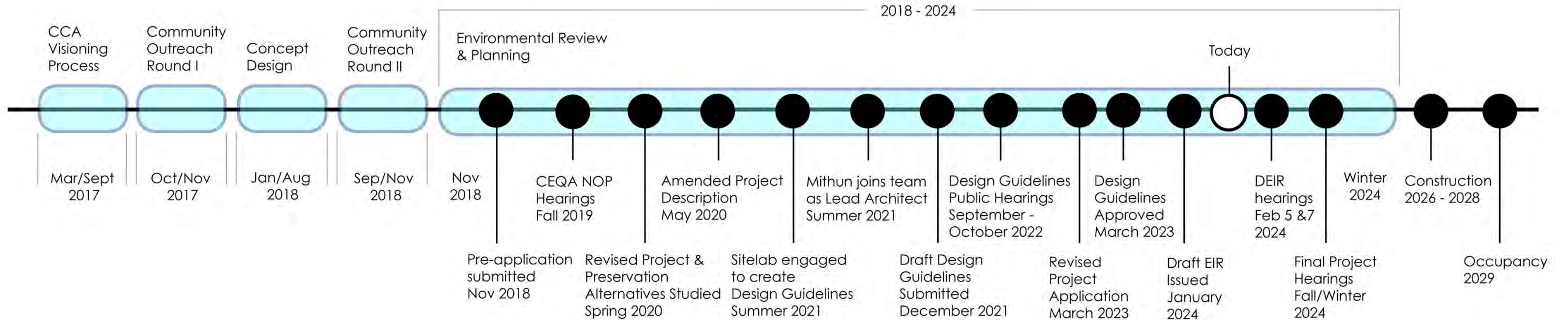


# CCA PROJECT UPDATE



2017 - 2024

# Overall Project Schedule



19 Stories



