

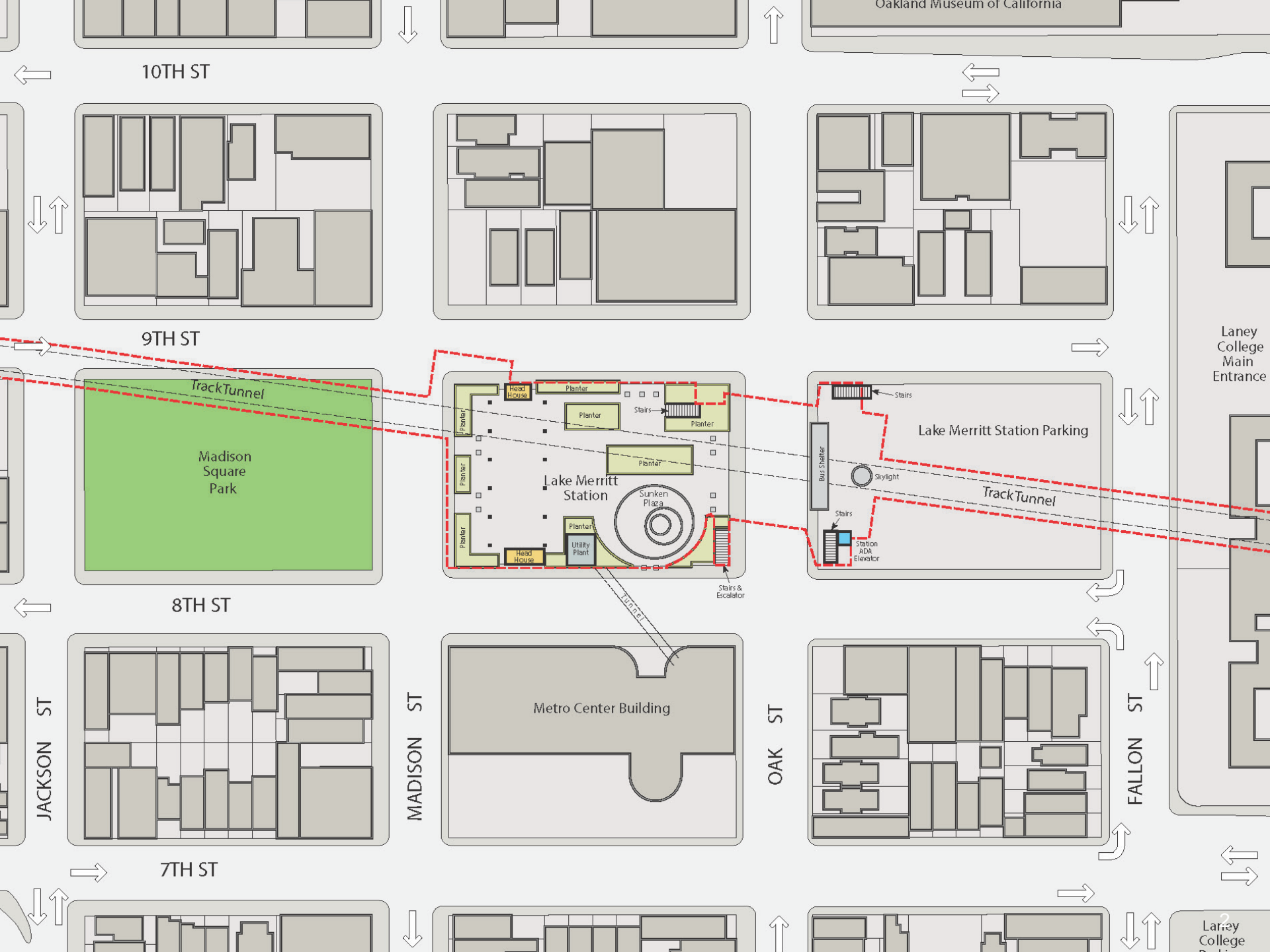
# LAKE MERRITT BART STATION

## Transit Operations Facility & Plaza Design



### Working Group #1



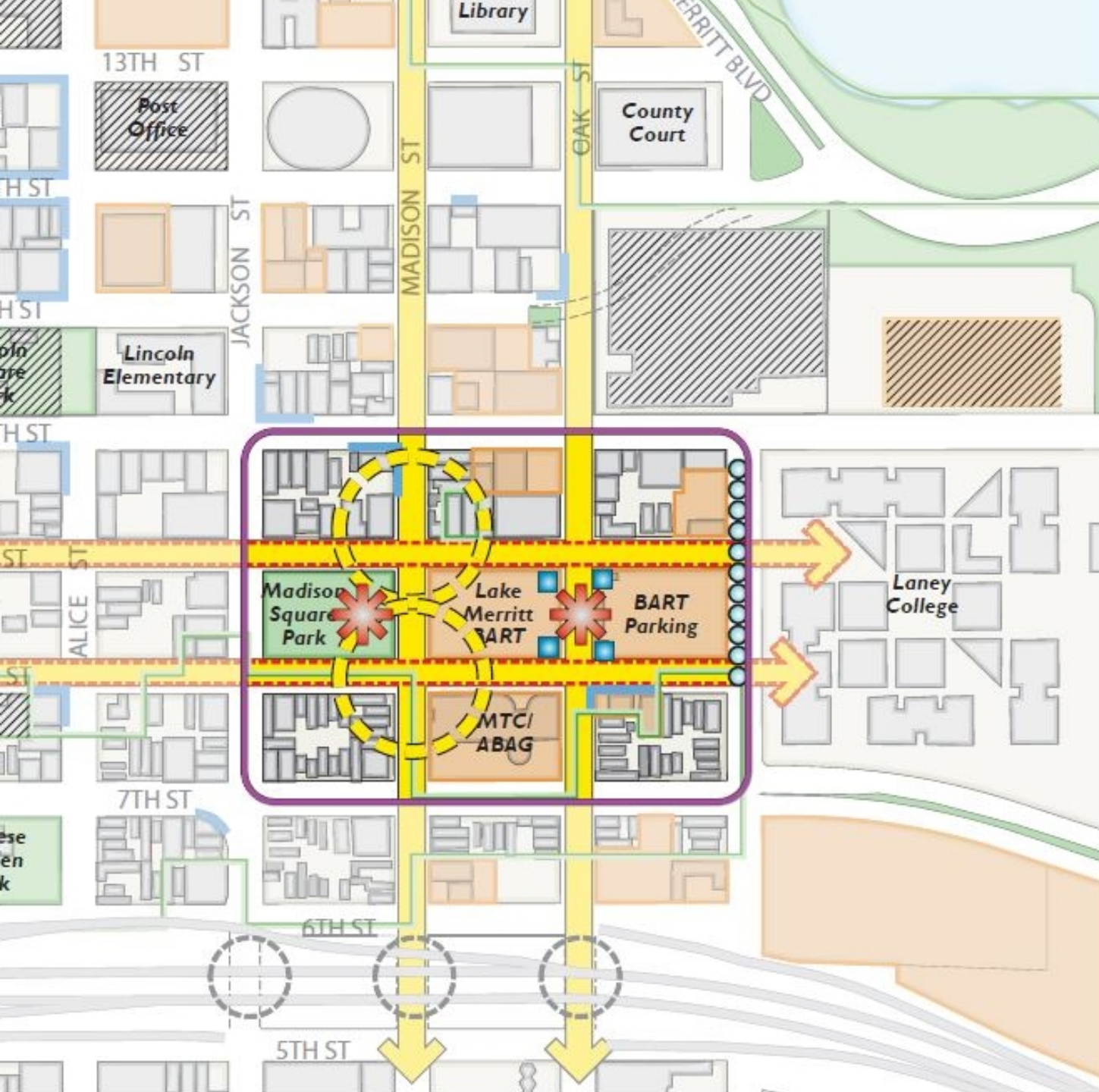


# TRANSIT OPERATIONS FACILITY

- New facility will support improved & expanded transit operations
  - 2-3 story structure, 14,000 sq. ft. footprint
  - Secure Facility
- Siting Analysis Outcome – Lake Merritt Plaza Preferred
  - Colocation with related systems supports a high-functioning facility
  - Central location
  - Space and availability to construct the facility
- Draft Schedule
  - Siting Analysis to Board of Directors – Summer 2017
  - Mitigated Negative Declaration to Board of Directors – Fall 2017
  - Construction 2019/2020

