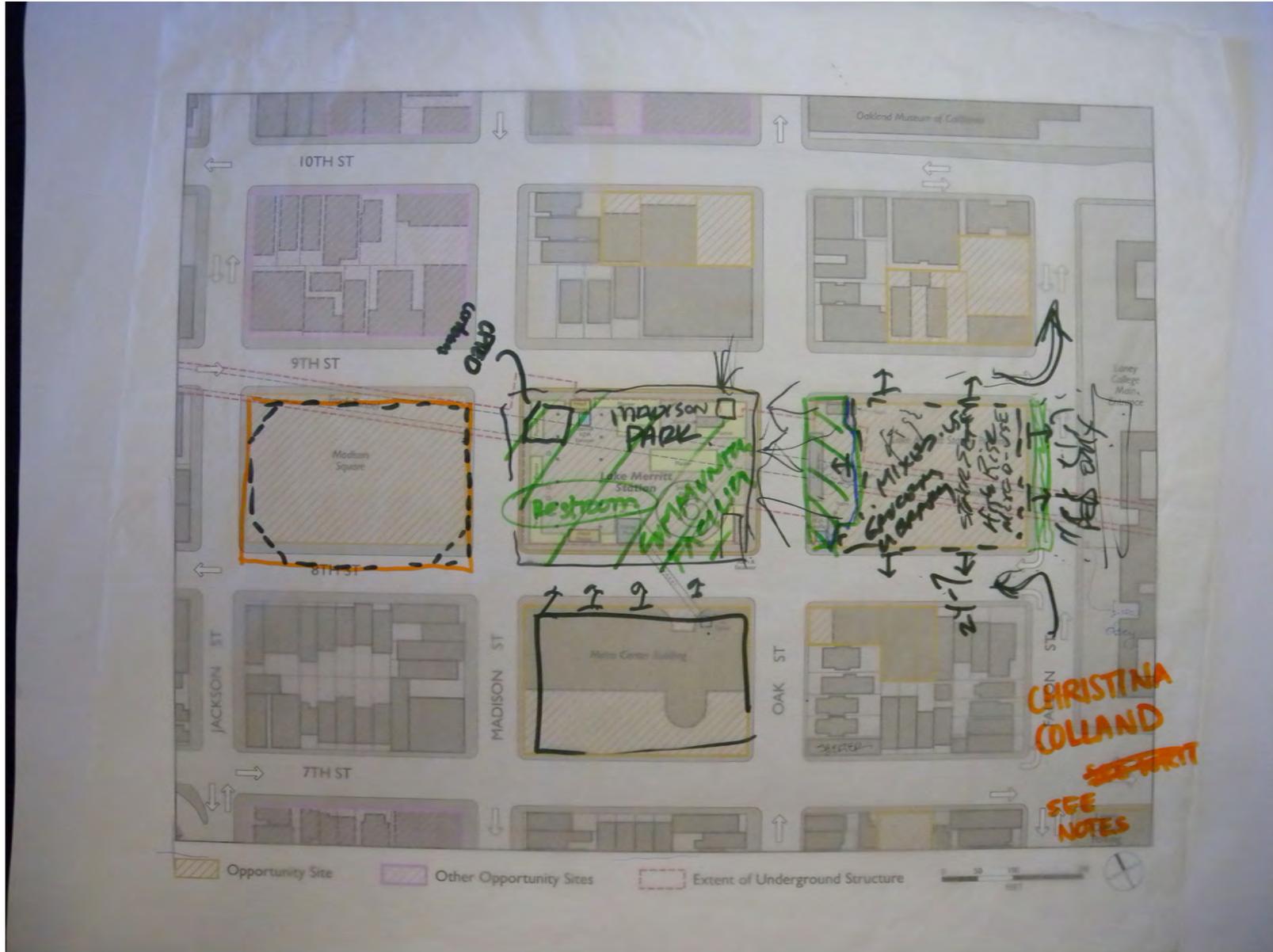
### **Madison Square Block**

The CSG members in Group One were not able to discuss detailed ideas for this block. But most of the group did think that development should occur here, since there are fewer infrastructure constraints. People noted that the current park could be swapped for a new park on the BART Headquarters block. Two people disagreed, partly citing the community feedback, which seemed to indicate that people wanted to keep the park where it is currently located, and also due to concerns about moving the park away from the main Chinatown residential area.

### **MTC/ABAG Block**

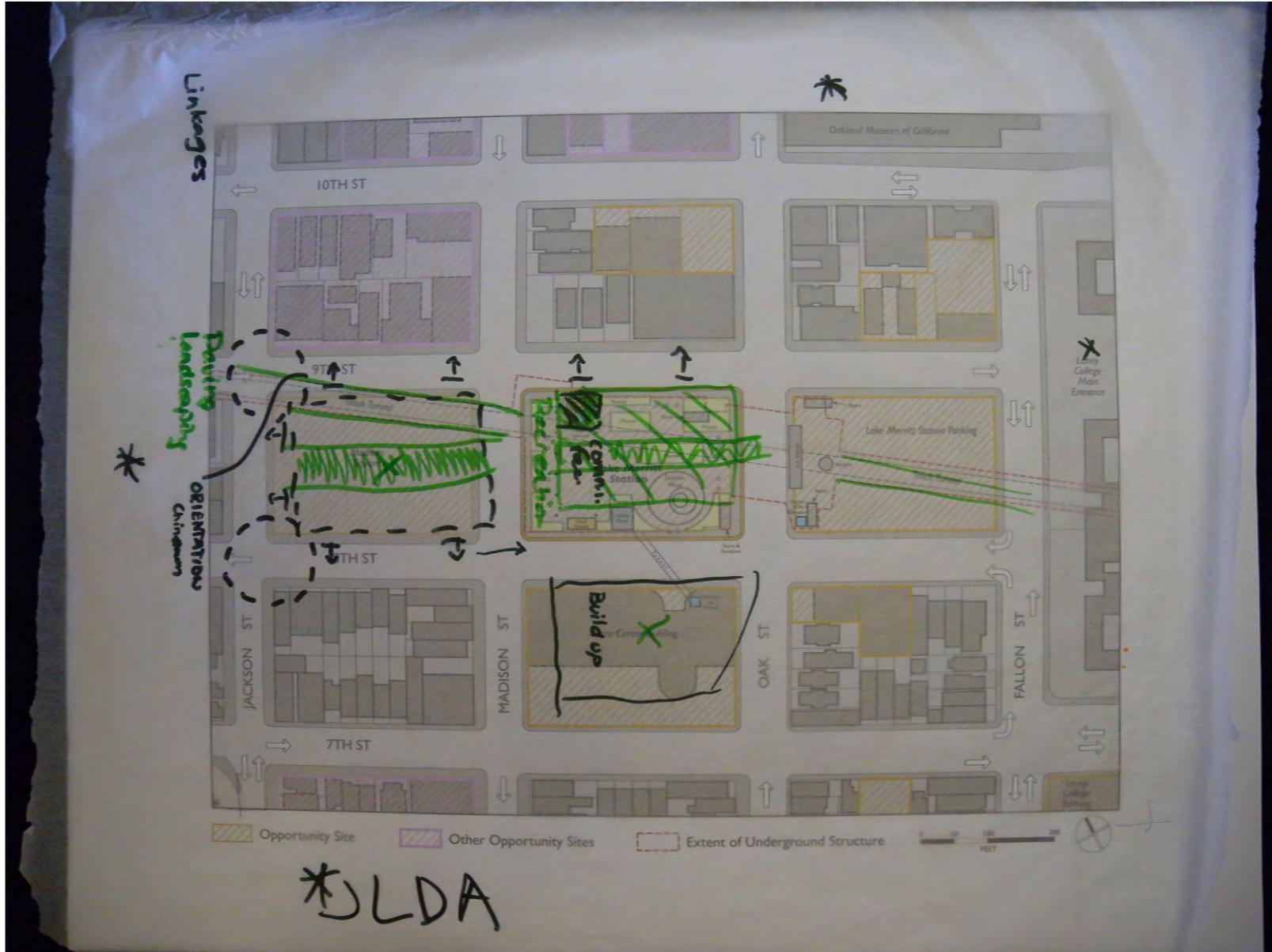
CSG members in Group One felt that this site was the least constrained in terms of underground infrastructure and would like to see it redeveloped or at least renovated to have more of an active or storefront-like presence on the ground floor.

FIGURE 3-1: GROUP 1



Lake Merritt Station Area Plan  
Summary of Community Feedback

FIGURE 3-2: GROUP 1



Lake Merritt Station Area Plan  
Summary of Community Feedback

## GROUP TWO

Led by Alicia Parker and Eva Chiu

### Streets

- Both 8th and 9th Streets as connections.
- Pedestrian connection between BART and Madison Park.
- Two-way streets where possible.
- Study possibilities of closing portion of 7th street.
- Traffic study needed to evaluate issues.
- Prioritize 8th and 9th connections: widen sidewalks, street trees.
- Intersection at 7th and Fallon a priority.
- Different traffic calming ideas for different streets such as:
  - a. Trees.
  - b. Retail.
  - c. Island (7th Street).
  - d. Building façade.
  - e. Historic markers, signage.
  - f. Art installations reflecting community values.
  - g. Ideas successful in other areas.
- Oak as north/south pedestrian route connects Jack London to BART and study area destinations.
- Prefer two-way streets but need to account for delivery trucks for businesses.

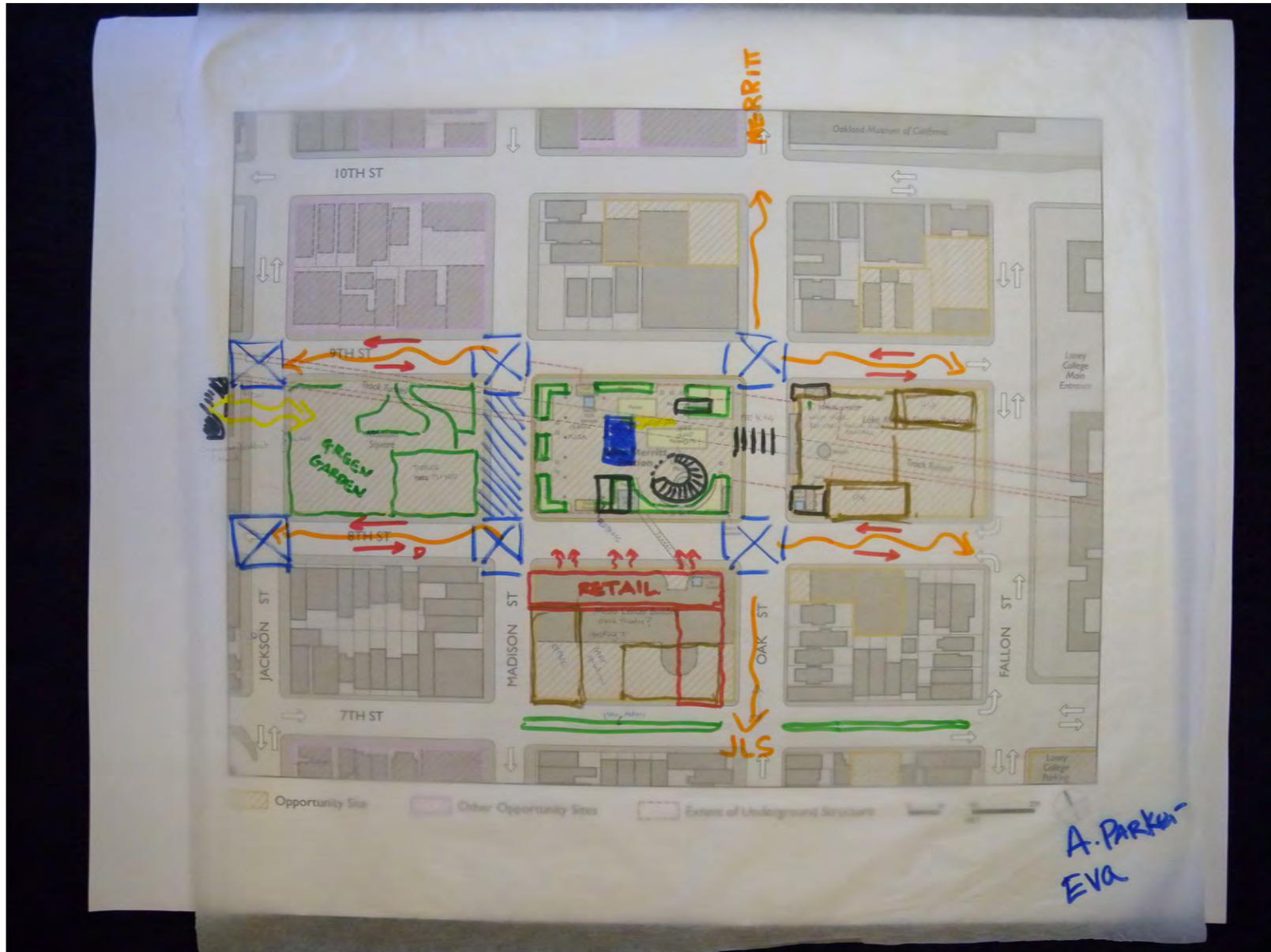
### Buildings

- MTC Block: mixed use: ground floor retail and housing, possibly 2nd floor of office.
- Buildings open to community NOT like Pacific Renaissance (this development is too inwardly focused).
- Buildings should be designed to increase connections between blocks and throughout the area. Rather than one monolithic building covering the entire block, buildings with smaller footprints should be constructed to facilitate movement, open space throughout the block.
- Police office at MTC block on ground floor (to address perception of public safety).
- Strategic placement of retail.
- Balance between daytime and nighttime population (housing versus office uses).
- Housing should be mixed income, integrated incomes in one building, student housing.
- Rather than program each block think holistically, what we're trying to achieve.
- Madison Park:
  - a. Connection to Buddhist Church: remove wall on Park at Jackson.
  - b. Dog park somewhere in area (not necessarily at the park).
- BART Station:
  - a. Improve appearance of barriers, planters, and various out buildings.
  - b. BART plaza as multi-purpose public space for gatherings, festivals, etc.

## Summary of Community Feedback

- c. Street vendors/cafes in plaza.
- BART Parking lot:
  - a. Designed so there is clear connection to Laney (one massive building does NOT cover whole block).
  - b. Multigenerational community center.
  - c. Housing.
- General Question: Can we include grand entrance into BART station? (As opposed to multiple little entrances).
- Clearly marked (mid-block?) crossing from BART station to Parking lot: new recreation center and housing.

FIGURE 3-3: GROUP 2



Lake Merritt Station Area Plan  
Summary of Community Feedback

## Summary of Community Feedback

### GROUP THREE

Led by Leslie Gould, Hannah Lindelof, Steve Terusaki

#### Goals

- Businesses, mixed use/income housing, open space for community.
- Community facilities/ amenities that support new dense population in area.
- Vibrant, high density development:
  - a. People live and do business.
  - b. Affordable housing.
  - c. More businesses and activity – strong commerce component.
- Vibrancy – lots to offer at Laney, Museum, Lake, Jack London District:
  - a. Connect existing attractions/connectivity.
  - b. Student housing.
  - c. Bring all corners together with this piece.
  - d. Want community using businesses in Laney.
- More vibrancy – lots to do all hours in Chinatown.
- High density to support commercial development and activity.
- Name of location in BART name.
- Activity/vibrancy and community uses in area.
- Understand larger context.
- Opportunity to create local jewel, place for recreation and school with economic development to occur around.
- Consider transfer of development rights to less restricted sites versus location at BART conducive to dense development.
  - a. Within a few blocks is close enough in an active area – don't need to preserve for high-rise if development can happen around.
- Question: would open space need to be replaced if a community facility was added to Madison Square Park?

#### Shared Ideas and Points of Debate

Each CSG member in Group Three took time to draw their own version of the four block area and shared their work with the group. The group tried to create a shared map. Individual maps follow the key conclusions.

- Close Fallon and create car turnaround where 9th meets Laney – point of agreement.
- 8th and 9th streets are key streets that could be narrowed to accommodate wider sidewalks, street vendors, other pedestrian amenities, and possibly bike lanes. Conversion to two-way was also suggested, but the group never determined if this was a priority.
- Madison Square park – point of debate – build on the park?

- a. Some people wanted housing and businesses to activate the park and move the park space over to the BART administration block.
  - b. Others felt it was very important to preserve the public benefit of park and public space that already exists in the public domain.
- MTC/ABAG good place for new high-rise/dense development with consideration in design of shadow on park space – point of agreement.
  - Park space on the BART administration block with a community center (and maybe more buildings) – it was agreed it was a good block for park space due to building constraints.
  - The BART Parking lot should be developed, at least in part, with buildings adjacent to Laney College with retail; some group members wanted this to be a major destination.
  - Park focus, not remainder – must be well planned and designed; active design (may vary by generation), community center.
  - Where should development occur in general? Public or private sites – point of debate.
    - c. Buildings or Open space on publicly owned land?
    - d. Where to generate economic activity versus preserving public land for public use.
  - Question: How much development is needed to support community amenities? What is the right balance?

FIGURE 3-4: GROUP 3



Lake Merritt Station Area Plan  
Summary of Community Feedback

### 3.3 Key Findings

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Some themes emerged from the CSG group work, along with some specific questions that the group would like to address at future meetings.

- Significant public space incorporated into the four blocks.
- MTC/ABAG is the most developable, with considerations regarding sunlight/shadow.
- All CSG groups identified a park or plaza on BART block, and maybe a community center.
- Some groups debated the future of Madison Square Park regarding maintaining it as a park versus building due to fewer site restrictions.
- The BART Parking lot should have a mix of new development and public space.
- The CSG groups requested to have financial feedback/analysis regarding development on these sites at a future CSG meeting, particularly pertaining to:
  - Development feasibility.
  - The amount of development required to support various public spaces.

### 3.4 Individual Maps

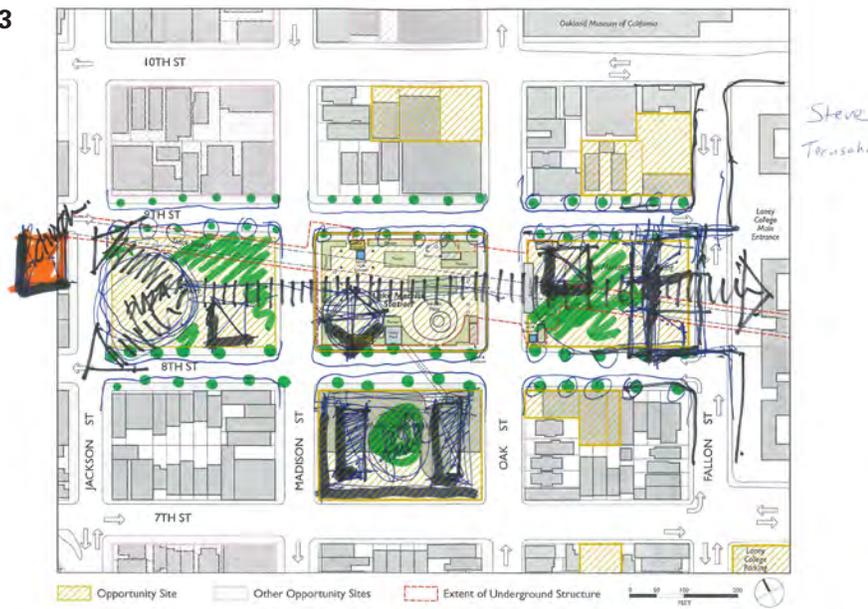
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The following maps were completed by individuals at the meeting as part of the process of developing a group map.



FIGURE 3-5: INDIVIDUAL MAPS

Group 3



Group 3



Group 3





## 4 Neighborhood Teas and Focus Groups

### 4.1 Merchants Tea

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Thirty-four local merchants and interested community members attended the Merchant's Tea Focus Group meeting on December 7, 2010 from 3:30 to 5:00 pm at the Oakland Asian Cultural Center to discuss their concerns, goals, and vision for the Lake Merritt Station Area. Jennie Ong of the Chinatown Chamber of Commerce and Phuc Tran of the Vietnamese Chamber of Commerce welcomed the group and City of Oakland staff provided some background information on the Plan. The remainder of the meeting was opened to the attendees to discuss issues, goals and their vision for the Planning Area. Guiding questions were provided and the discussion was facilitated by project consultant, Dyett & Bhatia. Simultaneous interpretation services were offered, and four participants made use of Cantonese language interpretation services. In addition, 12 surveys were completed by meeting attendees, the results of which are provided below. A summary of the feedback received at the meeting follows.

The importance of Chinatown merchants to the City's cultural and economic vibrancy was emphasized. Overall, merchants want to expand Chinatown and attract more people to the area to better compete with other Asian markets and centers. It was noted that a key asset that Chinatown has in competing with Ranch 99-type development (supermarket with Asian products, usually part of a multi-tenant shopping center in suburban setting) is the unique and vibrant environment. Participants were clear that they wanted to be involved throughout the planning process.

#### ISSUES AND CONCERNS

Participants indicated that two of the biggest issues for merchants are safety and parking. Other issues included cleanliness and maintenance. They also expressed some concern about financing improvements and that it will take too long to implement the Plan.

##### Safety

Improving safety came up as a priority issue throughout the meeting. Lack of a sense of safety was noted as the primary reason that there is a low turnout of customers at night. It was emphasized that one way to improve safety is to increase activity in the area and the number of pedestrians on the street. Safety was mentioned throughout the meeting as a major concern.

