

2022-4796



## The Stitch Design Narrative

*Perfectly stitching together the City of Oakland's unique urban fabric, **The Stitch** is a mixed-income, mixed-use community seeking to build connections servicing the Greater Oakland Area through establishing the Old Oakland neighborhood as a key node in the city's transportation infrastructure and cultural fabric. Through building a transit hub that connects the community to the surrounding region, maintaining critical elements of Oakland's diverse history and integrating them into the built environment, and creating green community spaces that facilitate human and ecological connections, the proposed development will culminate in a living experience that benefits workers, residents, and visitors as they seek to enjoy Oakland.*

## A COMMUNITY BUILT FOR MOVEMENT

The project remedies existing gaps in Oakland's existing transportation infrastructure by serving as a transit node to connect the Old Oakland community with the surrounding area. The addition of a BART station seeks to alleviate connectivity issues through building a new stop at the development's eastern end. Utilizing existing bus routes also provides opportunities to establish The Stitch as a receiving point for public transportation moving throughout Oakland. Efforts to enhance the area's public transportation infrastructure will connect the project with nearby districts including Downtown Oakland, the Jack London District, and Chinatown.

The Stitch provides pedestrian-oriented development that supports a healthy and vibrant human ecosystem. Overcoming challenges presented by the presence of the Nimitz Freeway, The Stitch represents the reclamation of underused spaces and augments them to benefit visitors and residents alike. Increased foot traffic in the neighborhood enables The Stitch to become a new meeting point within the city. Through this process, the project prioritizes walkability through the construction of a new pedestrian corridor that connects the proposed transit hub to the site's cultural amenities.

## OAKLAND'S HERITAGE ON DISPLAY

With integration of the distinct and storied heritage of Oakland established as a priority for The Stitch, the project unites the many identities and communities that call the city home and provides them with an iconic space to express their diversity in the built environment. Forming the backbone of the development, the pedestrian corridor running below the Nimitz Freeway features a market space and community amenities that combine a new economic driver with opportunities to strengthen cultural resources in the region. The project intends to create a space where local businesses can thrive and plant lasting roots through job creation and investment that empowers the people of Oakland to define their own future while paying homage to the city's past and present.

Oakland's heritage is put on proud display throughout the design of The Stitch, with artwork from local artists and elements reflecting Oakland's history present throughout the development. Community spaces abound define the desire for the project to bring together the many dynamic groups that call the city home while sparking the formation of new connections that will unite the unique cultural landscape in the surrounding area.

## TOMORROW'S GREEN FUTURE TODAY

With a keen eye on securing public health and connection to green urban landscapes, The Stitch endeavors to provide residents with a transformative development that enables outdoor engagement. Augmentation of Jefferson Square Park, one of Oakland's historic green spaces, expands the scope of ecologically-oriented development beyond its current constraints. The addition of new outdoor spaces, such as a public amphitheater and redeveloped green landscapes along 5<sup>th</sup> and 6<sup>th</sup> Street, imbues The Stitch with environmental character that promotes healthy lifestyles, enhances air quality, and responds to the gray infrastructure dominating the neighborhood.

The Stitch also lays the foundation for new green corridors to be implemented throughout Oakland with aspirations to connect the development to the new Oakland Athletics ballpark located to the site's southwest. In connecting these twin projects, The Stitch negotiates today's environmental concerns with the promise of a green tomorrow through the improvement of the built environment. Prioritizing the creation of new green corridors that create walkable corridors will increase tree canopy in the city while providing a template for future development within Oakland.



## The Stitch Financial Narrative

**The Stitch** is a 6.4 million square foot mixed-use, mixed-income development that will be built in three phases over 10 years. With an aim to prioritize the creation of new community spaces that enhance quality of life for residents of the City of Oakland while providing new connections to surrounding neighborhoods, the development expands south beyond the initial focus site and absorbs the newfound potential underneath the Nimitz Freeway. Further lot additions over the lifetime of the project culminate in the creation of significant new housing and commercial opportunities that build an inclusive community with the potential to reshape the area's social and economic outlook.

