



### Interim Public Presentation and Discussion

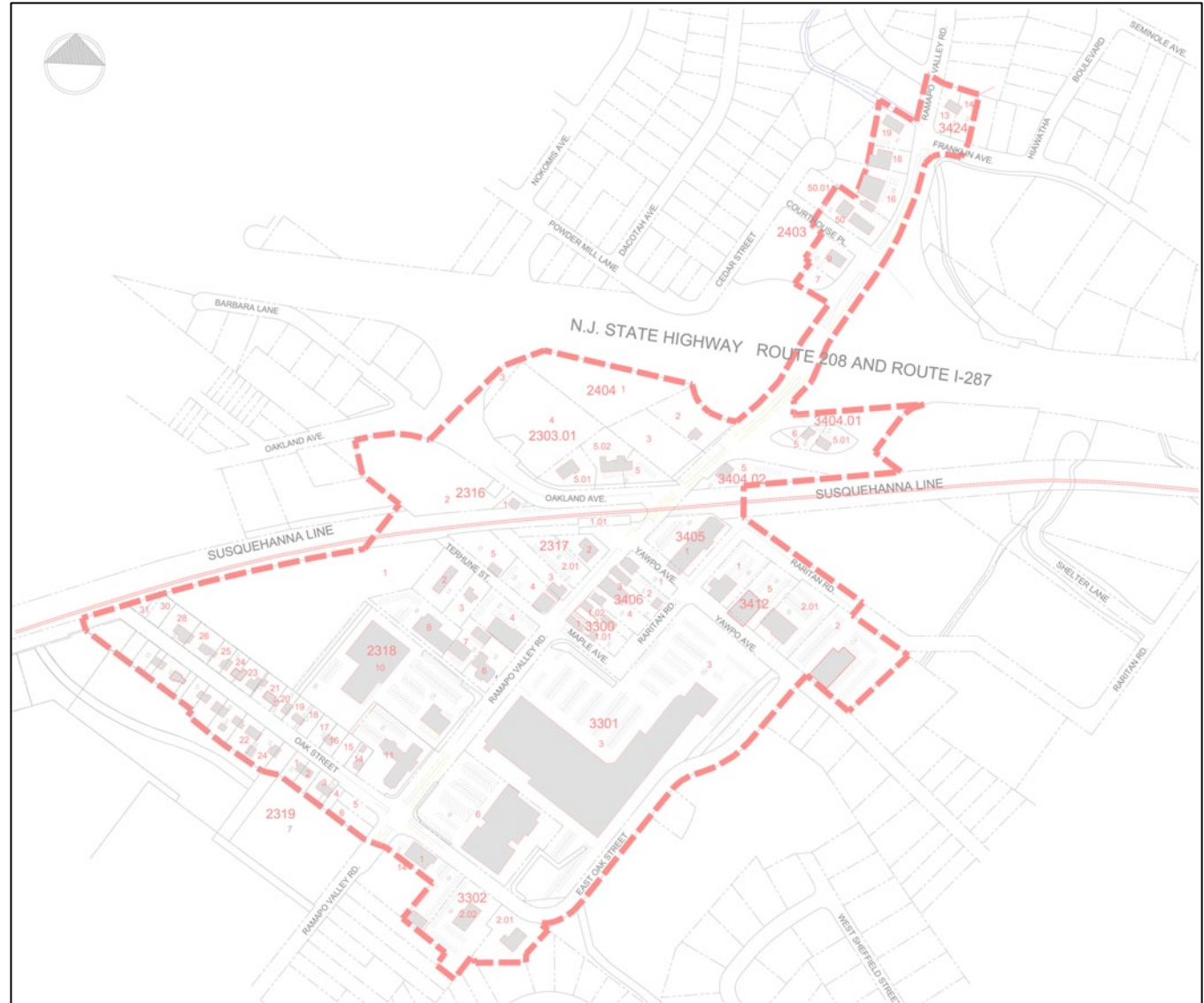


*Burqis Associates, Inc.*

*Community Planning and Development Consultants  
25 Westwood Avenue Westwood, NJ 07675*



