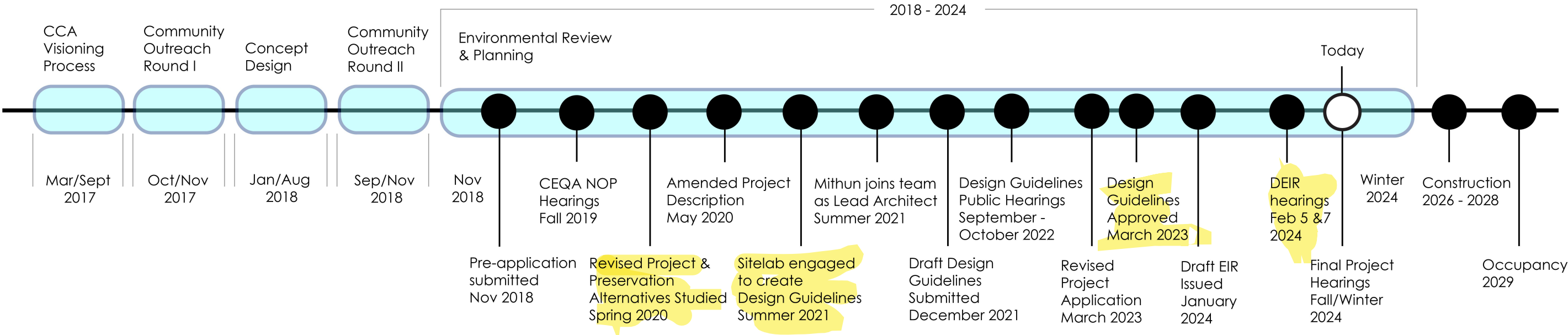


CCA PROJECT UPDATE



2017 - 2024

Overall Project Schedule





19 Stories



Building D

2018

Elimination of 190' Tower

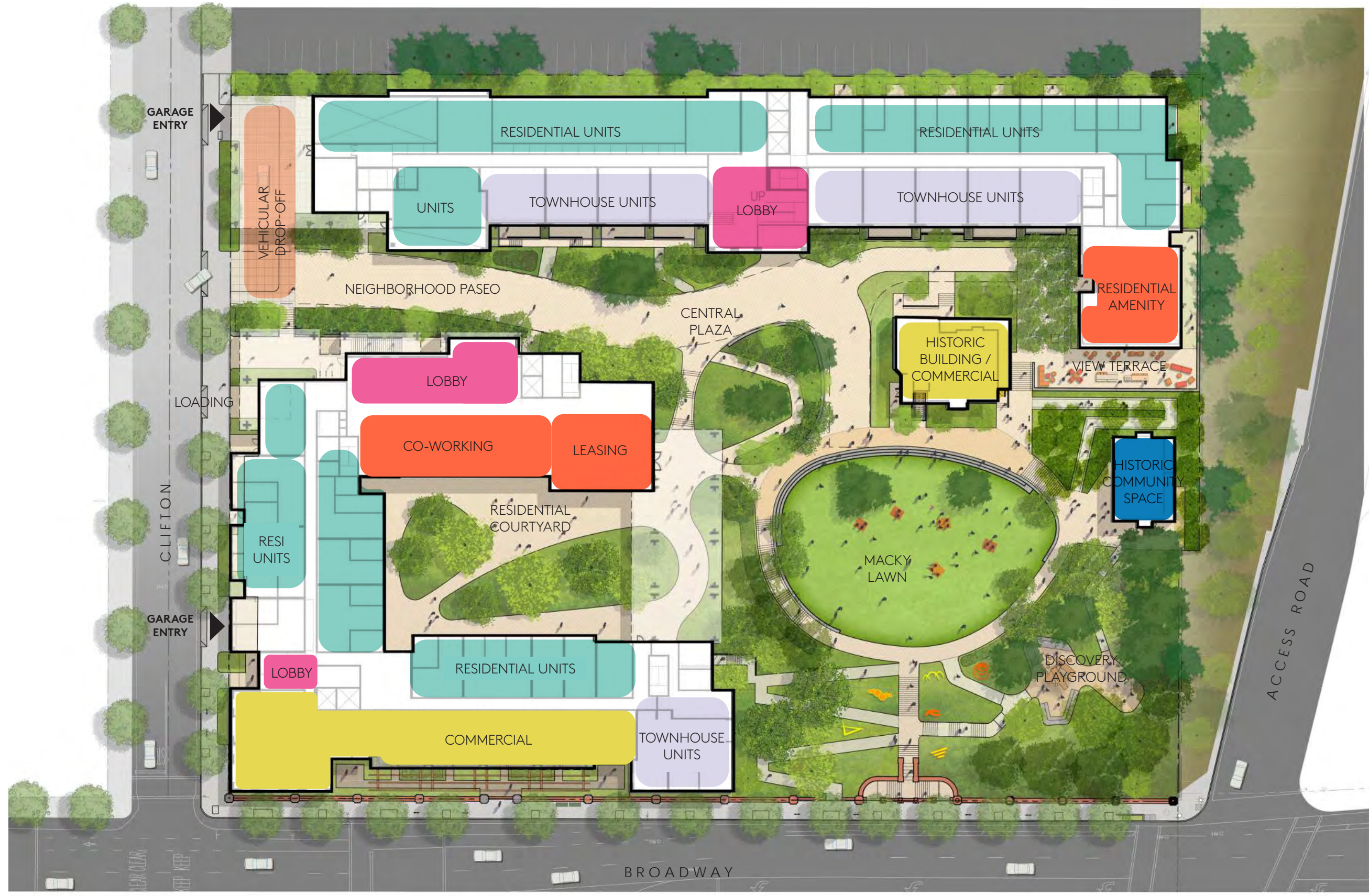


Elimination of Building D



2019

GROUND LEVEL USES



Existing Buildings Preliminary Rehabilitation Pricing Package California College of the Arts | Oakland Campus Site

March 13, 2020

2020 Planning Requested Study

1

BARCLAY SIMPSON SCULPTURE STUDIO – 2,800sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Iconic modernist building • High volume daylight interior space 	<ul style="list-style-type: none"> • Needs to be relocated for residential development • Highly specialized building • Very expensive and difficult (or maybe not possible) to move • No systems, so all new required • May be difficult to meet seismic and Title 24 requirements

