

MANDELA STATION TRANSIT DISTRICT Oakland, CA

Mandela Station is a visionary, transit connected, urban campus located at the Gateway to Oakland's emerging and vibrant urban culture. Located at the closest transit stop to downtown San Francisco – at the center of the Bay Area public transportation network – West Oakland Station offers a bold new approach for equitable and activated TOD community development. A 1.25-million gross sf transit-oriented development surrounding the West Oakland BART Station, with a Planned mix of land uses, including:

- 759 rental apartments (519 market-rate units, 240 affordable units)
- 300,000sf of creative science and research space
- 53,500sf of community retail space
- 400 parking spaces
- 1.7 Acres of public open space

The District is designed to become a central social center for West Oakland that is a thriving cultural hub with cafes, restaurants, galleries, makers spaces and places to live-work-play and learn.

Mandela Station creates a Next-Generation Transit Community - that is economically and environmentally sustainable which builds on its history, character, and extraordinary quality of place. The Mandela Station is a place for new thinking about how to bring Oakland equitably into the Bay Area's creative economy. The economic development plan creates incubator space for Oakland artists, designers, tech innovators and creative entrepreneurs to thrive.

It represents a new model for historically disadvantaged communities to meet the challenge integrating into the Bay Area's creative economy through a deliberate process of Engineering Equity that is designed to open pathways for the community to participate in the business and cultural opportunities provided by the development.

Project by E. McFarlan as Principal & Director at JRDV Urban International

MANDALA STATION TRANSIT DISTRICT West Oakland BART, CA





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WEST OAKLAND SPECIFIC PLAN Oakland, CA

The West Oakland Specific Plan, the largest and most complicated master plan in the Central San Francisco Bay Area in last decade, created an new economic development district that focused on inclusive and economic growth that will establish a significant new economy footprint in Oakland. The project entitles over 6,000 new housing units and over 6 million GSF of new commercial space on an infill basis without displacement.

The project included comprehensive, multifaceted strategies for facilitating the development of selected vacant and/or underutilized commercial and industrial properties within West Oakland. The Specific Plan analyzed in great detail a range of issues such as land use, economic and market conditions, infrastructure deficiencies, transportation, public safety and security, and other relevant factors, to identify development challenges for the selected properties.

