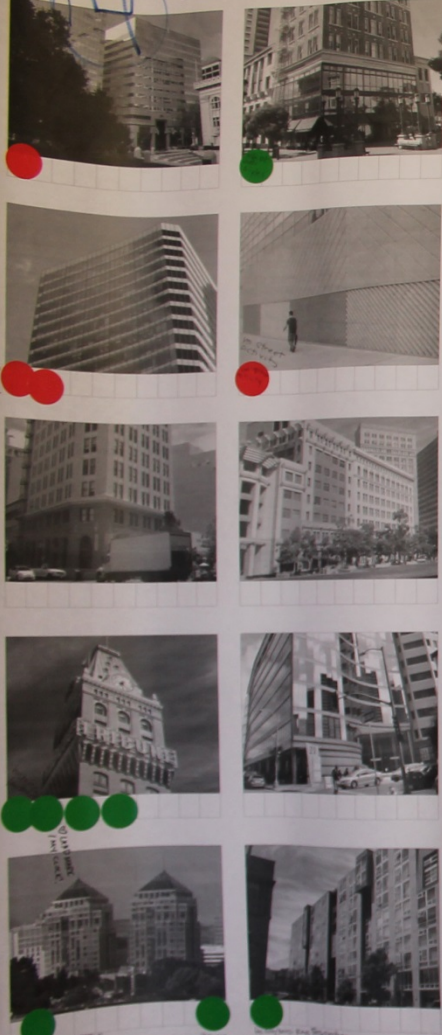


MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



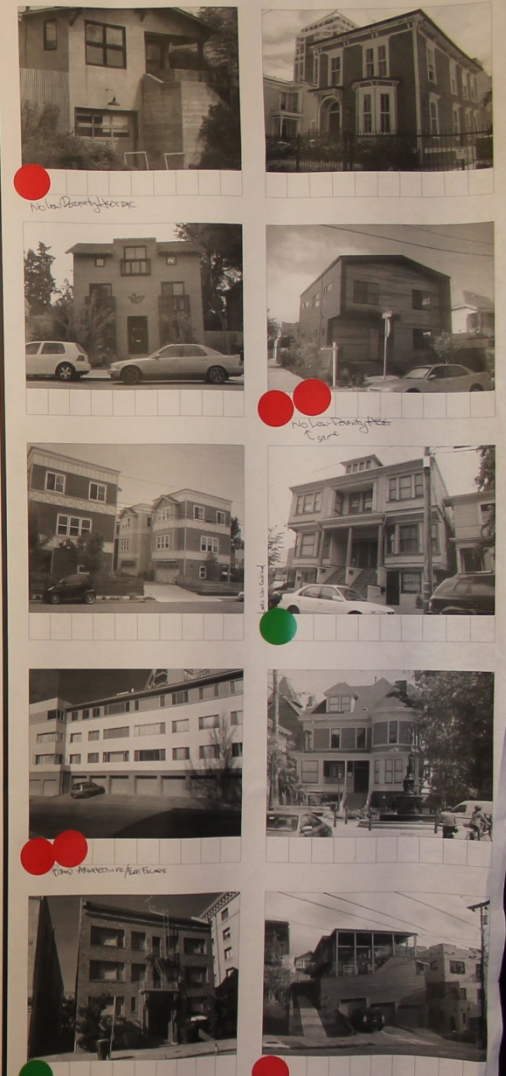
MIXED-USE BUILDINGS  
Low to Medium Scale



MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 Stories)

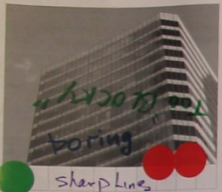


MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)

