

ATTACHMENT G

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
17.136.075 C, 3a: Design Guidelines Requiring New Construction to Demonstrate Equal or Superior Design Quality of the Replacement Structure			
2.3.6	New mid-rise separation	Y	A Separation Of No Less Than 50' For Not Less Than 75% Of The Building A Frontage Has Been Provided Between Buildings A And B To Allow For Daylight Access Into The Open Space Between The Buildings
2.3.7	New buildings setbacks from Macky Hall	Y	All New Buildings Have Been Located On Site To Provide Building Separations From Macky Hall Similar To The Existing Condition Of Building Separation From The Nearest California College Of The Arts Period Buildings. No New Buildings Have Been Sited To The West Of Macky Hall To Maintain The Existing Macky Hall View Corridor
2.3.8	New buildings setbacks from Carriage House	Y	No New Buildings Have Been Sited Within The Required Setbacks From The Relocated And Reoriented Carriage House Building, Consistent With The Existing Relationship Between The Carriage House And The Nearest Buildings Of The California College Of The Arts Period.
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.3.11	Reduced height requirements surrounding Macky Hall	Y	New Building Heights Within The Reduced Height Zone Surrounding Macky Hall Comply With Guideline Requirements In Order To Allow Macky Hall To Stand Proud On The Site
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	Y	Responding To The Scale Of Nearby Multi-Family Residential Buildings, Setbacks And Reduced Heights Are Provided At New Building Facades Within 65' Of The Corner Of Broadway And Clifton Street
2.3.17	Clifton Street stepback	Y	Relating To The Scale Of Nearby Multi-Family Residential Buildings, New Buildings Along Clifton Street Provide An Average Setback Of 10' From The Site Boundary Above 75' In Height
2.3.20	Height datum reference to California College of the Arts Period buildings	Y	New Buildings Along The East Edge Of Building A And West Edge Of Building B Relate To The California College Of The Arts Period Architecture By Incorporating Height Datums At A Minimum Depth Of 2' Via The Use Of Changes In Plane, Stepbacks, Projections, Awnings, And Canopies
2.4.1	Building A use on Broadway	Y	A Minimum Of 50% Of The Ground Floor Length Along The West Edge Of Building A Is Dedicated To Commercial Use In Order To Provide Continuity Along The Commercial Corridor
2.4.3	Expressed entries	Y	Primary Ground Floor Entries At Commercial, Residential Amenities, And Lobbies Are Differentiated And Pronounced To Maintain Public Facing Visibility Through The Use Of Massing Projections, Recesses, And Extended Horizontal Elements In Keeping With The Architecture Of The California College Of The Arts Period Buildings
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.7	Building base rhythm	Y	New Building Bases Adjacent To Open Space And Streets Create A Rhythm Similar To College Avenue To Establish A Pedestrian Scale Relationship
2.5.1	Organization of fenestration	Y	Fenestration Within The New Buildings Has Been Organized Along Clear Horizontal And Vertical Datums Consistent With The Modernist Architecture Of The California College Of The Arts Period.
2.5.2	Proportion of fenestration at the base	Y	A Higher Proportion Of Transparency & Openings Has Been Provided At The Base Of New Buildings To Support Indoor-Outdoor Connections And Visibility Between New Buildings And Open Spaces Similar To Storefronts Along College Avenue And Broadway
2.5.4	Glazing units scale	Y	Glazing Units In New Buildings Have Been Designed At A Scale To Meet Both Bird-Safe Design Goals And To Reflect Horizontal Spacing Of Mullions Similar To Other Multi-Story Residential Buildings Along Broadway Terrace. No Expansive Segments Of Curtain Wall Measuring 30' In Any Direction Are Incorporated Into The Design Of New Buildings
2.5.5	Minimum window depth	Y	All Windows In The Mid-Rise Portion Of New Buildings Include A Minimum Depth Of 2" Between The Façade Edge And Glazing Panel, Producing A Shadow Line Within Each Opening Reflecting The Residential Architectural Language Within Rockridge

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2.5.6	Enhanced opening depth	Y	Opening Depth Exceeds The Baseline Depth Requirements For A Minimum Of 35% Of Openings Within Mid-Rise Levels At Priority Height Locations.
2.5.7	New building differentiation	Y	Adjacent And Facing New Buildings Incorporate Different Façade Systems To Reflect The Variety Found In California College Of The Arts Period Architecture
2.5.8	Visible Craftsmanship	Y	Design Quality And Craftsmanship Is Demonstrated Through The Exposed Assembly Of Structural Elements And Material Changes, Similar To The California College Of The Arts Period Buildings.
2.5.9	Residential Balconies	Y	Residential Balconies Provided Along The East Edge Of Building B Project A Minimum Depth Of 12" From The Primary Façade To Allow For Articulation Of The Building Massing And In Response To The Character Of Adjacent Residential Buildings
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space

