

ROOTS



Team 2022-5212

DESIGN NARRATIVE

Roots strives to reclaim the heart of Oakland by creating an inclusive and vibrant urban space that is accessible and equitable for all. The Old Oakland area is deeply rooted in culture, and Roots aims to incorporate spaces of remembrance for the former residents, along with cultural, creative, and resourceful hubs to support its existing population and future growth.

The impacts of failed Urban Renewal efforts are evident on the site today; the construction of I-980 and I-880 has fractured Oakland communities. Roots aims to mend the fractured culture, the proposal serves to reconnect Old Oakland to neighboring West Oakland, Jack London Square, and Chinatown by cultivating equitable initiatives. This begins by increasing affordability and mobility within/between adjacent communities and the greater Oakland area and access to communal resources.

In efforts revitalize the freeway underpasses, One Civic Plaza will be built with amenities including the Museum of Graffiti, which would utilize the freeway pylons for artistic purposes, ultimately allowing artists and residents to showcase their Oakland experience and cultural roots. The additions of this plaza will increase accessibility to green space and promote a healthier environment.

Roots also serves to support Oakland's existing residents to the proper resources and to prevent displacement as the area goes through redevelopment. Conditional permits acquired for the CBD zones within the study area will be used to uphold Downtown Oakland Specific Plan's goals such as working to alleviate housing crisis and increase economic opportunity. Transitional housing established through partnerships with local organizations will allow the unhoused population to access social services at the Roots Community Center. The residential developments will be combined with mixed uses and reflect the current housing trends in the area along with 30% as affordable housing to support people of varying SES and promote multigenerational living.

Roots Community Center located on the edge of the site with sports fields next to the recently approved mixed used 24-story development works to reunite West Oakland with Old Oakland. To improve connectivity towards the communities north and east of the site, the redesign of 7th Street as influenced by the 7th Street Connection Project will promote multimodal transportation options by widening the sidewalk and designating a bus lane. Broadway connection. To facilitate connectivity near the riverfront where the proposed Oakland A ballpark development will be located, a new BART station on 7th and Broadway with estimated potential daily ridership of two thousand.

In the redesigned Jefferson Square Park lies an open-air amphitheater that allows for various programming including movies in the parks and performances, and acts as a gathering space regularly. Equipped with a new playground, space for pop-up markets and food trucks, and a dog park with mounds that pay homage to the Ohlone tribe, this historic site will become a core element in the community.

As the landscape evolves, the fractures dissolve as the new artwork starts to reflect the people and cultures in Oakland. The historical Roots of Old Oakland will be showcased as they branch out to form the shape of the present and future, reviving a once culturally thriving urban core.

FINANCIAL NARRATIVE

Roots, a 2.5 million square foot mixed-use development, creates a lively, mixed-income, mixed-use community in the old Oakland. The project's primary objective is to reclaim space that was previously occupied by buildings that divided the community. To accomplish this, the development spans nearly 20 acres with a wide variety of public spaces that promote mobility and inclusion for all. Moreover, the development aims to provide ample affordable housing for the community and transitional housing for unhoused. As such, we used Low-Income Housing Tax Credit to fund a significant portion of our residential units (30%). Additionally, portions of the site fall within opportunity zones and can attract equity investors who see benefit in the tax credit. The project will be divided into three phases and completed over the course of seven years of construction.

Phase I

Various sources of funding will be utilized for each phase of this project. Phase I will create a high-density core with 171 affordable residential units and 406 units market value ones. The capital structure for Phase I is comprised of a \$249 million senior construction loan, \$50 million TIF loan, \$71 million of LIHTC equity, and \$29 million of the OZ fund equity. This phase also includes a 30,000-sf cultural center and activated space under the highway that plants the seed for the project.

Phase II

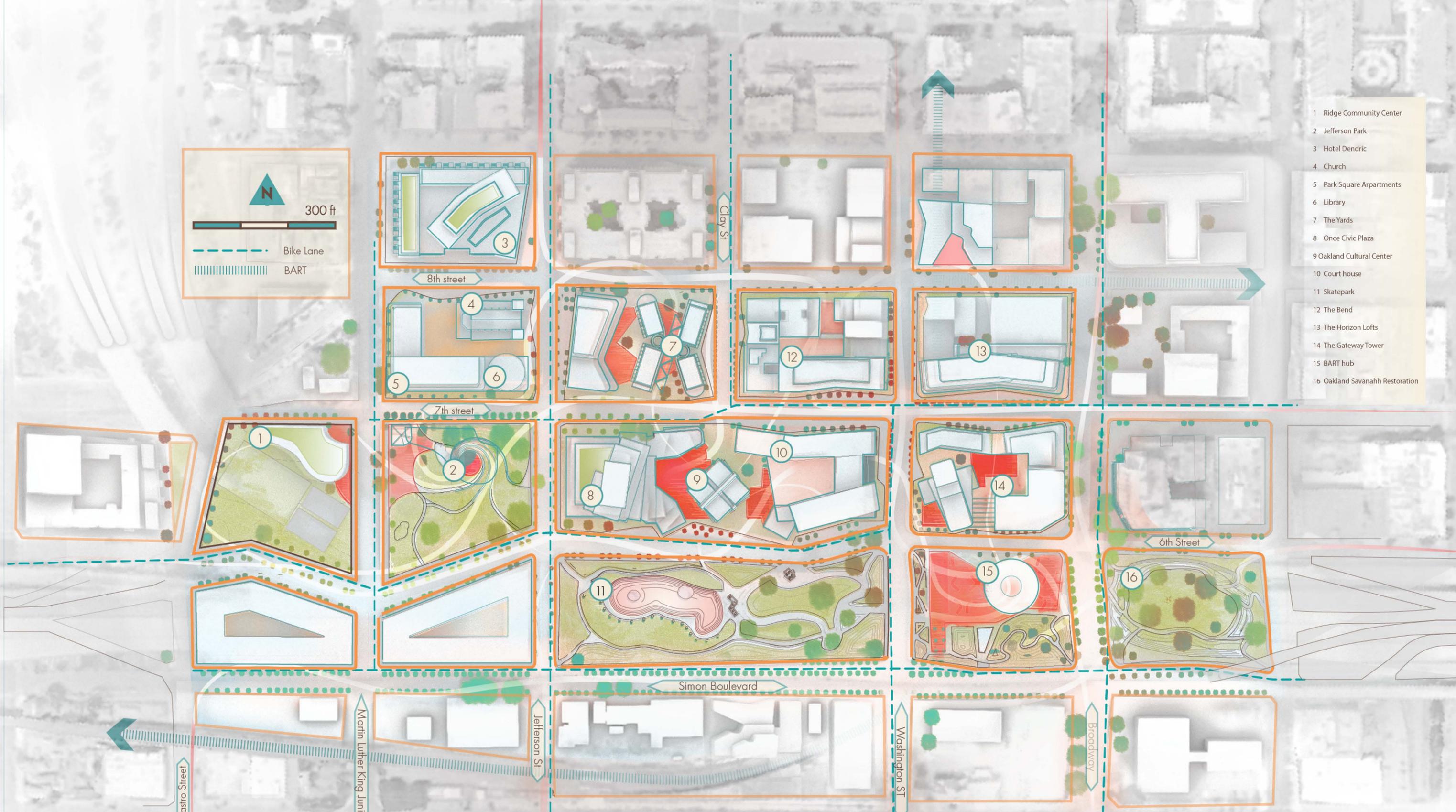
This phase offers an exciting opportunity for the merging of culture, retail, and urban exploration. Here, the development will introduce a large commercial element of the design including office and commercial spaces that cater towards the pedestrian, inviting them into storefronts and encouraging them to explore even further. The idea of "Rooting" in our development is furthered with the completion of One Civic Plaza, an area that reclaims and reframes ideas of agency, community, and activism. The capital structure for Phase II is comprised of a \$249 million senior construction loan, \$50 million TIF loan, \$71 million of LIHTC equity, and \$29 million of the OZ fund equity.

