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San Antonio: Toward a Vision for the Clinton Park Area

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San Antonio: Toward a Vision for the Clinton Park Area

Michael Pyatok

Sanford Hirschen



The University-Oakland Metropolitan Forum is a partnership of the University of California at Berkeley; California State University, Hayward; Mills College; Holy Names College; the Peralta Community College District; and the Oakland community.

University of California at Berkeley
Institute of Urban and Regional Development



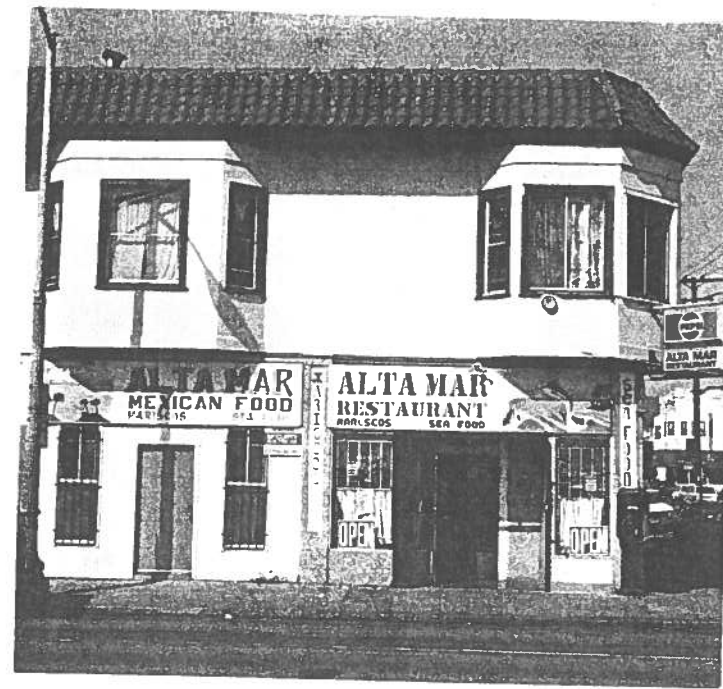
Working Paper 89-18

San Antonio: Toward a Vision for the Clinton Park Area

**Michael Pyatok
Sanford Hirschen**

June 1989

**University of California at Berkeley
\$8.00**



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To the students of the University of California and the University of Oregon architecture departments who participated in this phase of the San Antonio community design studio, under the directorship of Michael Pyatok. During the summer of 1989, they pursued community design proposals at a very sophisticated level. The high quality drawings and designs made by these students form a body of realistic development alternatives, already being examined closely by community groups, City planning staff, and local developers. We thank the students warmly for their contributions and wish them the best in their future careers:

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David Brown
Jeff Day
Matt Miller
Savitha Sridharan

Tamir Scheinok
Elaine Tope
Chris Winans
Diana Wiedemann

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San Antonio CDC-

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Sadie Cobb
Bea Hudson
Grace Johnson

Maureen Knightly
Myrtle Neal
Ruth Stevenson
Weimar Thomas

Dignity West and OCHI

Rob Eller-Isaacs
Bob Chastain

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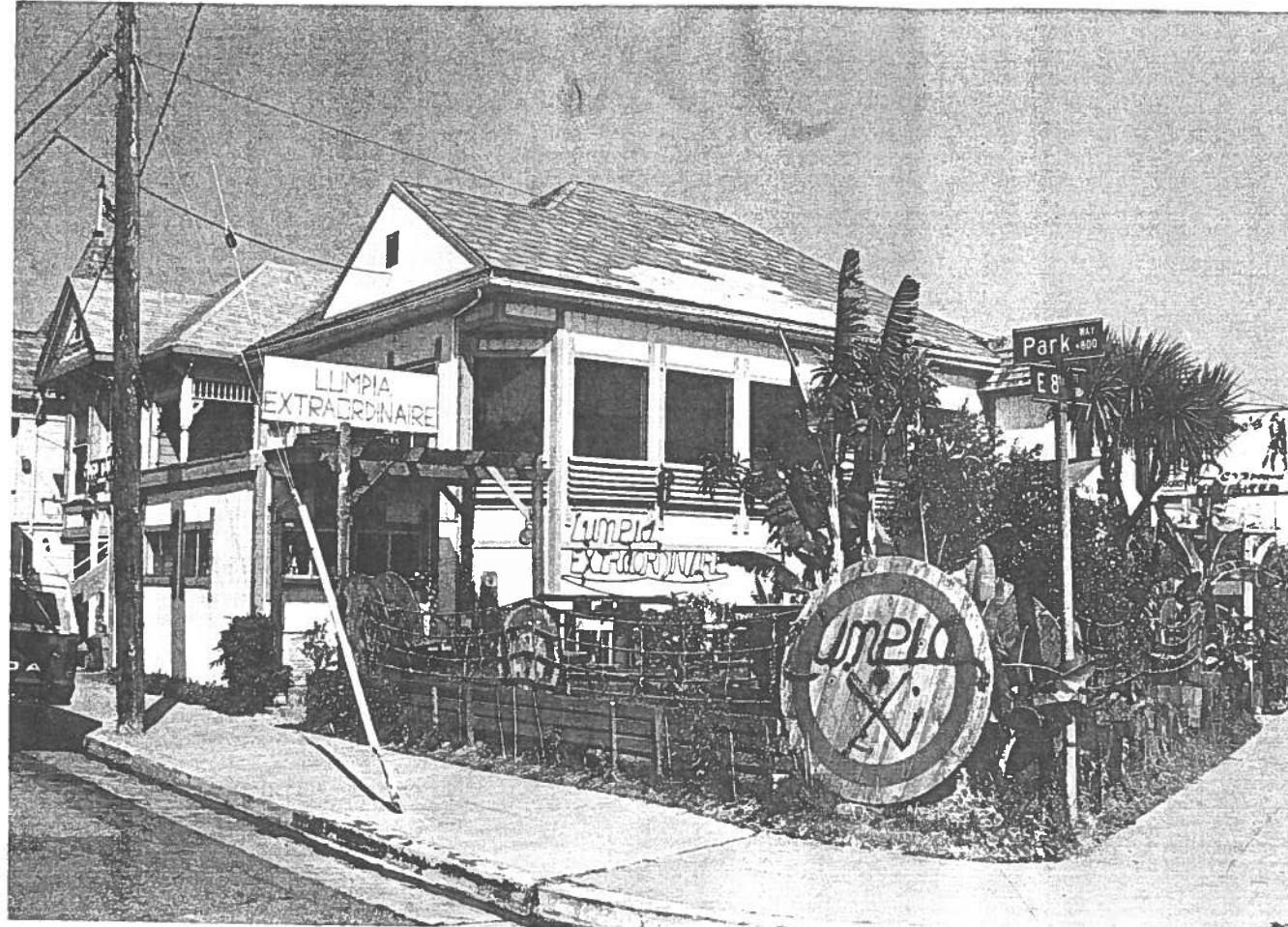
Tsen and Assoc.

EBALDC

Philip Williams
Doug Cole
Fei Tsen

Lynette Lee
Tom Lauderbach
Meiung Lee

Also, thanks to the City of Oakland's Office of Community Development for their financial aid and advice. Special thanks to Jose Arce of Citicorp Savings for financial contributions to this project. Thanks to Gary Brown for allowing the studio to be taught within the School of Architecture at Berkeley. We are grateful to Ed Blakely, Henry Izumizaki and Victor Rubin of the University - Oakland Metropolitan Forum for continued financial assistance. Finally we thank First Nationwide Bank for reproducing this report.



INTRODUCTION

The Clinton Park Neighborhood includes 55 blocks from East 8th street through East 15th streets and 1st Avenue to 14th Avenue. East 14th street was originally a major regional transit route between towns in the East Bay. Due to regional growth and the construction of the freeways it and East 12th street are now used as neighborhood thoroughfares. Although their functions have been transformed, the parts of East 12th and 14th streets that run through San Antonio between Lake Merritt and 14th Avenue are 60 feet wide, with two lanes of traffic in each direction. In addition, parallel parking lanes are located on both sides of the street.

Throughout the neighborhood, current commercial and industrial zoning with resulting land uses have produced, in some places, a dysfunctional street edge of 2-3 storey woodframe and brick commercial buildings. These buildings are interspersed with empty lots, dilapidated buildings and automotive uses. The streets lack trees and other vegetation in many places, and are lit by single wing industrial street lights.

The development of the E. 18th Street shopping area between Lake Merritt and Park Boulevard hastened the decline of E. 14th Street as a strong retail strip in the neighborhood. However, the street still possesses great potential for becoming a successful local commercial area, with specialty items and services. The weekday traffic count in this area is about 20,000 cars/day, equivalent to some sections of College Avenue, Grand Avenue, Lakeshore Avenue and Park Boulevard. In addition, there are several significant potential commercial nodes. These areas include between 1st and 3rd Avenues, Clinton Square and the areas between 10th and 14th Avenues.

Declining incomes, Government cutbacks and rising costs of construction and land have contributed to shortage of affordable housing in San Antonio. Single parent families, larger families with children, impoverished seniors, and recent immigrants form the bulk of this market. Community facilities and employment opportunities attached to residential developments are sorely needed. Well designed, successful residential developments that permit work at home, shared living and other income producing activities can serve to set a precedent for future neighborhood revitalization.

In sum, more functional zoning regulations, along with appropriate and affordable commercial and residential development can help transform the Clinton Park area from a struggling and splintered neighborhood into a vital and successful part of the San Antonio community.

HISTORY

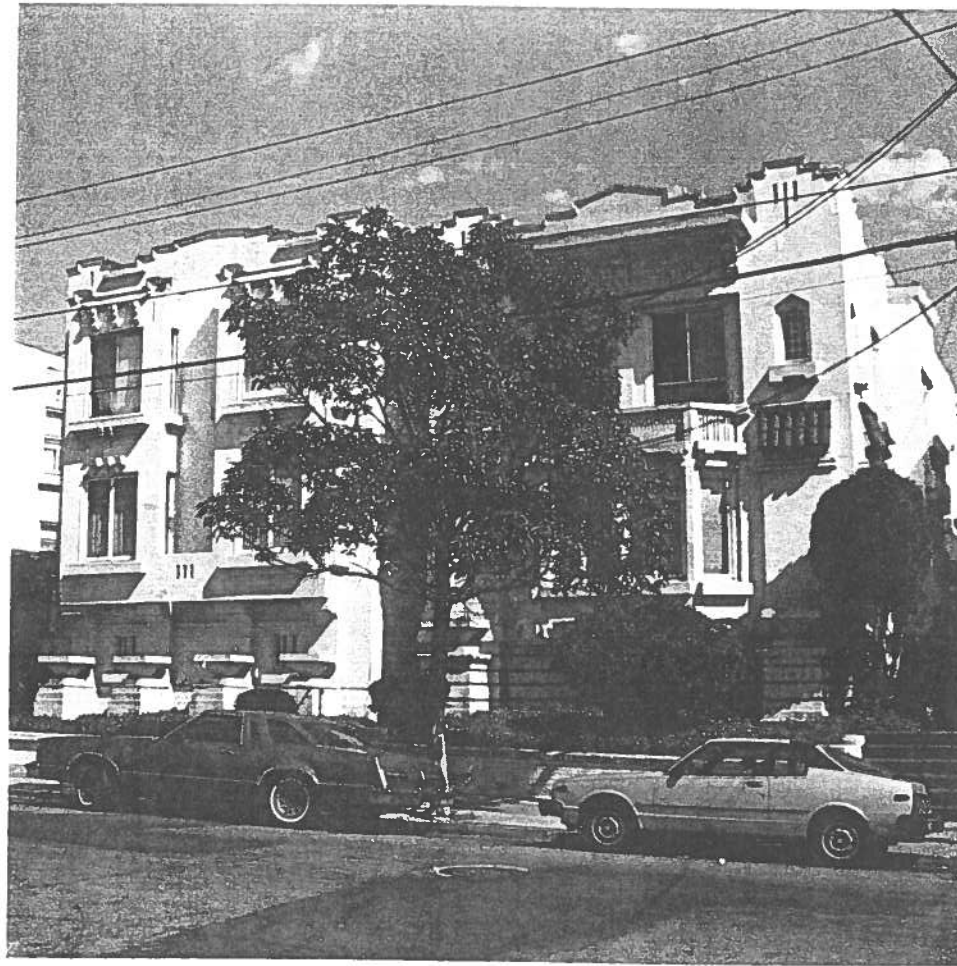
The San Antonio District is one of the most ethnically diverse areas of Oakland. Today its population of 45,500 people is estimated to be 43% Black, 27% White, 15% Spanish, 15% Asian, and 1% Native American. Such diversity has been established throughout its 130 year history and is the basis for a rich culture with strong neighborhood ties.

Originally a Spanish land grant of 1820, the area gets its name from Don Luis Maria Peralta's Rancho San Antonio. By the 1850's Anglos began arriving, first leasing land for wheat and barley, then purchasing large tracts from Peralta. In 1854 C.B. Strode's purchase became subdivided into Clinton Park.

The 1850's -1860's saw great shipping activity and many docks along the waterfront. Lumber was logged in the Contra Costa hills and ferried across the bay to San Francisco and other ports. The adjoining Redwood stands were soon depleted and the lumber industry declined. Farming and cattle-raising became the major economic activities.

The years from late 1860's through the turn of the century saw the area develop as a desirable residential location. The villages of Clinton, San Antonio and Lynn were incorporated in 1870 as the town of Brooklyn with a combined population of about 3,000. Its "downtown" was in the vicinity of today's E. 14th and E. 12th Street, stretching from 10th to 14th Avenues.

Transportation boons of the 1870's increased the population and trade in the area. First relying on waterways, then the railroad for freight, finally the local street railway system made the area extremely accessible from Oakland and attractive for residential development. A greater commercial district grew to support the suburban population, while further east were the sites of industrial factories, mills and mercantile establishments.



The 1906 San Francisco earthquake and fire created a great need for housing and many people relocated to Oakland. With the advent of the electric trolley systems and the automobile large suburban tracts became feasible. Apartments constructed near Lake Merritt also helped meet the demand for housing. Services such as garages and gas stations appeared and many homes added storefronts along the main thoroughfares at E. 12th and E. 14th Streets. By the 1940's the area had a distinctly urban character.

World War Two saw the conversion of many of the larger houses into apartments, as thousands emigrated to work in the Alameda shipyards. This housing shortage and the deteriorated state of the existing urban housing became a national concern and in 1955 Clinton Park was chosen as the site of the first Urban Renewal Rehabilitation Project west of the Mississippi. Fifty-seven new apartment buildings were constructed. The federal housing programs of the 1960's-70's encouraged construction of large apartment complexes for low and moderate income residents.

The Clinton Park neighborhood has evolved from a village built around farming and lumber to an older urban neighborhood with layers of residential, light industry and commercial activities.. It continues to exhibit population changes and a shortage of housing as it has become one of the major areas of Oakland for the relocation of immigrants. The more recent settlers are predominantly from Asia and Southeast Asia, replacing and mixing with Mexican Americans and Americans of African descent. The area has recently been referred to as " the New Chinatown".

PRELIMINARY DESIGN AND PLANNING GUIDELINES

A: SITE PLANNING:

Parking:

Multi- Family Residential Parking:

Cars can be parked outside the front or the back door. Each solution should recognize the following guidelines:

Front Door:

Keep cars visible from dwelling or provide covered garage for security.

Allow easy driveway access from street for residents and visitors, preferably from side streets, not from E. 12th or E. 14th Streets.

Minimize garage door presence on street, with habitable space above or adjacent. No more than three garage doors together from sidewalk.

Soften connection to dwelling from sidewalk with trees and other landscaping. Decrease sidewalk width on residential streets to five feet to allow more green space between living units and sidewalk.

Minimize parking lot size to no greater than 20 cars to establish intimacy, security and greater neighborly connections.

Back Door:

Protect car from busy streets.

Make car visible from private rear yards.

Provide lockable pedestrian entry gate to parking area from street.

Soften connection to dwelling with trees and landscaping.

Restrict entry to parking for residents only.

Open Parking: (possible in projects with 30 units/acre or less, two stories in height)

Although parking structures have been traditionally preferred for security, in this area open parking is preferred for the following reasons:

Cost savings.

Security for driver between car and dwelling.

Potential for easier supervision of car from dwelling.

Culturally more appropriate: a more relaxed and open-air experience.

When possible, small woodframe parking garages (3,000 sq. ft. or less for about eight to ten cars) can be used safely in some cases.

Commercial Parking:

Use parallel parking spaces on E. 12th and E. 14th Streets and side streets.

Develop angled strip lots in front of retail nodes, where possible.

Open Space:

Common to Residents:

Protect courts from busy streets with building mass.

Controlled access to courts from street only for residents.

Shape massing to accommodate sunlight in courts. Use low-maintenance, aesthetically pleasing, drought resistant plants.

Make open space appropriate in scale for user group and numbers of people.

Allow 20 preferred, 40 maximum, families per shared back yard or private court.

Build play structures that can be seen from dwellings (possible near laundry facilities).

Private:

Protect yards from busy street with building mass.

Match new front yards with existing residential character.

Provide privacy fences to define family territory in front and rear of homes.

Make yard observable from kitchen or living room.

Incorporate storage unit adjacent to patio.

Streets & Paving:

Plant street trees along curbs: consult Oakland Street Tree Guide.

Use other plantings to establish edge along the sidewalk appropriate for retail or residential.

Reduce width of traffic lanes from 15 feet to 12 feet on E. 12th and E. 14th. Streets. Use excess feet gained from narrowed lanes for planted median strip and left turn lanes where necessary.

Use simple paving patterns, such as stamped concrete, on long driveways to break up continuous surfaces.

Use paving patterns to encourage pedestrian use and play areas within car courts and driveways where safe.

Relocate bus stops at downstreet end of new housing developments where possible.

B: ARCHITECTURE:

Density:

Allow 40 dwelling units per acre maximum density for community security and familiarity, and fit with neighborhood conditions.

Allow 20 units maximum cluster size for community security and familiarity.

Height:

Four storey maximum preferred height along E. 12th and E.14th Streets.

Taller buildings are allowed, if set back from street, or sufficiently articulated with varying heights to reduce their bulk.

Provide height variation in buildings (2-4 stories) along E. 12th and E.14th Streets to allow sunlight into rear court, or on to street, according to orientation.

Type:

Townhouses are preferred for family dwellings, for identity and privacy.

Flats are preferred for singles and seniors.

Woodframe construction is required for economy (type 5).

Walk-up Buildings are less expensive to build and maintain; approximately three flights of stairs seems the cultural limit.

Character:

Each edge of the site should respond to adjacent conditions and reinforce the existing structure of the neighborhood.

Modulate street wall both horizontally and vertically to provide visual variation and fenestration opportunities.

Use:

Design residential units over commercial use where appropriate. This is consistent with many existing buildings on E. 12th and E.14th Streets.

Incorporate live/work units where ground floor commercial is not feasible.

Design second/in-law units into larger apartments to provide extra income for primary tenant where feasible.

Design for shared living by independent adults.

Materials:

Stucco and horizontal wood siding preferred materials.

Sloped or flat roofs are both possible in this mixed architectural area.

Use wood lattice and handrails to soften patio/private yard edges.

Setbacks:

Where retail occurs on E. 12th and E. 14th Streets, use 0 foot setbacks. However, wider sidewalks would be appropriate in retail areas to encourage more outdoor displays and street activity.

Where housing occurs on E. 12th and E.14th Streets, set back entry using porch, stairs, patios, or planting.

On avenues, set back entry 10-15 feet from edge of sidewalk to match traditional single family front yard pattern where it is apparent.

Where feasible set back building wall 10-15 feet from side and rear adjacent lots to prevent future developments blocking view and light, even if zone allows no setbacks.

If setbacks are not feasible, housing built to side and rear property lines should seek alternate methods for adequate, natural ventilation.

Elevate first floor housing several feet above street level for privacy and security.

Residential Entries:

Develop multiple entrances along the street with porches to increase security of the street.

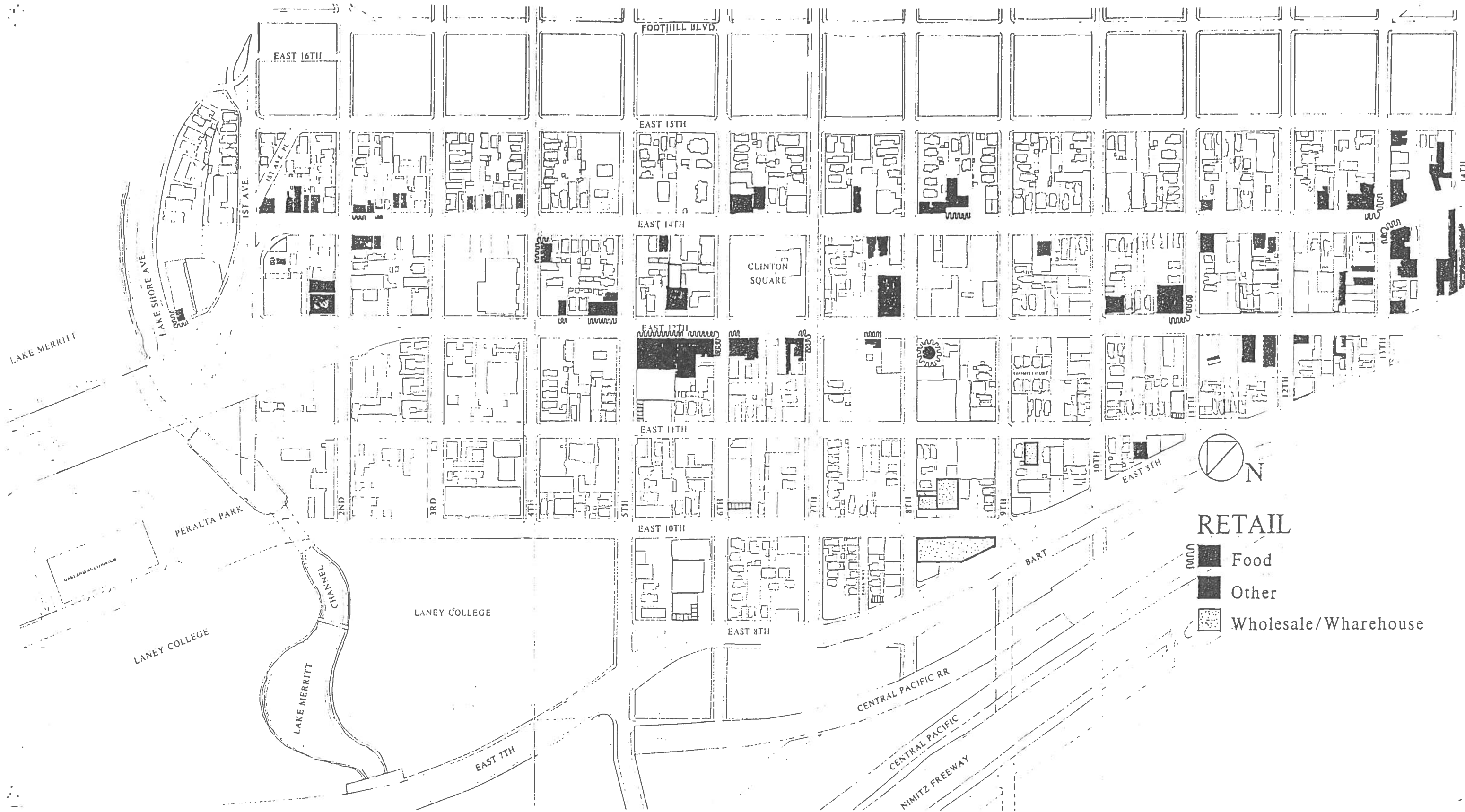
Individualize entrances, one per family wherever possible.

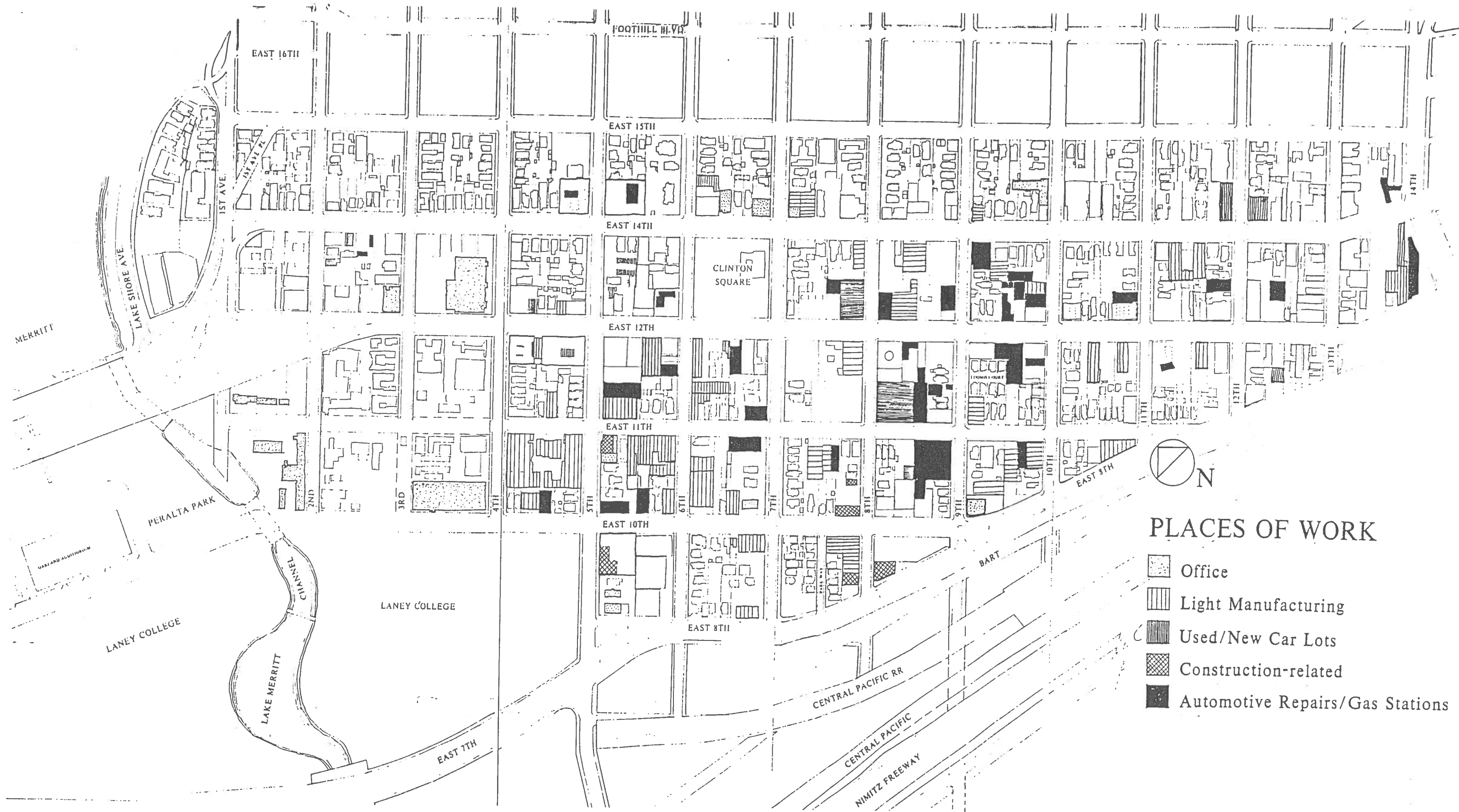
Face front doors to public access ways; always keep rear doors away from public access ways.

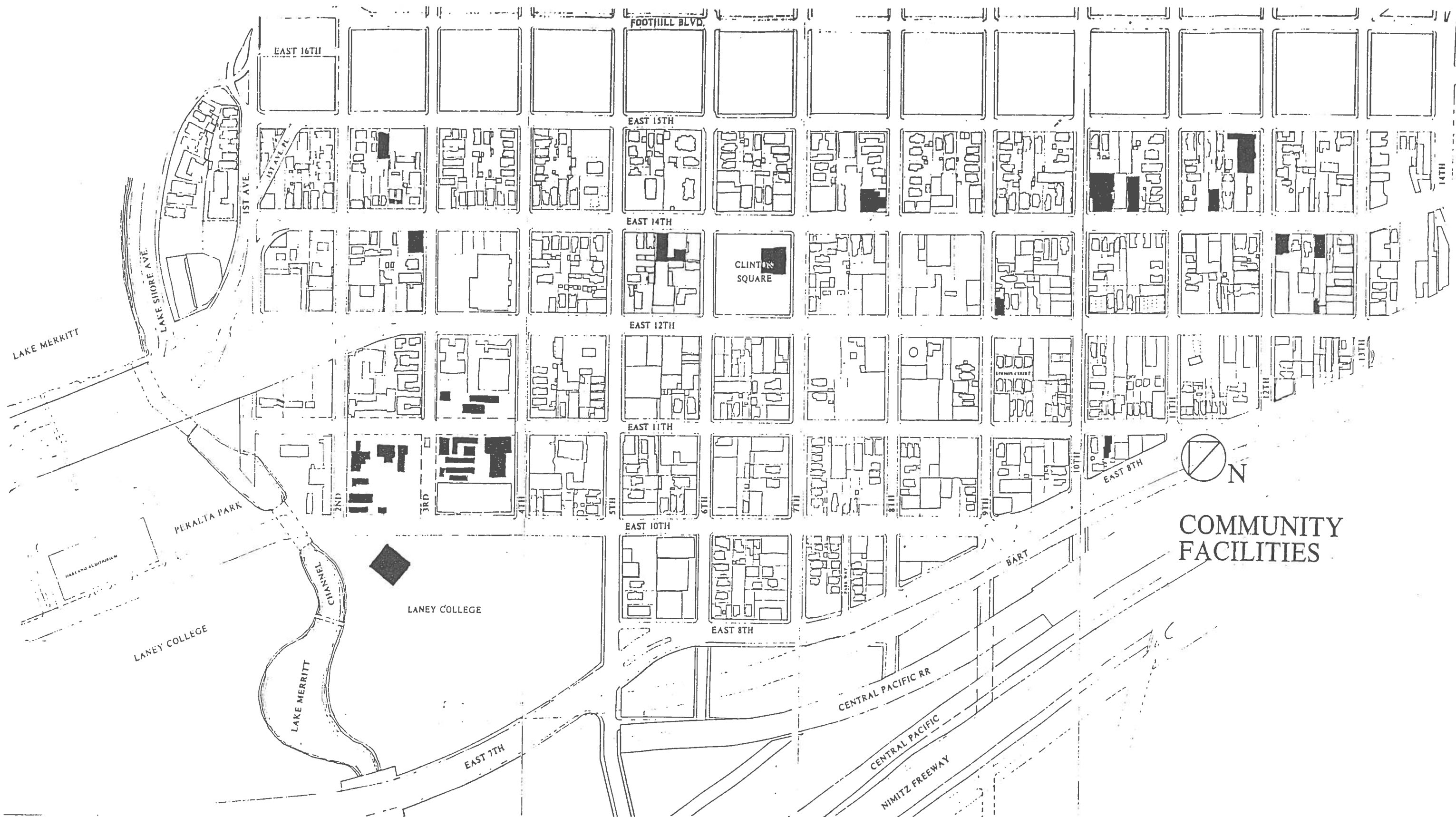


RESIDENTIAL

- Single Family
- 2-6 Units
- 7 or more units
- Live/Work



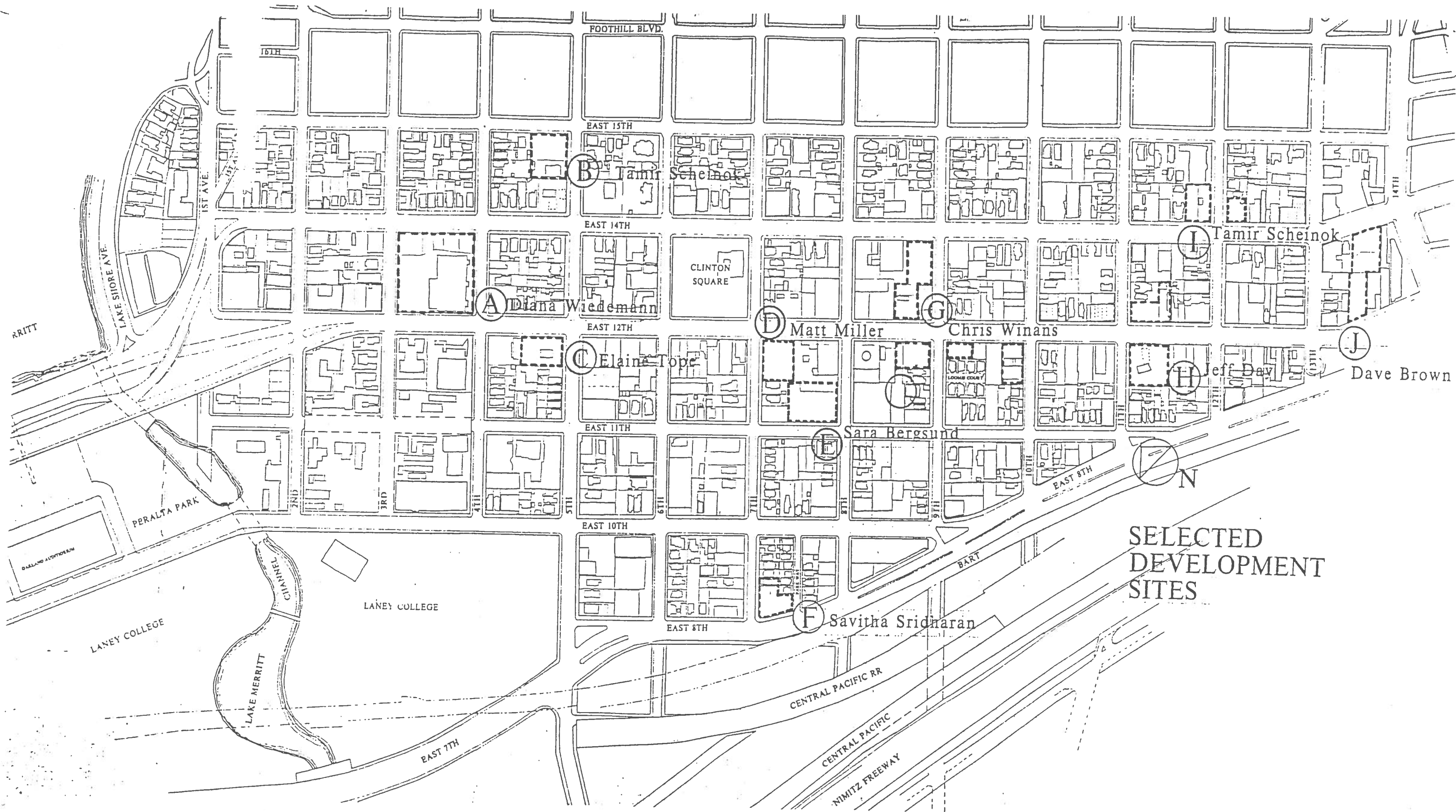




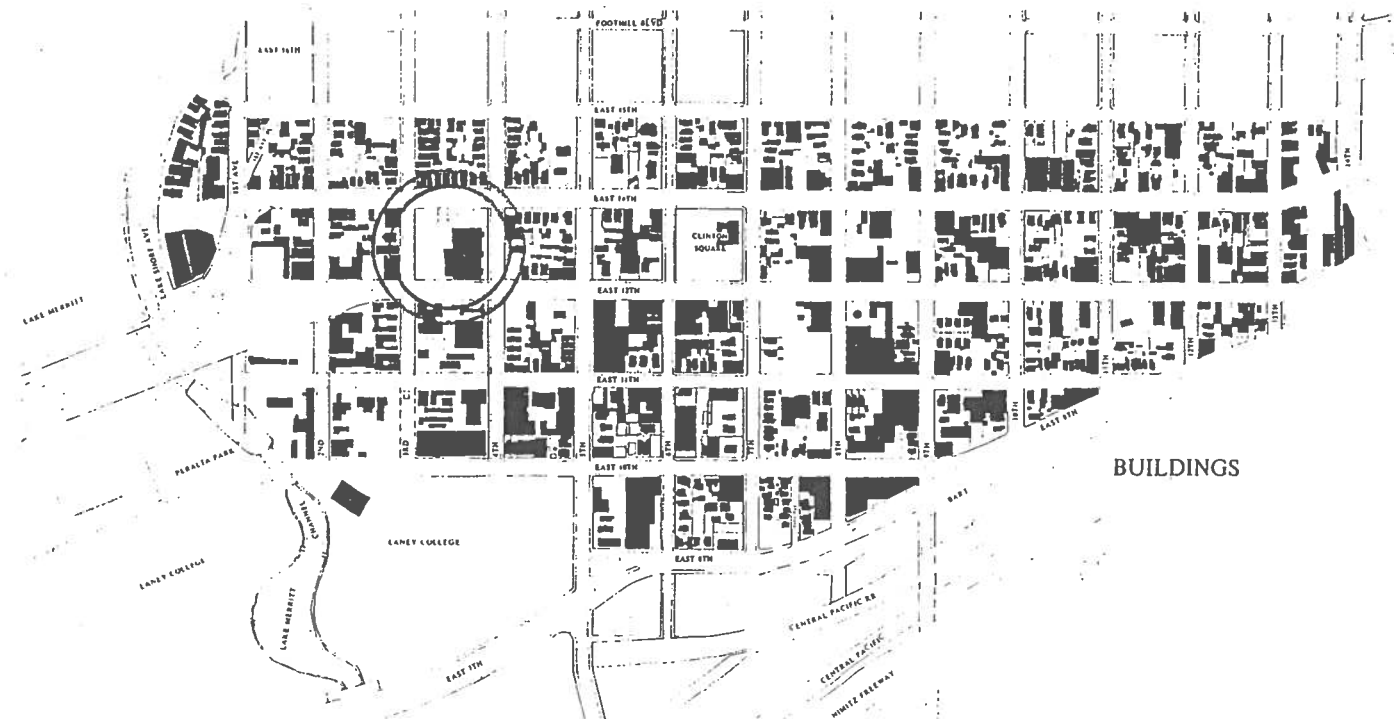


DEVELOPMENT OPPORTUNITIES

-  Vacant Land
-  Open Lot (in-use)
-  Vacant Buildings
-  Buildings in Poor Condition
-  Underutilized Site

