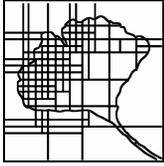


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Project Name: Oak to Ninth Development Plan

Project Number: 0517

DEVELOPMENT PLAN QUESTIONS URBAN DESIGN ANALYSIS OAK TO NINTH DEVELOPMENT PLAN FOR THE CITY OF OAKLAND AS PREPARED BY KEN KAY ASSOCIATES

1. THE VISION

Given Oakland's local and international identity as a livable city on the San Francisco Bay, and that the waterfront is a unique public resource, why and how is this vision appropriate for the future of the Oakland? How will it attract future investment, connect the city to the bay and complement development in the downtown, Jack London Square and surrounding neighborhoods?

2. INTERCONNECT AND EXTEND THE FABRIC OF THE CITY

- a.** Given that the site is isolated from parts of the city due to highway I-80, existing rail infrastructure and the Embarcadero, what are the opportunities to connect the development plan to the surrounding areas? Connect people to the waterfront? How does the development plan make the most of these opportunities? How are views into and from the site, land use adjacencies, streets, pedestrian and bike connections, open spaces, place names, building types and materials, i.e. the "fabric of the town" extended to the waterfront?
- b.** Is the Fifth Street connection at the Embarcadero an opportunity to create a visual entrance to the development area that leads to the waterfront? What opportunities can be created for people to have visual and accessible connections to the water? What opportunities can be created to see an attractive edge to the development plan from from I-80, as well at grade, under the elevated segment of Highway I-80?

- c. What opportunities are there for the development to connect to the Fifth Avenue Point community of artists?
- d. What are the opportunities to reuse some or all of the 9th Avenue Terminal?

3. A DIVERSE, ATTRACTIVE PUBLIC REALM

- a. **The Waterfront** – Given the site’s unique waterfront setting along the bay, how do the adjacent land uses, urban design, landscape, amenities and programming of the waterfront work to connect people to water and create an inviting, visible, attractive, accessible, continuous and usable public realm that is not privatized and complements the city’s pallet of public parks, open spaces, significant gathering places and shoreline?
- b. **Street Design** -- Given that traditional relationships of buildings to streets and the design of streets, sidewalks, building walls and ground floor uses can create attractive, walkable places, how does the development plan build upon these traditional successes to ensure an active, vibrant and safe public streets?
- c. **Parks and Open Spaces** – How does the development plan use urban design, landscape, amenities and programming to create functional, livable, safe, convenient and beautiful parks and open spaces? What opportunities are there to create special, identifiable places that can express local community identity?

4. WALKING, BIKING AND TRANSIT

Given Oakland’s goal to encourage walking, biking and transit to offer alternatives to auto-dependent development, how will the development plan’s land uses, density and urban design encourage walking, biking and transit use?

5. COMPLETE MIXED-USE NEIGHBORHOOD AT THE PEDESTRIAN SCALE

Given that the site is isolated from parts of the city, does the development plan need to be a complete mixed-use neighborhood? What needs to be in place to ensure a safe and active pedestrian environment during the day, evening and night for the streets, parks and waterfront open spaces? How does the development plan intend to do this?

6. HOUSING DIVERSITY

Given the City of Oakland’s diversity of housing needs – market and non-market housing, mixed-income housing, single and family households, non-family households, special needs housing, senior housing, workforce and affordable housing – what needs will the project contribute to, why and how will the housing types accomplish this?

7. ECONOMIC DIVERSITY – MIX HOME, WORK, RETAIL & SERVICES

Given the waterfront is a unique economic resource for Oakland, and that economic diversity of mixing housing, employment, retail and services supports a vibrant pedestrian-oriented environment, what is the appropriate level of economic diversity for the site's waterfront location, and how does the development plan ensure this mix is achieved?

8. LIVABILITY THROUGH DESIGN

- a. Successful higher density living environments have a high degree of design attention to creating beautiful, functional places and to controlling the negative effects of urban living: noise, over-viewing, invasion of privacy, insensitivity to needs of children, access to sun light and limiting shadows on the public realm. What is development's approach to livability and how is it to be carried out in the design and details of proposed projects? What are the opportunities for building and interior courtyard design to connect to the water and open spaces?
- b. Access to sun light and air are key aspects of urban livability; there are many urban models of how to achieve this, i.e. mid-rise urbanism, narrow high rise towers with low rise street frontages, gradients of density and building massing, market driven building heights, etc. Why is the development's approach to higher density urban living the most appropriate approach for the site? How does this approach ensure a scale of development that brings light, sun and air to the people and landscape at the street level?
- c. What is the project's approach to providing public and private parking for a mixed-use high density residential waterfront environment that will ensure livability for the residents and accessibility for the public to the waterfront?

9. GROWING THE VISION OVER TIME

How, to what extent, and in what sequence will public facilities be provided in the initial phase to create an attractive, active mixed-use waterfront destination with open space ready for recreational use? How, and what implementation mechanisms will ensure that public facilities are concurrent with development? What public facilities, parks and infrastructure are to be paid for by development?

10. COOPERATIVE PLANNING AND IMPLEMENTATION

Given a twenty year time frame for build-out, and the inevitability of demographic, economic and technological change, what planning process and implementation tools are proposed to build the future of the area over-time that balances flexibility for unforeseen change, innovation and design excellence and specificity to ensure an attractive, vibrant pedestrian-scaled public and private realms?