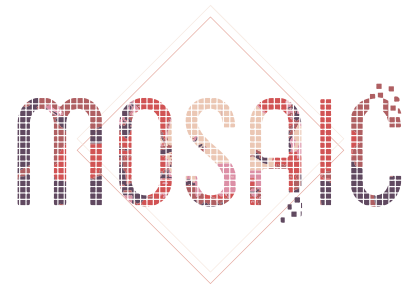


OAKLAND, CALIFORNIA

2022 - 2028



Mosaic creates a complete community at the junction of Oakland’s distinctive historic neighborhoods, honoring their diversity through its four foundational principles – Affordability, Community, Connectivity, and Sustainability. Building on this unique site, Mosaic restitches the urban fabric through an enhanced public realm and a network of open green space. The resulting transit-oriented development provides a mix of mobility and housing options with related community services to establish a new neighborhood and landmark destination.

AFFORDABILITY

Responsive to low- and moderate-income households who have been priced out of the housing market, Mosaic adopts a public anti-displacement strategy to ensure that we do not exacerbate the challenges faced by the unhoused. With civic and private partners, Mosaic provides new temporary shelter and transitional housing to uphold this objective. Mosaic’s carefully calibrated increase of density alleviates Bay Area housing pricing pressures while also benefiting the surrounding community

through a more vibrant downtown that better serves the needs of local residents and reinforces its identity as a leading regional partner to San Francisco.

COMMUNITY

Mosaic nurtures gathering and cultural expression through affordable live/work space for artists and makers, education in hands-on skill-building, performance, and roof-top gardening within the new Innovation Center + Community Hub. Retail space prioritizes small local businesses, the bipoc and lgbtq+ communities, women and other equity deserving groups. Supported by a variety of social services, such as an addictions recovery center, immigration services, and at-risk youth services, Mosaic integrates care and opportunity to ensure flourishing.

CONNECTIVITY

Mosaic reimagines the highway underpasses to extend physical and social neighborhood connections based on the collaborative design sessions of Oakland’s “Walk This Way” initiatives. A series of programmed spaces under the I-880, collectively called ‘PortConnect Park’, invite residents of all ages and abilities to enjoy this new shared park. Beyond our 10-year vision, when the I-980 becomes the DOSP’s boulevard, PortConnect will grow to reunite Old Oakland with West Oakland

with and its surrounding communities. Parallel to PortConnect Park, Mosaic supports its car-independent lifestyle through a new pedestrian promenade and bi-directional cycle path along 6th street and the revitalization of 7th Street into a lively retail community of local shops, with walkability enhanced by wide sidewalks, street trees, traffic calming measures, and dedicated bus lanes. The multimodal mobility network enables greater access to local employment opportunities both within and beyond the site, truly making it an accessible and livable community.

SUSTAINABILITY

Mosaic features on-site clean energy generation and resilient green stormwater management infrastructure. Solar panels and battery energy storage offset the costs of providing electric vehicle charging, while green roofs, increased tree canopy, and bioswales reduce the urban heat island and lessen municipal infrastructure impacts. Sustainable construction methods are prioritized, with regionally sourced materials, cross-laminated timber, air-source heat pumps and passive solar heating and cooling design, reducing the energy burden on both city infrastructure and future tenants.

Mosaic expresses unique aspects of Oakland’s history and aspirations for its future. Orchestration of these diverse components celebrates both the distinction of its parts and the wholeness of its community.

Mosaic is a mixed-use, affordable development in the heart of Old Oakland creating new physical and social connections with surrounding neighborhoods through both affordable and market-rate office, retail and residential units, linked through public realm enhancements. Enhancing Jefferson Square Park and invigorating the I-880 underpass and establishing partnerships with the City of Oakland, landowners, local artists, and non-profit groups ensure that respectful infill and preservation of historic buildings will honor history while building the future.

Mosaic will be built in three phases over six years, completing each phase within 24 months and an absorption period of 24 months. After a 24-month pre-development phase, construction will start in 2024 and complete by 2030. The overall project will consist of 683 market rate units, and 413 affordable units which will constitute 35% of the residential development, with the introduction of 50 units of transitional living for the unhoused. Mosaic also will feature over 167,000 ft² of retail, 101,037 ft² of office and medical space, and 63,772 ft² for the combined community and innovation center.

PHASE I

Following a 2-year predevelopment consultation process, Phase I construction will commence in 2024 as a transit-oriented development ranging from Jefferson Square Park to the police station. With 260 + market rate units, and 135 affordable units Mosaic will incorporate the Hub, a 63,000 ft² combined community and innovation center in partnership with the Port of Oakland to support sustainable port technologies and trade-based education, along with related programming and services. 56,000 ft² of ground floor retail, at market and affordable rate and 14,969 ft² of medical and office space complete Phase I. Mosaic will receive \$32 million from Tax Increment Financing (TIF), another \$5 million from the Port of Oakland to develop a 33,000 ft² Innovation Center, and grants from federal, local and public institutions will be applied to support affordability in the neighborhood. A partnership with the Oakland Art Murmur will help to beautify the public realm while employing local artists.

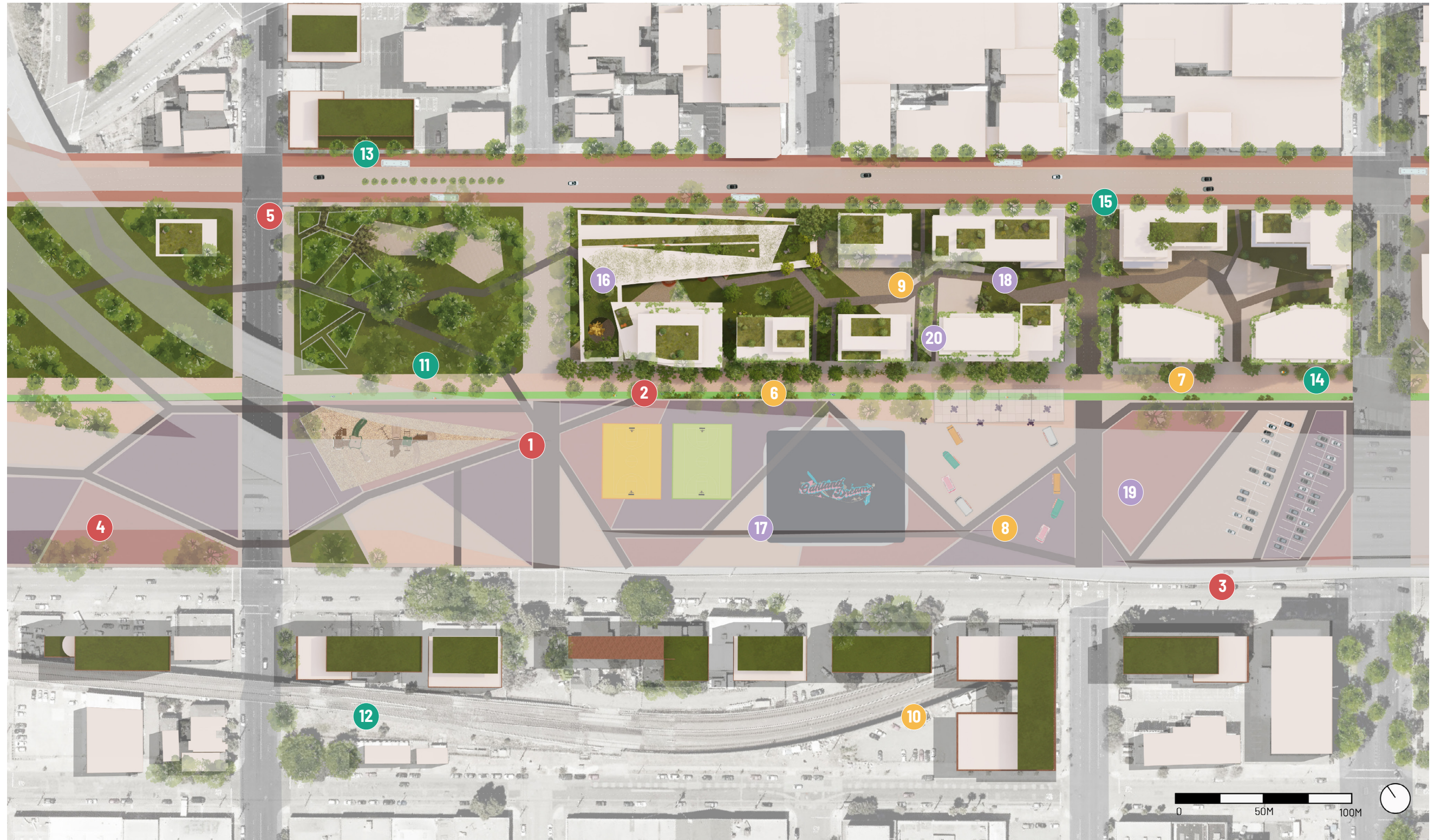
PHASE II

Mosaic's Phase II will redevelop I-880 underpasses, infill development along 7th and the last Broadway parcel, 67% affordable units in a mix of 326 market rate units, and 221 affordable units, of which 50 will be dedicated towards transitional living for the homeless population, with 67,000 ft² of retail, and 86,068 ft² of office and medical. \$52 million in TIF and \$3,6 million in Low-Income Housing Tax Credit Equity will support this work along with an extra \$1.5 million grant from the California Department of Housing and Community Development and the Emergency Solutions Grant Program to support the transitional living units.