### PHASE I

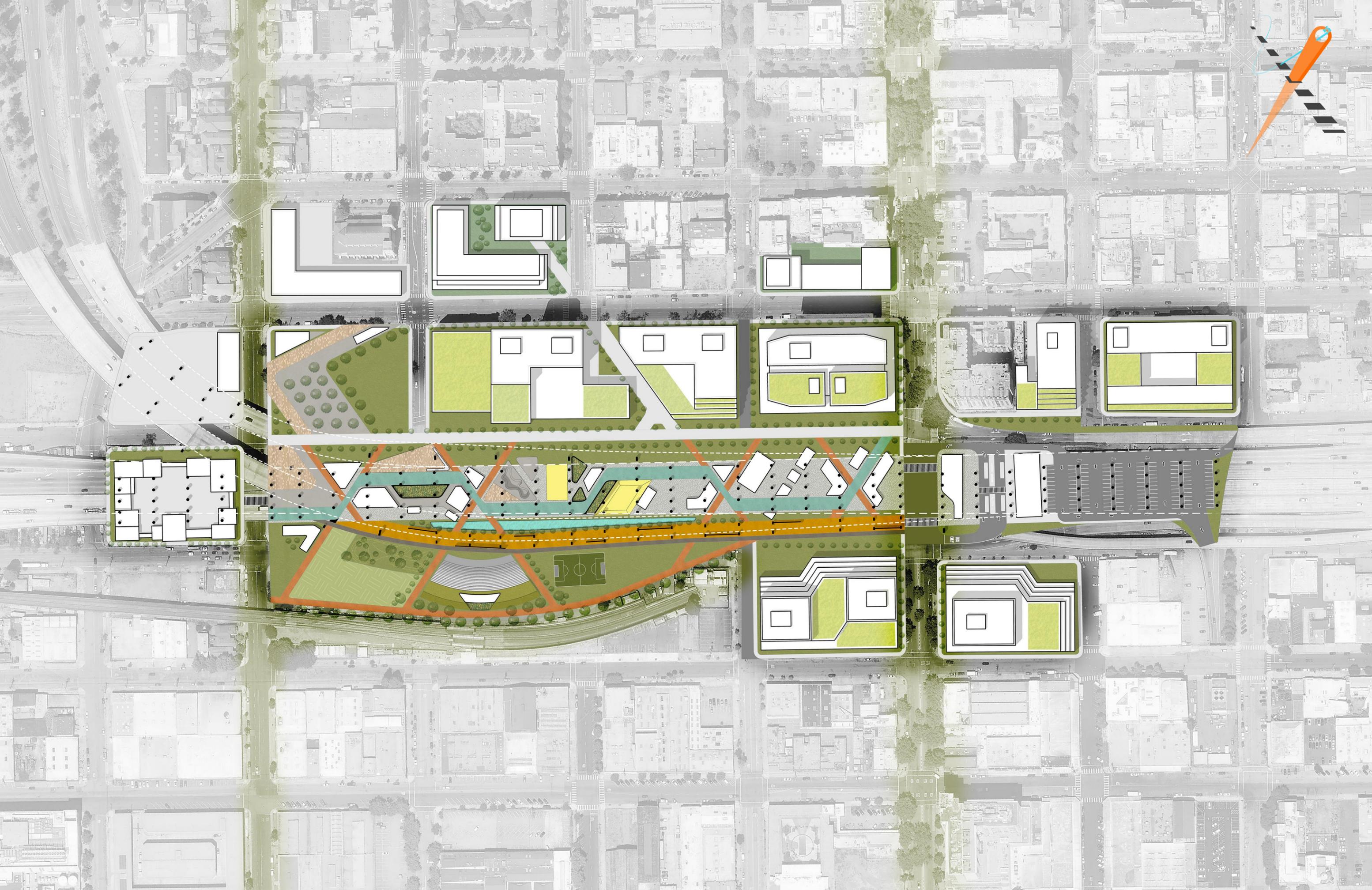
Phase I is slated to begin in 2024 and reach completion in 2027 with a focus on developing public spaces and build the built portfolio of the project. Approximately 884,000 square feet of residential construction is set to be constructed as part of the mixed-use development, with 35% of new residential construction marked as affordable units to promote an equitable community. Phase I also prioritizes the creation of office space that will serve as the economic backbone of the project, with approximately 254,000 square feet dedicated to office space. This phase will also focus on the implementation of the new BART station and bus transit hub, connecting The Stitch to the surrounding area. Phase I is also set to coincide with the construction of the new Oakland Athletic ballpark facilities, allowing businesses to benefit from the emergence of a major cultural landmark within walking distance of the ballpark.