##### Parking

Because Chinatown is a regional destination, customers and clients drive from all over. To keep people coming, people need to be able to park. Merchants advocated for more public parking that is convenient. The cost, availability, and convenience of parking were all concerns. For instance, it was noted that the occupancy rate decreased dramatically when the price to park in the Pacific Renaissance Plaza garage

## **Summary of Community Feedback**

went up from \$1.25 to \$2.00 per hour (an average of 10,000 fewer cars per month). Participants suggested lower parking fees in general, and in particular for customers; one participant suggested that the pricing be cheapest for the first hour and then go up, so that short-term users pay less than long-term users, such as office workers and employees.

It was also noted that the parking meters are too expensive, particularly when compared to the cost of goods in Chinatown, and that the high cost drives away customers. If parking costs too much, people will go to other more suburban markets and centers that have more convenient and lower-priced (or free) parking. It was felt that ticketing for parking enforcement is too aggressive, and causes a loss in customers and sales tax revenue.

In addition, it was noted that there is a shortage of short-term parking, including green zones for quick grocery trips, yellow zones for unloading of merchandise, and white zones for passenger loading. As a result, many cargo trucks double park a few blocks away from storefronts to unload goods and obstruct traffic.

Finally, it was also noted that there are many designated disabled parking spaces and participants felt there were frequent abuses of disabled parking privileges and suggested that handicap placards should be better regulated.

### **Cleanliness and Maintenance**

Participants were concerned that Chinatown is too dirty and that there are too many potholes. Some participants felt that merchants should clean the street when they close at night. It was also felt that streets should be better maintained by the City. It was noted that the Single Resident Occupancy (SRO) buildings have no on-site waste disposal and generate much garbage that goes to public trash receptacles on the sidewalk. It was felt that garbage services should be required for all properties. The issue of street cleaning was also raised.

### **Zoning**

It was noted that the current zoning in Chinatown can be a hurdle for businesses that potentially want to come into Chinatown. For instance, medical service is not permitted by right on the ground floor of buildings, within 30 ft of the front property line, in a zone (CBD-P). This regulation caused a former acupuncture office to remain vacant for two years without a new tenant. Participants noted that the zoning should allow traditional businesses in Chinatown without requiring a conditional use permit or variance.

## **IDEAS AND GOALS**

### **Vendors and Markets**

#### ***Street Vendors***

Participants suggested that, particularly in the short-term, while the economy is slow, street vendors could create activity, attract business, add to the vibrancy of the area and reduce unemployment. The street vendors on Telegraph in Berkeley were cited as an example, where vendors sell cheap goods and/or handcrafted items and clothing. It was suggested that vendors be allowed on weekends or nighttime only, both to avoid competition with permanent retail shops and help enliven Chinatown during off-peak hours. It was noted that vendors could attract Laney College students, fill up empty streets with street vendors,

and put ~~yes~~ on the streets.” Allowing street vendors would also serve as business incubation that could lead to more permanent merchants.

However, it was noted by several participants that street vendors represent competition for local retail merchants, since they have lower overhead and operational costs. Some participants expressed a fear that vendors would do very well, but that merchants would be hurt. Concern over illegal vendors was also raised. It was noted that licenses could be auctioned off, and that the licenses could regulate what vendors could sell and the hours they operate, and that existing merchants could also participate with their own street vending location. It is also difficult for street vendors to sell complex food (regulated by Health Department).

### ***Night Market***

While participants were supportive of a night market, which would bring in more activity, it was noted that the previous year’s night market experience (held in Pacific Renaissance Plaza on Saturdays during June and July) was successful for the first few weeks, but then attendance dropped. Meeting participants speculated that this was because few people knew about it, and travel from BART to Chinatown is currently disconnected. Several suggestions were made to improve the success of a night market. These included more marketing, bringing people in on BART, and holding the market on the street and on a regular basis. Creating a clear pedestrian-friendly route to these activities from BART would also be important to the success of the market. It was suggested that discount fares to Lake Merritt Station could attract BART riders to the area. Then people could be encouraged to take BART in to Lake Merritt Station, walk and shop through Chinatown, and then go home via 12th Street BART. Vendors could also help activate the connection between Chinatown and Laney. A few suggestions for a location of a night market included the Lake Merritt BART Station parking lot and closing streets in Chinatown like they do in Old Oakland for the farmer’s market.

One example of a successful night market was from a Chinatown in Australia, where a vibrant open night market operates 365 days a year through all weather. The market is well advertised and offers unique food delicacies and handcrafted items. The market includes vendors as well as local businesses that bring their goods out onto the street.

### **Expand Chinatown and Promote New Development**

There was a concern that Chinatown has become stagnant in the last few years; it was felt that in order to remain vibrant, it has to grow. Because there are boundaries to the north (EBMUD office building) and the south (I-880), it was felt that Chinatown should expand east toward Lake Merritt, which would also link Chinatown to BART. It was noted that businesses are already expanding that way, but they would like to see more retail and professional businesses (no big institutions). Businesses existing near the BART station noted that their business now primarily comes from Laney and office workers; they would like more businesses in that area to help reinforce it as an area for commerce.

Participants indicated that they want a true mix of uses that is balanced; and that the BART site in particular should have both housing and businesses. Participants wanted to attract new and more diverse development, including:

- Entertainment facilities, such as a theater that shows Chinese movies;
- Commerce generating businesses;

## Summary of Community Feedback

- Housing – market rate and some affordable;
- Retail – wider range of foods, restaurants, and businesses;
- Service organizations for seniors/youth; and
- Offices.

Participants noted that it was important that new development make economic sense (have a return on investment), and bring in revenue.

### Density

The group was very interested in dense transit-oriented development. They referred to examples in Asian cities for high rise, dense, green, sustainable, and transit-oriented development with active businesses, retailers, and vendors. The Pacific Renaissance Plaza was also referred to as a good example of dense, mixed use development. It was felt that the first two floors could be commercial, with residential on top. An example from Montreal was also given where there is shopping underground, and residential above. It was noted that in Asia it is common to live in high rises, whereas people here have to learn how to live in high rises, but then they appreciate the convenience. It was suggested to do a study on how mixed-use development plays out in Asian cultures.

Density was noted as crucial for safety and an active street at night, and to build a strong customer base. It was felt that new development should include market-rate housing with some affordable housing, lots of retail space, and possibly a convention center. Tax dollars could then support social services.

### Housing

Some participants felt that there is an over-concentration of senior housing in the area, and that this over-concentration does not contribute to the overall economic vitality of the Planning Area, since seniors are not big consumers of goods and services. It was noted, however, that while seniors do not have enough income to support retail in the area, traditionally when their families visit they would go out to shop or dine together in Chinatown. Now, due to the seniors and their families feeling unsafe, they often shop/dine somewhere outside of Chinatown.

It was noted that merchants need a stronger consumer base in the area - people that are willing and able to spend money and support nightlife activity, which would also improve safety. They advocated that there shouldn't be more housing just for seniors or formerly homeless in the area, and wanted more balanced housing development, including market rate and affordable housing. In particular, participants wanted to increase the population of young adults in Chinatown.

### Attract Younger Generation

It was noted that currently there is an exodus of the younger generation from Chinatown. There is also a trend of younger generation of Asians leaving California to relocate in places like Phoenix and Austin that are perceived to be safer and where the cost of living is lower. Therefore, the Lake Merritt BART Station Area Plan needs to target the younger generation to prevent out migration. It was felt this could be accomplished through several strategies, including:

- Addressing the parking issue;
- Addressing the safety issue;
- Establishing more night time entertainment businesses such as karaoke, movie theaters, and dessert and food options (while some exist, more variety is needed);
- Attracting Laney students to stay in Chinatown after school;
- Improving the quality of schools and capitalizing on the high quality of Lincoln Elementary School and its recent award/recognition as Blue Ribbon School to attract families;
- Providing housing units that accommodate multiple populations; and
- Accommodating international students.

### **Connections, Access, and Streetscape**

#### ***Connections***

While there are many great destinations and attractions in the Station Area, such as the Oakland Museum, Pacific Renaissance Plaza, Laney College, Lake Merritt parks and walking paths, Tai Chi at Madison Square Park and youth gatherings at Lincoln Elementary, participants noted that these places are not spatially connected to each other. It was felt that making connections between these resources is important since now the area is disjointed. Participants wanted to see these destinations connected to create synergy, make the area more cohesive, and bring people together.

Participants identified 8th Street, and possibly 9th Street, as potential main boulevards to connect Laney to the heart of Chinatown. The topic of converting these one-way streets to two-way streets came up, and the general feedback was that if two-way streets worked better, they were open to it. The question was also raised as to whether it was possible to build under the I-880 freeway to activate the under-crossing towards the Jack London and Waterfront Districts.

#### ***Streetscape***

It was noted that in some places the streets feel unsafe, and that there are potholes everywhere, as well as dirty sidewalks and dangerous intersection and crosswalks. Merchants resoundingly supported street improvements and more street appeal, and in particular better street lighting. Other street improvements they expressed support for included trees to establish a unified streetscape, and better crosswalks and signals. It was noted that in general they do not like the recent streetscape improvements in Chinatown because they took away parking spaces and resulted in little holes that collect water and ultimately smell bad.

#### ***Transit***

It was felt that the area is behind on transportation, and that there should be more transit ridership to and from the Lake Merritt BART Station, given the area's amenities/resources. It was noted that people want to live near transit so they don't have to drive, and can get off BART and run errands, eat, etc. A monthly BART pass was suggested as one way to get people to use BART more often. It was also suggested that there should be more food options near Lake Merritt BART.

## Summary of Community Feedback

### ***Access by Car***

Since customers come from all over the region, access by car is important to merchants. The distinction between good traffic (coming into Chinatown) and bad traffic (passing through Chinatown) was made. It was noted that streets need to have loading zones and yellow zones. One suggestion for adding parking to the area was to redevelop the Salvation Army block with parking and retail (like Pacific Renaissance Plaza).

### **VISIONS**

Several themes emerged to describe the vision for the Planning Area:

- Safe, vibrant and active;
- Chinatown expanded east to the Lake Merritt BART Station;
- A diversified commercial base that attracts a wider range of customers to visit;
- High density for both housing (including market rate and affordable housing) and businesses, possibly in high rise buildings;
- A wide mix of uses;
- Attractive to families and young people to spend more time in and to live in Chinatown/the Planning Area;
- Easily and affordably accessed by transit, on foot, and by car; and
- A financially sound and implementable Plan that supports commerce.

TABLE 4.1: MERCHANT SURVEY RESPONSES

Location	Oakland Resident	Chinatown Resident	Business Type	Business History	Busiest Time	Slowest Time	# Employees	Floor Area (sq.ft)	Client Type	Rent	Lease	Stay in Chinatown?	Stay in 6 mos?	Other Comments
Webster & 8th St.	No	N/A	Fast food	25 years	1988	Now	10	1760	Families; Seniors; Others	Expensive	5 years	No	No	Retire soon
Alice & 9 <sup>th</sup> St.	No	N/A	Insurance	27 years	9-6pm		2	600	Families; Young Professionals; Seniors	Self-own	N/A	Yes	Yes	
9th St. & Harrison	No	N/A	Poultry Shop	28 years		Now	4	3800	Families; Seniors	Fair		Yes	Yes	
12th & Franklin (2 wks ago) 19th & Franklin (now)	No	N/A	Office Supplies	24 years	8:30-5:30pm		2	2100	Office occupants	Somewhat expensive, but worth it	5 years		Yes	We need balanced housing development, affordable, market-rate housing. No more low income housing or housing for formerly homeless
9th St. & Webster	Yes		Daily supplies/ convenience store	25 years		Now	2	2500	Families	Affordable		Yes	Yes	
10th & Webster	No	N/A	Florist	36 years	11 to 2pm	2 to 4pm	0	700	Families	Affordable	5 years	Yes	Yes	
Pacific Renaissance Plaza (9th St & Franklin)	Yes	No	Chinatown Chamber	25 years	10:30-2:30	3:30-6pm	2	400	Professionals of all ages	Fair	2 years	Yes	Yes	For Chinatown to be vibrant, Chinatown businesses need to be able to expand toward the Lake Merritt BART Station area

## Summary of Community Feedback

**TABLE 4.1: MERCHANT SURVEY RESPONSES**

Location	Oakland Resident	Chinatown Resident	Business Type	Business History	Busiest Time	Slowest Time	# Employees	Floor Area (sq.ft)	Client Type	Rent	Lease	Stay in Chinatown?	Stay in 6 mos?	Other Comments
Phoenix Plaza 8 <sup>th</sup> St., 9 <sup>th</sup> St. & Franklin	No	N/A	Property Management, Take-out restaurant			Property Management: all day Retail: 11-1; 4-5:30	16		Families; Young Professionals; Children; Seniors	Self-own	N/A	Yes	Yes	Clean the streets
Franklin & 7 <sup>th</sup> St.; 8 <sup>th</sup> St. & Webster	No	N/A	Restaurant; market	15 years	10-3pm	3-9pm	40 + 20	20,000; 5,000	Families; Seniors	Too expensive	10 years	No	Yes	We are moving to expand in San Leandro. Must be safe! More parking (affordable), fix sidewalk, curb, potholes. Clean streets and sidewalk by the city. BART lots- underground parking, ground/2nd level retail, 3rd level offices; 4 to 20th condos!
Franklin & 7 <sup>th</sup> St.	Yes	Nearby	Law Office	1958	9-5pm	0	1	900	Families; Young Professionals; Seniors	Fair	mo/mo	Yes	Yes	Lack of public parking is biggest factor
13th & Franklin	No	N/A	Accounting	25 years	11	4			Young Professionals				Yes	
Pacific Renaissance Plaza (9th St & Franklin)	Yes	yes	Retail	3 months	1-6pm	after sunset	4	423	Young Professionals; Teenagers; Children	Expensive	5 years	Yes	Yes	

## 4.2 Property Owners and Brokers Tea

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Ten community members, including realtors or property owners with interests in the Planning Area, councilmember aides, redevelopment agency staff, and Chamber of Commerce representatives, attended the brokers and property owners meeting on January 18th, 2011 from 1:30 to 3:00 p.m. at the Pacific Renaissance Plaza to discuss their provide insight on development in the Planning Area and discuss their goals and vision for the Lake Merritt Station Area. The meeting was facilitated by City staff, Dyett & Bhatia, and Conley Consulting.

### ***What are the drivers for space on upper floors and lower floors?***

Participants agreed that the answer to this question would depend on the exact location within the Station Area. People said that in the core of Chinatown, gifts and retail shops were likely to locate on ground floors and on 2<sup>nd</sup> floors it was more likely office space but it could be also be retail (restaurants, like Legendary Palace or Peony in Pacific Renaissance Plaza), but was generally not residential uses.

### ***What is the 100 percent corner (area of highest demand for rental)?***

Number one is the corner of 9<sup>th</sup> and Webster number two is the corner of 9<sup>th</sup> and Franklin. Rents are \$6-8/sqft for retail on ground floor; and \$1-2/sqft for 2<sup>nd</sup> floor (single room-higher rate).

### ***What are the sizes of commercial spaces?***

Peony restaurant (in Pacific Renaissance Plaza) is 15,000 sq. ft. The size of space in most demand is 500-1200 sq. ft. Most typical spaces in Chinatown are between 300 – 5,000 sq. ft.

### ***What are residential rental rates?***

As an example, in Pacific Renaissance, you would typically pay \$1,250 for 1 bedroom, \$1,400 for 2 bedrooms.

### ***What are some examples of recent real estate sales that illustrate current market trends?***

- Duplex located at 146 9<sup>th</sup> Street (at Madison) was purchased several years ago for \$875k with the intent to redevelop, but previous owner discovered that the building was protected from demolition due to historic character. New owners, young professional couple, purchased for \$430k and intend to maintain and restore the original building.
- Vacant lot at 1111 Jackson Street was entitled for 32-story development with 88 luxury units and 35,000 sq. ft. of commercial space. It was originally purchased for \$15 million, now sold to EBALDC for \$5 million to build 98 family units.

### ***Existing Uses and Comparisons to Other Commercial and Residential Areas***

Some participants said that the commercial district needed cheaper parking and better safety to improve. Other challenges included an aging infrastructure and an aging demographic (that don't buy very much). Unlike some other commercial districts in the City, the core of Chinatown also includes schools, churches and community service centers. In Chinatown, people look for cheap food, whereas in shopping centers, people perceive that the food is higher quality and are okay with it being more expensive. Oakland

## Summary of Community Feedback

Chinatown does not have tourists to provide extra boost to retailers, but special activities like Chinese New Year Bazaar bring in visitors that may not regularly come the area.

Eastlake has a lot of Vietnamese/Southeast Asian stores and they can compete with stores in Chinatown because many people from Vietnam or Southeast Asian live in that area. The advantage of Chinatown over suburban shopping centers is that in Chinatown there are more people living around and above the stores. Also Chinatown has a captive market (for example those that are linguistically isolated). Housing competition is Emeryville or San Francisco.

One participant noted that he owns a building on 7<sup>th</sup> & Franklin Street that has been vacant for 2 years, even though the rent is only 25 cents per sq. ft. He feels that this is related to new zoning rules that went into effect a couple years ago that placed ground floor restrictions on uses, like accountants, dentists, acupuncturists and lawyers. He argued that zoning rules need to be more flexible in the types of uses allowed.

People noted that there are a number of home improvement type stores located in Chinatown, including American Emperor and Sincere Hardware that are used by general contractors and reflect cheaper costs of goods from China.

### ***Thoughts on New Development***

Someone noted that the current restrictive loan market is the biggest issue affecting the slow down in new development or new businesses in Chinatown, because Chinatown is such a cash-based economy and many folks don't have credit history or records of their profits. People also commented that the growth of Chinatown has been related to the growth of the Asian population, which has plateaued, so the potential for more growth may be reduced.

Participants thought that many new Asian immigrants were wealthier as a whole than previous groups, since many are using the EB-5 Visa (requires financial investment in the US) that essentially allows you to buy your way to the front of the visa line. People noted that many of these new immigrants were getting visas, because their kids wanted to get the type of higher education found in the US. These new potential immigrants could be a market opportunity, since they could invest in development in the area, including housing for their children adjacent to Laney, an institution of higher education.

Participants said that the focus needed to be on the BART blocks as the main opportunity sites. A new neighborhood could emerge in the area immediately adjacent to the BART station. Another "anchor" site for future development is the Salvation Army site; it could be split among developers. New residential development needs to be marketed to young, single, couples, people in their late 50s that may be thinking about retirement years, and also needs to accommodate existing residents, including immigrants and persons with low income.

People said that new residential development could be marketed to San Francisco workers, since the Lake Merritt BART Station is only two stations away from San Francisco's main office and financial district. If marketing to young people and families, it would be important to have other supporting activities besides the residential uses themselves. People also talked about the desire to see new corporate headquarters here, but also cautioned against the effects of a big office building like EBMUD. It doesn't have a mix of uses; it creates a non-active space, breaks up the retail frontage and is a dead space on the weekends and after work hours.

People talked about the idea of new development having uses underground, even shopping, with the idea that people perceived enclosed spaces as being safer. People also discussed how the success of a development project related to timing within market. For example, Franklin 88 didn't have the greatest layouts, but timing was good.

### ***Property Owner Interest in BART Properties***

Several property owners indicated interest in developing the sites of the Lake Merritt BART station. They had ideas for multiple high-rise buildings. Others were not as strong about the near-term market near the site. They agreed that business owners and property owners have different opinions than the local residents in terms of what is most important and what will be successful.

## **4.3 Students Tea**

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Twelve Laney College students and interested community members attended the Student's Tea Focus Group meeting on March 17, 2011 from 3:00 to 5:00 pm at the Laney Bistro to discuss their concerns, goals, and vision for the Lake Merritt Station Area. Marco Menendez, Dean of Fine and Applied Arts/Communications/Physical Education welcomed the group and City of Oakland staff provided some background information on the Plan.

Students introduced themselves and shared what they are studying and how they access the school. Three indicated that they bike most of the time, three varied between driving and taking transit (bus or BART), four mostly drive to campus, and two primarily use BART.

The remainder of the meeting was opened to the attendees to discuss issues, goals and their vision for the Planning Area. Guiding questions were provided and the discussion was facilitated by City Staff and the project consultant, Dyett & Bhatia. A summary of the feedback received at the meeting follows.

### **EXPERIENCE OF THE PLANNING AREA**

#### **BART Site Development**

Students were interested in the decision making process regarding development on the BART site, indicating that they have heard several different things about development on BART station parking lot and would like to know if there are any concrete plans to develop the lot. City staff replied that Oakland's City Council will make final decision on project.

#### **Student Destinations and Activity**

It was noted that many Laney students use BART or take bus to travel through the area, rather than stay in the area for other uses. Most students just come to campus to attend class and leave immediately when classes end. Students commute in from a variety of places, with many students walking into Chinatown to take bus to Alameda, and many students living in the Fruitvale area. Asian students, particularly the older students, tend to eat and shop in the Chinatown. Many community members also come to Laney to use campus facilities. Students also frequent Vietnamese restaurants on 5th Avenue and East 12th Street. Most people drive, bus or ride bikes, and sometimes walk there. The public library, McDonalds, and Subway on 14th Street are all destinations for students.

## Summary of Community Feedback

Participants wanted to see more shops around Laney and better pedestrian experience/connection between Laney to Chinatown. It was noted that it is currently not vibrant enough or close enough, and not a pretty walk to get to Chinatown. However, participants did indicate that they enjoy many assets of the area, including Chinatown, Jack London Square, Downtown, and Lake Merritt.

### Safety

Several students expressed concerns about safety; in particular students noted they don't feel comfortable walking at night, because of poor lighting and bad reputation for crime in the area. Students also feel unsafe walking to bus stops (some students have to walk to Franklin to catch their bus) and to parking. There was also concern regarding homeless moving into the area and the presence of the homeless shelter nearby – while students noted that they didn't necessarily commit crimes, they make some people feel unsafe and create a feeling of discomfort.