17.136.075 C, 3b - Criteria i: Design Guidelines Demonstrating the Replacement Project is Compatible with the District

2.1.3	Macky Hall location	Y	Macky Hall Will Be Maintained In Its Current Location And On Its Existing Footprint To Maintain The Historic Significance And Integrity Of The Building On This Site
2.1.4	Carriage House relocation	Y	As shown in the project site plan, the Carriage House will be relocated on site in a manner as retains its status as a contributor to the National Register by maintaining it's compatibility with the Early Eastate Period and California College of the Arts Period
2.1.5	Carriage House structural improvements for relocation	Y	Prior To Being Relocated On Site The Carriage House Will Undergo Structural Upgrades To Ensure Stability Before, During, And After The Relocation Of The Building. The Exterior Appearance Will Not Be Altered In Any Way By The Structural Improvements
2.3.1	Cumulative building footprint	Y	The Cumulative Building Footprint Of New And Rehabilitated Buildings On Site Will Not Exceed 55% Of The Total Site Area.
2.3.2	New building locations	Y	New Buildings In The Plan Are Limited To The Site Boundaries Of Building A And Building B, The Extents Of Which Are Similar To The Siting Of Existing California College Of The Arts Period Building Footprints And The Existing Parking Lot At The Corner Of Clifton And Broadway
2.3.3	Building A boundary	Y	The Buildable Area For Building A Is Limited To The Area Occupying The Footprints Of Existing College Buildings And The Campus Parking Lot At The Corner Of Clifton Street And Broadway, Enabling The Project To Provide A Stronger Streetwall Along Broadway And Improve The Site Condition To Better Meet The Intent Of The Corridor Guidelines
2.3.4	Building B boundary	Y	The Buildable Area For Building B Is Limited By The Boundaries Of Campus Era Building Located Along The East Side Of The Site
2.3.5	New building base separation	Y	Building A And Building B Will Be Separated By No Less Than 40' As Measured At The Base Of The Buildings, Reflecting The Similar Siting Of Buildings In The Existing Campus
2.3.6	New mid-rise separation	Y	A Separation Of No Less Than 50' For Not Less Than 75% Of The Building A Frontage Has Been Provided Between Buildings A And B To Allow For Daylight Access Into The Open Space Between The Buildings
2.3.7	New buildings setbacks from Macky Hall	Y	All New Buildings Have Been Located On Site To Provide Building Separations From Macky Hall Similar To The Existing Condition Of Building Separation From The Nearest California College Of The Arts Period Buildings. No New Buildings Have Been Sited To The West Of Macky Hall To Maintain The Existing Macky Hall View Corridor
2.3.8	New buildings setbacks from Carriage House	Y	No New Buildings Have Been Sited Within The Required Setbacks From The Relocated And Reoriented Carriage House Building, Consistent With The Existing Relationship Between The Carriage House And The Nearest Buildings Of The California College Of The Arts Period.
2.3.11	Reduced height requirements surrounding Macky Hall	Y	New Building Heights Within The Reduced Height Zone Surrounding Macky Hall Comply With Guideline Requirements In Order To Allow Macky Hall To Stand Proud On The Site

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2.3.12	Building B height reduction	Y	Providing A Transition To Both Macky Hall And The Adjacent Multi-Family Residential Building To The East, New Construction Within 175 Feet Of The Southern Property Line Will Not Exceed 80' In Height
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.20	Height datum reference to California College of the Arts Period buildings	Y	New Buildings Along The East Edge Of Building A And West Edge Of Building B Relate To The California College Of The Arts Period Architecture By Incorporating Height Datums At A Minimum Depth Of 2' Via The Use Of Changes In Plane, Stepbacks, Projections, Awnings, And Canopies
2.4.3	Expressed entries	Y	Primary Ground Floor Entries At Commercial, Residential Amenities, And Lobbies Are Differentiated And Pronounced To Maintain Public Facing Visibility Through The Use Of Massing Projections, Recesses, And Extended Horizontal Elements In Keeping With The Architecture Of The California College Of The Arts Period Buildings
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.9	Neighborhood Paseo horizontal elements	Y	Ground Floor Residential Unit Entries Fronting The Neighborhood Paseo Include Architectural Elements Reflective Of Rockridge Streetscapes And Are Modest In Scale, Framing The Entry Or Individual Opening Similar To The Style Of Craftsman Homes In Rockridge
2.5.1	Organization of fenestration	Y	Fenestration Within The New Buildings Has Been Organized Along Clear Horizontal And Vertical Datums Consistent With The Modernist Architecture Of The California College Of The Arts Period.
2.5.2	Proportion of fenestration at the base	Y	A Higher Proportion Of Transparency & Openings Has Been Provided At The Base Of New Buildings To Support Indoor-Outdoor Connections And Visibility Between New Buildings And Open Spaces Similar To Storefronts Along College Avenue And Broadway
2.5.4	Glazing units scale	Y	Glazing Units In New Buildings Have Been Designed At A Scale To Meet Both Bird-Safe Design Goals And To Reflect Horizontal Spacing Of Mullions Similar To Other Multi-Story Residential Buildings Along Broadway Terrace. No Expansive Segments Of Curtain Wall Measuring 30' In Any Direction Are Incorporated Into The Design Of New Buildings
2.5.5	Minimum window depth	Y	All Windows In The Mid-Rise Portion Of New Buildings Include A Minimum Depth Of 2" Between The Façade Edge And Glazing Panel, Producing A Shadow Line Within Each Opening Reflecting The Residential Architectural Language Within Rockridge
2.5.6	Enhanced opening depth	Y	Opening Depth Exceeds The Baseline Depth Requirements For A Minimum Of 35% Of Openings Within Mid-Rise Levels At Priority Height Locations.
2.5.7	New building differentiation	Y	Adjacent And Facing New Buildings Incorporate Different Façade Systems To Reflect The Variety Found In California College Of The Arts Period Architecture
2.5.8	Visible Craftsmanship	Y	Design Quality And Craftsmanship Is Demonstrated Through The Exposed Assembly Of Structural Elements And Material Changes, Similar To The California College Of The Arts Period Buildings.
2.5.9	Residential Balconies	Y	Residential Balconies Provided Along The East Edge Of Building B Project A Minimum Depth Of 12" From The Primary Façade To Allow For Articulation Of The Building Massing And In Response To The Character Of Adjacent Residential Buildings
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
3.1.1	Primary facade of Macky Hall	Y	The Western And Eastern Facades Of Macky Hall Are Visually Emphasized Through The Design Of The Site Open Space, With The Western Façade Maintaining Its Function As The Primary Façade And Entrance
3.4.4	Primary pedestrian paths	Y	A Network Of Primary Paths Serves As The Main Circulation Route Through The Publicly-Accessible Open Spaces, Keeping With The Circulation Patterns In The California College Of The Arts Period Landscape
3.4.7	Vehicular access and drop-off	Y	Vehicular Access Is Limited To The North Edge Of The Site, Retaining A Car-Free Paseo And Core Similar To The Existing Campus