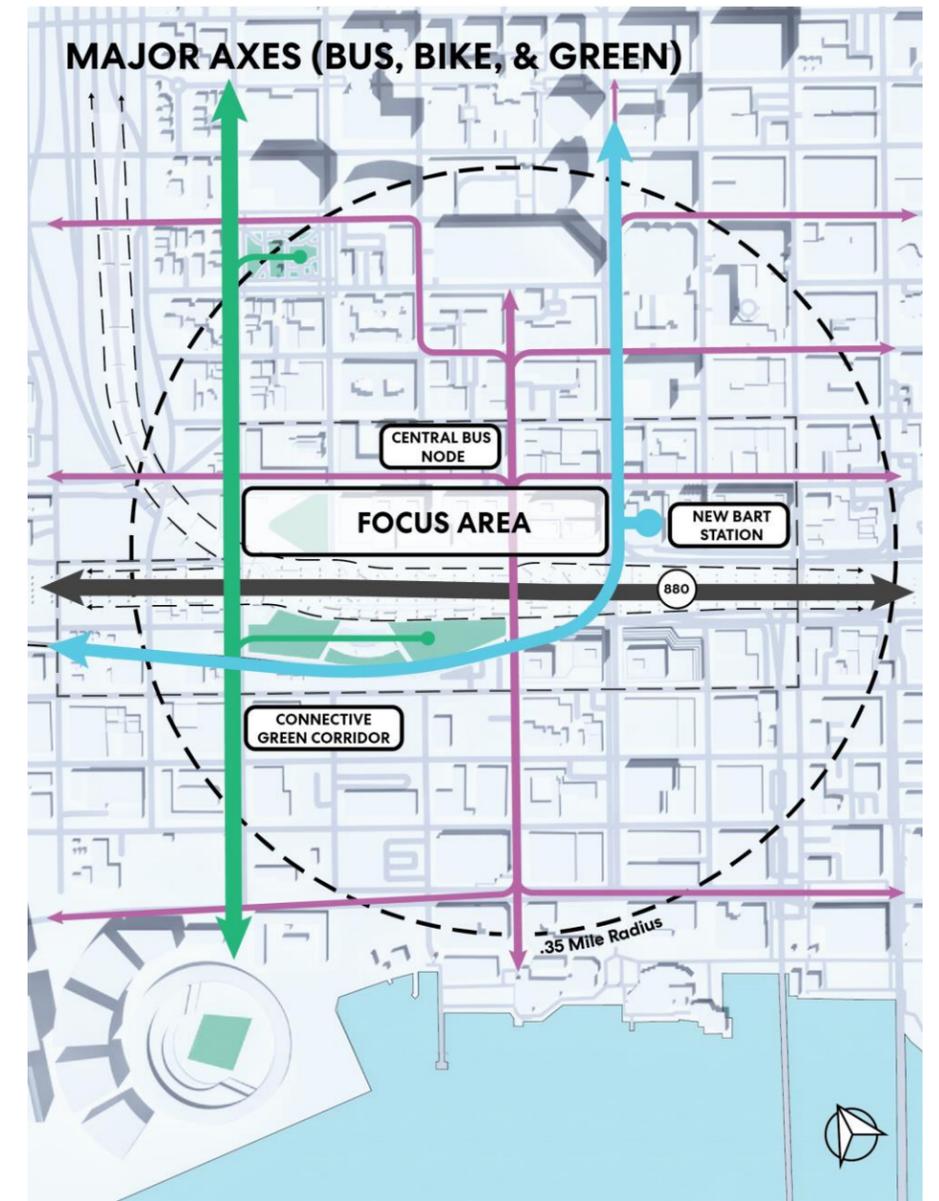
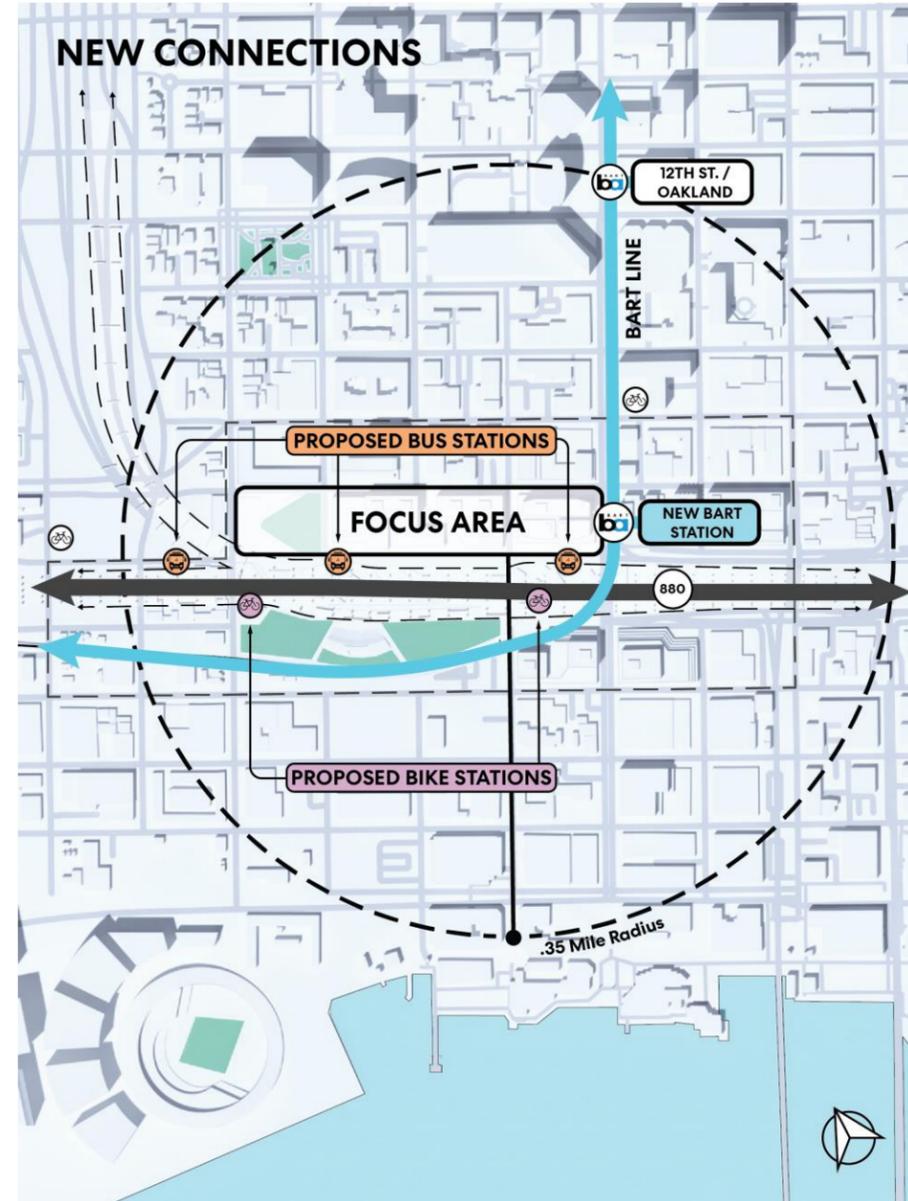
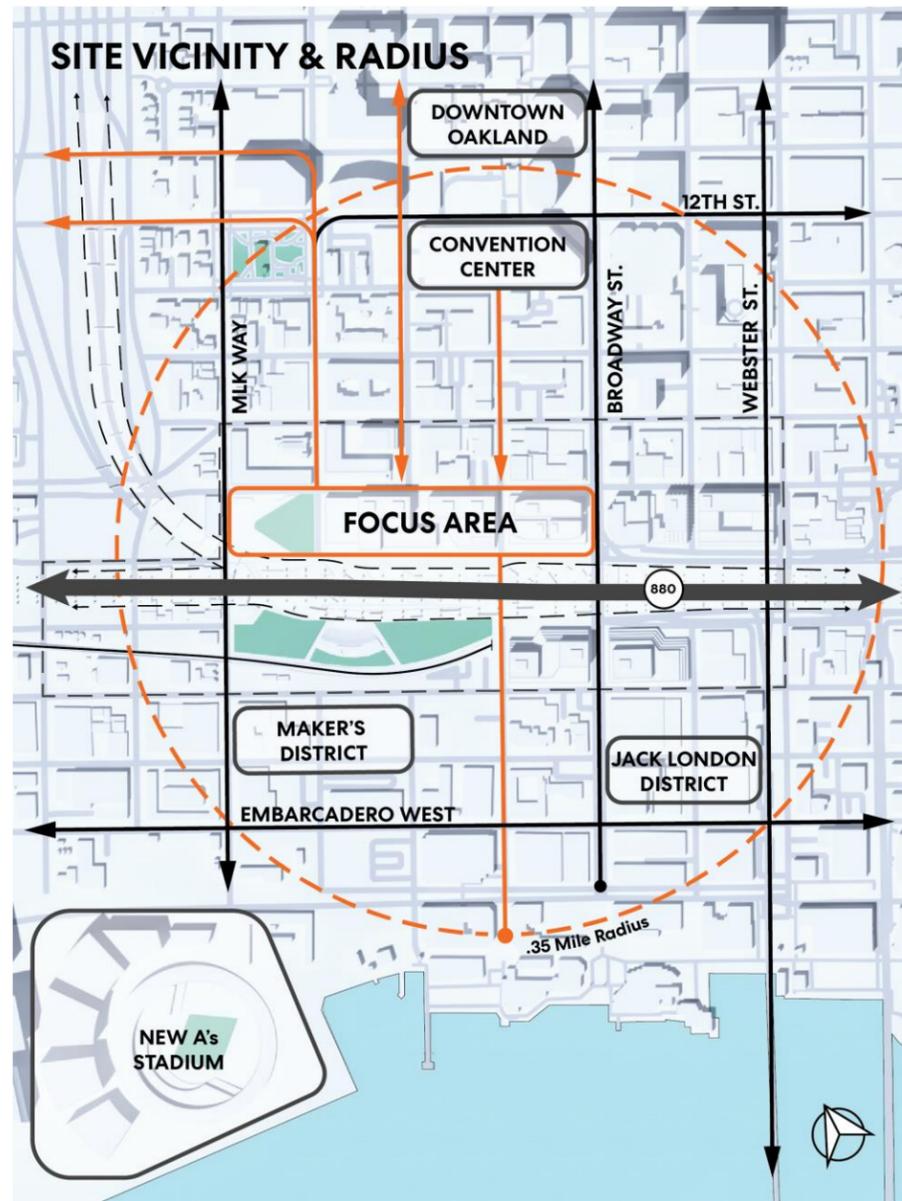
### PHASE II

