

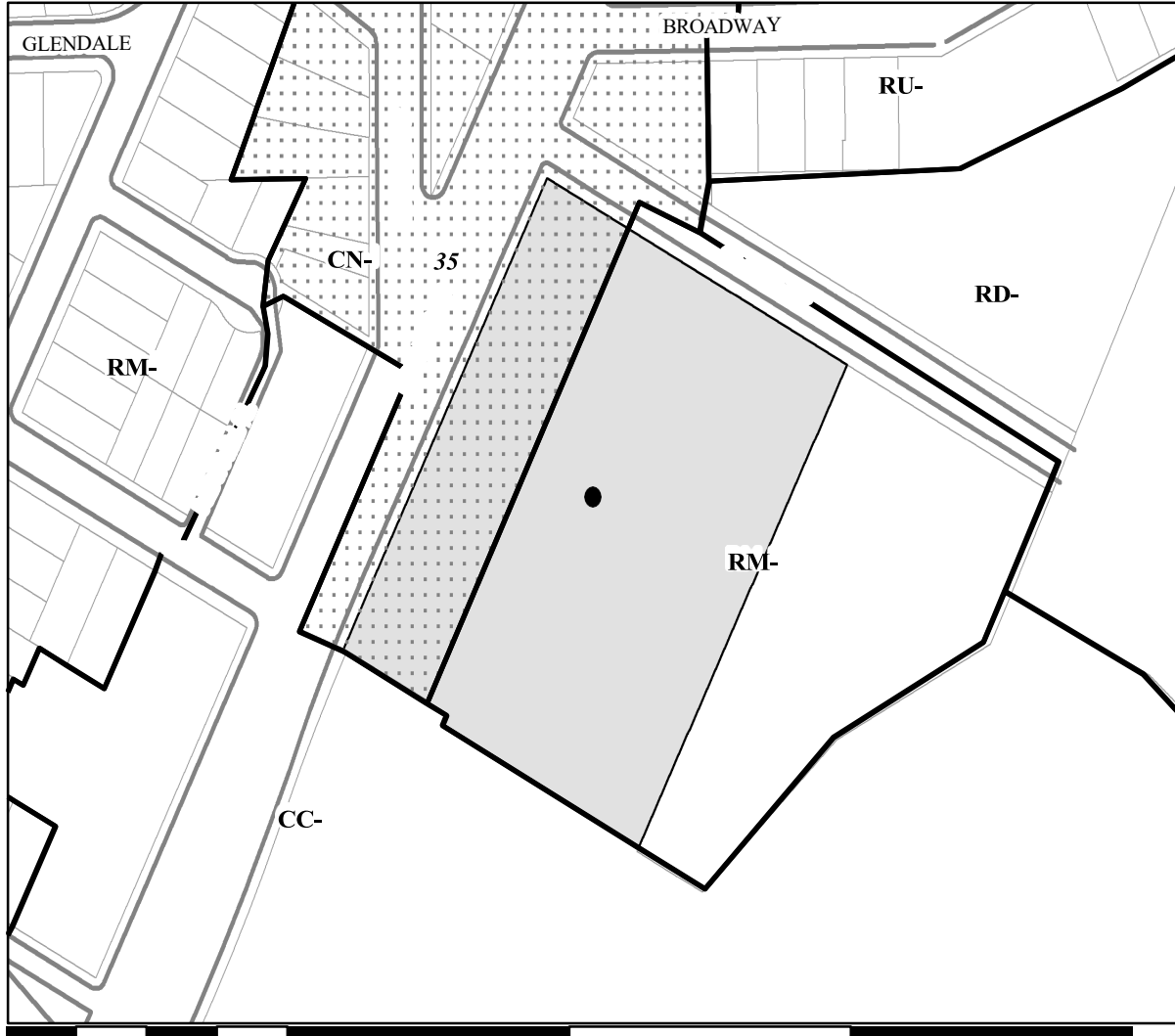
Landmarks Preservation Advisory Board

STAFF REPORT

September 12, 2022

Location:	5212 Broadway California College of Arts
Assessor's Parcel Number	014-124-300-101
Proposal:	<p>Redevelopment of the site as a 510 unit Planned Unit Development (PUD) project.</p> <ol style="list-style-type: none"> 1. Development of two buildings ranging in height from 45 feet to 90 feet. Building 1: Mixed use, 248 residential units and 6,982 Square Feet (SF) of commercial space, 233 parking spaces, 248 bicycle spaces. Building 2: Residential, 262 units, 35 parking spaces, 262 bicycle spaces. 2. Preservation and renovation of Carriage House (2,612 SF), Macky Hall (7,700 SF), Macky lawn (10,718 SF), the entry staircase, gate, Broadway wall, view corridor and art icons within the Treadwell Estate Landmark Designation. 3. Demolition of 10 buildings and the California College of the Arts Campus Historic District. 4. Private Open Space with Public Access (29,310 SF) and Public Event Space within the open space (14,263 SF) and on the first floor of Carriage House (1,487 SF). 5. General Plan Amendment: Change from Institution Land Use to Community Commercial Land Use. 6. Rezoning: Change from Mixed Use Residential (RM-3) and Neighborhood Center Commercial (CN-1) to Community Commercial (CC-2). Height change from 35 feet to 90 feet. 7. Design Guidelines for demolition and redevelopment of the campus.
Applicant:	Arts Campus LLC
Phone Number:	415-489-1313
Owner:	California College of the Arts
Case File Number:	PLN 20141, ER19003
Planning Permits Required:	Planned Unit Development, Design Review, Rezone, General Plan Amendment, Variance, Conditional Use Permit
General Plan:	Institutional, Urban Residential
Zoning:	CN-1, RM-3
Environmental Determination:	Environmental Impact Report (EIR) is required.
Historic Status:	Landmark, API, Campus District including 12 buildings: 4 A1+.4 B1+, and 4 C1+
City Council district:	1
Status:	Under Review
Staff Recommendation	Review and identify issues to be addressed
Finality of Decision:	Oakland City Council
For further information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .

LANDMARKS PRESERVATION ADVISORY BOARD



Case File: Applicant: Address: Zone:
Maximum Height:

PLN 20141
Arts Campus LLC 5212 Broadway CN-1/ RM-3
35 ft

SUMMARY

The issue before the Landmarks Preservation Advisory Board (LPAB) is preliminary review of site- specific design guidelines for re-development at 5212 Broadway, the former California College of the Arts (CCA) Campus. In October 2020, an application for a Planned Unit Development Permit (PUD) was submitted for redevelopment of the site. The proposal includes demolition of substantial historic resources including the Campus District Area of Primary Importance (API) and 4 buildings individually eligible for rating on the California Register. The proposal also includes retention of a Landmark resource, the Treadwell Estate, a separate Area of Primary Importance (API) that overlaps the Campus boundary. The historic status of the CCA site triggers a high level of review under the Oakland Planning Code and mandatory findings apply to the re-development proposal. Design guidelines are intended to provide supplemental information to decision makers to support the required findings and to provide guidance for design review as part of the PUD. Staff requests the LPAB review and comment on the proposed PUD Design Guidelines

BACKGROUND

The site was used as a college campus and a center for arts education associated with the American of Arts and Craft Movement from 1922 to 2022. The California College of Arts consolidated its academic program in San Francisco over the last decade and completed its relocation to San Francisco in 2022. The site is now vacated with buildings and numerous site features remaining.

An environmental review application was received on March 21, 2019, under case file ER-19003, and an environmental impact report is in process. A development application was received for redevelopment of the site as a PUD, under case file PLN20141, on October 6, 2020.

An Historic Resources Evaluation (HRE) was prepared as part of the environmental review process and was made available to the public in November 2019. The HRE documents the following historic resources associated with the California College of Arts use of the site.

- The campus is a California Register and National Register-eligible historic district Criterion 1 (Events) and City of Oakland Area of Primary Importance (API).
- Four buildings are individually eligible for listing on the California Register under Criterion 3 (Architecture).
- Two structures, Macky Hall and the Carriage House, were designated as a City of Oakland Historic Landmark in August 1975 (LM 75-221), together with two sequoia trees, the Broadway Wall & Stairs, and an eighty-foot view corridor. This resource is referenced as the Treadwell Estate. The two buildings were listed on the National Register of Historic Places in 1977.
- The Treadwell Estate is also a City of Oakland API, based on the original Oakland City Historical Survey documentation from 1986.

PROJECT DESCRIPTION

The development application subject to the proposed Design Guidelines proposes replacement of the existing CCA campus with a new multifamily/mixed use development. The new development includes up to 510 units in residential buildings with parking, and a small amount of commercial

use on Broadway. The concept includes retaining the Treadwell Estate as an API bounded by the Broadway wall to the west, Clifton Street to the north and the property lines to the south and east. Macky Hall and Carriage House would be rehabilitated for commercial use. The Broadway wall, steps, and view corridor would be retained as part of private open space with public access. New outdoor public use areas are proposed along with enhancements to site access and installation of new landscaping.

The project requires a General Plan amendment from Institution Land Use to Community Commercial Land Use and rezoning from Mixed Use Residential (RM-3) and Neighborhood Center Commercial (CN-1) to Community Commercial (CC-2).

The proposed CC-2 zone allows modification of the design review process when a project is processed as a PUD. The Design Guidelines would be adopted as part of the PUD for the project and provide alternative standards and criteria for demolition and a replacement project, consistent with the mandatory findings in Planning Code section 17.135.070 for Landmarks, and 17.135.075 for projects within an API.

PROPERTY DESCRIPTION

The 3.9-acre site is located at 5200 Broadway in the Rockbridge neighborhood. This location is prominent along Broadway close to the terminus of College Avenue. The site is characterized by a steep upslope rising above Broadway which levels toward Clifton St. The site functions as a transition point in the urban fabric between residential neighborhoods, institutional uses, and the commercial corridor. Structures are between one and four stories in height, and range in date of construction from circa 1879-1881 (Macky Hall and the Carriage House) to 1992 (the Barclay Simpson Sculpture Studio). Access to the site is located on Broadway and Clifton Streets.

GENERAL PLAN ANALYSIS

An amendment is proposed to change from “Institution Land Use” which allows educational facilities, cultural and institutional uses, and residential/mixed uses which serve the permitted institutions, to “Community Commercial Land Use” Designation. This change would allow:

- “Stand alone” residential use that is not associated with an institution, and a wider range of commercial uses. Institutions including education and health facilities would still be allowed
- Change from no residential density to 125 dwelling units per gross acre; and
- Decrease non-residential FAR from 8 to 5.

ENVIRONMENTAL DETERMINATION

A Draft Environmental Impact Report (DEIR) is currently being prepared and will be available for public review at a future date.

KEY ISSUES AND IMPACTS

City staff requested site-specific design guidelines to provide documentation of how characteristics of the existing Campus and the surrounding neighborhood could be incorporated into redevelopment of the site and to identify how the existing Landmark properties could be rehabilitated and integrated into the new development. This information is needed to evaluate

whether the ultimate project design can be consistent with mandatory findings relating to the design quality of the replacement project and character of the district.

Findings Required for API Demolition and Future Development

Planning Code Section 17.153.075 c.3 requires that projects proposing demolition within an API meet the following findings.

a. *The design quality of the replacement structure is equal/superior to that of the existing structure; and*

b. *The design of the replacement project is compatible with the character of the district, and there is no erosion of design quality at the replacement project site and in the surrounding area. This includes, but is not necessarily limited to, the following additional findings:*

i. *The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing*

ii. *New street frontage includes forms that reflect the widths and rhythm of the facades on the street and entrances that reflect the patterns on the street*

iii. *The replacement project provides high visual interest that either reflects the level and quality of visual interest of the district contributors or otherwise enhances the visual interest of the district*

iv. *If the design contrasts the new to the historic character, the replacement project enriches the historic character of the district*

v. *The replacement project is consistent with the visual cohesiveness of the district.*

vi. *The replacement project will not cause the district to lose its current historic status.*

Summary of Design Guidelines Proposed to Meet Required Findings

Staff and the applicant team are actively working on the requested guidelines which remain under review because the applicant team is still responding to staff comments. Two sections, which are important building blocks for the entire document, are presented for LAPB review and comment.

The first section is the *Summary of Design Response to Historical and Contextual Elements, (Design Response)* excerpted from Chapter 1 Vision. (Attachment 1) This section identifies:

- The features of the existing campus, Treadwell Estate, and the Broadway corridor/Rockridge neighborhood identified by the design consultant as essential characteristics of the district.
- A summary of design response for new construction.

The second section is the *Chapter 2 Buildings Design Guidelines Part 1.* (Attachment 2) This section identifies:

- Guidelines for preservation of Landmark properties and
- Preservation priorities for other buildings on the CCA site with historic resource ratings when or if proposed for retention.

Staff Analysis of Section 1 Design Response Summary and Section 2 Buildings Design Guidelines Part 1

Section 1 *Design Response* Summary (Attachment 1)

Staff evaluated the *Design Response* to evaluate whether site features and neighborhood features were clearly and adequately identified to provide a foundation for more detailed guidelines. The applicant’s draft (Attachment 1) compresses the existing site and neighborhood features into one design response for new construction. For this analysis they were separated, revealing topics that require clarification because the features referenced in some design strategies are not clear.

Analysis Matrix

Identified Campus Features	Proposed Design Response	Staff Comment
<p>Siting of buildings</p> <ul style="list-style-type: none"> • The existing buildings are located on the north and eastern portions on the site • Vehicular access is from Clifton, • Macky Hall has a defined footprint protected through the Landmark designation • Carriage House has separation from and a different ground elevation from Macky Hall, 	<ul style="list-style-type: none"> • New construction takes place on north and east side of the site, leaving surrounding area landscaped • Vehicular access is limited to Clifton, • Macky Hall to be rehabilitated within its existing footprint and Carriage House to be sited in similar orientation, with separation in keeping with Secretary of the Interior's Standards • In the event other campus building are rehabilitated, their location, siting, and setting are protected 	<ul style="list-style-type: none"> • Project proposal shows new construction on the south part of the site as well as the northern and eastern portions.

<ul style="list-style-type: none"> • Existing campus orientation faces toward the center of the site <ul style="list-style-type: none"> • Primary pedestrian paths lead from Broadway and the northeast part of the campus to the center. • Macky Hall and Macky Lawn are at the center. • Other buildings facades face the center of the site. 	<ul style="list-style-type: none"> •The orientation is retained for new construction • New pedestrian paths would lead to the center • New building facades facing the center would have ground floor and mid-rise rhythms similar to existing buildings 	<ul style="list-style-type: none"> • Macky is located at the center but faces Broadway Simpson Hall faces Broadway
<p>Existing buildings have differentiation in design and spatial relationships</p> <ul style="list-style-type: none"> • Buildings are different from one another in material, color, or fenestration rhythm, depth, and orientation. • Existing buildings are set back from Macky Hall and Carriage House and one another. •The various finished floor and entry elevations on sloped topography limit blank facades 	<p>Differentiation between new buildings proposed through material, color, or fenestration rhythm, depth, or orientation</p> <ul style="list-style-type: none"> • Proposed new construction would mimic existing building setbacks from Macky Hall and Carriage House • New construction would maintain a similar separation between buildings • Finished floor and entry elevations on sloped topography required for new construction • Height reductions required for new buildings surrounding Macky Hall 	<ul style="list-style-type: none"> • Clarification is needed providing examples the existing differentiation • Height variations should be considered throughout not just around Macky Hall.
<p>Design quality of the twelve existing buildings:</p> <ul style="list-style-type: none"> • Two of the buildings, Macky Hall and Carriage House are Landmarks • The existing massing of buildings adjacent to Macky Hall references its width and frames the Landmark building 	<ul style="list-style-type: none"> • New construction demonstrates a similar design quality to the twelve existing buildings and landmark buildings retain their design quality, • Massing adjacent to Macky Hall reference its width and frame the landmark building as the 	<ul style="list-style-type: none"> • Four of the buildings are A1+ rated and eligible for the California Register based on meritorious architecture. This factor needs to be referenced in a design quality discussion to meet the finding: <i>The design quality of the replacement structure is equal/superior to that of the</i>

<ul style="list-style-type: none"> • The exterior and interior architectural designs of Macky Hall and Carriage House meet the Secretary of Interior’s Standards • the majority of existing buildings are 1-2 stories. • Existing buildings have modernist architecture • Existing buildings have openings of increased depth that accentuate building details and generate shadow lines • Existing building façade material is identified as referencing California College of the Arts period but not explained. • Existing buildings have exposed structural elements and material transitions that accentuate design quality 	<p>primary building on site</p> <ul style="list-style-type: none"> • Rehabilitation of the exterior and interior architectural designs of Macky Hall and Carriage House will meet the Secretary of Interior’s Standards • New building elevations create defined building bases similar to the one-to-two story existing buildings through change in planes, horizontal elements, or material change • Fenestration composition is organized in linear grids consistent with the modernist architecture of the California College of the Arts Period architecture • Openings of increased depth to accentuate building details and generate stronger shadow lines consistent with existing buildings. • The preferred facade material palette references California College of the Arts Period architecture. • Exposed structural elements and material transitions accentuate design quality and the beauty in construction assembly, similar to the California College of the Arts Period architecture 	<p><i>existing structure.</i></p> <ul style="list-style-type: none"> • Additional clarification is needed as to how to articulate the façade particularly at the upper levels to address the current architectural mix. In respecting the architectural mix, the building façade should be unified in design. • Only the building bases are clearly addressed. • Variation in mass with uniformity of design across building is desirable • The preferred façade material is not explained
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<ul style="list-style-type: none"> • The existing campus grounds have a slope that includes the Macky Lawn and features such as Stairs with Ceramic Pots, Faun Sculpture, Infinite Faith sculpture, Bell Tower, and Celebration Pole), that are sited in the context of the existing landscaping 	<ul style="list-style-type: none"> • Maintain the slope, planting characteristics, and size of Macky Lawn • Additional retained art and artifacts within the open space are to be sited in a familiar context to their setting as sited in the existing California College of the Arts landscape 	<ul style="list-style-type: none"> • Address the Eucalyptus grove here.
<ul style="list-style-type: none"> • The site has a meandering, informal network of circulation routes site with pedestrian accessibility, • The site has Secondary pedestrian paths the provide alternate routes through the site allowing the discovery of existing buildings, vistas, and contributing landscape features. • The site has a variety of building elevations for building entries 	<ul style="list-style-type: none"> • Provide similar pedestrian paths. • Provide a variety of elevations for building entries across the site consistent with the various levels of building access in the campus 	
<p>Characteristics of the existing campus landscape summarized:</p> <ul style="list-style-type: none"> • The site has long standing heritage trees that contribute to the framing of Macky Hall, Macky Lawn, and Macky View Corridor • The landscape has native heritage trees and native planting palette • The campus has an established scale, orientation, views, materials, and programmatic components 	<ul style="list-style-type: none"> • Retain these characteristics in the new landscaping 	<ul style="list-style-type: none"> • The landscape scale is not clarified

<ul style="list-style-type: none"> • Art and education activities took place on the campus grounds and in the buildings 	<ul style="list-style-type: none"> • Retention and rehabilitation of additional art and artifacts is proposed. • Integrating murals and artwork on facades facing the open spaces is proposed. • The design response proposes commemorating the architecture of the period by representing building footprints and salvaged architectural elements in the landscape and signage. Site histories would be commemorated through installations and signage. 	<ul style="list-style-type: none"> • It is notable that commemoration of architecture is not proposed in building design, only in landscaping and signage.
<p>Treadwell Estate Features</p>		
<ul style="list-style-type: none"> • Macky Hall and Carriage House are Landmark properties. • The Landmark includes contributing landscape features Broadway Wall & Stairs, Carnegie Bricks, and Macky Hall View Corridor 	<ul style="list-style-type: none"> • The exterior and interior architectural design of Macky Hall and Carriage House would be preserved consistent with the Secretary of Interior’s Standards: <ul style="list-style-type: none"> • The integrity of Macky Hall, Carriage House and contributing landscape features would be protected by providing height reductions for portions of new buildings, that correspond to the width of landmark buildings. • New building setbacks would also reference landmark building width. 	

	<ul style="list-style-type: none"> • Retain the contributing landscape features 	
<p>Broadway Commercial Corridor and Rockridge Features</p>		
<ul style="list-style-type: none"> • Building base and rhythm of College Ave are important. • Nearby residential midrise buildings have widths in a range that is not identified. • College Avenue has a lower scale context and a pattern of building openings with ground floor access. • College Avenue has pedestrian activity. • College Avenue and portions of Broadway have a continuous streetwall. 	<ul style="list-style-type: none"> • New construction provides building base rhythm similar to College Avenue • Reduce perceived scale of bulk and massing in mid-rise volumes and design facades to reflect widths of nearby residential mid-rise buildings • Uses horizontal elements along Broadway and Clifton Street in response to lower scale context and articulates a rhythm that is responsive to pedestrian activity similar to College Avenue • Continue streetwall on Broadway and Clifton Street corner with limited setbacks • Continue ground floor commercial activity along Broadway near College Avenue 	<ul style="list-style-type: none"> • What is the width of the existing midrise buildings that sets the context for this transition? • What is the design standard for the lower scale context? • What is the rhythm setting this standard?
<ul style="list-style-type: none"> • The Broadway Wall is a primary edge to the site. • The site is a green terminus at the intersection of Broadway and College Ave. • The existing campus has a network 	<ul style="list-style-type: none"> • Accessible entry at the Broadway Wall would invite access by the community • Dense planting at the southwest corner would continue. 	

<p>of open spaces and meandering paths that contribute of a landscape of discovery</p>	<ul style="list-style-type: none"> • A network of open spaces and paths would be retained and continue the site’s “landscape of discovery”. 	
<ul style="list-style-type: none"> • The context is alluded to but not referenced • The hills of the East Bay have what characteristics? 	<ul style="list-style-type: none"> • New construction demonstrates similar design characteristics throughout the hills of East Bay: 	<ul style="list-style-type: none"> • Clarify which aspects of the project would be consistent with characteristics of the communities in the East Bay Hills. • The portion along Broadway? The buildings at the interior or rear of the site?
<ul style="list-style-type: none"> • The context is alluded to but not referenced. Primary materials identified as plaster and brick. 	<ul style="list-style-type: none"> • Transitions to context are expressed in new construction through upper-level setbacks, facade rhythm, and residential stoops: • Reducing perceived height near neighboring buildings through upper floor step backs and trellises • The articulated rhythm of new construction at ground floor and mid-rise facades would relate to rhythm and scale along College Ave and Broadway Terrace • Residential stoops and horizontal elements would 	<ul style="list-style-type: none"> • What is the context being transitioned to? • Will upper stories be set back above the base? • What are the elements of façade rhythm referenced here? • What are the elements of rhythm and scale along College and Broadway Terrace?

	be provided at ground level transitions • Encourage building entrances along streets and open spaces	
• Not addressed. • Rockridge architecture includes what features? Plaster and brick referenced as materials.	• Materials and enhanced open depths reference Rockridge architecture	• Explain “enhanced open depth” • Explain what features of Rockridge architecture are referenced.

Additional Staff Comment: The following topics need be added to the list of features of the existing campus and neighborhood and included in the *Design Response* in addition to items included in the preceding matrix.

1. Add the topic of an *emergency access and pedestrian corridor* to the features to be addressed. The existing CCA campus has an internal road which is more than a meandering informal network.
2. Add the topic of *scale and massing*. Although the existing campus has buildings that range from 1-4 stories high, the predominate scale is 2+ to 3 stories given architectural styles. There are 12 separate structures with variation in height, modest footprints and separations between structures. The project is for two new large structures. The design response still does not articulate how they are reflecting the current 2-3 story massing and how it is carried through and reflected in the design of the proposed 9 story new construction.
3. Add the topic of *intensity of detailing*. Review of detailing is one aspect of the mandatory findings:” *The replacement project is compatible with the district in terms of massing, siting, rhythm, composition, patterns of openings, quality of material, and intensity of detailing*”
4. Add the topic of *visual cohesiveness* as defined in Planning Code section 17.135.075. Visual cohesiveness is the architectural character, the sum of all visual aspects, features, and materials that defines the district. A new structure contributes to the visual cohesiveness of a district if it relates to the design characteristics of a historic district. Documentation of visual cohesiveness must be addressed to make one of the required findings: *The replacement project is consistent with the visual cohesiveness of the district.*

Staff Analysis of Section 2 Buildings Design Guidelines Part 1 (Attachment 2)

This section includes proposed guidelines for retention and rehabilitation of Macky Hall and Carriage House and guidelines for the option of preserving other historic resource buildings on the site. It demonstrates how the topics identified in the *Summary of Design Response* to

Historical and Contextual Elements for the Treadwell Estate are developed further and implemented through the guidelines.

The Draft Design Guidelines 2.1.1- 2.3.7 address Landmarks:

- 2.1 Location and Setting of Landmark Buildings
 - 2.1.1 Macky Hall Location.
 - 2.1.2 Carriage House Relocation. Carriage
 - 2.1.3 Carriage House Structural Improvements for Relocation
- 2.2 Landmark Building Access
 - 2.2.1 Macky Hall Primary Access.
 - 2.2.2 Carriage House Code Modifications.
- 2.3 Design, Materials, + Workmanship of Landmark Buildings
 - 2.3.1 Macky Hall Design, Materials, And Workmanship
 - 2.3.2 Macky Hall Windows
 - 2.3.3 Macky Hall Exterior Paint
 - 2.3.4 Carriage House Design, Materials, Workmanship
 - 2.3.5 Carriage House New Openings
 - 2.3.6 Carriage House Exterior Paint
 - 2.3.7 Carriage House Interior Partitions.

Draft Guidelines 2.4.1-2.4.4 address other resource buildings:

- 2.4.1 Retention the A1+ and B1+ buildings is identified as the highest priority
- 2.4.2 Relocation of existing buildings
- 2.4.3 Retention of character defining features; and
- 2.4.4 Setbacks from new construction.

Staff Comment:

- The retention and rehabilitation of Macky Hall and Carriage House and associated landscape features are subject to Secretary of the Interior Standards for Rehabilitation. In general, these guidelines are comprehensive and provide required direction on rehabilitation of multiple aspects of the buildings.
- There should be a set of general guidelines that apply to all historic resources remaining on the site. This could be generalized versions of the Macky/Carriage standards or a new set of guidelines that would apply universally to all retained buildings.

General Summary of Remaining Guidelines

The remaining sections of, Chapter 2 part II, address New Construction, and all of Chapter 3, addresses Open Space. Detailed analysis of whether these strategies provide the needed guidance is not completed. The applicant team is still responding to staff comments about these chapters and these sections of the guidelines will be brought forward to the LPAB separately. The preliminary drafts of Chapters 2 and 3 are attached in the appendix and intended to provide the LPAB with context and background.

- Chapter 2 Part II Sections 2.5-2.7 New Construction Summary
 - This section of the Draft Design Guidelines provides:
 - detailed design standards and strategies to integrate design features into the larger proposed replacement buildings on the site.
 - strategies for setbacks and height modification adjacent to Macky Hall and Carriage House,
 - standards for the ground level (base) elements of the new buildings consistent with development along College Ave.

- Chapter 3 Open Space Design Guidelines Summary

This section of the Draft Design Guidelines provides standards to:

- 1) maintain and rehabilitate contributing historic landscape features of the CCA Campus API and Treadwell Estate API and
- 2) develop new Open Space Elements that define character, programming, and design considerations of open space to respond the site in its next evolution as a new type of campus.

RECOMMENDATIONS

Review the issues and staff comments and provide direction for future guideline revision.

Section 1. Summary of *Design Response* (Attachment 1)

Issue 1 Does the list of features identified in the document *Summary of Design Response to Historical and Contextual Elements* (Attachment 1) adequately identify the features of the existing campus, the Treadwell Estate and neighborhood to address in the guidelines?

Issue 2 Does the LPAB agree with staff comments requesting clarification about site features and neighborhood features addressed on the *Design Response* matrix.

Issue 3 Does the LPAB agree with staff comments to add “emergency access and pedestrian corridor”, “scale and massing”, “intensity of detailing” and “visual cohesiveness” to the site features to be addressed in the guidelines?

Section 2 *Buildings Design Guidelines Part 1* (Attachment 2)

Issue 4 Does the LPAB agree with staff comments to provide a set of general guidelines that apply to all historic resources remaining on the site?

Prepared by:

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Reviewed by:

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Bureau of Planning

ATTACHMENTS

- A. *Summary of Response to Historic and Context.*
- B. Chapter 2 Part II New Construction Design Guidelines
- C. Chapter 3 Open Space Design Guidelines
- D. Project Plans Updated 8/22/22

ATTACHMENT 1 Appendix A

SUMMARY OF DESIGN RESPONSE TO HISTORIC AND CONTEXTUAL ELEMENTS

The following list summarizes key design responses to the historic resources and the context to create the basis for the Design Review Findings.

CAMPUS AS AN API:

1. Siting of new construction within similar footprints and site coverage of the California College of the Arts Period campus, such as:

- New construction takes place on north and east side of the site, leaving surrounding area predominantly landscaped
- Vehicular access is limited to along Clifton, similar to the California College of the Arts Period vehicular access
- Macky Hall is rehabilitated within its existing footprint and Carriage House is sited in similar orientation, separation and elevation from Macky Hall, and setting as during California College of the Arts Period in keeping with Secretary of the Interior's Standards
- In the event California College of the Arts Period buildings are rehabilitated, their location, siting, and setting are protected

2. Orientation of new construction inward toward the center of the site similar to the existing California College of the Arts Period campus orientation, such as:

- Primary pedestrian paths guiding from Broadway and the northeast pedestrian entrance towards Macky Hall and Macky Lawn that remain at the center of the site
- New building ground floor and mid-rise rhythms reference California College of the Arts Period buildings at facades facing the center of the site

3. New construction demonstrates differentiation and spatial relationships as seen in existing buildings, such as:

- Differentiation between new buildings through material, color, or fenestration rhythm, depth, or orientation
- New construction is setback from Macky Hall and Carriage House similar to their relationship to California College of the Arts Period buildings
- New construction must maintain a similar separation between buildings as seen with the California College of the Arts Period campus
- Maintaining various finished floor and entry elevations on sloped topography limiting blank facades in keeping with the campus

- Height reductions surrounding Macky Hall consistent with the scale and relationship of California College of the Arts Period buildings

4. New construction demonstrates a similar design quality to the twelve existing buildings and landmark buildings retain their design quality, such as:

- Massing adjacent to Macky Hall reference its width and frame the landmark building as the primary building on site
- Rehabilitation the exterior and interior architectural designs of Macky Hall and Carriage House to the Secretary of Interior's Standards
- New building elevations create defined building bases similar to the one-to-two story existing buildings through change in planes, horizontal elements, or material change
- Fenestration composition is organized in linear grids consistent with the modernist architecture of the California College of the Arts Period architecture
- Openings of increased depth to accentuate building details

and generate stronger shadow lines consistent with existing buildings

- The preferred facade material palette references California College of the Arts Period architecture
- Exposed structural elements and material transitions accentuate design quality and the beauty in construction assembly, similar to the California College of the Arts Period architecture

5. Retaining and rehabilitating contributing landscape features (Macky Lawn, Stairs with Ceramic Pots, Faun Sculpture, Infinite Faith sculpture, Bell Tower, and Celebration Pole), such as:

- Maintaining its slope, planting characteristics, and size of Macky Lawn
- Additional retained art and artifacts within the open space are to be sited in a familiar context to their setting as sited in the existing California College of the Arts landscape

CAMPUS AS AN API (CONTINUED):

6. Providing meandering, informal network of circulation routes through the site similar to the existing California College of the Arts Period campus, with improved pedestrian accessibility, such as:

- Secondary pedestrian paths provide alternate routes through the site allowing the discovery of existing buildings, vistas, and contributing landscape features similar to the California College of the Arts Period campus
- A variety of elevations for building entries across the site will be maintained consistent with the various levels of building access in the campus

7. Characteristics of the existing campus landscape are retained through:

- Retaining long standing heritage trees that contribute to the framing of Macky Hall, Macky Lawn, and Macky View Corridor
- Preserve, protect and expand native heritage trees and planting palette present in the California College of the Arts Period landscape

- Retain scale, orientation, views, materials, and programmatic components of the existing California College of the Arts Period Campus

8. Honor the art and education that took place during the California College of the Arts Period and removed buildings of the campus through commemoration and the reinterpretation of physical characteristics.

- Retention and rehabilitation of additional art and artifacts
- Integrate murals and artwork on facades facing the open spaces
- Commemorate the architecture of the period by representing building footprints and salvaged architectural elements in the landscape and signage
- Commemorate site histories through installations and signage

ESTATE AS AN OAKLAND LANDMARK:

1. Retaining and rehabilitation the exterior and interior architectural design of Macky Hall and Carriage House to the Secretary of Interior's Standards:

- By way of design, materials, and workmanship
- Macky Hall remains the primary historic resource on site through the siting of Carriage House and new construction response to Macky Hall
- Carriage House maintains a subsidiary relationship with Macky Hall through its spatial relationship to and similar finished floor elevation of or below Macky Hall

2. New construction provides height reductions, setbacks, and reference landmark building width to transition to Macky Hall and Carriage House and contributing landscape features, such as:

- Height reductions surrounding Macky Hall
- New construction setback from Macky Hall and Carriage House similar to their relationship to contributing buildings

- Massing adjacent to Macky Hall reference its width and frame the landmark building as the primary building on site
- Setback and rhythm requirements for the new building adjacent to the Broadway Wall

3. Retaining and rehabilitating contributing landscape features (Broadway Wall & Stairs, Carnegie Bricks, and Macky Hall View Corridor), such as:

- Retaining the entire length of Broadway Wall as the western boundary of the site with limited modifications and new construction setback from the wall
- Retaining Broadway Stairs (and additional accessible entrance) as the primary entrance to the site
- Macky Hall View Corridor to be maintained through planting and programming
- Carnegie Bricks to be sited in a familiar context to their setting within the campus
- Commemorate site history and any alterations made to Broadway Wall & Stairs

BROADWAY / COLLEGE AVENUE AND ROCKRIDGE NEIGHBORHOOD:

1. New construction provides building base rhythm similar to College Avenue and continues active uses along Broadway:

- Reduce perceived scale of bulk and massing in mid-rise volumes and design facades to reflect widths of nearby residential mid-rise buildings
- Uses horizontal elements along Broadway and Clifton Street in response to lower scale context and articulates a rhythm that is responsive to pedestrian activity similar to College Avenue
- Continue streetwall on Broadway and Clifton Street corner with limited setbacks
- Continue ground floor commercial activity along Broadway near College Avenue

2. The site as a green terminus at the intersection of Broadway and College Ave remains and becomes a community asset through:

- The Broadway Wall remains the primary edge but an accessible entry and dense planting at the southwest corner invites access by the community

- Network of open spaces and meandering paths contributing to the existing campus's "landscape of discovery"

3. New construction demonstrates similar design characteristics throughout the hills of East Bay:

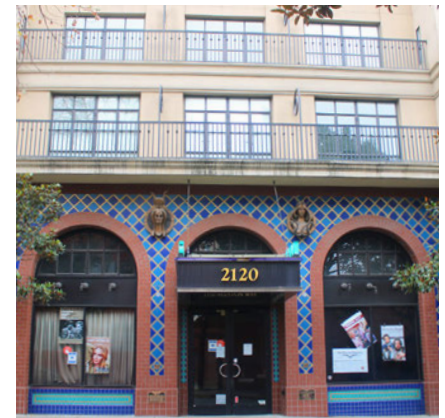
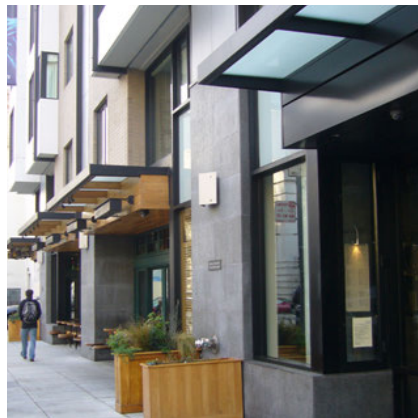
- Building height steps with the topography
- Provides various finished floor and entry elevations on sloped topography across the site
- Building separation and upper level setbacks to increase daylight access within the public realm
- Preserve, protect and expand native heritage trees and planting palette present in Rockridge
- Emphasize the prominent location and siting of new buildings in the East Bay hills given their location and siting by incorporating vertical volumes in highly visible locations will accentuate the important setting of the campus
- Using the sloped topography to frame vistas from the publicly-accessible open space through planting and circulation routes

4. Transitions to context are expressed in new construction through upper level setbacks, facade rhythm, and residential stoops:

- Reducing perceived height near neighboring buildings through upper floor setbacks and trellises
- Articulated rhythm of ground floor and mid-rise facades relate to rhythm and scale along College Ave and Broadway Terrace
- Residential stoops and horizontal elements at ground level transitions
- Encourage building entrances along streets and open spaces

5. Materials and enhanced open depths reference Rockridge architecture:

- Two primary materials, plaster and brick, reflect neighborhood buildings
- Layered in tactile material application (wood decorative metal, ceramic tile, and textured concrete) at ground floor levels
- Limit the scale of glazing and ensure depth of openings is provided to avoid flat facades



5212 Broadway Buildings: Early Estate Period and California College of the Arts Period architecture, and aspirational characteristics from buildings in Rockridge.



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2

BUILDINGS DESIGN GUIDELINES

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REHABILITATED LANDMARK BUILDINGS

Of the 12 existing buildings of the California College of the Arts (CCA), two—Macky Hall and Carriage House—are listed on the National Register and are designated Oakland Landmarks, while also contributing to the campus as an Area of Primary Importance (API).

Macky Hall—originally constructed as a residence in the Early Estate Period—has been repurposed for classroom uses and later adapted as the central administrative office for CCA. The Carriage House is an ancillary building to Macky Hall, serving as the storage structure for horses and carriages during the Early Estate Period. As was noted in the 1977 National Register nomination, the Carriage House was relocated and renovated three times during the California College of the Arts Period to make space for new buildings—and its carriage entrance (see Figure 2.7) was also removed when it was converted into a studio space. Refer to Figure 2.3 for locations of the Carriage House throughout its history.

The guidelines in this section pertain to the retention and treatment of these two landmark buildings. Rehabilitation of the two buildings will conform with the Secretary of the Interior's Standards for Rehabilitation. Changes are limited to mandatory measures for code and accessibility, with new programs tailored to the historic character of the retained buildings rather than adapting the retained buildings to meet the needs of new programs.

Refer to Section 2.5 for further guidelines regarding the new construction's response to Macky Hall and Carriage House. Refer to Section 3.4 for further guidelines regarding open space relationship with Macky Hall and Carriage House.

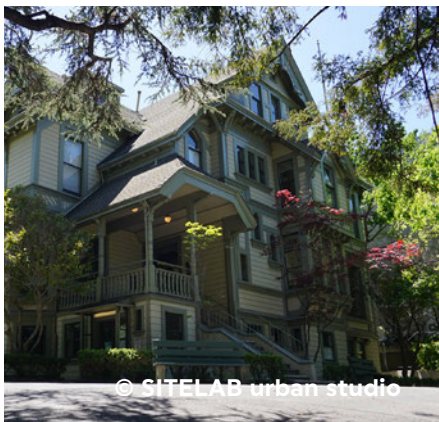


Figure 2.1: Macky Hall from California College of the Arts Period, circa 2020 (left) and 1927 (right)



Figure 2.2: Carriage House from California College of the Arts Period, circa 2020 (left) and 1973 (right)

2.1 Location and Setting of Landmark Buildings

2.1.1 MACKY HALL LOCATION. To maintain the historic significance and integrity of Macky Hall's location, Macky Hall is to be maintained in its current location and on its existing footprint, as recorded in the HRE and as listed on the National Register.

2.1.2 CARRIAGE HOUSE RELOCATION. Carriage House shall be permitted to be relocated so long as the move does not interfere with its status as a contributor to the National Register site per Criteria Consideration B by maintaining "compatibility in orientation, setting, and general environment" with the Early Estate Period and California College of the Arts

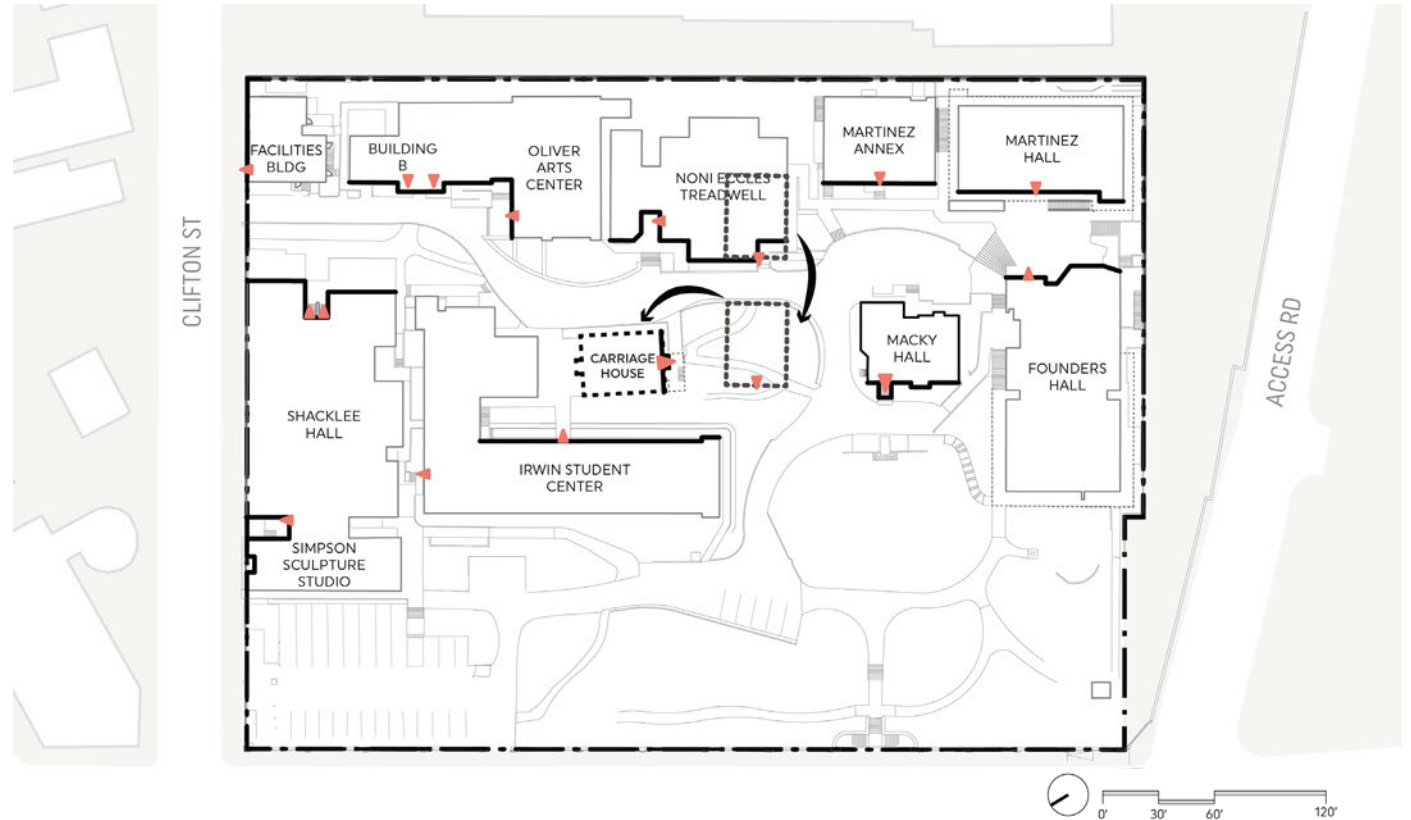





Figure 2.3: Locations of California College of the Arts Period relocation of Carriage House

-  Site boundary
-  Primary building elevation
-  Primary entrance

Period. Required conditions of relocation include each of the following categories, focused on maintaining the Carriage House's subsidiary relationship to Macky Hall:

- Orientation: If relocated, the Carriage House should be oriented in either its Early Estate Period or California College of the Arts Period alignment, with the primary entrance facing south or west.
- Location: Carriage House shall maintain horizontal separation to Macky Hall of no less than 40 feet and no greater than 120 feet. Carriage House shall not be permitted within the Macky Hall View Corridor (see Section 2.3).

- Elevation: If Carriage House is located further east from its HRE-identified location—approximately aligned with the primary elevation of Macky Hall—the ground floor of Carriage House shall be lower than the finished floor elevation of the main level of Macky Hall. If located further west from the HRE-identified location, the finished floor elevation of the ground floor of Carriage House shall be lower than the finished floor elevation of the basement level of Macky Hall.
- Setting: If relocated, Carriage House shall avoid referencing other historic conditions and must avoid creating a false historic setting

reference. If relocated where a California College of the Arts Period building has been removed, the site design should emphasize a relationship to the historic conditions of the Carriage House rather than the historic building footprint of the removed structure. As an example, if relocated to the former footprint of Founders Hall, reference to the Founders Hall footprint should be avoided to limit confusion. Additionally, there should be a clear visual separation between the Carriage House and new buildings on Building B, which may be created through landscape design strategies such as

a planted buffer or change in topography. If the Carriage House is located further west than Macky Hall, the Carriage House should be screened from prominent visibility from Broadway; this can be accomplished with light vegetation. For landscape and planting guidelines adjacent to Carriage House, refer to Section 3.4.