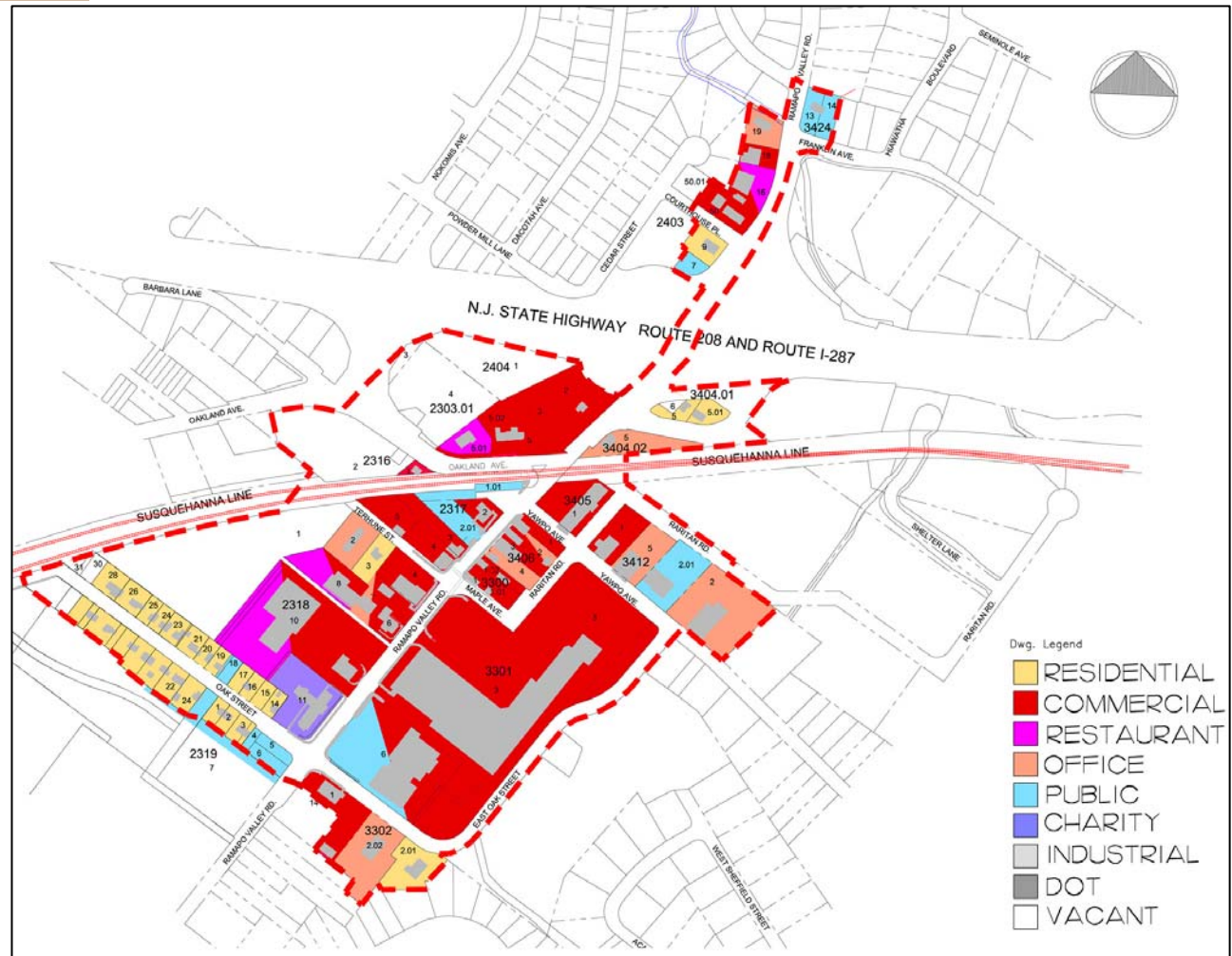
### Base Map





### Existing Land Use Map

Type of Land Uses	Percentage
Commercial	48.4%
Vacant	18.9%
Residential	10.8%
Restaurant	5.12%
Office	10.8%
Public	8.9%
Charity	2.2%