2nd floor  
3rd floor  
4th floor  
5th floor  
6th floor  
7th floor  
8th floor  
9th floor  
10th floor  
11th floor  
12th floor  
13th floor  
14th floor  
15th floor  
16th floor  
17th floor  
18th floor  
19th floor  
20th floor  
21st floor  
22nd floor  
23rd floor  
24th floor  
25th floor  
26th floor  
27th floor  
28th floor  
29th floor  
30th floor  
31st floor  
32nd floor  
33rd floor  
34th floor  
35th floor  
36th floor  
37th floor  
38th floor  
39th floor  
40th floor  
41st floor  
42nd floor  
43rd floor  
44th floor  
45th floor  
46th floor  
47th floor  
48th floor  
49th floor  
50th floor



Amidst me of Chicago



sharp lines  
boring

Innovative



beautif bldg  
Glorious Building



I've been with the rooves/tops  
Always love the bldgs



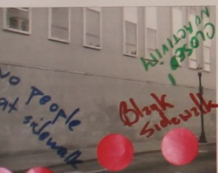
Always loved the design

MIXED-USE BUILDINGS  
Low to Medium Scale



Can't think of anything to say

bike racks



No people at sidewalk  
Cold

Single story



Love the windows

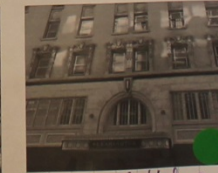
MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



Parking Dominates



Love the Design



Love the Architecture

MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 stories)



not a great neighborhood



don't like ground floor garage



Building Form & Architectural Character Preferences

Hands-on Design Session  
Monday, October 19, 2015

MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



Large Good NEAR BART  
BART STATION



Need to break up  
walk way to a better  
feel

MIXED-USE BUILDINGS  
Low to Medium Scale



MIXED-USE BUILDING - GROUND FLOOR  
STOREFRONT



Good example of ground floor storefront



ALTERNATE UNIVERSE  
of Oakland



New construction  
needs to be higher  
and use the sign better

TABLE 6

MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



Needs green landscaping



Needs green landscaping



Needs green landscaping

MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 Stories)



Encourage large scale



Needs green landscaping



Needs green landscaping

**MIXED-USE BUILDINGS**  
Large Scale (Mid- to High Rise)

**MIXED-USE BUILDINGS**  
Low to Medium Scale

**MULTI-FAMILY BUILDINGS**  
Medium Scale (more than 4 stories)

**MULTI-FAMILY & ATTACHED SINGLE FAMILY**  
Low Scale (up to 4 Stories)



LACK OF HUMAN SCALE  
LACK OF WALL  
STERILE  
INVITATION TO GRACEFUL



CLASSIC, ICON, HISTORIC



HISTORIC, HERITAGE, CRAFTSMAN



STERILE!  
PRESERVES NICE OLD BUILDINGS



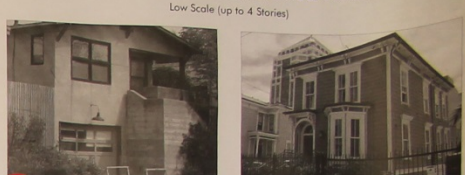
HOTSPOT - OUT OF PLACE - SCALE

HIGH DENSITY, GROUND FLOOR  
POD ORIENTED

MINI-POD - TRYING TOO HARD  
UNORTHOGONAL



MANICULATION, INVITING



LEG BUILDING, JUST NOT FOR  
DOWNTOWN

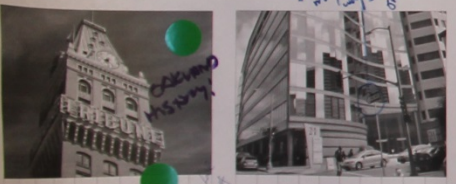
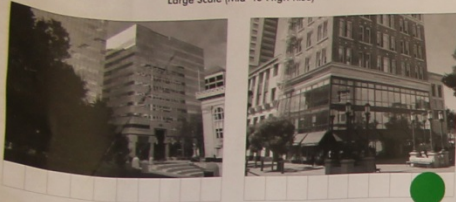
HIGH DENSITY FOR DOWNTOWN



SOFT STEEL GARAGE DOORS - NOT A  
GOOD CHOICE



MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



How could this happen? & Strat-Ogic wall

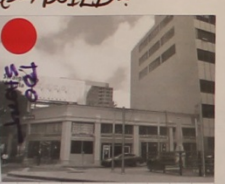
CRANES EVERYWHERE → BUILD\*

too many way streets groups!