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
17.136.075 C, 3b - Criteria ii: Design Guidelines Require New Construction that Reflects the Widths and Rhythms of the Facades on the Street and Entrances that Reflect the Patterns on the Street			
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	Y	Responding To The Scale Of Nearby Multi-Family Residential Buildings, Setbacks And Reduced Heights Are Provided At New Building Facades Within 65' Of The Corner Of Broadway And Clifton Street
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.17	Clifton Street setback	Y	Relating To The Scale Of Nearby Multi-Family Residential Buildings, New Buildings Along Clifton Street Provide An Average Setback Of 10' From The Site Boundary Above 75' In Height
2.3.19	West facade of Building B setbacks	Y	Above 65' In Height The West Façade Of Building B Features A Setback To Reduce The Perceived Height Within The Neighborhood Paseo And Adjacent To Macky Hall
2.3.21	Mid-Rise Façade Rhythm	Y	Where required, subdivided mid-rise volumes feature rhythms in façade articulation that are between 25'-50' in width to respond to the approximate width of California College of the Art Period buildings and adjacent residential
2.4.1	Building A use on Broadway	Y	A Minimum Of 50% Of The Ground Floor Length Along The West Edge Of Building A Is Dedicated To Commercial Use In Order To Provide Continuity Along The Commercial Corridor
2.4.2	Minimum building entries	Y	Responding To The Pattern Of Lot Widths And Entries Along College Avenue, New Building Facades Adjacent To Open Space Provide Entries At No Less Than The Frequency Outlined In The Design Guidelines For The Site
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.7	Building base rhythm	Y	New Building Bases Adjacent To Open Space And Streets Create A Rhythm Similar To College Avenue To Establish A Pedestrian Scale Relationship
2.4.8	Building base interface at Broadway Wall	Y	Upholding The Broadway Wall'S Purpose As The Edge Defining Piece Of The Site, The Base Levels Along The West Edge Of Building A Shall Appear Separate From And Visually Subsidiary To The Broadway Wall
2.5.1	Organization of fenestration	Y	Fenestration Within The New Buildings Has Been Organized Along Clear Horizontal And Vertical Datums Consistent With The Modernist Architecture Of The California College Of The Arts Period.
2.5.12	Building Base Color Palette	Y	Providing Visual Cohesion And Reflective Of The Nature Of An Arts Campus, Decorative Moments For Colors And Murals Are Incorporated Into The Base Of New Buildings.
3.4.3	Transition space at residential entrances	Y	A Transition Space Of 4'-8' In Depth Is Provided At Locations Where Ground Level Residential Unit Entries Interface With Publicly-Accessible Open Space Or Public Streets
17.136.075 C, 3b - Criteria iii: Design Guidelines Demonstrate that the Replacement Project Provides High Visual Interest that Reflects or Enhances the Level and Quality of the District			
2.1.7	Macky Hall design, materials, and workmanship	Y	All Exterior Improvements And Modifications To Macky Hall Will Match The Design, Materials And Workmanship As Recorded In The Hre And The National Register
2.1.8	Macky Hall windows	Y	An energy analysis will be performed to determine the most effective way to reduce energy use at Macky Hall. If alternative measure are shown to be less effective, the windows will be reglazed to improve the energy efficiency of
2.1.9	Macky Hall exterior paint	Y	If a change to the existing color scheme of Macky Hall is desired, the revision will be based upon a historical analysis of the building by a paint conservator
2.1.10	Carriage House design, materials, workmanship	Y	During the relocation of the Carriage House none of the following elements of the building will be altered: exterior walls and roof, façade composition except for new openings approved per design guideline 2.1.11, architectural details such as siding, brackets, and trim.