# LAKE MERRITT SPECIFIC PLAN

- **Lake Merritt Station Area Plan Vision**
  - Create an active, vibrant and safe district
  - ...equitable, sustainable and healthy
  - ....accommodate a diverse community.....
  - Increase job and improve access...
  - Provide services and retail options...
  - Establish the...area as a model with innovations in community development... transportation... sustainability...
- **Vision for BART Sites**
  - Redevelop – catalyst project
  - Reflect Chinatown’s historic role
  - Critical hub of activity, commerce, accessibility & safety
  - Activated ground floor
  - High-density uses: 275’ limit
- **Outlines desired community benefits**
- **Access & circulation improvements**
- **Adopted by City of Oakland in 2014**



-  Plan District
  -  Opportunity Sites
  -  Historic District
  -  Major Connections
  -  Potential Festival Street
  -  Critical Active Pedestrian Links
  -  Webster Greens
  -  Existing Assets/ Destinations
  -  Designated Landmark
  -  Existing Building Footprints
  -  Existing Parks
  -  Existing Active Ground Floor Uses
  -  Improved Highway Undercrossings
  -  Primary Gateway
-   


# DESIGN FRAMEWORK



- New **state of the art** Facility
- **Sustainability** (LEED building, photovoltaic rooftop)
- Building and staff **security** (layering and hardening)
- Incorporate & **connect to existing infrastructure**
- **Ensure robust operability** now and 40 years into future



- Demonstrate **design excellence** that is sensitive to the current & future context
- Create an **inviting, safe, & flexible public space** for the community
- **Activate public realm** through art, retail, programming
- Prioritize **safety** (clear sight lines, lighting)
- **Integrate** building & plaza design
- Set stage for **TOD** and other private investment



- **Engage** with the community
- Reflect the **character and history of the community** (Chinatown, OMCA, Laney)
- Preserve space for **current activities** in new plaza
- Optimize **transit access** and visibility (e.g. bike station)
- Provide strong **connections** to existing community assets (i.e. Chinatown, Madison Park, Laney, OMCA) and future TOD

