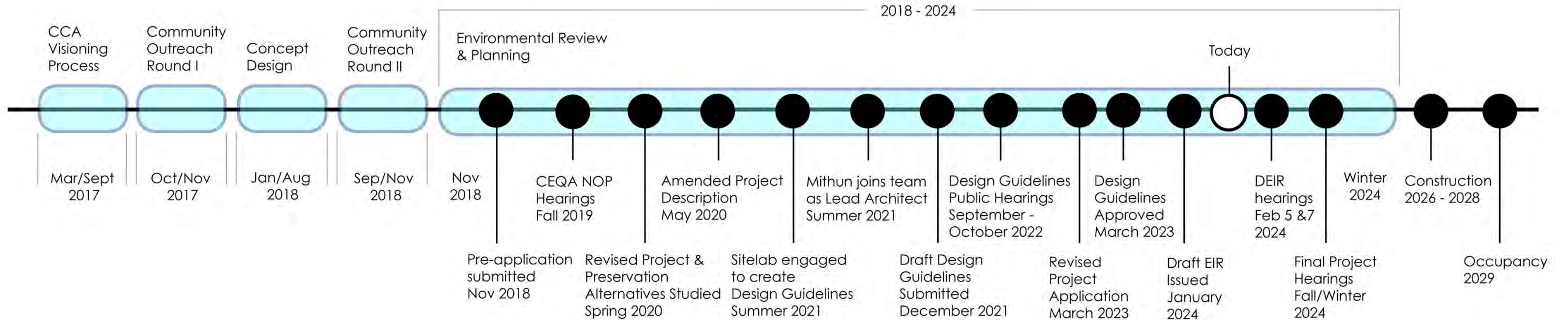


CCA PROJECT UPDATE



2017 - 2024

Overall Project Schedule





19 Stories



Building D

2018

Elimination of 190' Tower

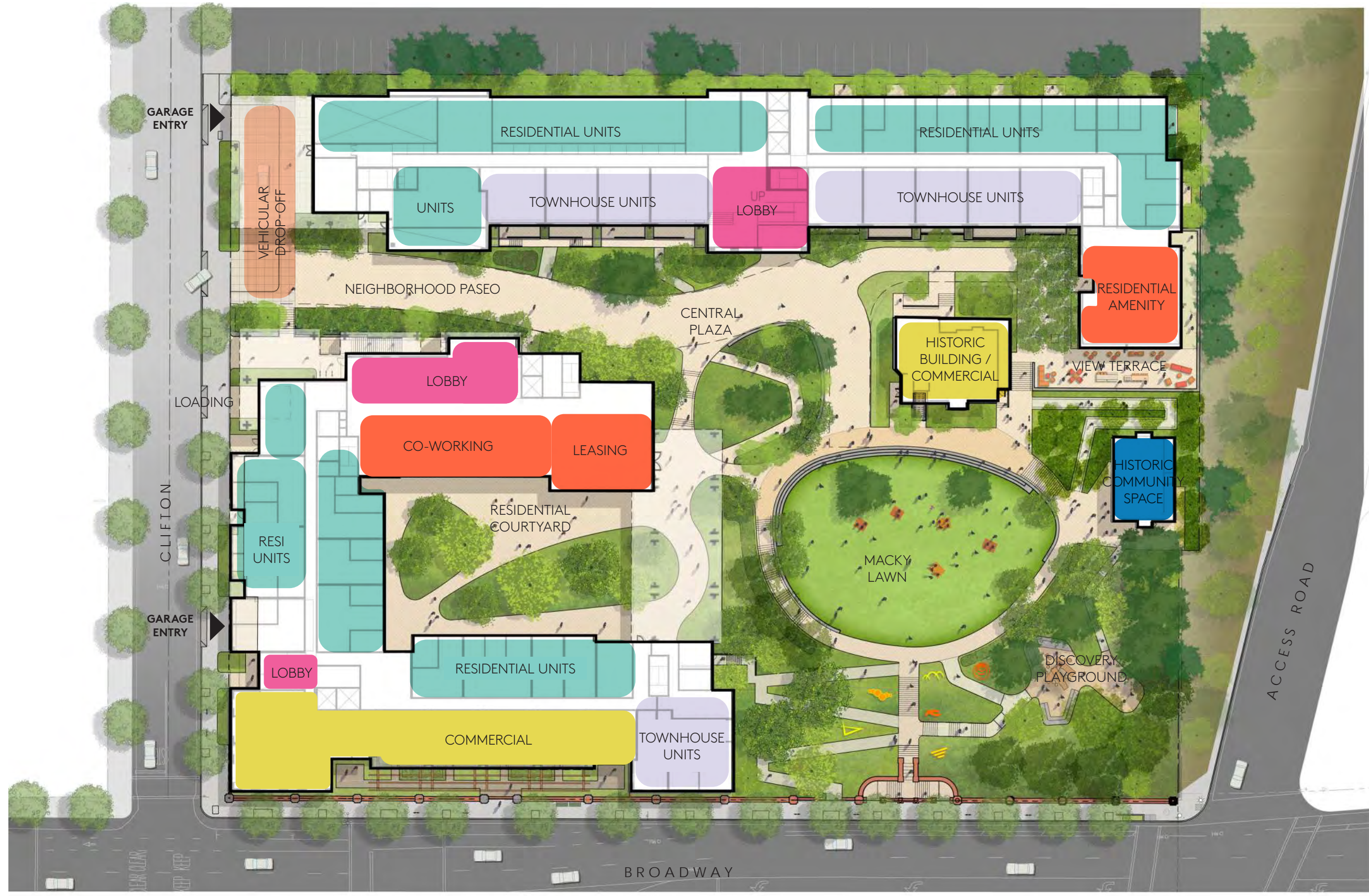


Elimination of Building D



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



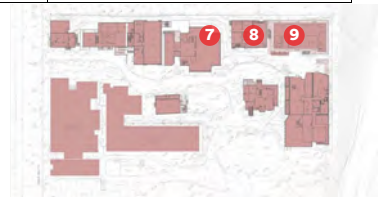
Opportunities	Constraints
<ul style="list-style-type: none"> • Non-bearing interior partitions can be removed to create open floor area • Windows can likely be added to exterior walls 	<ul style="list-style-type: none"> • Old metal building intended to temporary • No ADA access or elevator • Needs structural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