Building D

2018

Elimination of 190' Tower

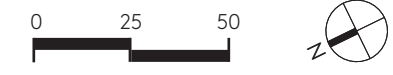
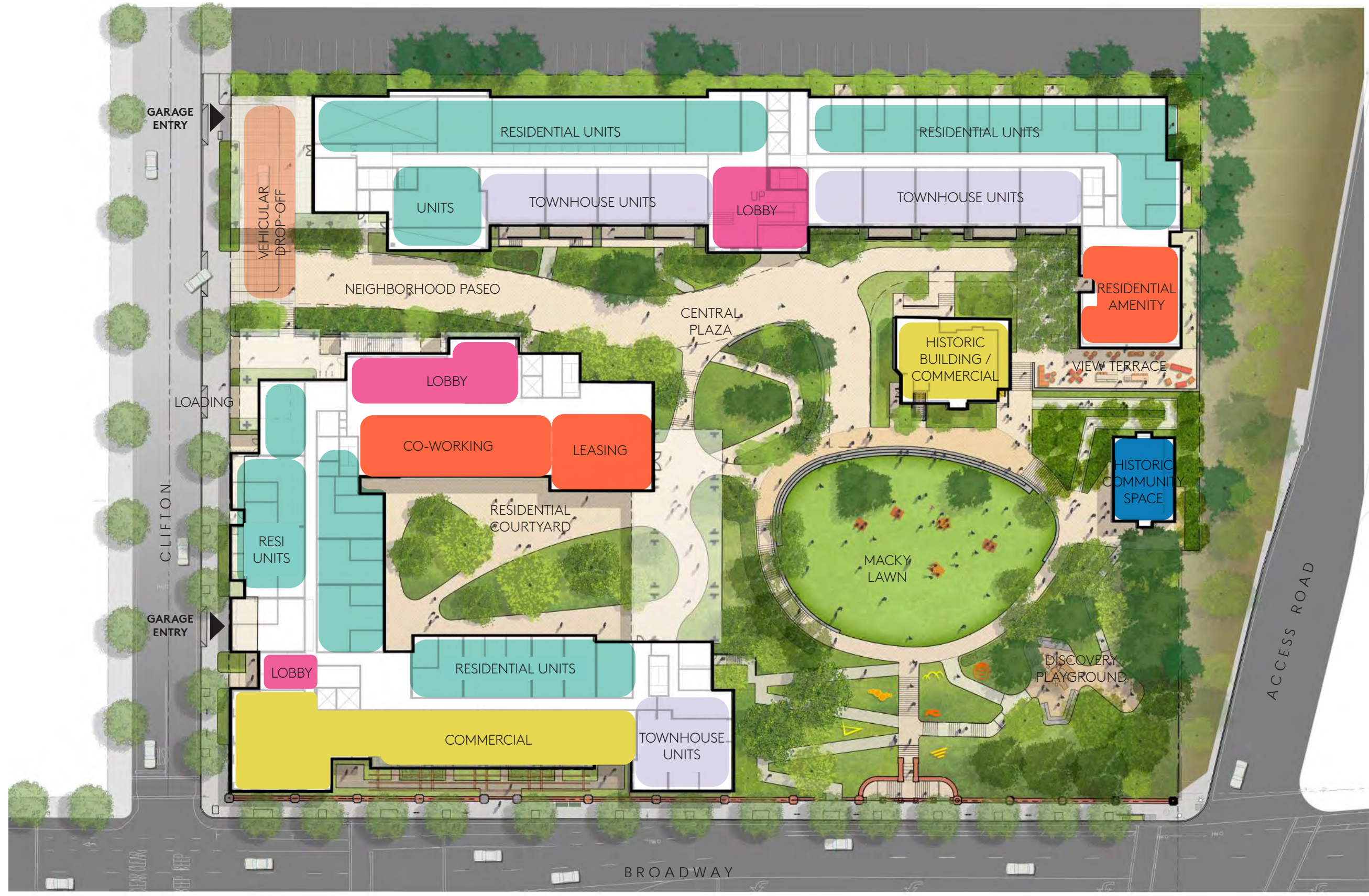


