

Alternatives: Valdez Triangle

Specific Plan Goals

- A major destination for comparison goods retail
- An economically and socially sustainable mixed use retail district
- A land use mix and intensity that:
 - supports redevelopment
 - is responsive to market realities
 - enhances economic/retail vitality
- Housing that complements retail and contributes to district vitality
- An attractive, pedestrian-oriented retail district
- A district well served by and supportive of transit
- Preservation and reuse of historic buildings
- New development that protects and enhances neighboring uses
- Development that minimizes environmental impacts

Valdez Triangle Alternatives

The Valdez Triangle area south of 27th St. offers the best opportunity for establishing a lifestyle retail district. The purpose of these alternatives is to explore development capacity & urban form, test economic feasibility, and assess transportation & infrastructure implications.

Development Considerations

The following observations about the Valdez Triangle played a role in the formulation of the conceptual development alternatives and will influence the selection of a preferred direction:

- The Valdez Triangle represents the best location for establishing a retail district due to its configuration, accessibility, land use adjacencies, etc.)
- Redevelopment will be difficult to implement given fragmented ownership
- Tension exists between historic preservation and retail objectives in the area
- Meetin parking demand poses economic and urban design challenges
- 27th St. forms a barrier between north and south ends of planning area
- Character and quality of 23rd St. is problematic due to its function as a service alley to Grand Avenue.
- YMCA represents constraint to creating active, street-oriented retail due to its blank facade at street level.

Redevelopment Potential: Valdez Triangle

| Alt. | Retail (sf) | Office (sf) | Residential (du) | Hotel (sf) | Parking (spaces) |
|------|-------------|-------------|------------------|------------|------------------|
| V1 | 717,000 | 0 | 763 | 120,000 | 3,540 |
| V2 | 682,000 | 0 | 544 | 85,000 | 3,750 |
| V3 | 1,107,000 | 0 | 752 | 150,000 | 5,460 |



Alternative V1



Alternative V2



Alternative V3

V3

Key Attributes

- Focus on horizontal mixed use (adjacent v. stacked)
- Low-, mid- & high rise buildings (up to 25 stories)
- Focus on 24th Street as primary Retail Spine
- Hotel located at Harrison & 24th Street at gateway
- Public plaza located on 24th Street at Valdez

Redevelopment Potential: Valdez Triangle - V3

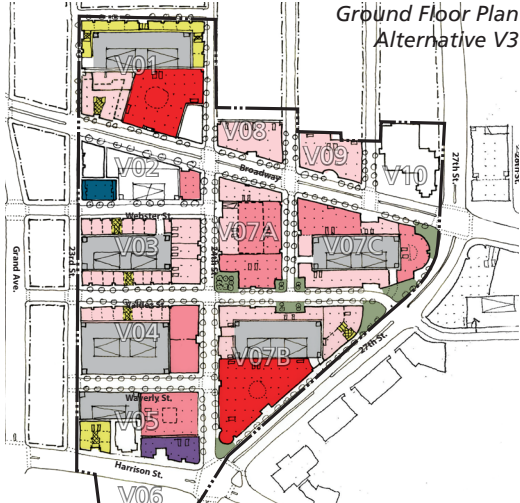
| Retail (sf) | Office (sf) | Residential (du) | Hotel (sf) | Parking (spaces) |
|-------------|-------------|------------------|------------|------------------|
| 1,107,000 | 0 | 752 | 150,000 | 5,460 |



Axonometric Alternative V3

Legend

- Project Boundary
- Major Retail
- Minor Retail
- Other Retail
- Residential
- Parking
- Hotel
- Plaza



Ground Floor Plan Alternative V3

Key Actions

Open Space

- Locate a major plaza at the intersection of Valdez and 24th Street
- Locate entry plazas at 24th & Broadway, 27th & Valdez, 24th & 27th streets
- Locate small plazas on each corner of the intersection of 25th & Valdez

Circulation Changes

- Close 26th Street between Broadway and Valdez and reclaim public right-of-way for development
- Close Webster Street between 24th and 25th, and reclaim public right-of-way for development
- Extend 25th Street east as a through street between Broadway and Valdez
- Reclaim public right-of-way along east side of Broadway between 25th & 26th St. for development

Historic Resources

- Preserve the following designated historic structures:
 - Seventh Church of Christ Science
 - YMCA Blue Triangle Club
 - Packard & Maxwell – Western Auto Building
 - First Presbyterian Church
- Remove or relocate the following structures that have some historic value:
 - Newsom Apartments (@ 24th & Valdez)
 - Biffs (@ 27th & Valdez)
 - Nine (9) NRHP Code 5 buildings
- All sixteen (16) contributing structures to the Waverly Street ASI