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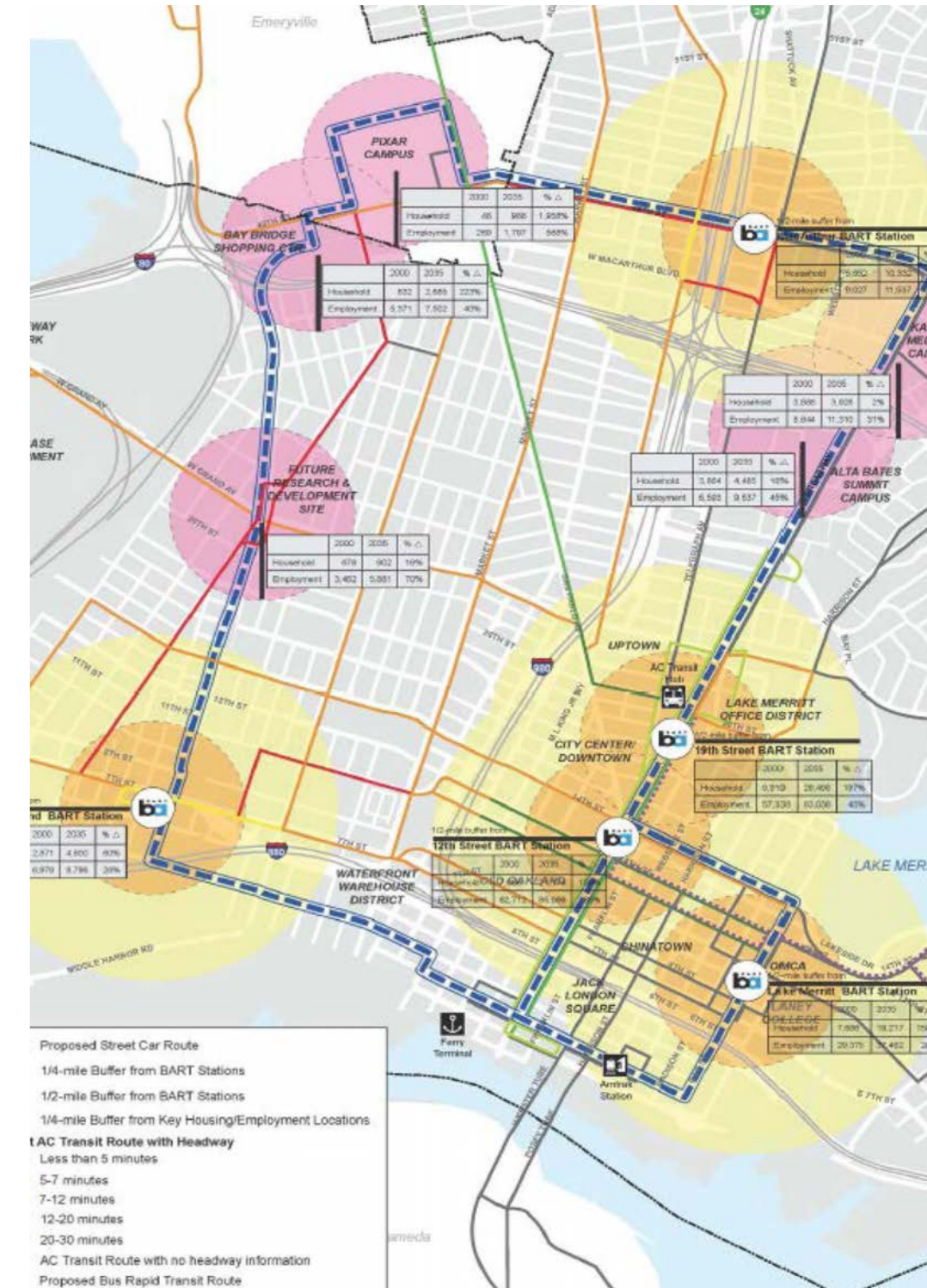
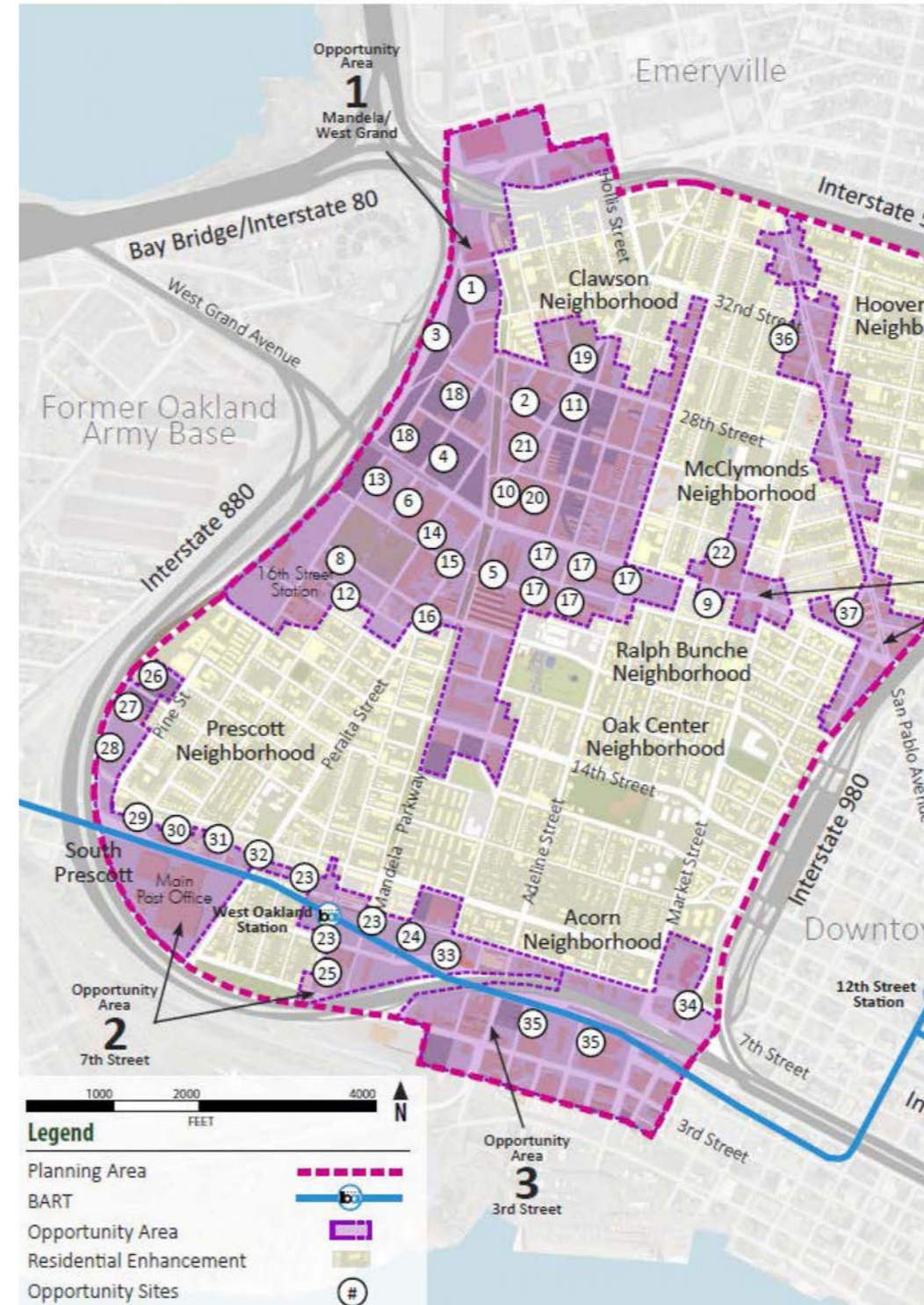