PHASE III

This final phase redevelops the southern parcels adjacent to the underpass with 58% affordable units in a mix of 97 market-rate and 57 affordable, and ground floor retail, totaling 43,110 ft². funded through approximately \$12 million in TIF and \$2 million in Low Income Housing Tax Credit Equity. Overall, equity partners can achieve an unlevered IRR of XX% and levered IRR of XX% upon final sale in 2030.

SITE PLAN



LEGEND

- | | | | |
|-------------------------|-------------------------------------|---------------------------------|---|
| 1 CYCLECONNECT | 6 MAKERSLAB + TOOL LIBRARY | 11 JEFFERSON SQAURE PARK | 16 COMMUNITY CENTER + INNOVATION HUB |
| 2 ARTSPACE | 7 YOUTHCONNECT | 12 GREEN ROOFS | 17 PORTCONNECT PARK |
| 3 PARKING | 8 FOOD TRUCK STATION | 13 GARDENCONNECT | 18 THE MARKET |
| 4 THE LINK | 9 NEWCOMERS SERVICES | 14 SOLAR PANELS | 19 BICYCLE REPAIR STATIONS |
| 5 SAFE CROSSINGS | 10 IN-TRANSITION OASIS UNITS | 15 DEDICATED BUS LANE | 20 PEDESTRIAN PLAZA |



