Mac Arthur Transit Village

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

Development Information

Description	Existing	New
Total Lot Area (acres)	7.76	7.76
Net Total Lot Area without Streets (sf)	NA	5.66
Net Total Lot Area with BART Plaza (sf)	NA	8.2
Total Building Footprint Area (sf)	32,500	220,800
Total Floor Area Living Space (sf)	NA	750,000
Total Floor Area Resid. Parking (sf)	NA	330,000
Total Floor Area BART Parking (sf)	NA	170,000
Building Height	25' (2 stories)	50'-85' (up to 6 stories)*
Number of Dwelling Units	NA	624
Number of Live-Work Units	NA	8
Density (units per gross acre)	NA	80
Density (units per net acre)	NA	110
Number of Parking Spaces	600	1024 **
Total Building Open Space (sf)	NA	54,000 (87sf /unit)
Total Site Open Space (sf)		72,978
Total Commercial/ Retail (sf)	NA	35,500
Total Live/Work Space (sf)	NA	7,000
Grading - Proposed Cut (cy)	NA	31,500
Grading - Proposed Fill (cy)	NA	11,170
Grading - Net Export (cy)	NA	20,330

* Height not to exceed 6 stories and not to exceed an average of 75' for the entire development. Where appropriate height to reach as high as 85'. ** including on-street parking 44 stalls

Development Detail

Building A	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	213 units		213	
Live Work Units		3,000 (3 units)	3	
Retail		20,500	26	
TOTAL	213 units	23,500	242	1.79 ac.

Building B	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	132 units		132	
Live Work Units		1,500 (2 units)	2	
Retail		3,500		
TOTAL	132 units	5,000	134	1.03 ac.

Building C	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	189 units		189	
Community/Child Care		5,000		
Live/Work Space		2,500 (3 units)		
Retail		6,500		
TOTAL	189 units	14,000	189	1.35 ac.

Building D	Unit Count	Area (sf)	Parking	Net Site Area***
Residential	90 units	NA		
TOTAL	90 units		91	0.91 ac

Building E	Unit Count	Area (sf)	Parking	Net Site Area***
BART Parking				
Commercial/Retail		5,000		
TOTAL		5,000	324	0.58 ac.

*** Area of building pad excluding streets

T-01 Title Page
T-02 Neighborhood Plan
T-03 Context Photographs
T-04 Site Photographs

C-00 Existing Conditions Plan
C-01 Preliminary Grading Plan
C-02 Preliminary Utility Plan

A-0.01 Pedestrian & Bike Circulation
A-0.02 Vehicular Circulation

A-1.01 Site Plan/ Street Level Plan
A-1.0A Garage Level Plan
A-1.02 Typical Upper Level Plan
A-1.0H Building Height Diagram

A-3.01a Site Sections
A-3.02b Site Sections

A-3.02 Edges: Telegraph Avenue
A-3.03 Edges: 40th Street
A-3.04 Edges: West MacArthur Boulevard
A-3.05 Edges: BART Plaza
A-3.06 Edges: Frontage Road/ Hwy 24

A-3.07a Internal Residential Street
A-3.07b Internal Residential Street
A-3.08a Village Drive
A-3.08b Village Drive

A-6.01 Perspective/ Village Drive
A-6.02 Perspective/ BART Plaza
A-6.03 Perspective/ Frontage Road
A-6.04 Perspective/ Internal Street

L-01 Landscape Master Plan
L-02 Concepts BART Plaza/ Village Dr.
L-03 Concepts Internal Street
L-04 Street Lighting Concept
L-05 Existing Tree Inventory
L-06 Planting/ Lighting Concept

Appendix: BART Plaza Concept

Developer:
MacArthur Transit Community Partners, LLC
Contact: Joe McCarthy, (510) 273-2009

Architect:
Mc Larand Vasquez Emsiek & Partners, Inc.
350 Frank Ogawa Plaza, Suite 100
Oakland, CA 94612
Contact: Chek F.Tang, (510) 267 3188

Architect for Affordable Component:
Van Meter Williams Pollack, LLP
18 De Boom Street
San Francisco, CA 94107
Contact: Fred Pollack, (415)974 5352

Landscape Architect:
PGA Design, Inc
444 17th Street
Oakland, CA 94612
Contact: Chris Kent, (510) 465 1284

Urban Landscape and Site Architecture
Hood Design
3016 Filbert Street, Studio 2
Oakland, CA 94608
Contact: Walter Hood, (510) 595-0688

Civil Engineer:
Sandis
1721 Broadway, Suite 201
Oakland, CA 94612
Contact: Michael A. Kuykendall, (510) 873-8866

Traffic Consultant:
Dowling Associates, Inc.
180 Grand Avenue, Suite 250
Oakland, CA 94612
Contact: Mark Bowman (510) 839-1742

MVE & PARTNERS

MacArthur

BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

T- 02 Neighborhood Plan

ML& PARTNERS

MacArthur Transit Community Partners, LLC

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

Frontage Rd. near MacArthur Blv.,looking North.

Northwest corner of BART Parking lot, with BART Plaza in background.

Frontage Rd. with Shuttle Stop.

Frontage Rd. near BART Plaza.

BART Plaza with Fare Gates

MacArthur Blv. near Frontage Rd., looking East.

Underpass of Hwy 24 on MacArthur Blv.

MacArthur Blv. looking South.

MacArthur Blv. near Frontage Rd. with Motel.

Telegraph Ave. corner with 40th St.

Telegraph Ave. looking North.

Apgar St. at Telegraph Ave.

Redwood trees on Telegraph Ave.

Beebe Memorial Cathedral on Telegraph Ave.

West Telegraph Ave. between Apgar St. and MacArthur Blv.

40th St. looking East.

40th St. crosswalk near BART Plaza, looking North.

40th St. looking West from Telegraph Ave.

40th St. underpass/BART Plaza.

40th St. looking West.

T -03
Photographs

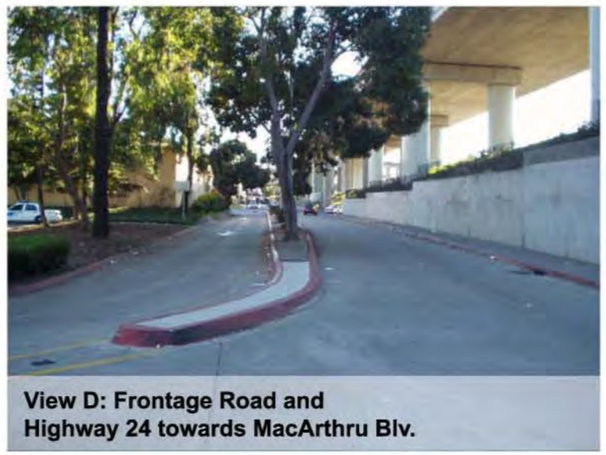
MVL & PARTNERS

Vlew A: Looking North

Vlew B: Looking South-East

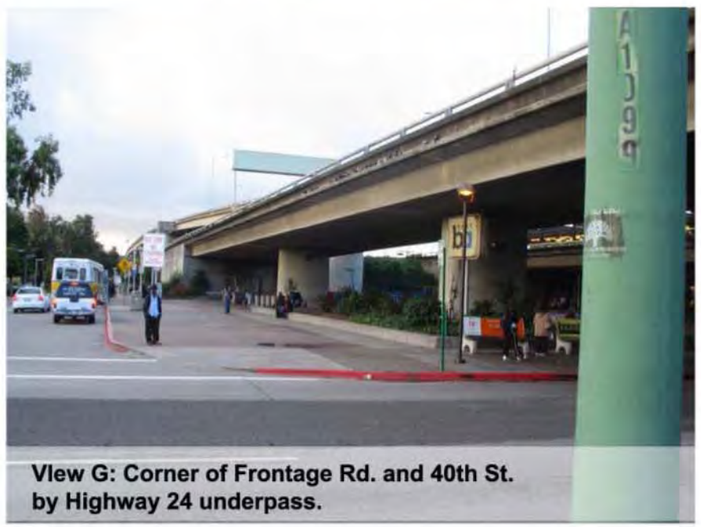
Vlew C: Looking West

View D: Frontage Road and
Highway 24 towards 40th St.



View D: Frontage Road and
Highway 24 towards MacArthru Blv.

Vlew F: Looking West



Vlew G: Corner of Frontage Rd. and 40th St.
by Highway 24 underpass.

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

T -04
Site Photographs

ML & PARTNERS

MacArthur

BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

LEGEND

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- BUILDING FACE
- EDGE OF PAVEMENT
- CURB LINE
- SANITARY SEWER
- STORM DRAIN
- TELECOMMUNICATIONS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- FENCE
- CONTOURS
- HOT WATER SUPPLY
- HOT WATER RETURN
- CHILLED WATER SUPPLY
- CHILLED WATER SUPPLY
- TV / FIRE ALARM
- TELECOM
- ELECTRIC
- (UNKNOWN UTILITY)
- (UNKNOWN UTILITY)

- FOUND STANDARD CITY MONUMENT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- AREA DRAIN
- ELECTRIC UTILITY BOX
- TELEPHONE PULL BOX
- CABLE TELEVISION BOX
- POWER POLE
- WATER VALVE
- GAS VALVE
- WATER METER
- ELECTROLIER
- ELECTRIC VALVE
- SIGN
- GUY WIRE
- FIRE HYDRANT
- SPOT ELEVATION

- TREE WITH GIRTHLINE, TYPE AND DIAMETER AS INDICATED

- SURVEY CONTROL POINT (TEMPORARY)

SANDIS OAKLAND SCALE: 1"=40'

HIGHWAY 24

BART PLATFORM

HIGHWAY 24

BART PLAZA

FIRE HYDRANT

TWO-UNIT RESIDENTIAL

SINGLE-UNIT RESIDENTIAL

SINGLE-UNIT RESIDENTIAL

MULTI-UNIT RESIDENTIAL

W MACARTHUR

ZONE C-28/S-18

ZONE R-70/S-18

TWO-STORY RESIDENTIAL

THREE-STORY RESIDENTIAL

COMMERCIAL

RESTAURANT

ZONE R-70/S-18

ZONE C-28/S-18

APGAR ST.

39TH ST.

40TH ST.