2.1.3

CARRIAGE HOUSE STRUCTURAL IMPROVEMENTS

FOR RELOCATION. If relocating, structural upgrades shall be allowed to ensure stability before, during, and after the relocation process. The exterior appearance may not be altered in any structural improvements, refer to Guideline 2.3.4.

2.2 Landmark Building Access

2.2.1 MACKY HALL PRIMARY ACCESS. The west porch at Macky Hall has been the historical primary entrance. As such, the entrance at the west elevation shall remain operable, even if it is not the primary entrance, with interior access to the main ground floor space. It shall not be permanently closed or partitioned off on the interior. The porch on the east side—which has been altered in the past and is now the accessible entry— may only be changed to accommodate building occupancy or code requirements. Refer to Figure 2.4 for the primary access to Macky Hall.

2.2.2 CARRIAGE HOUSE CODE MODIFICATIONS. Modifications for ADA access to Carriage House and its second level shall be permitted, as the current stairway is not original to the structure and does not contribute to its significance. Where exterior circulation elements such as stairs, ramps, or elevators are added, they should be designed simply and should generally be protected from views such as seen from Macky Lawn and the primary entrance to Macky Hall. Modification to add an accessible restroom to the first level shall be permitted. If an exterior circulation addition has an elevator or other visually significant element, that addition shall not be conspicuous

from Macky Hall and the Macky Lawn and should not require alterations to the exterior design of the Carriage House, see Guideline 2.3.4.



Figure 2.4: West porch (historical primary entrance) (above) and east porch to Macky Hall (below)

2.3 Design, Materials, + Workmanship of Landmark Buildings

2.3.1 MACKY HALL DESIGN, MATERIALS, AND WORKMANSHIP. During permitted exterior modifications, the design, materials, and workmanship of Macky Hall shall be maintained as recorded in the HRE and the National Register according to Secretary of the Interior's Standards. Strategies include, but are not limited to:

- Repairing features and materials that can feasibly be retained (Instead of replacing them)
- Using the same or in-kind materials, colors, and textures
- Maintaining fenestration patterns and style
- Maintaining siding and trim

- Continuing the use of the vernacular or associated architectural style of Macky Hall. Refer to Figure 2.5 for aspects of craft.

2.3.2 MACKY HALL WINDOWS. The windows of Macky Hall may be reglazed if an energy analysis of the building shows that alternative measures would be less effective in reducing energy use. If greater energy or sound performance is needed, the addition of a second interior sash may be added if it aligns with the existing frame and glazing while remaining visually secondary to character-defining features.

2.3.3 MACKY HALL EXTERIOR PAINT. Color schemes may be based on historical analysis of

Multi-gabled roofline
Scalloped shingles

Curved brackets

Double hung wood sash windows

Horizontal wood siding

Wood detailing

Bay window



Figure 2.5: Character-defining features of Macky Hall



Figure 2.6: Carriage House during early California College of the Arts Period



Figure 2.7: Carriage House original opening on east facade

the building by a paint conservator. The existing color scheme may be retained without study.

2.3.4 CARRIAGE HOUSE DESIGN, MATERIALS, WORKMANSHIP. The following building elements of the Carriage House shall not be altered in the site nor any relocation of the Carriage House:

- Exterior walls and roof
- Facade composition except for new openings per Guideline 2.3.5
- Architectural details such as siding, brackets, and trim, as shown in Figure 2.5.

2.3.5 CARRIAGE HOUSE NEW OPENINGS. New openings shall be permitted if designed consistently with the

historic character of the building in size and trim. New openings should not interfere with the building's ability to convey retained character-defining features as identified in the HRE. New openings shall be prohibited on the primary building facade (facing south as identified in the HRE). New openings may be permitted on the largely blank east, north, or west elevations if required by code or for programmatic need but should not be more prominent in their design than remaining openings.

A larger opening shall be permitted along the HRE-identified east facade in keeping with the size and design of the Early Estate Period

carriage entrance—approximately eight feet wide by eight feet tall centered on the dormer above, refer to Figure 2.7. New openings shall maintain a relationship between the Carriage House and Macky Hall.

2.3.6 CARRIAGE HOUSE EXTERIOR PAINT. Color schemes shall be based on historical analysis of the building by a paint conservator. The existing color scheme may be retained without study. The paint color of Carriage House should match the same era of color Macky Hall is painted to avoid a juxtaposition of historic colors that never occurred.

2.3.7 CARRIAGE HOUSE INTERIOR PARTITIONS. Removal of non-structural interior

partitions, which were not original to the building, is encouraged to maintain a large open space floor plan for both floors. Additionally, openings in the floor of the upper level of the building shall be permitted up to one-third of the floor area for internal stairs or double-height space. Unless it is deemed to conform with the Secretary of the Interior's Standards for Rehabilitation or based on documentation of conditions during the period of significance, the interior shall not be subdivided into spaces smaller than the existing ones nor shall the second floor be removed.

2.4 Rehabilitation of California College of the Arts Period Buildings

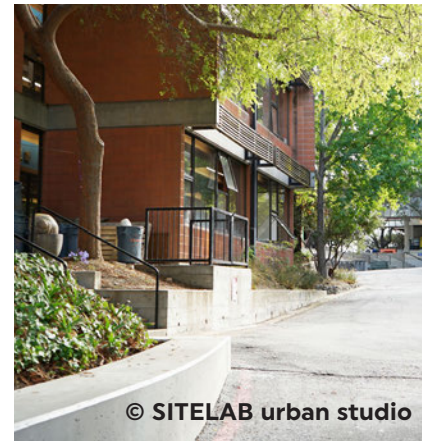
All 10 buildings constructed during the California College of the Arts Period contribute to district eligibility for the California Register and are identified as CEQA resources. The project proposes the removal of all ten buildings from the California College of the Arts Period. However, the guidelines in this section outline rehabilitation guidance should any of the buildings be retained.



Founders Hall



Martinez Hall



Noni Eccles Ceramic Arts Center



Barclay Simpson Sculpture Studio

Figure 2.8: Preferred California College of the Arts Period buildings for retention

2.4.1 PREFERRED RETAINED STRUCTURES. Four of the California College of the Arts Period buildings—Founders Hall, Martinez Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio—are identified by the HRE as individually eligible for the California Register and should be prioritized in the event of additional rehabilitation efforts of building retention within the site. Refer to Figure 2.8 for buildings preferred for retention.

2.4.2 CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDING RELOCATION. Relocation of existing California College of the Arts Period buildings shall be permitted to be relocated so long as they do not create a

false sense of history in relation to Early Estate Period buildings—Macky Hall and Carriage House—nor to any other retained existing historic resource. Relocation shall be prohibited within the Macky Hall View Corridor, Macky Lawn, and any other setback requirements from Macky Hall, and Carriage House as identified in Section 2.5. Relocation shall be prohibited within 20 feet of the Broadway Wall. Relocated buildings shall maintain a consistent orientation to their existing orientation.

2.4.3 CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS' CHARACTER-DEFINING FEATURES. Character-defining features that convey its historic significance

of rehabilitated and/or relocated California College of the Arts Period buildings shall not be altered to the extent feasible. If features are damaged or lost during rehabilitation or relocation, replacement of the features using the same or in-kind materials, colors, textures, and workmanship shall be required to the degree that is feasible.

2.4.4 NEW BUILDINGS SETBACK FROM CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS.

New buildings shall be setback a minimum of 40 feet from the primary facade, see Figure 2.3.

A minimum of 10 feet from all other facades of any retained and relocated California College of the Arts

Period buildings. For minimum setback requirements surrounding Early Estate Period landmark buildings—Macky Hall or Carriage House—see Guidelines 2.5.8 and 2.5.9.

Appendix B

NEW CONSTRUCTION BUILDINGS

Guidelines in this section ensure the design of new construction buildings on the site are compatible with rehabilitated landmark buildings, respond to California College of the Arts Period building and landscape qualities, and relate as thoughtful neighbors to adjacent neighborhoods and corridors. Additionally, the new buildings, situated on Building A at the corner of Broadway and Clifton Street and Building B located along the eastern site boundary, frame the open space as well as the Broadway-College Avenue commercial corridor and respond to the sloping topography through guidelines in this section.

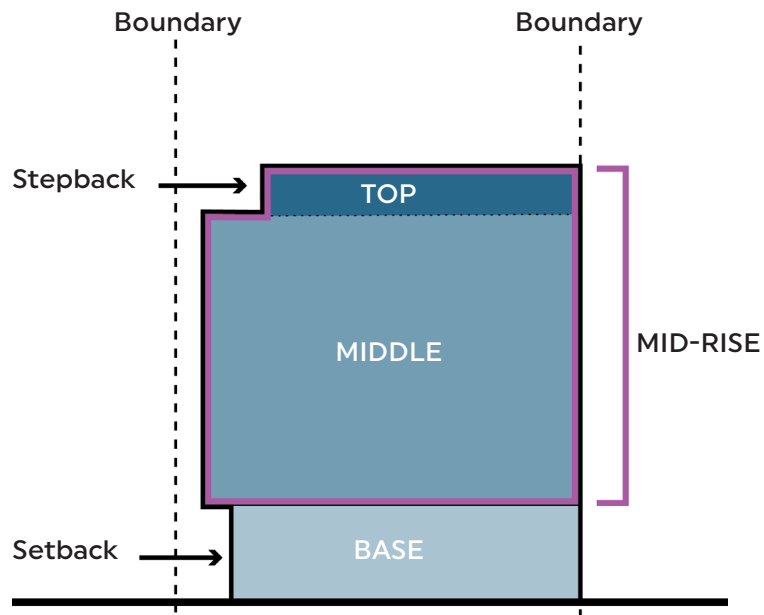


Figure 2.9: Section of building form terms

TERMS:

- **BASE:** The base consists of the levels most intimately experienced when walking alongside a building—including the ground floor and second occupiable level. The base requires more detailed consideration around human scale design elements such as material application, rhythm, transparency, articulation, and setbacks from the site boundary.
- **MIDDLE:** The middle consists of levels above the base and below the top. The middle establishes the overall scale and rhythm of the building through massing, modulation, and articulation. In mid-rise residential buildings, the middle is generally the largest portion of the facade and plays a key role in architectural composition.
- **TOP:** The top consists of the last two occupiable levels. Building top strategies focus on those perceptible from a more distant vantage point and define the skyline of the site through height reductions, stepbacks, and roofline variation.
- **MID-RISE:** The mid-rise consist of all built levels above the base, including the middle and top levels, as described above, up to 95 vertical feet from grade.
- **HEIGHT:** Building height is measured between the top of roof excluding mechanical penthouse, elevator and stair overruns, parapets, or railings as measured from adjacent exterior finished grade, further clarifying the Oakland Municipal Code definition in Section 17.09.040.

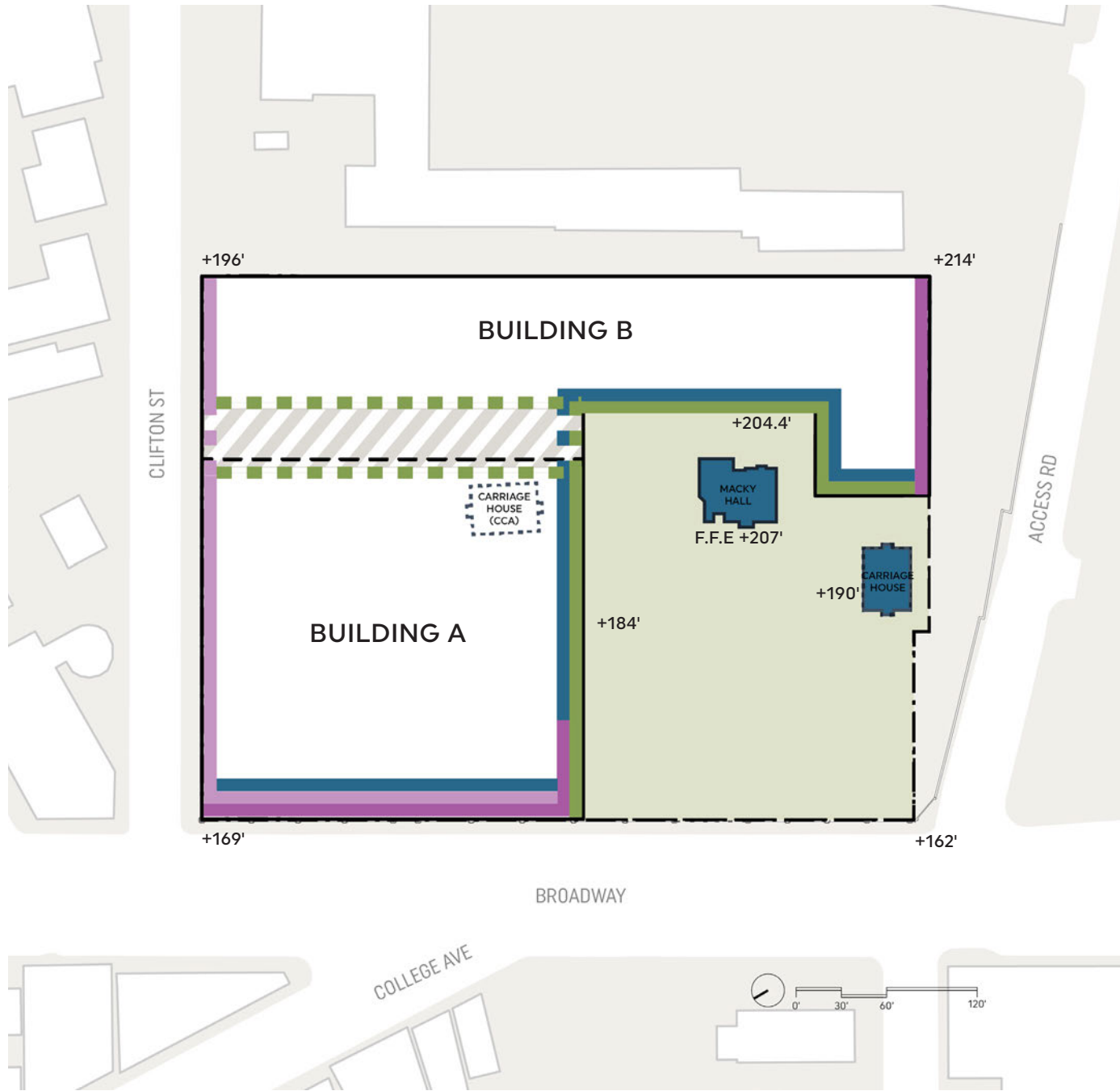


Figure 2.10: New building high visibility edges and adjacencies

- Street adjacent*
- Open space adjacent*
- Highly visible edges*
- Historic adjacent*
- Landmark buildings*
- +X' Above Sea Level*
- Approximate Paseo location*

2.5 New Building Form

This section guides new building massing in response to various adjacencies and site conditions, including landmark buildings, open space, neighborhood context, and topography. This section is organized into the following building massing strategies, see Figure 2.10:

- **BUILDABLE AREA:** Establishes the areas of the site where new buildings may be constructed.
- **SEPARATION, + SETBACK:** Establishes the relationships of new buildings to each other and to buildable area.
- **HEIGHT + ROOFLINE:** Establishes hierarchy and variation in building form, considering hillside topography, prominent vantage points of the site, and distant views from the site.
- **STEPBACKS + MODULATION:** Reduces the perceived scale of the building height and length through a variety of strategies, including changes in plane to neighboring properties and landmark buildings.

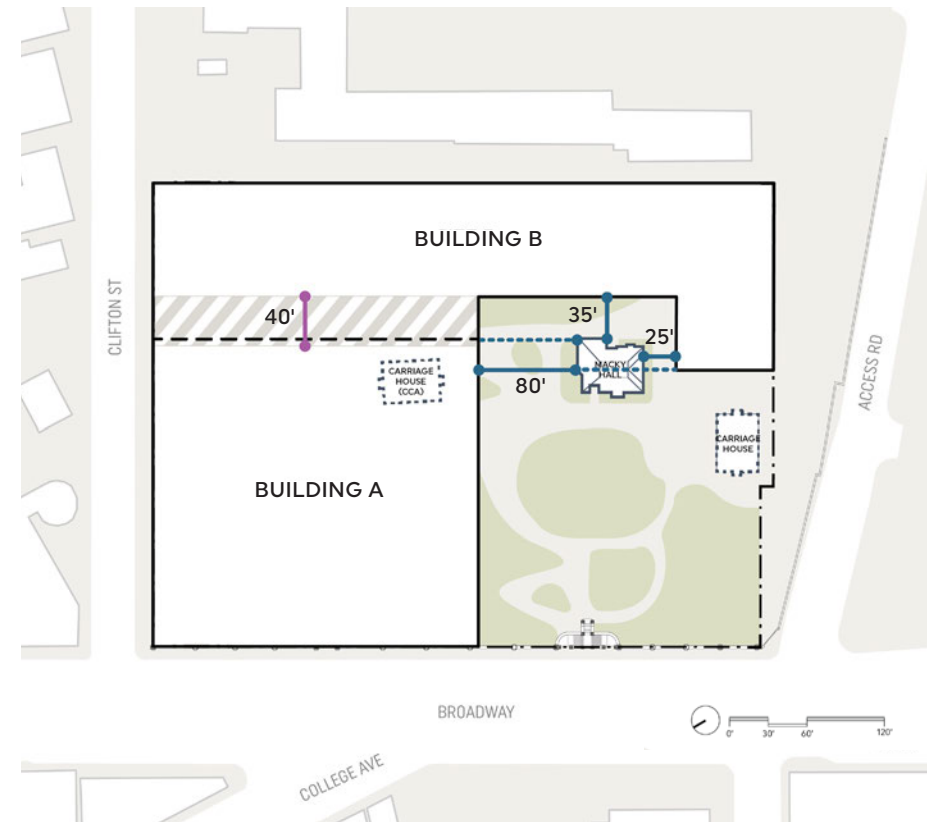


Figure 2.11: Building A and Building B buildable area boundaries

- | | | | |
|-----|-------------------------------------|-------|----------------------------------|
| — | Buildable site boundaries | —●— | Neighborhood Paseo width |
| /// | Approximate Paseo location | —●— | Site boundary setback dimensions |
| —●— | Alignment of site boundary to datum | - - - | Site boundary |

BUILDABLE AREA

2.5.1 CUMULATIVE BUILDING FOOTPRINT. Approximate to the percentage of the existing campus covered by buildings and asphalt, the cumulative building footprint of new buildings and rehabilitated historic landmarks—Macky Hall and Carriage House—shall not exceed 55 percent of the site area.

2.5.2 NEW BUILDING LOCATION. Similar to the site coverage and siting of California College of the Arts Period building footprints, new buildings are only permitted within the boundaries—further described in Guidelines 2.5.3 and 2.5.4, respectively.

2.5.3 BUILDING A BOUNDARY. Building A boundary shall be defined by the following edges:

- North: the site boundary at Clifton Street
- East: alignment with the east facade of Macky Hall
- South: a minimum of 80 feet from the north facade of Macky Hall
- West: the site boundary at Broadway

See Figure 2.11. Additionally, Building A shall not exceed 250 feet in width. Refer to Guidelines 2.5.8 and 2.5.9 for additional setbacks required to Macky Hall and Carriage House.

2.5.4 BUILDING B BOUNDARY. Building B boundary is defined by the following edges:

- North, East, and South: site boundary
- West: a 35-foot distance from the east facade of Macky Hall, except south of Macky Hall where the west facade of new buildings may extend up to alignment with the gable peak on the south of Macky Hall.

See Figure 2.11. Refer to Guidelines 2.5.8 and 2.5.9 for additional setbacks required to Macky Hall and Carriage House.

SEPARATION + SETBACK

2.5.5 NEW BUILDING BASE SEPARATION. A minimum separation of 40 feet at the building base is required between Building A and Building B, similar to the siting of buildings in the existing campus, refer to Figure 2.13.

2.5.6 NEW MID-RISE SEPARATION. A minimum separation of 50 feet, for a minimum of 75 percent of the Building A frontage is required between Building A and Building B for daylight access into open space between Building A and Building B, refer to Figure 2.13.

2.5.7 MULTIPLE STRUCTURES WITHIN A BUILDABLE AREA. New structures located on the same buildable area shall be

physically separated by a minimum of 20 feet from each other and any retained California College of the Arts Period buildings, as shown in Figure 2.12.

2.5.8 NEW BUILDINGS SETBACKS FROM MACKY HALL. No new buildings shall be permitted within the following dimensions from the exterior building footprint of Macky Hall, as shown in Figure 2.12:

- 80 feet minimum to the north
- 35 feet minimum and an average of 40 feet to the east
- 25 feet minimum to the south

New buildings are prohibited to the west of Macky Hall to maintain the existing Macky

Hall View Corridor, as described in Guideline 2.3.1.

The above dimensions are consistent with Macky Hall's relationship to the nearest buildings of the California College of the Arts Period.

2.5.9 NEW BUILDINGS SETBACKS FROM CARRIAGE HOUSE. No new buildings shall be permitted within the following dimensions from the exterior building footprint of Carriage House:

- 25 feet minimum to the west
- 25 feet minimum to the north
- 40 feet minimum to the east
- 100 feet minimum to the south

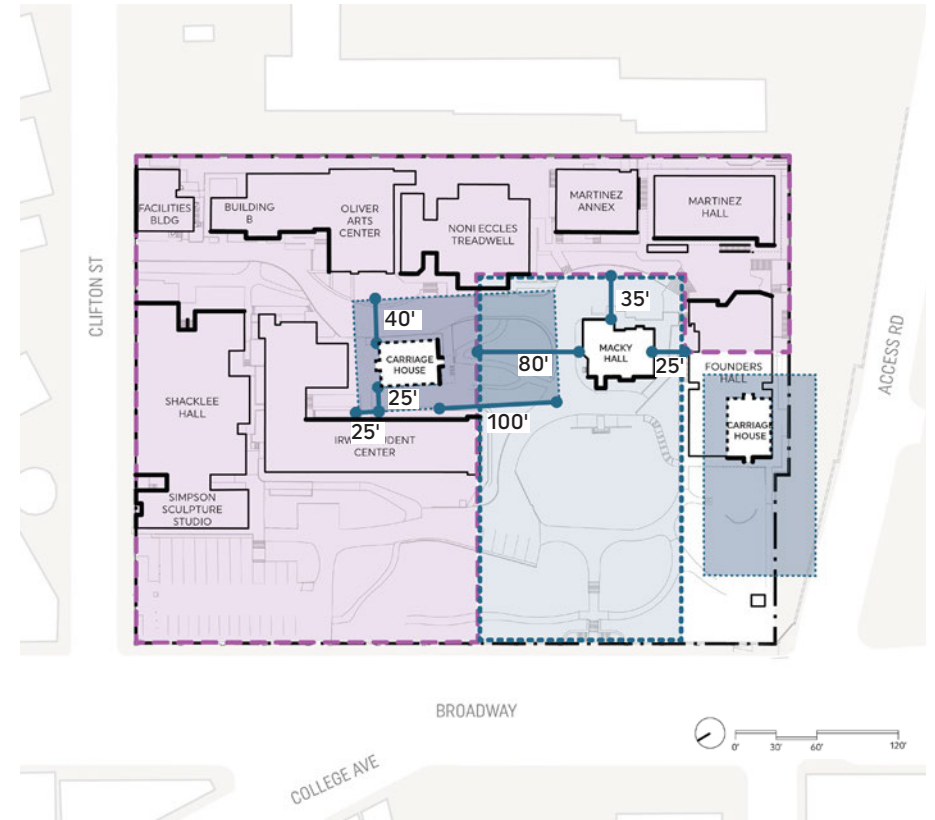
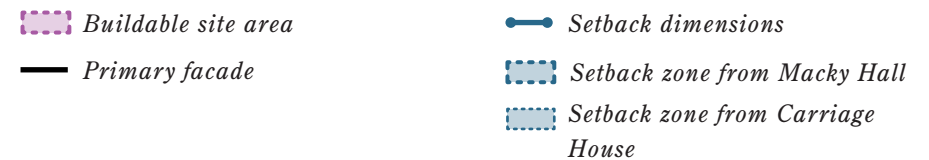


Figure 2.12: Setback zones surrounding Macky Hall and Carriage House



The above dimensions correspond to the location of Carriage House at the time of the HRE and shall translate to the respective sides of the building if relocated and reoriented (see Guideline 2.1.2). The dimensions listed are consistent with the relationship between Carriage House and the nearest buildings of the California College of the Arts Period, as shown in Figure 2.12.

into a building. Building within five feet of the wall is encouraged to continue the strong streetwall present on College Avenue. However, setbacks at commercial uses may extend up to 30 feet from the east edge of the Broadway Wall at commercial frontage to enable activity on both sides of the wall as it is experienced today.

2.5.10 BROADWAY WALL NEW BUILDINGS SETBACK.

New buildings shall be setback a minimum of three horizontal feet from the east edge of the Broadway Wall to retain the wall's distinction as a unique site feature, not an architectural element integrated

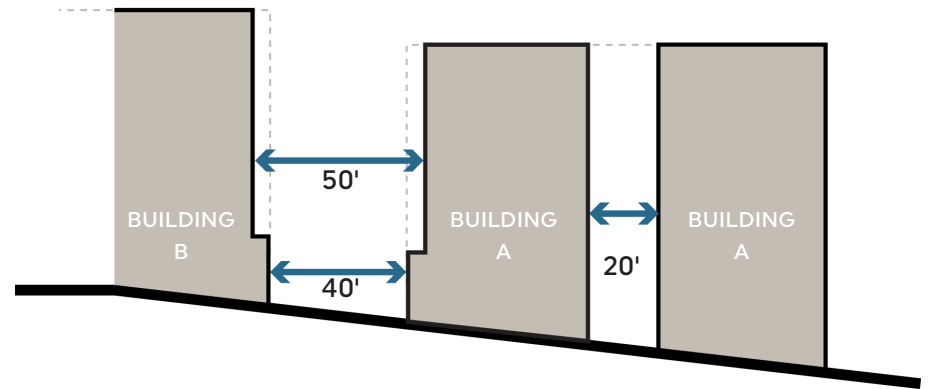


Figure 2.13: Building separation between Buildings A and B and between multiple structures in same buildable zone

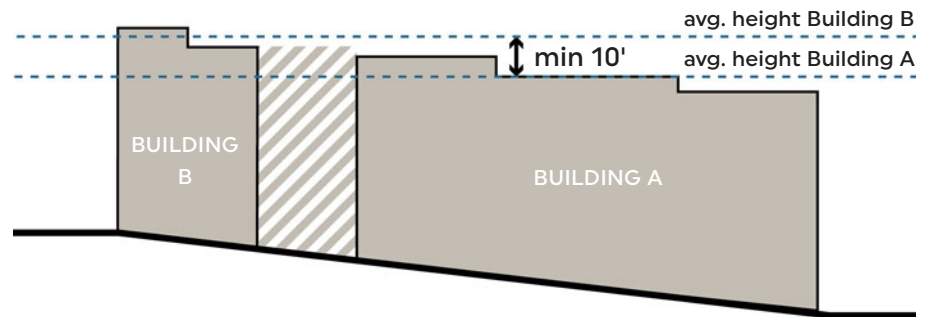


Figure 2.14: Height differentiation minimum for new buildings

HEIGHT + ROOFLINE

2.5.11 NEW BUILDINGS HEIGHT DIFFERENTIATION.

New buildings are encouraged to have a legible difference in height as viewed from a distance. The average height of roof surfaces on Building A shall differ from the average height of roof surfaces on Building B by a minimum of 10 vertical feet as measured from the northwest corner of Building A at Broadway and Clifton Street — approximately +169 feet above sea level as shown in Figure 2.14.

2.5.12 PRIORITY HEIGHT LOCATIONS. To create a varied roofline to respond to the topography and bulk of new buildings, each Building shall establish legible priority locations,

along highly visible edges as represented in Figure 2.10:

- Building A should include at least one but no more than two priority height locations along Broadway or corners facing the open space, aligned vertically to commercial uses, building entries, or crosswalks
- Building B should include at least one but no more than two vertical expressions for height along the southern half of its west edge and aligned vertically to building entries or the highest grade elevation surrounding the building.

Priority height locations shall either exceed

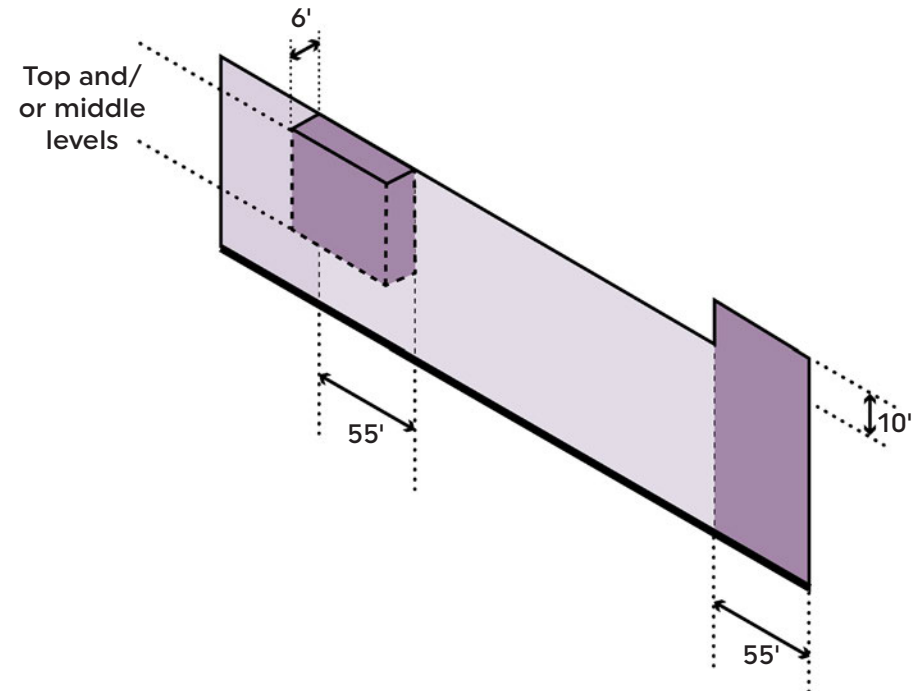


Figure 2.15: Priority height qualifications

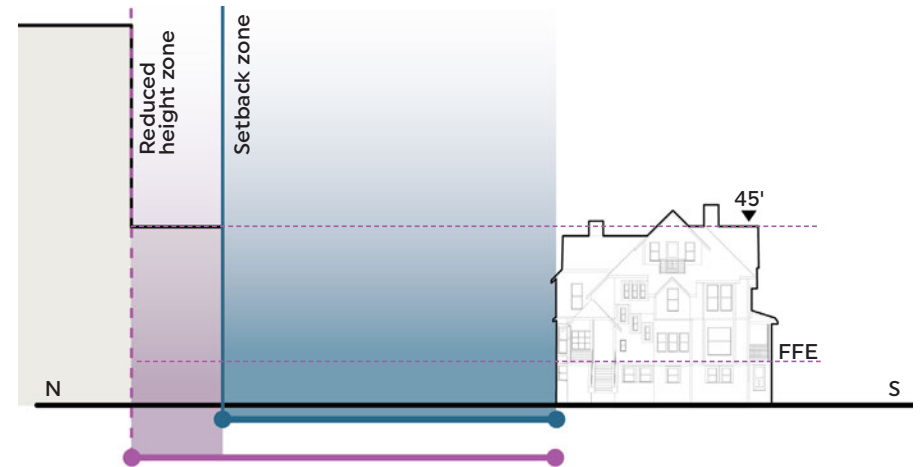
the predominant roof height of the building by a minimum of 10 feet or the top or middle levels shall protrude horizontally from adjacent midrise massing levels by a minimum of six feet. Priority height locations shall not exceed 55 feet in width to emphasize a prominent vertical orientation. Refer to Figure 2.15.

2.5.13 REDUCED HEIGHT REQUIREMENTS SURROUNDING MACKY HALL. To reference the height of the buildings from the Early Estate Period and California College of the Arts Period, any component of new buildings located within the Macky Hall height reduction zone (as defined below) shall be limited to four

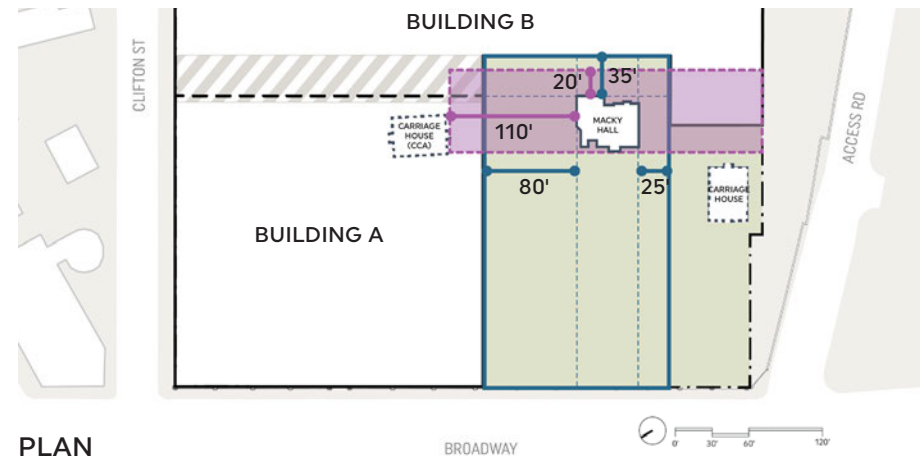
stories or 45 vertical feet, whichever is less, measured from the finished floor elevation (FFE) of the main level to Macky Hall—approximately +207 feet above sea level—to top of roof.

The Macky Hall height reduction zone is defined by dimensions from the exterior building footprint of Macky Hall—and reflected in Figure 2.16:

- 110 feet minimum to the north (measuring approximately to the facade of Carriage House)
- 20 feet minimum to the east (measuring approximately to the facade of Noni Eccles Treadwell building)
- Extending to the south site boundary



ELEVATION



PLAN

Figure 2.16: Reduced height zone west elevation of and adjacent to Macky Hall

 *Setback zone from Macky Hall*

 *Reduced height zone*

- Aligned to the west (primary) facade of Macky Hall

2.5.14 REDUCED HEIGHT AT THE INTERSECTION OF BROADWAY AND CLIFTON STREET.

To relate to the scale of nearby multi-family residential buildings along Broadway Terrace which are typically three to five stories, new building facades located within 65 feet of the corner of Broadway and Clifton Street shall stepback above 65 feet in height. Stepbacks shall measure a minimum of 15 feet in depth from the site boundary. Refer to Figure 2.10 facade adjacencies.

2.5.15 ARTICULATED ROOFLINES.

All building elevations over 70 feet in length require an articulated roofline to

reflect the variety of roofline conditions seen in Rockridge through a minimum of two of the following strategies:

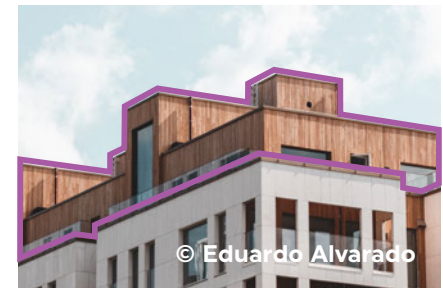
- Varied parapet height with a minimum change of three feet vertically
- A change in material or color at top levels
- Massing projections or recess and horizontal elements that project beyond the facade a minimum of three feet at the top of a floor
- Stepback top levels for a minimum of five feet deep
- Variation of residential unit form at the topmost occupiable level with distinct dimensions for openings differing from the rest of the mid-rise floors

- Contiguous rooflines (15-degree change in roof slope or flat) may not exceed 30 feet in length.

Refer to Figure 2.17 for an illustrative example of strategies.



© Christopher Payne
Projecting horizontal element



© Eduardo Alvarado
Change in material



© SITELAB urban studio
Variation in residential unit form

Figure 2.17: Examples of articulated roofline

STEPBACKS + MODULATION

2.5.16 SUBDIVIDING MID-RISE VOLUMES. To reduce the perceived scale of new buildings, in keeping with the scale of development along Broadway and Broadway Terrace, mid-rise levels shall be subdivided into smaller legible volumes. New building facades adjacent to streets and open spaces, as shown in Figure 2.10, shall be subdivided, at a minimum, into the following number of volumes based on facade length:

- <100 feet in length = one volume
- 100 – 250 feet in length = three volumes
- >250 feet in length = five volumes

Volumes may be expressed vertically or horizontally but shall be a minimum of two stories in height and 40 feet in length. A change in plane with a minimum depth of 5 feet shall be required from adjacent volumes. Continuous horizontal volumes shall not exceed 250 feet in length. The east edge of Building B shall be exempt from subdivision of mid-rise volumes. See Figure 2.18 for a subdivision of volumes diagram.

2.5.17 CLIFTON STREET STEPBACK. To relate to the scale of nearby multi-family residential buildings along Broadway Terrace which are typically three to five stories, new buildings along the north edge of Buildings A and B along Clifton Street shall

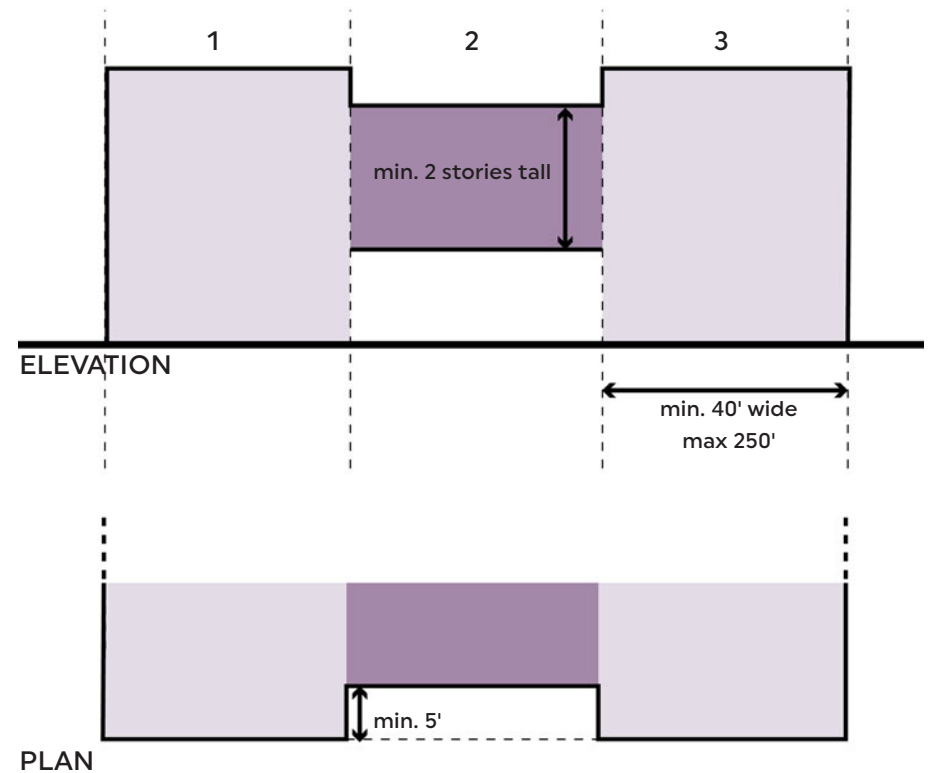


Figure 2.18: Elevation and plan of subdividing the mid-rise

stepback an average of 10 feet from the site boundary above 75 feet in height. See Figure 2.19.

2.5.18 OPEN SPACE STEPBACKS.

To increase solar access within the open space, the south and west building elevations facing open space on Buildings A and B shall stepback a minimum of 10 feet in depth from the site boundary above 75 feet in height for 50 percent, cumulative, of the building elevation. See Figure 2.20. Refer to Figure 2.10 for facades south of open space or interior courtyards.

2.5.19 HEIGHT DATUM REFERENCE TO CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS. Elevations of new buildings along the east edge of Building

A and west edge of Building B shall relate to California College of the Arts Period architecture by expressing a height datum between 20 and 45 feet above grade for at least 70 percent of the elevation length. The height datum is encouraged to express a variety of different heights across the elevation length. Strategies for expressing a height datum include, but are not limited to:

- Change in plane, including stepbacks or projections, at a minimum depth of two feet
- Horizontal elements, including awnings or canopies, at a minimum depth of two feet
- Change in material paired with a minimum

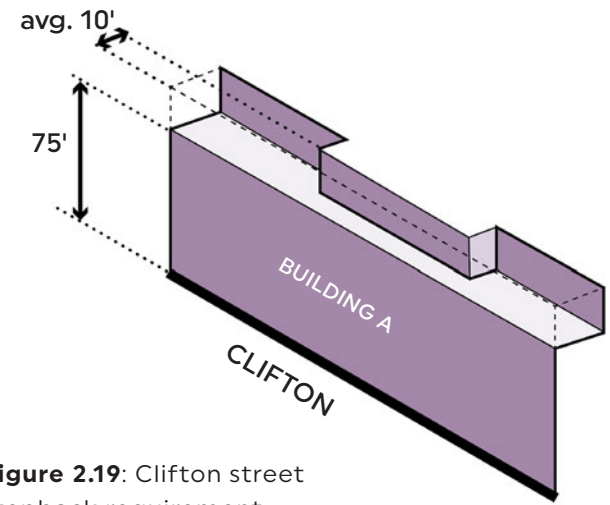


Figure 2.19: Clifton street stepback requirement

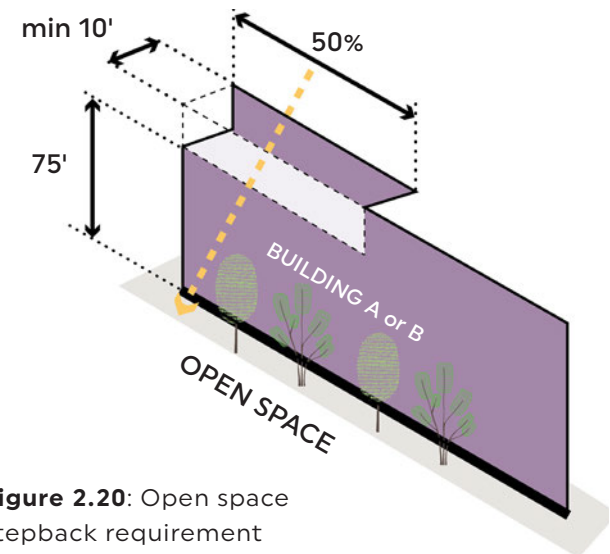


Figure 2.20: Open space stepback requirement

change in depth of 6 inches.

2.5.20 FRAMING MACKY HALL.

The southern half of Building B should frame Macky Hall through its massing. A minimum of three changes in plane of no less than the comparable width of Macky Hall, approximately 60 feet, shall be required. Framing may include but is not limited to the following strategies: projection in massing within the Building B boundary and /or stepback in massing. Refer to Guideline 2.5.8 for Macky Hall setbacks and Guideline 2.5.13 for Macky Hall height reduction zone.

2.5.21 MID-RISE FACADE RHYTHM. Mid-rise levels for all new building elevations

shall establish a rhythm of facade articulation or modulation at intervals relative to their immediate adjacencies, as shown in Figure 2.10.

- For edges adjacent to intimate conditions along Clifton Street, the Neighborhood Paseo (as defined in Section 3.5), Early Estate Period buildings, or California College of the Arts Period buildings a rhythm between 25 and 50 feet in width shall be required to respond to the approximate width of California College of the Arts Period buildings along the east side of the existing campus.
- For all other conditions (including edges adjacent to Broadway, Macky Lawn, and

the southern site boundary), a rhythm up to 70 feet shall be required to respond to the approximate width of lots along College Avenue.

Mid-rise level massing that is three or fewer stories in height or setback greater than 10 feet from the site boundary shall be exempt from this requirement.

Qualifying modulation strategies include but are not limited to:

- Change in plane of 2-foot minimum depth
- Change in orientation of greater than 20-degrees
- Change in material or color

- Architectural elements with greater than 2-foot minimum depth

Where appropriate, rhythm is encouraged to reference the width of removed California College of the Arts Period buildings or landmark buildings.

2.6 New Building Base

New buildings' base design makes reference in rhythm and scale to the removed California College of the Arts Period buildings, the commercial frontage along College Avenue, and the residential character of Rockridge.