2

SHAKLEE BUILDING – 14,263sf



Opportunities	Constraints
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Conflicts with new residential • Specialized uses and equipment

3

IRWIN STUDENT CENTER – 14,263sf



Opportunities	Constraints
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Conflicts with new residential



4

FACILITIES BUILDING – 1,683sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Strong identity and access from Clifton • Good for single user 	<ul style="list-style-type: none"> • Poor condition, requires full upgrades and repairs • Expensive rehab given small size • No ADA access to 2nd floor, so keep as storage

5

B BUILDING – 4,738sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Likely able to remove interior partitions to create large open floor area • Good daylight 	<ul style="list-style-type: none"> • New exterior and interior ADA access and improvements • No elevator • Exterior in poor condition • Need seismic upgrade and all new systems

6

OLIVER ART CENTER – 5,282sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Newer building may require less upgrades • Window can probably be added to provide view and daylight • Has an elevator • Potential to create open floor area 	<ul style="list-style-type: none"> • Little or no windows • ADA access issues at lobby



7

TREADWELL HALL – 10,475sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Large open floor area • Great character – exposed wood structure and CMU • Good daylight • May be eligible for historic tax credits 	<ul style="list-style-type: none"> • ADA site access • No elevator • Seismic upgrade may be challenging with CMU • Needs all new systems

8

MARTINEZ ANNEX – 4,870



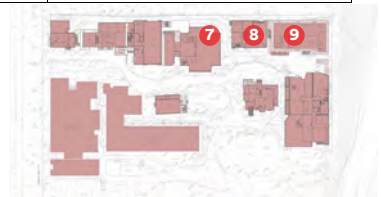
Opportunities	Constraints
<ul style="list-style-type: none"> • Non-bearing interior partitions can be removed to create open floor area • Windows can likely be added to exterior walls 	<ul style="list-style-type: none"> • Old metal building intended to temporary • No ADA access or elevator • Needs structural upgrade and all new systems • Limited daylight

9

MARTINEZ HALL – 7,079sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Large open floors • Good daylight on 2nd floor with roof clerestory windows • Potential for light and views if windows can be added • Exposed trusses and structure • May be eligible for historic tax credits 	<ul style="list-style-type: none"> • ADA site access and entries • No elevator • Historic may limit ability to add windows • Structural upgrade required • All new systems required



10

CARRIAGE HOUSE – 2,654sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Strong image and identity • Well suited for single user • May be able to add new windows following original construction 	<ul style="list-style-type: none"> • Needs to be moved for new residential • High cost for relocation and improvements given small size • Probably requires elevator to make 2nd floor usable

11

MACKY HALL – 6,300sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Easy to continue use for office • Fully renovated • Strong image and identity • Eligible for historic tax credits 	<ul style="list-style-type: none"> • Inefficient layout may limit rent • May need some additional restoration work • May need ADA improvements