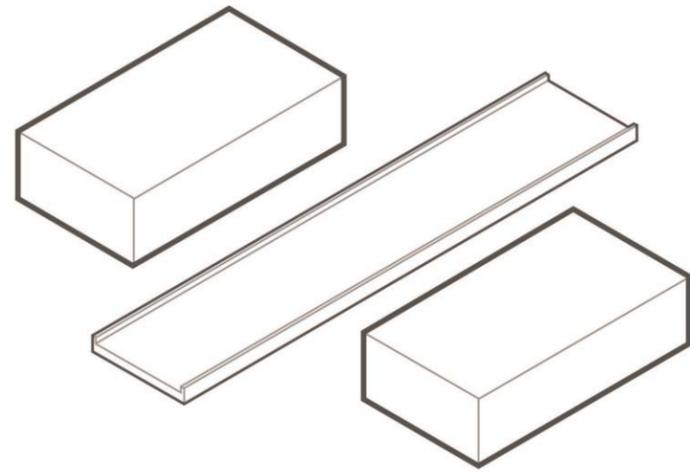
Phase II is defined by the construction of a market space that will serve as an economic driver for the neighborhood and attract additional foot traffic. Beginning in 2028 and concluding in 2030, an additional 486,000 square feet of residential space will be introduced to the development. New surface parking will supplement the existing public transit infrastructure built in Phase I, enhancing the economic capability of the site and marking a major transition into a substantial development that will drive job creation in Oakland.

