Team Code- 2022-5122

Anchor the Link. Diversify the Link. Sustain the Link.

LinkUp Oakland

Connecting the dots of History- Culture-Ecology-Economy

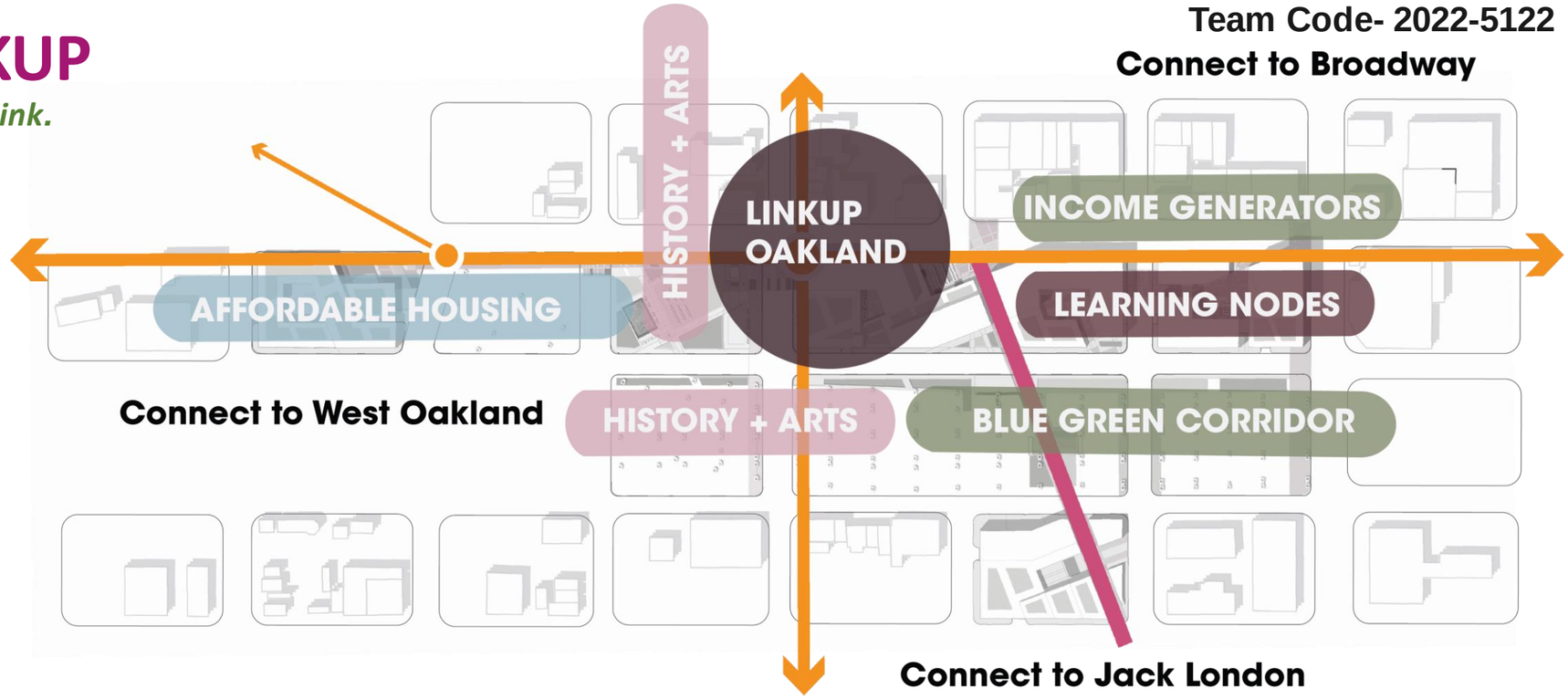
Team Code- 2022-5122

THE STORY BEHIND LINKUP

Anchor the Link. Diversify the Link. Sustain the Link.

Fuelled by Downtown Oakland's long history of social inequities, racial injustice and the resultant fractured development, LINKUP OAKLAND strives to become a pilot intervention in re-enforcing the dots and re-establishing the links for an equitable, inclusive and well- connected Oakland.

We envision our dots to strengthen the links of historical importance, allow for cultural diversity, strive for ecological sustainability and become an economic backbone for the whole of Oakland.



What are the dots that are being connected?

The project catalogues the significance of the **Jefferson Square Park, the Seventh Street and the Preservation Park** as historically significant and culturally imbued sites for Downtown Oakland. The proposal materializes these invisible lines and connects these nodes into an **Art Corridor**. This corridor extends to the space under the freeway and flows seamlessly into the site to reinforce the existing Art District of Downtown Oakland.

The **I-980** is responsible for the segregation of downtown from West Oakland, a predominantly African American neighbourhood, and the dislocation and displacement of vulnerable populations and businesses. LinkUp aims to ameliorate the wrongdoings of the past and design the connectivities between **Downtown Oakland, West Oakland, China Town and the Jack London District** to support local businesses, increase the market value through new establishments and provide for a transit-oriented development that caters to the local community. The **I-880 and the I-980** will be the **central nodes** acting as **catalysts for further developments**. LinkUp aims to revitalise the space under the freeway as spaces for pop-up interventions to establish a connectivity and continuity with the Art Corridor, attracting people from across the city to this central hub which celebrates Downtown Oakland. A future vision of LinkUp is to replace the I-980 with a boulevard design and activate the surrounding area. The I-980 and the I-880 which are significant physical barriers are transformed by our vision to accommodate a walkable, pedestrian friendly neighbourhood that gives the streets back to the community.

The **project site** is the **connecting tissue** that fulfils the strategy of the master plan by **establishing flow and weaving the strands** between the Art Corridor and the Freeway. The design program is curated specifically to support community centric mixed used development, provide for affordable housing and play the dual role of uplifting the neighbourhood while emerging as an economic backbone for Downtown Oakland. LinkUp also dedicates a portion of the site establishments to transitory housing, outreach centers and healthcare for the homeless to help them resettle in society.

The skill development center, the after-school programs, the vocational training centres and LinkUp's exclusive provision for minority owned businesses thrive towards the upliftment of the community and the neighbourhood on the whole. The project does not consider the realisation of the Ball Park proposal. Linkup Oakland successfully achieves its intended goals of social, ecological, economical sustainability and community resilience. The project creates a new identity for the city breaking, both tangible as well as intangible barriers and creating an interconnected and interdependent neighbourhood.

LINK UP OAKLAND

HOW ECONOMICALLY VIABLE IS LINKUP?

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Our Opportunity

LinkUp provides two million SF of new development with repositioned assets that will increase the site's value from $33.8 million to about $535 million in ten years. This generates a levered IRR of 26.28% and creates more than two thousand new jobs.

Land Acquirement and Land Lease

LinkUp aims to lease the parcels on site(Parcel Two to Parcel Four) for two million per parcel per year in order to support the finance for relocating the Police Administration Building. Additionally, two parcels outside of the site are acquired for development.