ONE-STORY RESIDENTIAL

ONE-STORY RESIDENTIAL

ONE-STORY RESIDENTIAL

TWO-STORY RESIDENTIAL

TWO-STORY RESIDENTIAL

TWO-STORY RESIDENTIAL

TWO-STORY RESIDENTIAL

COMMERCIAL

FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

TELEGRAPH AVE

TELEGRAPH AVE

FIRE HYDRANT

COMMERCIAL

CHURCH

COMMERCIAL

W MACARTHUR

RESTAURANT

CHURCH

COMMERCIAL

COMMERCIAL

GROCERY

COMMERCIAL

COMMERCIAL

COMMERCIAL

RESTAURANT

CHURCH

CHURCH

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

RESTAURANT

C-00 Existing Conditions Plan

M L & PARTNERS

MacArthur Transit Community Partners, LLC

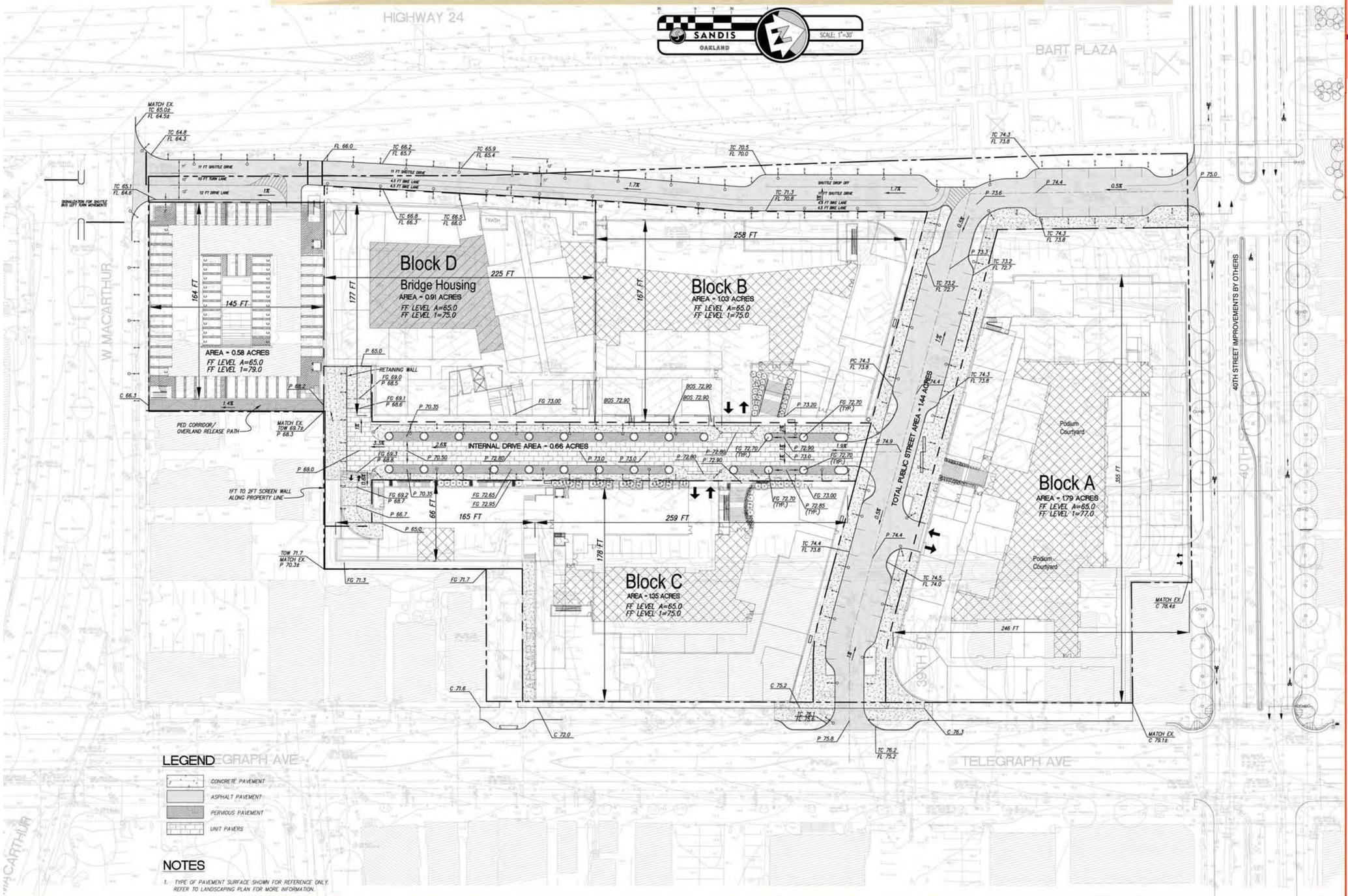
MacArthur

BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



C-01 Preliminary Grading Plan

MVE & PARTNERS

MacArthur Transit Community Partners, LLC

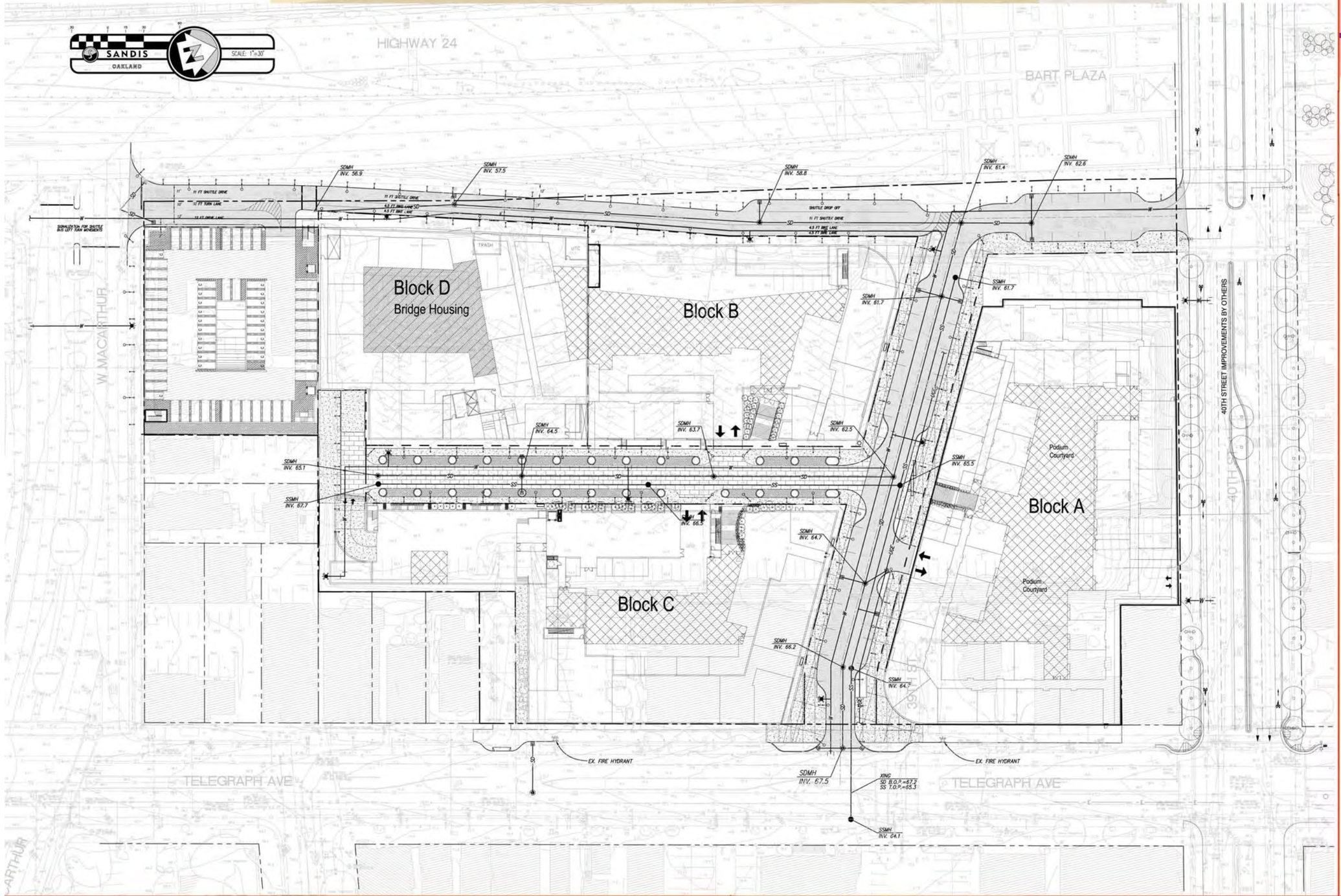
MacArthur

BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission



C-02 Preliminary
Utility Plan

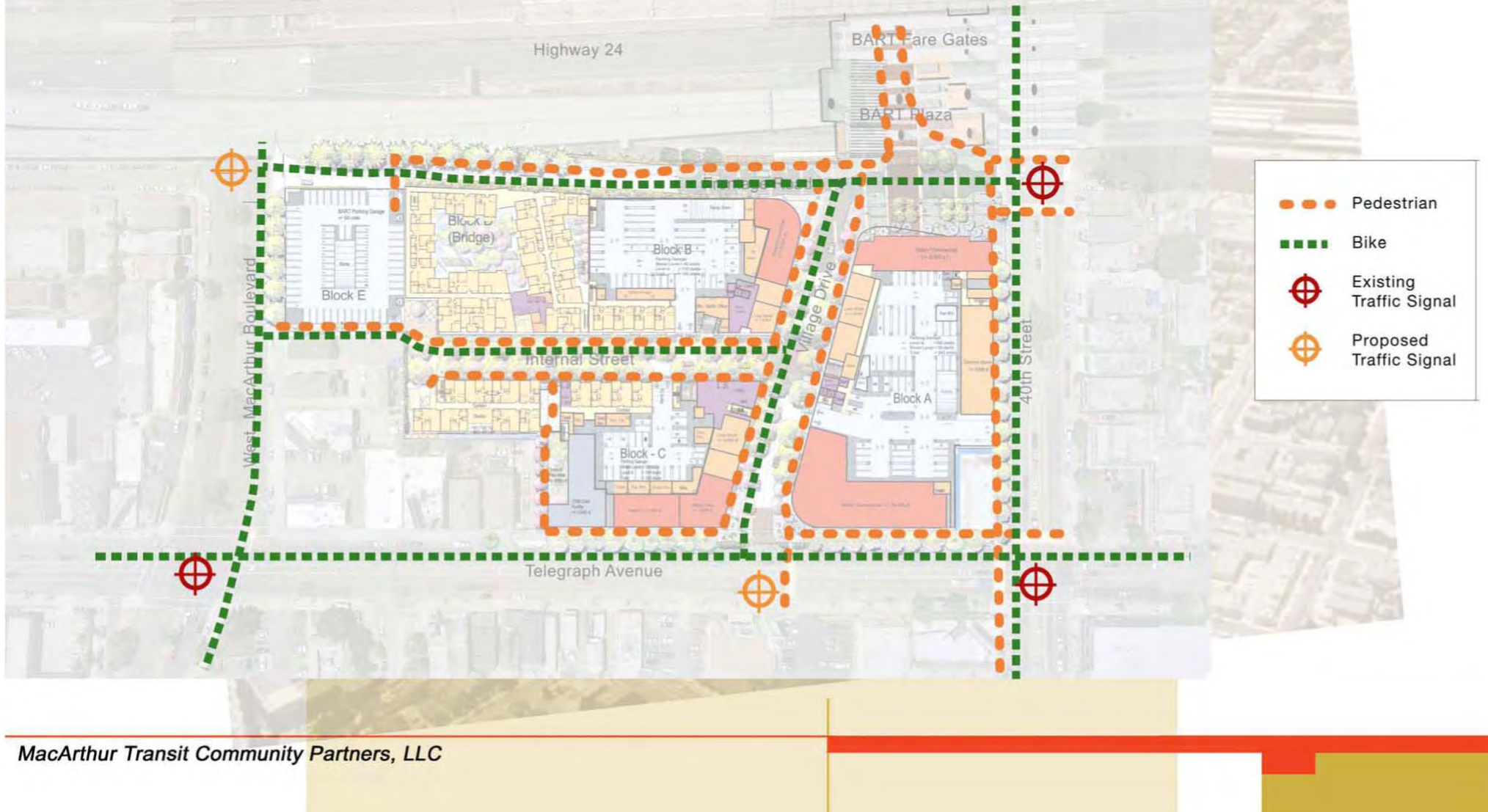