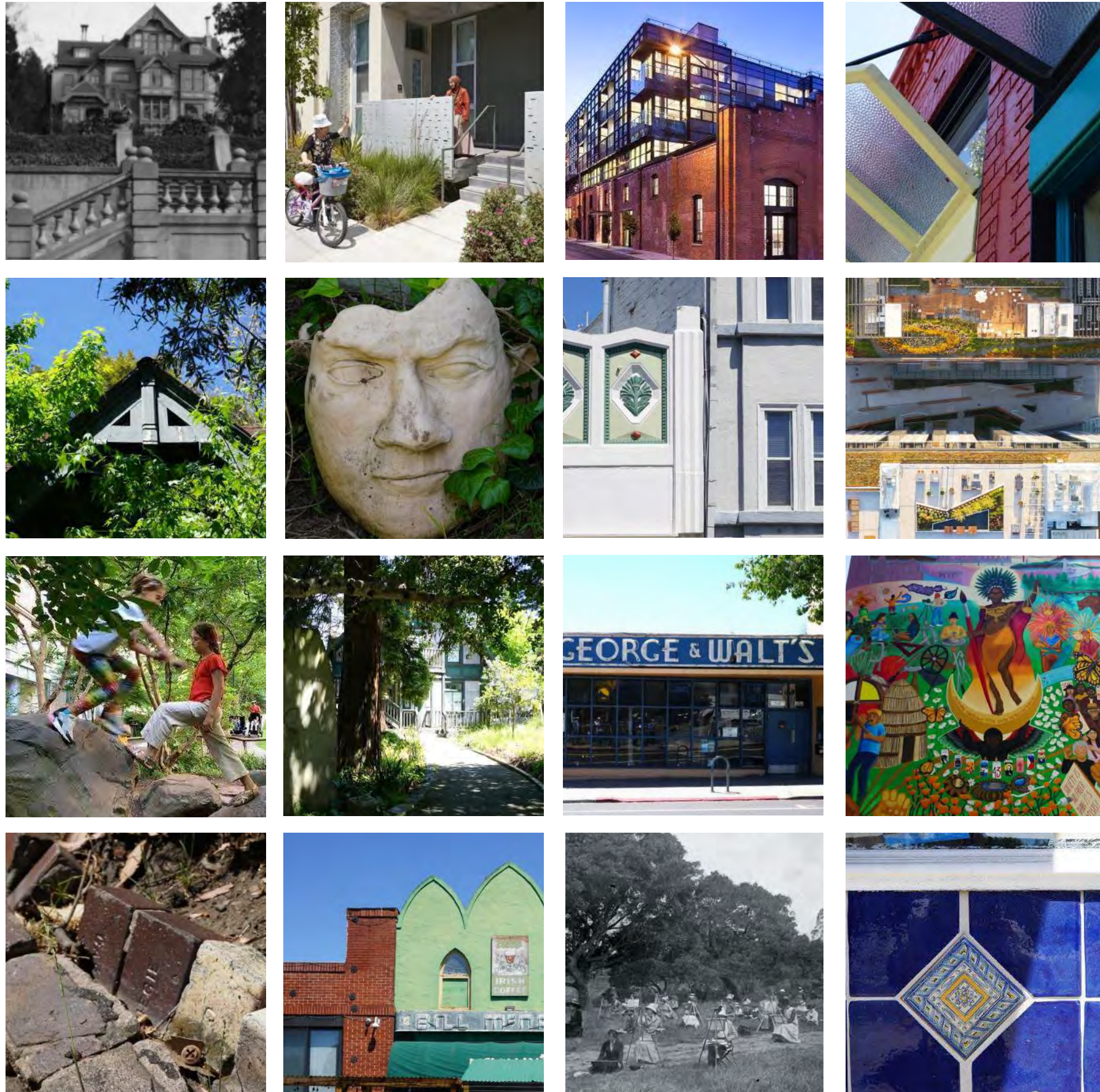
12

FOUNDERS HALL – 25,875sf



Opportunities	Constraints
<ul style="list-style-type: none"> • Large open floor area and two story volume • Ability to remove walls between classrooms • Good daylight and views • Strong identity • Maybe eligible for historic tax credits 	<ul style="list-style-type: none"> • Requires significant structural improvements • Likely requires system upgrades • Significant ADA issues for site and interior access • Limited use for specialized sloped floor classroom • Crowds Macky Hall





2021 Planning Requested Design Guidelines

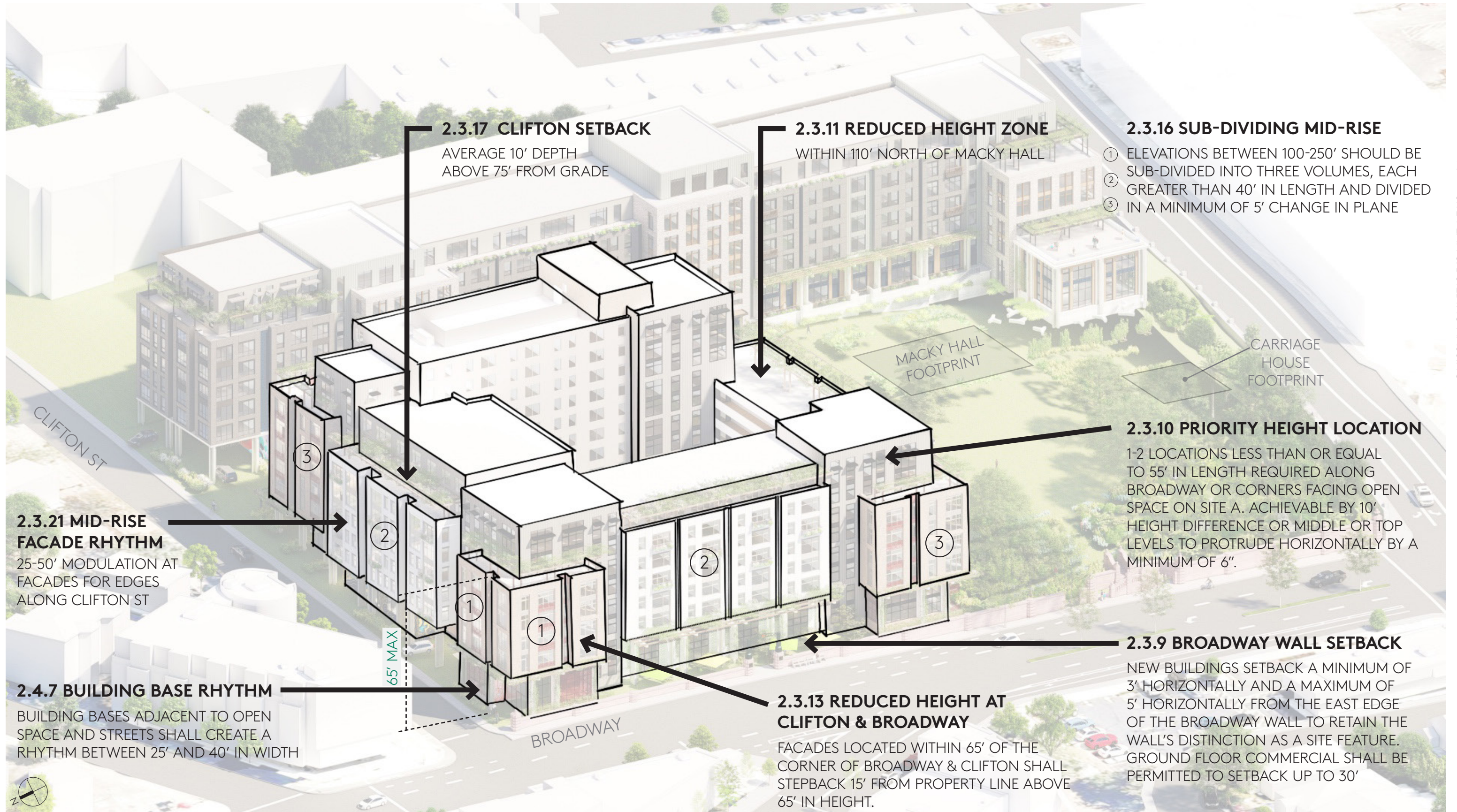
**52
12**
BROADWAY

CALIFORNIA COLLEGE OF THE ARTS
OAKLAND CAMPUS SITE

DESIGN GUIDELINES

April 2022

CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE A



CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE B

2.3.10 PRIORITY HEIGHT LOCATION

1-2 LOCATIONS LESS THAN OR EQUAL TO 55' IN LENGTH REQUIRED ON THE SOUTHERN PART OF SITE B. ACHIEVABLE BY 10' HEIGHT DIFFERENCE OR MIDDLE OR TOP LEVELS TO PROTRUDE HORIZONTALLY BY A MINIMUM OF 6".

