Community-Initiated Improvement Efforts @ 880 Underpasses

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“Whoever designed the Nimitz freeway should be taken out and shot if they’re not already dead”.

-Anonymous, longtime Jack London Resident
Kellersberger Grid

State Route 17, Precursor to Nimitz/ I-880

History
Pre- 1945

Urban Damage

2016
Winning Proposal by “Team of Five”, 2000

Attempted Repair through Public Art
Webster Green
Envisioned by Community Groups SONIC, Jack London District Association
Design by TS Studio

Community Workshops Town Hall Meetings

Community Wants Action

Adopt-A-Spot Gateway Litter Pickup
Visit Oakland
District Day-to-Day Services
Community Workshop
Justification for Investment in Connection
Jack London Improvement District nears its third year of work to create, promote, and maintain an inviting environment for people who live, work, or play in Jack London. The District continues to focus on beautification, safety, and promotion in 2017 with exciting new businesses, developments, programs, community partners, and events in store.

The Basics: Maintenance, Beautification, and Safety

In 2016, Jack London's hardworking team of safety and maintenance ambassadors

- Picked up 55,000 lbs. of trash,
- Scrubbed away or painted over 2,106 instances of graffiti
- Cleaned up a record 930 illegal dump sites
- Gave directions, walking escorts or destination recommendations to over 2,500 people.

The monthly Neighborhood Crime Prevention Council (NCPC) meetings on 4th Tuesdays is a link between our Community Resources Officer, Robert Gallinatti, and residents, property safety teams, and businesses. Community members are stepping up to help get to the root of the problem—

- Contributing reports to seeclickfix.com,
- Installing security cameras at their properties, and
- Allocating funds to safety signage.

Jack London can't solve these challenges alone. We continue to coordinate with the City and stakeholders to improve delivery of services to businesses, residents, and public spaces.

Connecting Oakland's waterfront with its Downtown

- Improving the gateways to the District at the I-880 underpasses. The Ambassador team provides short-term mitigations, including cleaning, pressure washing, and maintenance.
- Worked with the City to define the project and select a consultant team for the soon-to-initiate Broadway/Webster Underpass Improvements.
- Sponsorship of the B Shuttle, specifically its evening hours for residents and commuters to extend its operating hours from 7pm to 10pm on weeknights, to improve safe, convenient access for District residents, visitors, and workers.
- Coordinating with Freeway Access Plan and Downtown Specific Plan teams to relay information, amplify community engagement, and ensure District priorities are met in long-range transformative projects.
- Embarcadero Safety Improvements including Train Quiet Zone work. As more people live, work, and visit Jack London, the need for safety improvements along Embarcadero and at the crossings increases. Staff and volunteers are working with the City's newly formed Department of Transportation.

Attracting and Shaping Great Development

- Community members gave feedback at multiple forums for proposed development projects within the District as well as the ongoing Downtown Specific Plan.
- Thanks to Carmel Partners' support through the project underway at 4th and Madison, secured over $300K of funds for a façade improvement matching grant program, and for capital improvements to enhance and expand the Historic District Signage Program.
- Over 500 units are currently under construction—bringing much-needed housing and economic vibrancy to the District. Jack London has worked closely with Carmel Partners, CIM, Mill Creek Residential, and Austin Group to support positive impact.

Justification for Investment in Connection
Context Challenges - Cross Section at Broadway
Context Challenge- Encampment Crisis
Leased by Alameda County; Parcel layout: 36 spaces; manager confirmed 36 spaces.

Leased by Alameda County; Parcel layout: 112 spaces; manager confirmed 114 spaces.

Not in operation. Parcel layout: 34 spaces.

Leased by City of Oakland, Police Dept. Parcel layout: 119 spaces; manager unwilling to confirm.

Leased by Aki Parking. Parcel layout: 96 spaces; manager confirmed 110 total, 200 with valet. Holds 90 on average weekday, 55 on Sunday.