Existing facilities to be Enhanced Low Intensity Business Mix/Light Industrial Residential

Fig. 4.3.4: View of Sub-Area 1A (High Intensity)



Existing facilities to be Enhanced Residential Low Intensity Business Mix/Light Industrial Business Intensification Transit Enhancement Retail/Commercial



EAST BAY INNOVATION CLUSTER Oakland, CA

The East Bay Innovation Cluster (EBiC) is an ambitious plan that will leverage our key regional strengths – Life Sciences and Digital Technology – that exist today in the Bay Area but have been predominantly absent from the community of color found in the East Bay.

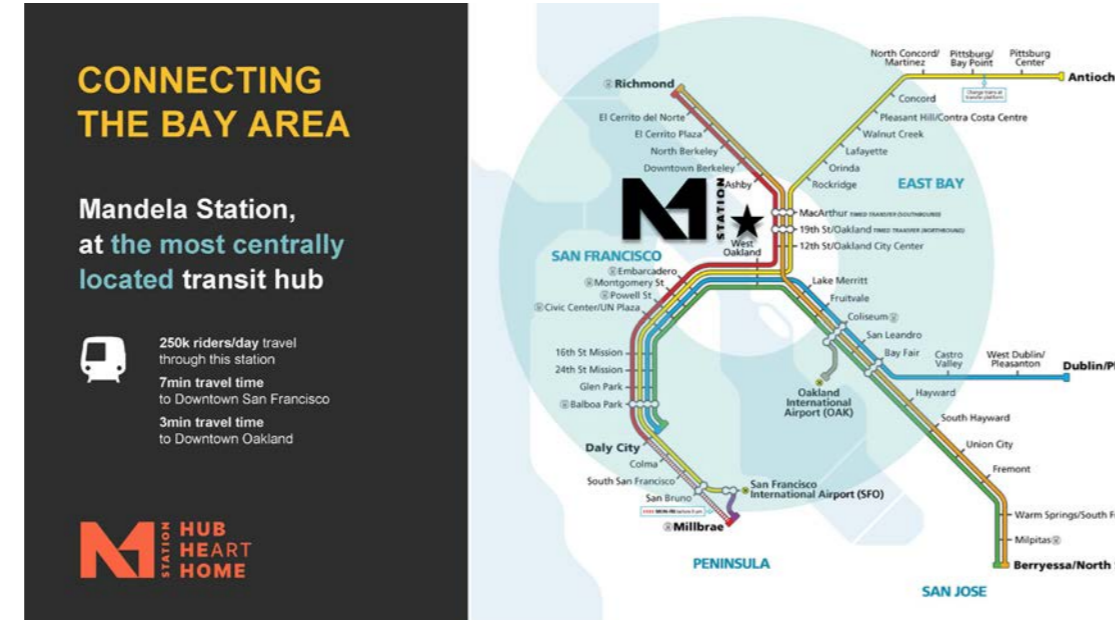
Critical to our region’s ability to achieve maximum industry-sector growth is the concurrent evolution of the built environment to meet the infrastructure, facility and workforce housing needs. EBiC programs will be housed in state-of-the-art facilities to be constructed or retrofitted at or near BART’s urban-core stations.

