

Lake Merritt Station Area Plan



The Lake Merritt Station Area Plan, a Specific Plan for the area around the Lake Merritt BART Station in Downtown Oakland, was adopted in December 2014. The Plan envisions a high-intensity neighborhood around a rejuvenated Lake Merritt BART station. It seeks to reinforce and integrate the cultural and recreational resources that make the area around the transit station unique. The Plan identifies ways in which streets, open spaces, and other infrastructure in the area can be enhanced, and establishes regulations for development projects that further the area's vibrancy.

COMMUNITY PARTICIPATION

Public participation was an important element at each point of the Station Area planning process, and was organized in close partnership with community stakeholders to ensure participation by both traditionally well-organized groups such as local business associations, community based organizations and developers, as well as traditionally underrepresented lower-income, renter, and non-English speaking communities.

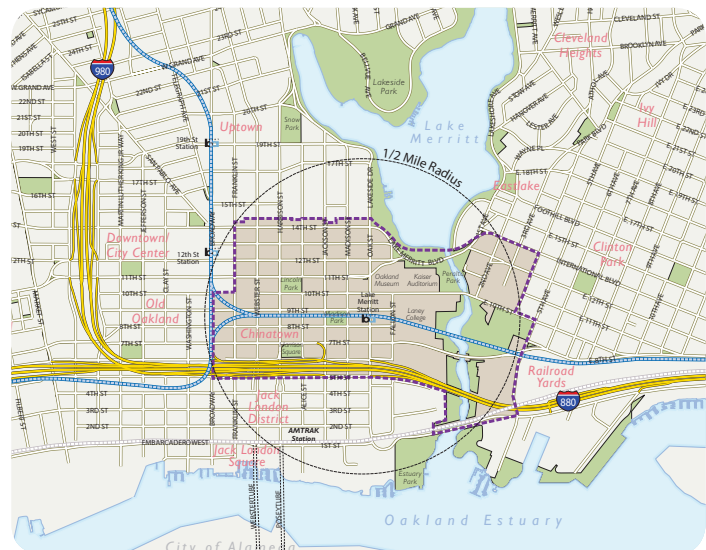


PROJECT AREA

The approximately 315-acre Plan Area is generally bound by 14th Street to the north, I-880 to the south, Broadway to the west, and 5th Avenue to the east. The Lake Merritt Station Planning Area encompasses a diverse community of residents, students, employees, and commercial business owners in the heart of Downtown Oakland, including Chinatown, Laney College, the Oakland Museum of California, and Alameda County Courthouse and offices.

PLAN GOALS

- Goal 1: Create an active, vibrant and safe district**
- Goal 2: Encourage services and retail**
- Goal 3: Encourage equitable, sustainable and healthy development**
- Goal 4: Encourage non-automobile transportation**
- Goal 5: Increase and diversify housing**
- Goal 6: Encourage job creation and access**
- Goal 7: Provide services and retail options**
- Goal 8: Identify additional open space and recreation opportunities**
- Goal 9: Celebrate and enhance Chinatown as an asset and a destination**
- Goal 10: Maximize opportunities for preservation and re-use of historic buildings**
- Goal 11: Model progressive innovations (i.e., economic, environmental, social)**