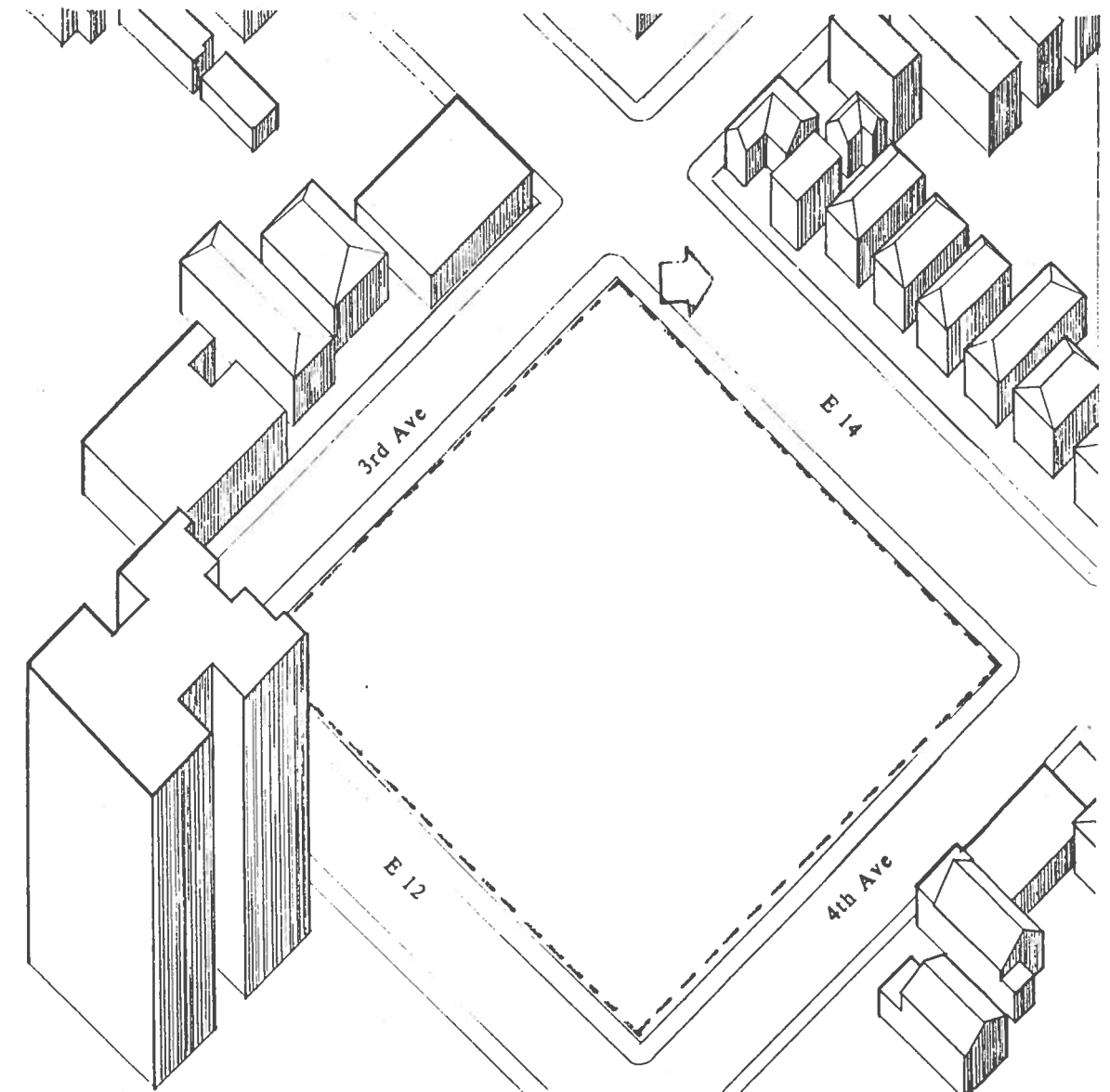


SELECTED
DEVELOPMENT
SITES



Across from the site on East 14th Street

A 90,000 s.f.
S-2
DIANA WIEDEMANN

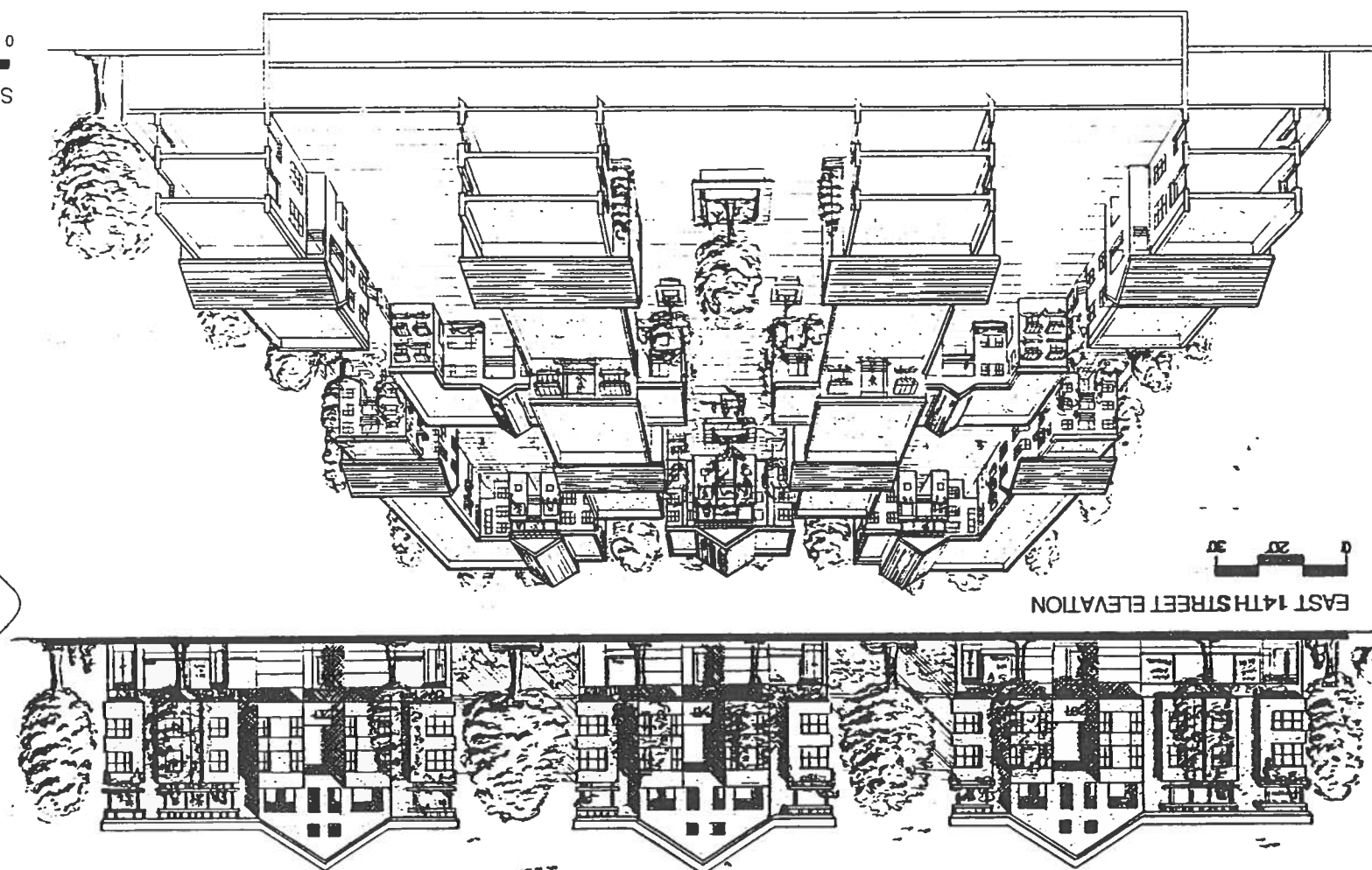


A MED 40 UNITS/ACRE

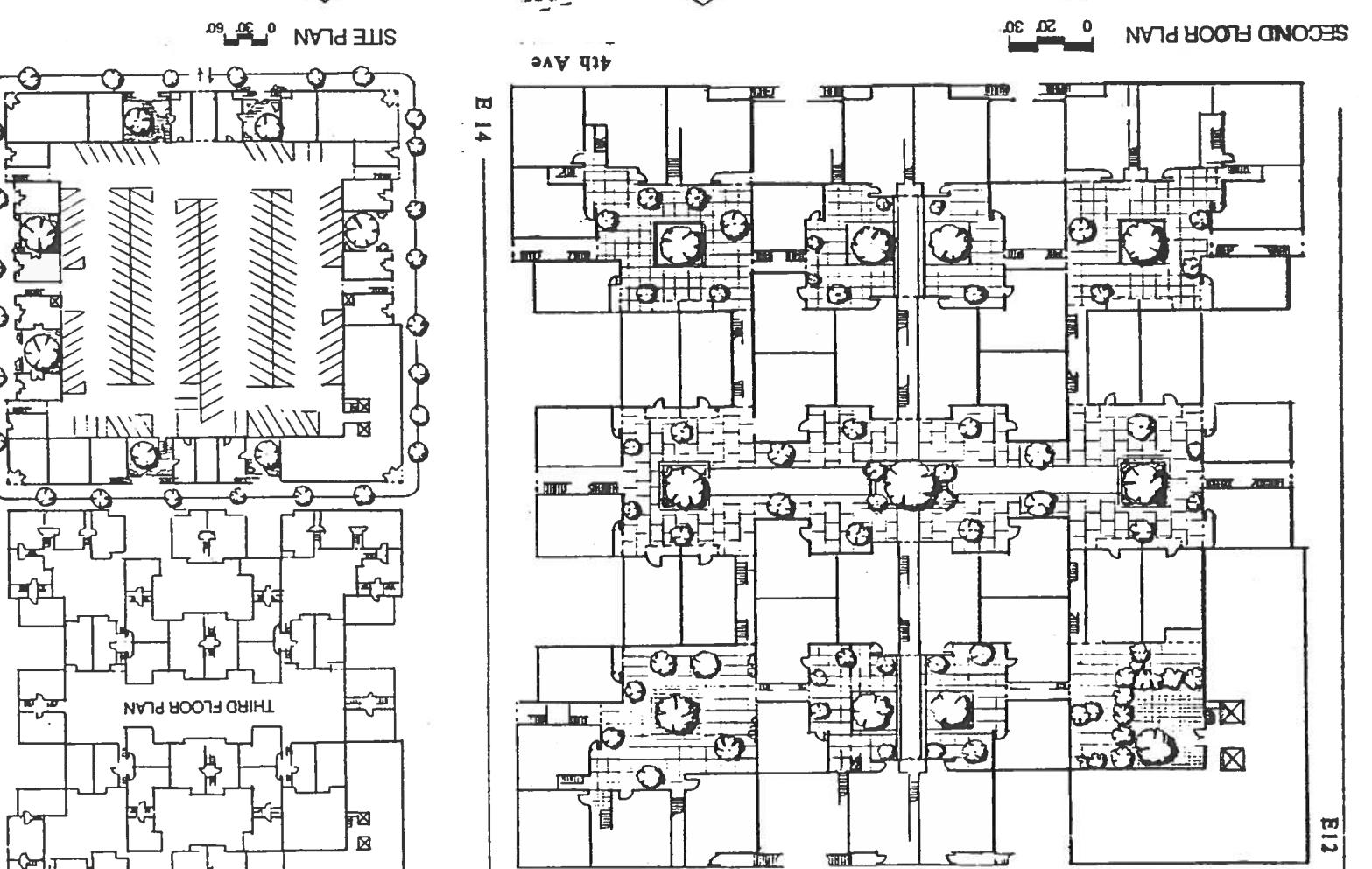
This two acre site is the home of Oakland's present State operated Unemployment Services building which is one story with 18,000 sq. ft.. The parcel encompasses an entire city block between E.12th and E.14th Streets and 3rd and 4th Avenues. The first proposal portrays two and three story buildings, atop a first floor parking garage with the inclusion of a three story unemployment services building. The ground floor offers commercial/retail uses on E.12th and E. 14th St. while creating live/work townhouses on 3rd and 4th Ave..Both schemes presented narrow buildings and townhouses in order to give users larger window walls for cross ventilation, with more viewing area. The proposal offers two small on/grade courtyards on all four street sides, in order to break up the city block massing, and to offer larger tree and shrub growth.

A HI 75 UNITS/ACRE

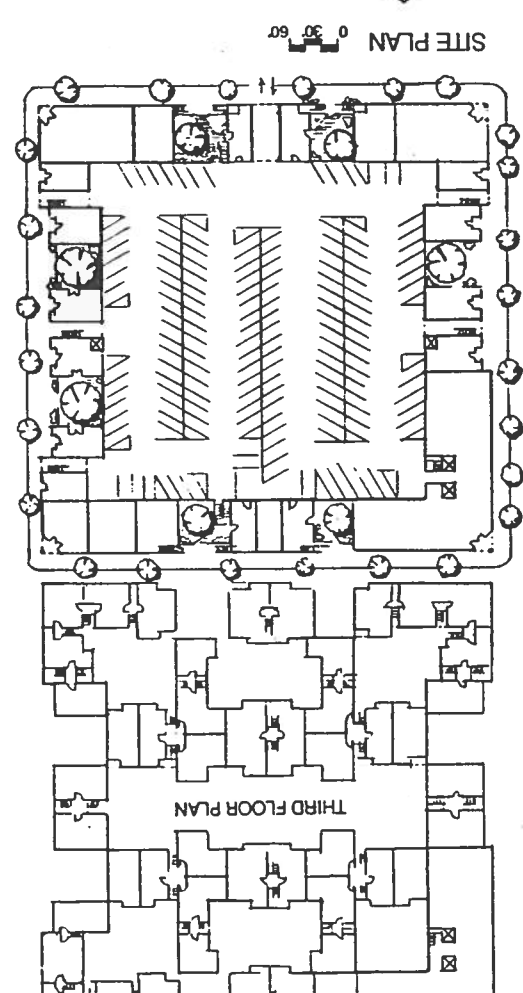
This proposal splits the city block into two parts by introducing a 24 foot mini-street that is lined with three and four bedroom townhouses, offering live/work opportunities. The character is different on this street (Weed's Way) from its neighboring 3rd and 4th Ave., since the scale is defined by two and three story pitched roofs with dormers and corner bays which give the development a more playful house scale. The 3rd and 4th Aves., have a more apartment house scale. The podium parking garages vary since some are split level while others are on grade. This allowed for more diversity within the the site planning and created a large, on-grade, open space that connects across Weed's Way onto the other residential podium, thus offering a large and beautiful open space for the residents and their children to enjoy.



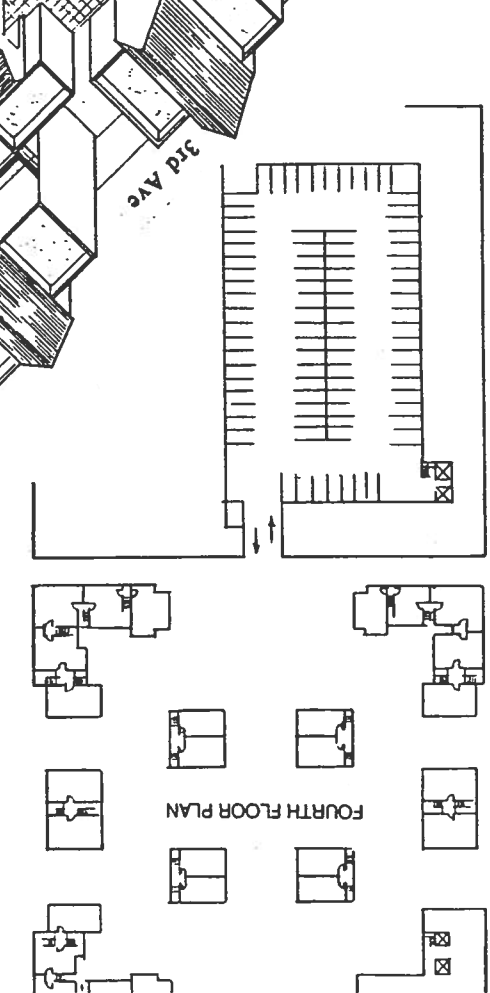
EAST 14TH STREET ELEVATION



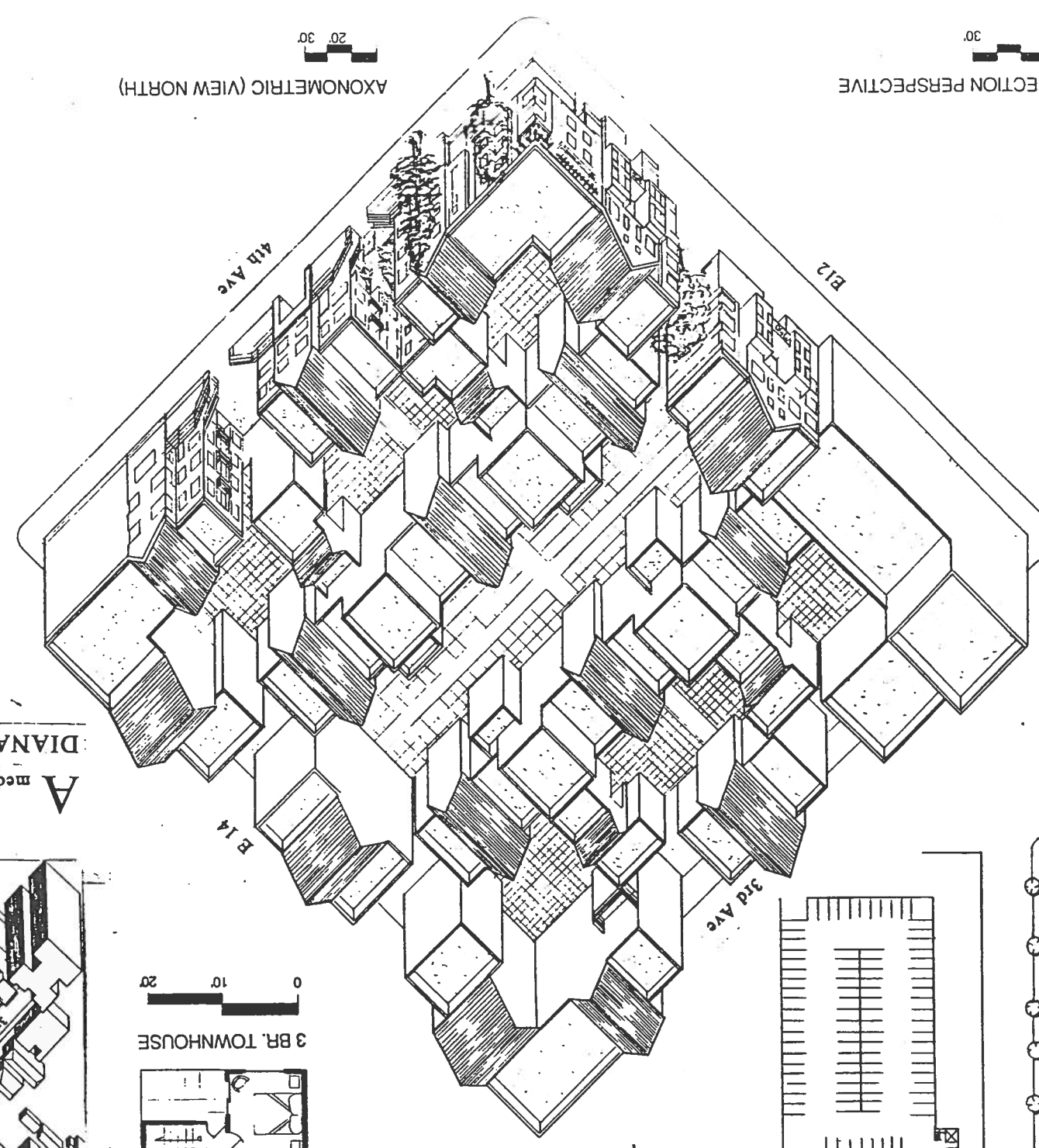
SECOND FLOOR PLAN



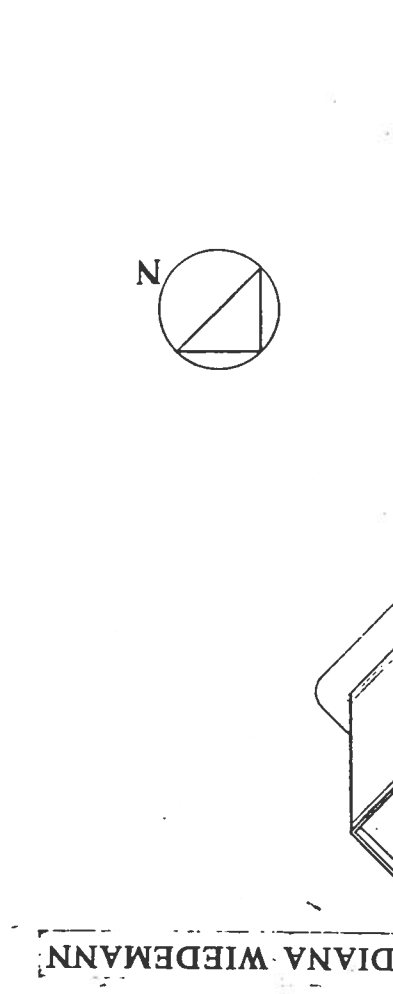
THIRD FLOOR PLAN



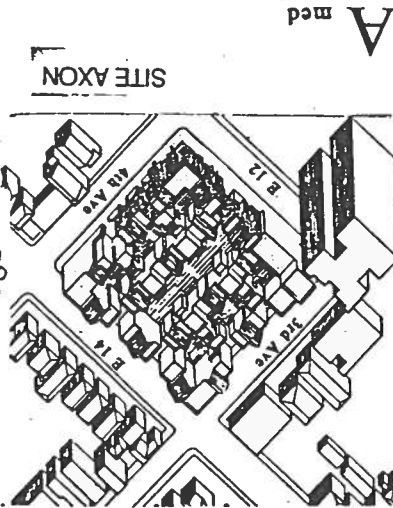
FOURTH FLOOR PLAN



AXONOMETRIC (VIEW NORTH)



SITE AXON



DIANA WIEDEMANN

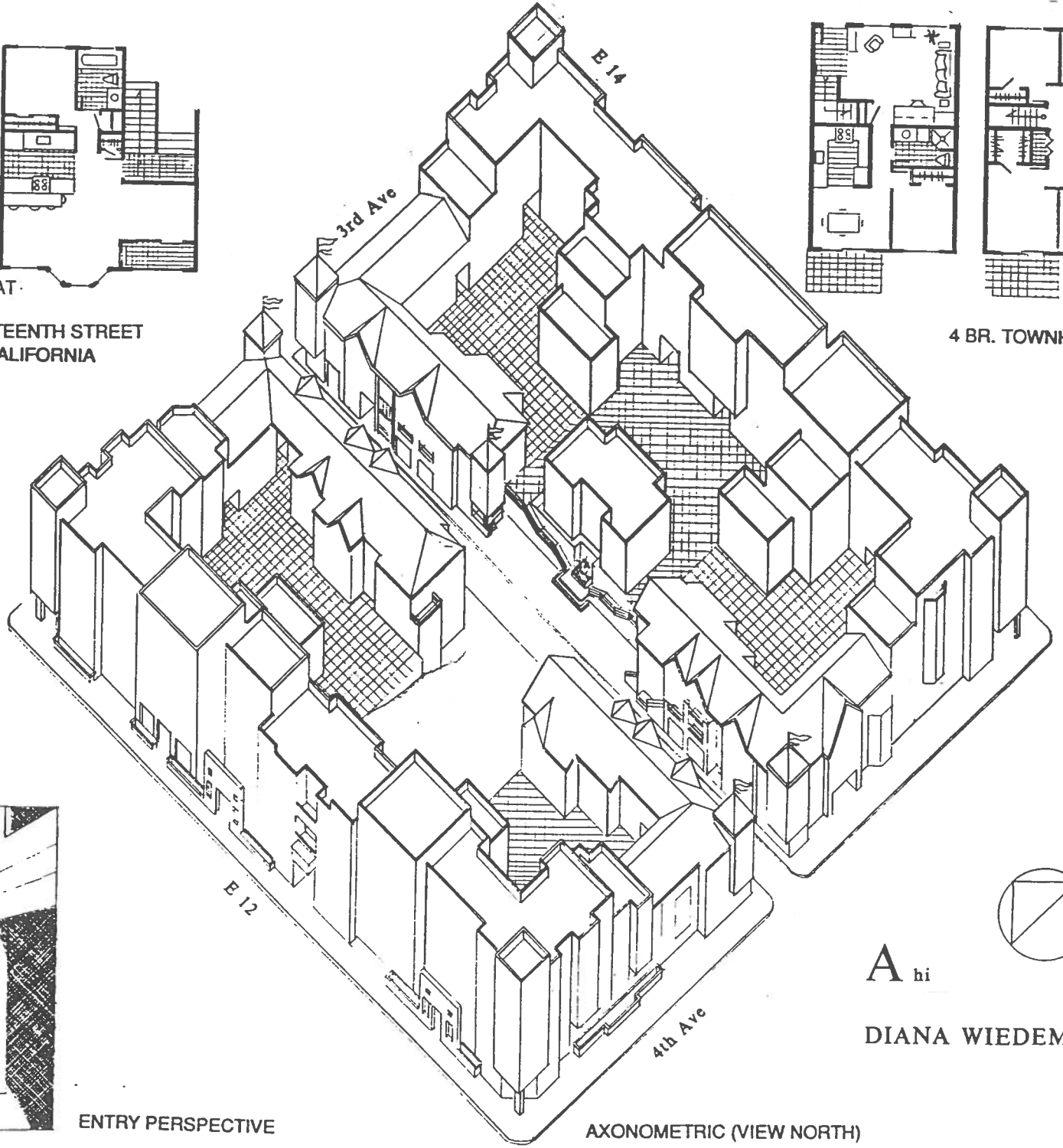
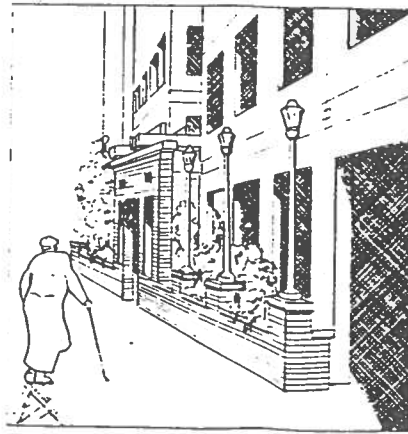
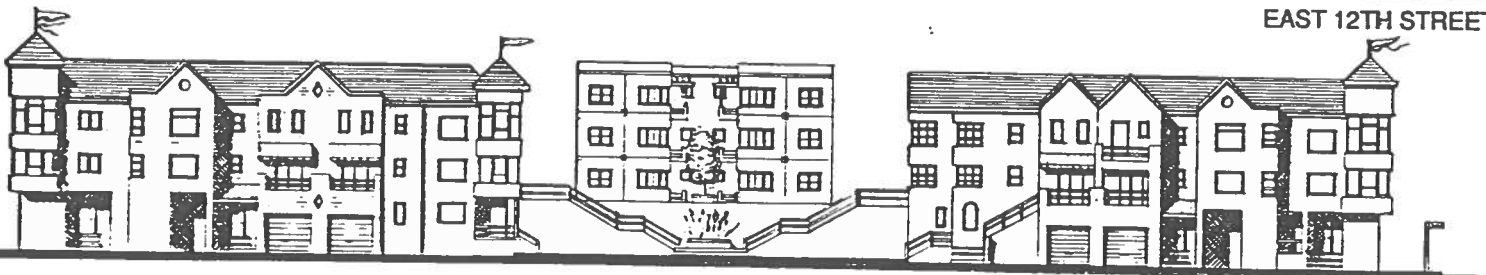
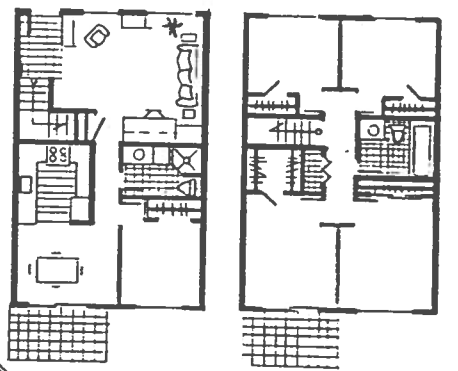
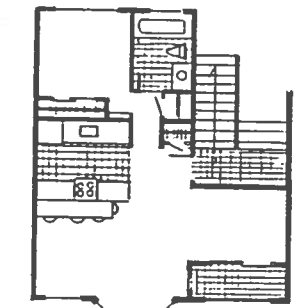
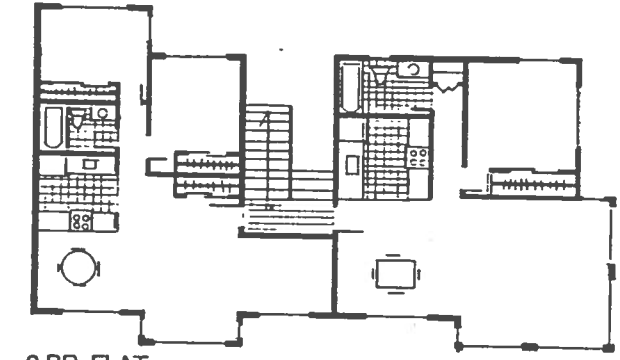
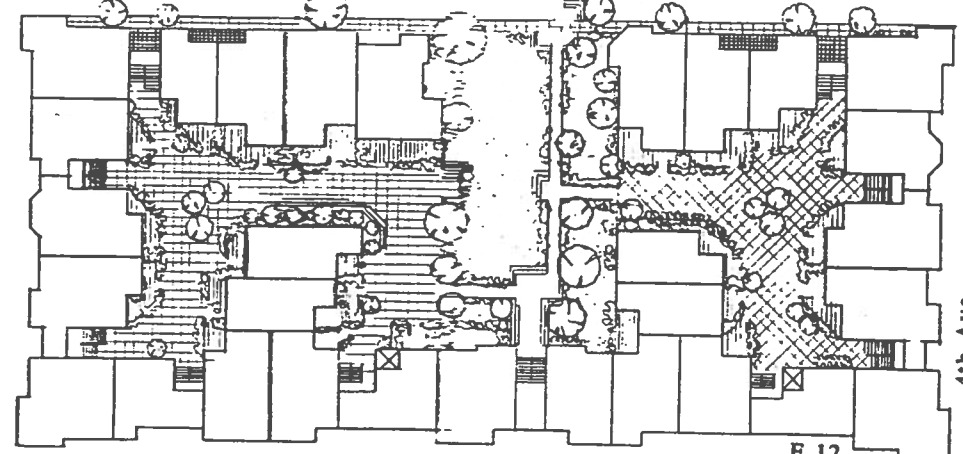
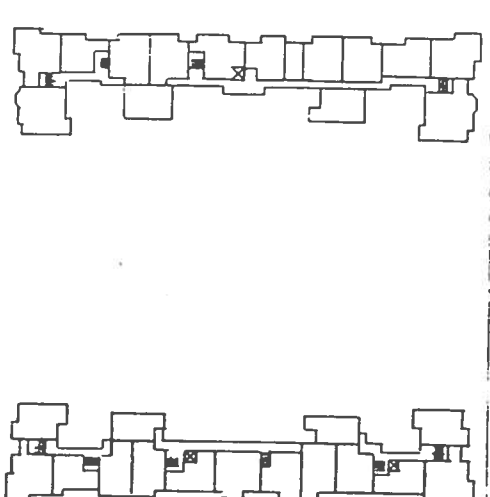
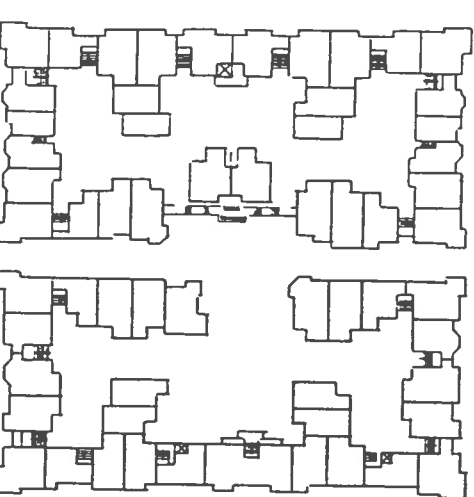
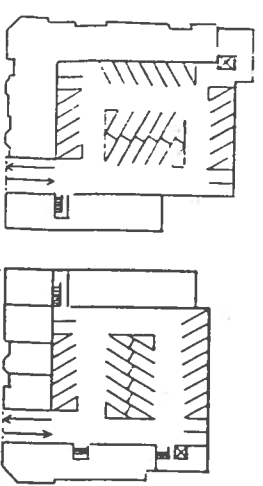
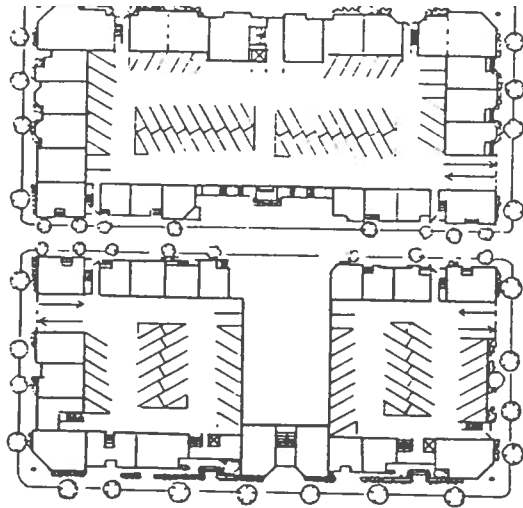
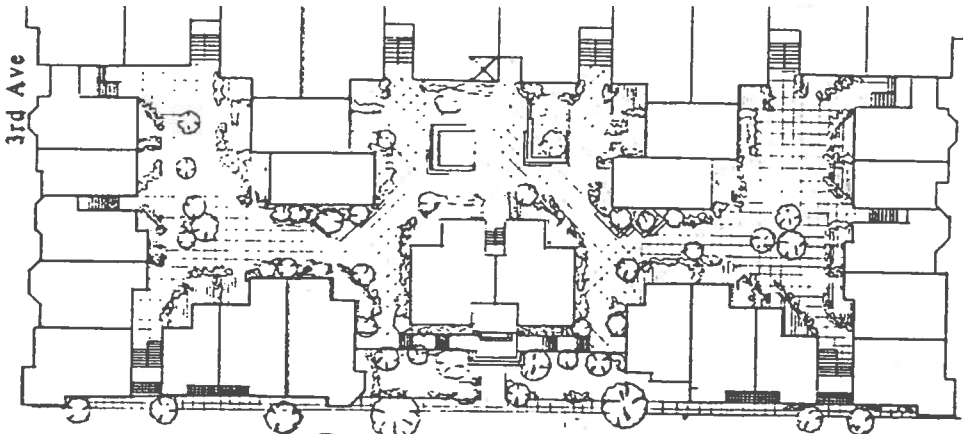
112,000	OPEN SPACE
21,000	PARKING/DRIVEWAYS
118	TOTAL NUMBER OF UNITS
22	ONE BED
80	TWO BED
8	THREE BED TH
8 (3br)	LIVE/WORK
48,050	COMMERCIAL
6,300	RECREATIONAL
112	NUMBER OF CHILDREN'S BEDROOMS

TOTAL SITE AREA	90,000
BUILDING FOOTPRINT	37,853
OPEN SPACE	29,825
PARKING/DRIVEWAYS	55,400

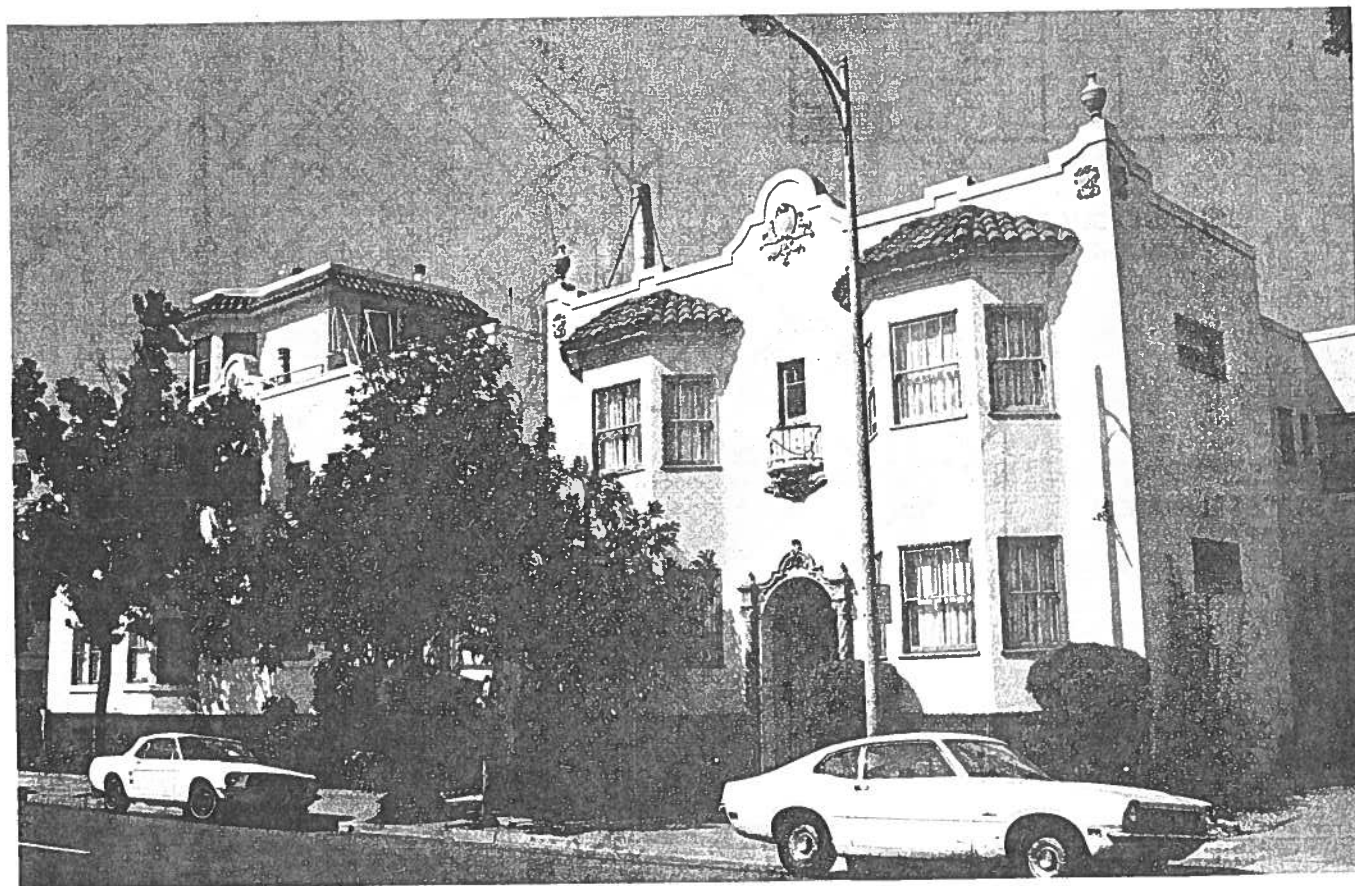
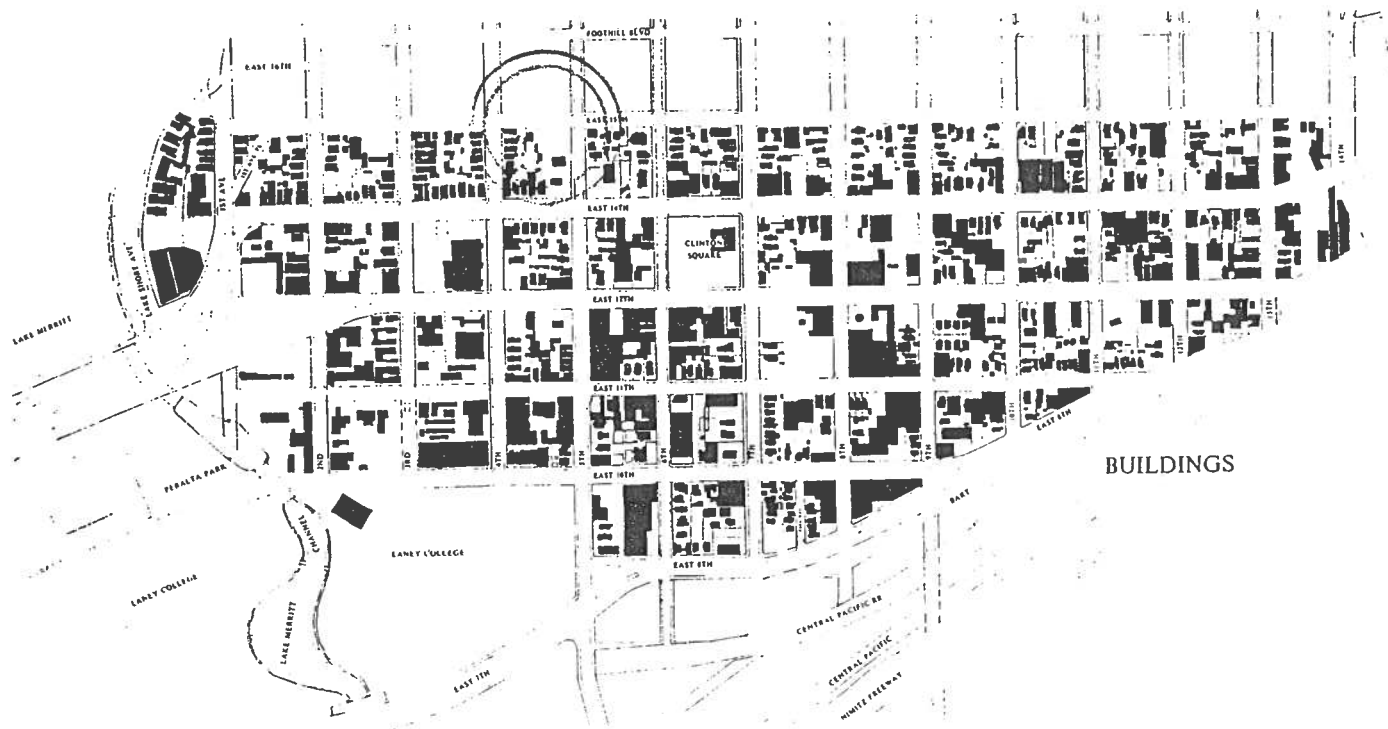
TOTAL NUMBER OF UNITS	178
STUDIOS	0
ONE BED	60
TWO BED	58
TWO BED TH	24
THREE BED	18
THREE BED TH	18
LIVE/WORK	24

COMMERCIAL	12,000
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	3,200

NUMBER OF CHILDREN'S BEDROOMS IF

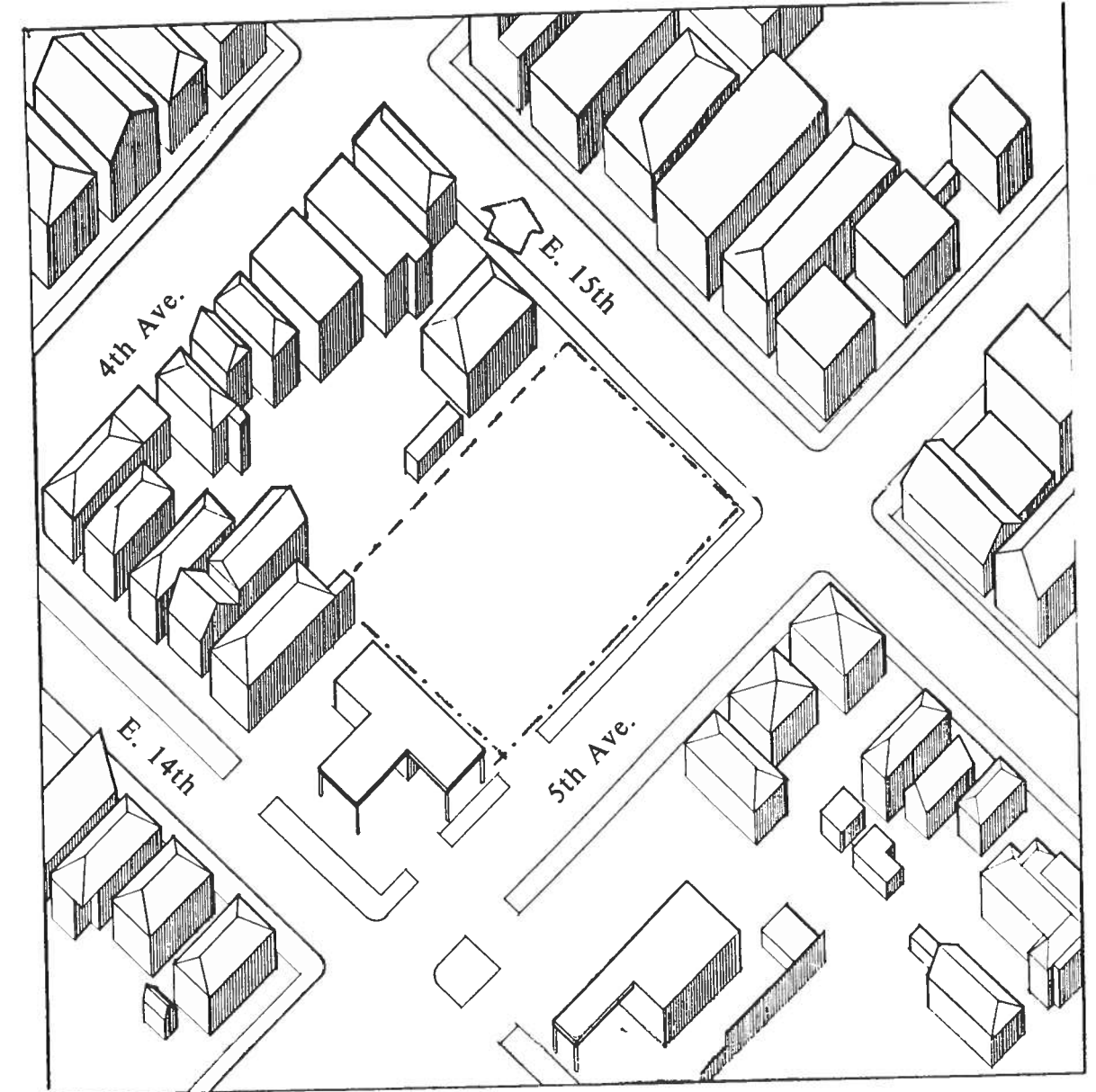


A_{hi}
DIANA WIEDEMANN



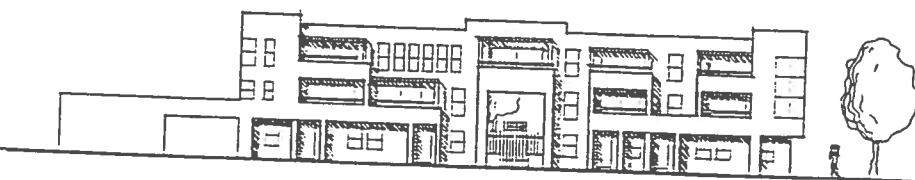
Across from the site on 5th Ave.