Phase III

As the community has been growing its roots, it begins to branch out, inviting more people to visit this vibrant district. The Hotel Dendrite offers 240 spacious rooms overlooking the new civic Plaza, allowing visitors varying from businesspeople to baseball fans to visit Oakland. Further, Roots aims to partner with a local church to provide affordable housing and a library for the community. The capital structure for Phase III includes a \$122 million senior construction loan, \$50 million TIF loan, \$56 million of LIHTC equity, and \$146 million of the OZ fund equity.

PAF Facility Relocation

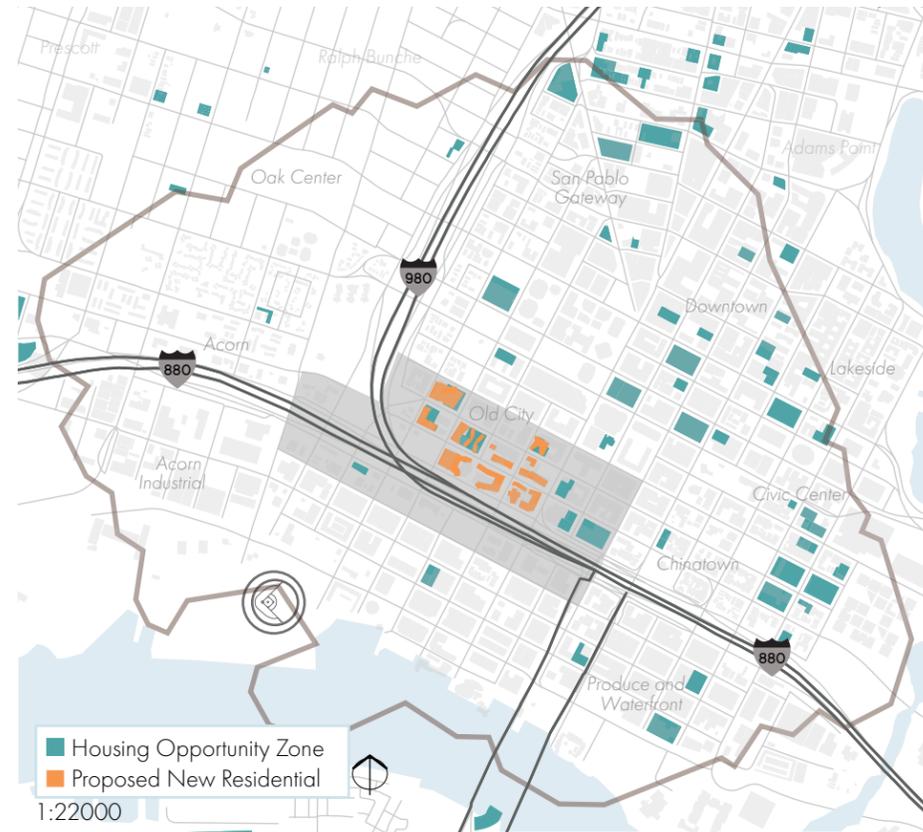
To aid in the relocation of the police administrative facilities, an acquisition cost of \$50 million has been associated with the initial site property and will be paid through the TIF/EIFD loan. The rest of the transition should be paid with municipal bonds through an increase in property taxes in Alameda County.