As a result of safety issues, some students only schedule day classes to avoid nighttime danger. Nighttime students request “safety aids” (escorts) to walk them to their nearby destination after class. Further, some students have dropped out of Laney College because of parking shortage and safety issues.

### Parking

It was pointed out that many BART patrons are already using Laney College parking lot, and there is concern that building a new parking structure on the Laney parking lot would impact the use of the parking lot for flea market/carnival, which provides a source of income for the college. There was also concern that a new parking structure would create another “commuter spot.” However, other participants disagreed, noting that a parking structure can accommodate more cars without requiring more space allocated to parking, which would free up more land for open space. One student noted that they signed up for an 8 AM class but dropped class due to lack of parking.

## VISION FOR THE PLANNING AREA

### Community Role for Laney

Participants want Laney to play a larger role in the community and foster more interaction between Laney students and community. Laney wants to be considered a community and service center and wants to emphasize that role. For instance, the ASLC is working on getting farmers market to happen on campus and wants to reach out/coordinate with the community.

Laney also has a role to play in job training and development, in that it not only offers classes but also green job development programs. It was noted that Oakland/East Bay is the trendsetter for green sectors in the nation and Laney is located at the center of this trend. There was an identified need for employment centers connected with job training program with offices/headquarters nearby to employ trainees/graduates from training program. While students have grand ideas for green development, they often lack opportunities to employ them. Laney would also like to be involved in an employment center connected with job training so students can transition immediately to a job, noting that even if the actual jobs aren't here, at least the job coordination would be. Further, Laney would like to see the center connecting with other local agencies in this neighborhood and Oakland. Finally, while it Laney is doing a lot related to development in the Green sector, there is more growth potential in the Arts and Design emerging sector.

### Student Housing

A recurring vision among students was the addition of more student housing in the area, not only for Laney students but the entire Peralta community, and particularly for international students. Participants felt that having more students living closer to campus would provide several benefits, including:

- Housing closer to campus will help students assimilate into community and participate in community activities/events.
- Guaranteed campus housing is very marketable to international students and can serve as an “usher” or gateway when they first come to America to study by saving them time in the housing hunt, easing insecurities about housing before they arrive, and providing a convenient living location.
- Student housing would attract a lot of people to the area that would increase foot traffic in streets and increase demand for businesses.
- Currently, Laney becomes desolate after 4 pm when international students drive back home since they don’t want to stay late due to safety concerns. If there is student housing around Laney, more students will be willing to stay longer on campus, have more time to study, and there will be a need for more coffee shops, movie theaters, “hang out” spots for students.

One good location for student housing was identified on Oak and 6th streets; it was noted that simple dorms would be sufficient. However, participants also noted that it could potentially be difficult to implement, referring to plans for international housing that were shot down for political reasons at Berkeley City College.

In terms of other housing in the area, some participants expressed concern about more low-income housing in the area, noting that the low income group would not sustain the community, and that the area really needed to be a more mixed income area.

### More Active Uses

#### *More Restaurants and Shopping*

Participants indicated that they hoped to see more active uses in the area to increase foot traffic and the presence of people. Participants’ suggested mixed-use development, more shopping and dining, and revitalized night life noting that businesses such as restaurants or a major market should be open past 9:00 p.m. Currently the nearest eateries to campus closes at 2:30 p.m. It was acknowledged that it needs to be a partnership: that the community has to be ready to stay late and businesses ready to stay open – has to be both.

It was noted that the area needs a broader spectrum of commercial uses to get people to come more often and make it more active and therefore safer. It was noted that there should be a range of businesses and not just community driven services. Some specific suggestions included coffee houses, a Trader Joe’s, and a Farmer’s Market on campus.

In particular, participants wanted to bridge the gap between Laney and Chinatown, noting that better connections will keep people around and help to reduce people’s reluctance to linger. Currently the gap between Laney and Chinatown feels like a high danger zone because the streets feel deserted, which keeps people from going out. This connection needs more businesses and more lighting.

## **Summary of Community Feedback**

There was some discussion of whether they would prefer to see Chinatown businesses moving toward Laney or push the college environment out toward Chinatown. It was noted that it could take years for Chinatown businesses to grow closer to Laney. Also, some participants felt that Chinatown doesn't need diversification, but that new businesses are needed outside of Chinatown.

### ***Parks and Open Spaces***

Participants noted that there are currently many empty parks and that there is a need to revitalize Madison Square Park and redevelop the administration building site. One participant also noted that they want a place for community facilities such as a community center at Madison Square Park. There is also a desire to create a place for lingering at the BART Station.

### ***Kaiser Convention Center***

It was noted that currently the Kaiser Convention Center is a dead area that needs to be revitalized. Revitalizing the Kaiser Convention Center could help bring more business to the Oakland Museum of California and other areas. Marco Menendez noted that the district is looking to buy and renovate Kaiser Convention Center; however, while Laney can afford to purchase the property, it lacks funds to renovate and maintain it. Laney would plan to keep Kaiser as a public as well as instructional space (a shared space for students and community members).

### **Safety**

Students advocated more activity for increased safety, but also suggested a partnership between police, businesses, and students to improve safety issues.

### **Health**

Participants also expressed concern about environmental injustices in the area as it has ragged roads, I-880 cuts through the area, and it is a food desert. However, they also noted that the Warehouse district, which is attractive to higher incomes, also has poor air quality due to I-880.

### **Street Improvement**

Participants expressed a need for better access for students to get around community and noted several improvements to streets, with one comment that all the streets need to be improved. Specific improvements or concerns include:

- Convert one-way streets to two-way.
- No safe crossing on Fallon Street, which needs stop signs or a traffic light. Need crosswalks between 8<sup>th</sup> and 7<sup>th</sup> Streets and better crosswalks at Fallon and 8th and 10th (major blind spot at 8th).
- Cars drive too fast.
- Narrow 10th Street.
- Angle parking creates blind spots; many cars can't see pedestrians from behind.
- Idea to close half of 7th west of the bridge and move to 6th to connect Laney to Parking.

### Building Types/Use

Participants voiced a range of opinions regarding building heights. Some participants felt small buildings were appropriate given the number of vacant lots currently. Others felt 4 to 6 story mixed use buildings would be most appropriate, no more than 8 stories. Others felt that height should vary by district or subarea. There was also concern about the economic viability of tall buildings. One participant noted that 20 stories fine if it is designed well, fits in, and is market supported.

### PRIORITIES

At the end of the meeting, students were asked to share their top priorities/what they would really hope to see change in the Lake Merritt Station Area over the next 25 years. These included:

- Street and light improvements throughout, including lighting at night around Laney, in the parking lot, and on streets; and addressing safety issues at crosswalks.
- Student housing, which would add demand for businesses and make the area livelier.
- More diverse retail, including shopping, restaurants, and cafes.
- Revitalize the area and get rid of the dead zone between Laney and the rest of the community, recognizing that now security is a key concern and that if it becomes safe and lively, the rest will follow.
- Integrate Laney with general community so it can better act as a community center and can offer more services, including greening the Laney campus and making it more inviting.
- More bike lanes and paths through campus, through the Kaiser Center, and on streets.

## 4.4 Families Tea

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Eleven interested community members with children or grandchildren that use the area or that are involved with Lincoln Elementary School attended the Families Tea Focus Group meeting on April 2, 2011 from 9:30 to 11:30 a.m. to discuss their concerns, goals, and vision for the Lake Merritt Station Area. Dyett & Bhatia welcomed the group and City of Oakland staff provided some background information on the Plan. Asian Pacific Environmental Network (APEN) provided consecutive translation for seven out of nine participants that spoke Cantonese and Mandarin.

The remainder of the meeting was opened to the attendees to discuss issues, goals and their vision for the Planning Area. Guiding questions were provided and the discussion was facilitated by City staff and Dyett & Bhatia. A summary of the feedback received at the meeting follows.

### MEETING SUMMARY

Participants introduced themselves and shared where they live and the ages of their children or grandchildren. Two participants were grandparents, and seven were parents, with children ranging from toddlers to young adults in College.

### EXPERIENCE OF THE PLANNING AREA

#### Access

Participants described how they get to and around the area, with the five participants that live in the planning area noting that they primarily walk around the area, while the six participants living outside the planning area primarily access the area by car. One participant noted that her grandmother used to take bus, but since the bus line to Laurel was cut she can't get there as easily. Another family that primarily drives also noted that occasionally the kids will be picked up by their grandmother, who also lives with the family, in which case they will take the bus.

#### Safety

Consistent among participants were safety concerns about walking in the area. One participant was particularly concerned about security at the BART station and needing to know who to call when they felt unsafe (while there are signs in the station saying to call, no-one responds). They suggested an escort system and regular patrolling both at and around the station. Several participants also identified the area around Madison Square Park and the BART administration block as a safety concern, where they noted that there are many homeless people living and it is dirty and smells bad. One participant that lives near Madison Park noted that her car had been stolen twice from the area.

In response, participants indicated that they avoid walking in that area. One participant noted that she will take a longer route to avoid walking near the Park, or asks her father to drive her around. Another family noted that they drive between Lincoln and Laney for classes because it doesn't feel safe to walk that distance. They noted that they would walk through the planning area only in a large group, like for a field trip. On the other hand, some participants noted enjoying using the park during the summer for their kids to play, but only if it feels safe and is clean.

#### Destinations/What Brings You to the Planning Area

Most participants indicated that they are in the planning area every day. Participants use the Planning Area for a variety of needs and visit many locations throughout the planning area. Participants described a range of activities, including: running errands, using the senior center, shopping in Chinatown/visiting Chinatown markets, dropping-off and picking-up kids at Lincoln Elementary School, visiting the doctor or dentist, getting groceries, and visiting Laney for classes (including swimming classes for kids). Some participants also noted that they try to get home before dark due to safety concerns.

#### Traffic

Participants made several comments related to traffic in the Planning Area and how it often feels unsafe for pedestrians. Participants noted that cars drive too fast, are impatient, and cars often have to swerve around potholes (such as on 10<sup>th</sup> and 11<sup>th</sup> streets). They noted that the streets are too wide, but then there are also problems when lanes merge. They also noted that there are a lot of accidents related to traffic trying to get on the freeway.

There was a lot of concern about traffic making it hard to cross streets, particularly crossing 7th Street near the freeway ramps where cars don't give right of way to pedestrians. They noted that cars don't wait at the stoplight because it's one-way, making it unsafe to cross the street. Also, participants were particularly concerned about intersections near Lincoln Elementary where cars turning right don't always

wait for children to finish crossing before crossing intersection, or sometimes cut children off so they don't have to wait.

Participants felt that generally both drivers and pedestrians need to follow the rules better. One participant noted that people run stop signs in some places and cause accidents. Another participant noted that there can be problems for drivers where people cross streets mid-block or otherwise against the rules, which makes drivers afraid of hitting people.

On the other hand, people liked the intersections in the heart of Chinatown (with the pedestrian scramble), since it's very clear who has the right of way. They felt it is a smooth intersection for pedestrians and drivers.

### **Favorite things**

When asked what their favorite things are about the Planning Area, participants noted its character as a cultural space, the convenience of amenities and services being nearby, such as groceries, medical center, shopping, eating, and senior services; performances such as dancing at Lincoln; and the great asset of Lincoln Elementary School.

## **VISION FOR THE PLANNING AREA**

### **Improve Access**

#### ***Street Improvements***

Participants suggested street improvements to make the area nicer to get around. In general they suggested improved lighting and cleanliness. To promote cleanliness they suggested an effective campaign to make people care about the streets – a Keep Oakland Clean Campaign – which would empower the people of Oakland and prevent people from littering and spitting on streets. Also, they suggested putting in more trash cans (at every corner) and adding signs that say “No Litter.”

It was also noted that currently there are no clear walking paths or well lit pedestrian corridors. It was suggested that 10th Street would be a great corridor for walking, biking, and slower traffic, connecting all the way to the Eastlake neighborhood. Participants felt that now you need to drive to get to Eastlake and a good east/west pedestrian and bicycle connection is needed. They also suggested that there is a need for clear pedestrian crossings on major streets, and while some liked the idea of a pedestrian only street, they noted it would be okay if traffic is slower. They suggested that in order to slow traffic, there should be speed bumps to slow traffic approaching busy intersections.

#### ***Improved Transit***

Participants wanted improved public transit, in particular more bus access – including more stops, routes, and frequency. One participant who currently drives to the area noted that if there was more bus service they would take the bus, but now the service isn't good enough. They also suggested extending free Broadway shuttle all the way to North Oakland where lots of senior housing exists.

## Summary of Community Feedback

### Parks and Community Facilities

#### *Parks*

Participants noted that they do use the existing parks in the area, including the tennis courts at Laney, and they walk/run around the lake. They also suggested more parks with various activities and amenities, such as more trees, flowers, public restrooms (well-built, like Alameda parks, not temporary), a gazebo, tennis courts, a playground, and BBQ stations like in the parks in Alameda. Participants noted the importance of maintaining the parks and suggested creating a homeless shelter to address their concerns about homeless people living in Madison Square Park, so people would have a better place to live.

#### *Community Facilities*

Participants also noted that they would like to have another larger community facility or recreation center since the Lincoln Recreation Center is not big enough. They suggested that such a center be located near the BART station and include another library branch since the Asian library branch is too small and noisy now. They noted a need for separate rooms for different age groups (seniors/adults, children and youth) at the library so there can be a louder room for kids, and a quieter reading space for adults rather than all sharing the same space. They also wanted to see a place to play chess. Participants also suggested more schools in the area. They noted that if people are well educated that solves a lot of problems – makes it easier to get jobs, etc.

Participants also expressed concern, however, about the reality of new amenities in the area. They noted that ideally they do want more recreation space, libraries, etc., but with hours at existing resources being cut they were skeptical that there will be enough resources to support them. While they appreciate the chance to talk about vision they also want to focus on the immediate and practical and more immediate improvements that can address concerns.

Participants agreed that a private/public space developed like in the Pacific Renaissance Plaza is a good thing, but in order to get a developer to invest into community there needs to be good infrastructure in place to attract development, so that they can see that it is a safe area with good potential.

#### **Buildings and Services**

Participants wanted to make use of vacant lots with new development that includes parking structures, but that also has other uses like parks, residential units, retail, or a market on top. Participants were supportive of mixed use development with office and business spaces on the first few stories and housing on upper stories, including affordable housing. They also wanted a movie theater for Chinese films in Chinatown.

When asked how tall new buildings could be, participant gave a wide range of answers. Most said 8-12 stories, but one said 18 stories and other couple people said 4-5 or 5-6 stories. One person suggested 10-12 stories with a recreation center and/or playground built in for kids.

### **PRIORITIES**

Participants were asked to share what they thought were the most important changes for the Planning Area. Many participants agreed with each others' recommendations, which included:

- Brand new community/recreation center with good restrooms and separate rooms for different ages – seniors, youth, children.

## Summary of Community Feedback

- A “Promote Healthy Community” campaign, including more signs, logos, and ads about how to build a healthy community and environment and keep community members responsible.
- Street paving for safety reasons. For example there are too many potholes on 12th, which is unsafe because people don’t stay in their lane.
- Improve the transportation system and make pedestrians safe from traffic.
- Add mixed-use buildings with businesses at the ground and housing above, including affordable housing depending on how much the developer can put in.
- Relocate Chinese Garden Park – right now too unsafe to cross 7th to access the park.
- Improved safety, cleanliness, and healthy environment.
- Clean-up Madison Square Park.
- More affordable housing.

## Summary of Community Feedback

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## 5 Other Feedback

### 5.1 Youth Focus Group

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February 9, 2011

Lincoln Recreation Center

Facilitators – Cliff Yee, Jidan Koo, Michael Lok, Hieu

Participants – About 14 youth (associated with APAL)

2 to 4 p.m.

#### Welcome and Introductions (Cliff)

Facilitators and youth presented themselves. The youth also shared their age, school and the neighborhood they lived in.

Age – between 17-20 years.

School – Skyline High, Oakland High, Laney College and SF State.

Neighborhood – Several youth said they lived in the Fruitvale area; other areas mentioned included Manzanita, Coolidge, City of San Leandro, Oakland Hills, Laurel.

#### Goals for this Session

Facilitators discussed with the youth why they were meeting, described background on the Lake Merritt BART planning process (including when it started, goals of the project and its importance to the community). Facilitators then described how the meeting was going to be structured, starting with a discussion on how the youth experience the Planning Area and then talking about what the youth would like to see happen in this area. Facilitators described how the feedback from the youth would be used in a report that would influence the plan that is being made for this area.

#### Current Relationship to the Area

*How much time do you spend in the area per day/week?*

Many youth said they spent every Wednesday in the area to attend APAL meeting. A couple of youth are Laney students, so they spend most weekdays in the area. All said they spend at least 2-3 hours per week

## Summary of Community Feedback

in the area; some spend on average 4-5 hours per week in the area; some said they spend a couple days a week in the area.

*How do you and your peers get to the area?*

People mentioned getting to the area via many different modes of travel, including BART, bus, bicycle, driving, getting dropped off and getting a ride with friends. One youth talked enthusiastically about the need for free parking; another youth talked about not driving to the area, since she knows it will be hard to find parking.

*What do you do when you're here?*

Get dim sum, do homework, play basketball, buy groceries, meet up with friends, go to Sweethearts (pearl drinks place at 8<sup>th</sup> and Harrison), go to school (Laney students) and for medical care. They said that good meet-up places included Lincoln Rec Center, the Plaza (Pacific Renaissance Center Plaza) and Sweethearts. Also go to Jack London District, jog around Lake Merritt.

*When you come to this area, do you spend money? What do you spend it on?*

Youth said they might spend between \$5-10 when they are in the area. They said they spend it on food, including restaurants (they like restaurant happy hours) or entertainment (karaoke). They might stick around at night to go to karaoke or restaurants (although they mentioned that not many are open late, mentioned Gold Medal and Star Café).

*What would you like to be able to spend money on here that isn't available right now? And what would attract more people to the area?*

The youth mentioned, in particular: free parking, lounge area where they could do homework and chill, mini-arcades, clean restrooms, tutoring centers. Also, in general, they mentioned that they wished there were more places open later and on the weekends (since youth centers are closed then).

*Are there any safety concerns when you're in the area?*

After 6pm when many businesses close, things feel quiet and deserted. Once merchants have put goods inside and there are not as many people walking around, they notice people sleeping on the street and trash on the streets. They feel that the bus stops are far away from where they want to go and this is a problem at night when it's dark and feels less safe. The same goes for parking (they sometimes have to park far away). They said safety concerns don't prevent them from coming to the area if they're with friends (maybe if they're alone).

Madison Square Park – Youth call it Dragon Park or Hobo Park. They say they don't go to the park, because there are too many homeless people there.

Lincoln Rec Center – Don't like that the Rec. Center is enclosed (with fencing ) and there is not much grass.

### Hopes and Dreams for the Area

This section started off with a guided visualization (see attached) of the area of what the area might be like 20 years from now.

*In your alternate reality, what did you see in this area that would attract you and your peers? What changed? What was added or new? What kinds of spaces, programs, businesses, and people did you see?*

Youth mentioned that they saw many people biking or walking around and a lot more people out at night.

Specific examples of places they mentioned:

Fruitvale Transit Village (new development);

Alameda Town Center;

Bay Street in Emeryville (festive lights, lots of restaurants and people);

Telegraph Avenue near UC Berkeley campus (lots of small and unique stores, street vendors selling their craft);

Tokyo (lots of people, technology, bright lights);

Night markets in Asia.

Many youth said they envisioned the area as being cleaner (no old vegetable boxes in Chinatown commercial area, no litter) and greener (more plants, parks with grass, flowers). They specifically mentioned the BART blocks as a place where they hoped for less concrete in the future. One youth described how, in her vision of the transformation of the BART blocks, the planters that collect trash were gone, the concrete structures were gone and the dark/scary sidewalk trees were gone.

They saw more outdoor seating areas, picnic benches, including places for the seniors (benches/tables). They mentioned art and meet-up places, including murals, fountains, a big architectural sculpture and courtyards/plazas.

They also imagined more recreational and physical activities. Several youth mentioned seeing performance venues, including a place like OACC (but free) or more casual spaces where they could watch/perform dance or music. They also saw dog parks, baseball fields, a basketball gym, a community movie theater, a computer center (with couches, Mac computers), a fitness gym, dance studio, arcade and bowling alley.

They saw shopping like Telegraph Avenue (small stores and some street vendors), where youth might be working. They saw a flea market with small street vendors (or vendor booths), a large business corporation and place where you could get free shots, bilingual medical care.

They described the type of development as having businesses on bottom and housing on top (include housing for lower income people and Laney students). They saw 4 to 5 story buildings and said that they hoped the buildings wouldn't shade sidewalks or internal courtyards (they liked the courtyard at Pac Ren is nice, but often cold and shady).

They imagined staying in the area until late at night. Many mentioned seeing festive lights (like the ones you might have up for holidays, or ones you see in Bay Street in Emeryville or like the necklace of lights

## **Summary of Community Feedback**

around Lake Merritt, or bright lights like in Tokyo). They saw more restaurants, including those with food that's not Asian, like burritos, ice cream (mentioned seeing a place like Fenton's Creamery) or pasta. They saw Asian-style night markets, pool halls and bars.

