

WEST OAKLAND SPECIFIC PLAN
EXISTING CONDITIONS & OPPORTUNITY SITES



Project Area



Project Map Legend

- Recommended Opportunity Sites
- Streets
- Active "Pipeline" Projects
- Opportunity Areas
- Project Boundary
- Environmental Case
- Hazardous Material Generator
- Cases and Generators Outside Boundary
- Historical Landmark Designation
- Parks Within Project Area

WEST OAKLAND SPECIFIC PLAN
EXISTING CONDITIONS & OPPORTUNITY SITES

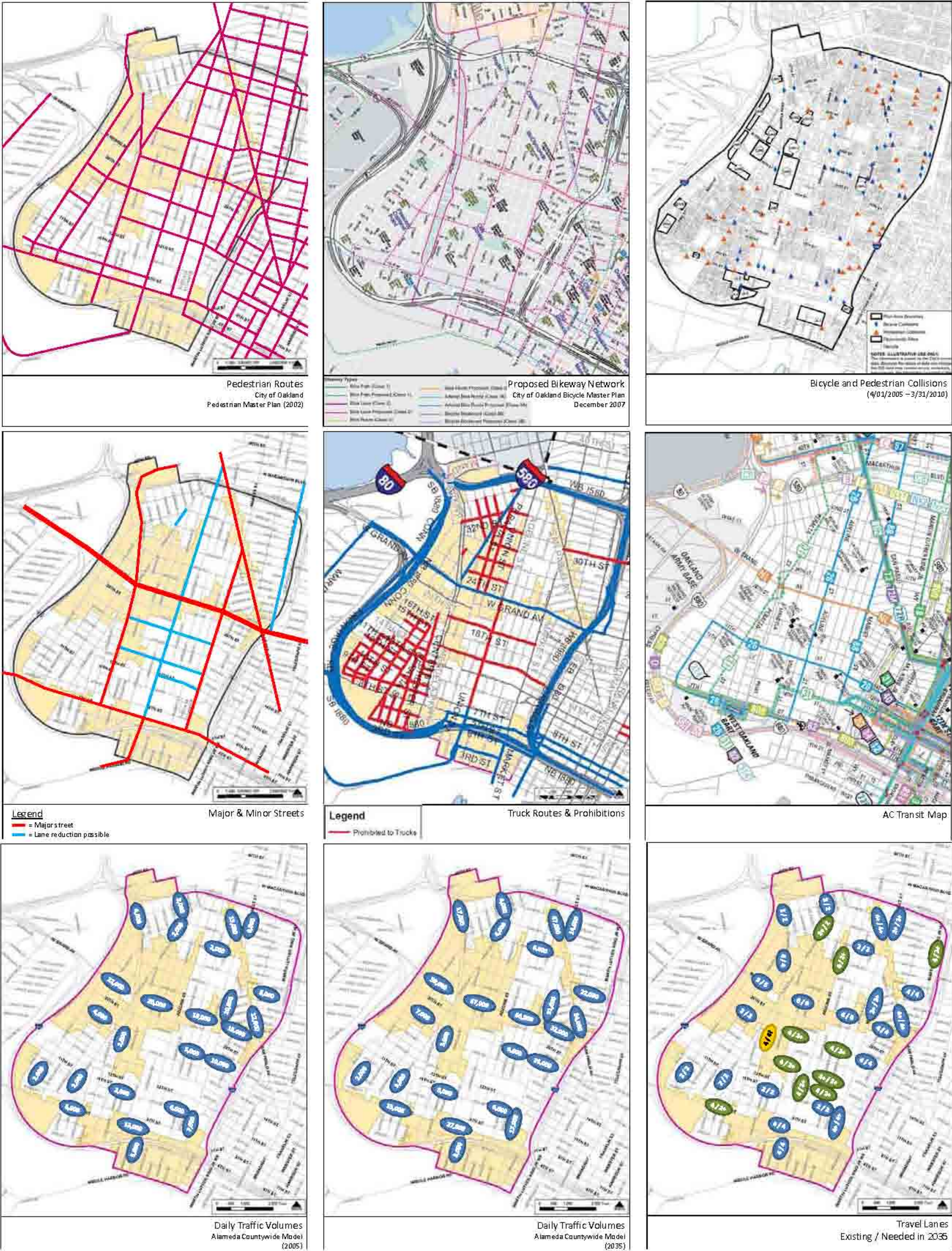
Transportation

Assets

- Proximity to freeways
- Extensive local street system
- BART stations at West Oakland & MacArthur

Constraints

- Streets designed for industrial use lack amenities for pedestrians, bicyclists and transit
- Inadequate drainage and deteriorated pavement
- Transit service is inadequate to promote significant redevelopment



Environmental Constraints

- Air pollution, surface water discharge, releases and spills into soil and groundwater, underground injections, chemical transfers
- Health problems for residents
- Expensive clean up requirements
- Litigation and regulatory enforcement time
- Limitations on redevelopment and re-use
- Perceptions and reality

Assets

- National Priorities List – Federal Funding
- EPA & State Brownfields Program – funding grants to support environmental assessment, cleanup, and job training activities
- Polanco Act – City redevelopment to compel cleanup, or send a bill to responsible party
- “Higher and Better Use” – greater private capital investment for cleanup and reuse

Mandela / Grand Opportunity Area

Reported Contamination Cases:	
EPA Superfund Sites (w/ru)	0
Other Federal Cases (cercus, rckca)	6, 1 “pending, open”
State Cases (prsc envirostor)	27, 2 “high priority-open”, 4 deed restr.
State Listed Leaking Tanks (wvcc wst)	74 – 22 are “open cases”
Regional Cases (rwccs sic)	18
Local Cases (County Health SC)	36
Permitted Generators:	
Federally Listed Large Quantity Generators / Disposal Sites	2
Federally Listed Small Quantity Generators	44
State Listed Storage Tanks	67
Smaller Sources	53

3rd Street Opportunity Area

Reported Contamination Cases:	
EPA Superfund Sites (w/ru)	0
Other Federal Cases (cercus, rckca)	3, 1 “pending, open”
State Cases (prsc envirostor)	5, 1 deed restriction
State Listed Leaking Tanks (wvcc wst)	12, 5 are “open cases”
Regional Cases (rwccs sic)	0
Local Cases (County Health SC)	2
Permitted Generators:	
Federally Listed Large Quantity Gen./ Disposal Sites	3
Federally Listed Small Quantity Generators	10
State Listed Storage Tanks	21
Smaller Sources	14