MVE & PARTNERS

MacArthur Transit Community Partners, LLC

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

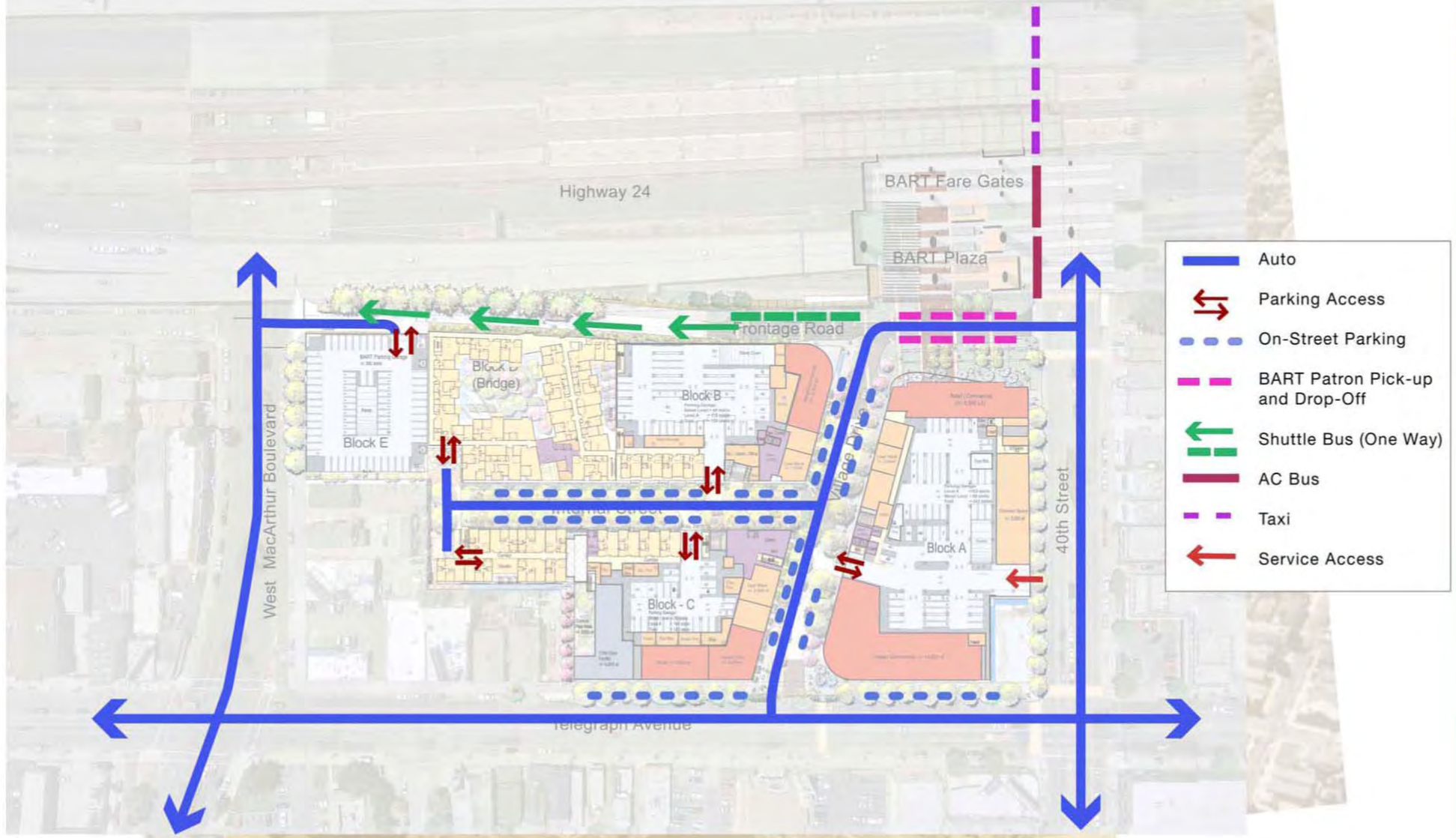


A-0.01 Pedestrian & Bike Circulation

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



A-0.02 Vehicular Circulation

MVE & PARTNERS

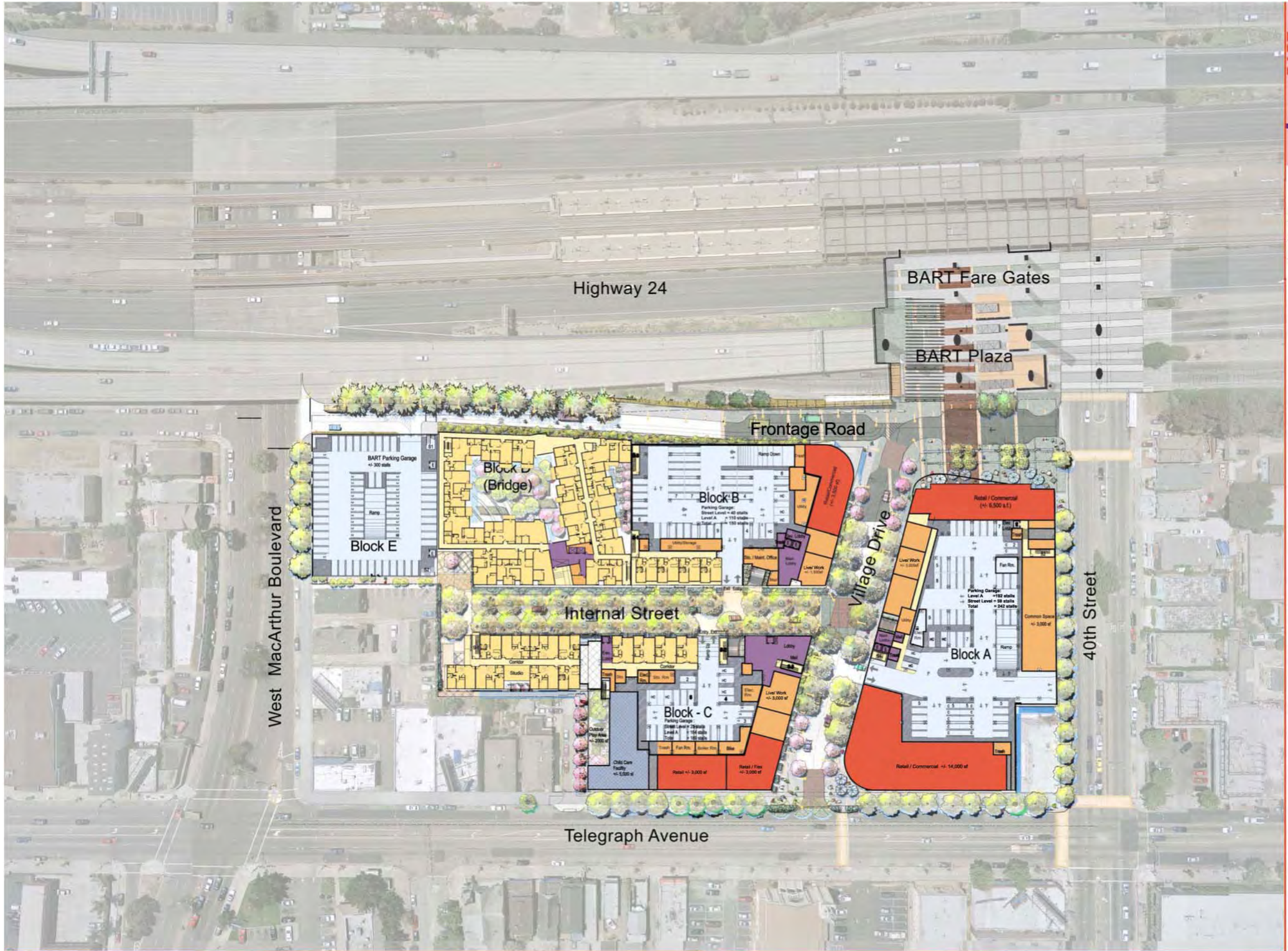
MacArthur Transit Community Partners, LLC

BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



A-1.01
Street Level

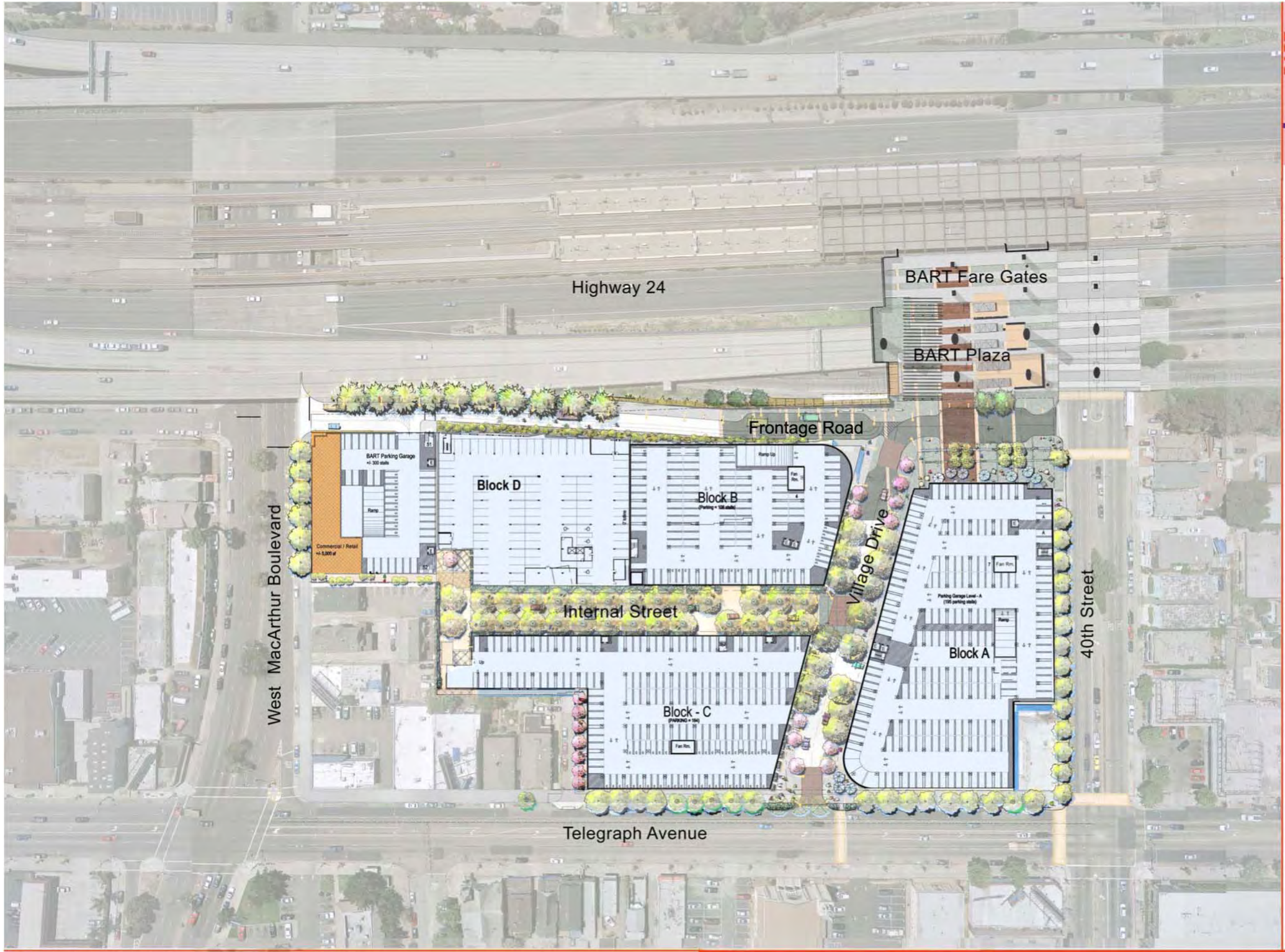
M & L PARTNERS

MacArthur Transit Community Partners, LLC

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



A-1.0A Garage Level Plan

M & L PARTNERS

MacArthur Transit Community Partners, LLC

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

A-1.02 Typical Upper Level Plan

MacArthur Transit Community Partners, LLC

M & L PARTNERS

MacArthur BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

+/- 50’
60’
65’
70’
75’
80’
85’