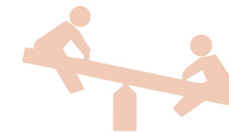
AFFORDABLE HOUSING



ENHANCED PUBLIC REALM + NEW GATEWAY
CONNECTIONS UNDER THE OVERPASS



TRANSITIONAL HOUSING



CHILDCARE FACILITY



HEALTHY FOODS MARKET



STORMWATER MANAGEMENT SOLUTIONS



SOCIAL SERVICES SPACE

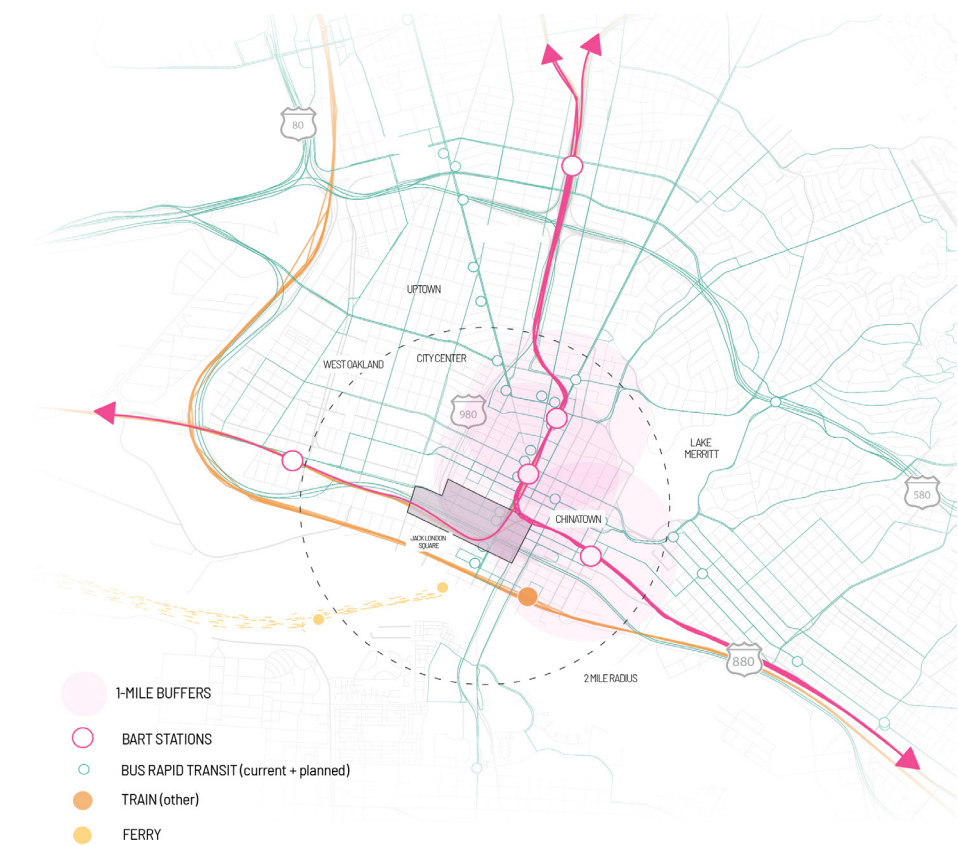


MORE GREEN SPACE



PROGRAMMING SPACE FOR YOUTH

TRANSPORTATION INFRASTRUCTURE



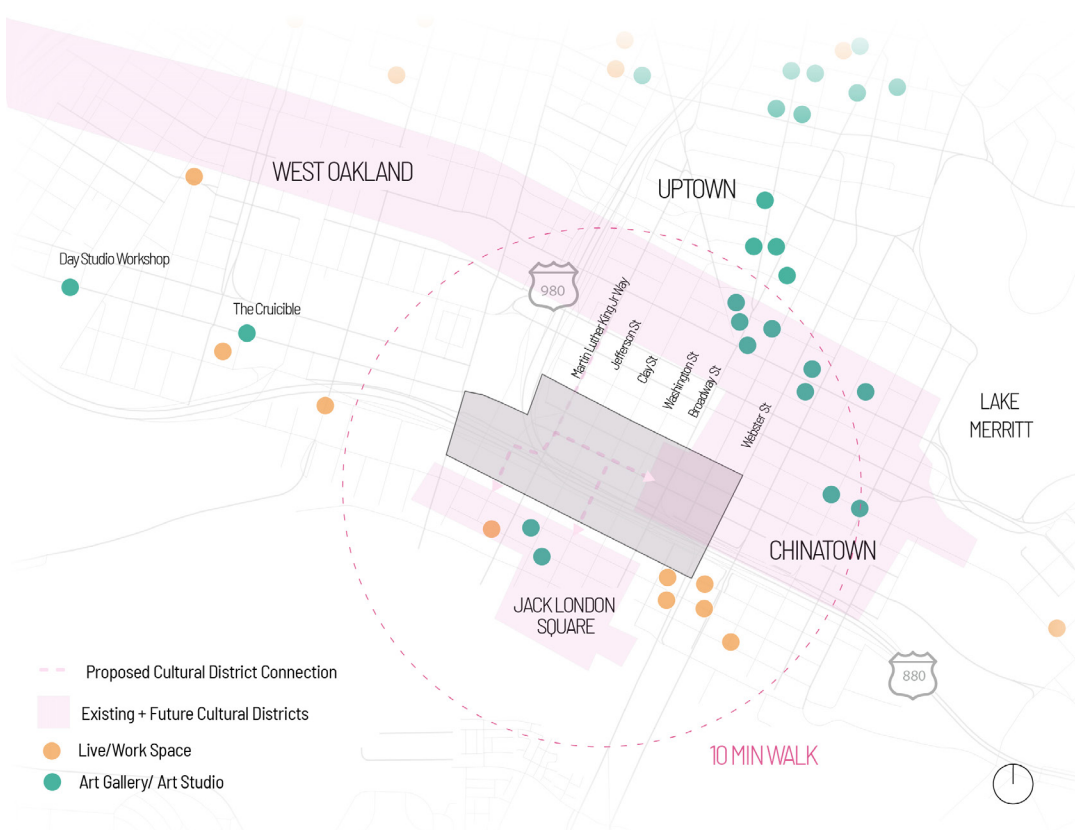
GREENSPACE

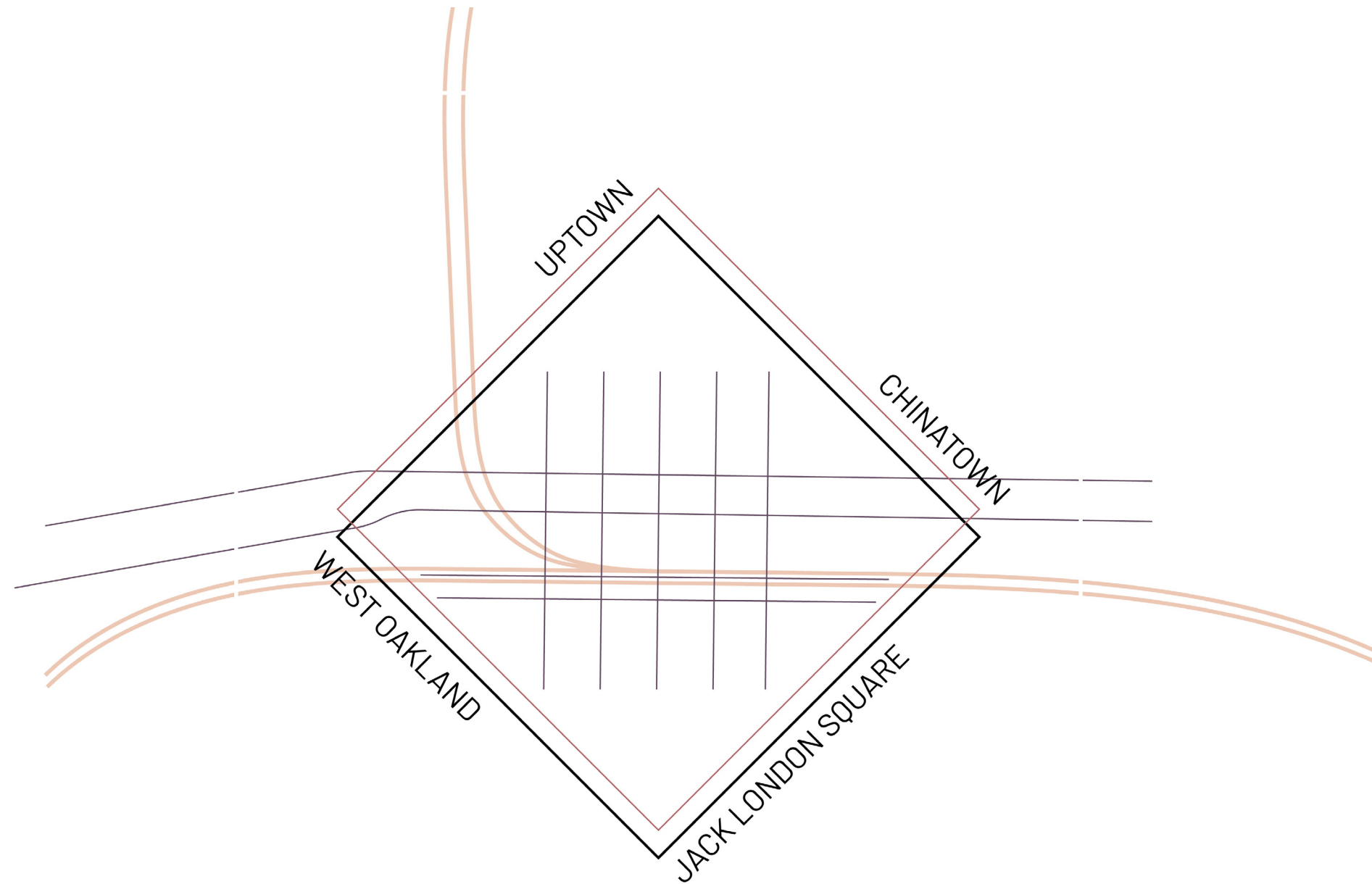


IDENTIFYING GAPS IN COMMUNITY SERVICES



