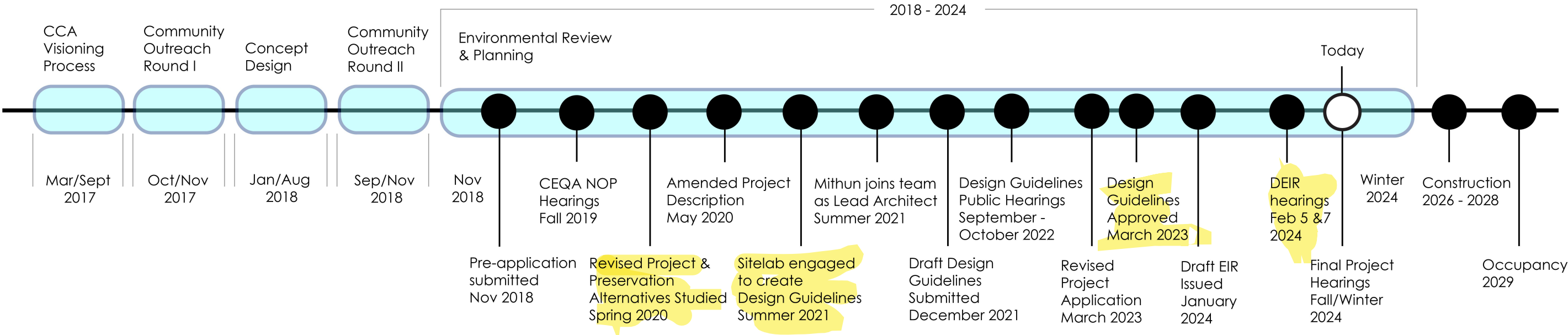


CCA PROJECT UPDATE



2017 - 2024

Overall Project Schedule





19 Stories



Building D

2018

Elimination of 190' Tower

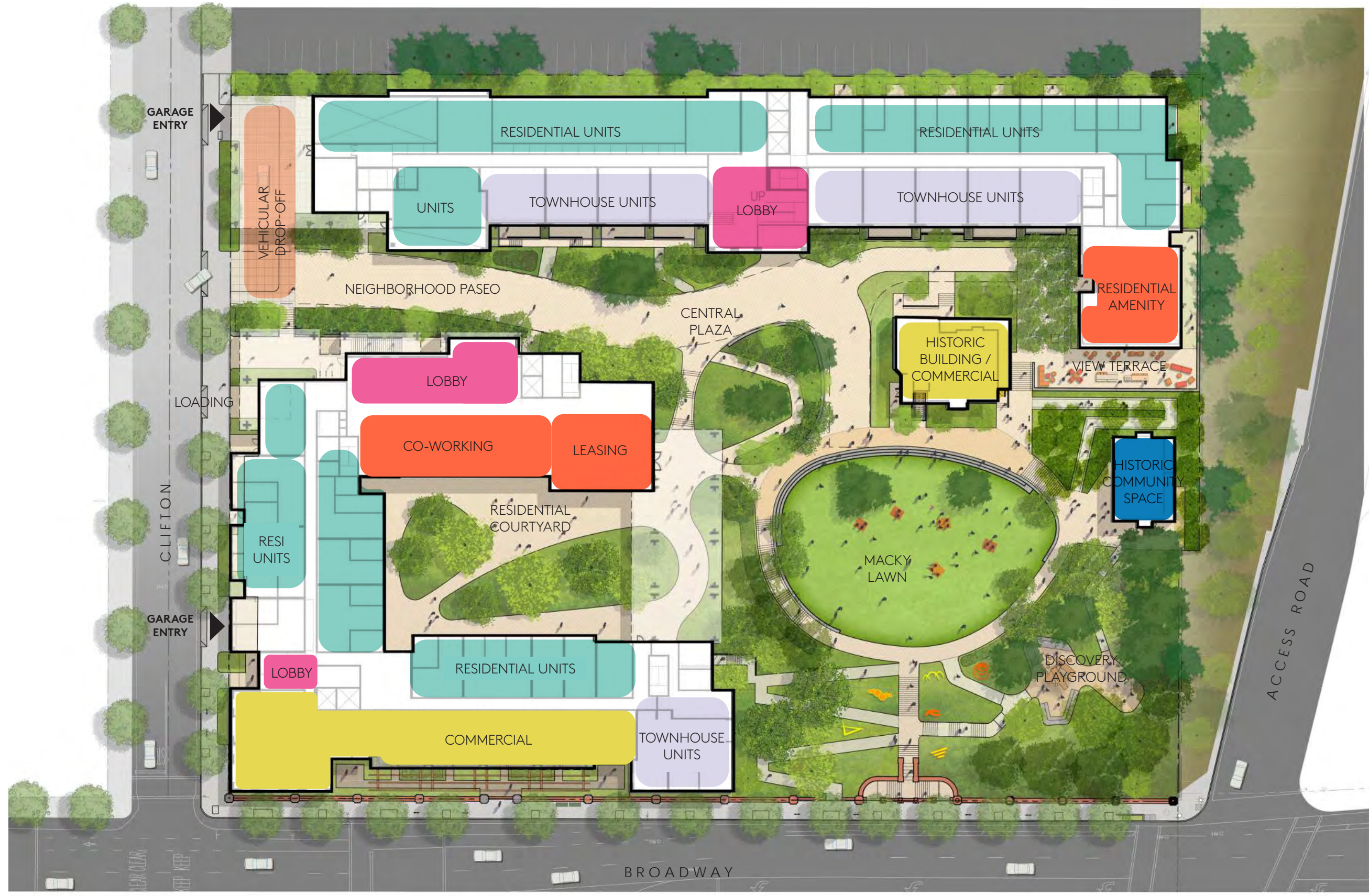


Elimination of Building D



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



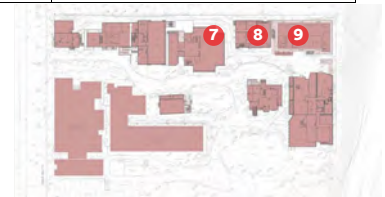
Opportunities	Constraints
<ul style="list-style-type: none"> • Non-bearing interior partitions can be removed to create open floor area • Windows can likely be added to exterior walls 	<ul style="list-style-type: none"> • Old metal building intended to temporary • No ADA access or elevator • Needs structural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

