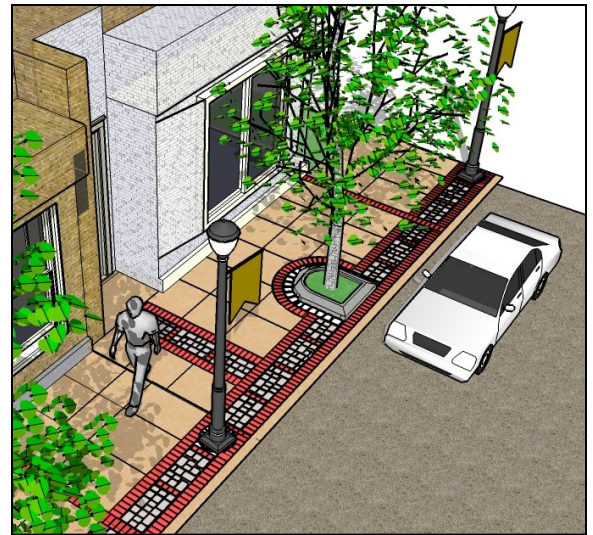


BURGIS ASSOCIATES, INC.

COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

In 2003, Burgis Associates, Inc. was retained by the Borough of Oakland to develop a study of improvements for the Borough's central business district. These efforts were guided by the State's Smart Growth initiatives, which focus on mixed land use arrangements, compact designs that offer a sense of place, walkable pedestrian-friendly neighborhoods, reliance on existing infrastructure, and community and stakeholder collaboration.

A Central Business District Plan was formulated to provide a framework to improve the physical and visual identity of the district while encouraging future public and private investment and re-investment. The Plan provided detailed physical design elements and specific goals and objectives to help guide the district's development. In addition, sample zoning regulations were provided as guidelines to realize the future improvements. Significant public sewer infrastructure improvements are needed to stop further environmental degradation. This plan establishes a vision to realize these improvements.



Streetscape Improvement Illustrations



3d Simulations of Facades, Outdoor Café, Public Plaza

KEY POINTS OF THE PROJECT:

- An existing land use and building analysis
- Design analysis of the existing built environment
- Physical design recommendations
- 3D renderings to visualize potential development