Aerial Map







### Aerial Map



COPPER TREE CENTER



# Borough of Oakland

## Central Business District Study and Plan



Aerial Map

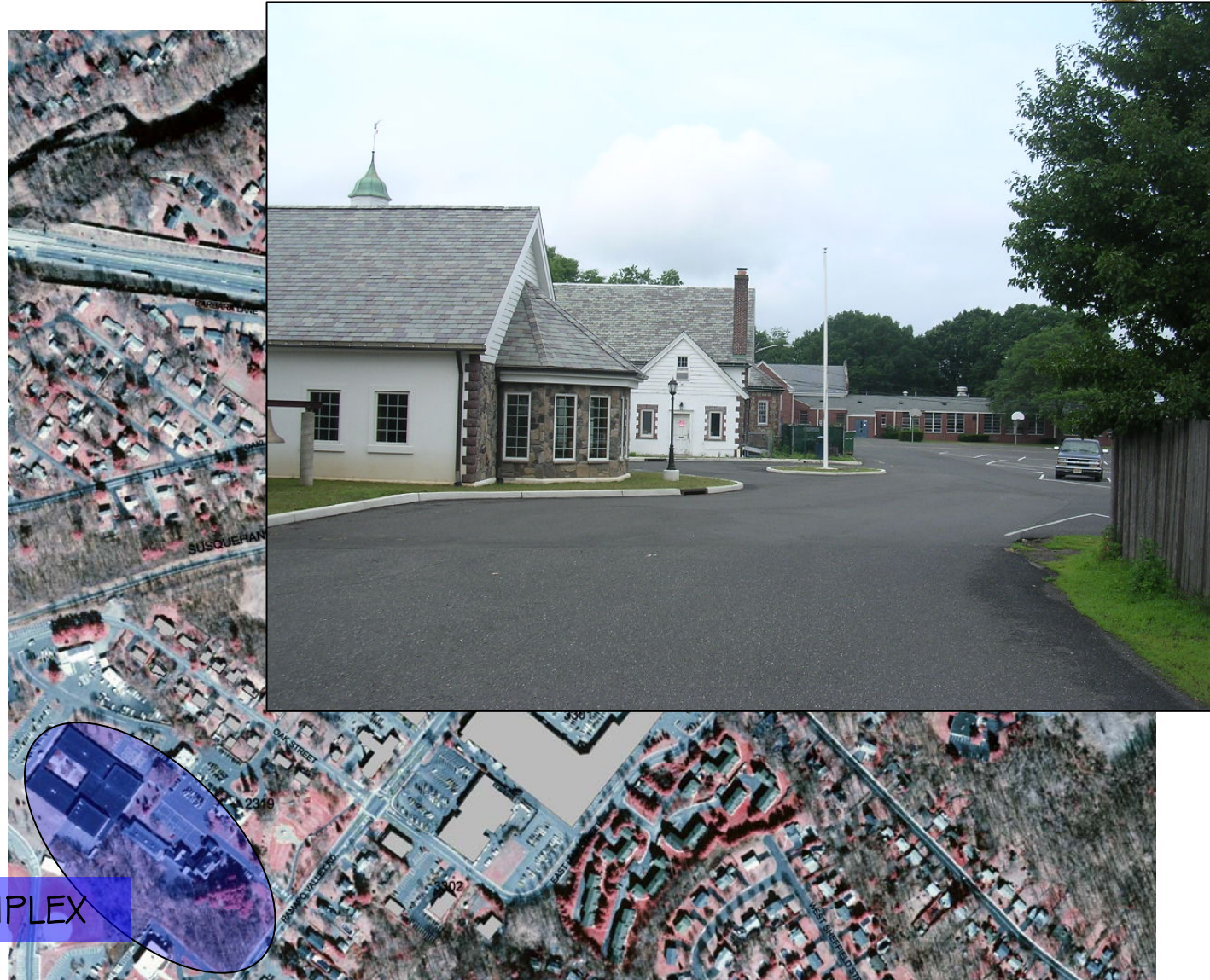