Encourage good design like this.

Make Job-London accessible. Do something like freeway!

MIXED-USE BUILDINGS  
Low to Medium Scale



Bring new life to old buildings  
Too many vacant lots!

BLANK

BLANK

BLANK

BLANK

TAKE BUILDINGS OF OK TOO!

FRONT IMPROVEMENT

Keep this & enhance

BLANK

BLANK

URBAN GARDENS!

MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



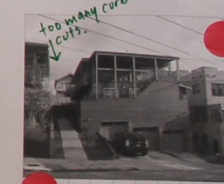
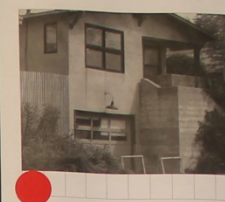
Keep small scale development, discourage MEGA projects.

Great Crosswalks!! MORE Great sidewalk! Like the shops

Great arcade!

Street entrances better

MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 Stories)



Bleak!

Keep a mix of bldgs.

TOO MANY curb CUTS.

Murals on

more

7

**MIXED-USE BUILDINGS**  
Large Scale (Mid- to High Rise)

**MIXED-USE BUILDINGS**  
Low to Medium Scale

**MULTI-FAMILY BUILDINGS**  
Medium Scale (more than 4 stories)

**MULTI-FAMILY & ATTACHED SINGLE FAMILY**  
Low Scale (up to 4 stories)

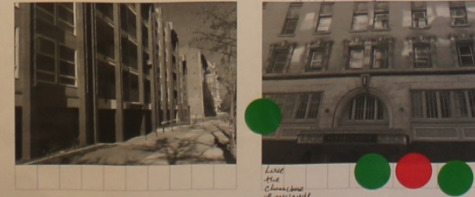
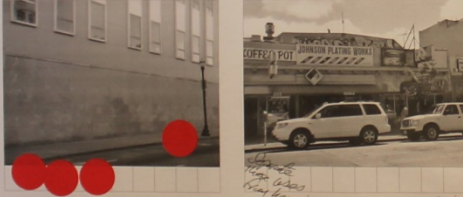
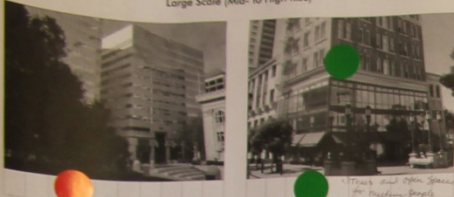
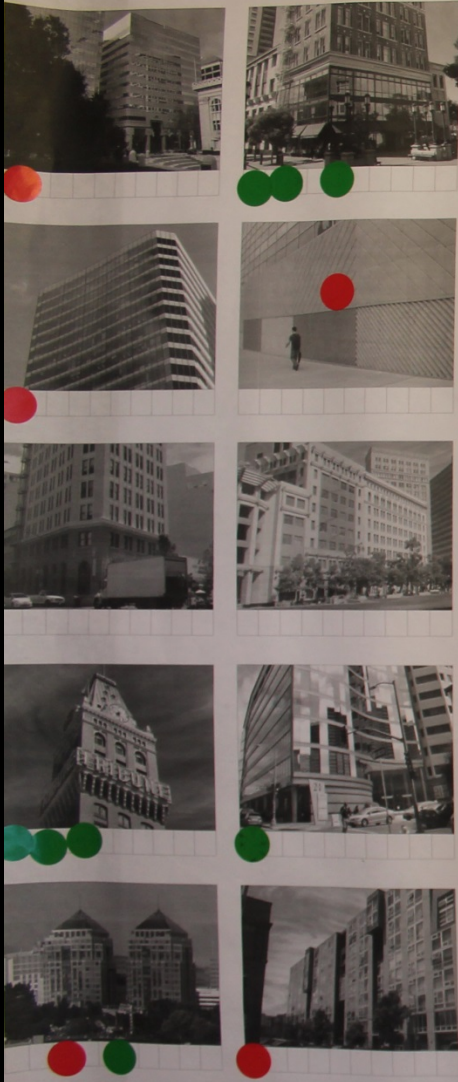