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2.1.11	Carriage House new openings	Y	New openings added to the Carriage House building are located, as permitted, on the HRE-identified east façade in keeping with the size and design of the Early Estate Period carriage entrance.
2.1.12	Carriage House exterior paint	Y	If a change to the existing color scheme of the Carriage House is desired, the revision will be based upon a historical analysis of the building by a paint conservator. The paint color of the Carriage House will match the same era of color that Macky Hall will be painted
2.1.13	Carriage House interior partitions	Y	Revisions to the interior of the Carriage House will be verified to conform with the Secretary of the Interior's Standards for Rehabilitation and limited to those elements which are not original to the building
2.2.1	Preferred retained structures	Y	Proposed plans do not envision additional structures beyond Macky Hall and the Carriage House to be retained on site
2.2.2	California College of the Arts Period building relocation	Y	The Carriage House is proposed to be relocated in a way as complies with this guideline. The relocation will not create a false sense of history, interfere with the siting of Macky Hall, or be located within 20' of the Broadway Wall
2.2.3	California College of the Arts Period buildings' character-defining features	Y	The relocation of the Carriage House will not include any alteration of character defining features that convey its historic significance. If any features are damaged or lost during relocation, replacement of features will be in-kind
2.2.4	New Buildings setback from California College of the Arts Period buildings	Y	The siting of all new buildings complies with the setback requirements from any retained and/or relocated California College of the Arts Period buildings
2.3.10	Priority height locations	Y	Each building is designed to incorporate priority height locations, creating varied rooflines and visual interest which align vertically with building use and entries
2.4.5	Entry along hillside	Y	Multiple building entries with access to two or more floors are provided at the North and South sides of Building A, reflecting the hillside topography
2.4.10	Limiting blank walls	Y	No more than 20 percent of each new building elevation adjacent to streets or open spaces will meet the definition of a blank wall as defined in these guidelines
2.5.7	New building differentiation	Y	Adjacent And Facing New Buildings Incorporate Different Façade Systems To Reflect The Variety Found In California College Of The Arts Period Architecture
2.5.8	Visible Craftsmanship	Y	Design Quality And Craftsmanship Is Demonstrated Through The Exposed Assembly Of Structural Elements And Material Changes, Similar To The California College Of The Arts Period Buildings.
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
2.5.12	Building Base Color Palette	Y	Providing Visual Cohesion And Reflective Of The Nature Of An Arts Campus, Decorative Moments For Colors And Murals Are Incorporated Into The Base Of New Buildings.
3.1.2	Planting north and south of Macky Hall	Y	The North and South of Macky Hall will feature landscape design, plantings, and retention of heritage trees in keeping with the existing condition of a more intimate and close-range view and experience of the building
3.1.3	Visual connection between Macky Hall and Carriage House	Y	The relationship between Macky Hall and the Carriage house will be stronger than their relationship to new buildings on site, with the relocated Carriage House remaining secondary in relation to Macky Hall
3.1.4	Grade relationship between Macky Hall and Carriage House	Y	The finished floor elevation of Macky Hall will be maintained and remain at a higher topographical position in relation to the relocated Carriage House building, retaining the historical prominence of Macky Hall
3.1.5	Carriage House planting	Y	The landscape design surrounding the relocated Carriage House will maintain its setting embedded within the landscape and plantings as it was in the California college of the Arts Period and the Early Estate Period
3.1.6	Carriage House circulation	Y	Access to the Carriage House will be provided via secondary pedestrian paths from Macky Lawn and Macky Hall, similar to paths during the California College of the Arts Period
3.2.1	Broadway Wall retention and rehabilitation	Y	The Broadway Wall and Stairs will be retained and rehabilitated in compliance with the Secretary of the
3.2.5	New openings in the Broadway Wall	Y	New openings in the Broadway Wall to provide accessible access to the publicly-accessible open spaces and to provide access to Building A will be no more than 1' wider than required and will be visibly narrower than the Carriage Entrance
3.3.1	Macky Lawn retention	Y	Macky Lawn will be maintained as a gradually sloping, open grass lawn of roughly 8,000 square feet, maintaining its role as the front lawn to Macky Hall and the main social space within the site

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3.3.2	Macky Hall View Corridor	Y	The Macky Hall View Corridor will be retained as described in the HRE, preserving views of Macky Hall from Broadway and College Avenue
3.3.3	Macky Hall approach	Y	Open space design between the Broadway Stairs, Macky Lawn, and Macky Hall emphasizes the main entry and porch of Macky Hall along with the main entrance to the site at the Broadway Stairs
3.3.4	Retention of API contributing landscape features	Y	Three of the five remaining API contributing landscape features listed in the HRE will remain within the publicly-accessible open space of the site.
3.3.5	Retention of Carnegie Bricks	Y	Carnegie Bricks will be salvaged and retained as a contributing landscape feature on site
3.3.6	Additional art retention	Y	No less than four additional art pieces and artifacts will be retained in the publicly-accessible open space of the site. For any retained found pieces, consultation with the original creator and/or an art conservator will be performed
3.3.8	Commemoration of site history	Y	The proposed project will include a publicly-accessible space where the site's history will be displayed and exhibited
3.4.4	Primary pedestrian paths	Y	A Network Of Primary Paths Serves As The Main Circulation Route Through The Publicly-Accessible Open Spaces, Keeping With The Circulation Patterns In The California College Of The Arts Period Landscape
3.4.6	Framed vistas	Y	The landscape design of the site will create no less than two framed vistas of the prominent views available from the site
3.4.7	Vehicular access and drop-off	Y	Vehicular Access Is Limited To The North Edge Of The Site, Retaining A Car-Free Paseo And Core Similar To The Existing Campus
3.4.8	Arts and educational programming	Y	Arts and education programming within the site will be a featured aspect of permanent and/or rotating programming to retain the spirit of the teaching, making, and learning activities of the California College of the Arts Period
3.5.1	Priority planting zones	Y	The presence of the new open space will be accentuated by concentrations of plantings within the priority planting zones identified. These plantings will also increase shade and wind protection, and buffer traffic noise from Broadway Avenue
3.5.5	Campus heritage trees	Y	A Tree Preservation Plan has been provided showing the number and location of healthy and mature heritage trees that will be preserved on site, providing a sense of the long-standing history of the site