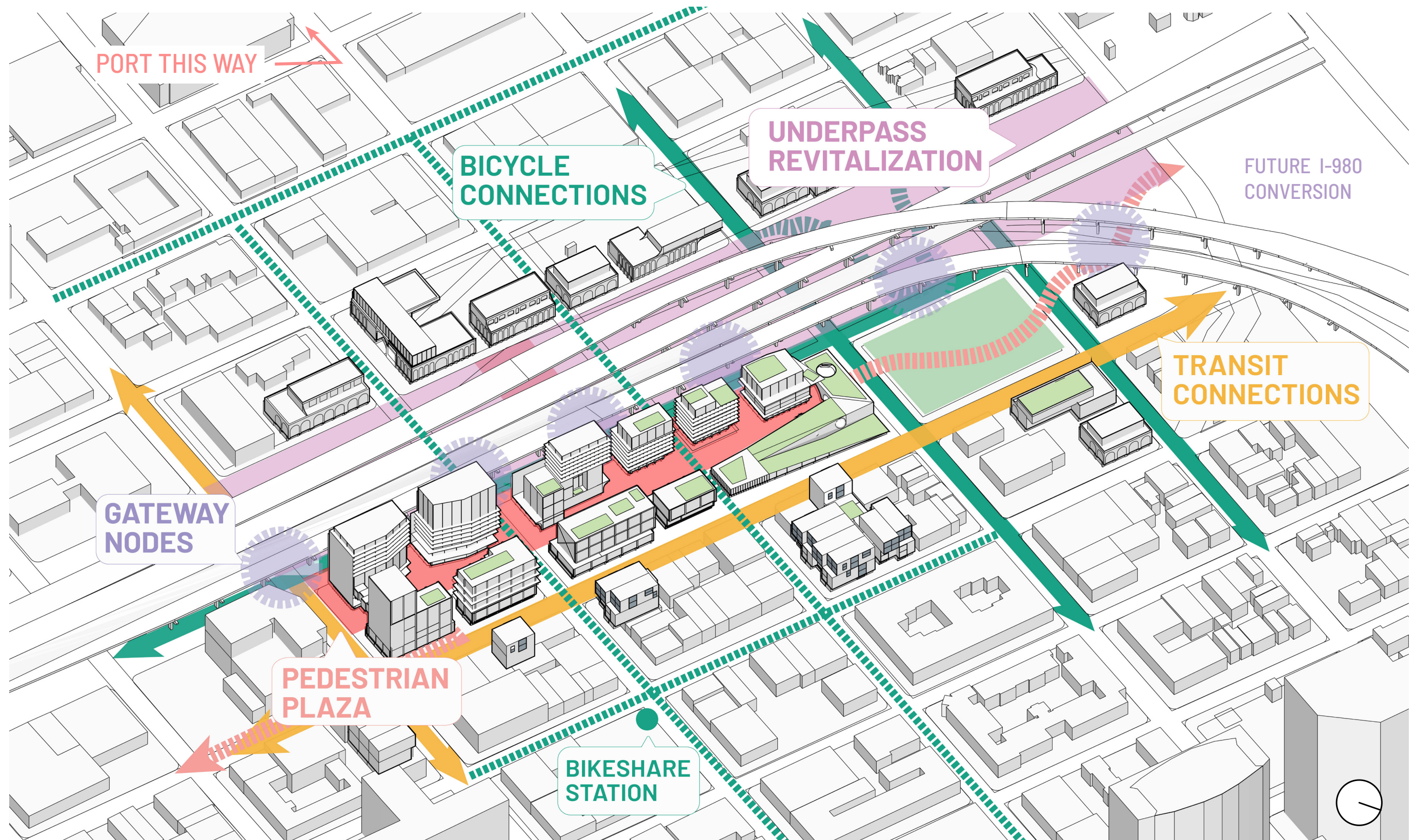
OAKLAND'S CULTURAL ASSETS



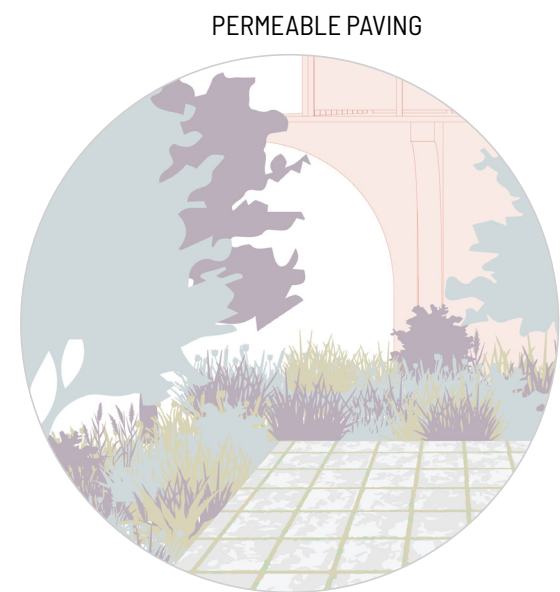
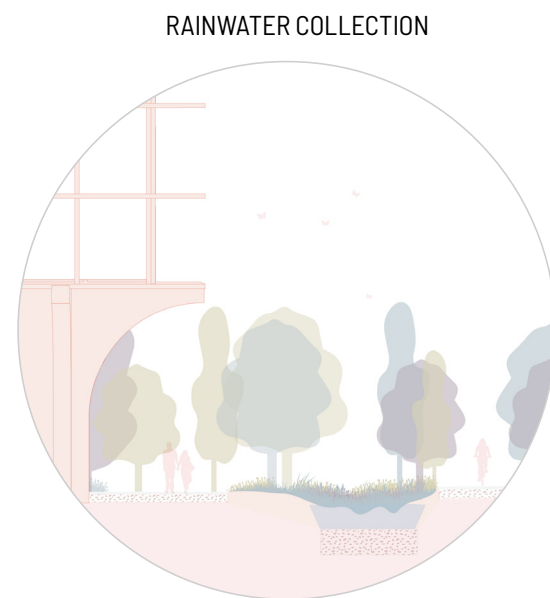
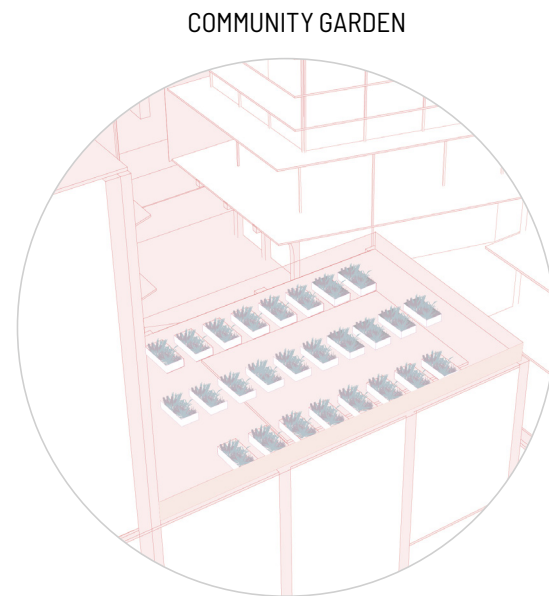
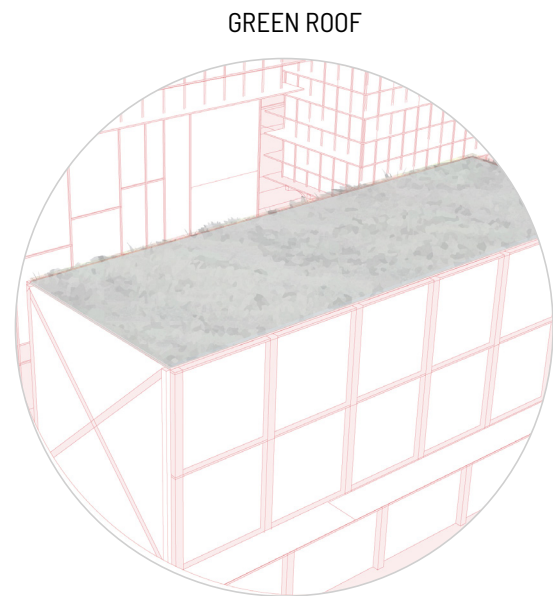
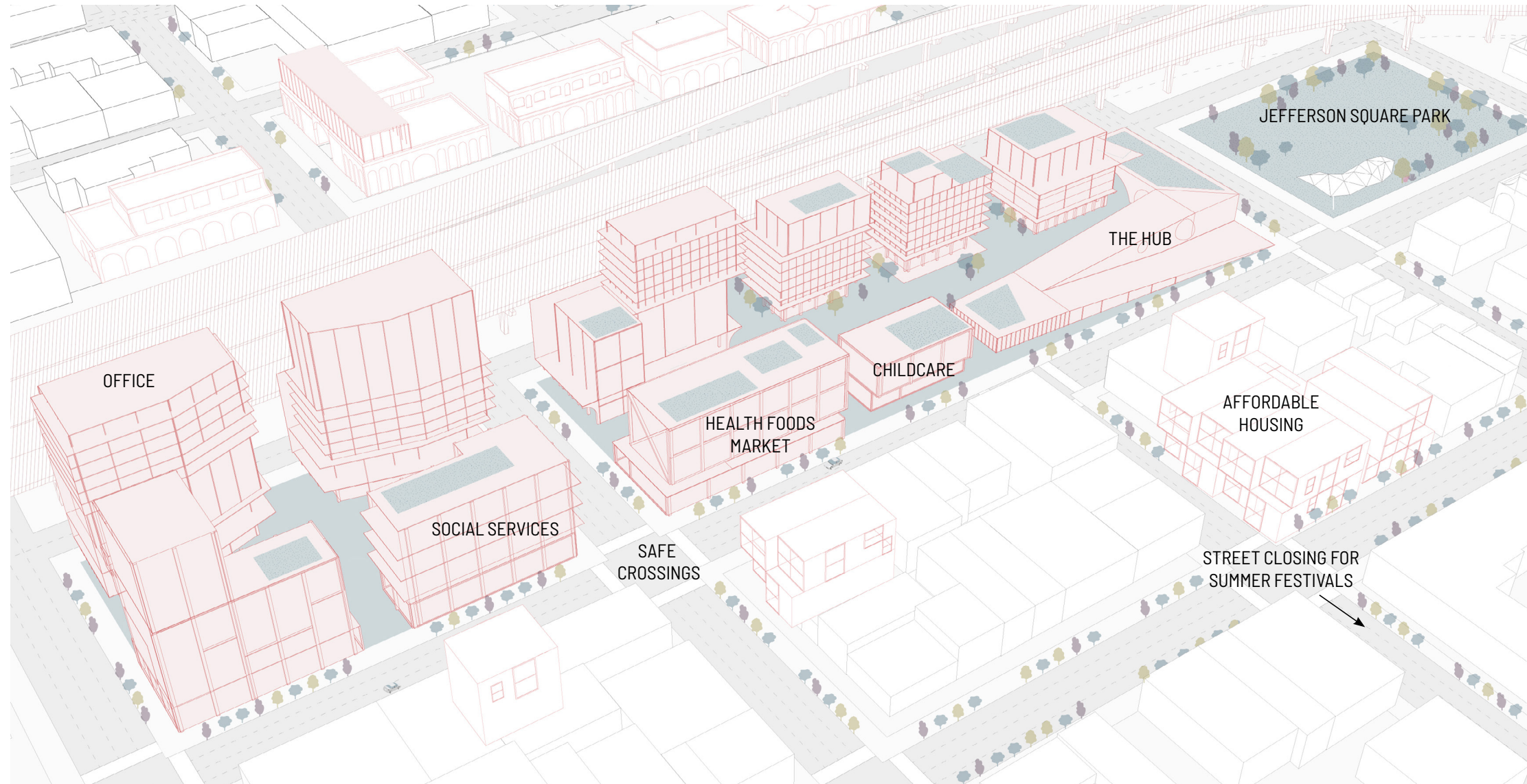


Mosaic is a vibrant mixed-use development in downtown oakland. Base on its four principles— **Affordability**, **Community**, **Connectivity**, and **Sustainability**, it strategically repositions this site into a gateway for new opportunities.