Phasing

Phase One (2024-2026): LinkUp considers Parcel One and Parcel Four for Phase One. Parcel One is vacant for commercial use and under opportunity zone before development. It is acquired for 2.8 million and turned into Casa Oeste affordable housing complex with a commercial frontage. Parcel Four comprises office towers, condos, and retail with a commercial frontage. Together, they provide 165,396 sq ft affordable housing (166 units), 120 units of condo, and 175,309 sq ft office space targeting Bay Area startups which has higher needs for shareable style office space with much lower rent. By the end of Phase One, the sales of condo and net operation income for affordable housing and office create about 124 million. Along with tech and retail, they create more than 1000 jobs. Based on the number of jobs and residential requirements, there are 1137 units of underground and structure parking added. All affordable units get free parking in the close parking space and 60% of the total parking is estimated to be occupied by monthly users who live or work in the attached buildings. Parking generates about 2 million in Phase One.

Phase Two (2027-2029): LinkUp leases Parcels Two and Three for redevelopment. Parcel Two is designed to accommodate mixed-income housing, offices, and the Ohlone Plaza. Parcel Three comprises the community center and mixed-income housing. The mixed-income housing provides another 88 affordable units and more than 200 retail jobs. The office in these two parcels is designed to attract local and surrounding businesses which create over 600 jobs. The Jefferson Parking Desk is repurposed to be parking, CVS-style retail and transitory housing. In total, there are more than 1000 parking units added. Two new parking spaces are built in this phase which provides another one thousand parking spaces. An 18,449 sq ft community space is included in Phase Two which provides the training center and computer labs for the public to close the gap on tech-related skillset.

Phase Three (2030-2033): LinkUp leases Parcel Five for redevelopment. Parcel Five is designed to accommodate luxury condominiums, rental housing, art galleries, and studios. Parcel Five accounts for 77,073 sq ft of market-rate rental housing which is about 72 units and 73 units luxury condos. LinkUp's Under Nimitz project connects the BCD-X to the south as well as to the arts district. Here, the freeway creates potential for a couple of mobile retail spaces .

Shareholders

Enhanced Infrastructure Financing District Loan (EIFD), Infill Infrastructure Grant, Affordable Housing Trust Fund Loan, Commercial Equity Loan, Low Income Investment Fund (LIIF), Community Economic Resilience Fund, Climate resilient fund, California Roars Back, LIHTC Equity, Qualified Opportunity Fund (QOF) are potential shareholders for LinkUp Oakland.

LINK UP OAKLAND

VISION LINKUP

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CBD

West Oakland

Old Oakland

Chinatown

Jack London

Ferry

Brush Street

Castro Street

MLK Jr. Way

Jefferson Street

Clay Street

Washington Street

Broadway

8th Street

7th Street

6th Street

5th Street

4th Street

A

A'

Green Infrastructure in the future

Legends

N

100 200 500 ft

Anchor The Link

1. Casa Oeste - Affordable Housing Complex
2. Broadway Center - High-rise Office Tower
3. Phar'East - Minority-owned Retail Shops
4. SkyHouse - High-rise Condominium

Diversify The Link

5. Jefferson Deck - Retrofitted Parking Garage
6. Ohlone Plaza - Public Gathering Space
7. Old Oakland Community Center

Sustain The Link

8. Under The Nimitz - Art+Green Promenade
9. ArtOak - Native Art Gallary/Studio
10. New Jefferson Square Park

LINKING UP OAKLAND'S COMMUNITY

Anchor the Link. Diversify the Link. Sustain the Link.

1.CASA OESTE/CHANGING HOUSING NARRATIVES

CASA OESTE is **LINKUP'S Affordable Housing Project** which gives access to 29.5 % safe, affordable housing to the low income-minority population of Oakland.

2.UNDER THE NIMITZ/ART OAK

LinkUp unveils Under the Nimitz X ArtOak an underpass revitalisation intervention to provide a platform for Oakland's artists to showcase their creativity. It connects with the Art Corridor on the seventh street and complements ARTOAK- a native art gallery proposed by LinkUp. It is the major link that connects the seventh street to the fifth and the sixth streets across the highway.

3. JEFFERSON TRANSITORY HOUSING/ OLD OAKLAND COMMUNITY CENTER

JEFFERSON X OLD OAKLAND The original parking space on site is retrofitted to house **LinkUp's Transitory Housing** as an attempt to support the **unsheltered residents** of Oakland. LinkUp's Old Oakland Community Center strives to work in collaboration with JEFFERSON HOUSING to provide **healthcare, job assistance, and help them resettle** in society.

4. NEW JEFFERSON SQUARE PARK

LinkUp proposes **a revitalisation of the Jefferson square park** to act as a **collaborative communal space for the entire neighbourhood.** It maintains the minimum open space requirement on site.