### PHASE III

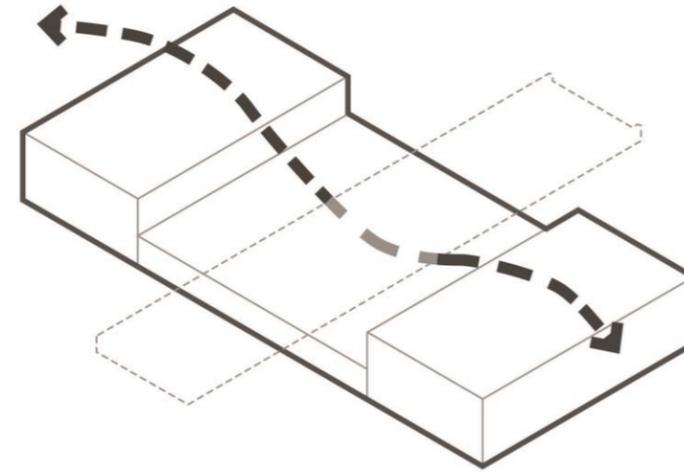
Phase III will begin in 2031 and achieve fulfillment of the project's 10-year plan with its completion in 2033. Capturing visitors to the nearby Oakland Convention Center, over 370,000 square feet of hotel space will be added to the development. Further surface parking will be built on the site to accommodate new visitors to the area. The project's completion marks the culmination of a decade-long effort to establish The Stitch as an economic hub for the city. Taking advantage of nearby cultural commodities, the development will serve as a central focus for the region. In total, nearly 1.5 million square feet of residential space and over 660,000 square feet of commercial and retail space will result in The Stitch promoting equity across the community through economic empowerment and redefine the Old Oakland neighborhood.



