



Interim Public Presentation and Discussion

Continuation from pdf file Oakland CBD-2



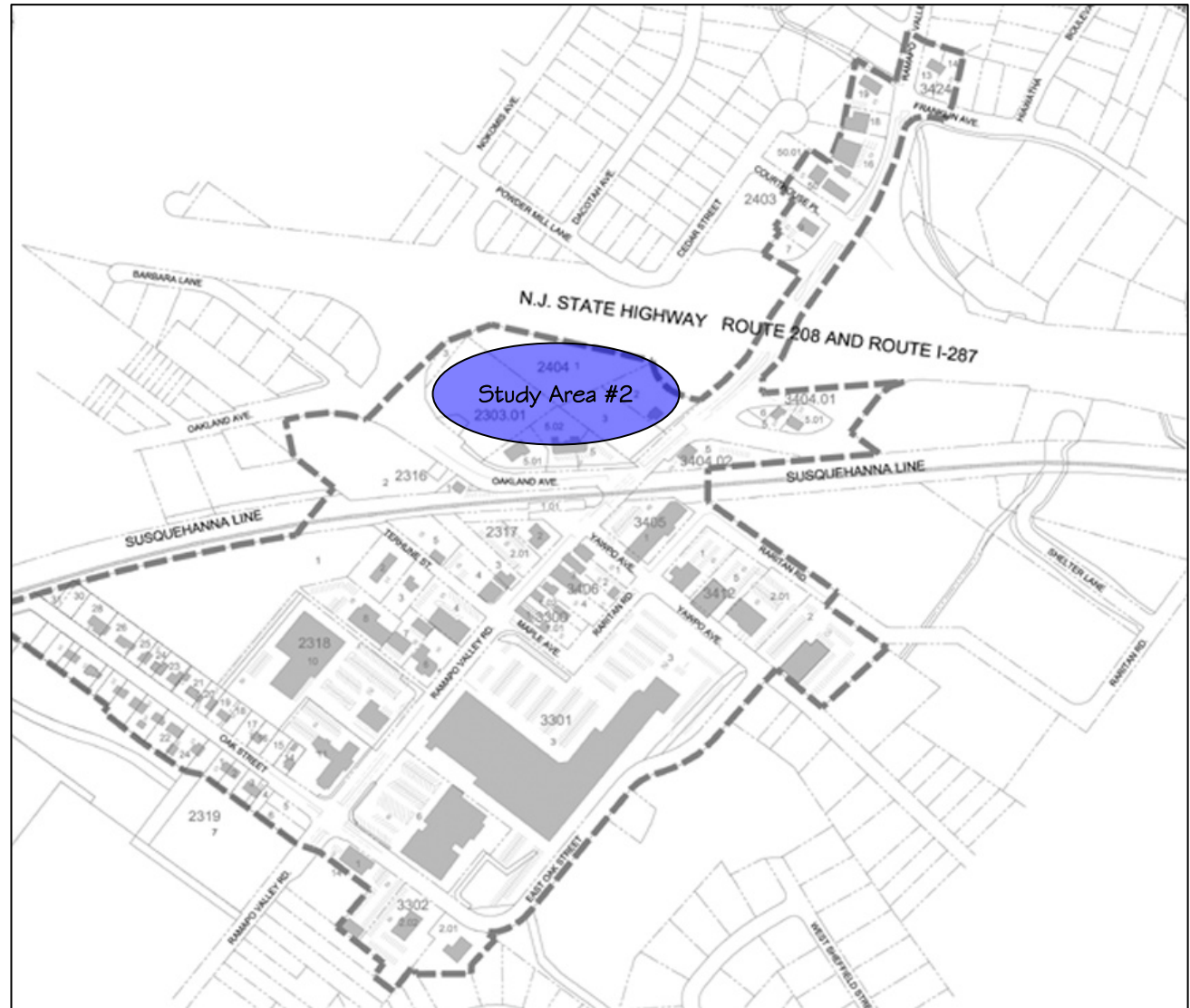
Burqis Associates, Inc.