## **5.2 Jack London District Highway Undercrossing Charette**

(See following pages)



**Land Use and Transportation Committee**

*Brendon Levitt, Co-Chair*

*Steve Lowe, Co-Chair*

Community Design Charrette: Connecting Chinatown and Jack London  
Underpass Development Principles

The I-880 underpasses are critical arteries for downtown Oakland. They not only serve as surface streets connecting auto traffic, but they are important pedestrian and bicycle paths from Amtrak, BART, Laney College, Jack London, Chinatown, and Old Oakland. The under-freeway areas are currently underutilized parking lots fenced off with chain-link fences in various stages of decay. The lack of density and activity means that there are no “eyes on the street” and gives these areas the perception of danger, particularly to the pedestrian and particularly at night. The lack of beauty renders these areas an eyesore and an embarrassment to the City.

On November 22, 2010, members of the surrounding community met for a design charrette to imagine what these underpasses could become. Several groups referenced existing precedents for underpass development and out of these emerged broader development principles. We would like to offer these precedents and principles to the City of Oakland to help inform and coordinate further planning.

Jack London District Association  
Land Use and Transportation Committee  
*Brendon Levitt, Co-Chair*  
*Steve Lowe, Co-Chair*

## Development Principles:

### A. Activity / Use

1. Promote uses that build density and community
2. Promote uses that are inter-generational
3. Promote uses that encourage pedestrian activity
4. Promote mixed uses or combined uses that will activate the spaces during daytime, nighttime, week day, and weekend
5. Promote uses that are beautiful
6. Promote uses that are sustainable
7. Promote uses that improve health
8. Promote uses that connect Chinatown, Jack London, and the Waterfront
9. "Parcelize" the under-freeway space into half-block segments with development required along street frontage and interior block parking as necessary
10. Example program elements:
  - a. Parks and Recreation
    - i. Dog park
    - ii. Skate / Bike / Roller park
    - iii. Fern garden
    - iv. Wetland park
    - v. Basketball / Street Hockey / Soccer courts
    - vi. Amusement Park / Carnival
    - vii. Children's Park
    - viii. Jogging / Exercise Trail
    - ix. Pool Hall
    - x. Mini Golf Course
  - b. Retail
    - i. Food kiosks
    - ii. Restaurant
    - iii. Bar
    - iv. Nightclub
    - v. Bike rental / repair
    - vi. Flea market
    - vii. Night market



1. Night market extends vibrant culture of Chinatown toward the Waterfront and provides evening activity center



2. Retail uses and artistic light installations makes the underpass vibrant and dense



3. Basketball courts, street hockey rinks, and soccer courts could share time with parking lots to utilize the space 24/7



4. Flea market or recycling center could be organized on a permanent or rotating basis in concert with Laney College

- viii. Recycling Center
- ix. Flower Shop
- x. Bookstore
- c. Performance / Art
  - i. Stage (Music, Dance)
  - ii. Light Installations
  - iii. Graffiti / Tag Mural
  - iv. Water Fountains



5. Dance and music performance could punctuate events such as Art and Soul Oakland

B. Access

- 1. Pedestrians and Bikes
  - a. Unified wayfinding signage from Chinatown / Lake Merritt BART to JLS / Waterfront
  - b. Development of storefronts in vacant lots / parking lots; where vacant lots / parking lots persist, program as urban parks. Remove fencing wherever possible. Where barricades are required, develop plaster walls that can be washed with light at night.
  - c. Dedicated bike lanes on Oak, Madison, Jackson, and Webster
  - d. Move Webster Place from mid-block to extension of Harrison under freeway
- 2. Cars
  - a. Improved wayfinding signage
  - b. Change traffic signal timing to provide dedicated pedestrian crossing time (e.g., eliminate right-on-red from Jackson onto 6<sup>th</sup>)
  - c. Improved circulation to/from Alameda Tubes and to I-880 North



6. Light installation draws circulation through and presents an interesting experience.



7. Children's playground and graffiti murals

C. Time

- 1. Promote complementary uses: day/night, weekday/weekend (e.g., parking lot and basketball)
- 2. Promote seasonal uses such as festivals, markets, performances
- 3. Promote growth over time – phased plan that can be accomplished over time



8. Restaurants, bike repair shops, and other small retail stores could populate the underpasses.

#### D. Sustainability

1. Promote inter-generational development (e.g., family-oriented activities)
2. Promote cultural identity (e.g., graffiti mural)
3. Improve stormwater quality (e.g., swales, careful grading and planting)
4. Provide habitat (e.g., careful planting)
5. Create energy (e.g., photovoltaics on south face of freeway)
6. Reuse industrial materials (e.g., shipping containers as modular food vendors)

#### E. Financing Sources

1. City of Oakland (Re-)Development Funds
2. Grants
3. Partnerships
  - a. BART
  - b. Arts Commission
  - c. Port of Oakland
  - d. CalTrans
  - e. PG&E
  - f. Oakland A's
  - g. CA Historical Society
  - h. Developers
  - i. Parks and Recreation
  - j. Alameda CTC
  - k. Laney Flea Market
  - l. Chinatown Merchants Association



9. The use of water as a design element to reflect light and enliven the space



10. Modular buildings fabricated from industrial materials could serve as food kiosks



11. Jogging trails through wetlands that help ease urban stormwater runoff and provide habitat for wildlife



12. Skate park and graffiti murals

## **6 Appendices**

**Appendix A: Detailed Group Notes**

**Appendix B: Individual Priorities**

## Appendix A: Detailed Group Notes

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### GROUP E-1 022611

- Participants at group one held a wide variety of interests including a Laney College librarian, a person interested in the proposed Victory Court Ball Park, an area architect, a representative from Asian Health Services (particularly representing the AHS health services held on the Laney campus), a Lakeshore resident, and a Jack London District Association board member.

#### Part 1

- All streets as pedestrian corridors.
- Prioritize 8<sup>th</sup> and 9<sup>th</sup> for pedestrians.
- We want to pick priority that maximize people using BART.
- 9<sup>th</sup> street: trees/sidewalks in bad shape on way to BART.
- Access to JLDA Freeway undercrossing.
  - Oak – transient, dirty, garbage, fast cars, dark, unpleasant (Oak used most).
- Night – intuition building quiet/deserted after dark, no stores to activate area.
- Ped. mall – around 8th and 9th more safe, lighting/landscaping, more people, ground level restaurants/services (no traffic or certain hours of no traffic).
- BART police presence at street level at BART block (improve safety).
- Institutional sharing of security.
- Street buckle at 6<sup>th</sup> Ave (street maintenance).
- Speed on 1 way street (7<sup>th</sup>).
- Slow traffic around tube.

#### Priority Streets

1. 9<sup>th</sup> Pedestrian Street (pedestrian mall – no traffic or certain hours of no traffic, Old Oak farmers market), lighting (safety at night), landscape, improved, wide sidewalks, more people, sidewalks widening, better condition, no ankle twisting sidewalks, lighting.
2. Traffic calming out of tube, 7<sup>th</sup> street.
3. Pedestrian connection: between BART HUB and Eastlake neighborhood through 10<sup>th</sup> street.

#### Part 2

- Museum restaurant good existing restaurant, only open 5 days.
- Student/employee residents need goods/services.
- Mix uses but don't define use program, leave flexible, could be jobs, or housing, want retail on ground floor. 6-8 stories – area wide preferred height.
- Ground floor active space around BART/MTC (3 below all considered street activating):
  - Retail
  - BART station Police subcenter
  - Community center
- Laney parking lot (student housing, classrooms, structured parking).

#### Priority

Hub BART sites: mix of uses (6-8 stories) – retail, BART police substation presence, community center, movie theater, plus either jobs (offices) or housing – don't want program, leave flexible.

Laney parking lot (student housing, structured parking, classroom).

Kaiser entertainment: market place and night life, Faniel Hall (Boston), Ferry Building (San Francisco).

**Part 3**

- Improve connections to existing parks, community facilities.
- If 9<sup>th</sup> street becomes pedestrian mall – could be park.

**Priority**

Enhance parks/facilities that we have:

- Madison – amphitheater, shelter, electricity, gaming tables
- Connect periphery open space to community (Lake Merritt channel)

Community facility near Lincoln elementary youth center.

Art district

- Connectivity from museum to Chinatown + Kaiser Center.
- Possibly all with Chinese theme or artistic elements of Chinese theme to build on Chinatown as destination.
- Installations.
- Informal art installations.
- Galleries.
- Distinctive street design.
- Wayfinding signs.

**GROUP C-2 022611**

**Street Improvements**

- Enhance pedestrian on 10<sup>th</sup> as the major connection from Lake Merritt to Chinatown.
- Signage at Lake Merritt BART station to show way to Chinatown, other locations and attractions.
- Additional tree and landscape on 10<sup>th</sup> and 8<sup>th</sup> towards Chinatown.
- 

**Buildings**

- Redevelop Laney parking lot into mixed use; retail, commercial, community.
- Revitalize Lake Merritt BART station with entertainment and office; comparable to Pacific Renaissance.
- 

**Community**

- Community center by Lake Merritt.
- Integrate facilities at Laney parking with parks.

**GROUP C-1 022611**

**Part I**

- Student walk to Laney:
- Convenient to walk on 11<sup>th</sup> to Chinatown.
- Sing Chinese opera on 10<sup>th</sup>.
- Attend ESL classes 12<sup>th</sup> supported by church.
- Walk 9<sup>th</sup> to go to school Laney.
- 7<sup>th</sup> strange people.
- 8<sup>th</sup> quiet streets.
- Students take bus to Laney from 12<sup>th</sup>.

## Summary of Community Feedback

- Drive to school, shop for groceries on Chinatown, go to public library (Asian Library), and sometimes go to museum/library.
- Non-Oakland residents work in Oakland in Asian Resources Center (take BART) from Berkeley.
- Jackson/7<sup>th</sup> not bright. No visible trash can.
- Too heavy car traffic near Chinese Garden Park (Harrison).
- 8<sup>th</sup> (between Franklin and Broadway) dirty homeless people.
- Laney parking BART station on 8<sup>th</sup> stinks really bad.
- No public restrooms; too many homeless people.
- 10<sup>th</sup> (between Oak to Channel) conditions bad.
- 7<sup>th</sup> and Fallon need left turn signal.
- Need parking structure for shade/rain (Laney parking lot).
- Want pedestrian overpass to connect Laney parking and campus.
- Connect Laney College and Lake Merritt.
- Dirty channel, don't want to walk there (not pleasant).
- Cleaner streets in Chinatown; 8<sup>th</sup> narrow pedestrian walkway.
- Bike lane.
- OK to have street parking; for senior move.
- Move lighting on 7<sup>th</sup> (very dark) not many shops, very quiet and isolated.
- Storefront products obstruct pedestrian mobility.
- Fixed limit for shops to place their goods.
- Waste not deposited in trash can on 7<sup>th</sup>.
- Merchandise loading and unloading trucks on 8<sup>th</sup> and Webster; taxi/truck conflict.
- 8<sup>th</sup> (okay with one way) might get too dangerous if converted into two-way.
- Alameda parking pricing much cheaper than Oakland. 50 cents per hour.
- Night market at 9<sup>th</sup> and Broadway.
- Lincoln recreation center.

### Part 2A

- Ground floor retail.
- Gym, bookstore, café, quickly, no chain store, Chinese bookstore, more theater.
- 10-15 stores.
- Mixed income housing; affordable and market rate.
- Stall service restaurants: Korean, Japanese, Cantonese.
- Healthy eateries/health food.
- Need public restrooms.
- Ping-pong facility.

### Part 2B

- Too many entertainment in Laney College area.
- Snack shops/beer/drinks.
- Bakery, café.
- BART, Laney college, dessert shops make black sesame paste/soup, authentic Chinese.
- Kung Fu school; current one is too small. One in Alameda.
- 

### Housing type:

- 15 stories.
- 1. 3-4 room condos; keep existing affordable housing; half market/affordable.

- Public open space for housing units.
- 

**Part 2c**

- Top.
  - Cake shops, dessert.
1. Night market (6-10pm).
  2. Lincoln recreation.
  3. Clinic with emergency services (Jackson/11<sup>th</sup>).

**Part 3a: Open space**

- Youth/recreational.
- Cultural and community center.
- Lincoln recreational center packed.
- Indoor rock climbing; pebble floor for therapeutic effect.
- Ground floor indoor space; tai chi indoor.
- Children play center.
- After school program on top.
- Indoor badminton/basketball.
- 

**Part 3b**

- Pavilion signage gateway entrance near BART to indicate Chinatown.
- Police patrolling.
- Hardscape public space; programmed space.
- Must public restroom with good maintenance.

**Part 3C**

4. Mixed use—purpose, governmental, recreational center at 11th and Webster.
5. Pocket parks at Oak and 10<sup>th</sup>, next to museum, public use of Oakland museum green open space.

**GROUP C-5 022611**

**Connections/Street Improvements**

- Chinatown Gateway at 8<sup>th</sup>/Jackson St.
- Close off Madison St. between 8<sup>th</sup>/9<sup>th</sup> to traffic and make pedestrian way.
- Better lighting/security cameras around Madison Park/LM BART.

**Entertainment/Attractions**

- Arts/crafts street vendors along Madison pedestrian way between 8<sup>th</sup> and 9<sup>th</sup> on weekends.
- More Asian restaurants/vendors near Laney/BART station.
- Permanent café with restrooms like MTC's cafeteria with library and internet.

**Building/Services**

- Around BART station, mixed services, retail, community service.
  - At ground level, library, theater, office, health care.

## Summary of Community Feedback

- Building/Services: High rise with residential mixed income above office, above retail at the ground floor and parking underground.

### Open Space/Resources

- Preserve Madison Park, MTC, Laney.
- Clean public restrooms like MTC, not Lincoln Square.
- Madison Park: better play facilities for kids.
  - Programming: building along Jackson St.
  - Shelter from rain, sun.
  - More trees.
  - Outdoor pavilion.

### GROUP M-1 022611

#### Street

- Participants work and live here.
- Two-way:
  - Madison—maybe 12<sup>th</sup> to 880.
  - Oak St.—maybe 11<sup>th</sup>/12<sup>th</sup> to 880.
  - 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> two way from Laney to Chinatown.
- Parking? Structure.
- Like UC Berkeley Telegraph: 7-10<sup>th</sup> Sts. Street vendors.
- Fallon-7<sup>th</sup>: two way.
- Bike Lane—along Fallon, 7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>.
- 3 lanes—2 way streets and bike lane. Maybe in center of road.
- Safety?
- Keep sidewalks at current width.
- Open up sidewalks for street vendors; Laney—Chinatown.
- Gateway.
- Increase road width.
- Encourage food shopping Laney to Chinatown street vendors would improve safety.
- Improve lighting along 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>.
- Centralize parking in several structures, public Oakland museum.
- Underground parking.
- Laney and BART—might increase use, centralize.
- Public Library: share parking with county parking.
- Connect 51A bus.

#### Buildings

- Lake Merritt—add BBQ.
- Stage I—street vendor/shopping- temporary certain days.
  - 18<sup>th</sup>, 9<sup>th</sup>, 8<sup>th</sup> St.
  - To increase evening traffic.
  - Connect to Laney.
  - Must be maintained, regulated.
- Stage 2—MTC ABAG:
  - Underground/1<sup>st</sup> floor shopping.
  - Office middle.

- Condo, affordable housing.
- Farmers' market/one-time shopping street crafts in Chinatown.
- Laney parking flea market in same place.
  - If Laney parking changes to structure parking flea market move to street closure.
- BART
  - BART parking underground parking.
  - Like Franklin 88.
  - Build up above BART station as a large complex.
  - Affordable housing.
  - Entertainment and shops, e.g. arcade, bowling, billiards, movies.

### **New industry/jobs:**

- Entertainment: movie, karaoke, bowling, billiards, arcade—in Chinatown blocks (between Laney and Chinatown).
- Movie theatre for international movies—Asian.
- More senior and family buildings
  - Senior buildings closer to transit
  - Relocate from lower rise Victorian homes
  - Preserve/rehabilitate Victorian homes
  - Student housing in Eastlake 2<sup>nd</sup> Ave., 3<sup>rd</sup> Ave., International Blvd

### **Assets:**

- Public library—important **but** not accessible.
- Kaiser Auditorium—open up parking, convention facilities, historic and special exhibitions.
- Student housing.
- Madison Park: lunchtime, evening, vendors, morning exercise.
- Open up BART toilets or more upstairs. Add more license money from vendors for toilets.

### **Estuary:**

- Open up Laney Sports for people to use, market Laney facilities for public use and have fees for members.
- Make swimming pool open—collect fees.
- Add more street trees.
- Add small parks within larger developments.
- Market rate residential communities, private parks, 2-3 story townhomes.

## **GROUP E-2 022611**

### **Transportation**

- 7<sup>th</sup> St. **calm, two-way, slow traffic** on E. 8th St. - encourages speed on 7th
- Connect 5<sup>th</sup> St. to Embarcadero especially if ballpark goes through.
- Bike Lane or ?
  - Must be good connection between 12<sup>th</sup> St. improvements and BART station. Now it's Oak against traffic
- Connect 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> to two-ways—7<sup>th</sup> between Broadway and 5<sup>th</sup> Ave.; 8<sup>th</sup> and 9<sup>th</sup> between Broadway and Fallon.
- Bike lanes/paths connecting new 12<sup>th</sup> between the Museum and Kaiser to LM BART crosswalks.
- Pedestrian safety: crossing Fallon 8<sup>th</sup>/9<sup>th</sup>; improved lighting there .

### **Buildings and Services**

- Parking—structured on Laney lot with retail on ground (Mels, Starbucks).
- Mixed use residential on BART parking lot and BART admin site, mixed use with office on ABAG site.
- Residential high rise on surplus/Dewey site.

## Summary of Community Feedback

### Public Spaces

- Make Laney Campus more inviting. Overcome forbidding entrance.
- Make BART signage reflect multiple destinations. Possibly rename to reflect variety of potential destinations
- Make Madison Square Park more useful, add a senior center.
- If Laney parking lot develops (classrooms, structured parking, retail), move the flea market under I-880.
- Space for adult education on Laney or OUSD sites.

### GROUP E-3 022611

#### Streets

- **7<sup>th</sup> and 10<sup>th</sup> traffic slowing; pedestrian crossing.**
- **Multilevel, mixed use, multiple user parking (residential, business, visitor, students).**
- **Safety—lighting, traffic calming, streetscape.**
- Oak is hard for bikers, hard for pedestrian crossing (make two way).
- Fallon, two-way; Jackson hard to orientate.
- Streets set up for highway access, not neighborhood.
- East 7<sup>th</sup> is highway alternative, not safe for pedestrians—walk bridge? Slow traffic?
- Laney parking=800 spaces. If built structure could provide income; retail at bottom.
- Some could be dedicated to local residents, bus.
- East 10<sup>th</sup> needs stop lights; too long at Laney opening entrance; make crosswalk.
- Too wide; encourages cars to go too fast.
- Bike lanes in both directions to school.
- Temporary parking on 10<sup>th</sup> to slow traffic.
- Close Fallon for events.
- 12<sup>th</sup> needs pedestrian crossing.
- Parking at Kaiser Auditorium; need multiuse parking structure.
- Diagonal parking on lakeshore?
- New institutional parking structures should be available to multiple users and 24-7.
- Better lighting to encourage pedestrian safety.
- Better signage at BART.
- Multilingual signage.
- Wayfinding to Alameda tube.

#### Community resources

- **Pocket parks/rooftop gardens.**
- **Swap meet/carnival users—immigrant families; 5,000 vendors per week.**
- **Park programming and design.**
- Improve Peralta Park; currently homeless park.
- Roof top gardens.
- Pocket parks.
- Parks need programming (not about size).
- Park on BART plaza (can be Madison Park split up).
- Homeless services.

- Swap meet/carnival—serve small and micro enterprise important family services; Fruitvale and immigrant families; 5,000 vendors every week.
- Small vendors fronting estuary (the swap vendors?).
- Recreation center at Madison Square Park.
- Peralta park—amphitheater.
- Community gardens are dead at night.
- Parks need to be multi-use (garden, market, play structures, kiosk, restrooms to be active, night and day, badminton).
- Madison park is too open; needs to be broken up.
- Grander BART station entrance; placemaker/destination.
- Youth center east side of 12<sup>th</sup>.

### **Buildings and Services**

- **Student and affordable housing.**
  - **Entertainment and commercial at BART area.**
  - **High rise mixed use (residential, retail) at county area.**
- 
- MTC building—professional services. Building bigger. Office. 6-8 stories. Marshland/Liquifaction.
  - Don't block light to park; like mixed of people in area (working professionals).
  - Affordable student housing, studios; family housing; international students; housing next to highway is not healthy.
  - Retail Oak Street entertainment district.
  - County building area unsafe at night; more housing to activate at night.
  - Job training and resource center in post office at 14<sup>th</sup>.
  - Many recycle; green center.
  - Grocery to support new mixed use residential.
  - South side of lake needs food and water for walkers.
  - Move park? Continuous retail along 8<sup>th</sup> and 9<sup>th</sup>.
  - Make Madison Park more safe and functional.
  - Estuary feels private; too far from Chinatown.
  - Parks need programming to be safe.
  - Too much affordable housing will not bring shoppers; need market rate in area I and affordable in area II.
  - Students to spend money on campus.
  - Swap meet with local residents.
  - Laney parking provides carnival space.

### **GROUP E-4 022611**

#### **Street Priorities:**

- Pedestrian Experience; 2<sup>nd</sup>: bikes and transit (7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>).
- Through traffic goes around; destination traffic comes in on Oak and Madison.
- Better parking management.
- Improve biking on 10<sup>th</sup>.
- Multimodal traffic and transit at BART.

#### **Building Type Priorities:**

- Mixed use housing/office/retail (minimum of six stories).
- OK with heights with good design for diversity of incomes. Location dependent; near freeway, east side).
- Integrate entertainment and office space near BART.

## Summary of Community Feedback

- No monolithic, huge buildings with poor design and single use. Night markets.

