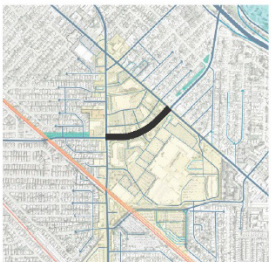
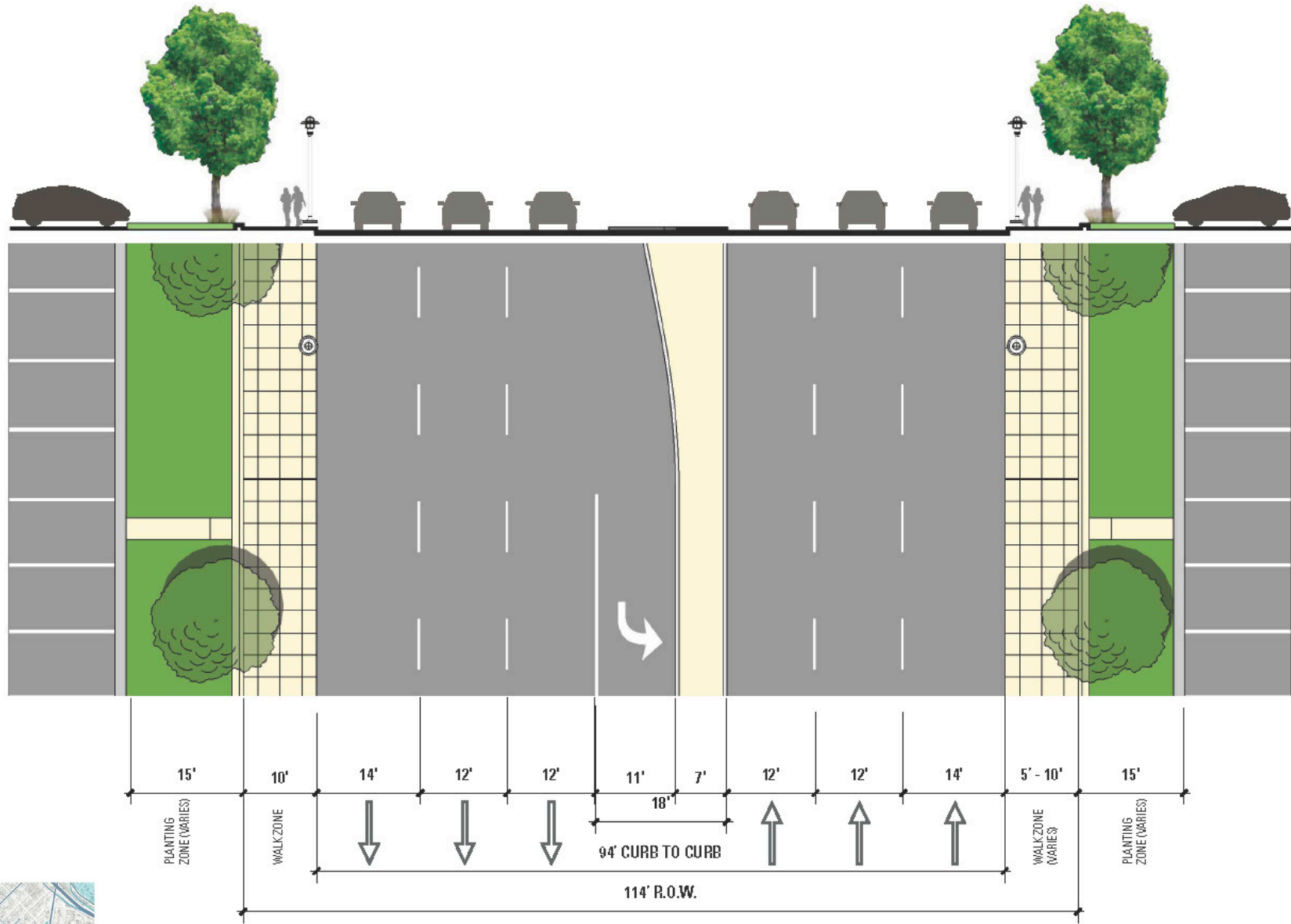
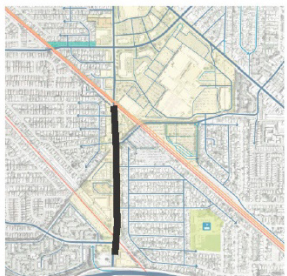
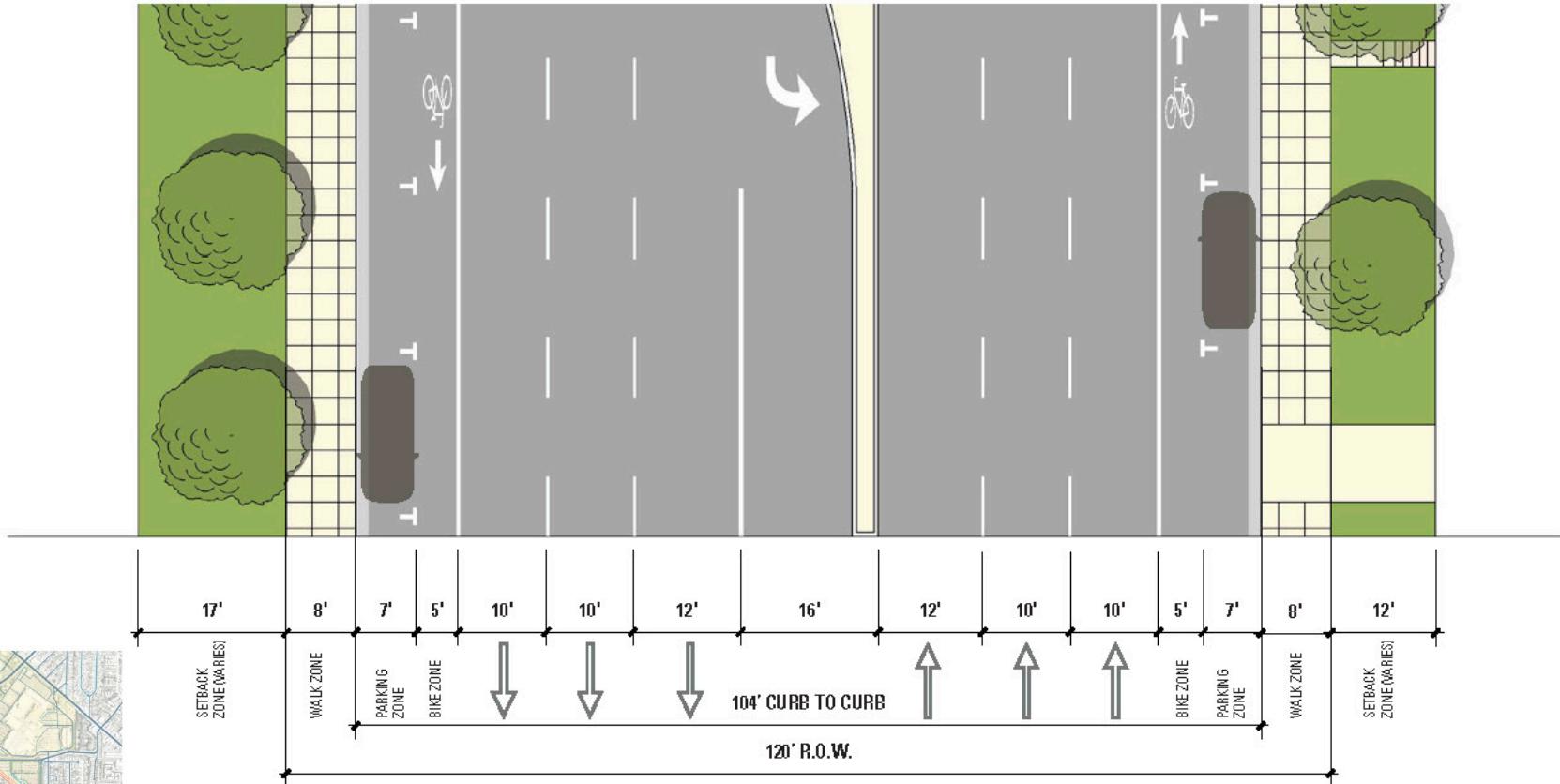