2022-5212 SITE PLAN

SITE ANALYSIS

HOUSING



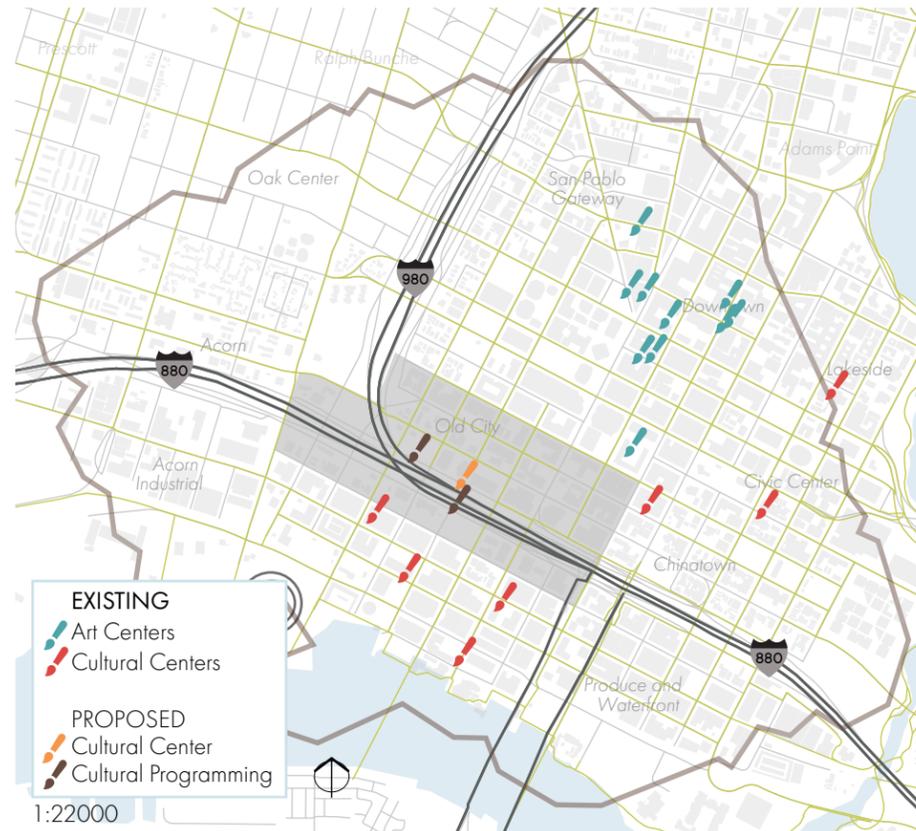
MOBILITY



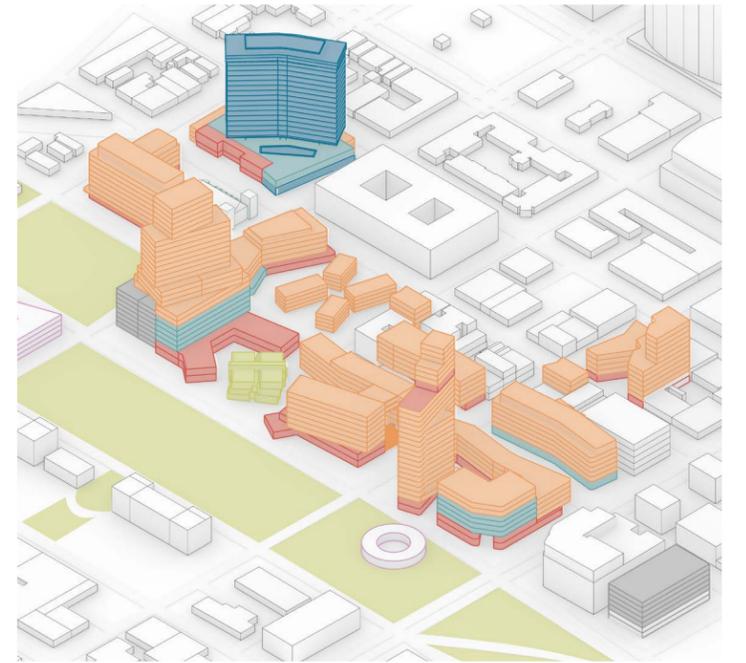
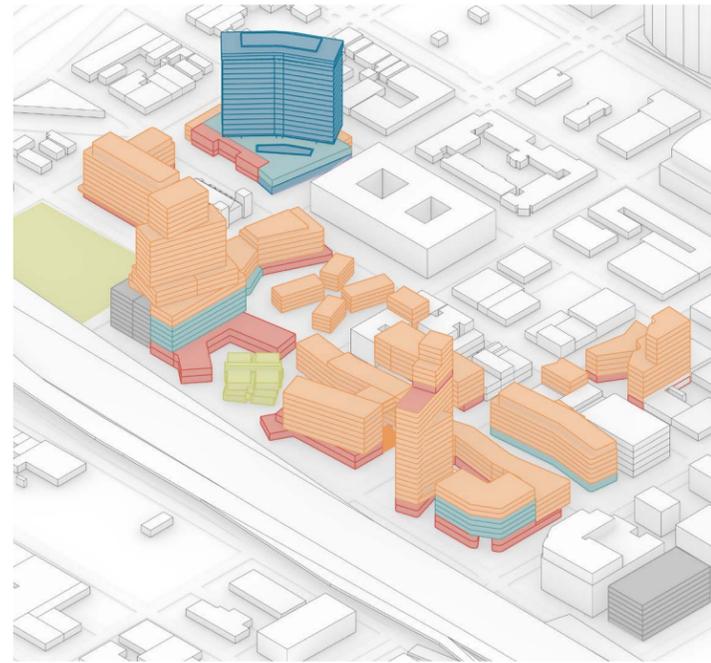
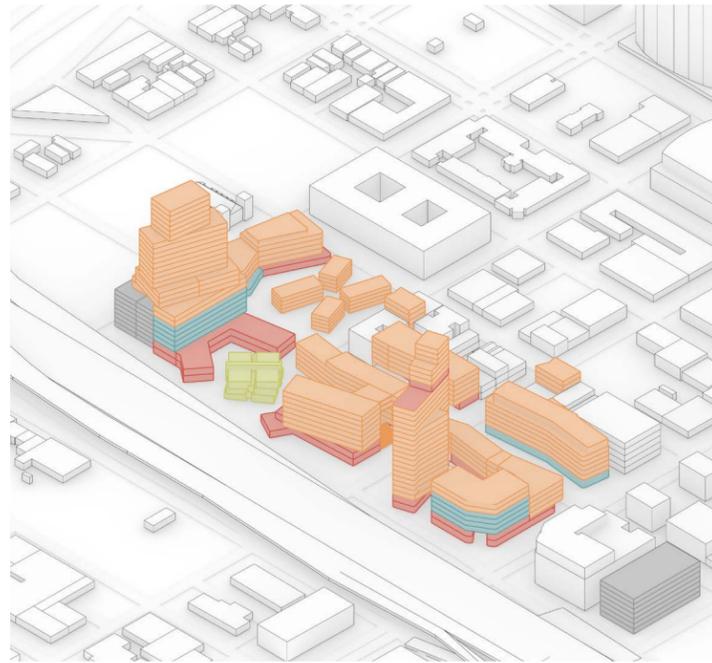
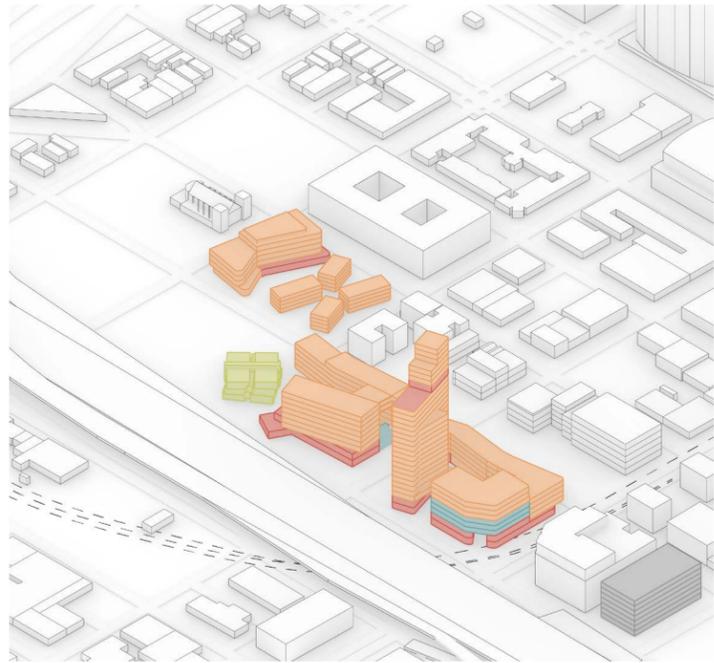
OPEN SPACE