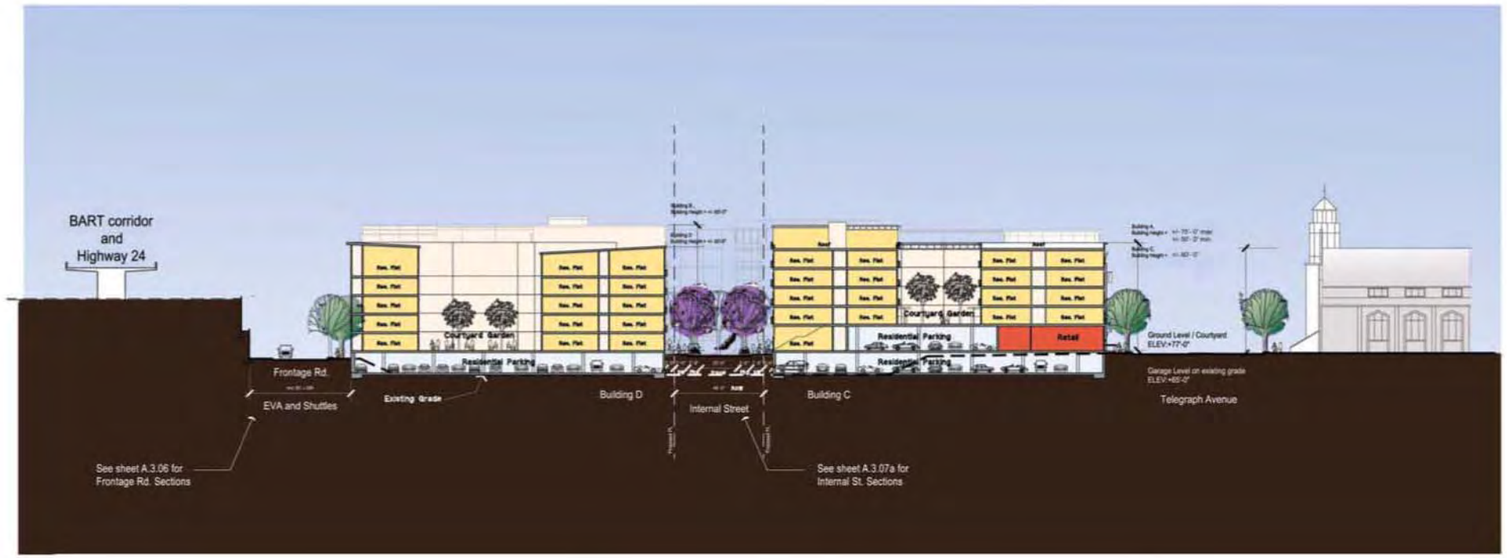
A-1.0H Building Height Diagram

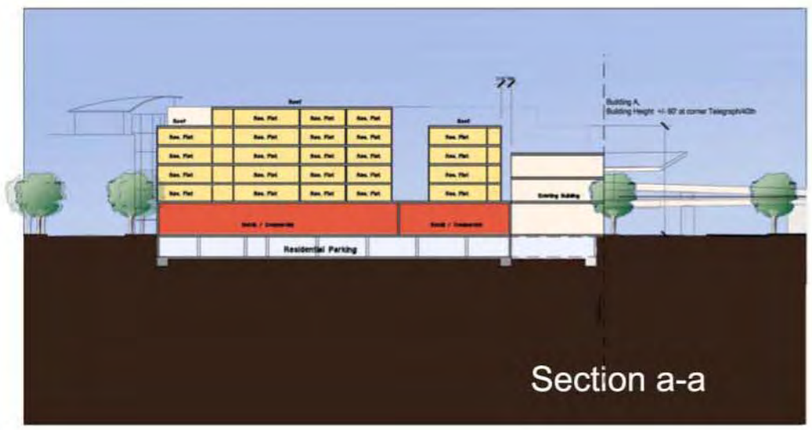
Scale: 1’= 40’

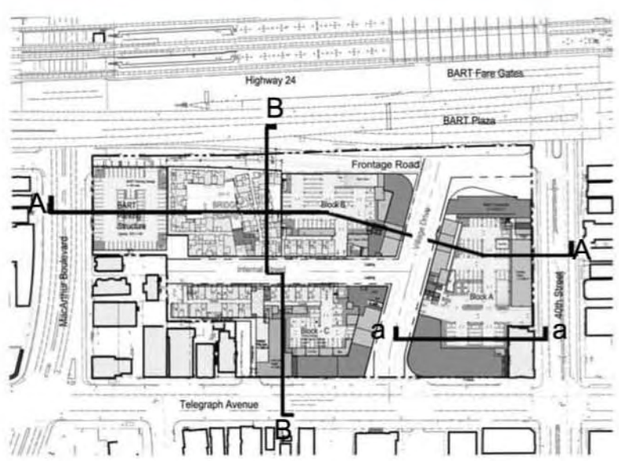
MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission







Key Plan

A-3.01a
Building Sections

MacArthur Transit Community Partners, LLC

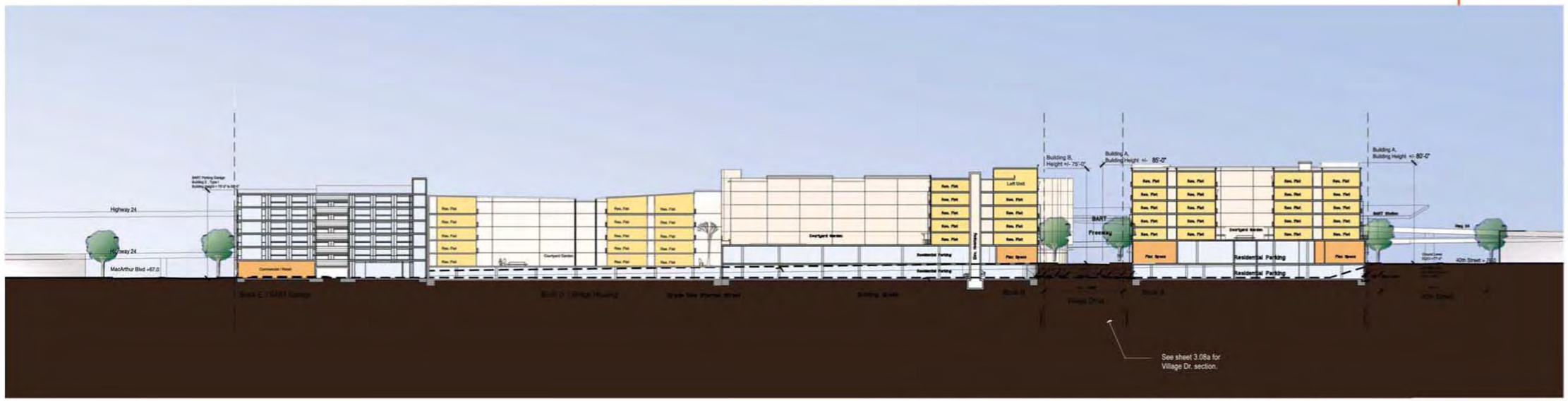
0 30 60 90 120

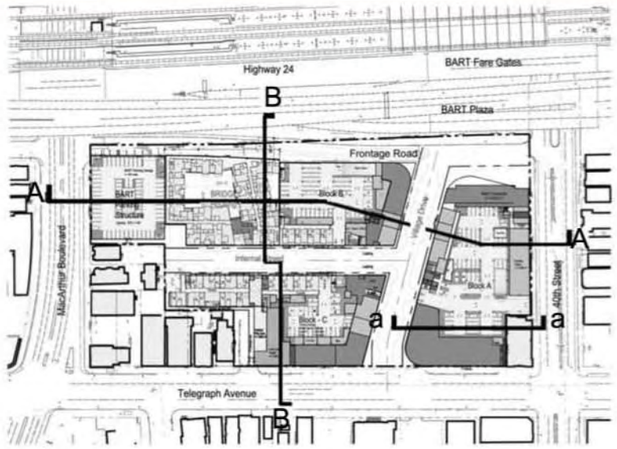
MVE & PARTNERS

MacArthur mb BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission





Key Plan

A-3.01b Building Sections

MVE & PARTNERS

MacArthur Transit Community Partners, LLC

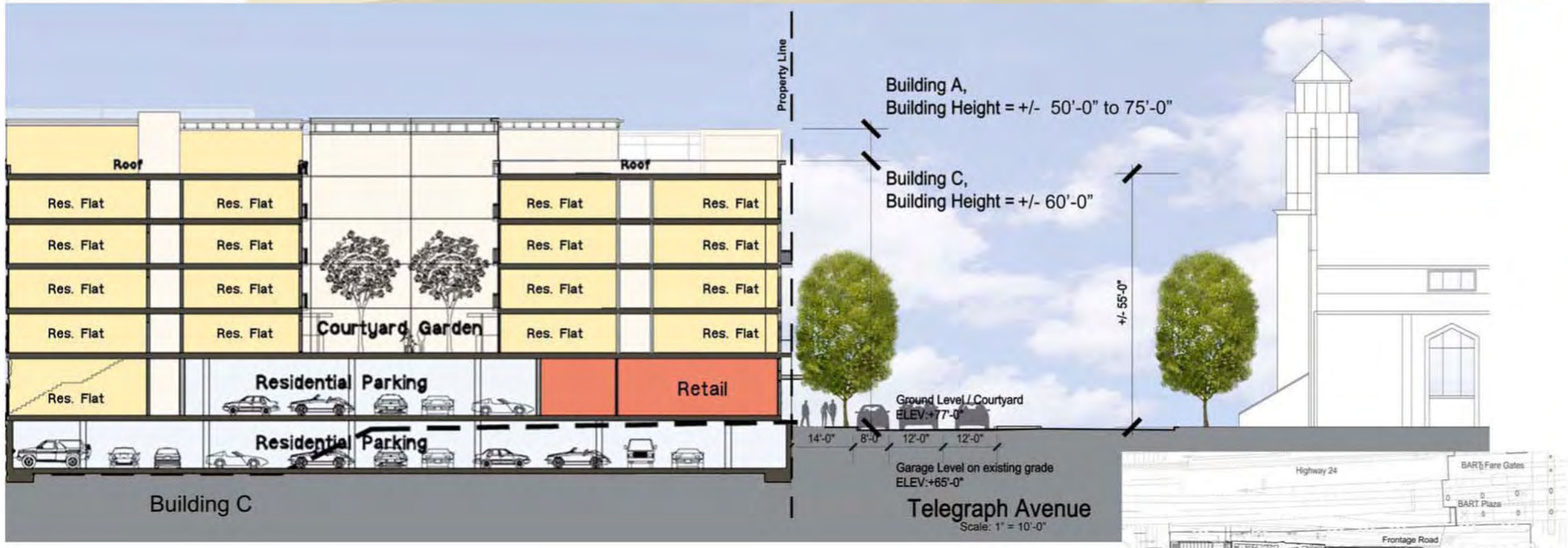
0 30 60 90 120

MacArthur

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



A-3.02
Edges: Telegraph Ave.

