

DISTRICT

I love the different unique restaurants and stores. 2. I dislike the chain stores - they take away from the character of the neighborhood.

1. too many nail salons, not enough shops/restaurants 2. parking is very difficult. Too many personal service places, like the wax place! 3. dirty

All 3 areas - like the variety of stores and lack of chain stores.

All are nice, and offer good shopping/eating options.

All are nice, but they would be much better with less crime.

All great. No complaints at all.

All of these roads are massively overbuilt and include giant waste of space parking. Lakeshore and Grand near the theater and park especially could use further road diets, separated bike lanes and wider sidewalks. This is the center of a dense residential area that thousands of people could walk to if it were safer

All specified areas need more public parking. Lack of parking keeps pedestrians and shoppers away from neighborhood. 2

All three areas are great and complement each other. Parking, however, is still tough, so additional parking would be helpful. Sometimes residents cannot get parking spots close to their homes.

All three of those strips are frustrating because it's a huge waste to have 1-2 story buildings fronting Grand and Lakeshore. It's one of the most walkable neighborhoods in the city, every commercial building in the area should have several floors of apartments above the ground floor.

All three should have wider sidewalks, and you shouldn't need to press a button to cross the street.

Appreciate the neighborhood very much. Especially like the range and quality of restaurants as well as Urban Ore and Walden Pond bookstore. Lake Park used to feel unsafe but now is much more comfortable. I miss the burrito shop.

Appreciate the neighborhood and community feeling of each of these areas...passionately dislike the traffic and congestion. Way too many cars!!

As a whole, I like the area, just not the crowds, lack of parking, paying to park discourages me from supporting local businesses.

Bars with smokers outside like Cana.

Broadly the whole place looks ratty. I mean architecturally. In my mind it would be great to keep most of the interior and content of the restaurants and vendors but when you compare the storefronts and streets to similarly scaled places in other Bay Area cities it appears, filthy, lacking in maintenance, and frankly as if the whole place needs a steam cleaning. I hesitate to name a comparable because I will likely be criticized -- but Palo Alto doesn't look ratty nor does Walnut Creek. Mom and pop businesses are fine but so are some larger known businesses. Maybe the problem is the landlord. I say this after having lived in the neighborhood for over 20 years. And from my view it has never changed. If all I can do is buy food at the farmers market then that means I am taking my dollars elsewhere.

Chain stores and restaurants are minuses (Gap, WingStop, Chipotle). Small businesses are good! Another watch/jewelry store would be good.

Crossing the street as a pedestrian (with kids in tow) can be scary, especially at the 580 on ramp at Grand.

Difficult parking

Dislike diagonal parking. Dangerous for bikes, dangerous for cars that have to back out semi-blindly

Dislike: traffic, congestion, theft Like: general scenery

Dislike: Too many cellphone stores, of course. Sidewalks are dull gray, uneven. In short, a bland streetscape. More frequent trash pickup. More attractive street lighting. Better clearer & larger street signs and directions. Like: Diversity of restaurants. Mom and pop shops. In general, it seems a pleasant and safe place to be. We have lived here long enough to appreciate how empty the sidewalks were when we move in and how the neighborhood now is crowded and thriving. Our likes far outweigh our dislikes.

Dislike: Trash, weeds, dirty sidewalks, broken sidewalks make it especially treacherous for the elderly, homeless and mentally ill, petitioners are often aggressive and critical if you don't stop to talk/donate. Love: everything else. Really-this is an amazing and wonderful neighborhood!

Dislikes: no free parking, solicitors, cars & delivery trucks that block one full lane to pick-up/deliver or double park.

Diversity of shops and restaurants, lack of chain stores.

Don't dislike anything

Also, some of the storefronts could be better cared for.

Everyone hates the congestion and severe lack of parking!

Excellent community goods and services. Hard to park at peak times

Feels like the areas could be better connected with green space and there should be better planning as to which businesses should be added. In addition, more attention is needed to levels of upkeep and cleanliness. It doesn't appear that the Grand Lake commercial district is very proud of their area. I've lived and been to many metropolitan areas that were better planned, safer and cleaner.

Few chain stores - more locally owned stores.