2.3.18 OPEN SPACE SETBACK

10' DEPTH ABOVE 75' FROM GRADE

2.3.7 FRAMING MACKY

THROUGH A MINIMUM OF THREE CHANGES IN PLANE ④ ⑤ ⑥

2.3.11 REDUCED HEIGHT ZONE

THE HEIGHT REDUCTION ZONE IS BOUND BY 20' TO THE EAST OF MACKY HALL, THE WEST FACADE OF MACKY HALL, AND CONTINUES TO THE SOUTHERN PROPERTY BOUNDARY

2.3.17 CLIFTON SETBACK

AVERAGE 10' DEPTH ABOVE 75' FROM GRADE

2.3.21 MID-RISE FACADE RHYTHM

25-50' MODULATION AT FACADES FACING OPEN SPACE AND HISTORIC STRUCTURES

2.3.20 HORIZONTAL BASE DATUM

BETWEEN 20-45' ABOVE GRADE ALONG WEST ELEVATION FOR 70% OF ELEVATION

2.4.7 BUILDING BASE RHYTHM

BUILDING BASES ADJACENT TO OPEN SPACE AND STREETS SHALL CREATE A RHYTHM BETWEEN 25' AND 40' IN WIDTH

2.3.8 NO BUILD ZONE

25' MINIMUM EAST OF BUILDING B. 25' MINIMUM 25' MIN SOUTH OF MACKY HALL.

2.3.7 NO BUILD ZONE

25' MINIMUM SOUTH. 35' MINIMUM AND AN AVERAGE OF 40' EAST OF MACKY HALL.