# LOCAL URBAN DESIGN CONTEXT

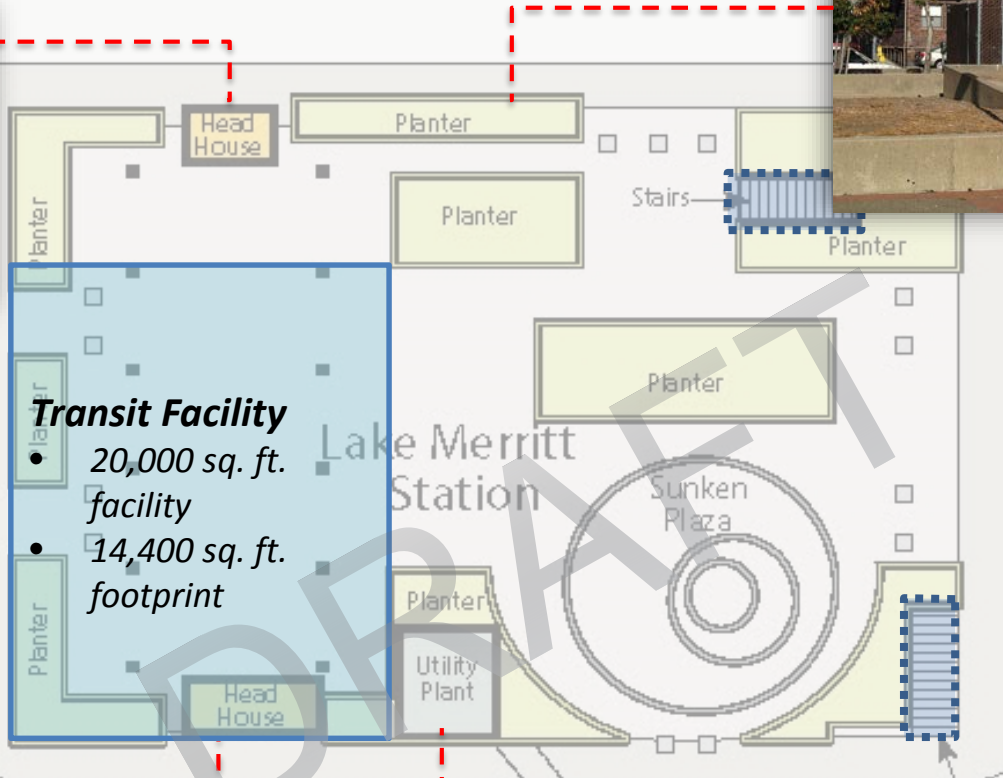


# PROPOSED SITE

Remove/Integrate



Remove/Integrate



TO D

Bus Shelter

Station ADA Elevator

Integrate



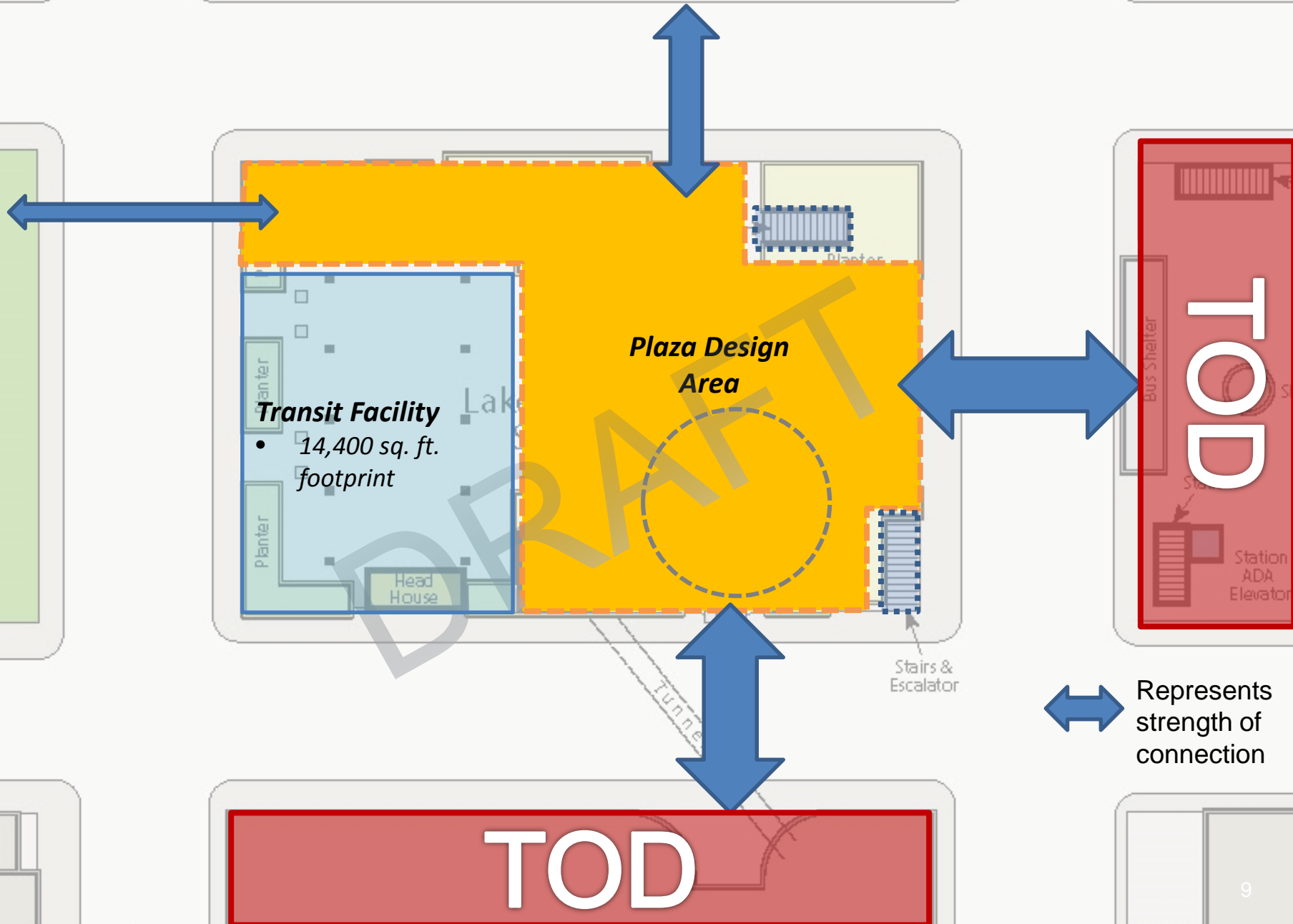
Remove/Integrate