### Community Resources Priorities:

- Protect and Enhance Lincoln and Madison Parks
- Increase access to channel, estuary, and lake.
- More green space and public uses to compliment new and higher densities.
- 

## GROUP E-5 022611

### Part 1: Streets and IMPROVEMENTS

- Improved conditions for biking (i.e. too many pot holes) 10<sup>th</sup> street has potential for bike connectivity; bike lanes.
- Easier and more convenient access across the channel.
- Some tunnels (i.e. 7<sup>th</sup> St. across Channel) don't feel safe.
- Too much trash debris left behind after flea market. Would be good to recycle the trash.
- Enhanced safety and mobility through campus, especially east to west.
- Better use of park area at Laney.
- Safer driving conditions because too many accidents.
- Better signage to indicate transition from one to two-way (Oak and 10<sup>th</sup>).
- Auto access to BART parking lot could be improved.
- 7<sup>th</sup> and Fallon – poor traffic flow and confusing for drivers.
- Better approach to 880 from Jackson – traffic lights/road conditions.
- Better automobile connectivity from BART parking lot to 880.
- Better link between Madison Park and BART station.
- Way finding and maps at street level (before enter station).
  - I.e. Lake, museum, county buildings.
- Better connections (signs, paths) to Lake.
- Branding and marking and identifying Chinatown.
- Better indications of existing amenities.
- Highlighting the district's cultural and civic amenities.
- 10<sup>th</sup> St./4<sup>th</sup> Ave.-need bus shelter and in front of Kaiser Auditorium.
- Sidewalk widening in a few places (see stickers).
- Better signage for highland hospital shuttle.

### 3 Priorities: Part 1

- Better civic/cultural access on 10<sup>th</sup> St. streetscape, sign at improvement district street design.
- Better bike access amenities on 10<sup>th</sup> St./ better circulation; better circulation around BART station.
- Safety: way finding for pedestrians and automobiles better link from BART station to 880 (not crime related safety).

### Part 2: Buildings and Services

- Inadequate parking but if add parking, should be levels to existing garages/structures, not surface parking lots.
- Bring to culinary options/resources of Laney to the neighborhood.
- More and more healthy food options. Food trucks are OK but need healthy options, i.e. MTC cafeteria.
- Laney Performing Arts at Kaiser Auditorium.
- Entertainment facilities exist, but need to be better used and marketed.
- International to 1<sup>st</sup>/4<sup>th</sup> Ave. continue to develop food/dining district (affordable, international).
- More late night dinner options around Laney.
- Basic services (Walgreens) around BART.
- Lake night and weekend restrooms.
- Late night coffee shop/café- street level not just inside BART.

- Give people reason to stay in neighborhood when come out of BART station.
- Better taxi services intermodal options.
- Better landscaping maintenance.
- Passenger pick-up zones.

**Top 3 Priorities: Shopping & Entertainment, Buildings & Services**

6. Utilizing Kaiser Auditorium as performance venue.
  - Laney – too insular; open up and become part of neighborhood.
7. Food amenities around station at all times, inc. late night and weekends.
8. Better core basic retail options around BART station, 3 square blocks.

**PART 2**

- Better connection from Project Area to Jack London under 880 (Oak St.).
- Retail rather than parking on ground floor.
- 9 plus stories around BART station and lower heights between 1<sup>st</sup> and 4<sup>th</sup> Ave.
- 6-8 office.
- Signature buildings are low-rise so most new buildings should be low-rise also, but 9+ would be OK.
- More solar panels on roofs.
- Concentrate super high-rise downtown.

**3 Priorities (again?)**

9. International 1<sup>st</sup>-4<sup>th</sup> Ave. low rise development, mixed use.
10. Better connectivity to Jack London under 880 along Oak. Mid-rise office mixed use.
11. Anchor development at BART station.
  - Add workers/office to attract retail.
  - Local jobs are important.
  - Make sure there is not a sole focus on BART station development but elsewhere.

**Part 3**

- Tai Chi—better facilities.
- Community gardens are important.
- Preserve Tai Chi spaces also checkers and similar activities important also.
- Community center (indoor small) and outdoor at Madison Square Park.
- Already have great resources, but diminished by adjacent vacant and underutilized parcels.
- Keep Madison Square Park as an open space but could be shifted to around square block within one square block radius of BART station.
- Possible elevated park, but could take away from street vitality.
- Better use of pocket park at Oak/11<sup>th</sup> and better bike parking there.
- Bike station at Oak/11<sup>th</sup>.
- If have high-density TOD, then need child care.
- Community garden-maybe on rooftops.
- Expand Laney community garden.
- Better connectivity across channel and from bottom to top of channel.
- Place for kids to run.
- Children’s activities

**Part 3 Priorities**

12. Intergenerational and multi-cultural activities in area and at parks.
13. Connectivity of channel across at various points and from estuary to top.
14. Community gardens.

## Summary of Community Feedback

### GROUP E-6 022611

#### Streets

- Improve Fallon and 8<sup>th</sup>.
- Hard to park; tickets.
  - Have to park early.
- Parking should be provided for business owners, loading.
- Garbage cans—problem all over.
- Signage for parking.
- Make existing parking more accessible.
- Web access to know where to park.
- Signage and lighting to connect east.

#### Priorities

- Improve parking and loading/unloading—signage, accessibility; multilingual (Vietnamese, Chinese, SE Asia, Spanish).
- Intersection at Fallon and 8<sup>th</sup>.
- Safety (through design)—lighting and signage, trash cans, trees (especially crossing highway and getting to East Lake).  
Aesthetics is part of safety.
- Activate at night—under highway, night market, permanent buildings (restaurant, wine bar), night programming at Laney.

#### Part Two

- Business Plan important, for example donut shop-sells donuts in AM, but liquor; attracts people who loiter.
- Homeless population needs voice.
- Industrial on ballpark site: disagree.
  - Keep jobs—light industrial.
  - Use waterfront—housing.
- Stories on BART sites: disagree.
  - 8 ok
  - 4
  - Height OK with good design
- BART parking lot: Parking, dining, retail.
- BART administration—housing, community services, retail., music
- Line of cultural attractions from museum to Eastlake.
- Important affordable for retail and housing.
- Building stories
  - Aesthetics important
  - Higher – smart growth

#### PART 3

- BART.
  - Design important - a big building would have to feel good.
  - Community accessibility – some community open space, place for music.
  - Community services – youth center.
- East lake sites:
  - Gardens
  - Cultural Center
- Youth Center – open to shared space.
  - Use local businesses
  - Near Madison or Lincoln Park

- More arts opportunities—Laney, better access to Laney/events.
- How to keep Laney active?
  - Drop after hours and summer.
- Improve existing parks—especially Madison.
  - Partnerships for funding.
  - Music/performance in public spaces, i.e. plaza in SF.
  - Need to attract people to parks.
  - Reasons to come: retail, cafes, dog park, encourage food carts.
  - Deter homeless from staying all the time.
  - Maintenance improvements i.e. toilets.

### GROUP M-2 022611

#### Circulation – Session 1

- Widen sidewalks to make a Main Street feel (8<sup>th</sup> St.).
- Eliminate 7<sup>th</sup> St to allow Laney College to combine parking lot with campus.
- Close portion of Fallon St to connect to Laney College campus (between 8<sup>th</sup> and 9<sup>th</sup>).
- Improve Madison St underpass with better lighting, signage, and street design.
- Offer shuttle connection between Lake Merritt BART station and Broadway.
- Create shuttle that uses Oak/Madison and 2<sup>nd</sup> St through Jack London to create downtown circulator, connecting to Broadway.
- Improve street side drop-off at BART station.

#### **Priority Street Improvements:**

- Improve pedestrian safety/drop-off at BART.
- Improve 8<sup>th</sup> St into Main St.
- Create shuttle circulator, connecting BART, Broadway, and Jack London.

#### II. Land Use – Buildings and Services:

- Add high-density housing on top of BART station (w/ retail, services, food, etc.)
- Bring Farmer’s Market to blocks on or near BART station.
- E 14<sup>th</sup> St./ Lakeshore Ave.
- 5<sup>th</sup> Ave/E 10<sup>th</sup> St. create a hub area for community.

#### III. Parks & Community Facilities

- Connect Channel path to Embarcadero and under 880 to 5<sup>th</sup> Ave.
- Madison Square Park:
  - Keep park where it is but make the park more open, safer, and usable.
  - Or move the park into pieces on BART HQ and parking blocks with linear corridor connecting 3 blocks.
- Improve park access from 10<sup>th</sup> St. between museum and Kaiser Auditorium.
- Turn 7<sup>th</sup> St. into park Laney.
- Add basketball, volleyball, etc. to Madison Square Park (one idea), OR
- Make Madison Square Park more for quiet activities (Tai Chi, etc.) and eating lunch.
  - Add rose or orchid garden.

## Summary of Community Feedback

### GROUP M-1 030511

#### I. Improvements

- Street lighting.
- Pedestrian street on 8<sup>th</sup> or 9<sup>th</sup>.
- Street cleaning enforcement.
- These businesses to attract business investment.
- Parking in corporate with building.
- Public transportation.
- Free shuttle expand to Chinatown.
- Tree development (Franklin-Jackson, 8<sup>th</sup> – 11<sup>th</sup>).

#### II Building

- Hospital with basic and emergency service.
- Movie theater (Asian Pacific) entertainment center.
- School with bilingual (Junior high).
- Housing: Family, elderly, all types; Lower floors: retail, office; Upper floors: mixed income with affordable.
- Basement parking.
- Jackson/Alice.
- Indoor sports/community center (multi-level).
- Roof garden (Lincoln park/Madison park).
- Library: Main Library should have Chinese books; Asian bank should be bigger and open more hours.
- International Trading Center (Kaiser Center).

#### III. Park and Community Facilities

- Multi-story sport center with roof garden with performance stage (Lincoln Park and Madison Park).
- New park at Webster and 12<sup>th</sup> St.
- Park (multistory) at 7<sup>th</sup>/Franklin.
- Public bathrooms.
- Chinatown BART name.
- Green environment (tree, benches, park).

#### **Street and sidewalk improvements:**

- Street light; not enough people; want night market (China, HK, Taiwan), way to build connections with people; develop with retail, strolling neighborhood; cheaper housing; can't depend only on night market, but also think it could be unique.
- Oakland weather better than SF, could be tourist draw.
- 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> pedestrians only, attract walking.
- Street cleaning.
- Attract business. Shopping corridor between LM BART and 12<sup>th</sup>; night market in evening. Widen sidewalks in pedestrian areas.
- Parking—short term cheaper; long-term exposure.
- Public transportation—ride subway, public safety; stronger connections between neighborhoods.
- 7. Free shuttle program.
- 8. Housing development—mixed income families; to bring more people, to make safe.

#### **Priorities:**

- **1. Pedestrian street.**
- **2. Street lighting, street cleaning.**

- **3. Business to attract people.**
- **4. Free shuttle to bring people to Chinatown and between BART stations.**
- Develop area between Webster and Jackson to 13<sup>th</sup> and 7<sup>th</sup>.
- Chinatown BART with gateway.

**II. Buildings and Services.**

- Medical office on 2<sup>nd</sup> floor with elevator.
- Large hospital in area—Chinese medicine.
- 1. Chinese central hospital—maybe Kaiser along 6<sup>th</sup> and 7<sup>th</sup>; do surgeries.
- 2. Chinese movie theater/bowling alley.
- 3. Middle school—bilingual immersion program.
- 4. Housing—dense with retail, affordable. Mixed income, affordable; families, elderly; ground floor retail; office on 2<sup>nd</sup> floor.
- 5. Elementary school—add height to expand.
- 6. Lincoln/Madison—build sports/community centers (multilevel) with rooftop garden.
- 7. Library—should have more Chinese books.
- 8. Asian Library—open more hours and bigger space.
- 9. International trader center (Kaiser?).
- Make area center of Chinese culture, community.

**Priorities:**

**Entertainment center/movie theater/bowling alley.**

**Housing—mixed income, families, ground floor retail, offices.**

**Middle school.**

**III. Community Facilities**

Performances—China garden, Madison, pretty beautiful space, attract outsiders to come in.

**1. Multistory sports center with roof garden and performance stage.**

**2. Add park space by school; develop area around school.**

**3. Public restrooms.**

More trees, benches, better environment of parks.

**GROUP E-2 030511**

**Streets and Improvements**

- Issue:
- Too much thru-traffic.
- Especially around Chinese garden park (with cars – freeway).
- Need wider sidewalks – wheelchair accessible.
- 8<sup>th</sup> and 9<sup>th</sup> St. trees, improved pedestrian friendliness.
- Eliminate free turns ex: at 7<sup>th</sup> and Harrison and at Fallon and 8<sup>th</sup> westward.
- Close Fallon (between 8<sup>th</sup> and 9<sup>th</sup>).

## Summary of Community Feedback

- Make more streets two-way (see map).
- Package opportunity: under freeway between Jackson and Oak.
- Need better management and visibility of parking structures—ex. Directional signage with number of available spaces.
- Need better connections to Jack London (Madison, Oak, Jackson, Webster) (pedestrian/bike).
- More free bus service.
- Activate areas with lighting, trees, art.
- Make entry to BART closer and/or more inviting to Chinatown (increase likelihood of people taking it).
- Close Jackson between 8<sup>th</sup> and 9<sup>th</sup>.
- Drop off zone at BART.
- 12<sup>th</sup> St. BART—make usage from Chinatown; better bike access from east: Lake 12<sup>th</sup> Madison.
- **Priorities:**
- **8<sup>th</sup> and 9<sup>th</sup> = main streets = calm traffic.**
- **Reorient traffic patterns: redirect thru traffic.**
- **Increase bike and pedestrian friendliness throughout (connections).**
- **Improve parking management and visibility: free shuttle, lighting, safety, signage.**

### II. Buildings and service types.

- Connect existing retail between Oak and Harrison/Jackson (retail and ground office).
- Shopping at BART blocks.
- Night market/farmers' market. Possibly at Madison Sq. Park (central location between Laney, Chinatown, and Lake Merritt area).
- Nightlife to help existing Chinatown restaurants.
- 3 BART/MTC blocks:
- Mixed use (mixed affordability) and retail/entertainment.
- Student Housing near Laney.
- Mixed use: office or light industrial adjacent to freeway (between 6<sup>th</sup>/7<sup>th</sup> and Oak/Madison).
- 
- Building heights and design for mixed use housing around BART/MTC blocks should not shade park and maximize views where possible.
- Harrison between 7<sup>th</sup> and 8<sup>th</sup> mixed use 4-5 stories housing above with entertainment below.

### Parks and Facilities

- Expand community facilities near Lincoln Park.
- High rise on lot at 14<sup>th</sup> (next to post office).
- Need to focus on range of affordability.
- More high density office near city offices; potential for roof top garden parks.

#### **Priorities:**

- **High density around BART stations with entertainment/shopping.**
- **Entertainment/Nigh use to enliven Chinatown.**
- **Office uses around city buildings—expand Chinatown outward.**

#### **Parks and community facilities.**

- More restrooms at Madison square park.
- Increase community uses.
- Like Lincoln square type uses – expand/connect with Madison Square Park.
- Mixed generation programming.
- Consult with Buddhist center and Lincoln Park.
- Possible land swap.
- Move Chinese Garden Park unsafe, uninviting, location next to freeway.

- Improve playground at Harrison and 7<sup>th</sup>.
- Swap underground parking and 1 story building at Alice and 12<sup>th</sup> with Chinese Garden Park.
- Divert traffic near freeway (no housing and parks near freeway).
- Artists, live/work, parking near freeway along 6<sup>th</sup>.
- Lincoln park, elementary school.
- Expand Asian library (pacific center).
- Increase Chinatown focused programs ant Oakland Museum.
- Preserve some kind of public space and use in BART blocks and Madison Square Park.
- Expand link park and Buddhist Church uses.

### **Priorities:**

- **Expand Lincoln Park uses and link with Madison Square.**
- **Multigenerational programming.**
- **Cater to youth.**
- **Public uses throughout BART blocks.**

## **GROUP E-5 030511**

### **Street Priorities:**

- More street lighting, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> priorities.
- Two-way streets with transit/shuttle to buy.
- Sidewalks (replace as needed and widen) on Webster and in heart of Chinatown.

### **Building Priorities:**

- Focus on 8<sup>th</sup> and 9<sup>th</sup>.
- Mixed use balance open space, commerce, housing.
- Critical mass for vibrant TOD.

### **Parks and Community Facilities:**

- Need safe public restroom.
- Swap park (Chinese Garden Park) for land near Lincoln park (trade uses).
- 4 blocks: Harrison, 10<sup>th</sup>, Jackson, 12<sup>th</sup>, school/park opportunity.
- Improve/activate/program Madison Square Park; redesign; day and night activity.

### **Streets:**

- Convert to two-way streets.
- Improve connection to and from.
- Improve pavement quality Jackson/10<sup>th</sup>.
- Bike lanes 8<sup>th</sup> and or 9<sup>th</sup>.
- More bike parking Oak and/or Harrison at key locations.
- Bike share station.
- Balance parking: supply and management.
- No surface, off-street parking. Transition to structures from ground floor retail.

### **Trees:**

- Scramble crosswalks.
- Webster priority for trees.
- Expand wayfinding system.
- Signage for parking.
- Gateway signage.

## Summary of Community Feedback

- County center area needs trees.
- Buildings and services:
- More density.
- More or same open space.
- 6 or 8 stories.

### GROUP E-3 030511

#### Priorities

- Mix of uses around existing BART station—housing, academic, business with spaces for incubation.
- Activate area around Franklin 6<sup>th</sup>/7<sup>th</sup> with retail, restaurants and entertainment.
- Open space and family activities in vicinity of Lincoln Square Park.

#### Priorities:

- Expanded open space and community services (teen center) around Lincoln Square Park.
- Use space under freeway for Flea Market to reinforce the connection to Jack London Square.
- Expanding uses at Madison Square Park for toddlers, older residents (tai chi) and shade structure.

#### Priorities:

- Better street lighting and streetscape including under freeway.
- Bike lanes.
- Traffic calming and pedestrian safety—7<sup>th</sup> 8<sup>th</sup> 9<sup>th</sup> and Broadway, especially around Webster tube and I-880.

#### Streets and improvements:

- Relocate bus shelter at 14<sup>th</sup> and Harrison. Not in middle of sidewalk (it obstructs walking path).
- Need bike lanes along 14<sup>th</sup> street.
- Currently there are car/bus/bike conflicts on 14<sup>th</sup> St.
- 7<sup>th</sup> St. near Webster St. tube—pedestrian cross very difficult and unsafe.
- Increased traffic to/from Alameda expected in future—must plan to accommodate.
- Design solutions to promote traffic calming in vicinity of entrance/exit to Webster St. tube and I-880 on ramp are needed.
- 
- Harrison St. and 7<sup>th</sup>/8<sup>th</sup> need pedestrian safety improvements.
- Lighted signs—no left turn/no right turn.
- 10<sup>th</sup> St. is quieter, good candidate for making two-way traffic 7<sup>th</sup> St. also.
- Look at making angle parking on 7<sup>th</sup> St. instead of parallel.
- Need to improve pedestrian crossings under freeway toward Jack London Square (and bikes) Oak-Madison-Jackson-Webster.
- Provide safe bike route along Webster St. under freeway.
- Bike lanes on Broadway.
- 
- Better street lighting needed in vicinity of BART station, Madison Square Park.
- Street trees/landscaping needed—7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>.
- Wider sidewalks 7<sup>th</sup> and 10<sup>th</sup>.
- Bike lanes on 7<sup>th</sup>, 9<sup>th</sup>, to/from Laney College.
- Madison between 4<sup>th</sup> and 5<sup>th</sup> should be 2 way.
- More bike racks needed in Chinatown, Franklin, Harrison.
- Make bike racks attractive. Have design competition.

### Buildings and Services:

- BART station and BART parking blocks—active ground floor commercial with housing above 9+ stories—need density.
- Mix of housing unit sizes for students through seniors.
- Housing that is affordable to families etc. but not subsidized low income housing.
- More public parking needed.
- Opposite sites near Laney—businesses that provide goods/services for students.
- Flex space for students or young professionals to start business. (Innovation entrepreneurship) (business incubator).
- Campus for innovation.
- Surface parking lots along 14<sup>th</sup> at least one should be made into park.
- More open spaces needed (near residential areas on other side of 14<sup>th</sup>, and near Lincoln Elementary and other schools).
- 14<sup>th</sup> between Franklin and Webster—mixed use with office. Public parking underground.
- Near Franklin/6<sup>th</sup>/7<sup>th</sup> retail cluster and restaurants.
- Close street to traffic—Franklin between 6<sup>th</sup> and 7<sup>th</sup>.
- Make pedestrian only.
- Nightlight and vibrancy needed.
- New hubs should be created: Franklin—7<sup>th</sup>/6<sup>th</sup>; BART station/ABAG and MTC block and Alameda County parking block.
- Need critical mass in order for small businesses in this area to thrive.
- Trend of retail converting to office not good for business environment.
- Problems with homeless shelter, liquor stores around Madison/Oak and 8<sup>th</sup>/9<sup>th</sup>.
- Encourage traditional Asian architectural styles.
- Streetscape elements that reflect culture of the area.