17.136.075 C, 3b - Criteria iv: Design Guidelines Require New Construction and Open Space to Enrich the Historic Character of the District			
2.2.5	Commemoration of California College of the Arts Period architecture	Y	Any elements repurposed from the California College of the Arts Period buildings will be presented with context, through signage and/or plaques, to understand their original form and significance
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.4.11	Facade art treatments	Y	The project will include the incorporation of facade art on building facades identified where the facade length is greater than 25' in length without fenestration
3.2.6	Commemoration of removed Broadway Wall segments	Y	Any removed portions of the Broadway Wall will be commemorated using methods such as in-place markings, changes in material or pattern, or the installation of a new feature such as flush lighting at grade
3.3.6	Additional art retention	Y	No less than four additional art pieces and artifacts will be retained in the publicly-accessible open space of the site. For any retained found pieces, consultation with the original creator and/or an art conservator will be performed
3.3.8	Commemoration of site history	Y	The proposed project will include a publicly-accessible space where the site's history will be displayed and exhibited
3.4.1	Open Space Program Areas	Y	In addition to retaining Macky Lawn, the project will provide additional open space program areas at the Neighborhood Paseo and Central Plaza, supporting the characteristics of the California College of the Arts Period
3.4.2	Nature discovery and play	Y	A Nature Discovery and Play area is provided in the project site design, providing programming for sensory learning and education of the local ecology through the integration of play and nature
3.4.8	Arts and educational programming	Y	Arts and education programming within the site will be a featured aspect of permanent and/or rotating programming to retain the spirit of the teaching, making, and learning activities of the California College of the Arts Period
3.4.9	Educational signage	Y	Signage highlighting the site's California College of the Arts Period history and significance will be included throughout the landscape.

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17.136.075 C, 3b - Criteria v: Design Guidelines Require New construction and Open Space to Demonstrate Visual Cohesiveness of the District			
2.3.10	Priority height locations		Each building is designed to incorporate priority height locations, creating varied rooflines and visual interest which align vertically with building use and entries
2.3.13	Reduced height at the intersection of Broadway and Clifton Street	Y	Responding To The Scale Of Nearby Multi-Family Residential Buildings, Setbacks And Reduced Heights Are Provided At New Building Facades Within 65' Of The Corner Of Broadway And Clifton Street
2.3.14	Roof Profile	Y	Roofs of new buildings are all flat roofs, referencing the roof profiles of California College of the Arts Period buildings
2.3.15	Articulated rooflines	Y	At all building elevations over 70' in length roofline articulation is incorporated to reflect the variety of roofline conditions seen in Rockridge
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.17	Clifton Street setback	Y	Relating To The Scale Of Nearby Multi-Family Residential Buildings, New Buildings Along Clifton Street Provide An Average Setback Of 10' From The Site Boundary Above 75' In Height
2.3.18	Open space setbacks	Y	Southern building elevations facing open space on Building A provide a setback of no less than 10' from the site boundary above 75' to increase solar access
2.3.19	West facade of Building B setbacks	Y	Above 65' In Height The West Façade Of Building B Features A Stepback To Reduce The Perceived Height Within The Neighborhood Paseo And Adjacent To Macky Hall
2.3.21	Mid-Rise Façade Rhythm	Y	Where required, subdivided mid-rise volumes feature rhythms in façade articulation that are between 25'-50' in width to respond to the approximate width of California College of the Art Period buildings and adjacent residential
2.4.4	Referencing historic elevations	Y	The design and massing of the west edge of Building B features massing step-downs at three different heights, referencing the variation in finished floor elevations of the California College of the Arts Period Buildings
2.4.5	Entry along hillside	Y	Multiple building entries with access to two or more floors are provided at the North and South sides of Building A, reflecting the hillside topography
2.4.6	Defined building base	Y	All New Buildings Provide A Defined Building Base Responding To The Heights Represented Along College Avenue And The California College Of The Arts Period Buildings.
2.4.7	Building base rhythm	Y	New Building Bases Adjacent To Open Space And Streets Create A Rhythm Similar To College Avenue To Establish A Pedestrian Scale Relationship
2.5.3	Vertical volume expression	Y	Priority height locations in the buildings are accentuated via the use of vertically oriented architectural features including the application of accent materials and aligned, vertically oriented fenestration and massing
2.5.10	Material palette	Y	New Buildings Incorporate High Quality, Durable Materials At The Building Base For A Cumulative Area Of 20% Of All Elevations Facing The Street Or Open Space
2.5.11	Mid-rise material reference to contextual landmarks	Y	The project utilized light colored materials within the midrise portion of the new construction, continuing the similar character of other prominent buildings in the Berkeley Hills
2.5.12	Building Base Color Palette	Y	Providing Visual Cohesion And Reflective Of The Nature Of An Arts Campus, Decorative Moments For Colors And Murals Are Incorporated Into The Base Of New Buildings.
3.2.4	Carriage Entrance Sign	Y	The Carriage Entrance Sign will be rehabilitated and used at the location of the Carriage Gate entry of the Broadway Wall
3.5.5	Campus heritage trees	Y	A Tree Preservation Plan has been provided showing the number and location of healthy and mature heritage trees that will be preserved on site, providing a sense of the long-standing history of the site
3.5.6	New buildings setback from campus heritage trees	Y	All new buildings are sited to be located no less than 12' from the dripline of preserved campus heritage trees, except for where an arborist has provided written direction of approved strategies to protect tree health
3.5.7	Reuse of removed sequoia trees	Y	The two Sequoia stumps will be reused on site to reference their history as contributing landscape features of the Early Estate Period
3.4.5	Secondary pedestrian paths	Y	A network of secondary pedestrian paths are provided in the project's landscape design, continuing a characteristic feature of the site during the California College of the Arts
3.4.6	Framed vistas	Y	The landscape design of the site will create no less than two framed vistas of the prominent views available from the site