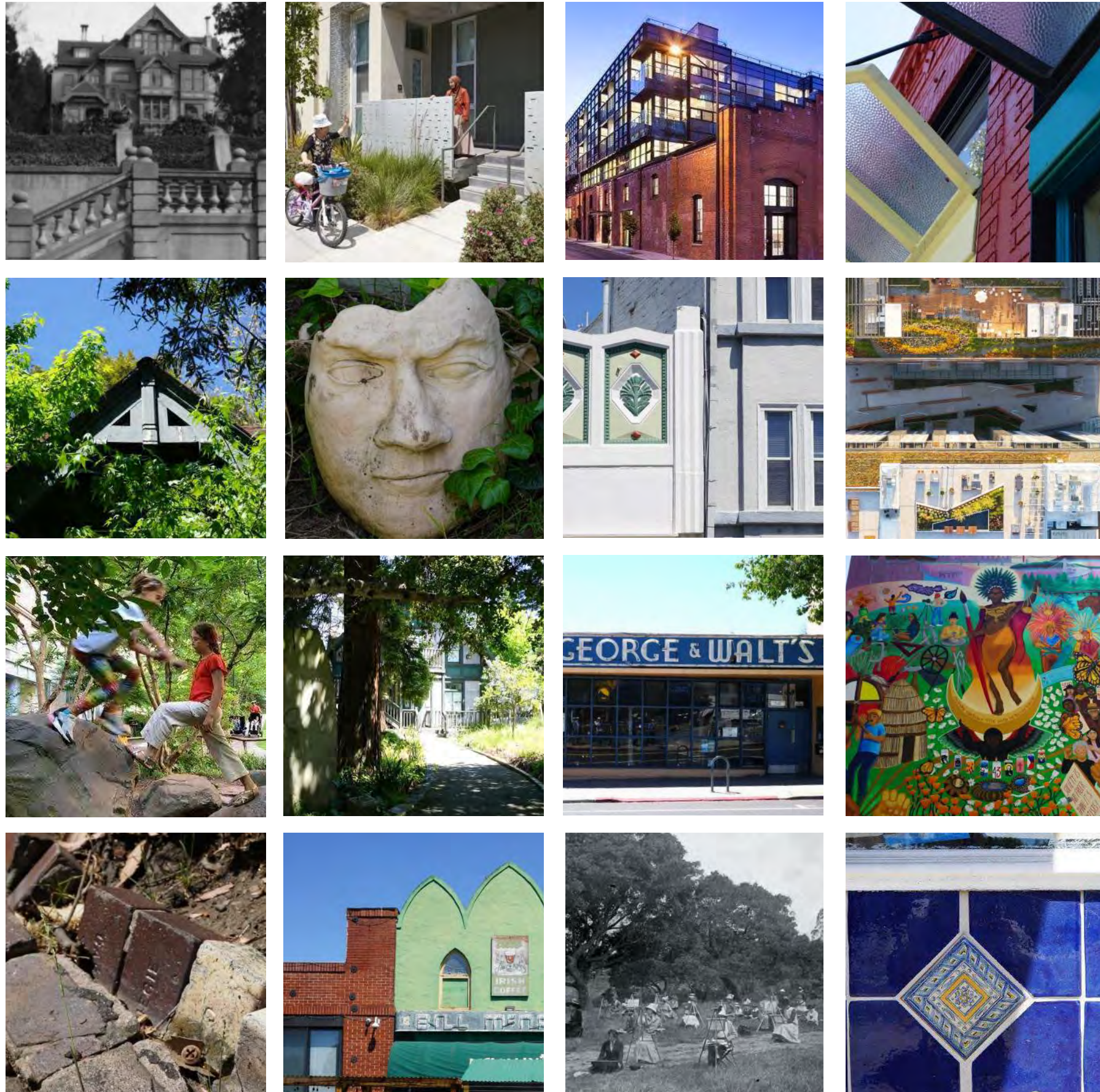
12

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

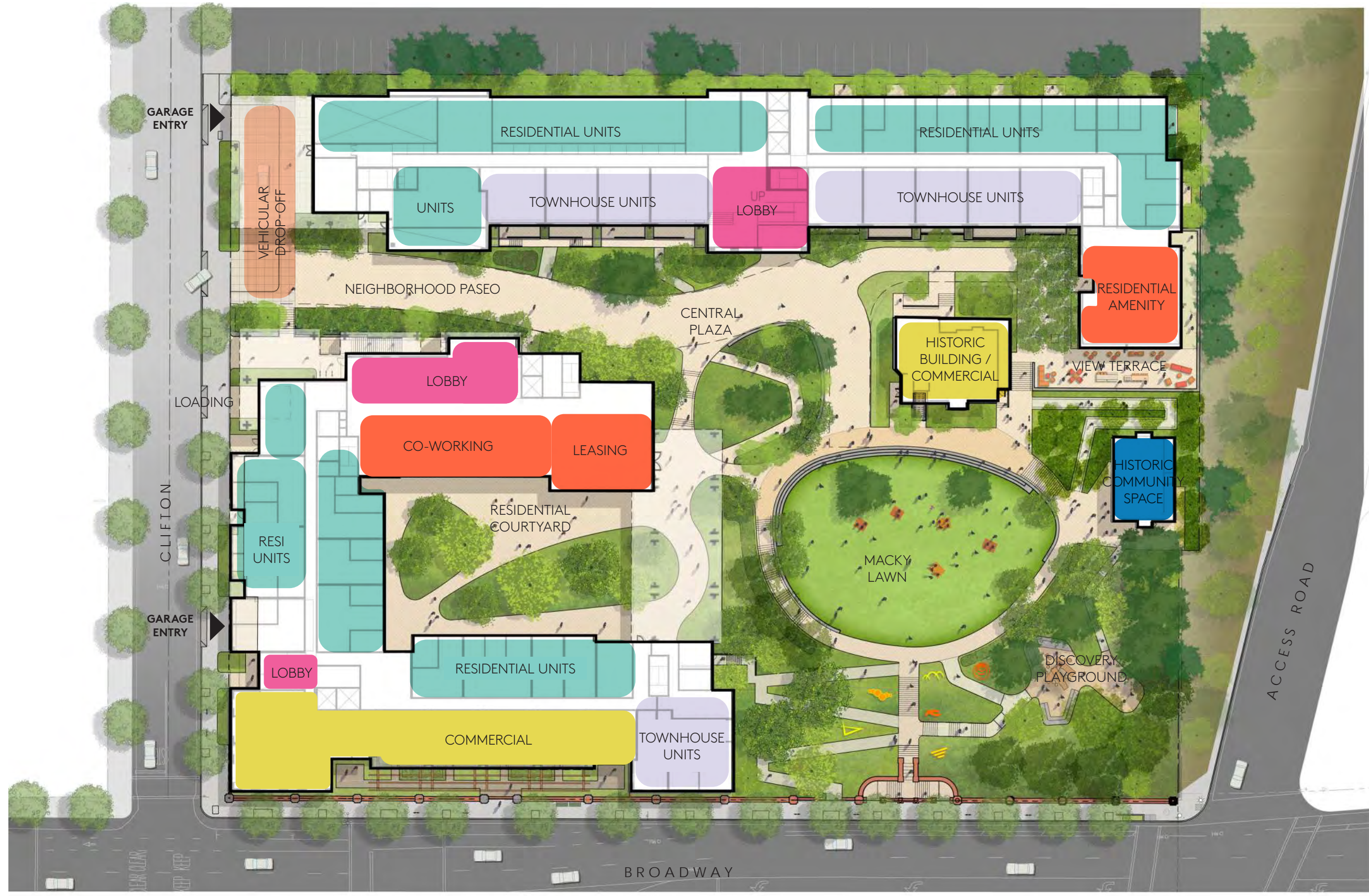
DESIGN GUIDELINES

April 2022

October 2022 Design Review Committee
Feedback on Design Guidelines

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

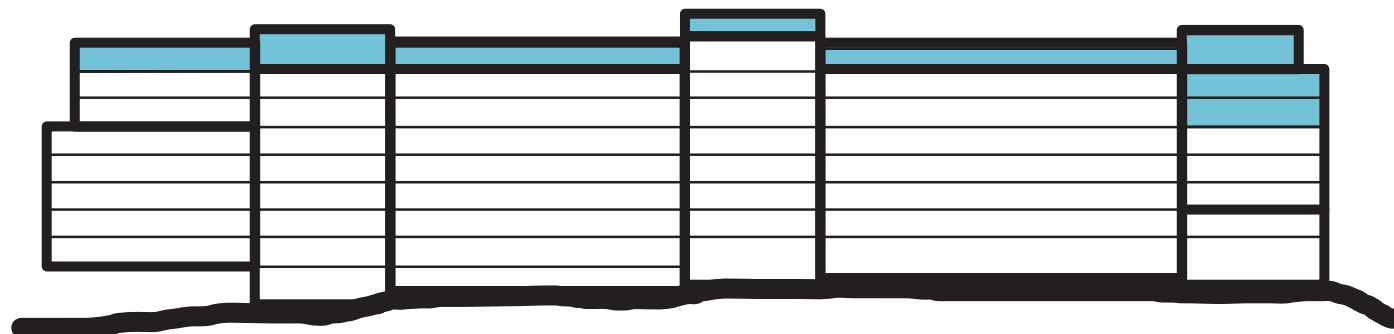