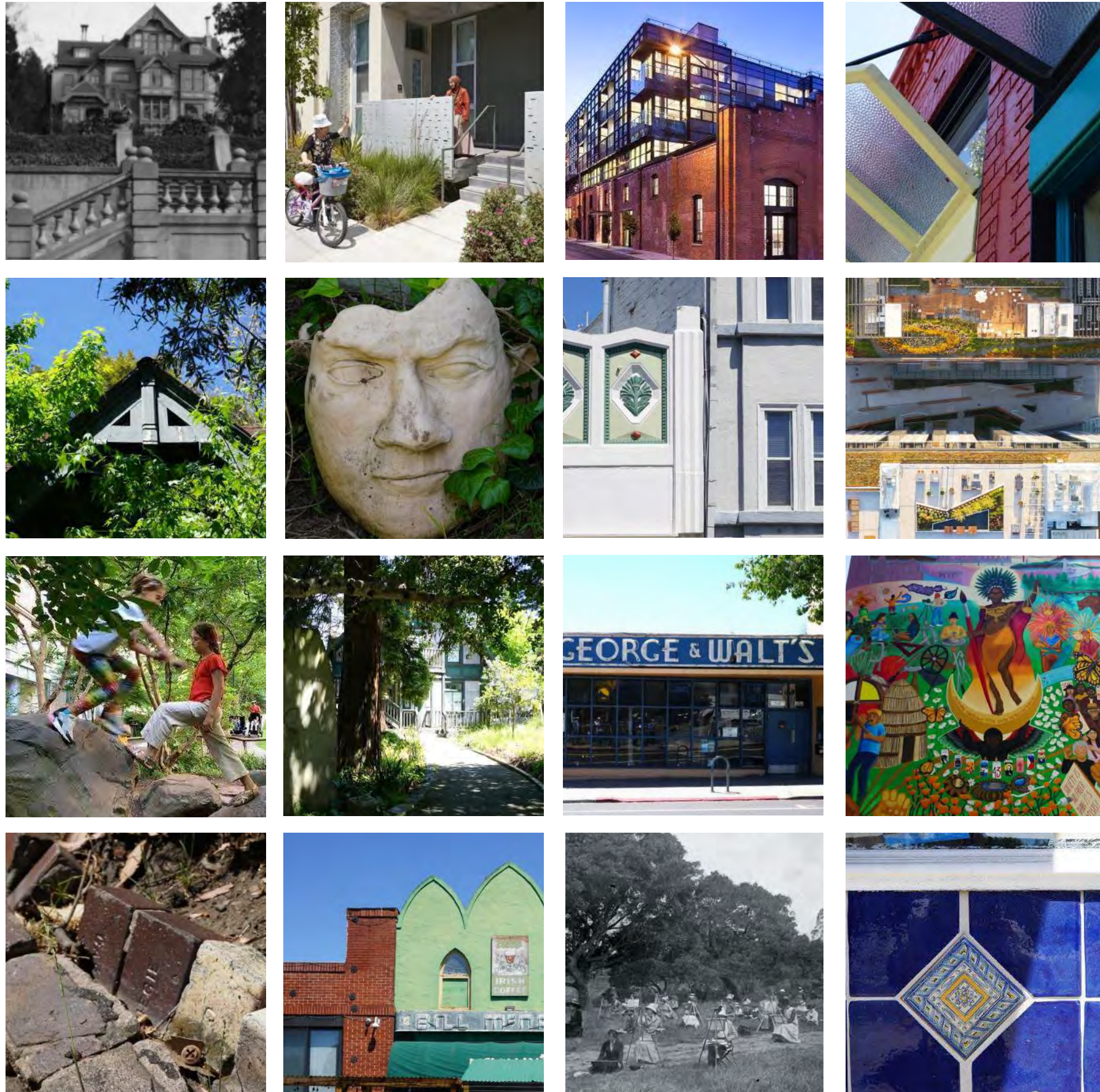
12

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