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.5.1	Priority planting zones	Y	The presence of the new open space will be accentuated by concentrations of plantings within the priority planting zones identified. These plantings will also increase shade and wind protection, and buffer traffic noise from Broadway Avenue
3.5.2	Plant species for enhanced regional ecological systems	Y	All proposed new trees and plantings in the provided plant lists are composed exclusively of native species or drought-adapted, non-invasive species which relate to the retained plantings from the California College of the Arts Period and respond to the local context
3.5.3	Preferred trellis planting	Y	Planting, such as vines, will be featured at areas with trellises and other secondary structures along open spaces, to provide a vegetated transition in scale and privacy to new buildings and ground floor units
3.5.4	Limited lawn	Y	Except for Macky Lawn, no lawn will be used as groundcover on site, in keeping with the California College of the Arts Period landscape
3.5.8	Open space hardscape material palette	Y	No asphalt will be used as hardscape material on site to reduce the urban heat island effect. Instead, the hardscape material palette will feature concrete paving, new and salvaged unit masonry, wood decking, and other materials which relate to the California College of the Arts Period
3.5.9	Color palette	Y	Keeping with the color palette of the California College of the Arts Period landscape, the project open space hardscape color palette will be limited to natural and earthen tones - except for areas dedicated to the display of arts and artifacts where accent colors will be allowed
3.5.10	Material application	Y	A variety of materials and paving applications will be utilized on site, in line with the character of the California College of the Arts Period landscape
3.5.11	Preferred materials for nature and discovery play	Y	Within the Nature and Discovery Play Area all equipment and furnishings will incorporate natural materials such as rope, wood, and rocks or stones

17.136.075 C, 3 - Criteria vi: The Replacement Project Will Not Cause the District to Lose its Current Historic Status

This Criteria will be addressed in a variance

17.136.070 C - Criteria 1: Design Guidelines Demonstrate that Exterior Features of the Designated Landmark Will Not Be Adversely Affected

2.1.1	Rehabilitation requirements for retained buildings contributing to the Oakland Landmark	Y	Both buildings that will be rehabilitated and retained on site, Macky Hall and the Carriage House, will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
2.1.2	Review of rehabilitation drawings	Y	A professional that meets the Secretary of the Interior's Professional Standards in Architecture or Historic Architecture will review for compliance drawings related to the rehabilitation design of Macky Hall and the Carriage
2.1.7	Macky Hall design, materials, and workmanship	Y	All Exterior Improvements And Modifications To Macky Hall Will Match The Design, Materials And Workmanship As Recorded In The Hre And The National Register
2.1.8	Macky Hall windows	Y	An energy analysis will be performed to determine the most effective way to reduce energy use at Macky Hall. If alternative measure are shown to be less effective, the windows will be reglazed to improve the energy efficiency of
2.1.9	Macky Hall exterior paint	Y	If a change to the existing color scheme of Macky Hall is desired, the revision will be based upon a historical analysis of the building by a paint conservator
2.1.10	Carriage House design, materials, workmanship	Y	During the relocation of the Carriage House none of the following elements of the building will be altered: exterior walls and roof, façade composition except for new openings approved per design guideline 2.1.11, architectural details such as siding, brackets, and trim.
2.1.11	Carriage House new openings	Y	New openings added to the Carriage House building are located, as permitted, on the HRE-identified east façade in keeping with the size and design of the Early Estate Period carriage entrance.
2.1.12	Carriage House exterior paint	Y	If a change to the existing color scheme of the Carriage House is desired, the revision will be based upon a historical analysis of the building by a paint conservator. The paint color of the Carriage House will match the same era of color that Macky Hall will be painted
3.2.1	Broadway Wall retention and rehabilitation	Y	The Broadway Wall and Stairs will be retained and rehabilitated in compliance with the Secretary of the
3.2.2	Broadway Wall openings	Y	The current openings along the Broadway wall, at the Broadway Stairs and the Carriage Entrance, will remain as a means of access to the site
3.2.3	Carriage Entrance	Y	Character defining features of the Carriage Entrance will not be altered when the Carriage Entrance is refurbished