The plan assembled an experienced partner network that will leverage their regional industry strengths – in Life Sciences and Technology – that exist today - but have been predominantly absent from the marginalized communities of color found in the East Bay.

The Plan’s goal is to promote equity and inclusion as well as the acceleration of the Life Sciences and Technology that will drive our future growth. It will create career/employment, small business and wealth building opportunities through comprehensive educational, workforce development, mobility, early childcare support and other human infrastructure initiatives.

The plan brings cutting-edge mobility and life sciences innovations to market by positioning supercomputer data processing near BART’s region-wide fiber optic and uninterrupted power supply network.

EBiC Plan will pilot the Leadership in Engineering Equitable Participation, which will help ensure that equitable-development outcomes are attainable and accessible to underserved communities of color. The Partner Network bring indisputable experience, broad community and stakeholder relationships, global business leadership and an unwavering sense of purpose to rectify the absence of financial stability in West Oakland’s underserved communities.

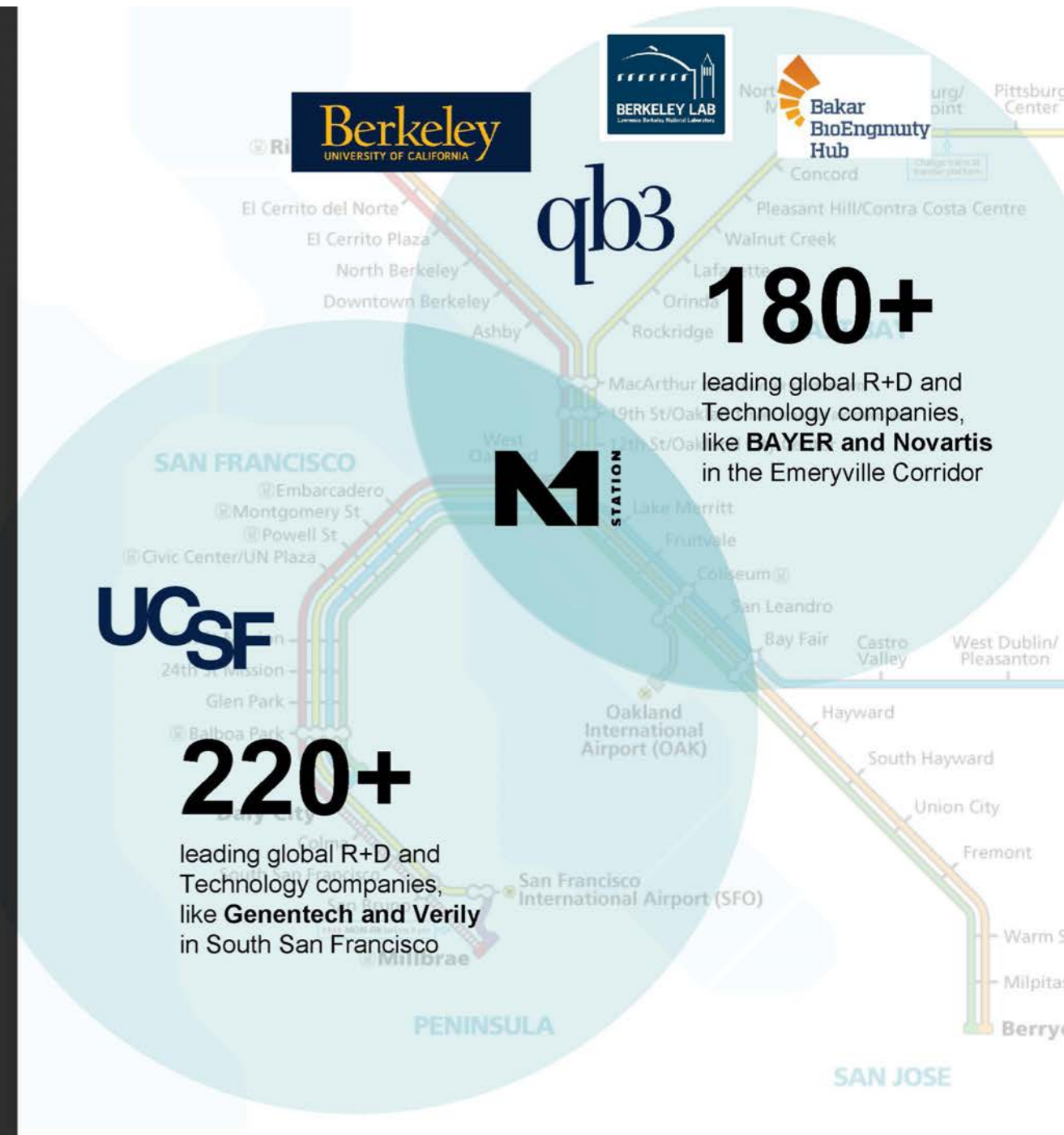


EBiC Partner Network

Government & Agencies 	Academia
Industry Groups 	Community Partners
Transportation Consultant 	Environmental Consultant
Legal 	Affordable Housing Consultant
Architecture and Life Sciences Construction Mgmt. 	
Brokerage 	

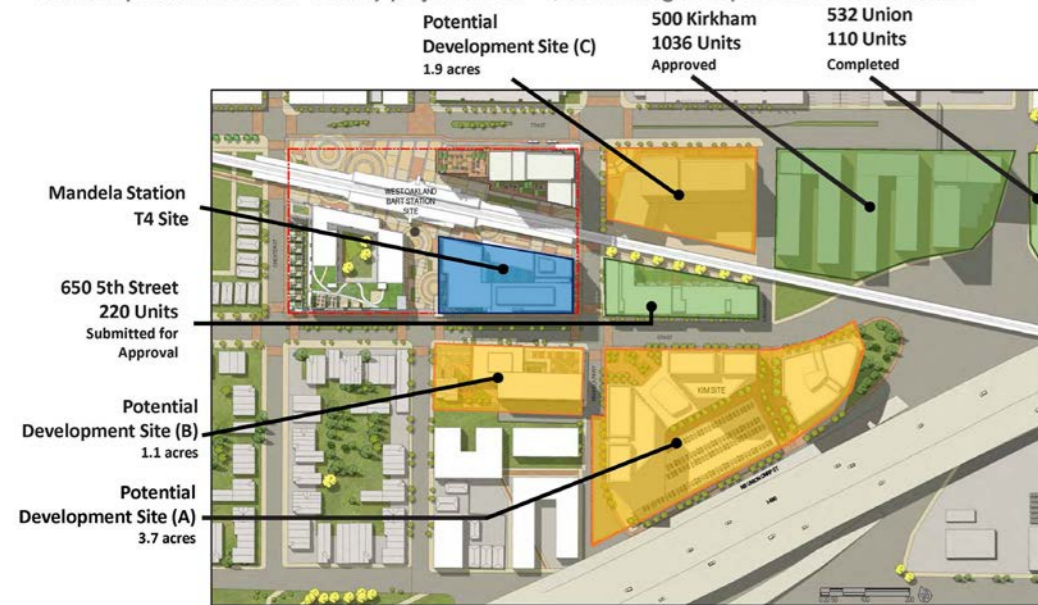
CENTER OF GLOBAL INNOVATION

Mandela Station, at the intersection of 400+ life science & technology companies with global reach plus several world-renown research institutions



2 NEARBY PROJECT ACTIVITY

There are ~6.7 acres of potential development sites around the Mandela Station to accommodate future expansion activities. Nearby projects have ~1,400 housing units planned for construction.