SITE CIRCULATION



PROGRAMMING + STORMWATER MANAGEMENT

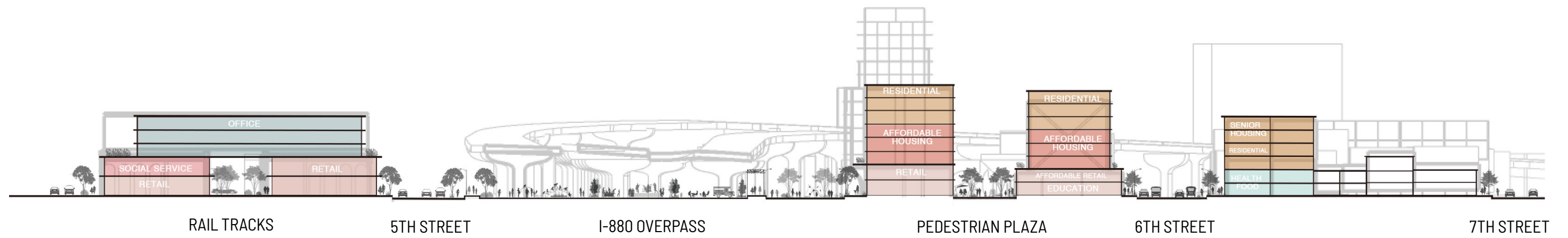




LOOKING EAST FROM 6TH & JEFFERSON STREET

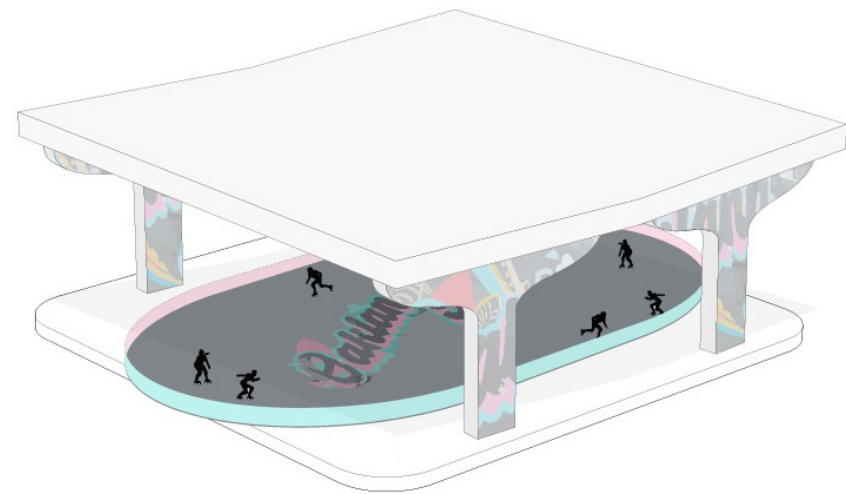
TRANSECT SECTION

WASHINGTON STREET FACING WEST

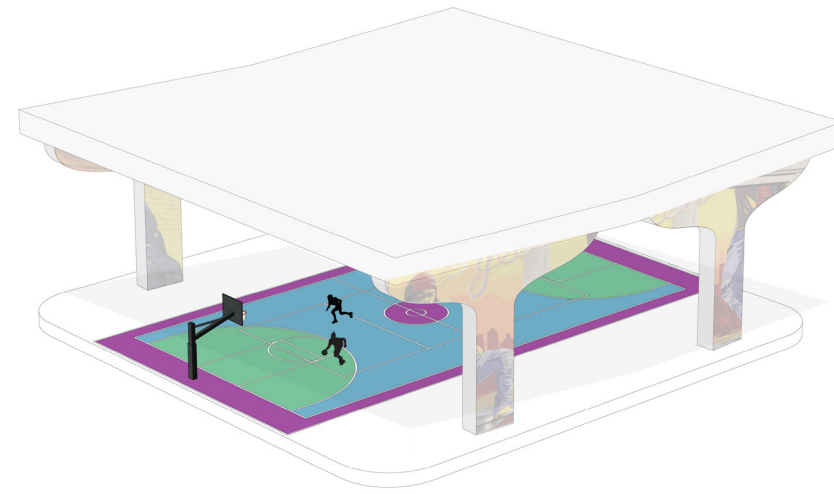




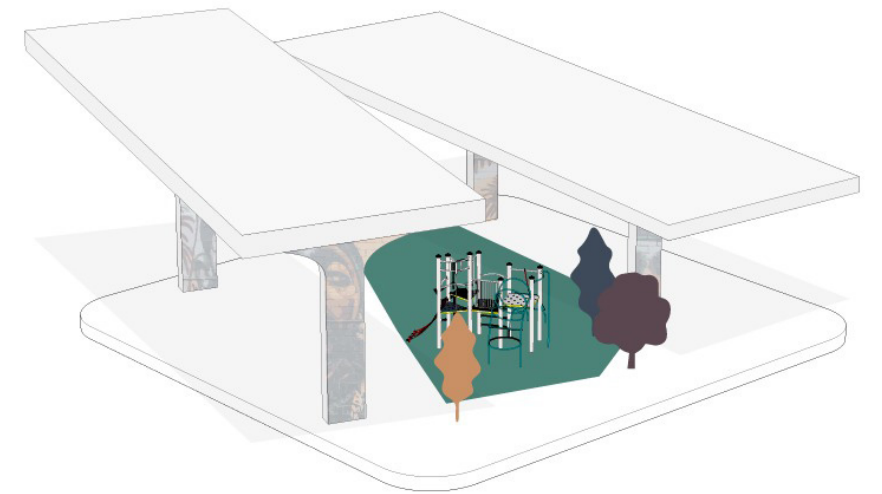
FACING EAST DOWN THE PEDESTRIAN PLAZA



ROLLER SKATING RINK



BASKETBALL COURTS



PLAYGROUND



FACING EAST UNDER THE I-880 OVERPASS AT JEFFERSON STREET

West Oakland Resident

"The well-lit and safe connection through the underpass gave me access to a new job opportunity and pre-school for my toddler in Mosaic. I enjoy walking together in the morning, and grabbing lunch from the HealthFoods Markit with my daughter after school."



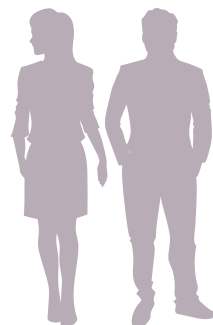
Oakland's "Sk8father"

"We started Lake People Skate with the hopes of creating a community space for marginalized identities. We are so happy with its success and even happier to be able to expand to the cool new space created at the underpass park."



Pro Arts Commons Oakland

"We have loved the opportunity to incorporate our many talented artists into the development of Mosaic and the new outdoor exhibition space is a great spot to host events and show off our work!"



Transitional Housing Tenant

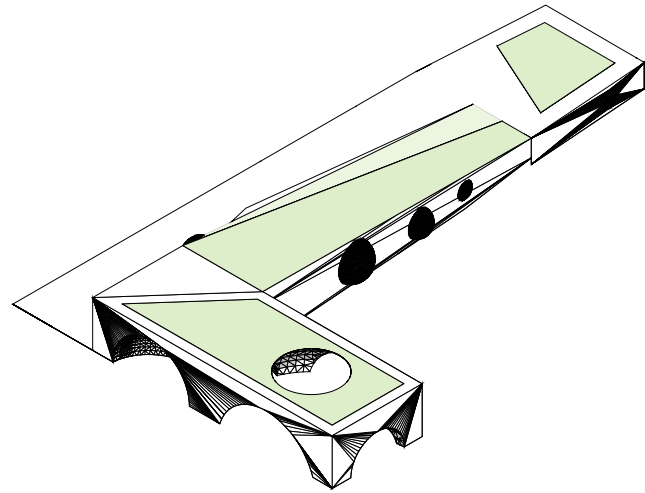
"When I left my home, I had no where to go. I spent a few days near the underpass until my pal recommended I go to Mosaic's Transitional Housing. It has given me privacy, safety and all the support I need."



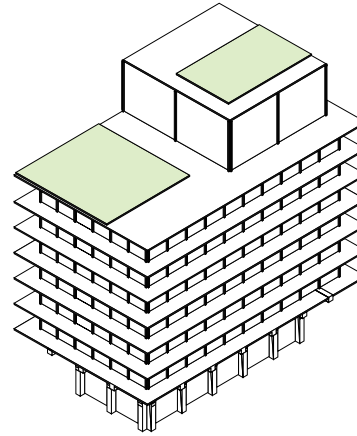
Youth Ventures

"Partnering with the new Innovation Hub and community center at Mosaic has created a great opportunity for us to offer learning opportunities and resources to the families and youth that we serve."

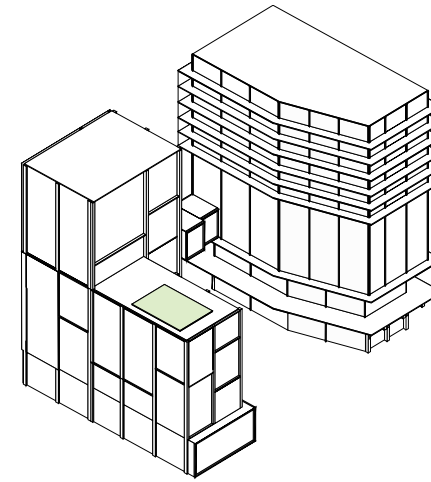




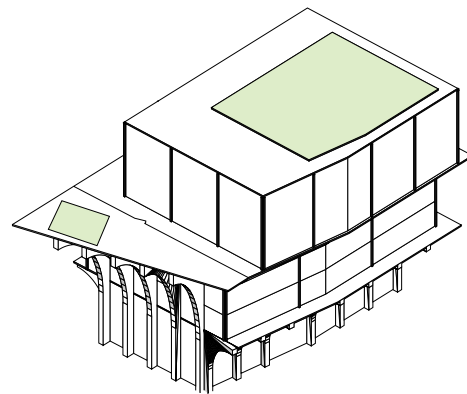
HEIGHT: 30 FT
FLOORS: 3
GFA: 240,000 FT²



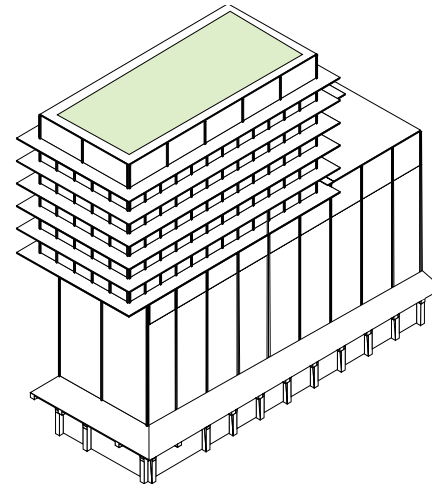
HEIGHT: 114 FT
FLOORS: 10
GFA: 90,000 FT²



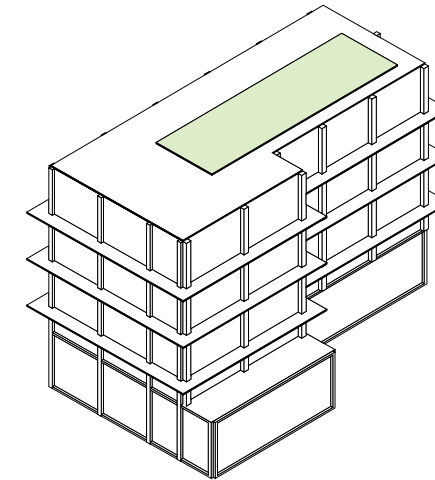
HEIGHT: 184 FT
FLOORS: 16
GFA: 838,000 FT²



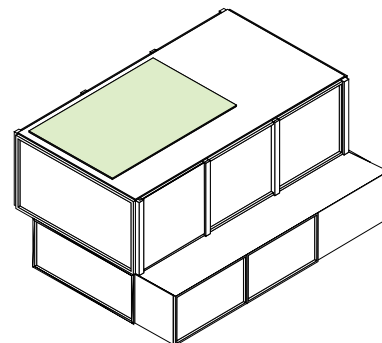
HEIGHT: 30 FT
FLOORS: 8
GFA: 110,000 FT²



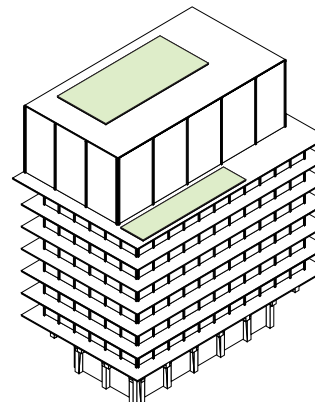
HEIGHT: 164 FT
FLOORS: 14
GFA: 341,000 FT²