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.2.5	New openings in the Broadway Wall	Y	New openings in the Broadway Wall to provide accessible access to the publicly-accessible open spaces and to provide access to Building A will be no more than 1' wider than required and will be visibly narrower than the Carriage Entrance
3.2.8	Broadway Wall bay modifications	Y	No more than 25% of the Broadway Wall north of the Broadway Stairs will be altered and any alterations will maintain complementary, nonobtrusive materials
3.2.11	Broadway Wall visibility and greening limits	Y	Planting surrounding the Broadway Wall will be limited to planters, vines, or groundcover and no less than 50% of the western edge of the wall will be kept clear of any plantings. No plantings will block any access paths or entrances.
3.2.12	Broadway Wall interface	Y	Appropriate strategies to manage a safe transition in grade from the east side of the Broadway Wall to the adjacent sidewalk on the west side will be utilized. If guardrails are used they will not be opaque in a manner that appears to extend the height of the Broadway Wall
3.3.5	Retention of Carnegie Bricks	Y	Carnegie Bricks will be salvaged and retained as a contributing landscape feature on site
3.3.7	Eucalyptus Row	Y	
17.136.070 C - Criteria 2: Design Guidelines Demonstrate that the Landmark and Site Will Not Be Adversely Affected in their Setting			
2.1.3	Macky Hall location	Y	Macky Hall Will Be Maintained In Its Current Location And On Its Existing Footprint To Maintain The Historic Significance And Integrity Of The Building On This Site
2.1.4	Carriage House relocation	Y	As shown in the project site plan, the Carriage House will be relocated on site in a manner as retains its status as a contributor to the National Register by maintaining it's compatibility with the Early Easate Period and California College of the Arts Period
2.1.5	Carriage House structural improvements for relocation	Y	Prior To Being Relocated On Site The Carriage House Will Undergo Structural Upgrades To Ensure Stability Before, During, And After The Relocation Of The Building. The Exterior Appearance Will Not Be Altered In Any Way By The Structural Improvements
2.1.6	Macky Hall primary access	Y	The entrance at the west porch of Macky Hall, the historical primary entrance to the building, will remain operable following the rehabilitation of Macky Hall
2.3.7	New buildings setbacks from Macky Hall	Y	All New Buildings Have Been Located On Site To Provide Building Separations From Macky Hall Similar To The Existing Condition Of Building Separation From The Nearest California College Of The Arts Period Buildings. No New Buildings Have Been Sited To The West Of Macky Hall To Maintain The Existing Macky Hall View Corridor
2.3.8	New buildings setbacks from Carriage House	Y	No New Buildings Have Been Sited Within The Required Setbacks From The Relocated And Reoriented Carriage House Building, Consistent With The Existing Relationship Between The Carriage House And The Nearest Buildings Of The California College Of The Arts Period.
2.3.9	Broadway Wall new buildings setback	Y	Building A Is Set Back From The Broadway Wall Between 3'-5' At Residential Frontages And Up To 30' At Commercial Frontages To Enable Activity On Both Sides Of The Wall, Retain The Wall'S Distinction As A Unique Site Feature, And Establish A Strong Streetwall Presence On College Avenue
2.3.11	Reduced height requirements surrounding Macky Hall	Y	New Building Heights Within The Reduced Height Zone Surrounding Macky Hall Comply With Guideline Requirements In Order To Allow Macky Hall To Stand Proud On The Site
2.3.12	Building B height reduction	Y	Providing A Transition To Both Macky Hall And The Adjacent Multi-Family Residential Building To The East, New Construction Within 175 Feet Of The Southern Property Line Will Not Exceed 80' In Height
2.3.16	Subdividing mid-rise volumes	Y	Mid-Rise Levels Of New Buildings Are Subdivided Into Smaller Legible Volumes To Reduce The Perceived Scale Of The Buildings, Keeping With The Scale Of Development Along Broadway And Broadway Terrace
2.3.19	West facade of Building B setbacks	Y	Above 65' In Height The West Façade Of Building B Features A Stepback To Reduce The Perceived Height Within The Neighborhood Paseo And Adjacent To Macky Hall
2.4.8	Building base interface at Broadway Wall	Y	Upholding The Broadway Wall'S Purpose As The Edge Defining Piece Of The Site, The Base Levels Along The West Edge Of Building A Shall Appear Separate From And Visually Subsidiary To The Broadway Wall
2.5.13	Non-imitation Detailing	Y	Architectural details in new construction buildings will not replicate exact details from the architectural elements of the Treadwell Estate to avoid any false representation of the site's architectural history