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25 Westwood Avenue Westwood, NJ 07675



Study Area# 2 Infill Development

Through creative redesign this tract offers an opportunity to create a vibrant mixed-use commercial / residential development. Building massing close to the street reinforce the streetscape and contribute to a pedestrian downtown serviced by rear parking areas. This tract provides an added opportunity to address the community's affordable housing requirements.





Concept Plan Study Area #2

This concept plan shows the addition of commercial and mixed-use housing on this tract.





Simulations

These concepts show the potential character of a mixed-use component in the Central Business District. The different uses function in accord and can provide economic growth and stability as well as a strong pedestrian streetscape experience.

Study Area #2





Simulations

Simulation of Outdoor Pedestrian Spaces

Study Area #2





Simulations

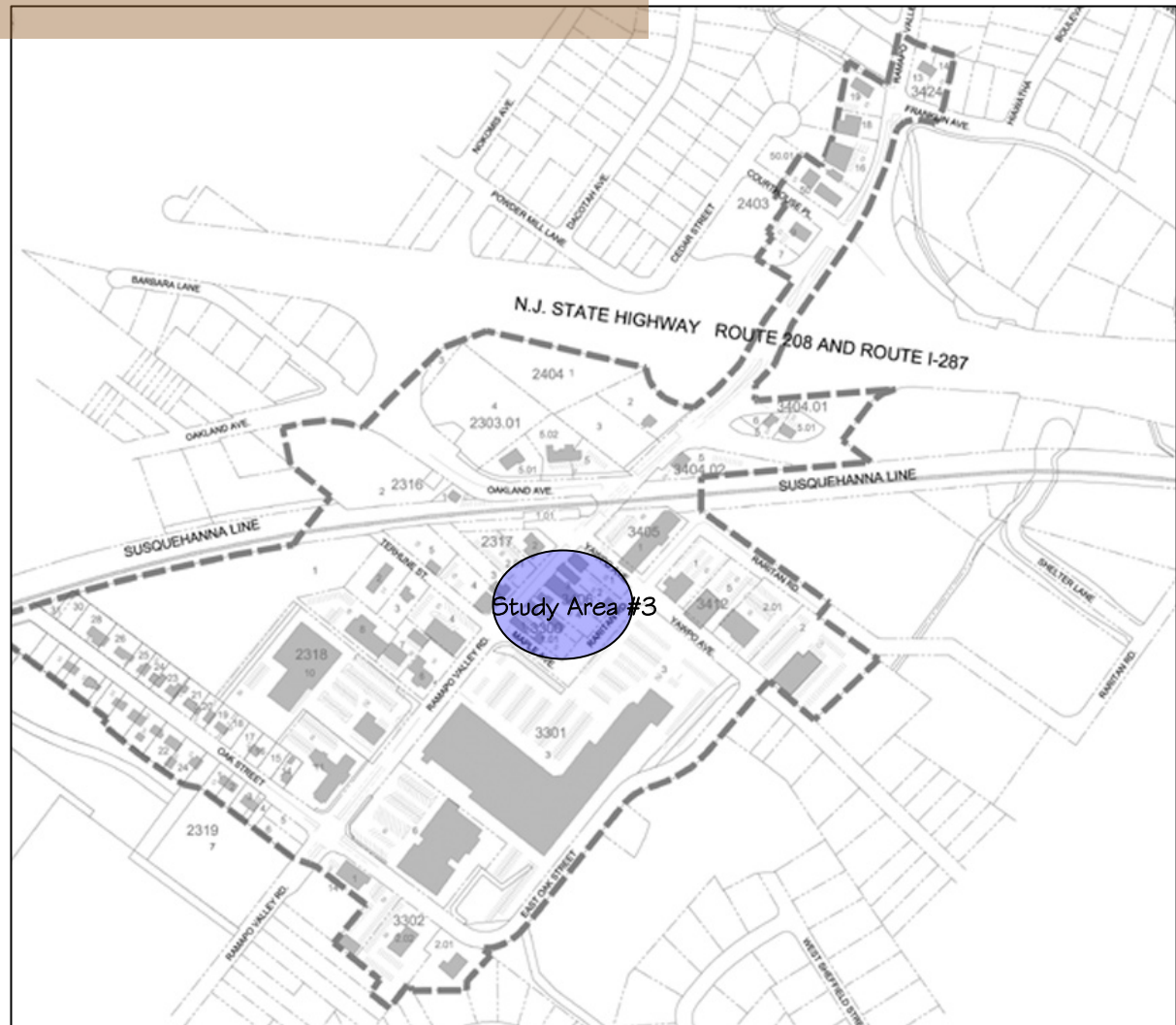
Conceptual Building Features

Study Area #2





Study Area#3 Potential Infill Development





Concept Plan Study Area #3





Simulations

Study Area #3