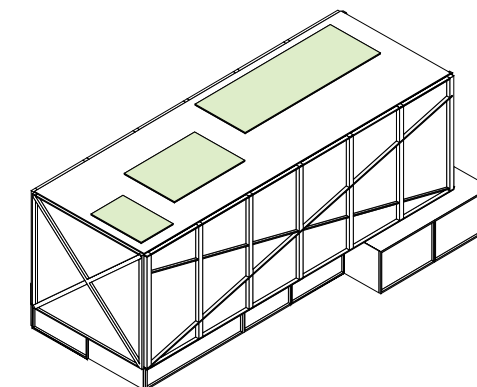
HEIGHT: 8 FT
FLOORS: 8
GFA: 249,000 FT²



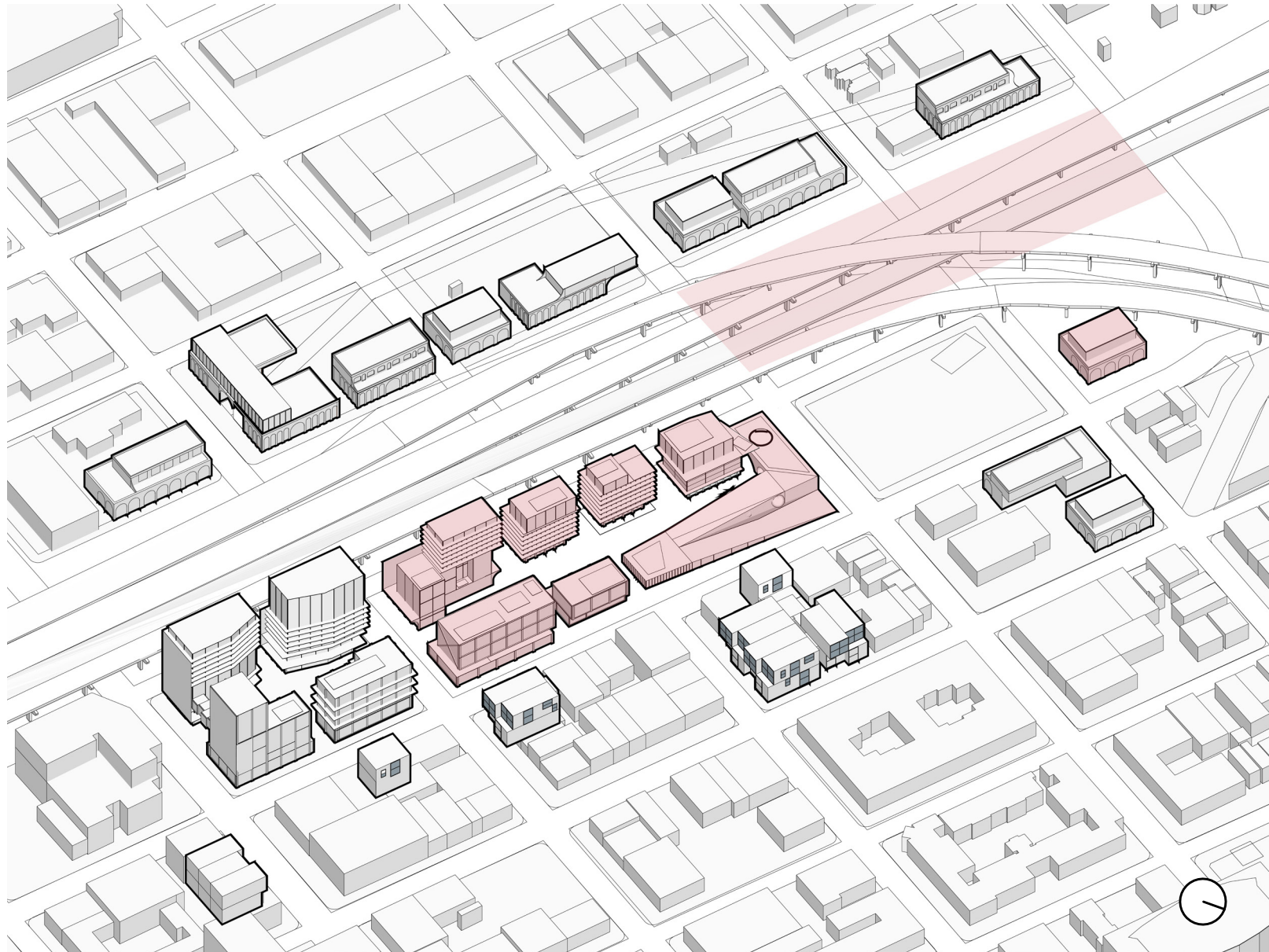
HEIGHT: 64 FT
FLOORS: 5
GFA: 98,000 FT²



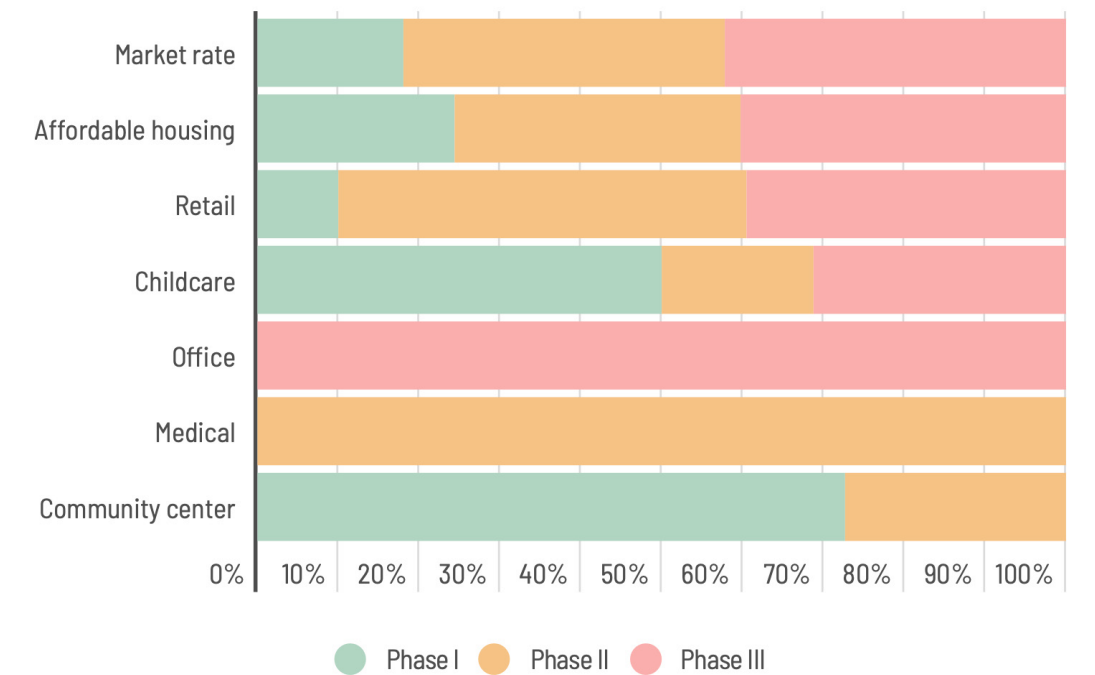
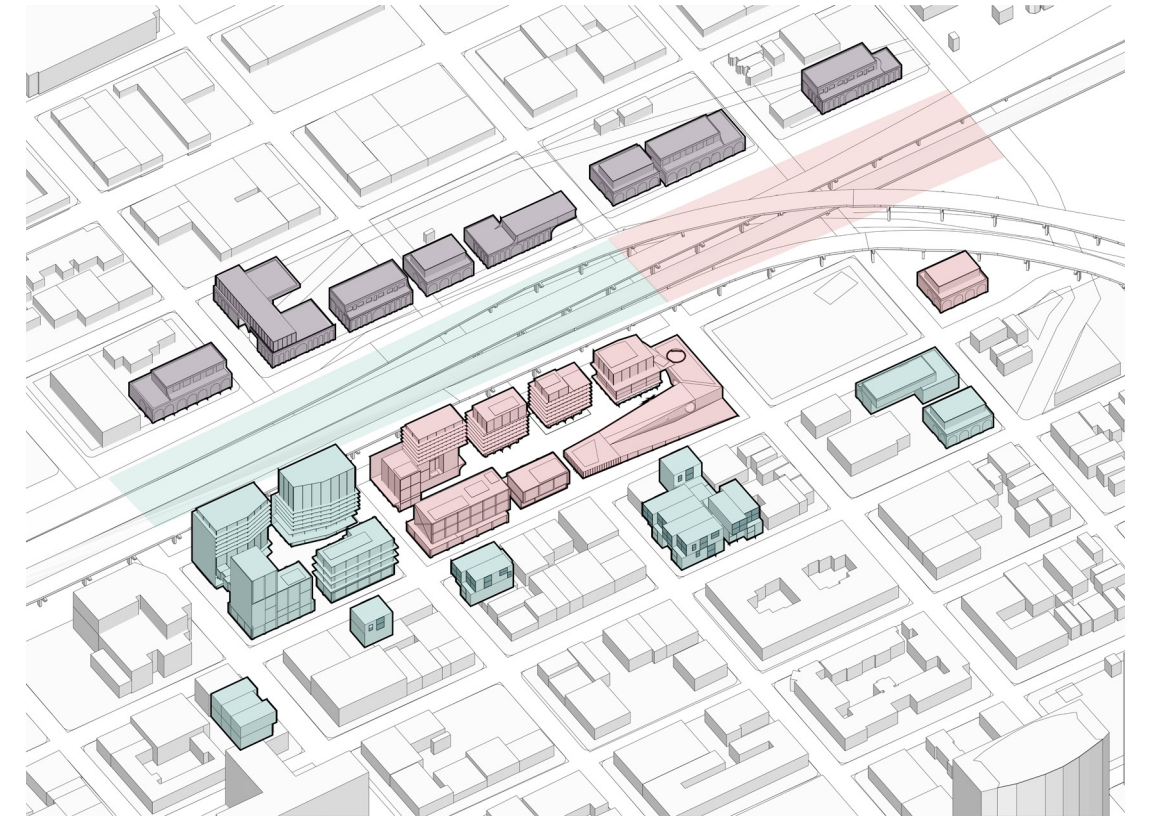
HEIGHT: 114 FT
FLOORS: 8
GFA: 249,000 FT²