CULTURAL



PROJECT PHASING DIAGRAMS



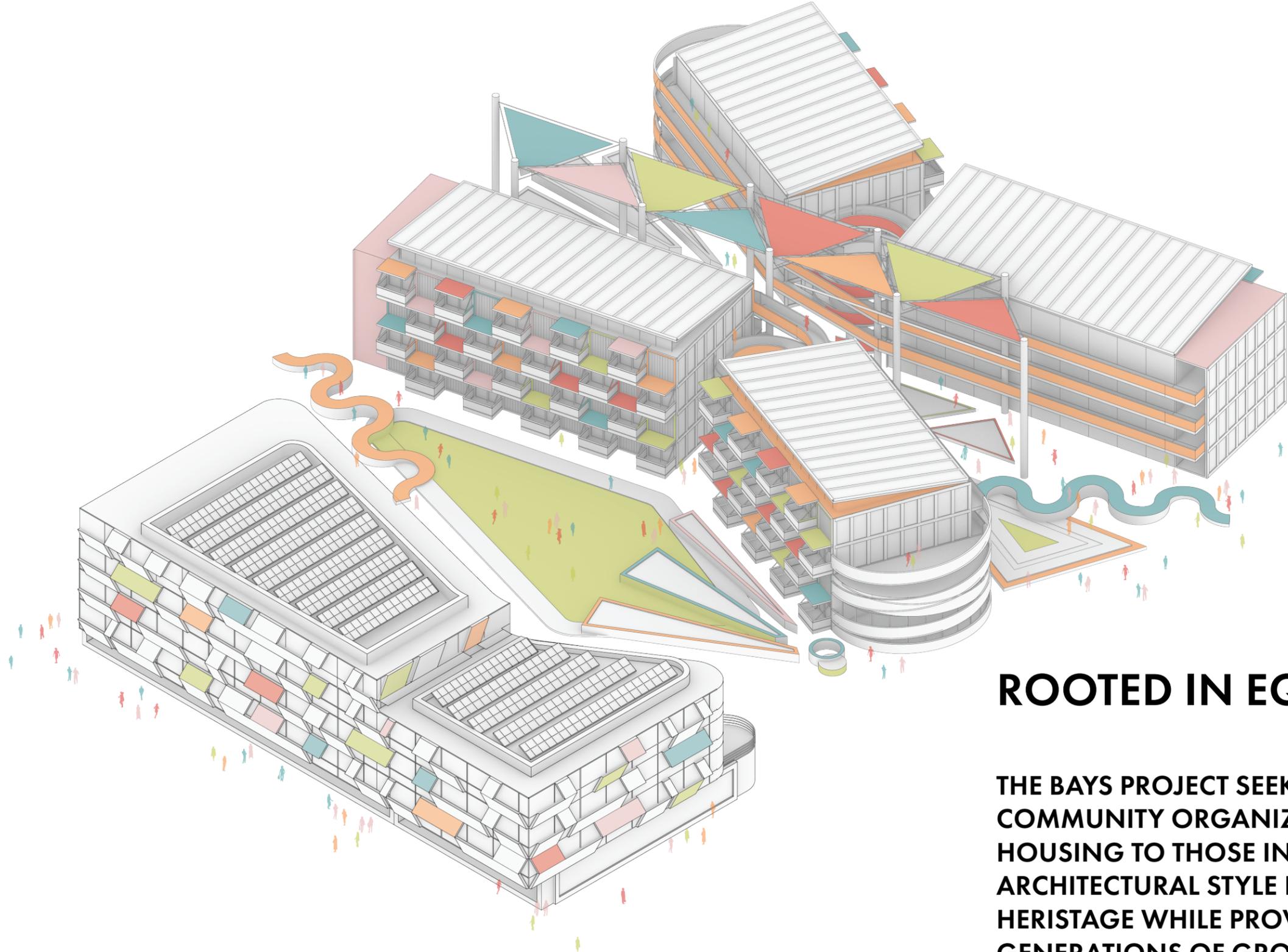


2022-5212

OVERLOOKING THE NEW CULTURAL PLAZA

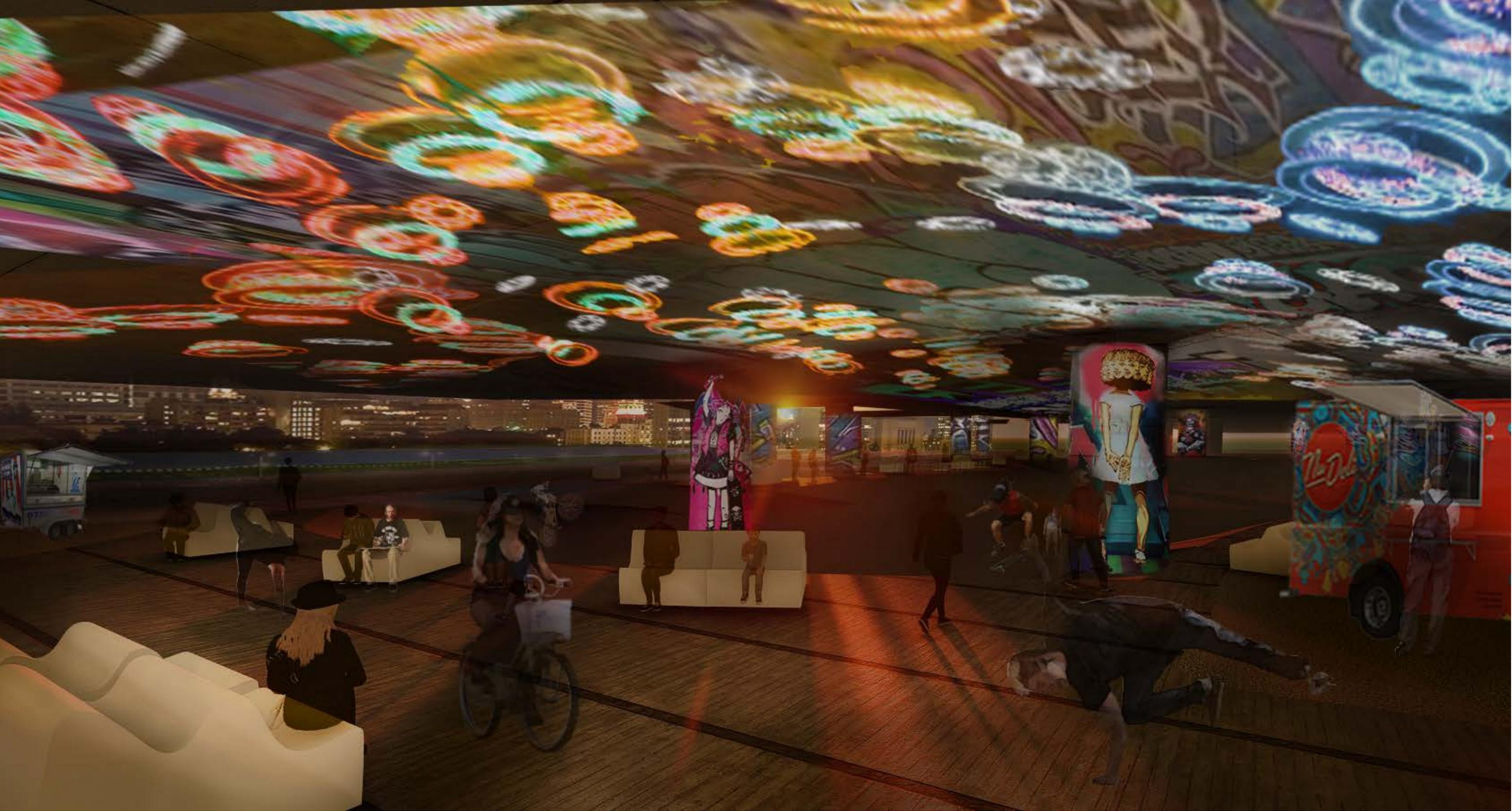


2022-5212 PEDESTRIAN FRIENDLY 7TH STREET



ROOTED IN EQUITY

THE BAYS PROJECT SEEKS PARTNERSHIP WITH COMMUNITY ORGANIZERS TO PROVIDE TRANSITIONAL HOUSING TO THOSE IN NEED. THIS PROJECTS ARCHITECTURAL STYLE NODS TO THE AREAS INDUSTRIAL HERISTAGE WHILE PROVIDING OPPORTUNITIES FOR NEW GENERATIONS OF GROUWTH



2022-5212

PHASE I CREATES A MORE HUMANE ENVIRONMENT UNDER HIGHWAY



2022-5212

FUTURE DEVELOPMENT UNCOVERS A THRIVING COMMUNITY



2022-5212

JEFFERSON SQUARE PARK



RESIDENTS

- A. Pick up books from the Library
- B. Community brunch at the Roots Community Center
- C. Go to doctor's appointment
- D. Pick up flowers from Oakland Florist