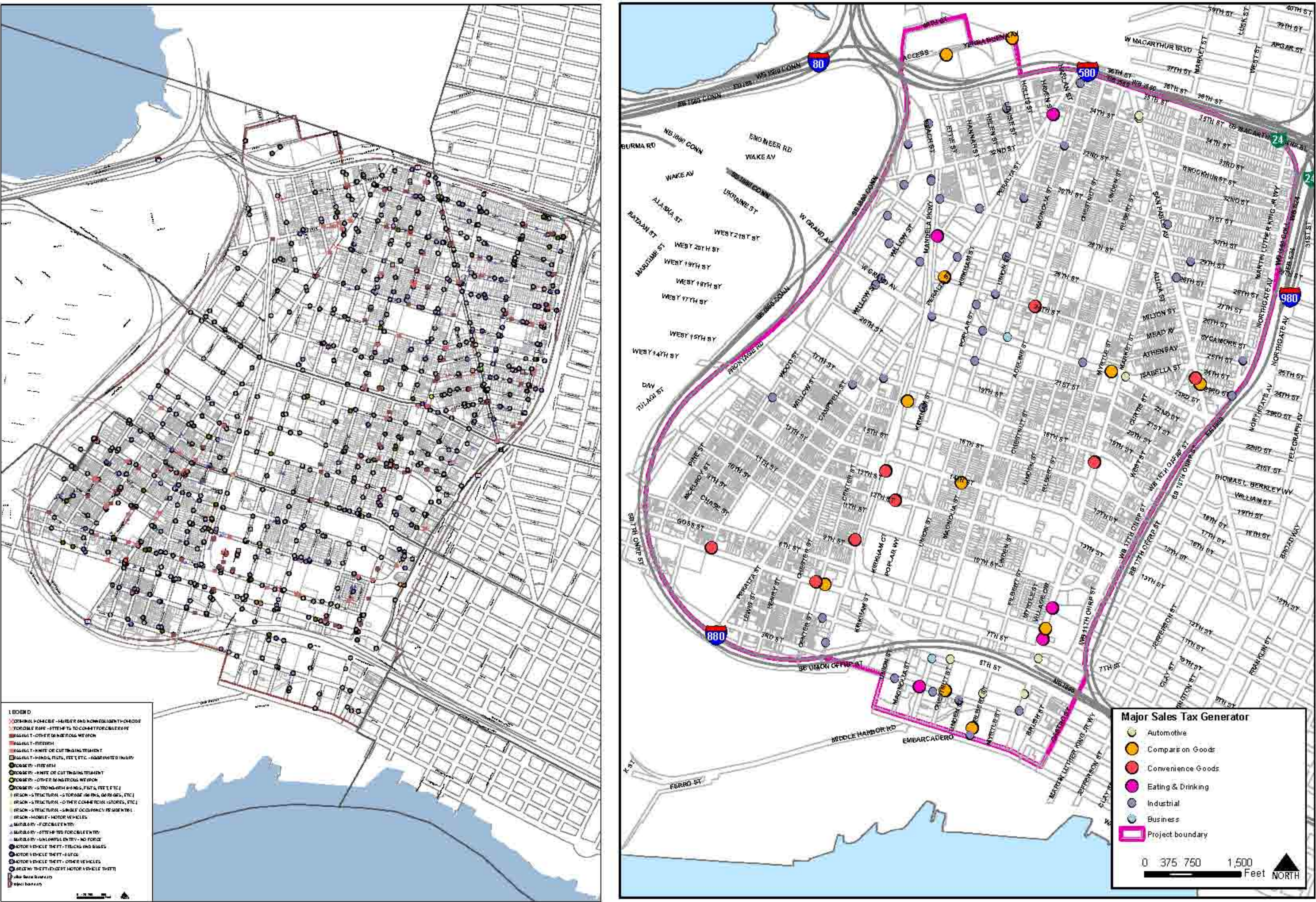
7th Street Opportunity Area

Reported Contamination Cases:	
EPA Superfund Sites (w/ru)	1
Other Federal Cases (cercus, rckca)	6, 2 “pending, open”
State Cases (prsc envirostor)	20, 2 “high priority-open”, 4 deed restr.
State Listed Leaking Tanks (wvcc wst)	12, 5 are “open cases”
Regional Cases (rwccs sic)	0
Local Cases (County Health SC)	2
Permitted Generators:	
Federally Listed Large Quantity Gen./ Disposal Sites	3
Federally Listed Small Quantity Generators	10
State Listed Storage Tanks	21
Smaller Sources	14

San Pablo Opportunity Area

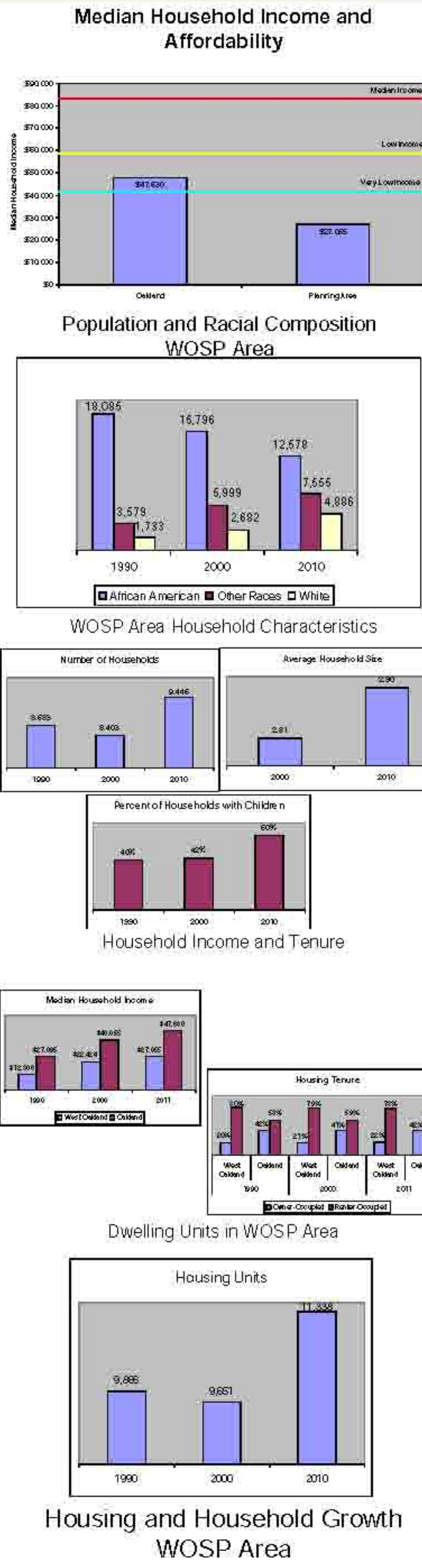
Reported Contamination Cases:	
EPA Superfund Sites (w/ru)	0
Other Federal Cases (cercus, rckca)	0
State Cases (prsc envirostor)	3 – 1 “high priority, open case”
State Listed Leaking Tanks (wvcc wst)	14 – 3 are “open cases”
Regional Cases (rwccs sic)	1 – “open case”
Local Cases (County Health SC)	8
Permitted Generators:	
Federally Listed Large Quantity Generators / Disposal Sites	1
Federally Listed Small Quantity Generators	3
State Listed Storage Tanks	12
Smaller Sources	53

Demographics



Crime

Retail



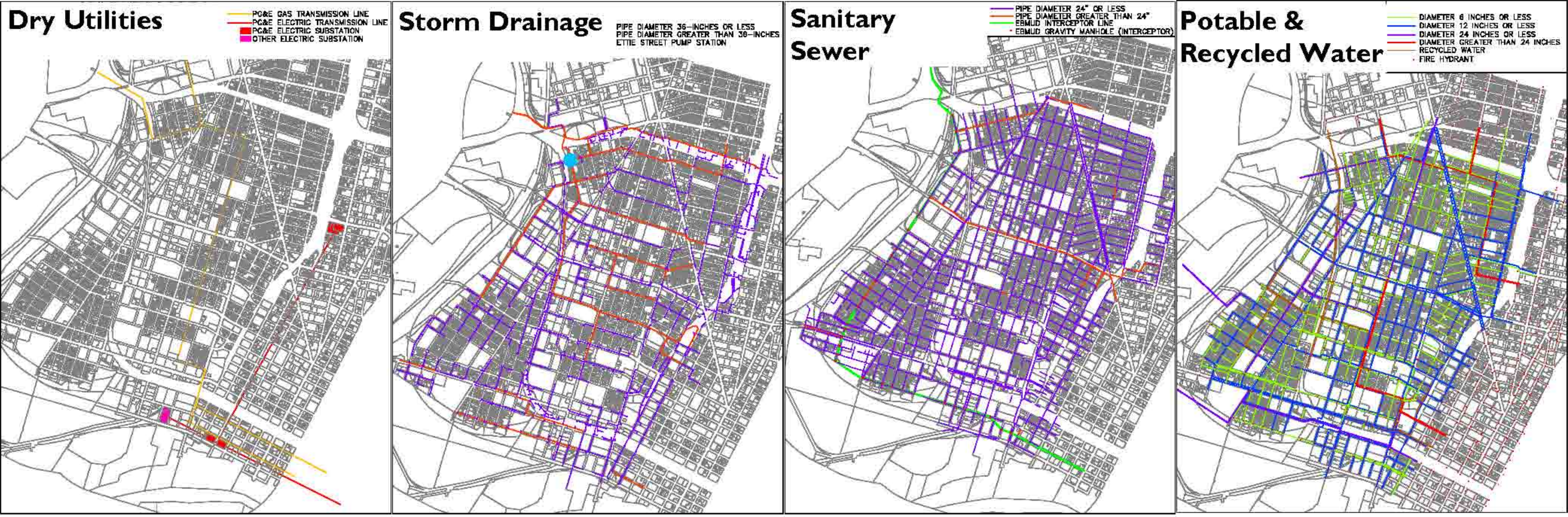
Infrastructure- Water, Sanitary, Storm & Fire Protection

Assets

- Water supply pipes designed for heavy industrial use have capacity to handle planned mixed-use developments
- Water pressure is 40 to 70 pounds per square inch (psi)
- Fire hydrants appear to be adequately spaced

Constraints

- 25 – year capital improvement initiated in 1987 to rehab 30 % of sanitary system
- Sanitary system is in poor condition with many laterals “plugged” or “abandoned”
- Majority of storm drainage system is old and approaching end of design life



WEST OAKLAND SPECIFIC PLAN EXISTING CONDITIONS & OPPORTUNITY SITES

Opportunity Site Details

Locality	City ID	AC	PS	Total Assessed Value	APN	Owner
Area 1: Mandela Parkway/West Grand/Market Street						
1 1650 32nd St.	UM1	1.22		\$959,720		
2 2601 Peralta	UM2	1.76		\$7,586,200		MIT SULLIVAN LLC
3 Upper Wood St.	UM3	5.37		\$1,256,880		
4 2240 Wood St. (Grand/Campbell)	UM4	3.54		\$2,861,000		
5 Pacific Pipe/American Steel	UM5	12.63		\$50,194		
6 1699 West Grand	UM6	4.75		\$916,190		
7 Wood Street Station	UM7	4.76		\$2,861,000		
8 Roadway Express	UM8	4.32		\$1,256,880		
9 Grand & Market	UM10	1.89		\$2,861,000		
10 2300 Peralta	UM11	3.17		\$9,200,807		
11 2701 Poplar (CASS)	UM12	2.84		\$404,916		
12 HalfBlock at Willow, Campbell & 17th Street	UM13	0.98		\$6,625,904		
13 750 20th St. (Wood, Willow, W. Grand, 20th Street)	UM14	4.77		\$1,153,315		
14 2001 Peralta (portion of block - Campbell, 20th, Peralta)	UM15	0.85		\$464,199		
15 Triangle - Mandela, Peralta, 20th	UM16	0.81		\$55,187		
16 North portion of block - Peralta, Mandela, 20th	UM17	0.86		\$1,003,321		
17 Poplar to Linden, W. Grand to 20th	UM18	11.02		\$8,108,206		
18 Grand 32nd, Campbell to Wood	UM19	17.79		\$453,513		
19 Triangle - Peralta, Poplar, 20th	UM20	0.76		\$55,187		
20 Kirkham to Poplar, W. Grand to 24th	UM21	3.46		\$2,710,098		
21 Triangle - Peralta/Kirkham/24th Street	UM22	1.41		\$1,915,699		
22 W. Grand/Myrtle/Filbert/24th Street	UM23	2.97		\$436,134		