This section is broken down into the following subsections:

- **USE + ENTRIES:** Activate streets and open spaces and provide transitions from public and private spaces.
- **SETBACKS + DEFINITION:** Frames the public realm by establishing a streetwall or creating a landscape buffer.
- **SCALE + RHYTHM:** Engages the facade with the pedestrian experience in the public realm by establishing regular intervals of facade articulation and integrating preferred materials.
- **INTEGRATED FACADE FEATURES:** Guidelines in this section integrate vegetation and artwork within the building base similar to the characteristics of the California College of the Arts Period.

USE + ENTRIES

2.6.1 BUILDING A USE ON BROADWAY. A minimum of 50 percent of the ground floor shall be dedicated to commercial use, educational use, or HBX Live-Work units along Broadway in order to provide continuity along the commercial corridor.

2.6.2 SHARED INDOOR AND OUTDOOR PROGRAMMING. Common residential spaces in new buildings, including courtyards, amenities, and lobbies, are encouraged along the publicly-accessible open spaces to encourage informal connection in keeping with how Rockridge building entries address the street. To the extent possible shared indoor and outdoor

programming should encourage activation and visibility. Refer to Figure 2.10 for adjacencies to open space.

2.6.3 MINIMUM BUILDING ENTRIES. New buildings shall provide building entries to commercial uses, educational uses, HBX Live-Work units, or common residential spaces, including courtyards, amenities, and lobbies, at minimum according to the following frequencies that respond to the approximate lot widths and entries along College Avenue:

- Minimum one entry along elevations less than 70 feet in length
- Minimum two entries along elevations

between 70 to 250 feet in length

- Minimum three entries along each elevation greater than 250 feet in length
- No entries are required on the east and south edges of Building B.

2.6.4 EXPRESSED ENTRIES.

To highlight primary entries in keeping with the architecture of the California College of the Arts Period buildings, commercial, educational, HBX Live-Work units, residential amenities, or lobby entries at the ground floor of new buildings are encouraged to be differentiated and pronounced through massing projections, recesses, or extended horizontal elements and any can be combined with a material change,

as shown in Figure 2.21.

Commercial or educational entries are encouraged to maintain public facing visibility by incorporating two or more of the following elements:

- Change in wall/window plane in relation to the primary building facade
- Increased percentage of glazing
- Integrated art feature
- Horizontal projections and recesses
- Canopies, shading devices, or awnings
- Expressed structural elements
- A change in material or detailing
- Recessed doors or cased openings.

2.6.5 REFERENCING HISTORIC ELEVATIONS. The west edge of Building B shall have finished floor elevations at a minimum of three different heights and ranging a minimum of 10 feet, referencing the variation in finished floor elevations of the California College of the Arts Period Buildings.

2.6.6 ENTRY ALONG HILLSIDE. Building access or unit entries shall be provided to at least two finished floor levels elevations along the north and south sides of Building A, to reflect the hillside topography.



Figure 2.21: Examples of expressed entry

SETBACKS + DEFINITION

2.6.7 **DEFINED BUILDING BASE.**

All new buildings, unless otherwise noted, shall have a defined base to respond to heights represented along College Avenue and California College of the Arts Period buildings. Strategies to define the base include the following:

- Setback or extension of building base from levels above a minimum of two feet in depth
- Rhythm of increased frequency from mid-rise levels
- Horizontal elements projecting a minimum depth of two feet
- Material differentiation

- Difference in facade articulation—such as expressed bays—from levels above with a minimum depth of six inches.

SCALE + RHYTHM

2.6.8 **BUILDING BASE RHYTHM.**

To establish a human scale relationship along pedestrian paths, new building bases adjacent to open space and streets, as shown in Figure 2.10, shall create a rhythm between 25 and 40 feet in width – similar to that of College Avenue. Rhythm shall be established through articulation strategies including, but not limited to:

- Expressed bay structure, structural element, or pilasters of a minimum six inches in depth
- Exposed columns
- Changes in plane of a minimum of one-foot in depth

- Horizontal element or trellis structural element.

2.6.9 **BUILDING INTERFACE AT BROADWAY WALL.** Base levels and architectural elements such as trellises along the west edge of Building A located within 10 feet of the Broadway Wall are encouraged to reference pilaster rhythm of the Broadway Wall through strategies including, but not limited to aligning facade articulation or fenestration pattern to the pilaster rhythm of the Broadway Wall, or similar spacing. If located beyond 10 feet from the Broadway Wall, the base shall not be required to align with the Broadway Wall pilasters, however, should be visually subsidiary to the Broadway Wall.

2.6.10 NEIGHBORHOOD PASEO HORIZONTAL ELEMENTS. Ground floor unit entries fronting the Neighborhood Paseo as defined in Guideline 3.6.1 are encouraged to make use of architectural elements such as horizontal projections and canopies, awnings, trellises, or expressed structural elements with a depth of minimum two feet over stoops and extended porches, reflective of Rockridge streetscapes. These elements should be modest in scale—framing the entry or individual openings—similar to craftsman style homes in Rockridge. Exposed and expressed structures and construction elements are encouraged.

INTEGRATED FACADE FEATURES

2.6.11 LIMITING BLANK WALLS. It is recommended that new building elevations limit blank walls on the ground floor to no greater than 20 percent of each building elevation adjacent to street or open space—refer to Figure 2.10. Blank walls are continuous stretches of greater than 25 feet without openings, vegetation, or integrated art features between three and 10 feet above grade.

Where blank walls are unavoidable—such as steep grade changes along the hillside of the site, mitigation strategies such as public art, changes in preferred materials, planters, or planting, building

integrated vegetation, or light features are encouraged. See Figure 2.26 for preferred materials palette.

2.6.12 FACADE ART TREATMENTS. Art applied to new building facades is encouraged in locations related to California College of the Arts Period art installations fronting open spaces, including but not limited to facing Macky Hall, Macky Lawn, and along the Neighborhood Paseo. Installations that change over time are encouraged. Where possible, involvement from local artists, Oakland Tech students or alumni, and CCA students or alumni is encouraged. Art application shall be on building walls

more than 20 feet in length and fronting open spaces that have minimal fenestration in the form of murals, revolving installations with local art groups, or environmental graphics.



Figure 2.22: Examples of integrating art on blank walls

2.7 New Building Facade Composition

Fenestration composition, material palette and application, and arts integration contribute to the new buildings representing the California College of the Arts Period legacy as a steward of high-quality design. This section is broken down into the following subsections:

- **FENESTRATION:** Defines the character of the building elevation—reflecting the program of the building and emphasizing locations of prominence. Fenestration breaks up the building scale into legible units.
- **MATERIALS + CRAFT:** Highlights of the California College of the Arts Period architecture include the artful demonstration of structural elements, the use of a variety of high quality materials with noteworthy texture, and the use of openings and horizontal elements to create shadow and lines.

FENESTRATION

2.7.1 ORGANIZATION OF FENESTRATION. New building glazing units should be aligned to clear horizontal and vertical datums to create a fenestration grid consistent with the modernist architecture of the California College of the Arts Period. The rhythm of horizontal and vertical datums are permitted to shift across the length or height of the building elevation to provide flexibility in the detailed arrangement of openings. Maximum spacing for horizontal and vertical datums of fenestration grids are tied to building elevations as follows:

- Along high visible edges identified in Figure 2.10, individual units of

the fenestration grid shall not exceed three stories in height nor 35 feet in width to avoid large continuous expanses of glazing similar to the context.

- Along historic adjacent edges identified in Figure 2.10, individual units of the fenestration grid shall not exceed two stories in height or 25 feet in width to not exceed the scale of Landmark buildings.
- Along intimate conditions such as the Neighborhood Paseo and Clifton Street individual units of the fenestration grid shall not exceed one story in height nor 15 feet in width similar to the scale of residential architecture in Rockridge.

- Along the east elevation of Building B, a fenestration grid shall not be required but the alignment of openings vertically and horizontally is generally preferred.

Fenestration grids shall be a continuous facade material no less than one-foot in width. Continuous curtain wall systems should be avoided, as they are not common to the architectural character of Rockridge. Fenestration grid requirements do not apply to the building base. Refer to Figure 2.23 for fenestration organization and proportion.

2.7.2 PROPORTION OF FENESTRATION AT THE BASE. The building base of new buildings shall have a higher proportion

of transparency or openings than the mid-rise to encourage indoor-outdoor connections and visibility between new buildings and open spaces similar to storefronts along College Avenue and Broadway. Refer to Figure 2.23 for fenestration proportion.

2.7.3 VERTICAL VOLUME EXPRESSION. To accentuate priority height locations or primary building entrances on new buildings, at least two of the following strategies shall be employed:

- Continuous building elevation pattern from mid-rise to base levels
- Vertically oriented architectural features

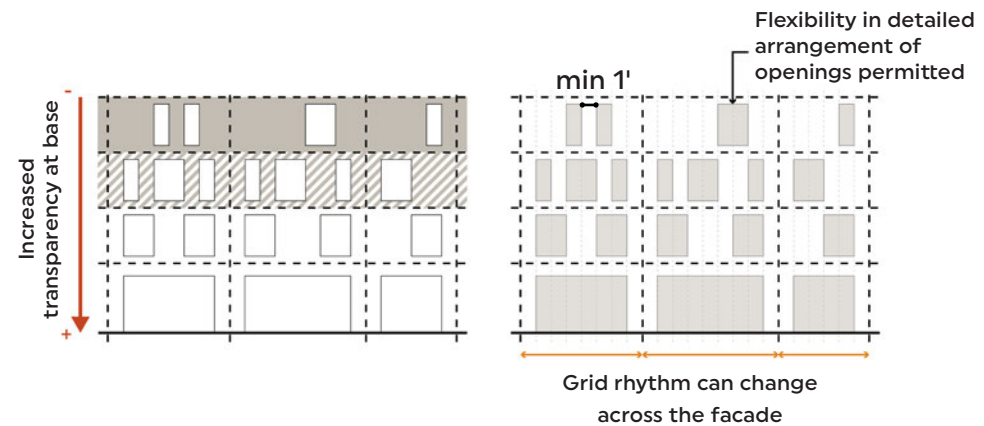
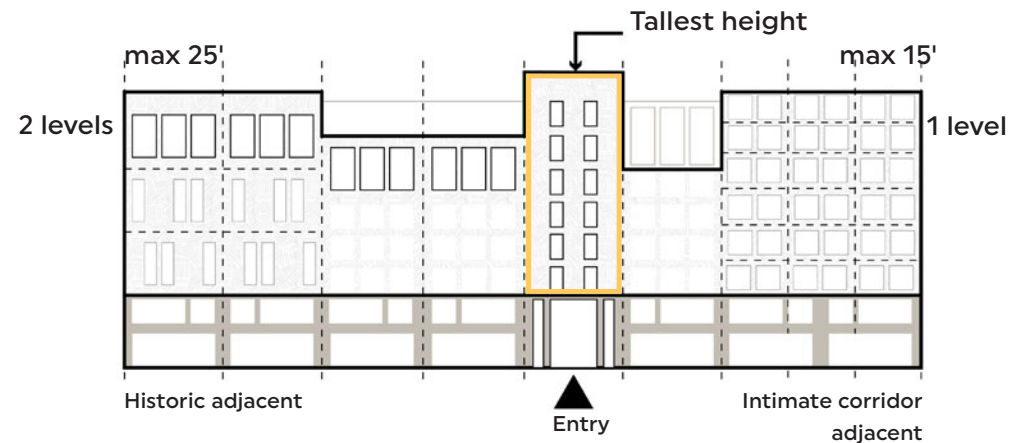


Figure 2.23: Fenestration proportions and organization

including louvers, fins, or material application

- Aligned, vertically oriented fenestration patterns
- A larger proportion of openings in the building top than the middle. Refer to Figure 2.23 for fenestration proportion.

2.7.4 GLAZING UNITS SCALE.

Uninterrupted glazing segments in mid-rise levels shall not exceed 24 square feet as a bird-safe design feature and to encourage the use of mullions for large openings. To the extent possible, mullions should be designed with regular horizontal spacing similar to other multi-story residential buildings along Broadway Terrace. Thin mullions are preferred. Expansive segments of

the curtain wall shall be prohibited.

2.7.5 MINIMUM WINDOW DEPTH.

All windows above the base level of new buildings shall include a minimum depth of two inches between the facade edge and glazing panel to produce a shadow line within each opening, a common feature of residential architecture in Rockridge. Contemporary applications of architectural elements that define openings including, but not limited to, lintels, sills, frames, or shading devices are generally encouraged.

2.7.6 ENHANCED OPENING DEPTH.

In priority height locations of new buildings as identified in Guideline 2.5.12, the

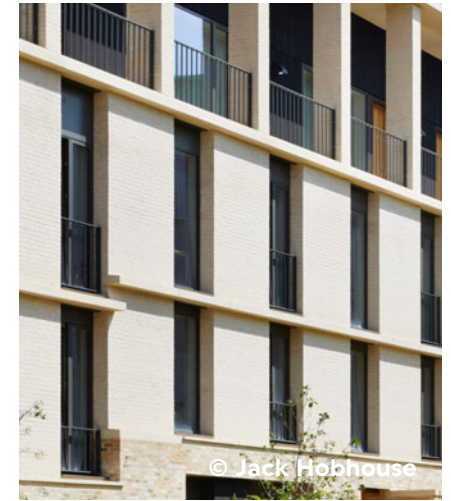
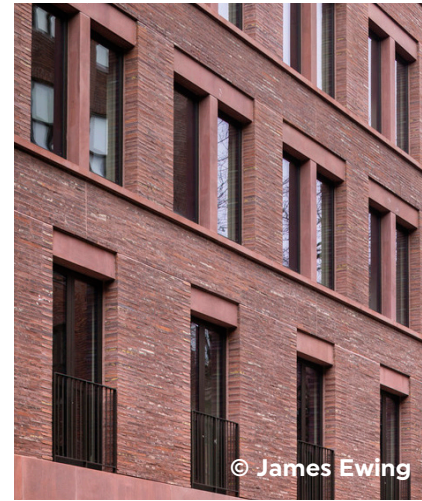


Figure 2.24: Examples of enhanced opening depth

opening depth shall exceed the baseline depth, in keeping with the architecture of the California College of the Arts Period, at mid-rise levels at a minimum of 35% of openings through one of the following strategies:

- Recessed openings at a minimum depth of 12 inches between facade edge and glazing panel.
- Additive architectural elements that protrude from the primary facade surface no less than six inches. Elements may include but are not limited to frames, lintels, sills, louvers, awnings, trellises, or shading devices. Elements must be distinguished from

the primary facade system by physical separation, expressed joinery, or material change.

Refer to Figure 2.24 for imagery of enhanced opening depth.

MATERIALS AND CRAFT

2.7.7 **NEW BUILDING DIFFERENTIATION.**

Adjacent and facing new buildings shall reflect different facade systems to reflect the variety found in California College of the Arts Period architecture. At a minimum, facade systems shall vary between all new buildings in at least two of the following ways:

- Material
- Finish/Texture
- Color
- Application
- Scale of rhythm or fenestration 25 percent different
- Opening depth strategy

- Orientation of openings (horizontal vs. vertical)

Additionally, each building shall incorporate a unique preferred material that the other new buildings do not.

2.7.8 **EXPRESSED ASSEMBLY.**

Similar to the California College of the Arts Period buildings, design quality shall be demonstrated through the exposed assembly of material changes and structural elements. Multiple materials within individual buildings shall be permitted. A change in material should align with massing shifts, modulation, construction of form, and programmatic expression. A change in material shall have a minimum depth of six inches. Where possible,

at changes of material or at openings, expose structural elements such as beams, columns, or joinery details to convey a sense of the assembly. See Figure 2.25 for examples.

2.7.9 MATERIAL PALETTE.

New buildings shall use high quality, durable materials familiar to existing California College of the Arts Period buildings at the building base. Materials should age well, express their construction, remain natural in their appearance and expression, and have an inherent tactility and visual depth.

Preferred materials shall be applied on a minimum of 20 percent of all new building elevations facing the street or open space—

excluding glazed surfaces— shown in Figure 2.10. Preferred materials include but are not limited to concrete, earthen materials and masonry (including glass block), wood, ceramics, and metal. Additional materials beyond those listed shall qualify as preferred materials if they are found in the facade of Early Estate Period or California College of the Arts Period buildings. Stucco shall not be considered a preferred material. Refer to Figure 2.26 for a preferred material palette.

2.7.10 MID-RISE MATERIAL REFERENCE TO CONTEXTUAL

LANDMARKS. Light-colored materials are preferred within mid-rise levels of new

buildings similar to other prominent buildings in the Berkeley Hills, which evolve in their appearance throughout the day and glow in the afternoon sun.

2.7.11 COMMEMORATION OF CALIFORNIA COLLEGE OF THE ARTS PERIOD ARCHITECTURE.

It is encouraged to commemorate and record existing structures from the California College of the Arts Period and honor the history of Arts and Crafts on site. New buildings could reference the existence by incorporating pieces of existing structures into the new structure or referencing any removed California College of the Arts buildings by incorporating design

elements and materials used in those structures.

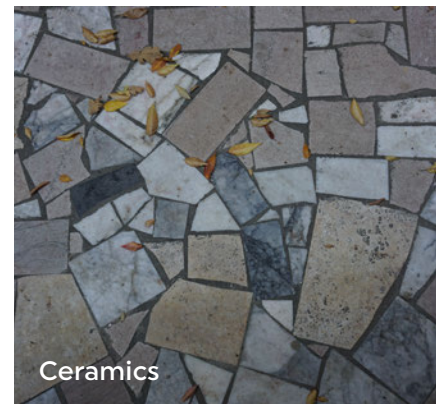
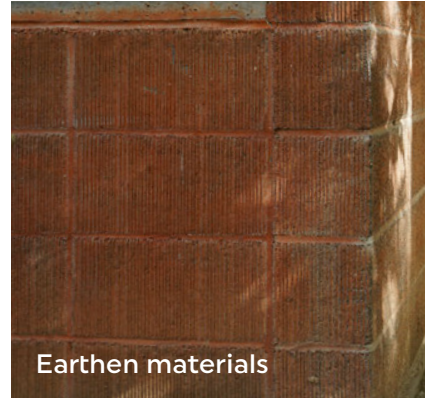
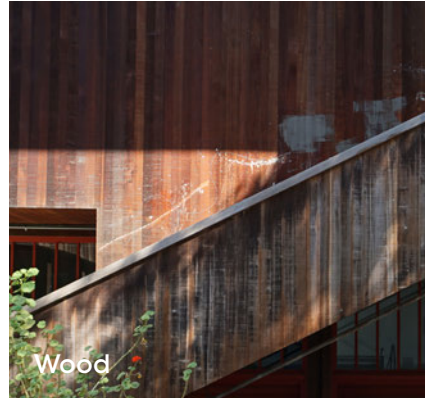


Figure 2.25: Modern architectural details expressing craft from California College of the Arts Period buildings

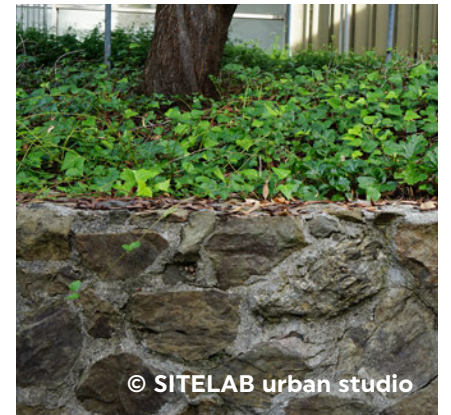
Figure 2.26: Preferred material palette

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Appendix C



5212 Broadway Open Space:
Qualities of the California
College of the Arts Period
landscape and aspirational
characteristics.



3

OPEN SPACE DESIGN GUIDELINES

Contributing + Retained Landscape Features	3	Open Space Elements	15
3.1 Setting of Landmark Buildings	4	3.5 Character + Programming	16
3.2 Broadway Wall + Stairs	7	3.6 Performance and Planting	20
3.3 Additional Historic Landscape Features	12		
3.4 Commemoration + Heritage Trees.....	14		

CONTRIBUTING + RETAINED LANDSCAPE FEATURES

This section provides guidance on the mechanisms for retaining the setting of Macky Hall and Carriage House in the landscape to the Secretary of the Interior's Standards, retention of Historic Resource Evaluation (HRE) identified contributing landscape features shown in Figure 3.1, and treatment to the elements that contribute to their characteristics.

Oakland
Landmark and
National Register
Contributing



Broadway Wall + Stairs



Carnegie Bricks



Macky Hall View Corridor

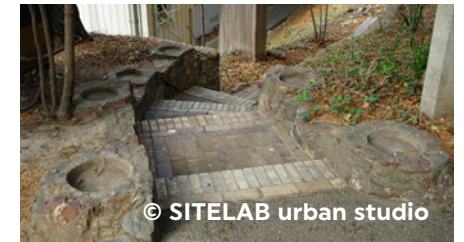
Area of Primary
Importance (API)
Contributing



Faun Sculpture



Macky Lawn



Stairs with Ceramic Pots



Infinite Faith



Bell Tower



Celebration Pole

Figure 3.1: Landscape features contributing to the Oakland Landmark and to the Area of Primary Importance

3.1 Setting of Landmark Buildings

The guidelines in this section pertain to the landscape design around Macky Hall and Carriage House in keeping with each landmark building's historical significance and maintaining Carriage House as secondary in appearance, prominence, and location to Macky Hall, as experienced in both Early Estate Period and California College of the Arts Period.

MACKY HALL REHABILITATION

3.1.1 PRIMARY FACADE OF MACKY HALL. Open space features should support the visual emphasis of the western facade of Macky Hall as its primary facade and entrance, while the east facade remains as its secondary entrance— in keeping with the setting of the building during the Early Estate Period and the California College of the Arts Period. The north and south facades should remain tertiary during redevelopment.

Open space features to emphasize the western and eastern facades include but are not limited to framing with plantings and primary pedestrian circulation routes (defined in

Section 3.5) leading to Macky Hall's primary and secondary entrances, as seen in Figure 3.2.

3.1.2 PLANTING NORTH AND SOUTH OF MACKY HALL. During the California College of the Arts Period, Macky Hall was experienced more intimately from the north and shielded from the south with Founders Hall, as seen in Figure 3.3. In keeping with this existing condition, the close-range view and experience of Macky Hall's north facade shall be maintained and framed through planting and retention of heritage trees (defined in Section 3.4). The open space directly south of Macky Hall must include plantings to shield this Landmark Building in a similar manner.

3.1.3 VISUAL CONNECTION BETWEEN MACKY HALL AND CARRIAGE HOUSE.

Macky Hall and Carriage House shall maintain a visual relationship that is stronger than either building has with any other buildings in the site, while Carriage House remains secondary in relation to Macky Hall, similar to their relationship in the Early Estate Period and California College of the Arts Period. This can be achieved through siting of Carriage House (see Section 2.1 in Chapter 2: Buildings Design Guidelines), layering and / or framing connections with plantings, and grade relationship between the two buildings (defined in Guideline 3.1.6).

3.1.4 GRADE RELATIONSHIP BETWEEN MACKY HALL AND CARRIAGE HOUSE.

Macky Hall's finished floor elevation shall be maintained and remain at a higher topographically position in relation to both Macky Lawn and Carriage House to suggest the building's historical prominence as evident in the Early Estate Period and California College of the Arts Period. Minimal changes are permitted in the surrounding grading except as required for emergency vehicles and ADA access.



East of Macky Hall (view from northeast)



View from southeast



West of Macky Hall (view from southwest)



View from northwest

Figure 3.2: Landscape conditions at west and east facades of Macky Hall

Figure 3.3: Landscape conditions at north and south facades of Macky Hall

CARRIAGE HOUSE REHABILITATION

3.1.5 CARRIAGE HOUSE PLANTING. Carriage House shall maintain its setting as being embedded in the landscape and plantings as it was in the California College of the Arts Period and the Early Estate Period, as seen in Figure 3.4. This can be achieved through but not limited to primary and secondary pathways (see Guideline 3.1.6) and the following planting strategies:

- Carriage House must be surrounded by canopy and understory planting. If there are new buildings or landscaped elements in close proximity to Carriage House, planting should be

used to visibly separate the two.

- The proposed and existing trees surrounding Carriage House should prioritize layering vegetation (1) directly between Carriage House and Macky Lawn / Macky Hall and (2) to minimize prominent views to and from Carriage House from Broadway and the surrounding Oakland area.

3.1.6 CARRIAGE HOUSE CIRCULATION. Secondary pedestrian paths (as defined in Section 3.5) should be provided to Macky Lawn and to Macky Hall from Carriage House, similar to paths during the California College of the Arts Period. Refer

to Figure 3.4 for existing landscape character surrounding Carriage House.



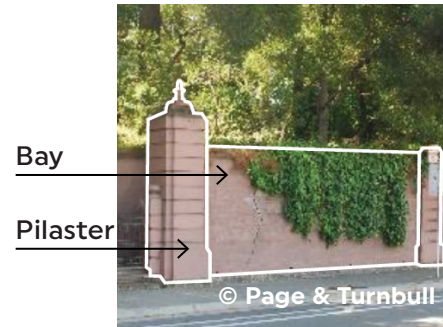
Figure 3.4: Landscape character surrounding Carriage House

3.2 Broadway Wall + Stairs

The Broadway Wall demarcates the western edge of the site, for both the Early Estate Period and the California College of the Arts Period, and remains a link between those eras. The primary entrance, the Broadway Stairs, have historically maintained their role as the campus centerline directing visitors towards Macky Hall.

Limited changes as described in the following guidelines in this section allow for minor Broadway Wall interventions to provide accessibility to the site and its publicly-accessible open spaces, to improve the pedestrian experience along Broadway, and acknowledge the history this feature held in both eras.

TERMS



- **BAY:** Volume of wall between the pilasters.
- **PILASTER:** Rectangular columns, typically taller than the bays, that generally connect two bays or work as framing mechanisms for an entrance or opening of the wall.
- **CARRIAGE ENTRANCE:** The only vehicle entrance, originally designed for carriages, along the Broadway Wall. Currently made up of two pilasters

similar to those along the rest of the Broadway Wall—though taller and are connected by a metal arch (installed in the 90s to replace the circa 1950s wood sign), metal plaques, and original two-leaf wrought iron gates.

- **CARRIAGE GATES:** The original two-leaf wrought iron gates that open and close at the Carriage Entrance.
- **BROADWAY STAIRS:** The formal pedestrian entrance into the once residential estate located along the southern half of the Broadway Wall.

BROADWAY WALL COMPONENTS

3.2.1 BROADWAY WALL RETENTION AND REHABILITATION.

The Broadway Wall and Stairs, and their components, with limited exceptions as noted in the following guidelines, shall be retained. All parts of the Broadway Wall and Stairs retained should be rehabilitated in compliance with the Secretary of the Interior's Standards. The original design of the remaining bays, pilasters, Broadway Stairs, and Carriage Entrance shall be maintained where not in conflict with the below guidelines nor modifications to meet the minimum code compliance and repair requirements.

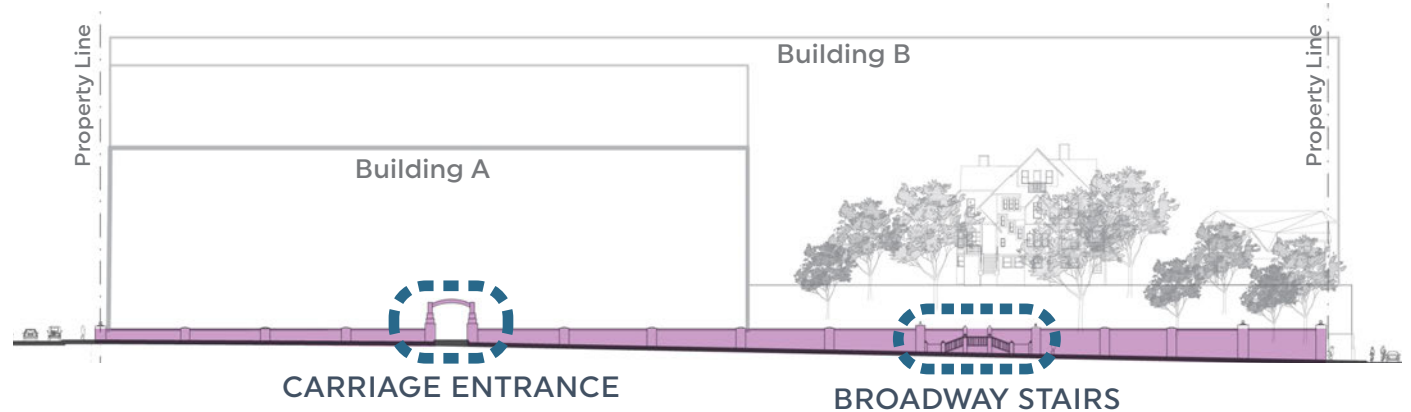


Figure 3.5: Broadway Wall and Stairs, and their components

3.2.2 BROADWAY WALL OPENINGS. The current openings along the Broadway Wall—those of the Broadway Stairs and the Carriage Entrance—must remain as means of access into the site. See Guideline 3.2.4 for further guidance on if the location of the

See Figure 3.5 for all components of the Broadway Wall.

3.2.3 CARRIAGE ENTRANCE. The Carriage Entrance character defining features shall not be altered at the time the Carriage Entrance is refurbished or relocated per Guideline 3.2.4. Character defining features of the entrance include the concrete pilasters, CCAC plaques, and wrought iron gates,

Carriage Entrance is moved.

as illustrated in Figure 3.6. The metal posts and adjoining metal arch are not original to the design of the entrance and may be removed or replaced. If replacing the metal posts and adjoining metal arch, only the wood sign used during the 1950s through 1970s is permitted. The existing width of the Carriage Entrance opening shall be maintained.

3.2.4 CARRIAGE ENTRANCE LOCATION. The Carriage Entrance location may be moved within the Broadway Wall to align with new Building A access and ground floor commercial uses along Broadway. If moved, one bay shall remain solid on both sides of the Carriage Entrance.

If the Carriage Entrance is relocated along Broadway, it should maintain a minimum distance of three bays from the Broadway Stairs and two bays from the northernmost end of the Broadway Wall, and the Carriage Entrance must be centered between pilasters with equal width bays on both sides of the entrance (north and south).

The previous location of the Carriage Entrance

should be replaced with bays and pilasters to match as close as possible the remaining pilaster rhythm. This previous original location is to be memorialized by introducing a slight variation in detailing, material, or texture of the Broadway Wall at the infill zone.

3.2.5 OPEN SPACE EAST OF THE CARRIAGE ENTRANCE. If the Carriage Entrance is moved per Guideline 3.2.4, space located directly east of the Carriage Entrance for a minimum of six feet should remain unplanted and unobstructed to experience the historic nature of the opening and allow for unobstructed entrance into ground floor programming of adjacent new buildings

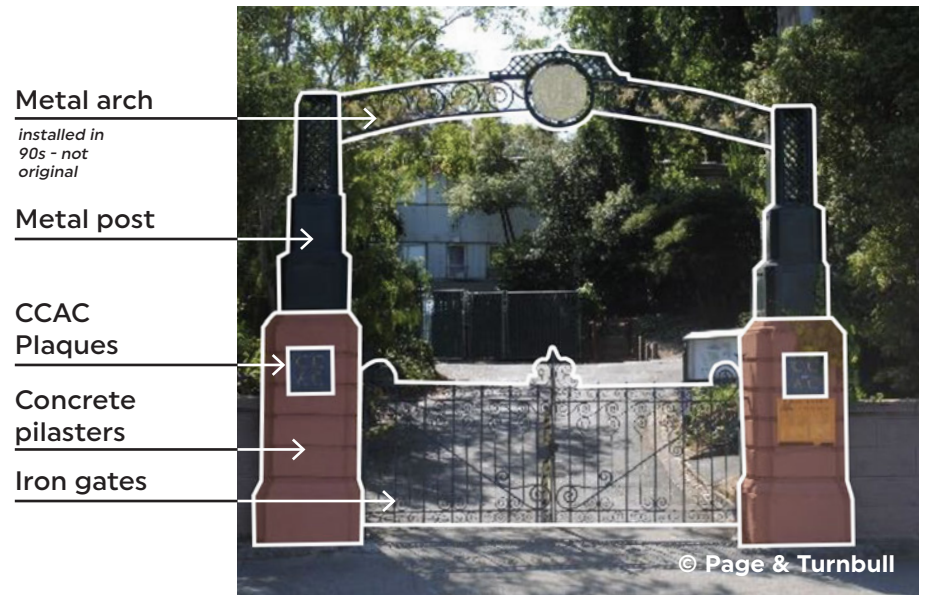


Figure 3.6: Carriage Entrance and its components

BROADWAY WALL INTERVENTIONS

3.2.6 NEW OPENINGS IN THE BROADWAY WALL. A maximum of one new opening may be created in the Broadway Wall to allow for access to Building A and a maximum of one new opening in the Broadway Wall may be created to allow for access to the publicly-accessible open space in accordance with the American with Disabilities Act (ADA).

New openings shall be no more than one foot wider than required by codes, laws, and regulations, and must be visibly narrower than the Carriage Entrance.

If Carriage Entrance moves, per Guideline 3.2.4, the new location to hold the relocated

Carriage Entrance shall be considered a new opening.

3.2.7 COMMEMORATION OF REMOVED BROADWAY WALL SEGMENTS. The footprint of any removed portions of the Broadway Wall shall be commemorated. Examples of commemoration methods include in-place markings, changes in material or pattern, or installation of a new feature, such as flush lighting at grade.

3.2.8 BROADWAY WALL PILASTER RETENTION. The original spacing and rhythm of the pilasters are to be retained. If a pilaster must be removed to achieve a permitted intervention to the Broadway Wall and its elements, its location must be

commemorated in conjunction with Guideline 3.2.7.

3.2.9 BROADWAY WALL BAY MODIFICATIONS. The Broadway Wall north of the Broadway Stairs may allow for a maximum of 25 percent of its length to incorporate either seating elements on either side of the wall and /or to lower the bay height for visibility and safety of pedestrians on the east side of the wall (such as instances where ADA access is being provided on the east side of the wall and the wall exceeds eye level). Seat wall interventions may be combined with other Broadway Wall interventions and shall maintain complementary, nonobtrusive materials. Refer to Guideline

3.2.11 for appropriate materials.

3.2.10 VISUAL PROMINENCE OF THE BROADWAY WALL. Design of new openings or seating elements in the Broadway Wall should be visually secondary to the Broadway Wall itself.

MATERIALS AND VEGETATION

3.2.11 BROADWAY WALL INTERVENTION MATERIALS.

The material(s) used in interventions or modifications to the Broadway Wall and Stairs should be cohesive or complementary. Concrete is preferred, but earthen or raw materials, such as Corten or wood, are also permitted.

3.2.12 BROADWAY WALL VISIBILITY AND GREENING LIMITS.

Planting is permissible on the east edge of the Broadway Wall in the form of planters, vines, or as ground cover. Refer Guideline 3.6.3 for suitable planting. Overhanging vines from the eastern side to the western side are

permissible, however, 50 percent of the overall length of the western edge of the Broadway Wall must be clear of any planting. Planting shall not be allowed to block any access paths or entrances, including the Carriage Entrance, Broadway Stairs, or any additional openings.

3.2.13 BROADWAY WALL INTERFACE.

Planting and circulation are permitted adjacent to the east side of the Broadway Wall. Due to the grade change from the open spaces to the sidewalk on Broadway, landscape features of grading and guardrails should be considered to provide safe pedestrian experiences within the publicly-accessible open spaces. If included, guardrails shall not be

an opaque plaque that appears to extend the height of the Broadway Wall or hover over it.

3.3 Additional Historic Landscape Features

Guidelines in this section address retaining and siting of contributing landscape features, for both the API and the Oakland Landmark, respectively. These features are outlined in Chapter 1: Vision and include Macky Lawn, Macky Hall View Corridor (View Corridor), the Faun Sculpture, Stairs with Ceramic Pots, Infinite Faith, Bell Tower, and Celebration Pole.

3.3.1 MACKY LAWN RETENTION. Macky Lawn shall be maintained as a gradually sloping, open grass lawn at roughly 8,000 square feet—the approximate size of the existing Macky Lawn. Additional trees and smaller plantings are permitted along the perimeter of Macky Lawn to frame this open space and maintain its role as the front lawn to Macky Hall and the main social space within the site, in keeping with landscaping of the California College of the Arts Period landscape. Refer to Section 3.6 for additional guidelines on planting requirement considerations for Macky Lawn.

3.3.2 MACKY HALL VIEW CORRIDOR. The View Corridor—as described

in the HRE as a 80-foot-wide corridor centered on Macky Hall's primary western entrance and extending to Broadway— contributes to Macky Hall as the primary structure on site and the Broadway Stairs as the primary pedestrian entrance on site—shall be retained during the redevelopment of the site. The View Corridor may be further accentuated with plantings to frame the view.

3.3.3 MACKY HALL APPROACH. Open space design between the Broadway Stairs, Macky Lawn, and Macky Hall, should emphasize the main entry and porch of Macky Hall and the main entrance to the site at the Broadway Stairs—

as evident in the Early Estate Period and the California College of the Arts Period. No new structures or buildings shall impede physical or visual connection from the Broadway Stairs to Macky Hall.

3.3.4 RETENTION OF API CONTRIBUTING LANDSCAPE FEATURES.

A minimum of four of the five remaining API contributing landscape features listed in the HRE—the Faun Sculpture, Stairs with Ceramic Pots, Infinite Faith, Bell Tower, and Celebration Pole—shall remain within the publicly-accessible open space of the site. If relocated, historic landscape features should be sited in keeping with their setting—including

visibility and relationship to surrounding plantings—during the California College of the Arts Period. Refer to Figure 3.1 for imagery of contributing landscape features.

3.3.5 RETENTION OF CARNEGIE BRICKS.

Carnegie Bricks are encouraged to be retained as a contributing landscape feature to the Oakland Landmark. If retained, Carnegie Bricks may be reused in other locations within the site, though they are encouraged to be reused in a similar setting as originally used during the Early Estate Period.

3.3.6 ADDITIONAL ART RETENTION.

A minimum of four additional art and artifacts shall be retained in the publicly-accessible

open space of the site, in addition to those required in Guideline 3.3.1, Guideline 3.3.5, and Guideline 2.6.12. Examples of art and artifacts may include but are not limited to found sculptures from the California College of the Arts Period, machinery used for art creation, new sculptures or murals (as a feature in the landscape or on adjacent building elevations), landscape installations, and salvaged building elements from California College of the Arts Period buildings.

3.3.7 CARRIAGE ENTRANCE SIGN.

It is encouraged that the wood sign used to mark the Carriage Entrance to the California College of the Arts and Crafts

in the 1950s to 1970s be retained, rehabilitated, and reused within the site.

3.4 Commemoration + Heritage Trees

COMMEMORATION

3.4.1 **COMMEMORATION OF CALIFORNIA COLLEGE OF THE ARTS PERIOD BUILDINGS.**

It is encouraged to commemorate California College of the Arts Period buildings that are removed from the site. This can be accomplished by strategies including, but not limited to, demarcating existing building footprints into new landscape features through landscape materials, lighting, or signage.

3.4.2 **COMMEMORATION OF SITE HISTORY.** The site should include a publicly-accessible indoor or outdoor space to display and exhibit the site's history.

HERITAGE TREE PRESERVATION

3.4.3 **HERITAGE TREES.** All healthy and mature, non-invasive trees on site that can be feasibly retained shall be included in the planting plan for the site to provide a sense of the long-standing history of the site and contribute to the characteristics of framing Macky Lawn, Macky Hall, and the associated View Corridor. These retained heritage trees are encouraged to remain in their current locations, with exceptions to allow transplantation within the site for accessibility of the site and new building footprints.

3.4.4 **NEW BUILDINGS SETBACK FROM HERITAGE TREES.** Any newly constructed building is encouraged

to be set back a minimum of 12 feet from the dripline of heritage trees. If a newly constructed building is within 12 feet of a heritage tree's dripline, an arborist shall provide written approval of strategies to protect tree health during construction.

3.4.5 **REUSE OF REMOVED HERITAGE TREES.** Timber from any heritage or any other large trees that are removed is encouraged to be reused within the site.

3.4.6 **REUSE OF REMOVED SEQUOIA TREES.** It is encouraged to reuse the two Sequoia stumps that were once contributing landscape features to the Early Estate Period) that were removed for poor health in 2019. Reuse of the two

stumps is encouraged by but not limited to materials for furnishings or landscape features to reference their history on site through educational signage or interpretive markings.

OPEN SPACE ELEMENTS

The site is providing a publicly-accessible open space for the local North Oakland community. The guidelines in this section speak to the open space design response to the contextual and historic influences of the site, previously outlined in Chapter 1: Vision.



Figure 3.7: Examples of open space characteristics and programming

3.5 Character + Programming

The section is organized into the following open space elements:

- **PROGRAM AREAS:** Key open spaces that respond to the characteristics of the California College of the Arts Period landscape.
- **CONNECTIONS + VIEWS:** This section prioritizes a circulation network that is well connected to main entrances and open space program areas and emphasizes important visual connections to and from the site.
- **ARTS + EDUCATION:** The site honors the monumental role of CCA in expanding the arts and crafts education to California and aims to maintain that legacy in the next century through programming and design of the open spaces.

3.5.1 OPEN SPACE PROGRAM AREAS. In addition to retaining Macky Lawn and the Macky Hall View Corridor (Section 3.3), the project also requires the following open space program areas which support the characteristics of the California College of the Arts Period:

- Neighborhood Paseo is a primary pedestrian connection between Clifton Street and Macky Hall and Macky Lawn. Similar to the California College of the Arts Period landscape, the Paseo shall provide a view from Clifton Street to Macky Hall and shall be a minimum of 40 feet wide, see Figure 3.8.
- Central Plaza is between primary entrances to Buildings

A and B and the east entrance to Macky Hall, California College of the Arts Period plaza east of Macky Hall, see Figure 3.9. It shall be located adjacent to Macky Hall and shall have a minimum size of 5,000 square feet.

3.5.2 NATURE DISCOVERY AND PLAY. To provide programming for education, similar to how the site performed during the California College of the Arts Period, a play area shall be provided within the publicly-accessible open space and shall be prohibited within 30 feet of the Carriage House, which historically was not surrounded by activity. The use of natural materials—as described in Guideline 3.6.9—are encouraged to provide sensory learning

and education of the local ecology through the integration of play and nature. The play area is encouraged to be greater than 2,000 square feet.

3.5.3 TRANSITION SPACE AT RESIDENTIAL ENTRANCES.

Where ground level private residential unit entries are provided at interfaces with publicly-accessible open space or public streets, a transition space ranging from four to eight feet in depth shall be provided. Elements such as stoops, porches, trellises, or gardens are encouraged to define entries, similar to the design elements of Rockridge architecture. See Figure 3.10 for examples of such spaces.

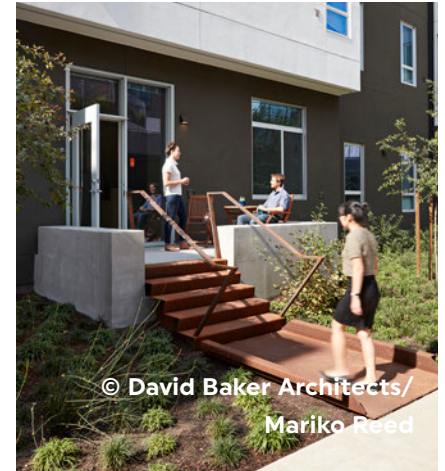


Figure 3.8: Examples of paseos

Figure 3.9: Examples of plazas

Figure 3.10: Transition space at residential entrance examples

CONNECTIONS + VIEWS

3.5.4 PRIMARY PEDESTRIAN PATHS. A network of primary paths shall serve as the main circulation route through the publicly-accessible open spaces generally in keeping with the primary circulation patterns in the California College of the Arts Period landscape. Primary paths shall have a minimum width of 8 feet and connect site entrances, primary building entrances, and open spaces described in Guideline 3.5.1

A primary pedestrian path is required in the following locations in keeping with the California College of the Arts Period primary pedestrian paths:

- Connecting north

to south within the Neighborhood Paseo from Clifton Street to Macky Hall and have a minimum unobstructive width between 10 and 20 feet

- Connecting west to east from the Broadway Stairs, around Macky Lawn, and connecting to the primary west-facing entrance to Macky Hall. Refer to Figure 3.11.