① 2.3.16 SUB-DIVIDING MID-RISE

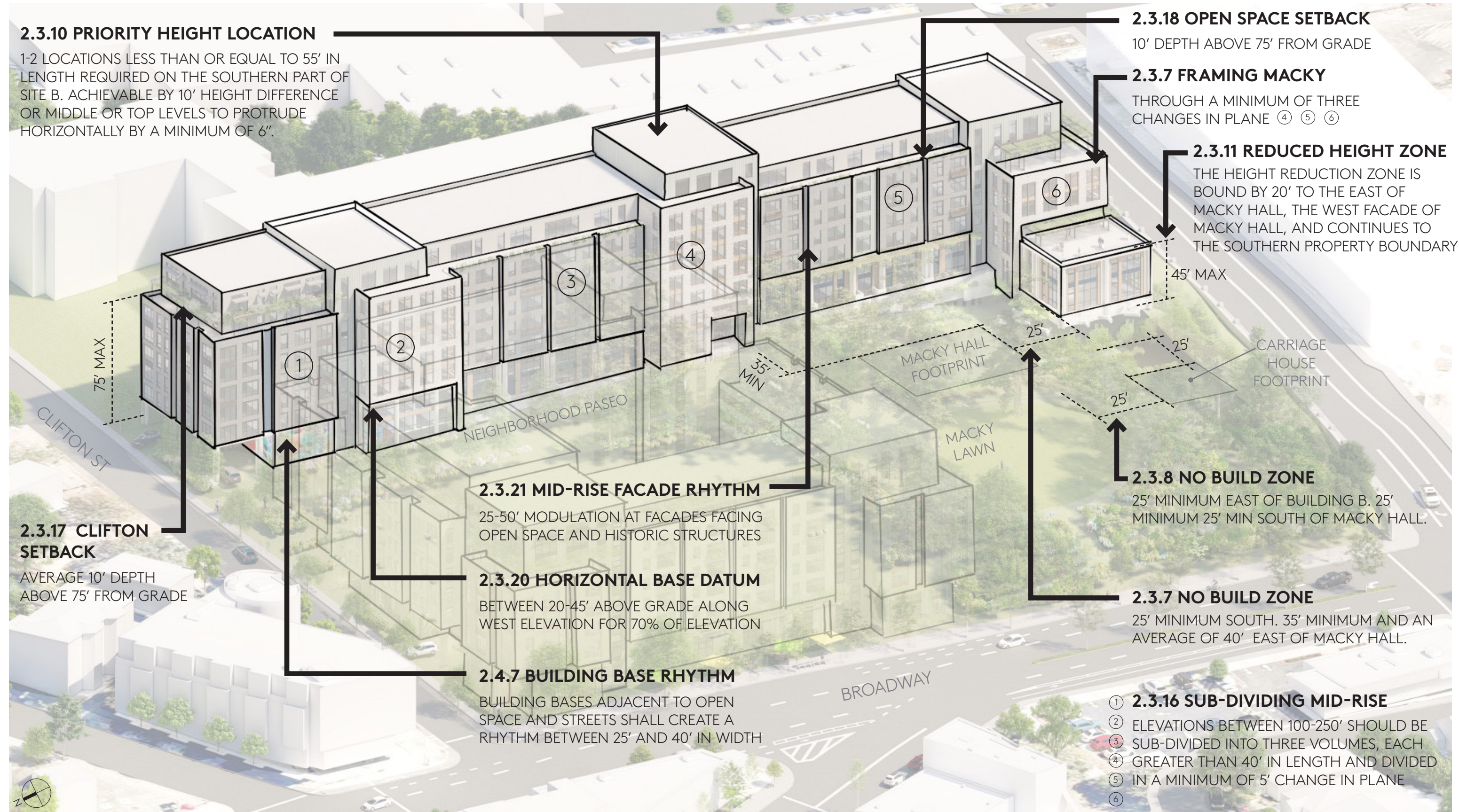
② ELEVATIONS BETWEEN 100-250' SHOULD BE

③ SUB-DIVIDED INTO THREE VOLUMES, EACH

④ GREATER THAN 40' IN LENGTH AND DIVIDED

⑤ IN A MINIMUM OF 5' CHANGE IN PLANE

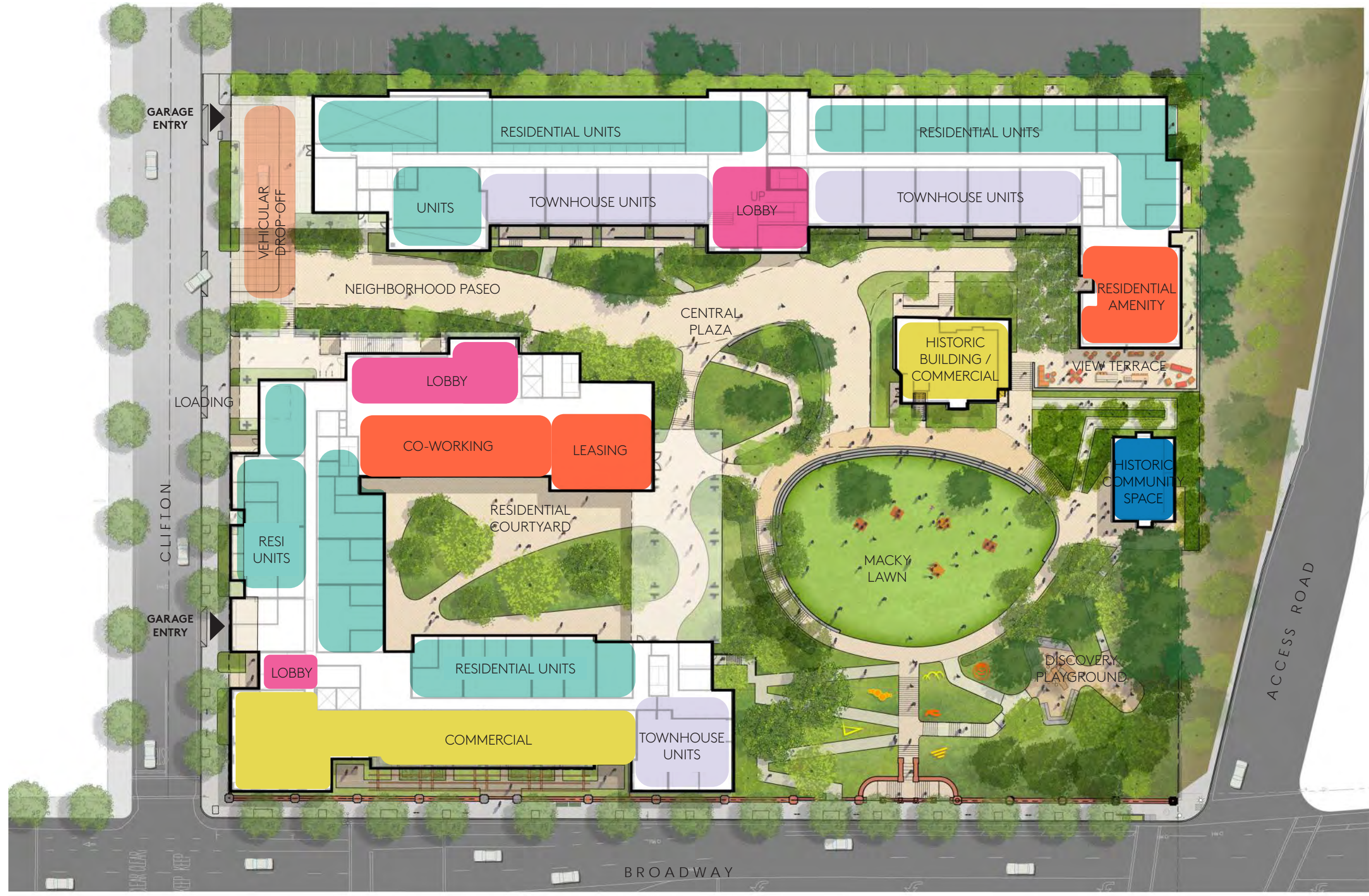
⑥



October 2022 Design Review Committee
Feedback on Design Guidelines

1. Massing around Macky Hall
2. Exterior palette needs to be special

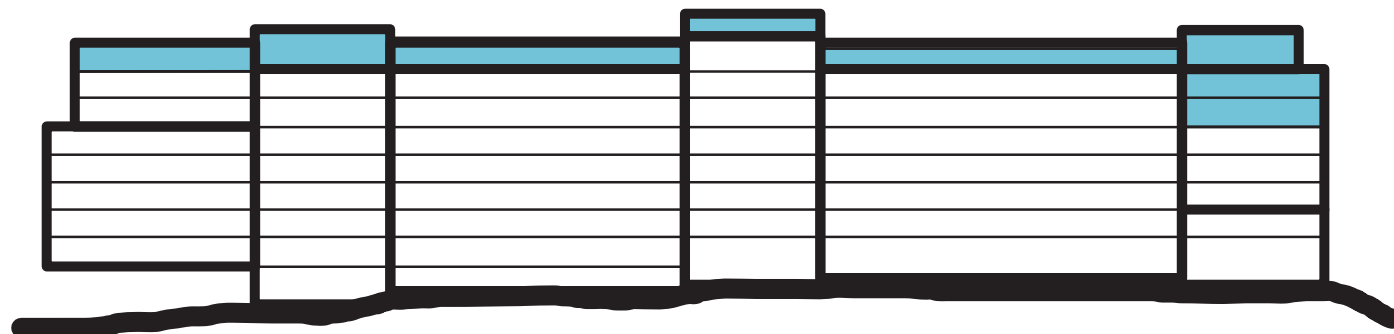
GROUND LEVEL USES



Response: Building B Massing & Unit Count

STEP 1: ELIMINATION OF STORIES

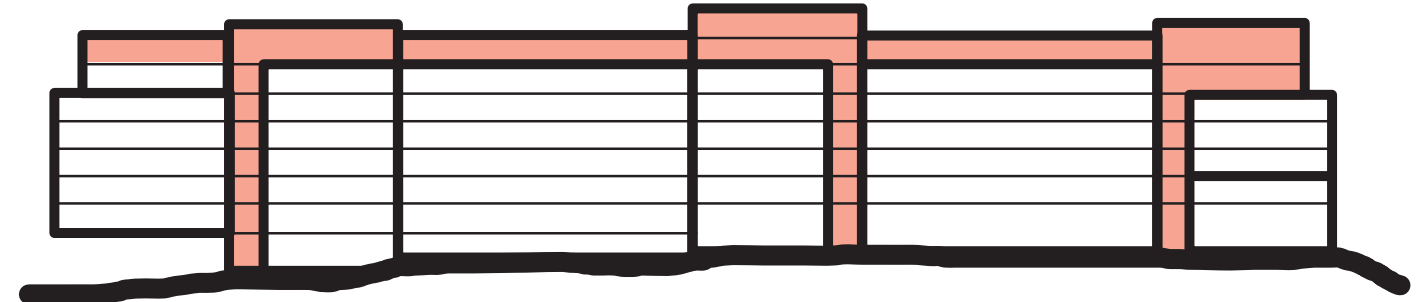
PREVIOUS (9 STORIES)



Area Removed for Revised Scheme

STEP 2: MASSING & VOLUME

REVISED (8 STORIES)