GROUND LEVEL USES



Response: Building B Massing & Unit Count

STEP 1: ELIMINATION OF STORIES

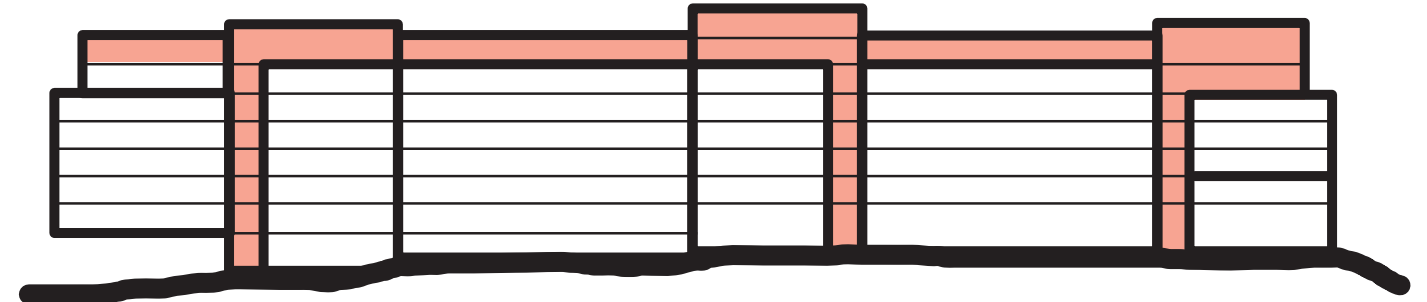
PREVIOUS (9 STORIES)



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%	

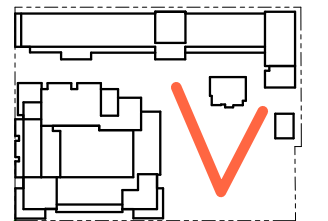
RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (PREVIOUS)



RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (REVISED)



RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN



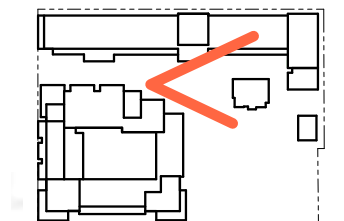
RENDERING COMPARISON: MACKY HALL FROM UPPER PLAZA (PREVIOUS)



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)

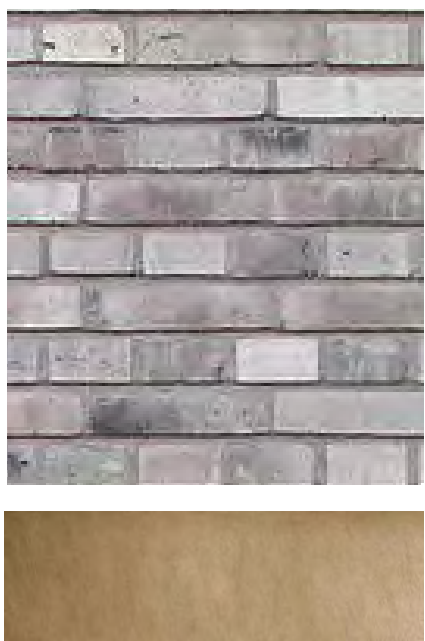
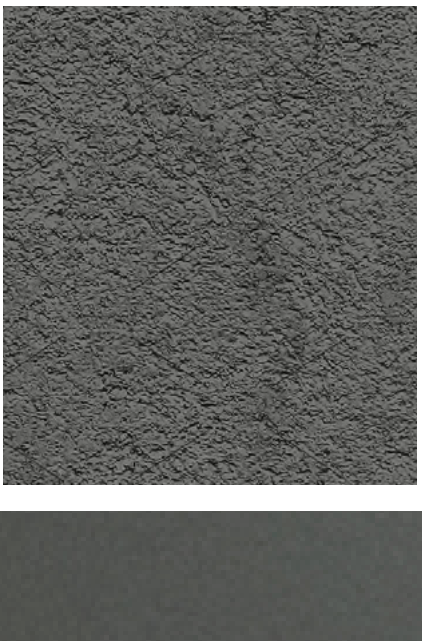