Generally has good mix of food, coffee, clothing and other retail shops. Like outdoor eating spots at pocket parks and what Grand Fare market had. Too many nail shops,

Good as is

Good food choices

Good restaurants with reasonable prices. Too many hair/nail salons

The stop lights could be timed a bit better but it's a minor quibble.

Grand lake needs free parking.

All neighborhoods need more regular trash clean-up

Great mix. Great restaurants. Difficult to park

Concerned about proliferation of homeless and no services to help them.

Hate driving down lakeshore. - would actually like to see the road diet extended down Grand and to Lakeshore.

I absolutely love my neighborhood.

I am a native born Oakland senior trying to adjust to the rapid growth. .The whole neighborhood has improved dramatically since I moved here 25 years ago.

I am very happy to be able to walk everywhere to get my groceries, go out to eat, etc. I would like to see traffic calming on side streets off Grand, Mandana and Lakeshore-in particular Walker, Cheney and Rand.

I can walk to everything. Dislike people double parking and making illegal turns to get to parking spaces.

I dislike the parking situation, fines and metering.

I don't like gentrification.

I don't like the parking. Parking is tricky and expensive.

I don't shop in the area because no close

I like being able to walk for groceries and coffee or out to eat on both streets. I love how much both have changed over the last 12 years. I think making it denser wouldn't be bad.

I have lived here all my life. As a girl and young woman I lived off Lakeshore on Balfour. I loved the district then, could walk to it, there were wonderful businesses there then and it was not so overcrowded. I live over the hill on Park Blvd now, so it is still my closest shopping area and I use businesses on Grand as well. But it has become such a nightmare to navigate safely, I often go to Alameda instead. Yesterday I was in the Trader Joes parking lot (it was a Sunday) and it was absolutely terrible with angry people, no parking and so I drove all the way to South Shore to Trader Joes, found immediate parking and had a pleasant shopping experience.

I have lived here for 31 years. I love most of it. But no more phone companies. Stop charging high rents so smaller business can locate here.

I have no dislikes on these commercial areas.

I like all

I like all of them. They should power wash the sidewalks more often.

I like all three locations and I am glad that Lake Park will be further developed.

I like it all.

I like most of the restaurants and businesses. Please find businesses that are affordable and in line with the needs of this neighborhood."

I like that between these areas, we have a library branch, a cool old movie theatre, a Trader Joe's, a Safeway, drugstores, a great bookstore (Walden), and lots of shops and restaurants. I don't need to drive my car to any of these places - it's all very walkable from home.

I like that there are still a fair number of neighborhood serving businesses (i.e. shoe repair, vacuum repair, lakeshore produce). I'm concerned that the restaurant, salon (nail/waxing/hair), and specialty gift stores will push out neighborhood service businesses. I mostly walk, but parking and traffic are a challenge in all these areas. The trash and piles of recycling left on the sidewalk are an eyesore -- businesses should be required to better manage both. The streets are cleaned regularly but the sidewalks are not...and with our proximity to the freeway, they often have a dirty/sooty feeling to them.

I like that they are different, but complementary. Biggest concern is the lack of parking--parking has worsened significantly in recent years. If we accept the addition of 50 new residential units we must require new parking as well.

I like that you are able to get the necessities: food at the farmer's market, send things at the post office, and get supplies at the hardware store, as well as a nice range of options of things to eat from Arizmendi and Colonial Donuts to Ikaros.

I like the areas but dislike the high car traffic and tight corners at Lake Park and Grand/MacArthur and Lakeshore and El Embarcadero/MacArthur/Lake Park, especially when I'm biking.

I like the diversity and quality (mostly) of the restaurants.

I like the diversity of the entire area.

I like the fact that the quality of the restaurants has gone up significantly in the last 5-10 years.

I like the mix of businesses on Grand and Lakeshore.

I like the people and how busy and bike friendly it is. I don't like how the neighborhood is unwelcoming to new people. We need to bring more housing and lots of it. A subway line would be nice too.

I like the small town feel of the neighborhood.

I like the variety and individuality of each area. Strive to keep this.

I like the variety of all of these areas. The major issue I see is lack of parking. It has made parking for residents very difficult, which could be somewhat rectified with parking permits. A better solution would be more public parking; maybe a parking garage where the lot is off of Grand.