- E. Movie night at Jefferson Square Park



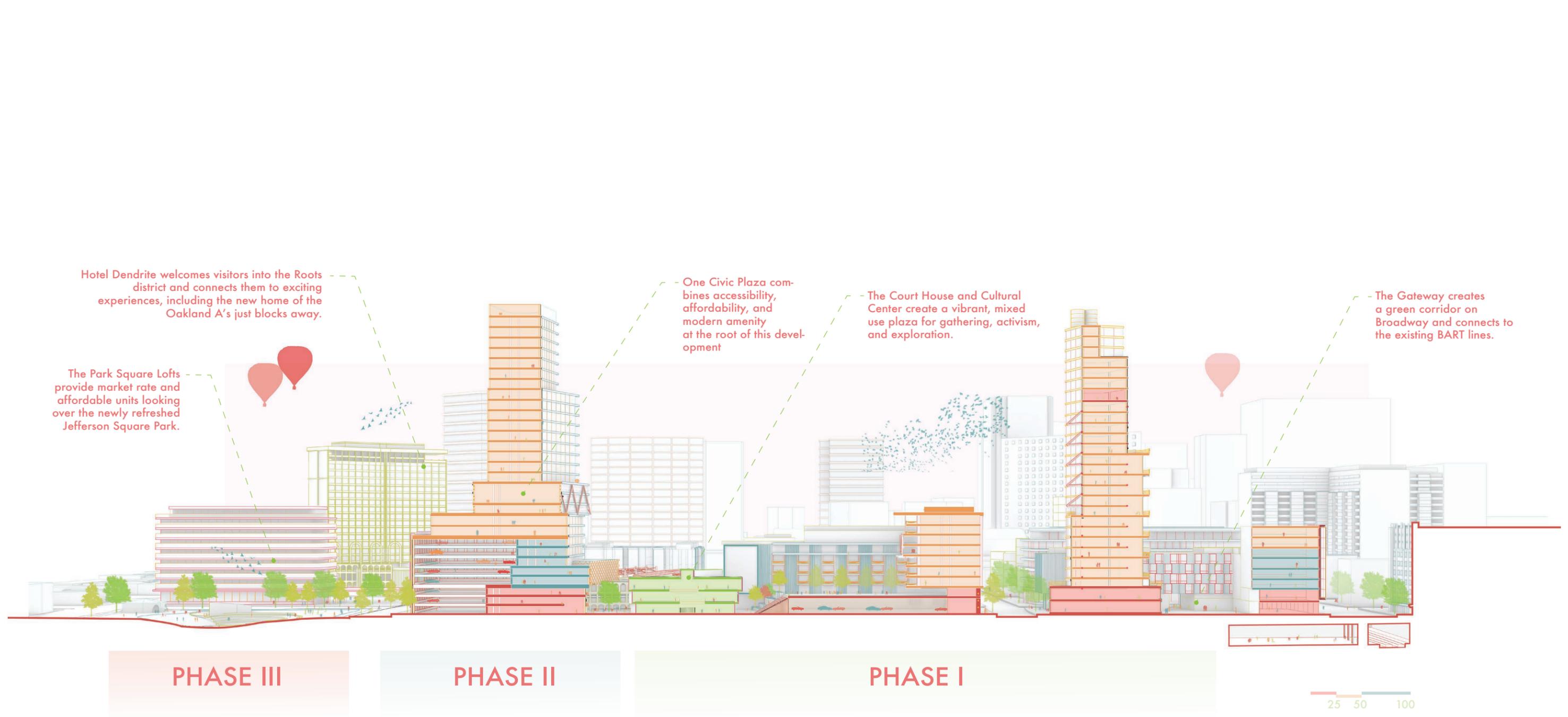
CULTURISTS

- A. Arrive to Old Oakland by BART
- B. Dim sum in Chinatown
- C. Visit the Cultural Center's *Historic Oakland* Exhibit
- D. Check out local artwork at the Museum of Graffiti
- E. Shopping and dinner near the BART



VISITORS

- A. Arrive at the BART station
- B. Check-in at Hotel Dendric
- C. Food trucks at Jefferson Square Park for lunch
- D. Visit the Museum of Graffiti
- E. Walk down to Jack London Square & Oakland A's game



Hotel Dendrite welcomes visitors into the Roots district and connects them to exciting experiences, including the new home of the Oakland A's just blocks away.

The Park Square Lofts provide market rate and affordable units looking over the newly refreshed Jefferson Square Park.