B 25,456 s.f.
R-50
TAMIR SCHEINOK

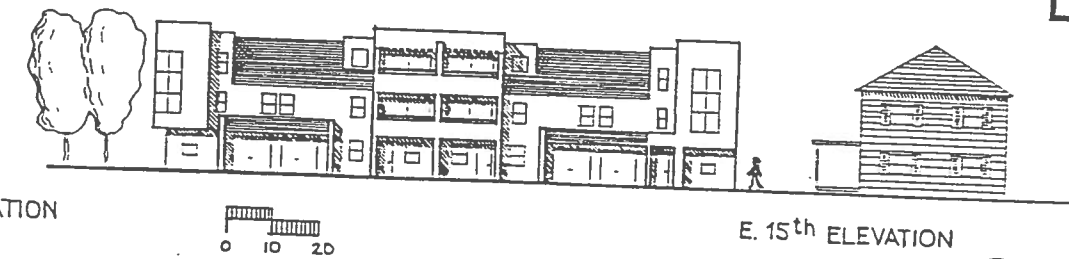


B MED. 40 UNITS /ACRE

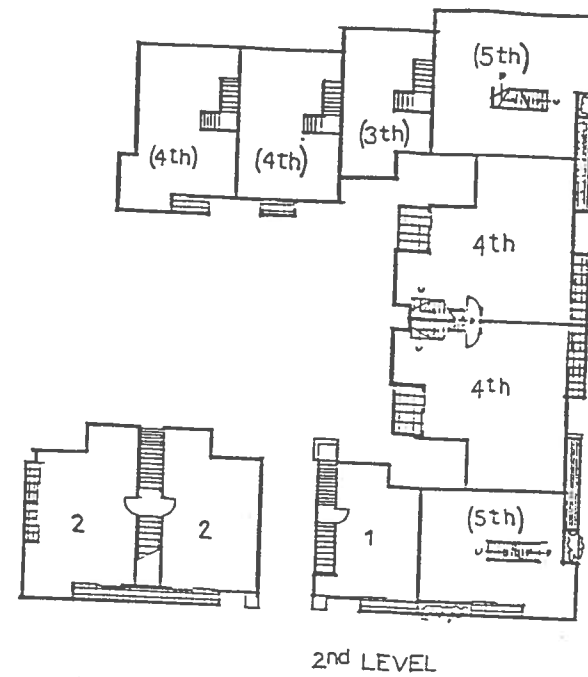
The primary concerns with this design are the contextual issues of providing a multi-unit residential development within the neighborhood fabric of single detached houses and small apartment buildings. Subdividing the facade to appear as individual units and buffering the building with front yards helps facilitate and resolve some of these contextual concerns. All the ground floor units enter off the street, while the upstairs units are reached by entering the courtyard lobby. The interior townhouses enjoy frontyards that face onto the courtyard. Due to the zoning restrictions allowing one unit per 1500 square feet of property, 17 units were allowed. Two extra units were added with the stipulation that they serve the handicapped and/or seniors.



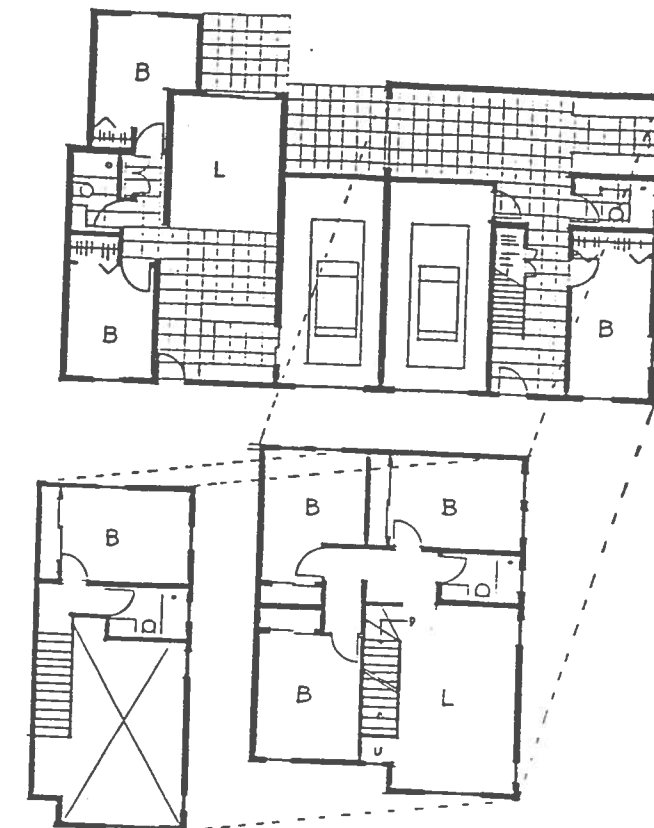
5th AVE ELEVATION



E. 15th ELEVATION



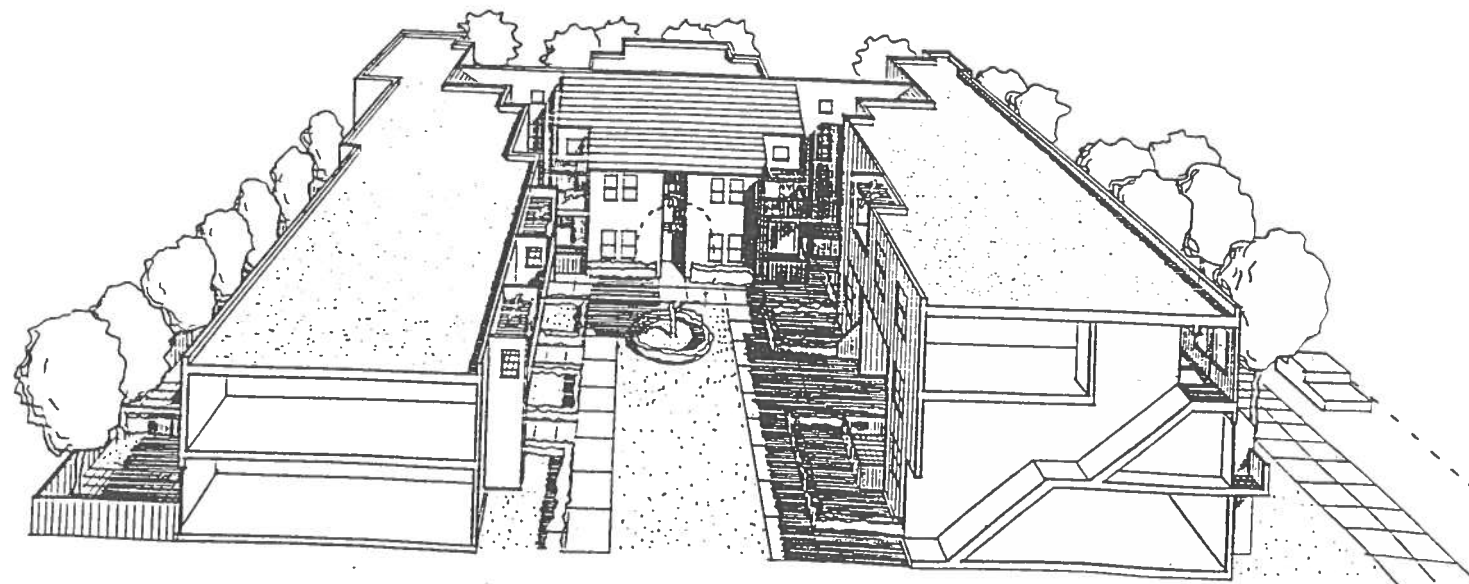
2nd LEVEL



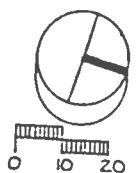
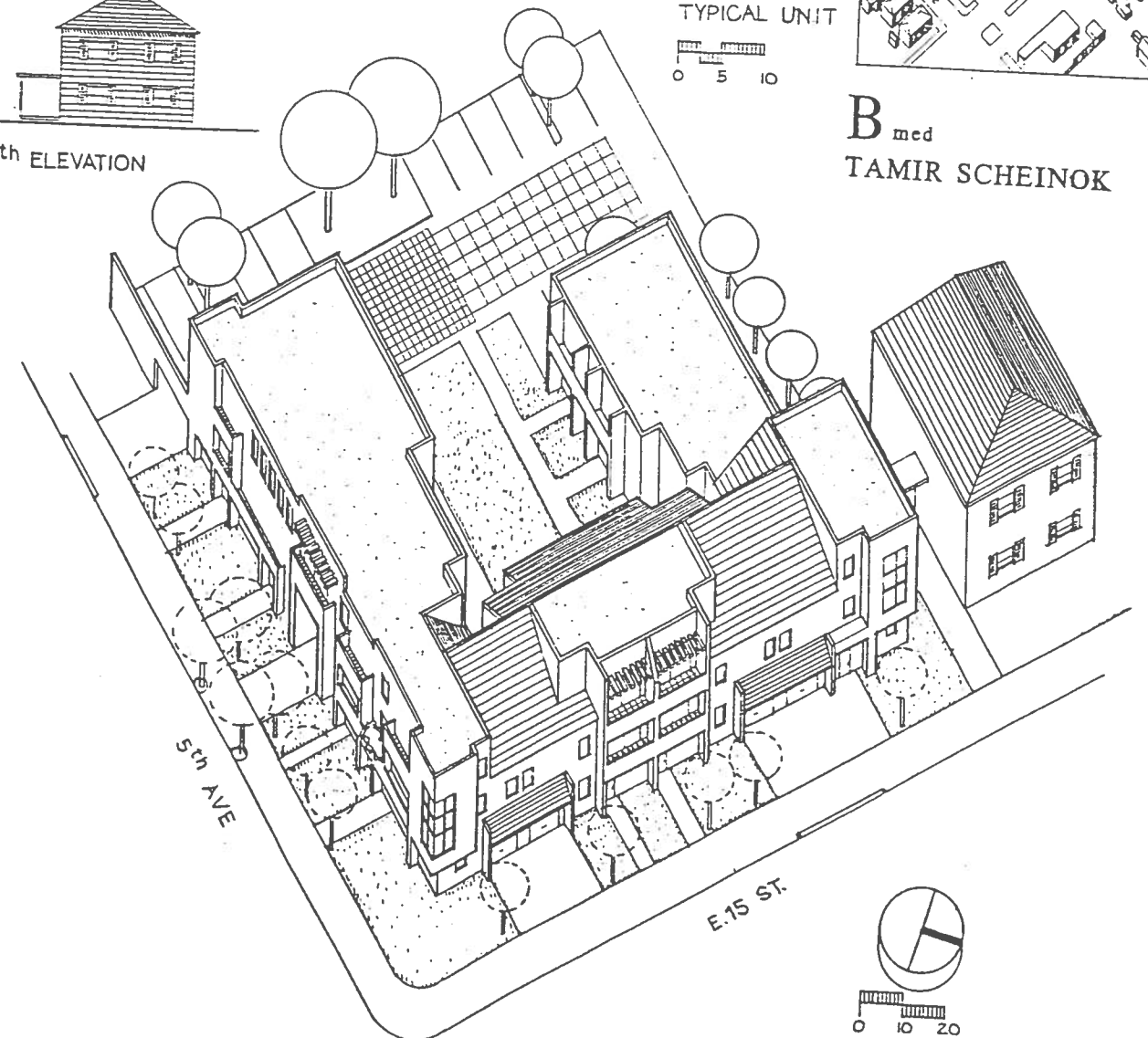
TYPICAL UNIT

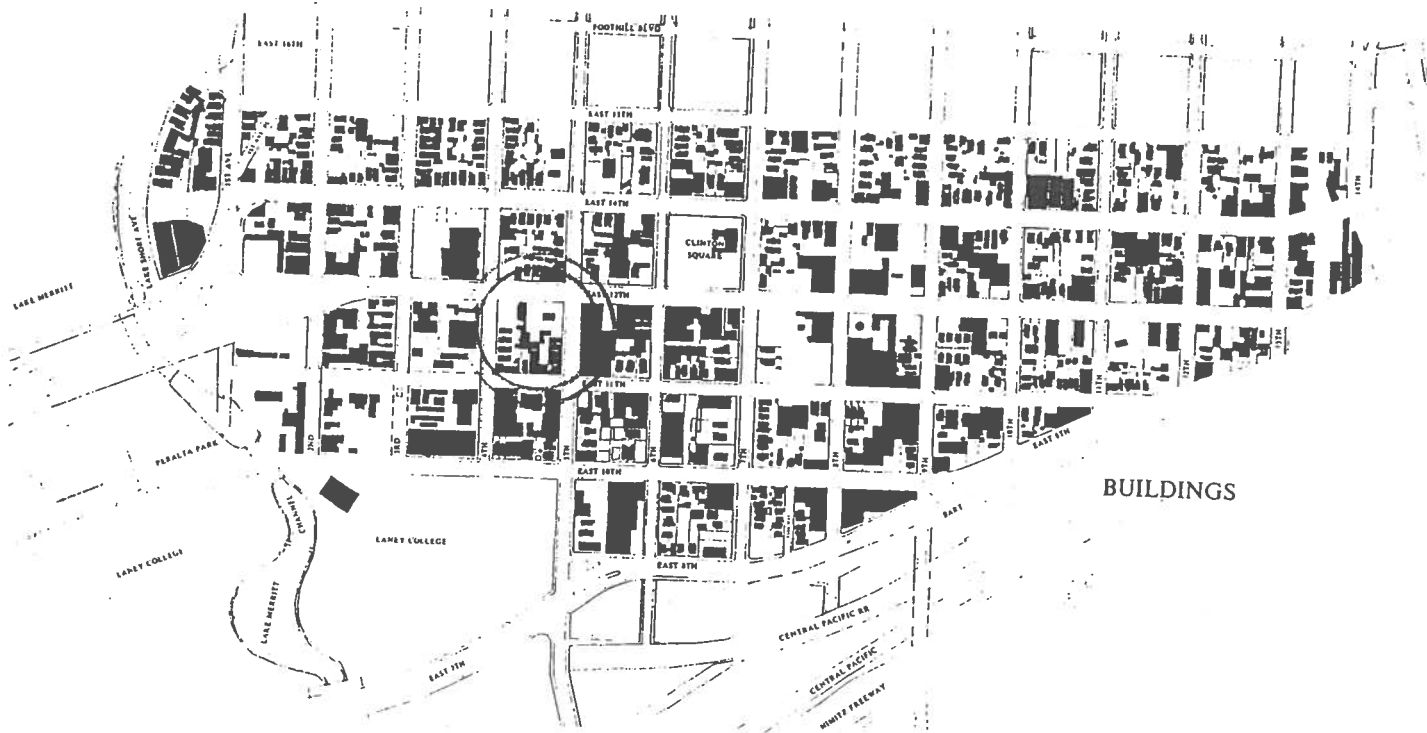
TOTAL NUMBER OF UNITS	19
STUDIOS	1
ONE BED	4
TWO BED	7
TWO BED TH	
THREE BED	
THREE BED TH	1
LIVE/WORK	
FOUR & FIVE BED TH	4 & 2
COMMERCIAL	
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	

B_{med}
TAMIR SCHEINOK



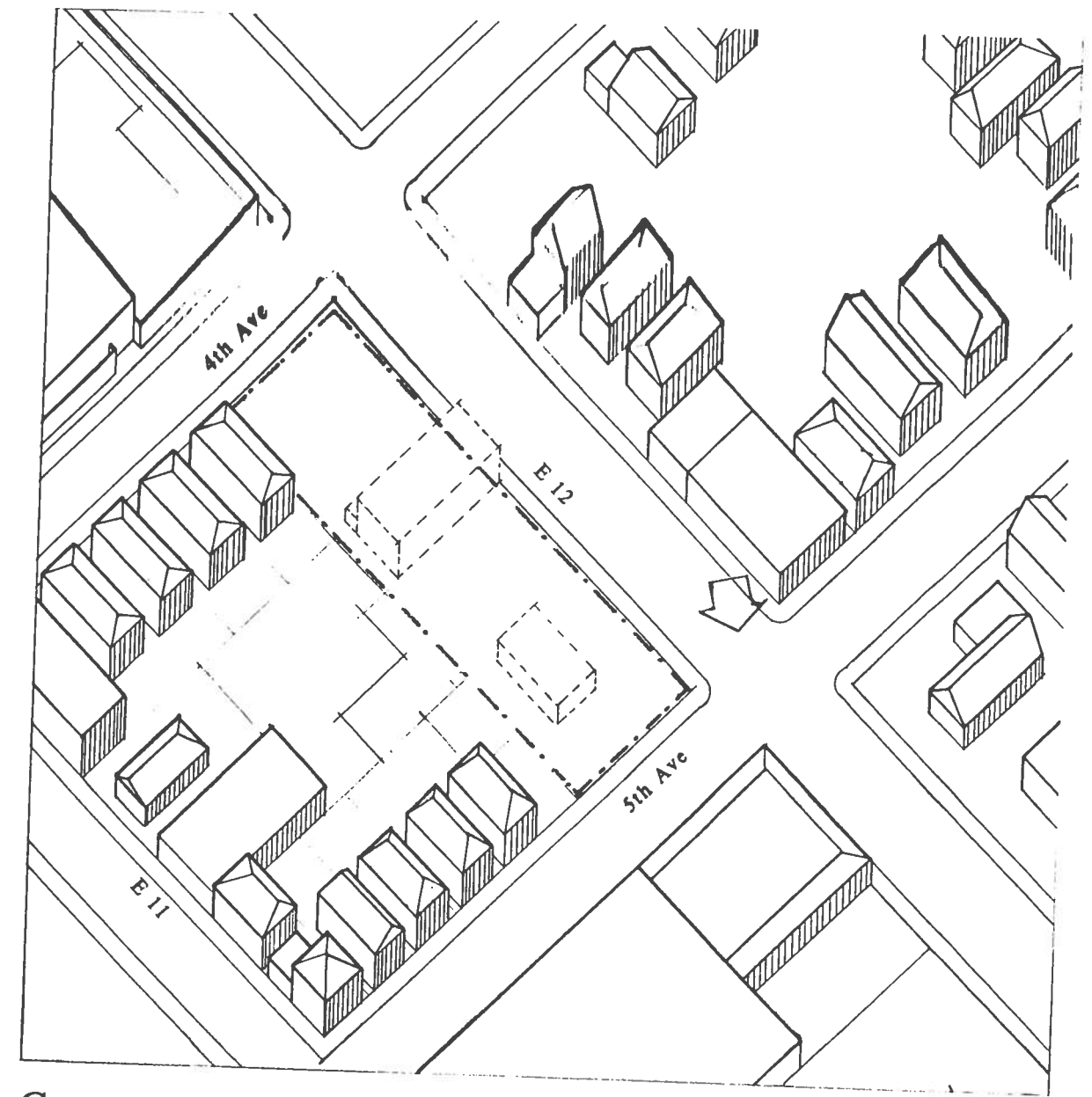
SECTION AA'





Across from the site on 5th Ave. and E. 12th.

C 21,450 s.f.
C-40 / S-4
ELAINE TOPE

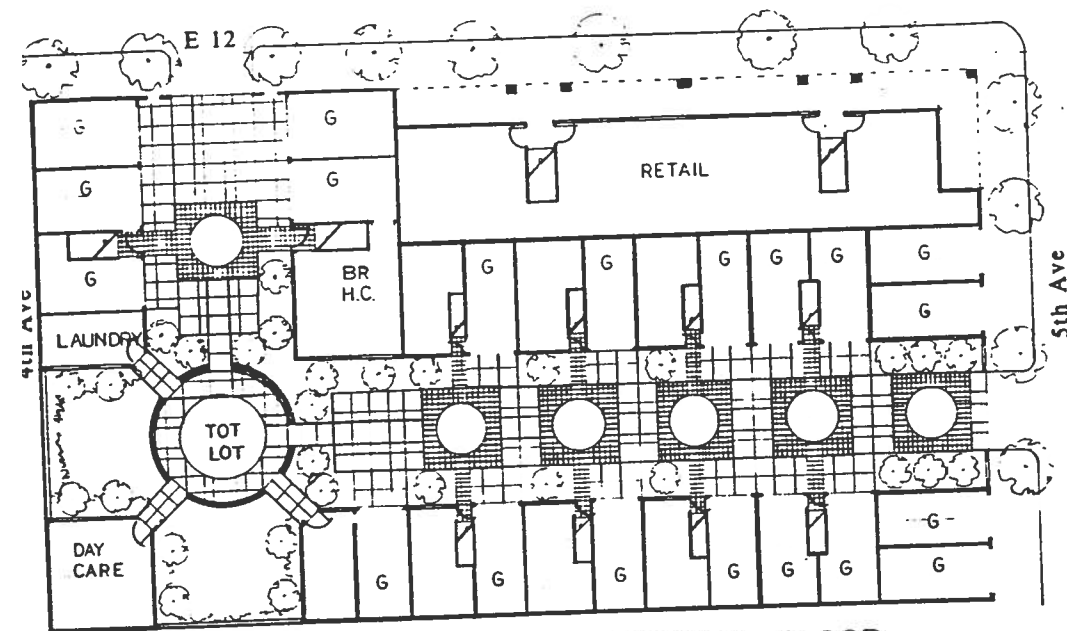


C MED. 40 UNITS/ACRE

This site, located on East 12th Street between 4th and 5th Avenues, enjoys the advantages of being in close proximity to downtown Oakland, Lake Merritt and Laney College. The proposal centers around family townhouses each built over its own enclosed garage. Each townhouse has a bedroom and bath on the ground floor, useful as a granny flat or rental. Each of the two pedestrian/auto alleyways leads to the community and daycare facilities in the rear. The design offers privacy and a sense of community to the families in the rear while the units facing E. 12th Street offer live/work opportunities, with double volume spaces for singles or couples. Retail is positioned on the ground floor facing E. 12th St, setback along a five foot deep arcade to allow for sidewalk displays.

C HI 75 UNITS/ACRE

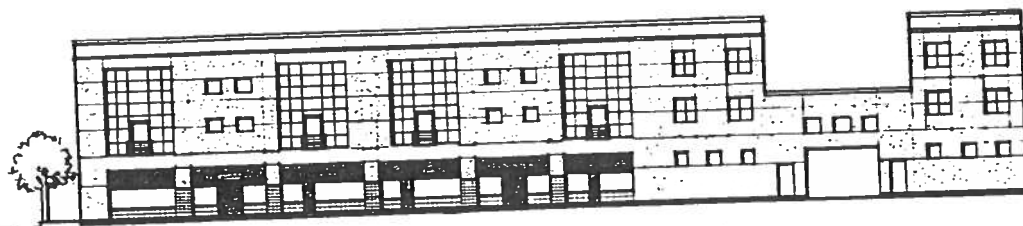
The high density design proposes a first floor parking garage with four floors of flats above, creating a buffer for the interior courtyards and larger townhouses from the noise and commercial traffic on East 12th Street. The four interior courtyards all have private entrances from the surrounding streets and face the open community space. The third and fourth floors atop the parking are served by two elevators. These upper units include balconies and are designed for singles, seniors and disabled people. The first floor units along E. 12th Street are live/work studios, with double height spaces, and a second level sleeping area opening onto a patio on the interior courtyards.



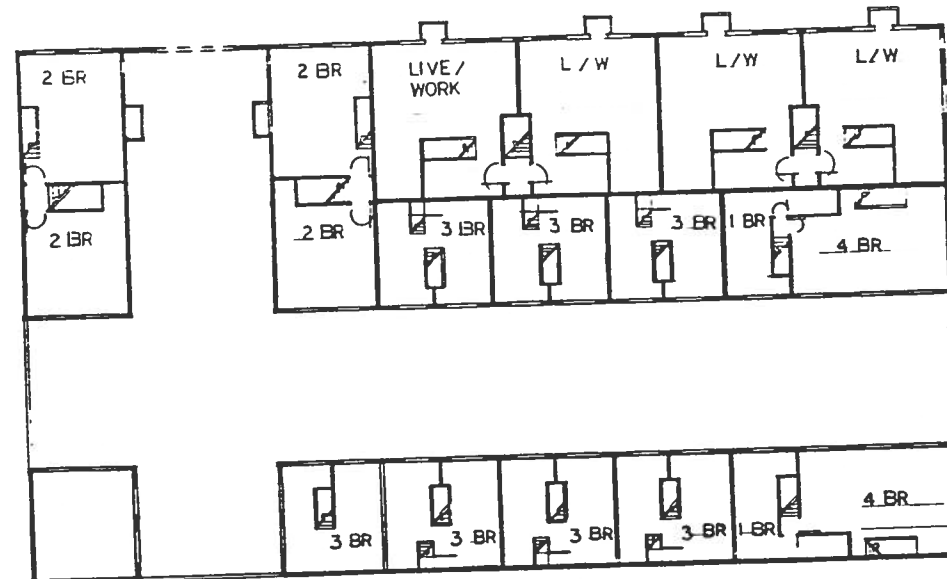
SITE PLAN GROUND FLOOR



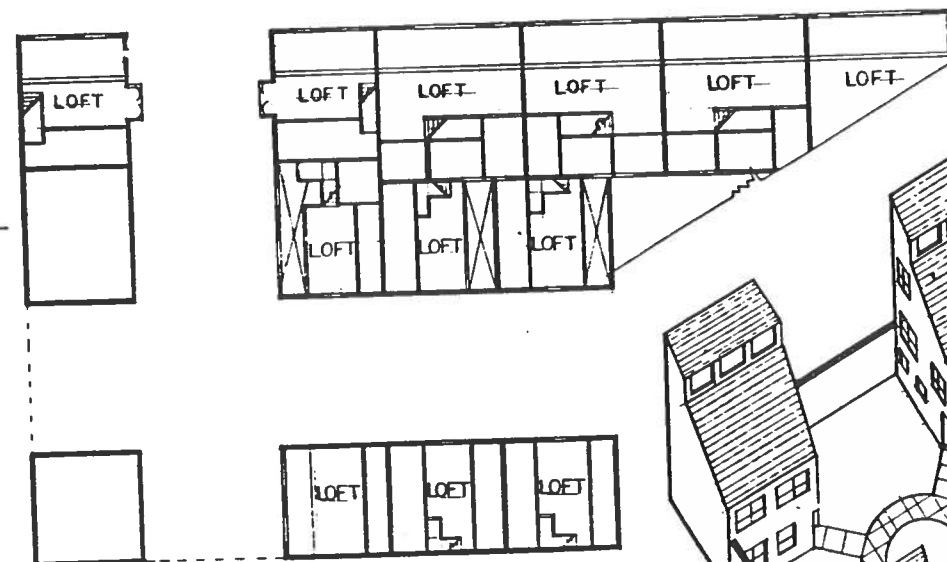
SOUTH ELEVATION COURT



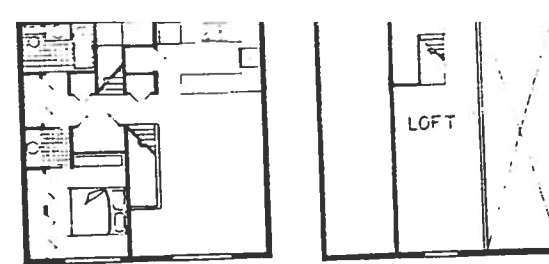
NORTH ELEVATION



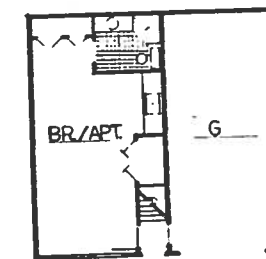
SECOND FLOOR BLD PLAN



THIRD FLOOR BLD. PL.

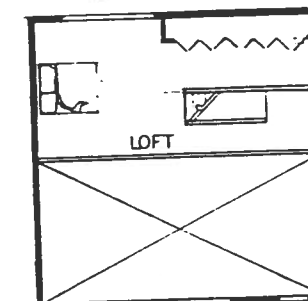


LOFT

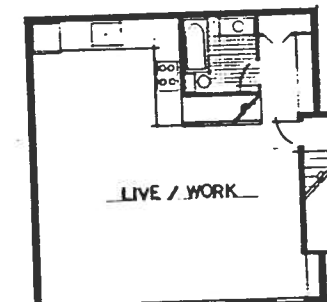


3 BR TOWNHOUSE

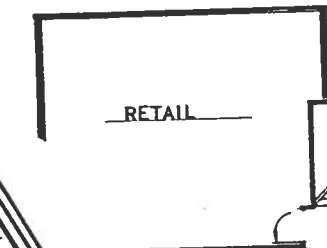
0 5 10



LOFT



LIVE / WORK



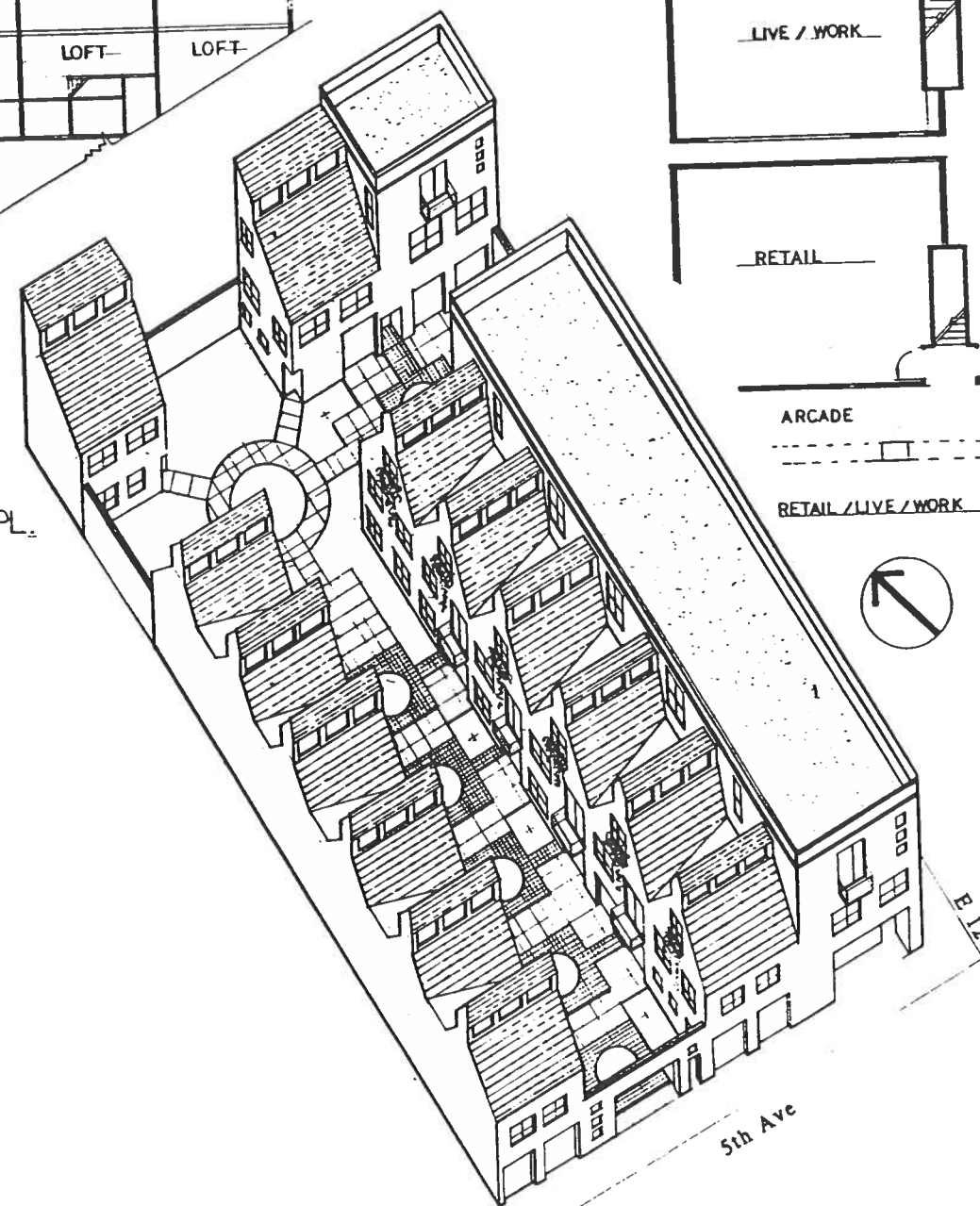
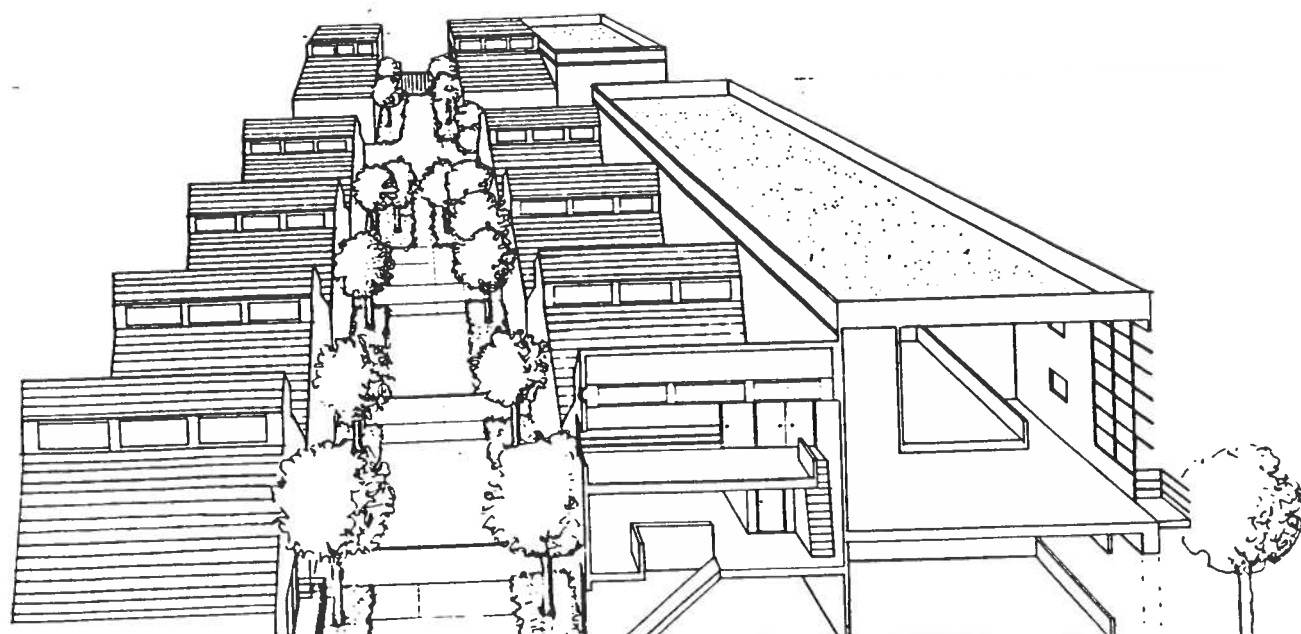
RETAIL