\* All planters removed

TO D

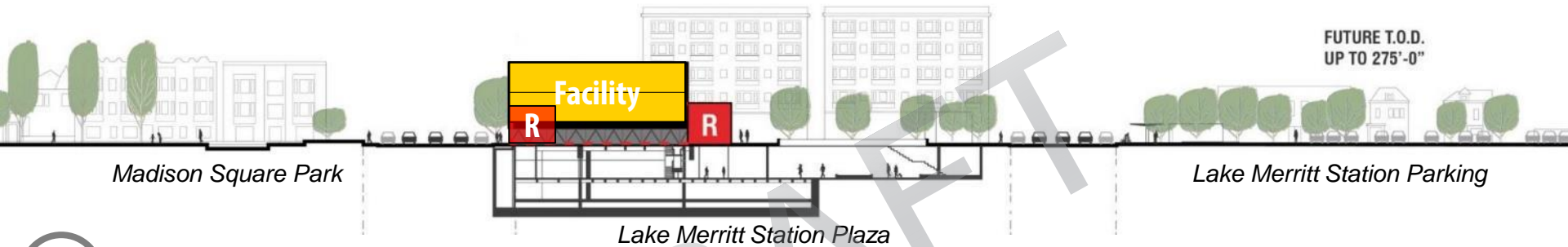


# PLACEMAKING OPPORTUNITIES

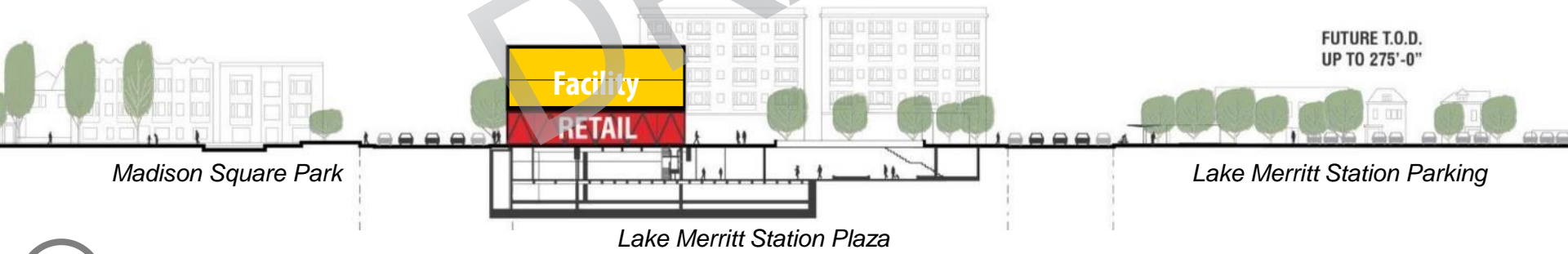


# EARLY DRAFT CONCEPTS

*Inclusion of 3<sup>rd</sup> story with tenant dependent on structural & security analyses*