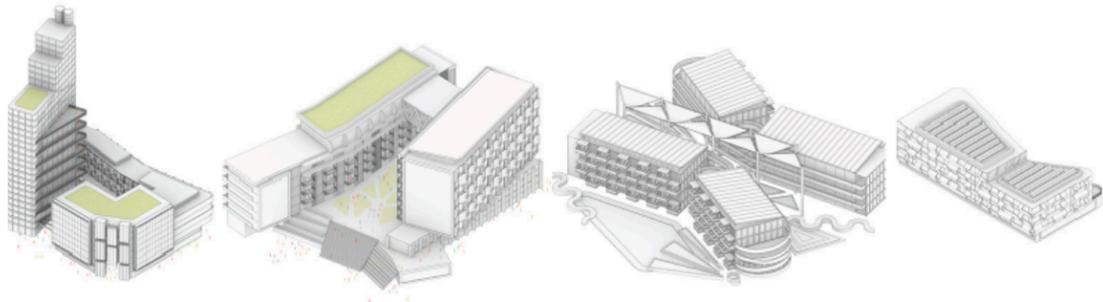
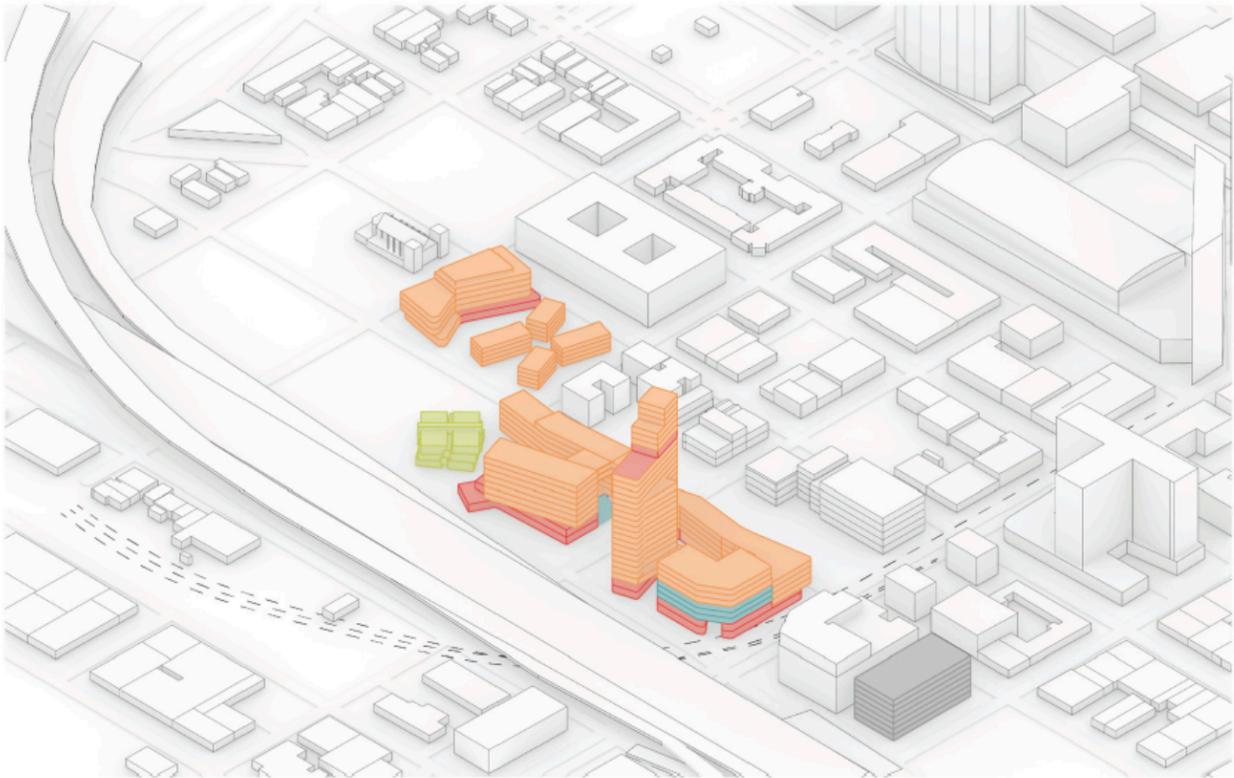
One Civic Plaza combines accessibility, affordability, and modern amenity at the root of this development

The Court House and Cultural Center create a vibrant, mixed use plaza for gathering, activism, and exploration.

The Gateway creates a green corridor on Broadway and connects to the existing BART lines.