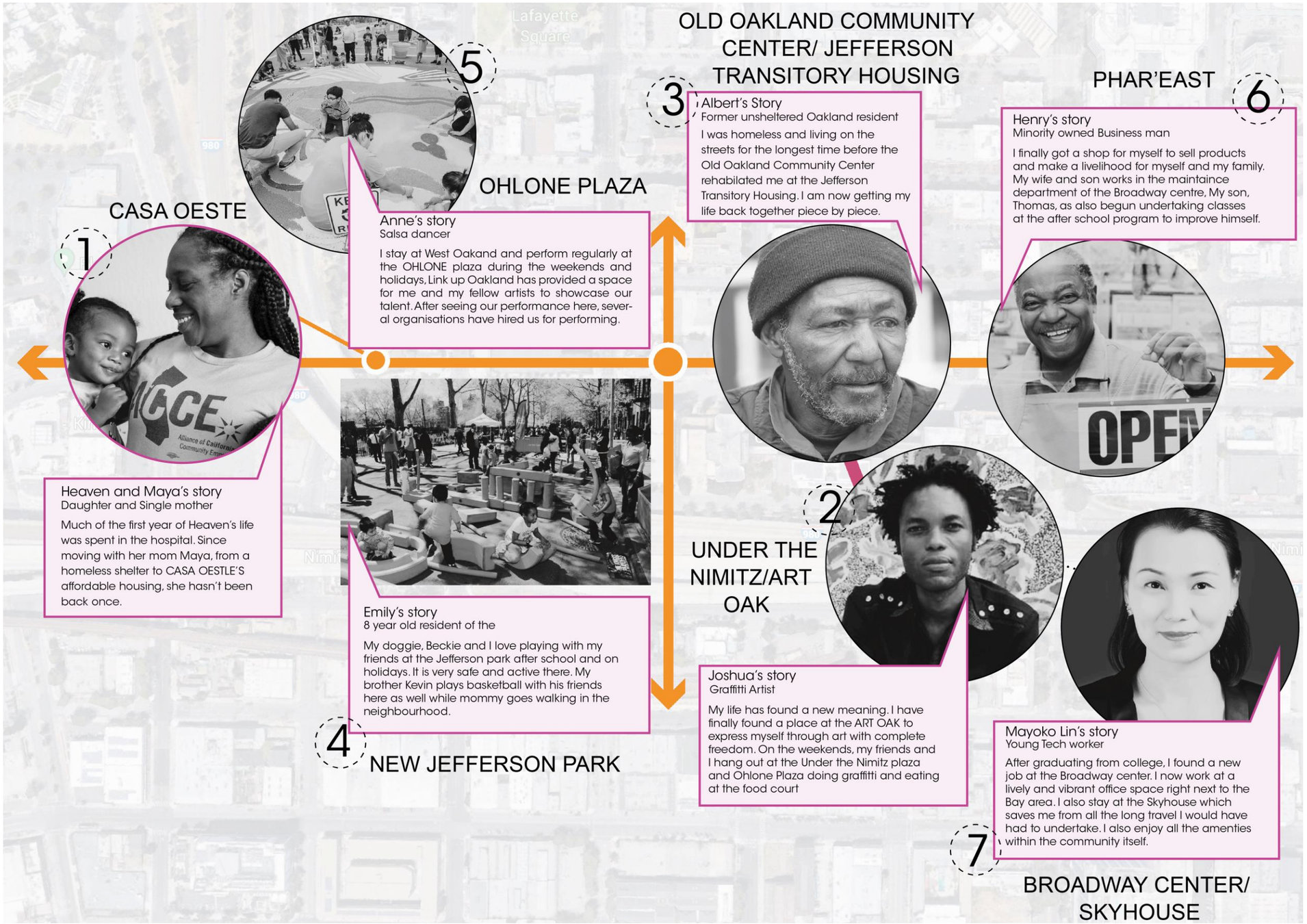
5. OHLONE PLAZA

LinkUp's Ohlone Plaza is the community living room for the neighbourhood. The plaza prides itself on housing multiple collaborative spaces and learning nodes. It becomes a major activity node connecting the site to the seventh street.

6. PHAR'EAST

LinkUp's Minority Retail space which exclusively allocated spaces for local minority owned businesses. This aids in preventing gentrification of the neighbourhood.

7. BROADWAY CENTER (High Rise Office Tower) and SKYHOUSE (High Rise Condominium) act as income generators for the community.



LINK UP OAKLAND

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PROGRAM OVERVIEW FOR LINKUP OAKLAND

Anchor the Link. Diversify the Link. Sustain the Link.

SOCIAL EQUITY AND DEVELOPMENT

- Dedicated Affordable Housing
- Transitory Housing for homeless

COLLABORATION SPACES

- Co- working spaces
- Cultural exchange Cell
- Conflictors
- Incubators
- Music recording studio
- Makers space - art studios, galleries, workshops

LEARNING NODES

- Skill Development / Training hubs
- After school Programme
- Vocational training

NEIGHBOURHOOD REGENERATION

- Rainwater harvesting
- Blue- Green corridor
- Community gardens
- Art Installations

COMMUNITY DEVELOPMENT

- Outreach centre
- Creche / Kindergarden
- Healthcare for the homeless (HCH)+ Senior citizens

INCOME GENERATORS

- Office spaces
- Retail spaces
- Food courtyard/ Restuarants/ Pubs
- Market value housing
- Grocery
- Pharmacy
- Art Retail space

ANCHOR THE LINK

The various programs are designed such that they create an anchor to the whole Oakland. They strengthen the impact of the link to the neighbourhood

SUSTAIN THE LINK

The various programs are designed such that they impact the overall sustenance of the development. The programs also thrive to achieve ecological sustainability

DIVERSIFY THE LINK

The various programs are designed such that can promote social equity and increase the diversity of the neighbourhood. The various activities welcome people from all walks of life to the developmemnt.

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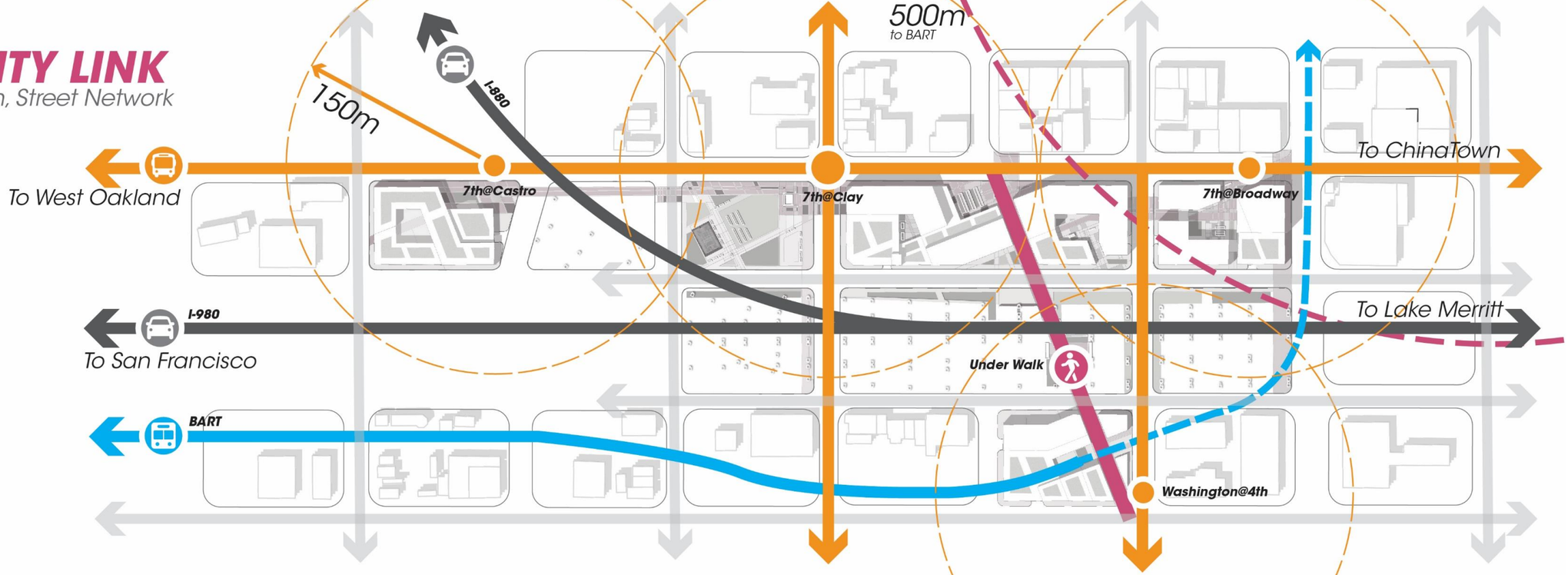
DECIPHERING THE LINKS

Anchor the Link. Diversify the Link. Sustain the Link.