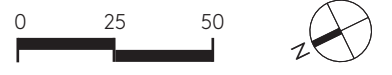
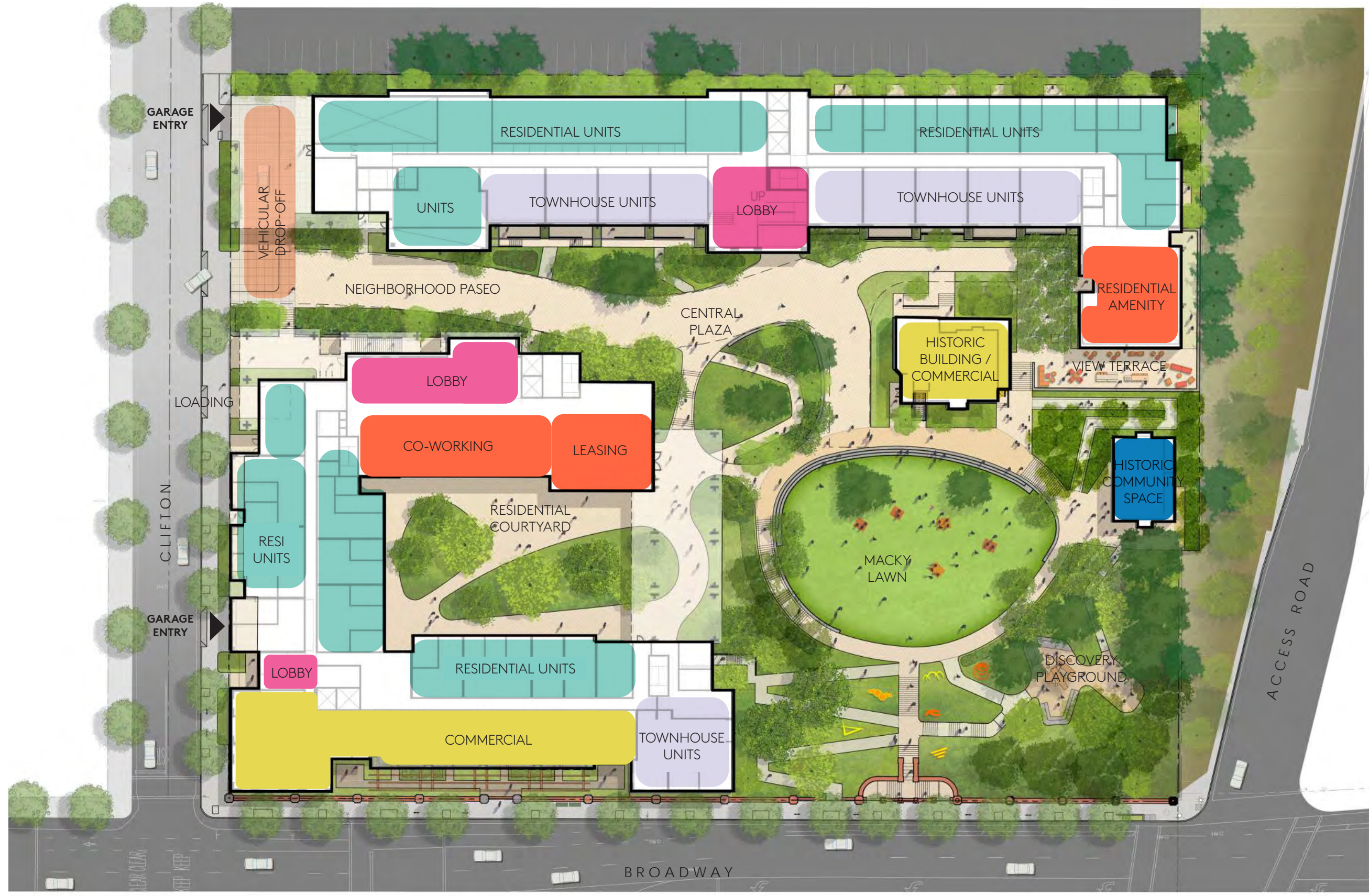
DESIGN GUIDELINES