2022-5212 SITE SECTION

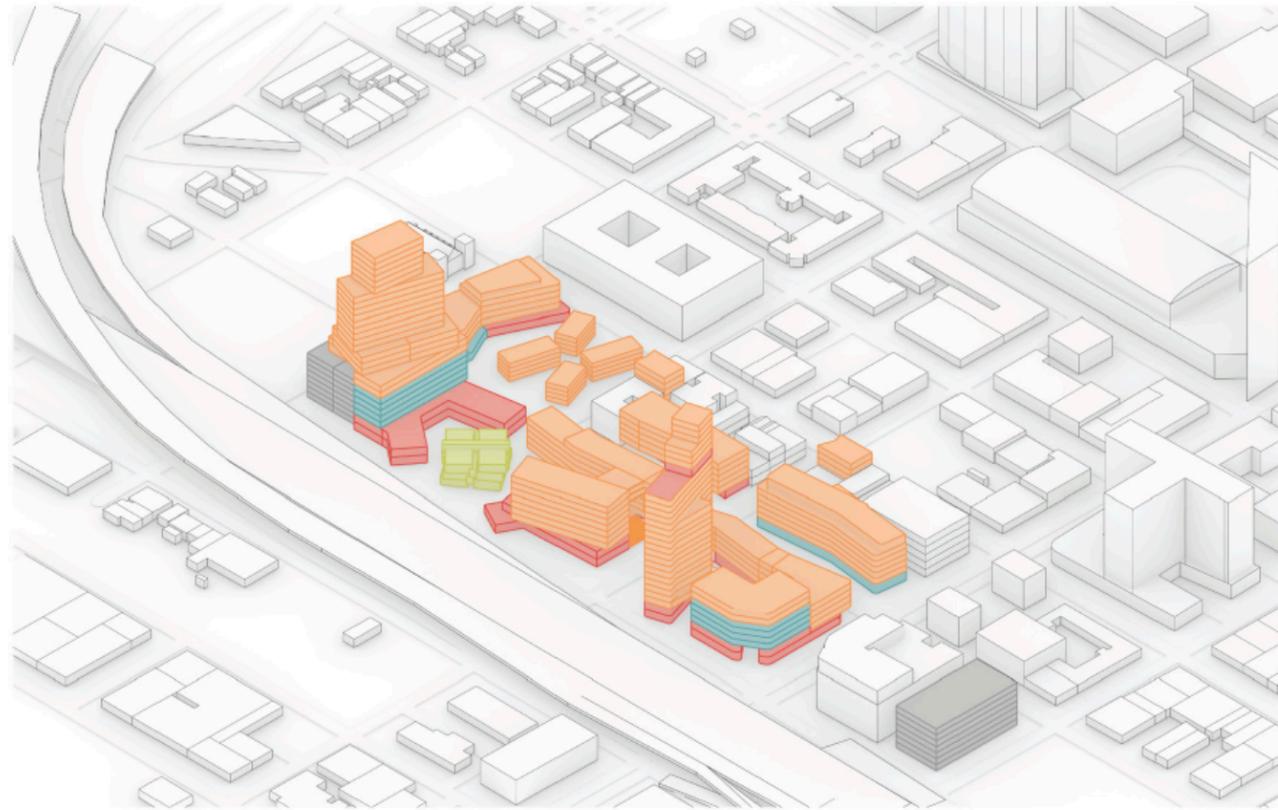
PHASE I: PLANTING



Unlevered IRR	8.36%
Levered IRR	12.50%
Equity Multiple	2.0x
Affordable Housing Units	30% (171)

Affordable Rental Housing		224,476 SF (20%)
Market Rate Rental Housing		336,713 SF (30%)
Affordable For-Sale Housing		33,404 SF (3%)
Market Rate For-Sale Housing		73,489 SF (7%)
Office		43,098 SF (4%)
Retail		12,603 SF (10%)
Community Space		137,151 SF (12%)
Structured Parking		151,579 SF (14%)
Total GSF		2,498,321 SF

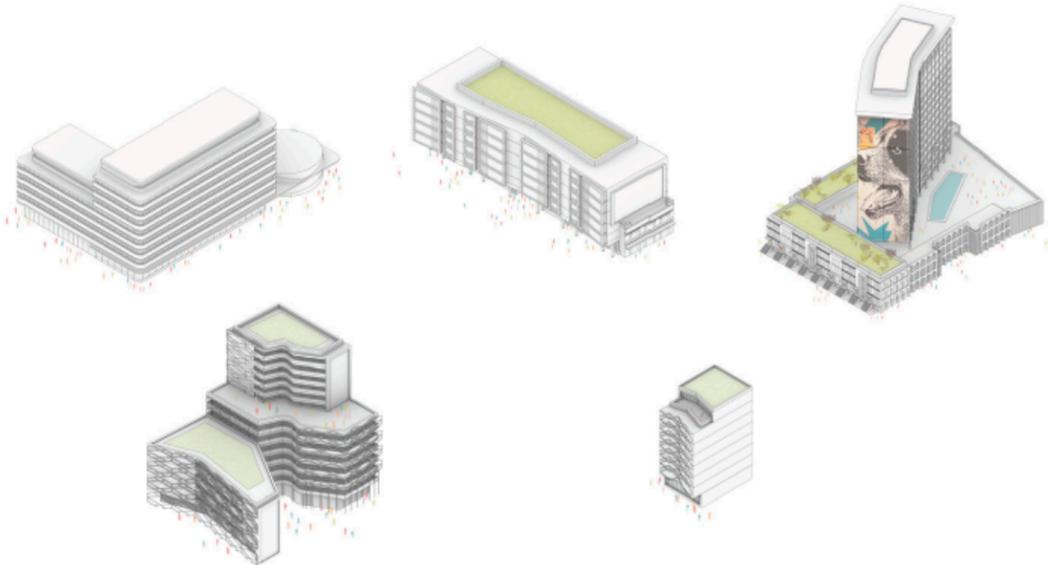
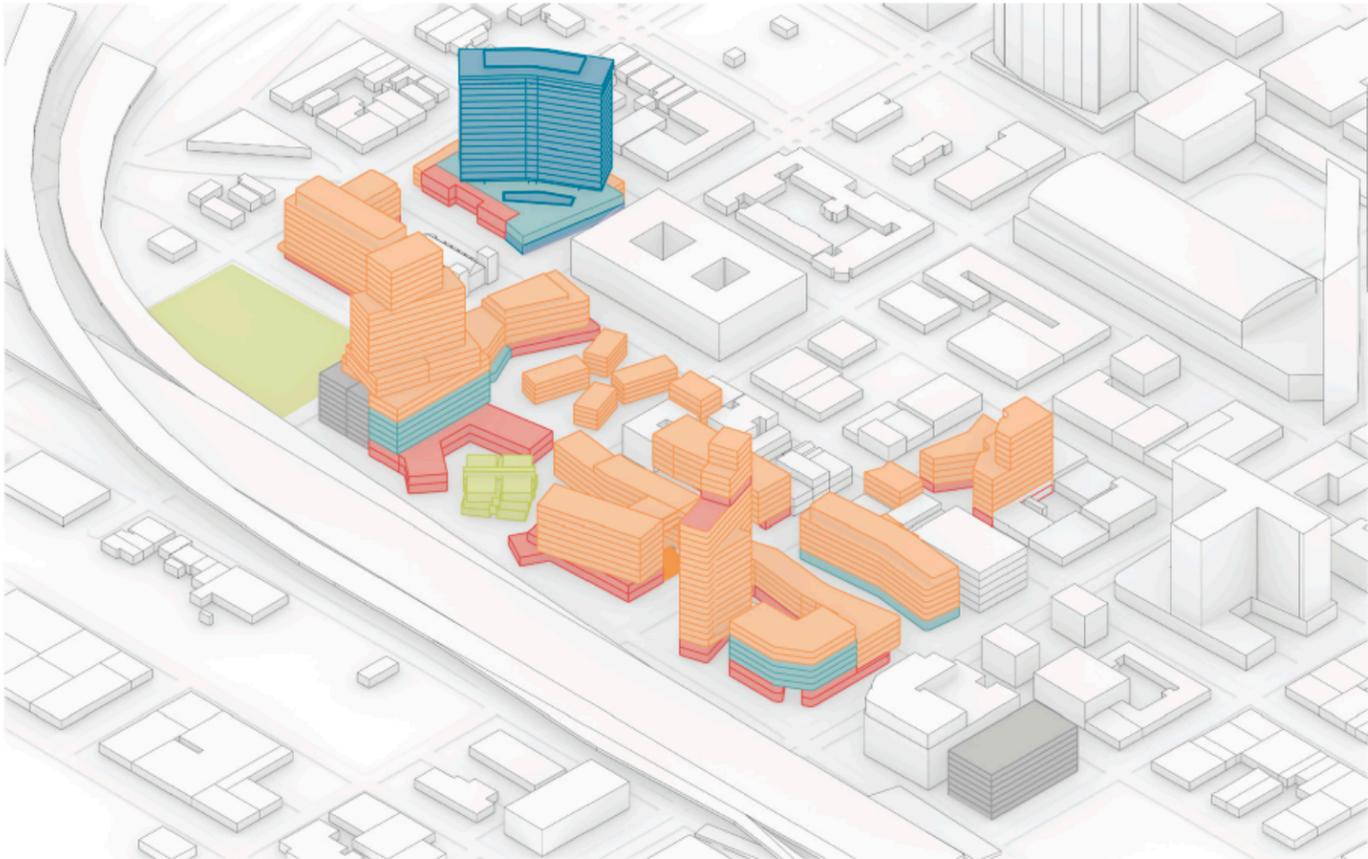
PHASE II: ROOTING