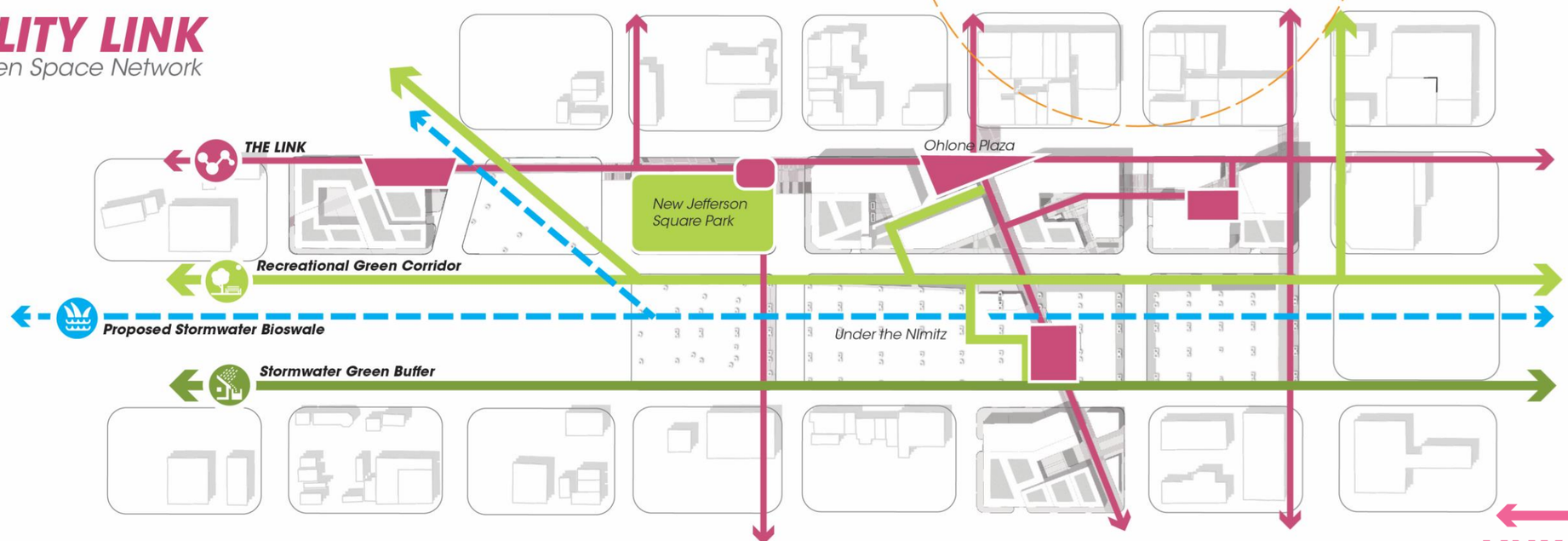
MOBILITY LINK

Transit System, Street Network



SUSTAINABILITY LINK

Green Infrastructure, Open Space Network



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SOCIAL LINK

Inclusive community enrichment

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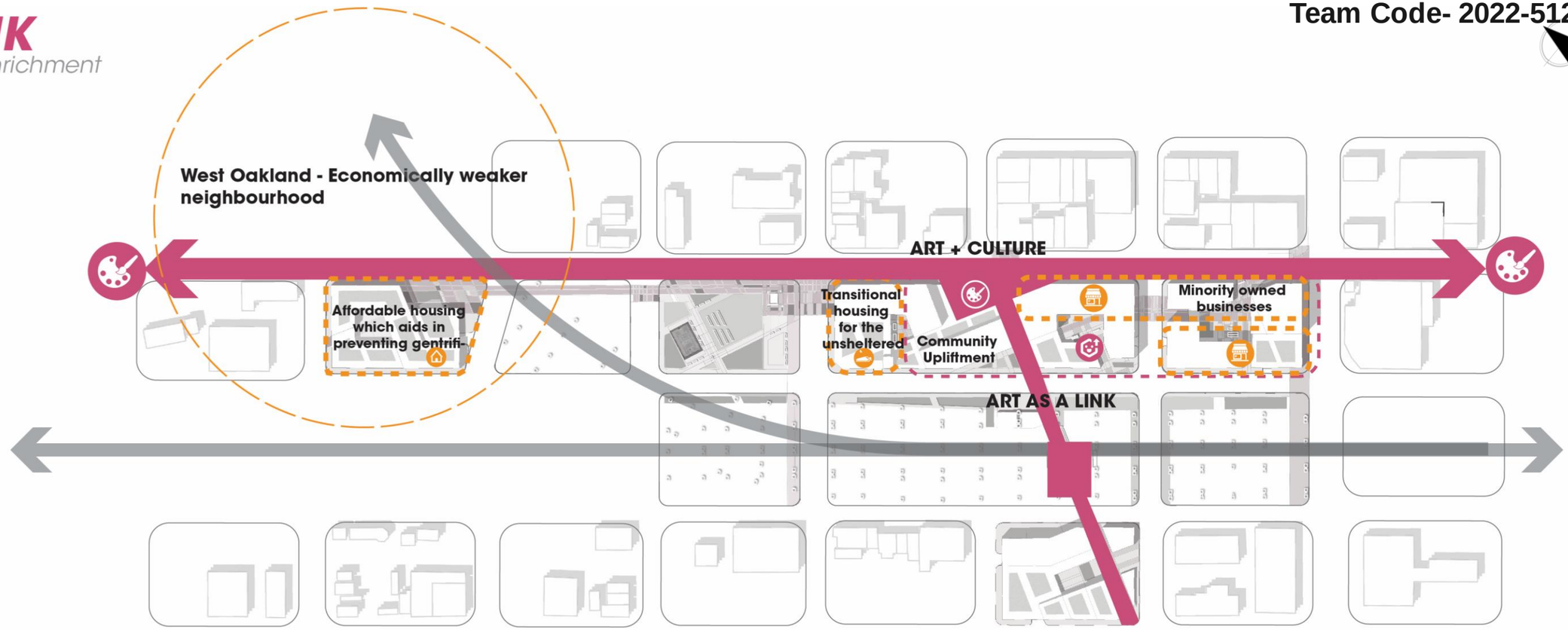
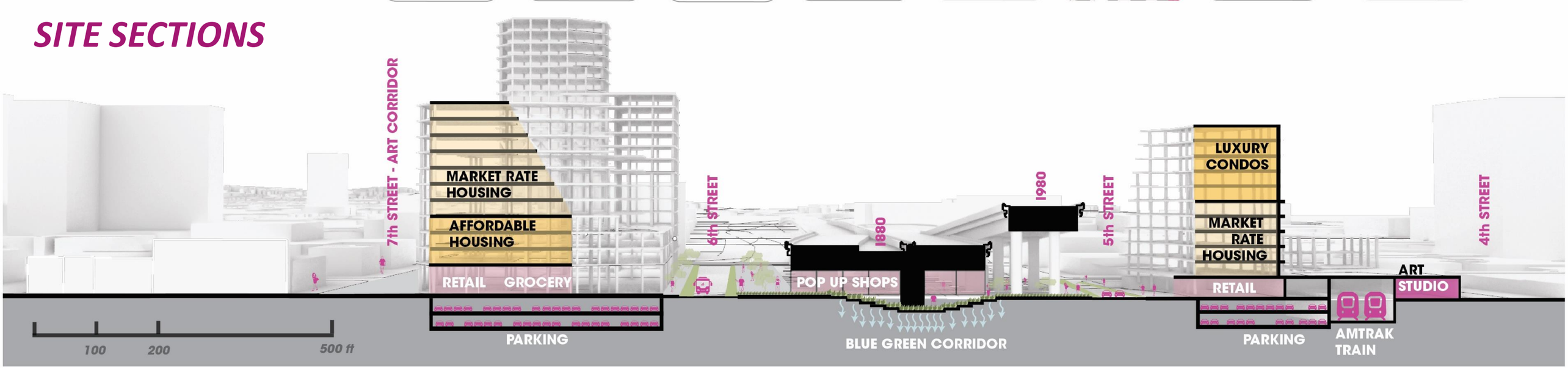