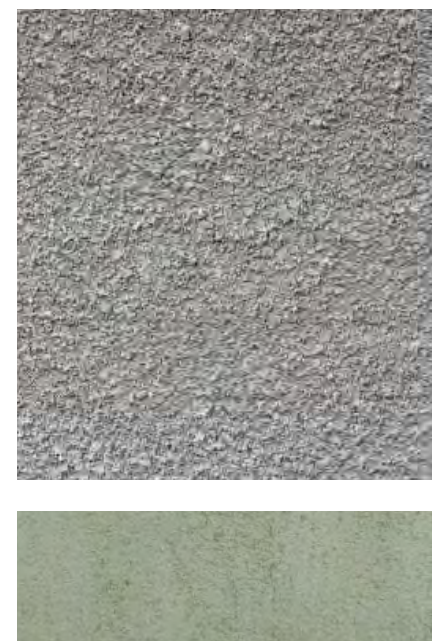
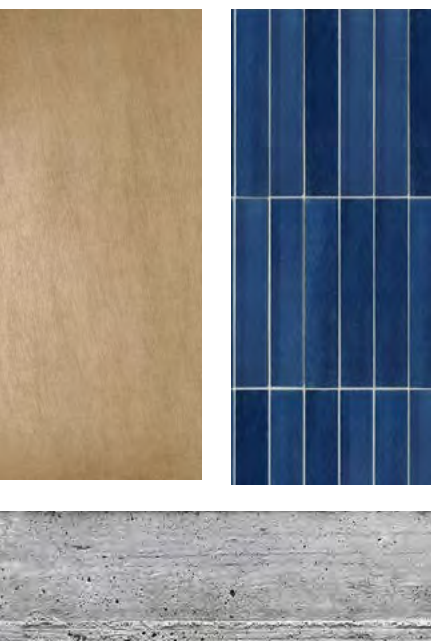

SCALE: 3/32" = 1'