EAST BAY LIFE SCIENCES/TECHNOLOGY INNOVATION CENTER @ MANDELA STATION

Project Vision

Life Sciences Laboratories/Offices

- Flexible and scalable life sciences laboratory/office suites designed to accommodate growth stage/pre-IPO biotech firms and technology companies that have a strong preference to stay in the East Bay.
- Flexible and scalable life sciences oriented educational space specifically designed to facilitate training for aspiring biotech/healthcare industry professionals.

Artificial Intelligence (AI) Super Computing

- Leverage relationships with NVIDIA, a world leader in Artificial Intelligence computing, and University of California and explore opportunities to create an artificial intelligence innovation space in the East Bay.
- Provide physical space and the technical infrastructure to support AI super computing efforts in the Bay Area. More importantly, this unique focus in AI super computing can strategically differentiate the project from the competitive landscape.



Below-Market Retail Space

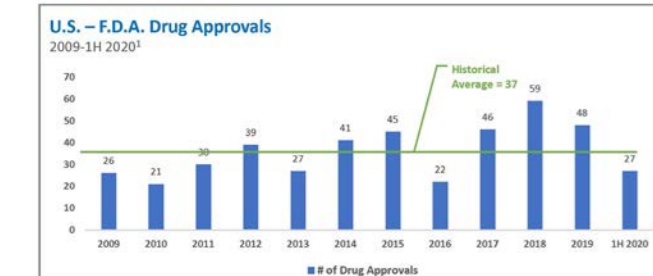
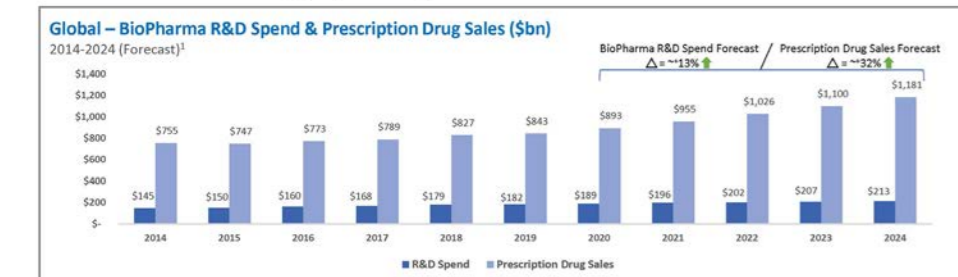
- Allocate below-market retail space to spur local small business formation, provide space for community convening and other programmatic activities to benefit local residents and community groups.
- Champion small business formation through vibrant ground-floor retail outlets and celebrate the cultural heritage of the surrounding multi-cultural community.

Workforce Development

- Work with nonprofit partners to create meaningful workforce development programs in the Life Sciences (California Life Sciences Institute), Technology (Consol USA) and Healthcare (Futuro Health) industries.
- Invest in apprenticeship/internship programs for high school and college students.

LIFE SCIENCES MARKET OUTLOOK

Four-year forecast shows continued biopharma R&D spend and global drug sales prospects of 30%+ for the Life Sciences industry propelled by positive market momentum.

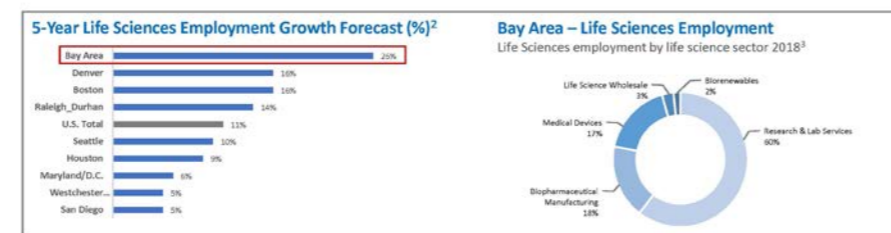
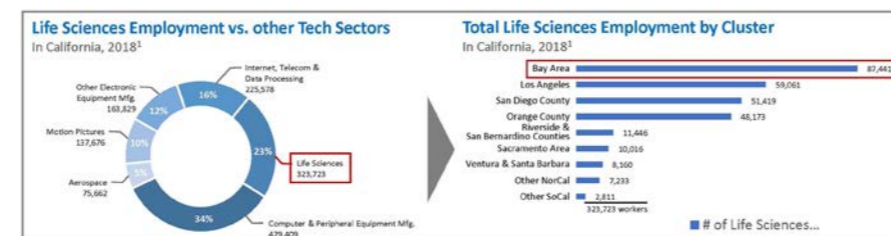


