

3: Peralta/Laney College



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3. Peralta/Laney

- **Character**

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

- **Existing Land Uses**

- *All Community College*

- **Existing Heights**

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

3. Peralta/Laney

■ Big Ideas and Vision

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

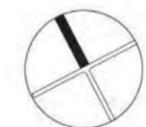
Lake Merritt Station Area: Study Area 3 Peralta/Laney College



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

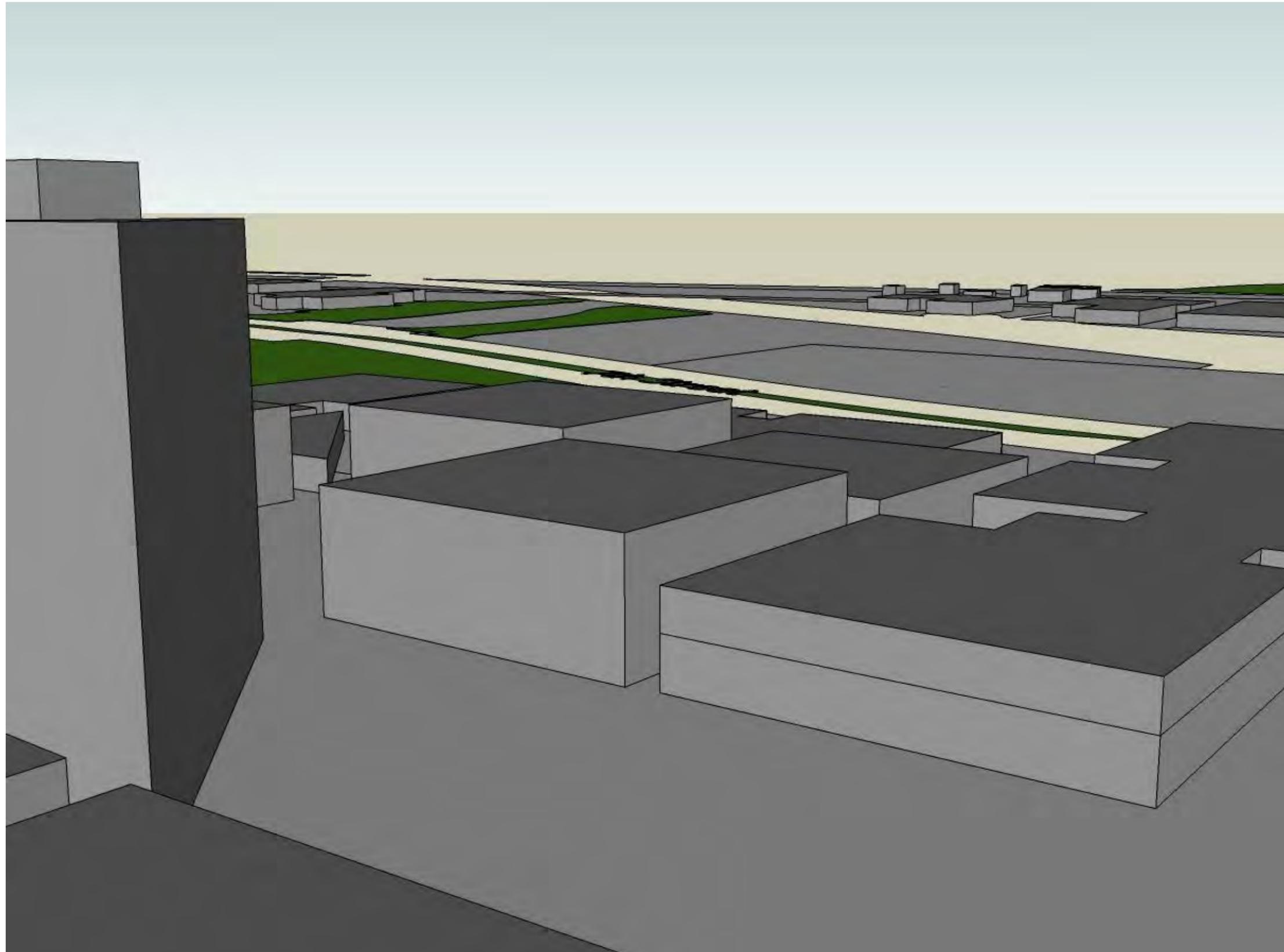
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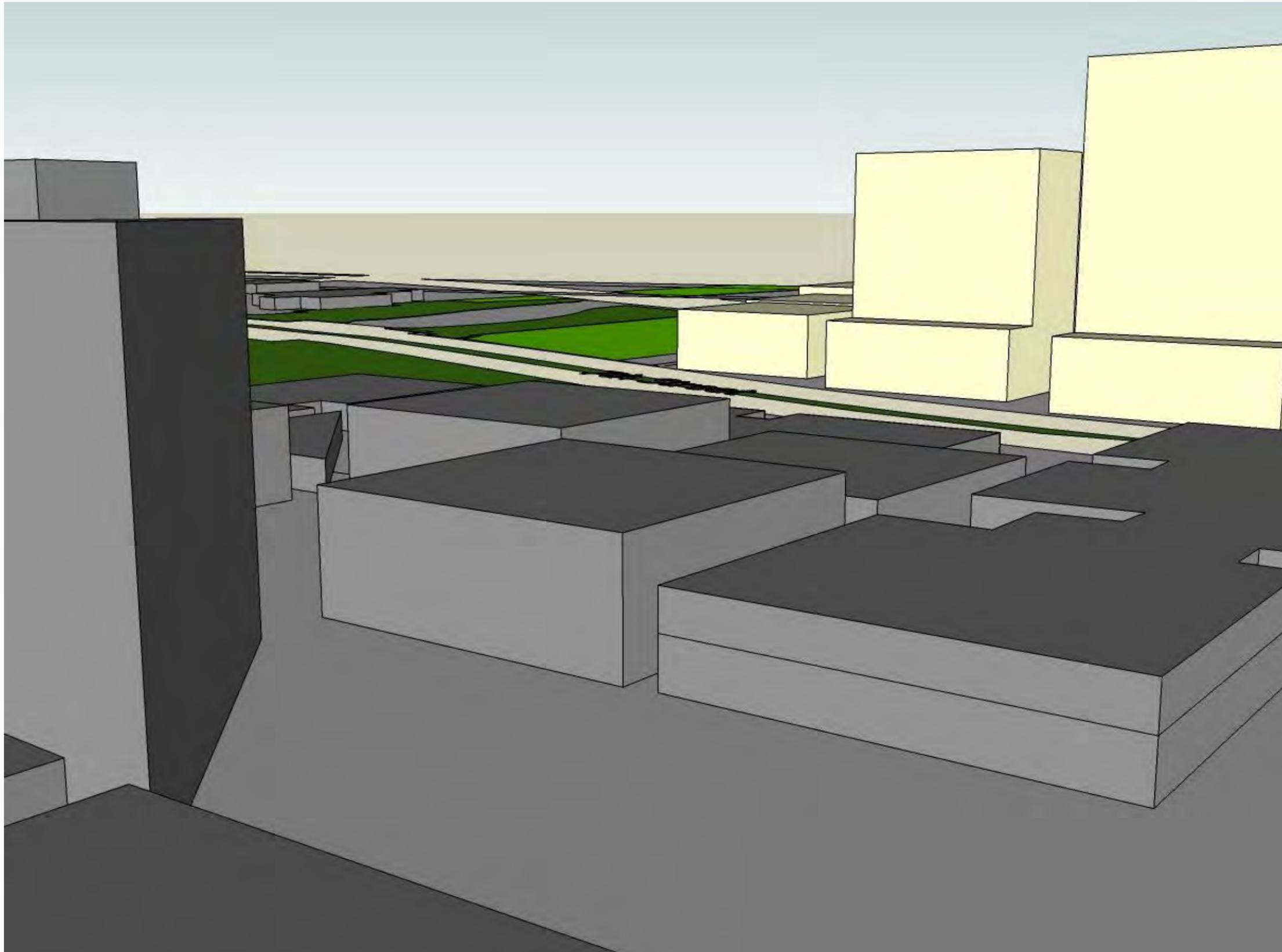
3: Peralta/Laney College – facing south