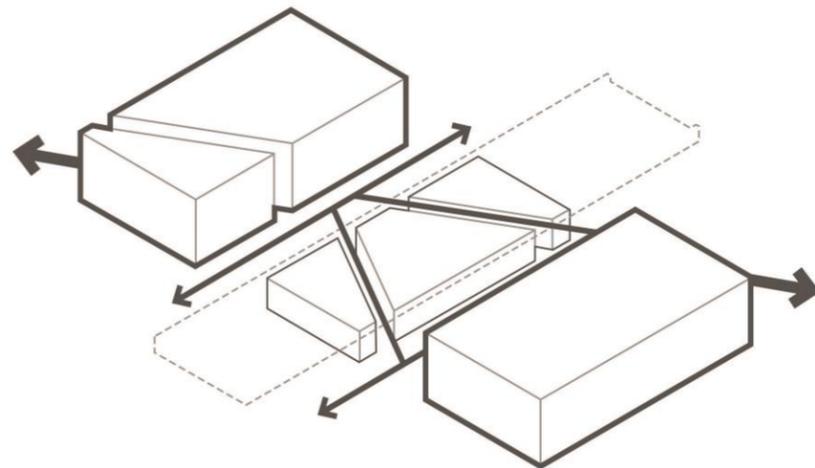




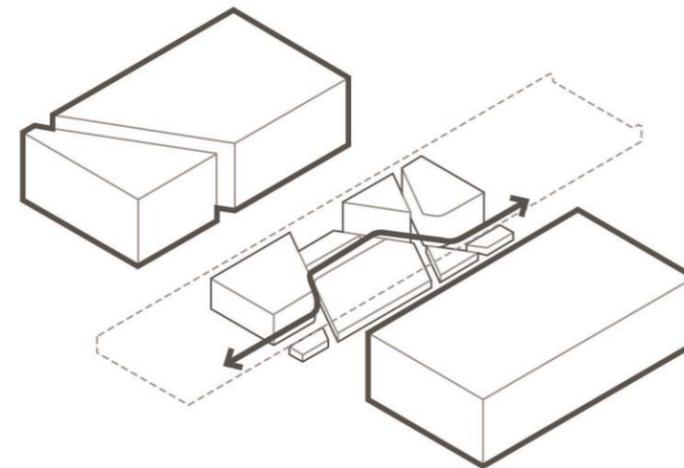
**EXISTING**  
HIGHWAY ACTS AS A BARRIER