Area of Change/Reduction

Residential Summary (Previous)

	Studio	1 BR	2 BR	2-Bed Townhouse	Total
Building A					
Units	29	119	98	2	248
Mix	12%	48%	40%	1%	
Building B					
Units	42	140	71	9	262
Mix	16%	53%	27%	3%	
Total					
Units	71	259	169	11	510
Mix	14%	51%	33%	2%	

Residential Summary (Revised)

	Studio	1 BR	2 BR	2-Bed Townhouse	Total
Building A					
Units	27	109	91	2	229
Mix	12%	48%	40%	1%	
Building B					
Units	35	102	73	9	219
Mix	16%	47%	33%	4%	
Total					
Units	62	211	164	11	448
Mix	14%	47%	37%	2%	

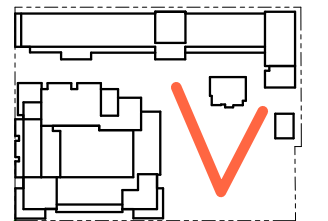
RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (PREVIOUS)



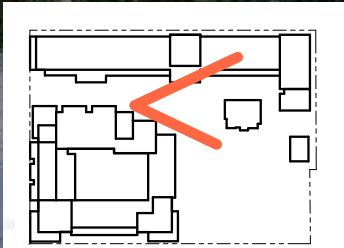
RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (REVISED)



RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN



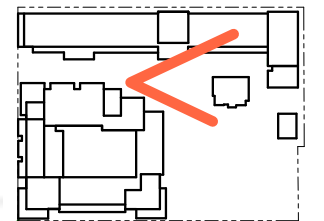
RENDERING COMPARISON: MACKY HALL FROM UPPER PLAZA (PREVIOUS)



RENDERING COMPARISON: MACKY HALL FROM UPPER PLAZA (REVISED)



RENDERING COMPARISON: MACKY HALL FROM UPPER PLAZA



Materiality & Texture —

PARTIAL BUILDING ELEVATION: BUILDING A

Board & Batt Fiber Cement Siding (Painted)

Metal Canopy (Painted)

Aluminum Window System, Bronze Anodized, Typ.

Metal Trellis (Painted)

Brick Soldier Course, Typ.

Opaque Spandrel Panel at Floorline

Brick Soldier Course

Running-Bond Brick

Ceramic Tile

Aluminum Window System, Clear Anodized, Typ.

Wood Trellis Beams

Metal Signage

Perforated Metal Sunshade

Cast In Place Concrete Base

Metal Trellis (Painted)

Cement Plaster (Painted)

Metal Cap (Painted)

Metal Guardrail, Typ.

Reveal, Typ.

Cement Plaster (Painted)

Cement Plaster (Painted)

Aluminum Window System, Clear Anodized, Typ.

Wood Trellis Beams

Aluminum Window System, Bronze Anodized, Typ.

Opaque Spandrel Panel at Floorline

Cast In Place Concrete Trellis Structure

Ceramic Tile





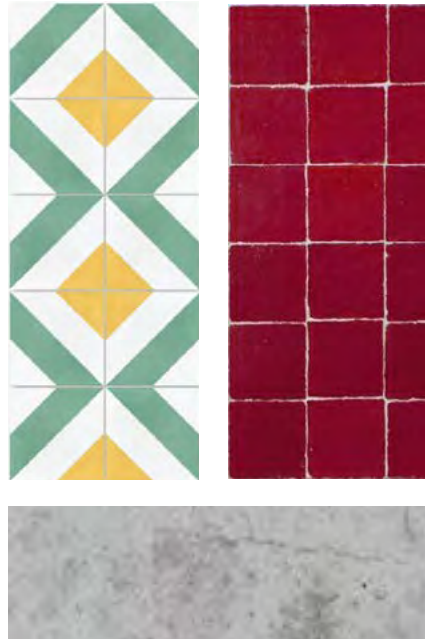

Existing Broadway Wall (No Change)

PARTIAL ELEVATION: BROADWAY (WEST)

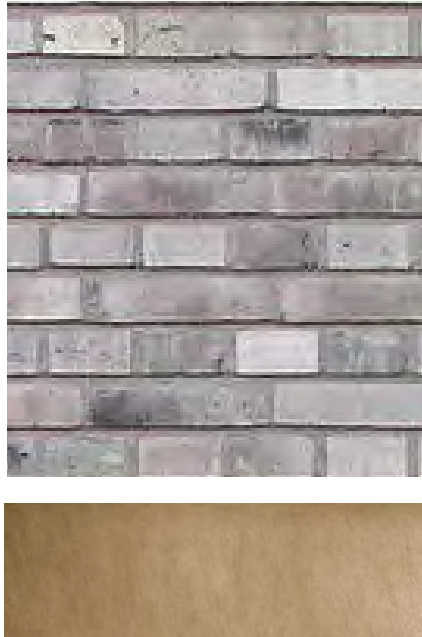



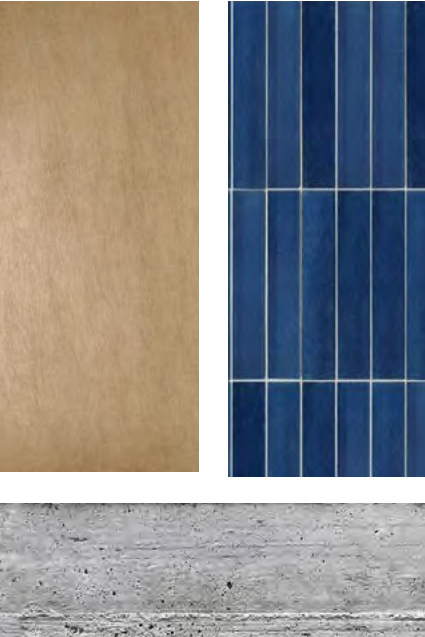

SCALE: 3/32" = 1'

BUILDING MATERIALS BOARD

BUILDING A

	corner volumes		field	field upper	vertical volumes		base	
		window mullion				window mullion		
	brick veneer*/decorative aluminum perf		cement plaster/cement plaster	cement plaster/painted metal trellis structure	painted cement panel board & batt/painted metal spandrel		ceramic tile/cast in place concrete	wood trellis beams