ARCADE

RETAIL / LIVE / WORK

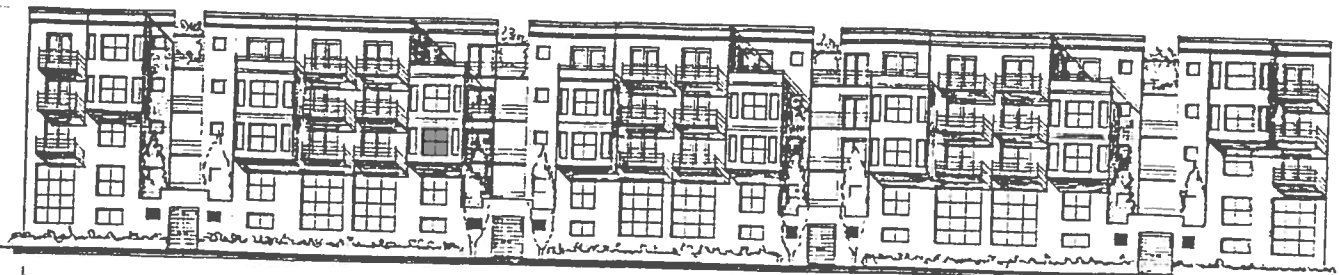
BUILDING FOOTPRINT	12,860 S.F.
OPEN SPACE	4,820 S.F.
PARKING/DRIVEWAYS	3,770 S.F.
TOTAL NUMBER OF UNITS	20
STUDIOS	2
ONE BED	0
TWO BED	2
TWO BED TH	3
THREE BED	2
THREE BED TH	7
LIVE/WORK	4
COMMERCIAL	2,799 S.F.
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	770 S.F.
NUMBER OF CHILDREN'S BEDROOMS	25

C. med
ELAINE TOPE

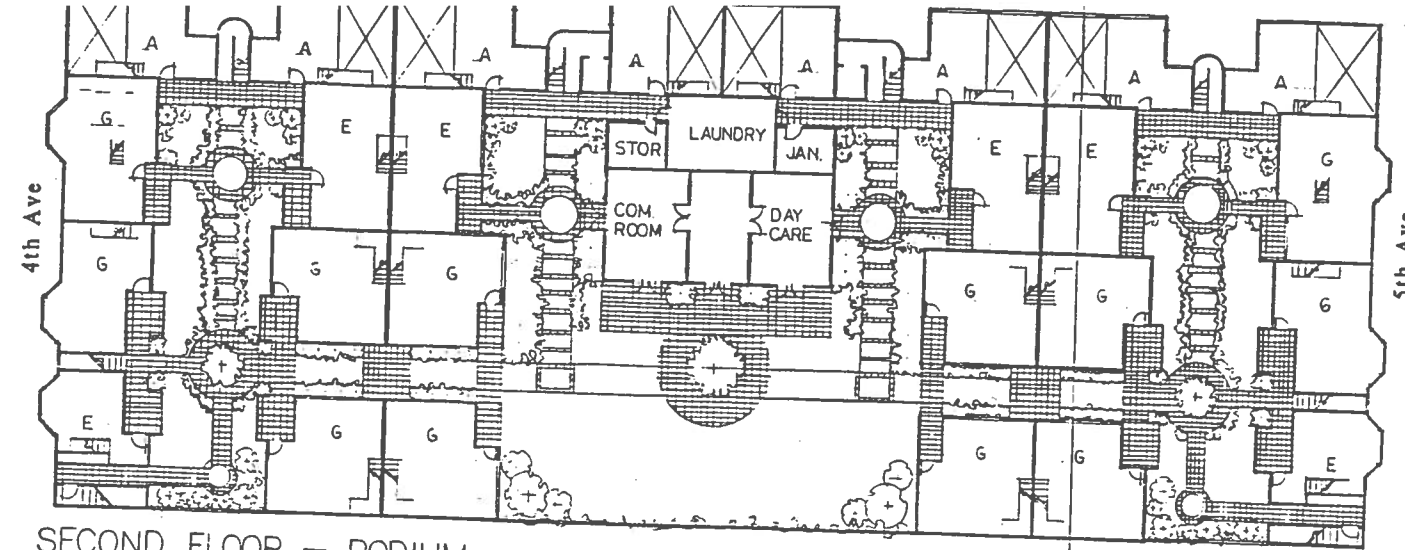


5th Ave

E 12

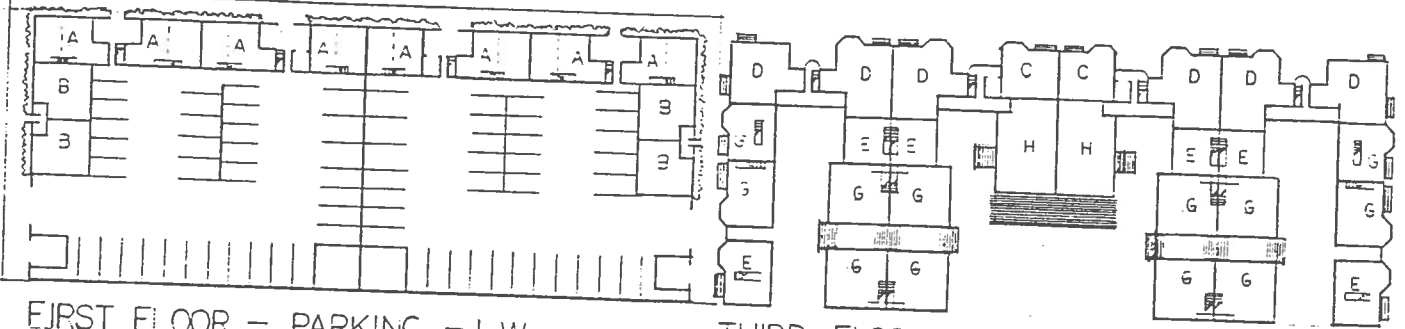


NORTH ELEVATION



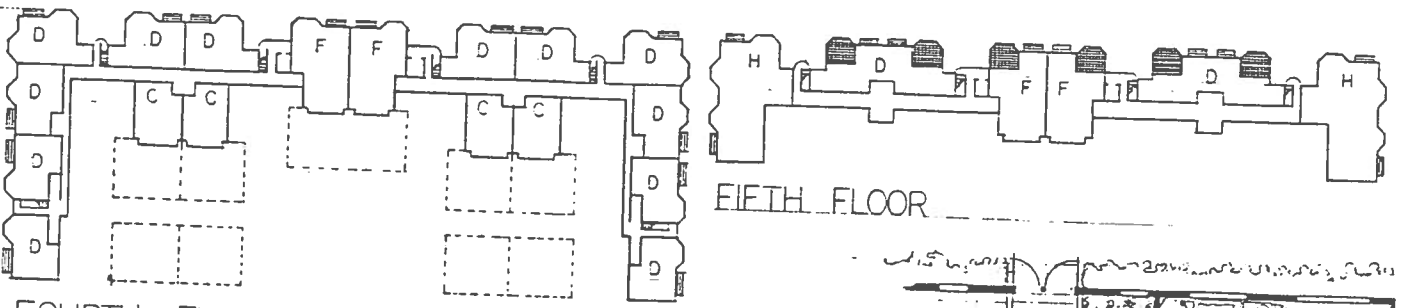
SECOND FLOOR - PODIUM

0 10 20



FIRST FLOOR - PARKING - L.W.

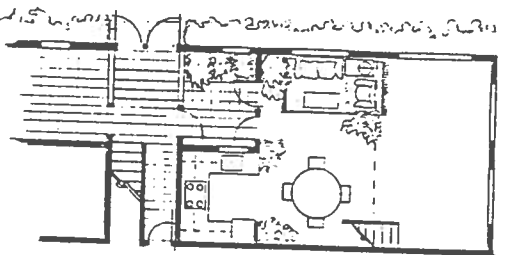
0 20 40



THIRD FLOOR

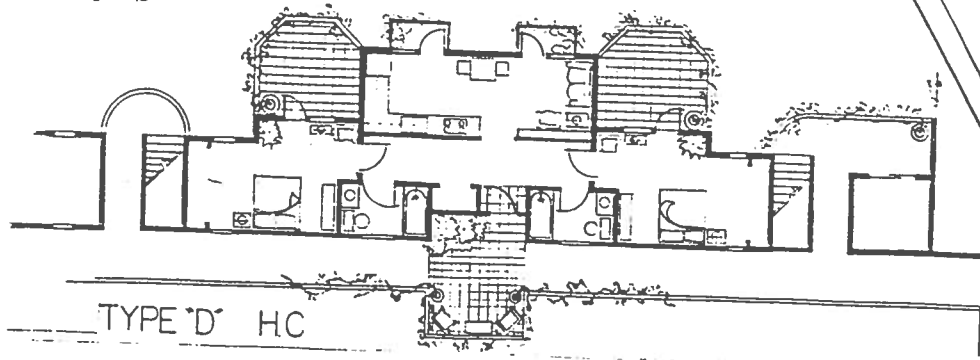
FOURTH FLOOR

FIFTH FLOOR

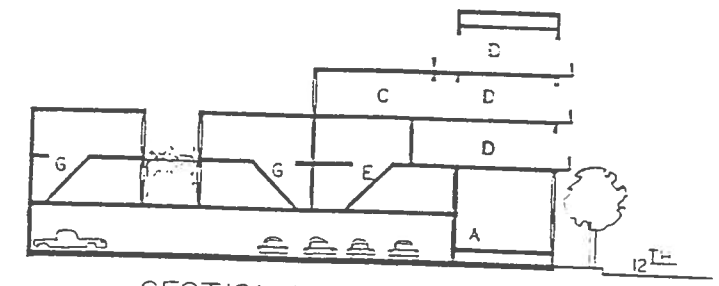


TYPE 'A' LIVE/WORK

0 5 10



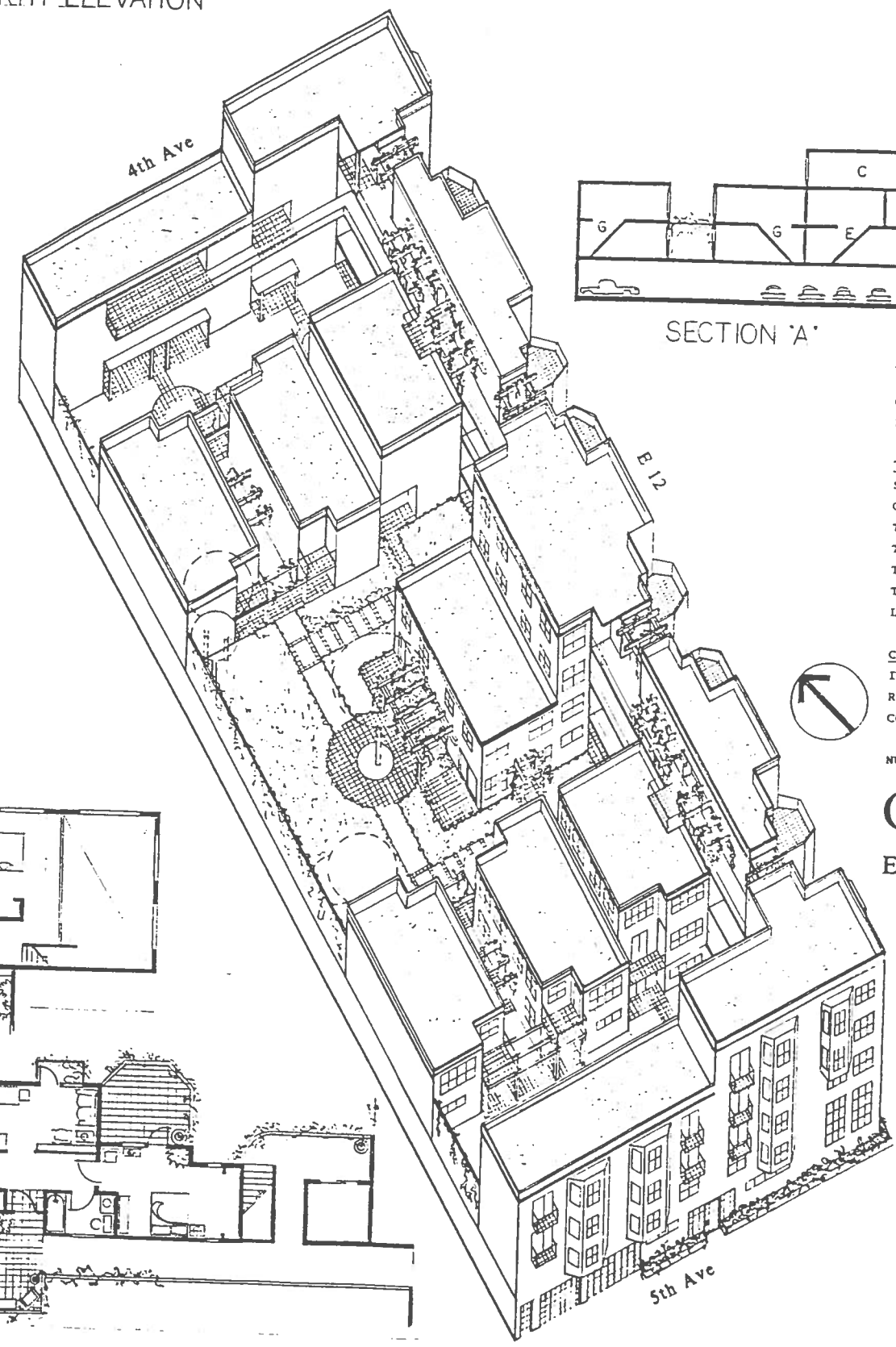
TYPE 'D' HC

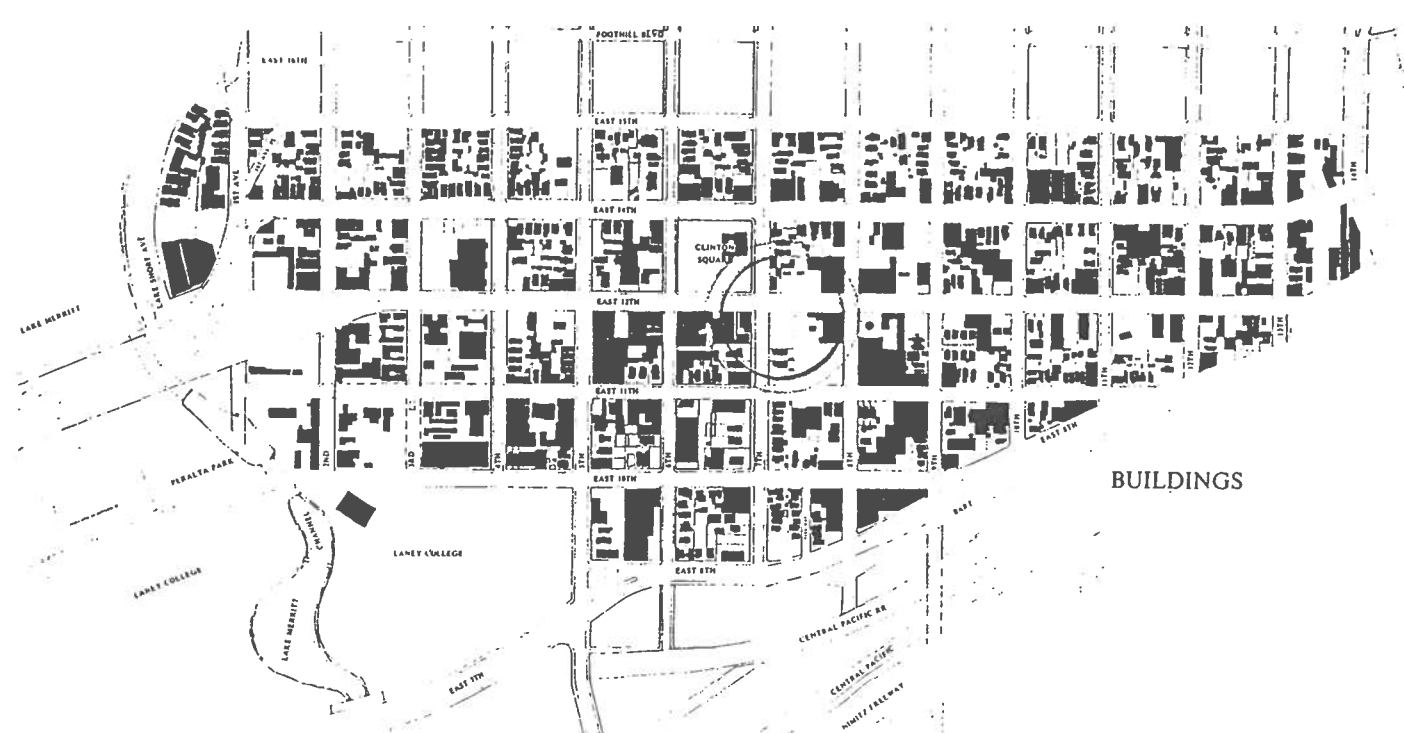


SECTION 'A'

TOTAL SITE AREA	30,300 S.F.
BUILDING FOOTPRINT	15,360 S.F.
OPEN SPACE	14,960 S.F.
PARKING/DRIVEWAYS	5,751 S.F.
TOTAL NUMBER OF UNITS	62
STUDIOS	1
ONE BED	5
TWO BED	20
TWO BED TH	7
THREE BED	2
THREE BED TH	22
LIVE/WORK	8
COMMERCIAL	
INSTITUTIONAL	750
RECREATIONAL	
COMMUNITY	1,250
NUMBER OF CHILDREN'S BEDROOMS	86

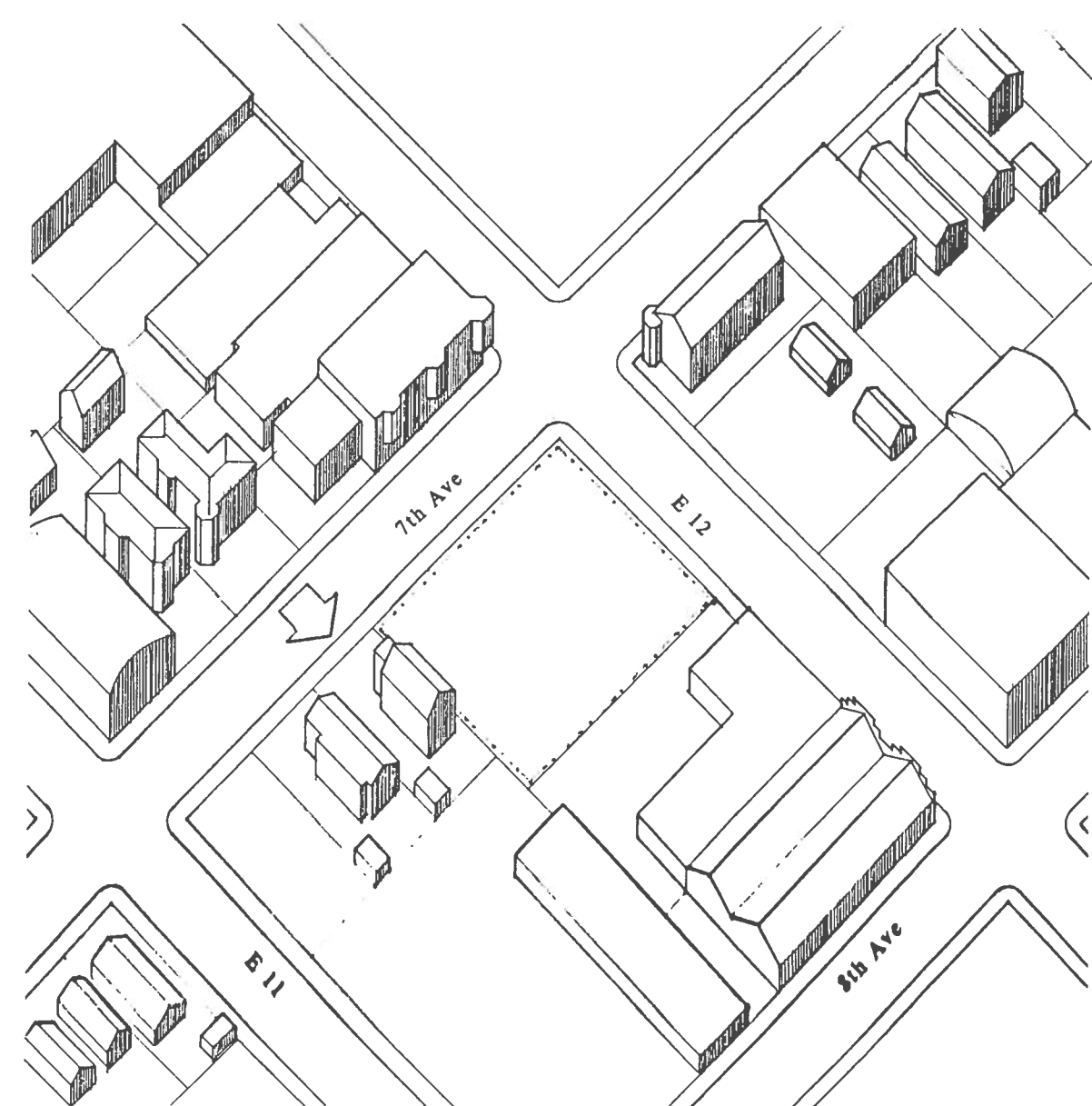
C hi
ELAINE TOPE





Adjacent to site on 7th Ave.

D 18,000 s.f.
C-40
MATT MILLER

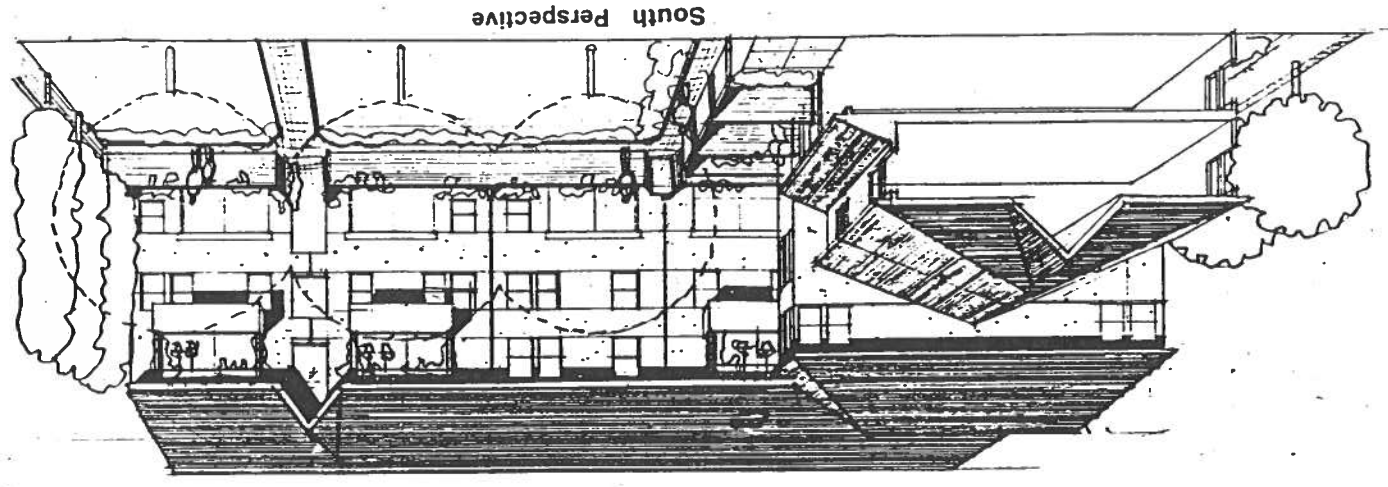


D MED 40 UNITS/ACRE

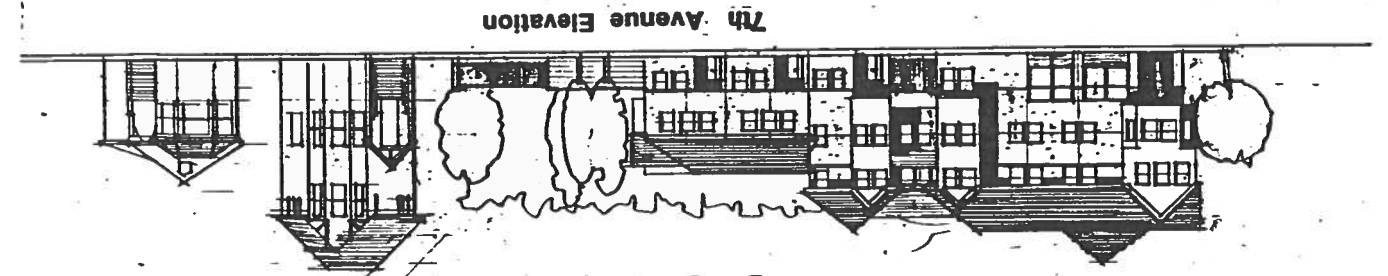
This site is located at the N.W. corner of E. 12th St. and 7th Ave., diagonally across from Clinton Square Park. The property is currently undeveloped and available for lease of sale. It's 20,000 sq. ft. could easily support 20 families. The design creates several live/work townhouses on E. 12th St. above retail and provides several four bedroom townhouses on 7th Ave. These can convert the fourth bedroom into a granny flat or a rental unit. The interior units and townhouses are adjacent to a large open courtyard which enjoys southern sunlight. The parking is served in an open lot, observable by the housing units.

D HI 75 UNITS/ACRE

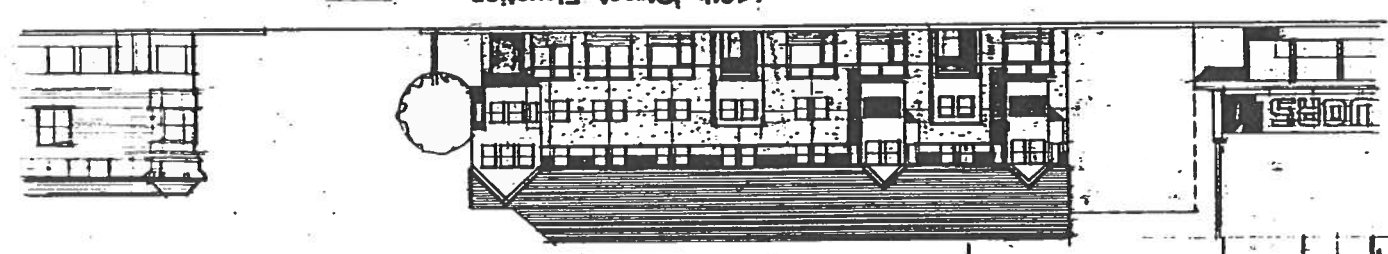
The higher density scheme introduces two first floor parking garages. Quality open space is provided by courtyards both above the parking and on grade. The two parts of the site work symbiotically. The higher density side facing E. 12th Street allows the rear portion of the site to have only two and three story buildings, relating more comfortably to adjacent homes and the on-grade open space. A generous stairway acts as the bridge from the courtyard above parking to the on-grade courtyard. The design reinforces the residential fabric on 7th Avenue by creating two-three story townhouses with pitched roofs.



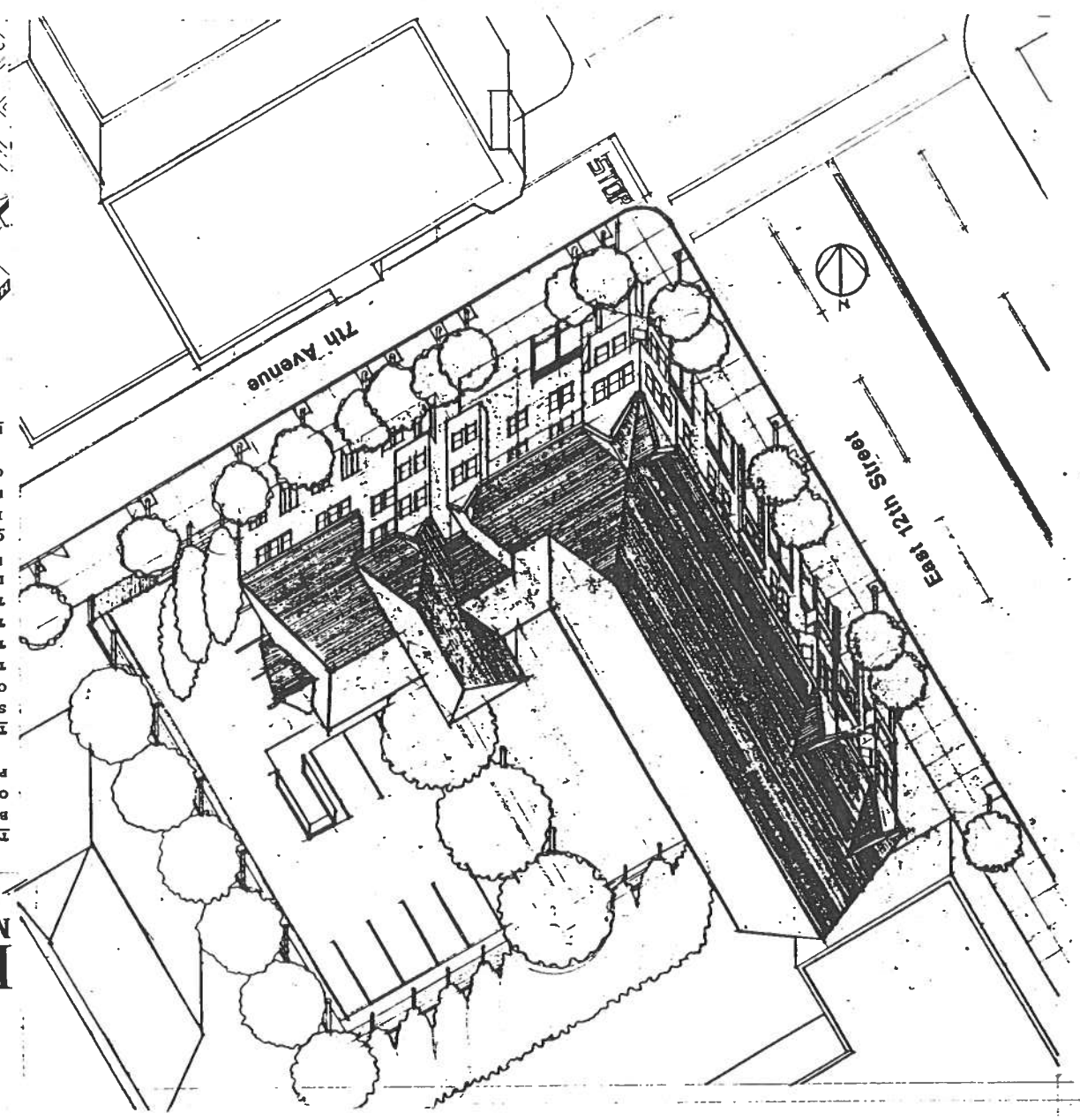
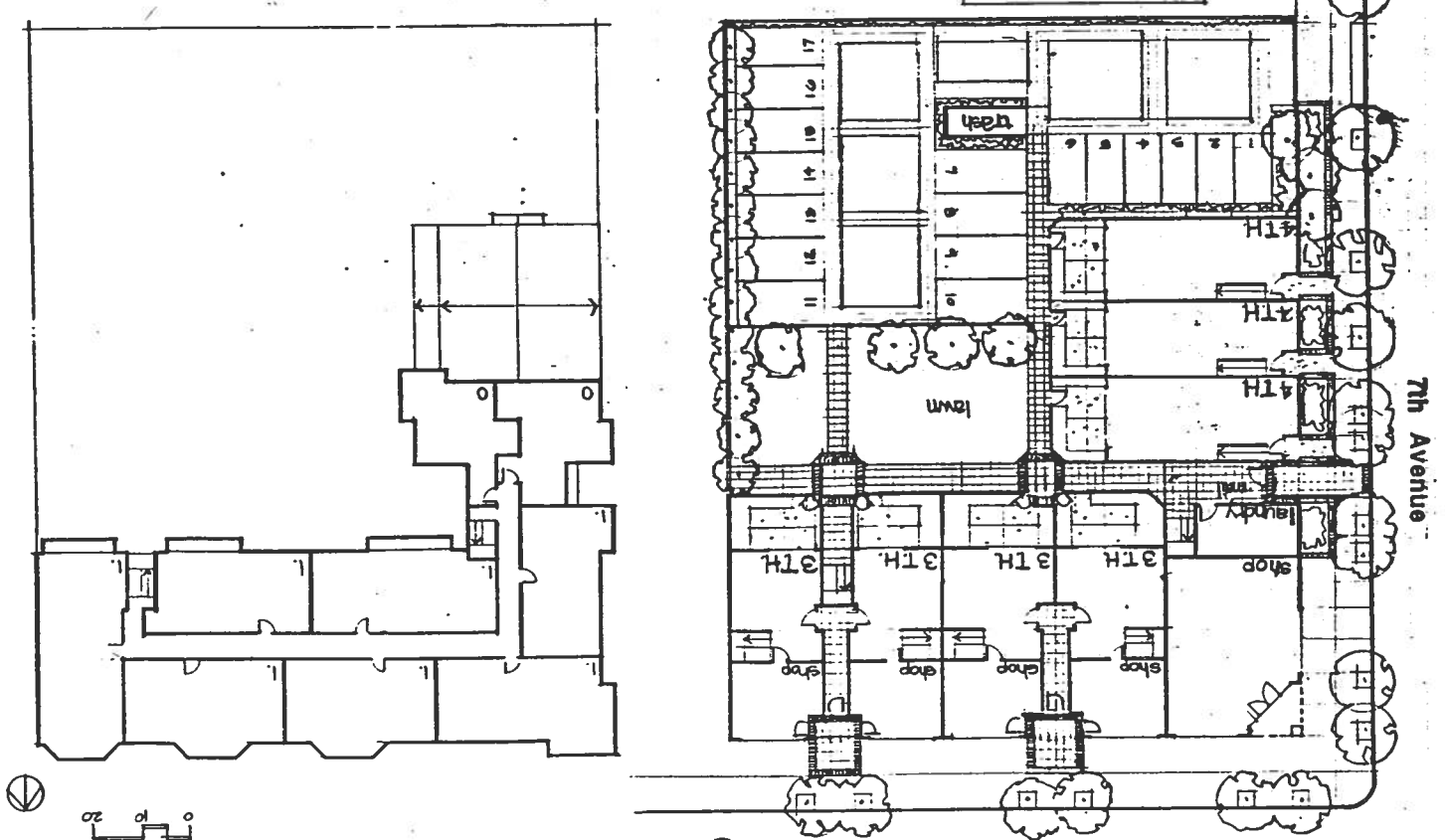
South Perspective



7th Avenue Elevation

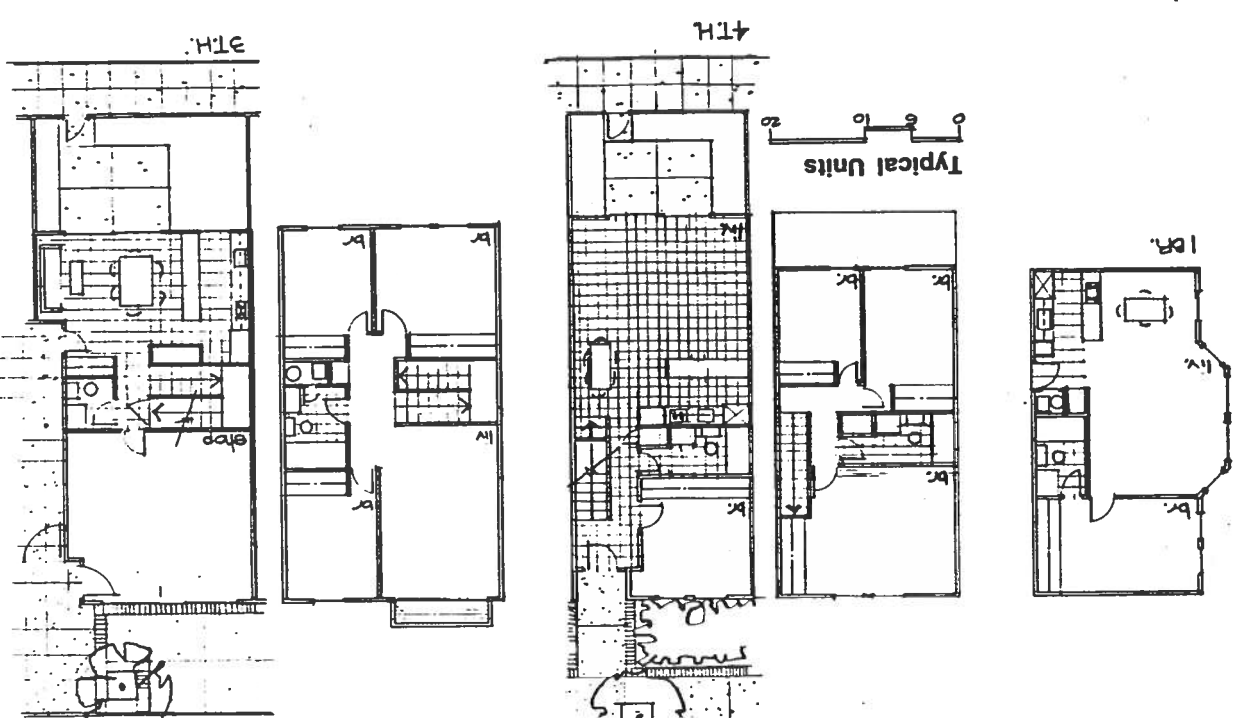


12th Street Elevation



18,000 S.F.	TOTAL SITE AREA
8,000	BUILDING FOOTPRINT
5,000	OPEN SPACE
5,100	PARKING/DRIVEWAYS
17	TOTAL NUMBER OF UNITS
0	STUDIOS
7	ONE BED
0	TWO BED
0	TWO BED TR
1	THREE BED
4	THREE BED TR
7 (3 & 4 br)	LIVE/WORK
3	POOR BED TR
1,700	COMMERCIAL
	INSTITUTIONAL
	RECREATIONAL
	COMMUNITY
300 (Laundry)	NUMBER OF CHILDREN'S BEDROOMS 19