ATTACHMENT A-1: FAIRMONT DRIVE - EXISTING



Key Plan

ATTACHMENT A-3: HESPERIAN BLVD – EXISTING

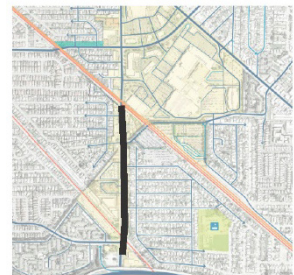
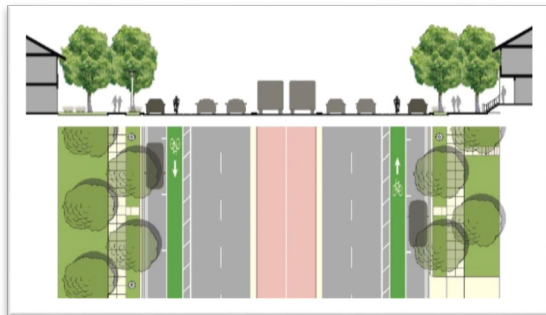
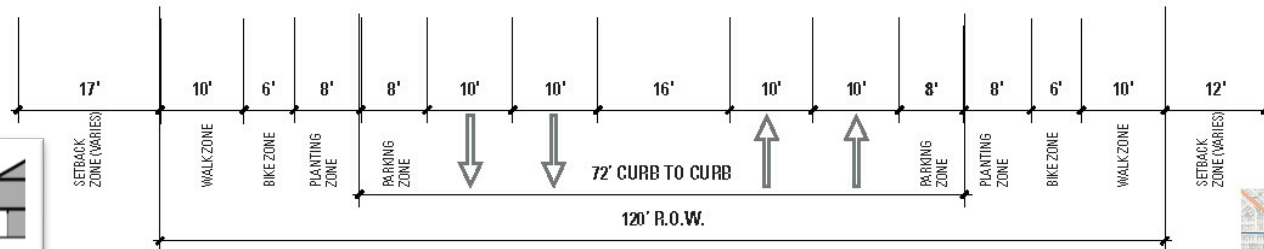
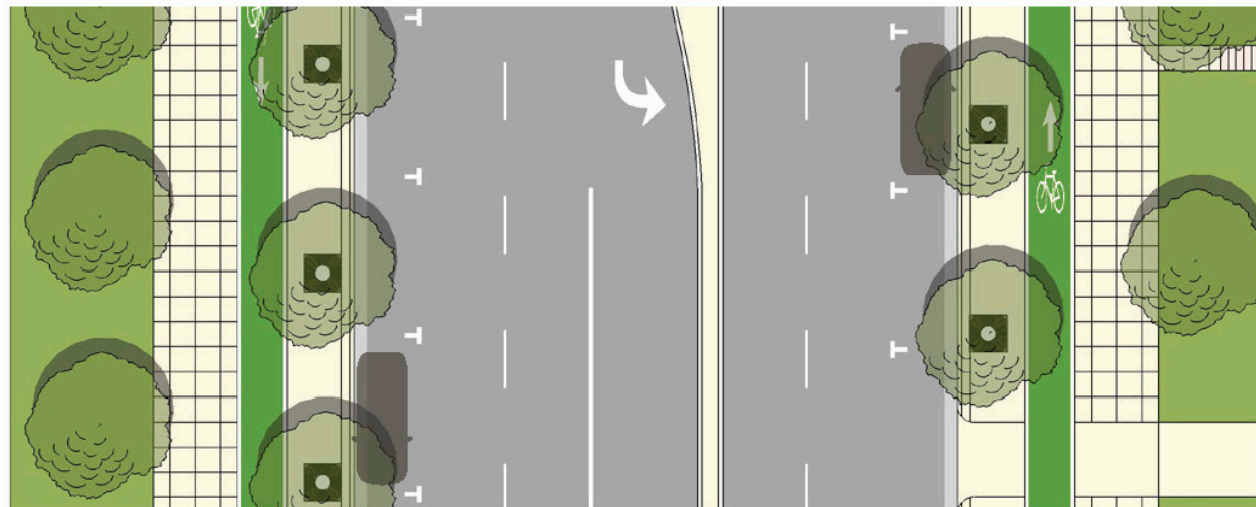


Key Plan

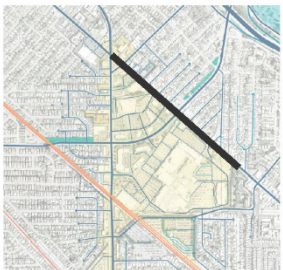
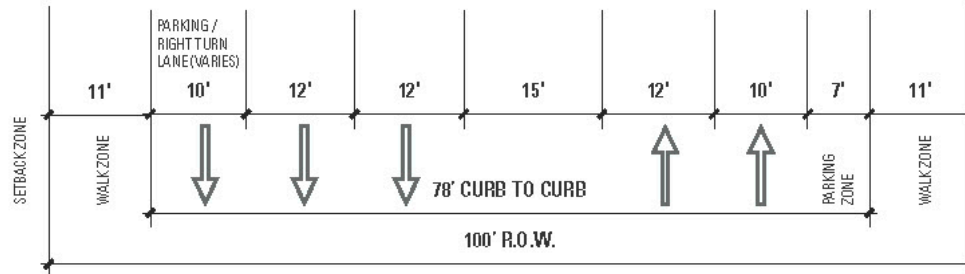
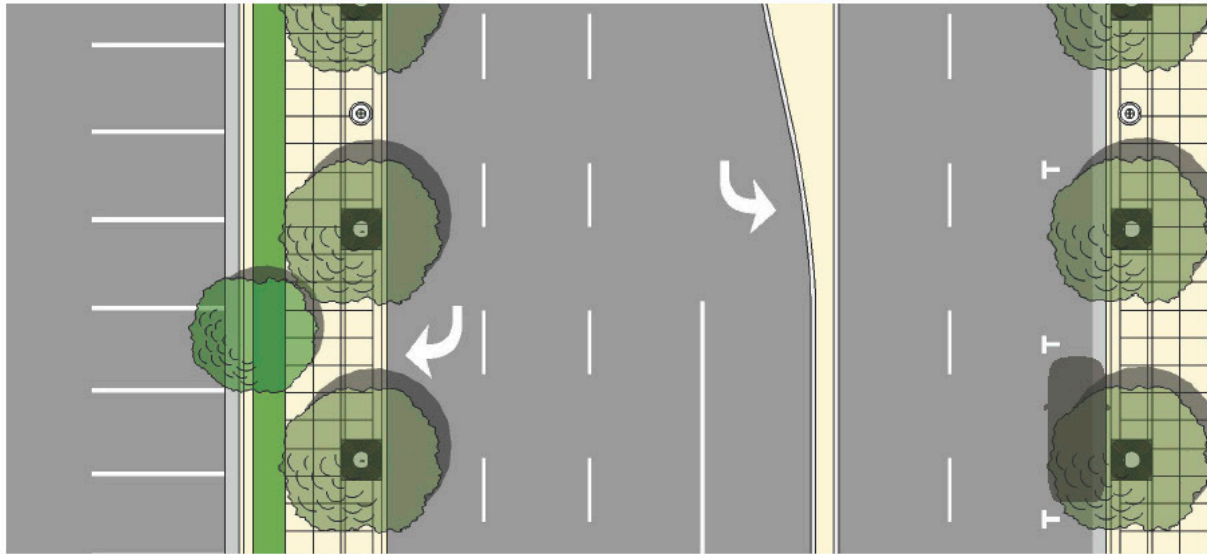
ATTACHMENT A-4: Hesperian Blvd – Option 1

PROPOSED OPTION 1: SEPARATED BIKE LANES

- Replace third traffic lanes with separated bike lanes
- Add second row of street trees and landscaping



ATTACHMENT A-5: East 14th Street – Existing

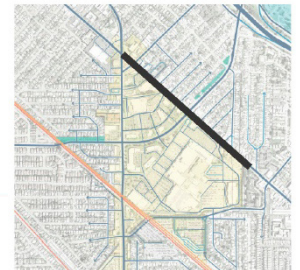


Key Plan

ATTACHMENT A-6: East 14th Street – Option 1

PROPOSED OPTION I: RECONSTRUCT MEDIAN

- Replace right turn lane with Class II buffered bike lanes per the Ashland and Cherryland Business District Specific Plan
- Shift median west by seven feet and add row of trees
- On-street parking south of mall entrance would be removed