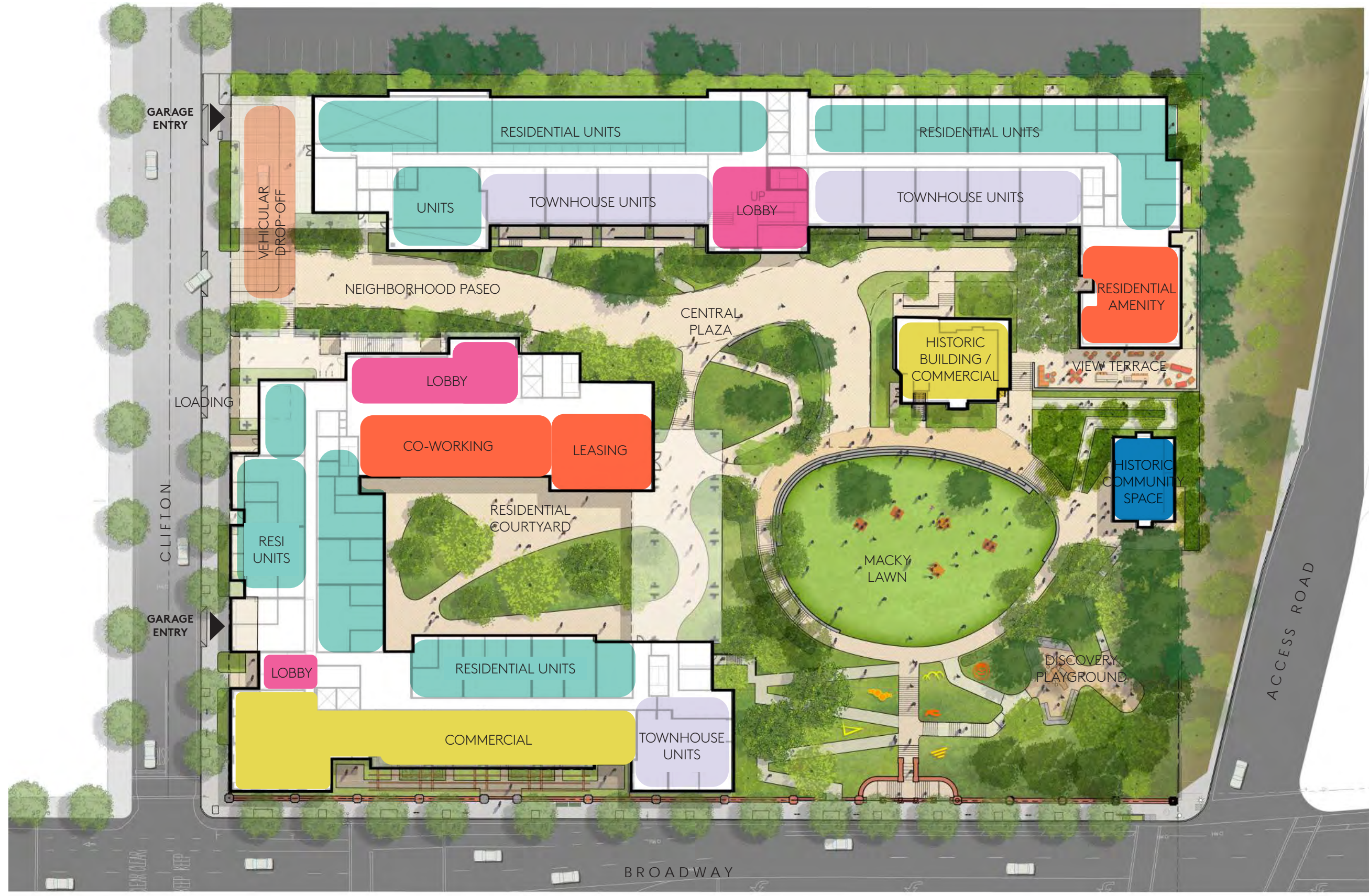
BUILDING B

	central volume		field	field	upper		base	
		window mullion				window mullion		
	brick veneer*/tile spandrel		cement plaster/metal panel spandrel	painted cement panel board & batt/metal panel spandrel	cement plaster/cement plaster		large-format tile, ceramic tile/board formed concrete	wood trellis beams