Unlevered IRR	14.22%
Levered IRR	39.04%
Equity Multiple	2.2x
Affordable Housing Units	30% (124)

Affordable Rental Housing		162,965 SF (20%)
Market Rate Rental Housing		244,448 SF (30%)
Affordable For-Sale Housing		24,251 SF (3%)
Market Rate For-Sale Housing		53,353 SF (7%)
Office		79,687 SF (10%)
Retail		64,646 SF (8%)
Structured Parking		172,800 SF (22%)
Total GSF		802,148 SF

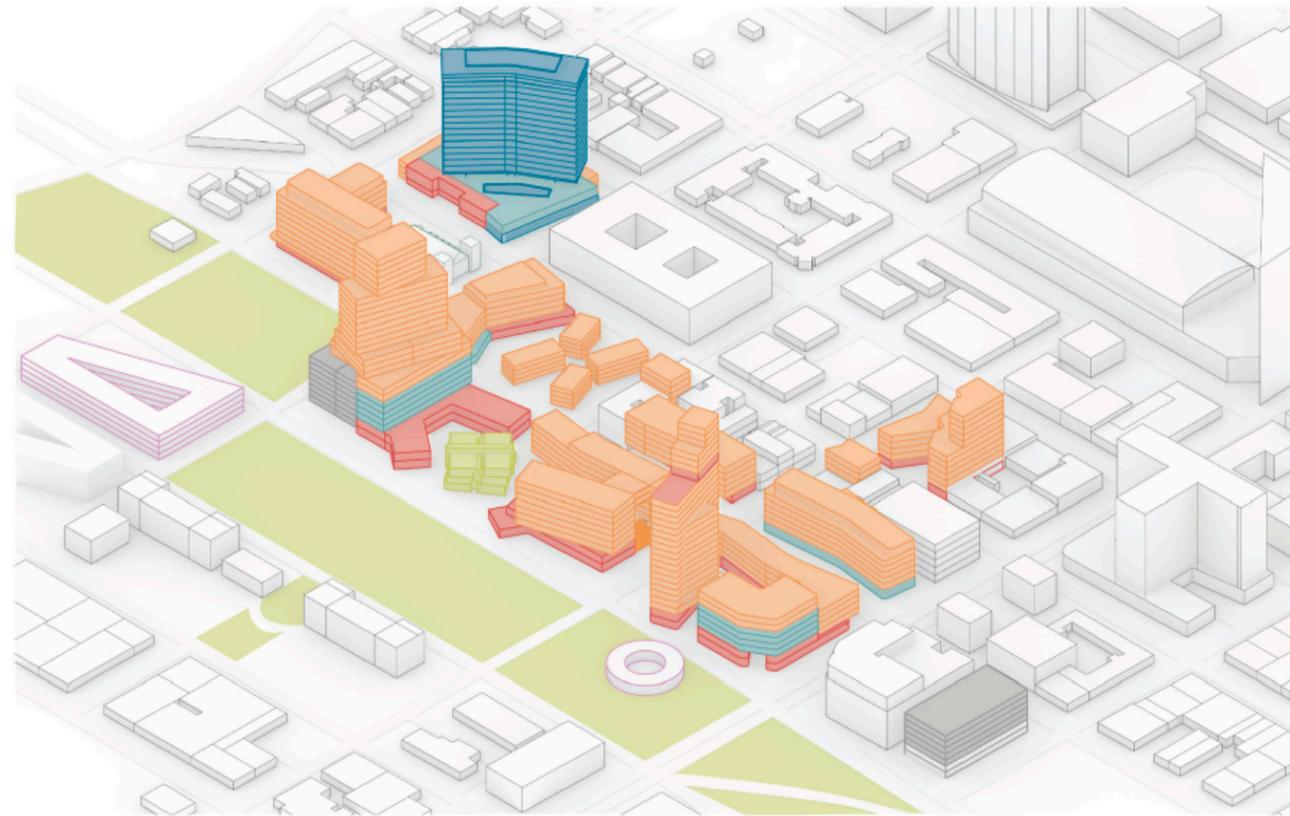
PHASE III: BRANCHING



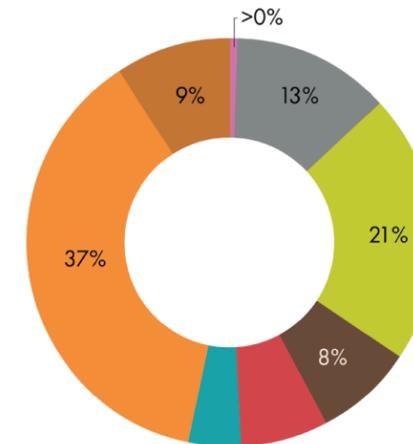
Unlevered IRR	12.67%
Levered IRR	15.44%
Equity Multiple	1.6x
Affordable Housing Units	31% (70)

Affordable Rental Housing		89,360 SF (11%)
Market Rate Rental Housing		134,040 SF (17%)
Affordable For-Sale Housing		37,298 SF (5%)
Market Rate For-Sale Housing		77,255 SF (10%)
Office		11,790 SF (1%)
Retail		39,247 SF (5%)
Community Space		250,822 SF (32%)
Structured Parking		64,614 SF (8%)
Hotel		81,000 SF (10%)
Total GSF		786,425 SF

PHASE IV: THRIVING



LAND USE



- Mixed Income Rental
- Mixed Income For-Sale
- Office
- Retail
- Community Space
- Structural Parking
- Hotel
- Transit

FINANCIAL

Unlevered IRR	12.67%
Levered IRR	15.44%
Equity Multiple	1.6x
Affordable Housing Units	31% (70)

Community Space	<div style="width: 98%;"></div>	473,147 SF (98%)
Transit	<div style="width: 2%;"></div>	8,899 SF (2%)
Total GSF	<div style="width: 100%;"></div>	482,046 SF



2022-5212

FUTURE TRANSIT HUB