Area 1 Total Opportunity Site Area: 93.87 Acres

Development Proposals

PROJECT NAME	LOCATION (ADDRESS OR APN)	DESCRIPTION
Area 1		
HFH Apartments	1401-1405 Wood Street APN: 0002-031-0-01-00	Phase 1 18 Apartments Phase II 142 Apartments
3250 Hollis	3250 Hollis Baire Block of 007-0692	448 newwork units 74 residential units
Hollis 34	3241 Hollis Baire Block of 007-0620	134 newwork units
1614 Campbell Street	1614 Campbell Street APN: 001-0560-001-02	928 newwork conversion
Emerald Parc	2400 Filbert Street APN: 006-0433-018-04	95 townhomes
2847 Peralta	2847 Peralta Street	74 dwelling units 248 newwork units
2501 Chestnut Street	2501 Chestnut Street APN: 006-0436-000-00	508 newwork units
Wood Street	1405 & Wood Street APN: various	1,587 residential units, 12,000 commercial, renovation of train station, 1.39 ac. public open space, 2.87 ac. Private open space

Land Use and Zoning

GENERAL PLAN LAND USE DESIGNATIONS FOR INDUSTRIAL/BUSINESS AREAS
Business Mix:
Accommodate a mix of industrial and related commercial uses

Light Industrial:
Maintain light industrial and manufacturing uses

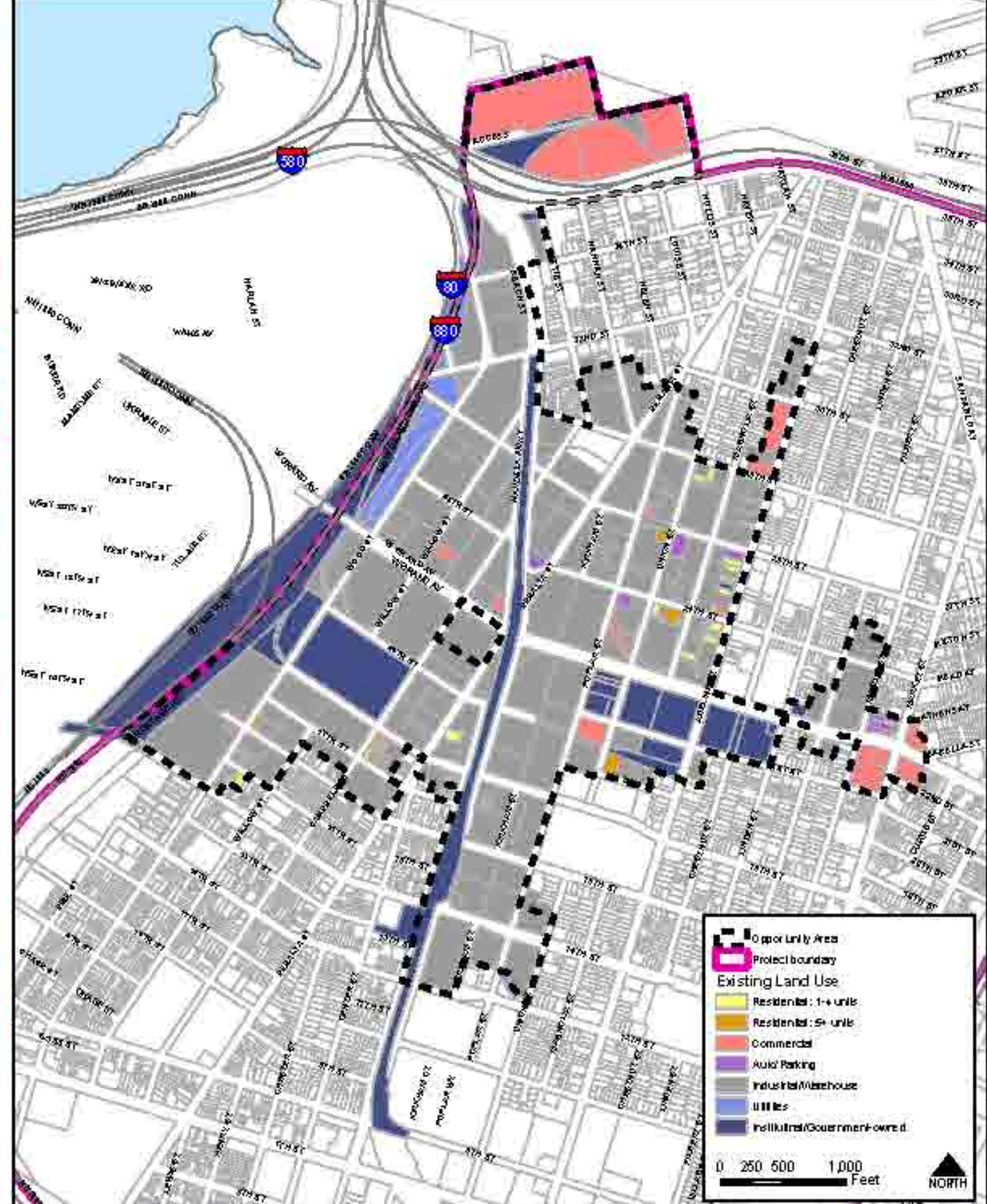
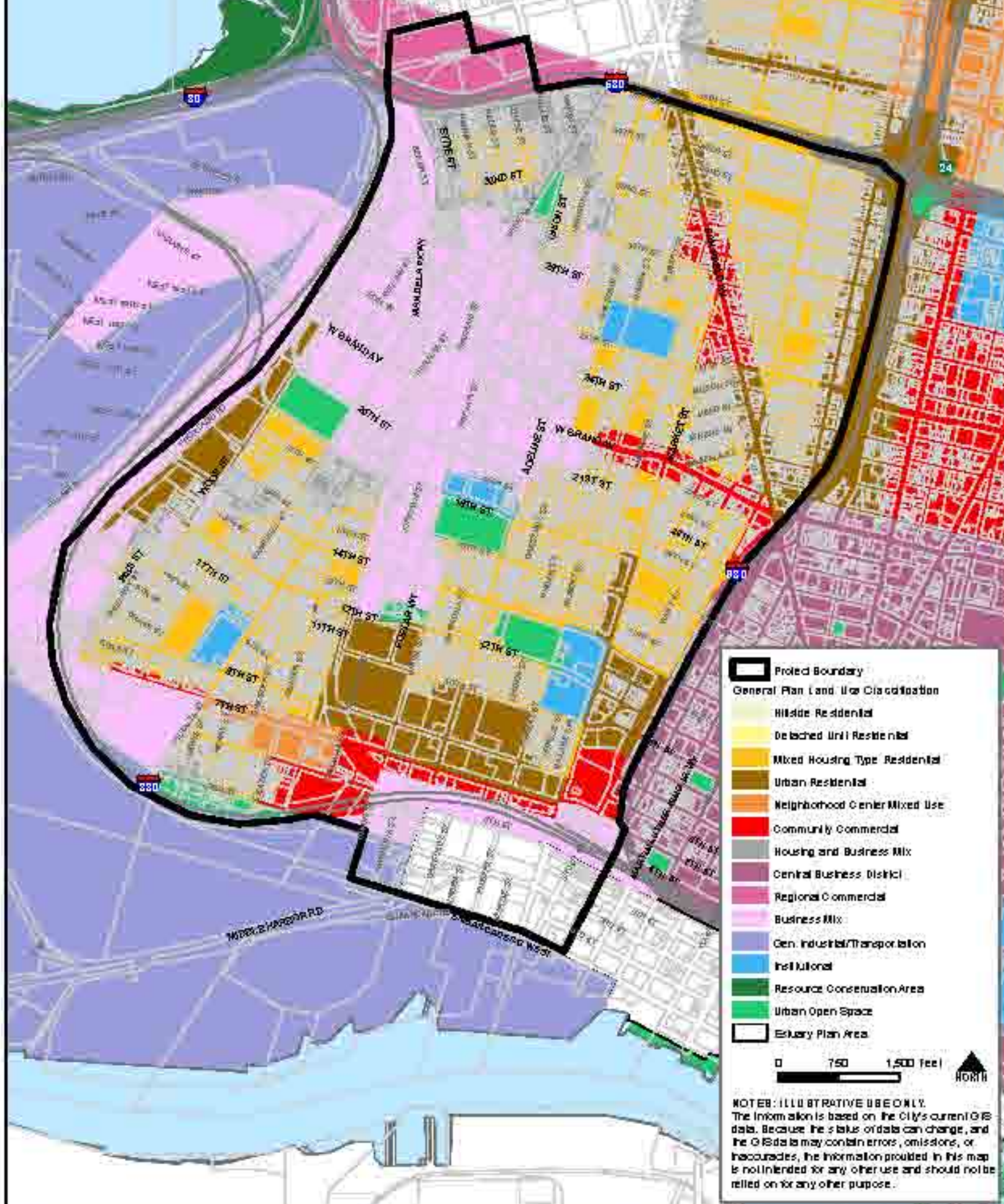
Urban Residential:
Accommodate multi-unit, higher-density housing

Neighborhood Center Mixed Use: Encourage a mix of housing and commercial uses in a pedestrian-oriented environment