D^{med} MATT MILLER

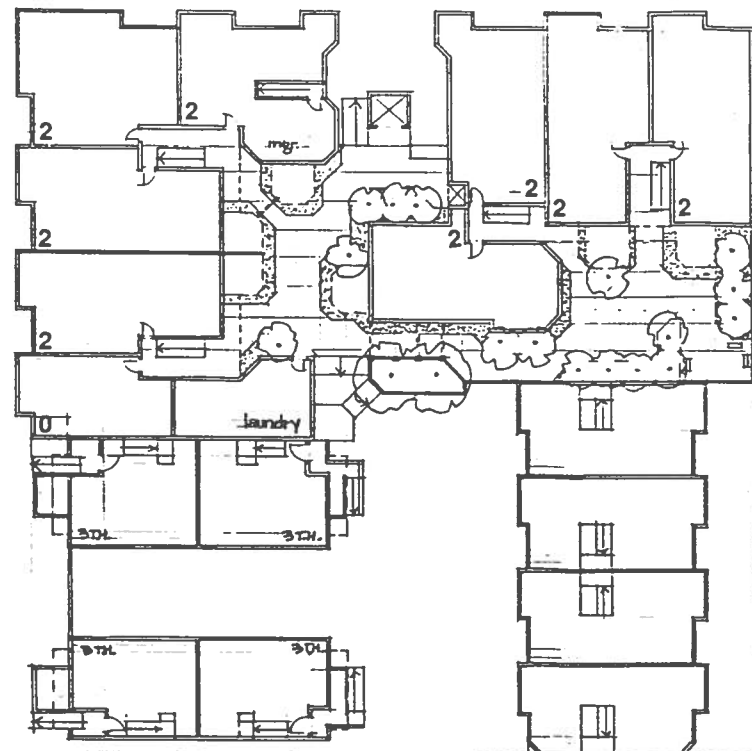
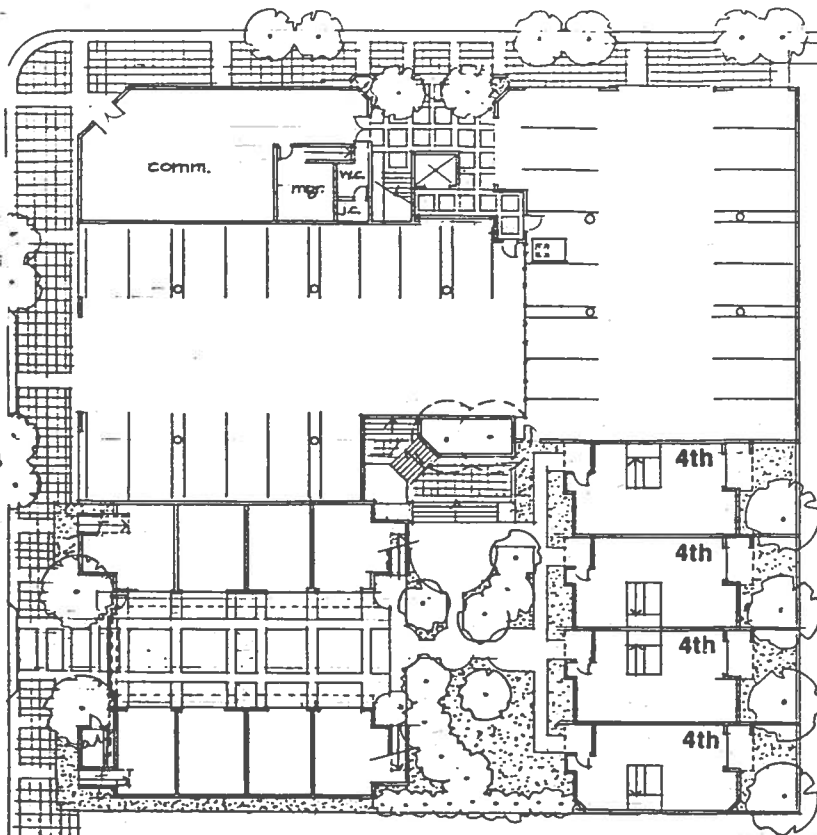


East 12th Street

Ground Level

2nd Level

0 10 20



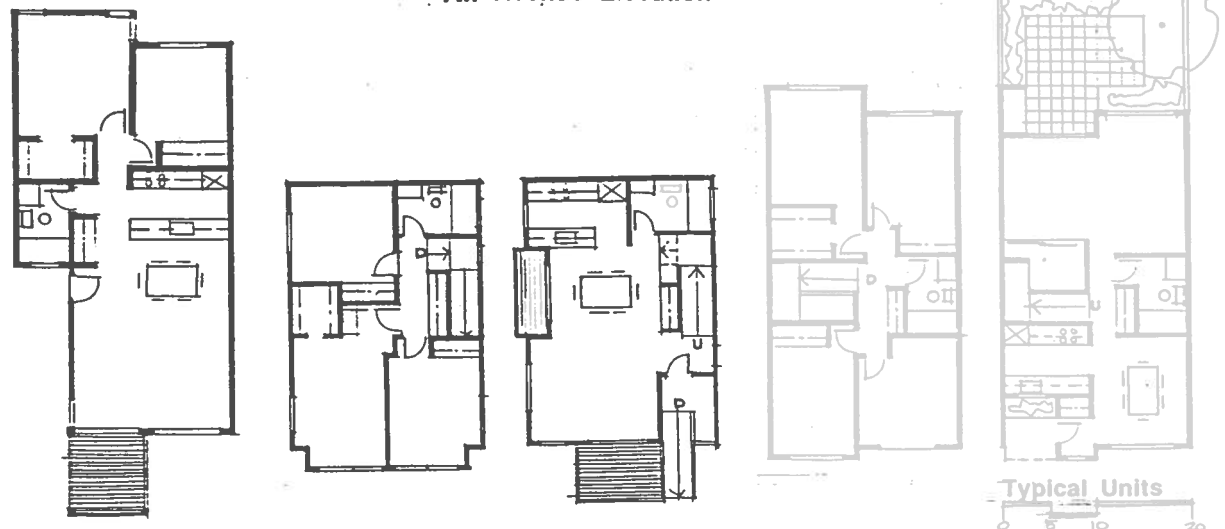
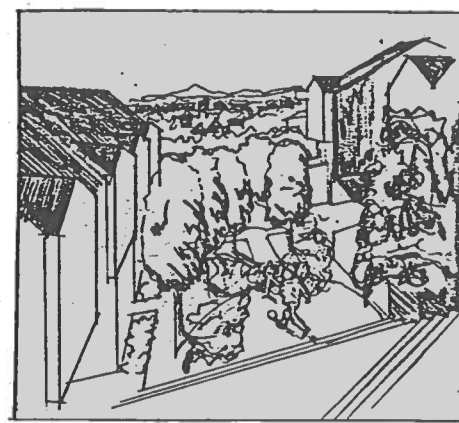
12th Street Perspective



12th Street Elevation



7th Avenue Elevation



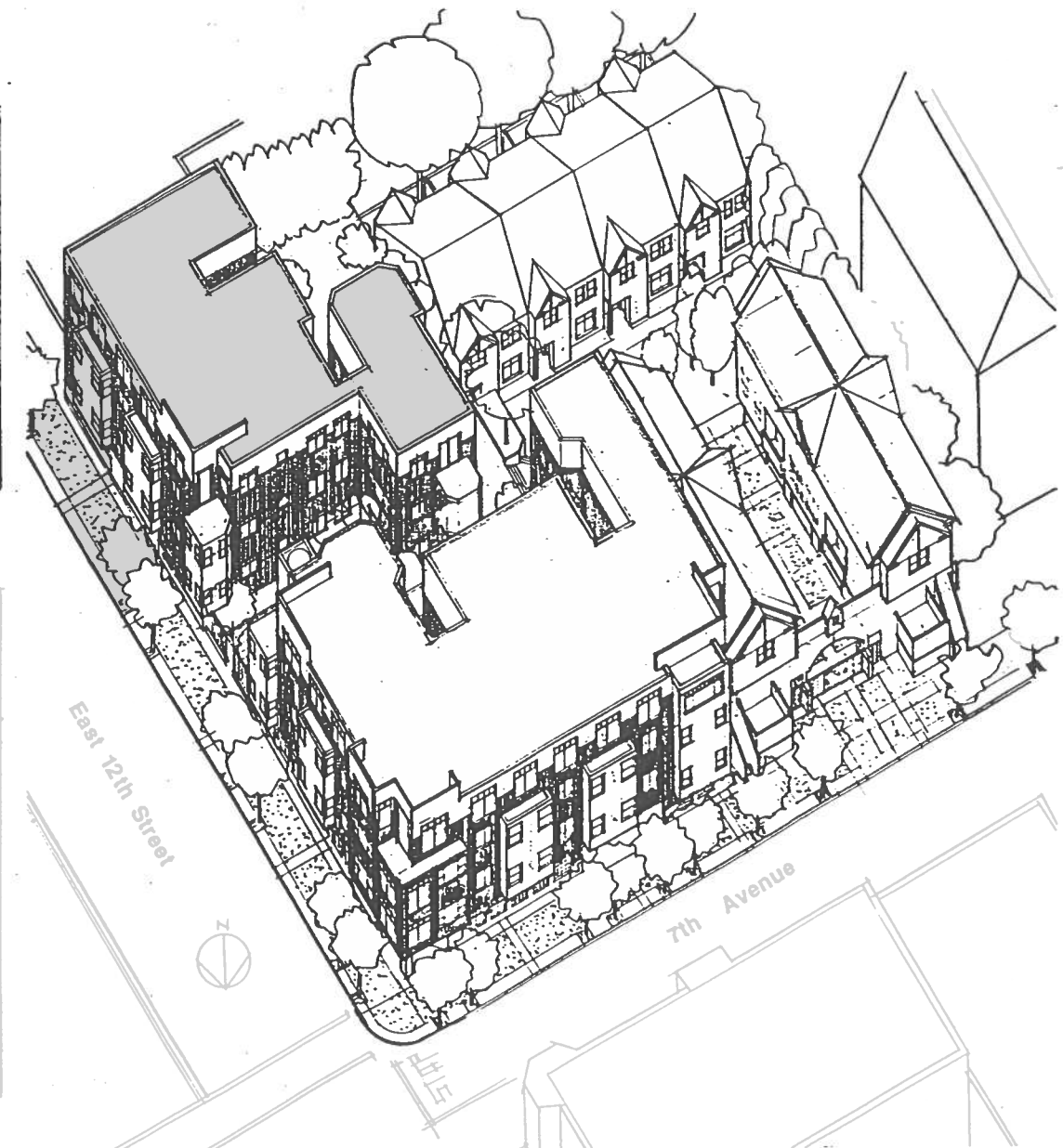
2BR Flat

2nd floor

3 BR T.H.

2nd floor

4 BR T.H.

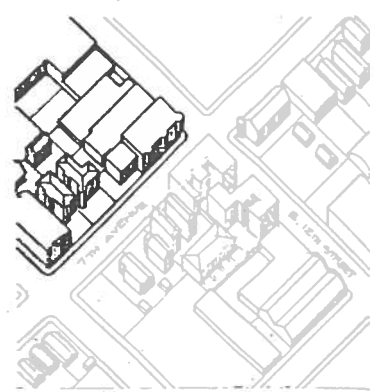


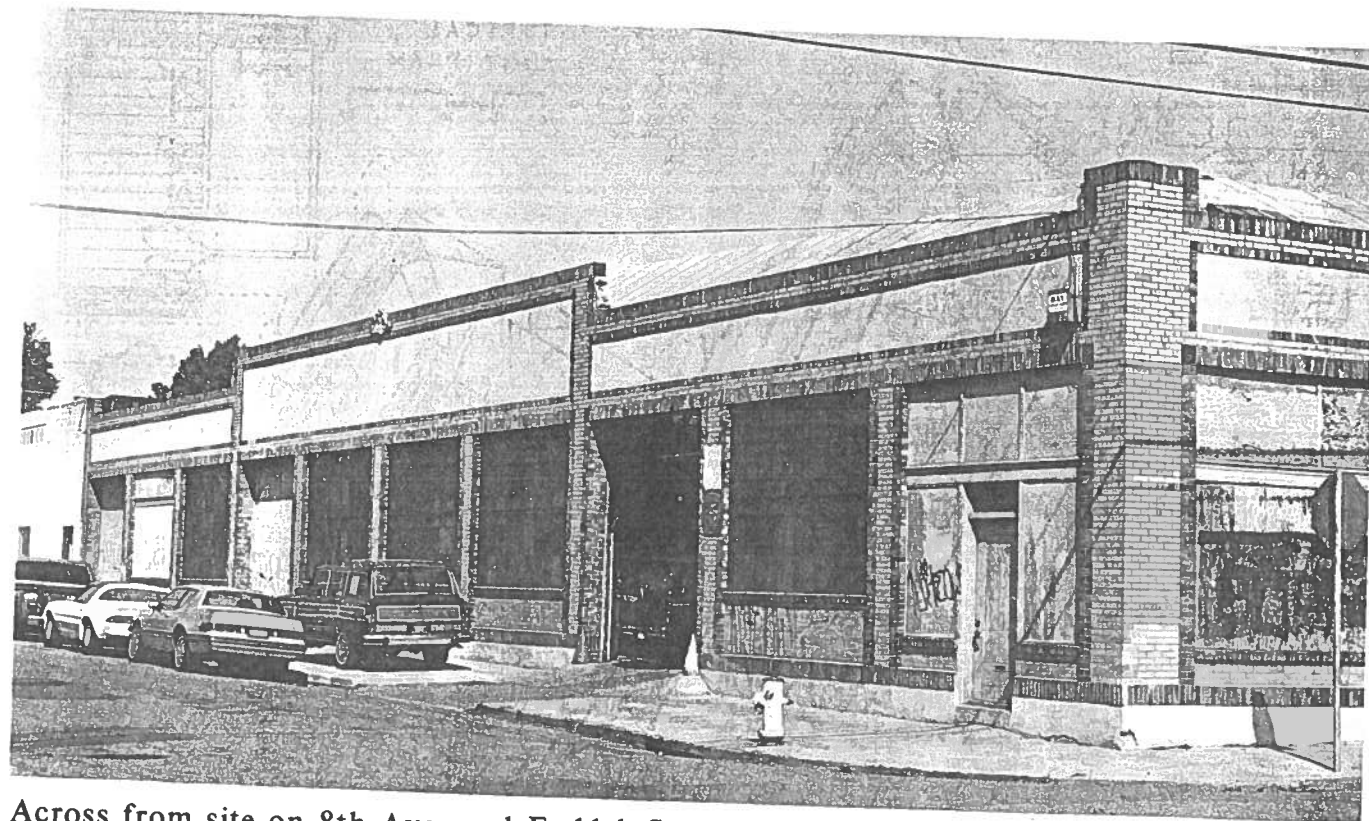
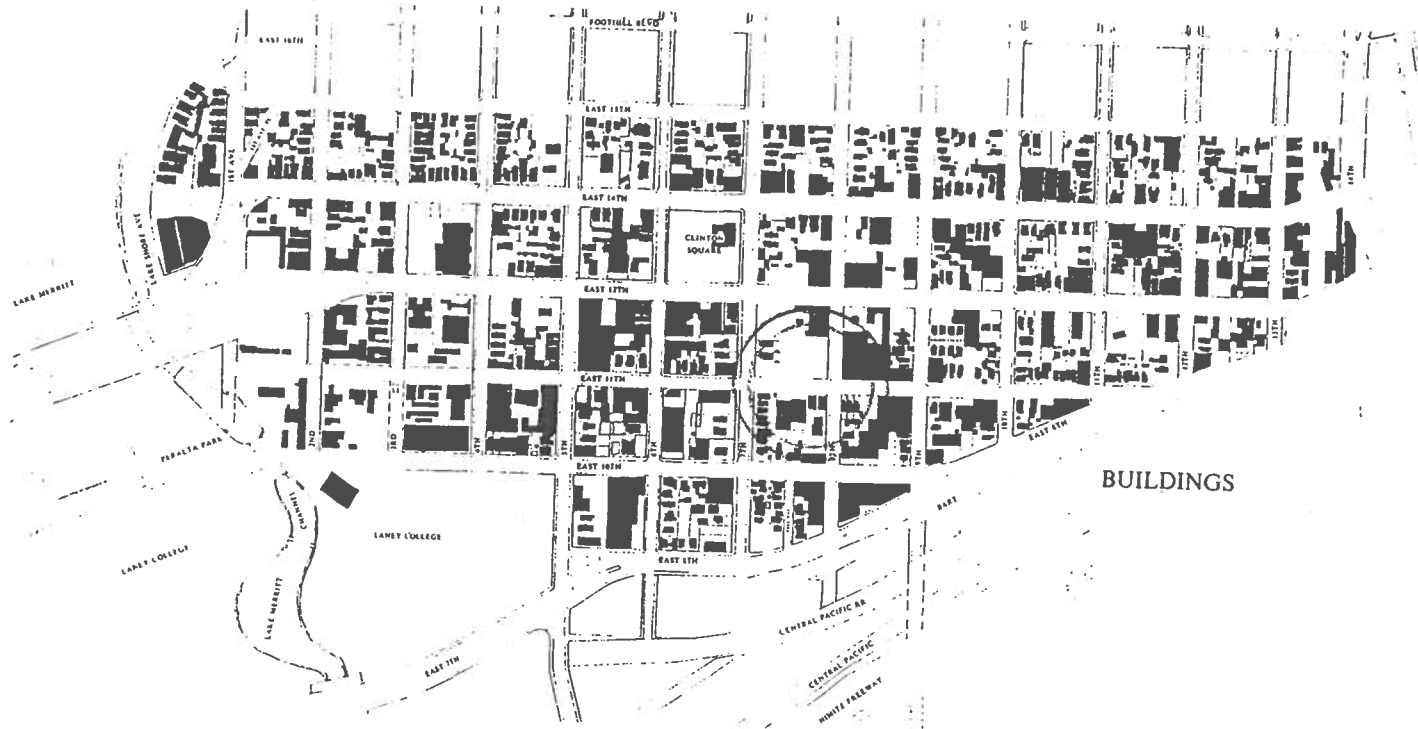
D^{hi}
MATT MILLER

TOTAL SITE AREA	22500
BUILDING FOOTPRINT	16900
OPEN SPACE	9100
PARKING/DRIVEWAYS	12600

TOTAL NUMBER OF UNITS	37
STUDIOS	5
ONE BED	
TWO BED	24
TWO BED TH	
THREE BED	
THREE BED TH	4
LIVE/WORK	
FOUR BED TH	4
COMMERCIAL	
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	1700

NUMBER OF CHILDREN'S BEDROOMS 32





Across from site on 8th Ave. and E. 11th St.

E 36,525 s.f.
M-20
SARA BERGSUND

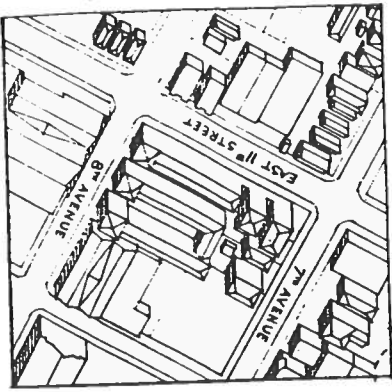


E MED. 40 UNITS/ACRE

As one of the largest sites available, 36,500 square feet, this parcel is ideal for housing. Zoned M-20 for light industrial usage it is currently underutilized as a storage lot for new cars. East 11th Street has a predominance of single family houses that offer small home businesses. This plan for 34 units concentrates on providing homes for larger families. Each townhouse has a private garage and ground floor work space to encourage home businesses. Each townhouse is provided with a deck and a bay window to capture the site's southern exposure and each has a large private backyard. The eastern portion of the site places the homes around a shared pedestrian/auto court, designed to allow access to front doors along with children's play.

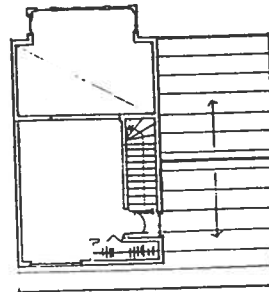
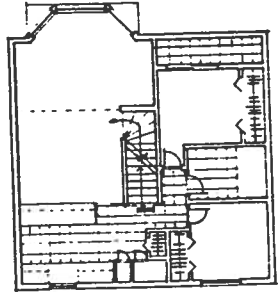
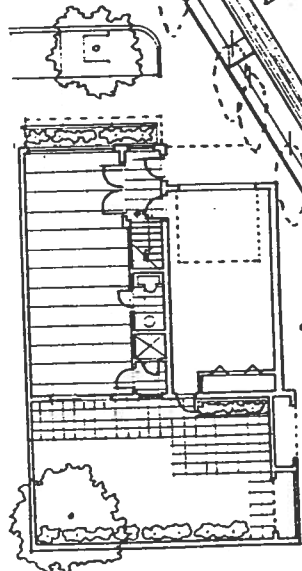
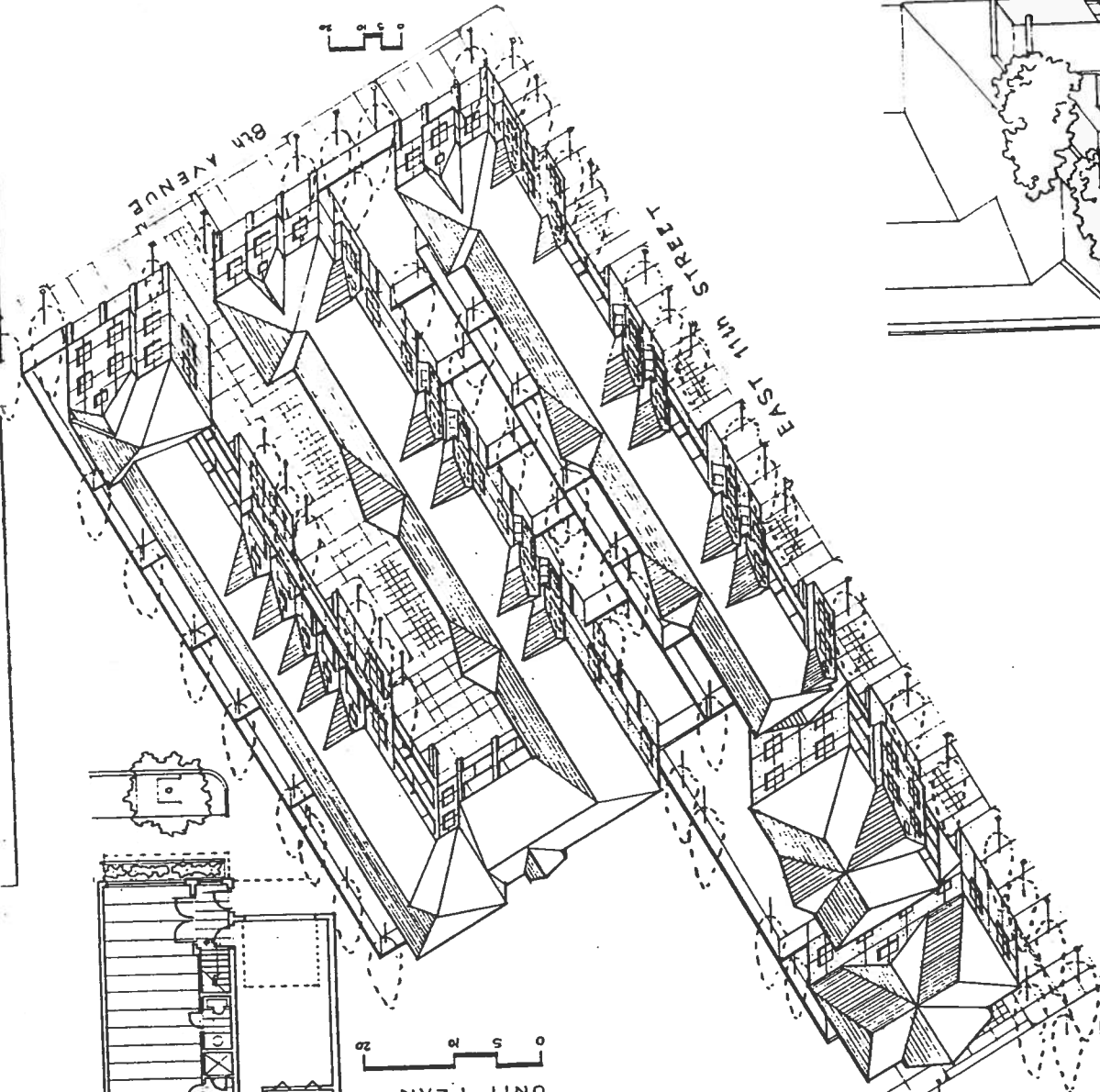
E HI 75 UNITS/ACRE

This scheme for 60 units provides a majority of two and three bedroom flats and townhouses. The townhouses on East 11th Street are designed with private garages and backyards along with a ground floor workspace. Apartments built above the first floor parking garage are clustered around communal courtyards. A large central courtyard and playground is centrally located on grade for use by all residents.



36,525	TOTAL SITE AREA
18,400	BUILDING FOOTPRINT
12,175	OPEN SPACE
5,950	PARKING/DRIVEWAYS
34	TOTAL NUMBER OF UNITS
5	STUDIOS
2	ONE BED
5	TWO BED
6 LW	TWO BED TH
2	THREE BED
8 LW	THREE BED TH
(14)	LIVE/WORK
6	FOUR BED TH
	COMMERCIAL
	INSTITUTIONAL
	RECREATIONAL
750	COMMUNITY
	NUMBER OF CHILDREN'S BEDROOMS 49

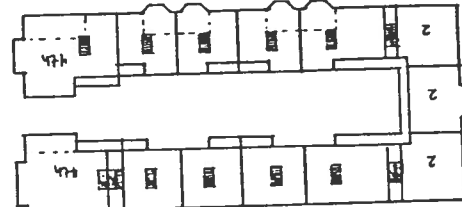
E_{med} SARA BERGSUND



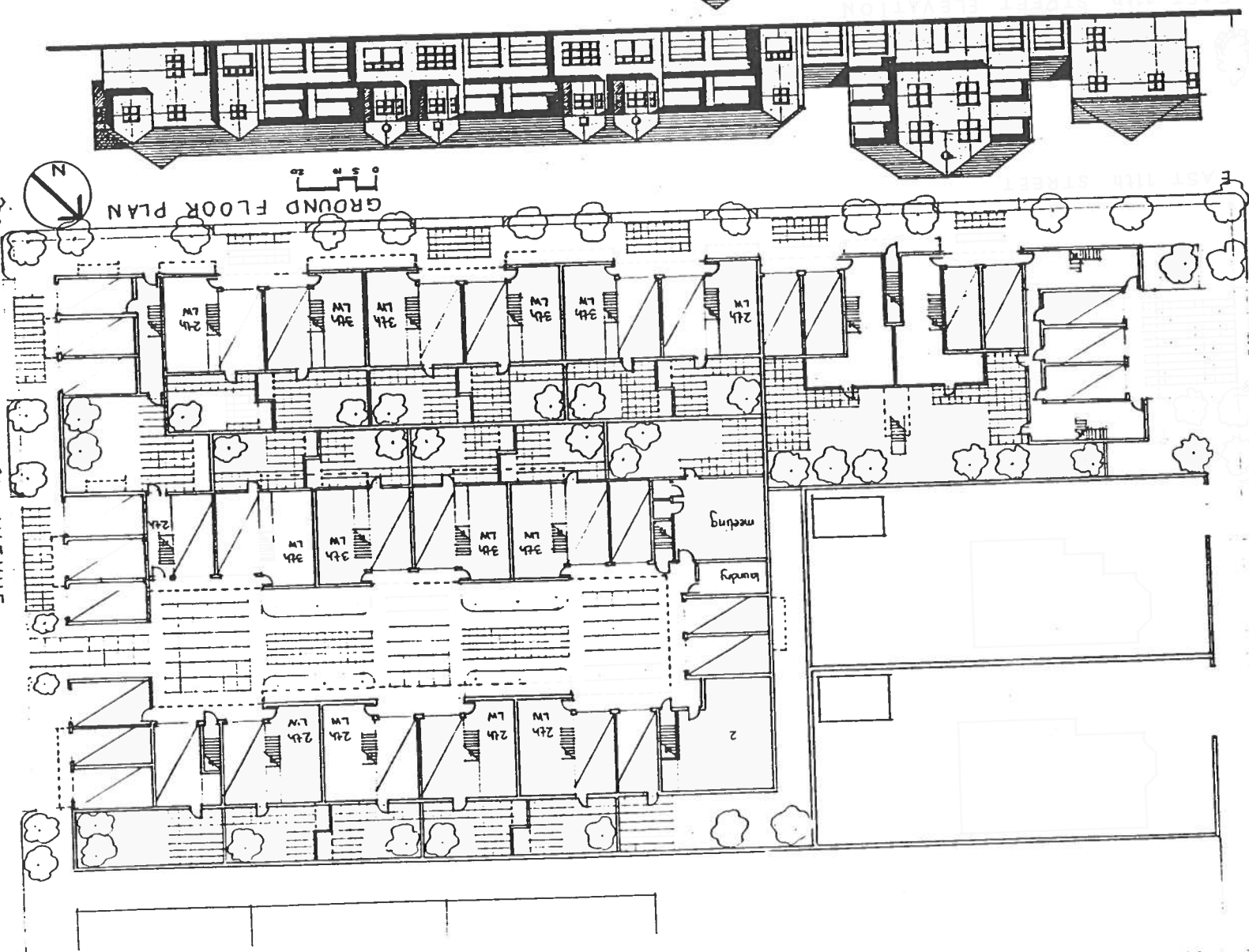
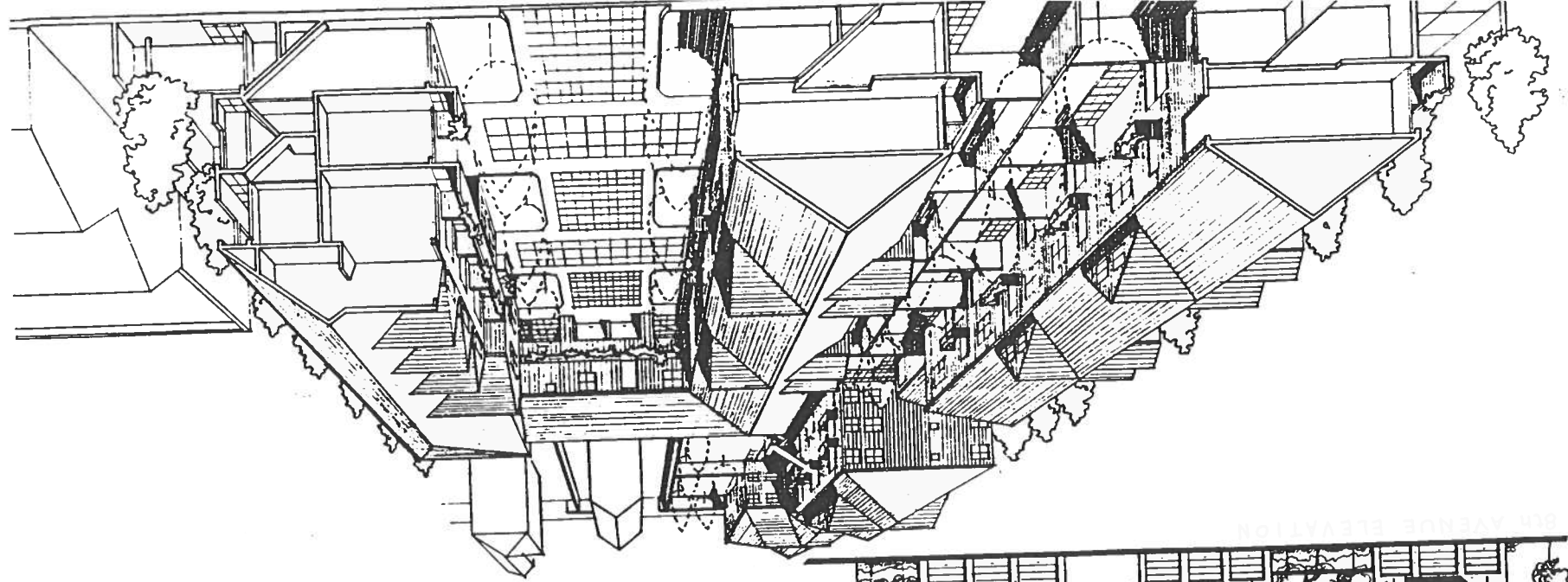
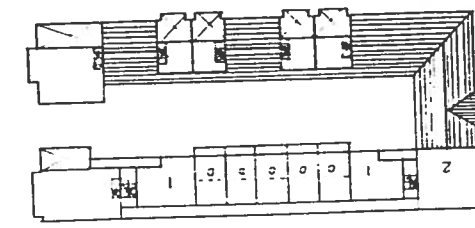
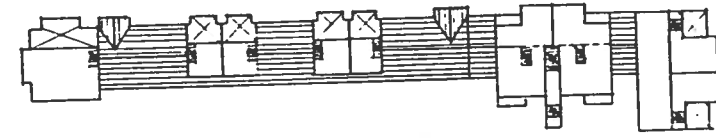
TYPICAL UNIT PLAN



SECOND FLOOR PLAN

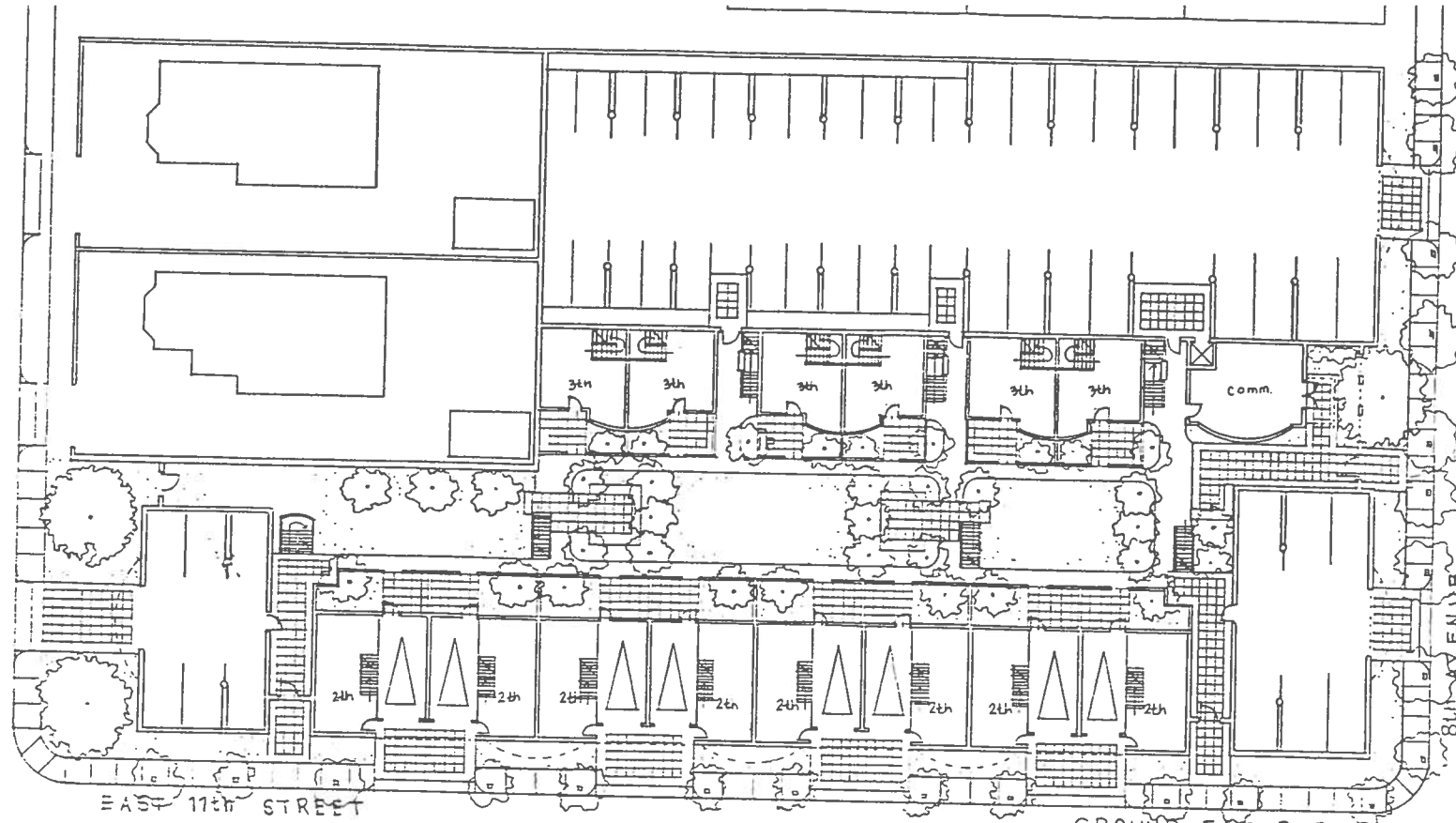


THIRD FLOOR PLAN

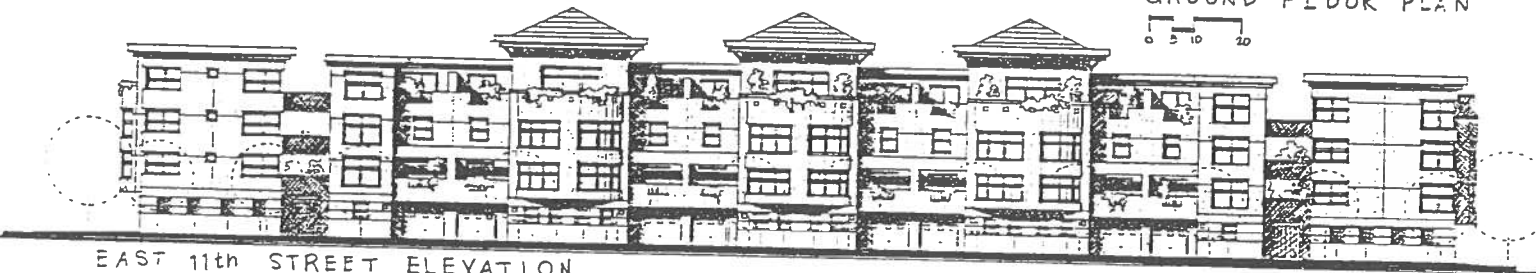


GROUND FLOOR PLAN

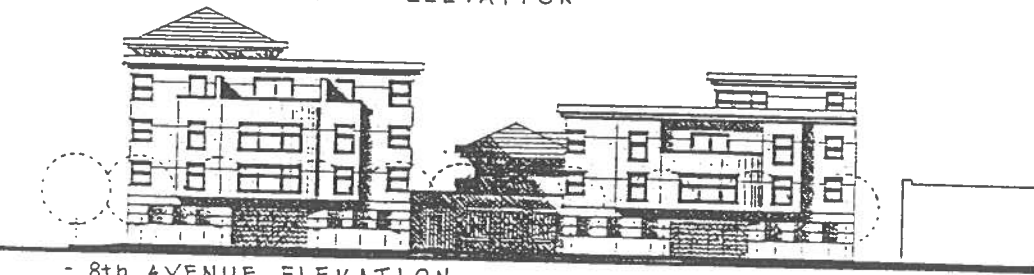
8th AVENUE



GROUND FLOOR PLAN



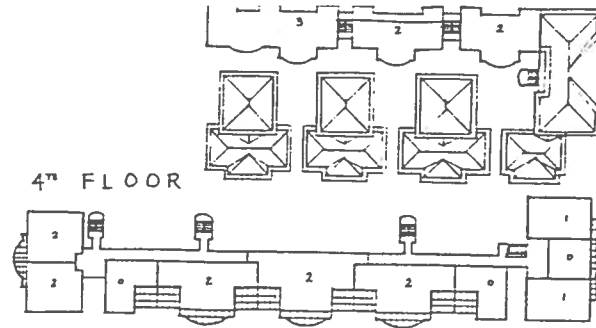
EAST 11th STREET ELEVATION



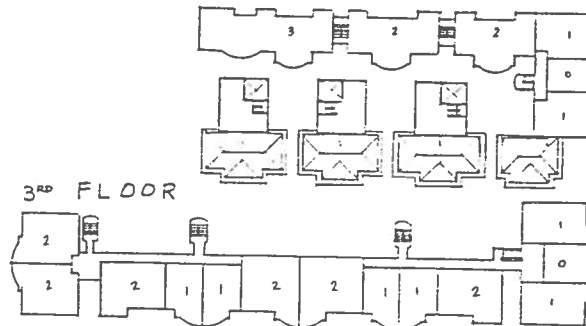
8th AVENUE ELEVATION



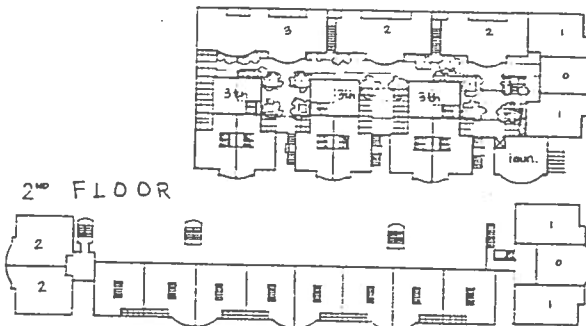
PAVILION ELEVATION



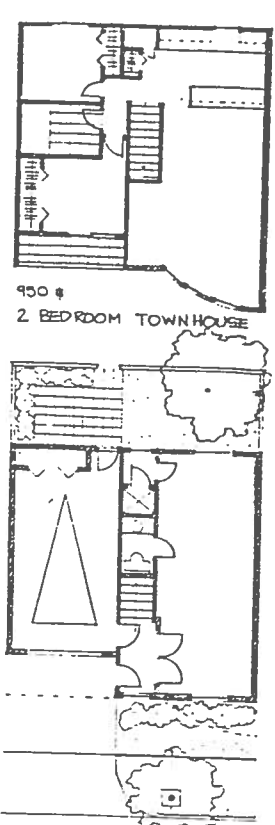
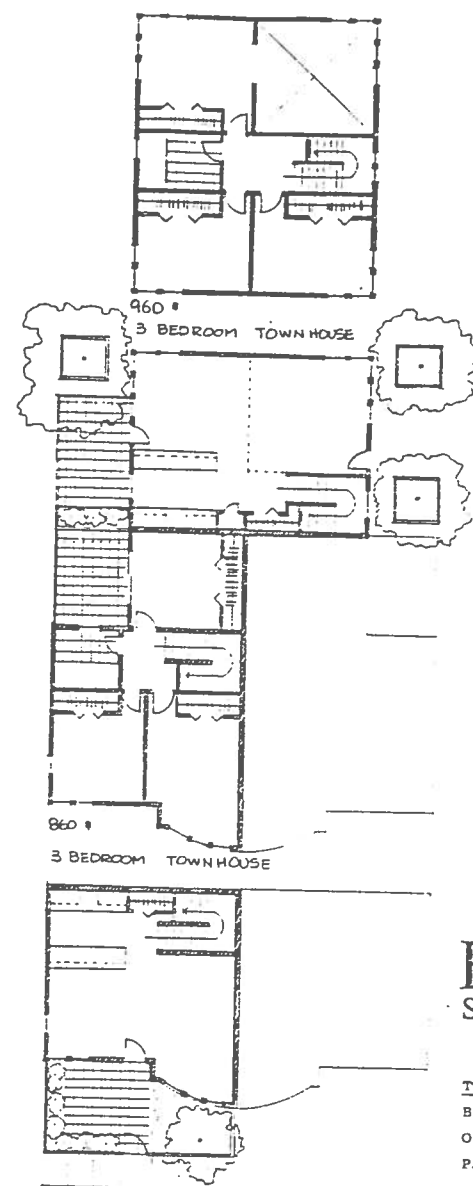
4th FLOOR