Existing



3: Peralta/Laney College – facing south

Proposed



3: Peralta/Laney College – facing west

Existing



3: Peralta/Laney College – facing west

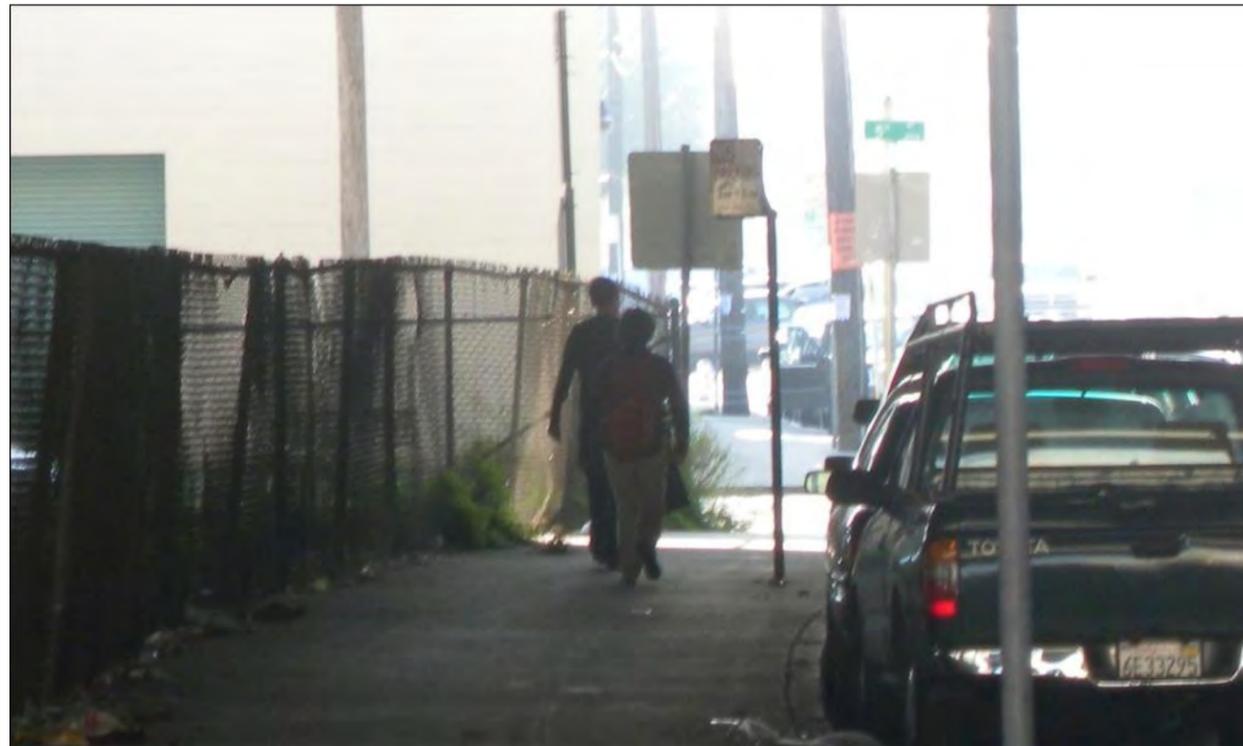
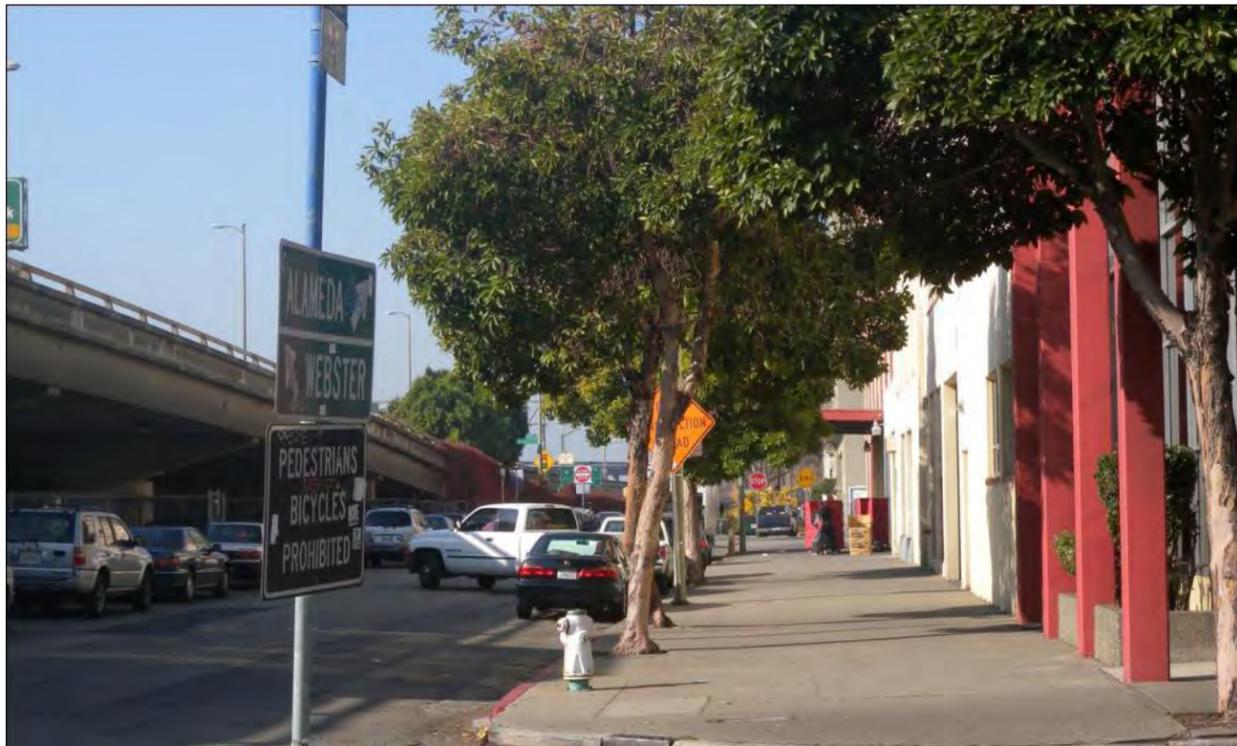
Proposed



