

SPUR

Ideas + Action for a Better City

learn more at SPUR.org

tweet about this event:

@SPUR_Urbanist

#BroadwayValdezPlan

June 2014



Broadway Valdez District Specific Plan
Proposed Zoning

FIGURE B-2: PROPOSED ZONING

The diagram illustrates the proposed and existing street cross-sections for the intersection of 102nd Street and 106th Street. The diagram shows the layout of the road, including sidewalks, travel lanes, and parking areas, with dimensions in feet.

Proposed Section:

- SOUTH SIDE:** Setback (4'), Sidewalk (8'-10'), Parking Path (8'), Bike Lane (7'), Travel Lane (10.5'), Median (10.5' - 6'-14' (Variable)), Travel Lane (10.5'), Travel Lane (10.5'), Travel Lane (10.5'), Bike Lane (7'), Parking Path (8'), Sidewalk (8'-10').
- Median:** 86'.
- Proposed:** 102'-106' ROW.

Existing Section:

- SOUTH SIDE:** Sidewalk (8'-10'), Parking (8'), Bike Lane (8'), Travel Lane (11'-12'), Travel Lane (11'-12'), Median (4' - 6' (Variable)), Travel Lane (11'-12'), Travel Lane (11'-12'), Bike Lane (6'), Parking (8'), Sidewalk (8'-10').
- Existing:** 102'-106' ROW.

Development Standards	Zones	D-W-S-1	D-W-S-2	D-W-S-3	D-W-S-4	D-W-S-5	D-W-S-6	D-W-S-7	D-W-S-8	Additional Regulations
Maximum Permitted Dwelling Units	Minimum Lot Density (houses/lot of area required per dwelling unit)	1 unit per 850 sq. ft. of lot area	1 unit per 1,218 sq. ft. of lot area	1 unit per 1,614 sq. ft. of lot area	N/A	1 unit per 560 sq. ft. of lot area	1 unit per 679 sq. ft. of lot area	1 unit per 732 sq. ft. of lot area	N/A	1
Maximum Number of Units	Minimum Residential Density (square feet of lot area required per dwelling unit)	82	200	300	450	8	215	170	264	0
Maximum Permitted Dwelling Units	Maximum Residential Floor Area Ratio (RAR)	N/A	1.4	N/A	2.0	2.0	2.0	N/A	3.0	3.4, 7

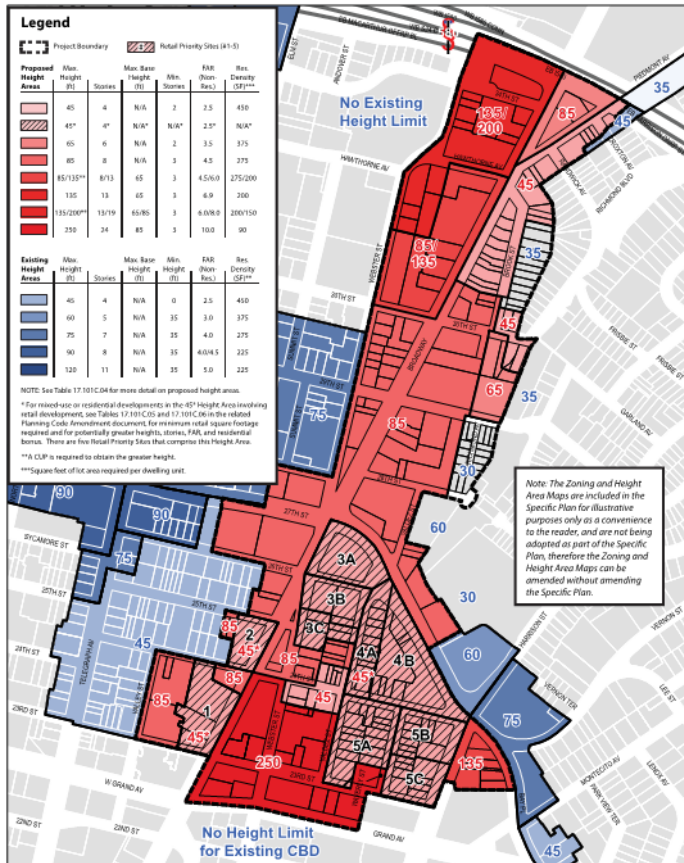
Page 438

[illegible]