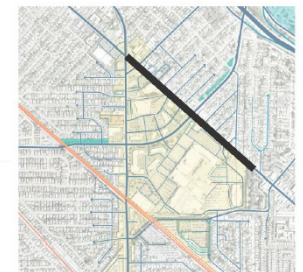


Key Plan

ATTACHMENT A-7: East 14th Street – Option 2

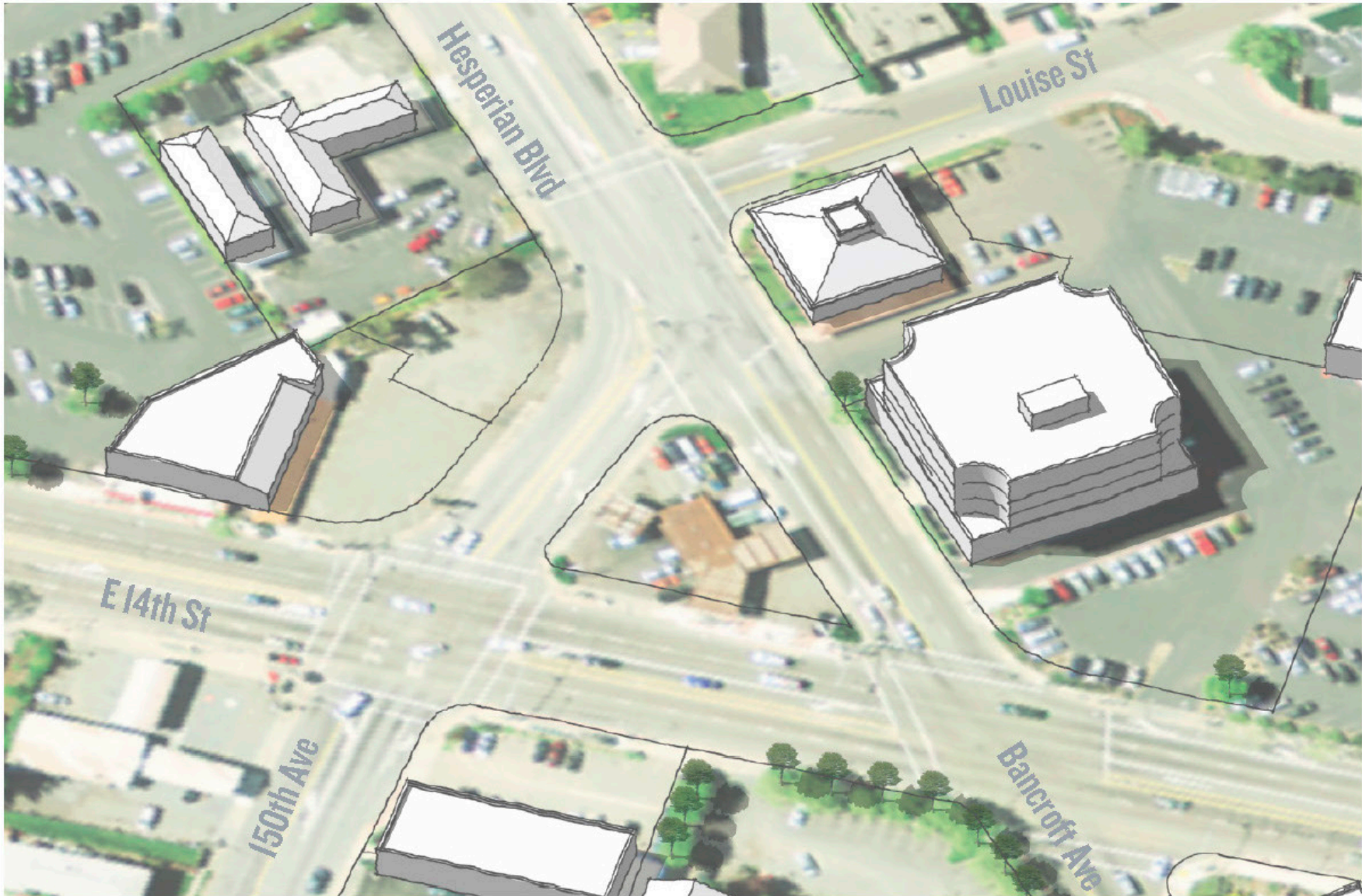
PROPOSED OPTION 2: KEEP MEDIAN

- Replace right turn lane with buffered bike lane
- Integrate sharrow bike lane
- Maintain median position and add row of trees