Elimination of Building D



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

2

**SHAKLEE BUILDING – 14,263sf**



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

3

**IRWIN STUDENT CENTER – 14,263sf**



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



4

**FACILITIES BUILDING – 1,683sf**



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

5

**B BUILDING – 4,738sf**



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

6

**OLIVER ART CENTER – 5,282sf**



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





7

**TREADWELL HALL – 10,475sf**



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

8

**MARTINEZ ANNEX – 4,870**



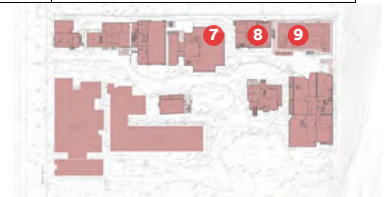
Opportunities	Constraints
<ul style="list-style-type: none"> <li>• Non-bearing interior partitions can be removed to create open floor area</li> <li>• Windows can likely be added to exterior walls</li> </ul>	<ul style="list-style-type: none"> <li>• Old metal building intended to temporary</li> <li>•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

9

**MARTINEZ HALL – 7,079sf**



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



10

**CARRIAGE HOUSE – 2,654sf**



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

11

**MACKY HALL – 6,300sf**



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

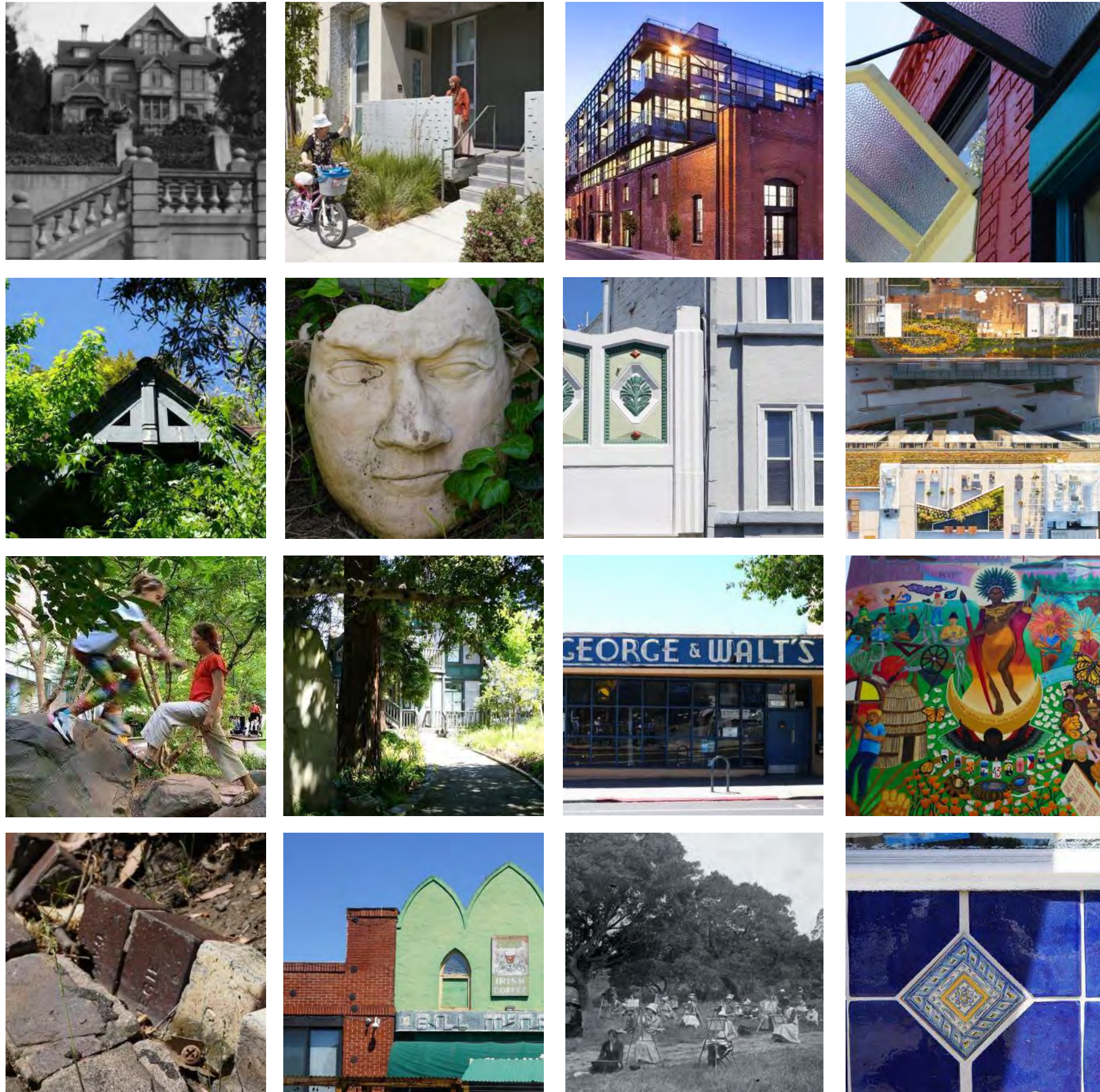
12

**FOUNDERS HALL – 25,875sf**



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





# 2021 Planning Requested Design Guidelines

**52  
12**  
BROADWAY

CALIFORNIA COLLEGE OF THE ARTS  
OAKLAND CAMPUS SITE

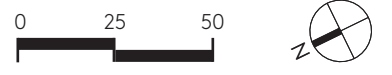
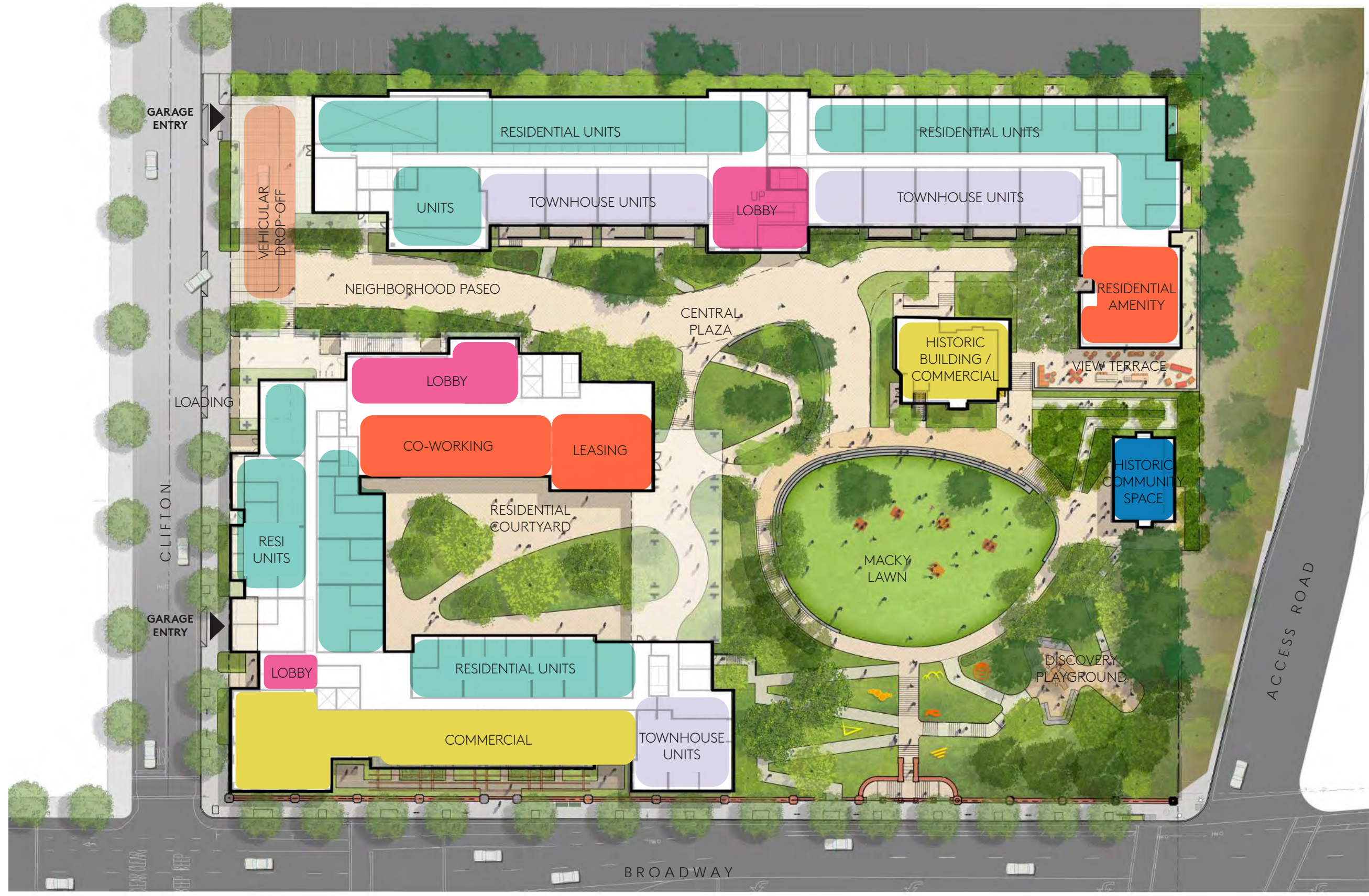
## DESIGN GUIDELINES