### Parks and Community Facilities:

- Improvements to Madison Square Park—make more usable, family friendly.
- Areas for toddlers, older kids.
- Intergenerational use center.
- Block kitty-corner from Lincoln Square Park—need overflow open space because Lincoln is so heavily used. (Webster/Harrison/11<sup>th</sup>/12<sup>th</sup>)
- Active space—loop area for jogging.
- Need dog park (small).
- Chinese garden in this area!
- Central park for this neighborhood.
- Teen center/activities for teens need to be spread out, not concentrated around Lincoln center.
- Teen center at Alice between 11<sup>th</sup>/12<sup>th</sup>.
- Toddler play area also at Webster/Harrison and 11<sup>th</sup>/12<sup>th</sup>.
- Flex market at Laney parking; in future, possibly relocate to parking area under I-880.
- Night market—close 10<sup>th</sup> St. and have market in street between Webster and Harrison.
- Need to reform regulations about open space cooking so food can be sold at night market.
- Markers for neighborhood boundaries—e.g. Entering Oakland Chinatown or Welcome to Chinatown.
- Interpretive signage throughout neighborhood.

## Summary of Community Feedback

### GROUP M-2 030511

1.

- Add bicycle lanes.
- Add street lighting to increase night safety and increase foot traffic.
- Improve street cleanliness below freeway underpass.
- Fill in potholes and improve street.
- Broadway B shuttle increase frequency; very convenient.
- Add neighborhood police post at major intersections; BART police posts at BART stations; police presence at night; roaming.
- More street trees to add character to neighborhood. Line the streets; easy to clean with small leaves.
- Public toilets throughout.
- Connections between BART, pedestrian, AC Transit like at 14<sup>th</sup> St.; add more connections at Lake Merritt.

2.

- Increase zoning for late night business and foot traffic.
- Add large shopping complex close to downtown and city hall. E.g. SF shopping center.
- Add warehouse shopping near freeway.
- Add Chinatown entry gates at BART stations—12<sup>th</sup> street, Lake Merritt 8<sup>th</sup> exit.
- Mixed use throughout.
- Allow for developer to decide mixed use office/residential or retail.
- Benches and public seating in any large buildings and parks.
- BART parcel: more park space, activities; 6-8 stories; more shops; café/tea house.

3.

- Add more seating in parks.
- Move Chinese Garden closer to 13<sup>th</sup>/14<sup>th</sup> street.
- Block-wide parcel with more people living/working around.
- More activity areas for seniors: dancing outdoor/indoor, cultural activities; singing; listening to music concerts; chess.
- 
- More pocket parks.
- Parks for multiple uses—not just one.
- E.g. change Chinese Garden Park to be more multipurpose.
- Add food services—tea garden, tea house, for multigenerational.
- Community center in park like Lincoln Square Park: well-organized layout.
- 
- Expand community health clinic—Asian Health Services.
- Expand Asian language; cooks/materials @ libraries to increase foot traffic.

### GROUP V-1 030511

#### Community resources:

- Would like to see a centralized, multi-use, multi-generation recreational community center.
- (More joint programming) for seniors and youth (Who speak different languages)
- More amenities that promote walking/exercise for residents.
- Parks/public building/spaces should be built with restrooms.

#### Building and Service types/shopping and entertainment.

- Extend core Chinatown stores and businesses toward Lake Merritt BART station.

- **More affordable housing that supports families.**
- **Business and offices on the ground floor with housing on upper levels.**
- **Mixed use buildings that support families.**

### **Streets and Improvements:**

- **Convert to two-way streets (8<sup>th</sup> and 9<sup>th</sup>).**
- Extend free shuttle to Chinatown.
- **Improve streets between Chinatown and Jack London Square by putting more trees and street lighting; better pedestrian walkways; more countdown pedestrian signals at every intersection.**
- Need better bus transit, not just BART.
- **Close down one block of Madison St. (adjacent to Madison Park) and combine with BART area currently under construction to allow for a large open space area for the community.**

- Two-way streets on 8<sup>th</sup> and 9<sup>th</sup>.
- Extend free shuttle to Chinatown.
- Move school traffic congestion due to parents and students drop off and pick up.
- Improve streets between Chinatown and Jack London Square.
- Need better bus transit, not just BART.
- Close down the one block of Madison Street adjacent to Madison Park and combine with the current BART Station area currently under construction to allow for a larger size open space for the community.
- Extend

### **GROUP E-4 030511**

#### **Streets and Improvements:**

- Desire walkable community.
- Support local businesses.
- Use both 12<sup>th</sup> St. and LM BART stations.
- Retire in this neighborhood.
- Improve walkability and connections under freeway.
- Create better business opportunities along free way and other side.
- Clean and well-lighted.
- Improve Oak St. connection to Lake.
- Trees/vegetation.
- Enliven with people.
- Engaging activities (include after 5pm).
- Broadway 13<sup>th</sup>-17<sup>th</sup> (To Fox to BART).
- Feels unsafe at night due to uses (burger king).
- 
- More night activities—music band with blues area.
- More four way traffic stops—pedestrian scramble.
- West bound Webster is chaotic—better road signage.
- Double parking/lack of enforcement.
- Under freeway parking—dirty and poorly lit.
- Keep thru traffic out of neighborhood.
- More traffic calming; Harrison, Webster, 7<sup>th</sup>.
- Clear up routes to alameda/freeway.

## Summary of Community Feedback

- Perimeter parking lots.
- Going south on Broadway—better way finding signage.
- Autos to freeways, activities (Laney, etc.), neighborhood (Jack London, etc.)
- 
- Way finding for businesses/destinations; maps at important intersections.
- Street distinctive design along 14<sup>th</sup> very pedestrian oriented.
- Walking path along 8<sup>th</sup> and 9<sup>th</sup> to connect Laney and BART with businesses streetscape and uses.

### 2A) Shopping/Dining/Entertainment and Attractions.

- Concerns with height—wind and shade (not enough light).
- Transit village around LM BART, housing, commercial, retail, entertainment.
- Transit village that leads connects to rest of community, is not isolated.
- Need green space if density is increased, livable neighborhoods.
- County area— activate evenings; this area is barrier.
- Integrate uses to activate.
- Activate Oak St. with retail and entertainment.
- First run Asian cinema.
- Franklin/Webster/13<sup>th</sup> and 14<sup>th</sup> high rise but not monolithic; break it up with parking and ground level open space park.
- Lincoln park is a center of the community; do not surround with high rise; limit to 4, 5, 6 stories.
- Opportunity site across corporate park uses and open up Lincoln Park more.

### 3. Parks, Community, Facilities

- Require developer to give financial contribution to improve underpass areas.
- Art installations, underpass.
- Skate board park.
- Move Chinese Garden Park or slow traffic so people can use park.
- Relocate adjacent to Madison Sq. Park or along 14<sup>th</sup> between Alice and Jackson.
- Noise barriers along freeway.
- Redesign Madison Park.

#### 3 Priority Street Improvements:

- **Lack of signage; way finding for walkability, road markers for driving; way finding should include businesses and destinations.**
- **Lack of direct connection from East Side to Chinatown, Lake Merritt BART, West side of Jack London; Old Oakland walking.**
- Underpasses—traffic calming.
- Noise barriers along freeway.
- Skate park.
- Art installations.
- 6<sup>th</sup> and 7<sup>th</sup>.
- Clean and well-lighted for walkability.

#### 3 Priority Shopping and Dining and Entertainment/Attractions:

- **Transit village at Lake Merritt BART: Don't isolate—outward focus, integrated with community, mixed income housing, height to not block sunlight, height varied.**
- **Preserve Lincoln Park with compatible surrounding housing, respectful of community, strict height limits, no more than 6 stories.**
- **Along 14<sup>th</sup> and 12<sup>th</sup>: lower heights toward lake, higher towards Laney; first floor retail, rest nightlife.**

**3 Priorities Parks and Community Facilities:**

- **Community garden at Madison Park; better programming, include multigenerational programming, make safer.**
- **Pocket parks throughout area.**
- **More activity at Oakland museum and library, along edges, make buildings more friendly and soften.**
- 
- Orient development/uses towards Madison Park and surrounding edges.
- More activity at Oak museum and library; physically along building edges.

**GROUP E-6 030511**

**Traffic:**

- What other streets to reduce calm traffic (on Webster).
- Avoid using one street as traffic flow (Webster, 7<sup>th</sup>).
- Make all one-way—widen side walks for merchants.
- More parking areas (all under 880 freeway?).
- Want more data.
- Park outside, come in.
- Shuttle through Chinatown?
- Segregate thru traffic and local traffic.
- Timed signals on 14<sup>th</sup>.
- Divert Webster St. traffic.
- Divert to Broadway?
- Make Webster a spectacular corridor if traffic is diverted.
- Widen sidewalk.
- Transit shuttle within Chinatown.
- Street design—distinctive; a unified identity; signage and street lighting.
- Make freeway underpass more inviting through design.
- Land under 880—county should get rights. Parking?

**Priorities:**

- **Use under 880 for more parking.**
- **Inside Chinatown shuttle. Expand Broadway.**
- **Divert Webster traffic to Broadway.**

**Buildings and Services:**

- Some Chinatown interests don't want construction.
- Learn from Jack London— large condos/parking/small retail.
- E.g. 8 orchids— designed poorly.
- Specific amount of retail for ground floor.
- Merchants expand on sidewalk; incentivize covered areas on certain streets (zoning certain areas along Webster/Harrison/Franklin).
- Concentrate vs. disperse.
- Housing on ground floor also.
- 2 kinds of mixed use—retail ground floor/housing and commercial.
- Height? If designed well, no restriction. Shade and shadows as guides.
- Density along freeway. Landscaping.
- 4-6 story district with small buildings— critical density.
- Greenscaping, air quality issues.

## Summary of Community Feedback

- Zone M north end—mixed use. Mixed housing: affordable, market.
- Holistic thinking—more needed. Current process too simple.

### **Priorities**

- **No height limitation, shade and shadows.**
- **Ground floor retail and housing.**
- **Lift height concept to 4-6 stories.**

### **Community Resources:**

- Lake Merritt Channel not accessible; no open space available.
- Usable and accessible
- Pigeon-proof open space.
- Chinatown BART.
- **Take Harrison park to other block (BART parking); a 3-block central park.**
- **3 BART blocks: across the streets, mixed use housing, commercial, retail.**
- **Aggregate open space.**
- Close of Madison. (disagreement)
- Rec. center? Tai chi plaza.
- **BART station—more services; a pavilion with open space. Give back to Chinatown community.**
- Community garden in open space.
- Green space makes community safer.
- 11<sup>th</sup> tunnel is now superfluous?
- Integrate arcade idea.
- 3 BART blocks – give back to the Chinatown community
- **Develop Chinese Garden Park.**

## **GROUP C-6 030511**

### **Streets:**

- No cars and bikes in the main area of Chinatown (8<sup>th</sup> and 9<sup>th</sup>; Webster and Franklin). Make it just shoppers only.
- Need more bike lanes. Make easier access for bikes and Chinatown residents. Bike safety.
- Need more trash cans or empty more often.
- Public restrooms, especially in park and recreation area. E.g. Madison Park.
- More bike parking—no parking for cars; make it just bike parking on Harrison/7<sup>th</sup>-11<sup>th</sup>.
- Poor road condition—need repair road and make a smooth ride for cars and bikers.
- Mixed use building—12<sup>th</sup> and Franklin; build a 4-5 story building.
- Need more trees in Chinatown. BART/Franklin and 17<sup>th</sup>-11<sup>th</sup>.
- Rebuild the Madison Park: plant more trees and flowers; public bathroom; more benches.
- Build a safety cross for park users; Chinese Garden Park.

### **Part 1:**

- **Repair roads**
- **Establish shopper only area without cars and bikes**
- **Build more bike lanes and parking for bikers.**

### **Part 2:**

- **Build more mixed use building in potential opportunity sites.**
- **Welcome more large retail business (Target, Safeway).**

- Affordable housing = 1/3
- Market value housing and apartments.

### Part 3:

- Rebuild Madison Park.
- Create a safe and easy access for park users (Chinese Garden Park).
- Public restroom.
- Plant more trees along entire Chinatown area.

### GROUP C-5 030511

#### 1. Street Improvements.

- Separate walking and driving streets.
- Walking street at 8<sup>th</sup> St. (between Broadway and Harrison); do not allow shops to put goods in street.
- Shuttle bus linking Walmart or other big malls with Chinatown.

#### 2. Buildings and Uses.

- Develop residential/commercial complex (compared to Pacific Renaissance Center) at existing Lake Merritt BART/MTC ABAG building/Lake Merritt BART parking: basement garage, ground floor retail, add Target, upper floor ½ private residence and ½ affordable housing.
- Food arcade and restaurants at Harrison, Olive, and 10<sup>th</sup> St.
- In and Out at Madison St.

#### 3. Park and Community Facilities.

- Madison Square Park— add more public bathrooms, more landscaping, more shelter, more benches.
- Chinese Garden Park: improve road crossing and traffic to make it safer, high traffic flow from Alameda endangers pedestrian flow; add pedestrian crossing at Harrison/7<sup>th</sup>.
- Lincoln Square Park: expand the senior center; add more services to immigrants (ESL classes), redevelop the community center for more classes and services.
- Redevelop County Park Building: build swimming pool; provide parking spaces; add more community service center.
- Existing use to preserve: Buddhist church, Chinese garden, Lincoln sq. park.

### GROUP C-2 030511

#### Mode of transport:

- walking, bus.
- Most foot traffic in 10 years: 7, 8, 9, 10, 11, 12<sup>th</sup> streets.
- Best streets for cyclist: 8, 9, 10<sup>th</sup> streets.
- BART access: 10<sup>th</sup> St., Webster and 11<sup>th</sup> St., Broadway.
- Bus stop access: Oak St. and 8<sup>th</sup> St.
- Visitor access street: freeway at Oakland exit.
- Need cyclist and parking improvements, additional bus stops: 10<sup>th</sup>/Oak, Broadway/Clay, Main Library on 13<sup>th</sup>, parking on 10<sup>th</sup>/Oak.
- Not safe streets: (to dark, fast traffic, sidewalk dirty) 7<sup>th</sup>, 8<sup>th</sup> need more trees; 9<sup>th</sup>, 10<sup>th</sup> too dirty, public restroom between 9, 10, 11<sup>th</sup> streets, add street lights.
- 9<sup>TH</sup> St. at Jackson needs street lights.
- Oak at 10<sup>th</sup> St. need street lights; too many robberies.
- Alice St. at 9, 10, 11<sup>th</sup> St. need street lights.
- 11<sup>th</sup> St. need trees.
- Madison Park on Jackson St.: safety issues, potential robberies, trees make it easy to hide.

## Summary of Community Feedback

### **Priorities:**

- 10<sup>th</sup> at Oak St. and 9<sup>th</sup> at Jackson—safety issues, need street lights.
- Cleaner street and add trees on 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> Streets.
- Public restroom 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>.

### **Buildings and Services:**

- Shopping facilities; entertainment and recreational/amusement; mixed use—residential and office.
- Lake Merritt BART station shopping facilities: supermarket.
- Residential units (5 stories) with retail on ground floor.
- Current MTC/ABAG building - convert to ground floor office and 2<sup>nd</sup> floor residential.
- Laney parking lot: convert to theater, office, shopping, mixed use resident, parks, community centers, children facilities, senior center, restaurants (multicultural), Home Depot, etc., health food, COSTCO, etc.
- Night market at Pacific Renaissance Plaza.
- Child care services at the site on 11<sup>th</sup> St. across from Lincoln Elementary (next to SSA office).
- 7<sup>th</sup> St. at Franklin, currently Salvation Army.
- Add a police station at the current Laney Parking Lot (waiting to be converted).
- Restaurant at Harrison and 11<sup>th</sup>.
- Entertainment facilities and office units at Harrison and 11<sup>th</sup> (currently parking garage) of medium height with retail business.

### **Priorities:**

- Laney parking lot project.
- Child care/school/mixed use development for office and retail but no residential near Lincoln Elementary and Lincoln Recreation Center.
- Active 11<sup>th</sup> St. with retail business (from Oak to Broadway).
- Lake Merritt BART development.

### **Parks and Community Facilities:**

- Keep Historic sites/Parks/cultural sites: Chinese garden, Lincoln Square Park, Madison Park, Pacific Renaissance Plaza, Oakland Main Library.

### **Priorities:**

- Laney Parking Lot Development: build a library, build a community/cultural center, park, community garden at 10<sup>th</sup> and Fallon (across from current BART parking lot).
- Build a community center facility at the 7<sup>th</sup> St. and Harrison (across from Chinese garden).

### **Priorities:**

- Laney Parking Lot.
- Community Garden at Fallon/9<sup>th</sup>
- Community facilities at Harrison/7<sup>th</sup>

### **Priorities summary:**

#### **Streets:**

- Safety improvements at 10<sup>th</sup>/Oak St. and 9<sup>th</sup>/Jackson (Madison Park blind spots, trees high robbers). Add street crossing and lighting.
- 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> St. cleaner streets and landscaping, major walking street.
- Additional public restrooms on 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup> (e.g. Pacific Renaissance).

#### **Buildings and Service Types**

- Laney Parking Lot Development: restaurants, Home Depot, health food stores, Costco; library; more theaters; high rise with office, retail, and housing.
- Mid-rise development across from Lincoln Square Park with restaurants, retail, entertainment along 11<sup>th</sup> street between Webster to Jackson at opportunity sites.
- Childcare services.

- Activate 11<sup>th</sup> Street with retail business from Broadway to Oak.
- Lake Merritt BART development: shopping center, police, station, high rise office, residential, low rise retail and housing.

### **Parks**

- Community center with childcare and senior facilities at Laney Parking Lot Park.
- Community garden at 9<sup>th</sup> and Fallon.
- 7<sup>th</sup> and Harrison across from Chinese garden add community facilities to enhance existing senior center at the park.

### **GROUP C-1 030511**

#### **Street Improvements:**

- Minimize crime spots on 8<sup>th</sup>/9<sup>th</sup> and Jackson. Add lighting, remove shorter trees, remove wall along Jackson St. at Madison Park to improve sight lines and visibility for pedestrians. Police substation at Madison Park.
- Reduce traffic speed along 7<sup>th</sup>, 9<sup>th</sup>. Two-way streets, scramble system at intersections Jackson/9<sup>th</sup> and Madison/9<sup>th</sup>. Close off Madison between 8<sup>th</sup> and 9<sup>th</sup> to traffic make pedestrian walkway.
- Improve pedestrian experience: bus shelters, seating; taller trees for shade but not crime spots, better bilingual street/way finding signage.

#### **Buildings/Retail/Services:**

- High density mixed-use above BART station and BART parking. 10+ stories (mixed income housing) families, seniors. Office and retail (household goods, i.e. Target) on ground floor.
- More mixed-service shopping mall (transit village) at high density: household goods, different restaurant/grocery options, senior youth center, courtyard, access to clean restrooms.
- Create high-density retail along 9<sup>th</sup> St. and Madison that stays open after dark with plaza for pedestrian gathering.

#### **Community Resources/Open Space:**

- Lincoln Square Recreation Center is key cultural asset; mix this programming at Madison Park.
- Harrison Park/Pioneer Hall is great center for senior activity (ping pong, karaoke, language class, dance). Create better/safer access to this place.
- Madison Park: add shelter from rain/sun for shade, add a pavilion for performance, add clean, safe public restrooms; tear down wall along Jackson and groups; add new seating, shelter for board games, sitting; improve and expand children's play structure; add cultural structures that represent Chinatown (i.e. gate, temple, pavilion); parks and recreation should have ongoing programming that is culturally relevant.

### **GROUP C-3 030511**

- Live on 9<sup>th</sup> Street and goes to Laney College:
  - convenient to BART station.
  - Park across the street is not well-lighted.
- Live near lake side:
  - Take bus to Chinatown, Chinatown dirty, broken roads.
  - Takes grandchild from SF to Laney College, listen to music. Signage is confusing after BART exit.
- Live on 16<sup>th</sup> Street:
  - Attends meeting in Chinatown, gathering, grocery. Comes to Chinatown many times per week. Bus service cuts caused inconvenience.
- Live on 16<sup>th</sup> and Clay Street:
  - Walks to Chinatown.
  - Husband walks to Chinatown everyday.
  - No bus goes to Chinatown is very troublesome.
- 
- Live on Madison and 8<sup>th</sup> Street:
  - convenient to go to Chinatown, grocery, a lot of nighttime mugging/robbery during at Madison Park.

## Summary of Community Feedback

- Madison Park has been a very dangerous place recently; one cannot even stay a second at night, too quiet, too dark, and completely unsafe. Many Black people urinate/defecate. Need more police patrolling.
  - Streetscape improvement; view of Oakland 880 freeway is very unpleasant.
  - If need to encourage public transit ridership...but hard for elderly to take transit due to limited bus service...they cannot get to destination.
- 
- No shops open at night. Not enough lighting. Road lights not bright enough.
  - Patrol community
  - Lights, shops.
  - Bus
  - Freeway
  - Mixed restaurant.
  - More foot print.
  - Pebble mosaic pavement (for foot massage)
  - Light industry, more jobs. No pollution, medical in district, no lab.
  - 10 story affordable housing.
  - Can be higher building and have open space inside the building for public for exercise. 13 stories, under 20 family size.
  - Mixed income (Affordable).
  - Roof garden community room.
  - Can't count on big department store.
  - Gift shop, theatre.
  - MTC: multigenerational, mixed use; medical clinic; community facilities; ground floor commercial; affordable residential.
  - Webster and Harrison at 12<sup>th</sup>: multigenerational, youth, theater, multicultural, opera, concert, school.
  - Job for local to link with Laney to provide job training; 40-50 new immigrants, bilingual class with ESL in Laney.
  - Bowling
  - Bench, more flowers and trees.
  - Exercise.
  - Restroom.
  - Mixed playground and play shelter. Tai Chi. Tract lights can work on every area for activities.
  -

### Top priorities, road improvement:

- 1
  - More lights, wide safety business shops.
  - Community patrol to secure; clean and safe.
  - Bus to come; sick can't use, jobs for local hire
- 2
  - Mixed use, mixed income, affordable family housing.
  - Can't be too high, blocking the sunlight.
  - Shop on ground floor, Medical clinic, community facility.
- 3
  - BART lot to Chinatown, open space.
  - Expand Madison Park and Lincoln Theater community facilities.
  - Hub Area: Multi use hub for multigenerational with program.