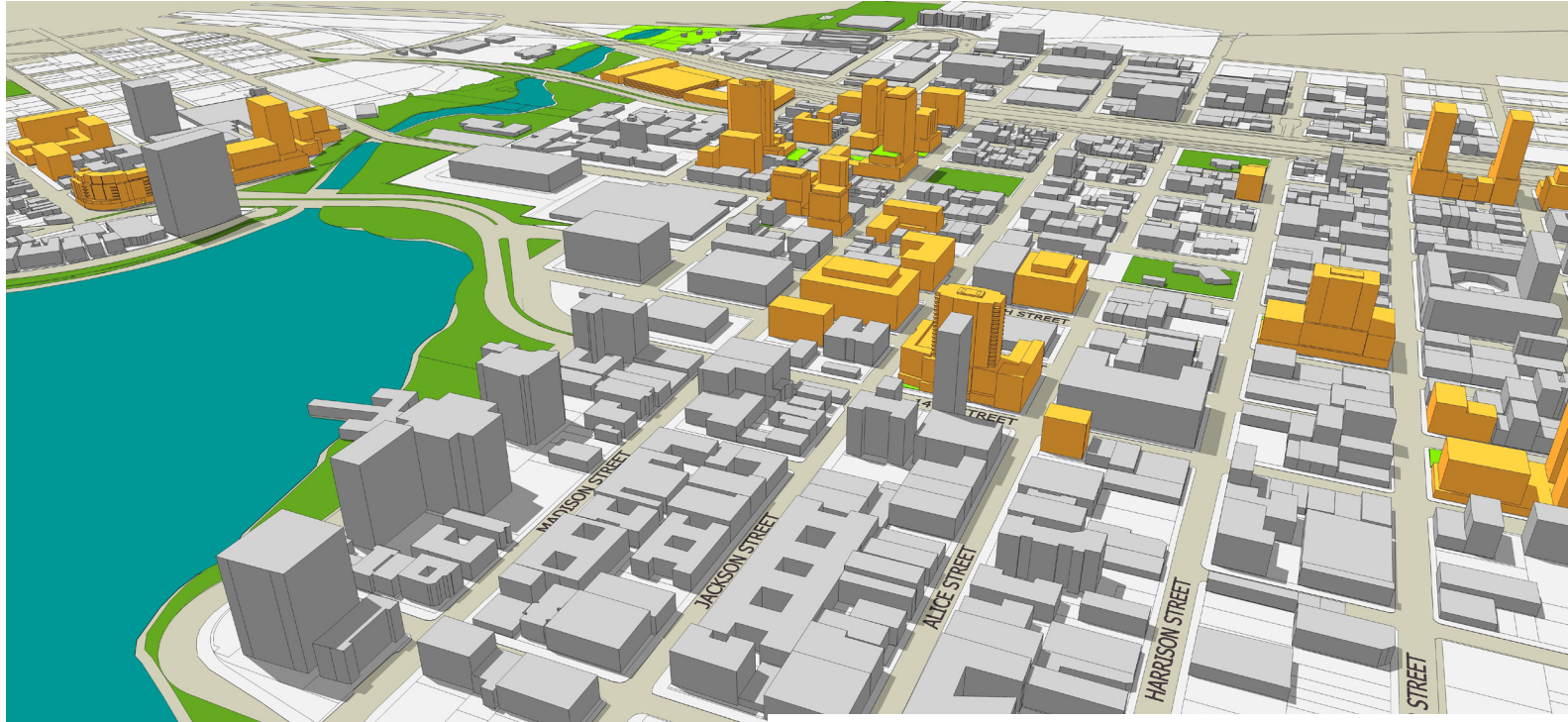


Illustration view of potential new development (in orange) by 2035. These are conceptual massings (not actual design) that illustrate where development is most likely to occur.

DEVELOPMENT PROGRAM

The Lake Merritt Station Area Plan is a long-range planning document that provides a framework for future development. Over the next 25 years the Plan looks to add to this neighborhood:

- 4,900 new housing units
- 4,100 new jobs
- 404,000 square feet of additional retail
- 1,229,000 square feet of office uses

To implement the vision, Plan adoption was accompanied by Planning Code and General Plan Amendments, new Design Guidelines, and new Zoning and Height Area Maps.

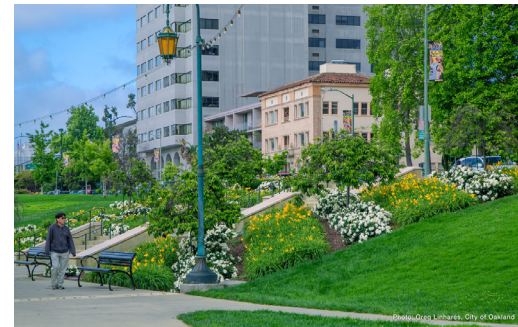
CIRCULATION & STREETScape IMPROVEMENTS

Circulation and streetscape improvements are fundamental to the Plan’s strategy to support commercial revitalization and transit-oriented infill development in the area.

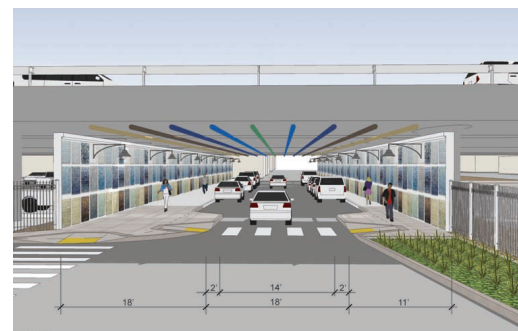
- A major improvement to bicycle and pedestrian access is already underway with the Measure DD improvements around Lake Merritt and the Lake Merritt Channel.
- Improve crossings under I-880, which connect Chinatown, Laney, and the BART Station to the Jack London District and waterfront, with pedestrian-oriented lighting, ornamental screen walls and/or other art elements.
- Safer streets through traffic calming, improved lighting, improved signage and distinctive design elements.

PROJECT INFORMATION

To learn more about the Lake Merritt Station Area Plan, contact Christina Ferracane at CFerracane@oaklandnet.com or visit <http://www.business2oakland.com/lakemerrittsap>



Improvements to parks and open space at Lake Merritt



Enhanced pedestrian space under I-880 crossings



Street improvements can apply a design that celebrates the culture and history of the area



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