RAMAPO PLAZA-POST OFFICE





Aerial Map



MUNICIPAL COMPLEX



# Borough of Oakland

## Central Business District Study and Plan



Aerial Map





# Borough of Oakland

## Central Business District Study and Plan



Aerial Map



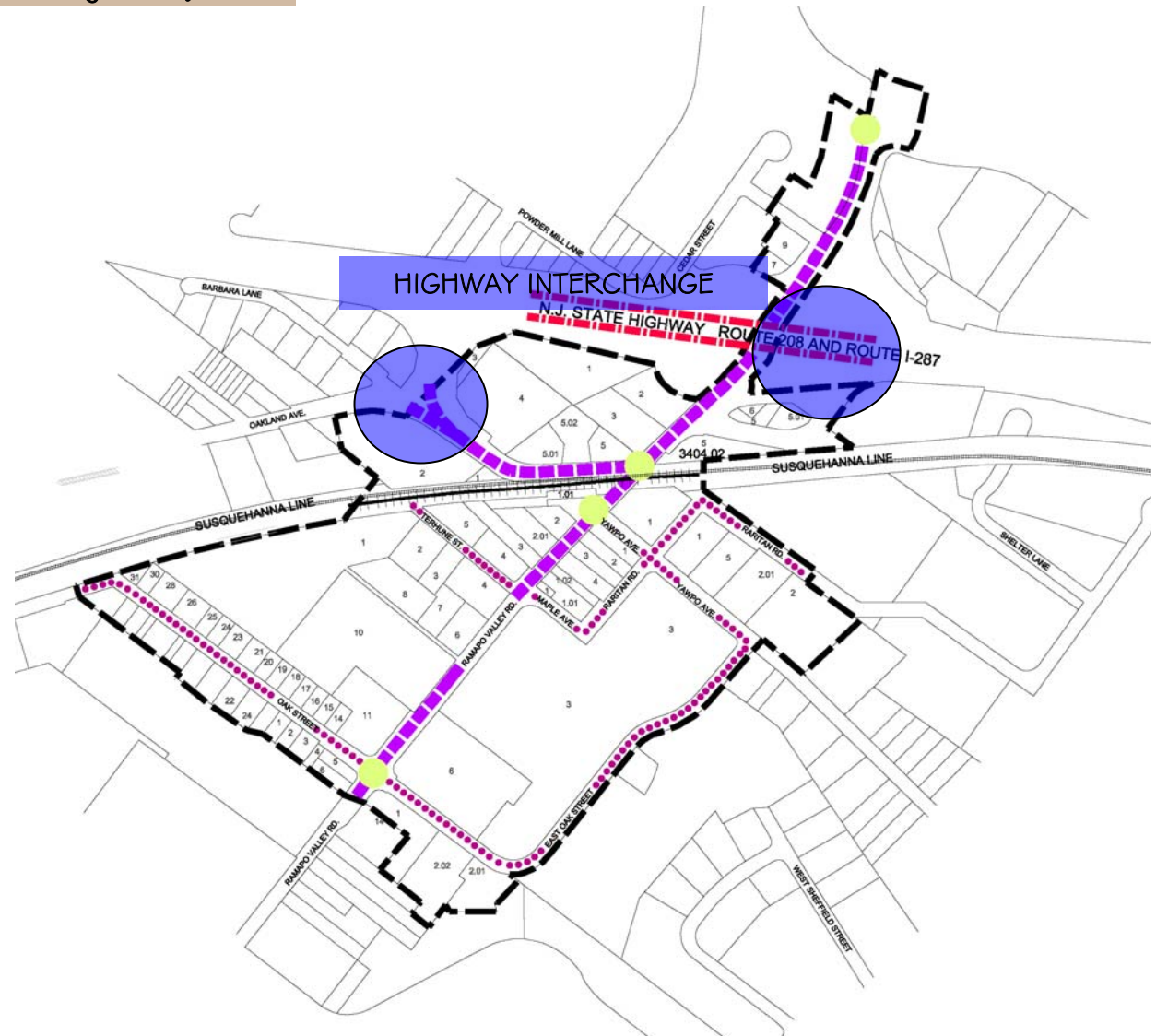








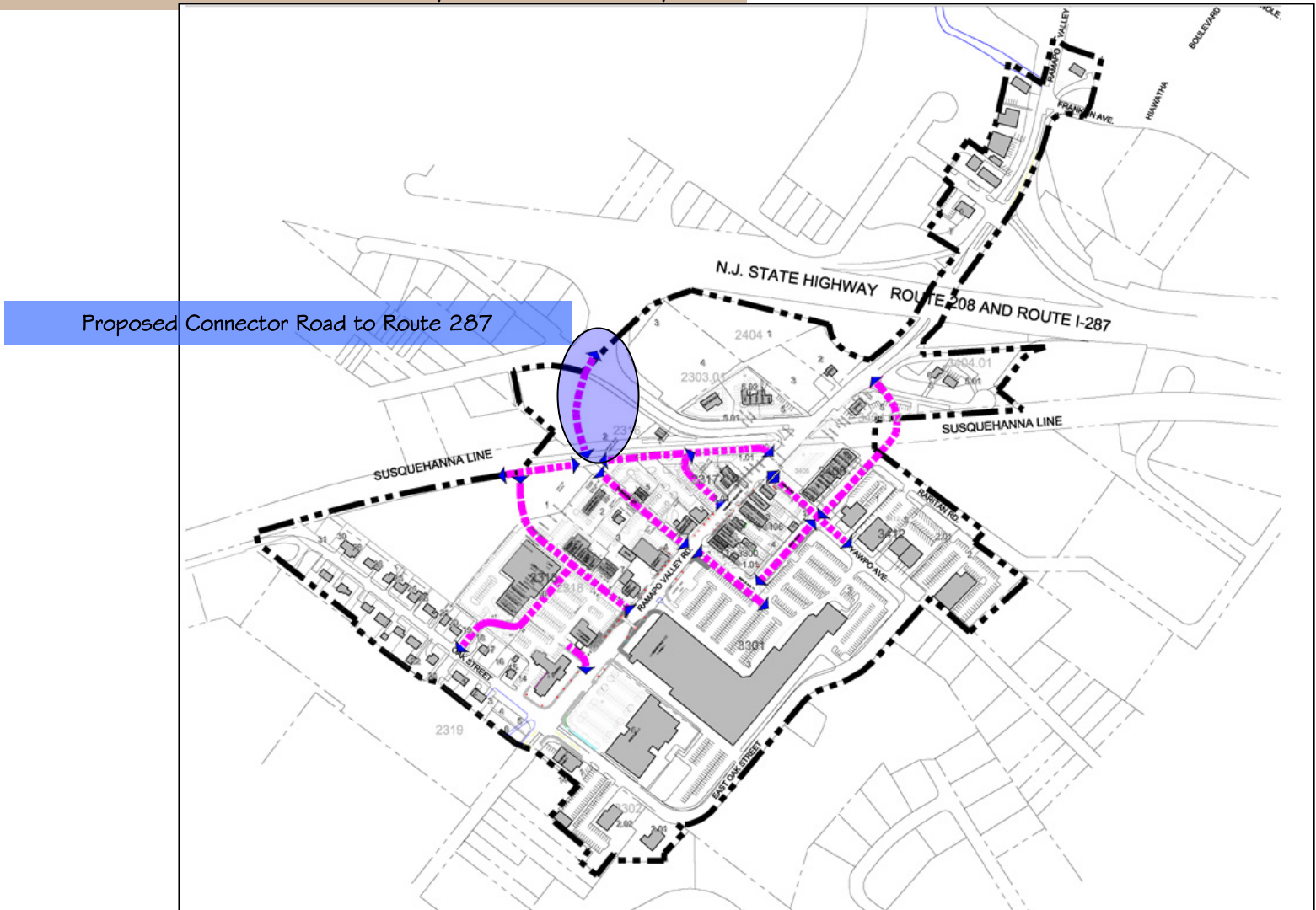
### Existing Circulation and Parking Analysis