An ocean of liquidity for life sciences²

- \$6B in VC life sciences funding Q1 2020
- NASDAQ Biotech Index up 15% 1H 2020 against 4% S&P 500
- 27 life sciences IPOs in 1H 2020 generating \$4.8 billion in proceeds, with an average post-issuance increase of 70%

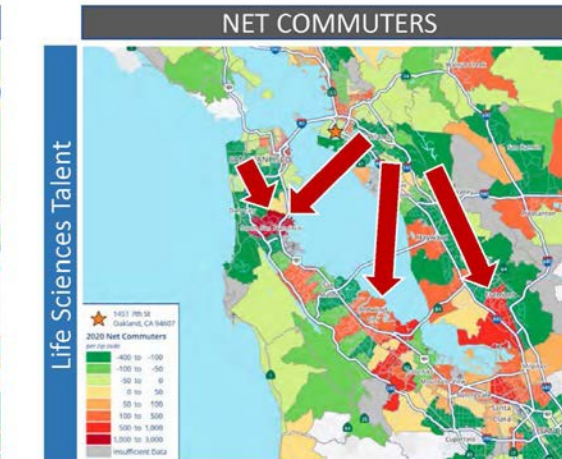
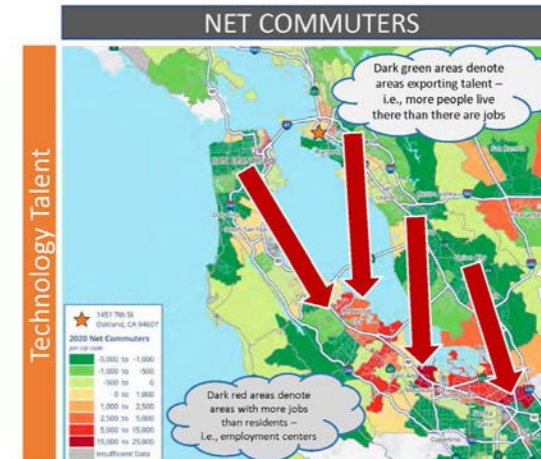
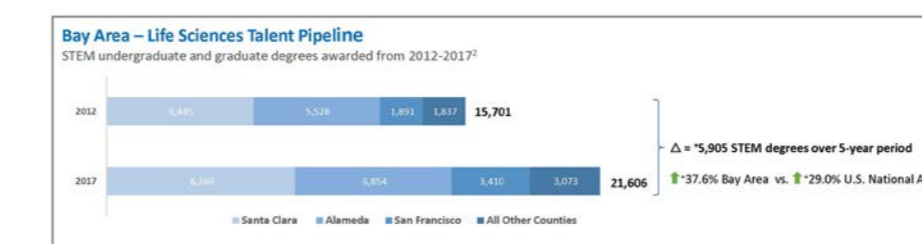
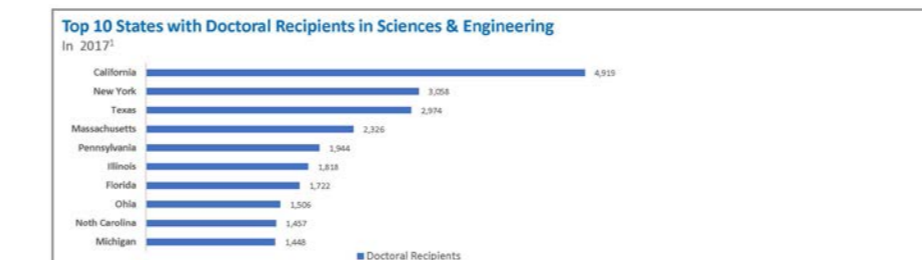
LIFE SCIENCES EMPLOYMENT IN CALIFORNIA

The Life Sciences industry is a major jobs contributor in the state with the Bay Area contributing ~27% of the state's life sciences jobs and forecasted to have the highest employment growth rates nationally.