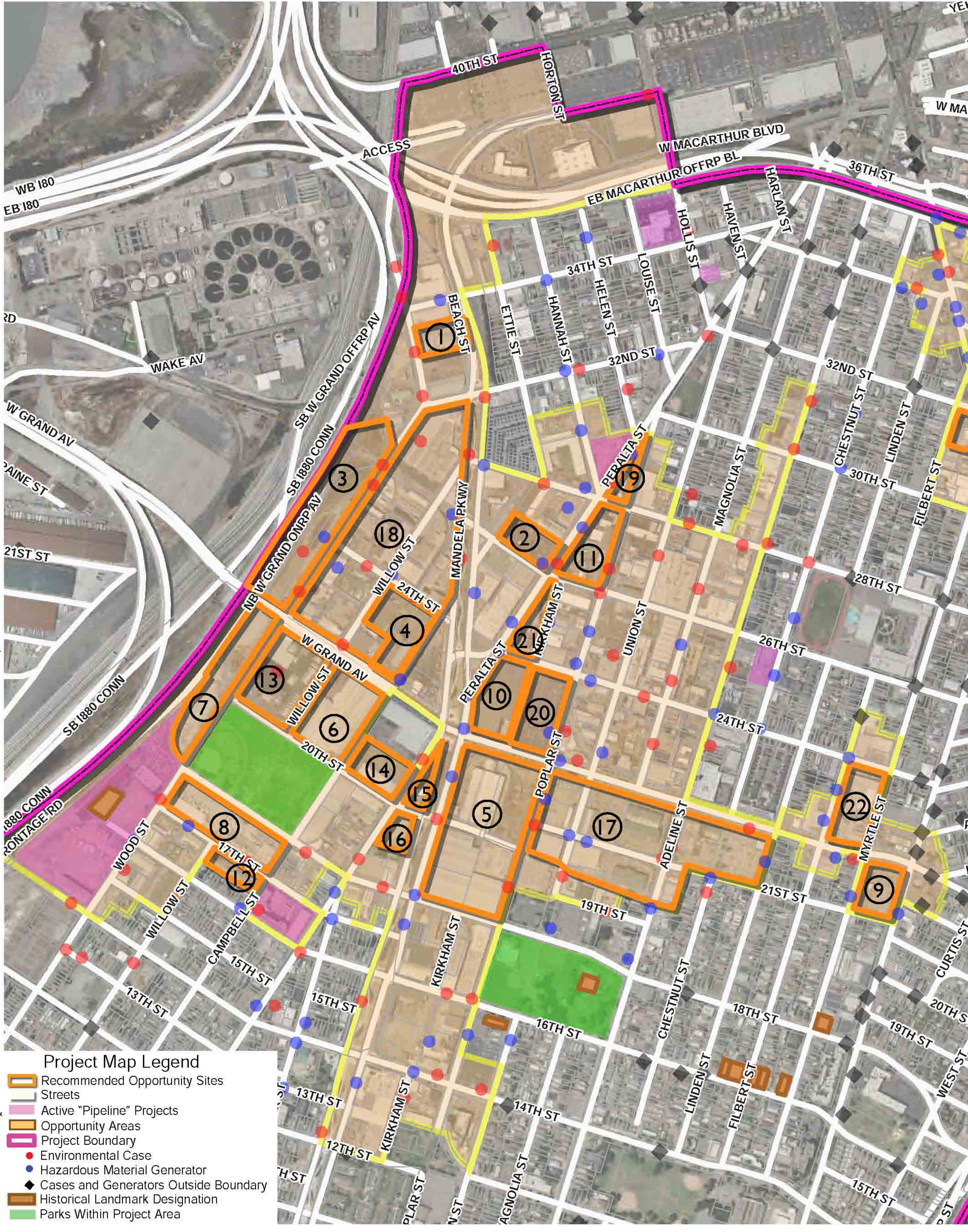
Community Commercial:
Encourage retail and commercial uses along corridors and in shopping centers

CITYWIDE INDUSTRIAL LAND USE POLICY, 2008
• Industrial/business land is a scarce resource in Oakland
• Preservation of industrial land is vital to future economic growth
• Conversion of industrial/business land to residential should be restricted
• Industrial areas of West Oakland are to remain industrial

NEW INDUSTRIAL ZONING, 2008 CIX-1
Commercial Industrial Mix Zone in West Oakland Allows broad range of:
• Light/custom manufacturing
• Light industrial
• Warehouse
• R&D
• Clean/green industrial
• Service commercial
• Limits new/expanded truck-intensive, heavy industrial, and recycling uses
• Large-scale commercial/retail uses limited to sites with direct freeway access
• Residential uses prohibited
• Establishes buffer zone between industrial and residential zones
• Creates S-19 Health and Safety Protection Zone



Area 1: Mandela Parkway/West Grand/Market Street



Project Map Legend

- Recommended Opportunity Sites
- Streets
- Active "Pipeline" Projects
- Opportunity Areas
- Project Boundary
- Environmental Case
- Hazardous Material Generator
- Cases and Generators Outside Boundary
- Historical Landmark Designation
- Parks Within Project Area



W. Grand/Myrtle/Filbert/24th (FoodsCo)- 2.97 Ac

Summary Statement From Community Workshop #1

We like and value...

- the sense of community
- the diversity – of people, of buildings, activities and uses
- the historic relevance
- the affordability of housing
- the locations, it’s accessible
- Retention of existing business

We need and want...

- Grocery Store/ Supermarket
 - Hospital or Health Center (new or revived)
 - Walk-ability
 - Bike-ability
 - Green Space / Edges / Buffers
 - Youth Center
 - Public Safety /Emergency Operations Center
- Library
 - Vibrant store fronts
 - Fewer Liquor Stores
 - No illegal dumping
 - Preservation of the history
 - Recognition of Artists

And, just about everyone – regardless of their particular neighborhood – wants...

- Development around the W. O. BART Station
- Jobs, employment opportunities
- Green technology, Sustainable practices



Area 1: Mandela Parkway / West Grand Avenue/ Market Street– roughly bounded by Wood, Adeline, 12th to 28th

In this area, it is important that we have...

- Grocery Store
 - Neighborhood Integrity / Preservation
 - Industry
 - Retail – restaurants and bookstores
 - Use of the Warehouse Space
 - Hospital / Medical Complex
- Recreational businesses and services – yoga studio
 - Community services – drycleaners, barber, etc.
 - Community Farm/ Garden
 - Train Station Redeveloped

Please add anything missing from the above list....

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

Please review the opportunity sites and existing conditions exhibits. How does this information affect the list of desired development?

Are there other sites that should be considered?

- -
 -
 -
 -
- -
 -
 -
 -

Are there other existing conditions or factors that need to be considered?

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

WEST OAKLAND SPECIFIC PLAN
EXISTING CONDITIONS & OPPORTUNITY SITES

Opportunity Site Details

Location	City ID	AC	SF	Total Assessed Value	APN	Owner
Area 2: Pine Street/7th Street/BART Opportunity Site Details						
23 West Oakland Transit Village	JL2	9.44	411,282		4-49-1, 4-49-2-1, 4-49-2-2, 4-49-3, 4-49-4, 4-69-1, 4-69-2-1, 4-69-2-2, 4-69-3, 4-69-4, 4-	STATE OF CALIFORNIA, BART.
24 West Oakland Alliance Development	JL3	3.95	172,255	\$4,720,097	18-390-10-7	WEST OAKLAND DEVELOPMEN
25 EPA Site	JL4	0.92	40,053	\$2,311,821	4-73-10-2	CYPRESS STREET INVESTMENTS
26 10 th to 11 th , Pine to Frontage	CWS	4.87	212,309	\$588,260	6-29-3-2, 6-29-4-3	CALIFORNIA WASTE SOLUTIONS
27 9 th to 10 th , Pine to Frontage	CWS	1.62	70,690	\$4,145,550	6-49-25-1, 6-49-26	BATAVIA CLYDE D & GAIL S TRS &
28 Phoenix Iron Works	PIW	5.49	239,304	\$1,353,418	6-47-1	STATE OF CALIFORNIA
29 7 th & Wood		0.42	18,413	\$0	6-19-8, 6-19-28-2	COLLIER DANNY D & ROBERT W
30 7 th & Willow		0.25	10,730	\$720,383	6-19-22	ABDALLAH NASSIR N ETAL
31 7 th & Campbell	7C	0.73	31,852	\$166,147	6-17-17, 6-17-18, 6-17-19, 6-17-20, 6-17-21, 6-17-22	OAKLAND COMMUNITY HOUSING INC
32 7 th & Peralta		0.17	7,425	\$992,725	4-97-13, 4-97-14, 4-97-15	COMMUNITY DEVELOPMEN T CORP
33 South half-block between Union & Magnolia		0.69	30,000	\$141,268		

Area 2 Total Opportunity Site Area: 28.57

Development Proposals

PROJECT NAME	LOCATION (ADDRESS OR APN)	DESCRIPTION
Area 2		
Red Star	1396 5th Street APN: 004-0069-004-00	119 affordable senior units 3,300 S.F. commercial space
Mandela Transit Village	1357 5th Street APN 0000-0390-010-07	120 residential units 38,500 S.F. commercial

Land Use and Zoning

GENERAL PLAN LAND USE DESIGNATIONS FOR INDUSTRIAL/BUSINESS AREAS

CITYWIDE INDUSTRIAL LAND USE POLICY, 2008

Business Mix:
Accommodate a mix of industrial and related commercial uses

- Industrial/business land is a scarce resource in Oakland
- Preservation of industrial land is vital to future economic growth
- Conversion of industrial/business land to residential should be restricted
- Industrial areas of West Oakland are to remain industrial