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

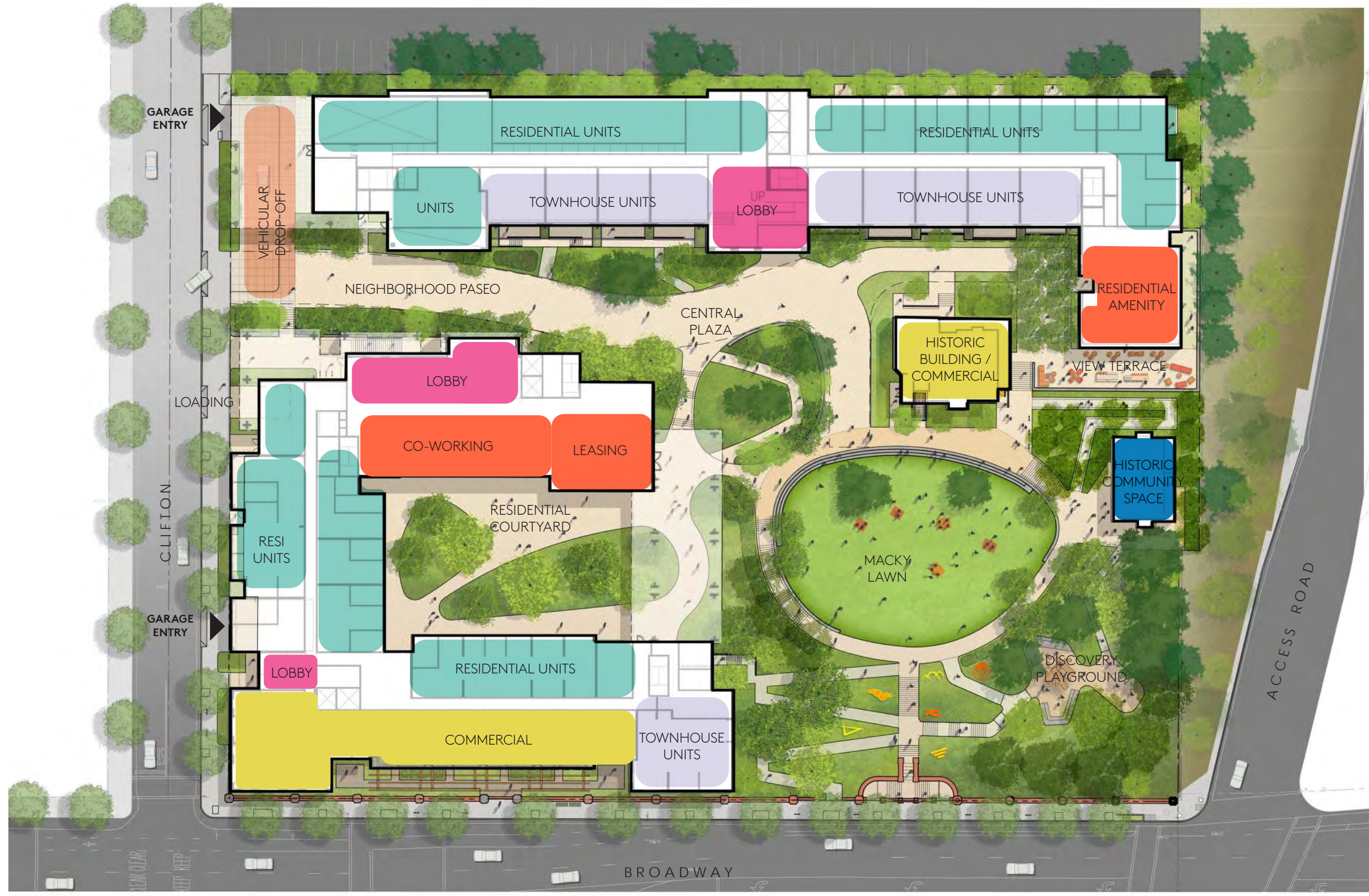
BUILDING B

	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



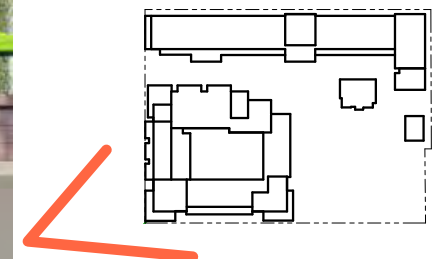
CONCEPTUAL RENDERING: CLIFTON STREET



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



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
Madeline Aaronson
Bereket Abraham
Sarah Ahmadzai
Muhammad Alameldin
Bryan Alcorn
Scott Amundson
Tom Anthony
Francine Anthony
Kyrstine Aralar
Allison Bakke
James Baldwin
Derek Barnes
Collin Barnwell
Christopher Batson
Lowen Baumgarten
Stephanie Beechem
Sarah Bell
Kristen Belt
Kristen Berman
Adam Berman
Paul Bickmore
Vanessa Boehm
Diana Bohn
Aly Bonde
Natalie Bonnewit
Jesse Boudart
Martin Bourqui
Martin Bovill
Zac Bowling
Tommy Branagh
E C Brandon
Jasmine Brar
Steve Brezovec

Pam Brown
Louisa Burkiet
Corey Busay
John Calmeyer
Michael Campbell
Tammy Rae Carland
Kristine Carraway
David Casey
Adam Chall
Charlene Chambliss
Joseph Chavez
Brooke Chin
A.J. Cho
Travis Close
Elliot Cobb
Cathy Cockrell
Alex Contreras
Courtney Coon
Winifred Creason
Oskar Cross
Amelie Crowe
Jack Cunha
Jack Danger
Nick Danoff
Maxwell Davis
Rick Dean
Sam Dodge
Stephen Doherty
Jennifer Dowland
Mike Dunham
Jonathan Evans
Matt Ewing
Brent Faville
Kimberly Fisher