TABLE 4

**MIXED-USE BUILDINGS**  
Large Scale (Mid- to High Rise)



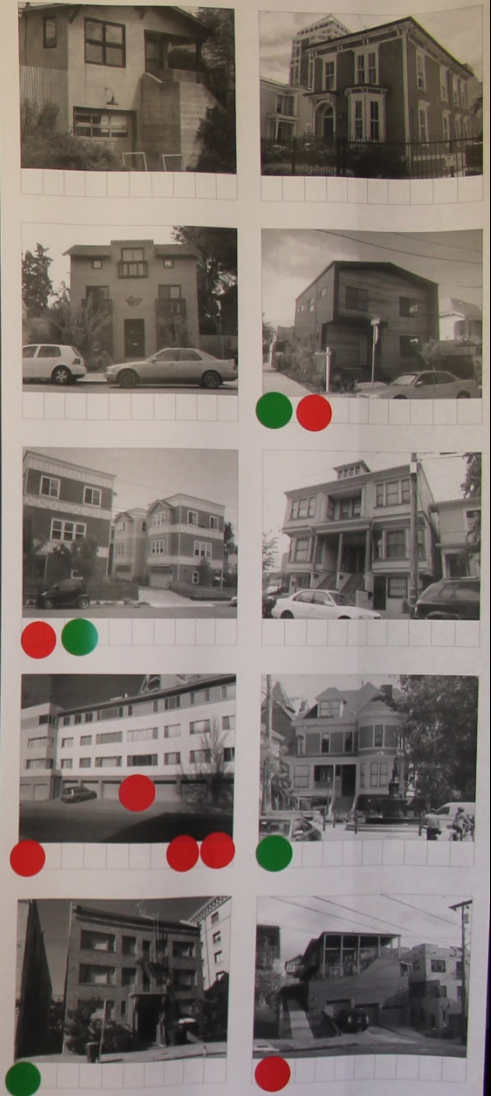
**MIXED-USE BUILDINGS**  
Low to Medium Scale



**MULTI-FAMILY BUILDINGS**  
Medium Scale (more than 4 stories)



**MULTI-FAMILY & ATTACHED SINGLE FAMILY**  
Low Scale (up to 4 Stories)



MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



Hand made affordable housing  
with a mix of uses (2011) Housing

MIXED-USE BUILDINGS  
Low to Medium Scale



MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 stories)



PUBLIC ART



DOVER, KOHL & PARTNERS  
town planning

Garage entrances make walking unpleasant.  
Don't build any more parking.  
Building Form & Architectural Character Preferences  
Parking entrances also reduce spaces for retail.  
Hands-on Design Session  
Monday, October 19, 2015

#1



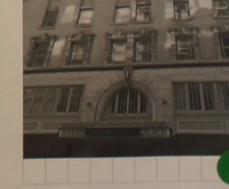
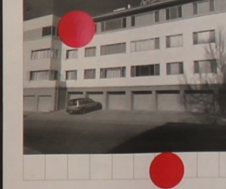
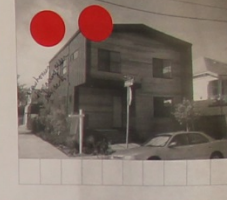
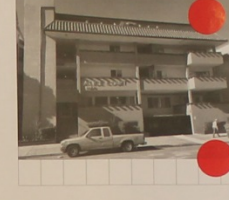
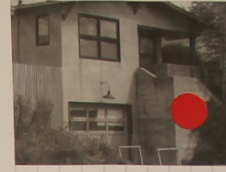
**MIXED-USE BUILDINGS**  
Large Scale (Mid- to High Rise)