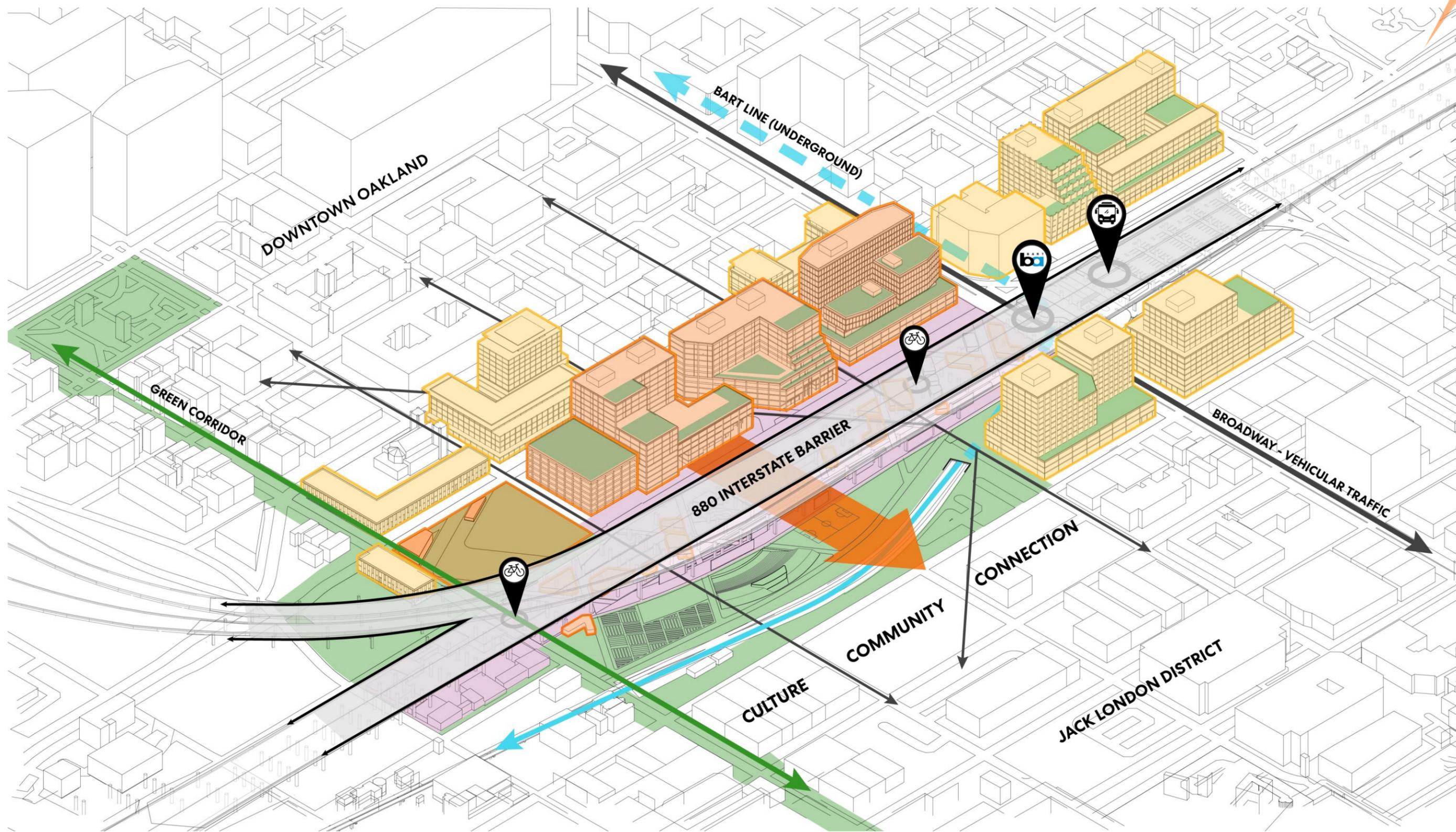
**STITCH**  
CONTINUE URBAN FABRIC UNDER HIGHWAY



**RESPOND**  
CONNECT NODES THROUGH THE BLOCK



**CIRCULATE**  
CIRCULATION CONNECTS A CONFLUENCE OF PROGRAMS



DOWNTOWN OAKLAND

BART LINE (UNDERGROUND)