April 2022

October 2022 Design Review Committee
Feedback on Design Guidelines

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

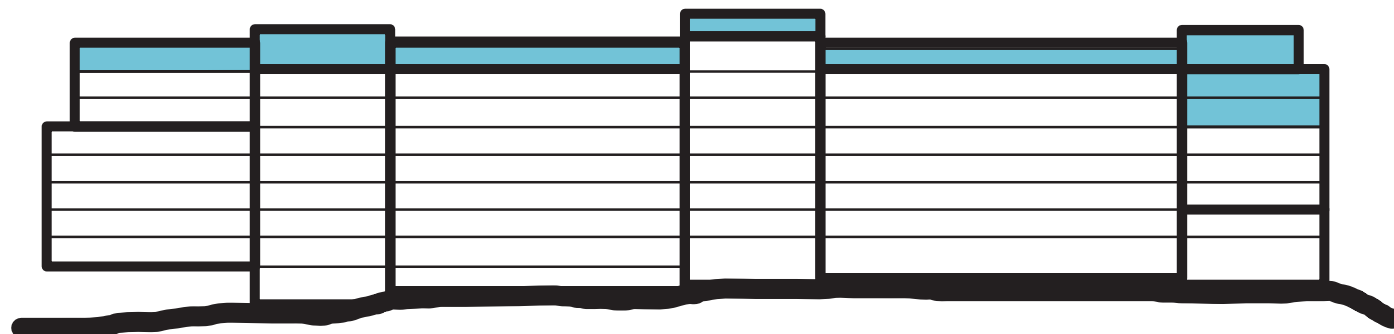
GROUND LEVEL USES



Response: Building B Massing & Unit Count

STEP 1: ELIMINATION OF STORIES

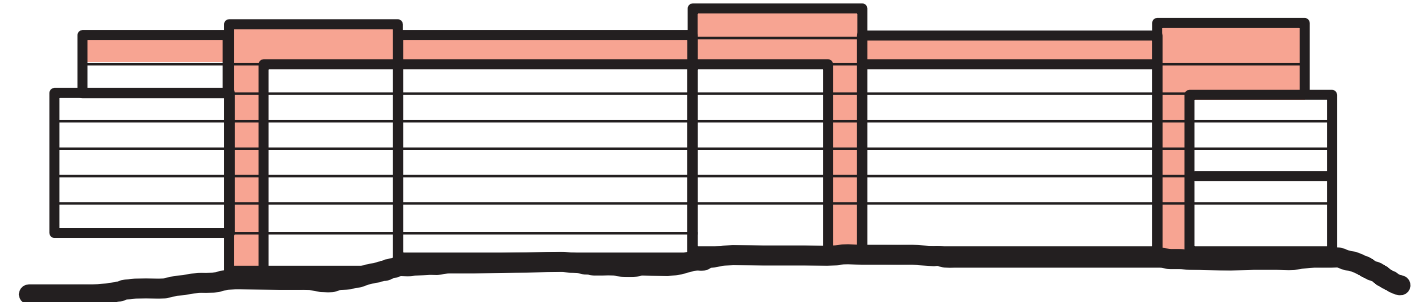
PREVIOUS (9 STORIES)