Jonathan Fleming
Victor Flores
Kristen Flowers
Jeff Fong
Foxall Foxall
Natalie Friedberg
Maxwell Gara
David Garcia
Roberto Garuti
Gerber Gerber
Randi Gerson
Alex Ghenis
Kenneth Gibson
Edward Giordano
Paul Glassner
Sean Golden
Nick Gomez
Theo Gordon
Ben Grant
Caryn Graves
Sally Greenspan
Justin Griffith
Lin Griffith
Kevin Griffith
Joanna Gubman
Norma Guzman
Christopher Hamilton
Mara Hancock
Erik Harnisch
Ann Harvey
Tony Hawke
Hope Henderson
Bret Hendry
Brennan Herdt

Gabriel Ho
Heather Hood
Madeline Horton
Stephen Houck
Mari Hsu
Colin Hughes
Joshua Hurwitz
Martin Hussey
Gaby Ilabaca
Hisateru Ishikawa
Evan Jacob
Emily Jacobson
Deepak Jagannath
Josh Jakus
Eric Jennings
Craig Johnson
Eric Johnson
Doug Jones
Everett Kalin
Eli Kaplan
Rachel Katz
Ben Keller
Steven Keller
Logan Kelley
Adrian King
Paul Koehler
Casey Koppelson
Jon Korn
Matthew Kretzer
Tom Kunhardt
Watson Ladd
Jane Lazar
Amanda Le
Caroline Lebar

Chris LeBoa
Chris Lee-Egan
Cindy Leerer
Diana Leon
Emily Lesk
Christopher Lesniewski-Laas
Ryan Lester
Philip Levin
Michelle Levinson
Matthew Levy
Matthew Lewis
Star Lightner
Jill Lindenbaum
Emma Ling
Nick Lipanovich
George London
Meghan Long
Bobbi Lopez
Lindy Lowe
Mattison Ly
Desmid Lyon
Bonnie MacKenzie
James Mahady
Raul Maldonado
Marty Manley
Susanna Marshland
Robert Masliyah
Daniel Mason
Julia Matsieva
Christopher May
Seth Mazow
Ryan McCormick
Rowyn McDonald
Leah McLaughlin

Caephren McKenna
David Meckel
David Mendelsohn
David Miller
Dane Miller
Audrey Momoh
Robert Morris
Matthew Myers
Libby Nachman
Adhi Nagraj
Adrian Napolitano
Utkarsh Nath
Bruce Nilles
Chris Norris
Cullen O'Keefe
Deborah "Riffi" O'Brien
Randy O'Connor
John Oda
Sara Ogilvie
Kerby Olsen
Andrea Osgood
James Paci
Christopher Paciorek
Adarsh Pandit
Greg Pasquali
Matt Pauly
Idalia Perez Muskus
Aisling Peterson
Bret Peterson
Elizabeth H Porter
Will Porterfield
Vivek Reddy
Lauren Reiser
Eileen Riach

Ken Rich
Tim Rooney
Marc Rose
Catherine Roseman
Tricia Roth
Melissa Rouff
Jamie Salcido
Rupal Sanghvi
John Scheuerman
Lesley Schultz
Tommaso Sciortino
Corinne Scown
Spencer Sheaff
Anat Shenker
Lizzie Siegle
Ellen Simms
Linda Simon
Richard Shapiro
Jonathan Singh
Judith Smith
Anagha Sreenivasan
Sujata Srivastava
Jasmine Stitt
Brian Stryzek
Nicholas Strzelczyk
Zack Subin
Raymon Sutedjo-The
Deb Sylvan
Jack Sylvan
Alex Taylor
Loren Taylor
Mary telling
Matt Ticknor
Karl Tingwald

Mark Trainer
Michelle Trame
Patrick Traugber
Sonia Trauss
Milo Trauss
Gail Truman
Justin Truong
Florence Tsang
Zac Unger
Jack Van den Bogaerde
Louisa Vasquez
Vladimir Vlad
Kim Walker
Peter Wasserman
Matthew Waightel
Mark Weisman
Adam Weiss
Will Wenham
Brad Wilber
Buddy Williams
Andrew Wills
James Winterbottom
Patrice Woepffel
Jack Woodruff
Sean Woodruff
Hannah Worsley
Naomi Zabel
Liat Zavodivker
Kevin Zelaya