HUMAN CAPITAL

California lead's the country with the highest number of doctoral recipients in Sciences & Engineering. The Bay Area, likewise, outpaces the national average in STEM degrees awarded.



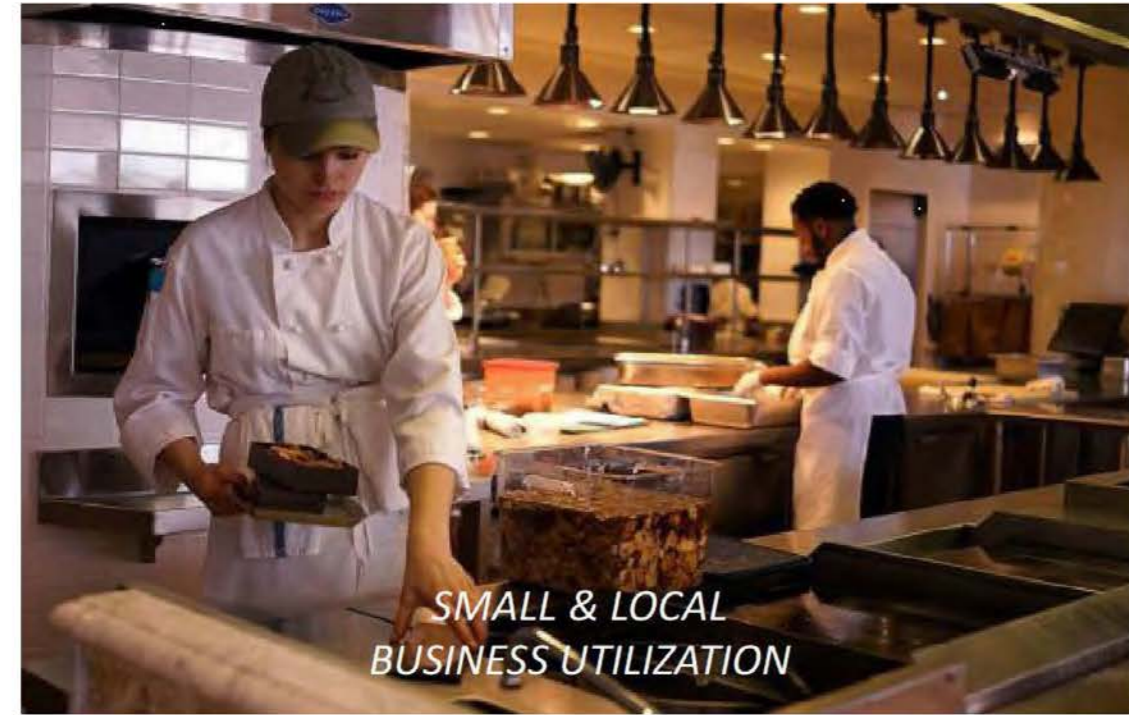
Sources: 1) ILL 2019 Life Sciences Real Estate Outlook; 2) ILL 2020 Life Sciences Real Estate Outlook

Sources: 1) California Life Sciences Sector Report 2020, CLSA & PwC; 2) ILL 2019 Life Sciences Real Estate Outlook; 3) Bioscom's 2019 California Economic Impact Report

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BAY AREA LIFE SCIENCES INNOVATION HUB STRATEGY

The Engineering Equity process is a deliberate and thoughtful community building approach that promotes inclusivity and transparency.



SMALL & LOCAL BUSINESS UTILIZATION



HEALTH & WELLNESS



EMPLOYMENT WORKFORCE DEVELOPMENT



OWNERSHIP OPPORTUNITIES & INTERGENERATIONAL WEALTH CREATION



ENVIRONMENTAL SUSTAINABILITY



Project Overview – Mandela Station “Equity is a Life Science”

An extensive community engagement process was the basis for understanding the community’s needs, concerns and aspirations.

The project received strong community support with representatives from approximately one hundred community interest groups speaking in favor of the development project - with no community opposition in Planning Commission meetings.