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.1.1	Primary facade of Macky Hall	Y	The Western And Eastern Facades Of Macky Hall Are Visually Emphasized Through The Design Of The Site Open Space, With The Western Façade Maintaining Its Function As The Primary Façade And Entrance
3.1.2	Planting north and south of Macky Hall	Y	The North and South of Macky Hall will feature landscape design, plantings, and retention of heritage trees in keeping with the existing condition of a more intimate and close-range view and experience of the building
3.1.3	Visual connection between Macky Hall and Carriage House	Y	The relationship between Macky Hall and the Carriage house will be stronger than their relationship to new buildings on site, with the relocated Carriage House remaining secondary in relation to Macky Hall
3.1.4	Grade relationship between Macky Hall and Carriage House	Y	The finished floor elevation of Macky Hall will be maintained and remain at a higher topographical position in relation to the relocated Carriage House building, retaining the historical prominence of Macky Hall
3.1.5	Carriage House planting	Y	The landscape design surrounding the relocated Carriage House will maintain its setting embedded within the landscape and plantings as it was in the California college of the Arts Period and the Early Estate Period
3.1.6	Carriage House circulation	Y	Access to the Carriage House will be provided via secondary pedestrian paths from Macky Lawn and Macky Hall, similar to paths during the California College of the Arts Period
3.2.9	Visual prominence of the Broadway Wall	Y	Any new openings or seating elements in the Broadway Wall will be designed to be secondary to the wall itself
3.3.2	Macky Hall View Corridor	Y	The Macky Hall View Corridor will be retained as described in the HRE, preserving views of Macky Hall from Broadway and College Avenue
3.3.3	Macky Hall approach	Y	Open space design between the Broadway Stairs, Macky Lawn, and Macky Hall emphasizes the main entry and porch of Macky Hall along with the main entrance to the site at the Broadway Stairs
17.136.070 C - Criteria 3: Design Guidelines Demonstrate Conformance with the Secretary of the Interior's Standards			
2.1.1	Rehabilitation requirements for retained buildings contributing to the Oakland Landmark	Y	Both buildings that will be rehabilitated and retained on site, Macky Hall and the Carriage House, will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
2.1.2	Review of rehabilitation drawings	Y	A professional that meets the Secretary of the Interior's Professional Standards in Architecture or Historic Architecture will review for compliance drawings related to the rehabilitation design of macky Hall and the Carriage
2.1.4	Carriage House relocation	Y	As shown in the project site plan, the Carriage House will be relocated on site in a manner as retains its status as a contributor to the National Register by maintaining it's compatibility with the Early Eastate Period and California College of the Arts Period
2.1.5	Carriage House structural improvements for relocation	Y	Prior To Being Relocated On Site The Carriage House Will Undergo Structural Upgrades To Ensure Stability Before, During, And After The Relocation Of The Building. The Exterior Appearance Will Not Be Altered In Any Way By The Structural Improvements
2.1.7	Macky Hall design, materials, and workmanship	Y	All Exterior Improvements And Modifications To Macky Hall Will Match The Design, Materials And Workmanship As Recorded In The Hre And The National Register
2.1.8	Macky Hall windows	Y	An energy analysis will be performed to determine the most effective way to reduce energy use at Macky Hall. If alternative measure are shown to be less effective, the windows will be reglazed to improve the energy efficiency of
2.1.9	Macky Hall exterior paint	Y	If a change to the existing color scheme of Macky Hall is desired, the revision will be based upon a historical analysis of the building by a paint conservator
2.1.10	Carriage House design, materials, workmanship	Y	During the relocation of the Carriage House none of the following elements of the building will be altered: exterior walls and roof, façade composition except for new openings approved per design guideline 2.1.11, architectural details such as siding, brackets, and trim.
2.1.11	Carriage House new openings	Y	New openings added to the Carriage House building are located, as permitted, on the HRE-identified east façade in keeping with the size and design of the Early Estate Period carriage entrance.
2.1.12	Carriage House exterior paint	Y	If a change to the existing color scheme of the Carriage House is desired, the revision will be based upon a historical analysis of the building by a paint conservator. The paint color of the Carriage House will match the same era of color that Macky Hall will be painted
2.1.13	Carriage House interior partitions	Y	Revisions to the interior of the Carriage House will be verified to conform with the Secretary of the Interior's Standards for Rehabilitation and limited to those elements which are not original to the building

G #	GUIDELINE	COMPLIANCE: Y/N/EXCEPTION	COMPLIANCE NOTES
3.2.1	Broadway Wall retention and rehabilitation	Y	The Broadway Wall and Stairs will be retained and rehabilitated in compliance with the Secretary of the
3.2.6	Commemoration of removed Broadway Wall segments	Y	Any removed portions of the Broadway Wall will be commemorated using methods such as in-place markings, changes in material or pattern, or the installation of a new feature such as flush lighting at grade
3.2.7	Broadway Wall pilaster retention	Y	The original spacing and rhythm of the pilasters on the Broadway Wall will be retained. Any pilaster removed as permitted will be commemorated in line with the requirements of guideline 3.2.6
3.2.10	Broadway Wall intervention materials	Y	Any materials used in interventions or modifications to the Broadway Wall will be cohesive and complementary
3.3.8	Commemoration of site history	Y	The proposed project will include a publicly-accessible space where the site's history will be displayed and exhibited