April 2022

October 2022 Design Review Committee  
Feedback on Design Guidelines

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

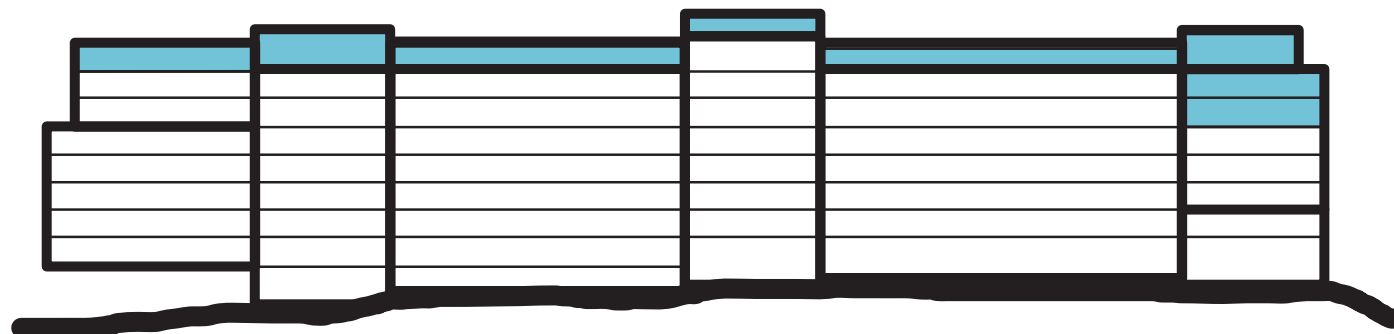
# GROUND LEVEL USES



# Response: Building B Massing & Unit Count

## STEP 1: ELIMINATION OF STORIES

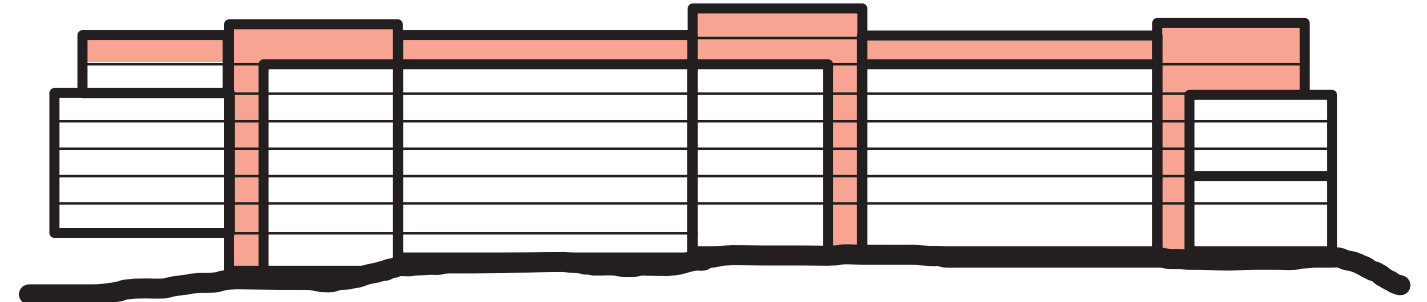
PREVIOUS (9 STORIES)



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
<b>Building A</b>					
Units	29	119	98	2	<b>248</b>
Mix	12%	48%	40%	1%	
<b>Building B</b>					
Units	42	140	71	9	<b>262</b>
Mix	16%	53%	27%	3%	
<b>Total</b>					
Units	71	259	169	11	<b>510</b>
Mix	14%	51%	33%	2%	

Residential Summary (Revised)

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

# RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (PREVIOUS)

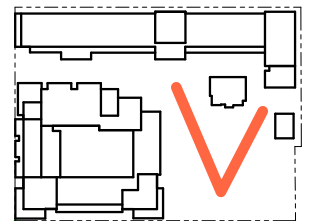


# RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (REVISED)





# RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN



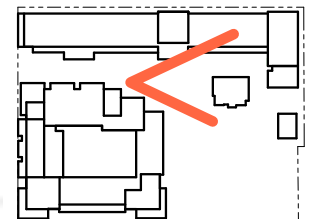
# RENDERING COMPARISON: MACKY HALL FROM UPPER PLAZA (PREVIOUS)