MVL & PARTNERS

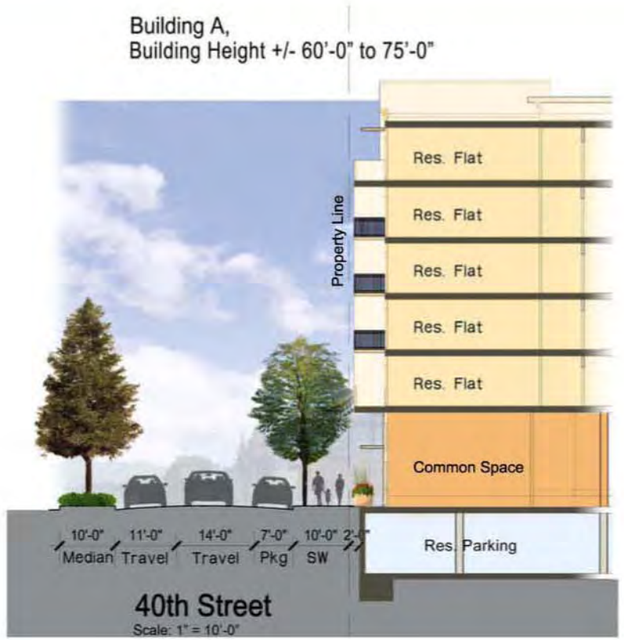
MacArthur Transit Community Partners, LLC

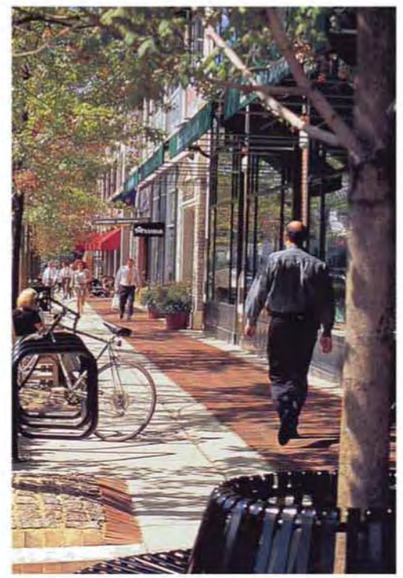
0 20 40 80 120

MacArthur Transit Village
BART
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission





A-3.03
Edges: 40th St.

MacArthur Transit Community Partners, LLC

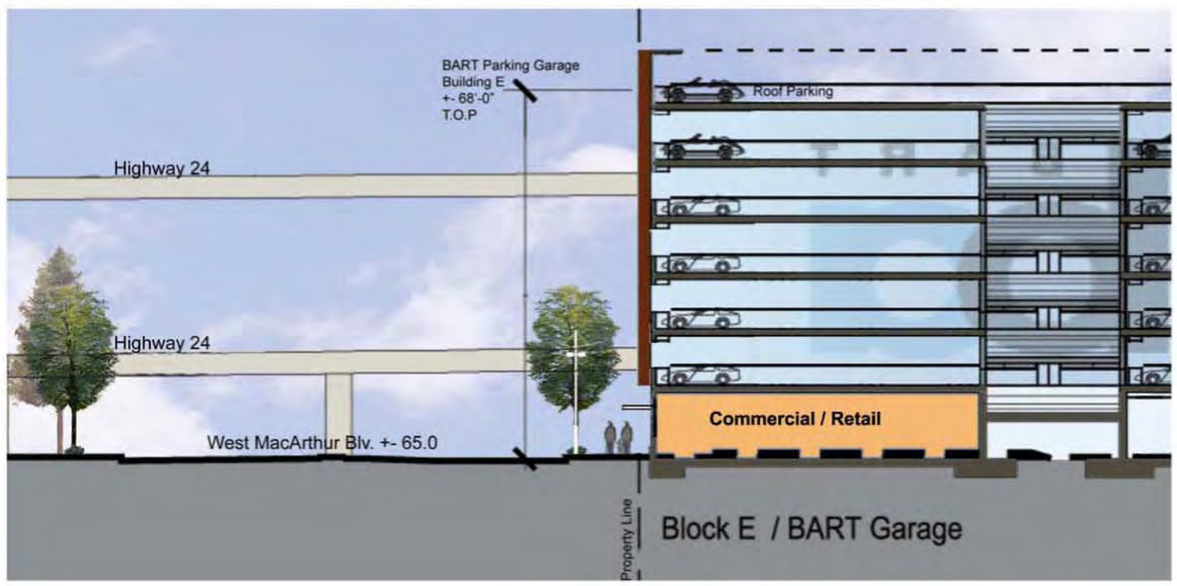
0 20 40 80 120

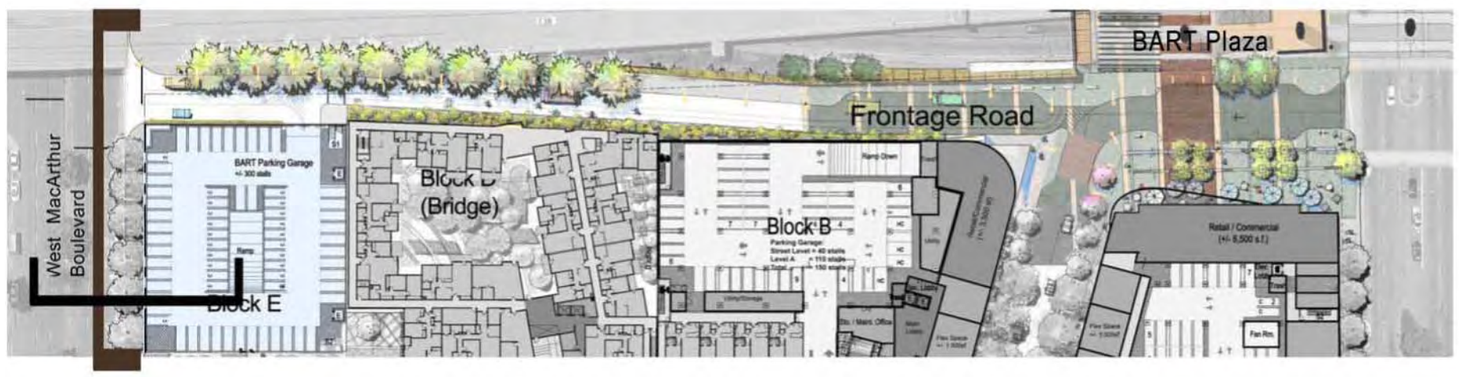
MVE & PARTNERS

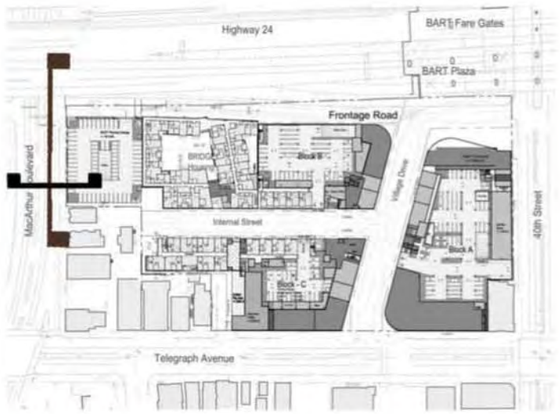
MacArthur Transit Village
BART
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission







A-3.04
Edges: West MacArthur Blvd

MVE & PARTNERS

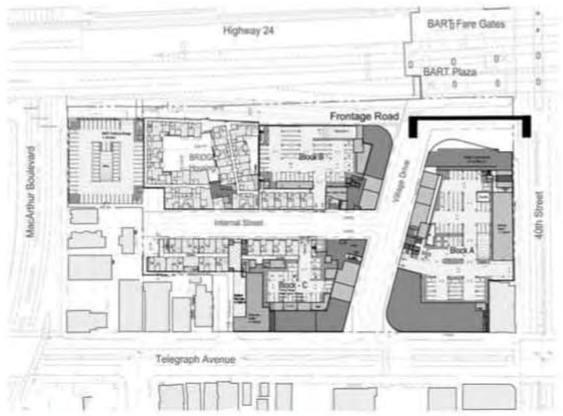
MacArthur Transit Community Partners, LLC