**MIXED-USE BUILDINGS**  
Low to Medium Scale

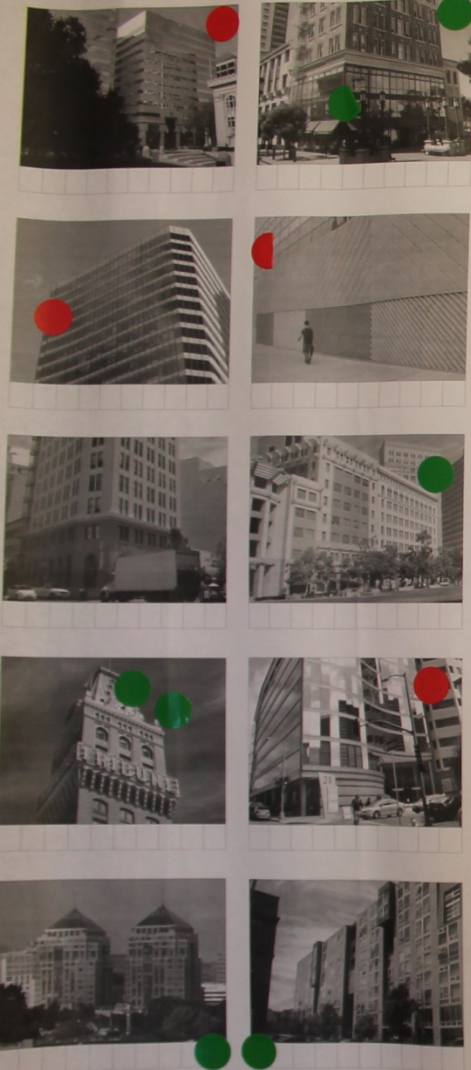
**MULTI-FAMILY BUILDINGS**  
Medium Scale (more than 4 stories)

TABLE 2

**MULTI-FAMILY & ATTACHED SINGLE-FAMILY**  
Low Scale (up to 4 Stories)



**MIXED-USE BUILDINGS**  
Large Scale (Mid- to High Rise)



**MIXED-USE BUILDINGS**  
Low to Medium Scale



**MULTI-FAMILY BUILDINGS**  
Medium Scale (more than 4 stories)



**MULTI-FAMILY & ATTACHED SINGLE FAMILY**  
Low Scale (up to 4 Stories)



MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



Success integration old & new  
Preserve creative look scale



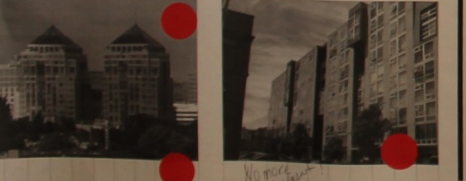
STOP DISPLACEMENT OF HISTORIC BUILDINGS  
MURAL  
no human scale but attempt a texture



PROTECT OAKLAND'S CULTURE KEEPERS

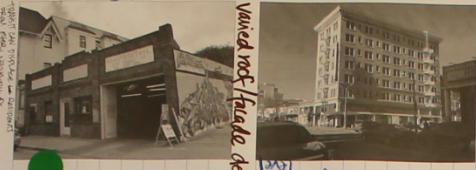


gates integration old & new trees!