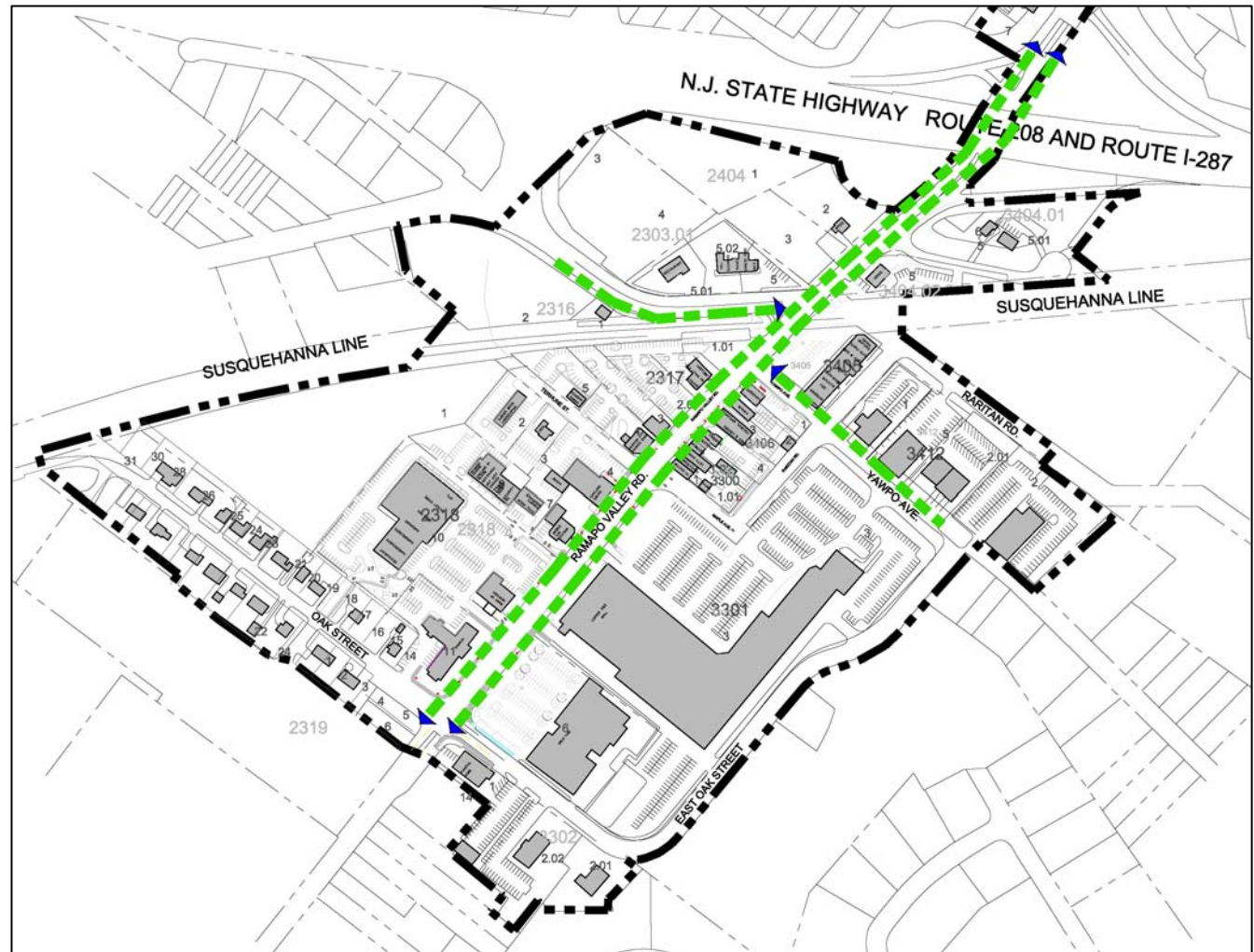
### Proposed Vehicular Circulation Improvement Map





### Existing Pedestrian Circulation

This map shows the existing pedestrian circulation. Currently, Ramapo Valley Road is one of the only rights-of-way which supports the walking of pedestrians around the downtown. All stores and other destination points should provide connections and a safe walking experience to encourage shopping access and functionality to the Central Business District.







Please See File: Oakland CBD-2 for continuation of presentation document