Light Industrial:
Maintain light industrial and manufacturing uses

NEW INDUSTRIAL ZONING, 2008 CIX-1

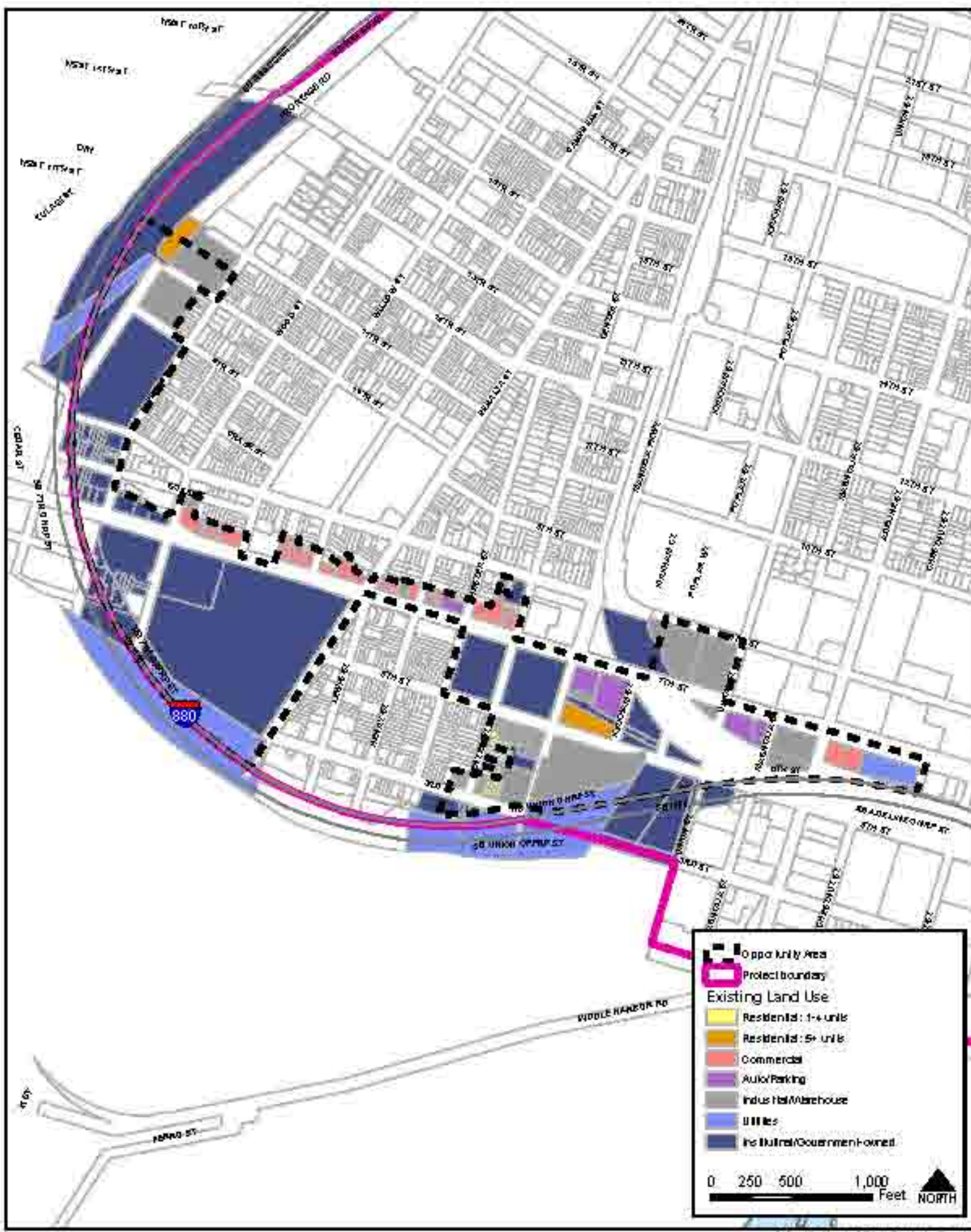
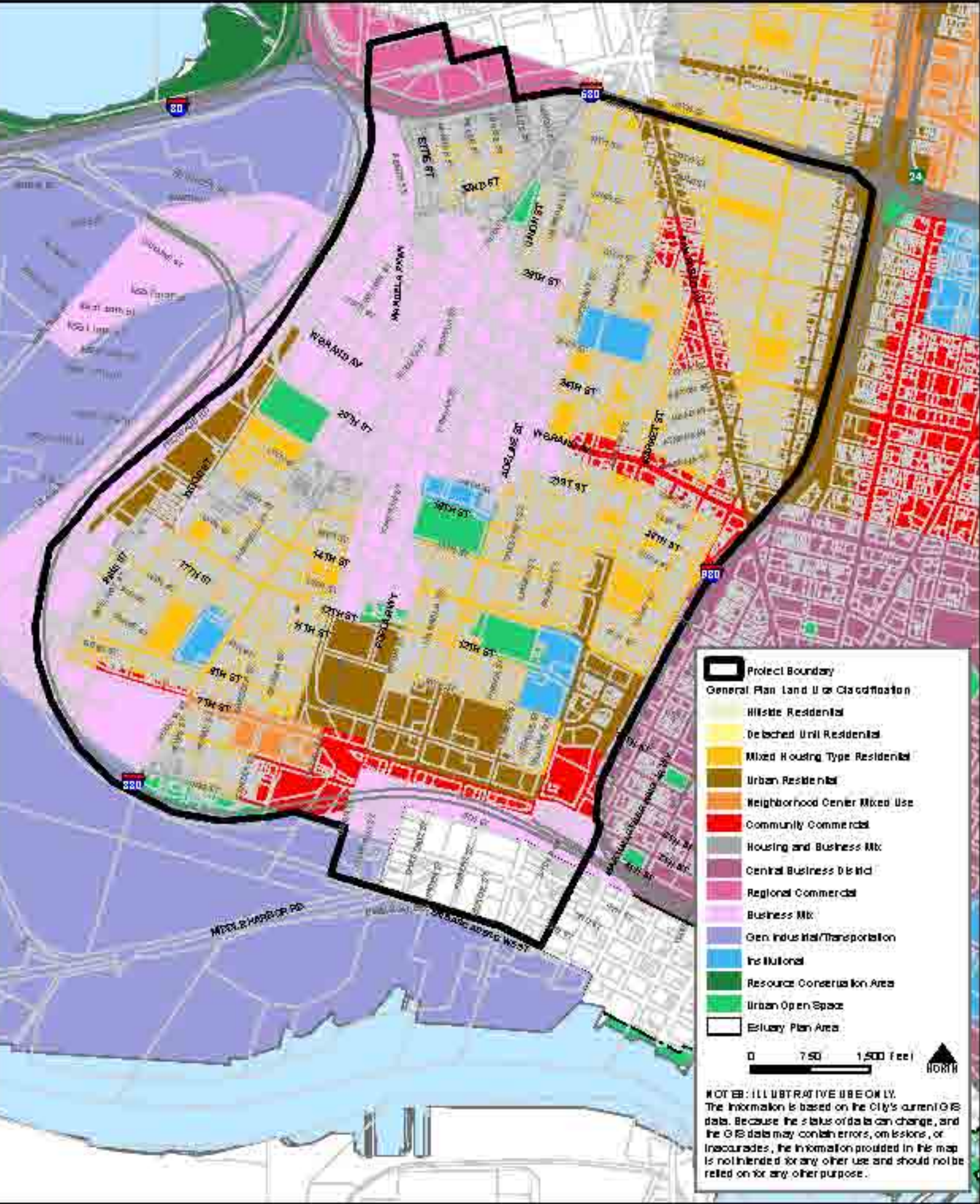
Commercial Industrial Mix Zone in West Oakland Allows broad range of:

- Light/custom manufacturing
- Light industrial
- Warehouse
- R&D
- Clean/green industrial
- Service commercial
- Limits new/expanded truck-intensive, heavy industrial, and recycling uses
- Large-scale commercial/retail uses limited to sites with direct freeway access
- Residential uses prohibited
- Establishes buffer zone between industrial and residential zones
- Creates S-19 Health and Safety Protection Zone