# 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





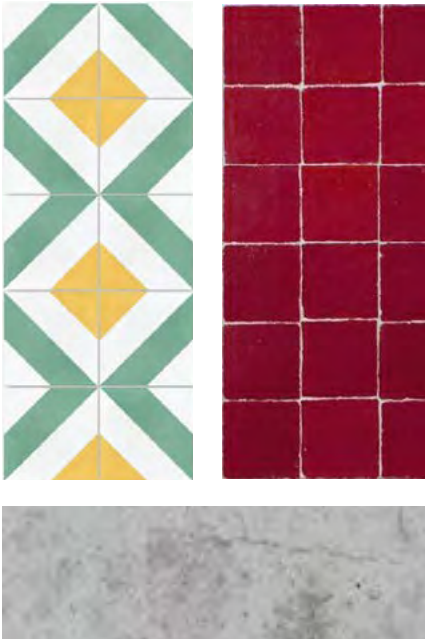

Existing Broadway Wall (No Change)

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

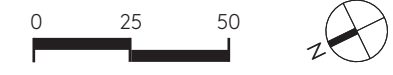
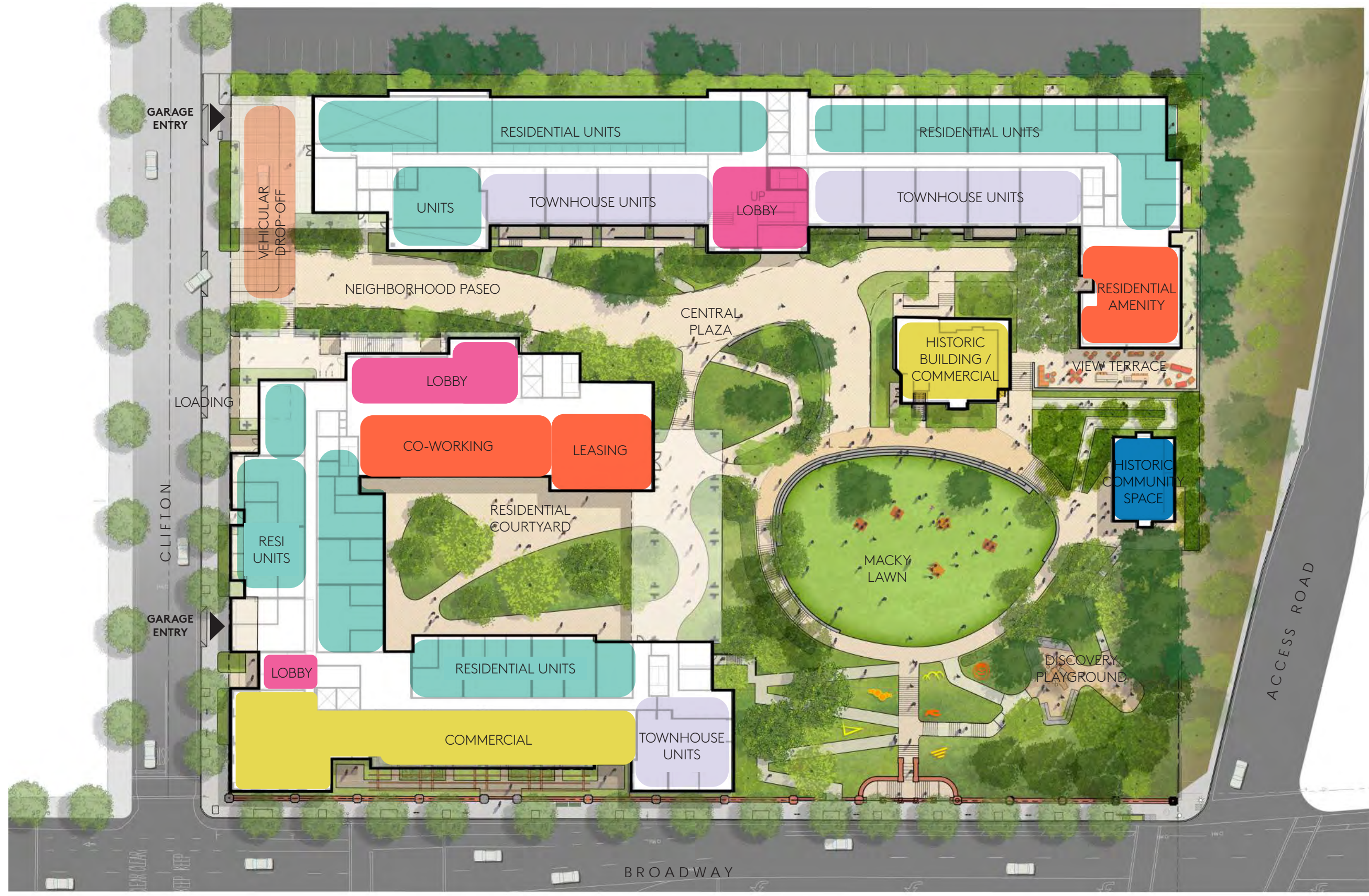
	central volume		field	field	upper		base	
		window mullion				window mullion		
	brick veneer*/tile spandrel		cement plaster/metal panel spandrel	painted cement panel board & batt/metal panel spandrel	cement plaster/cement plaster		large-format tile, ceramic tile/board formed concrete	wood trellis beams