SITE SECTIONS



History/Culture — Economy — Ecology — Culture

LINK UP OAKLAND

PHASE ONE FOR LINKUP

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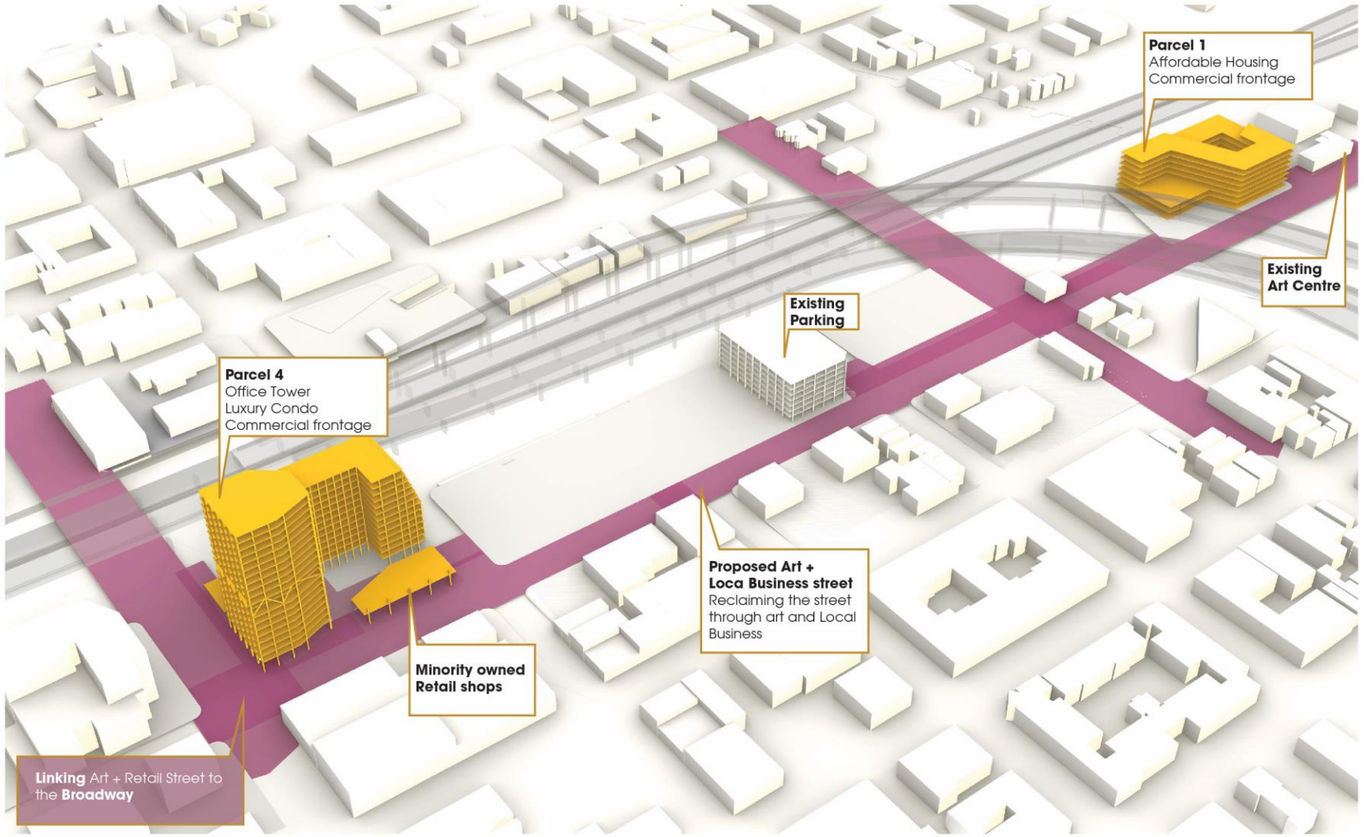
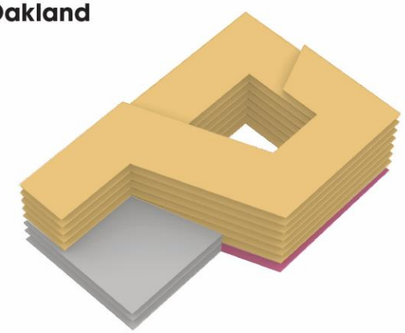
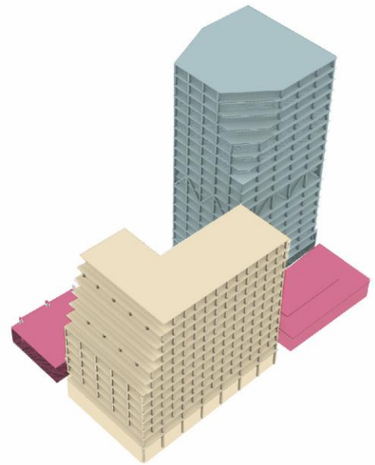
Phase I - *Linking the West Oakland*



Parcel 1 - West Oakland



Parcel 4



Program	**Sq.ft**	
Affordable Housing	165,396	Towards Equitable Development
Market rate rental Housing	0	
Community Upliftment	0	
Condo (For Sale)	159,004	Income Generators
Office	175,409	
Retail	11,749	
Parking	204,840	

Total Gross Building Area 716,398 Sq.ft

Affordable units	166
Luxury Condo units	120
Market rental units	0

Highlights

Addressing the affordable housing demand

Appreciating the real estate value on the west Oakland.