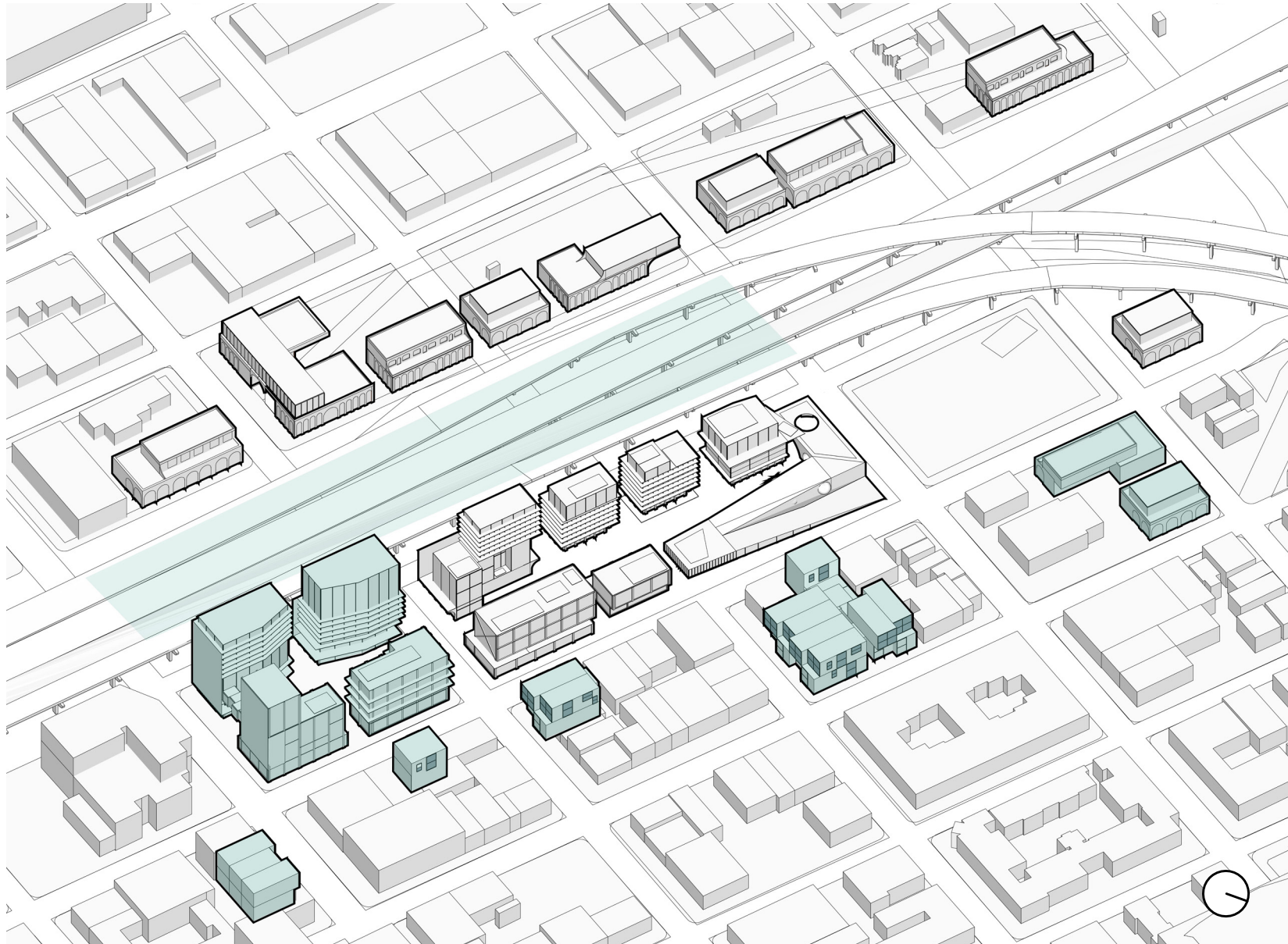


HEIGHT: 54 FT
FLOORS: 7
GFA: 320,000 FT²

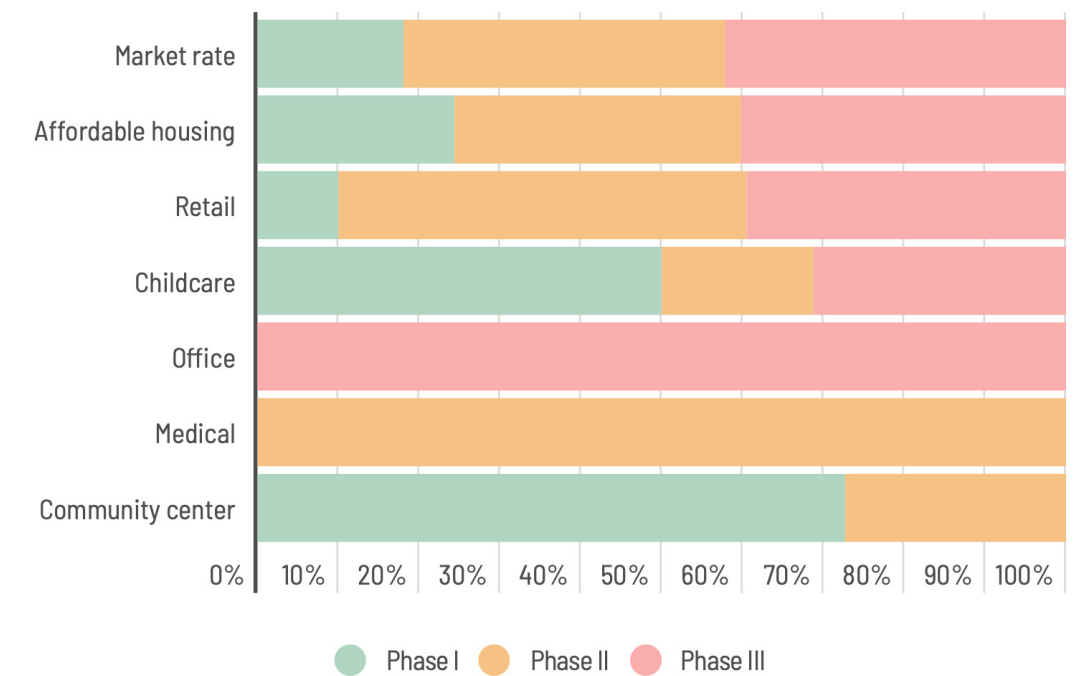
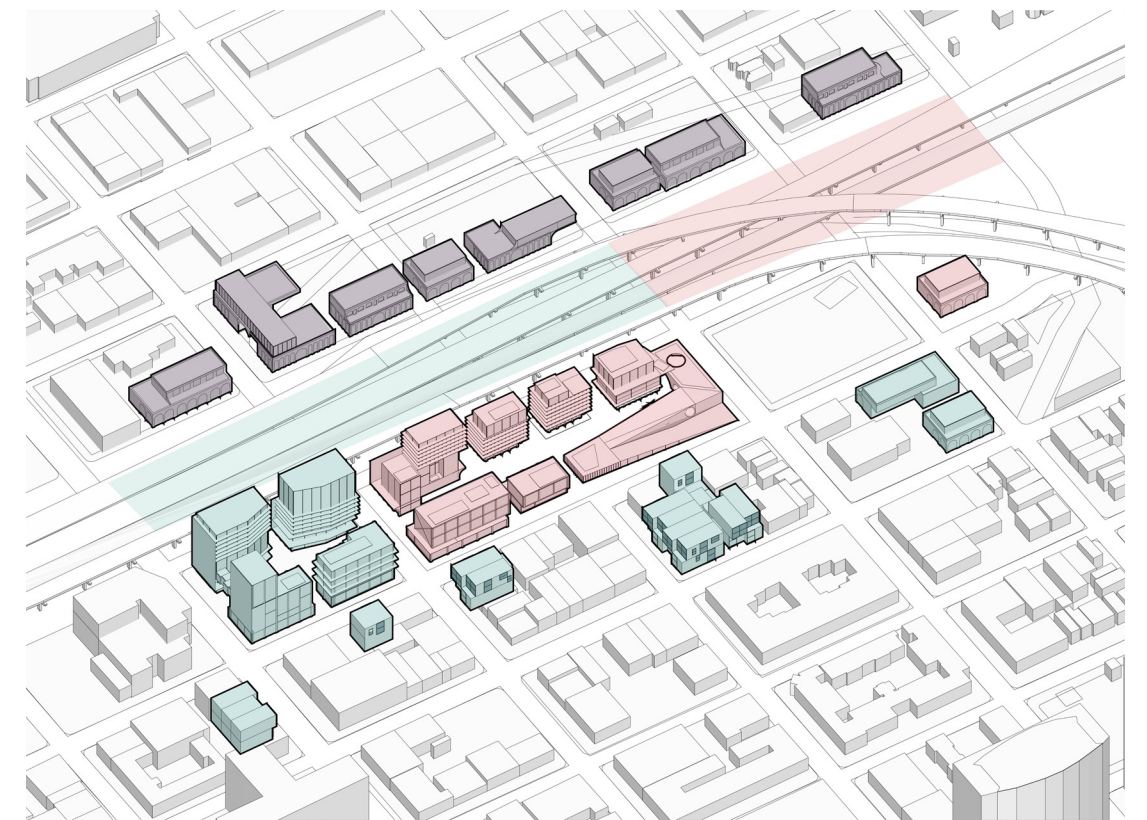