4. I-880



4. I-880



4. I-880

- **Character**

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

- **Existing Land Uses**

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

- **Existing Heights**

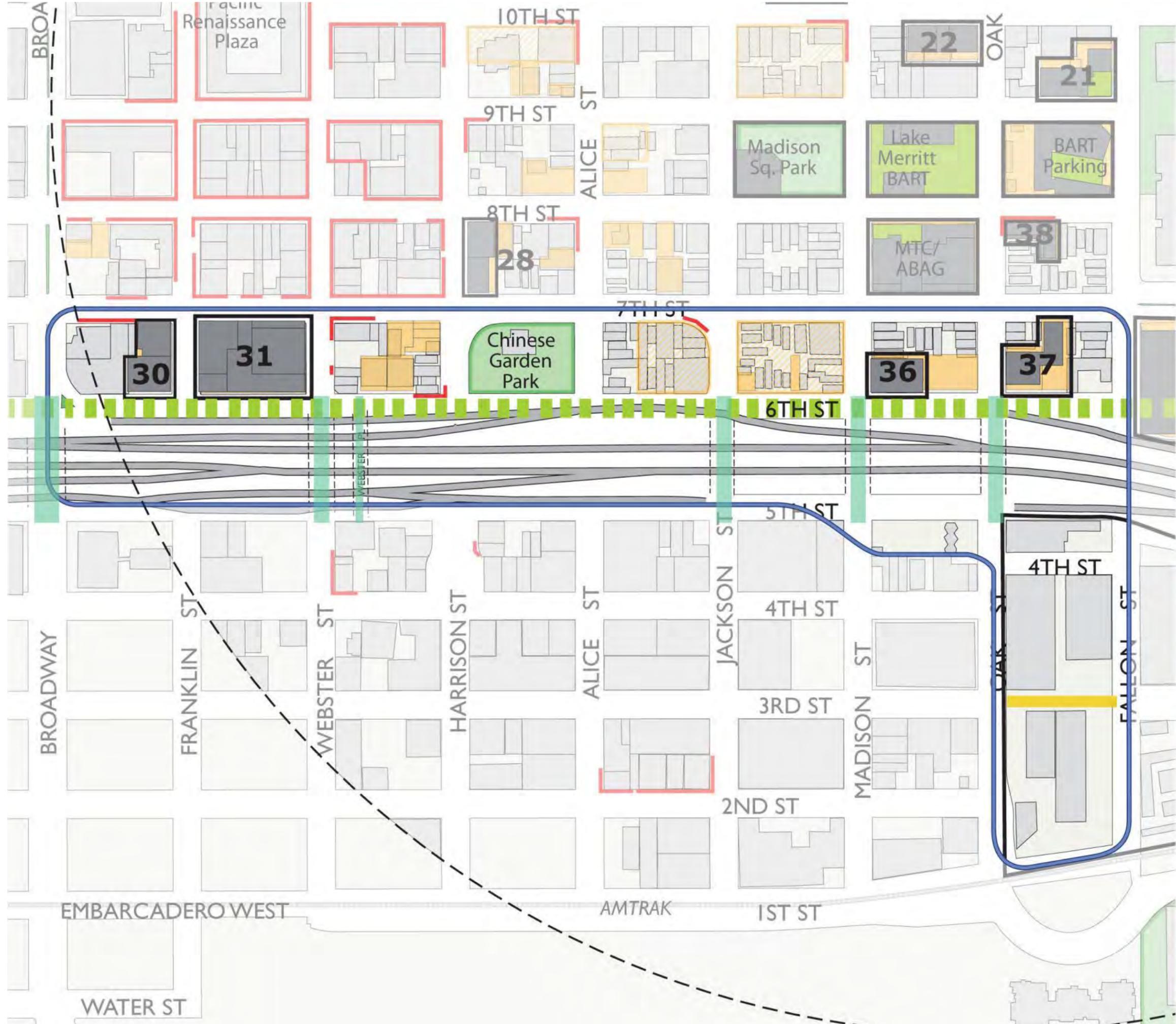
- *Primarily 2 stories*
- *One 12-story tower on Broadway*

4. I-880

■ Big Ideas and Vision

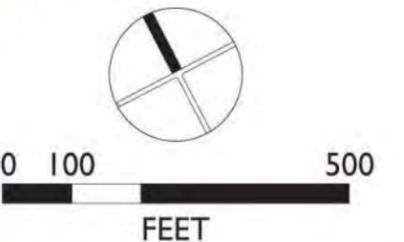
- *Improve the Freeway Undercrossings*
 - Oak Street first
 - Improve all other crossings as well, over time
 - Consider farmers market on Friday night, Saturday, or Sunday
- *Develop Buildings Near the Freeway*
 - Residential in Chinatown, pushed towards 7th Street
 - Office on the western side closer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