3rd FLOOR



2nd FLOOR



TYPICAL UNIT PLANS

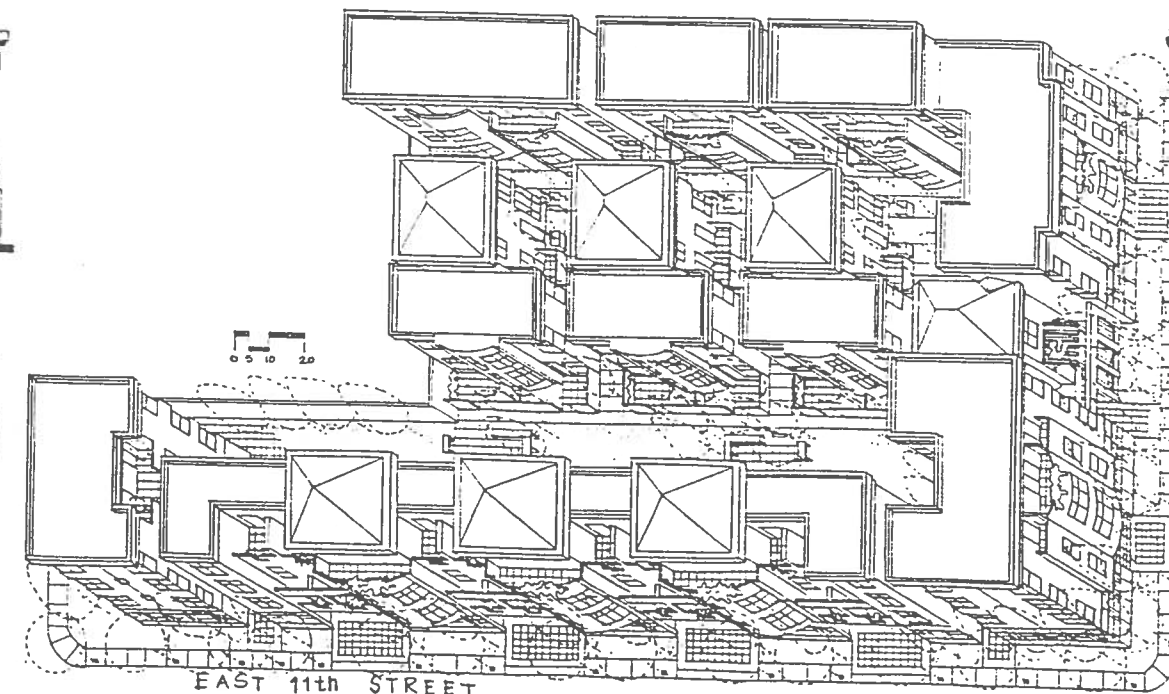
E^{hi}
SARA BERGSUND

TOTAL SITE AREA	36525
BUILDING FOOTPRINT	24965
OPEN SPACE	16610
PARKING/DRIVEWAYS	20860

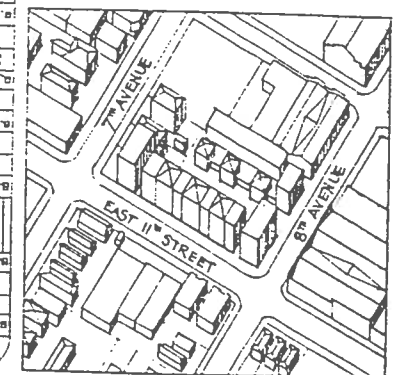
TOTAL NUMBER OF UNITS	60
STUDIOS	7
ONE BED	14
TWO BED	19
TWO BED TH	8 (LW)
THREE BED	3
THREE BED TH	9
LIVE/WORK	8

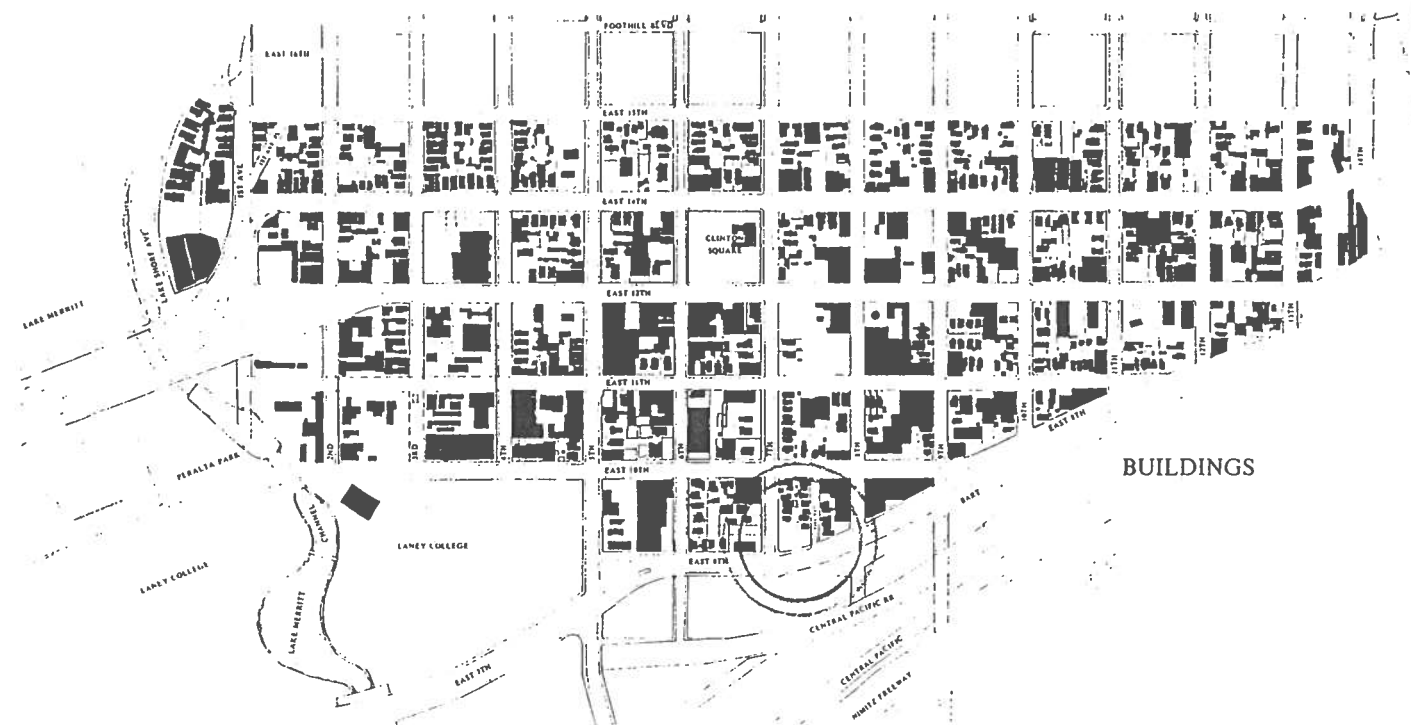
COMMERCIAL	
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	1025

NUMBER OF CHILDREN'S BEDROOMS 50



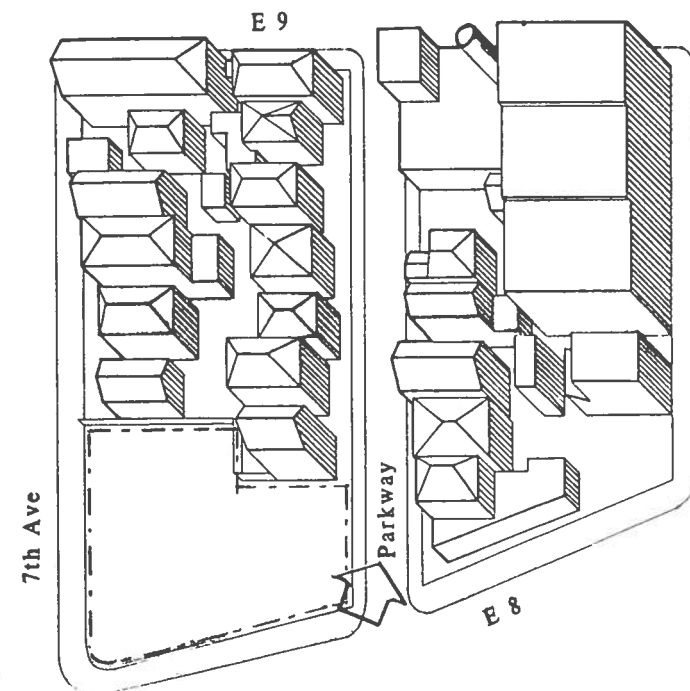
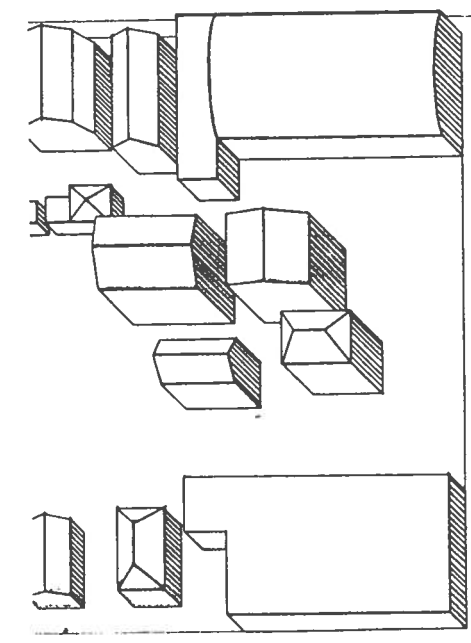
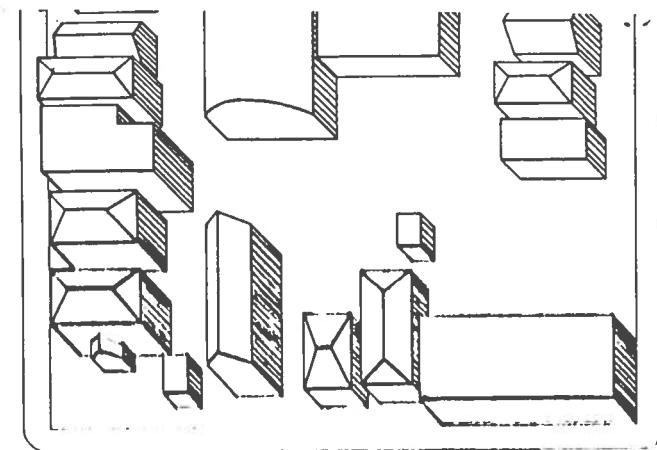
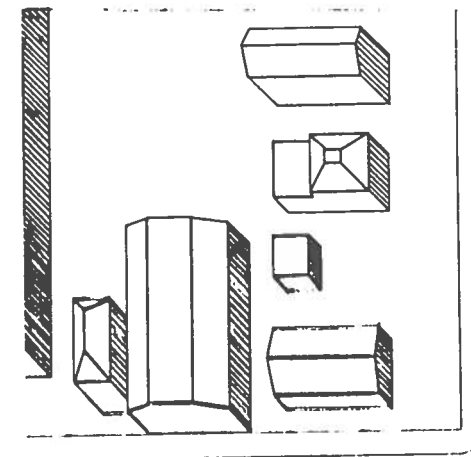
EAST 11th STREET





Across from site on Parkway

F 12,712 s.f.
R-50
SAVITHA SRIDHARAN



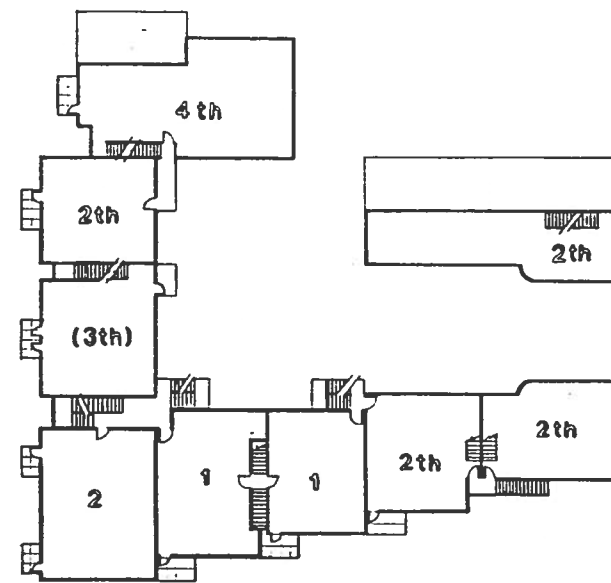
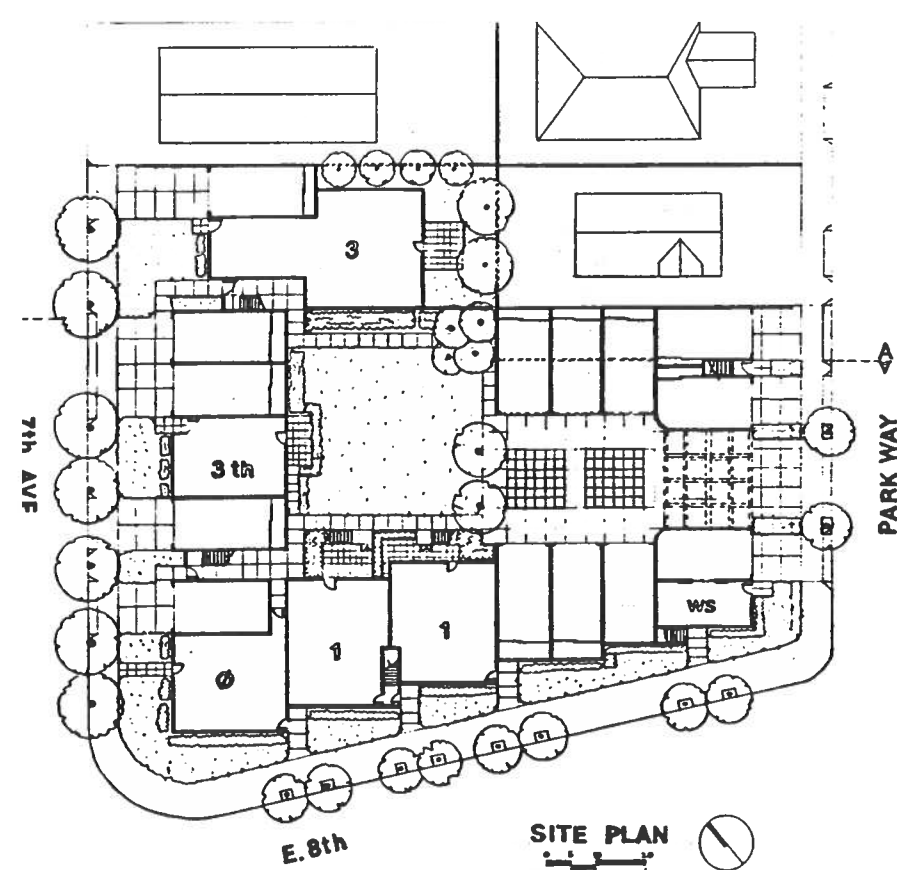
F MED. 40 UNITS/ACRE

The goals of both the medium and high density designs are to reinforce the residential character of the neighborhood and to continue the unique live/work opportunities that are already flourishing in this area. It is also important to provide ample view opportunities in the building design, since this corner site looks toward the estuary. All units types have cross ventilation.

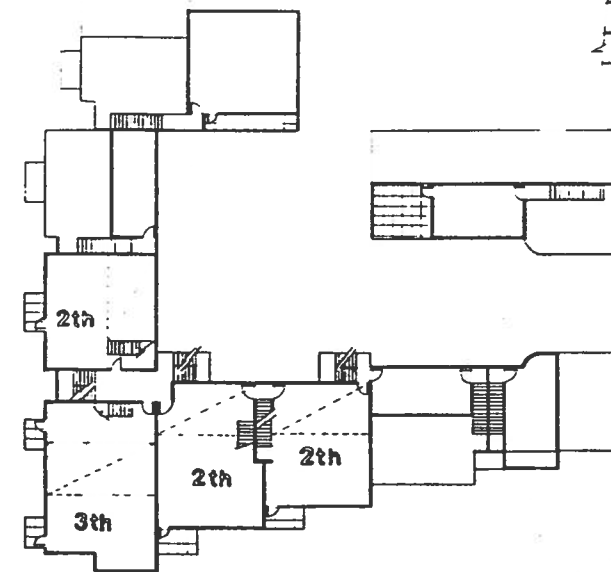
All the units present a house-like identity with street front entrances and private backyard space. Privacy and views are obtained by stepping the units back from the street and articulating the height of the building mass. The maximum height is three stories above grade.

F HI 75 UNITS/ACRE

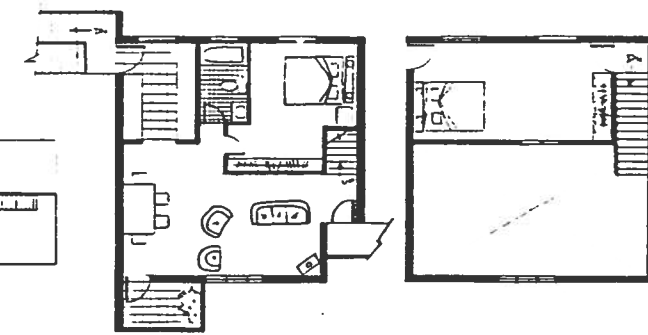
To continue the context of the neighborhood, both schemes develop two detached houses on Park Way. Additionally, the density is increased on East 8th Street, which is south facing and looks out to the estuary. This scheme uses a first floor parking garage atop which is placed two, three and four floors of housing. Like the first design, it provides pitched roofs and a staggered building footprint, allowing more views and a sense of privacy and individuality among the units plans.



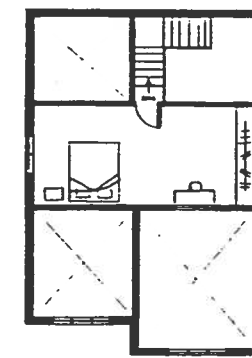
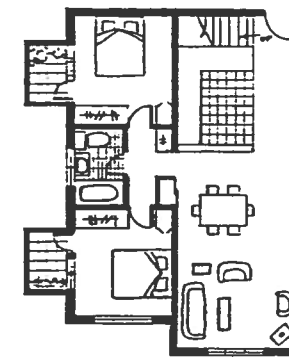
2nd LEVEL



3rd LEVEL



UNIT PLANS



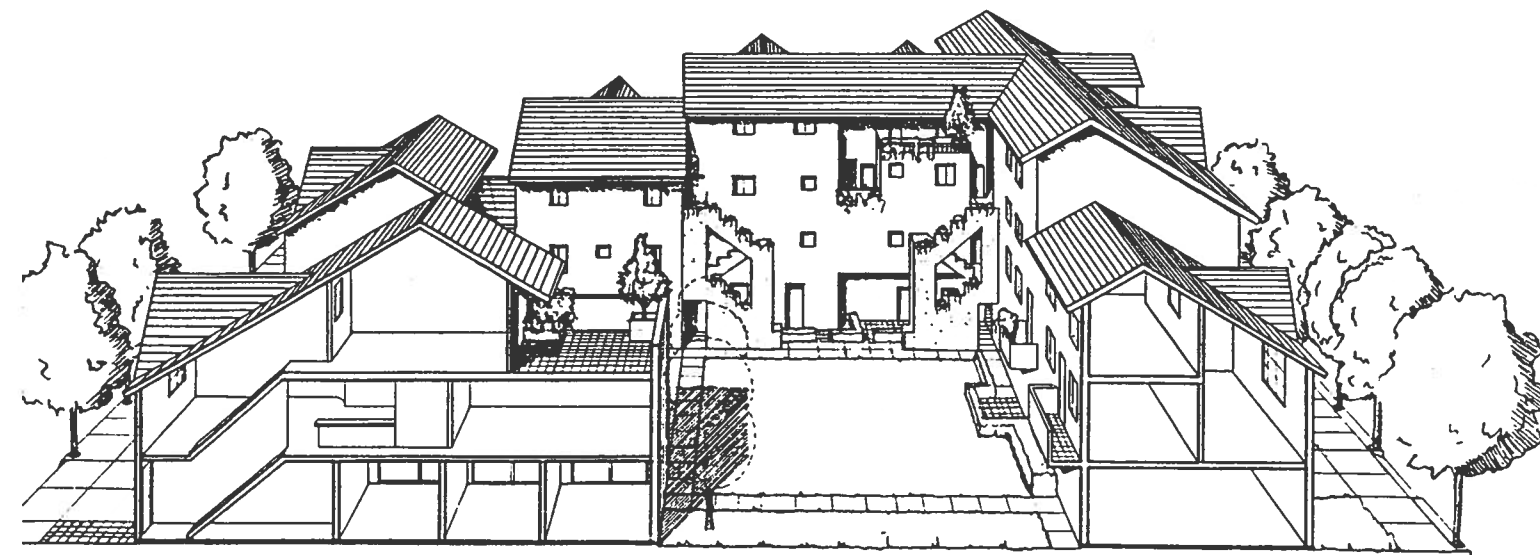
E. 8th ELEVATION



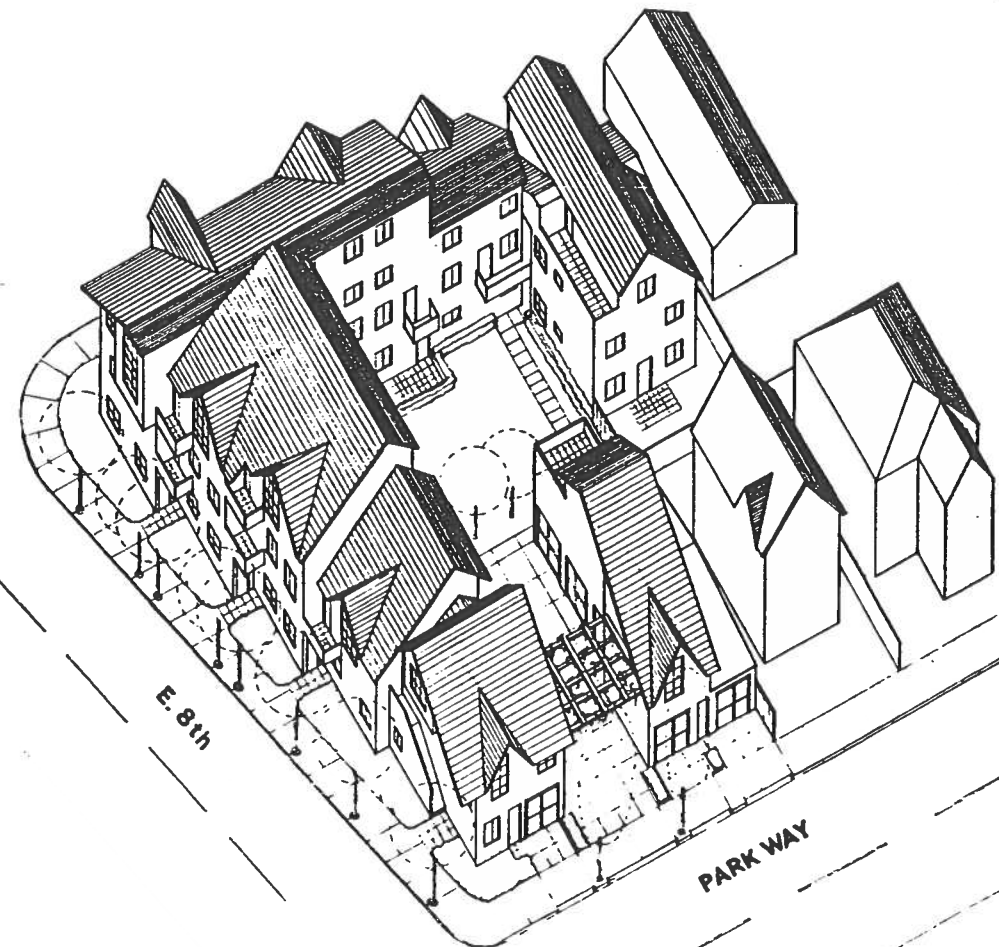
7th AVE. ELEVATION



PARK WAY ELEVATION



SECTION A-A



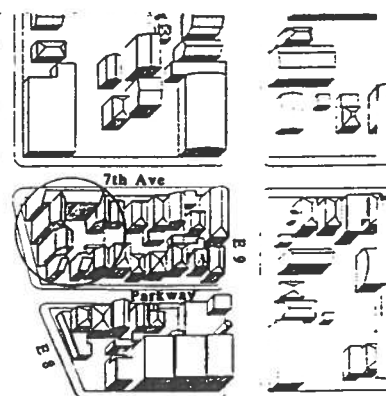
F_{med}
SAVITHA SRIDHARAN

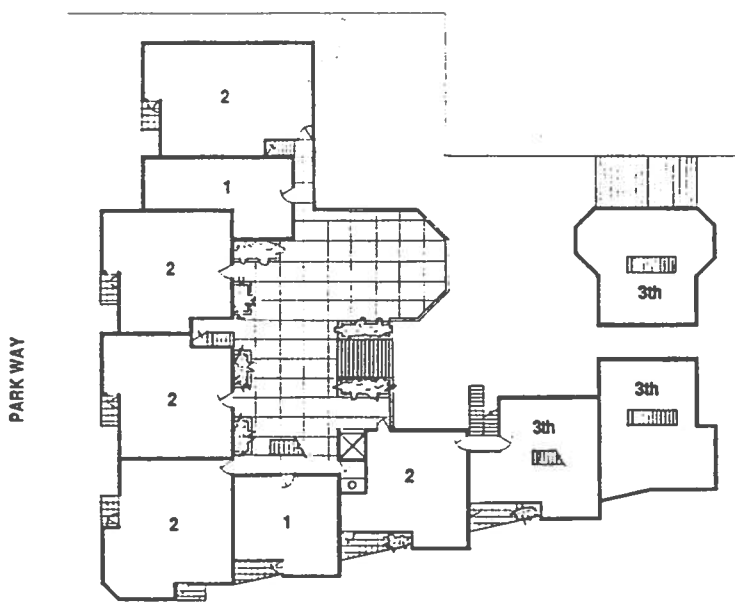
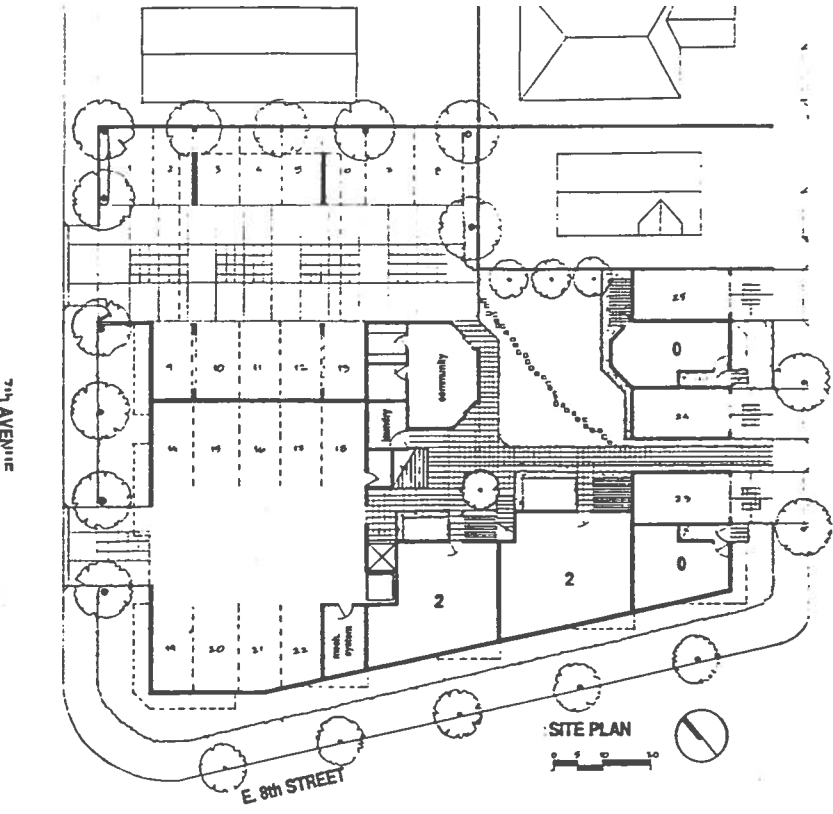
TOTAL SITE AREA	12.712
BUILDING FOOTPRINT	6.745
OPEN SPACE	3.905
PARKING/DRIVWAYS	2.065

TOTAL NUMBER OF UNITS	17
STUDIOS	
ONE BED	2
TWO BED	1
TWO BED TH	7
THREE BED	1
THREE BED TH	2
LIVE/WORK	4
Four Bed TH	1

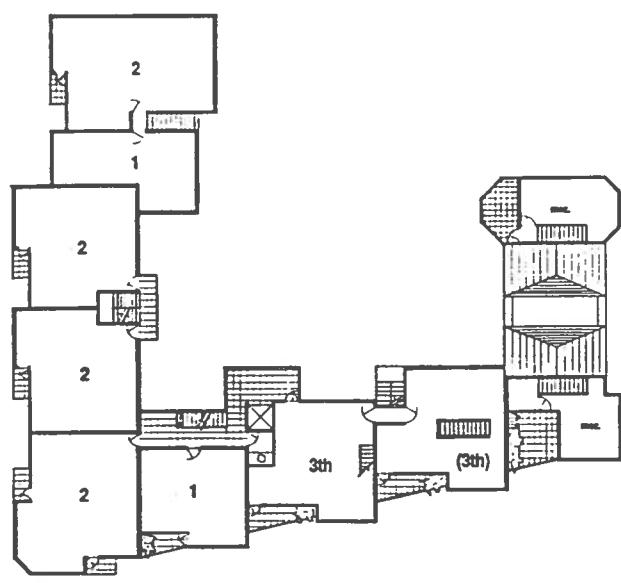
COMMERCIAL	
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	

NUMBER OF CHILDREN'S BEDROOMS 17

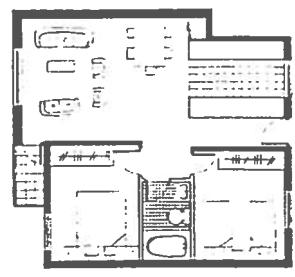




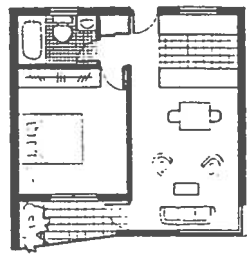
SECOND LEVEL



THIRD LEVEL



UNIT PLANS



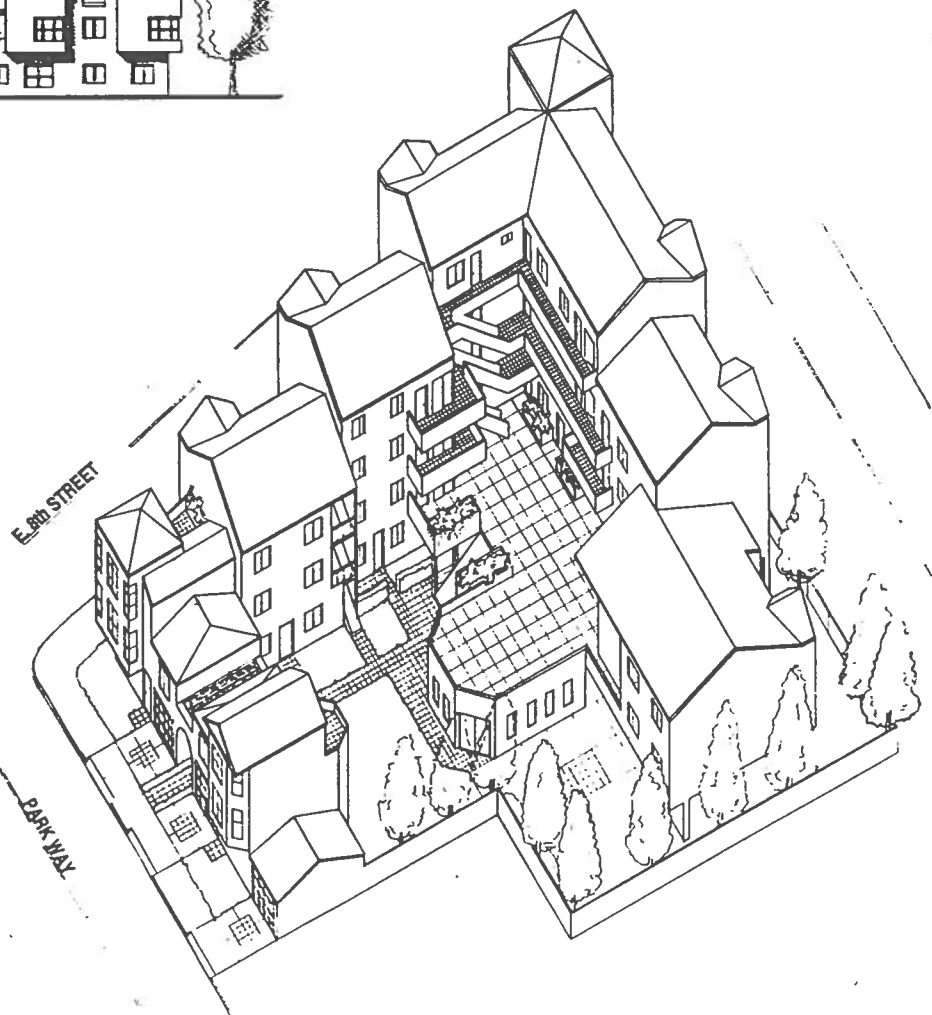
7th Ave. ELEVATION



E. 8th St. ELEVATION

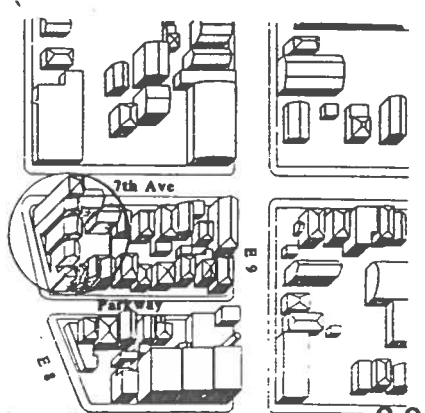


PARK WAY ELEVATION

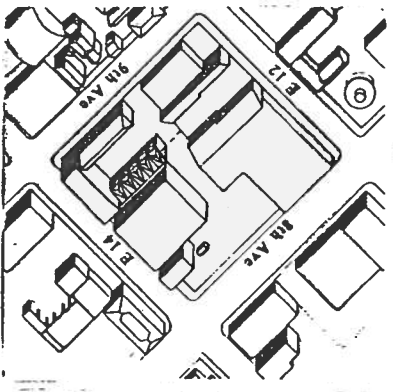


F_{hi}
SAVITHA SRIDHARAN

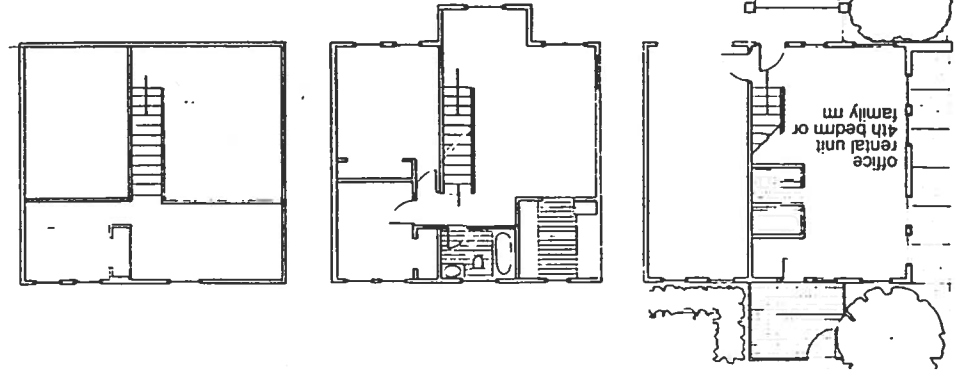
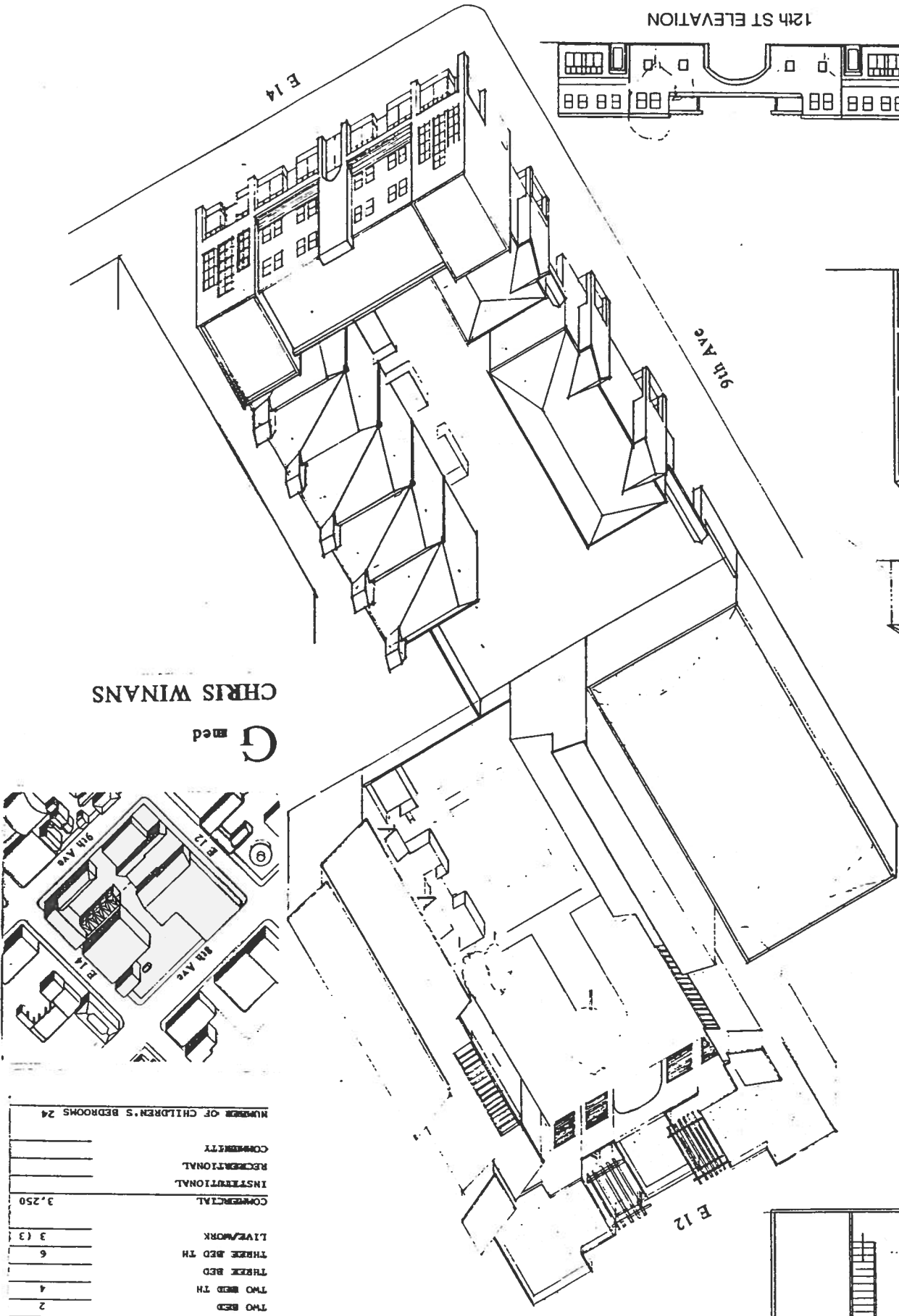
TOTAL SITE AREA	12710
BUILDING FOOTPRINT	7625
OPEN SPACE	6115
PARKING/DRIVEWAYS	6540
TOTAL NUMBER OF UNITS	28
STUDIOS	
ONE BED	6
TWO BED	16
TWO BED TH	
THREE BED	
THREE BED TH	4
LIVE/WORK	2
COMMERCIAL	
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	465
NUMBER OF CHILDREN'S BEDROOMS	24