Public Realm Framework



Legend

- District Gateway
- Major Plaza
- Entry Plaza
- Major Streets
- Connector Streets
- Pedestrian Streets

Status of Buildings



Legend

- North End
- Valdez Triangle
- Historic Building
- Buildings with NRHP Code of 5
- Retain Existing
- Preserve & Infill / New
- Reuse Existing
- New Development
- Block in Alternative

V1

Key Attributes:

- Focus on vertical mixed use with housing over retail
- Predominantly low-rise buildings (3-6 stories)
- Focus on 24th Street as primary Retail Spine
- Hotel located at @ Harrison & 23rd St. overlooking lake
- Public plaza located at Valdez & 27th St.

Redevelopment Potential: Valdez Triangle - V1

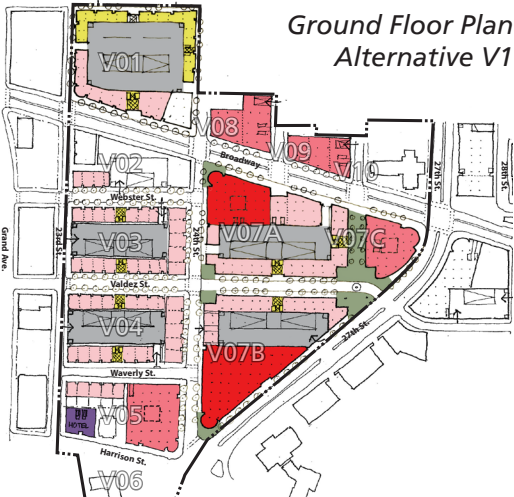
| Retail (sf) | Office (sf) | Residential (du) | Hotel (sf) | Parking (spaces) |
|----------------|----------------|---------------------|---------------|---------------------|
| 717,000 | 0 | 763 | 120,000 | 3,540 |



Axonometric
Alternative V1

Legend

- Project Boundary
- Major Retail
- Minor Retail
- Other Retail
- Residential
- Parking
- Hotel
- Plaza



Ground Floor Plan
Alternative V1

Key Actions

Open Space

- Transform 26th Street between Broadway and Valdez into either a pedestrian-only or limited access street
- Locate a major plaza at the intersection of Valdez, 26th and 27th streets
- Locate entry plazas at 25th & Broadway, 24th & Valdez and 24th & Harrison

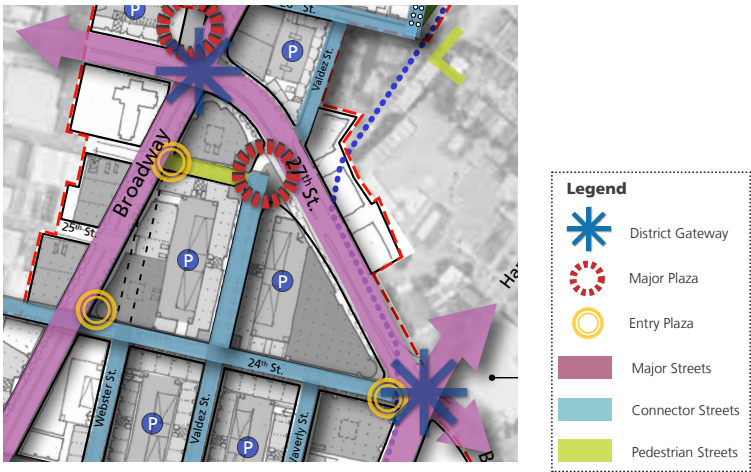
Circulation Changes

- Close Webster Street between 24th and 25th Streets, and reclaim right-of-way for development
- Reclaim public right-of-way along east side of Broadway between 25th and 26th Streets for development
- Transform 26th Street between Broadway and Valdez Street to a pedestrian-only or limited access street

Historic Resources

- Preserve the following designatic historic structures:
 - Seventh Church of Christ Science
 - YMCA Blue Triangle Club
 - Packard & Maxwell – Western Auto Building
 - First Presbyterian Church of Oakland
- Remove or relocate the following structures with historic value:
 - Newsom Apartments (@ 24th & Valdez)
 - Biffs (@ 27th & Valdez)
 - 10 NRHP Code 5 buildings
 - 14 contributing structures in the Waverly Street ASI