I like the variety of local businesses. I can get most of my errands done in the district!

I like the variety of restaurants and shops. Parking is a problem - there are times I can't park at all and wind up shopping in Montclair or other areas.

I dislike that Lake Park always has garbage all over the sidewalks. I HATE the fact that this business district has filthy sidewalks that are black with crud and smell of urine. Can the District buy a sidewalk cleaner for the merchants to use or encourage them to bleach clean their sidewalks every morning. College and Piedmont Avenues are much cleaner and more pleasurable to stroll and shop.

I like the walkability and variety of what is available in this area.

I like them all except for the traffic and parking nightmare it creates. As a resident without a garage, street parking has been taken over by merchant employees and shoppers. I'd like to have residential parking permits issued in the surrounding areas.

I like them all, although I'm usually shopping on lakeshore. I usually have my dog and the weekend is usually crowded.

I like this area very much. Don't spoil it by making commercial rent too high. Stop tripling rents for Businesses that have been here for 20 years. That sucks.

I love it all.

Why are all the bus stops not covered? It is better in summer with heat and winter with rain. The one on lakepark has no shelter.

I love our neighborhood all around. Great retail, great food and beverage options, excellent specialty shops.

I love that I can come home on Friday and park my car, and I don't have to see it again till I go to work on Monday, because I have just about everything I need in walking distance: markets, restaurants, theater, lake, stores, post office, banks, etc.

I love the Grand Lake but rarely do I shop the stores because it's too congested and since I do not want a parking ticket.

I love the retail areas.

I love the variety of food/restaurant options available. I also like that it is mixed use - restaurants, groceries, banks, boutiques, etc. all mixed together.

I love the variety of shops and restaurants in the district.

I love this area. I am generally happy with it.

I love the variety of places to eat and quirky unusual shops. I think there's a need for better parking options.

I would like to see wider sidewalks, even if it was at the cost of car lanes or parking.

I'm happy with the neighborhood. Everything I need is in my zip code.

It is a nice, walkable area. The parking is terrible.

It would be wonderful if the Lakeview school's parking were available again. It's hard to walk 1/2 mile up a hill with all my purchases, and harder and more frustrating to park in the area on Saturdays.

It's looking better and better each year!

It's a great neighborhood thanks to those of you putting your hearts into making it that way. We need to keep it affordable.

Lake Park to Lakeshore is a joke. I like Lin Jia, Bounce Blow Dry Bar, Walgreens, Peets. I use the vacuum store. Other than those business, I shop at Market Hall, Safeway on Claremont avenue and Target in Emeryville. I also frequently shop at Piedmont Grocery

The 'hood has come a long way in the 14 years since we moved here. Good job!

Too few OPD on foot in all 3 areas.

Like how the area has changed and become more of a destination in the last 10 years. Do not like the parking situation in any of the areas and would like to see more places with outdoor seating like parklets.

Like it all. Good variety. Few big chain stores.

Like restaurant variety. Could use some craft supply store. Wish some places would renovate as some are super out of date.

Like the array of shops. Dislike the panhandling. How many years have those kids been trying to go to basketball camp?

Like the atmosphere need more parking. Landlords raise the rents so high stores have to close-Burrito shop. This sucks and needs to STOP

Like the community mix. Dislike that there's still lots of crime, car break ins. Need more police. Want a solid coffee place, not Starbucks or Peets.

Like the pedestrian orientation and variety of shops and restaurants.

Like the variety of all. walkability of all. proximity to all.

Like variety of shops, great restaurants, coffee shops.

Like- variety. Dislike-parking.

Like, love the area and architecture and people. Cross walks with out signals should have flashing lights. Too, too many nail shops!

Like: lots of locally owned, non-national chain retailers.

Like: Convenient walk down. Variety of mom and pop stores. Dislike: parking.

Like: diversity of businesses and people Dislike: could be cleaner, buildings could be painted (refreshed) more frequently. Make it look like College Ave (i.e. Cleaner)

Like: Variety of stores on each block

Dislikes? I wish there was no crime.

Likes: US Post Office, restaurants, useful local services such as dry cleaners, hair salons, nail salons, cobbler, bottle shops.

Dislikes: Bike lane equals danger when parking, increased homeless presence and harassment, traffic on weekends

Lots of places to eat, shop.