These conceptual illustrations depict a redesign of the commercial buildings which front on Ramapo Valley Road. This concept provides a greater pedestrian experience, an attractive central core, mixed-uses and a rear-parking connection, essential features to a successful downtown.





Simulations

View of Outdoor Plaza Connection

Study Area #3





Streetscape Existing Conditions

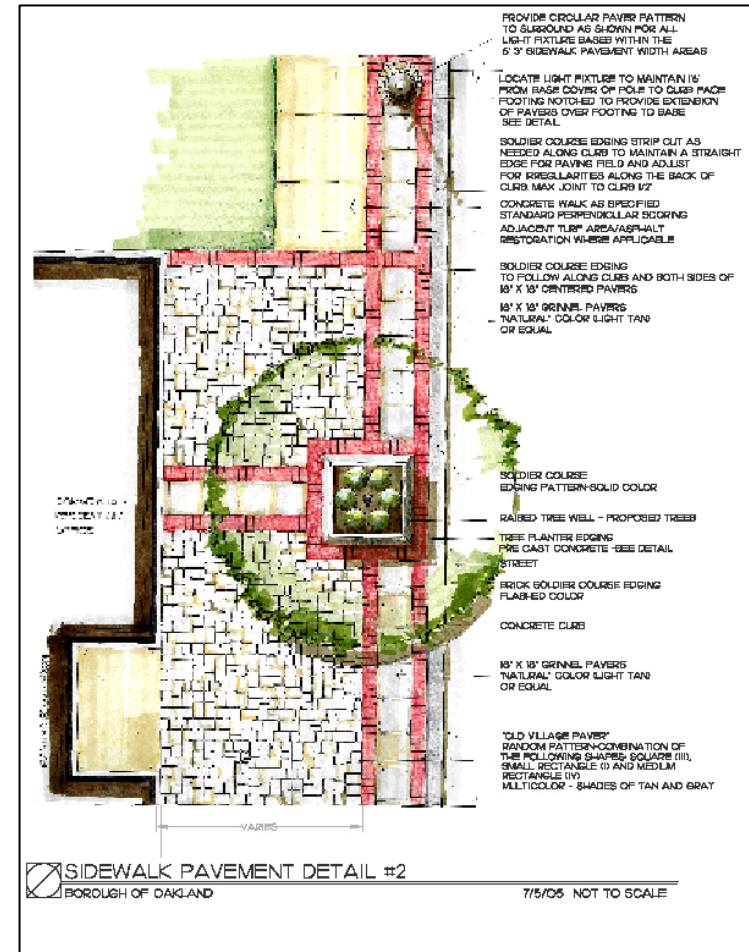
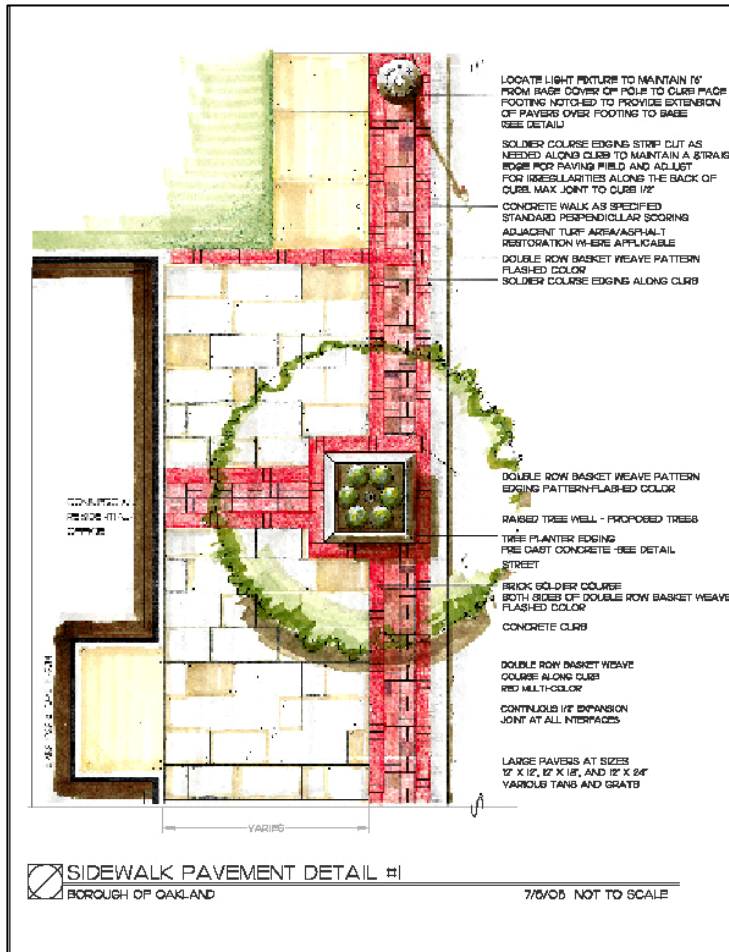
These images show the existing streetscape. Recommendations for lighting, store front facades, landscaping and pavement patterns have been proposed in Illustrative design concepts.