*StoCast Brick or Equal

Updated Renderings —

GROUND LEVEL USES





CONCEPTUAL RENDERING: BROADWAY VIEW NORTH



CONCEPTUAL RENDERING: MACKY LAWN & HALL



CONCEPTUAL RENDERING: BUILDING A FROM MACKY



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



CONCEPTUAL RENDERING: BUILDING B & MACKY HALL



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



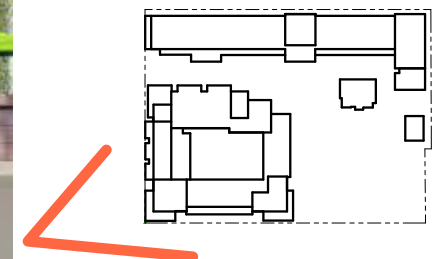
CONCEPTUAL RENDERING: CLIFTON STREET



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



PROJECT SUPPORTERS

Organizations



Individual Supporters - 331 and counting

Matt Aaronson	Steve Brezovec	Sam Dodge	Kevin Griffith	Ben Keller	Bobbi Lopez	Randy O'Connor	Seneca Scott	Patrick Traugher
Madeline Aaronson	Pam Brown	Stephen Doherty	Joanna Gubman	Daniel Keller	Lindy Lowe	John Oda	Corinne Scown	Sonia Trauss
Bereket Abraham	Sabrina Buell	Angie Donhoff	Norma Guzmán	Steven Keller	Mattison Ly	Sara Ogilvie	George Sedano	Milo Trauss
Sarah Ahmadzai	Louisa Burkiet	Jennifer Dowland	Beata Haar	Logan Kelley	Desmid Lyon	Kerby Olsen	Noki Seekao	Gail Truman
Muhammad Alameladin	Corey Busay	Mike Dunham	Christopher Hamilton	Adrian King	Bonnie MacKenzie	Andrea Osgood	Spencer Sheaff	Justin Truong
Bryan Alcorn	Jay Buteyn	Sarah Elsasser	David Kirshman	David Kirshman	James Mahady	Anat Shenker	Anat Shenker	Florence Tsang
Scott Amundson	John Calmeyer	Dan Engler	Shaelyn Hanes	Paul Koehler	Sumona Majumdar	Christopher Paciorek	Lizzie Siegle	Brent Turner
Tom Anthony	Michael Campbell	Jonathan Evans	Erik Harnisch	Casey Koppelson	Raul Maldonado	Adarsh Pandit	Ellen Simms	Zac Unger
Francine Anthony	Tammy Rae Carland	Matt Ewing	Ann Harvey	Jon Korn	Marty Manley	Greg Pasquali	Linda Simon	Jack Van den Bogaerde
Kyrstine Aralar	Kristine Carraway	Brent Faville	Tony Hawke	Matthew Kretzer	Susanna Marshland	Matt Pauly	Richard Shapiro	Louisa Vasquez
Allison Bakke	David Casey	Kimberly Fisher	Dani Hawkins	Tom Kunhardt	Roberta Masliyah	Idalia Perez Muskus	Jonathan Singh	Vladimir Vlad
Daniel Baldocchi	Adam Chall	Jonathan Fleming	Hope Henderson	Watson Ladd	Daniel Mason	Noel Perry	Ania Smith	Pablo Voitzuk
James Baldwin	Charlene Chambliss	Victor Flores	Bret Hendry	Jane Lazar	Julia Matsieva	Aisling Peterson	Dustin Smith	Kim Walker
Derek Barnes	Alan Chamorro	Kristen Flowers	Brennan Herdt	Amanda Le	Christopher May	Bret Peterson	Judith Smith	Nancy Wallace
Collin Barnwell	Joseph Chavez	Jeff Fong	Gabriel Ho	Abraham Leal	Seth Mazow	Anh Chi Pham	Rob Smith	Peter Wasserman
Christopher Batson	Sarah Chess	Foxall Foxall	Heather Hood	Caroline Lebar	Ryan McCormick	Elizabeth H Porter	Sunny Smith	Matthew Waughtel
Lowen Baumgarten	Brooke Facente Chin	Natalie Friedberg	Madeline Horton	Chris LeBoa	Rowyn McDonald	Will Porterfield	Anagha Sreenivasan	Mark Weisman
Stephanie Beechem	Jack Park-Htong Chin	Maxwell Gara	Stephen Houck	Chris Lee-Egan	Leah McGlauchlin	Alison Post	Sujata Srivastava	Adam Weiss
Sarah Bell	AJ Cho	David Garcia	Vandy Howell	Cindy Leerer	Caephren McKenna	Lawrence Powell	Jasmine Stitt	Will Wenham
Kristen Belt	Roberto Garuti	Roberto Garuti	Mari Hsu	Diana Leon	David Meckel	Sabin Ray	Brian Stryzek	Calvin Wheeler
Rachel Berger	Courtney Chung	Gerber Gerber	Colin Hughes	Emily Lesk	David Mendelsohn	Vivek Reddy	Nicholas Strzelczyk	Brad Wilber
Kristen Berman	Travis Close	Randi Gerson	Joshua Hurwitz	Christopher Lesniewski-Laas	David Miller	Lauren Reiser	Zack Subin	Buddy Williams
Adam Berman	Elliot Cobb	Alex Ghenis	Martin Hussey	Ryan Lester	Dane Miller	Eileen Riach	Raymon Sutedjo-The	Andrew Wills
Paul Bickmore	Cathy Cockrell	Kenneth Gibson	Gaby Ilabaca	Maxwell Leung	Audrey Momoh	Ken Rich	Peter Sutton	James Winterbottom
Lukas Blakk	Alex Contreras	Edward Giordano	Hisateru Ishikawa	Philip Levin	Annie Morhauser	Tim Rooney	Deb Sylvan	Patrice Woeppl
Simon Blattner	Courtney Coon	Maria Giudice	Evan Jacob	Michelle Levinson	Robert Morris	Marc Rose	Jack Sylvan	Jack Woodruff
Vanessa Boehm	Julia Cooper	Paul Glassner	Emily Jacobson	Matthew Levy	Karina Mudd	Catherine Roseman	Tracy Tanner	Sean Woodruff
Diana Bohn	Winifred Creason	Sean Golden	Galen Jackson	Matthew Lewis	Tricia Roth	Tricia Roth	Carolyn Tawasha	Hannah Worsley
Aly Bonde	Oskar Cross	Grant Goldman	Deepak Jagannath	Star Lightner	Libby Nachman	Meissa Rouff	Alex Taylor	Sophie Young
Natalie Bonnewit	Amelie Crowe	Nick Gomez	Josh Jakus	Jill Lindenbaum	Adhi Nagraj	Jamie Salcido	Loren Taylor	Naomi Zabel
Jesse Boudart	Susan Cummins	Craig Good	Eric Jennings	Emma Ling	Adrian Napolitano	Joanna Salem	Mary Telling	Liat Zavodivker
Martin Bourqui	Jack Cunha	Theo Gordon	Craig Johnson	Joyce Linker	Utkarsh Nath	Rupal Sanghvi	Matt Ticknor	Kevin Zelaya
Martin Bovill	Jack Danger	Ben Grant	Eric Johnson	Nick Lipanovich	Bruce Nilles	Nathan E. Savin	Karl Tingwald	Mark Trainer
Zac Bowling	Nick Danoff	Caryn Graves	Doug Jones	Adriana Lobovits	Chris Norris	John Scheuerman	Karl Tingwald	Veronica Torres
Tommy Branagh	Maxwell Davis	Sally Greenspan	Everett Kalin	Gavin Lohry	Kenneth Novack	Abby Schnair	Dominick Tracy	Mark Trainer
E C Brandon	Rick Dean	Justin Griffith	Eli Kaplan	George London	Cullen O'Keefe	Lesley Schultz	Mark Trainer	Michelle Trame
Jasmine Brar	Colin Dentel-Post	Lin Griffith	Rachel Katz	Meghan Long	Deborah "Riffi" OBrien	Tommaso Sciortino	Michelle Trame	