LINK UP OAKLAND

PHASE TWO FOR LINKUP

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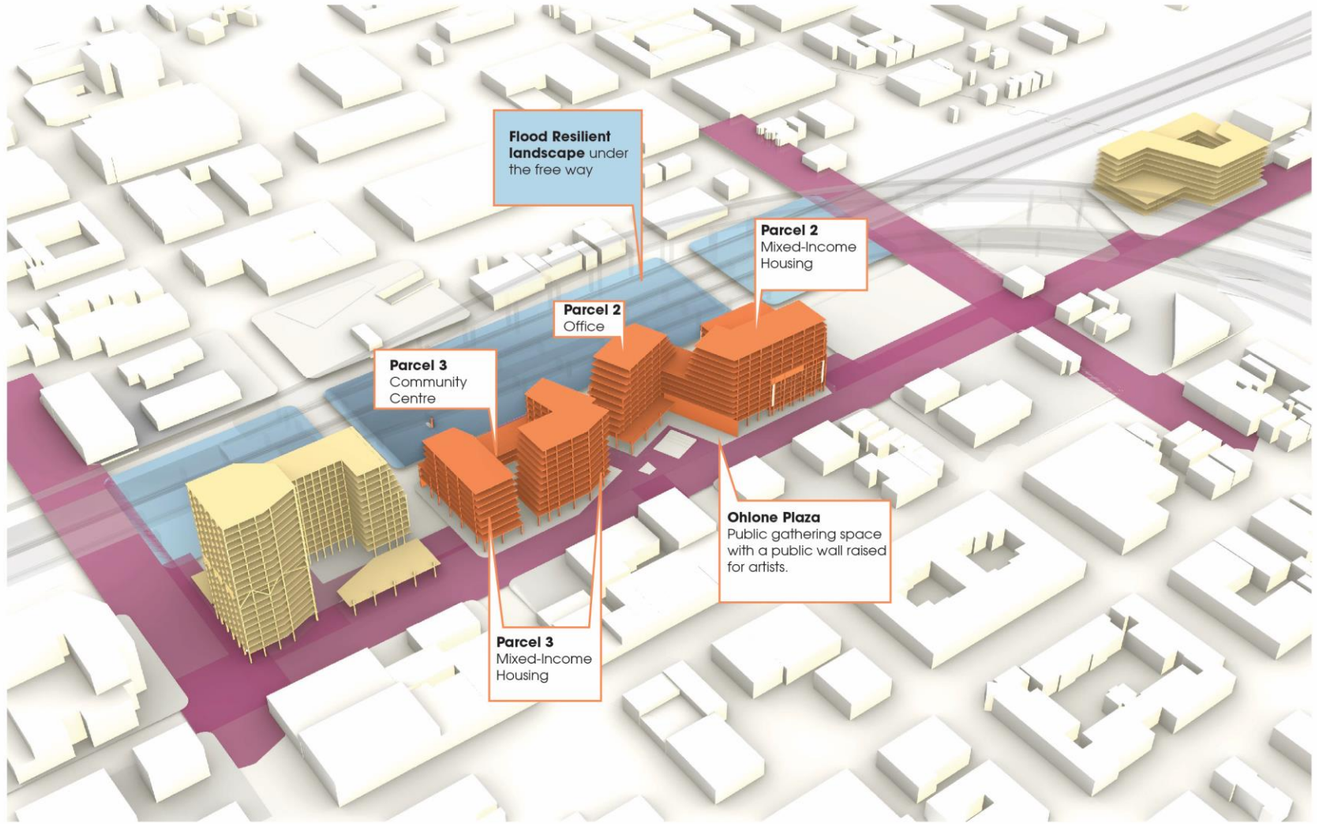
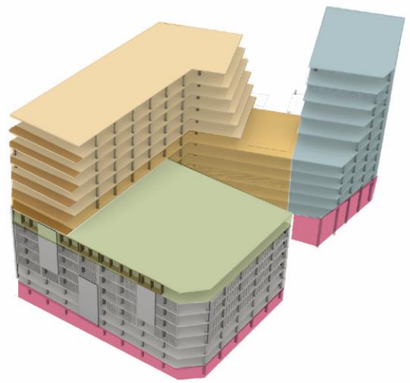
Phase II - *Inclusive Programming -Strengthing the link*



Parcel 2



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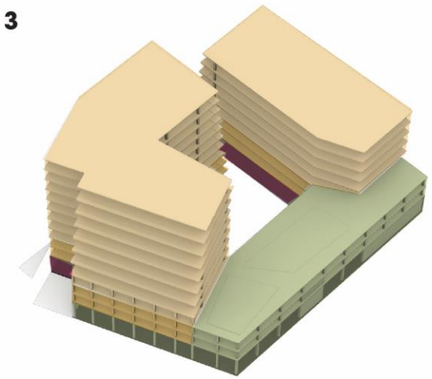

Program	**Sq.ft**	
Affordable Housing Includes Transitory housing	245,733.39	Towards Equitable Development
Market rate rental Housing	302,221.56	
Community Upliftment	18449	
Condo (For Sale)	0	Income Generators
Office	126,476	
Retail	22,921	
Parking	197,280	

Total Gross Building Area 913080.95 Sq.ft

Affordable units	88
Luxury Condo units	0
Market rental units	342

Highlights

Addressing the Unsheltered

Inclusive programmes for the local community

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PHASE THREE FOR LINKUP

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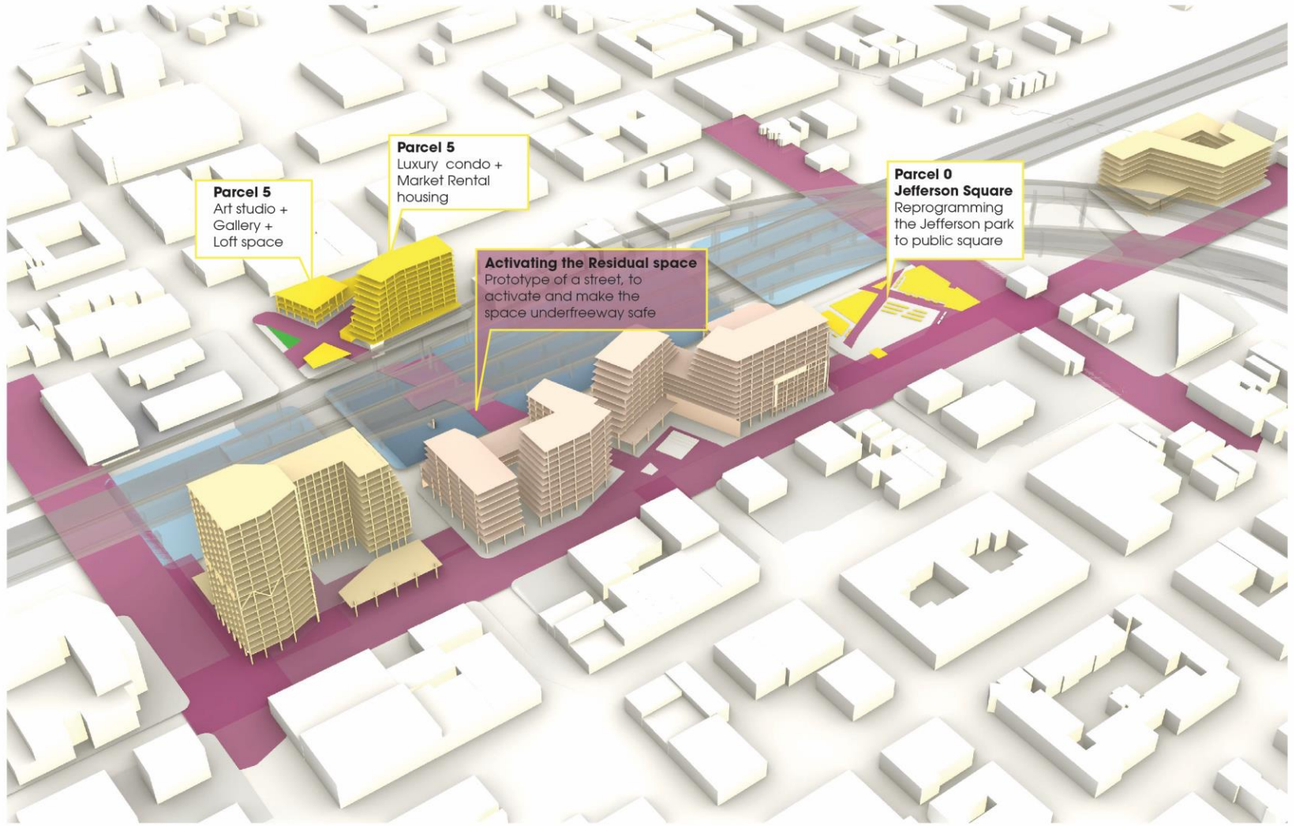
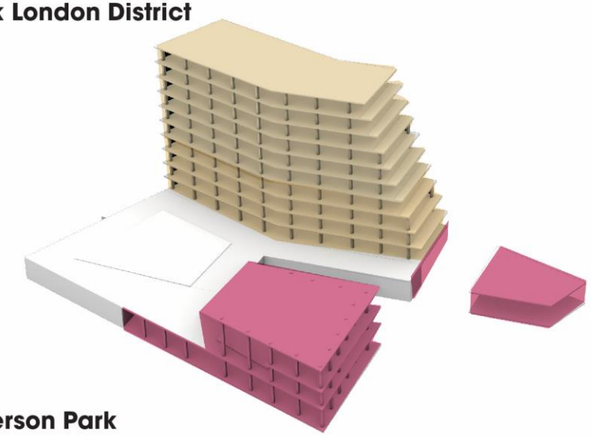
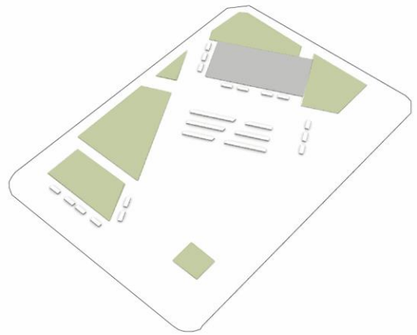
Phase III - *Extending the Link -Connecting Jack-London*