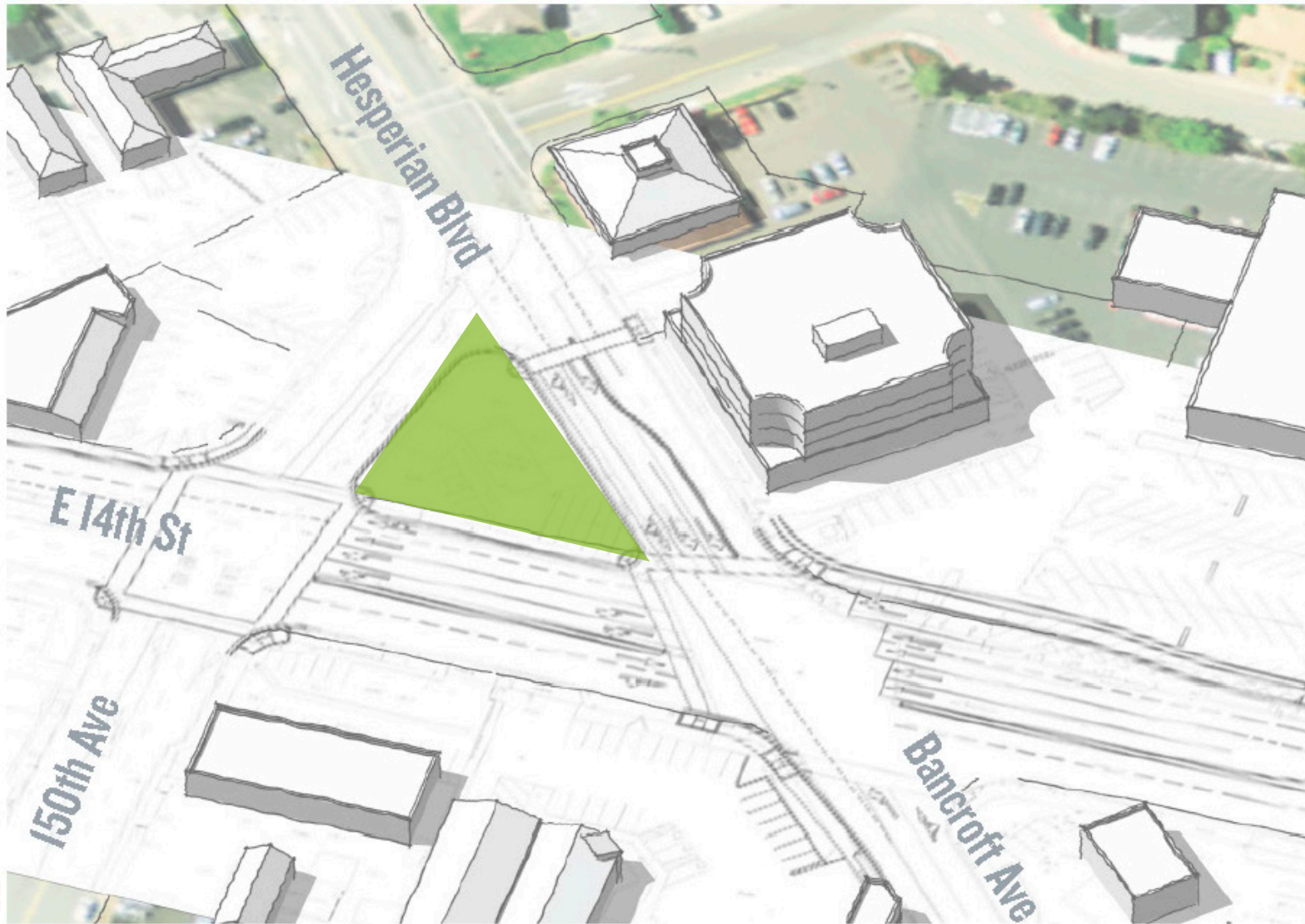


Key Plan

ATTACHMENT A-8: East 14th Intersection – Existing

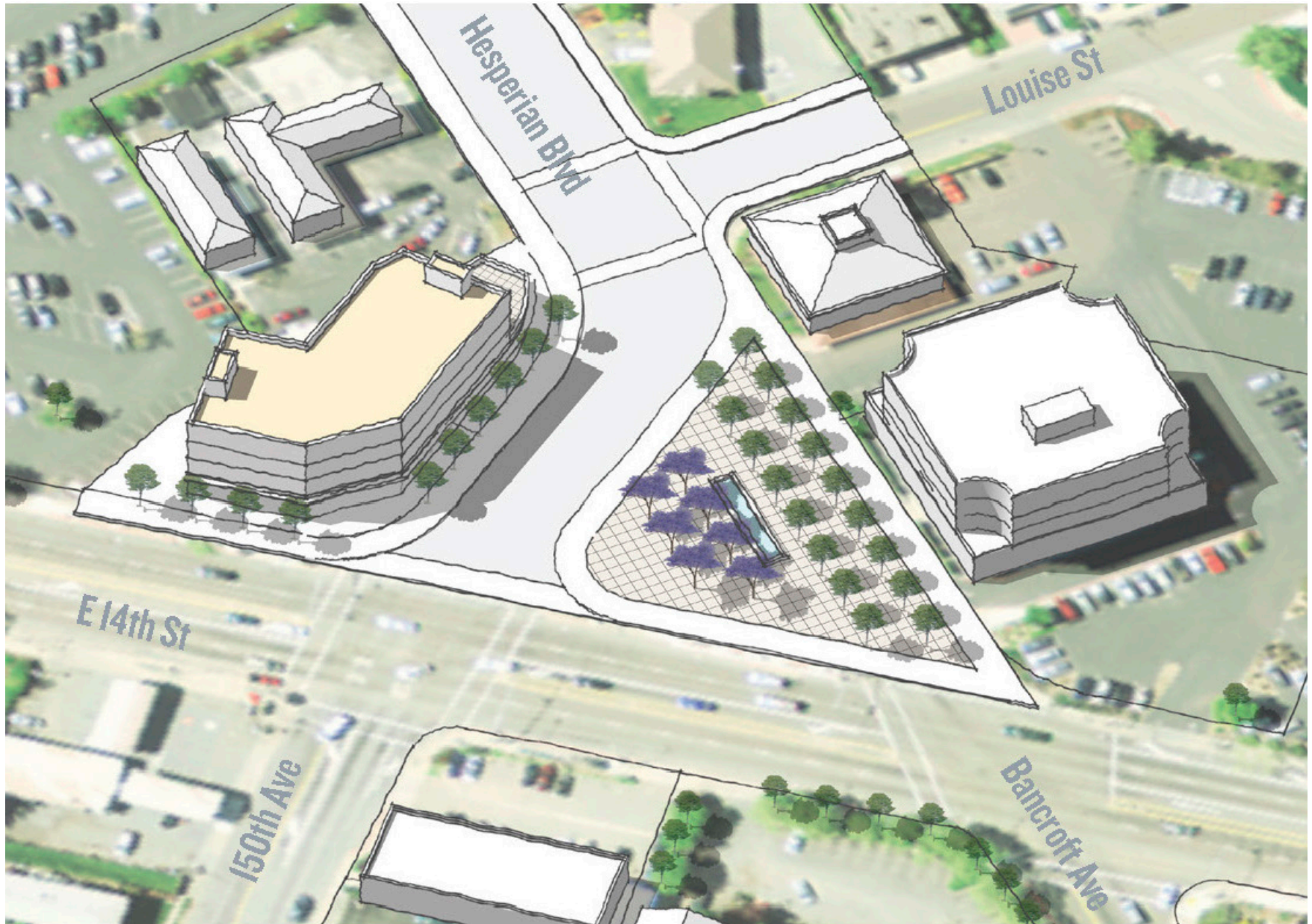


ATTACHMENT A-9: Hesperian & East 14th Intersection – Option 1

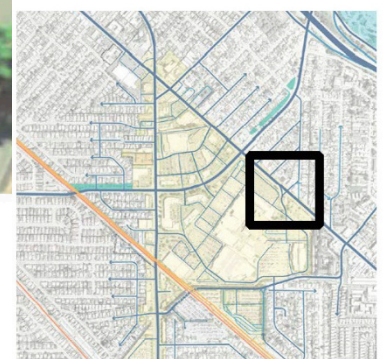
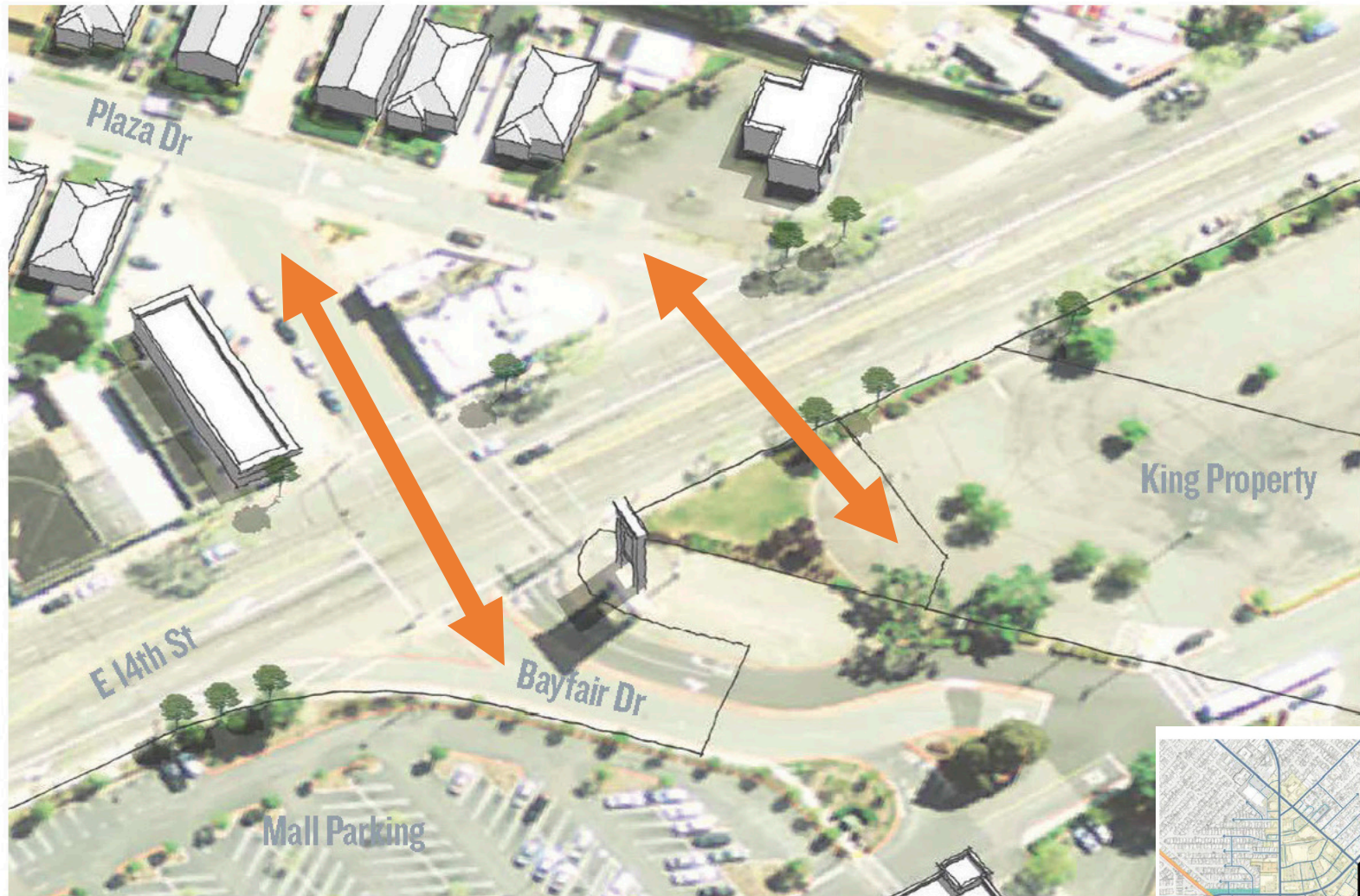


Intersection Reconfiguration Plan (2011)

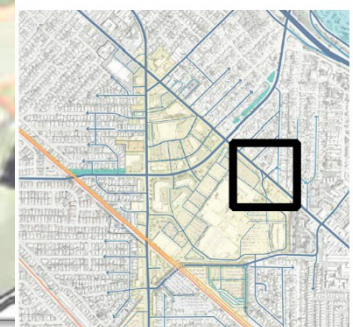
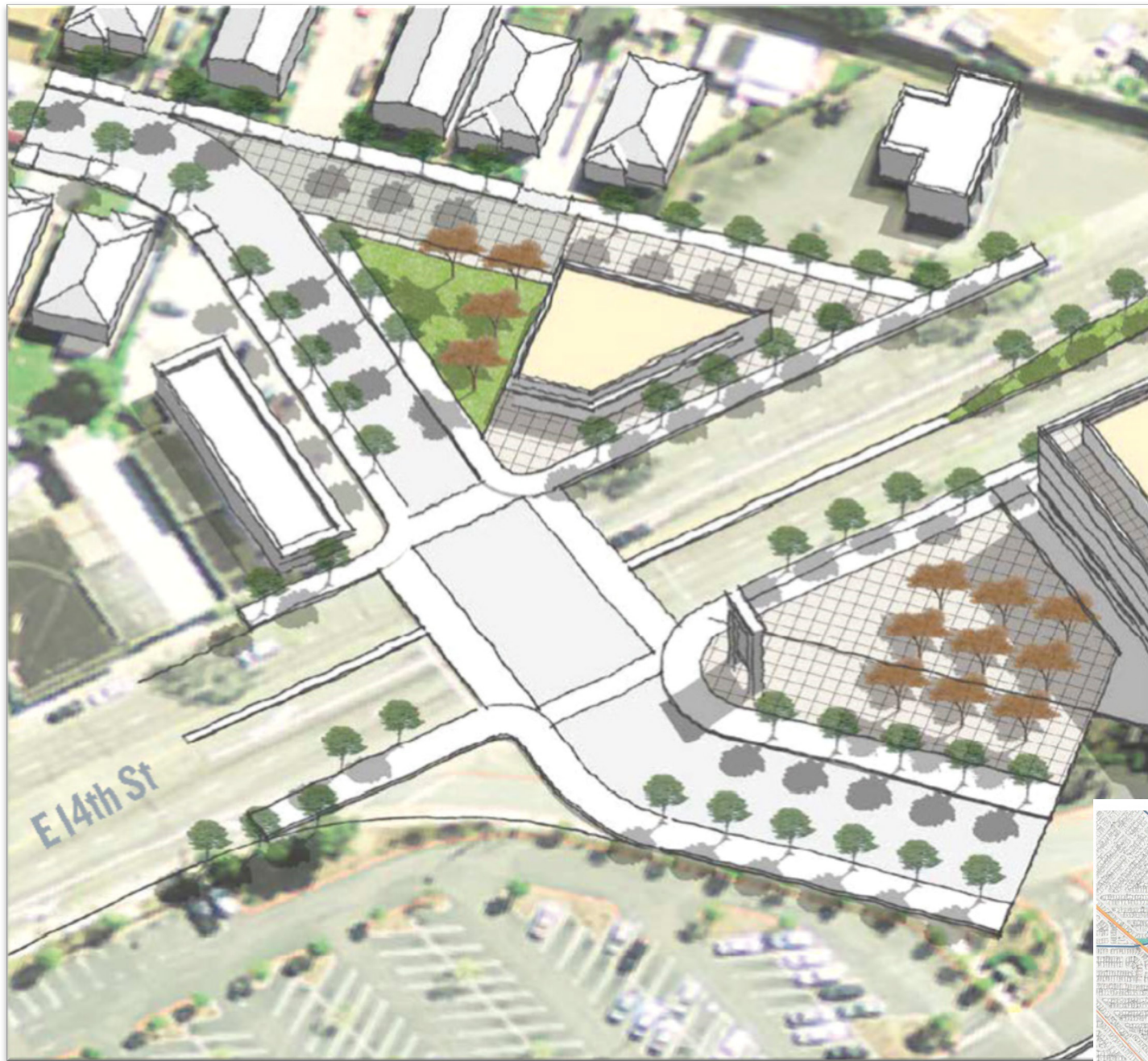
ATTACHMENT A-10: Hesperian & East 14th Intersection – Option 2