GREEN CORRIDOR

880 INTERSTATE BARRIER

BROADWAY - VEHICULAR TRAFFIC

COMMUNITY

CONNECTION

CULTURE

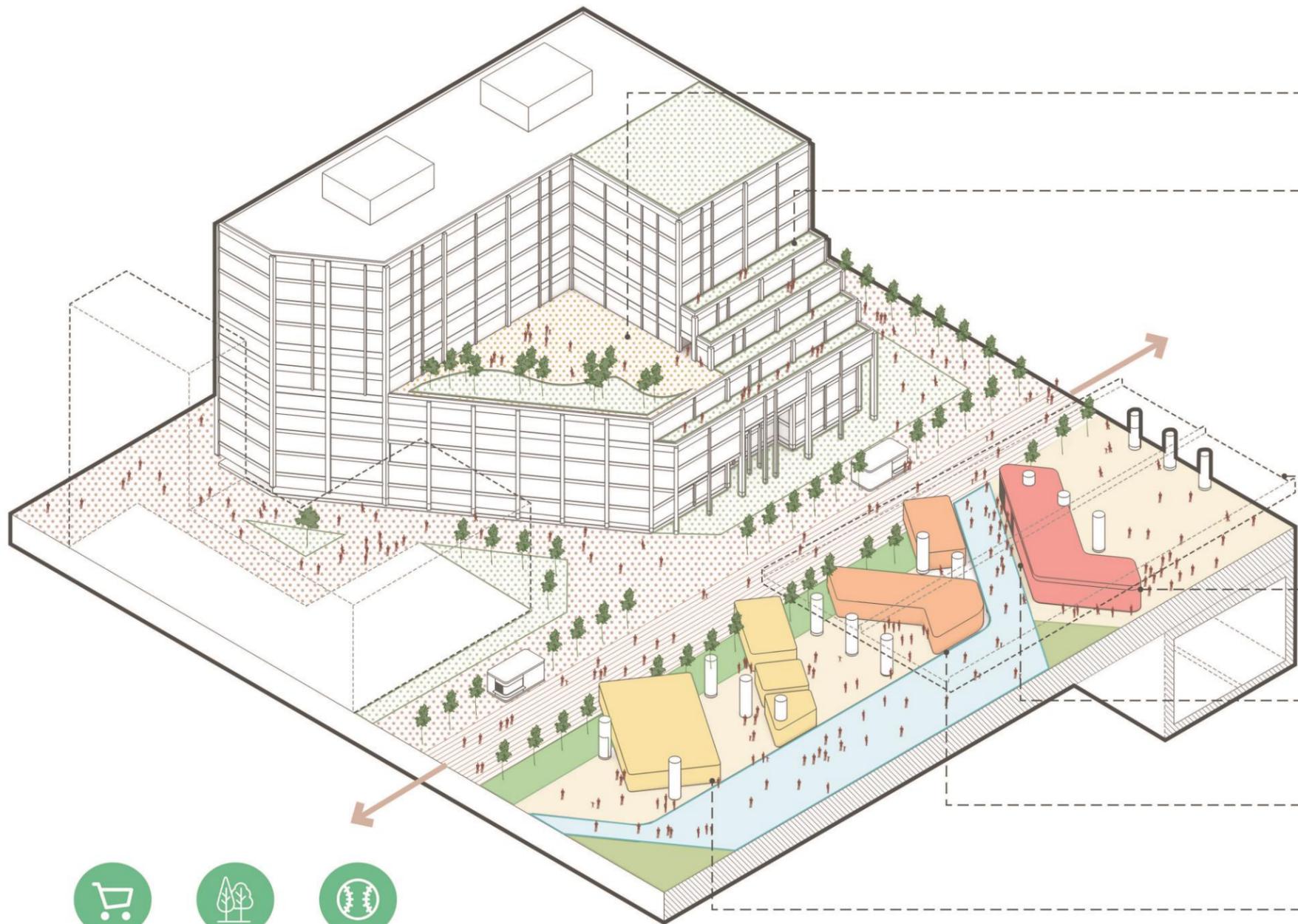
JACK LONDON DISTRICT



THE HITCH

L10  
transit  
transfer shuttle

L10 CITY CENTER



COURTYARDS AND TERRACES FOSTER COMMUNA GATHERING AND ENCOURAGE CONNECTIONS TO OUTDOOR



GREEN SPACES AND ROOFS FOR ACTIVATING SPACES AND STORMWATER MANAGEMENT



ACTIVE NODE BETWEEN DOWNTOWN AND JACK LONDON



HIGHWAY WHICH WAS A BARRIER BECOMES A CONFLUENCE OF CULTURE



PROPOSED BART STATION TO BE AN INTERMEDIATE NODE TO THE STITCH AND THE WATERFRONT



RIDE SHARING SERVICES TO FOSTER SUSTAINABLE MODES OF TRANSPORTATION



LOCAL OLD OAKLAND F&B PAVILIONS CELEBRATING ETHNICS DIVERSITY THROUGH CUISINES



ARTS & CULTURAL HUB FOR A VARIETY OF CREATIVE PROGRAMS



FARMERS MARKET



PARKS & REC



OAKLAND A'S









	Total Development Costs		Unlevered IRR	Levered IRR	Equity Multiple
PHASE I	\$105.17M	...	10.4%	13.2%	-2.52x
PHASE II	\$92.90M	...	3.3%	8.8%	0.87x
PHASE III	\$103.73M	...	7.1%	11.0%	0.91x
TOTAL	\$301.8M		6.9%	11.0%	-0.25x



Broadway  
Transit Hub

City of  
Oakland

- ^ Underside
- ^ Broadway
- < Broadway
- ^ Jefferson
- ^ Oakland