\*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





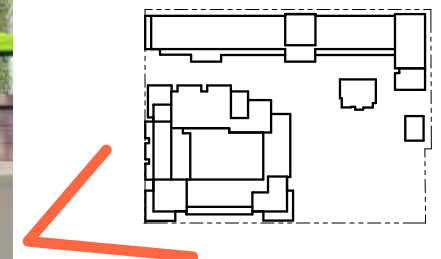
# CONCEPTUAL RENDERING: CLIFTON STREET



# CONCEPTUAL RENDERING: BROADWAY & CLIFTON



# CONCEPTUAL RENDERING: BROADWAY & CLIFTON



# CONCEPTUAL RENDERING: BROADWAY & CLIFTON



# CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



# Financial Benefit to City of Oakland

Taxes and Fees			
	1 Year	10 Years	50 Years
Current CCA Property Tax Bill FY 2022-2023	\$210,786	\$2,308,048	\$17,828,154
Estimated Annual Property Taxes Upon Completion	\$4,842,647	\$53,025,633	\$409,588,180
Total One-Time Fees Paid During Development	\$25,893,456		

# PROJECT SUPPORTERS

## Organizations



## Individual Supporters

Matt Aaronson	Pam Brown	Jonathan Fleming	Gabriel Ho	Chris LeBoa	Caephren McKenna	Ken Rich	Mark Trainer
Madeline Aaronson	Louisa Burkiet	Victor Flores	Heather Hood	Chris Lee-Egan	David Meckel	Tim Rooney	Michelle Trame
Bereket Abraham	Corey Busay	Kristen Flowers	Madeline Horton	Cindy Leerer	David Mendelsohn	Marc Rose	Patrick Traugber
Sarah Ahmadzai	John Calmeyer	Jeff Fong	Stephen Houck	Diana Leon	David Miller	Catherine Roseman	Sonia Trauss
Muhammad Alameldin	Michael Campbell	Foxall Foxall	Mari Hsu	Emily Lesk	Dane Miller	Tricia Roth	Milo Trauss
Bryan Alcorn	Tammy Rae Carland	Natalie Friedberg	Colin Hughes	Christopher Lesniewski-Laas	Audrey Momoh	Melissa Rouff	Gail Truman
Scott Amundson	Kristine Carraway	Maxwell Gara	Joshua Hurwitz	Ryan Lester	Robert Morris	Jamie Salcido	Justin Truong
Tom Anthony	David Casey	David Garcia	Martin Hussey	Philip Levin	Matthew Myers	Rupal Sanghvi	Florence Tsang
Francine Anthony	Adam Chall	Roberto Garuti	Gaby Ilabaca	Christopher Levinson	Libby Nachman	John Scheuerman	Zac Unger
Kyrstine Aralar	Charlene Chambliss	Gerber Gerber	Hisateru Ishikawa	Matthew Levy	Adhi Nagraj	Lesley Schultz	Jack Van den Bogaerde
Allison Bakke	Joseph Chavez	Randi Gerson	Evan Jacob	Matthew Lewis	Adrian Napolitano	Tommaso Sciortino	Louisa Vasquez
James Baldwin	Brooke Chin	Alex Ghenis	Emily Jacobson	Star Lightner	Utkarsh Nath	Corinne Scown	Vladimir Vlad
Derek Barnes	AJ Cho	Kenneth Gibson	Deepak Jagannath	Jill Lindenbaum	Bruce Nilles	Spencer Sheaff	Kim Walker