ATTACHMENT A-11: Bayfair & East 14th Intersection – Existing



ATTACHMENT A-12: Bayfair & East 14th Intersection – Option 1



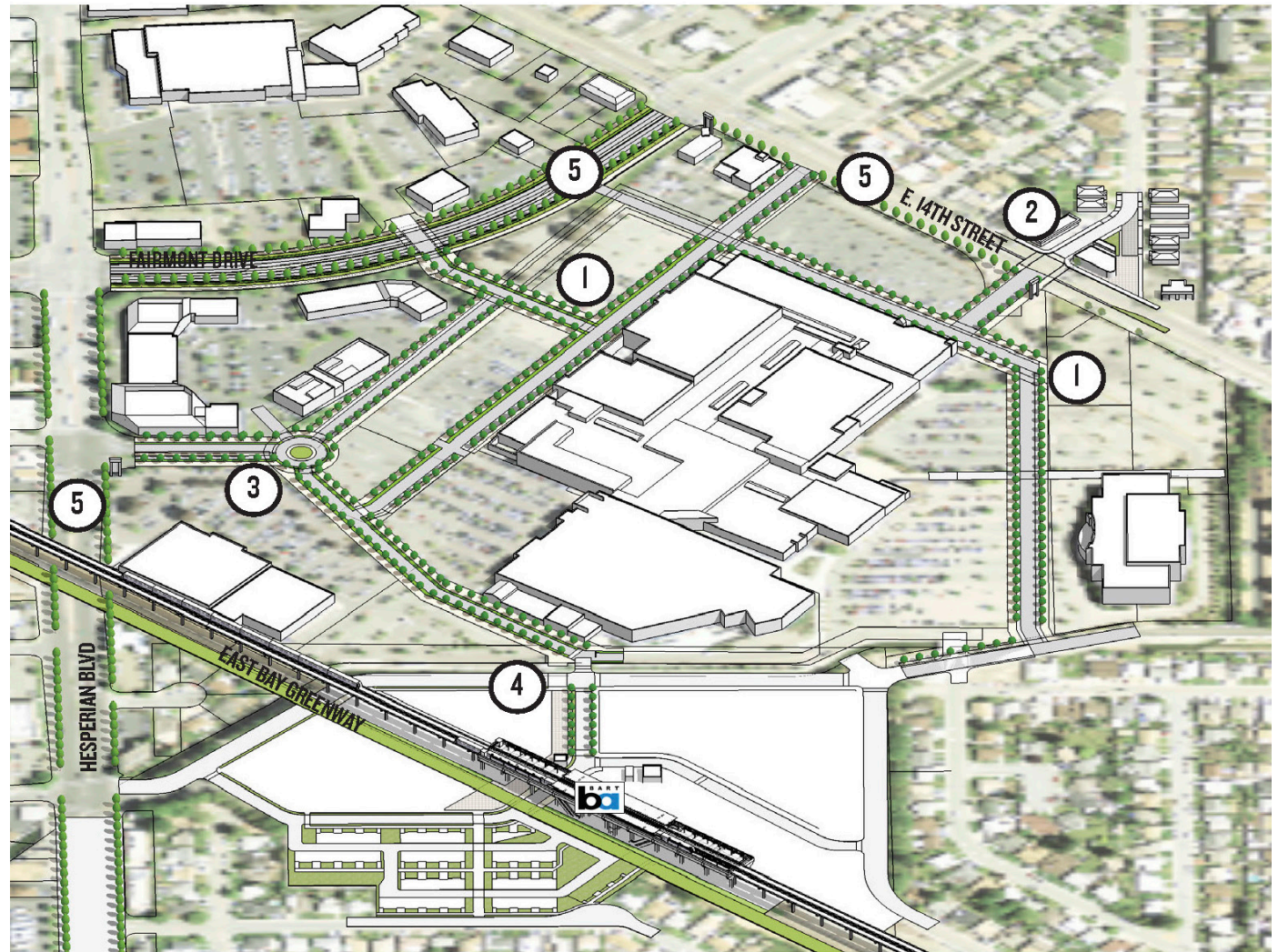
ATTACHMENT A-13: Bayfair & East 14th Intersection – Option 2



ATTACHMENT A-14: Bayfair Center– Option 1

Option 1. Improved Connections

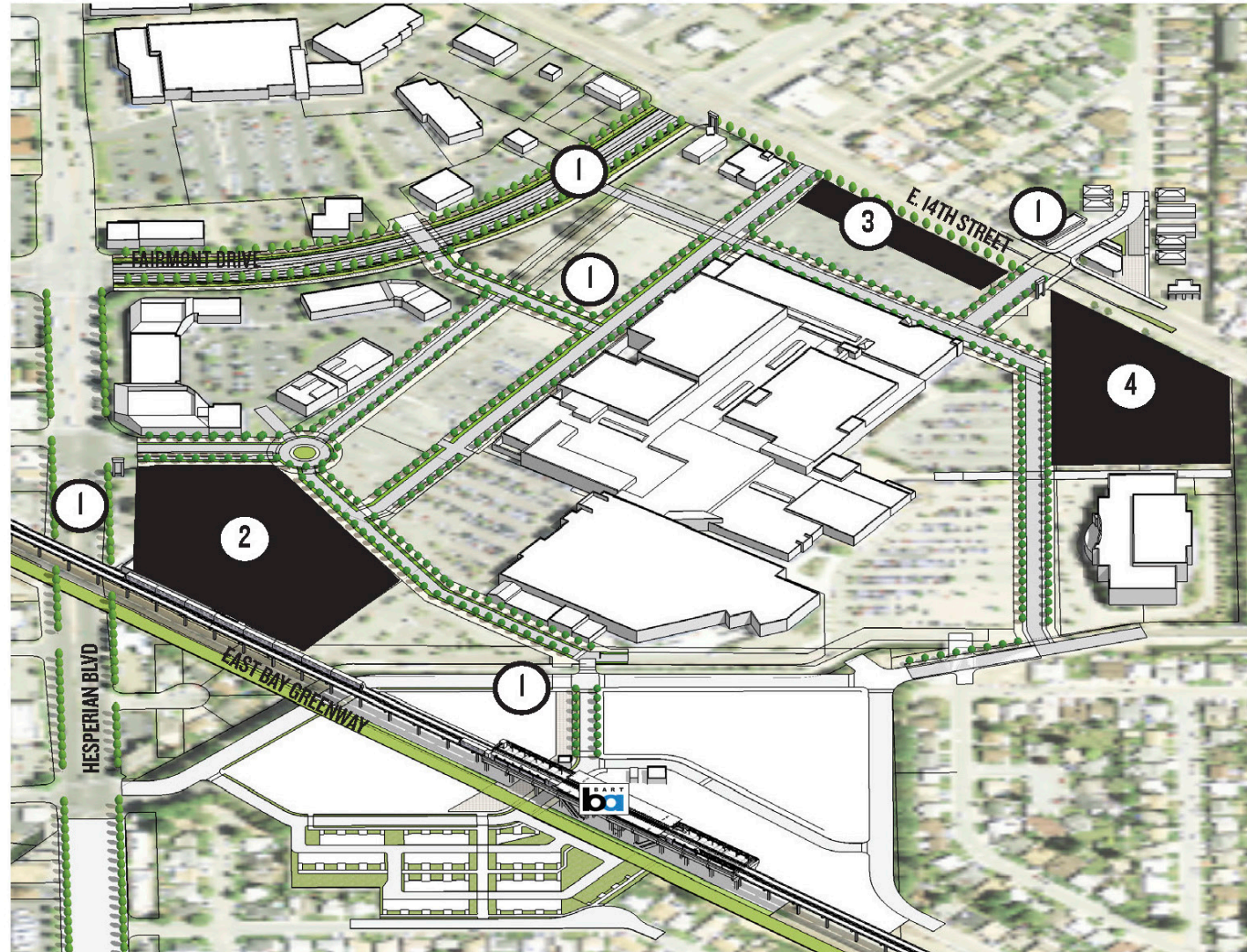
1. Formalize circulation network by creating “streets” with sidewalk, street trees, and pedestrian scale amenities through the site to improve pedestrian, bike and vehicular circulation
2. Improve intersection of Bay Fair and E. 14th Street
3. Improved entrance at Bay Fair and Hesperian Boulevard with traffic circle
4. New bridge and vehicle and bike connection to BART Station
5. Improve pedestrian and bike facilities on E. 14th Street, Fairmont Drive and Hesperian Boulevard



