

簡介

美麗湖捷運：運動，移民，到達

東灣亞裔地方發展公司 (EBALDC)，成立於屋崙華埠的非營利組織) 與我們的合作夥伴 Strada 投資集團及灣區捷運 (BART) 將共同發展美麗湖捷運 (BART) 站，以交通及公眾為主，為華埠社區帶來不同收入的高密度計劃，同時亦加強了該站點與周圍鄰近教育文化機構的聯繫。

計劃內容及站點歷

在20世紀之前，大多數中國居民，企業和文化機構分散在屋崙附近的幾個地方，但主要集中在8街和韋士打街，而韋士打街如今仍是華埠的商業中心。1906年，成千上萬的中國人因三藩市大火流離失所，搬到屋崙，來到屋崙市區和美麗湖河口之間，華埠附近更為居民化。在第二次世界大戰之前的幾年中，該社區變得更加多元化和汎亞洲化。但是到了1970年，該社區開始被高速公路和大型機構包圍起來，並被刻分成碎片。在整個1980年代至2000年代初，中等收入家庭的比例有所下降，取而代之的是更多的老年人和 新移民。



Lake Merritt BART Transit Oriented Development Project
Community Design Open House, 01.30.2020

社区设计方案公开展示日 2020年1月30日

Introduction

LAKE MERRITT BART: MOVEMENT, MIGRATION, ARRIVAL

East Bay Asian Local Development Corporation (EBALDC, a nonprofit founded in Oakland Chinatown), along with our partners Strada Investment Group and the Bay Area Rapid Transit District (BART), will redevelop the Lake Merritt BART Station to bring a transit-oriented, mixed-income, public-facing, high density program to the Chinatown community, while also strengthening the site's connections to the surrounding neighborhoods and adjacent educational and cultural institutions.

PROJECT CONTEXT & SITE HISTORY

Prior to the 20th century, the majority of Chinese residents, businesses, and cultural institutions were scattered in several locations around Oakland, but focused at 8th and Webster, which today, is still the heart of commercial Chinatown. In 1906, thousands of Chinese dislocated from SF by the Great Fire moved to Oakland to the neighborhood between Downtown Oakland and the Lake Merritt Estuary, creating a more residential and family-oriented Chinatown. During the years leading up to WWII, the neighborhood became more diverse and pan-Asian. But by 1970, the neighborhood began to become boxed in and carved up by freeways and large institutions. Throughout the 1980s to early 2000s, the proportion of middle-income families declined, replaced by more seniors and new immigrants.

In 2009, Asian Health Services and the Chinatown Chamber of Commerce partnered to host a series of community design charettes for community stakeholders, and BART and the City of Oakland commenced their Lake Merritt BART Station Area Plan process. These multi-year processes generated a tremendous amount of public engagement and new ideas about what this area of Chinatown should grow into over the next generation. In 2018, BART released a Request for Proposals for development of two parcels, and EBALDC and Strada's response was heavily inspired by the ideas and desires that neighborhood residents, businesses, cultural groups, and nonprofits had expressed during the previous decade of community planning.



EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION

BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

計劃概覽

Project Overview



第一期 期待2023年破土，2025年完成

建築物

A 有約360個市價的單位及中等收入房屋

建築物

B 約97個可負擔長者住房單位

→ 公開公眾商業空間及社區空間；超過約7,000, 平方呎地下零售飲食服務

PHASE 1 EST. CONSTRUCTION 2023-25

Building

A ~360 units of market-rate and moderate-income housing

Building

B ~97 units of affordable senior housing

→ Publicly accessible open space for commercial & community uses and over ~7,000 sf of ground floor food service retail

第2期 期待2026年破土，2028年完成

建築物

C 約525,000sf 市價商業空間

建築物

D 約100個可負擔家庭住屋單位
超過約6,000平方呎地下日托設施

PHASE 2 EST. CONSTRUCTION 2026-28

Building

C ~525,000 sf of market-rate and below market-rate commercial space

Building

D ~100 units of affordable family housing
~6,000+ sf for a ground floor day care facility

社區福利和設施

- 超過40% 約560個住宅單位會是可負擔及低於市價
- 約535,000 平方呎商業空間會是低於市價
- 第1期廣泛公眾公開空間
- 第2期商業空間計劃為社區托兒

計劃團隊

公眾伙伴機構：
灣區捷運分區 (BART)

合資夥伴
東灣亞裔地方發展公司 (EBALDC)
及Strada 投資集團

設計團隊
Pyatok 建築師,
SCB 建築師,
EinwillerKuehl 園藝 建築師

Community Benefits

- OVER 40% OF APPROXIMATELY 560 RESIDENTIAL UNITS WILL BE AFFORDABLE & BELOW MARKET-RATE
- ~550,000 SF OF COMMERCIAL SPACE, 20% WILL BE BELOW MARKET-RATE
- EXTENSIVE PUBLIC OPEN SPACE IN PHASE I
- COMMERCIAL SPACE IN PHASE 2 PLANNED FOR COMMUNITY CHILDCARE

Project Team

PUBLIC AGENCY PARTNER
Bay Area Rapid Transit District (BART)

JOINT VENTURE PARTNERS
East Bay Asian Local Development Corporation (EBALDC) & Strada Investment Group

DESIGN TEAM
Pyatok Architects, SCB Architects, EinwillerKuehl Landscape Architecture

下一步

如果你有興趣參與並參加將來的社區設計會議，請發電子郵件到 chinatownbart@ebaldc.org

NEXT STEPS

If you are interested in staying engaged and attending future community design meetings, please email us at chinatownbart@ebaldc.org.