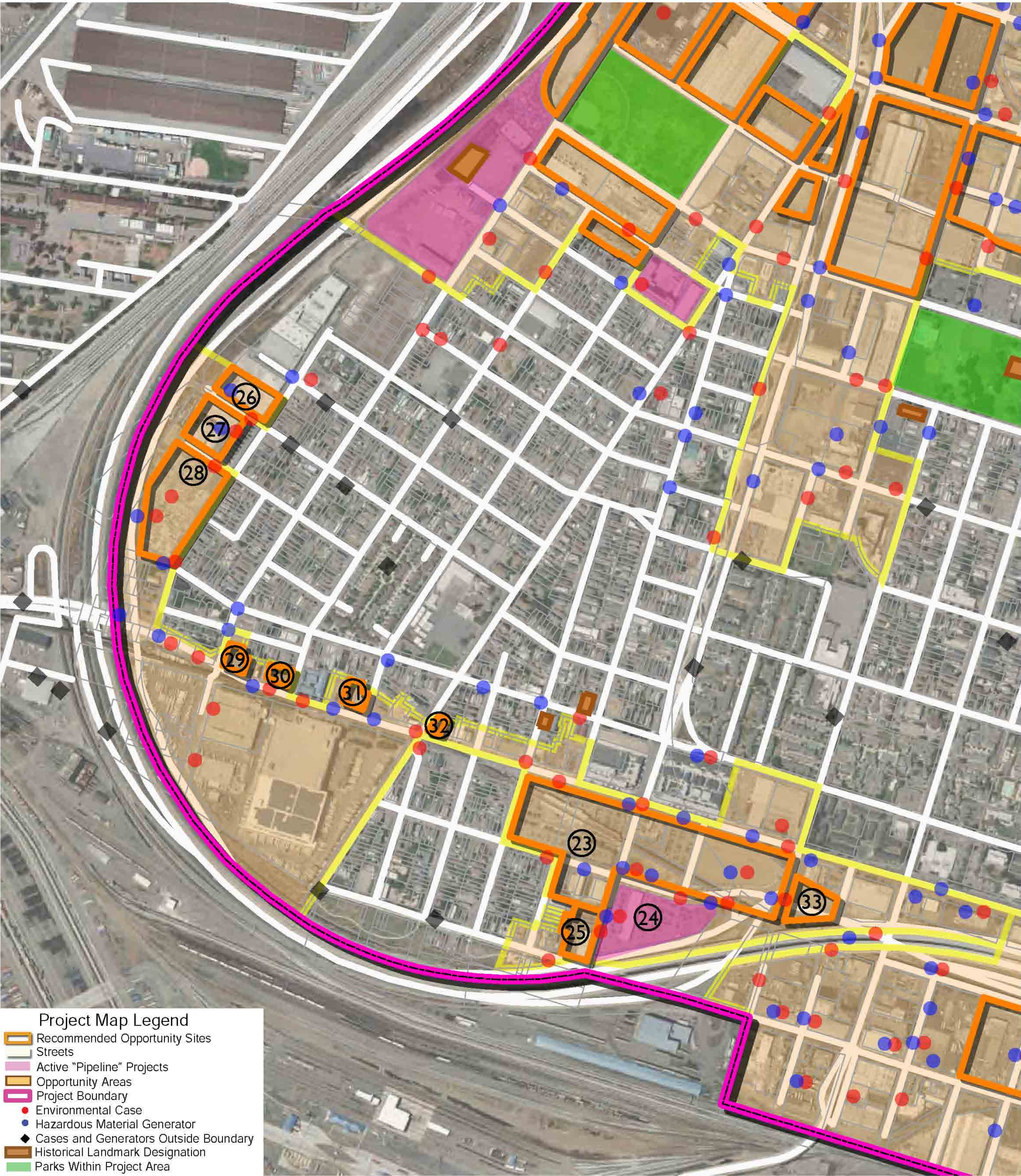
Urban Residential:
Accommodate multi-unit, higher-density housing

Neighborhood Center Mixed Use:
Encourage a mix of housing and commercial uses in a pedestrian-oriented environment

Community Commercial:
Encourage retail and commercial uses along corridors and in shopping centers



Area 2: Pine Street/Seventh Street/BART



West Oakland Transit Village (JL2)- 9.55 Ac



West Oakland Alliance (JL3)- 4.03 Ac (Active)



EPA Site (JL4)- 1.32 Ac



10th-11th, Pine-Frontage (CWS)- 2.15 Ac



9th-10th, Pine-Frontage (CWS)- 1.56 Ac



Phoenix Iron Works (PIW)- 5.49 Ac



7th & Wood - .67 Ac



7th & Willow - .24 Ac



7th & Campbell (7C) - .73 Ac



7th & Peralta - .17 Ac



South 1/2 block- Union & Magnolia-.69 Ac

Summary Statement From Community Workshop #1

We like and value...

- the sense of community
- the diversity – of people, of buildings, activities and uses
- the historic relevance
- the affordability of housing
- the locations, it’s accessible
- Retention of existing business

We need and want...

- Grocery Store/ Supermarket
 - Hospital or Health Center (new or revived)
 - Walk-ability
 - Bike-ability
 - Green Space / Edges / Buffers
 - Youth Center
 - Public Safety /Emergency Operations Center
- Library
 - Vibrant store fronts
 - Fewer Liquor Stores
 - No illegal dumping
 - Preservation of the history
 - Recognition of Artists

And, just about everyone – regardless of their particular neighborhood – wants...

- Development around the W. O. BART Station
- Jobs, employment opportunities
- Green technology, Sustainable practices



Area 2: Pine Street from 7th to 12th Streets, 7th Street and the West Oakland BART Station

In this area, it is important that we have...

- Urban Forest (3rd and Mandela)
 - Supermarket /Grocery Store
 - Clean up of Superfund Site
 - Retail – small retail no chains
 - Light industry
- World Class Development Around BART
 - A place for Industrial Arts
 - Businesses / development on 7th Street
 - A Bank
 - Emergency Operations Center
- 1st class Library
 - 1st class Hotel
 - Transit Village
 - Artist Colony

Please add anything missing from the above list....

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

Please review the opportunity sites and existing conditions exhibits. How does this information affect the list of desired development?

Are there other sites that should be considered?

- -
 -
 -
 -
- -
 -
 -
 -

Are there other existing conditions or factors that need to be considered?

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

WEST OAKLAND SPECIFIC PLAN EXISTING CONDITIONS & OPPORTUNITY SITES

Opportunity Site Details

Location	City ID	AC	SF	Total Assessed Value	APN	Owner
Area 3: 3rd Street Opportunity Site Details						
34 Brush and Castro	BC	1.36	59,446		1-221-14-1	STATE OF CALIFORNIA
35 425 Market Street	JLI	2.67	116,497	\$0	4-3-2	SNOW PROP-MA LLC
				\$4,175,138		

Area 3 Total Opportunity Site Area: 4.04 Acres

Land Use and Zoning

GENERAL PLAN LAND USE DESIGNATIONS FOR INDUSTRIAL/BUSINESS AREAS

Business Mix:
Accommodate a mix of industrial and related commercial uses

Light Industrial:
Maintain light industrial and manufacturing uses

Urban Residential:
Accommodate multi-unit, higher-density housing

Neighborhood Center Mixed Use:
Encourage a mix of housing and commercial uses in a pedestrian-oriented environment

Community Commercial:
Encourage retail and commercial uses along corridors and in shopping centers