Leased by EZ Parking. Parcel layout: 59 spaces; manager confirmed 52 spaces.


778 parking spaces total in existing lots. There is potential to double the capacity with valet service.

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Map of tenants and leases by Arly Cassidy, TransForm

Context Challenges- Layers of Responsibility
Intervening at Bi-Annual Caltrans Parcel Auction
SOMA StrEat Food Park Under Highway 101

Oakland Police Department Washington Under I-880

Context Challenges- Creative Uses are Illegal
Rapidly Implementable Activation
Thank You
Walk this Way!
The Broadway/Webster Project

Christina Ferracane
City of Oakland, Planning and Building Department
Three fantastic, walkable neighborhoods lie adjacent to each other.

Chinatown

Old Oakland

Jack London
But they are severed from one another by I-880
Call for Proposals: Transform the areas under, around and through Broadway and Webster Street Underpasses
Oakland is a city of underpasses
MULTI-DISCIPLINARY TEAMS:
- Urban Design
- Landscape Architect
- Transportation Engineer
- Sound Expert
- Public Engagement Expertise
- Structural Engineer
- Lighting Designer
- Environmental

SCOPE:
Will complete 2 phases of design:

1. Detailed design drawings for Broadway and Webster St.
   - Toolkit for other I-880 underpasses
   - Community engagement
   - Construction drawings (35%)

2. Construction documents for bidding (100%)

Formulate budget and pursue funding
Timeline:

- Stewardship Meeting
- Engage Key Stakeholders
- Issue RFP
- RFP deadline
- Select Design Team
- Design Phase Begins

- July
- August - October 2016
- October
- December
- February - May 2017
- August 2017

July/August - October 2016: Stewardship Meeting
Engage Key Stakeholders
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August 2017: Design Phase Begins
Transforming Broadway and Webster into gateways is possible.
Birmingham, Alabama

Lighting can enliven low horizontal spaces
National Gallery underground tunnel, Washington D.C.

Lighting can enliven low horizontal spaces.
San Jose, California

Lighting can enliven low horizontal spaces
Brooklyn Bridge anchorage tunnel, NYC

Lighting can also be used outside to create a gateway
Simple interventions can reimagine dull spaces.
Philadelphia, Pennsylvania

Projections can activate dark spaces
Chicago, Illinois

Interventions can turn unsafe spaces into inviting ones
Seattle, Washington

Interactive sculptures can be fun for communities and visitors
Interventions can expand beyond the space below underpasses.
Auckland, New Zealand

Color and furniture create a pedestrian-friendly passageway
Wayfinding and signage welcome you into a neighborhood
Melbourne, Australia

Underpasses can be reclaimed for recreation
Philadelphia, Pennsylvania

Murals, signage and public art can draw people in.
Wuppertal, Germany

Murals, signage and public art can draw people in
Academy of Art University - Chau Ngo
Academy of Art University - Chau Ngo
SERVICES
Resource Center for Homeless Residents

Existing Conditions
The existing site is a vacant, city-owned patch of grass surrounded by chainlink fencing. At last count, 20 homeless households were situated adjacent to and across from this site.

A Protected Space
The center will consist of a weather-resistant canopy over half the site, a personal storage space, an outdoor recreation area, and clean and safe showers, bathrooms, and laundry facilities.

Resource Provision
Amenities at the service center are based on needs determined from interviews conducted with area homeless residents:
- Basic medical resources and needle exchange
- Clean showers, bathrooms, and laundry facilities
- Lockers for secure storage of personal belongings
- Regular trash collection
- On-site social workers and legal counselors

Roughly 90 homeless households live under and around I-880. Plans to redesign the corridor risk displacing them. A service center addresses that risk while permanent housing is being developed.
Ideas + Action for a Better City
learn more at SPUR.org

tweet about this event:
@SPUR_Urbanist
#WalkThisWay