Lake Merritt Station Area: Study Area 4 I-880



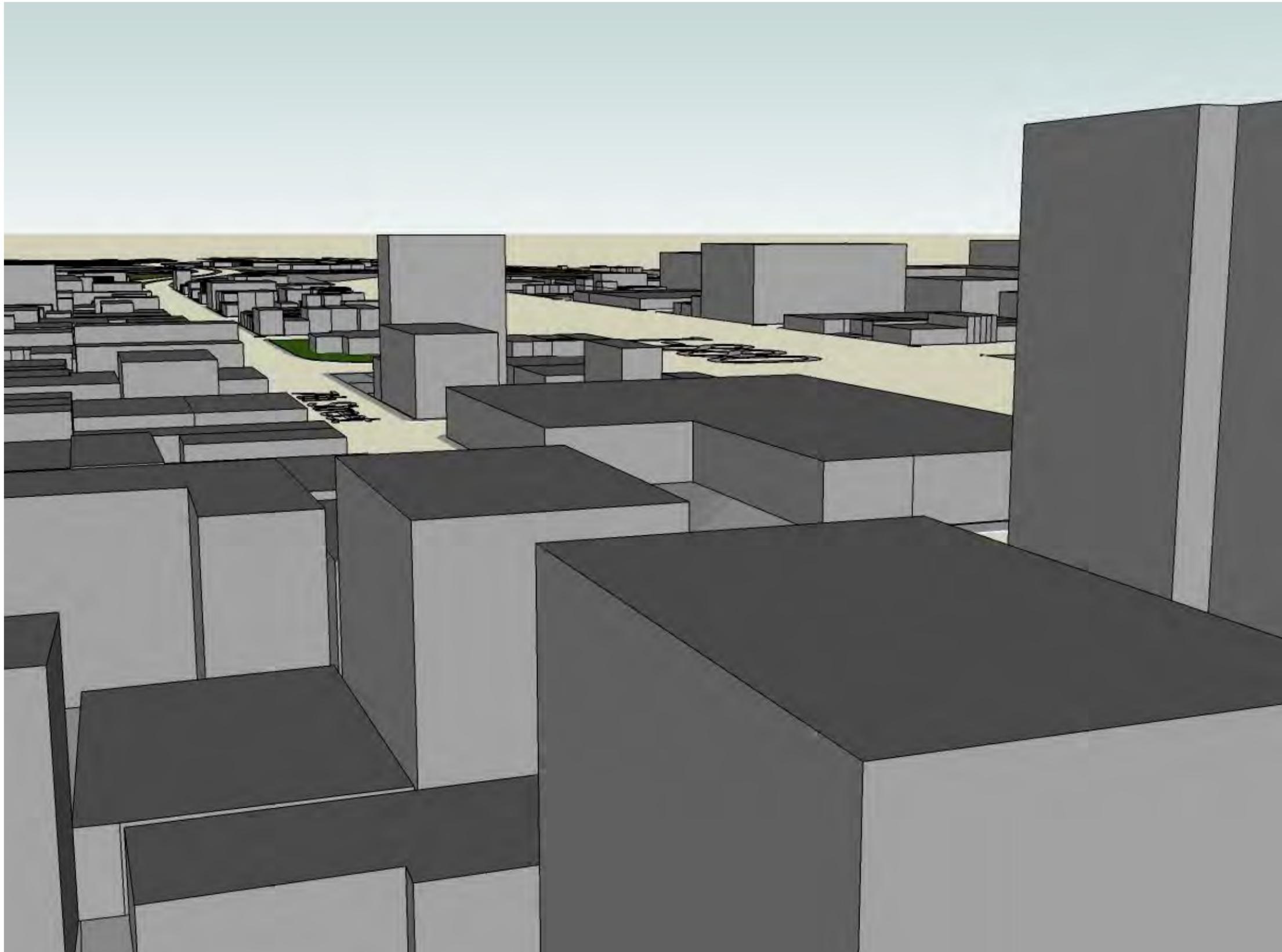
- Opportunity Sites
- Other Sites to Consider
- Opportunity Sites with Community Agreement or Vacant Sites
- Existing Building Footprints
- Example Proposed Building Footprints
- Existing Parks
- Example Proposed Parks
- Existing Retail Frontage
- Improved Landscaped Buffer
- Improved Undercrossing
- Potential New Street