3.5.5 SECONDARY PEDESTRIAN PATHS. A network of secondary paths shall provide small scale connections that meander through the landscape—a characteristic of the California College of the Arts Period described in the HRE. Secondary paths shall have a maximum width to 8 feet and are encouraged

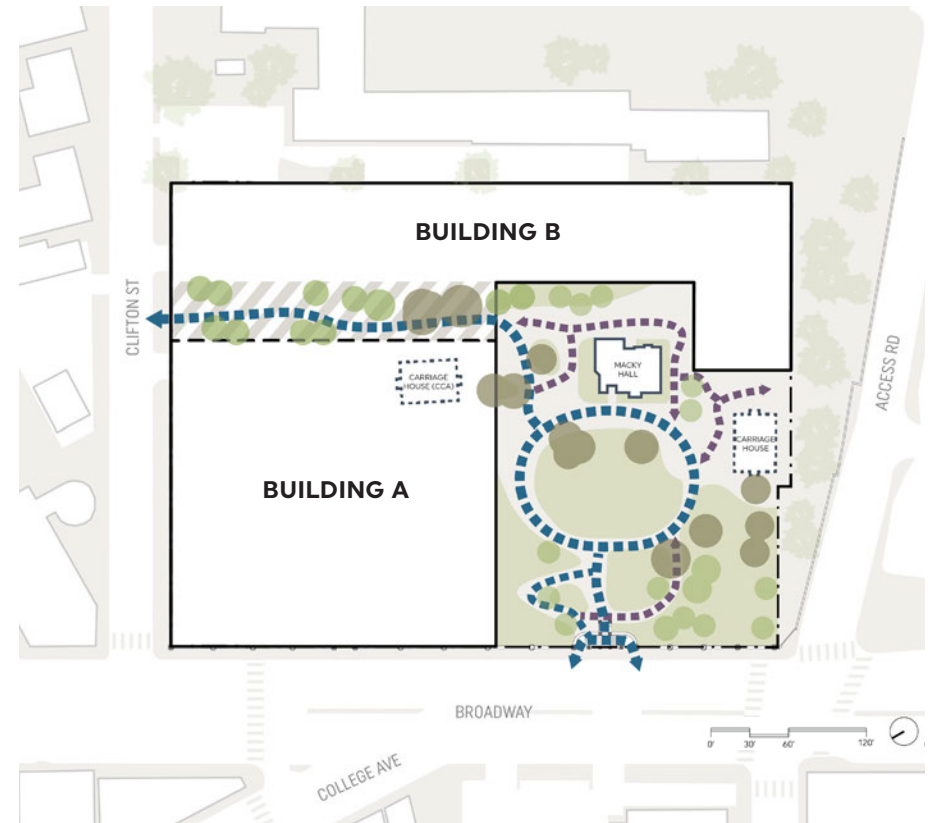


Figure 3.11: Circulation network of pedestrian paths

■ ■ *Primary pedestrian path*

■ ■ *Secondary pedestrian path*

to connect to secondary entrances of Buildings A and B, the Carriage House, Macky Hall, and through the heritage trees, plantings, and art displays. Refer to Figure 3.11.

3.5.6 FRAMED VISTAS. A minimum of two framed vistas shall be provided in the publicly-accessible open space, creating prominent vistas of Downtown Oakland, Berkeley, College Avenue, and the Bay. Vistas are encouraged to be framed with tree canopies and native planting.

3.5.7 VEHICULAR ACCESS AND DROP-OFF. Vehicular access should be restricted through the north edge of the site, similar to the existing campus vehicular access. Vehicular drop-off is

permitted along Clifton Street, so long as it connects to a primary pedestrian pathway that leads into the rest of the site, similar to the existing campus vehicular access.

ARTS + EDUCATION

3.5.8 NEW ART. New artwork is encouraged to be integrated into vegetation along pathways in the publicly-accessible open space similar to how art is displayed in the California College of the Arts Period campus.

3.5.9 ARTS AND EDUCATIONAL PROGRAMMING. Arts and educational programming within the open space are encouraged, in the keeping with the teaching, making, and learning activities of the California College of the Arts Period.

3.5.10 EDUCATIONAL SIGNAGE. Signage highlighting the site's California College of the Arts Period history and significance shall be

included throughout the landscape. Locations for signage may include but are not limited to locations where historic buildings stand or stood (such as, Macky Hall, Carriage House, Founders Hall, Noni Eccles Treadwell Ceramic Arts Studio, Martinez Hall, and Barclay Simpson Sculpture Studio).

3.6 Performance and Planting

This section's guidelines are organized into the following two sections: Ecology and Planting and Material Palette, respectively and provide guidance for the design's response to the College of the Arts Period landscape and contextual influences of the neighborhood.

- **ECOLOGY + PLANTING:** Guidance in maintaining layered planting of the College of the Arts Period landscape. To respond to the local ecology, sustainability measures are also provided.
- **OPEN SPACE MATERIALS:** Landscape materials create an overall cohesive character to the site and are influenced by materials of the California College of the Arts Period landscape.

ECOLOGY + PLANTING

3.6.1 PRIORITY PLANTING ZONES. The site will incorporate vegetation throughout. A concentration of greenery (such as in the form of denser planting or large trees) shall be targeted in the following areas as seen in Figure 3.12, to respond to context on College Avenue and the visibility of this new open space to the surrounding neighborhood:

- Open space visible from College Avenue to signal the presence of publicly-accessible open space
- The southwest corner of the site visible from Broadway to similarly signal the open space
- Tree canopy coverage is encouraged south

and west of Macky Lawn to increase shade and wind protection similar to the California College of the Arts Period

Refer to Guidelines 3.1.2 and 3.1.5 for further guidance on planting along the south edge of the site next to Macky Hall and Carriage House.

3.6.2 NEIGHBORHOOD PASEO PLANTING. A continuous tree canopy is encouraged from Clifton Street to Macky Hall along the Neighborhood Paseo, integrating any heritage trees similar to the planting in the California College of the Arts Period landscape. Landscaping should maintain clear views from Clifton Street toward Macky Hall.

3.6.3 ENHANCED REGIONAL ECOLOGICAL SYSTEMS. The tree and planting palette of the site should be representative of the regional planting profile in response to the local context. The tree and understory planting plan are encouraged to aid in the expansion of the habitat patch and riparian canopy from Rockridge Branch Creek, currently within the Claremont Country Club.

3.6.4 PLANT SPECIES. The planting palette shall include drought-tolerant and native species and is encouraged to relate to the retained planting from the California College of the Arts Period.

3.6.5 PREFERRED TRELLIS PLANTING. Planting, particularly vines, is

encouraged along areas with trellises and other secondary structures along open space to provide a vegetated transition in scale and privacy to new buildings and ground floor residential units, similar to the character of transitions in Rockridge architecture. Refer to Guideline 3.6.4.

3.6.6 LIMITED LAWN. The use of lawn as groundcover shall be prohibited in the publicly-accessible open areas of the site, except in Macky Lawn—the primary social commons of the site (see Section 3.3), in keeping with the California College of the Arts Period landscape. Groundcover in other areas should utilize native and drought-tolerant species.

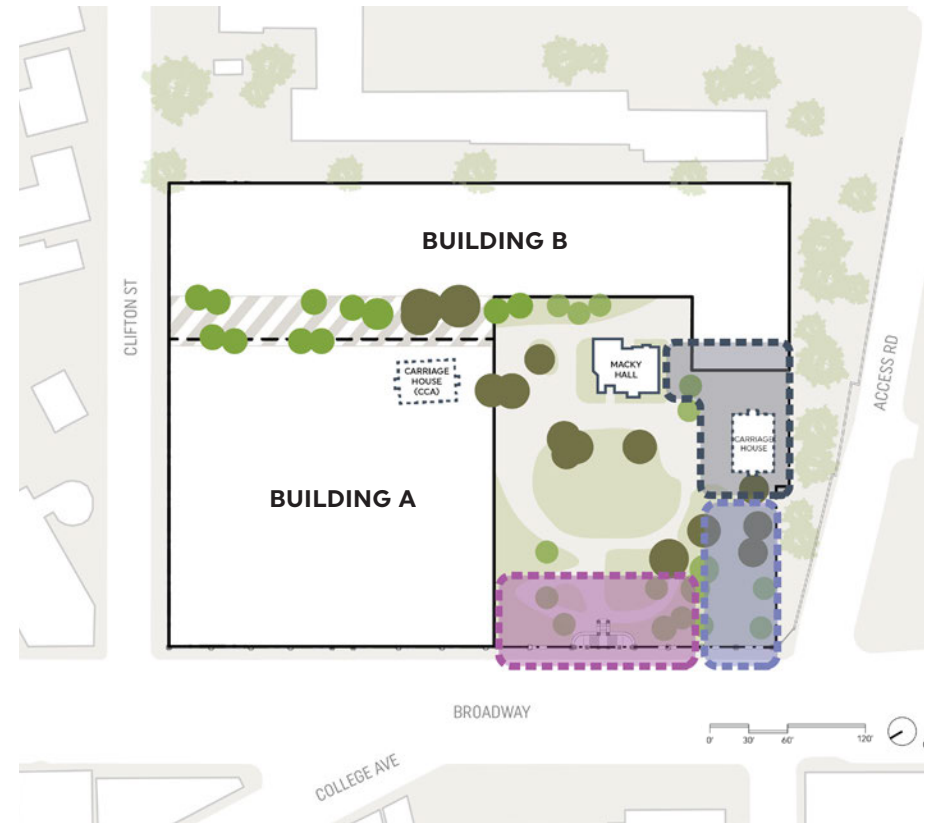





Figure 3.12: Priority planting zones

-  *Planting zone visible from College Avenue*
-  *Planting zone in southwest corner*
-  *Planting zone surroundings Macky Hall and Carriage House*

MATERIAL PALETTE

3.6.7 PREFERRED OPEN SPACE MATERIALS.

Materials used in open spaces (hardscaping, furnishings, play features, etc.) should be chosen for their texture, color, aggregate, and finish. Natural, handcrafted materials are encouraged over manufactured or artificial materials, particularly in open spaces adjacent to historic resources. Passersby should be able to perceive the raw material qualities rather than an altered appearance as is consistent with both contextual Arts and Crafts Style Gardens and the California College of the Arts Period landscape.

While present during the California College of the Arts Period, asphalt is a prohibited material within the site to reduce the urban heat island effect.

3.6.8 PROHIBITED HARDSCAPE MATERIALS.

While present during the California College of the Arts Period, asphalt is a prohibited material within the site to reduce urban heat island effect.

3.6.9 PREFERRED MATERIALS FOR NATURE AND DISCOVERY PLAY.

The play area defined in Guideline 3.5.2 shall use natural materials where possible, such as but not limited to wood, bark, rock, rope, and stone.

3.6.10 COLOR PALETTE.

Similar to the color palette of the California College of the Arts Period

landscape materials, natural and earthen tones with key moments within the landscape dedicated to display of arts are encouraged, similar to the color palette of the California College of the Arts Period landscape.

3.6.11 MATERIAL APPLICATION.

In reference to the variety of materials and paving patterns layered into the California College of the Arts Period landscape, materials within the landscape are encouraged to have different material applications where pathways, open space program areas, and other open space elements. Change in material application may be achieved through

at least one of the following: material, color, rhythm, or pattern.

3.6.12 MATERIAL REUSE. Reuse of elements pre-existing on the site in means that carry forward the history of design, art, and craft education—as seen during the California College of Arts Period—is encouraged. Pre-existing elements include salvaged pieces of California College of the Arts Period buildings, removed trees, and the sequoia tree stumps noted in Section 3.4. Reuse can include but is not limited to landscape furnishing and signage.



California College of the Arts, Oakland, CA Preliminary Development Permit Application

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PROJECT INFORMATION & DESCRIPTION

PROJECT TEAM

Project Location	5212 Broadway Avenue Oakland, CA 94618	Architect	Mithun 660 Market St, #300 San Francisco, CA 94104 Contact: Anne Torney Phone: 415 489 4851
Owners	Emerald Fund 235 Montgomery Street, 27/F San Francisco, CA 94104 Contact: Marc Babsin Phone: 415 489 1329	Landscape Architect	CMG 444 Bryant St. San Francisco, CA 94107 Contact: Kevin Conger Phone: 415 495 3070
	Equity Community Builders LLC 38 Keyes Avenue, Suite 201 San Francisco, CA 94129 Contact: John Clawson Phone: 451 561 6200	Civil Engineer	BKF Engineers 1646 N. California Blvd., #400 Walnut Creek, CA 94596 Contact: Eric Swanson Phone: 925 940 2253
Urban Design & Design Guidelines	SITELAB Urban Studio 660 Mission St, #200 San Francisco, CA 94105 Contact: Laura Crescimano Phone: 415 852 6940		

PROJECT DESCRIPTION

The applicant proposes to develop the CCA Oakland Campus property with the following plan elements:

1. Change in Land Use and Zoning:

- General Plan: A General Plan Amendment from Institution Land Use to Community Commercial Land Use.
- Rezoning: A Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC-2.
- Height: A change from a 35-foot Height Area to a 90-foot Height Area.

2. Redevelopment of the California College of Arts and Crafts campus including the following proposal:

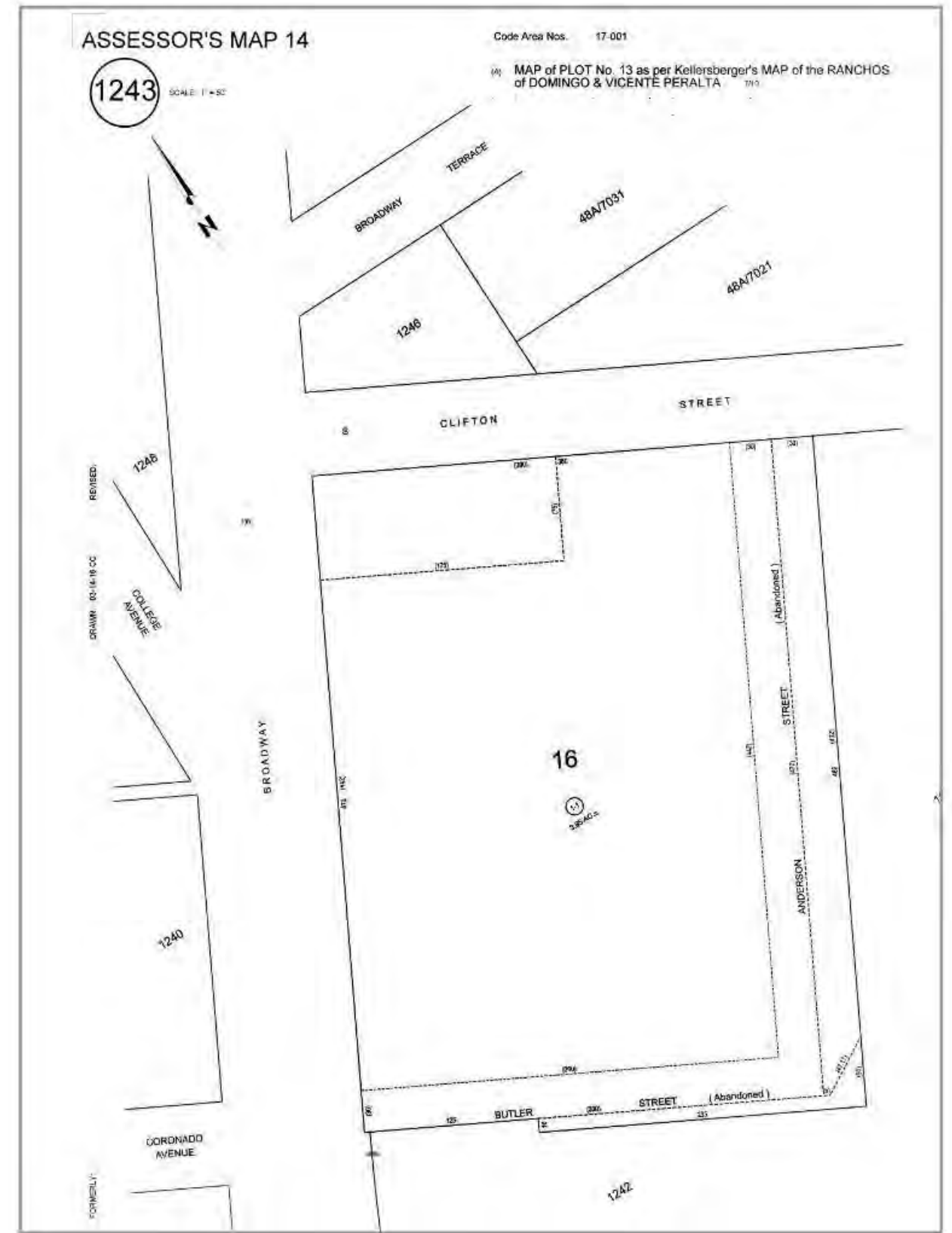
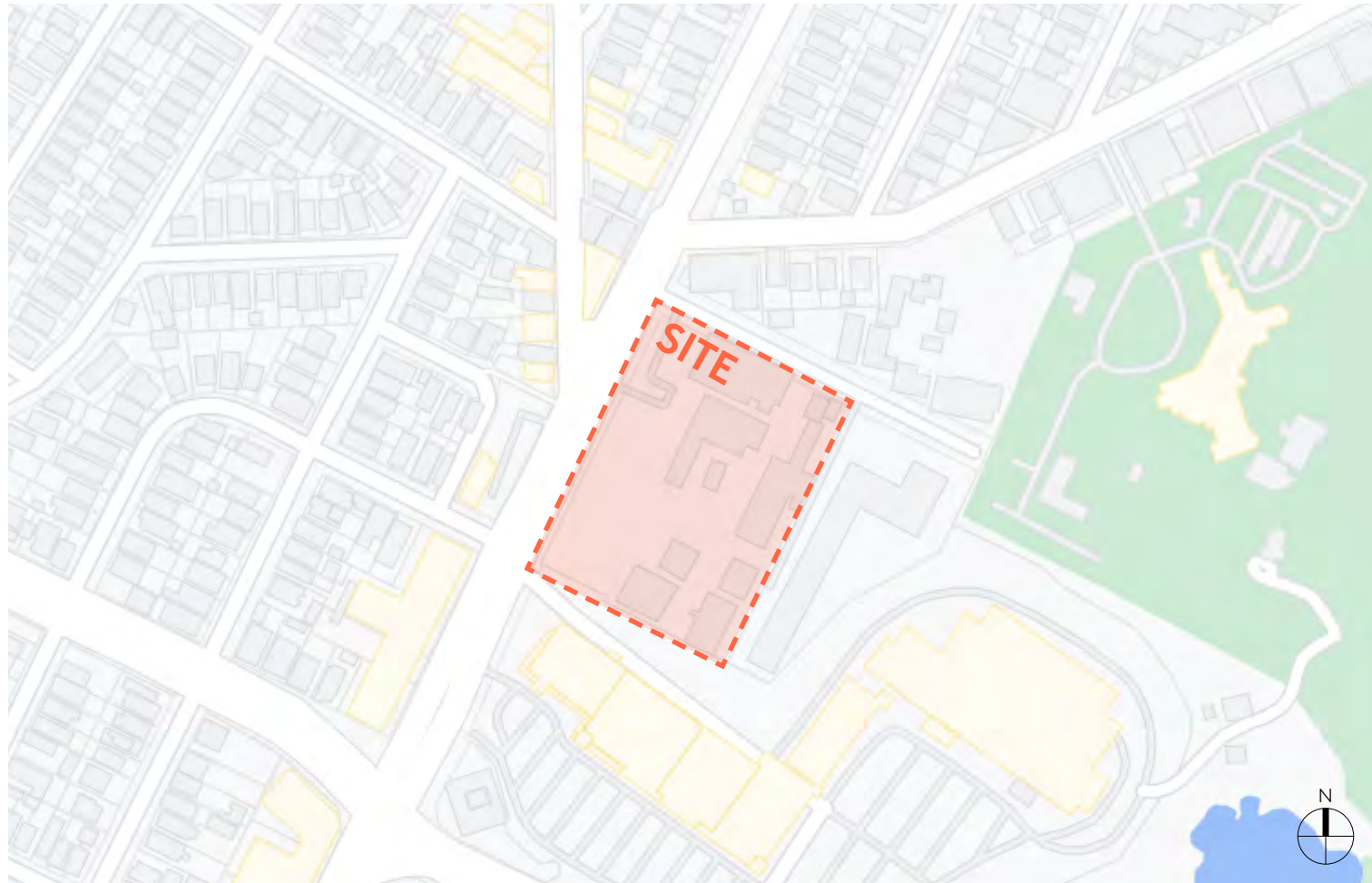
- Preservation and renovation of two landmarked buildings, Macky Hall and Carriage House; the historic Broadway wall and gate; the historic entry staircase; the Treadwell Estate View Corridor; and several historic landscape features. Carriage House to be relocated on the site.
- Preservation of 38 trees (15 on site and 23 within 10' of property line) including: 10 Redwoods, 3 Coastal Live Oaks, and 1 Magnolia. The remainder of the vegetation is to be removed. All removed trees will be replaced by new trees.
- Demolition of 10 of the existing buildings on the campus.

- Development of:
 - Two perimeter residential buildings ranging in height from 45' to 90', with a few locations of minor exceedance
 - 510 residential units
 - 14,742 square feet of commercial space comprised of 7,760 square feet in Macky Hall and 6,982 square feet on the ground floor of a new building along Broadway.
 - 10,718 of Community Assembly Civic space at Macky Lawn; 1,438 sq ft of Community Assembly Civic space on the ground floor of Carriage House; and 1,414 sq ft of Community Assembly Civic space on the Carriage House Terrace. (Macky Lawn, Carriage House and Carriage House Terrace are intended to serve the on-site residents and local community from time to time. Macky Lawn and the Carriage House Terrace would be available to be used for civic activities including community or cultural performing arts by non-profit groups. The ground floor of Carriage House would be available to be used for civic activities including community meetings.)
 - 95,258 square feet of open space comprised of: 41,193 square feet of POPOS; 16,240 square feet of public plaza; 24,633 square feet of group usable open space for exclusive use of residents; and 13,192 square feet of private usable open space
 - 268 automobile parking spaces in two garages: 233 and 35 spaces respectively
 - 510 bicycle parking spaces, project wide

EXISTING CONDITIONS

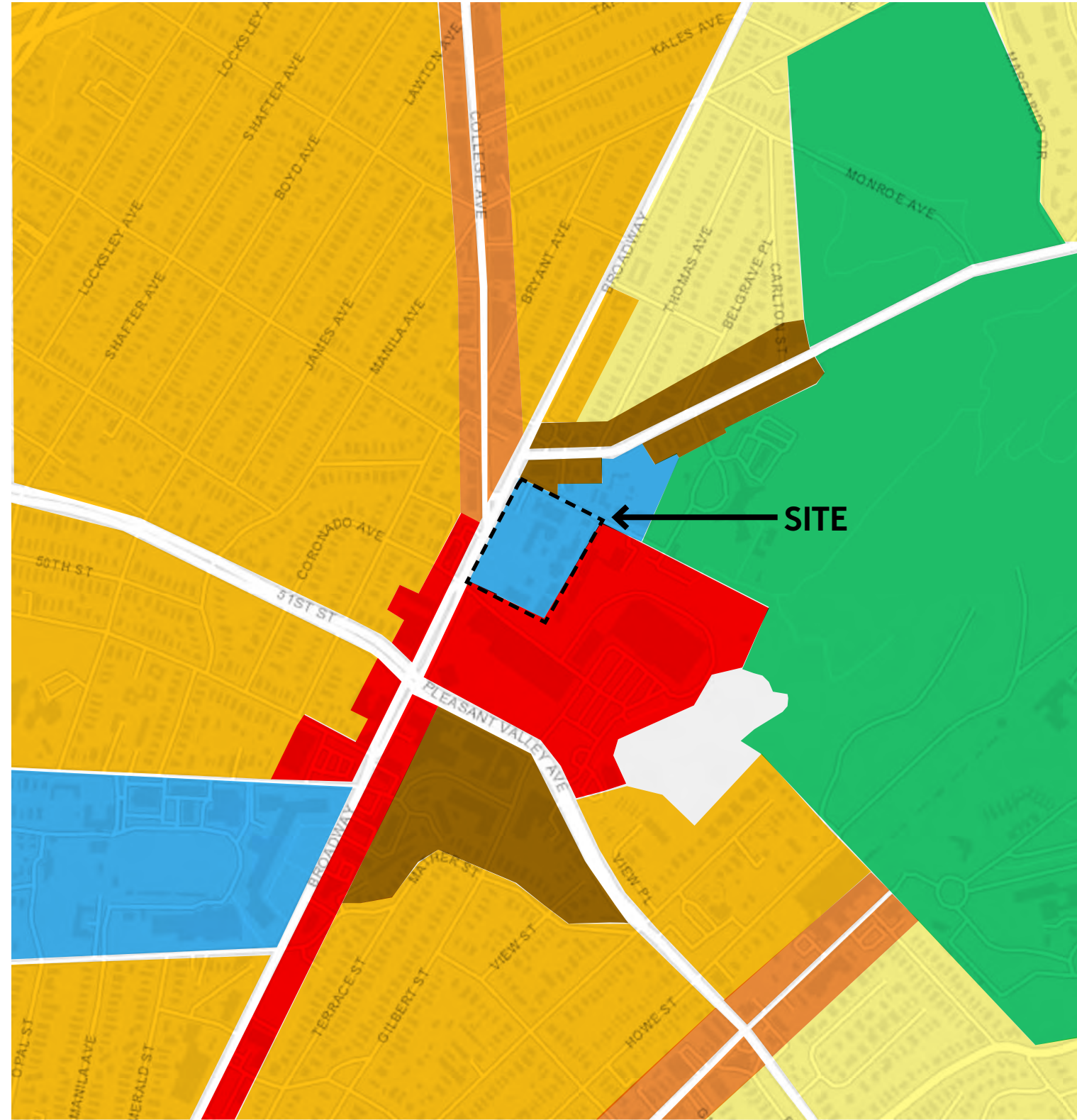
VICINITY MAP & ASSESSOR'S PARCEL MAP

Current Zoning	Mixed Housing Type Residential Zone 3 (RM-3) & Neighborhood Commercial Zone (CN-1)
Proposed Zoning	Community Commercial (CC-2)
APN	14-1243-1-1
Lot Area	174,240 square feet

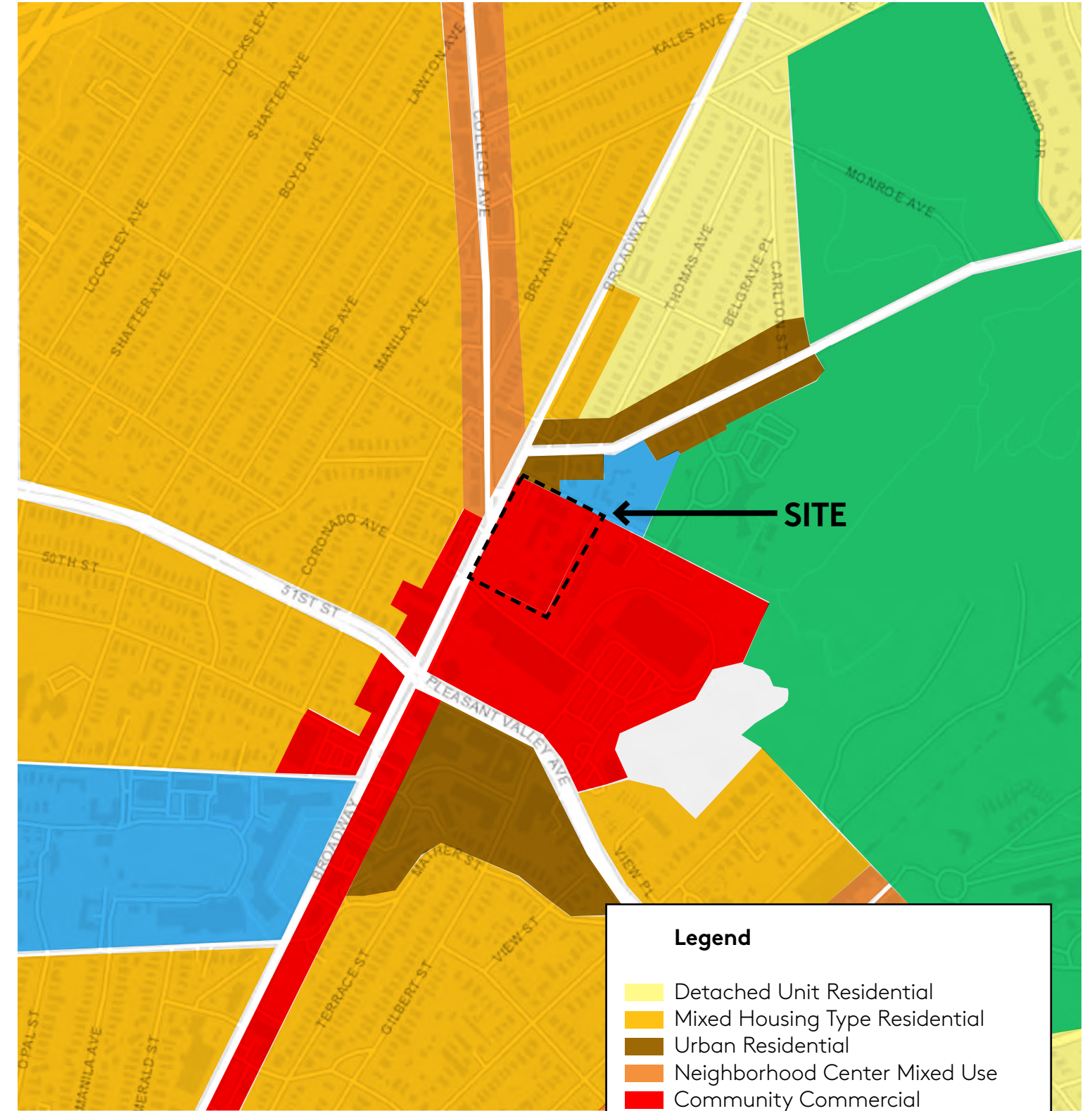


GENERAL PLAN DESIGNATION MAP

EXISTING GENERAL PLAN USE
Institutional

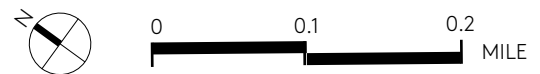


PROPOSED GENERAL PLAN USE
Community Commercial



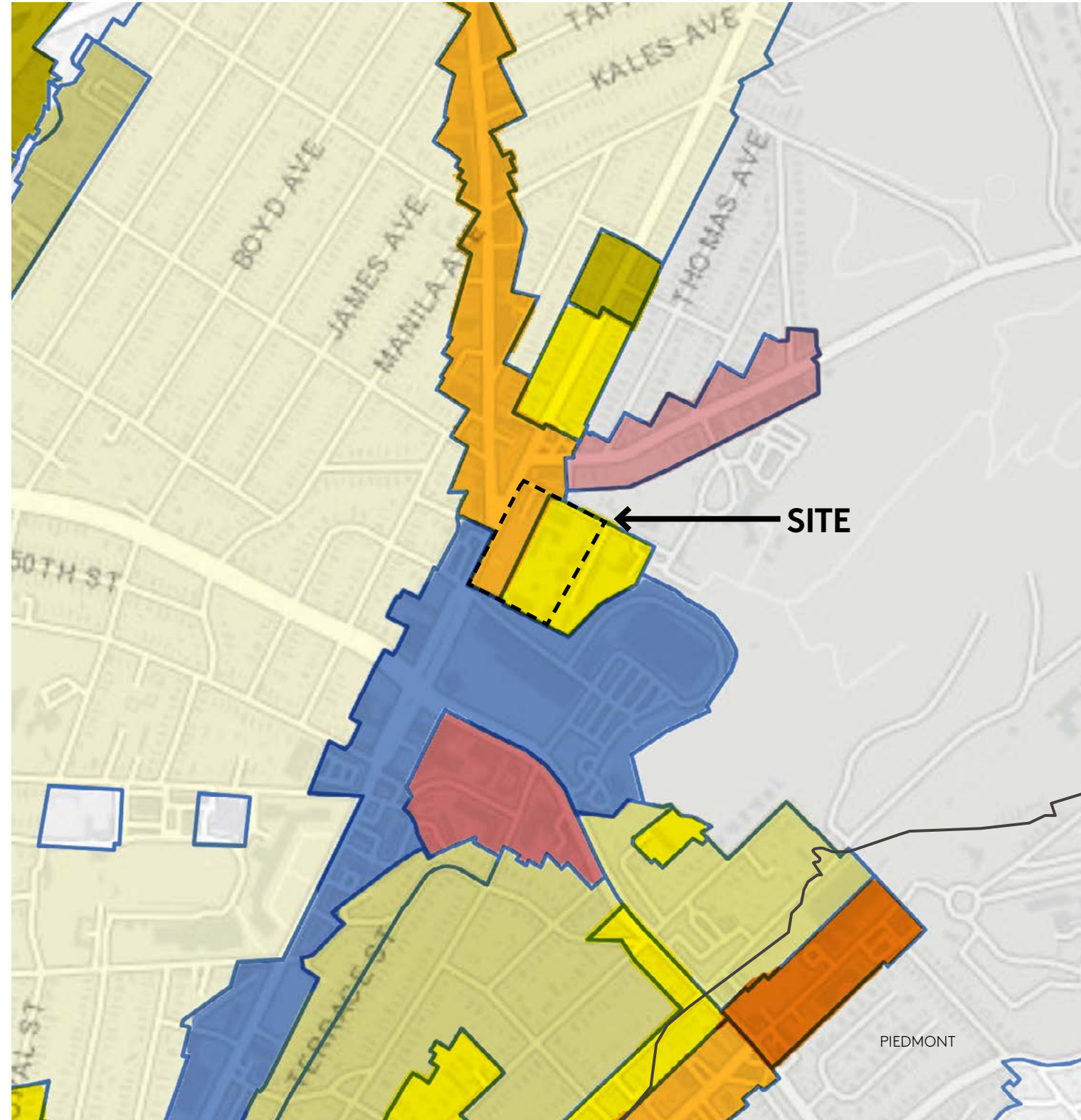
Legend

- Detached Unit Residential
- Mixed Housing Type Residential
- Urban Residential
- Neighborhood Center Mixed Use
- Community Commercial
- Institutional

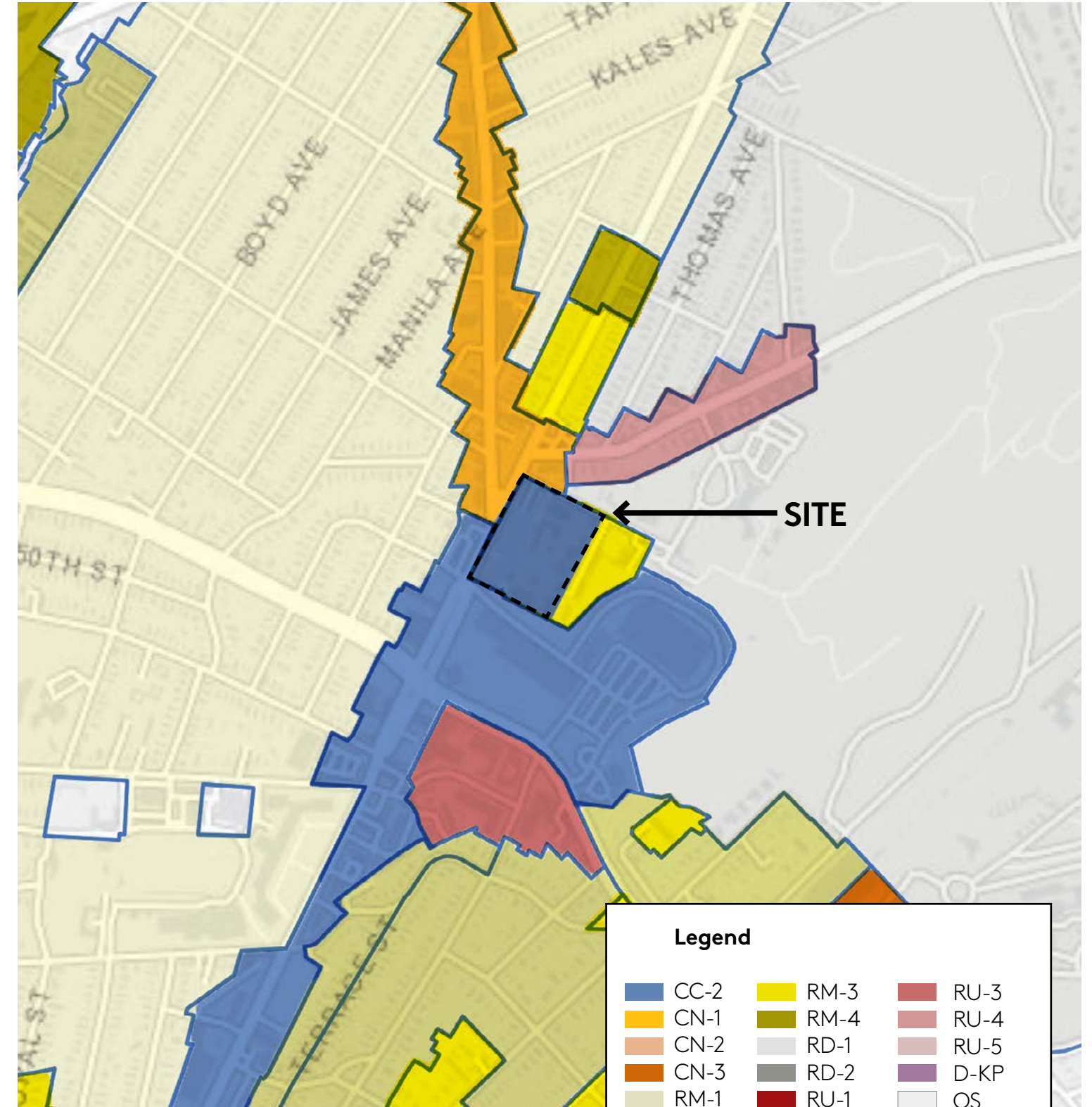


ZONING MAP

CURRENT ZONING
RM-3 AND CN-1

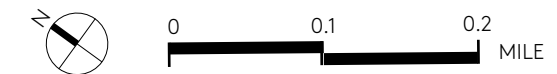


PROPOSED ZONING
CC-2



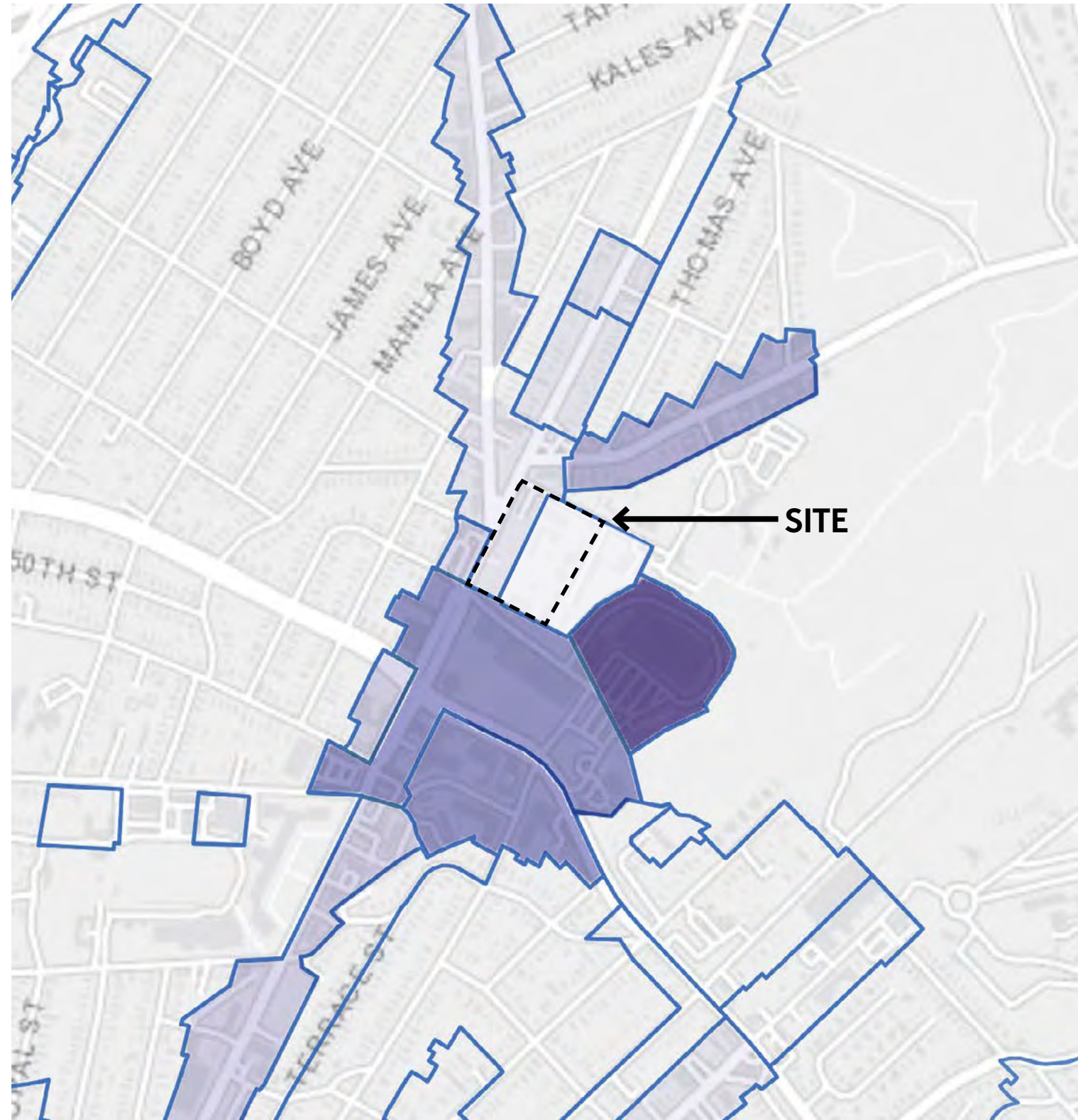
Legend

CC-2	RM-3	RU-3
CN-1	RM-4	RU-4
CN-2	RD-1	RU-5
CN-3	RD-2	D-KP
RM-1	RU-1	OS
RM-2	RU-2	

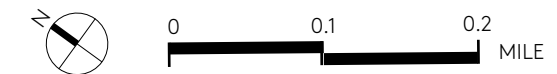
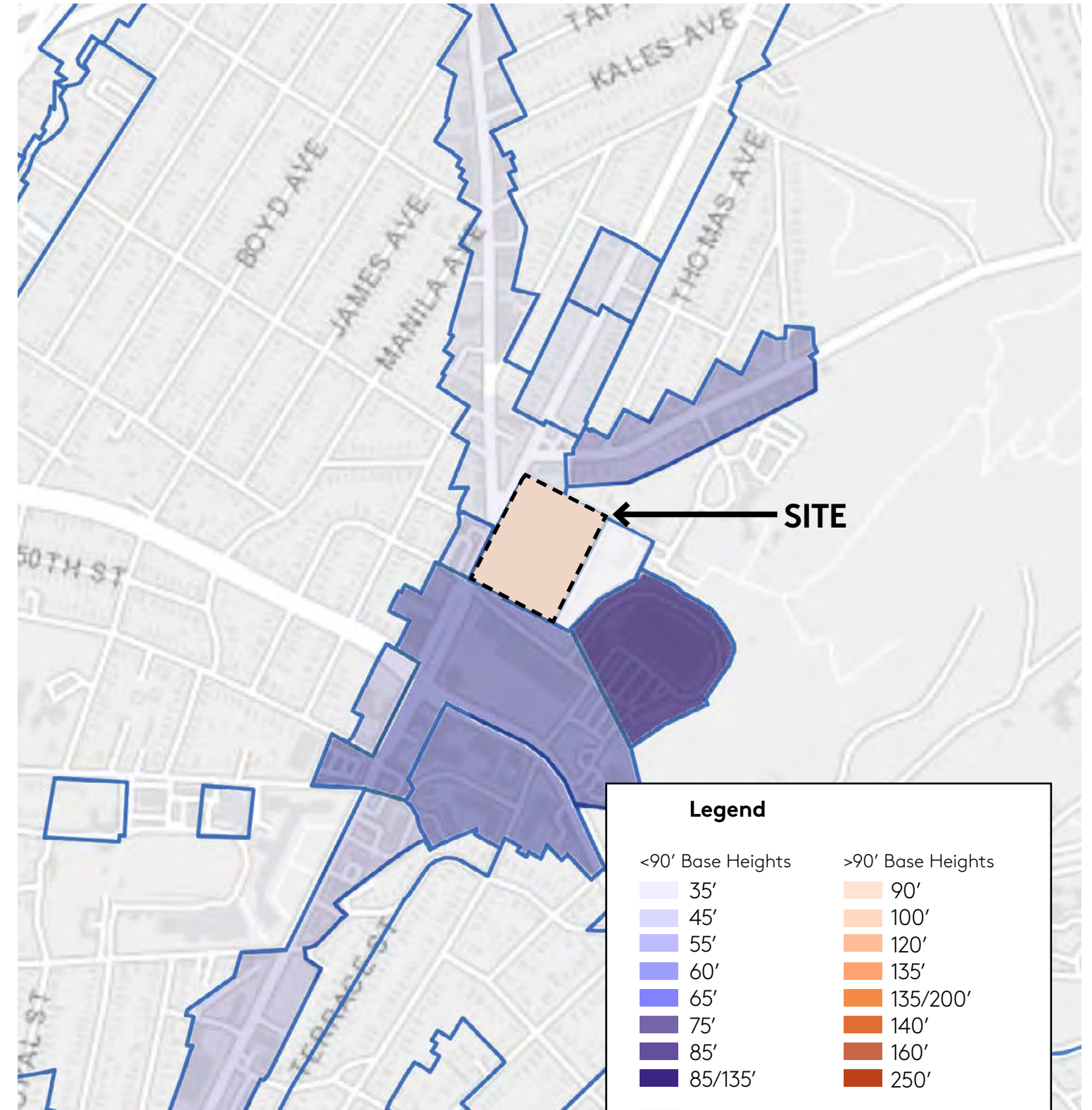