Love all the food options. Wish there were more parking.

Love all the new businesses popping up.

Love diversity of offerings, amazing choice of food, walkability. Sometimes if I drive, parking can be a pain point, but I am mostly anti-car and feel like parking challenges are karma for my driving instead of walking/biking.

Love it all.

Love it all.

Angle parking is a terrible idea.

Love my neighborhood! I just think we could take better care of some of the street trees.

Love the entire area.

Rush hour traffic exiting 580 is horrible and potentially dangerous.

Love them all equally! Looking forward to Oakland police allocating resources to traffic patrolling again. The increased prevalence of crazy u- turns and swerving maneuvers scares me! Let's get folks out of their cars!

Love what's happening to all three areas.

More clothing shops for men on all of the above.

More outdoor dining or sitting areas would be great... parklets?

More trees/greenery is needed along both. Strongly support more "pocket parks" and casual sitting areas. Don't need any more fast food places.

Most conveniences are here. There are some threatening transients.

Mostly walkable. Angled parking slows traffic, adds to air pollution, is dangerous because people don't pay attention. Some people will stop traffic for five minutes waiting for the possibility that someone might be walking to their car to leave.

Much better than they were 20 years ago.

Need more good mid range restaurants. Maybe sushi, vegan.

Needs better traffic enforcement.

Needs good Hispanic food.

Needs more activity Sidewalks too narrow, I like the activity Too broken up - not good continuity of storefronts.

Nice library.

Nice that the area is bustling. What I don't like...all the nail salons, and the lack of uniformity in the stores' appearances (the storefronts don't need to be the same, but some are really ratty plus, well-maintained and common facades tend to present a more inviting appearance).

No issue with either.

Not a fan of the over priced boutiques. Many local businesses...ranging from nail salons, furniture stores, quality restaurants and pet stores, that I do appreciate.

Not enough affordable rentals. Not enough parking. Not enough beat cops walking around.

Not enough parking!

Not much to dislike. Sure, we could micro-manage the whole thing, and sure, I'd prefer to see more small businesses (though there are many) and fewer big corporate tenants. But I'm glad I get to see my neighbors and walk to shopping.

Older establishments need to be cleaned up.

Overall, each has improved over the past 10 years. I like the new restaurants that have come in and made the neighborhood more lively.

Overall, it's a pretty good neighborhood.

Overall, not impressed with the eateries. And the feeling of invasion by posher places, and their popularity.

Parking and a lack of pedestrian safety are the two major issues in all of these areas. Re: lack of pedestrian safety. For starters, and something that could be implemented easily and affordably, EVERY PEDESTRIAN LIGHT SIGNAL SHOULD DEFAULT TO ALLOWING PEDESTRIANS TO CROSS! I cannot believe that many pedestrian signals require that pedestrians push a button in order to activate the pedestrian "cross signal" (the little white walking person). In this day and age, and with the high number of elderly and children walking in these neighborhoods, it is borderline criminal for a city to force the pedestrians to push a button to protect themselves from ongoing traffic.

Parking and traffic are the biggest problem with all of these. I suspect there's not much to be done about the traffic, but parking should be a major part of any new development.

Parking is difficult, but understandable!! We've lived here for over 20 years and finally feel like this is a neighborhood we want to spend more time in. It's a good mix of shops/restaurants and speciality places.

Parking is hell.

Like: Pedestrian scale walkable commercial district, variety of shops.

Perhaps a bit more security. It seems like there are increasing criminal activities.

Pros: the majority of the residents, the variety of shops and restaurants and accessibility of them via walking, convenience to freeway, relatively quiet neighborhood, liveliness on weekends
Cons: poor/non-existent street cleaning, extreme difficulty parking due to customers and workers taking up all of the RESIDENTIAL parking, inconsistent waste management pick-up, safety.

Safe. Could be cleaner.

The centralized meter stations are an abomination and always leaves one uneasy that a ticket will be issued before he can return with his meter receipt.

The commercial districts are ugly and gross. The big national players have moved in and chased out the small locally owned businesses. There shouldn't be a single national fast-food place, but they're everywhere.