### GROUP C-8 030511

- All bus stop shelters with no advertising covering the glass for safety.
- Chinese garden park to put a structure that signifies entering Chinatown like SF Chinatown on Grant Ave.
- 11<sup>th</sup> St. and Franklin and Webster with underground (2 level public parking) and six stores high residential and street level are for commercial business. With street signal on 13<sup>th</sup>/Webster and Franklin.
- Madison Square Park and Lake Merritt BART station; 9<sup>th</sup> and 8<sup>th</sup> street convert to community facility and park and public space and Madison Street.
- Friday and Saturday Night Market between 6-9pm, location at 10<sup>th</sup>/Webster to Alice also make speed limited. Sign on the entire 11<sup>th</sup>/8<sup>th</sup> and 7<sup>th</sup> St. Jackson, Harrison, Webster.
- Webster/11<sup>th</sup>, Harrison/12<sup>th</sup>, Park and Community Center.
- Harrison corner of 8<sup>th</sup> gas station. Need a bus stop shelter.
- Franklin and Webster at 6<sup>th</sup> and 7<sup>th</sup> to build multi use, residential parking, and commercial.
- Madison Park with basketball park, flat with more open space, café, water fountain, tables and chairs, more restrooms, police.

#### Part 1.

- Traffic lights, 7<sup>th</sup> and Alice, Street lights, entire 6<sup>th</sup>.
- Harrison between 11<sup>th</sup> and 12<sup>th</sup>.
- Speed bumps on 11th and Alice
- Trash cans: 11<sup>th</sup> and Webster, 10<sup>th</sup> and Webster, 11<sup>th</sup> and Harrison, 10<sup>th</sup> and Harrison.
- Jackson and Oak between 8<sup>th</sup> and 9<sup>th</sup>—cut off traffic, block off Madison St.
- Street signs on 7<sup>th</sup> and 8<sup>th</sup> and 11<sup>th</sup>, Webster and Jackson.
- Bike lane 10<sup>th</sup>, Oak and Franklin.

#### Shopping and Dining. Entertainment.

- 13<sup>th</sup> St. and Franklin, 7<sup>th</sup> and Franklin, 13<sup>th</sup> and Alice/Jackson with mixed shopping and dining.
- 11<sup>th</sup> and Harrison, Webster Park, and Public Space/Community.
- Madison Square Park Community Space with police substation.
- Use 6<sup>th</sup> St. on Jackson St. to enter Webster tunnel and city of alameda.

#### Part 3

- Chinese Garden Park to build a structure that signifies Chinatown.
- Friday-Saturday Night Market 6-9PM. Location 10<sup>th</sup> and Webster to Alice.
- Signs limit on 8<sup>th</sup>, 11<sup>th</sup>, and 7<sup>th</sup>; Jackson, Harrison, and Webster.
- Park and community on Webster, 11<sup>th</sup>, Harrison, 12<sup>th</sup>.
- East of BART Station Lake Merritt: community economic, Chinatown, Housing, Jobs.
- 8<sup>th</sup> St. Chinatown: no left turn to Webster, only 6<sup>th</sup> St. to Webster.
- Use 6<sup>th</sup> on Jackson to enter Webster tunnel to Alameda city.
- Traffic light at 7<sup>th</sup> and Alice with connections downtown.
- Speed bump at 11<sup>th</sup> and Alice due to high speed to 11<sup>th</sup> St. Tunnel.
- Bike lane on 9<sup>th</sup> and 10<sup>th</sup> St. and the 12<sup>th</sup> and Franklin; Alice and Madison.
- Trim all trees between Harrison and Alice, 12<sup>th</sup>. More bright street lights also 13<sup>th</sup> and Alice.
- Repair all street lights with brighter bulbs.

#### A.

- Reduce traffic speed and health issue. Traffic light 7-Alice. Signal with countdown and crosswalk. More street lights due to safety issue.
- Harrison and 11<sup>th</sup>/12<sup>th</sup>.
- Speed bumps on 11<sup>th</sup>/Alice.

## Summary of Community Feedback

- Trash cans on 11<sup>th</sup>/Webster, 10<sup>th</sup>, 11<sup>th</sup>/Harrison, 10<sup>th</sup>.

### B.

- Jackson to Oak, 9<sup>th</sup> and 8<sup>th</sup> close off Madison.
- Madison Square and Lake Merritt Station turn into one park, community facility, recreation center, table and chairs, flat land and landscapes, also with police substation, build family facility.
- Bike lane on 10th, Oak, and Franklin.

### GROUP E-1 030511

- 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> most busy for all modes.
- Cross at Oak is dangerous due to freeway exit.
- Lights for security at night and Oak—intersection of freeway.
- Lights at Madison Square Park.
- Bus stop shelter at 8<sup>th</sup> and Broadway.
- Lighting bad at night in Chinatown.
- Buildings not easy to find, need address.
- Hard to read street signs.
- Better signage throughout area.
- 10<sup>th</sup> and Fallon dangerous intersection. 9<sup>th</sup> and Fallon too—need crosswalks, signs, lights.
- Oak and Freeway exist—prepare to stop sign earlier, reduce speed signs.

#### Priorities:

- 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> between Alice and Broadway.
- Parking structure needed not everyone agrees.
- No street parking at
- **10<sup>th</sup> and Fallon—need crosswalk and lighting.**
- Change Oak to two-way.
- **Bus shelter at Broadway and 8<sup>th</sup>. Service additions to Connect Eastlake residents to study area; connect Alameda residents to study area.**
- **Lighting throughout the area: street lights with distinctive design; building on cultural elements of Chinatown.**
- Need more origin/destination studies/lots of Asian shopping in Chinatown who live outside area. Need more bus service.
- Should be able to get through Alameda tube by walking/biking.
- More foot traffic between 12<sup>th</sup> BART on 14<sup>th</sup>/13<sup>th</sup>. Desolate at night; need lights; entertainment uses to increase nightlife.

### 2.

- Bring people out on street—sidewalk seating, need wider sidewalk. Lincoln Square Park; 8<sup>th</sup> and Webster.
- BART sites should be region serving.
- Chinatown should be more ethnic local serving. Distinct groups with different needs.
- Retail around BART sites, residential and office.
- Santa Monica Promenade as example (Laney parking lot, Peralta Rep suggestion).
- BART site—dissenting opinion keep MTC site at center for jobs. Mixed/retail or change to mixed housing.
- Need housing for Laney students.
- Shopping and restaurants for Laney, museum, Alameda county offices.
- Mini golf under freeway to connect Jack London to area—at Oak undercrossing.
- Better serve homeless; connect food bank to JL restaurants who throw food away.

- Performing arts center (14<sup>th</sup> and Alice) compliment to 14<sup>th</sup> Malonga Arts Center.
- BART at Broadway and 880 to better connect area.

### Priorities:

1. BART area opportunity sites: existing MTC site—mixed use with retail on ground floor with jobs (government or other) above: 6-8 stories. Surrounding opportunity sites: Laney student housing (4-5 stories) with retail on ground floor.
2. Improve connections to JL as opposed to creating new entrances in study area. Mini golf; safety/lights.
3. Bring restaurants onto streets to improve vibrancy of area, particularly at Webster/8<sup>th</sup>; wider sidewalks, signage/lights.

### 3.

- Madison Square Park improvements: community garden, community facilities with open space, ball courts with lights for nightlife, amphitheater, outdoor furniture/seating, etc.
- Pocket park around 14<sup>th</sup> St. Around new BART redevelopment.
- Maps identifying pocket parks/seating areas as well as existing larger parks and other areas—historic structures, etc.
- Mini parks around 14<sup>th</sup> then connect (with pedestrian improvements) to other parks, new retail, JL.
- Trees specific to neighborhood; identifying as Chinese, cultural signage/unique street lamps.
- Pocket parks (14<sup>th</sup> and BART redevelopment) connected by pedestrian walk with signage and trees to JL. Wide, well-lighted sidewalks.
- Community center (seniors in AM, youth afternoons) Madison Park occupies quarter of park—multi-story with bathrooms.

### Priorities:

1. Pocket park at 14<sup>th</sup>/Harrison and BART site.
  2. Connection between pocket parks starting at 14<sup>th</sup> along Harrison and along 9<sup>th</sup>, down Oak to JL.
  3. Community center at Madison park occupy quarter of park (multistory) and rest of park combination of community garden/sports fields (well-lighted). Community center to serve seniors AM and youth PM.
- 

## GROUP C-4 030511

### Street Improvements:

1. Fix Jackson Street: repaving; potholes, especially between 7<sup>th</sup> and 8<sup>th</sup>.
- 6<sup>th</sup> Street dangerous, homeless people near freeway bridge, gun robbery.
- Need more street maintenance for cleaner streets.
2. Add crosswalk on left side of 10<sup>th</sup> street on Webster. Only one crosswalk exists now.
3. No light on 8<sup>th</sup>/Fallon; serious car/pedestrian conflicts.

### Building type and services;

- Add housing near BART; appropriate for Laney students and family; need existing housing to attract higher income group into the area .
- One-stop travel/international center for people to take care of their travel needs. Such as travel agencies, immigration office, health clinic for immunization shots
- 7<sup>th</sup> to Freeway bridge: cleaner street, more lighting.
- 8<sup>th</sup> and Fallon pedestrian conflict. Add crosswalk.
- Parks, no long benches (homeless sleep); rooftop garden.
- Sitting, but not for sleeping.
- Move to elsewhere in West Oakland.
- Recurring addicts.
- House modification/additions near BART station.

## Summary of Community Feedback

- Grandfather buildings compliance.
  - DMV/immigration center.
  - Public services offices attract regional clients.
  - BART theater.
  - Convenience store.
  - BART for shoppers, Madison Square Park.
  - Public restrooms for homeless.
  - Need maintenance.
  - Laney student housing.
  - Affordable family housing units; luxury housing near BART.
  - Higher building with better view.
  - At least 2 bedrooms.
  - Craftsman.
  - Tourist destination— public building pavilion.
  - Gateway entrance.
  - Sculpture in Madison Square Park.
  - Spread Chinese culture.
  - Dr. Sun sculpture memorial at library.
  - America/Chinese cultural exchange office.
- 
- **1. Housing and Student and family housing; market-rate and affordable.**
  - **2. One stop travel/international center; travel, health clinic, immigration, travel agencies.**
  - **3. Entertainment: movie theater, cultural, AMC mainstream center, 1 screen room.**
  - Rooftop garden not convenient for elderly.
  - Add Japanese.
  - Gym.
  - **Community resource:** need gym, district for seniors.
  - **1. Tourist attraction; memorial.**
  - **2. Expand Lincoln for all ages. Full-service, indoor, 24-hour fitness.**
  - **3. Japanese sun garden; community garden; fence/enclose garden to grow produce.**

## 6.1 Appendix B: Individual Priorities

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### Community Workshop Feedback Form

28 February 2011

*What are your top 3-5 priorities for the Lake Merritt Station Area Plan?*

- I.
  1. Improve entertainment/cultural facilities to attract tourist or local interest in area, i.e. increased day usage.
  2. Improve traffic flow up Oak St. by timing lights even if it slows a more continuous flow. Add bike lanes.
  3. Connect Estuary Park (including all of JLS) to Channel Park thru to Lake Merritt.
  4. Night Markets in parks/parking lots to increase night usage.
  5. Improve all I880 underpasses for walking/night markets.
  
- II.
  1. Promote a pedestrian friendly environment (2 way streets).
  2. Mixed-use and mixed-income housing.
  3. Enhance safety on the streets for pedestrians (street lighting, 2 way streets).
  4. Protect and enhance accessibility to public facilities like Lincoln, Madison, Channel/Penalty Park.
  5. Coordinate parking, security, open space between institutions (Peralta, Oak Museum, County, BART).
  
- III.
  1. Enhance pedestrian experience.
  2. Mixed-income/mixed-use.
  3. Enhance cultural character in design and services.
  
- IV.
  1. A traffic plan needs to be developed for the area so that thru-traffic is diverted around the area and destination traffic to the area can be facilitated. This should include changing one-way streets to two-way streets.
  2. Enhance existing community resources and open space.
  
- V.
  1. Support taller heights, 20+ stories in many locations and opportunities sites, provided they are well designed.
  2. Especially support high rise housing in the Eastlake blocks around 2<sup>nd</sup> Ave, E. 12<sup>th</sup>.
  
- VI.
  1. Develop core community around BART station and parks.
  2. 10<sup>th</sup> Street as a major cultural/recreational axis—connect Eastlake to Chinatown.
  3. Connect parkland along channel—from estuary to Lake.
  4. Better restaurants and amenities around station and Eastlake.
  5. Laney College looks outward to neighborhood.
  
- VII.
  1. Housing
  2. Recreation and open space.
  3. Jobs.
  
- VIII.
  1. More stores (boba drinks/café, affordable dining options).
  2. Affordable housing (not 10 stories high but around 5-6) up to 1-2 bedroom apartments.
  3. More parking (needs to be cheaper than \$1 per hour—right now too expensive and Alameda is cheaper).
  
- IX.

## Summary of Community Feedback

1. Increase transportation.
2. Recreation and open space.
3. Housing.

### X.

1. Housing.
2. Market.
3. Parking.

### XI.

1. Housing
2. Parks.

### XII.

1. More multi-use, community resource space (retail/restaurants, youth and school, services, affordable housing).
2. Lighting/greening of pedestrian pathways to connect resources.
3. Cultural vibrancy, aesthetic design, cultural history; multi-lingual signage.

### XIII.

1. Greater connectivity across/thru E+W subareas: bikes, pedestrians, cultures, residents, BART patrons, students, future office workers, transportation.
2. Intergenerational and multicultural support: kids, grandparents, elders, gardeners: community gardens, parks, child care, elder care, community centers, etc.
3. TOD focus around BART for new businesses, multiple uses, more vitality, more urban residential.

### XIV.

1. Community use/space/cultural definitions of community/open spaces.
2. Affordable retail and housing spaces.
3. Better lighting and safety connections via bus transportation from Eastlake to Lake Merritt/Chinatown BART Station.

### XV.

1. Bart development: building for affordable living, community center.
2. Clean up: street trash cans, trees, lighting.
3. Parking for business loading and unloading.

### XVI.

1. Improving facilities at Madison park, playground for children.
2. Permanent bathrooms, shelter from sun and rain.
3. More trees.
4. Safety issues for Chinatown area, monitor=cameras.
5. Signage close to Lake Merritt park for Chinatown.

### XVII.

1. Additional bus stop #62 Broadway and 880.
2. 10<sup>th</sup> and Oak Street crosswalk.
3. Laney Parking—mixed use entertainment center/community facility.

### XVIII.

1. Street improvement on 10<sup>th</sup> St., more trees.
2. Business/retail building at Alice and 14<sup>th</sup> St.
3. Improve Laney parking lot into entertainment center.

### XIX.

1. BART station—buildings, multi-use center.
2. Additional retail all around (integrated retail).
3. Signage along streets—directional.

### XX.

1. Rest and relaxation (parks, culture, and learning environments—these areas exist but need to be heightened, focuses).

2. Small but well-designed green park areas can be connected to OMC and to Chinatown and to Laney.
3. Clean up streets—make safe for walking and bicycling.
4. Culturally interesting areas can be heightened to welcome outsiders.

### XXI.

1. The gateway in Chinatown.
2. The restroom in Chinatown.
3. More street lights.

### XXII.

1. Build more shopping.
2. Make more jobs.
3. Make a gateway for Chinatown.
4. More street lighting.

### XXIII.

1. Improve the safety around the Lake Merritt BART station; we make need street vendors to improve the amount of people.
2. Create one more bus line to connect the students between Laney and Alameda College. Or change 51A to stop by Laney.
3. Build student housing for Laney students and international students.

### XXIV.

1. Entertainment facility like movie theatre, bowling alley, pool house, karaoke.
2. Street vendor and night market.
3. Street lighting.

### XXV.

1. Change the street lights.
2. Build a gate in front of Chinatown.
3. Make a business area west of Laney.

### XXVI.

1. Improve sidewalks and lighting Fallon, 8<sup>th</sup>, 9<sup>th</sup>.
2. Multi-use building structures over BART.
3. Improve traffic on Oak on both sides of the freeway.

### XXVII.

1. Pedestrian mall on 8<sup>th</sup>/9<sup>th</sup> and Fallon.
2. Organized open recreational space—Madison.
3. Street level activities.
4. Traffic calming.
5. Cultural amenities.
6. Chinatown BART station.

### XXVIII.

1. More retail around BART station.
2. Traffic calming measures along 10<sup>th</sup> and 11<sup>th</sup>.
3. Make 9<sup>th</sup> St. more pedestrian friendly.

### XXIX.

1. Safe and convenient parking for BART users.
2. Increase Laney visibility.

### XXX.

1. 2-way roads at 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>.
2. Opening up Laney.
3. Senior center and community center with emphasis on a place people with disabilities can use at Madison Square.

## Summary of Community Feedback

### XXXI.

1. More mixed use development.
2. Better traffic management for bikes and cars.
3. Better connectivity.
4. Improve use of parking lots.
5. Structured parking at Laney.

### XXXII.

1. Improve pedestrian and bicycle access.

### XXXIII.

1. Improve pedestrian safety; transform one-way street to two-way to slow traffic.
2. Improve safety for pedestrians by increasing eyes on the street at night, mixed use, lighting, more night activities such as markets, restaurants, cultural activities.
3. Maintain and support existing cultural significance such as flea markets, Tai chi activities, etc.

### XXXIV.

1. Closer link to Laney.
2. Calm traffic.
3. Closer link to Chinatown.
4. Better bike and pedestrian access from Lake Merritt park.

### XXXV.

1. Improve connection between Chinatown and Laney.
2. Mixed-use (commercial ground floor and high-density housing).
3. Improve Madison Park including building multiuse community center.

### XXXVI.

1. Redevelop LM BART building and parking into multi-use structure.

### XXXVII.

1. School on 10<sup>th</sup>.

### XXXVIII.

1. Pedestrian friendly main street with two-way traffic on 8<sup>th</sup> and others.
2. High density above BART including shops restaurants, entertainment, luxury and affordable housing, dry night activity, grocery.
3. Major surgery for Madison Park to convert into an active space serving tai chi, mahjong, lunch, community gardens, ornamental and vegetable, dog park.

### XXXIX.

1. Increasing access to Lake Merritt from the southern part of the community.
2. Make it easier to walk across streets while enhancing the walking experience on 10<sup>th</sup> street with retail/restaurant venues.
3. More greenery leading from Laney College/BART towards Lake Merritt.

### XL.

1. Access to dog park and transportation for dogs and their owners.
2. Safety for walking at night from BART station in downtown.
3. Keep green: solar, recycling, waste free.
4. Focus on historical points: Walt Disney fairyland, Reod Mckearn, Jack Lalanne, Morgan architect.

### XLI.

1. Connecting BART area to east side of estuary.
2. Improving pedestrian safety and crossing around BART area.
3. Chinatown as destination rather than a thoroughfare for traffic.
4. Connecting from BART area to lake.

### XLII.

1. Improve transportation services.
2. Increase business activities/residential population.
3. Create and improve current park facilities and activities.

### XLIII.

1. Improve circulation and access for non-motorized modes around BART station. Create 10<sup>th</sup> St. as a new key corridor to connect Chinatown and BART to Eastlake with improved bike and pedestrian access around BART.
2. Bike station at Oakland museum; better drop-off and taxi lanes at BART.
3. Develop mixed use with office core around BART station with retail.
4. Enhance existing park facilities in area—connect BART to Lake Merritt, provide community gardens in area.

### XLIV.

1. Connectivity: day-night, intergenerational, intercultural.
2. Community gardening.
3. Environmental issues.

### XLV.

1. Improving pedestrian activity/safety and uses and their experience in and around LM BART station.
2. Housing northern area of study area, not near highway.
3. Redesigning Madison Park and BART station to be user friendly, more visible, and better connected to Chinatown.

### XLVI.

1. Building and services—commercial mixed use housing, high-rise.
2. Street improvements—one way to two-way streetscape, pedestrian friendly, way findings, signage.
3. Multi use on park area with retail.

### XLVII.

1. Parking- provide space that can be rented by residents of the community.
2. Provide parking for visitors.
3. Provide parking for multiuse residents.

### XLVIII.

1. Mixed income housing.
2. Traffic calming.
3. Crosswalks.
4. Parking—multilevel at Laney.
5. Parks need to be multiple use.
6. Diversity top priority.

### XLIX.

1. Building and service types: commercial and mixed use.
2. Street improvement.
3. More housing.

### L.

1. Security and beautify the area.
2. Improving walkways and traffic on 7<sup>th</sup>, 10<sup>th</sup> streets. Crosswalks.
3. Improving the parks in the area, especially Peralta Park and Madison Square Park.
4. Maintaining the swap meet at Laney.

### LI.

1. Use bus 51A to connect Laney and Alameda Colleges.
1. Create more jobs.
2. Create more jobs.
3. Parks and facility improvements.