Public Realm Framework



Status of Buildings



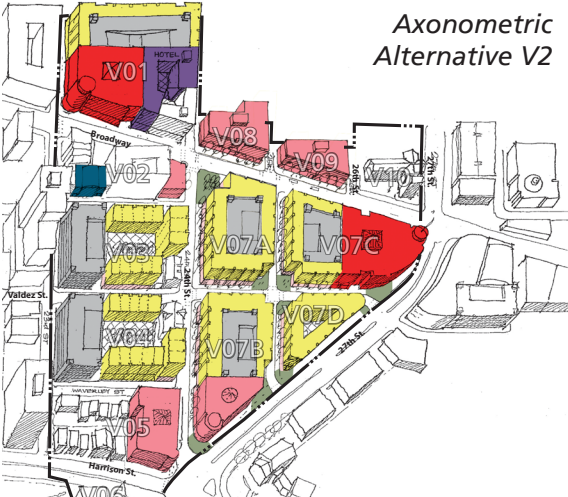
V2

Key Attributes

- Focus on vertical mixed use with housing over retail
- Predominantly low-rise buildings (3-6 stories)
- Focus on Broadway as primary Retail Spine
- Hotel located at Broadway & 24th Street near Uptown
- Public plaza located on Broadway at 24th Street

Redevelopment Potential: Valdez Triangle - V2

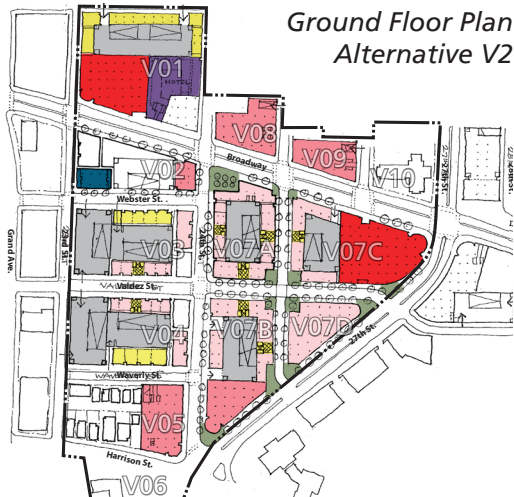
| Retail (sf) | Office (sf) | Residential (du) | Hotel (sf) | Parking (spaces) |
|----------------|----------------|---------------------|---------------|---------------------|
| 682,000 | 0 | 544 | 85,000 | 3,750 |



Axonometric
Alternative V2

Legend

- Project Boundary
- Major Retail
- Minor Retail
- Other Retail
- Residential
- Parking
- Hotel
- Plaza



Ground Floor Plan
Alternative V2

Key Actions

Open Space

- Locate a major plaza on the east side of Broadway at 24th Street
- Locate entry plazas at 25th & Broadway, 27th & Valdez, 24th & 27th streets
- Locate small plazas at corners of 25th& Valdez streets intersection

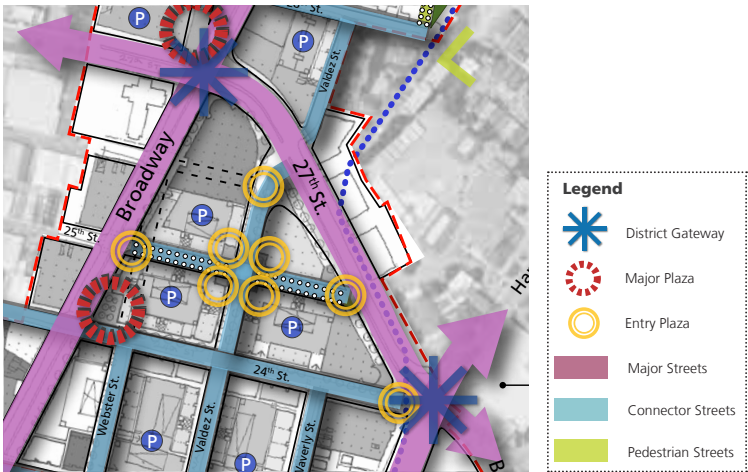
Circulation Changes

- Close 26th Street between Broadway and Valdez and reclaim public right-of-way for development
- Close Webster Street between 24th and 25th, and reclaim public right-of-way for development
- Reclaim public right-of-way along east side of Broadway between 25th & 26th St. for development
- Extend 25th Street as a through street between Broadway and 27th Street

Historic Resources

- Preserve the following designated historic structures:
 - Seventh Church of Christ Science
 - YMCA Blue Triangle Club
 - Newsom Apartments (@ 24th & Valdez)
 - Packard & Maxwell – Western Auto Building
 - First Presbyterian Church
- Remove or relocate the following structures that have some historic value:
 - Biffs (@ 27th & Valdez)
 - Nine (9) NRHP Code 5 buildings
 - Seven (7) contributing structures to the Waverly Street ASI

Public Realm Framework



Status of Buildings