ATTACHMENT A-15: Bayfair Center– Option 2

Option 2. Partial Redevelopment + Improved Connections

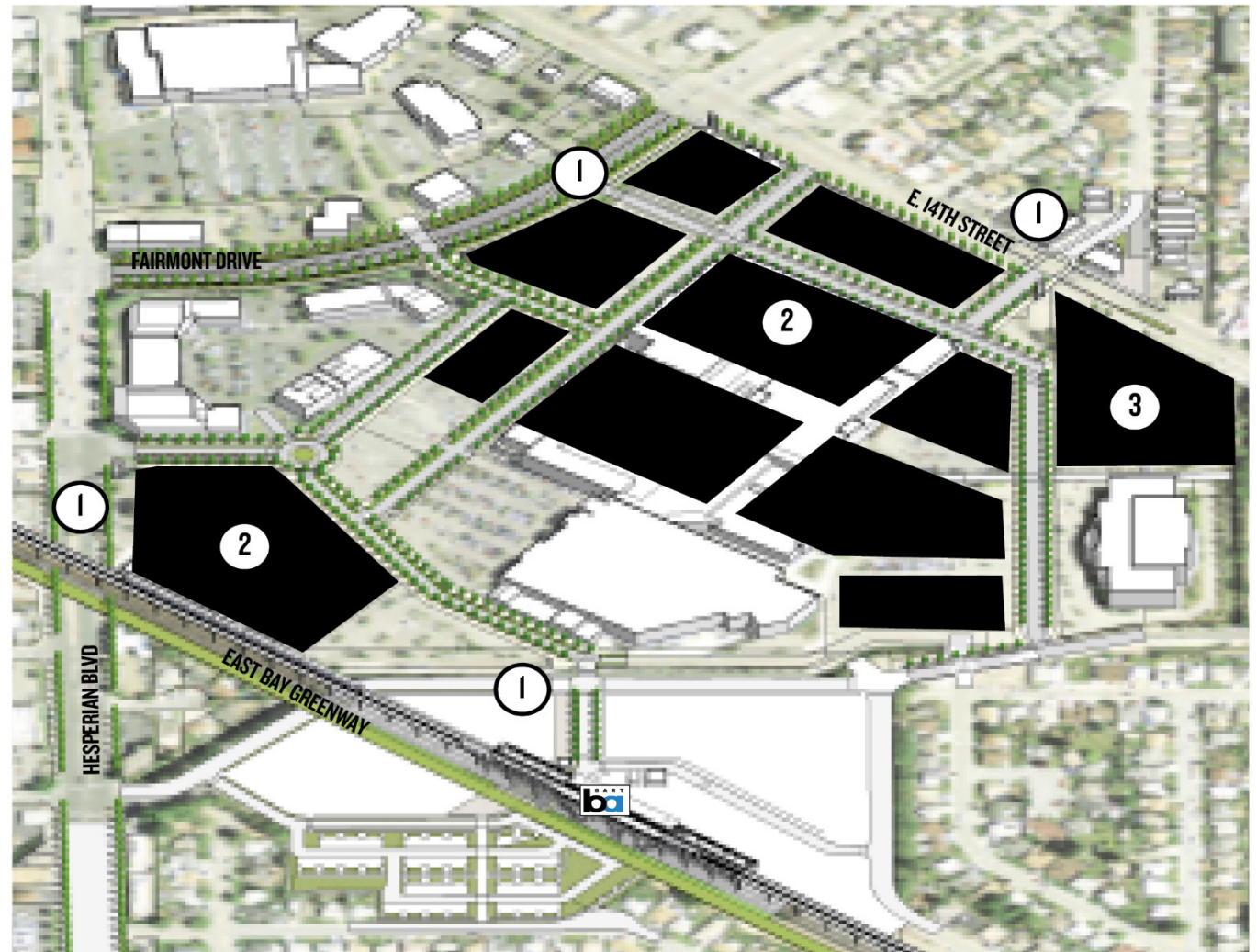
1. Improved connections identified in Option 1
2. Redevelopment of Area 2 (Existing: 6.4 acres, 64K Commercial, 348 spaces) (New: 360 Housing Units, 5K Retail, 5 Stories)
3. New buildings lining E. 14th Street, Retail pad buildings or mixed-use buildings with office or residential above.
4. King Parcel 3.6 Acres - New: 220 Housing Units, 20K Retail



ATTACHMENT A-16: Bayfair Center– Option 3

Option 3. Major Redevelopment

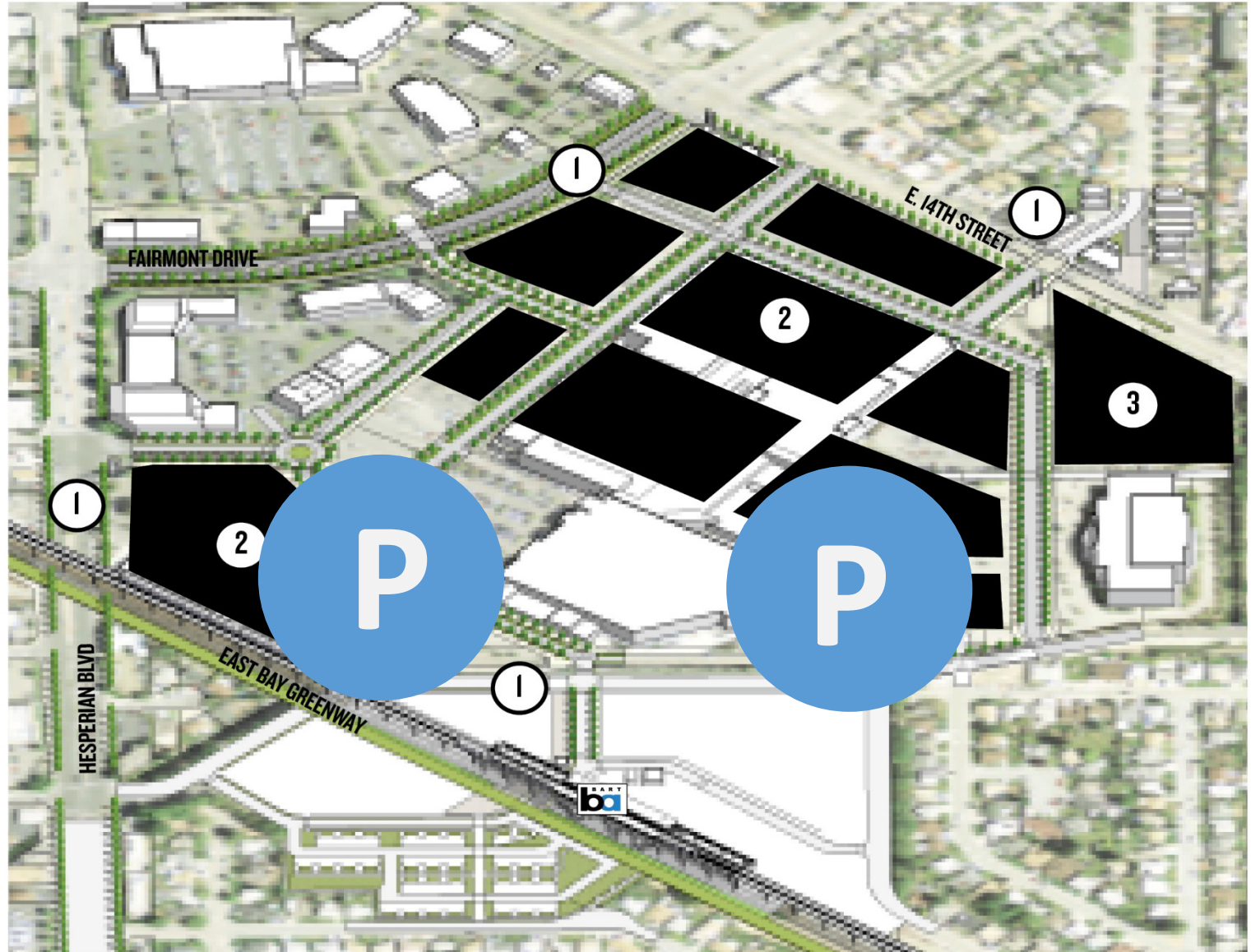
1. Improved connections identified in Option 1
2. Redevelopment of majority of Bayfair Center property including King Parcel
 - 800-1400 Housing Units (5-7+ Stories)
 - Retain 150-250K Retail
 - Retain 150K Target and 60K Century Theaters
 - Could be mix of Office/Retail/Residential
3. King Parcel 3.6 Acres - New: 220 Housing Units, 20K Retail