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4. I-880 – facing east

Existing



4. I-880 – facing east

Proposed



4. I-880 – facing west

Existing

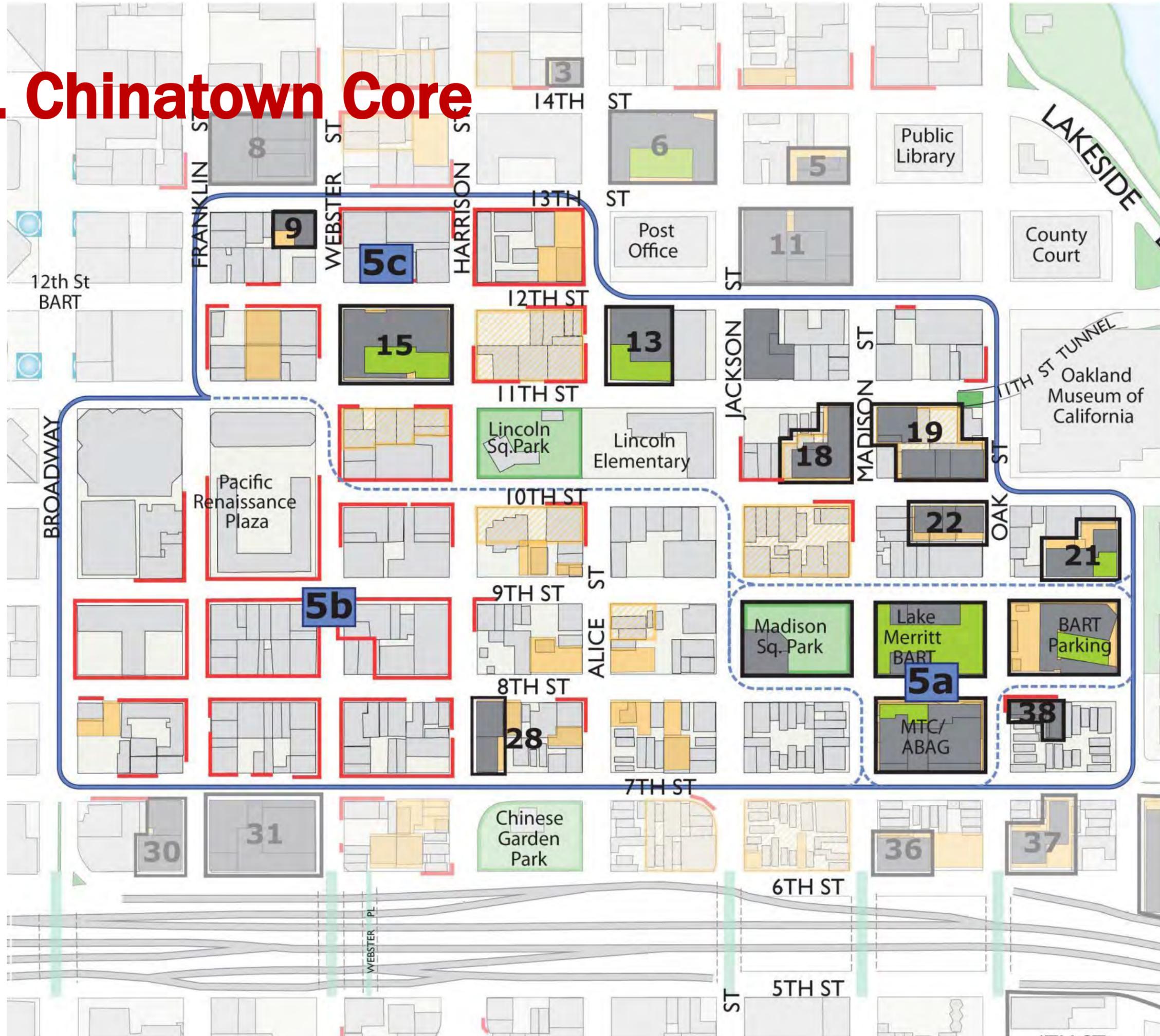


4. I-880 – facing west

Proposed



5. Chinatown Core

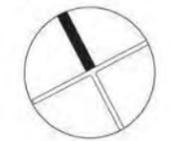


Lake Merritt Station Area: Study Area 5 Chinatown Core

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

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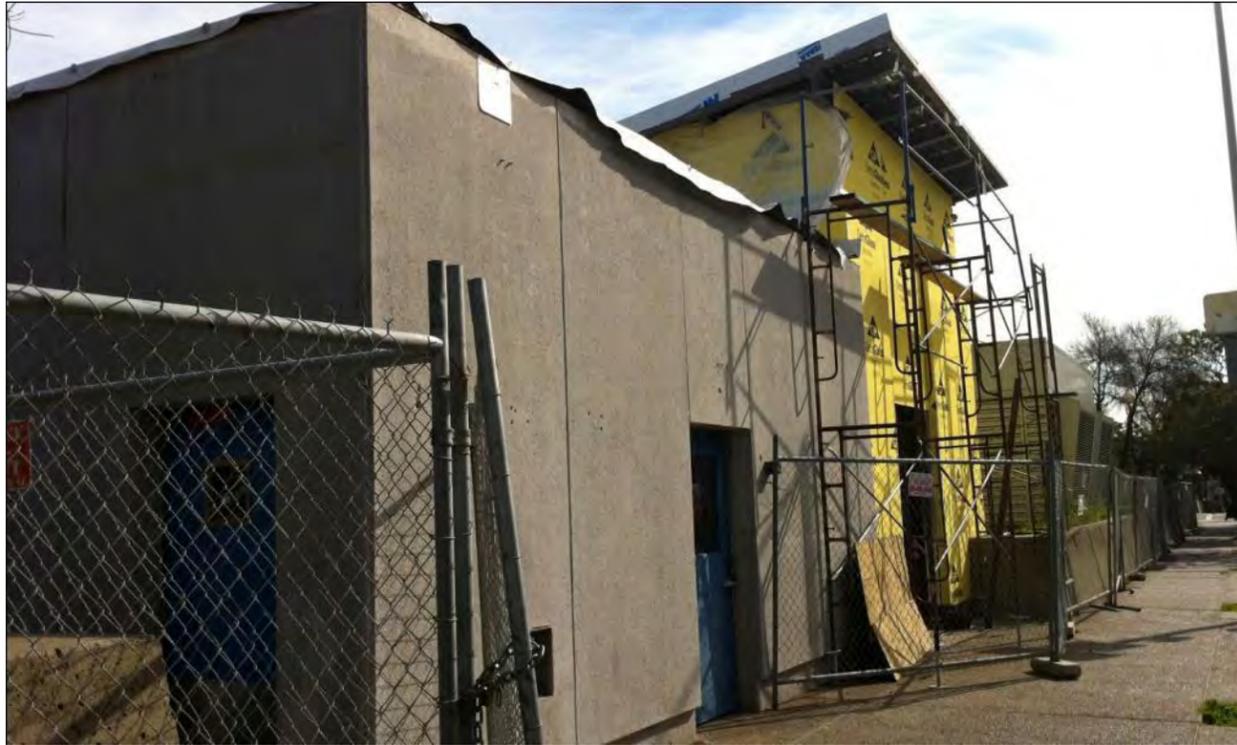
5. Chinatown Core (a) – BART Blocks