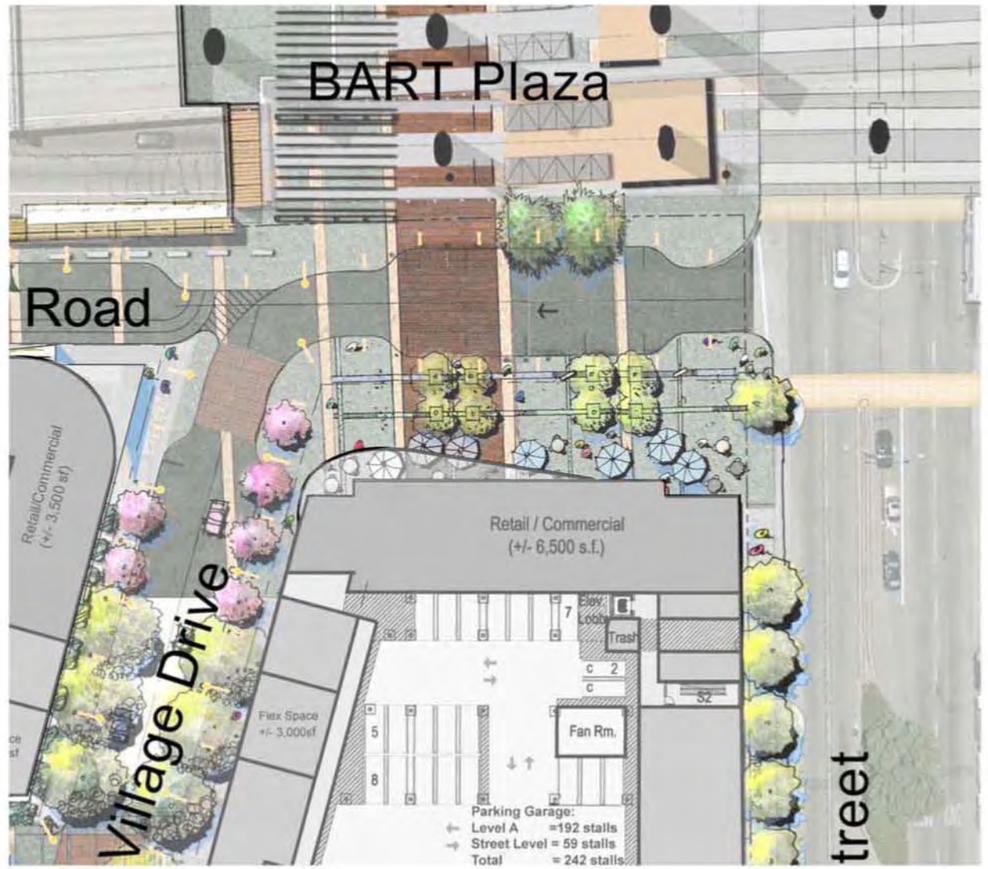
0 20 40 80 120

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission





A-3.05 Edges: BART Plaza

M & L PARTNERS

MacArthur Transit Community Partners, LLC

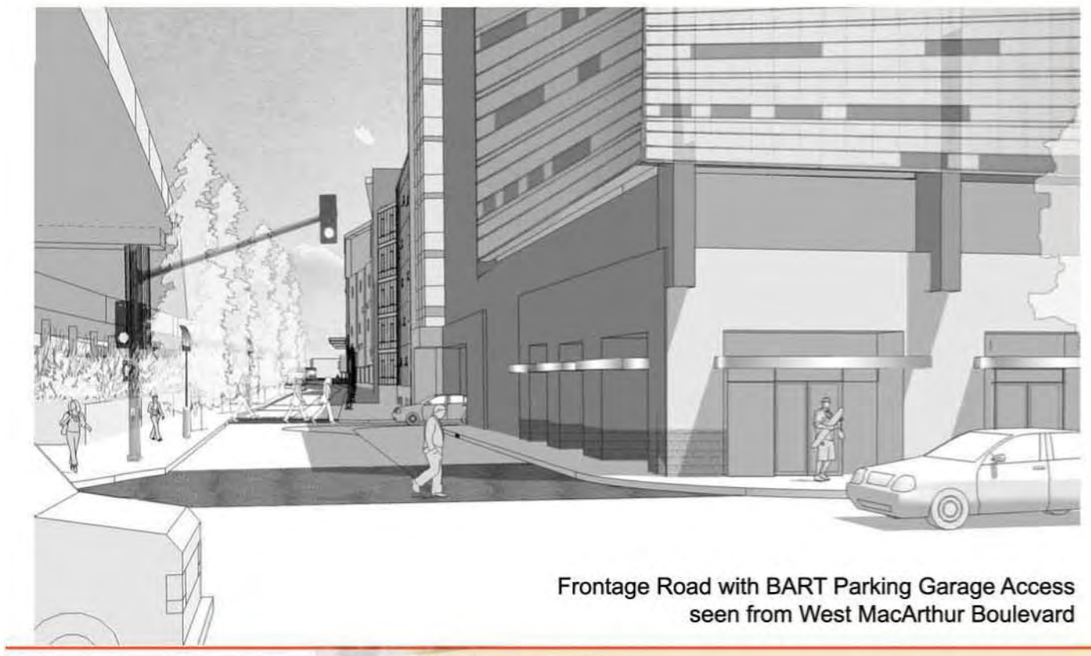
0 20 40 80 120

MacArthur

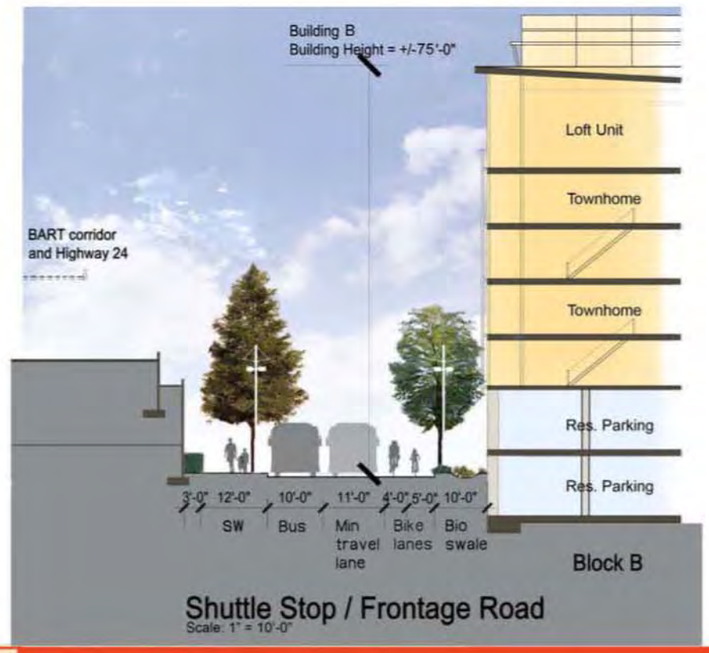
BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



Frontage Road with BART Parking Garage Access seen from West MacArthur Boulevard



Shuttle Stop / Frontage Road
Scale: 1" = 10'-0"

A-3.06
Edges: Frontage Road / Hwy 24

MVL & PARTNERS

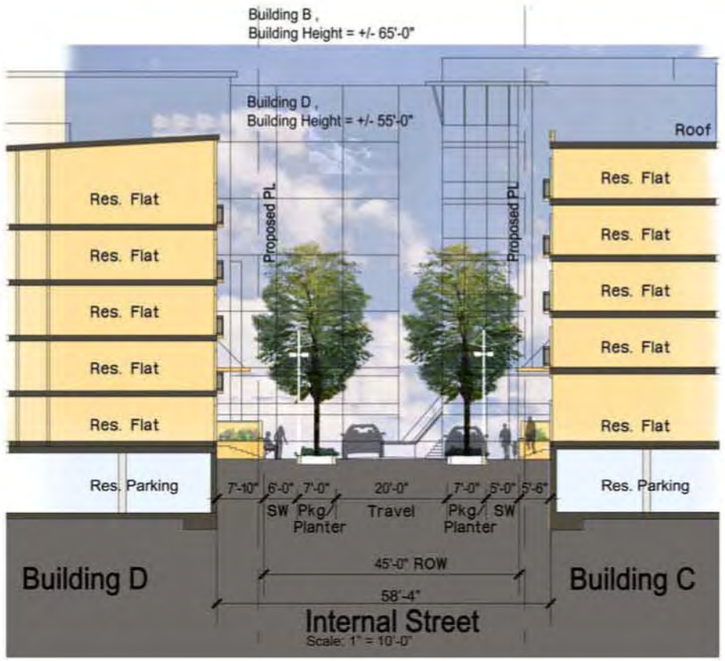
MacArthur Transit Community Partners, LLC

0 20 40 80 120

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission



A-3.07a
Internal Street

M&L PARTNERS

MacArthur Transit Community Partners, LLC

0 20 40 80 100

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission

Internal Residential Street Elevation

Internal Street Elevation

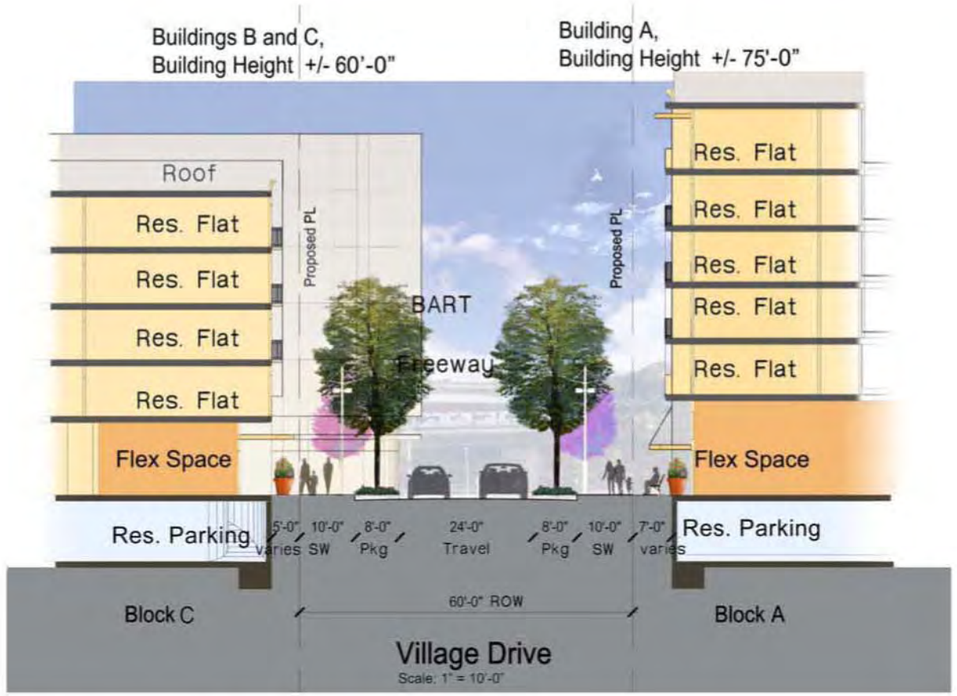
A-3.07b
Internal Street

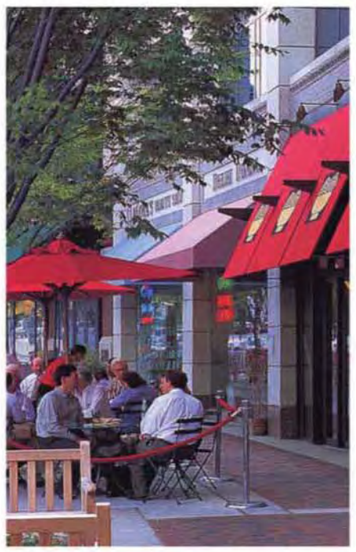
MacArthur Transit Community Partners, LLC