HEIGHT AND AREA BOUNDARY MAP

EXISTING HEIGHT AREA BOUNDARIES



PROPOSED HEIGHT AREA BOUNDARIES



CONTEXT PHOTOS: CCA CAMPUS SITE



01 | Macky Hall, East



04 | Carriage House



06 | Facilities Building on Clifton



09 | Broadway Wall



02 | Macky Hall, West



07 | Macky and Founders Hall



10 | Broadway Gate



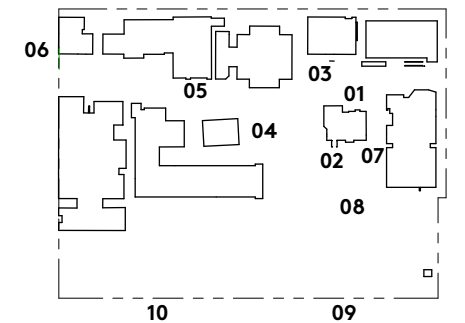
03 | Access East of Macky Hall



05 | Existing Redwoods



08 | Macky Lawn



Existing Site | Key Plan

CONTEXT PHOTOS: CCA SURROUNDINGS



01 | View of Site Across Broadway



04 | Site View from Clifton & Broadway Corner



07 | Merrill Gardens Senior Living on Broadway



10 | CCA Student Housing on Clifton



02 | View of Site and Access Road from Southwest



05 | Broadway Retail, West



08 | College Ave and Broadway Intersection



03 | View of Site and Access Road from Southeast



06 | Existing Housing Complex, East of Site



09 | Future Development Site, South



Key Plan

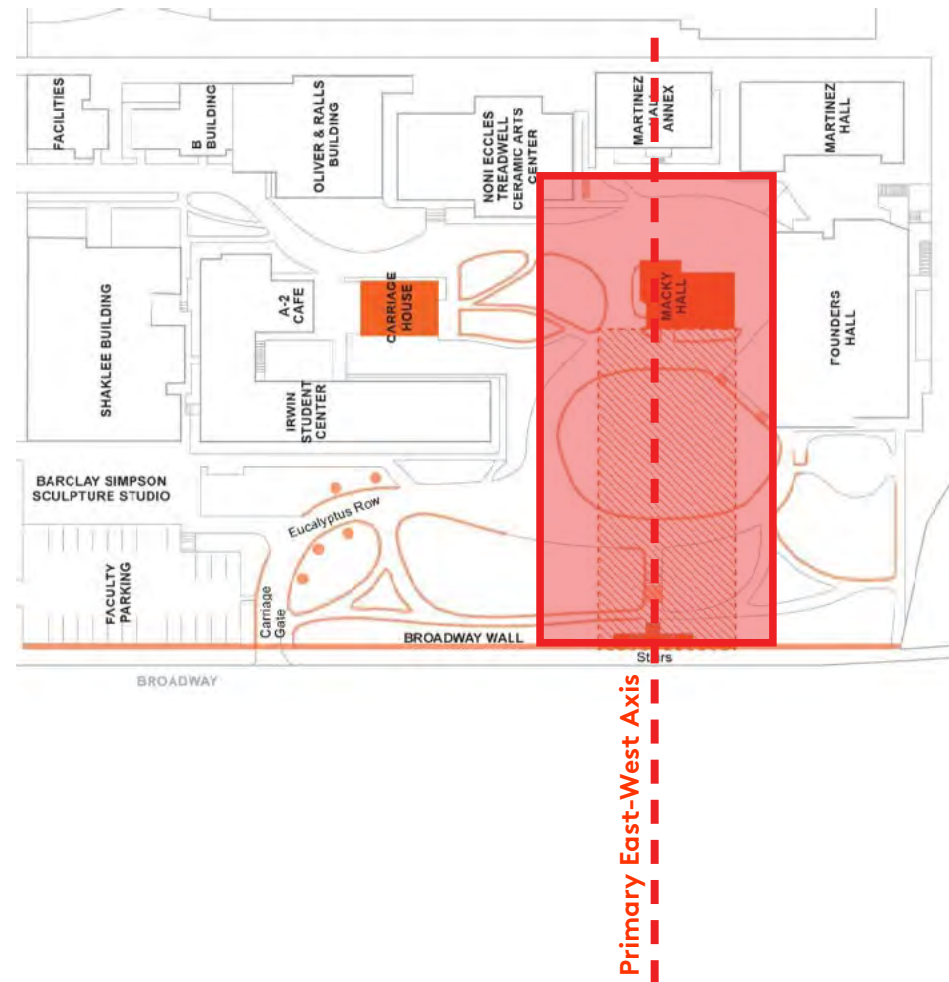
PROJECT SUMMARY

CONTEXT MAP & ADJACENT HEIGHTS

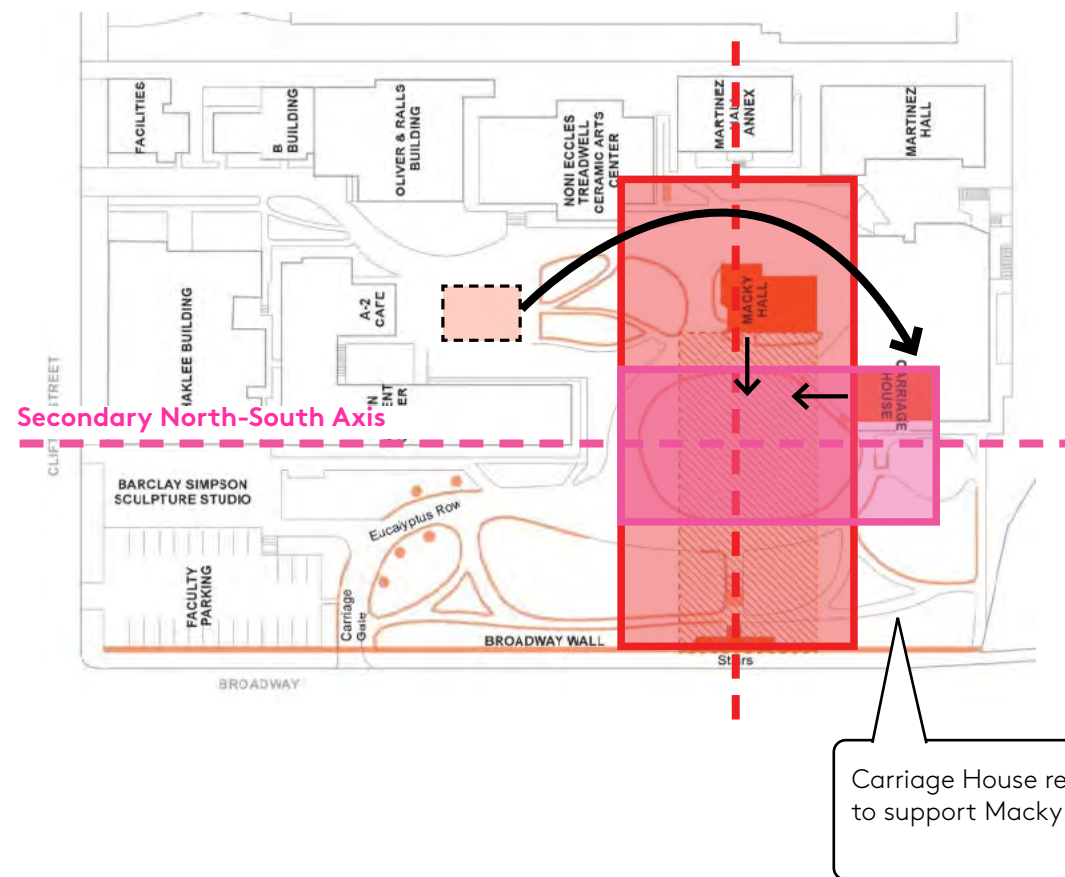


PROJECT CONCEPT OVERVIEW

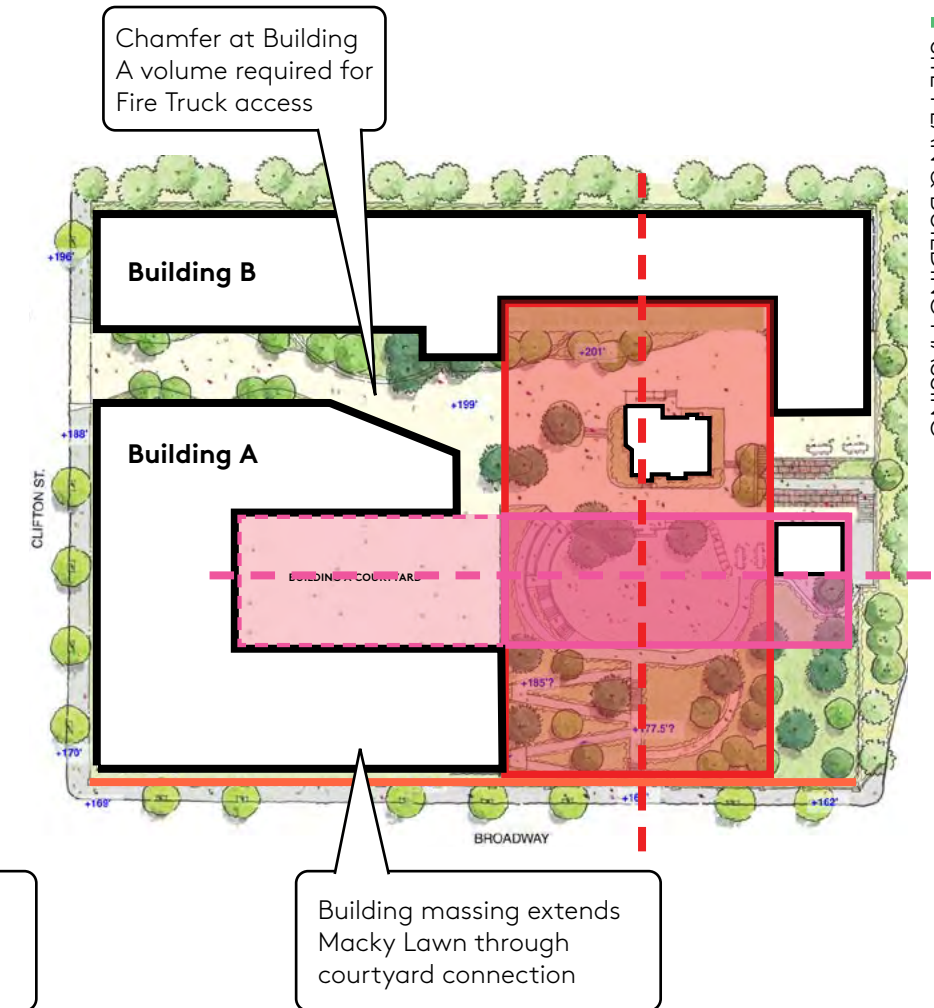
TREADWELL ESTATE / MACKY HALL VIEW CORRIDOR



MACKY LAWN & CARRIAGE HOUSE RELOCATION



BASE SITE PLAN DIAGRAM



THREE-DIMENSIONAL EXHIBIT: VIEW FROM NORTHWEST



PROJECT SUMMARY: AREA & UNIT COUNT

CCA Project Data Summary Dated: 04/22/22

	RESIDENTIAL NET	INTERIOR AMENITY, LOBBY, LEASING NSF	BOH, MECH, CORRIDOR GSF	RESIDENTIAL GSF	EXTERIOR AMENITY & PRIVATE DECKS	PARKING GSF	COMMERCIAL GSF	COMMUNITY SPACE GSF	TOTAL GSF	UNIT COUNT	BUILDING HEIGHT*	VEHICLE PARKING	BICYCLE PARKING**
Building A (high rise/Clear 8'-8")	190,403	12,313	54,438	257,154	28,188	27,641	6,982		319,380	248	90' *	233	248
Building B (high rise/Clear 8'-8")	202,529	10,284	48,961	261,774	7,047	9,924			294,503	262	90' *	35	262
Macky Carriage							7,760		7,760				
Carriage		1,332		1,332					1,290				
TOTALS	392,932	23,929	103,399	520,260	35,235	37,565	14,742	1,290	622,933	510		268	510

*Refer to Elevational drawings for areas of building height exceedance above 90'.

**Refer to Building Plans for long term bike parking locations. Refer to Site Plan for Short Term bike parking locations.

CCA - UNIT MIX SUMMARY Dated: 04/22/22

	STUDIO	1 JR	1 BR	1 BR D	2 BR E	2 BR	LOFT	TOWNHOUSE	TOTAL
	470SF	550SF	700SF	800SF	950SF	1100SF	1000SF	1400SF	
BUILDING A	29	15	79	25	41	56	1	2	248
BUILDING B	42	6	85	49	11	60	0	9	262
TOTAL	71	21	164	74	52	116	1	11	510
TOTAL UNIT MIX	14%	4%	32%	15%	10%	23%	0%	2%	100%

CCA - OPEN SPACE	
Open Space Provided	
POPOS	41,193 SF
Public Plaza	16,240 SF
Group Usable Open Space	24,633 SF
Private Usable Open Space	13,192 SF
Open Space Area Total	95,258 SF
Group Usable Open Space Analysis	
Open Space / Unit (SF)	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space*	
*Per Table 17.35.04	
	Units Area Required
100 SF / Unit	510 51,000 SF
Private Open Space Substitution (x2)	-26,384 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	24,616 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	24,633 SF

SUMMARY: VEHICLE PARKING, BIKE PARKING, DENSITY, SITE COVERAGE

VEHICLE PARKING - Residential				
Required Residential Parking*				
*Per Oakland Planning Code Section 17.117.060				
Base Calculation for Residential Parking				
Per OPC 17.116.060.A.1 Minimum Required Parking: One (1) space per dwelling unit				
Per OPC 17.116.110.B.1 Affordable Housing Reduction: One-half (½) space per affordable housing unit if within a Transit Accessible Area				
Standard Parking Spaces				
		Market Rate	Affordable	Total
		1 space per dwelling unit	.5 space per dwelling unit	
	Units			
Building A				
	Market Rate	223	223	
	Affordable	25	13	
	Subtotal - Building A			236
Building B				
	Market Rate	236	236	
	Affordable	26	13	
	Subtotal - Building B			249
	Subtotal	510	459	26
Total Required Residential Spaces (Base Calculation)				485
Reduction - Transit Accessible Area (30% Reduction)				
Per OPC 17.116.060.C.1: Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1 Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1., above.				
Reduction - On Site Public or Private Car Share (20% Reduction)				
Per OPC 17.116.110.C.2.A - The provision of on-site car-share spaces at the level and standards described in the table below reduces the parking requirement by twenty percent (20%).				
		Parking Reductions		
		Market Rate	Affordable	
Total Project Parking - Base		459	26	
Total Reduction				
	Transit + Car Share 50%	230		
	Car Share Only 20%		21	
Total Required Residential Spaces with Reductions				251

VEHICLE PARKING - Commercial				
Required Commercial Parking*				
*Per Oakland Planning Code Section 17.117.110				
Existing Parking - Proportionality Factor				
		Existing Site Condition		
		Parking Spaces	Building Area (sf)	
		41	78,672	
Existing Parking Ratio (sf / existing parking)				1919
Proposed Parking				
Historic re-use				
per OPC 17.116.110.F				
			Area (sf)	
	Macky Hall		7,760	
	Carriage House		2,262	
	Total		10,022	
Proposed Parking (retained area / existing parking ratio)				6
New Commercial				
per OPC 17.116.080				
1 space per 600 sf at the ground floor				
	Building A		6,982	11
Total Required Commercial				17
Total Required Parking Spaces				268
Total Provided Parking Spaces				268

BICYCLE PARKING				
Required Residential Bicycle Parking*				
*Per Oakland Planning Code Section 17.117.090				
		Long Term	Short Term	Total
		1 space per 4 dwelling units	1 space per 20 dwelling units	
OPC Min. Required	Units			
Building A	248	62	12	74
Building B	262	66	13	79
Total Required Residential		128	25	153
Required Commercial Bicycle Parking*				
*Per Oakland Planning Code Section 17.117.110				
		Long Term	Short Term	Total
		1 space per 10,000 SF (2 min)	1 space per 20,000 SF (2 min)	
OPC Min. Required	Area (SF)			
Building A	6,982	2	2	4
Building B	N/A	0	0	0
Macky Hall	7,760	2	2	4
Carriage House	2,262	TBD	TBD	0
Total Required Commercial		4	4	8
Total Required Bicycle Parking Spaces				161
Provided Bicycle Parking				
Building A		234	14	248
Building B		247	13	260
Macky Hall			2	2
Total Provided Bicycle Parking Spaces				510
Definitions				
Oakland Planning Code Section 17.117.050	<p>Long-term Bicycle Parking: Each long-term bicycle parking space shall consist of a locker or locked enclosure providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.</p> <p>Short-term Bicycle Parking: Short-term bicycle parking shall consist of a bicycle rack or racks and is meant to accommodate visitors, customers, messengers, and others expected to park not more than two hours.</p>			

MAXIMUM RESIDENTIAL DENSITY	
Maximum Residential Density*	
*Per Section 17.74.120	
Permitted Density:	
One dwelling unit per 209 square feet of lot area	
CCA Site Area	171,942 SF
Less	
POPOS Area	- 41,193 SF
Public Plaza	- 16,240 SF
Density Site Area	114,509 SF
Maximum	547.9 Units
(Density Site Area / Permitted Density)	
Provided	510 Units

SITE COVERAGE	
CCA Site Area (SF)	171,942 SF
Building A	50,448 SF
Building B	36,600 SF
Building Footprint (new)	87,048 SF
Macky Hall (existing)	2,083 SF
Carriage House (existing)	1,409 SF
Building Footprint (existing)	3,492 SF
Total Building Footprint	90,540 SF
Site Coverage	53%

ZONING COMPLIANCE

CCA ZONING COMPLIANCE			
Code Compliance for CC-2 Zone, Height Area 90 (From OPC Table 17.35.04)			
	CC-2 REQUIREMENT	PROJECT	COMPLIANT?
Permitted Height Maximum	90'	90'	PUD Exemption*
Maximum Residential Density			
<i>Net SF of Site Area per Dwelling Unit</i>	209	212	YES
Maximum Non-residential FAR	4.5	0.08	YES
Maximum Number of Stories	8	10 (A) / 9 (B)	PUD Exemption
Code Compliance for Section 17.108.120 - Minimum court between opposite walls on same lot.			
Living Room Windows	16' separation, plus 4' for each story about the level of the court, but not greater than 40' sep	16' or greater (See Diagram)	YES
Other Habitable Room Windows	10' separation	10' or greater (See Diagram)	YES

* See height diagrams on following pages for areas of building that exceed 90'.

ADDITIONAL DETAIL, SECTION 17.108.120

Minimum court between opposite walls on same lot.

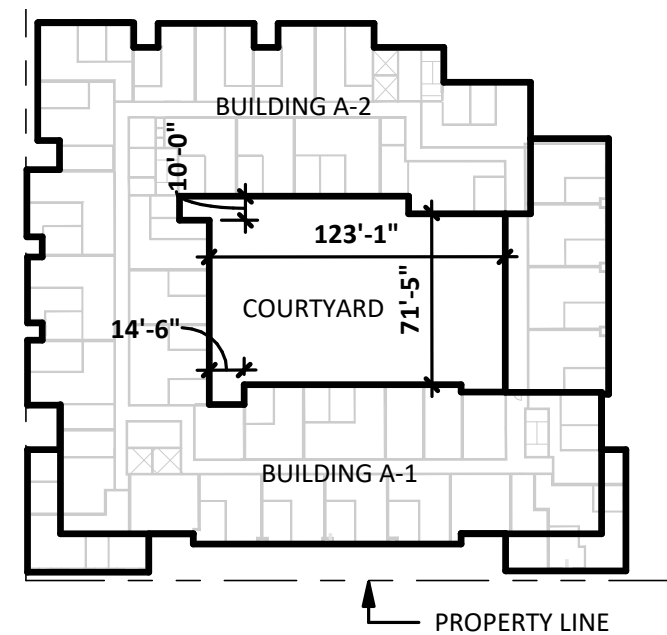
On each lot containing Residential Facilities with a total of two (2) or more living units, except in the case of a One-Family Dwelling with Secondary Unit, courts with the minimum depths prescribed hereinafter between opposite exterior walls, or portions thereof, of the same or separate buildings on such lot. Courts are not required on other lots or in other situations. The aforesaid walls shall be considered to be opposite one another if a line drawn in a horizontal plane perpendicularly from any portion of any of the legally required windows referred to hereinafter, or from any point along the wall containing such window, or any extension of such wall on the same lot, on the same story as and within eight (8) feet in either direction from the centerline of said legally required window, intersects the other wall. The courts required by this Section shall be provided opposite each of the legally required windows referred to hereinafter and along the wall containing such window, and along

any extension of such wall on the same lot, for not less than eight (8) feet in both directions from the center line of such legally required window, and at and above finished grade or the floor level of the lowest story containing such a window, whichever level is higher.

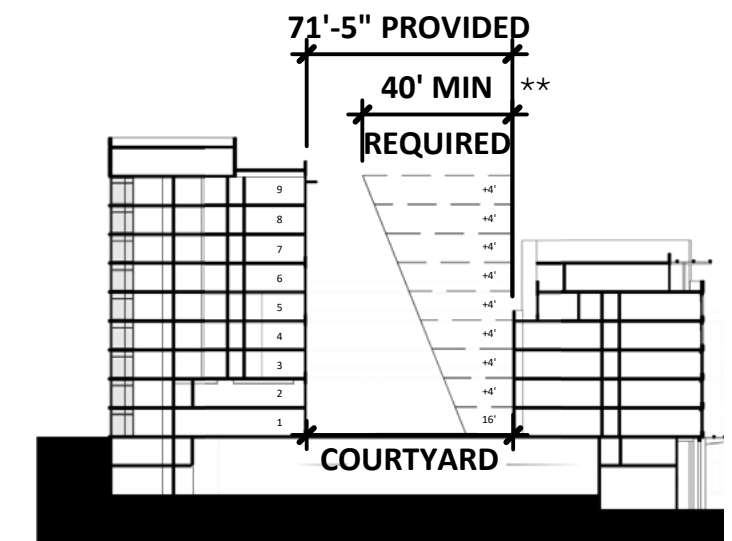
A. Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to sixteen (16) feet, plus four (4) feet for each story above the level of the aforementioned court, but shall not be required to exceed forty (40) feet.

B. Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of ten (10) feet.

SECTION 17.108.120 COMPLIANCE DIAGRAM



Plan Diagram

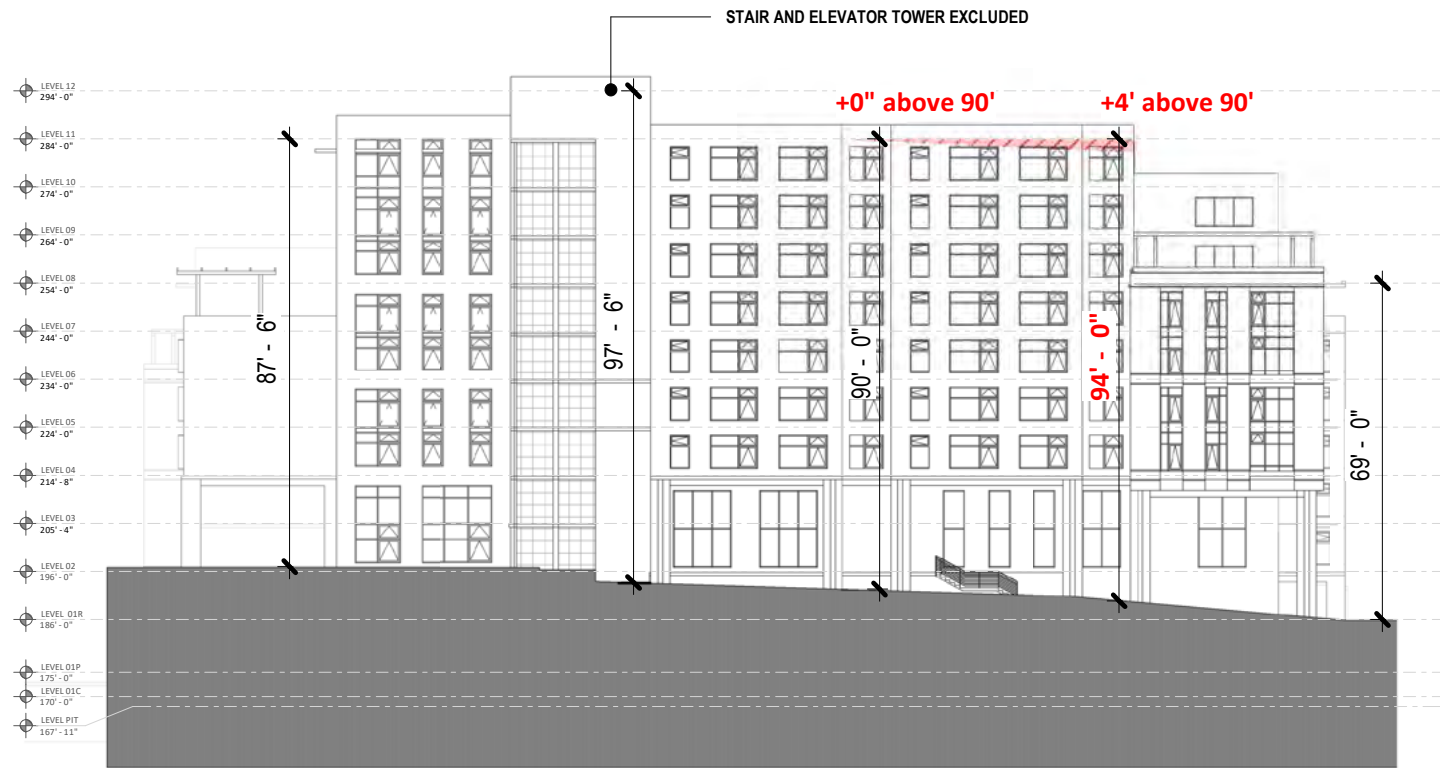


** Per code, requirement is not greater than 40'.

Section Diagram

PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A EAST
1" = 40'-0"

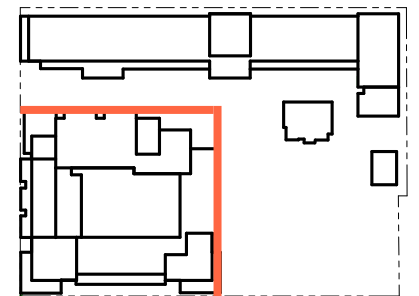


ELEVATION - BUILDING A SOUTH
1" = 40'-0"

LEGEND

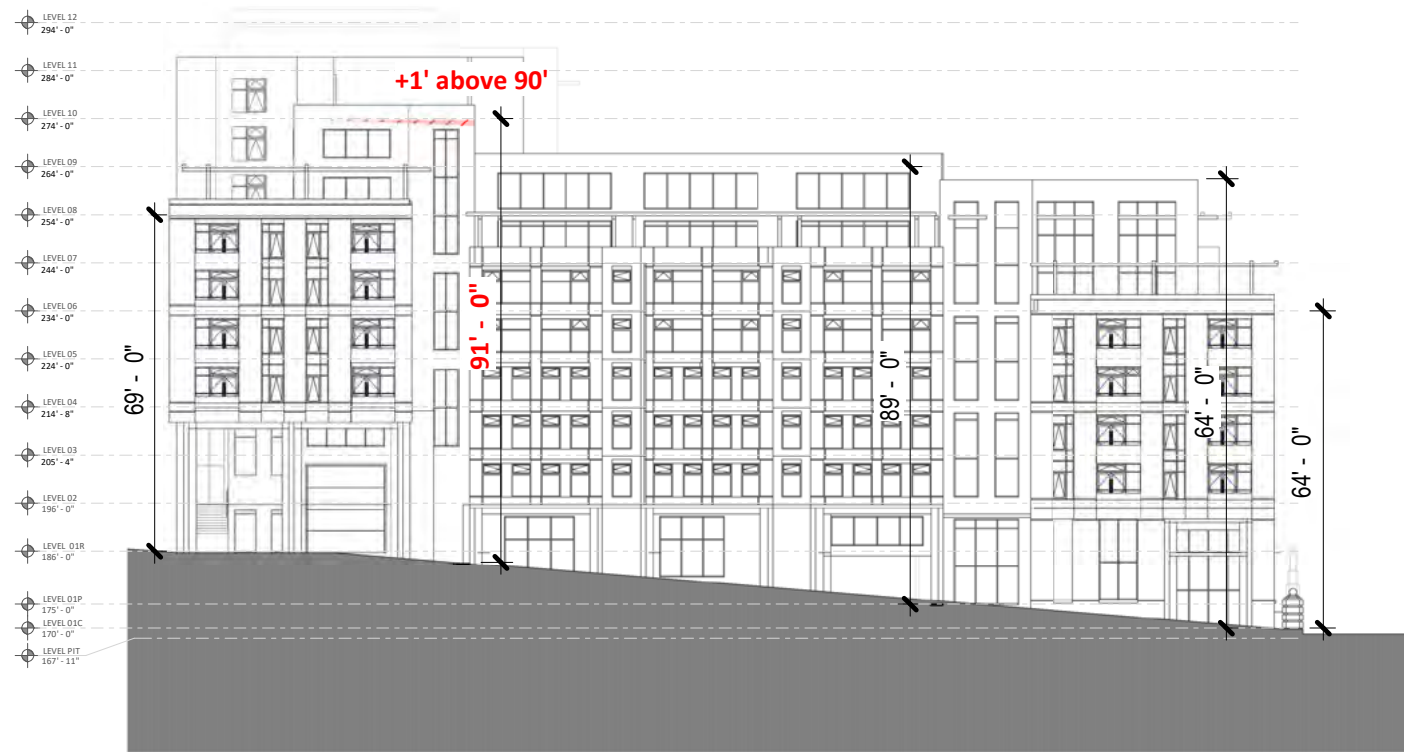
XX' - X" MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

[Red Hatched Box] PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE



PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A NORTH
1" = 40'-0"

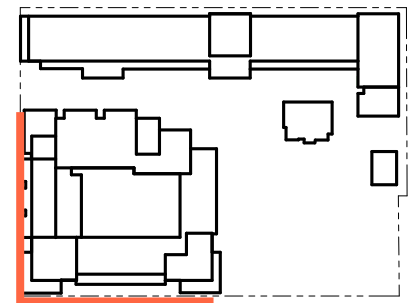


ELEVATION - BUILDING A WEST
1" = 40'-0"

LEGEND

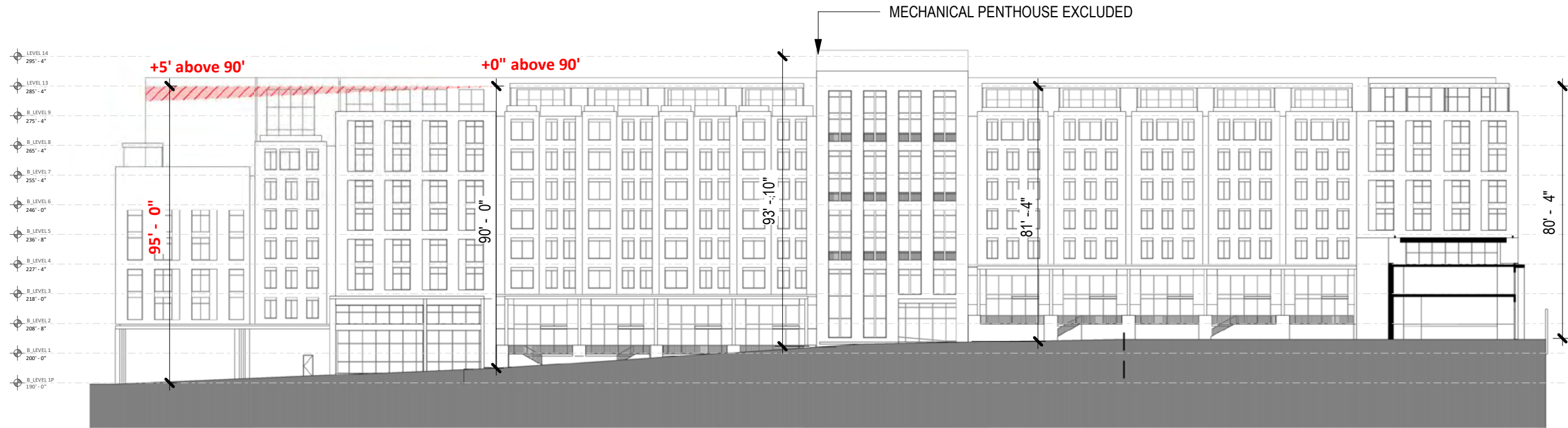
XX' - X" MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

 PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE



PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

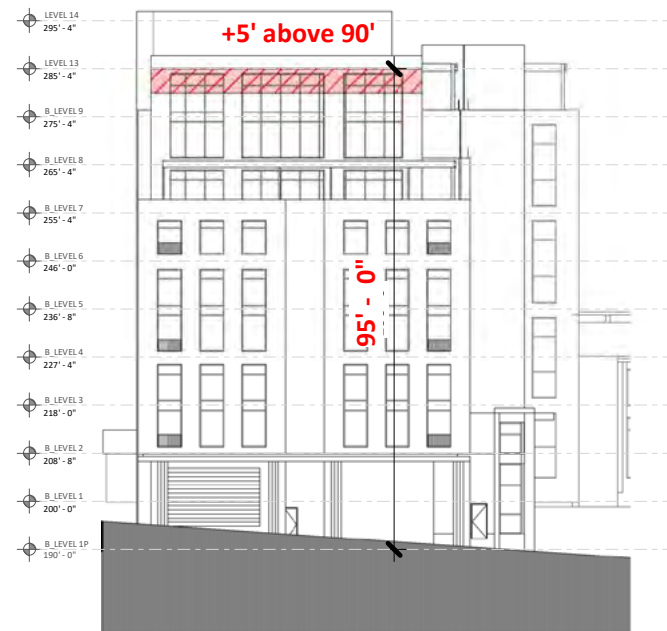
HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING B



20

ELEVATION - BUILDING B WEST

1" = 40'-0"



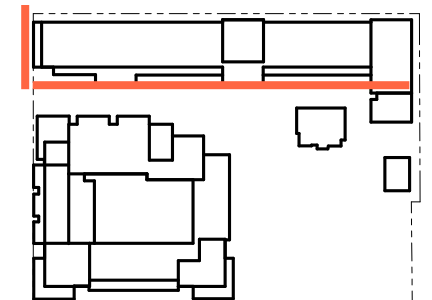
LEGEND

XX' - X"

MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'



PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE



ELEVATION - BUILDING B NORTH

1" = 40'-0"

PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING B



ELEVATION - BUILDING B EAST

1" = 40'-0"



ELEVATION - BUILDING B SOUTH

1" = 40'-0"

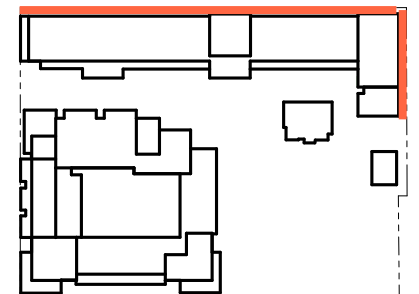
LEGEND

XX' - X"

MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

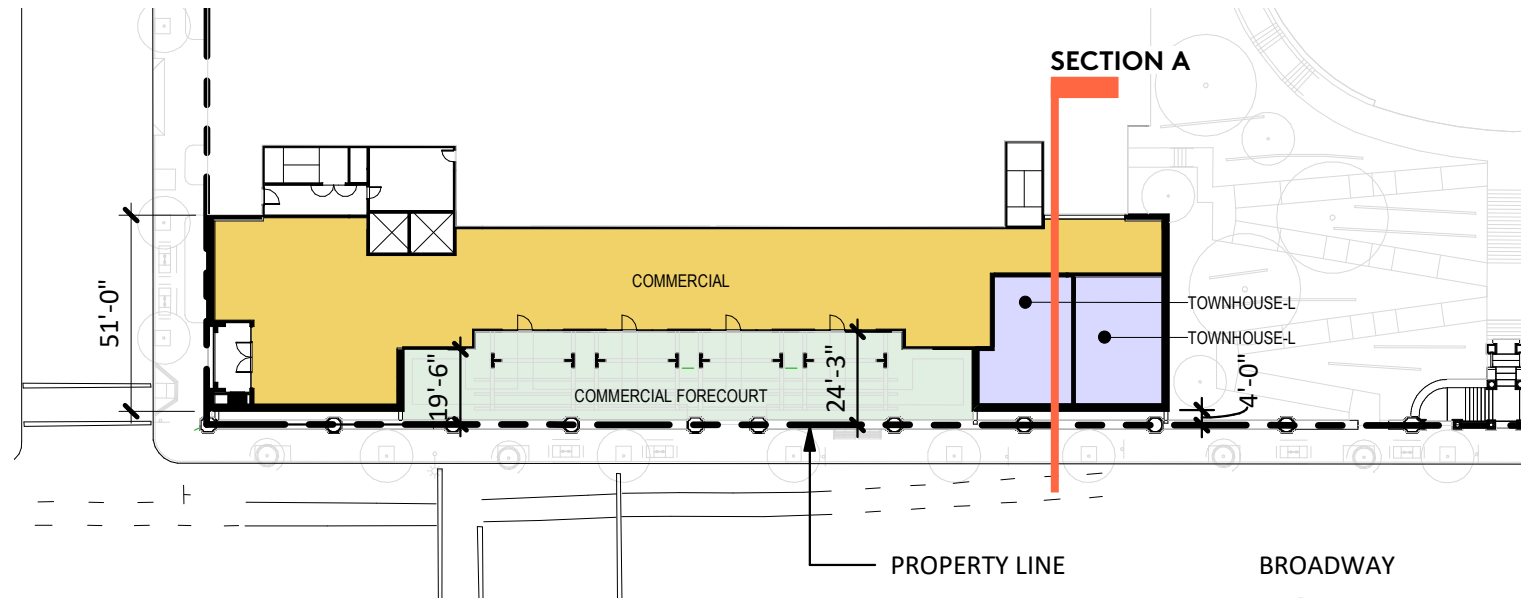


PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE

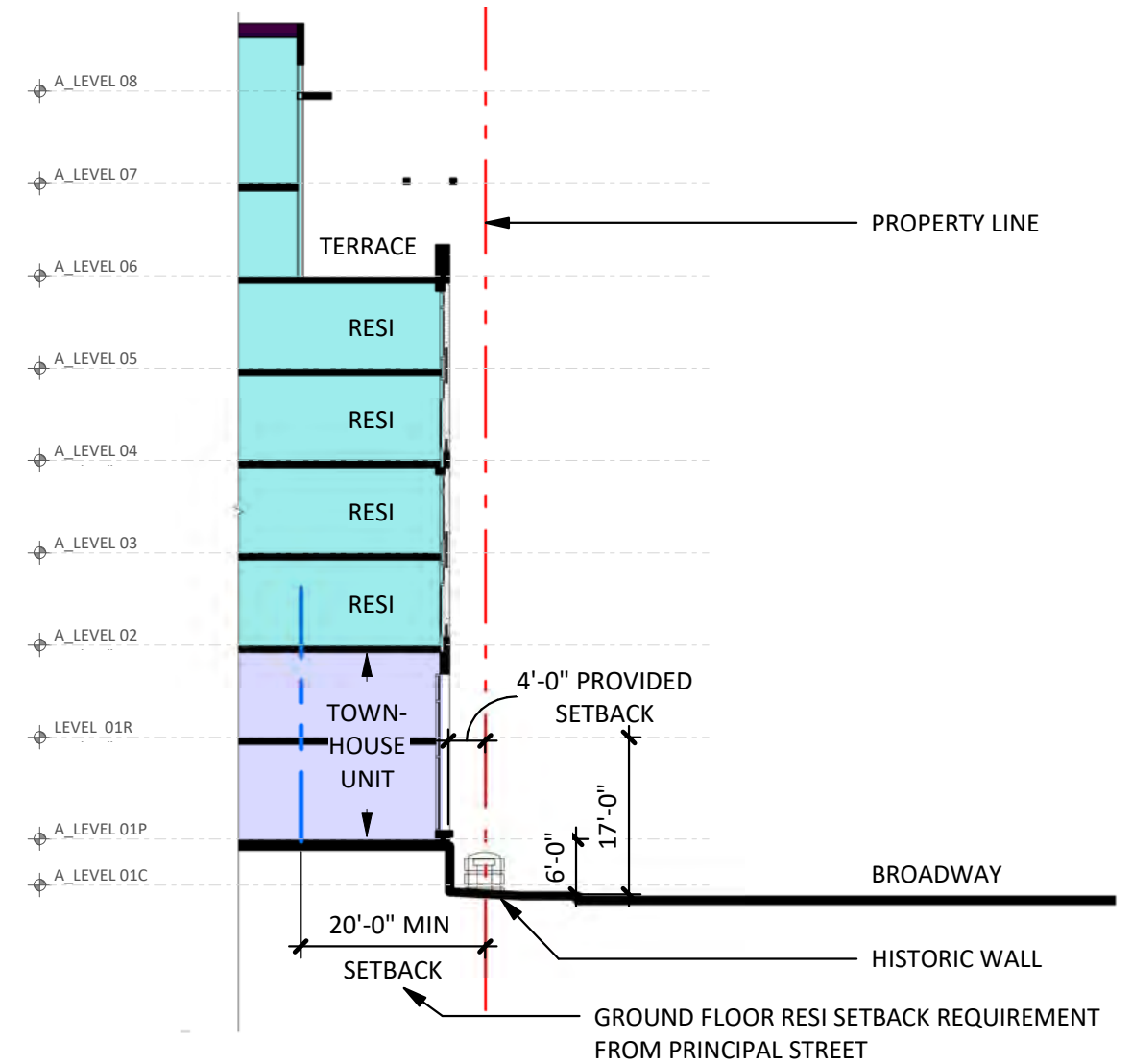


PUD BONUS EXCEPTION - MINIMUM GROUND FLOOR RESIDENTIAL DISTANCE FROM PRINCIPAL STREET

TABLE 17.35.02 NOTE L3(A)



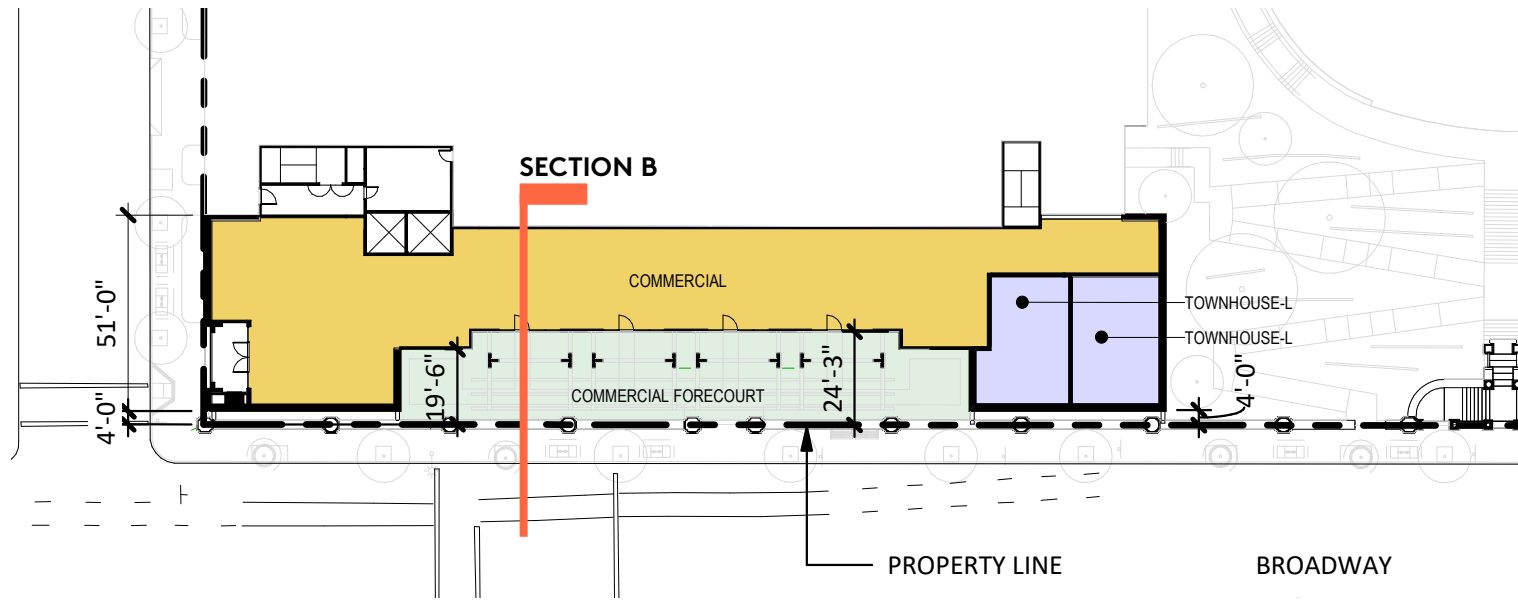
PLAN
SCALE: 1" = 50'