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%	

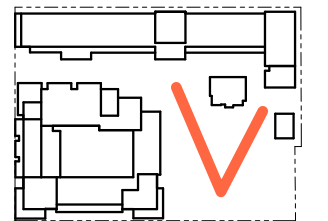
RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (PREVIOUS)



RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN (REVISED)



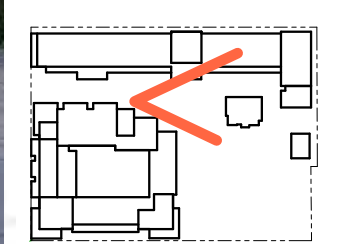
RENDERING COMPARISON: MACKY HALL FROM MACKY LAWN



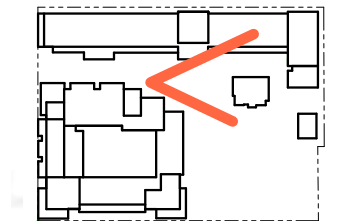
RENDERING COMPARISON: MACKY HALL FROM UPPER PLAZA (PREVIOUS)



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)

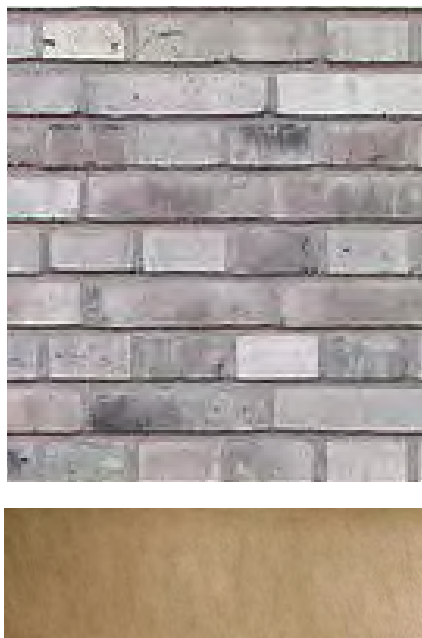



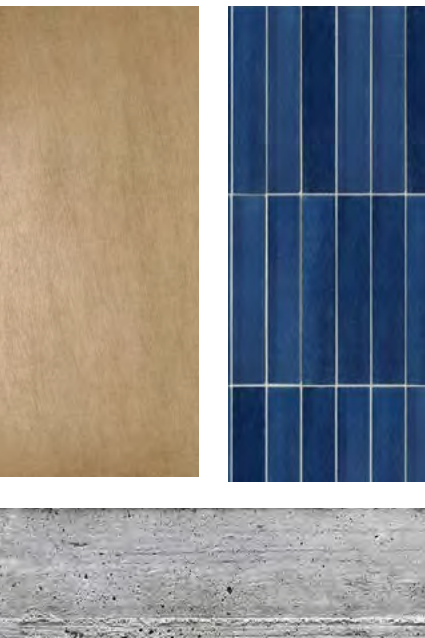

SCALE: 3/32" = 1'

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	painting cement panel board & batt/painted metal spandrel		ceramic tile/cast in place concrete	wood trellis beams