Collin Barnwell	Travis Close	Edward Giordano	Josh Jakus	Emma Ling	Chris Norris	Anat Shenker	Peter Wasserman
Christopher Batson	Elliot Cobb	Paul Glassner	Eric Jennings	Nick Lipanovich	Cullen O'Keefe	Lizzie Siegle	Matthew Waightel
Lowen Baumgarten	Cathy Cockrell	Sean Golden	Craig Johnson	George London	Deborah "Riffi" O'Brien	Ellen Simms	Mark Weisman
Stephanie Beechem	Alex Contreras	Nick Gomez	Eric Johnson	Meghan Long	Randy O'Connor	Linda Simon	Adam Weiss
Sarah Bell	Courtney Coon	Theo Gordon	Doug Jones	Bobbi Lopez	John Oda	Richard Shapiro	Will Wenham
Kristen Belt	Winifred Creason	Ben Grant	Everett Kalin	Lindy Lowe	Sara Ogilvie	Jonathan Singh	Brad Wilber
Kristen Berman	Oskar Cross	Caryn Graves	Eli Kaplan	Mattison Ly	Kerby Olsen	Judith Smith	Buddy Williams
Adam Berman	Amelie Crowe	Sally Greenspan	Rachel Katz	Desmid Lyon	Andrea Osgood	Anagha Sreenivasan	Andrew Wills
Paul Bickmore	Jack Cunha	Justin Griffith	Ben Keller	Bonnie MacKenzie	James Paci	Sujata Srivastava	James Winterbottom
Vanessa Boehm	Jack Danger	Lin Griffith	Steven Keller	James Mahady	Christopher Paciorek	Jasmine Stitt	Patrice Woepffel
Diana Bohn	Nick Danoff	Kevin Griffith	Logan Kelley	Raul Maldonado	Adarsh Pandit	Brian Stryzek	Jack Woodruff
Aly Bonde	Maxwell Davis	Joanna Gubman	Adrian King	Marty Manley	Greg Pasquali	Nicholas Strzelczyk	Sean Woodruff
Natalie Bonnewit	Rick Dean	Norma Guzman	Paul Koehler	Susanna Marshland	Matt Pauly	Zack Subin	Hannah Worsley
Jesse Boudart	Sam Dodge	Christopher Hamilton	Casey Koppelson	Roberta Masliyah	Idalia Perez Muskus	Raymon Sutedjo-The	Naomi Zabel
Martin Bourqui	Stephen Doherty	Mara Hancock	Jon Korn	Daniel Mason	Aisling Peterson	Deb Sylvan	Liat Zavodivker
Martin Bovill	Jennifer Dowland	Erik Harnisch	Matt Kretzer	Julia Matsieva	Bret Peterson	Jack Sylvan	Kevin Zelaya
Zac Bowling	Mike Dunham	Ann Harvey	Tom Kunhardt	Christopher May	Elizabeth H Porter	Alex Taylor	
Tommy Branagh	Jonathan Evans	Tony Hawke	Watson Ladd	Seth Mazow	Will Porterfield	Loren Taylor	
E C Brandon	Matt Ewing	Hope Henderson	Jane Lazar	Ryan McCormick	Vivek Reddy	Mary telling	
Jasmine Brar	Brent Faville	Bret Hendry	Amanda Le	Rowyn McDonald	Lauren Reiser	Matt Ticknor	
Steve Brezovec	Kimberly Fisher	Brennan Herdt	Caroline Lebar	Leah McLaughlin	Eileen Riach	Karl Tingwald	