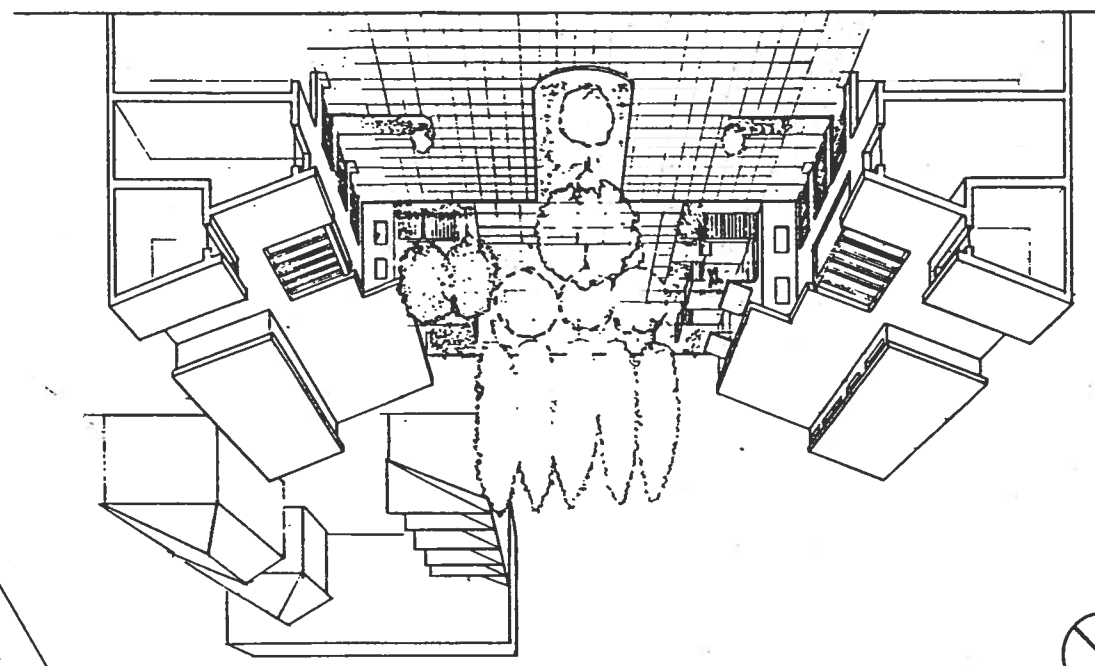
26	TOTAL NUMBER OF UNITS
11	ONE BED
2	TWO BED
4	TWO BED TH
6	THREE BED
3 (3)	LIVE/WORK
3,250	COMMERCIAL
	INSTITUTIONAL
	RECREATIONAL
	COMMUNITY
13,600	BUILDING FOOTPRINT
8,080	OPEN SPACE
6,720	PARKING/DRIVEWAYS



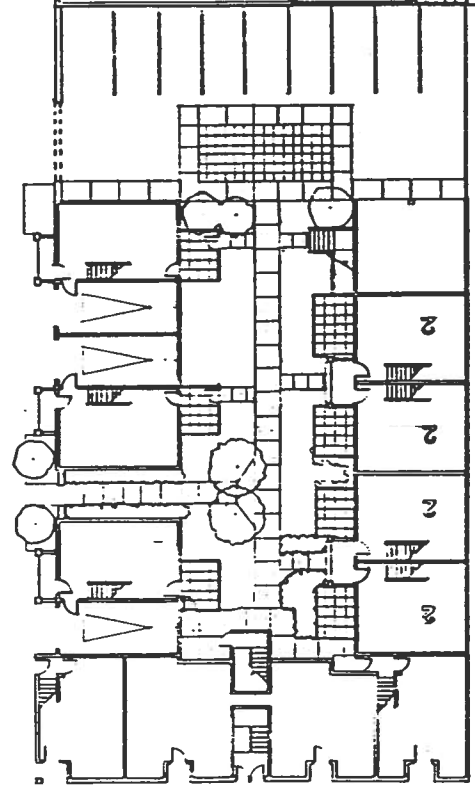
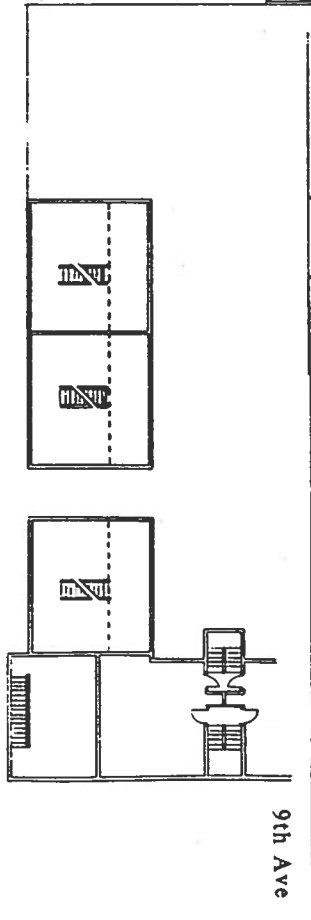
G med
CHRIS WINANS



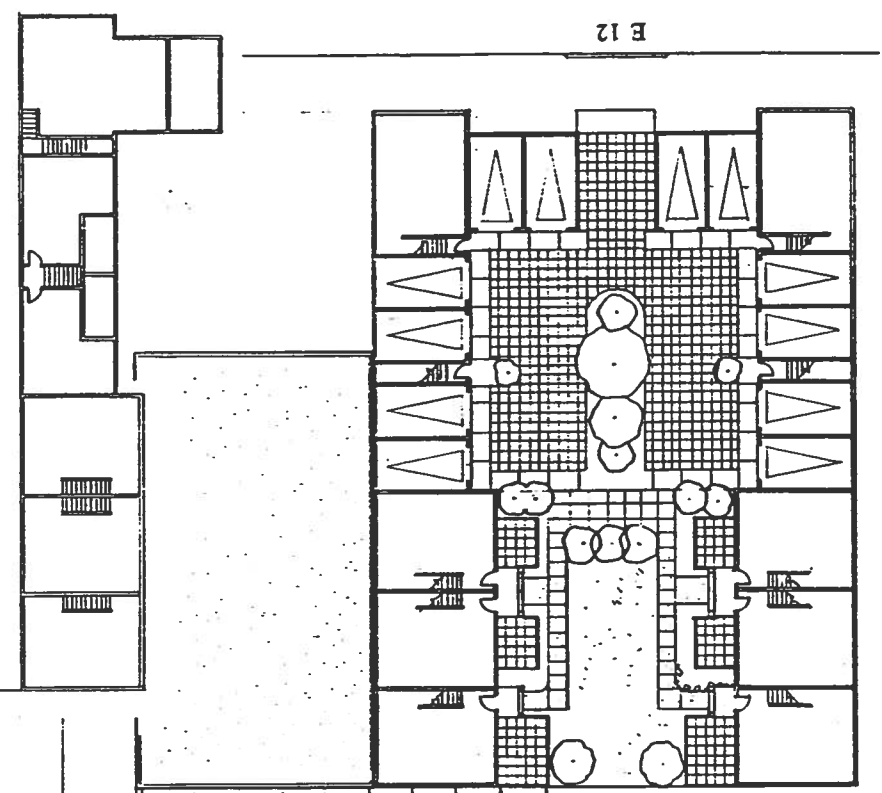
UNIT PLANS



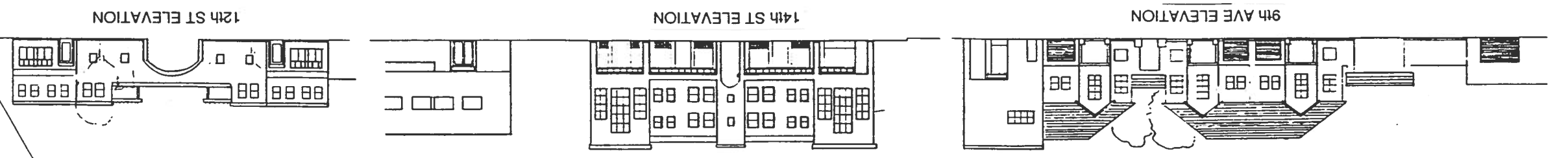
SECTION PERSPECTIVE



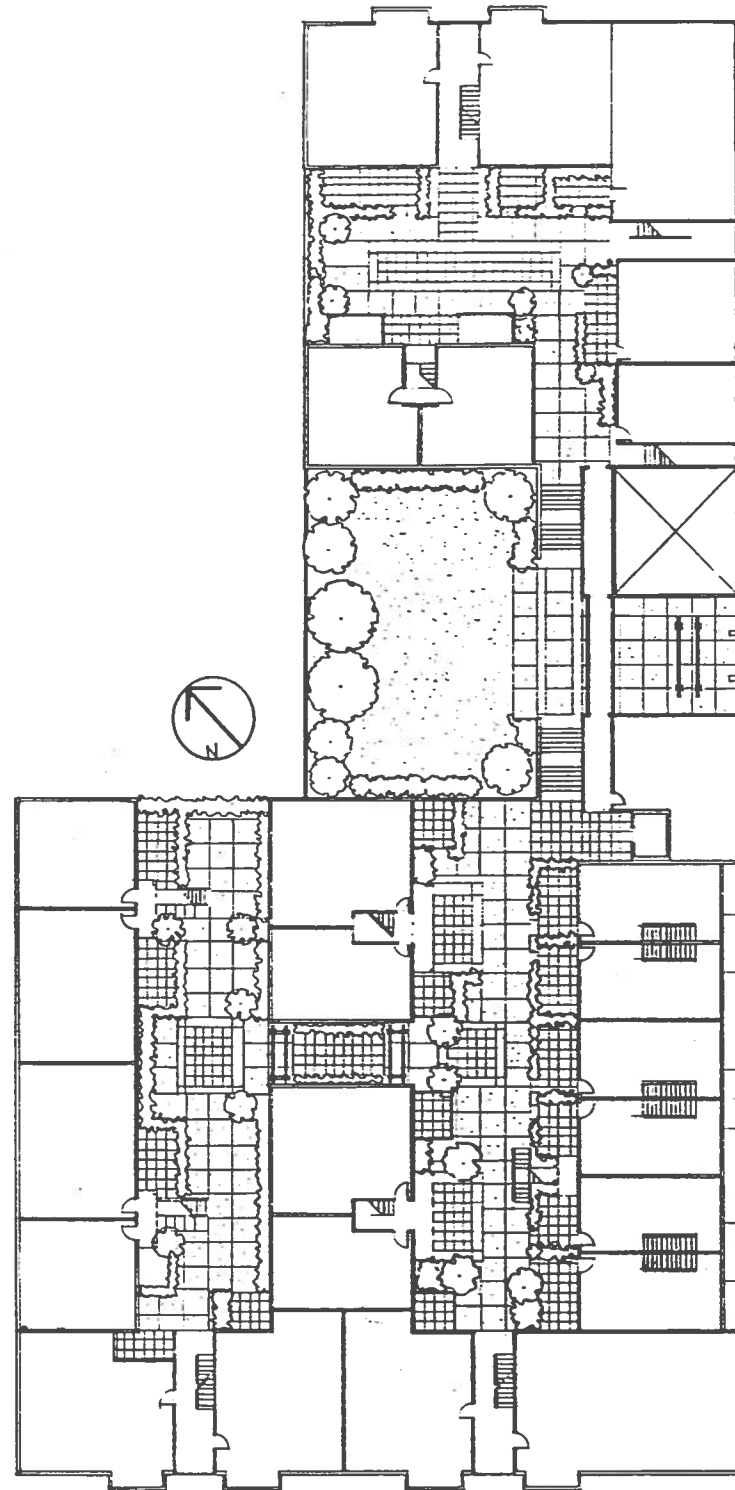
9th Ave



SITE PLAN



E 14

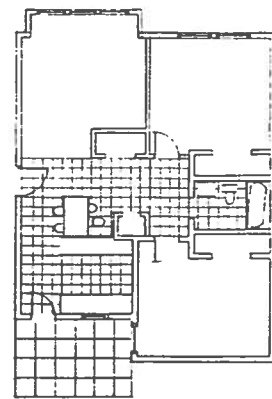


E 12

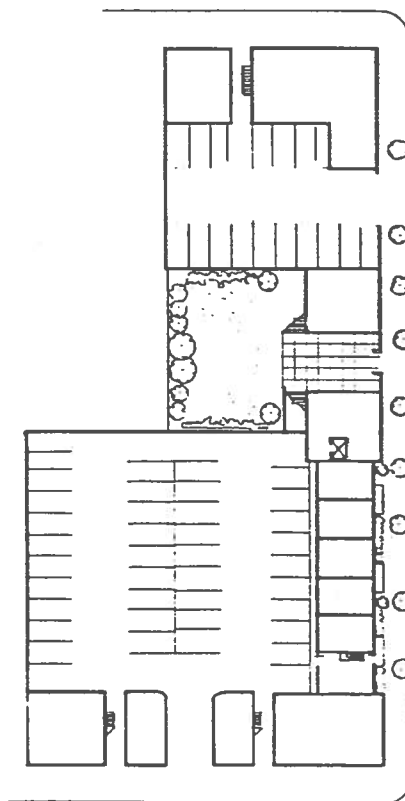
2nd Level Plan



12th ST ELEVATION



Typical 2Br



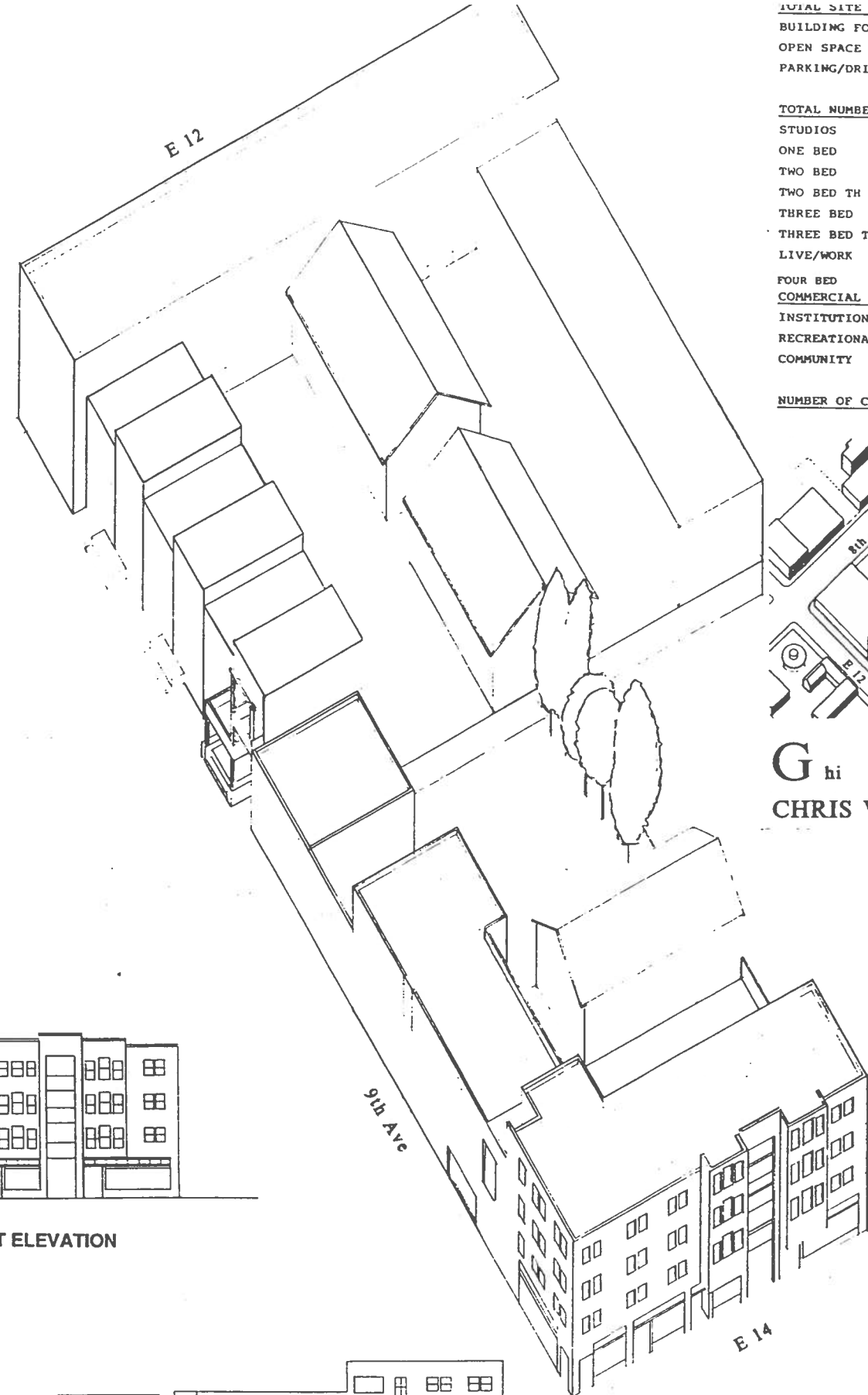
Ground Level Plan



9th AVE ELEVATION



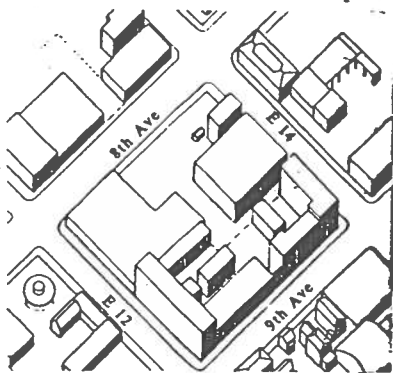
14th ST ELEVATION



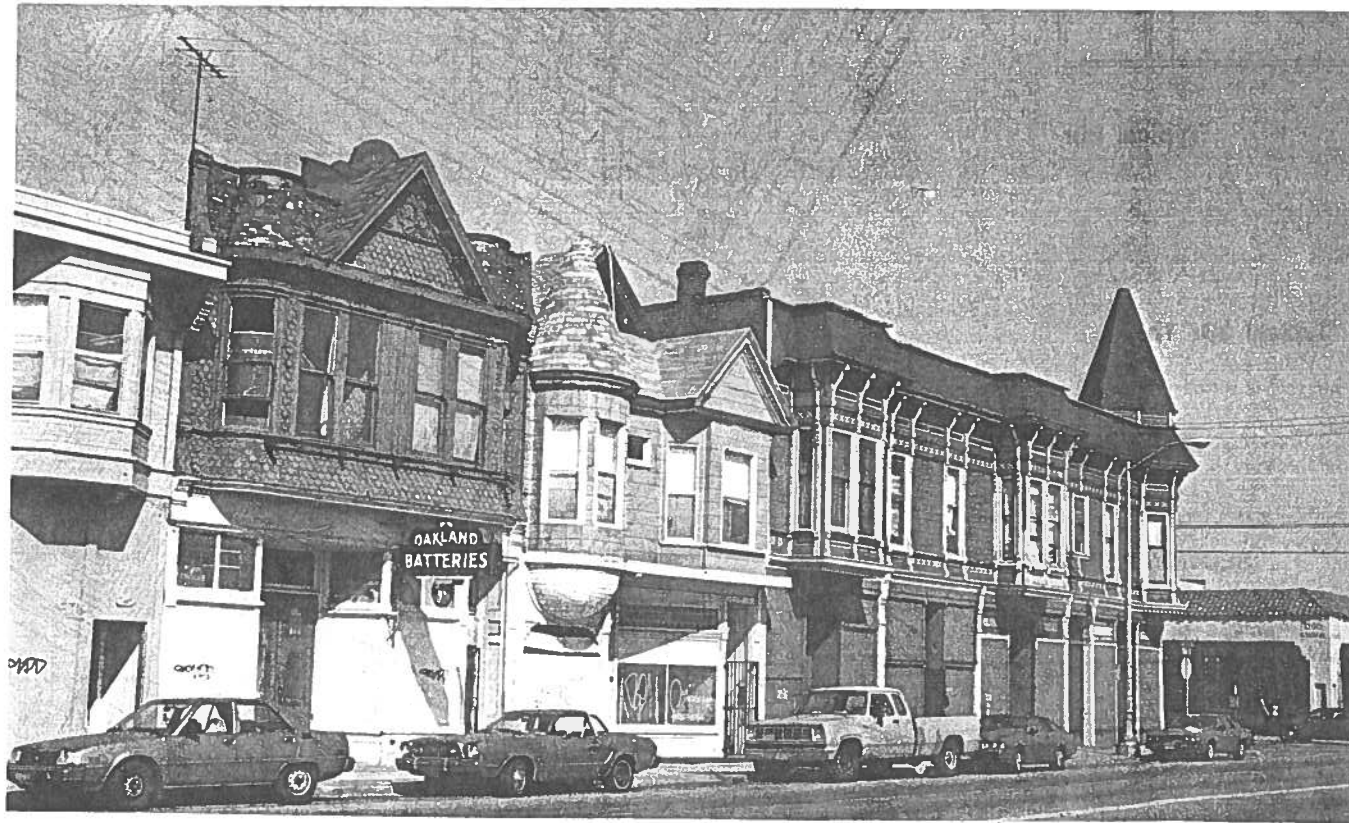
TOTAL SITE AREA	35400
BUILDING FOOTPRINT	25965
OPEN SPACE	14425
PARKING/DRIVEWAYS	19725

TOTAL NUMBER OF UNITS	55
STUDIOS	2
ONE BED	15
TWO BED	21
TWO BED TH	6
THREE BED	9
THREE BED TH	
LIVE/WORK	
FOUR BED	0 =
COMMERCIAL	2700
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	1120

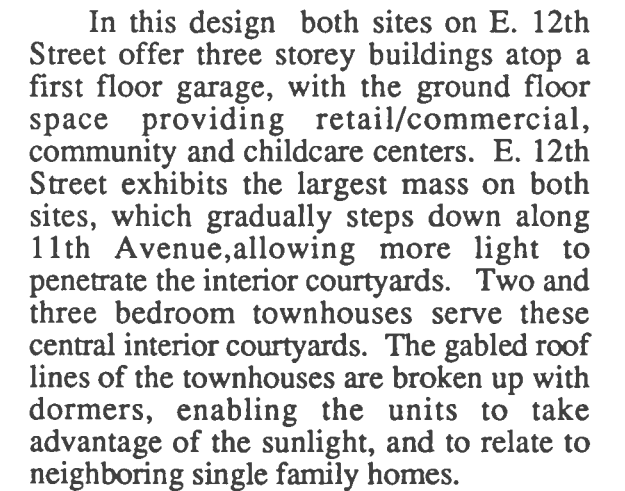
NUMBER OF CHILDREN'S BEDROOMS 51



G_{hi}
CHRIS WINANS



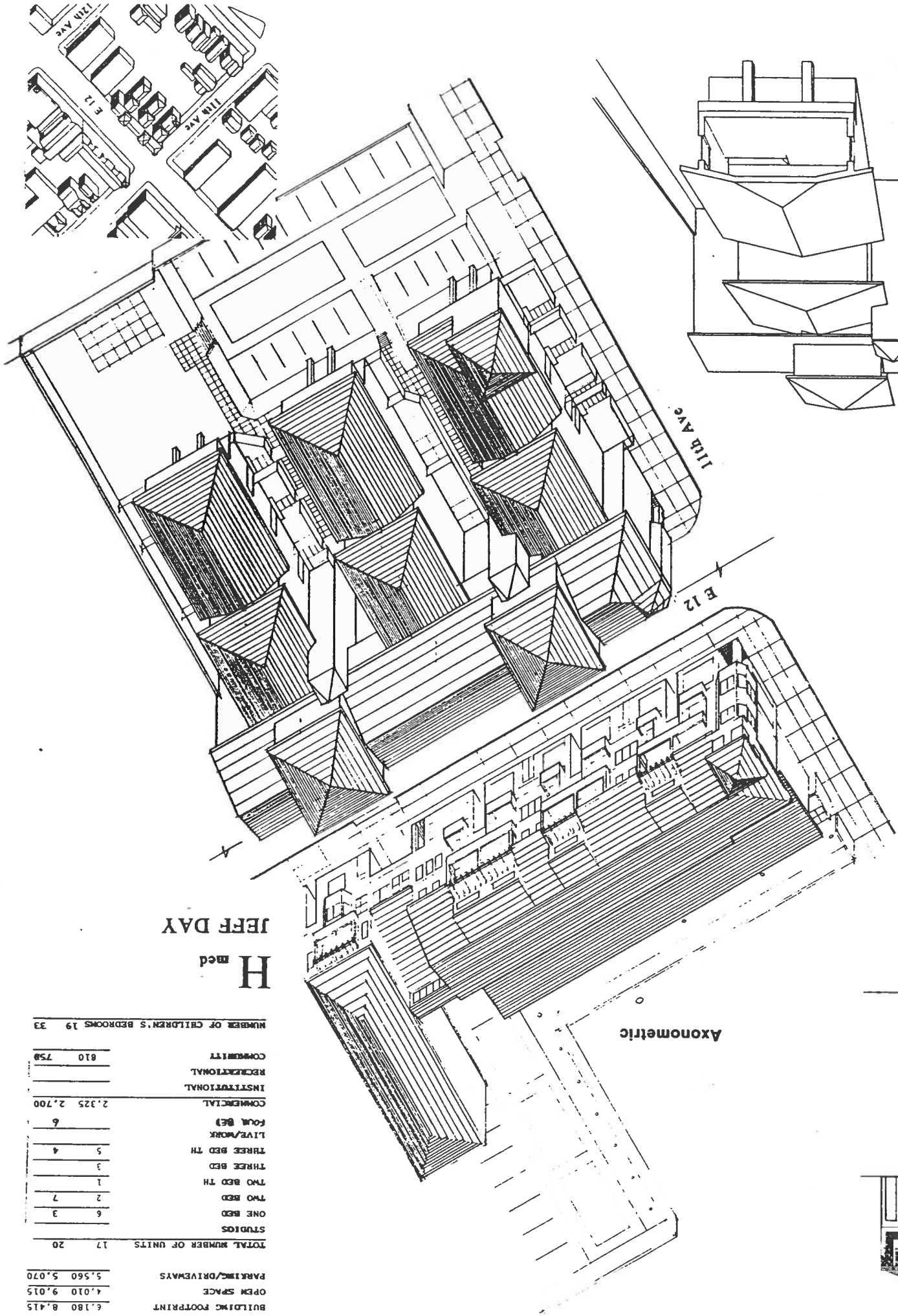
H 22,500 s.f. & 15,740 s.f.
C-30 / S-7
JEFF DAY



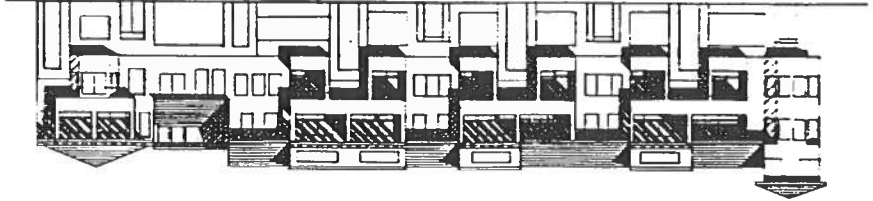
TOTAL SITE AREA	15,740	22,500
BUILDING FOOTPRINT	6,180	8,415
OPEN SPACE	4,010	9,015
PARKING/DRIVEWAYS	5,560	5,070

TOTAL NUMBER OF UNITS	17	20
STUDIOS	6	3
ONE BED	2	7
TWO BED TH	1	3
THREE BED	5	4
THREE BED TH	6	2,325
LIVE/WORK	2,325	2,700
FOUR BED	610	758
COMMUNITY	33	
INSTITUTIONAL		
RECREATIONAL		
NUMBER OF CHILDREN'S BEDROOMS	19	33

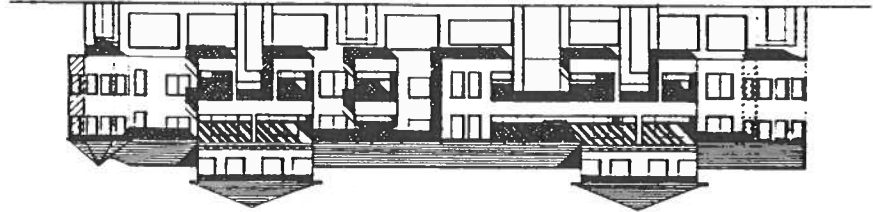
H med JEFF DAY



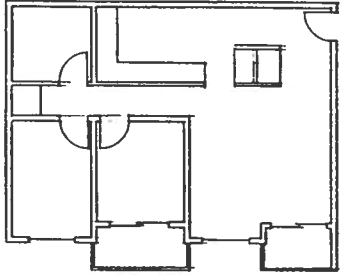
Axonometric



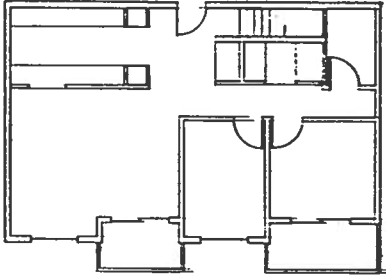
East 12th Street Elevation - North



East 12th Street Elevation - South



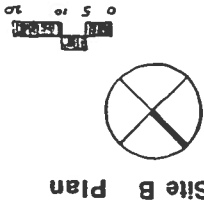
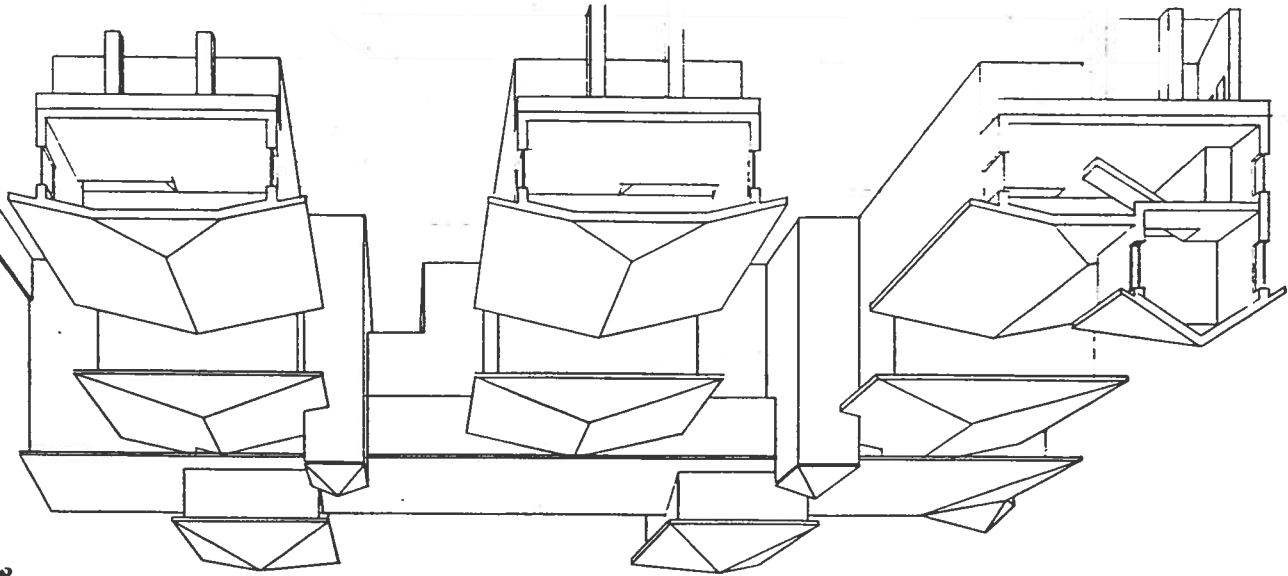
Typical 2Br