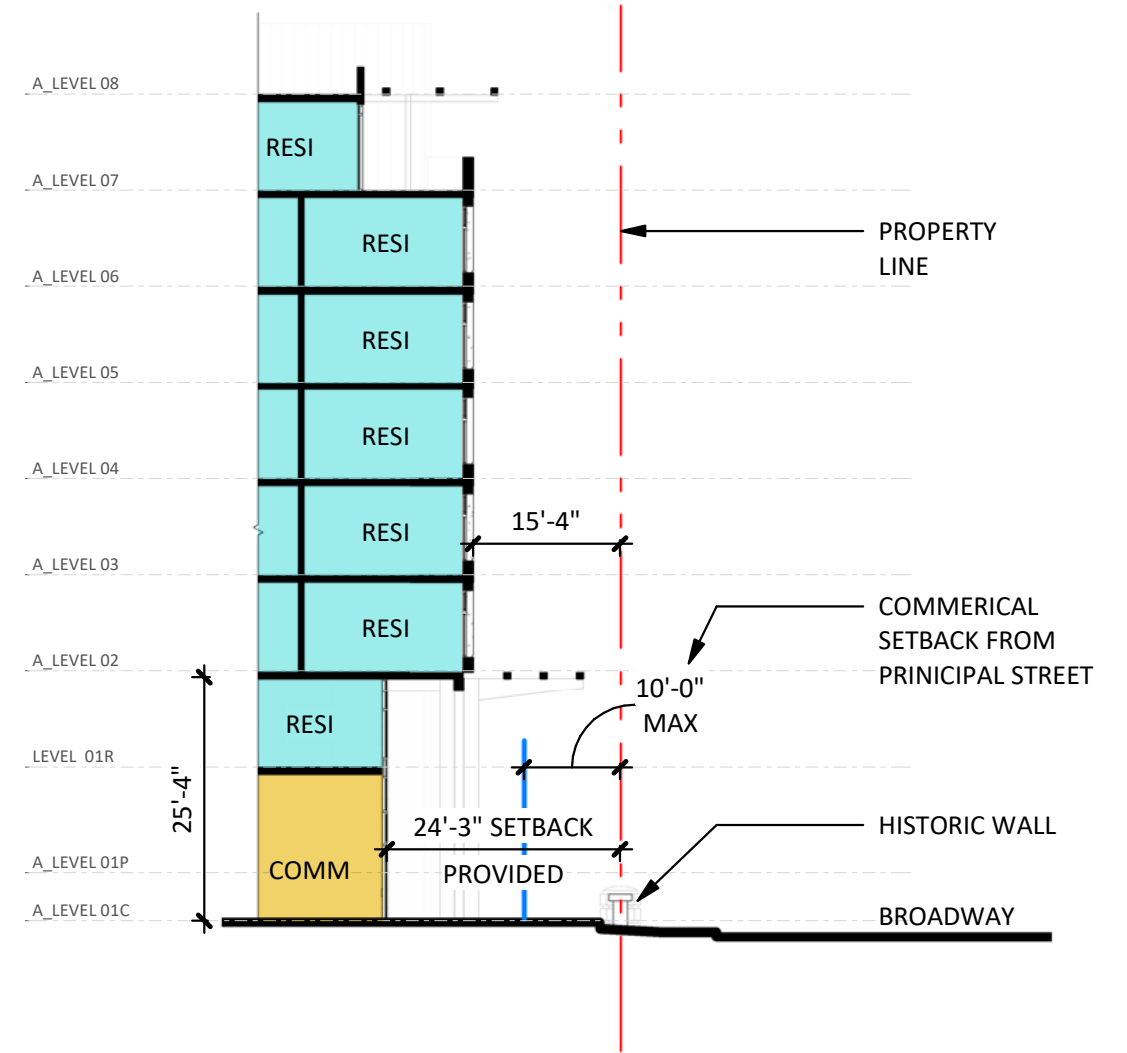
SECTION A: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - MAXIMUM COMMERCIAL SETBACK FROM PRINCIPAL STREET

TABLE 17.35.03



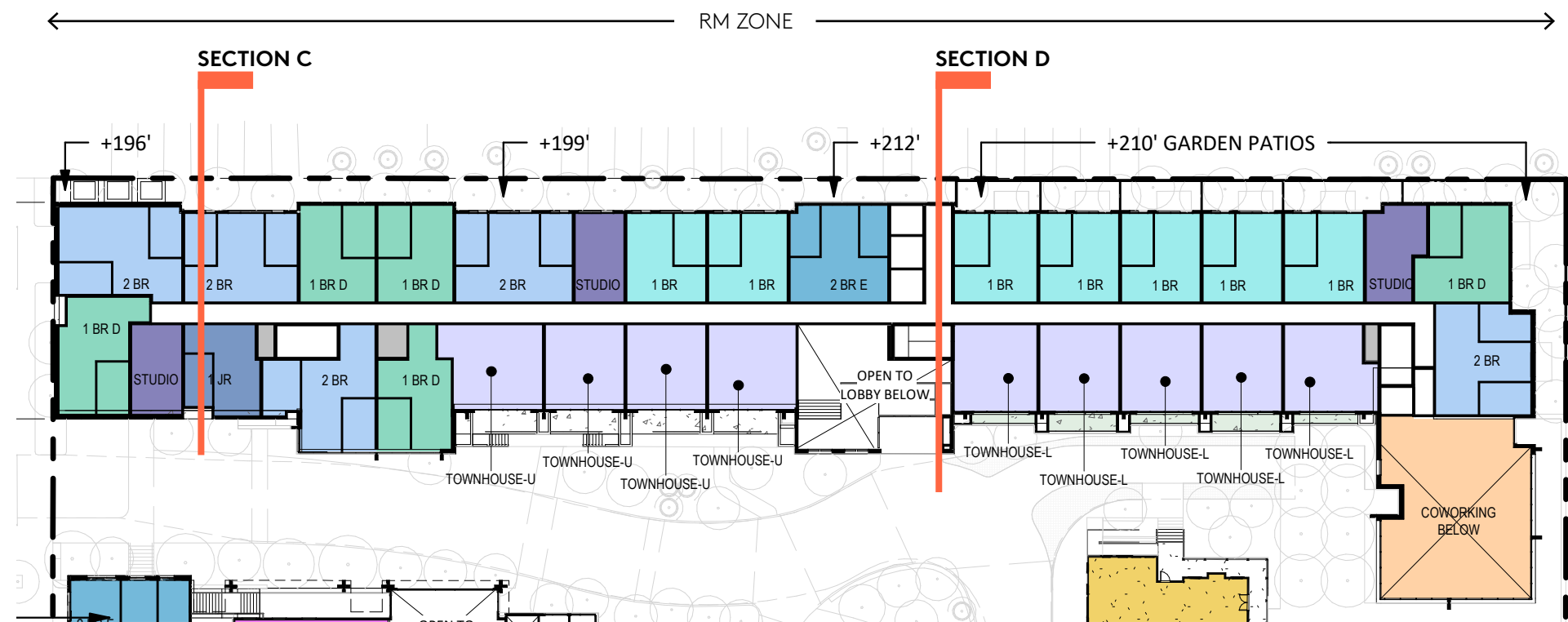
PLAN
SCALE: 1" = 50'



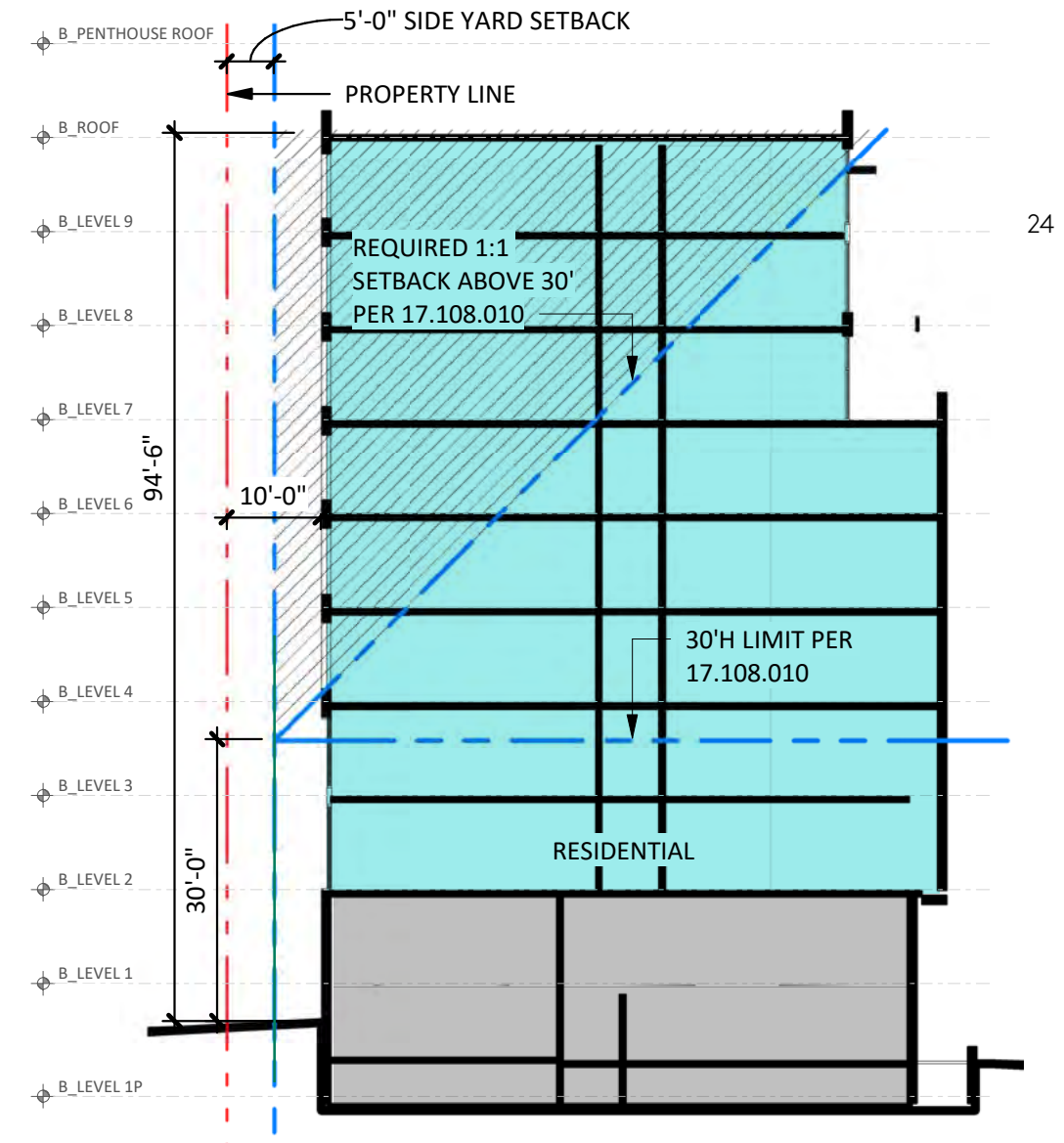
SECTION B: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010



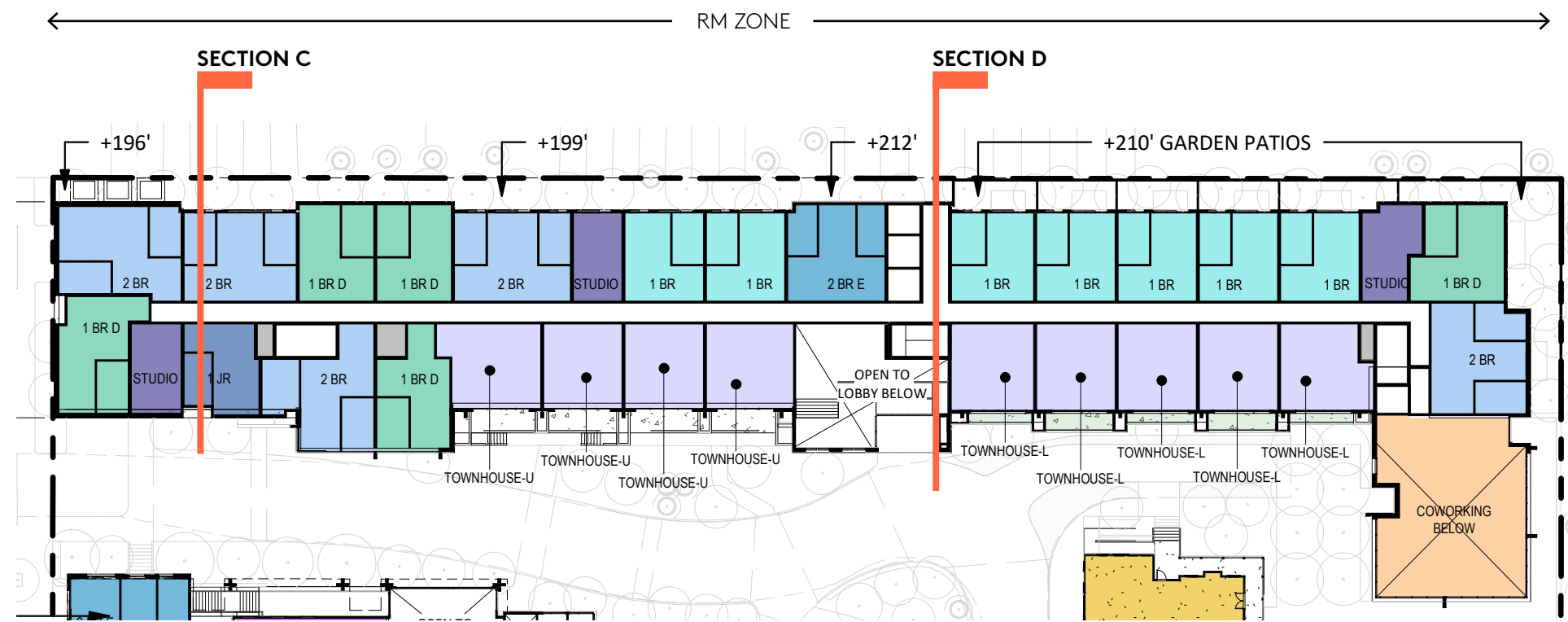
PLAN
SCALE: 1" = 50'



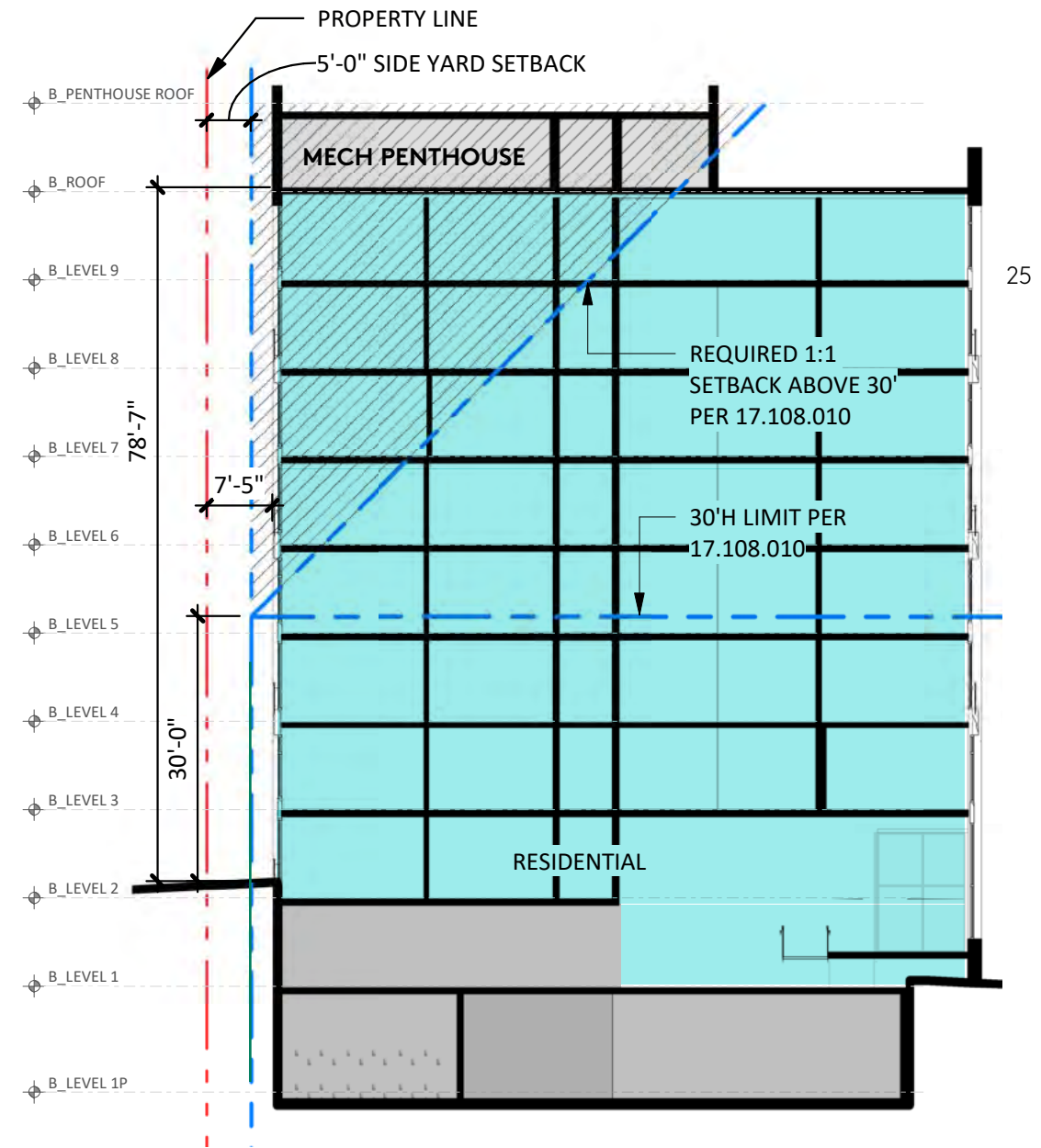
SECTION C: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010

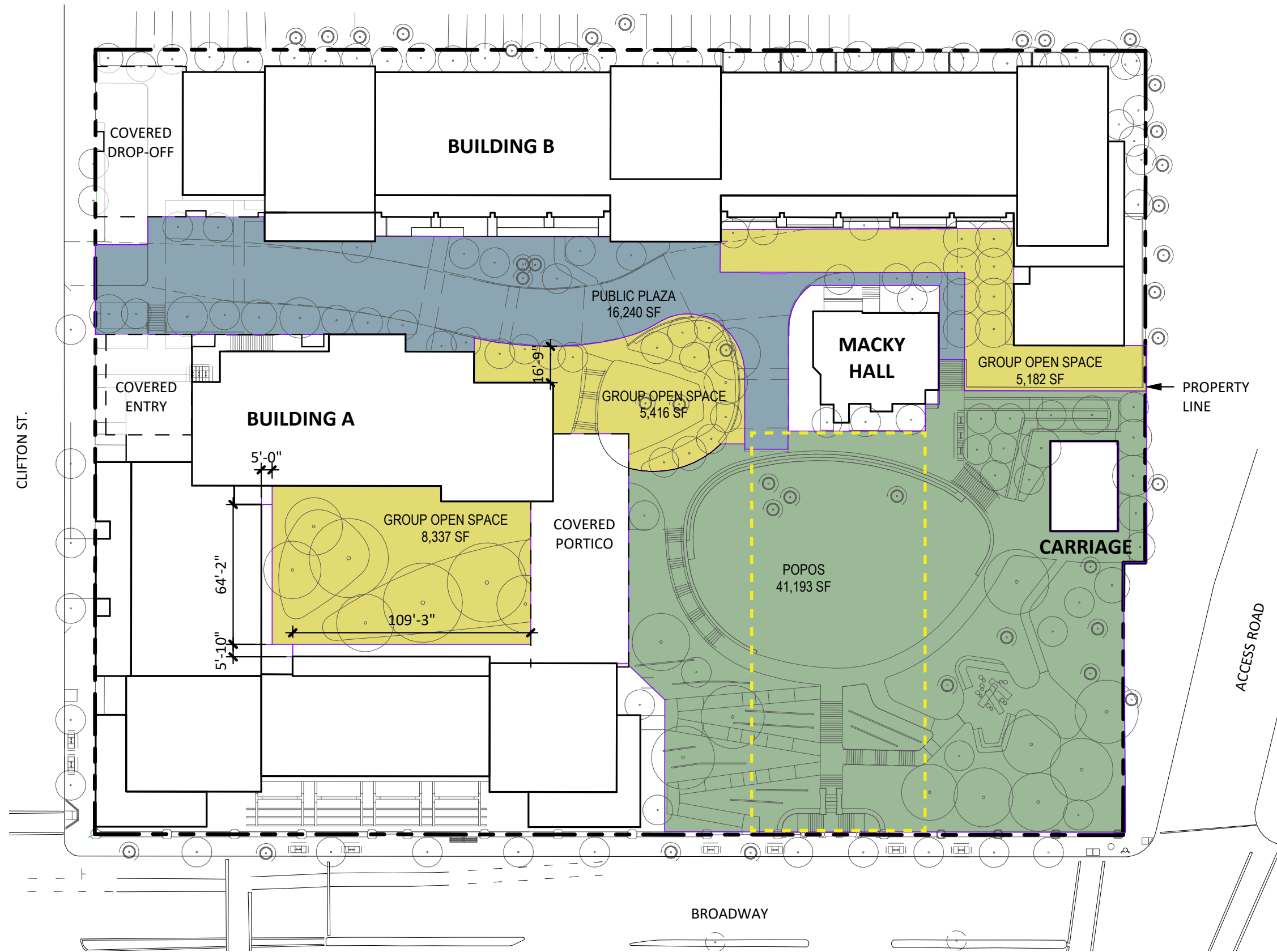


PLAN
SCALE: 1" = 50'



SECTION D: SETBACK DIAGRAM
SCALE: 1" = 20'

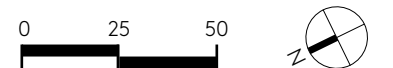
PROJECT DATA SUMMARY: OPEN SPACE



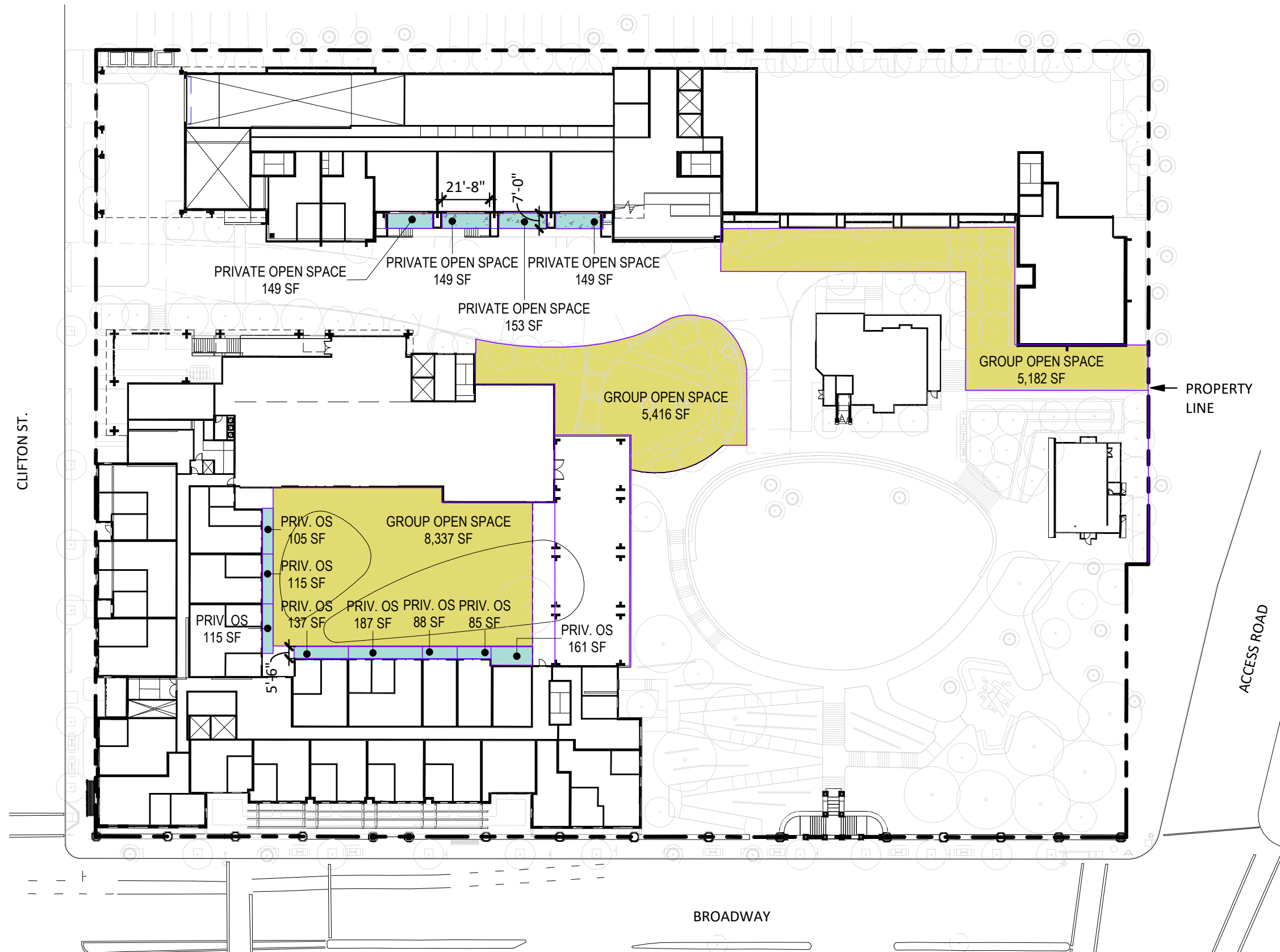
CCA - OPEN SPACE	
Open Space Provided	
POPOS	41,193 SF
Public Plaza	16,240 SF
Group Usable Open Space	24,633 SF
Private Usable Open Space	13,192 SF
Open Space Area Total	95,258 SF
Group Usable Open Space Analysis	
Open Space / Unit (SF)	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space* *Per Table 17.35.04	
	Units Area Required
100 SF / Unit	510 51,000 SF
Private Open Space Substitution (x2)	-26,384 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	24,616 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	24,633 SF

LEGEND

- PUBLIC PLAZA
- POPOS
- GROUP OPEN SPACE
- PRIVATE OPEN SPACE
- VIEW CORRIDOR



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-02 / B-01



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)	8,337	
GROUND LEVEL - GROUP (AMENITY)	5,182	
GROUND LEVEL - GROUP (PORTICO EAST)	5,416	
LEVEL B04 - GROUP (RESIDENT DECK)	1,751	
LEVEL A07 - GROUP (RESIDENT DECK)	3,947	
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01	0	
LEVEL A-02	993	
LEVEL A-03	0	
LEVEL A-04	0	
LEVEL A-05	0	
LEVEL A-06	2,851	
LEVEL A-07	2,444	
LEVEL A-08	1,106	
LEVEL A-09	0	
LEVEL A-10	0	
BUILDING B		
LEVEL B-01	600	
LEVEL B-02	653	
LEVEL B-03	0	
LEVEL B-04	0	
LEVEL B-05	0	
LEVEL B-06	0	
LEVEL B-07	1,122	
LEVEL B-08	0	
LEVEL B-09	3,423	
		13,192 SF

27 FLOOR PLANS

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-03 / B-02



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-05 / B-04



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-06 / B-05

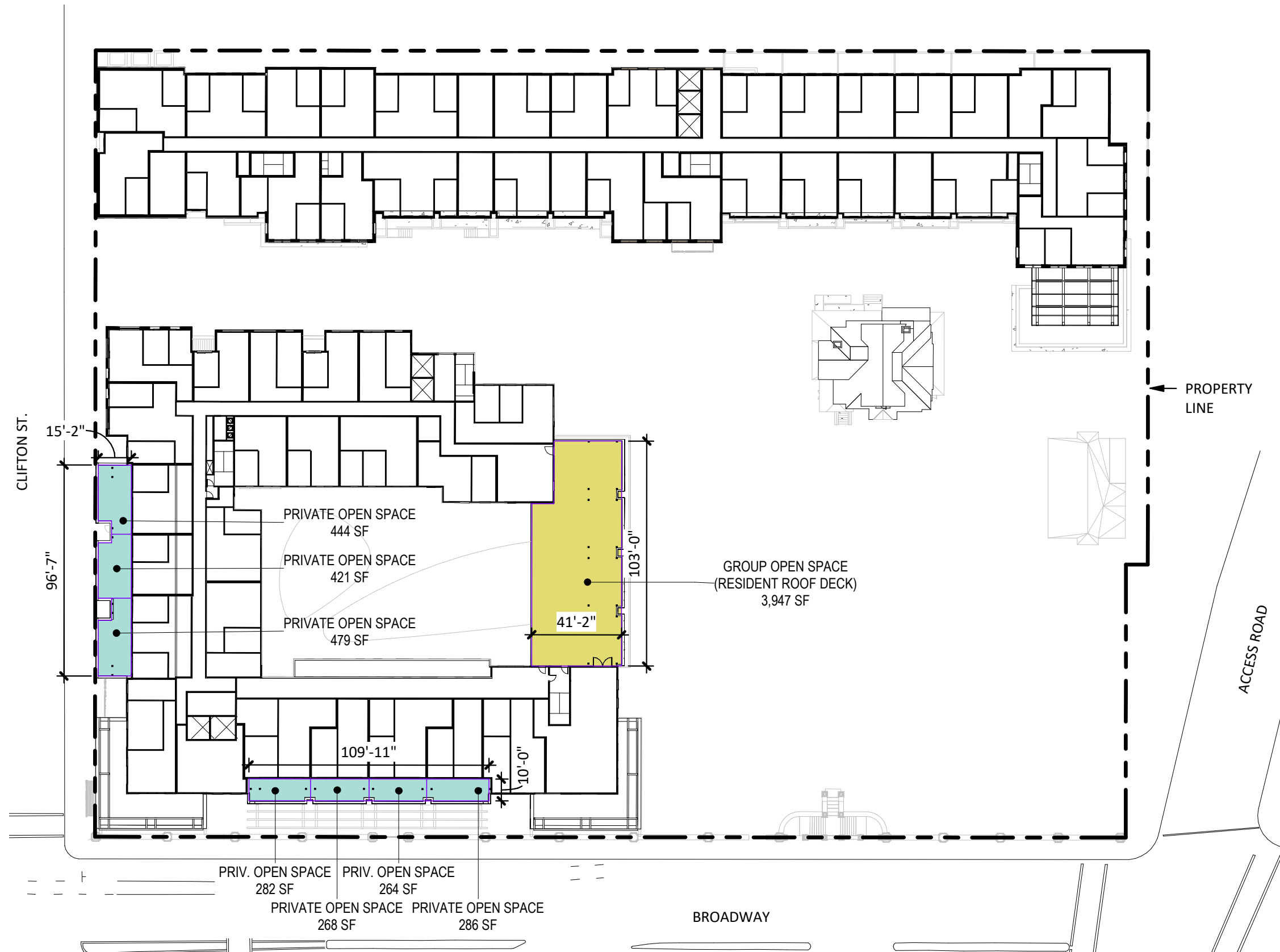


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-07 / B-06

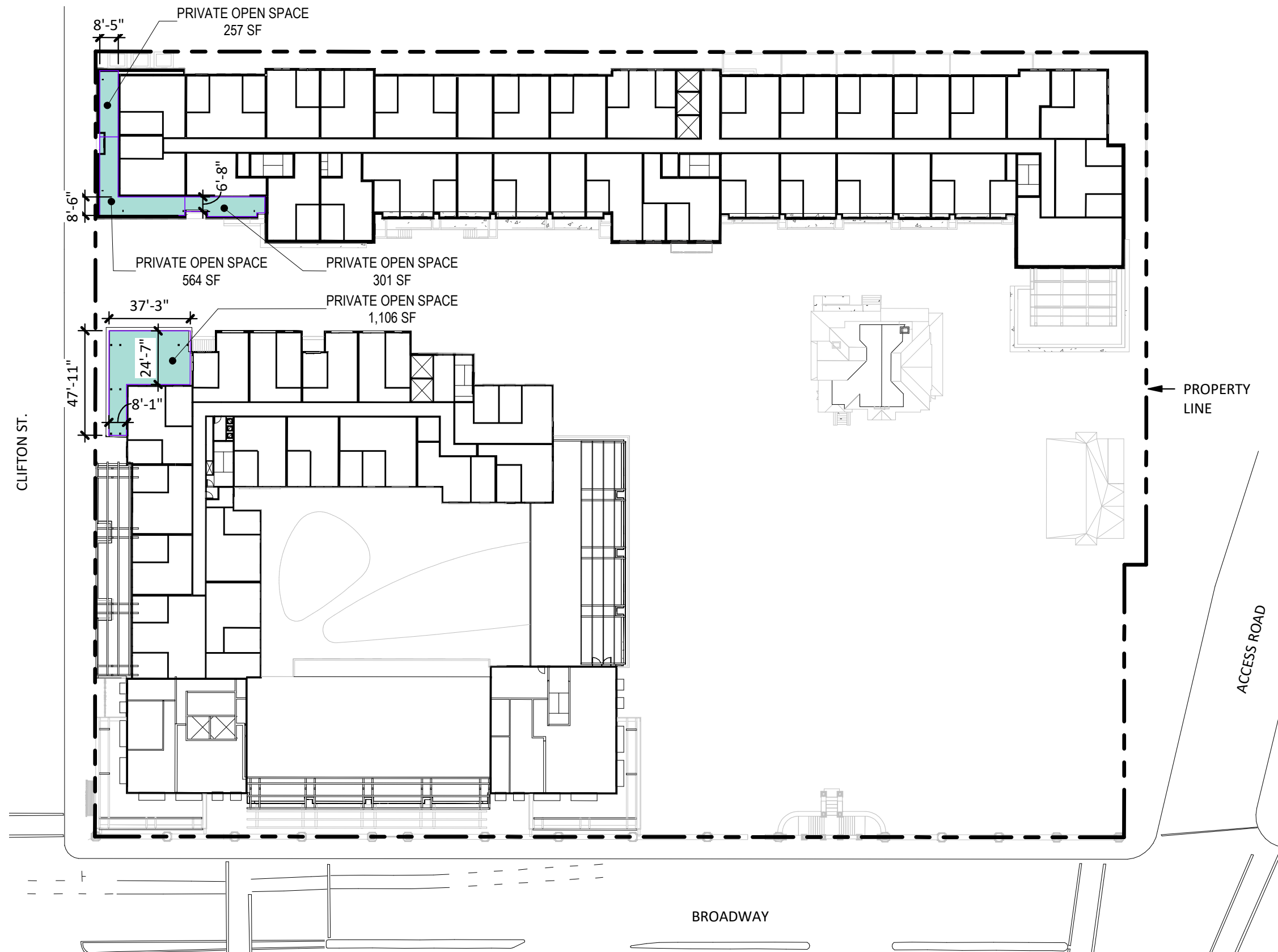


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-08 / B-07

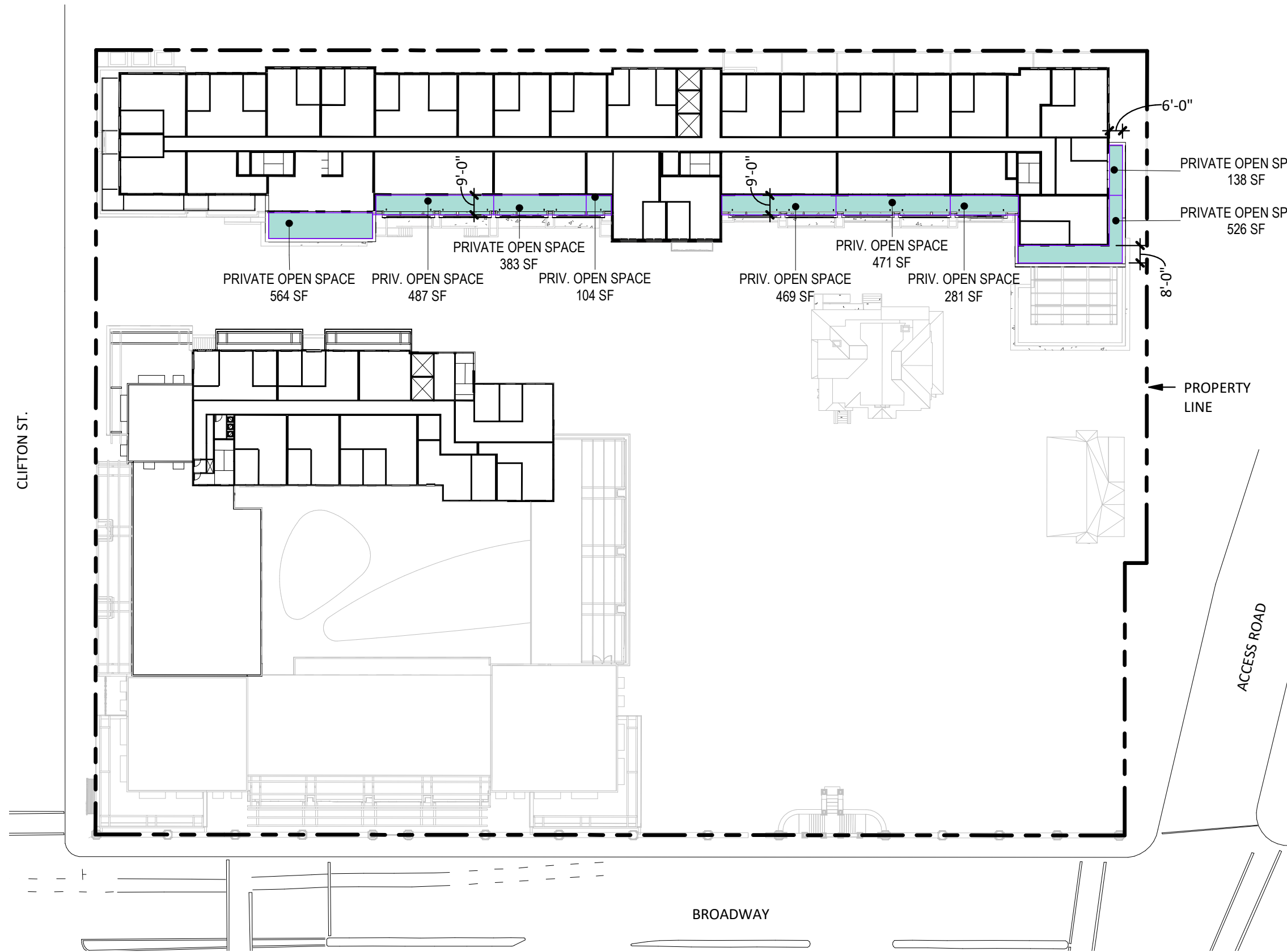


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,106
	LEVEL A-09	0
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	600
	LEVEL B-02	653
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	1,122
	LEVEL B-08	0
	LEVEL B-09	3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-10 / B-09



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

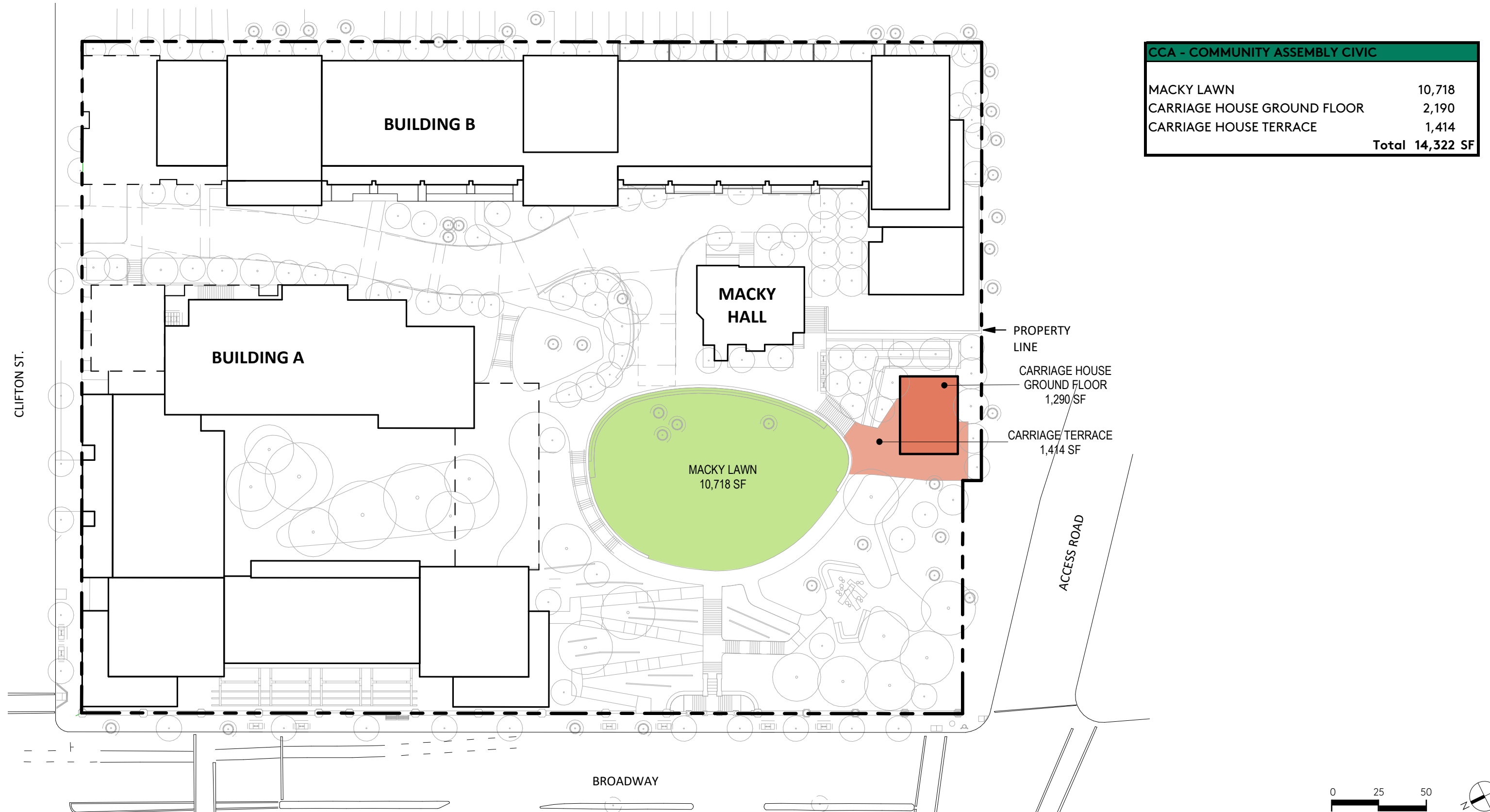
See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE DETAIL

CCA - PRIVATE USABLE OPEN SPACE			
BUILDING A		BUILDING B	
	AREA (SF)		AREA (SF)
LEVEL A-01	0	LEVEL B-01	149
LEVEL A-02	161		149
	85		149
	88		153
	187	LEVEL B-02	126
	137		135
	115		132
	105		135
	115		125
LEVEL A-03	0	LEVEL B-03	0
LEVEL A-04	0	LEVEL B-04	0
LEVEL A-05	0	LEVEL B-05	0
LEVEL A-06	188	LEVEL B-06	0
	261	LEVEL B-07	301
	281		564
	1,108		257
	1,013	LEVEL B-08	0
LEVEL A-07	444	LEVEL B-09	564
	421		487
	479		383
	282		104
	268		469
	264		471
	286		281
LEVEL A-08	1,106		526
LEVEL A-09	0		138
LEVEL A-10	0		
A TOTAL	7,394	B TOTAL	5,798
		GRAND TOTAL	13,192

COMMUNITY ASSEMBLY CIVIC



OAKLAND CORRIDOR DESIGN GUIDELINE COMPLIANCE

GUIDELINE

1.1.1 Commercial Building Placement

Spatially define the streetfront by locating storefronts near the property lines facing the corridor and adjacent to one another.