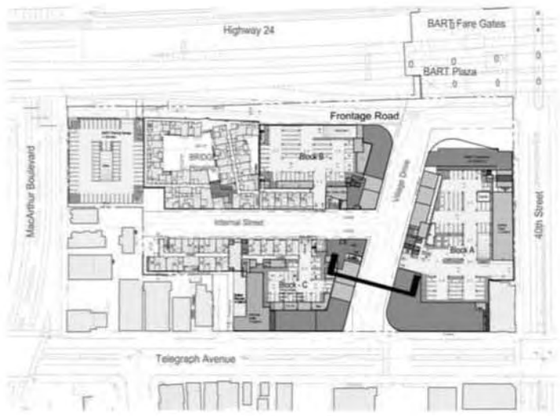
0 20 40 80 100

June 4, 2008

Preliminary
Development Plan/
Planning Commission







A-3.08a
Village Drive

MVE & PARTNERS

0 20 40 80 100

June 4, 2008

Preliminary
Development Plan/
Planning Commission

Village Drive Elevation

Village Drive Elevation

A-3.08b
Village Drive

MVE & PARTNERS

0 20 40 80 100

MacArthur mb BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission

Village Drive viewed from Telegraph Avenue

A-6.01 Perspective/
Village Drive

MVL & PARTNERS

MacArthur mb BART Transit Village

OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission workshop

View of BART Plaza

A-6.02 Perspective/ BART Plaza

MVL & PARTNERS

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

A-6.03 Perspective/ Frontage Road

View of Frontage Road from MacArthur Boulevard

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission

View of Internal Street Looking North

A-6.04 Perspective/
Internal Street

MVL & PARTNERS

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

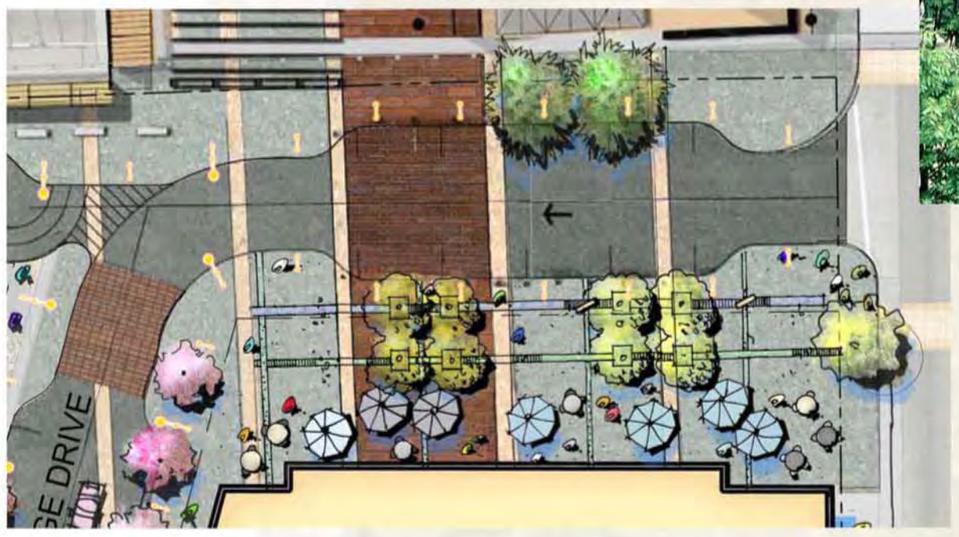
L-01 Landscape Master Plan

MacArthur Transit Community Partners, LLC

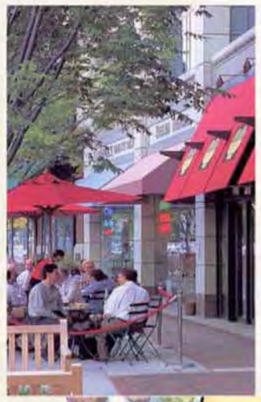
0 40 80 120 160

PGA design INC
LANDSCAPE ARCHITECTS

BART PLAZA FACING EAST



Transit Plaza
urban
welcoming
safe
inviting planting



Village Drive
urban
commercial
tree-line
pedestrian friendly
engaging

MacArthur

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

L-02 Landscape Concept BART Plaza/ Village Dr.

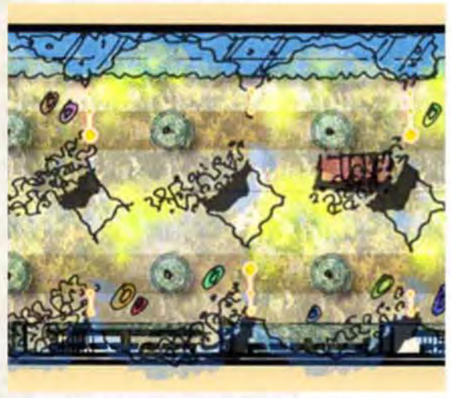
ML&P PARTNERS

PGA design inc
LANDSCAPE ARCHITECTS

INTERNAL STREET
FACING EAST

Internal Street

pedestrian scale
friendly/ welcoming
warm, residential



INTERNAL STREET PLAN VIEW

INTERNAL STREET
FACING WEST

SCALE: 1" = 20'-0"

MacArthur Transit Community Partners, LLC

MacArthur BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

L-03 Landscape Concepts Internal Street

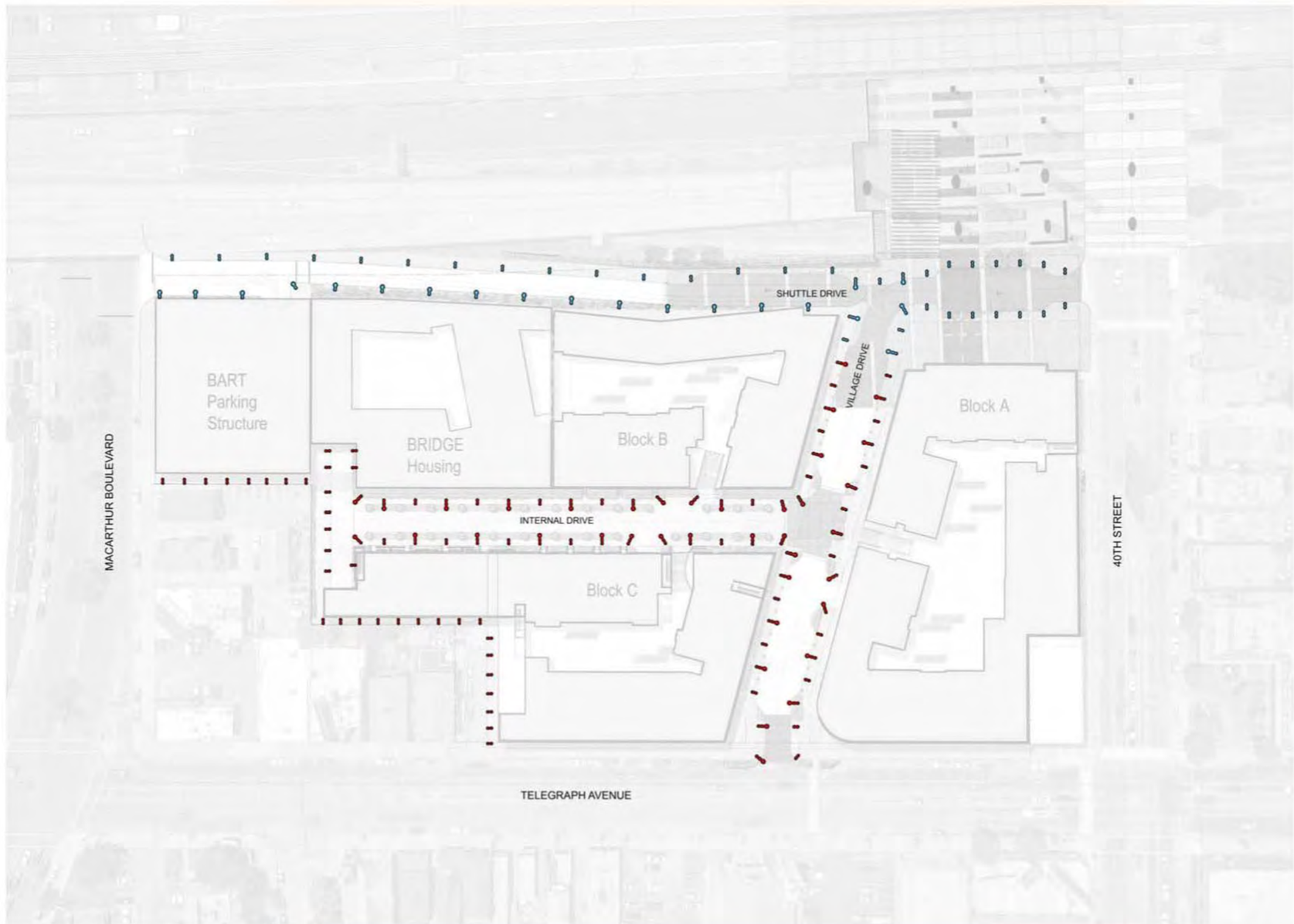
M & L PARTNERS

PGA design INC
LANDSCAPE ARCHITECTS

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission



L-04 Street Lighting Concept

ME & PARTNERS

MacArthur Transit Community Partners, LLC

0 40 80 120 160

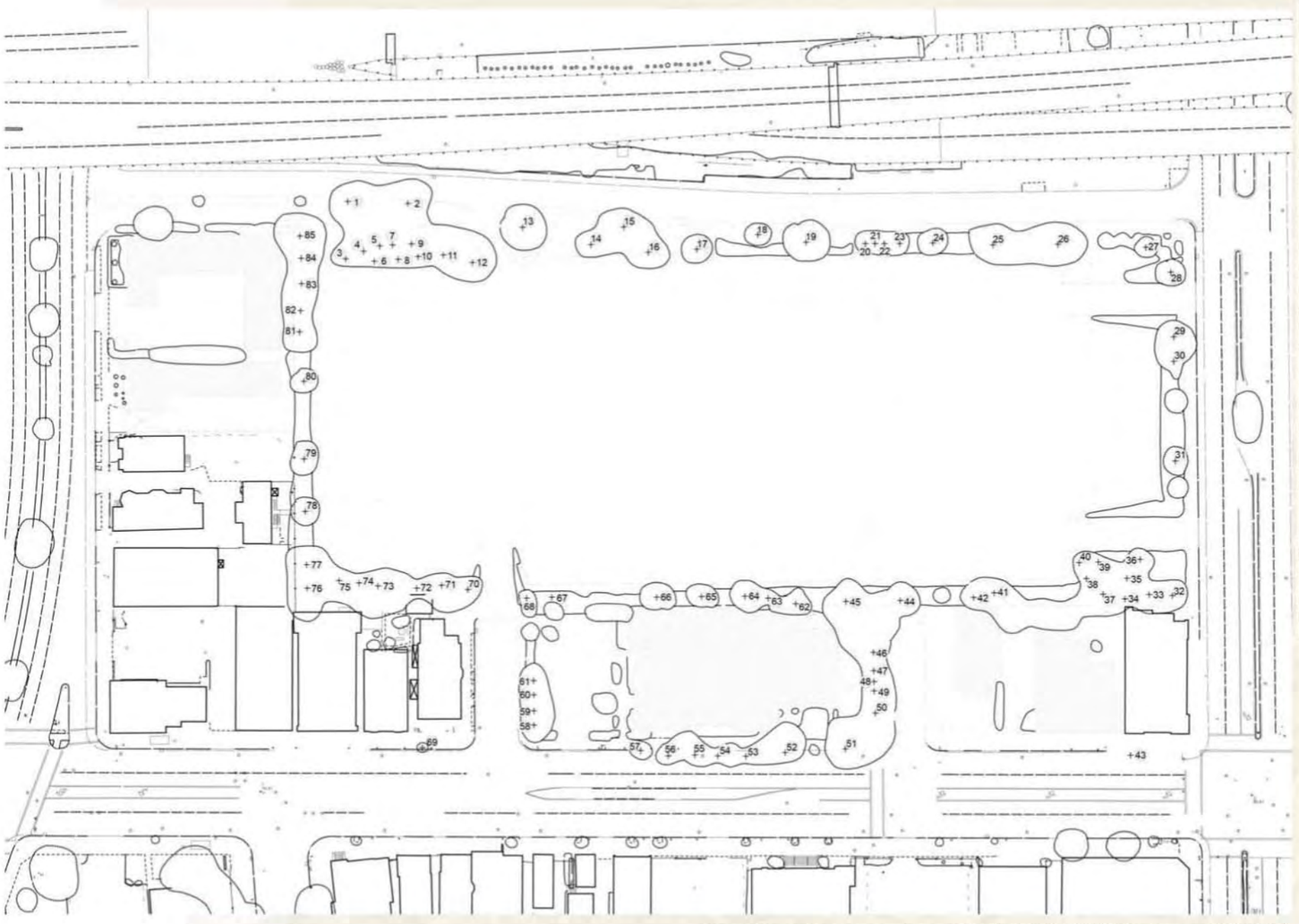
PGA design INC
LANDSCAPE ARCHITECTS

MacArthur

BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary
Development Plan/
Planning Commission