Parcel 5 - Jack London District



Parcel 0 - Jefferson Park



Program	**Sq.ft**	
Affordable Housing	0	Towards Equitable Development
Market rate rental Housing	74,504.48	
Community Upliftment	0	
Luxury Condo (For Sale)	53,951.52	Income Generators
Office	30,806	
Retail	5877	
Parking	67,140	

Total Gross Building Area 232,279 Sq.ft

Affordable units	0
Luxury Condo units	73
Market rental units	72

Highlights

Housing and extending the art to the south

Appreciating the real estate value on the Jack-London District

LINK UP OAKLAND

DEVELOPMENT SUMMARY

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Total Use Mix

Affordable Housing	22%
Market-Rate Housing	21.2%
Luxury Condo	11%
Office	17.8%
Community centre	1%
Retail	2.1%
Parking	25.2%

Financial Summary

Total Development Cost	657,752,030
Unleveraged IRR	9.73%
Leveraged IRR	26.28%
Equity multiplex	1.71x

Social Summary

Affordable housing	29.5%
Jobs generated	1663 Office / 570 Retail

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ECOLOGY X LINKUP OAKLAND

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RAIN WATER HARVESTING

The rainwater collected at the top of the buildings are collected and stored in underwater Tanks and reused. Low flow fixtures reduce the water usage

SOLAR ENERGY

The South oriented solar panels located on the top of the building roof tops harnest the renewable energy of the sun for the building's and neighbourhood usage

TERRACE COMMUNITY GARDENS

The terrace gardens help the community grow their own fruits and vegetables

SOAK PERMEABLE PAVEMENTS

The paved surfaces are made using permeable materials which aids in letting the storm water soak into the ground

LIVING SCREEN

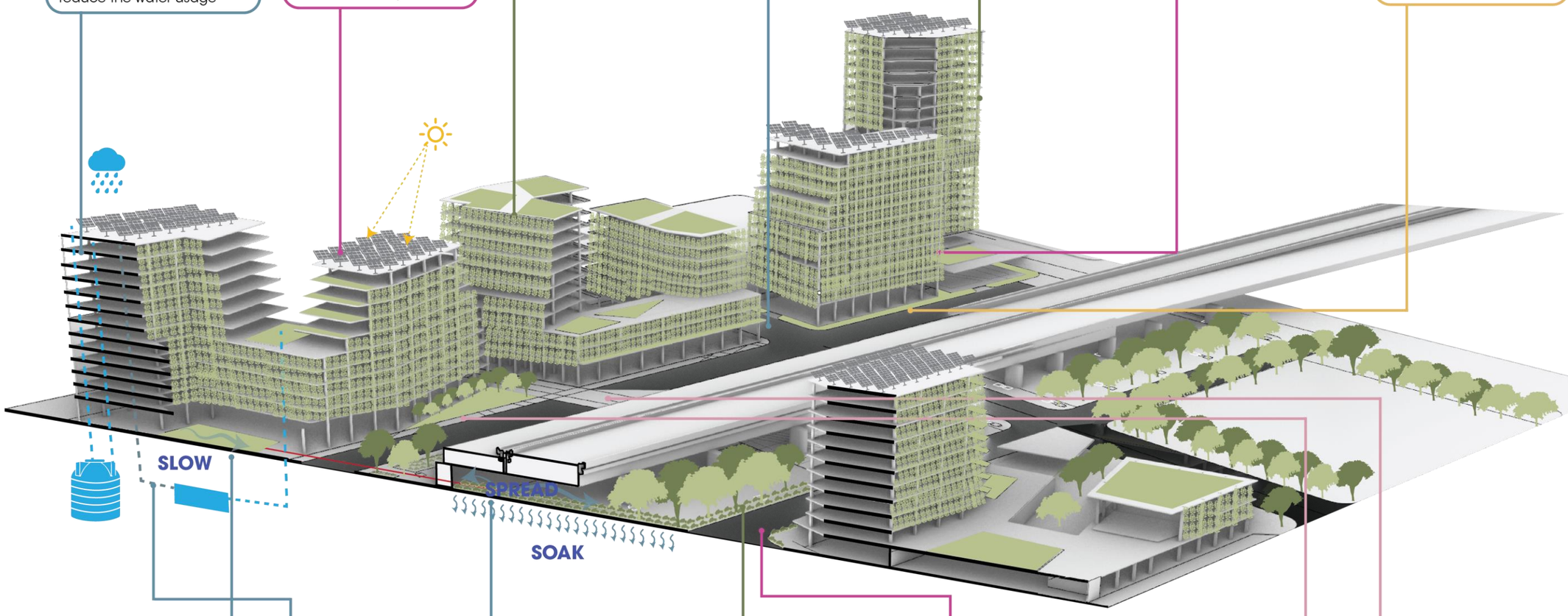
The living screen shades the building's interior space and considerably reduces the temperature of the interiors

LIVE WORK DISTRICT

The creation of a vibrant and walkable neighbourhood with all the basic amenities reduces the need for vehicular movement

ECONOMIC DEVELOPMENT

The creation of various oppurtunistic spaces and retai spaces exclusively owned by the community increases the employment oppurtunities



SLOW FILTERATION COURTYARD

The filteration gardens prersent throughout the development helps to slow down the movement of the storm water collecting in the site from the neighbourhood

WATER CONSERVATION

The grey water produced within the development is filtered and used in the community garden and other landscape features of the site.