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5. Chinatown Core (a) – BART Blocks



5. Chinatown Core (a) – BART Blocks



5. Chinatown Core (a) – BART Blocks

- **Character**

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

- **Existing Land Uses**

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

- **Existing Heights**

- *The only building is four stories*

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

Big Ideas and Vision

■ Catalyst Project

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

■ Grand New Open Space runs through the sites diagonally

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

■ Four Sites

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

5. Chinatown Core (a) – facing east

Existing



5. Chinatown Core (a) – facing east

Proposed



5. Chinatown Core (a) – facing west

Existing



5. Chinatown Core (a) – facing west

Proposed



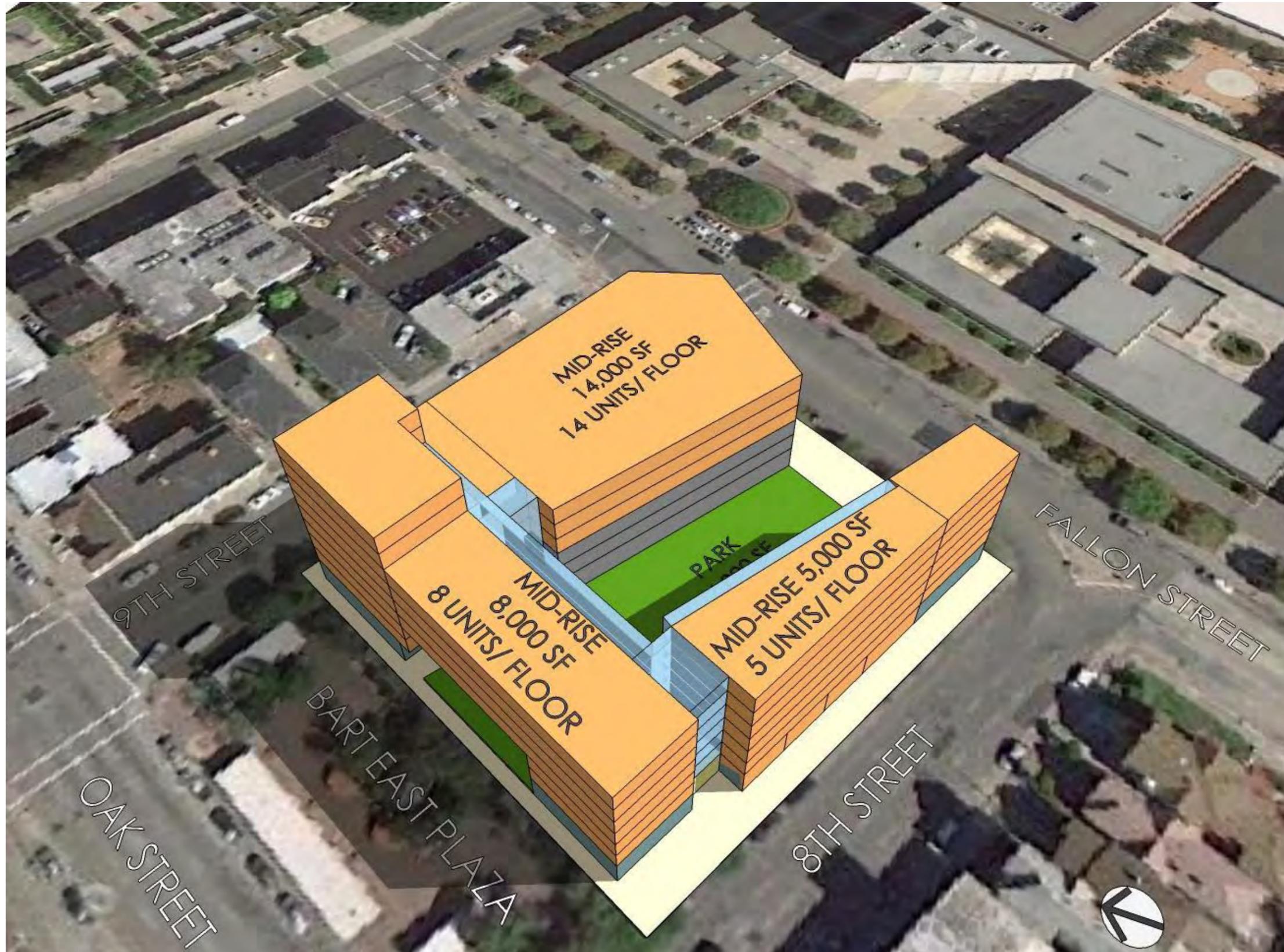
5. Chinatown Core (a) BART Parking Lot Site Study