Tree Preservation Ordinance

Trees Proposed for Removal			Trees not proposed for removal but located within 10 feet of Construction Activity		
#	Species	dbh	#	Species	dbh
1	Eucalyptus hybrida	24"	43	Ulmus americana	6"
2	Eucalyptus hybrida	24"	53	Liquidambar styraciflua	12"
3	Sequoia sempervirens	18"	54	Liquidambar styraciflua	12"
4	Sequoia sempervirens	18"	55	Liquidambar styraciflua	14"
5	Eucalyptus sideroxylon	24"	56	Liquidambar styraciflua	14"
6	Sequoia sempervirens	12"	57	Liquidambar styraciflua	12"
7	Eucalyptus sideroxylon	14"	69	Ulmus americana	6"
8	Sequoia sempervirens	14"			
9	Eucalyptus sideroxylon	30"			
10	Sequoia sempervirens	14"			
11	Sequoia sempervirens	6"			
12	Eucalyptus sideroxylon	36"			
13	Ulmus parvifolia	12"			
14	Sequoia sempervirens	18"			
15	Eucalyptus sideroxylon	24"			
16	Ulmus parvifolia	6"			
17	Sequoia sempervirens	24"			
18	Liquidum lucidum	8"			
19	Eucalyptus sideroxylon	24"			
20	Sequoia sempervirens	18"			
21	Sequoia sempervirens	14"			
22	Sequoia sempervirens	14"			
23	Sequoia sempervirens	30"			
24	Pittosporum eugenioides	18"			
25	Eucalyptus sideroxylon	24"			
26	Eucalyptus sideroxylon	24"			
27	Sequoia sempervirens	18"			
28	Sequoia sempervirens	30"			
29	Magnolia grandiflora	14"			
30	Magnolia grandiflora	14"			
31	Magnolia grandiflora	12"			
32	Magnolia grandiflora	12"			
33	Pittosporum eugenioides	24"			
34	Pittosporum eugenioides	6"			
35	Sequoia sempervirens	12"			
36	Sequoia sempervirens	18"			
37	Sequoia sempervirens	18"			
38	Sequoia sempervirens	18"			
39	Sequoia sempervirens	18"			
40	Sequoia sempervirens	12"			
41	Sequoia sempervirens	12"			
42	Sequoia sempervirens	18"			
44	Pittosporum eugenioides	24"			
45	Pittosporum eugenioides	14"			
46	Sequoia sempervirens	30"			
47	Sequoia sempervirens	14"			
48	Sequoia sempervirens	14"			
49	Sequoia sempervirens	14"			
50	Sequoia sempervirens	30"			
51	Liquidambar styraciflua	14"			
52	Liquidambar styraciflua	12"			
58	Sequoia sempervirens	18"			
59	Sequoia sempervirens	18"			
60	Sequoia sempervirens	18"			
61	Sequoia sempervirens	18"			
62	Pittosporum eugenioides	6"			
63	Pittosporum eugenioides	12"			
64	Pittosporum eugenioides	18"			
65	Sequoia sempervirens	30"			
66	Sequoia sempervirens	36"			
67	Pittosporum eugenioides	12"			
68	Pittosporum eugenioides	14"			
70	Pittosporum eugenioides	24"			
71	Pittosporum eugenioides	14"			
72	Pittosporum eugenioides	14"			
73	Pittosporum eugenioides	12"			
74	Pittosporum eugenioides	18"			
75	Pittosporum eugenioides	6"			
76	Pittosporum eugenioides	18"			
77	Pittosporum eugenioides	24"			
78	Pittosporum eugenioides	14"			
79	Pittosporum eugenioides	14"			
80	Pittosporum eugenioides	30"			
81	Pittosporum eugenioides	18"			
82	Pittosporum eugenioides	24"			
83	Pittosporum eugenioides	12"			
84	Pittosporum eugenioides	18"			
85	Eucalyptus sideroxylon	24"			

*Tree inventory based upon field visit by PGAdesign on 9.27.07.

L-05
Existing Tree
Inventory

MacArthur Transit Community Partners, LLC

0 40 80 120 160

PGA design INC
LANDSCAPE ARCHITECTS

Preliminary Plant List

Latin Name	Common Name
PERENNIALS	
Agapanthus orientalis	Lily-of-the-Nile
Dietes vegeta	Fortnight Lily
Hemerocallis spp	Daylilies
Iris douglasiana	Douglas Iris
Limonium perezii	Sea Lavender
Liriope muscari	Lily Turf
GROUNDCOVER	
Cerastium tomentosum	Snow-in-Summer
Euonymus fortunei	Euonymus
Helianthemum nummularium	Sunrose
Polystichum munitum	Sword Fern
Teucrium chamaedrys	Germander
SHRUBS	
Berberis darwinii	Darwin Barberry
Buddlera davidii	Butterfly Bush
Ceanothus griseus	Wild Lilac
Cistus salvifolius	Sageleaf Rockrose
Hebe 'Autumn Glory'	Hebe
Myrtus communis	True Myrtle
Phormium Tenax	New Zealand Flax
Pittosporum crassifolium 'Nana'	Pittosporum
Rosmar offic 'Collingwood Ingram'	Rosemary
Salvia leucantha	Mexican Bush Sage
TREES	
Cercis occidentalis	Western Rebud
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Platanus racemosa	California Sycamore
Prunus cerasifera spp	Purpleleaf Plum
Pyrus calleryana 'Chanticleer'	Ornamental Pear
Sequoia sempervirens	Coast Redwood
Ulmus parvifolia	Chinese Elm
VINES	
Cissus antarctica	Kangaroo Ivy
Clytostoma callistegioides	Lavender Trumpet Vine
Jasminum polyanthum	Pink Jasmine
GRASS	
Miscanthus sinensis 'Purpurascens'	Flame Grass
Muhlenbergia rigens	Deer Grass
Pennisetum orientale	Fountain Grass

Lighting Goals

- Emphasize the pedestrian nature of the Transit Center through the use of lighting fixtures that are human-scaled, and of high quality.
- Ensure that there is adequate light levels to provide a safe environment for pedestrian, bicycle, and automobile traffic.
- Ensure a consistent streetscape character through the use of a unified family of light fixture elements.

Lighting Guidelines

- Place lighting standards near the street curb in order to provide pedestrians with a sense of security and comfort, as well as a physical barrier from cars.
- Arrange and locate light fixtures to ensure safe and consistent levels of illumination along pedestrian walkways. Provide extra lighting at intersections and transit stops.
- Use accent lighting to highlight specimen vegetation, fountains, public art, central gathering areas, and important building features.
- Shield or direct all lighting to minimize glare around residential areas.

Trees / Shrubs

Coast Redwood

California Sycamore

Wild Lilac

Ornamental / Groundcover

Deer Grass

Sword Fern

Douglas Iris

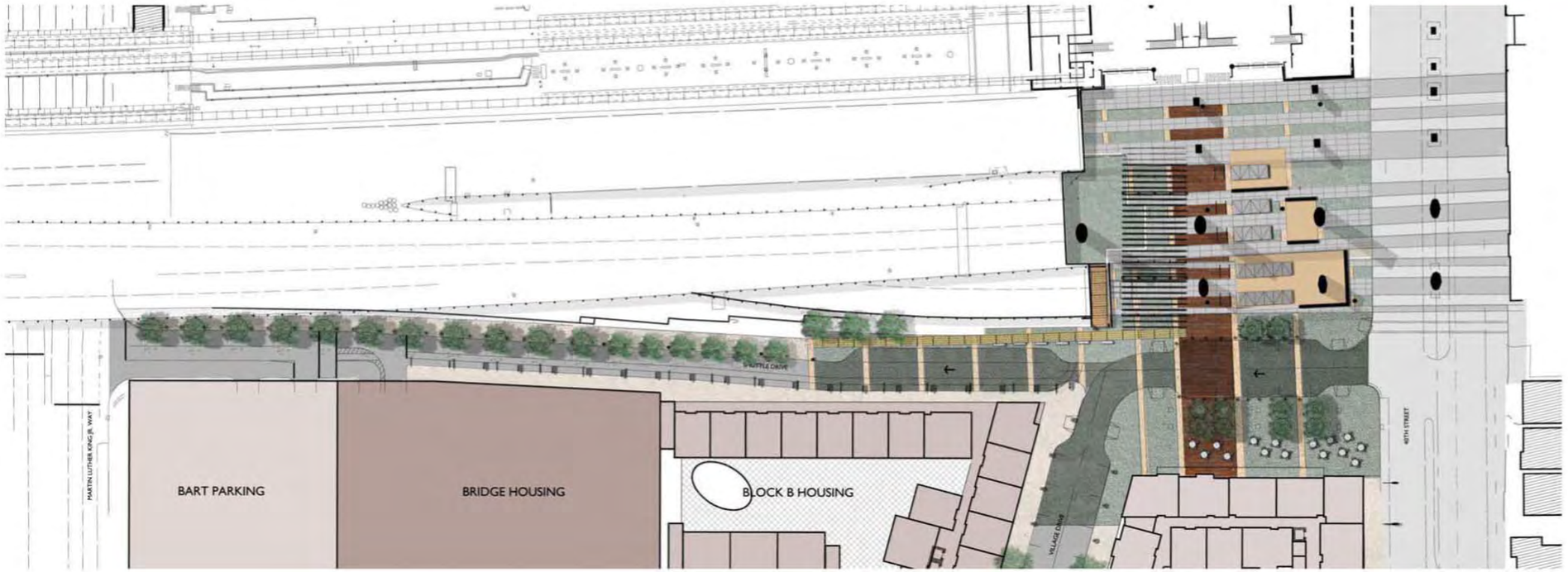
Type A lighting: Roadway Light and Secondary Pedestrian Light

Type B Lighting: Roadway Light and Secondary Pedestrian Lighting

MacArthur mb BART Transit Village
OAKLAND, CALIFORNIA

June 4, 2008

Preliminary Development Plan/ Planning Commission

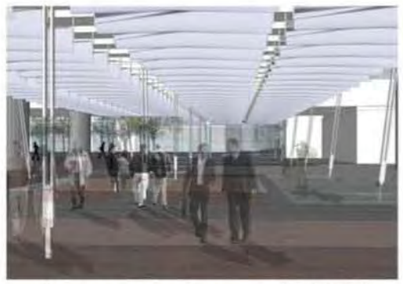


Site Plan
Scale: 1" = 64'

Elevation of BART Plaza
Scale: 1"=64'

Section through plaza
Scale: 1"=64'

Perspective along edge of BART Plaza



Perspective looking out of BART Plaza

Conceptual BART Plaza Design

HOOD DESIGN
URBAN LANDSCAPE AND SITE ARCHITETURE

Conceptual BART Plaza Design is included for informational purpose only and not for City review.