ATTACHMENT A-17: Bayfair Center– Shared Parking Potential

Shared Parking Potential

1. Look for opportunities to share parking between BART commuters and Bayfair Center uses (current and future)



ATTACHMENT A-18: Fashion Faire Place – Existing



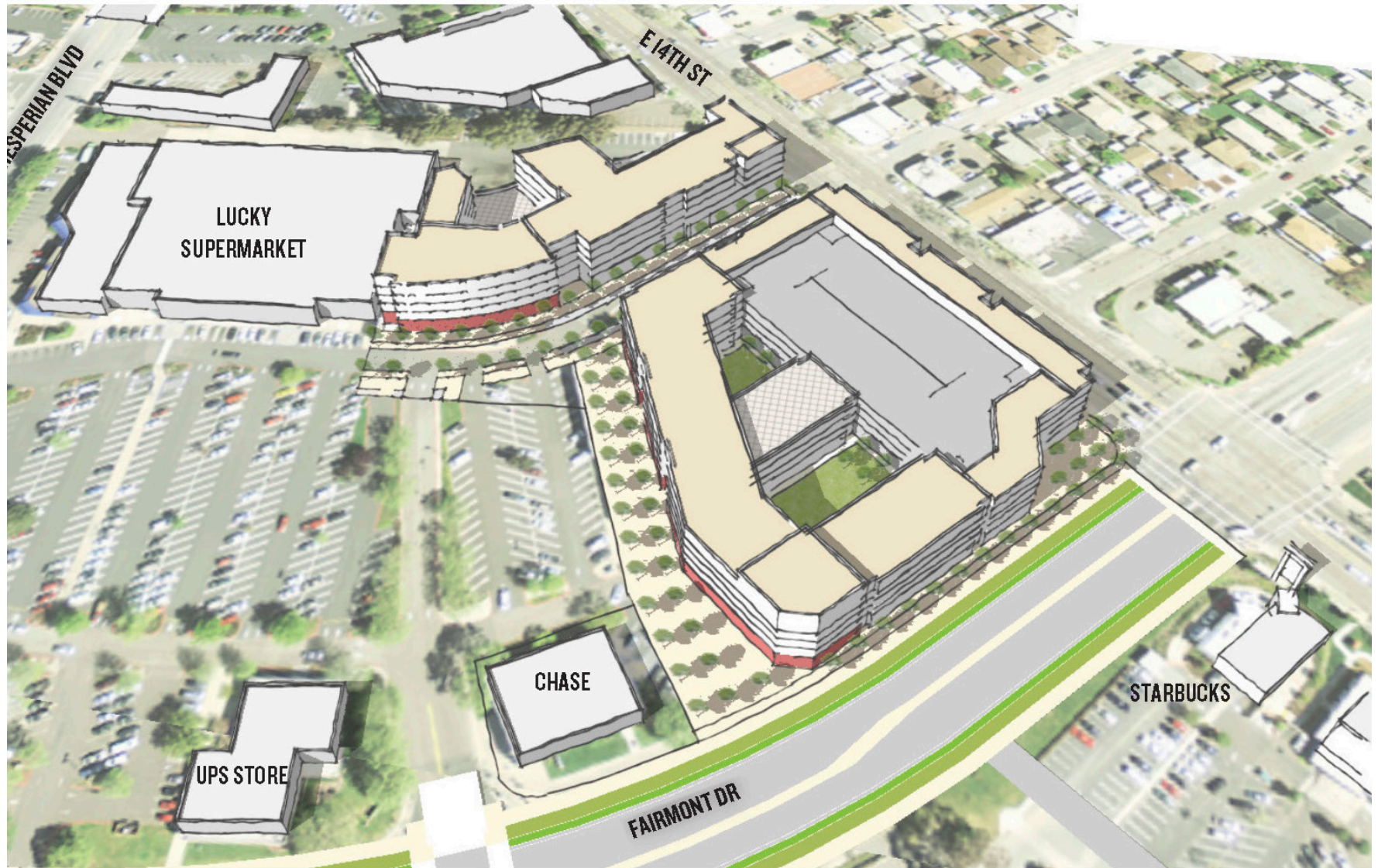
ATTACHMENT A-19: Fashion Faire Place – Option 1



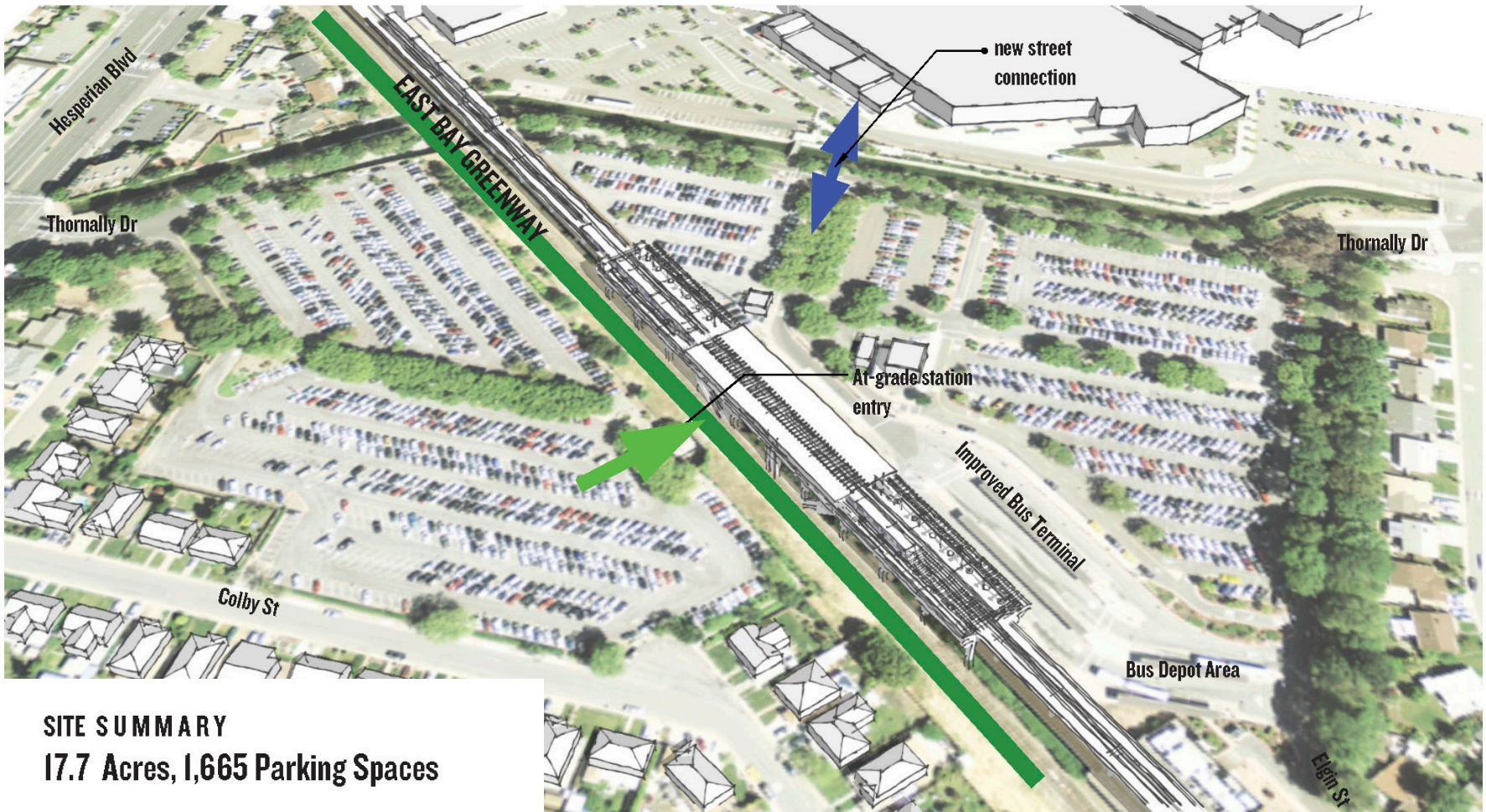
ATTACHMENT A-20: Fairmont Square – Existing



ATTACHMENT A-21: Fairmont Square – Option 1



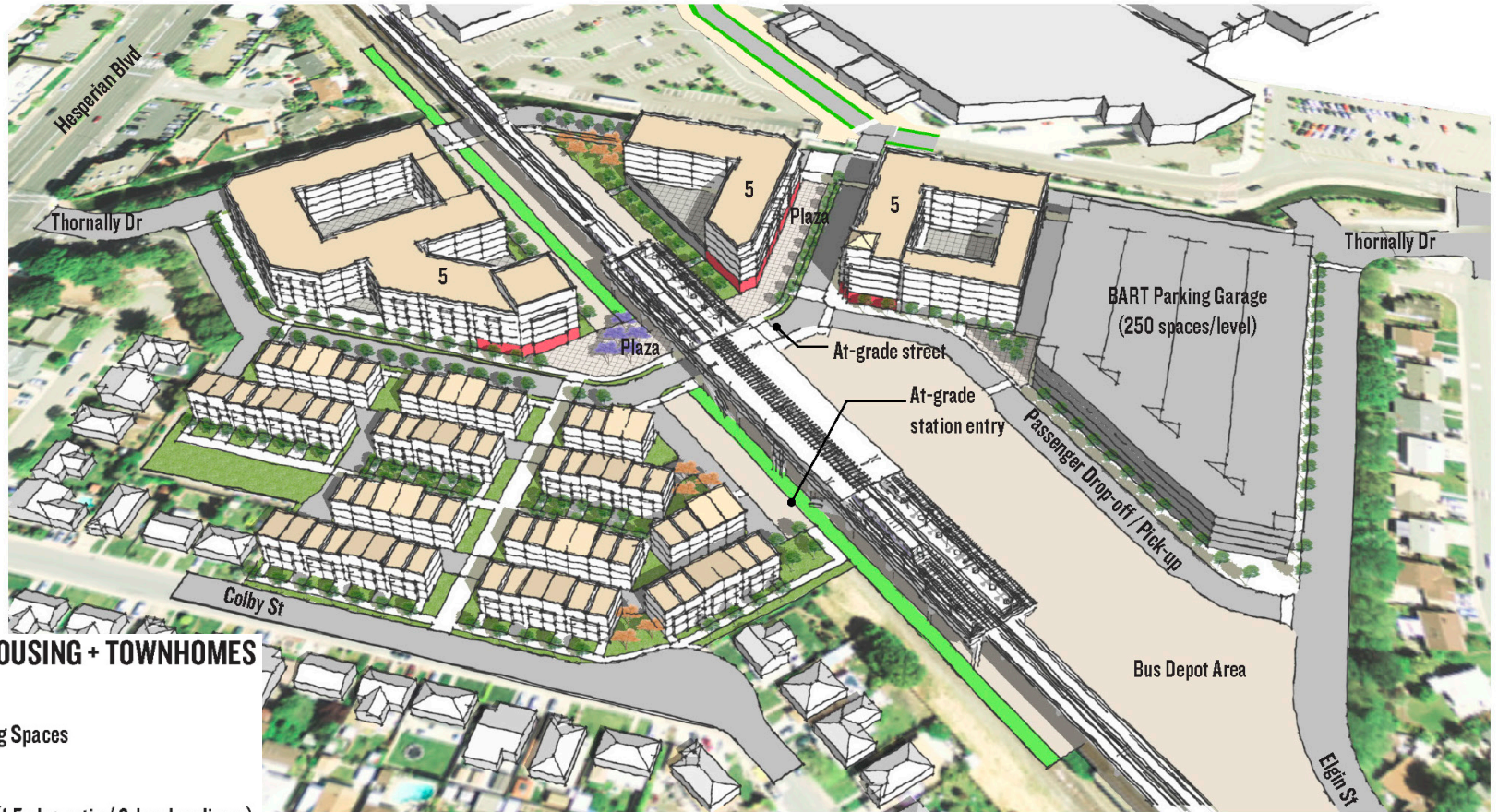
ATTACHMENT A-22: BART Property – Existing