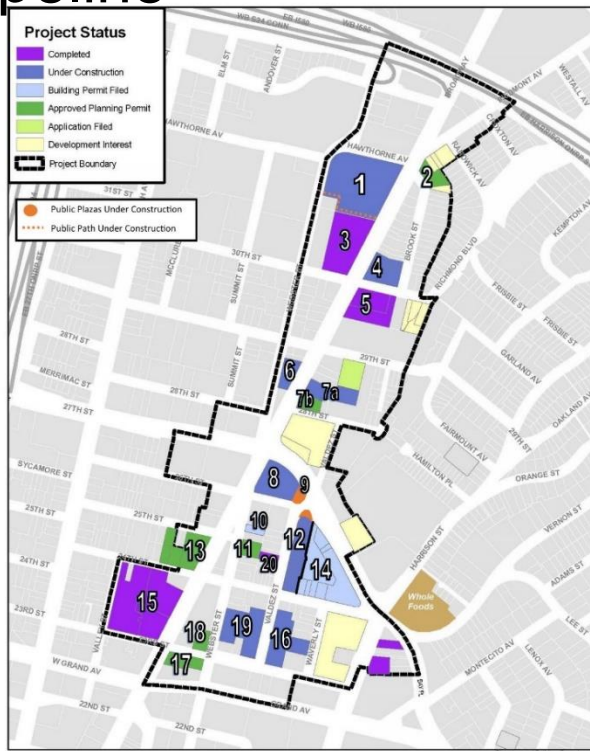
FIGURE C.4: GROUND FLOOR COMMERCIAL ELEVATIONS (DG 54 - 57)

Retail Incentives

APPENDIX B: EXISTING AND PROPOSED DRAFT ZONING AND HEIGHT AREA MAPS



2017 Pipeline



Broadway Valdez District Specific Plan

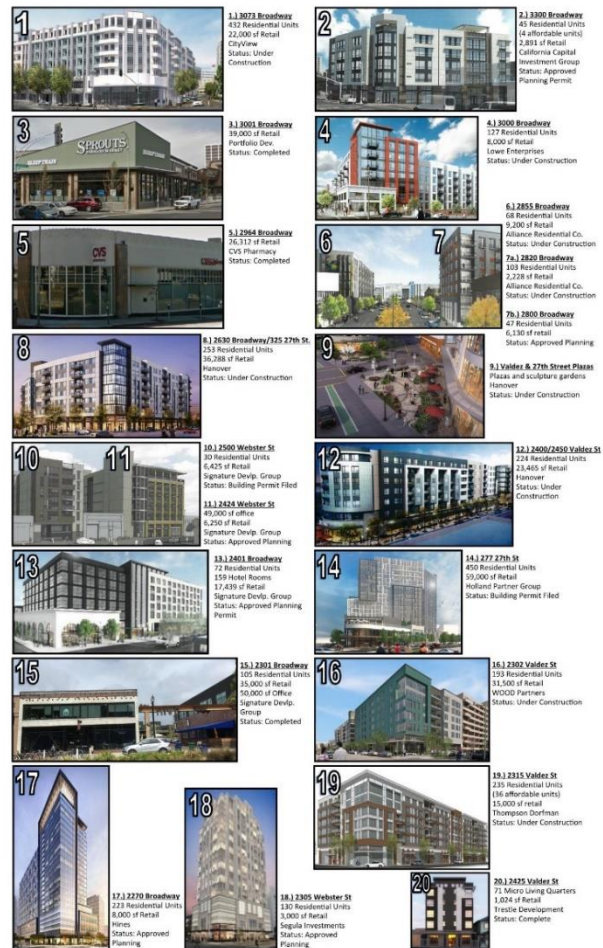
Project Status

www.oaklandnet.com/specifcplans

Contact: Laura Kaminski, lkaminski@oaklandnet.com

Date: 11/9/2017

Project Status	Residential (units)	Retail (sf)	Office (sf)	Hotel (rooms)
Completed	268	106,356	50,000	0
Under Construction	1,635	147,681	0	0
Building Permit Filed	480	65,425	0	0
Approved Planning Permit	517	43,710	43,000	159
Application Filed	91	0	0	0
Total Projects	2,991	363,172	99,000	159