1.2.3 Residential Building Placement on Primary and Secondary Corridors

Place residential buildings closer to the sidewalk on the primary corridors than on the secondary corridors.

Primary Corridors. Where there is no established and desirable residential front setback pattern on a primary corridor, generally place the front of a building no more than about four to ten feet from the sidewalk. Use planting to buffer and soften the building frontage.

Secondary Corridors. An approximate eight to fifteen-foot landscaped setback is appropriate. This setback can be used to accommodate stoops, a forecourt entrance, or a terrace.

2.1.1 Integrate open space into the site plan.

- Potential Areas for open space:
- Inner courtyards
- Adjacent to commercial space, public plaza
- Forecourts or Terraces
- Uper Story Setbacks
- Rooftops

2.1.2 Site common open space to be easily accessible to residents and/or the public.

2.2.2 Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.

3.1.1 Place parking areas and parking podiums behind active space or underground.

COMPLIANCE

1.1.1 Complies. Building A ground floor commercial storefront is located 3'-6" to 15' from the property line facing Broadway (primary corridor). Building B does not front a primary corridor.

1.2.3 Complies. Building A residential units located along Broadway (primary corridor), are located 3'-6" from the property line. The existing historic wall and planting zone provides a buffer between residential units and the primary corridor.

2.1.1 Complies. Open space is integrated into the site through public parks and plazas, inner courtyard at Building A, roof terraces on Building A and Building B through upper setbacks.

2.1.2 - 2.2.2 Complies. Refer to pages 19-20 for locations of designated open spaces on site.

3.1.1 Complies. Building A Parking is located below grade behind residential spaces on Clifton St and commercial space along Broadway.

GUIDELINE

3.1.2 Limit driveways, garage doors, and curb cuts on the primary corridor.

3.3.1 Locate loading docks out of view from the corridor.

Provide access on side streets for any loading docks on corner lots.

3.3.2 Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor.

When feasible, place transformers that are required to be installed on or adjacent to the street or sidewalk below grade or enclosed in the building.

3.3.3 Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.

4.1.1 Establish a prominent and differentiated ground floor in residential buildings.

Design residential buildings with a ground floor taller (at least twelve feet from the grade to the finished ceiling). Differentiate the ground floor from upper floors through the use of contrasting materials and windows, additional detailing, and/or a prominent cornice.

4.1.2 Design ground floor residential space to have grade separation from the sidewalk.

Provide at least a 2-1/2 to 3-foot vertical separation between ground floor living space and the sidewalk grade.

4.1.3 Provide well designed ground floor residential frontages through the use of stoops, forecourts, front yards, and lobbies.

4.2.1 Commercial: Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts.

COMPLIANCE

3.1.2 Complies. Building A and Building B driveways are located on Clifton Street.

3.3.1 Complies. Building A loading dock is located on Clifton Street.

3.3.2 Complies. Building A and Building B transformer rooms are enclosed within buildings located on Clifton Street.

3.3.3 Complies. Building A and Building B elevator overrun and mechanical rooms on rooftops are located away from primary corridor and public views.

4.1.1 Complies. Building A commercial frontage along Broadway provides a minimum 20' height commercial space at the corner of Broadway and Clifton St. with forecourt along Broadway with 16' height. A tile material is used at forecourt.

4.1.2 Complies. Building A residential units have a 6' vertical separation from sidewalk on Broadway.

4.1.3 Complies. Building A provides a setback with 'front yards' to units on ground floor on Clifton. Townhouses on Broadway access the lawn to the south.

4.2.1 Complies. Building A commercial space facing Broadway provides approx. 40% glazing at ground level commercial spaces.

OAKLAND CORRIDOR DESIGN GUIDELINE COMPLIANCE

GUIDELINE

4.2.4 Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.

4.2.6 Do not set back the ground floor of commercial facades from upper stories.

4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.

Dimensions: at least 15 feet from the grade to the floor of the second story and 12 feet from the grade to the finished ceiling. Optimally, retail ground floors should have 20 feet of space between the grade and the floor of the second story and 18 feet from the grade to the finished ceiling of the ground floor. A viable retail space should be at least 15 feet wide and between 50 and 80 feet deep.

4.3.1 Integrate Garage doors into the building design and reduce prominence on the street.

4.3.2 Establish prominent and frequent entrances on facades facing the corridor.

Every principal building should have at least one prominent entrance facing the corridor. A street front should have at least one pedestrian entrance per 100 ft of corridor street façade.

4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the district.

Plant trees a maximum 25 feet on center apart whenever site conditions allow.

5.1.2 Reduce the visual scale of large building frontage.

COMPLIANCE

4.2.4 Complies. Building A ground floor detailing along Broadway uses tile and brick materials, a forecourt at commercial space, and wooden trellis to distinguish from upper floors.

4.2.6 Due to preservation of historic wall along Broadway, commercial space exists behind wall. Commercial space is inset by 10' from upper.

4.2.7 Due to historic wall limitations along Broadway, the primary commercial entrance is on Clifton (close to Broadway intersection). Building A Commercial Space dimensions are as follows:
 Total width along Broadway: 200'
 Depth from Broadway: 25' min - 48' max
 Height: 16' minimum fl-fl along Broadway
 24' maximum fl-fl at street corner

4.3.1 Complies. Building A and Building B garage doors are recessed into the building from floors above by at least 40'.

4.3.2 Complies. Due to limitations of maintaining the existing historic Broadway Wall, the primary pedestrian entry is provided at the corner of Broadway and Clifton St. Additional commercial entry is provided on Broadway at existing wall opening approx. 130' from main entry.

4.4.1 Complies. Refer to Landscape Plan.

5.1.2 Complies. Building A and Building B break long facades into modulated rhythms and use setbacks at upper levels. Refer to design guideline compliance diagrams for massing response.

GUIDELINE

5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.

5.3.2 Integrate architectural details to provide visual interest to the facade of the building.

5.4.2 Provide a roofline that integrates with the building's overall design.

5.4.4 Integrate balconies into the design of the building.

5.5.1 Transition a building to a desirable and consistent height context.

5.5.2 Create a transition from larger new developments on corridors to lower-density residential homes.

6.1.1 Install durable and attractive materials on the ground floor.

6.2.1 Recess exterior street-facing windows.

6.3.1 Exterior materials on upper levels should create a sense of permanence, provide attractive visual quality, and be consistent with building design.

7.1.1 Provide visual emphasis and activity to buildings at street corners.

7.2.1 Provide a unified design around all street sides of buildings.

8.1.1 Incorporate large developments into the existing neighborhood.

8.1.3 Develop shortened block lengths in new developments.

Large development sites should have breaks in the street wall every 200 to 300 feet. This block structure maximizes natural light to buildings and open space.

COMPLIANCE

5.2.1 - 5.4.2 Complies. Buildings break down massing to relate to neighborhood context and provide craftsman details such as wood trellis structures, tile, brick, and perforated metal screen elements for juliet balconies.

5.4.4 Complies. Buildings incorporate juliet balconies into building facade design.

5.5.1 Complies. Refer to design guideline compliance diagrams for massing response.

5.5.2 Complies. Refer to design guideline compliance diagrams for massing response.

6.1.1 Complies. Building A uses brick and tile along primary corridors.

6.2.1 Complies. Recessed windows (average 8") achieve depth in facade design.

6.3.1 Complies. Building materials at upper levels include brick, stucco, cement board and batten.

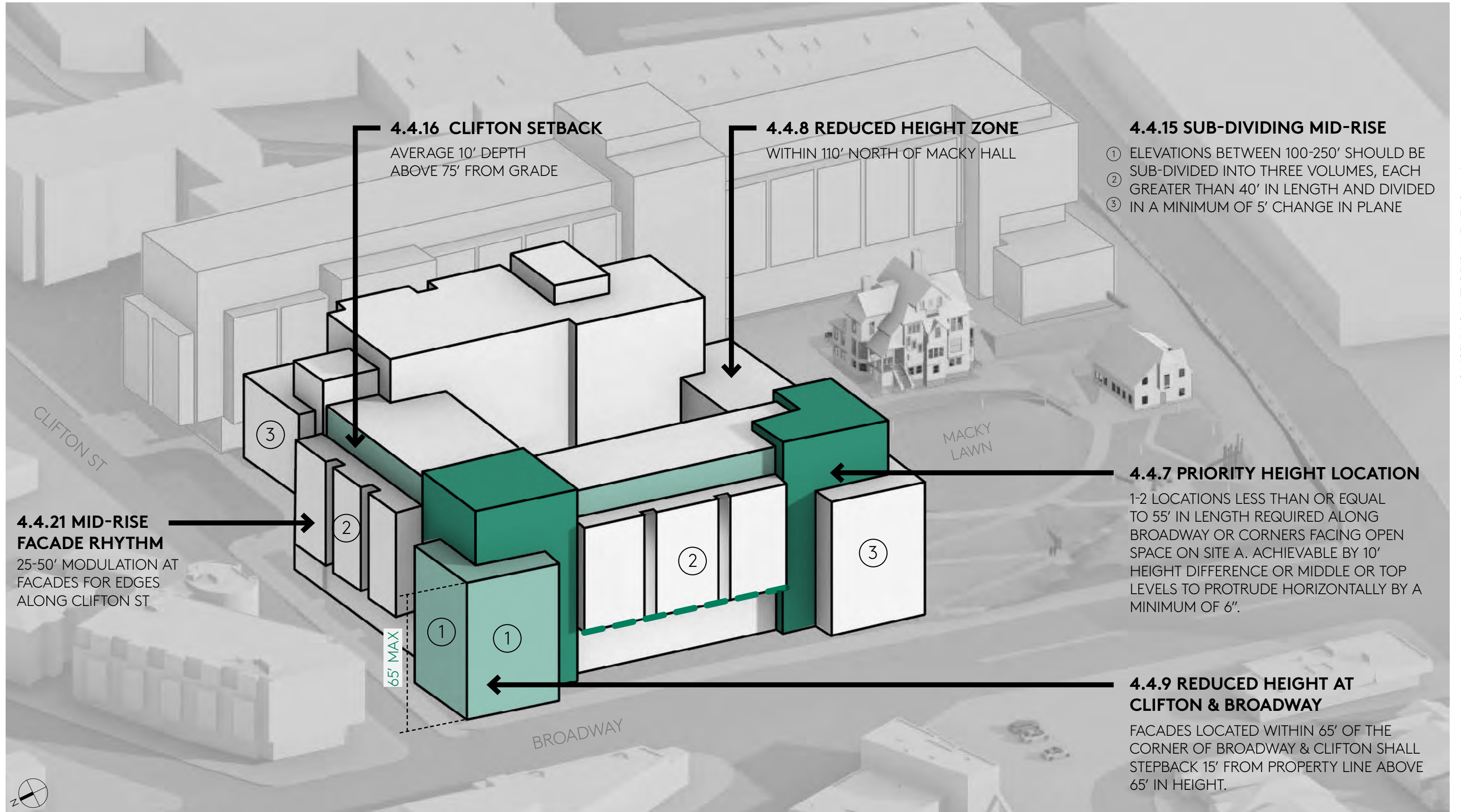
7.1.1 Complies. Canopy designates entry to commercial space.

7.2.1 Complies. Refer to building Elevations.

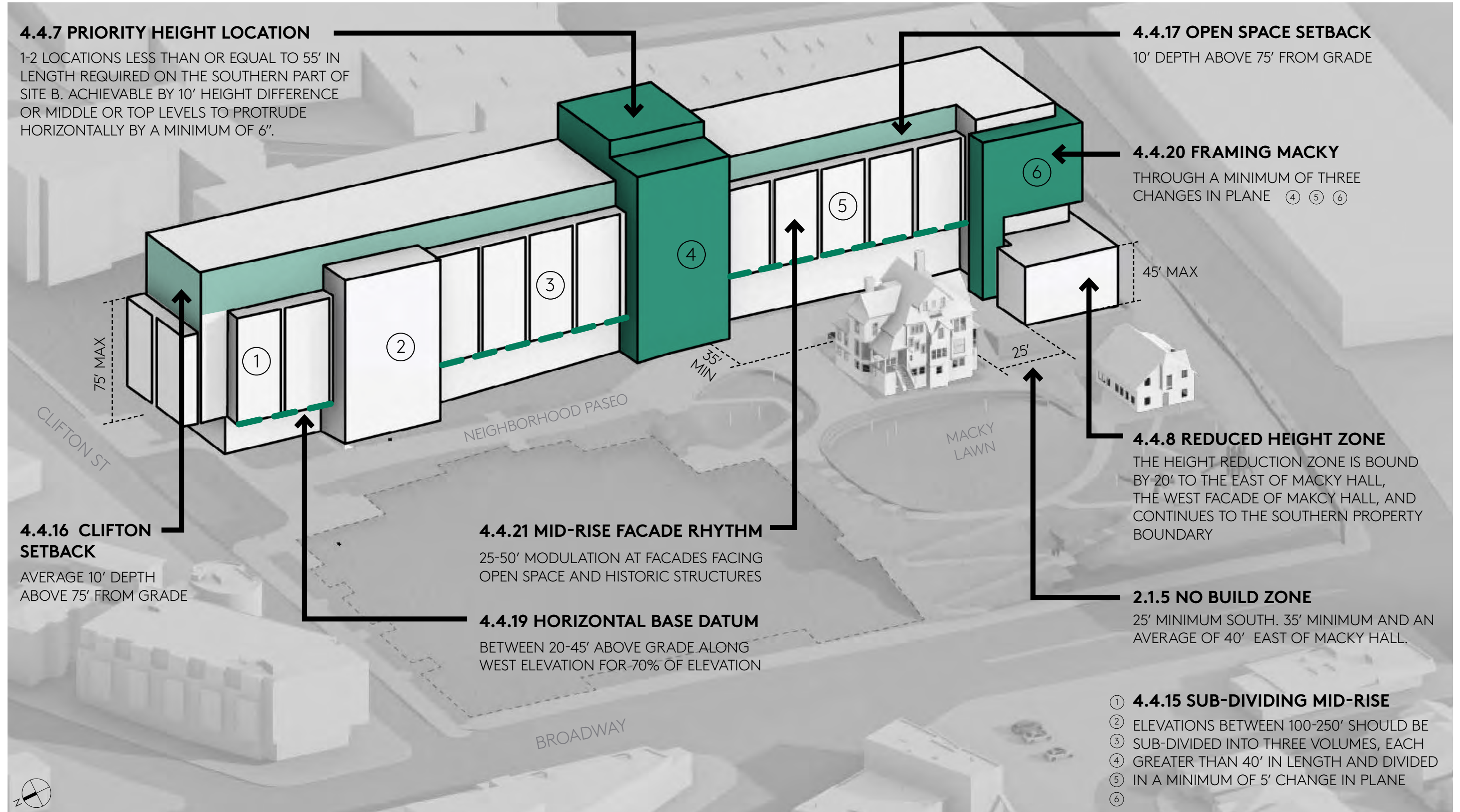
8.1.1 Complies. Refer to design guideline compliance diagrams for massing response.

8.1.3 Complies. Refer to design guideline compliance diagrams for massing response.

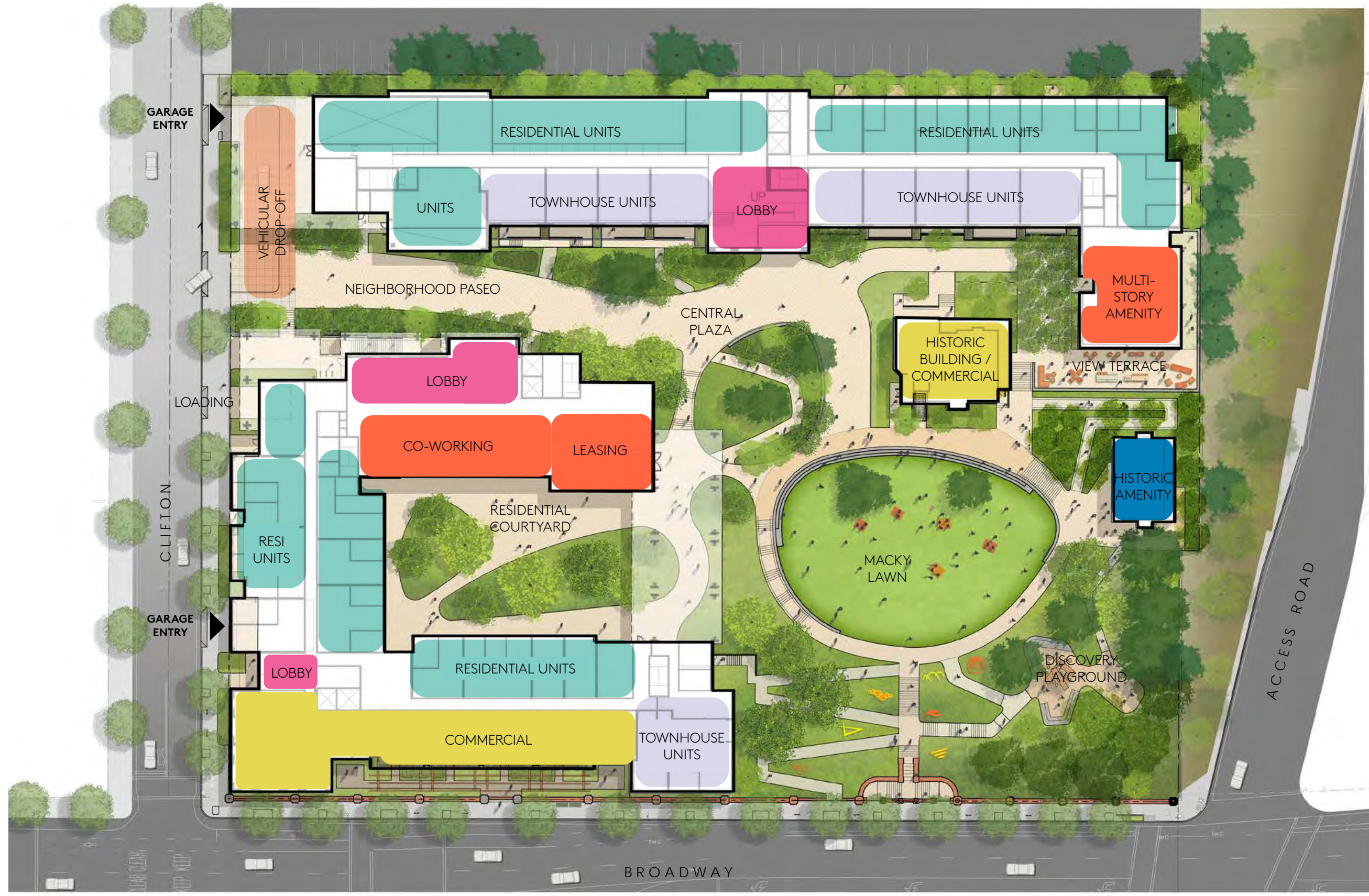
CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE A



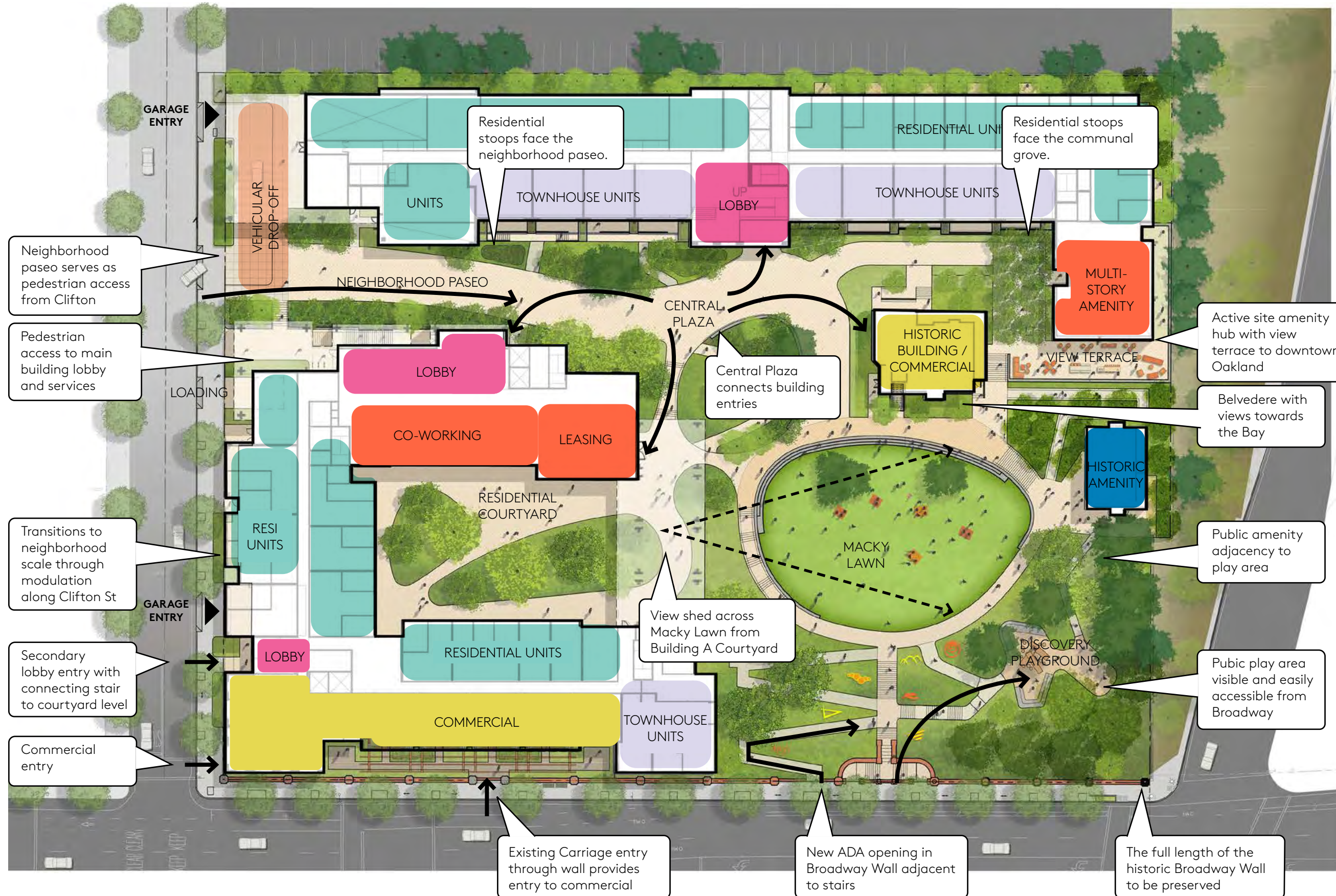
CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE B



GROUND LEVEL USES

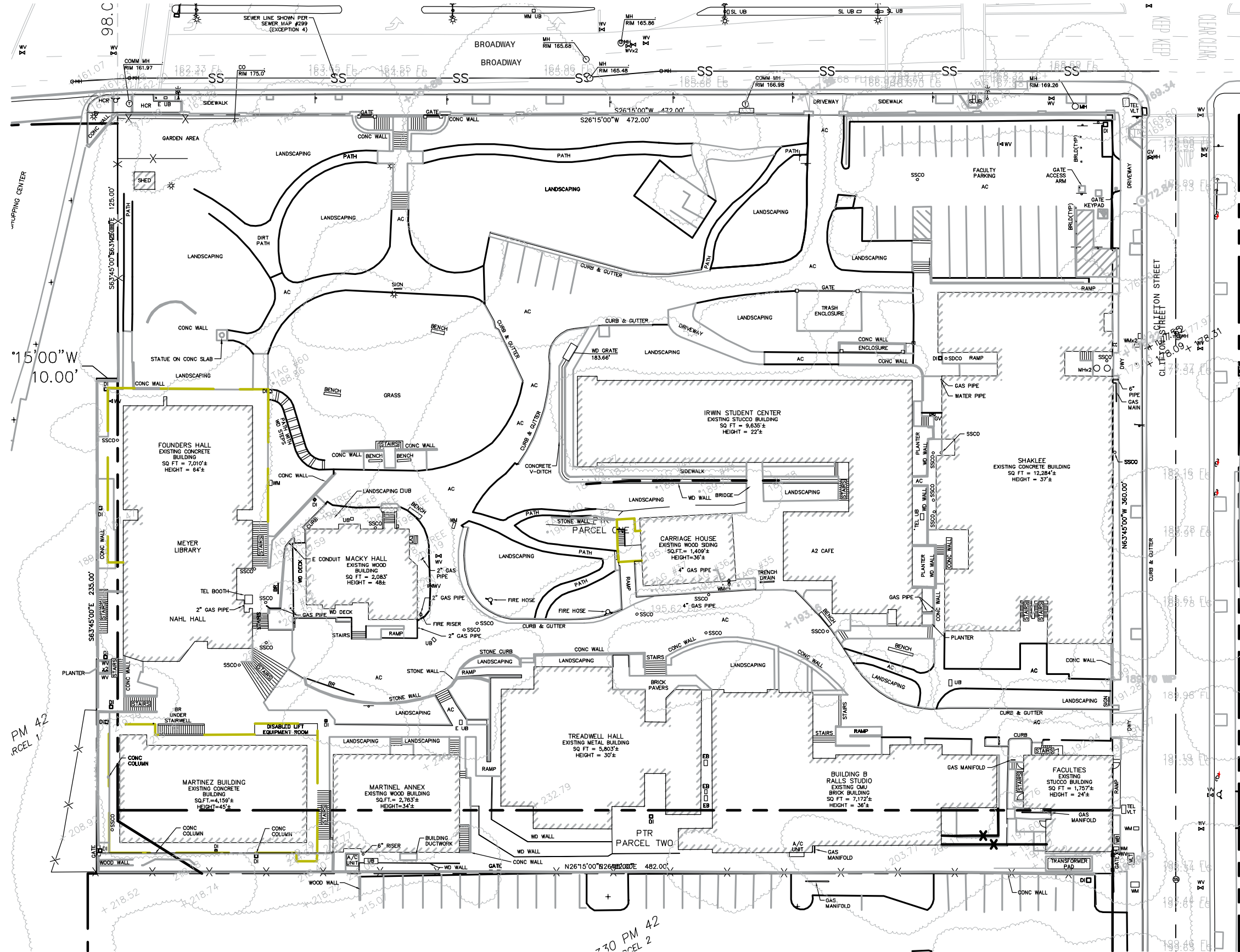


GROUND LEVEL USES ANNOTATED



SURVEY, CIVIL & DEMOLITION

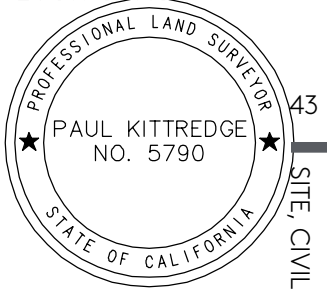
SITE SURVEY



SURVEYOR'S STATEMENT:

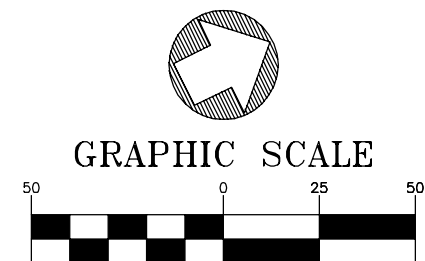
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

Paul Kittredge
 PAUL KITTREDGE
 P.L.S. #5790



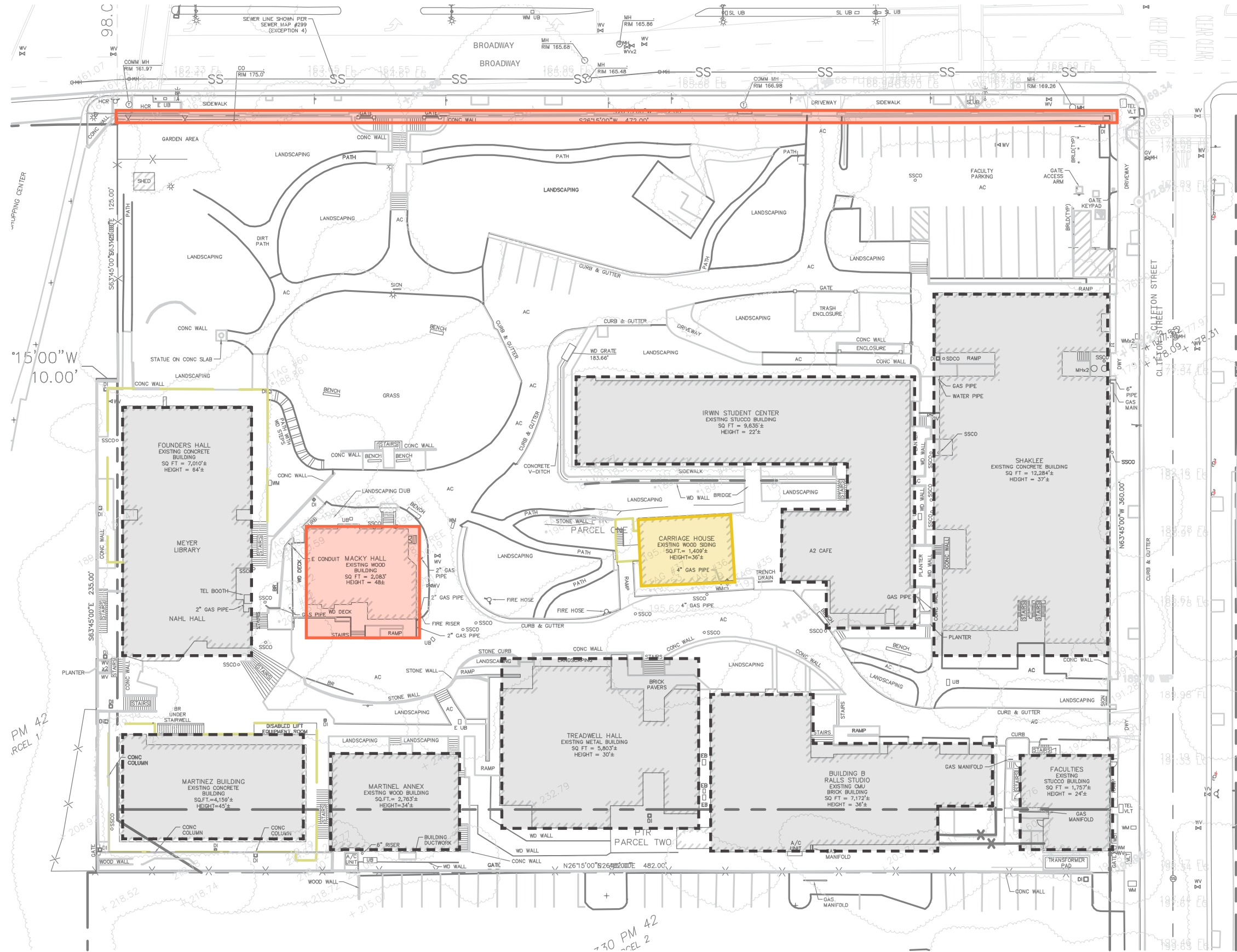
SURVEY PERFORMED AUG 2020

NOTE: THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.



(IN FEET)
 1 inch = 50 ft.

DEMOLITION PLAN



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

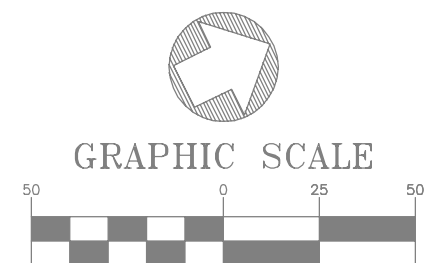
Paul Kittredge
 PAUL KITTREDGE
 P.L.S. #5790



SURVEY PERFORMED AUG 2020

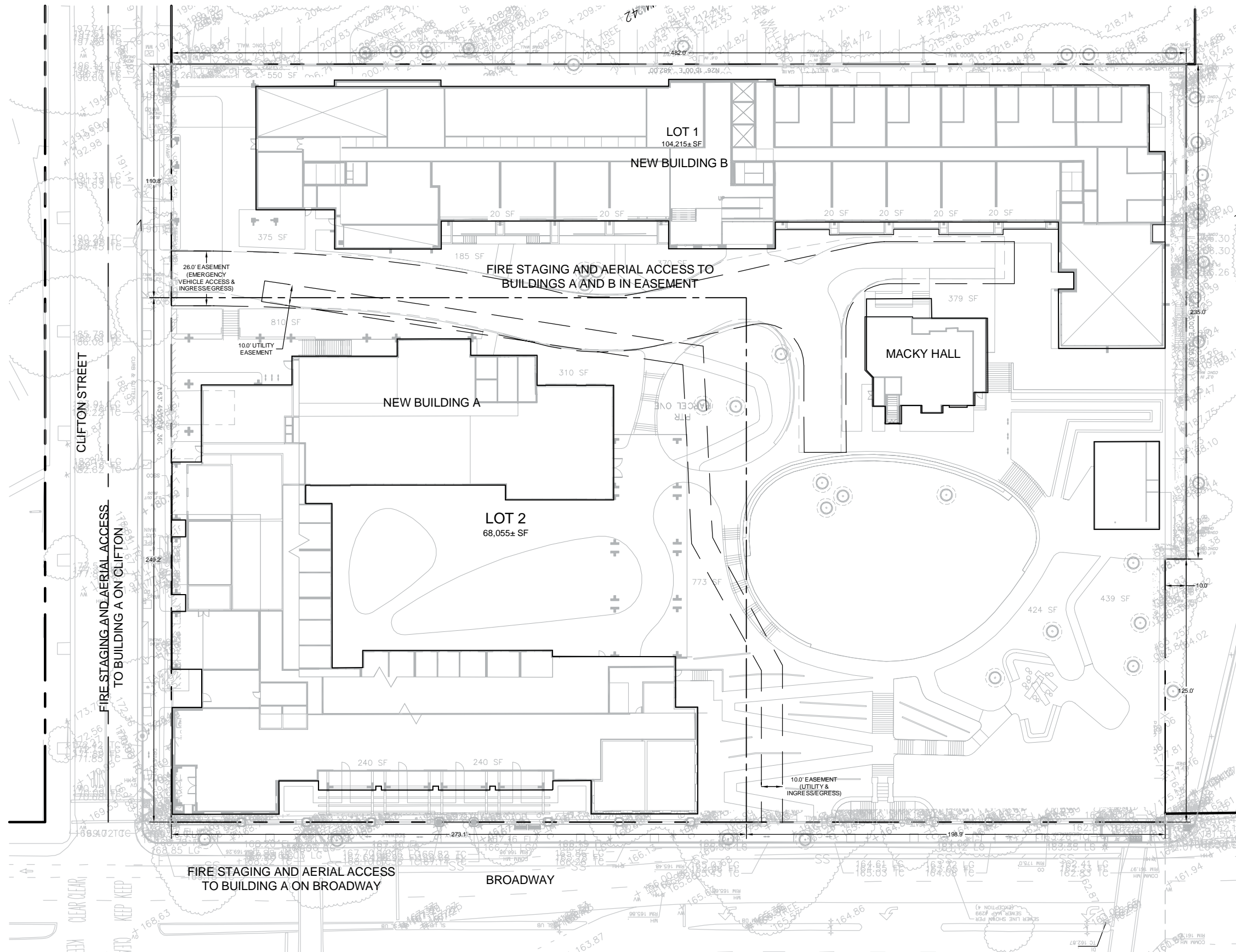
- STRUCTURES TO BE PRESERVED
- STRUCTURES TO BE PRESERVED AND RELOCATED ON SITE
- STRUCTURES TO BE DEMOLISHED

NOTE: THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.






(IN FEET)
 1 inch = 50 ft.

PARCEL PLAN

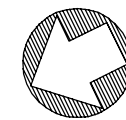


LEGEND

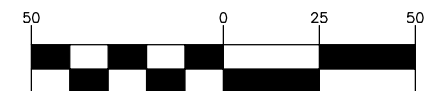
-  PROPERTY LINE
-  PROPOSED LOT LINE
-  EASEMENT LINE

EASEMENT NOTES:

1. EMERGENCY ACCESS EASEMENT PROVIDES FIRE VEHICLE ACCESS TO BOTH LOTS. PORTIONS OF THE EASEMENT ACROSS LOT 1 ARE FOR THE BENEFIT OF LOT 2. PORTIONS OF THE EASEMENT ACROSS LOT 2 ARE FOR THE BENEFIT OF LOT 1.
2. UTILITY EASEMENT PROVIDES STORMWATER DRAINAGE FOR BOTH LOTS. LOCATION OF UTILITY EASEMENT WILL CHANGE AS DESIGN PROGRESSES TO CORRESPOND WITH UTILITY AND DRAINAGE DESIGN.

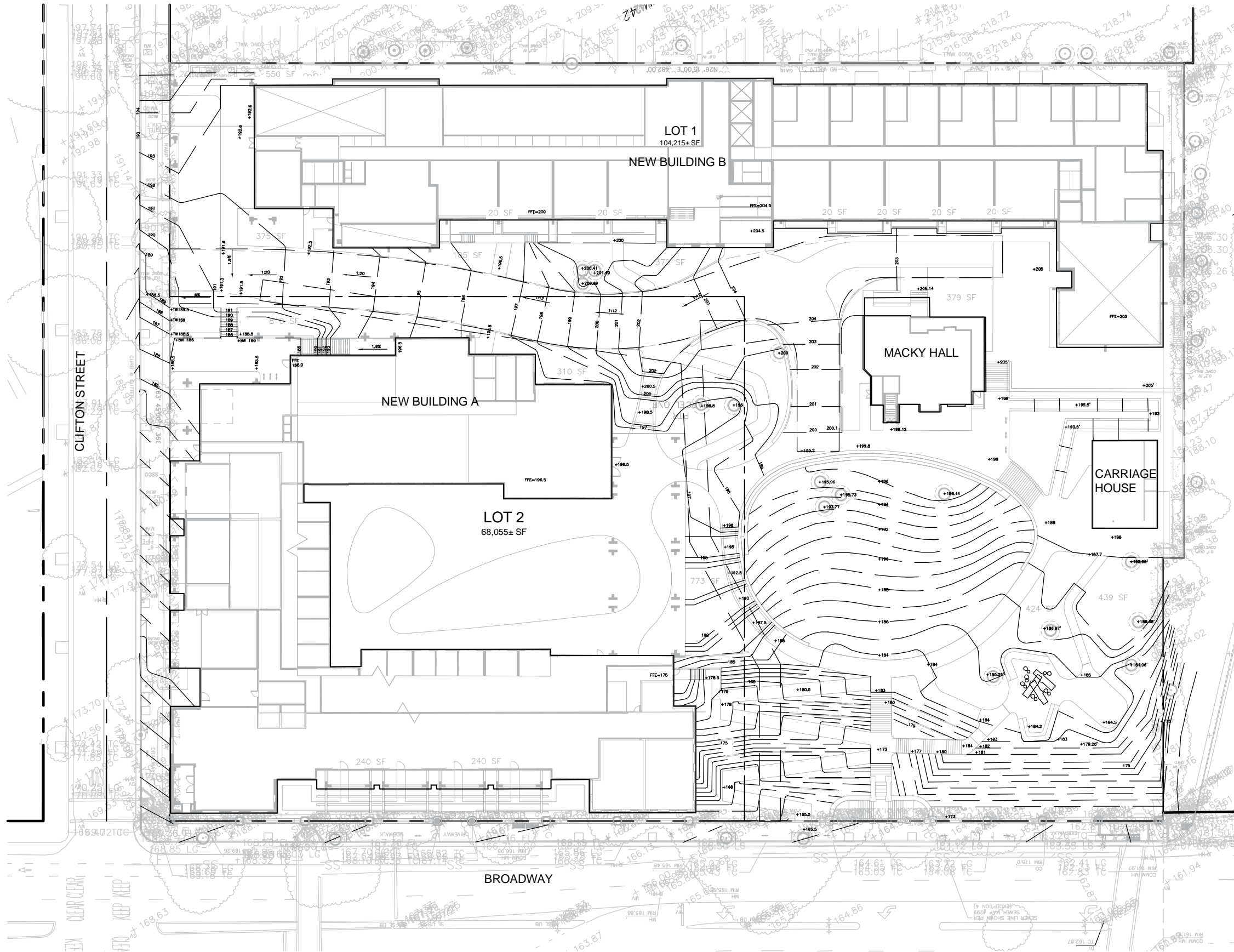


GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

GRADING PLAN

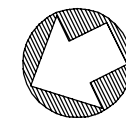


LEGEND

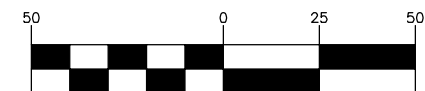
- PROPERTY LINE
- PROPOSED LOT LINE
- GRADE BREAK LINE
- 195
- 196
- PROPOSED CONTOUR LINES

EARTHWORK VOLUMES

PROPOSED EXCAVATION: 17,400 CUBIC YARDS
 ON-SITE FILL: 4,000 CUBIC YARDS
 OFFHAUL: 13,400 CUBIC YARDS
 NO IMPORTED FILL

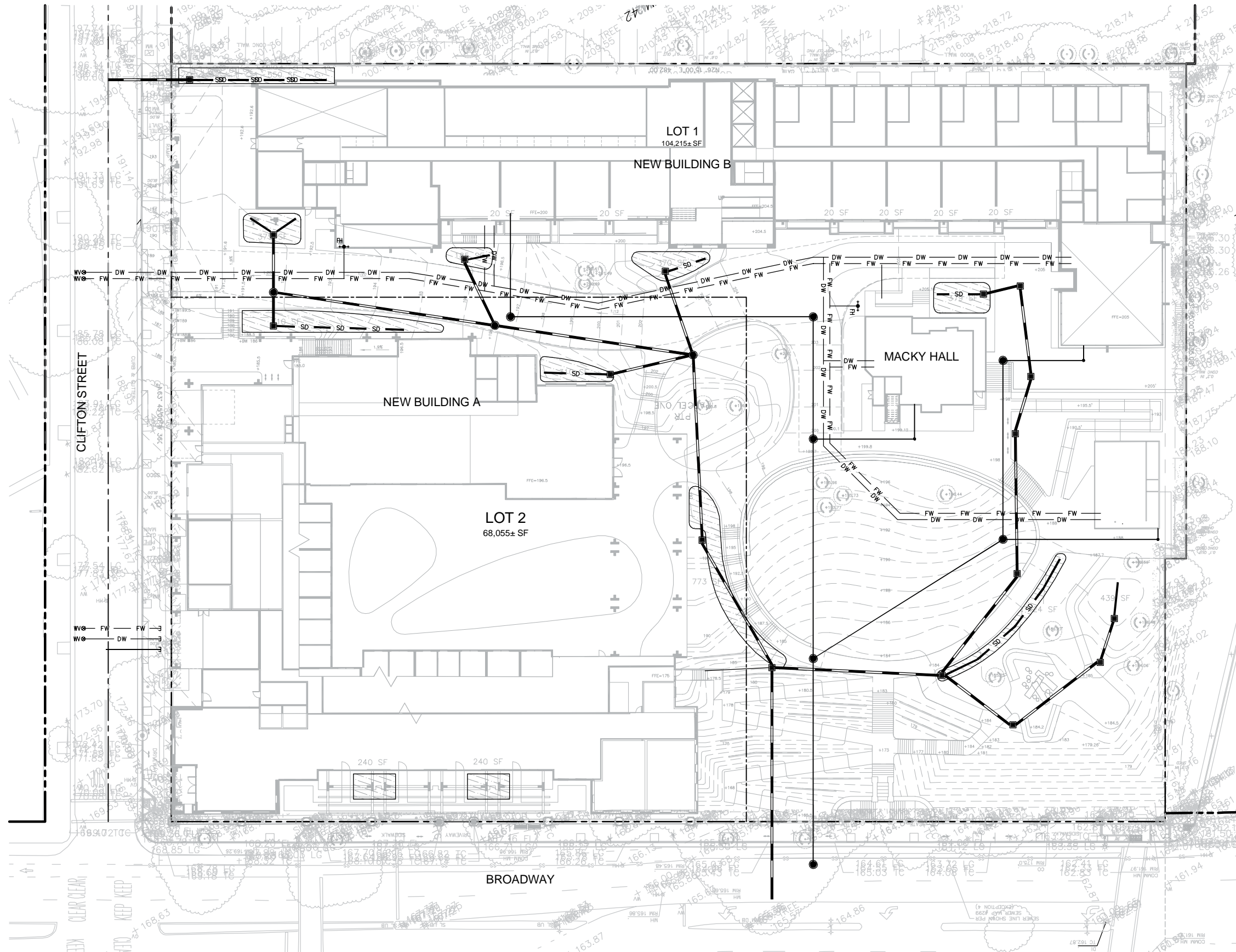


GRAPHIC SCALE

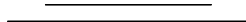

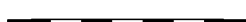








(IN FEET)
 1 inch = 50 ft.