SPREAD AND SOAK BLUE GREEN CORRIDOR

The space below the underpass is envisioned as a blue green corridor which spreads the flow of water and lets it soak into the ground. This space acts as a flood mitigation zone

MICRO CLIMATE MODIFIERS

The continous pockets of green spaces throughout the linkage and mutual shading of the buildings modifies the microclimate of the development

TRANSIT ORIENTED DEVELOPMENT

The streets are designed to be pedestrian and bicycle friendly connecting to the nearest AMTRAK and BART station

ACCESSIBLE LINKAGE

The entire development is designed to be universally accessible allowing easy movement across the linkage

PEDESTRIAN PLAZA

The plaza serves as an important node linking the community to all the other districts

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THE JEFFERSON DECK AND TRANSITORY HOUSING

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OHLONE PLAZA

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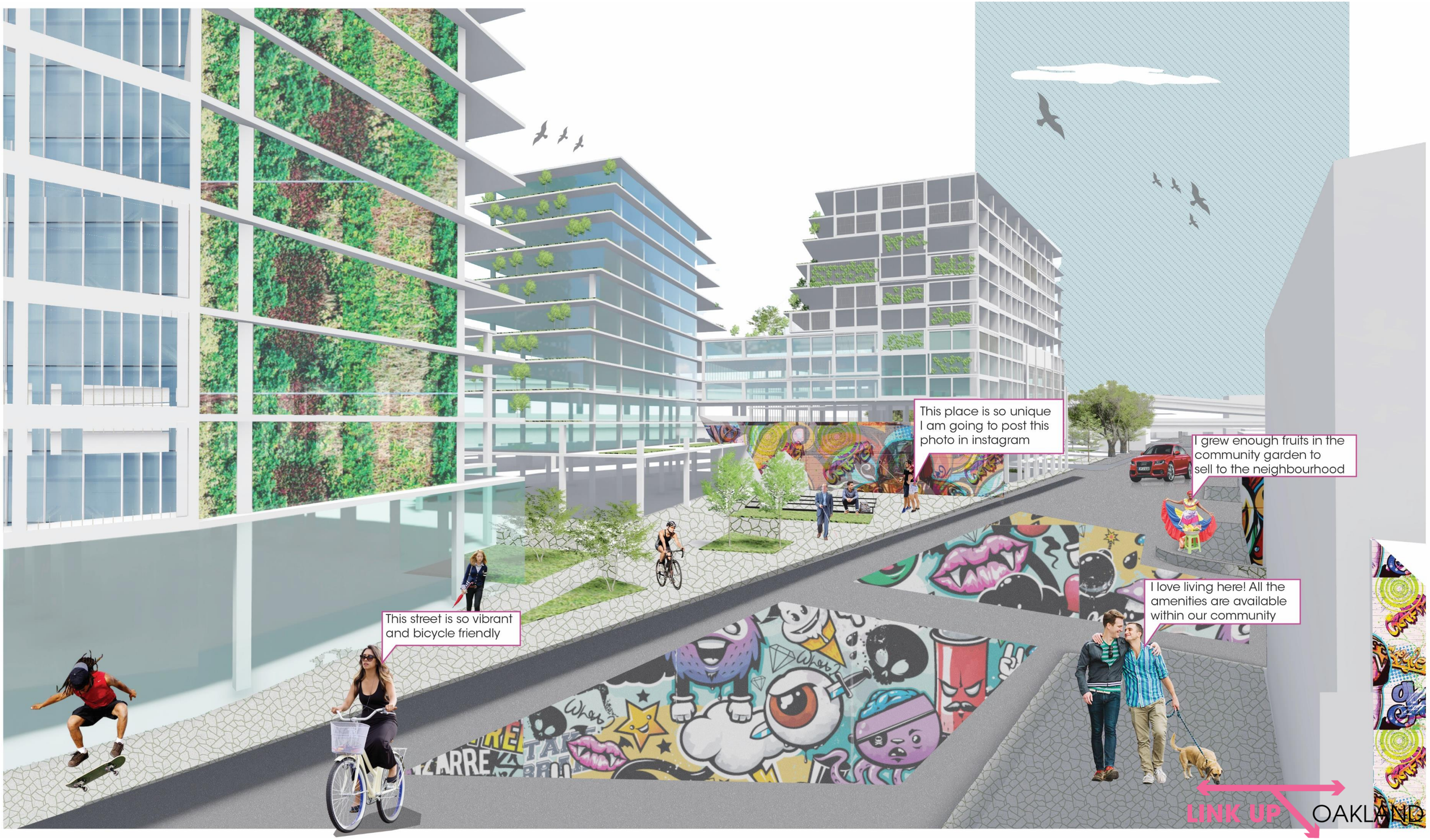

UNDER THE NIMITZ- Blue Green Corridor + Art Installation

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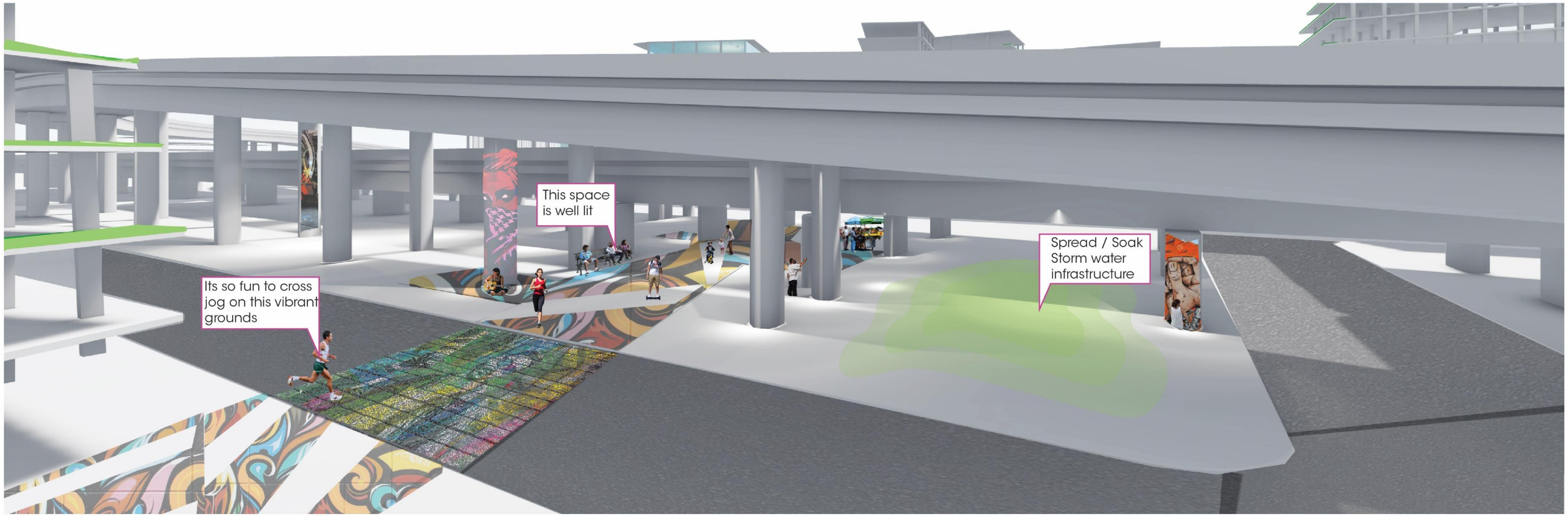

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