Ground Floor Level



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

Mid Rise Level



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

Tower Level



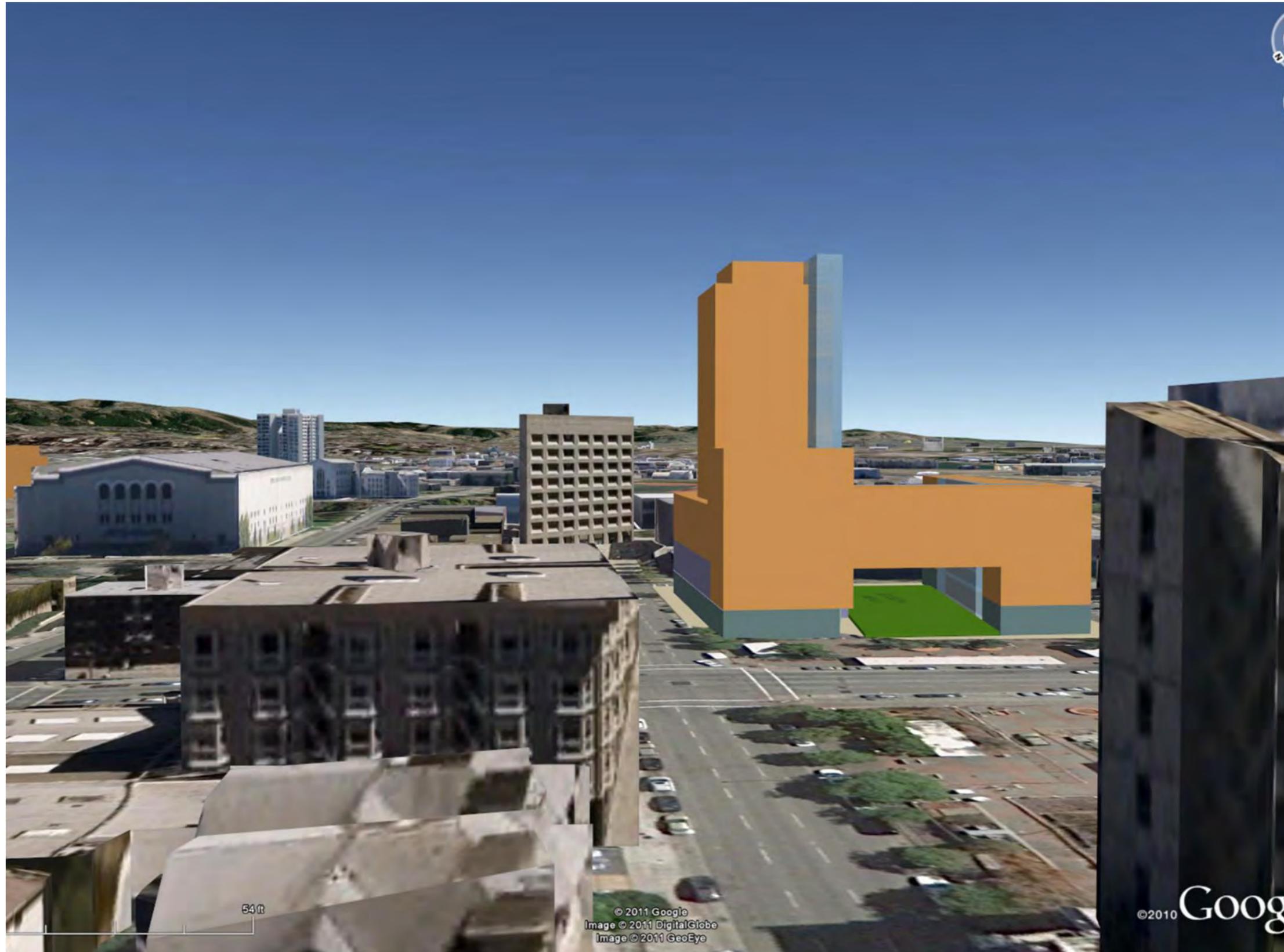
5. Chinatown Core (a) BART Parking Lot Site Study

Street view looking east along 9th



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

Aerial looking east along 9th



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

Big Ideas and Vision

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

5. Chinatown Core (a) – facing east

Existing



5. Chinatown Core (a) – facing east

Proposed



5. Chinatown Core (a) – facing west

Existing



5. Chinatown Core (a) – facing west

Proposed