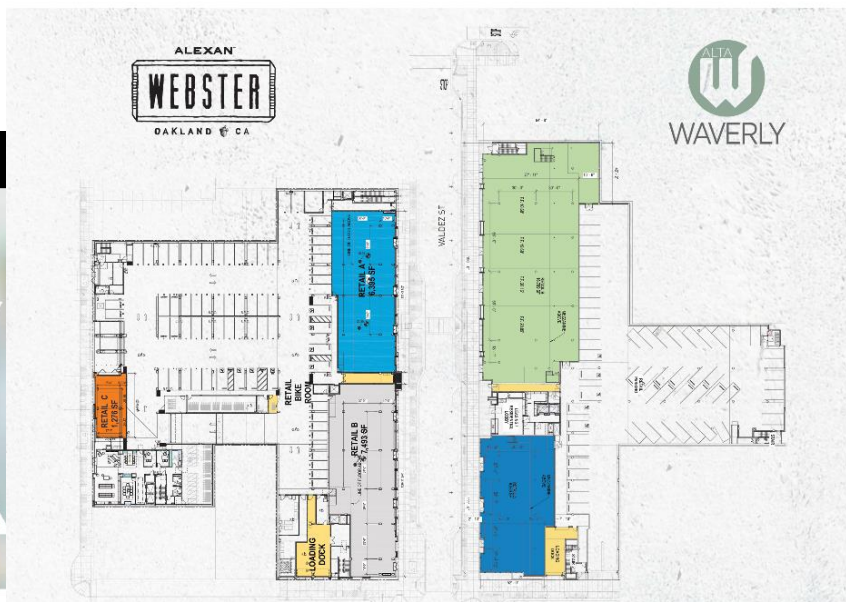


Retail Incentives and Strategy

TE CONTACT

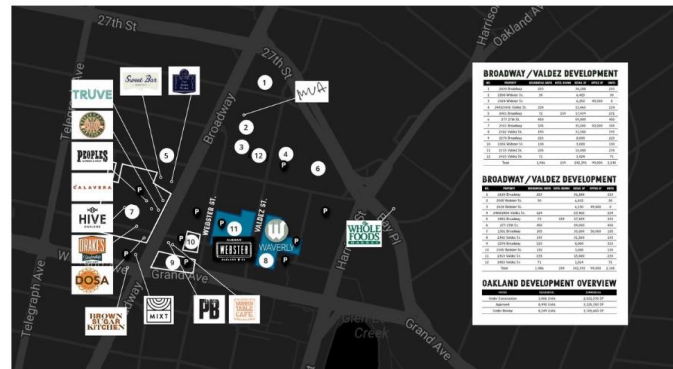
THE BLOCK AT VALDEZ

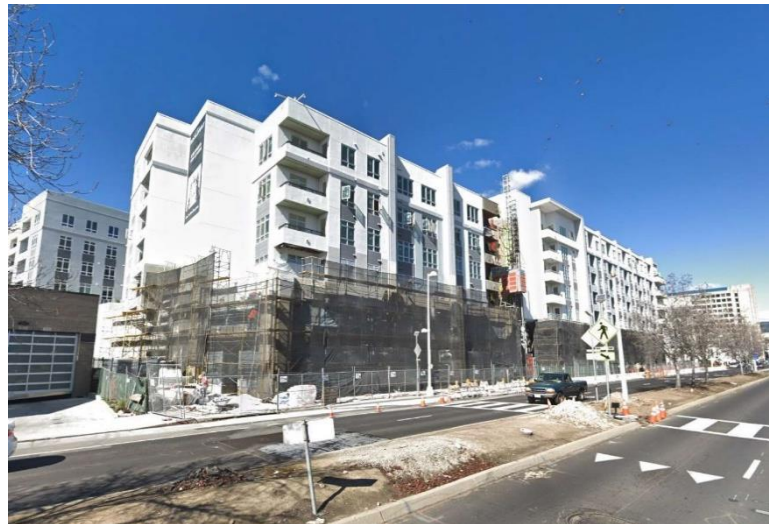
THE BLOCK AT VALDEZ,
OAKLAND'S PREMIER
STREET RETAIL



NEIGHBORHOOD MAP

Nibbling on sweet treats, sipping cocktails at a mezcal mecca, or stocking up on whole grains at Whole Foods, the surrounding area is alive with neighborhood favorites





Project Location: **3073 Broadway**
Developer: **CityView**



Eye-level view Northward on Valdez St



Eye-level view Northward on Valdez St



Project Location: **2400/2450 Valdez St**
Developer: **Hanover**



Project Location: **2630 Broadway/ 325 27th St**
Developer: **Hanover**



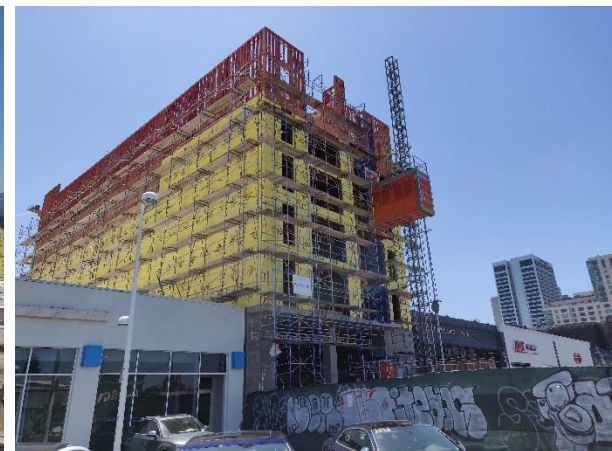
Project Location: **2301 Broadway**
Developer: **Signature Devlp. Group**



Project Location: **2401 Broadway**
Developer: **Signature Devlp. Group**



Aerial view Northward on Webster St



Project Location: **2500 Webster St**
Developer: **Signature Devlp. Group**



Project Location: **2315 Valdez St**
Developer: **Thompson Dorfman**



Aerial view Northward on Valdez St



Eye-level view Northward on Valdez St



Project Location: **2302 Valdez St**
Developer: **WOOD Partners**



Project Location: **2400/2450 Valdez St**
Developer: **Hanover**



Project Location: **277 27th St**
Developer: **Holland Partner Group**