LAKE MERRITT BART STATION
Transit Operations Facility & Plaza Design

Working Group #1

February 15, 2017
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
## DESIGN FRAMEWORK

### Make Transit Work
- **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

### Create Place
- 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

### Connect to Community
- **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

Transit Operations Facility & Plaza Design
PROPOSED SITE

- Transit Facility
  - 20,000 sq. ft. facility
  - 14,400 sq. ft. footprint

* All planters removed
PLACEMAKING OPPORTUNITIES

Transit Facility
- 14,400 sq. ft. footprint

Plaza Design Area

Represents strength of connection
EARLY DRAFT CONCEPTS

Inclusion of 3rd 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

EXISTING SITE CONDITIONS
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 of 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
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Enhance safety by providing clear sight lines through the plaza
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Activate the plaza through art, retail, and programming
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Plaza design to support the myriad existing uses and potential future uses
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Integrate and connect plaza design and circulation with surrounding context
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Plaza design to reflect the character and history of the community
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Use functional and artful objects to provide required physical security
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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