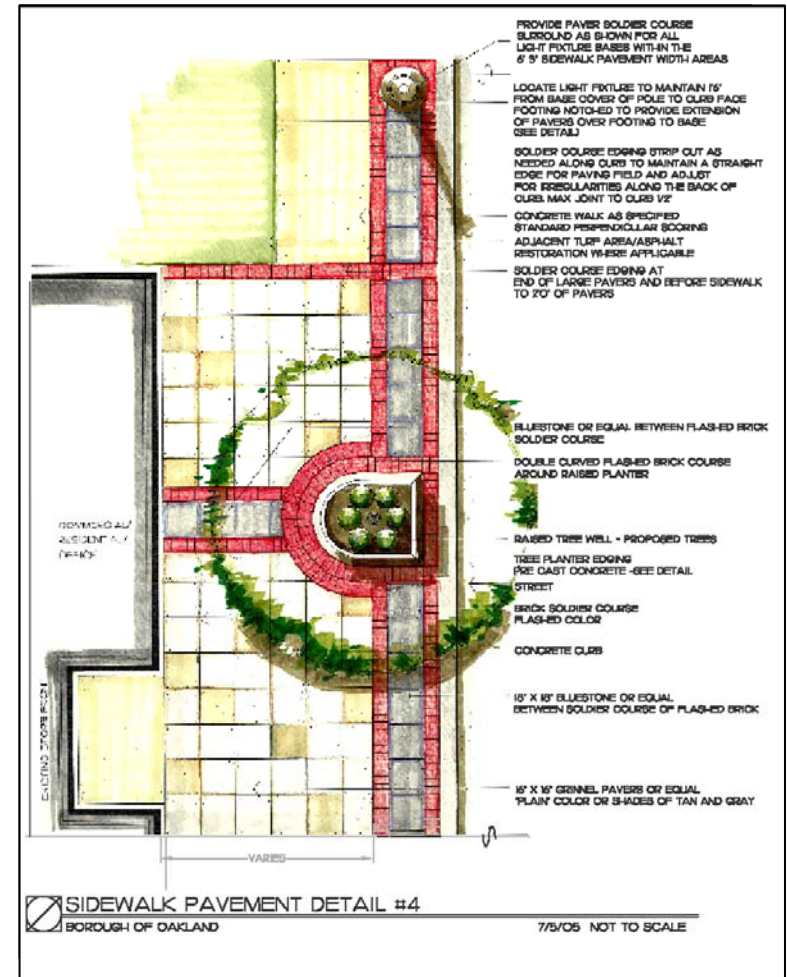
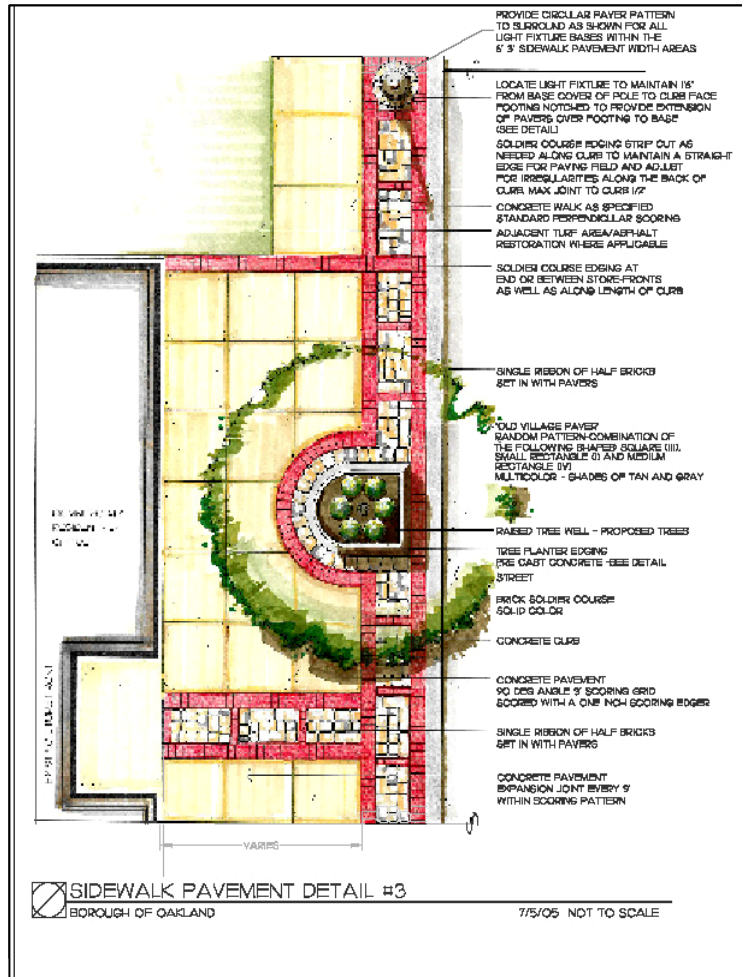
Streetscape Sidewalk Details

The following are concept illustrations of pavement patterns proposed for the downtown. Brick banding, tree wells and pavement variety add greater character to a downtown streetscape.





Streetscape Sidewalk Details





Sidewalk Lighting Details

These images are examples of lighting proposed for the downtown streetscape. Light fixtures create a more intimate and identifying impression while providing adequate lighting for its users.



Newport



Newcastle



Public Gathering Space Simulations

These concepts illustrate a potential design of a central gathering space along Ramapo Valley Road. This mid-block plaza would feature a fountain and seating for pedestrians and improve the identity and character of the Borough of Oakland





Building Improvements, Outdoor Café Concepts



These concepts illustrate a proposed building addition onto the existing Copper Tree Shopping Center fronting Ramapo Valley Road. These images show the possibilities of adding outdoor eating, as well as attractive architectural amenities to this building and the CBD.





Questions or Comments?

Please email Mayor John Szabo at mayor@oakland-nj.org