## Summary of Community Feedback

*Are there any suggestions you have for future workshops?*

- Develop victory court, if not as ball park then as commercial usage.
- Open doors to public earlier so that people can come mingle and eat if they want to (8:30am).
- Focus a workshop on economics and improving safety overall.
- More maps and drawings.
- Like small discussion groups. Show a video tour of the Lake Merritt area—better than collages of pictures. More powerpoints (larger screens). Overall very good way to discuss.
- Support more participation from local businesses in the area.
- Walking tours, bike rides through the neighborhood, models to play with, more of today's engagement.
- Good time and place.
- It was difficult to record, make participants make notes on the map, and keep discussion focused/on point. Large notes require map notes to supplement.
- Good use of materials; facilitation and timing was impeccable; signage was very helpful to find meeting.
- Have all individual table conclusions digested and narrated by one person.
- Provide more implementation prior to workshop, thinking topics.
- Integrate historical influences: music, arts, dance, swimming pools.
- More information on development options before groups break into charettes. It was hard for some to visualize/understand scale and impacts of new development types.
- More and bigger pictures of the area plan [aerials, elevations].
- Diversity in attendees.
- Maintaining better order of the meeting so people can get their opinions out.

**Community Workshop Feedback Form**

5 March 2011

*What are your top 3-5 priorities for the Lake Merritt Station Area Plan?*

- I.
  1. Redevelop Lake Merritt Bart into residential and retail.
  2. Senior center at Lincoln Center.
  3. More trees; better transportation system.
  
- II.
  1. Improve walkability between east side of Lake Merritt and Lake Merritt BART (lighting, trees, nightlife).
  2. Create a corridor for street-level retail, restaurants, and nightlife connecting Broadway and Lakeside Drive (along 12<sup>th</sup> and 14<sup>th</sup>).
  3. Develop restaurant, entertainment, cafes, shopping by Lake Merritt BART.
  
- III.
  1. Complete streets, reduce asphalt area, bike lanes, two-way traffic on all streets.
  2. Infill housing in front of Post Office and over BART station use the air rights.
  3. All parking lots to either housing, mixed use, or parks—no parking lots.
  
- IV.
  1. Reduce traffic speed by incorporating more two-way streets.
  2. Minimum through traffic in the neighborhood.
  3. Mixed use and mixed income buildings.
  4. Keep monolithic huge buildings out of the neighborhood.
  5. Enhance Lincoln park and programming for Madison.
  
- V.
  1. Connecting East Lakeshore Ave. area with Chinatown and Jack London Square for walking.
  2. Connect Chinatown with Jack London Square under the freeway.
  3. More businesses and nightlife along BART and walking corridors/boulevards.
  4. Activate areas under freeway.
  
- VI.
  1. Improve area under freeway for walking and safety with noise barriers above.
  2. Transition from Lake Merritt and Chinatown, Jack London waterfront areas, increasing Chinatown business as walkable corridor.
  3. Lake Merritt mixed use development that opens as corridor to and from neighborhood.
  
- VII.
  1. Transit village.
  2. Small neighborhood parks.
  3. Sound walls on freeways.
  
- VIII.
  1. More activity in the area—retail and entertainment.
  2. More density to bring people to area.
  3. Better safety—more 24-7 activity.
  4. Pocket parks—more active places.
  5. Better connection to Lake Merritt.
  
- IX.

## Summary of Community Feedback

1. Expand green areas—safe and beautiful.
2. Spaces for exercise.
3. Traffic calming.

### X.

1. Better lighting between Lake Merritt station and Oakland Chinatown for safety and increased activity at night.
2. More open space to serve families and seniors living in the area (increase number of parks and recreation centers).
3. Develop transit hub with mixed uses in and around Lake Merritt Station.

### XI.

1. Improved street lighting, streetscape, and pedestrian improvements.
2. Intergenerational community center for Tai Chi users, seniors, and youth with playground for families.
3. Teen center in area near Lincoln Square Park with opportunities for more open space.

### XII.

1. Big buildings.
2. Public space.

### XIII.

1. Supporting the space between Lakeside apartment district and Chinatown.
2. 14<sup>th</sup> is rough for driving/biking—eliminate a lane in both directions, add bike lanes.
3. Traffic calming around underpass, connection to Jack London. More open space for kids, dogs in NE of project areas.
4. Build it tall! This is downtown Oakland—10 stories minimum.

### XIV.

1. Improvement on Madison Park.
2. High density mixed use for LMBS.
3. Remove division on 7<sup>th</sup> and Oak.

### XV.

1. Connections/pedestrian, bike, and vehicle between Jack London and Chinatown.
2. Design
3. Lighting
4. Wayfinding
5. Great design and unique elements for new construction.

### XVI.

1. Bus and free shuttle commute from home to Chinatown.
2. Safety in lighting.
3. Have clinic in develop area.

### XVII.

1. Traffic mitigation by extending Broadway Shuttle route into Chinatown and connecting Eastlake.
2. Traffic segregation of high speed thruway from local two-way traffic. Divert thruways along the periphery ingress and egress from Webster tube should be diverted to 880 as much as possible.
3. Create a Central Park from Madison Square; BART site and BART parking (3 blocks) for multipurpose and as an attraction to move vendors to serve park users.
4. Pigeon proofing the open space by educating the public about gratuitous feeding of fowl.
5. One way streets to two-way and bigger sidewalks and scramble intersections.

### XVIII.

1. Safety with brighter lights and community use on bicycle.
2. Bus and free shuttle to community from home to Chinatown.
3. Pick up residents in the area.

### XIX.

1. More multiuse development; more residential units with affordable units.
2. Multicultural commercial and retail to fit different background.
3. More senior centers and youth centers and combine the use (sharing the same resources).

### XX.

1. Add more senior facilities.
2. Add walking street on 8<sup>th</sup>.
3. Improve Lincoln Center.

### XXI.

1. Jack London BART station provides better access to Chinatown and reinforces Oakland as the epicenter of the Bay Area.
2. Under-freeway parks and activities (mini golf) allows for better connections to water via Webster green; the air space over Dosey tube.
3. Use of project for public spaces to help with overview for Chinatown/Old Oakland/Jack London Plan.

### XXII.

1. Better signage and traffic calming in terms of pedestrian safety.
2. More cafes/dining near BART/Laney/court houses.
3. Better lighting for pedestrians.

### XXIII.

1. Better lighting.
2. Pedestrian friendly sidewalks.
3. Housing development around BART area.
4. Connecting different attractions with one another.

### XXIV.

1. Street improvements, crosswalks, and stop lights on 10<sup>th</sup> and Fallon and the underpass on Oak.
2. Improving housing opportunities for students near Laney College.
3. Improve Madison Park; make it safer and more inviting.

### XXV.

1. Improve ability of small business owners and small developers to own and operate in the area by not making large areas zoned for high rise development, which would exclude them from owning/creating development.
2. Maintain connection to community and sense of place; vibrant commercial activity that exists and potential for cultural heritage related economic development.

### XXVI.

1. blocks (Madison Square, BART administration/station block, BART parking) be designated as open space/recreational space/programmed community space allowing it to be the focus of the east end neighborhood.
2. Mixed-use building prototypes be promoted; ground floor activated space with retail important; residential down to street with porches and gardens to establish residential character to street.
3. Thru traffic be diverted around Chinatown and districts within Chinatown; become two-way with broadened and improved streetscape.

### XXVII.

1. Entertainment: like an AMC movie theater, but would play Asian films.
2. Housing: student housing by Laney and skyline luxury apartments above Lake Merritt BART station.
3. Services: have a one stop center for traveling where you can apply for visas to all over the world.
4. Commercialize the three blocks above Lake Merritt BART Station with high rise mixed use building.

### XXVIII.

1. Maintain open space.
2. Add more community services.
3. Community center, youth center, senior center.

### XXIX.

1. Preserve green space.
2. Increase vibrancy.
3. Increase mobility in the neighborhood by emphasizing pedestrian and bike access, and fostering a sense of safety throughout the site.

## Summary of Community Feedback

4. Remember youth and old people.
5. More art.

### XXX.

1. Educational area around Lincoln Park.
2. Green connections on 9<sup>th</sup> and 8<sup>th</sup> with retail.
3. Open space around Madison Park.
4. Offices and parking east of freeway.

### XXXI.

1. Extend commercial presence from core Chinatown toward LMBS.
2. High density buildings.
3. Improve 8<sup>th</sup> and 9<sup>th</sup> street with more lighting and bike lanes.

### XXXII.

1. BART needs retail and some 6-8 story housing to have more people that travel to and from Lake Merritt—more shops around and better commerce.
2. Nicer grocery store close to Lake Merritt BART.

### XXXIII.

1. Madison Park (underground garden BART); need rain-catchers to water plants. Build up to street level to hanging garden around inside of current concrete.
2. Restrooms above Lake Merritt BART station by bike lockers.
3. Landscaping: use Merritt College landscape students; many faculty involved in public projects.
4. Extend free shuttle on Broadway to loop around area—8<sup>th</sup> or 9<sup>th</sup> down Oak, or other AC Transit supplement.

### XXXIV.

1. Creating a major commercial/mixed-use hub around Lake Merritt BART in conjunction with a natural connection toward Broadway. Pedestrian friendly.
2. Lake Merritt area could be innovative hub that works with Laney College.
3. Expanding parks and community centers; specifically Lincoln Square area and connecting/moving services to Madison Park and moving the Chinese garden closer to the Lincoln area.
4. The 880 freeway is a major barrier even if we tried to make it more pedestrian friendly and more lighting.

### XXXV.

1. Activating BART blocks with retail and park space.
2. Creating easier pedestrian and bike access on 7<sup>th</sup> and 8<sup>th</sup> streets to connect Chinatown to BART blocks.
3. Maintaining mixed-use, mixed-income, and multi-generational use throughout.

### XXXVI.

1. Affordable housing—prevent displacement of existing residents and keep area accessible to all incomes.
2. Mixed use/community facilities—senior, youth, family service programs and space.
3. Public uses for mixed use office/housing/community space—require public usage even for private development.

### XXXVII.

1. Parking under the freeway.
2. Walkable areas from Laney College to Madison Garden.
3. Make streets two-way.

### XXXVIII.

1. Return 3 BART blocks and the ABAG block back to Chinatown for Chinatown uses.

### XXXIX.

1. Support development/quality of life in Chinatown (shopping/housing).
2. Two-way streets.
3. Safer streets (lighting, activity).
4. Expand open spaces; increase quality.
5. Linkages: Laney, Lake Merritt, Transit

XL.

1. Activate the area—day and night with mixed income housing and commercial.
2. Make the most of transit.
3. Enhance bike/pedestrian facilities.

XLI.

1. Water filtration cement sidewalks to capture rainwater for park and city use.
2. Power conservation with motion sensing (vehicle traffic, pedestrians, building upgrades).
3. More festivals/celebrations.

XLII.

1. Safety is most important in the planning area. I would be afraid to go out after 4 pm.

XLIII.

1. Improve traffic safety at Oak St. and 10th St. intersection. Use the model at Pacific Renaissance Plaza, help connect(?) to Chinatown.
2. Laney College, Farmer's Market, construct cultural center, flower shops, community garden, shopping center, restaurants.
3. Build parking structure. Allow people to easily park their cars and shop.

XLIV.

1. Convenient transportation, high use transit, more transit services.
2. Build cultural center, including entertainment, shopping, parking lot, \_\_\_ school, senior center, entertainment center.
3. More green area, plant more vegetation and trees, especially near lake side to help freshen the air.

XLV.

1. Enliven Chinatown street life.
2. Safer pedestrian crossing.
3. Add more green to planning area.

XLVI.

1. Street life for the public.
2. Safety issues for those to go about.
3. Park maintenance.
4. Enliven and increase safety in the planning area. \_\_\_ provide better service to residents, businesses, and attract more students, shoppers and visitors.

XLVII.

1. Jackson and 9th St. intersection \_\_\_ park \_\_\_.
2. Building \_\_\_ Lake Merritt.
3. Madison Park need public restrooms, a small security/police station to improve safety.

XLVIII.

1. Build more higher buildings with commercial centers. High-rise buildings can accommodate various family types (including affordable units) and enliven area.
2. Build more parking structure. \_\_\_.
3. Madison Park need maintenance, public restrooms, student resident facilities.
4. 7th and 9th St. need \_\_\_ car \_\_\_ guarantee pedestrian safety.

XLIX.

1. Safety
2. Convenient transportation
3. Beautify the area
4. Enliven businesses

L.

1. More lighting on Harrison St. Add additional traffic light on crosswalk on Alice St. Widen sidewalk on 8th St. Madison St. between 8th and 9th St, \_\_\_ Improve 8th St business operation and pedestrian safety.
2. On the BART station parking lot, add restaurants, commercial businesses, and affordable housing.

## Summary of Community Feedback

### LI.

1. Topic 1:
2. Add street lighting.
3. Add signage.
4. Add traffic calming measures.

### LII.

1. Topic 2:
2. Add more bicycle paths.
3. Housing with market and affordable; more market rate housing.

### LIII.

1. Topic 3:
2. Community centers (childcare, senior centers).
3. On the Lake Merritt \_\_\_add more gardens and retail businesses, Chinese cultural boutiques.
4. Need commercial centers\_\_.

### LIV.

1. Change cargo truck routes, no more big trucks in Chinatown; add light crosswalks and street lighting; add more traffic calming to reduce traffic speed.
2. Add signature signage for Chinatown, such as monumental gateway at 7th and Harrison St.
3. Add more parking spaces and parking structures; construct more commercial/residential centers.

### LV.

1. Transform Lake Merritt BART Station area into a tourist attraction.

### LVI.

1. Add more street lighting and traffic lights.
2. On 9th St., add bike paths.
3. in front of post office on 13th St, \_\_\_\_.
4. Some bus stops don't have bus shelter. Add more bus shelters. \_\_\_\_.
5. Add street lighting.

### LVII.

1. Construct commercial/residential mixed use, and add parking structure.
2. Add mixed use commercial center. \_\_\_\_

### LVIII.

1. More cultural, entertainment centers for people to enjoy and relieve stress from work.
2. Streets should be free flowing, especially in Chinatown commercial center where sidewalks are blocked by goods from shops/boutique. Pedestrians are unable to go through and are forced to walk on the roadway \_\_\_\_.
3. Not enough street lighting contribute to more crimes at night on some blocks. There are also some street signage that needs to be clear since they inconvenient car and pedestrian traffic.

### LIX.

1. Add street lighting, trash receptacles.
2. Build more commercial high-rise, parking structures, entertainment centers, senior centers.
3. Monumental archway.
4. Build things with Chinese characteristics.
5. Reduce crime rates.

### LX.

1. Street repaving, cleaning, and lighting.
2. More signage.
3. Shopping centers, activity centers, and add bike paths.
4. Improve existing community facilities; enhance them into multi-purpose public space for all ages and attract more visitors into Chinatown.

LXI.

1. Greenify Chinatown.
2. Repave broken streets and fix potholes.
3. Improve activity centers and parks.
4. Fix sidewalks.
5. Add more public restrooms in Chinatown.
6. Add more vegetation and trees.
7. 7th St., 8th St., 9th St., need to be fixed especially potholes.
8. A lot of mugging in Chinatown.
9. Increase safety measures in China and police patrolling. Target muggers who robbed seniors. Fixed paving on 7th, 8th, 9th, and 10th Street.

LXII.

1. Should have street improvements, pedestrian only streets and bicycle lanes.
2. Public space for seniors.
3. Youth centers.

LXIII.

1. Rebuild the Lake Merritt BART station (commercial center+housing).
2. Expand and enhance Lincoln Recreational Center.
3. Designate 8th Street into a pedestrian oriented street.

LXIV.

1. Transform 8th St. into a pedestrian street; beautify Chinatown.
2. Build senior center in Chinatown area.
3. Add food street, in-and-out.

LXV.

1. Fix safety issues in Chinatown.
2. Improve sanitation/cleaning.
3. Add more trees.
4. Improve and enhance existing parks.

LXVI.

1. Improve streets and safety.
2. Build memorial to commemorate Sun Yat-sen such as sculpture.
3. Add/enhance recreational facilities 24-Hour Fitness.

LXVII.

1. 7th Street \_\_\_\_
2. Lake Merritt land uses should be \_\_\_\_ landmark attraction.

LXVIII.

1. Improve transportation, especially at the intersection of 8th and Harrison St.
2. Add parking spaces. I suggest adding these spaces on 7th Street and make parking pricing affordable.
3. Improve pedestrian safety at Chinese Garden Park.
4. Build commercial high-rise with parking underground, ground floor retail and upper floor housing with affordable units.
5. Enhance existing activity centers (Lincoln Recreation Centers and Chinese Garden Park) and add a fitness center.

LXIX.

1. Improve safety issues.
2. Fix broken streets.
3. Improve pedestrian crossings.

LXX.

1. Build different housing types for different socio-economic groups \_\_\_\_.

LXXI.

## Summary of Community Feedback

1. Cleaning and strengthening safety/security under freeway bridge.
2. More variety and types of activity centers, i.e. opera singing, calligraphy, ping pong, gym, etc. (Do not put everything under one roof).
3. Strengthen police patrolling and safety at night, reduce crime.

### LXXII.

1. cleaning/maintenance under freeway bridge.
2. Senior activity center, more types and activities.
3. strengthen nighttime safety.

### LXXIII.

1. Add more bicycle lanes on \_\_\_\_.
2. Move senior activity center to 14th St and Broadway.
3. More police patrolling \_\_\_\_.

### LXXIV.

1. Add more bicycle lanes on \_\_\_\_.
2. Move senior activity center to 14th St and Broadway.
3. More police patrolling \_\_\_\_.
4. (same text as above).

### LXXV.

1. Redevelop Lake Merritt BART into resident and retail.
2. Senior Center at Lincoln Center.
3. More trees, better transportation system.

### LXXVI.

1. having more
2. ways lane on 8 & 9 street.
3. having more public transportation for everyone.
4. affordable house for low income household.

### LXXVII.

1. have request to move the school on the 9th street because of the following reasons:
2. traffic jam during school out (parent's cars).
3. accident can occur easily that cause risk to children.
4. School should be moved to other area with larger space to avoid unnecessary incident mentioned above.

### LXXVIII.

1. need more police
2. more and brighter street light.
3. more sight for pedestrian.
4. agree on changing the 2 ways lane.
5. safe and easy traffic.
6. broader road, more street light and trees.
7. establish commercial business and more parks.
8. enhances business at China town, entertainment and all services.
9. more public parking lots.

### LXXIX.

1. Add attractions like Sun Yat-sen sculpture.
2. Tackle safety issues.
3. Add recreational facilities.

*Are there any suggestions you have for future workshops?*

Very good.

Good very interactive workshop. Keep discussion focused on the geography in question.

Very well run and good amount of time spent on the subject areas. Tim C. was a great moderator.

Tim C. was extremely helpful and knowledgeable.

Encourage prospective attendees to preview the contents of the small group discussion guide before they arrive at the meeting.

This was great! Well-staffed, very impressive.

Less noise.

Very good.

Very good.

Need a special charettes on Laney parking lot near freeway so that a new off-ramp could go directly to parking without having to circulate traffic through neighborhoods.

When ideas are linked intrinsically it is impossible to prioritize them.

Try to keep discussion on topic.

Maybe have two facilitators per table to keep discussion on point.

Residents of the project area have not received notices about opportunity to participate or provide comments. Public notices should be posted in the project area at least two weeks in advance.

Some people are saying that their site is not an opportunity site.

Include historic resources in map.

To follow up with the people who attended to make sure their concerns are being considered.

Round tables: have the facilitator switch seats/positions around the table. Maybe turn the map around. Switching seats changes view and focal points. More emphasis on citizens' input.

Mark on maps who contributed input (residents, planners, students, etc.) so it can be taken into account.

Highlight current community resources.

## Summary of Community Feedback

Facilitator marked on map how members were connecting to community.

It would be good to have more information on existing buildings in the zone.

Have competing power interests have info displays detailing their interests and priorities.

Make workshops annual.

Improve safety for Chinatown area, BART, and Jack London Square.

Possible Oakland A's ballpark.

Discussion broken down to three parts to give time to consider distinct issues and relatedness.

Sometimes hard to envision what properties exist in the area of discussion—interactive 3D map/street view would help.

Intro at the beginning could have been more engaging; instead of reading instructions to me, make me feel the importance of being here, and emphasize my personal role in the process—make a connection.

Establish parameters: how would we pay for all the improvements? Demonstrate existing needs: open space, mixed income housing, transit/bike/pedestrian.

Continue to have strong written and verbal translation.

Great to have visuals, interactive methods.

Have community feedback/input continue as plans become more shaped.

Not yet.

Having 1 more staff in each group.

Not yet.

Have enough staff to control each small group.

Having more staff for each small group.

Should emphasize the essential points for the meeting purposes.

Very Good. Cantonese facilitator did a good job in translating. Good timing. Keep this time for future workshops.

Continue the current workshop format.

Tables for each discussion group are too close together and the room gets too noisy.

None.

## Summary of Community Feedback

Strengthen outreach and meeting notification to allow more people from different background to participate (i.e. phone, English and Chinese newspaper, etc.) Put up notices around Chinatown businesses, Pacific Renaissance Plaza, private residences, organizations. It'll be even better if discussion topics were posted before meeting.

Hold more community workshops, 1-2 times is not enough because the area development is a very complex topic; so we need more workshops in order produce a fruitful and livable environment. This workshop is great. It allows people from different background to come together and discuss different ideas, absorb the best ideas, put together a holistic plan for development.

Need to reduce the impact of safety issues. Construct more buildings with Chinese characteristics or retail businesses.

Meeting place is comfortable. Have people understand the material before the meeting would make even better use of the time.  
(?)

Good workshop today. Staff are friendly, place and time work great.

Good place and timing.

Not yet.

Having 1 more staff in each group.

Not yet.

Have enough staff to control each small group.

Having more staff for each small group.

Should emphasize the essential points for the meeting purposes.