No more displacement

MIXED-USE BUILDINGS  
Low to Medium Scale



varied roof facade details - converted uses  
Retail & services  
modern retail + administrative



Parking too prominent



CULTURAL EQUITY  
Scale is critical



graffiti target - unsafe corner  
Blank wall



BEAUTIFUL PROPORTION + DETAIL

MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



Preserve architectural diversity  
Historic character / family living scale  
Street place to live  
Neighborhood history



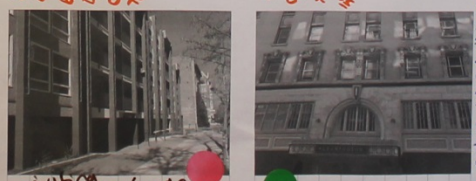
Best architectural



Strong context  
Good scale & variety

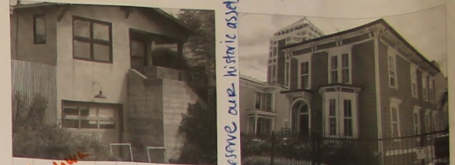


Good building but Done w/ corner setbacks



Unifying outside facade

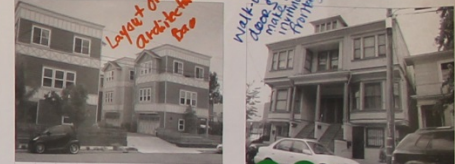
MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 stories)



Preserve architectural diversity  
No. 1144 visible



I like this but not in downtown



Layout of architecture base  
Walk-up design with historic features



no parking on the street front



Restore older buildings to make adding new ones

Good scale (Detail) materials

like to build design

PLAN OAKLAND CITY OF OAKLAND  
DOVER, KOHL & PARTNERS town planning

Where are the art centers in this plan?

Building Form & Architectural Character Preferences

Hands-on Design Session  
Monday, October 19, 2015

The street lacks in a way of high rises or which we need more good modern architecture to add to our historic buildings

MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



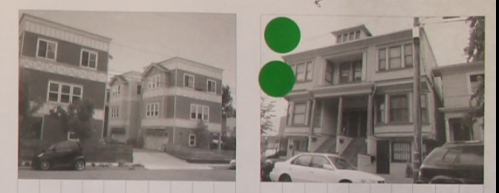
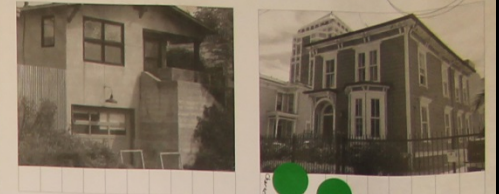
MIXED-USE BUILDINGS  
Low to Medium Scale



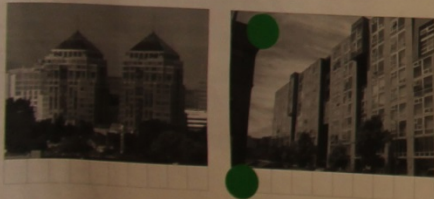
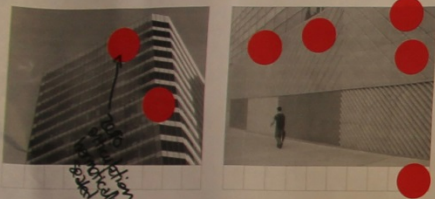
MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



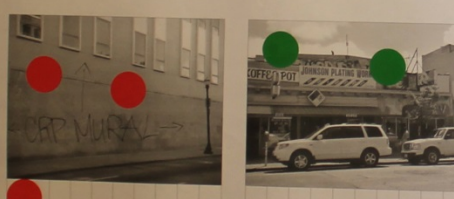
MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 Stories)



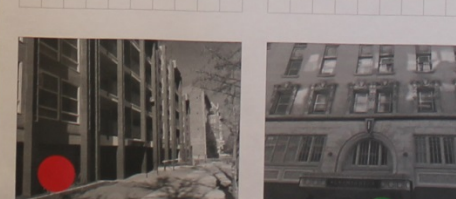
MIXED-USE BUILDINGS  
Large Scale (Mid- to High Rise)



MIXED-USE BUILDINGS  
Low to Medium Scale



MULTI-FAMILY BUILDINGS  
Medium Scale (more than 4 stories)



MULTI-FAMILY & ATTACHED SINGLE FAMILY  
Low Scale (up to 4 stories)

#11