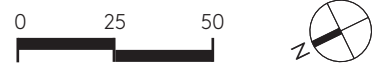
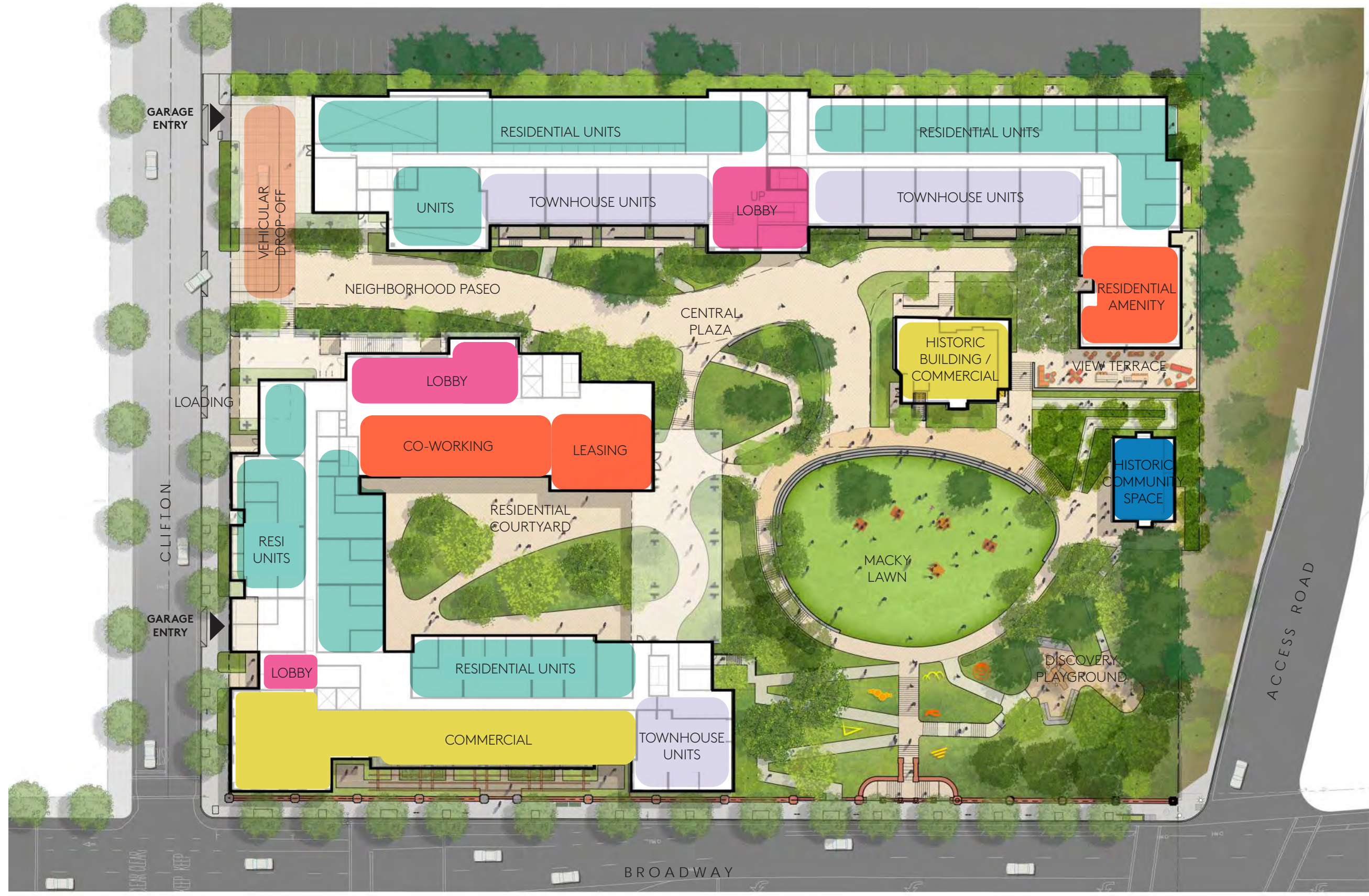
BUILDING B

	central volume		field	field	upper		base	
		window mullion				window mullion		
	brick veneer*/tile spandrel		cement plaster/metal panel spandrel	painting 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



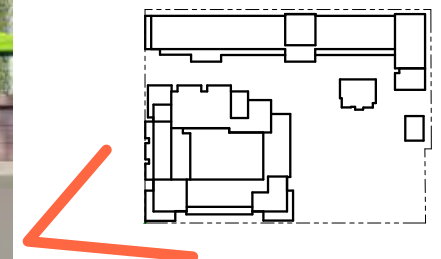
CONCEPTUAL RENDERING: CLIFTON STREET



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



PROJECT SUPPORTERS

Organizations



Individual Supporters

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