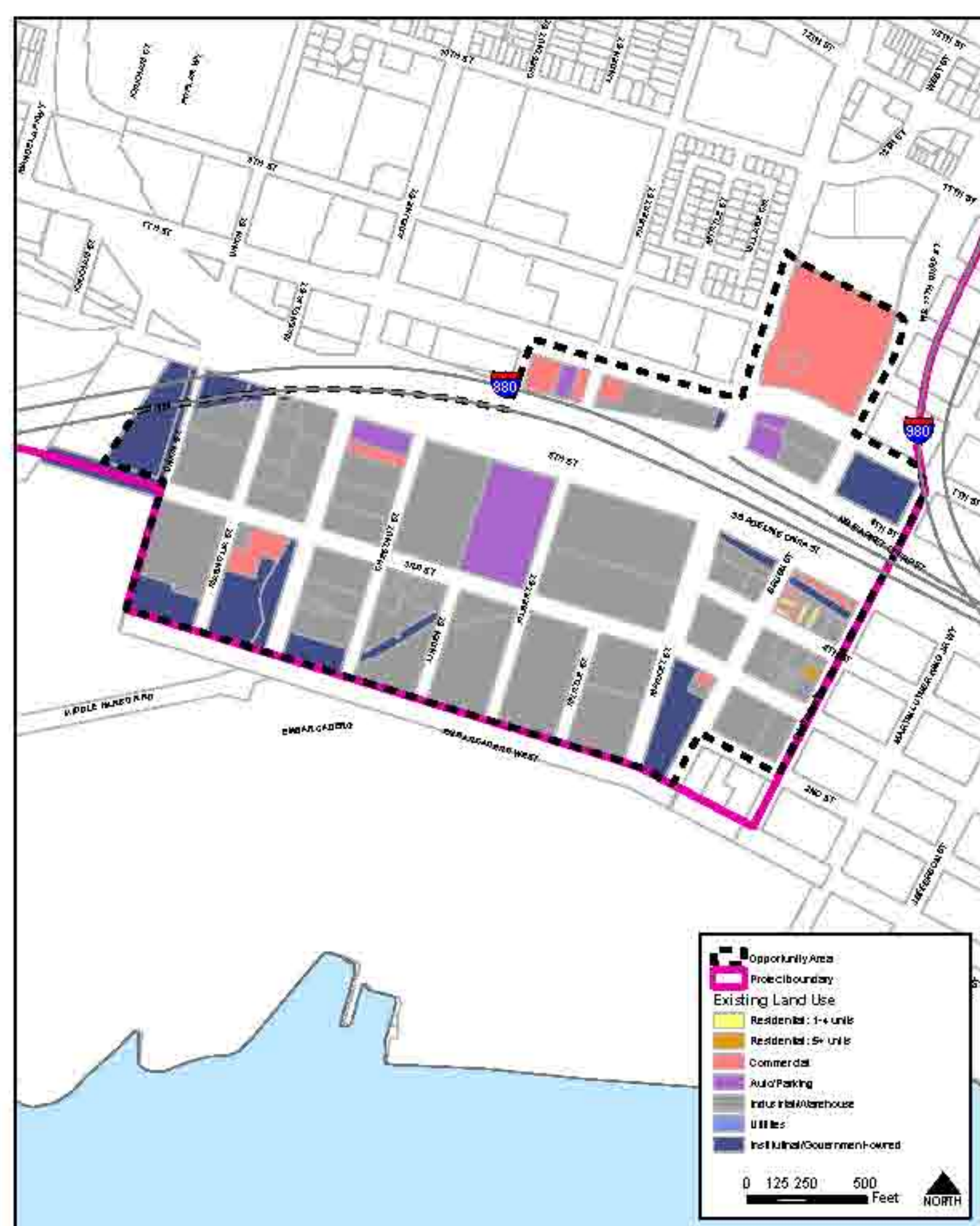
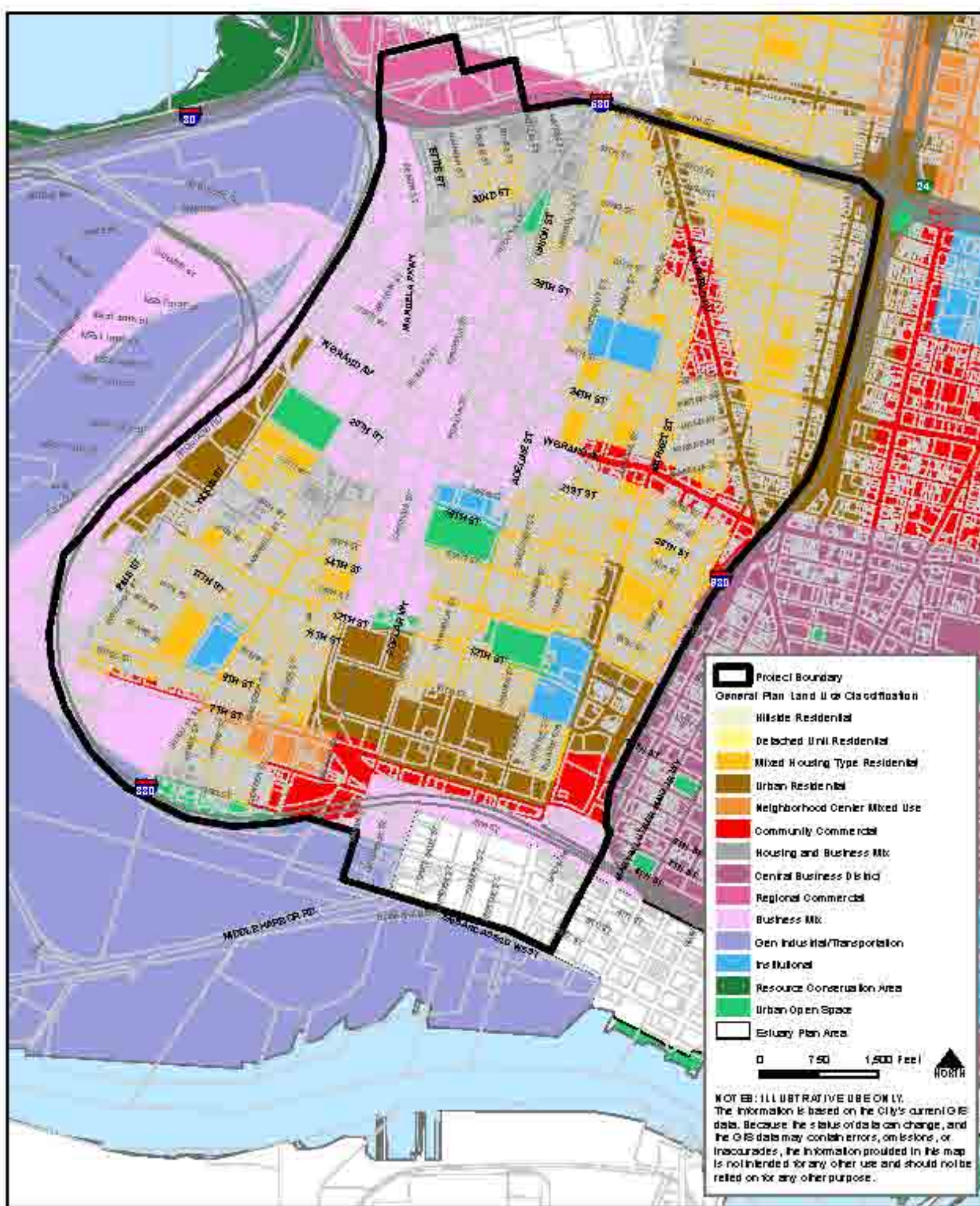
CITYWIDE INDUSTRIAL LAND USE POLICY, 2008

- Industrial/business land is a scarce resource in Oakland
- Preservation of industrial land is vital to future economic growth
- Conversion of industrial/business land to residential should be restricted
- Industrial areas of West Oakland are to remain industrial

NEW INDUSTRIAL ZONING, 2008 CIX-I

Commercial Industrial Mix Zone in West Oakland Allows broad range of:

- Light/custom manufacturing
- Light industrial
- Warehouse
- R&D
- Clean/green industrial
- Service commercial
- Limits new/expanded truck-intensive, heavy industrial, and recycling uses
- Large-scale commercial/retail uses limited to sites with direct freeway access
- Residential uses prohibited
- Establishes buffer zone between industrial and residential zones
- Creates S-19 Health and Safety Protection Zone



Area 3: Third Street



Brush & Castro (BC) - 1.43 Ac



425 Market Street (JLI) - .940 Ac

Summary Statement From Community Workshop #1

We like and value...

- the sense of community
- the diversity – of people, of buildings, activities and uses
- the historic relevance
- the affordability of housing
- the locations, it’s accessible
- Retention of existing business

We need and want...

- Grocery Store/ Supermarket
 - Hospital or Health Center (new or revived)
 - Walk-ability
 - Bike-ability
 - Green Space / Edges / Buffers
 - Youth Center
 - Public Safety /Emergency Operations Center
- Library
 - Vibrant store fronts
 - Fewer Liquor Stores
 - No illegal dumping
 - Preservation of the history
 - Recognition of Artists

And, just about everyone – regardless of their particular neighborhood – wants...

- Development around the W. O. BART Station
- Jobs, employment opportunities
- Green technology, Sustainable practices



Area 3: Third Street Area – below I-880 from approximately Union Street to Castro Street

In this area, it is important that we have...

- Development of R&D (Research and Development) space
 - Supermarket /Grocery Store
 - Distribution Facility
 - Food Production
 - Bookstore
- Green job training, skill center
 - A’s Ball park
 - Increase Farmer’s Market at Acorn Shopping Center
 - Skate Park

Please add anything missing from the above list....

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

Please review the opportunity sites and existing conditions exhibits. How does this information affect the list of desired development?

Are there other sites that should be considered?

- -
 -
 -
 -
- -
 -
 -
 -

Are there other existing conditions or factors that need to be considered?

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

WEST OAKLAND SPECIFIC PLAN EXISTING CONDITIONS & OPPORTUNITY SITES

Opportunity Site Details

Location	City ID	AC	SF	Total Assessed Value	APN	Owner
Area 4: San Pablo Avenue Opportunity Site Details						
36 North portion of block, Filbert, 32 nd , San Pablo		0.91	39,792	\$574,077	5-467-1, 5-467-2-1, 5-467-2-3	KAUV HUYN M & SAM, FOHLER
37 San Pablo, W. Grand, 23 rd , Brush		0.38	16,686.00	\$679,902	3-21-10, 3-25-3, 3-25-5-1	YI NOEL & MEILING, HZ/GRAND
Area 4 Total Opportunity Site Area: 1.3 Acres						

Development Proposals

PROJECT NAME	LOCATION (ADDRESS OR APN)	DESCRIPTION
Area 4		
2116 Brush Street	2101-2116 Brush Street, 760 22nd Street	Parcel A - 63 units Parcel B - 18 units Parcel C - 65 units