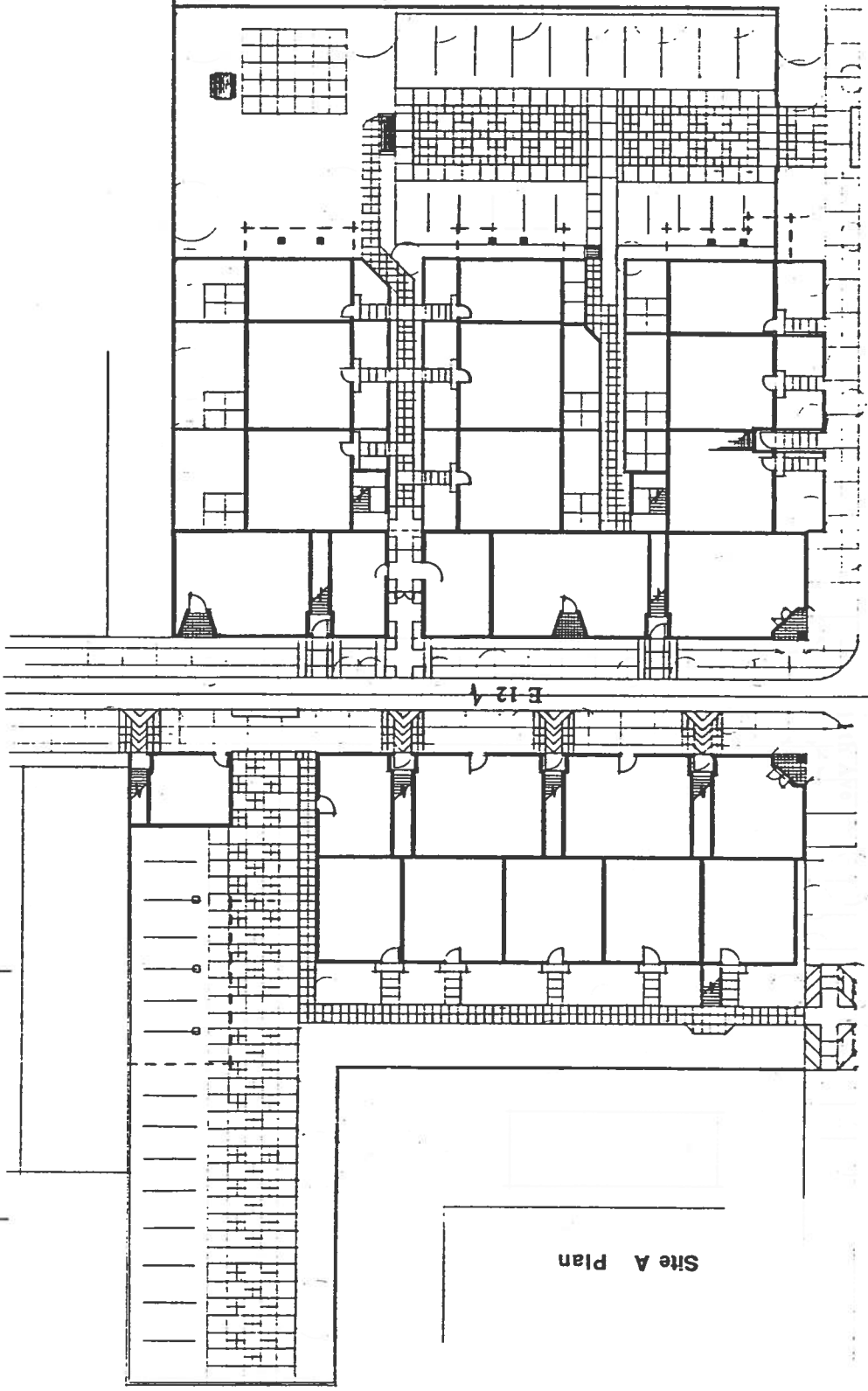
Typical 3Br Th



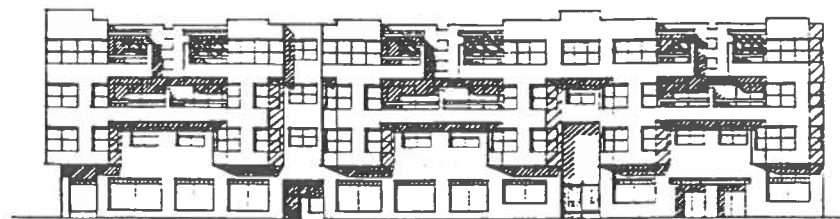
SECTION PERSPECTIVE



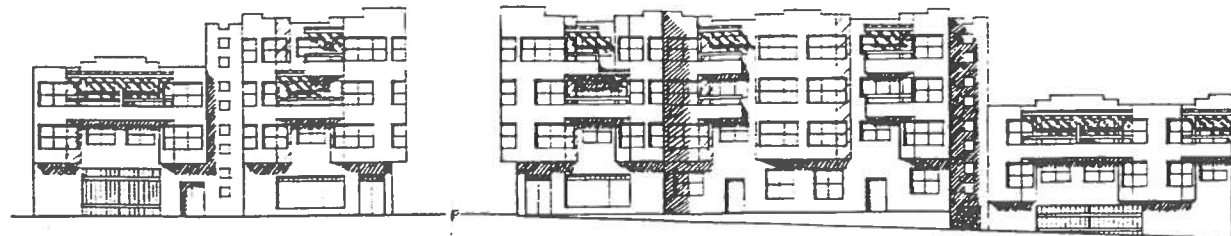
Site B Plan



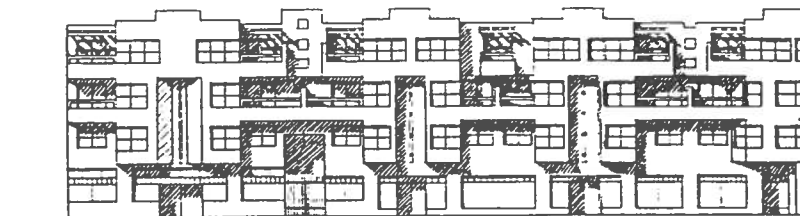
Site A Plan



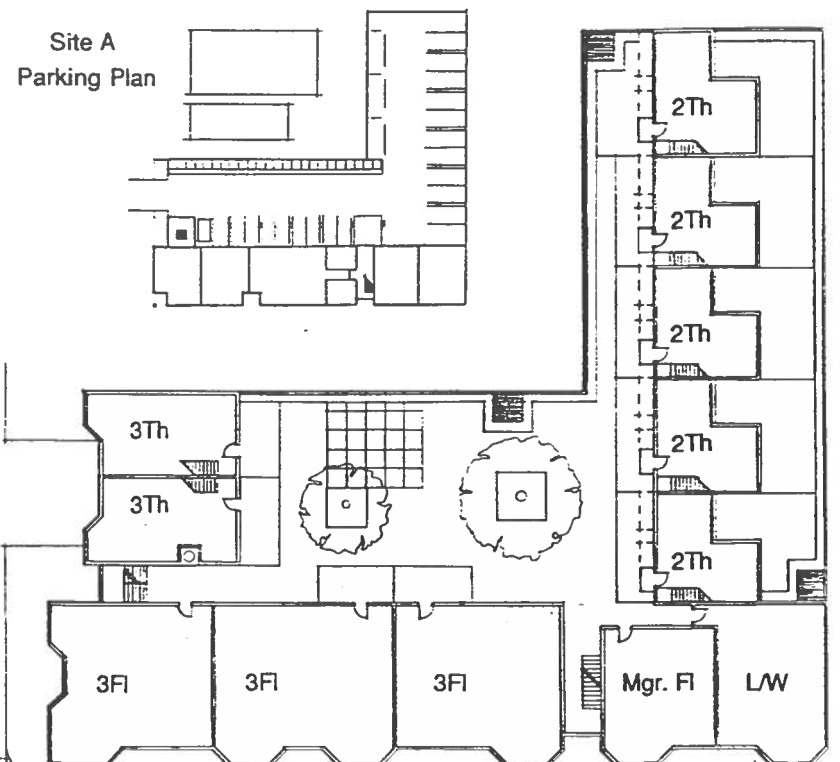
East 12th Street Elevation - North



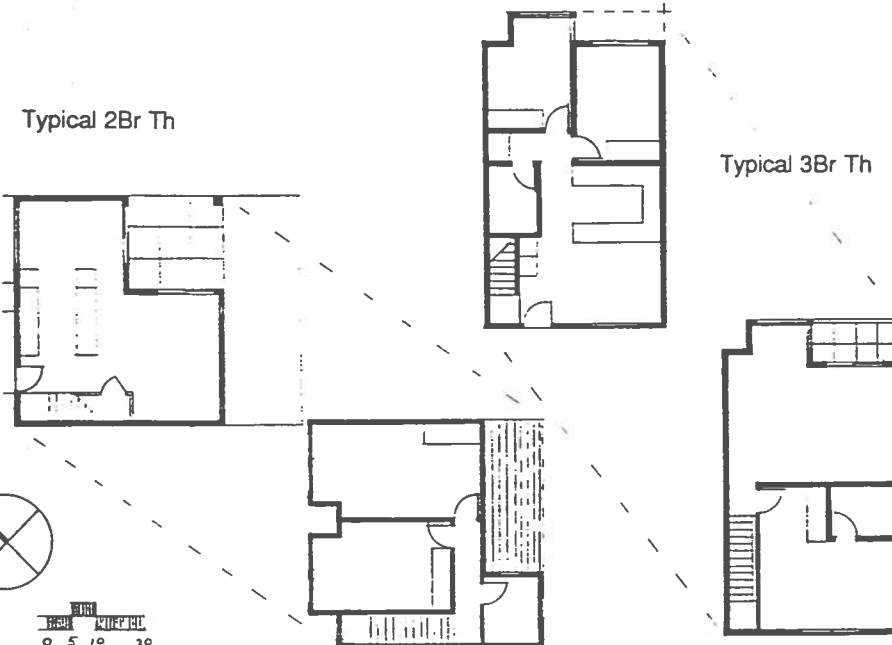
11th Avenue Elevation



East 12th Elevation - South

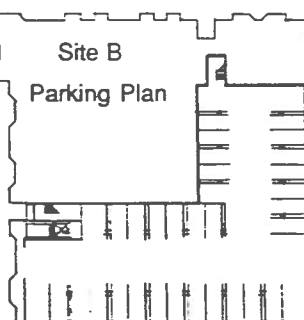


2nd Level Plan Site A

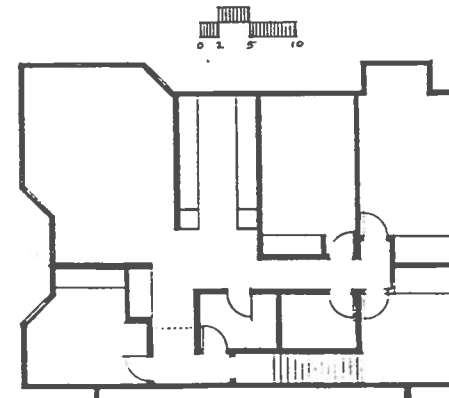


Typical 2Br Th

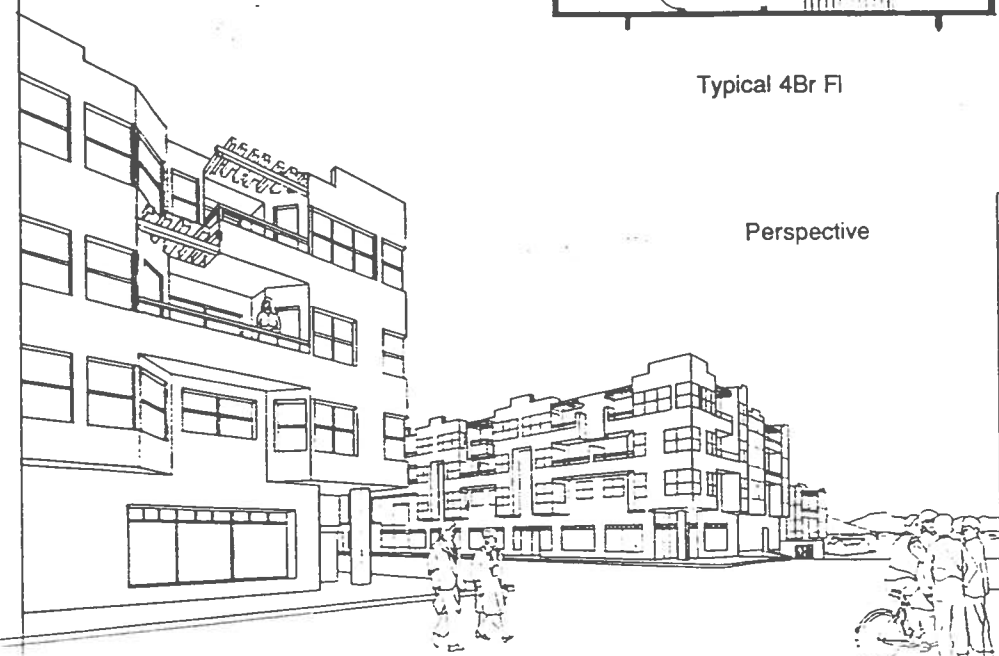
Typical 3Br Th



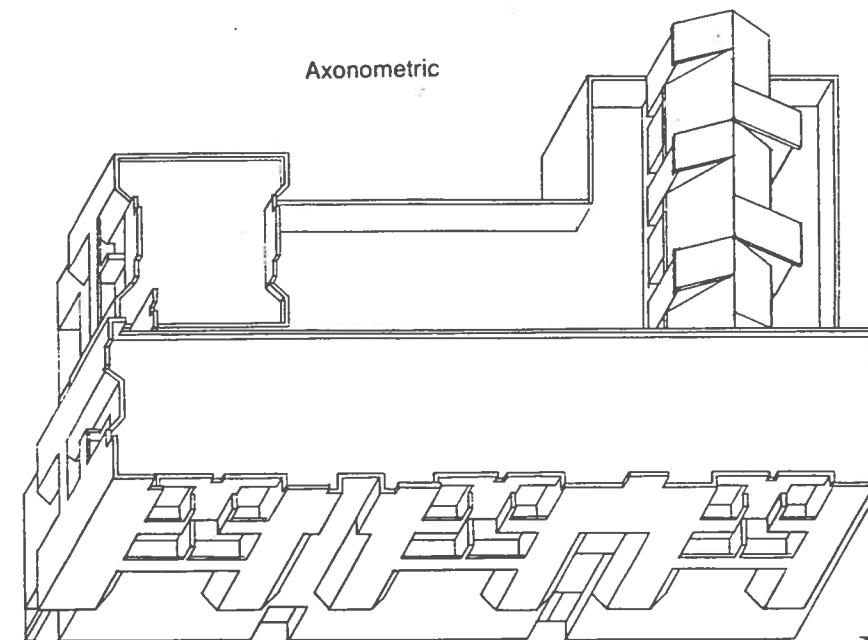
Site B
Parking Plan



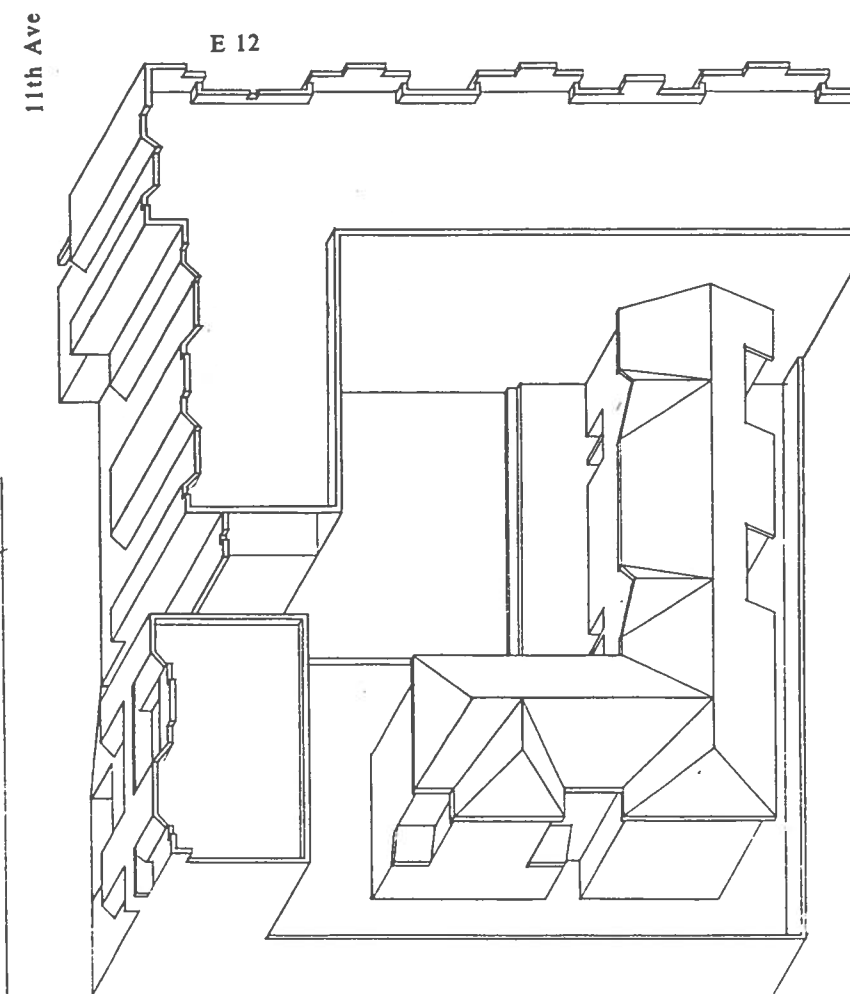
Typical 4Br Fi



Perspective



Axonometric

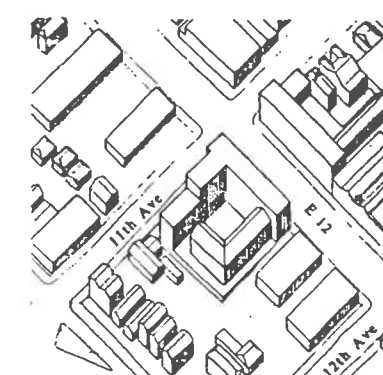


H_{hi} JEFF DAY

TOTAL SITE AREA	15750 22500
BUILDING FOOTPRINT	15750 18000
OPEN SPACE	6555 7980
PARKING/DRIVEWAYS	10500 11760

TOTAL NUMBER OF UNITS	24	34
STUDIOS		
ONE BED	6	8
TWO BED	6	9
TWO BED TH	5	9
THREE BED	4	
THREE BED TH	2	6
LIVE/WORK	1	
FOUR BED		2
COMMERCIAL	1500	1350
INSTITUTIONAL	690	1320
RECREATIONAL		
COMMUNITY	1760	1500

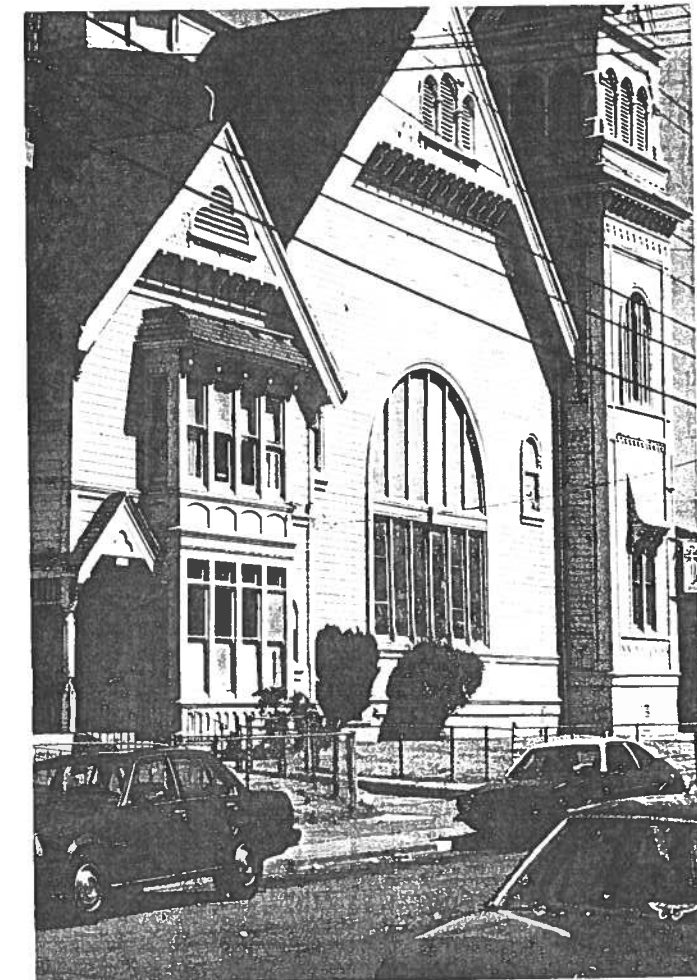
NUMBER OF CHILDREN'S BEDROOMS 24 36





Corner of 12th Ave. & E.14th

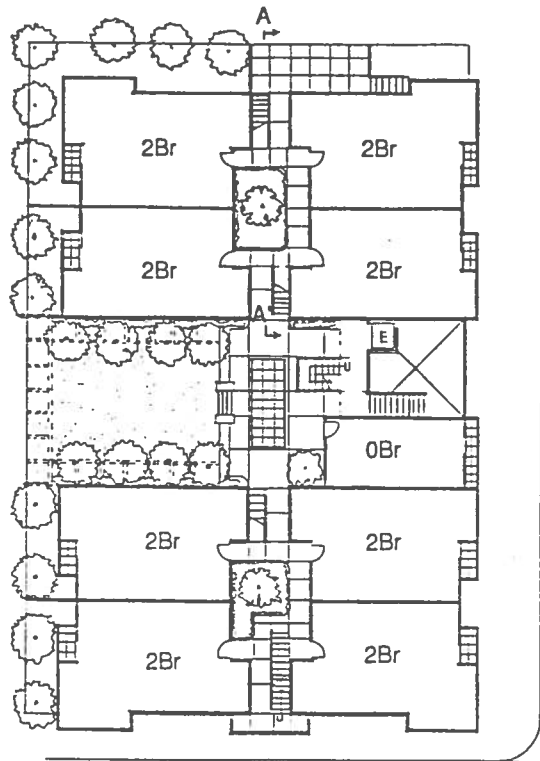
I 14,000 s.f. & 6,400 s.f.
C-30
TAMIR SCHEINOK



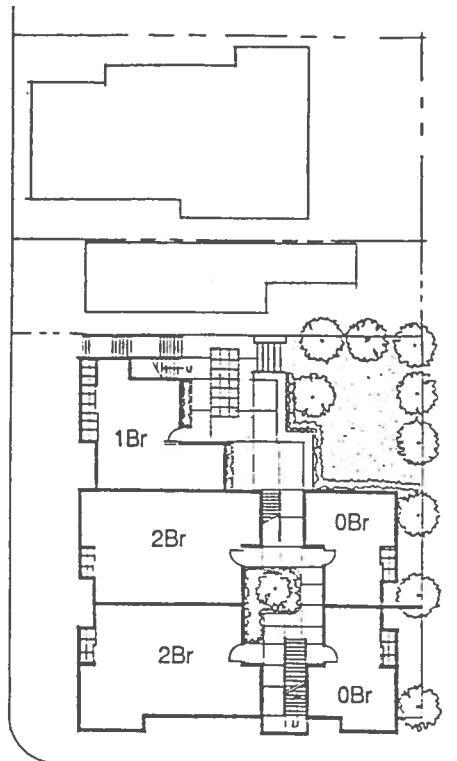
Adjacent to site on 12th Ave.

I HI 75 UNITS/ACRE

This design proposal incorporates the use of two sites, on opposite east corners of E. 12th Street and 12th Avenue. Both schemes contain first floor parking garages, topped with housing clusters that provide predominantly two bedroom units. Light, cross ventilation, and social identification are enhanced by providing small atriums between every four units. The scale of the project and the use of pitched roofs help reinforce the designs relationship to the neighboring historic landmark church.



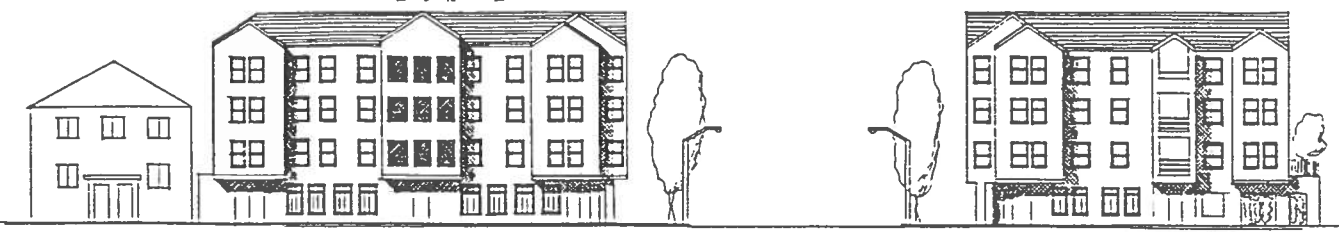
2nd Level Plan



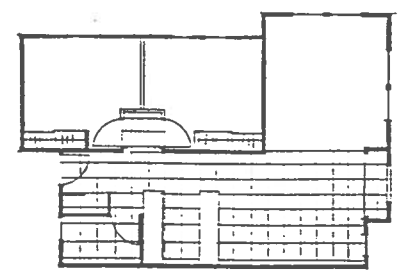
East 14th Street



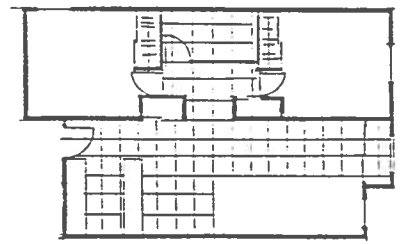
12th Avenue Elevation South



East 14th Street Elevation



Typical Units



12th Avenue Elevation North

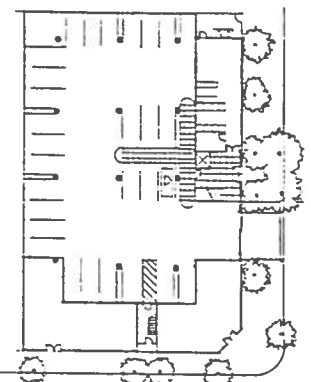
TOTAL SITE AREA	14,000	6,400
BUILDING FOOTPRINT	13,000	5,500
OPEN SPACE	4,000	2,000
PARKING/DRIVEWAYS	10,000	4,000

TOTAL NUMBER OF UNITS	27	14
STUDIOS	2	6
ONE BED	1	2
TWO BED	24	6
TWO BED TH		
THREE BED		
THREE BED TH		
LIVE/WORK		

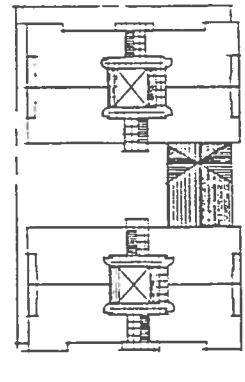
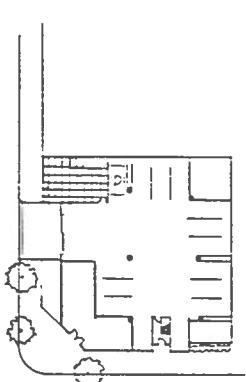
COMMERCIAL	2,300	1,000
INSTITUTIONAL		
RECREATIONAL		
COMMUNITY	1,330	

NUMBER OF CHILDREN'S BEDROOMS	30
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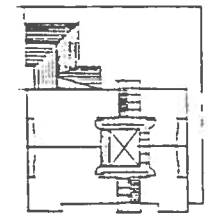
I hi
TAMIR SCHEINOK



Ground Level Plan



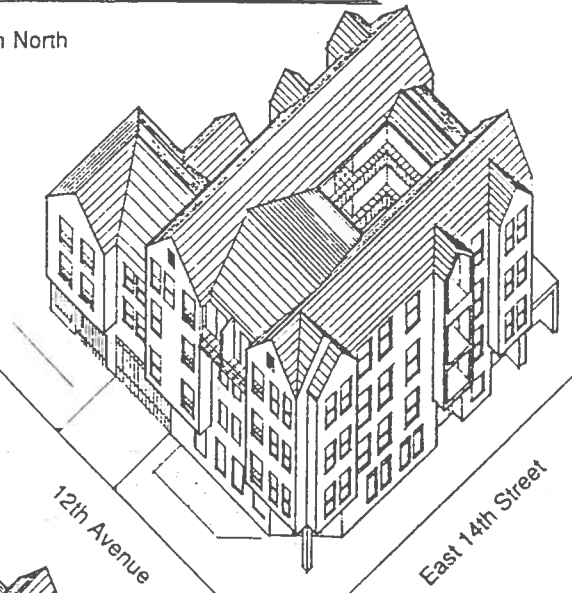
4th Level Plan



Perspective



Axonometric

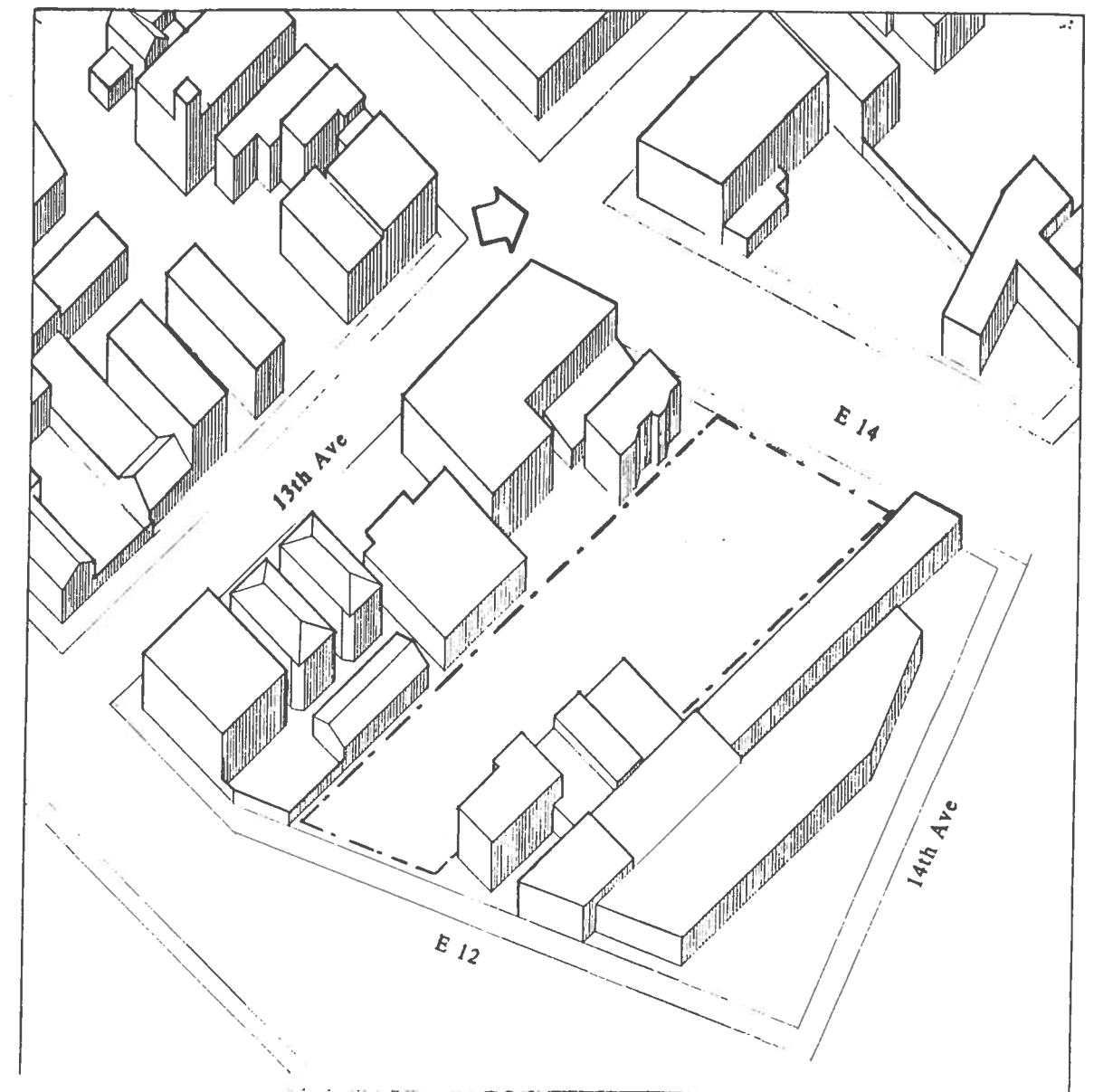


Section A-A'



Across from the site on E 14th and 12th Ave.

J 29,892 s.f.
C-30
DAVID BROWN



J MED 40 UNITS/ACRE

Site J connects through from E.14th to E. 12th Streets. This design provides clustered housing on the wider section of the parcel, bordering E. 14th street. The E. 12th street portion was used as an open parking lot with the exception of a small cluster of units that provided a presence along E. 12th street. These units were able to take advantage of the site's southern exposure and the exceptional views offered towards the estuary. The organization of the units along E.14th Street are developed to increase commercial frontage. Two side courts increase the number of live/work opportunities on the ground floor with street access. A large interior courtyard enables users to enjoy a safe recreational space while being protected from the noise and commercial traffic produced on E.14th street.

J HI 75 UNITS/ACRE

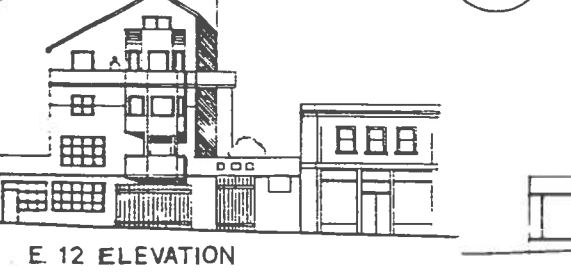
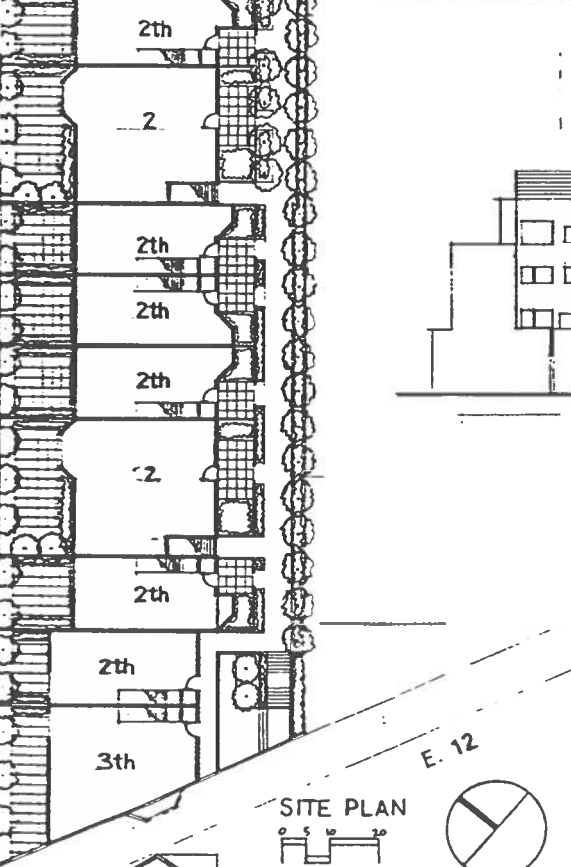
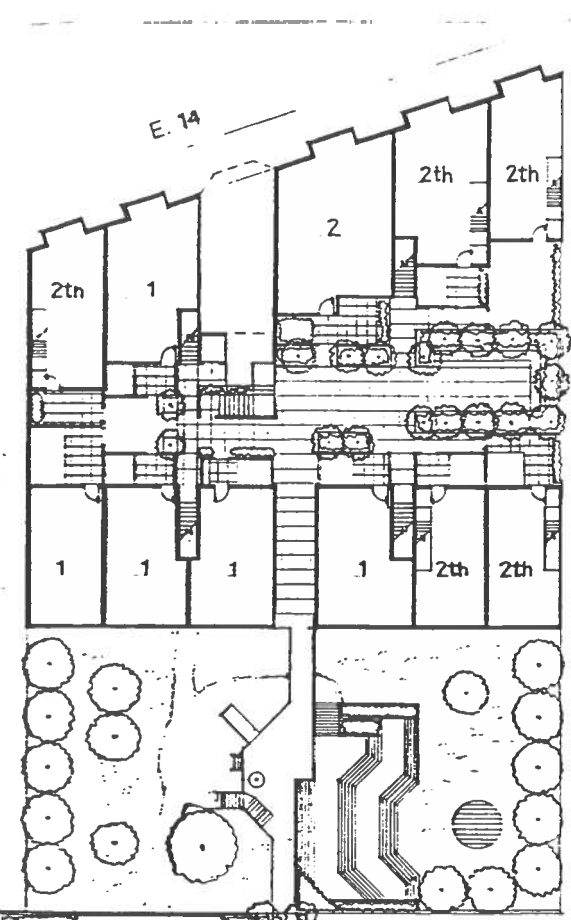
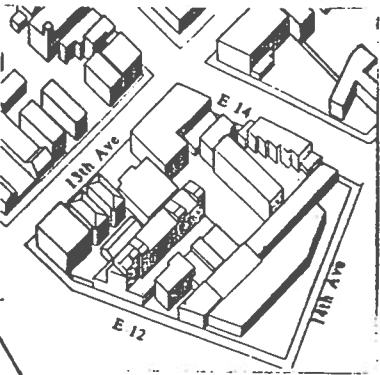
This proposal achieves density on both the E. 14th and E.12th Street portions of the site with separate first floor garages. Atop each podium, housing units were clustered providing the ground floor units with small private yards. This design proposes a large on grade courtyard space, including a playground, amphitheater and pedestrian bridge that served to linked the two housing developments.

TOTAL SITE AREA	29,890
BUILDING FOOTPRINT	22,335
OPEN SPACE	16,050
PARKING/DRIVENAYS	17,000

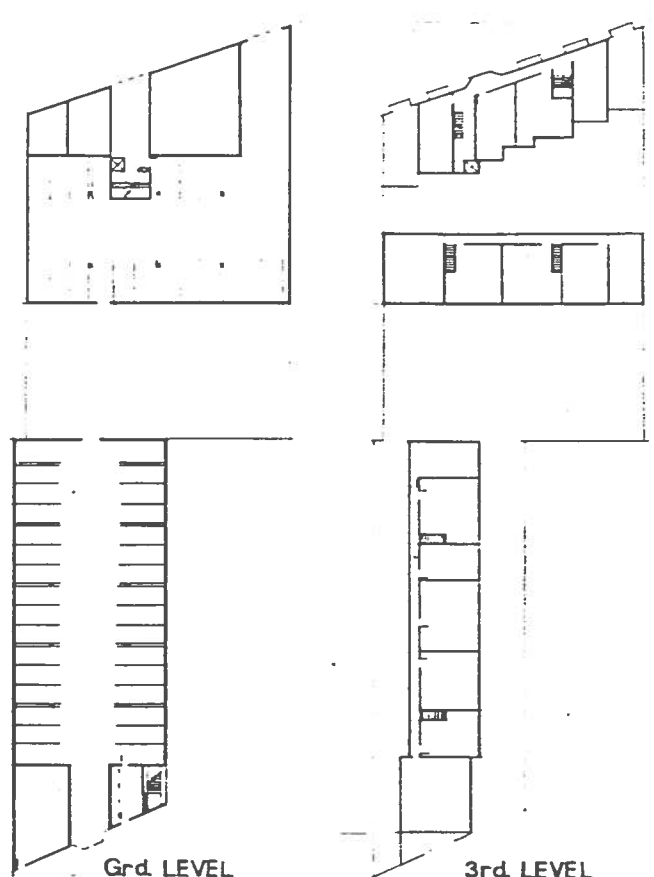
TOTAL NUMBER OF UNITS	48
STUDIOS	5
ONE BED	21
TWO BED	9
TWO BED TH	11
THREE BED	
THREE BED TH	2
LIVE/WORK	

COMMERCIAL	3375
INSTITUTIONAL	
RECREATIONAL	
COMMUNITY	935

NUMBER OF CHILDREN'S BEDROOMS 24



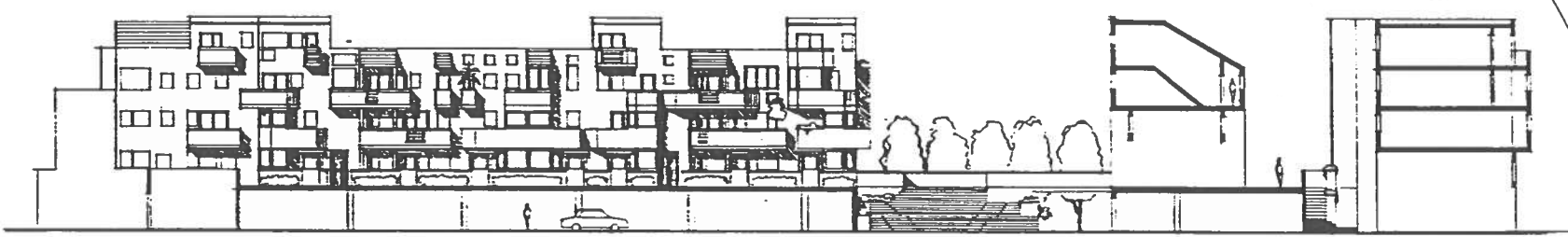
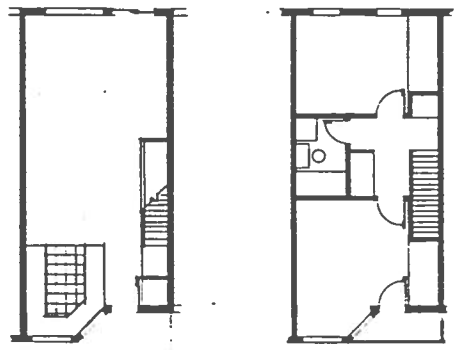
E 12 ELEVATION



Grd. LEVEL

3rd LEVEL

UNIT PLANS



SECTION A-A

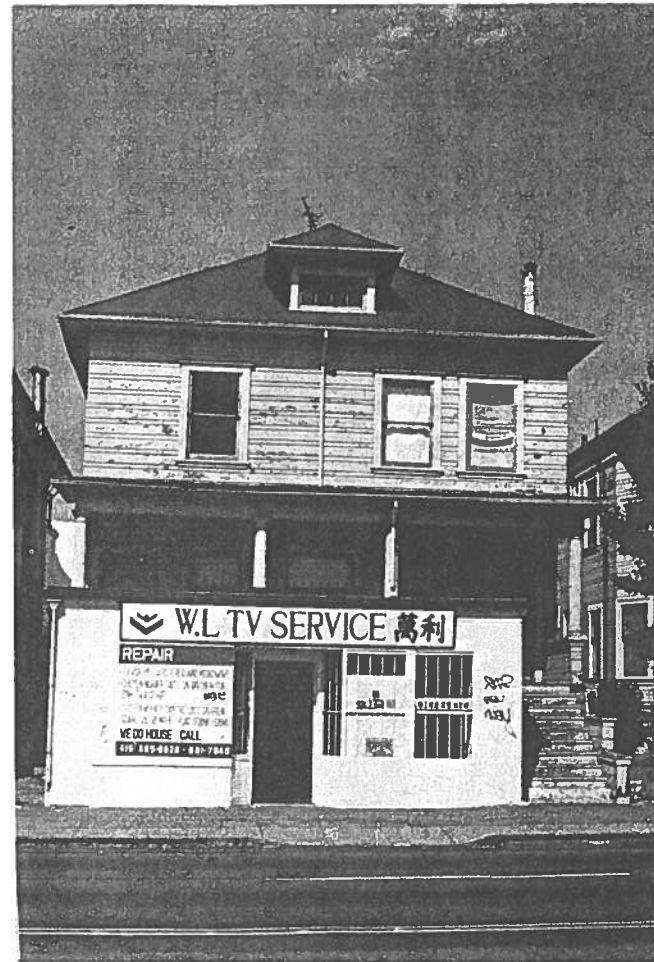


E 14 ELEVATION





New retail has been awkwardly appended to existing residences. Proper design of new construction can mix uses to allow lower income families to have live/work opportunities.



SUGGESTIONS FOR FUTURE DEVELOPMENT

Develop a significant amount of affordable housing, preferably replacing empty lots, dilapidated buildings, and automotive uses.

Provide opportunities for people to use their housing to generate income by working out of their homes, and sharing them with co-tenants.

Concentrate retail uses at critical nodes such as areas between 1st and 3rd Avenue, Clinton Square and 10th through 14th Avenues, in order to maximize the potential market.

Create a coherent and functional street edge along E.14th and E.12th Streets with more parking opportunities at commercial nodes. Encourage developers to setback five feet retail areas to expand sidewalk retail activity.

Introduce plantings and trees to soften the street edge and parking. Use drought-resistant varieties; consult the Oakland Street Tree Guide.

Create more useable open space and community facilities for existing and future residents.

Downzone some commercial and industrial areas to housing only, preferably to R-60 maximum (55-60 units/acre).

Downzone M-20 and C-40 zones to C-35 to eliminate future automotive and other toxic uses, and encourage neighborhood related businesses.



Existing auto uses consume valuable inner-city land more appropriate for housing.