1 Two-story with tenant/retail wrap at grade



2 Three-story with tenant/retail space at grade

# COMMUNITY ENGAGEMENT

- Ongoing stakeholder meetings
- Community Working Group
  - *February – Overview of project, provide direction on alternative design development*
  - *March – Provide direction on alternatives*
  - *May – Provide direction on preferred alternative*
- Community Meetings
  - *April – Provide direction on alternatives*
  - *June/July – provide feedback on preferred alternative*

# PLACEMAKING



# PLACEMAKING

Questions for the community to make the space a place:

- 1** What is your personal relationship to the site, i.e. do you live near or use the Bart station, do you use the plaza for activities?
- 2** For how long have you lived or worked here?
- 3** What is your favorite location in the neighborhood and why?
- 4** What is something that no outsider knows about your neighborhood, but that is special to you about your neighborhood?
- 5** What are the stories you would like to tell about this place?
- 6** What other places or features of other places are you drawn to or are memorable?
- 7** What concerns do you have? What do we need to be sure to address?

# DESIGN FRAMEWORK

Integrate Transit Operations Facility visually and architecturally with the plaza design



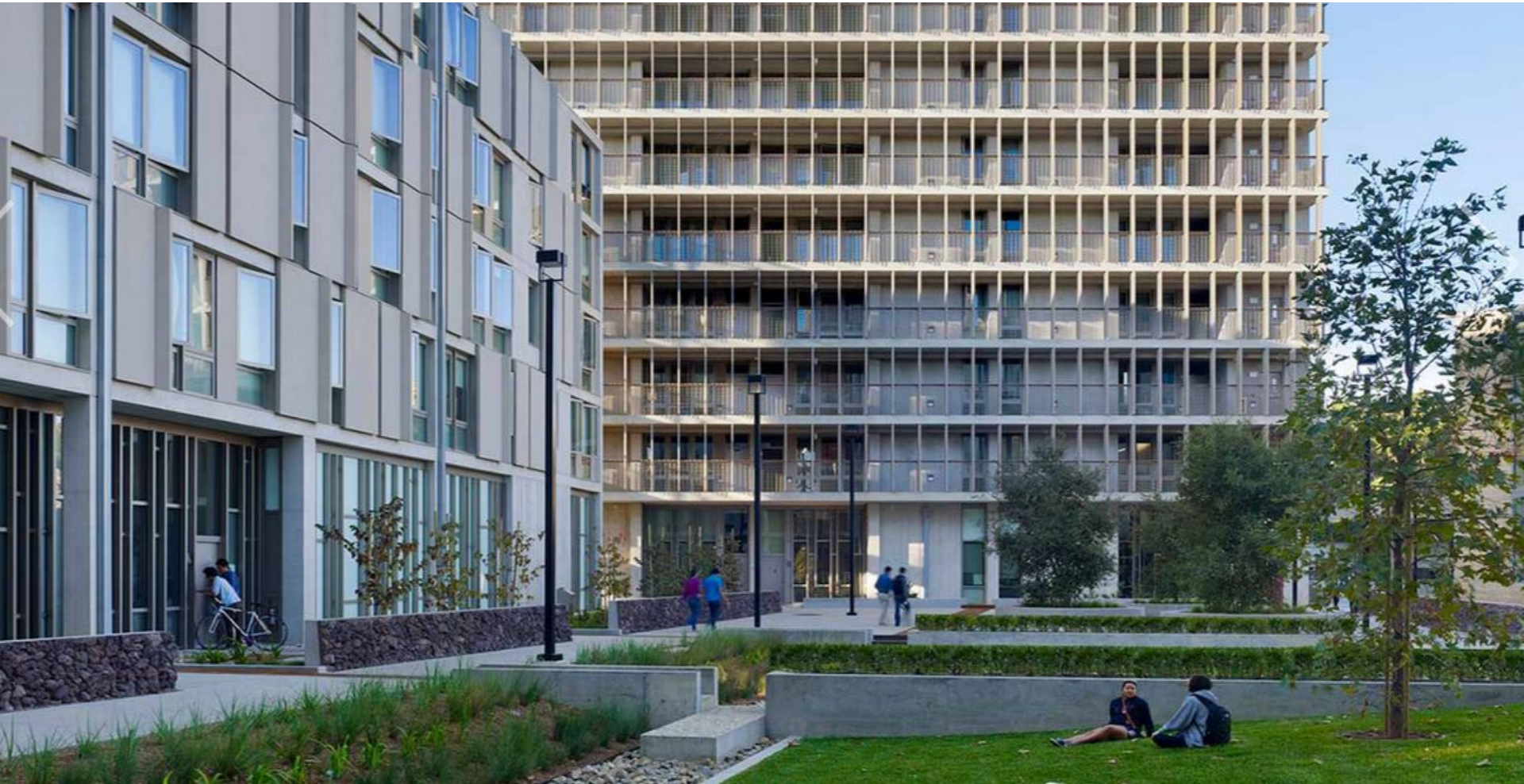
# DESIGN FRAMEWORK

Integrate Transit Operations Facility visually and architecturally with the plaza design



# DESIGN FRAMEWORK

Enhance safety by providing clear sight lines through the plaza





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Enhance safety by providing clear sight lines through the plaza



