

## A. Complete Communities

1. **Engage with community** in the development of the project, to **ensure an equitable development project that aims for the highest community use**
2. **Enhance the livability and vitality of the neighborhood** surrounding the Lake Merritt Station. In particular **celebrate the existing vibrancy and history of Chinatown**, including a visual and physical connection down 9<sup>th</sup> Street towards Franklin, while also connecting to Laney College, Oakland Museum of California, and other nearby destinations
3. Use strong urban design to provide **high quality, active, and safe public and civic spaces**
4. **Create active ground floors** on 8<sup>th</sup>, 9<sup>th</sup>, Oak, Madison, Fallon, emphasizing uses that complement and leverage the surrounding area

## B. Sustainable Communities Strategy

1. **Deliver commercial and residential high-rise uses at the station** to support Plan Bay Area envisioned growth in the "Downtown & Jack London Square" Priority Development Area. Allow mid-rise development (6-8 stories) only for affordable units
2. **Incorporate green and sustainable design** to minimize vehicle- and building-related greenhouse gas emissions
3. **Explore creative, innovative approaches to development**

## C. Ridership

1. **Increase BART ridership at times and locations when BART has capacity**, especially through delivery of uses encouraging reverse commutes and off-peak trips

## D. Value Creation & Value Capture

1. **Deliver a feasible development** that generates long term revenue to support BART operations
2. **Participate in future district-wide financing efforts** (such as parking management or community benefit districts) to fund larger scale community investments, including quality public spaces and other investments that bring about neighborhood-wide improvements

## E. Transportation Choice

1. **Ensure access improvements offset loss of BART park and ride spaces** and offer viable non-auto alternatives to BART patrons in larger station catchment area
2. **Minimize neighborhood traffic and congestion impacts.** Minimize parking for all uses. Aim for GreenTRIP certification or equivalent through shared, unbundled priced parking, transportation demand management
3. **Support transit and active transportation goals through project design:** 8<sup>th</sup> Street transit corridor, 8<sup>th</sup> & 9<sup>th</sup> St pedestrian improvements, multimodal hub for connecting bus service
4. **Collaborate to meet long term transit needs, e.g.:** BART Police HQ needs; interface with Transit Operations Facility and Plaza; station entrance capacity; Improving overall transit hub facilities

## F. Affordability

1. **Minimum of 20% of housing units will be affordable** to low and very-low income households or below, and support BART's 35% systemwide affordability goal by aiming for a higher percentage of affordable units. Strive to provide affordable units that serve a diversity of household types and sizes
2. Support local economy through **project labor agreements** for construction of project. Aim for Small Business Enterprise inclusion
3. Establish a **positive, productive, and thoughtful approach to prioritization of community benefits**, as financially feasible
4. Include **affordable commercial space options** for non-profit users, working with the community to define affordable space that works for local uses while delivering a feasible project