SITE SUMMARY
17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY
East Bay Greenway
New At-grade Connection to Station
New Street Connection to Bayfair Mall

ATTACHMENT A-23: BART Property – Option 1



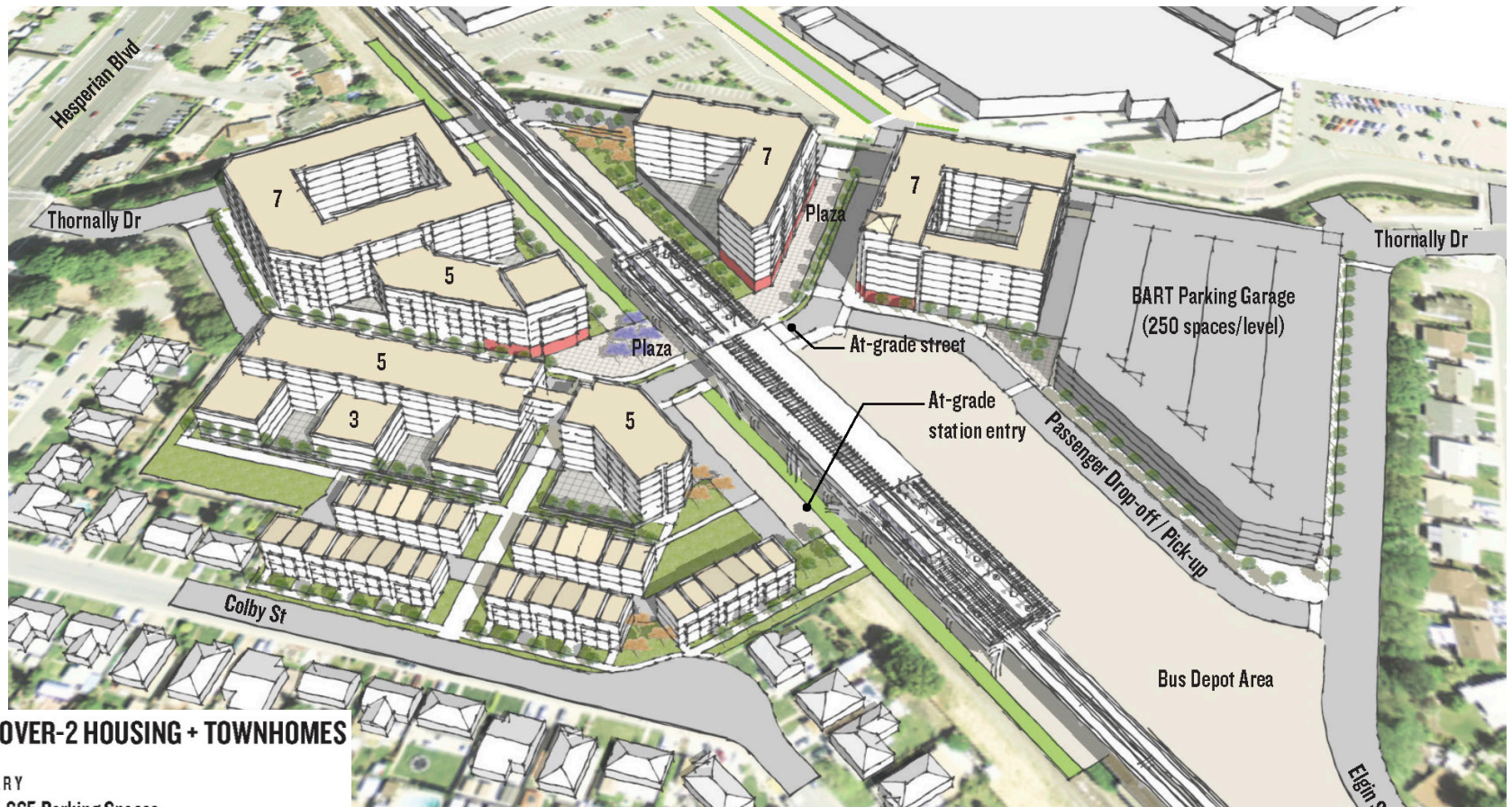
OPTION 1: 4-OVER-1 HOUSING + TOWNHOMES

SITE SUMMARY
17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY
365* multi-family units (1.5 pkg. ratio / 2-level podiums)
72 townhomes
437 total units
22,000sf active use
1,250 parking garage stalls

* based on 900 sf average unit (1,200 sf gross)

ATTACHMENT A-24: BART Property – Option 2

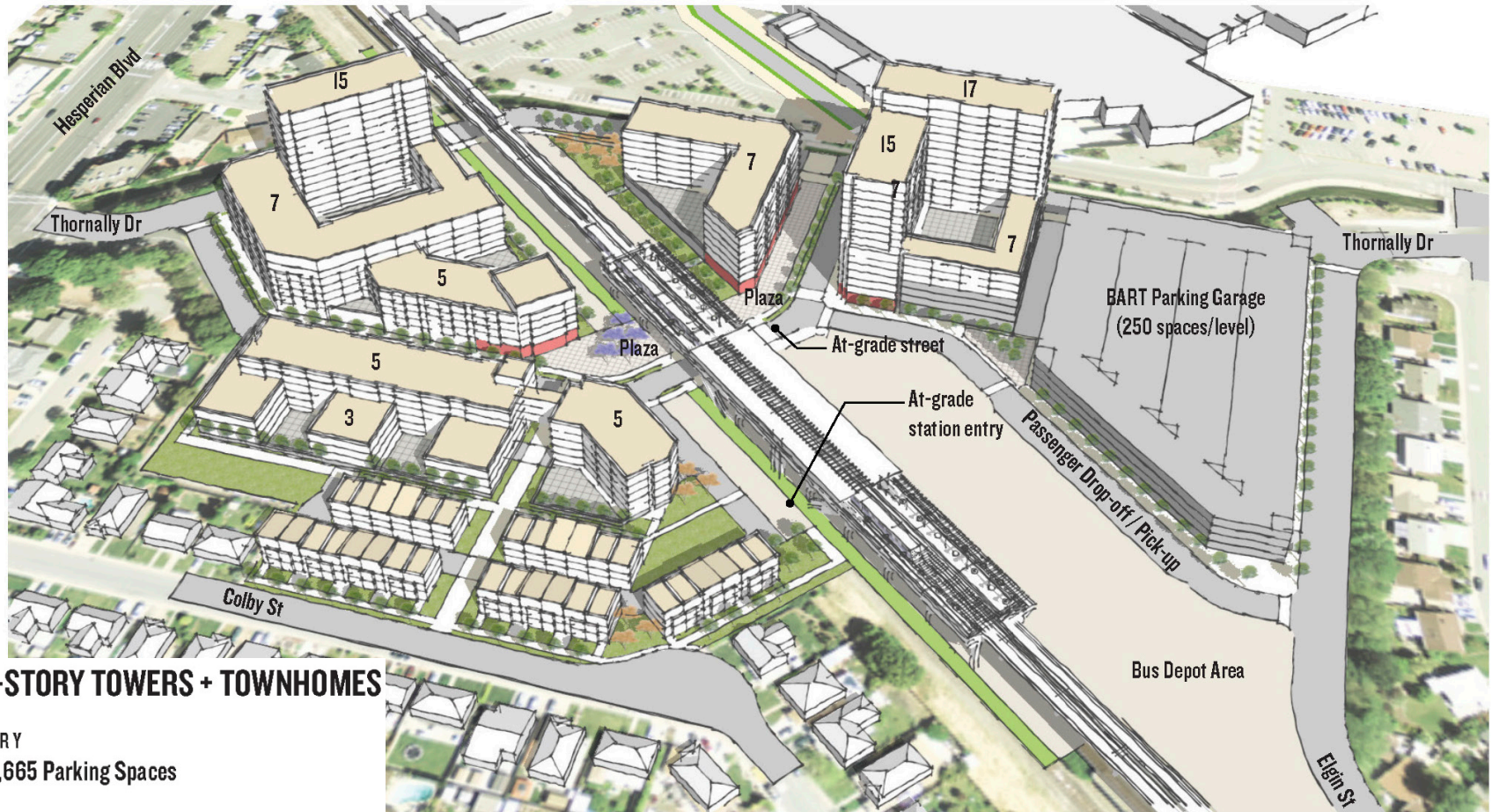


OPTION 2: 5-OVER-2 HOUSING + TOWNHOMES

SITE SUMMARY
17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY
658* multi-family units (1.2 pkg. ratio / 2-level podiums)
32 townhomes
690 total units
22,000sf active use
1,250 parking garage stalls

ATTACHMENT A-25: BART Property – Option 3



OPTION 3: 15-STORY TOWERS + TOWNHOMES

SITE SUMMARY

17.7 Acres, 1,665 Parking Spaces

PROGRAM SUMMARY

821* multi-family units (1.3 pkg. ratio / 2-5-level podiums)

32 townhomes

853 total units

22,000sf active use

1,250 parking garage stalls