Streetscape and curb appeal is awful. Not inviting. Smell of urine, feces, dog mess, etc. permeates the area constantly. Safety always an issue. 2 rules in the retail world for choosing a site. 1) public safety (nobody will locate in a high crime area at night 2) parking. people need parking and to not have to walk more than 100 ft from their car.

Sidewalk steam cleaning is sorely needed in all areas.

Those press this button to walk across the street things should be uninstalled and the assumption should be that there are always pedestrians. You know, like most big cities.

(Like) Small local merchants and restaurants; (Dislike) lack of parking.

(Like) Small town in big city; diversity of the people.

(Like) Specialty shops

The car-oriented nature of each detract from the customer experience and discourage me from patronizing the area. The chaotic wide streets, and freeway on ramps make walking difficult.

The Farmers Market, TJs, Arizmendi, Boot & Shoe...there is a lot to like and choose from. There are too many people driving though and too many cars trying to park - we need to go to back-in parking for bike safety and to help incentivize biking instead of driving.

The panhandlers can be annoying, but we are compassionate people.

Ours is not a major clothes shopping district and should not become one. How many nail shops does one neighborhood need?

There is a wide variety of shopping.

The problem with all of these areas is no parking. There are some nice shops and businesses, but I only go to a few because it is such a problem to park. I have handicapped plates on my care and there are almost no blue spaces.

The public library is small and stuffy. It should be razed and a cafe on ground floor and a bigger more modern library on top. Children's park needs redoing. That park should have more of a tie in with lake park area. Underpasses are hideous. Dirty, smelly scary.

The short cut at the "island" at grand & lake park in front of the building that wraps onto santa clara is a waste of space.

(Like) The store variety, the amount of restaurants.

The traffic on each of those roads is much too intense. Cars turn across crosswalks without watching for pedestrians, especially when turning right from Lakeshore to Lake Park.

The variety of restaurants is great.

The whole neighborhood has improved dramatically since I moved here 25 years ago. The only thing I dislike is the fact that it can get dirty with trash overflowing the bins in weekends and trash sometimes thrown on streets.

There are good restaurants.

There is a lot of filth in all of these areas due to massive population.

There needs to be some 'employee parking' so that the customers can get to the stores and restaurants without circling the block a bunch of times. The lot on Lake Park near the 580 freeway entrance could be made into a 8 hour metered lot, so that the employees can park.

They All Need A Face Lift. Need To have some charm & Continuity. Too many junky - useless shops.

Need parking.

They all stink for parking and none are good for quick trips.

They are all one to me, and I think you left out Grand from 580 to Broadway along the lake.

This question is very broad and I don't want to spend a lot of time on it. I shop in the area go to restaurants and spend time sometimes at the lake. All of those things are pleasant. Sometimes the lake smells really really bad.

To all above mentioned, I dislike the traffic & parking.

Too many shops that are run down. Need nicer shops.

Too many beggars. Love the diversity of people and services. Dislike dirty sidewalks.

Dislike oozing trash cans.

Too many freakin' nail salons!! How do they all stay open? It's confusing to me.

There should be free 5 minute parking spots for pick ups. I've not stopped multiple times because of no parking.

Too many nail salons,dry cleaners... Run down store fronts. Not as attractive walking and seated space for restaurants... The owners of buildings need to step up here.

Too many nail salons. Lack of parking

Too many nail salons. I tried to count them and lost track.

Too many nail shops - it's gross.

Too many nail shops.

Dislike wood-burning restaurants polluting our air.

Too many bars.

Too many repetitive businesses like dry cleaners and nail salons

Too much street parking, too many travel and turn lanes and the awful slip lanes from 580 onto Lakeshore and in front of the T mobile store. Also the terrible freeway entrance and exits from Grand. Frankly that exit should be closed.

Too much trash and shabby people.

Too many nail salons.

(Dislike) Traffic and no parking.

Traffic patterns on all street surfaces.

(Like)Variety

Walk ability from my home is the thing I like best. Too much auto traffic & truck traffic is my biggest gripe.

Walkability, variety of shopping, eating, exercise options, nearby lake. dislike: Drivers who make illegal u-turns or disregard pedestrian right of way.

Way too many chain stores. Too oriented to car use from freeway.

We have a nice neighborhood. A couple of Beat Police walking around would be nice.