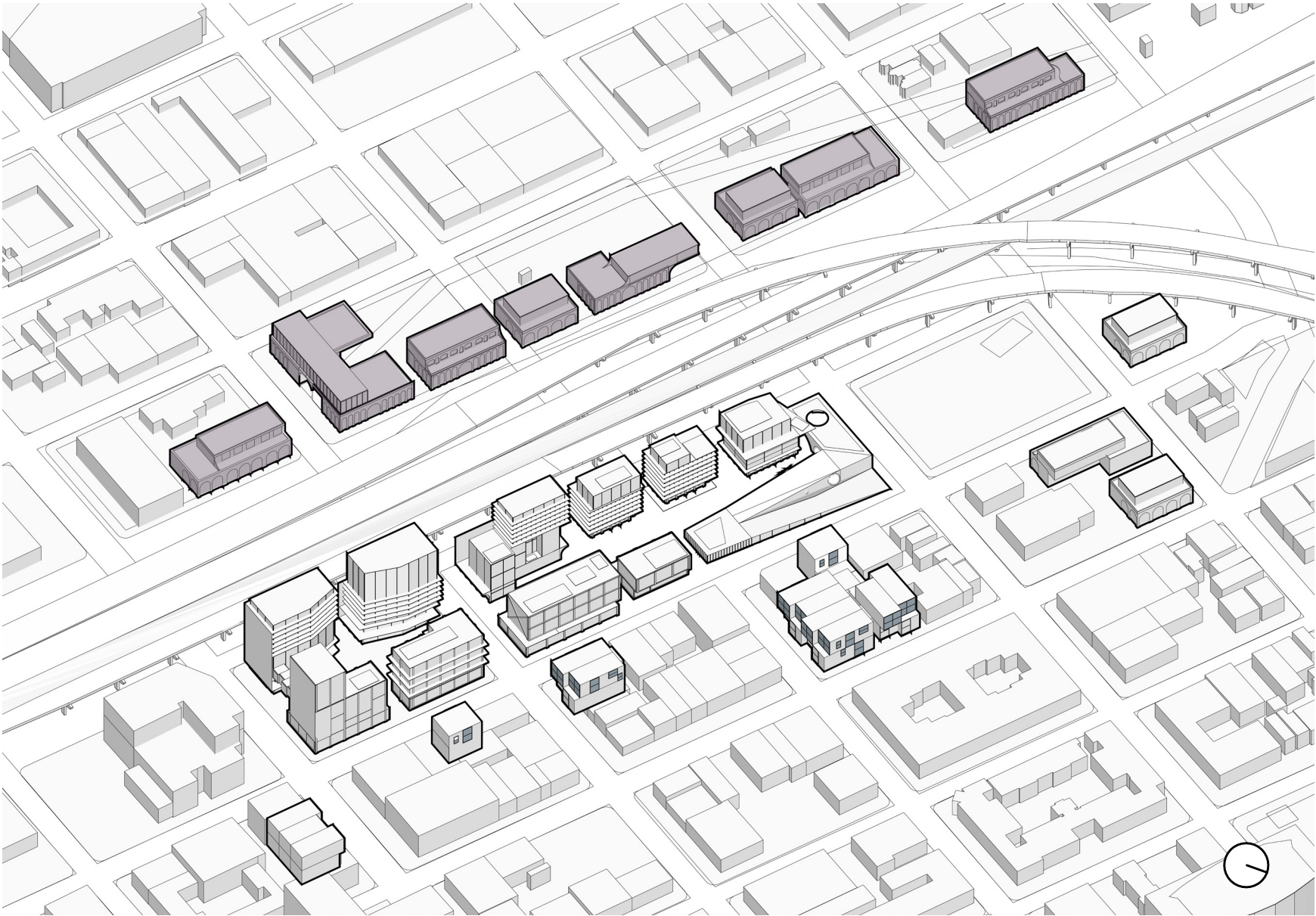
PHASE I - LAUNCH



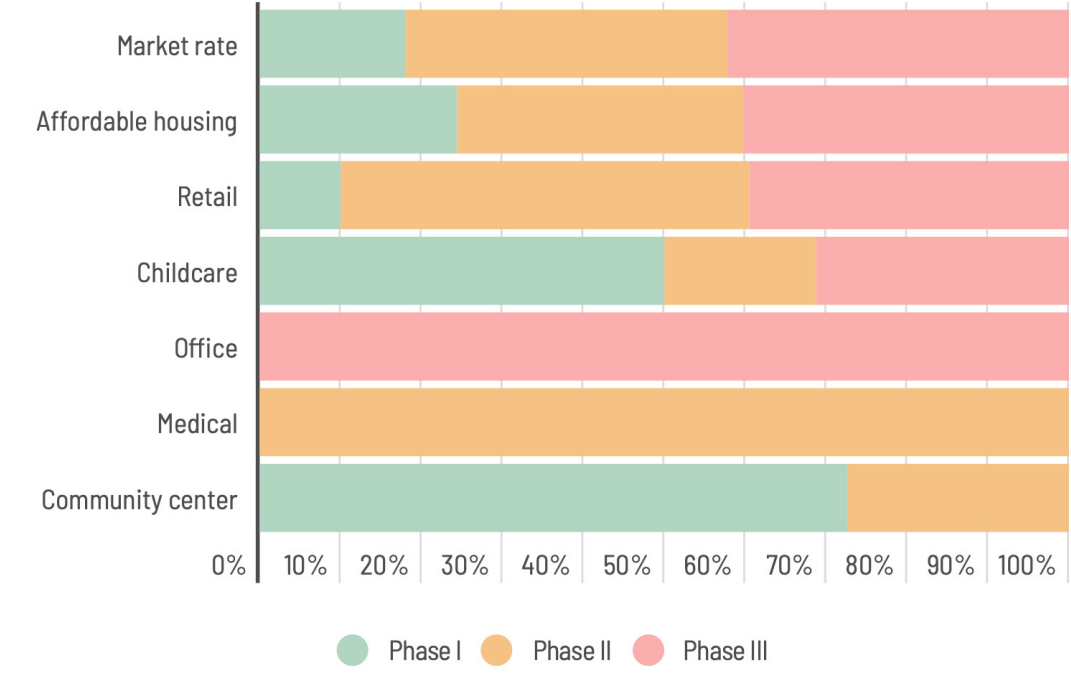
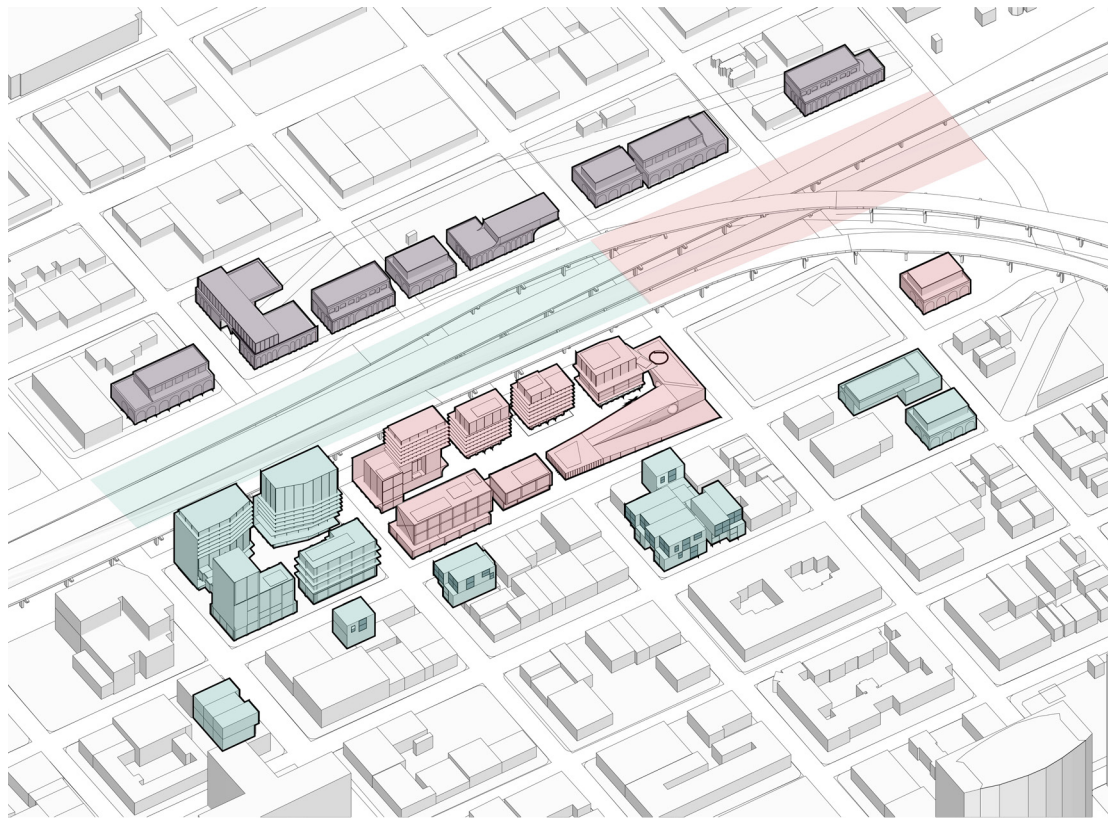


PHASE II - SUPPORT





PHASE III - EXPAND





FACING EAST - STANDING ATOP OF THE COMMUNITY AND INNOVATION HUB