Land Use and Zoning

GENERAL PLAN LAND USE DESIGNATIONS FOR INDUSTRIAL/BUSINESS AREAS

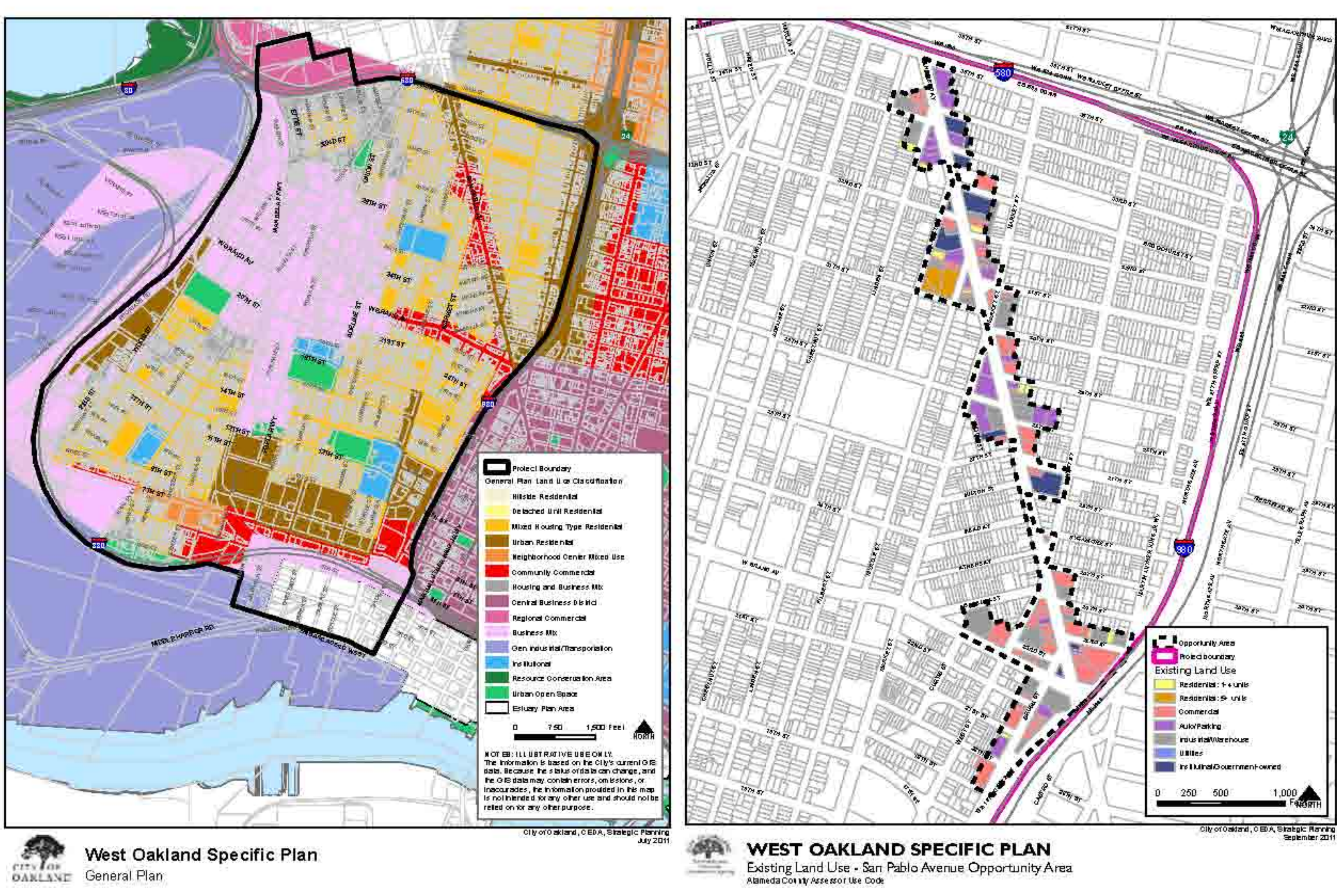
- Business Mix:**
Accommodate a mix of industrial and related commercial uses
- Light Industrial:**
Maintain light industrial and manufacturing uses
- Urban Residential:**
Accommodate multi-unit, higher-density housing
- Neighborhood Center Mixed Use:**
Encourage a mix of housing and commercial uses in a pedestrian-oriented environment
- Community Commercial:**
Encourage retail and commercial uses along corridors and in shopping centers

CITYWIDE INDUSTRIAL LAND USE POLICY, 2008

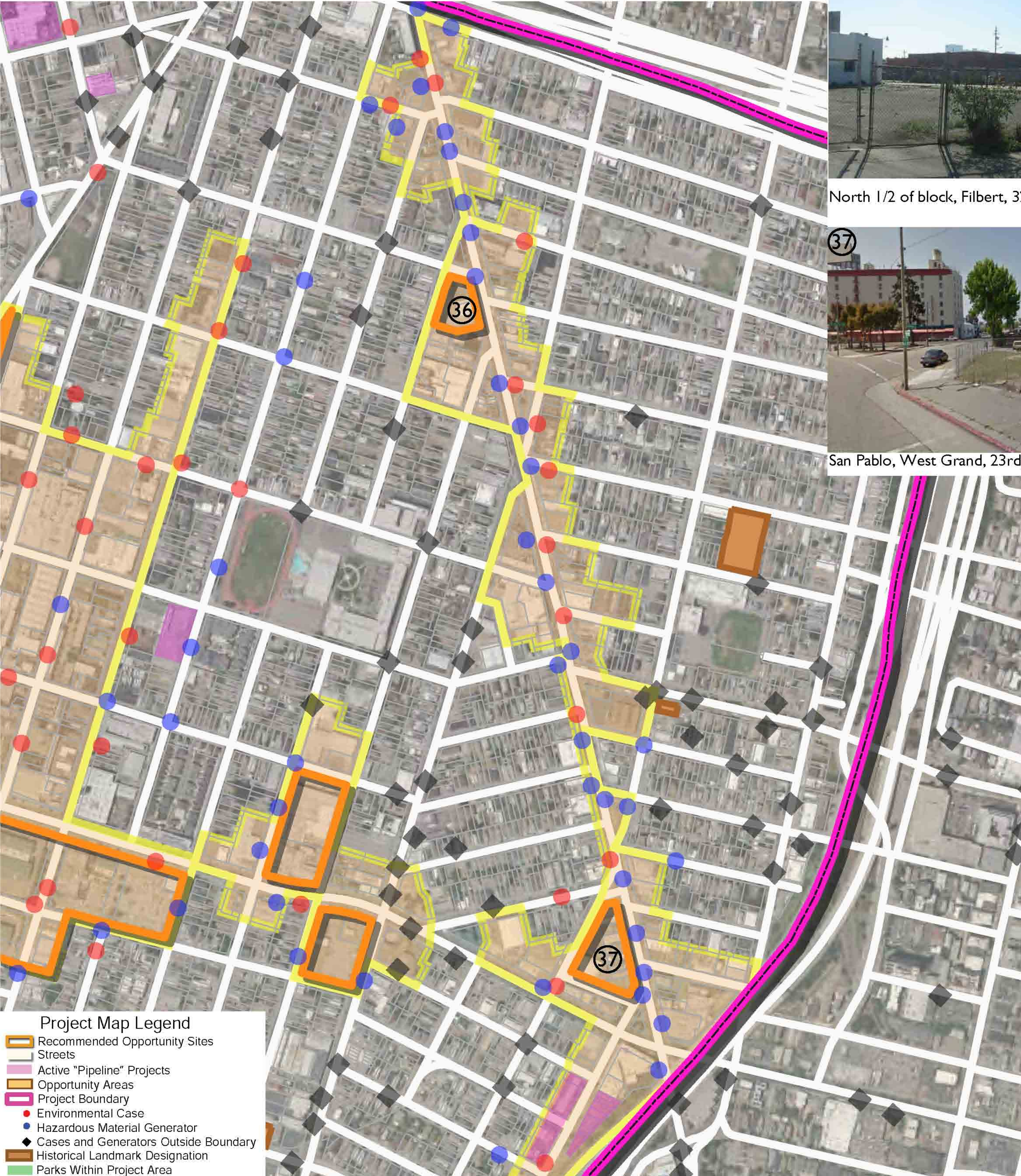
- Industrial/business land is a scarce resource in Oakland
- Preservation of industrial land is vital to future economic growth
- Conversion of industrial/business land to residential should be restricted
- Industrial areas of West Oakland are to remain industrial

NEW INDUSTRIAL ZONING, 2008 CIX-1

- Commercial Industrial Mix Zone in West Oakland Allows broad range of:
- Light/custom manufacturing
 - Light industrial
 - Warehouse
 - R&D
 - Clean/green industrial
 - Service commercial
 - Limits new/expanded truck-intensive, heavy industrial, and recycling uses
 - Large-scale commercial/retail uses limited to sites with direct freeway access
 - Residential uses prohibited
 - Establishes buffer zone between industrial and residential zones
 - Creates S-19 Health and Safety Protection Zone



Area 4: San Pablo Corridor



- Project Map Legend**
- Recommended Opportunity Sites
 - Streets
 - Active "Pipeline" Projects
 - Opportunity Areas
 - Project Boundary
 - Environmental Case
 - Hazardous Material Generator
 - Cases and Generators Outside Boundary
 - Historical Landmark Designation
 - Parks Within Project Area



North 1/2 of block, Filbert, 32nd, San Pablo - .91 Acres



San Pablo, West Grand, 23rd, Brush - .35 Acres

Summary Statement From Community Workshop #1

We like and value...

- the sense of community
- the diversity – of people, of buildings, activities and uses
- the historic relevance
- the affordability of housing
- the locations, it’s accessible
- Retention of existing business

We need and want...

- Grocery Store/ Supermarket
 - Hospital or Health Center (new or revived)
 - Walk-ability
 - Bike-ability
 - Green Space / Edges / Buffers
 - Youth Center
 - Public Safety /Emergency Operations Center
- Library
 - Vibrant store fronts
 - Fewer Liquor Stores
 - No illegal dumping
 - Preservation of the history
 - Recognition of Artists

And, just about everyone – regardless of their particular neighborhood – wants...

- Development around the W. O. BART Station
- Jobs, employment opportunities
- Green technology, Sustainable practices



Area 4: San Pablo Avenue corridor from approximately West Grand to I-580

In this area, it is important that we have...

- Small Boutiques like on Telegraph
 - Food establishments
 - Bike lanes
 - Copy Center
 - Bank
- Small Market like Fresh N Easy, People’s Grocery
 - No more residential treatment facilities
 - No more liquor stores
 - Develop St. Andrews Park
 - Increase protection of pre-1920’s buildings
- Use of Airspace
 - Coffee Shop
 - Youth Center

Please add anything missing from the above list....

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -

Please review the opportunity sites and existing conditions exhibits. How does this information affect the list of desired development?

Are there other sites that should be considered?

- -
 -
 -
 -
- -
 -
 -
 -

Are there other existing conditions or factors that need to be considered?

- -
 -
 -
 -
 -
 -
- -
 -
 -
 -
 -
 -