# DESIGN FRAMEWORK

Activate the plaza through art, retail, and programming



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# DESIGN FRAMEWORK

Plaza design to support the myriad existing uses and potential future uses



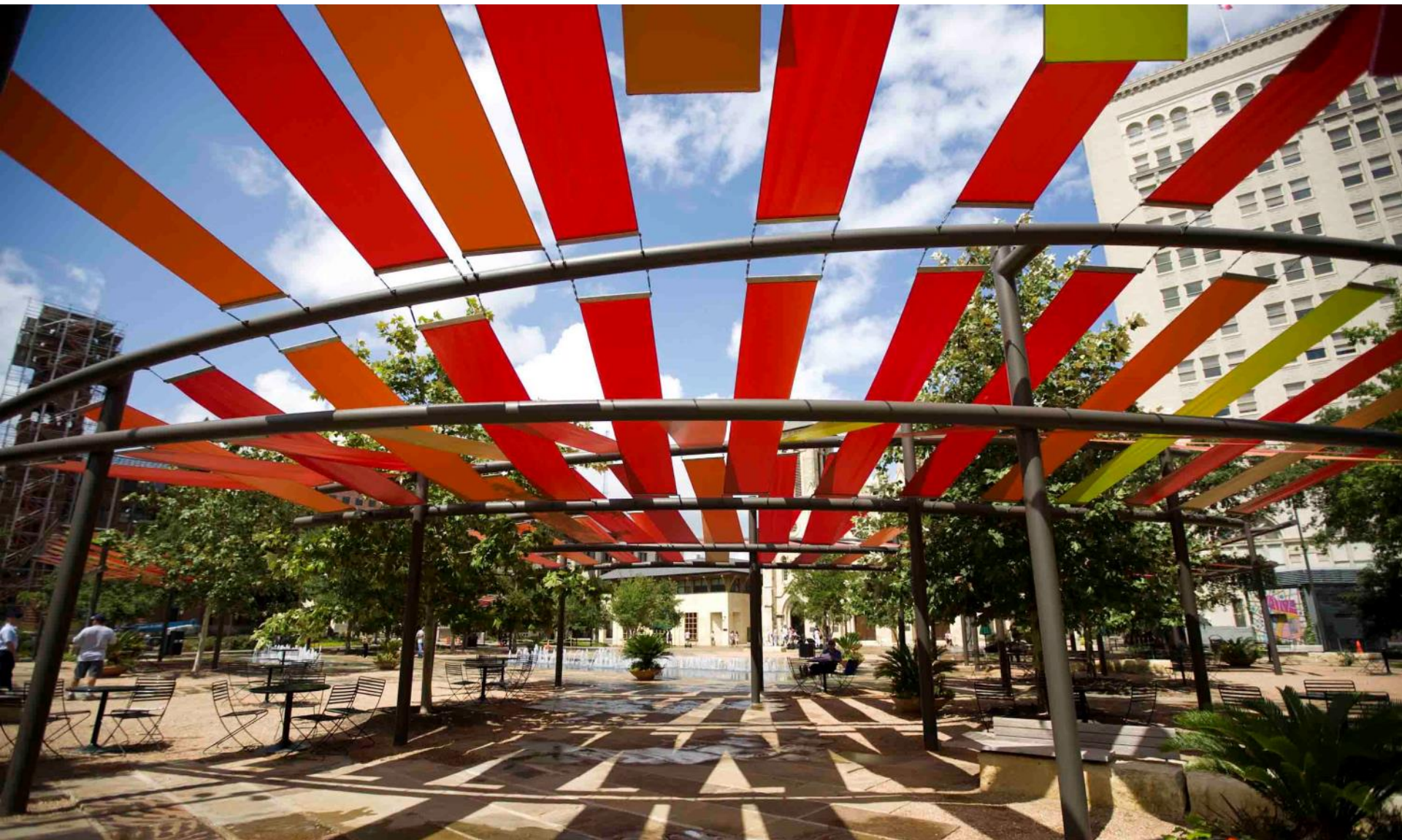
# DESIGN FRAMEWORK

Plaza design to support the myriad existing uses and potential future uses



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# DESIGN FRAMEWORK

Integrate and connect plaza design and circulation with surrounding context



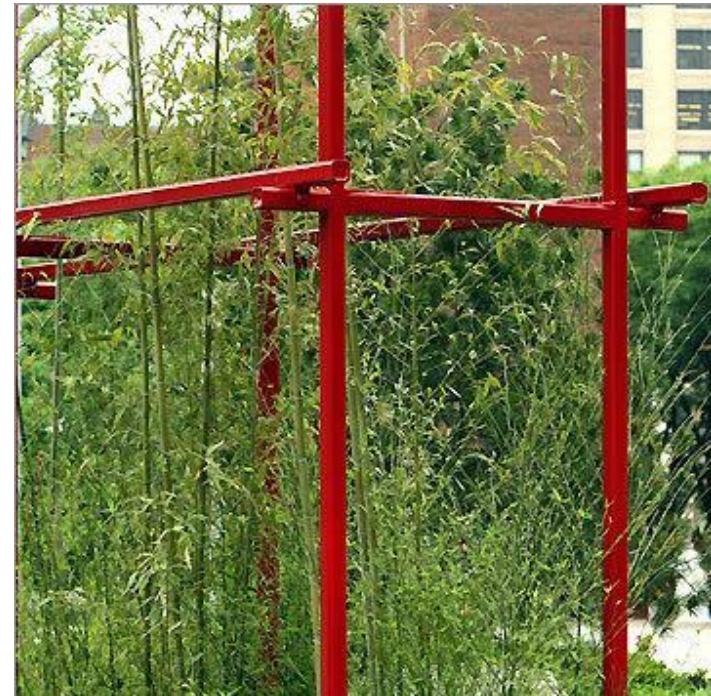
# DESIGN FRAMEWORK

Integrate and connect plaza design and circulation with surrounding context



# DESIGN FRAMEWORK

Plaza design to reflect the character and history of the community



# DESIGN FRAMEWORK

Use functional and artful objects to provide required physical security



# DESIGN FRAMEWORK

Use functional and artful objects to provide required physical security



# DESIGN FRAMEWORK

## Common Existing Community Uses

- Hard-scape exercise area – tai chi, dance
- Casual games – chess, cards
- Seating

## Potential Ideas

- Bike Station
- Shade structure
- Hard-scape exercise area
- Seating
- Game tables
- Gateway features
- New entrances
- Bollards
- Art & design elements that reflect the neighborhood
- Improved pedestrian-oriented lighting
- Fountain area as usable plaza space