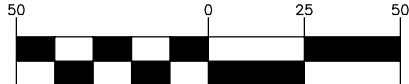
UTILITY PLAN



LEGEND

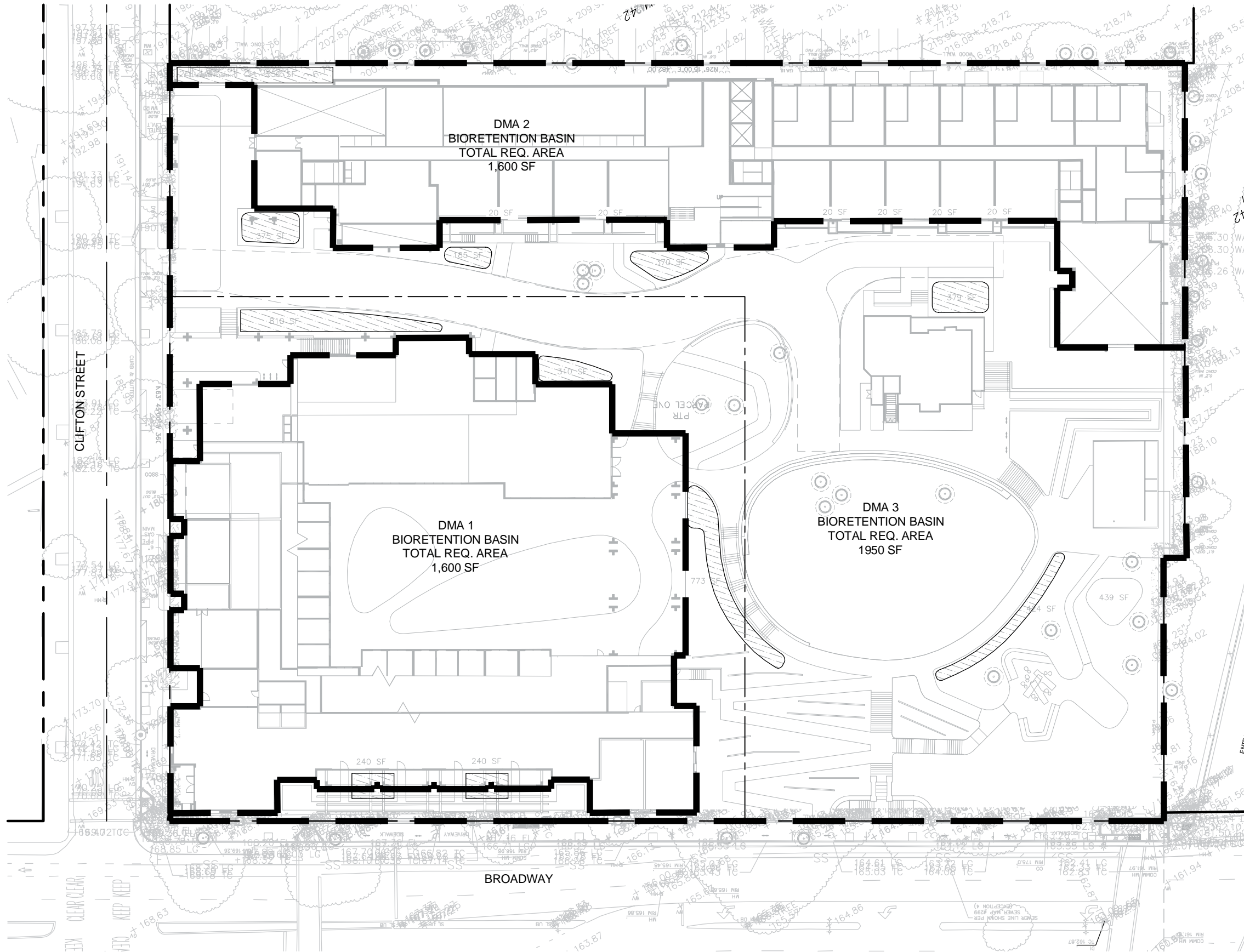
-  SANITARY SEWER LINE
-  DOMESTIC WATER LINE
-  STORM DRAIN LINE
-  PERFORATED PIPE
-  FIRE WATER LINE
-  SANITARY SEWER MANHOLE
-  STORM DRAIN INLET
-  WATER VALVE
-  FLOW THROUGH PLANTER AND BIORETENTION AREAS

GRAPHIC SCALE





(IN FEET)
1 inch = 50 ft.

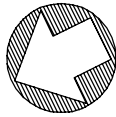
PRELIMINARY STORMWATER MANAGEMENT



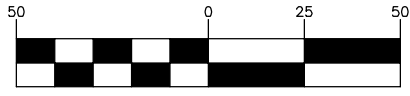
LEGEND

 DRAINAGE MANAGEMENT AREA (DMA)

 FLOW THROUGH PLANTER AND BIORETENTION AREAS

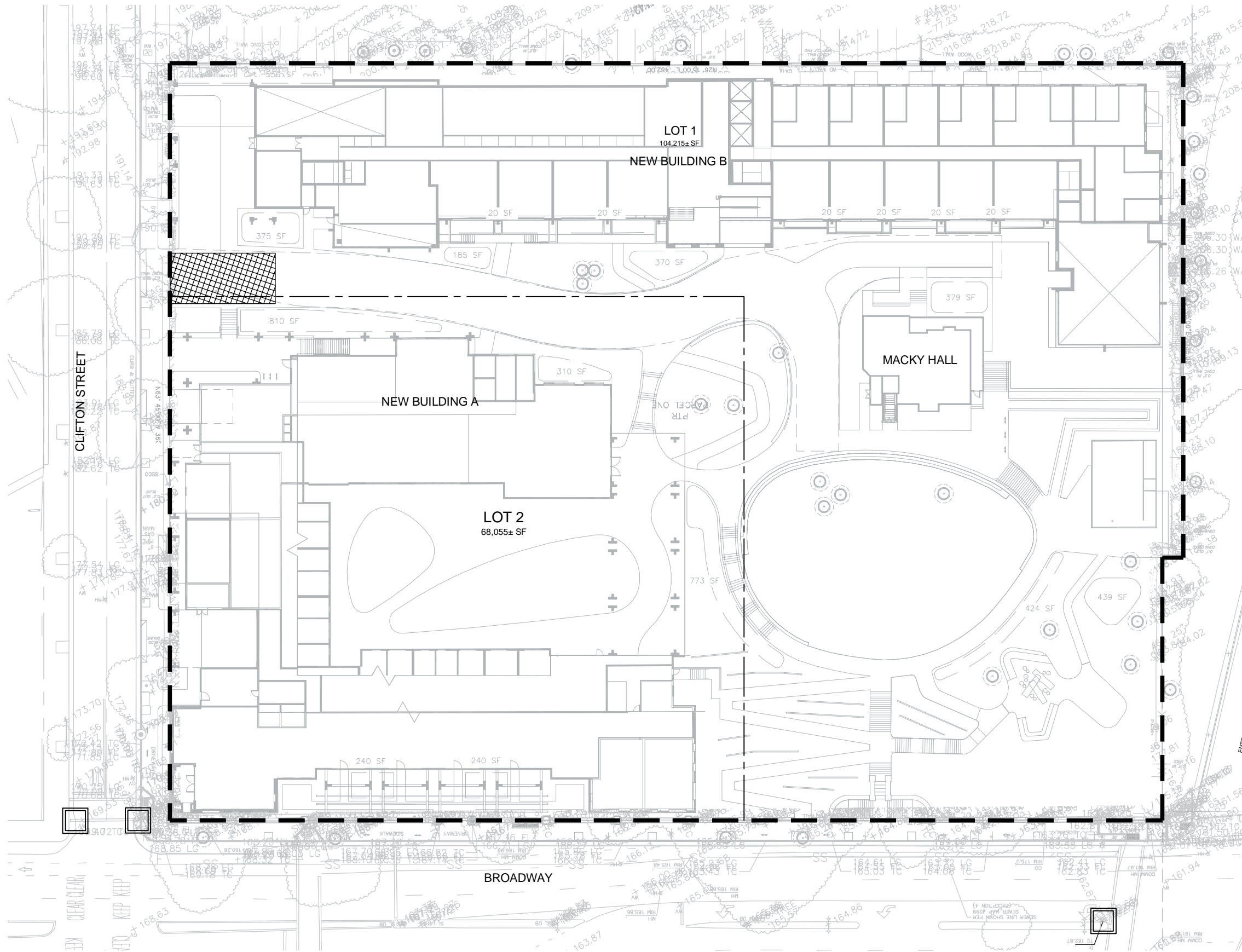


GRAPHIC SCALE






(IN FEET)
1 inch = 50 ft.

EROSION CONTROL PLAN



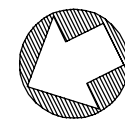
EROSION CONTROL LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE (TC-1)** WITH ENTRANCE/OUTLET TIRE WASH (TC-3)**
-  STORM DRAIN INLET PROTECTION (SC-10)**
-  FIBER ROLL (SC-05)**

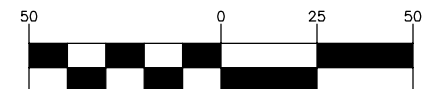
**REFER TO SHEET C4.01 FOR DETAILS

EROSION CONTROL NOTES:

1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
3. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
4. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
5. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
6. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", JANUARY 2015.



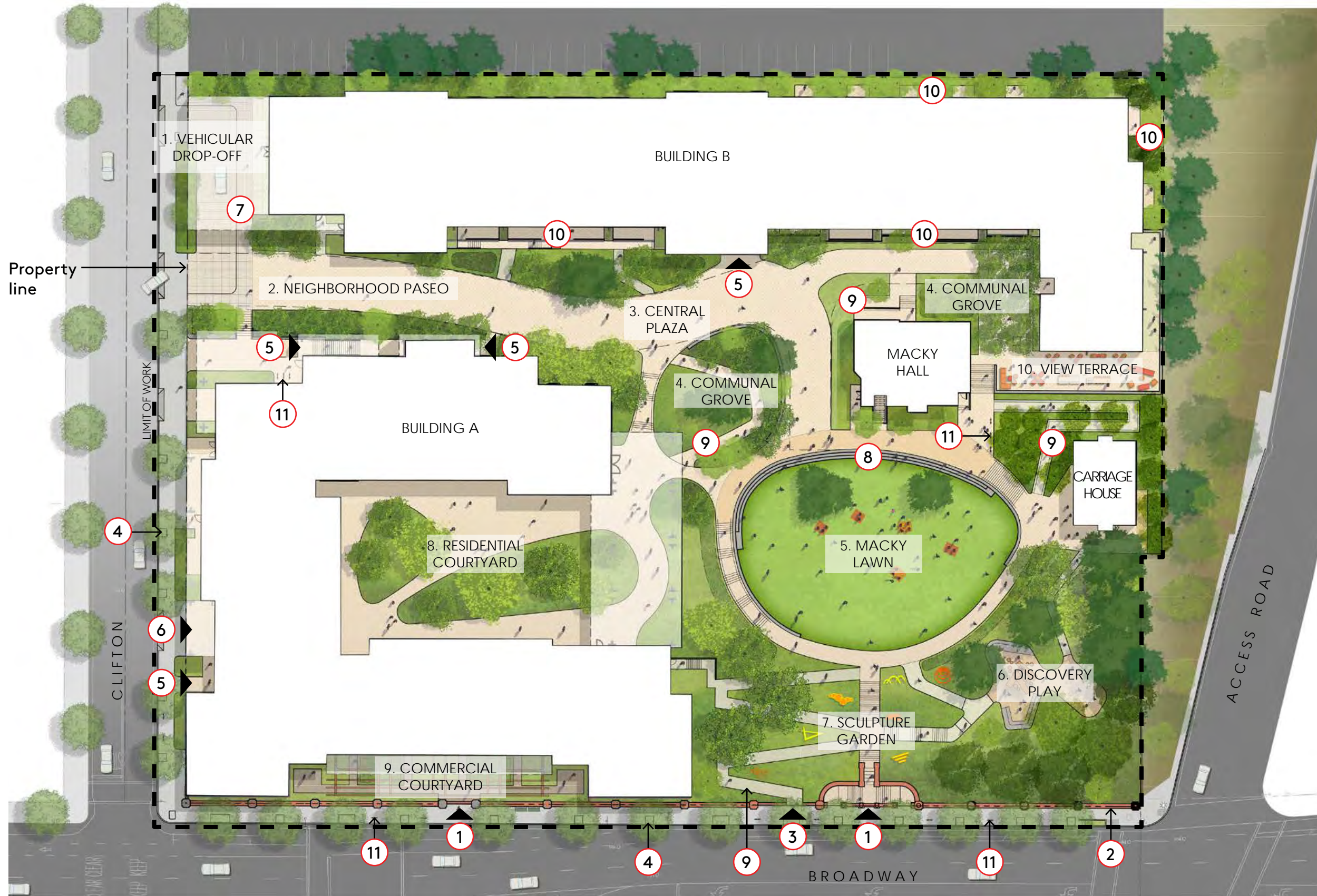
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LANDSCAPE

LANDSCAPE SITE PLAN



Landscape Use

1. Vehicular Drop-Off
2. Neighborhood Paseo
3. Central Plaza
4. Communal Grove
5. Macky Lawn
6. Discovery Play
7. Sculpture Garden
8. Residential Courtyard
9. Commercial Courtyard
10. View Terrace

Site Elements

- 1 Historic Gate to remain
- 2 Historic Wall to remain
- 3 New Accessible Opening
- 4 New Street Trees
- 5 Lobby Entry
- 6 Garage Entry
- 7 Covered Waiting Area
- 8 Stepped Seating
- 9 Accessible Ramp
- 10 Private Patios
- 11 Short term bike parking

Project Characteristics	Total (Square Feet)
Proposed landscape	58,050
Proposed impervious site surfaces	46,295



SITE IMAGERY: NEIGHBORHOOD PASEO



SITE IMAGERY: COMMUNAL GROVE



SITE IMAGERY: MACKY LAWN



SITE IMAGERY: DISCOVERY PLAY



SITE IMAGERY: SCULPTURE GARDEN



SITE IMAGERY: RESIDENTIAL COURTYARD



SITE IMAGERY: COMMERCIAL COURTYARD



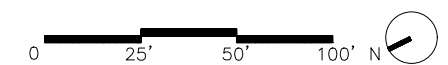
LANDSCAPE MATERIALS PLAN



Materials Legend

1. CIP Concrete Paving - Finish 1, Pedestrian and Vehicular
2. CIP Concrete Paving - Finish 2, Pedestrian and Vehicular
3. CIP Concrete Paving - Finish 3, Pedestrian
4. Site Salvaged Brick Paving
5. Geoblock Grass Pavers
6. Lawn
7. Understory Planting Area
8. Stormwater Treatment Garden
9. Fibar Play Area Surfacing

Note: See Civil drawings for stormwater information.



LANDSCAPE MATERIALS IMAGERY



1. CIP Concrete Paving - Finish 1
Pedestrian and Vehicular



2. CIP Concrete Paving - Finish 2
Pedestrian and Vehicular



3. CIP Concrete Paving - Finish 3
Pedestrian



4. Site Salvaged Brick Paving



5. Geoblock Grass Pavers



6. Lawn



7. Understory Planting Area

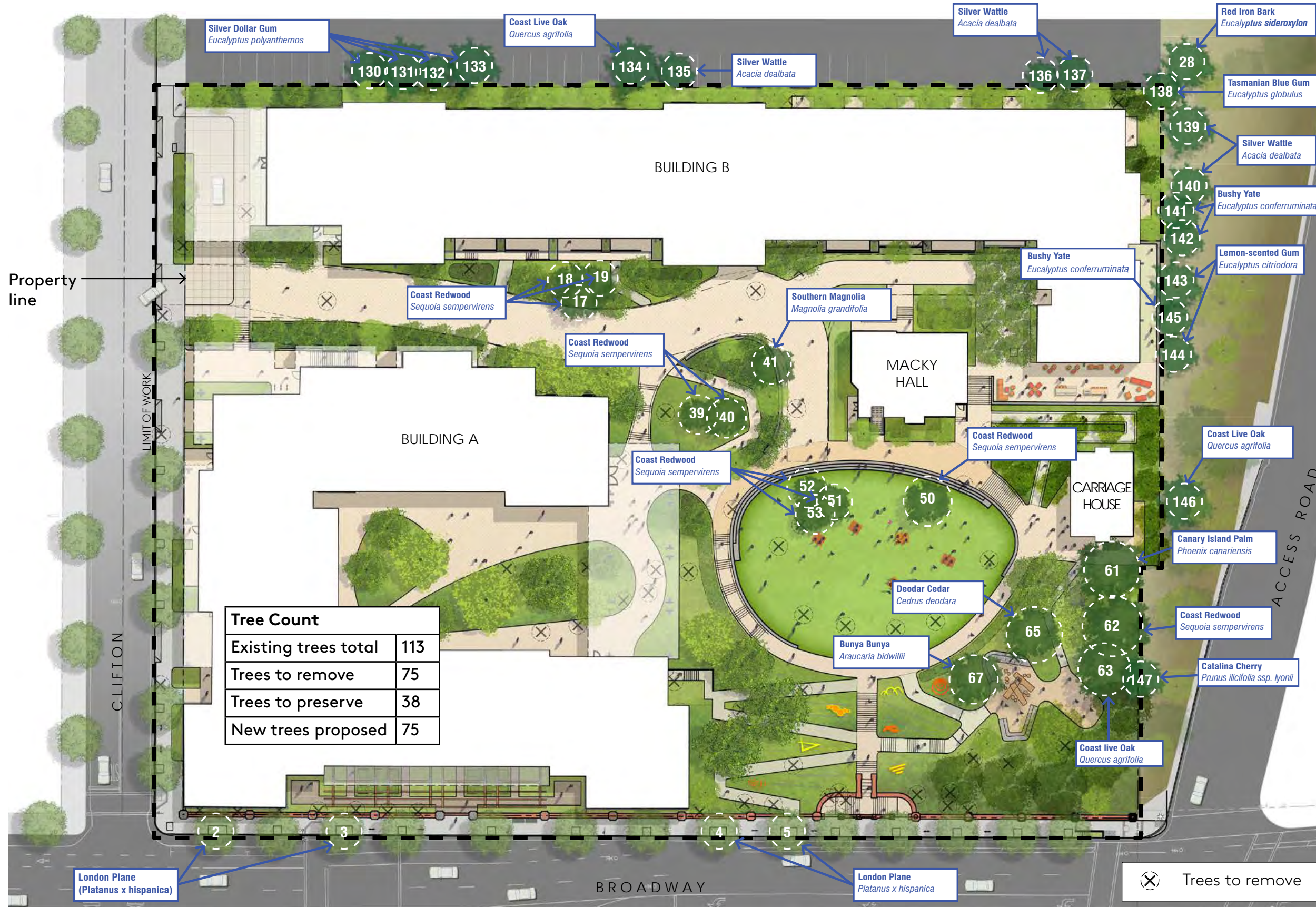


8. Stormwater Treatment Garden



9. Fibar Play Area Surfacing

TREE PRESERVATION PLAN



Trees proposed for preservation within 30' of development activity (DBH)

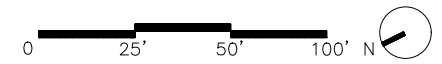
- 2. *Platanus x hispanica* (21)
 - 3. *Platanus x hispanica* (17.5)
 - 4. *Platanus x hispanica* (14.5)
 - 5. *Platanus x hispanica* (15)
 - 17. *Sequoia sempervirens* (30)
 - 28. *Eucalyptus sideroxylon* (15.5)
 - 39. *Sequoia sempervirens* (44)
 - 40. *Sequoia sempervirens* (34)
 - 130. *Eucalyptus polyanthemos* (27.5)
 - 131. *Eucalyptus polyanthemos* (20)
 - 132. *Eucalyptus polyanthemos* (22)
 - 133. *Eucalyptus polyanthemos* (23)
 - 134. *Quercus agrifolia* (5.5)
 - 135. *Eucalyptus polyanthemos* (16.5)
 - 136. *Acacia dealbata* (9)
 - 137. *Acacia dealbata* (9.5)
 - 138. *Eucalyptus globulus* (68 @base)
 - 139. *Acacia dealbata* (6, 3, 6, 4)
 - 140. *Acacia dealbata* (3.5, 4.5, 1.5, 2)
 - 141. *Eucalyptus conferruminata* (6.5...)
 - 142. *Eucalyptus conferruminata* (14, 6)
 - 143. *Eucalyptus citriodora* (18, 17.5)
 - 144. *Eucalyptus citriodora* (16)
 - 145. *Eucalyptus conferruminata* (5...)
 - 146. *Quercus agrifolia* (11)
- Total: 25**

Trees proposed for preservation that are within 10' of construction (DBH)

- 18. *Sequoia sempervirens* (14)
 - 19. *Sequoia sempervirens* (34)
 - 61. *Phoenix canariensis* (29)
- Total: 3**

Other Trees to be preserved (DBH)

- 41. *Magnolia grandifolia* (19.5)
 - 50. *Sequoia sempervirens* (42)
 - 51. *Sequoia sempervirens* (39.5)
 - 52. *Sequoia sempervirens* (43)
 - 53. *Sequoia sempervirens* (30)
 - 62. *Sequoia sempervirens* (27)
 - 63. *Quercus agrifolia* (25)
 - 65. *Cedrus deodara* (32)
 - 67. *Araucaria bidwillii* (39)
 - 147. *Prunus ilicifolia ssp. lyonii* (9.5)
- Total: 10**



TREE REMOVAL LIST

Trees proposed for removal				Trees proposed for removal				Trees proposed for removal				Trees proposed for removal			
#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected
1	<i>Liriodendron tulipifera</i>	28.5	Yes	33	<i>Quercus lobata</i>	12	Yes	69	<i>Cedrus atlantica</i>	14.5	Yes	93	<i>Quercus agrifolia</i>	4.4	Yes
6	<i>Liriodendron tulipifera</i>	25	Yes	34	<i>Laurus nobles</i>	10	Yes	70	<i>Quercus agrifolia</i>	4.5	Yes	94	<i>Quercus agrifolia</i>	6	Yes
7	<i>Liriodendron tulipifera</i>	17.5	Yes	35	<i>Liquidambar styraciflua</i>	12	Yes	71	<i>Acacia melanoxylon*</i>	13, 8	Yes	95	<i>Pittosporum undulatum</i>	10	Yes
8	<i>Ulmus americana</i>	9, 11.5	Yes	36	<i>Liquidambar styraciflua</i>	9.5	Yes	72	<i>Acacia melanoxylon*</i>	12	Yes	96	<i>Pittosporum undulatum</i>	9	Yes
9	<i>Juniperus occidentalis</i>	9	Yes	37	<i>Liquidambar styraciflua</i>	9	Yes	73	<i>Acacia melanoxylon*</i>	9.5	Yes	97	<i>Olea europaea</i>	9	Yes
10	<i>Calocedrus decurrens*</i>	20	Yes	38	<i>Sequoia sempervirens</i>	33	Yes	74	<i>Acacia melanoxylon*</i>	27	Yes	98	<i>Populus nigra 'Italica'</i>	10	Yes
11	<i>Quercus agrifolia</i>	22	Yes	42	<i>Taxus cuspidata</i>	12	Yes	75	<i>Pittosporum eugenioides*</i>	6, 5.5, 5.5	Yes	99	<i>Quercus agrifolia</i>	6	Yes
12	<i>Quercus agrifolia</i>	5.5	Yes	43	<i>Cedrus libani</i>	27	Yes	76	<i>Umbellularia californica</i>	5.5, 5.5... multi	Yes	100	<i>Populus nigra 'Italica'</i>	15	Yes
13	<i>Crataegus phaenopyrum</i>	10	Yes	44	<i>Quercus agrifolia</i>	14, 11.5	Yes	77	<i>Pittosporum eugenioides*</i>	8.5, 5.5, 5.5	Yes	101	<i>Eucalyptus globulus</i>	66	No
14	<i>Quercus agrifolia</i>	9.5	Yes	45	<i>Cedrus deodara</i>	29	Yes	78	<i>Olea europaea</i>	12.5	Yes	102	<i>Eucalyptus globulus</i>	66	No
15	<i>Platanus x hispanica 'Yarwood'</i>	9	Yes	46	<i>Calocedrus deccurens</i>	18	Yes	79	<i>Sequoia sempervirens*</i>	31.5	Yes	103	<i>Olea europaea</i>	5, 5, 4, 3	Yes
16	<i>Eriobotrya japonica</i>	6, 5, 4	Yes	47	<i>Acacia melanoxylon</i>	24.5	Yes	80	<i>Sequoia sempervirens*</i>	27.5	Yes	104	<i>Olea europaea</i>	5.5, 6, 4.5	Yes
20	<i>Ulmus parvifolia</i>	13	Yes	48	<i>Ulmus americana</i>	14, 18	Yes	81	<i>Pinus ponderosa*</i>	20	Yes	105	<i>Olea europaea</i>	7, 3.5	Yes
21	<i>Liquidambar styraciflua</i>	11.5	Yes	49	<i>Zelkova serrata</i>	16	Yes	82	<i>Quercus rubra*</i>	12	Yes	106	<i>Olea europaea</i>	9, 4.5	Yes
22	<i>Sequoia sempervirens</i>	31	Yes	54	<i>Washingtonia robusta</i>	18	Yes	83	<i>Quercus agrifolia</i>	19	Yes	107	<i>Olea europaea</i>	7, 6.5	Yes
23	<i>Pittosporum undulatum*</i>	12.5	Yes	55	<i>Ulmus americana</i>	25.5	Yes	84	<i>Eucalyptus globulus</i>	38	No	108	<i>Olea europaea</i>	11	Yes
24	<i>Quercus agrifolia</i>	7, 5	Yes	56	<i>Sequoiadendron giganteum*</i>	60	Yes	85	<i>Eucalyptus globulus</i>	54	No	109	<i>Olea europaea</i>	10	Yes
25	<i>Acacia dealbata</i>	18	Yes	57	<i>Umbellularia californica</i>	9" multi	Yes	86	<i>Eucalyptus globulus</i>	51	No	Total		75	
26	<i>Eucalyptus sideroxylon</i>	21.5	No	58	<i>Umbellularia californica</i>	10" multi	Yes	87	<i>Quercus agrifolia</i>	16	Yes	<p>* = (14) trees previously removed under separate permit and excluded from the total count above of 75 trees</p> <p>Reason for removal/impacting of trees:</p> <ul style="list-style-type: none"> To allow for the creation of 510 homes and a viable reuse of the site Poor suitability for retention due to declining health, weak structural stability, and limitations due to proposed construction activity. 8 trees are not protected as defined by the City of Oakland Tree Preservation Ordinance. Refer to arborist report for additional information. 			
27	<i>Eucalyptus sideroxylon</i>	15.5	No	59	<i>Sequoiadendron giganteum*</i>	72	Yes	88	<i>Prunus ilicifolia ssp. lyonii</i>	9.5	Yes				
29	<i>Quercus agrifolia</i>	14, 16, 11	Yes	60	<i>Liquidambar styraciflua</i>	10	Yes	89	<i>Platanus x hispanica</i>	10.5	Yes				
30	<i>Eucalyptus sideroxylon</i>	22, 23	No	64	<i>Quercus ilex</i>	8, 10.5	Yes	90	<i>Sequoia sempervirens</i>	35.5	Yes				
31	<i>Prunus serrulata</i>	8, 7.5, 9	Yes	66	<i>Calocedrus deccurens</i>	18	Yes	91	<i>Aesculus californica</i>	7, 6.5	Yes				
32	<i>Quercus agrifolia</i>	23	Yes	68	<i>Prunus ilicifolia ssp. lyonii</i>	14	Yes	92	<i>Quercus agrifolia</i>	6, 4, 3	Yes				

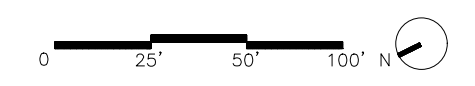
PLANTING PLAN



Planting Zones

- 1. Oak Woodland
- 2. Riparian Woodland
- 3. Redwood Forest
- 4. Soft Chaparral & Mediterranean Mix
- 5. Lawn & Mixed Meadow
- 6. Dwarf Conifer Garden

NOTE: Refer to Planting Design Character and Planting Schedule for more information.



PLANTING DESIGN CHARACTER



Oak Woodland



Riparian Woodland



Redwood Forest



Soft Chaparral & Mediterranean Mix



Lawn & Mixed Meadow



Dwarf Conifer Garden

PLANTING SCHEDULE

Oak Woodland							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Aesculus californica</i>	California Buckeye	48" Box	L/VL	<i>Achillea millefolium</i>	Yarrow	1 Gal	L/VL
<i>Arctostaphylos spp.</i>	Manzanita	48" Box	L/VL	<i>Bouteloua gracilis</i>	Blue Grama	1 Gal	L/VL
<i>Ceanothus thyrsiflorus</i>	Blueblossom	5 Gal	L/VL	<i>Ceanothus spp.</i>	California Lilac	5 Gal	L/VL
<i>Heteromeles arbutifolia</i>	Toyon	48" Box	L/VL	<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Quercus agrifolia</i>	Coast Live Oak	48" Box 60" Box	L/VL	<i>Garrya elliptica</i>	Coast Silk-tassel	24" Box	L/VL
<i>Quercus chrysolepis</i>	Canyon Live Oak	48" Box	L/VL	<i>Holodiscus discolor</i>	Ironwood	1 Gal	L/VL
<i>Quercus kelloggii</i>	California Black Oak	48" Box	L/VL	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/VL
<i>Quercus suber</i>	Cork Oak	48" Box	L/VL	<i>Native CA dry ferns</i>	N/A	1 Gal	M
<i>Quercus tomentella</i>	Island Oak	48" Box	L/VL	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

Riparian Woodland							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer macrophyllum</i>	Bigleaf Maple	48" Box	M	<i>Corylus cornuta</i>	Beaked Hazelnut	1 Gal	L/M
<i>Alnus rhombifolia</i>	White Alder	48" Box	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	L/M
<i>Ginkgo biloba</i>	Maidenhair Tree	36" Box	L	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/M
<i>Juglans hindsii</i>	Northern California Black Walnut	48" Box	M	<i>Pittosporum undulatum</i>	Victorian Box	5 Gal	L/M
<i>Platanus racemosa</i>	California Sycamore	48" Box	M	<i>Philadelphus lewisii</i>	Lewis' Mock-orange	1 Gal	L/M
<i>Sambucus nigra ssp. Caerulea</i>	Blue Elder	48" Box	M	<i>Ribes sanguineum sp glutinosa</i>	Currant	5 Gal	L/M

Redwood Forest							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer circinatum</i>	Vine Maple	36" Box	M	<i>Asarum caudatum</i>	Western Wild Ginger	1 Gal	M
<i>Acer palmatum</i>	Japanese Maple	36" Box	M	<i>Heuchera maxima</i>	Coral Bells	1 Gal	M
<i>Brugmansia spp.</i>	Angel's Trumpets	5 Gal	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	M
<i>Corylus cornuta</i>	California Hazelnut	5 Gal	M	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	M
<i>Dicksonia antarctica</i>	Tree Fern	5 Gal	M	<i>Myrica californica</i>	Pacific Wax Myrtle	1 Gal	M
<i>Magnolia x soulangeana</i>	Saucer Magnolia	36" Box	M	<i>Native CA ferns</i>	N/A	1 Gal	M
<i>Sequoia sempervirens</i>	Coast Redwood	60" Box	M	<i>Rubus parviflorus</i>	Thimbleberry	1 Gal	M
<i>Wisteria sinensis</i>	Chinese Wisteria	5 Gal	M	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

PLANTING SCHEDULE

Soft Chaparral & Mediterranean Mix

Trees + Structural Shrubs			
Scientific Name	Common Name	Size	WUCOLS
<i>Arctostaphylos spp.</i>	Manzanita	48" Box	L/VL
<i>Bougainvillea spp.</i>	Bougainvillea	5 Gal	L/VL
<i>Ceanothus spp.</i>	California Lilac	5 Gal	L/VL
<i>Cotinus coggygria</i>	Smoke Tree	48" Box	L/VL
<i>Leucadendron spp.</i>	Sunshine Conebush	5 Gal	L/VL
<i>Melaleuca quinquenervia</i>	Paper Bark Tea Tree	48" Box	L/VL
<i>Phoenix canariensis</i>	Canary Island Date Palm	48" Box	L/VL

Understory species			
Scientific Name	Common Name	Size	WUCOLS
<i>Aeonium spp.</i>	Aeonium	1 Gal	L/VL
<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Eriogonum spp.</i>	Wild Buckwheat	1 Gal	L/VL
<i>Erigeron glaucus</i>	Seaside Daisy	1 Gal	L/VL
<i>Romneya coulteri</i>	California Tree Poppy	1 Gal	L/VL
<i>Salvia clevelandii</i>	Cleveland Sage	1 Gal	L/VL
<i>Salvia spathacea</i>	California hummingbird sage	1 Gal	L/VL

Lawn & Mixed Meadow

Trees + Structural Shrubs			
Scientific Name	Common Name	Size	WUCOLS
<i>Aeonium spp.</i>	Aeonium	5 Gal	L/VL
<i>Agave attenuata</i>	Foxtail Agave	5 Gal	L/VL
<i>Carex praegracilis</i>	Field Sedge	5 Gal	L/VL
<i>Ceanothus spp.</i>	Blueblossom	5 Gal	L/VL
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat	5 Gal	L/VL
<i>Muhlenbergia capillaris</i>	Pine Muhly	5 Gal	L/VL
<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	L/VL

Understory species			
Scientific Name	Common Name	Size	WUCOLS
<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blue Grama	1 Gal	L/VL
<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 Gal	L/VL
<i>Elymus multisetus</i>	Squirreltail Wild Rye	1 Gal	L/VL
<i>Escholzia californica</i>	California Poppy	4" Pot	L/VL
<i>Festuca spp.</i>	Fine Fescue	1 Gal	L/VL
<i>Lomandra longifolia</i>	Dwarf Mat Rush	1 Gal	L/VL
<i>Stipa pulchra</i>	Purple needlegrass	1 Gal	L/VL

Dwarf Conifer Garden

Trees + Structural Shrubs			
Scientific Name	Common Name	Size	WUCOLS
<i>Arctostaphylos uva-ursi 'Point. Reyes'</i>	Point Reyes Manzanita	5 Gal	L/VL
<i>Ceanothus maritimus</i>	Maritime Ceanothus	5 Gal	L/VL
<i>Cedrus atlantica 'Glauca Pendula'</i>	Atlas Cedar	36" Box	M
<i>Cedrus deodara 'Prostrate Beauty'</i>	Prostrate Beauty Deodar Cedar	5 Gal	M
<i>Ginkgo biloba 'Mariken'</i>	Mariken' Maidenhair Tree	24" Box	M
<i>Pinus contorta 'Spaans Dwarf'</i>	Spaan's Dwarf Shore Pine	36" Box	M
<i>Pseudotsuga menziesii 'Graceful Grace'</i>	Graceful Grace Weeping Douglas Fir	36" Box	M
<i>Rhamnus californica 'Eve Case'</i>	Coffeeberry	5 Gal	L/VL
<i>Sequoia sempervirens 'Adpressa'</i>	Adpressa Dwarf Redwood	36" Box	M
<i>Sequoia sempervirens 'Prostrate'</i>	Kelly's Prostrate	36" Box	M
<i>Sequoiadendron sempervirens 'Kelly's Prostrate'</i>	Creeping Coast Redwood	36" Box	M

TREES & STRUCTURAL SHRUB IMAGES



Aesculus californica



Arctostaphylos spp.



Ceanothus thyrsiflorus



Quercus agrifolia



Quercus chrysolepis



Quercus kelloggii



Quercus suber



Quercus tomentella

TREES & STRUCTURAL SHRUB IMAGES



Acer macrophyllum



Alnus rhombifolia



Ginkgo biloba



Juglans hindsii



Platanus racemosa

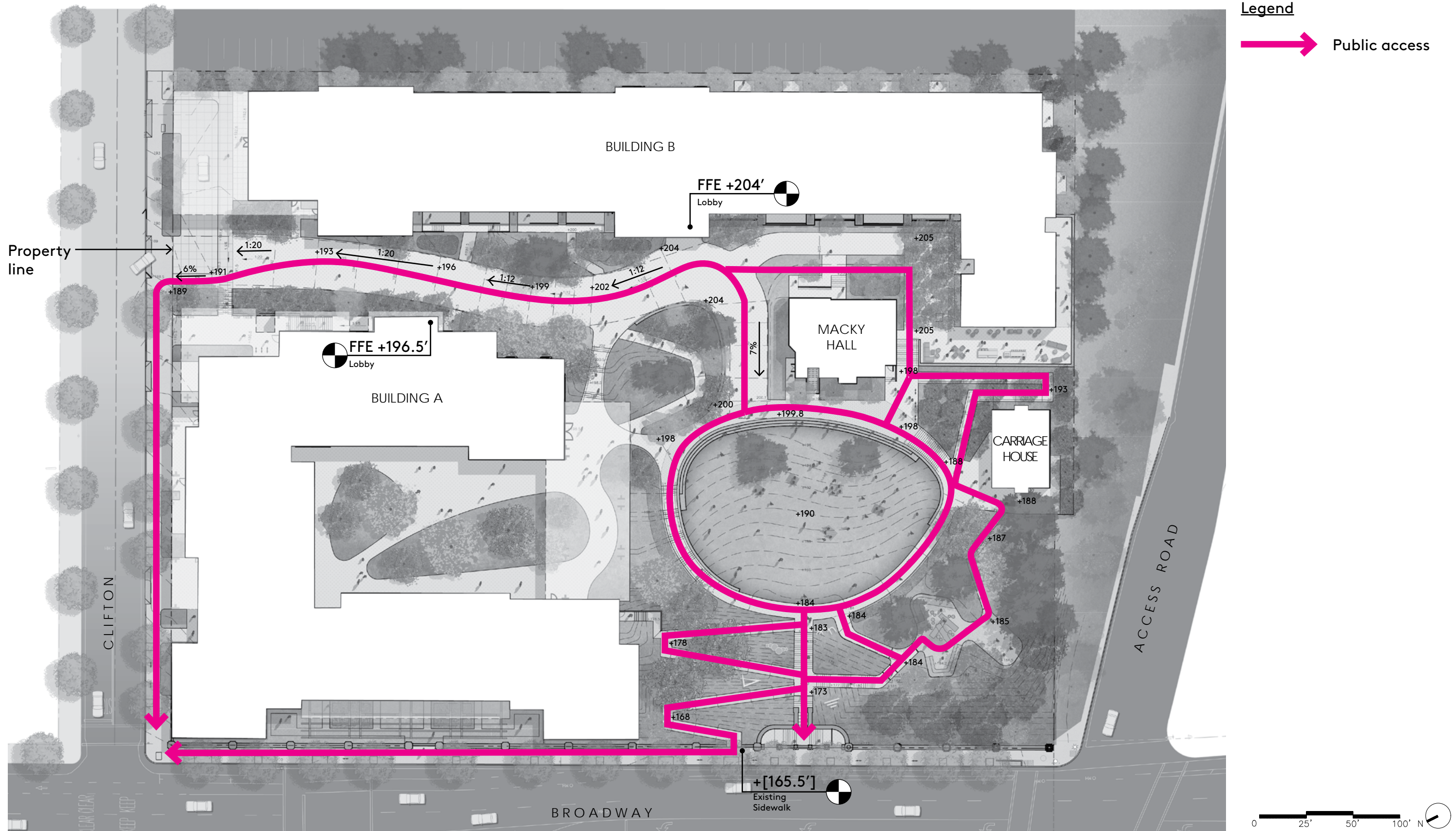


Sambucus nigra ssp. *caerulea*

METHOD OF IRRIGATION & WELO COMPLIANCE

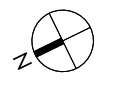
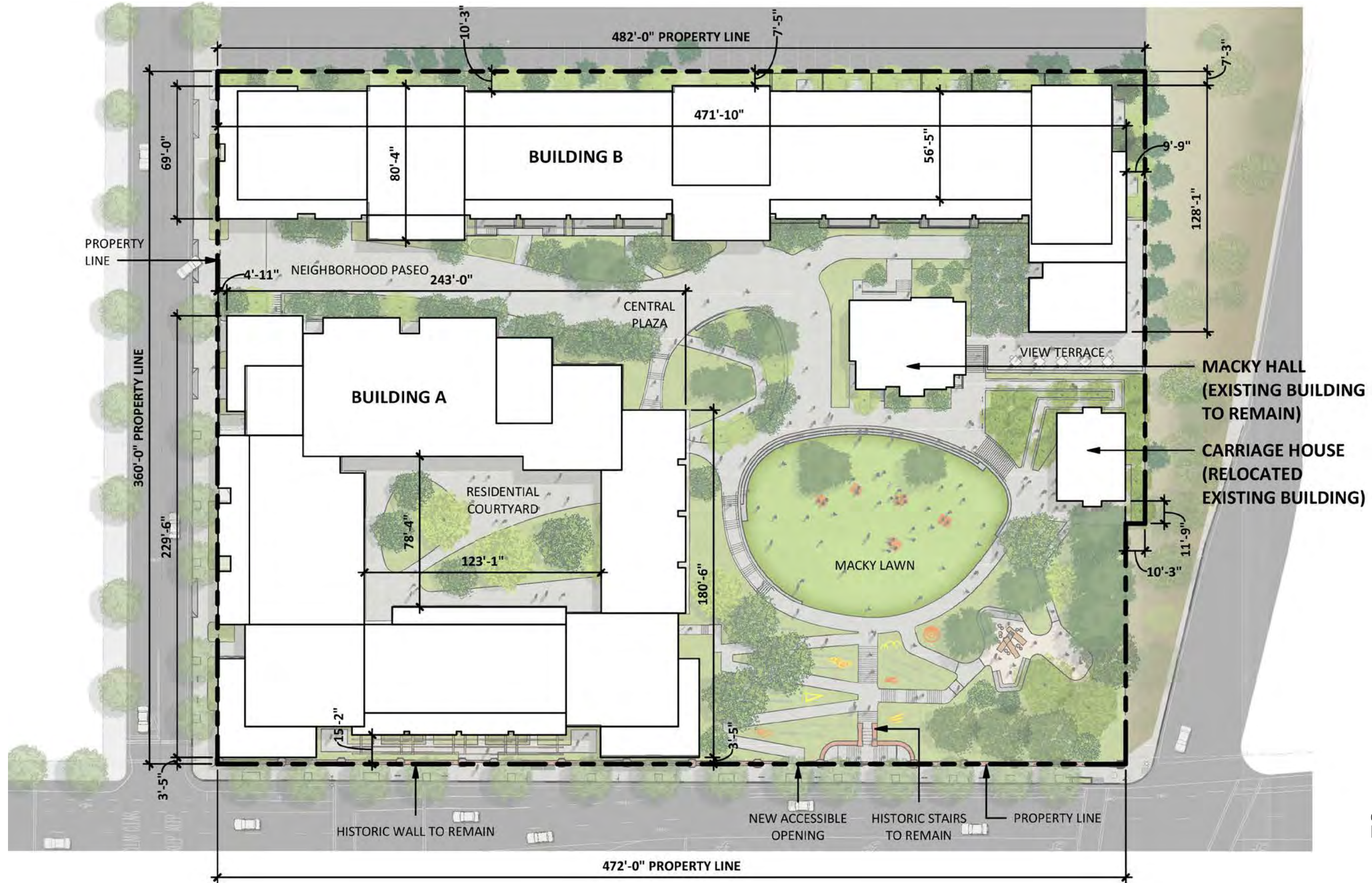
1. The proposed irrigation system for this site will be designed with the latest technology in water conservation and efficiency. The system will consist of the following types of irrigation methods and equipment complying with the State Water Efficient Landscape Ordinance (WELO).
2. All small planting beds will be irrigated with water-conserving and highly efficient inline drip. All bioretention areas will be irrigated with high-efficiency pop-up pressure compensating sprinklers or inline drip spaced at 12" O.C. These sprinklers apply the water at a low application rate to reduce water runoff and ponding. All sprinklers will include built-in check valves and pressure regulators to prevent misting and low head drainage on sloped areas.
3. The controller that will manage this system uses local weather to adjust the run times of the valves based on daily weather conditions. Utilizing this type of "weather-based" system will help the landscape manager save 25% more water than with a conventional controller.
4. The irrigation design plans will include:
 - Irrigation Point of Connection (POC), including a dedicated water meter for irrigation, backflow preventer, master valve, flow sensor, and smart controller.
 - Manual shut-off(s) in case of water breaks.
 - Grouping of plant material per water use type.
 - All low and moderate water-use shrubs/groundcover areas are to be irrigated with inline drip.
 - All large shrubs and trees are to be irrigated by point source bubblers.
 - All stormwater treatment areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - All lawn areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - Irrigation plans will include water use calculations per EBMUD.
5. All landscape planting areas shall include a 3 inch minimum layer of mulch.

PUBLIC ACCESS PLAN



FLOOR PLANS

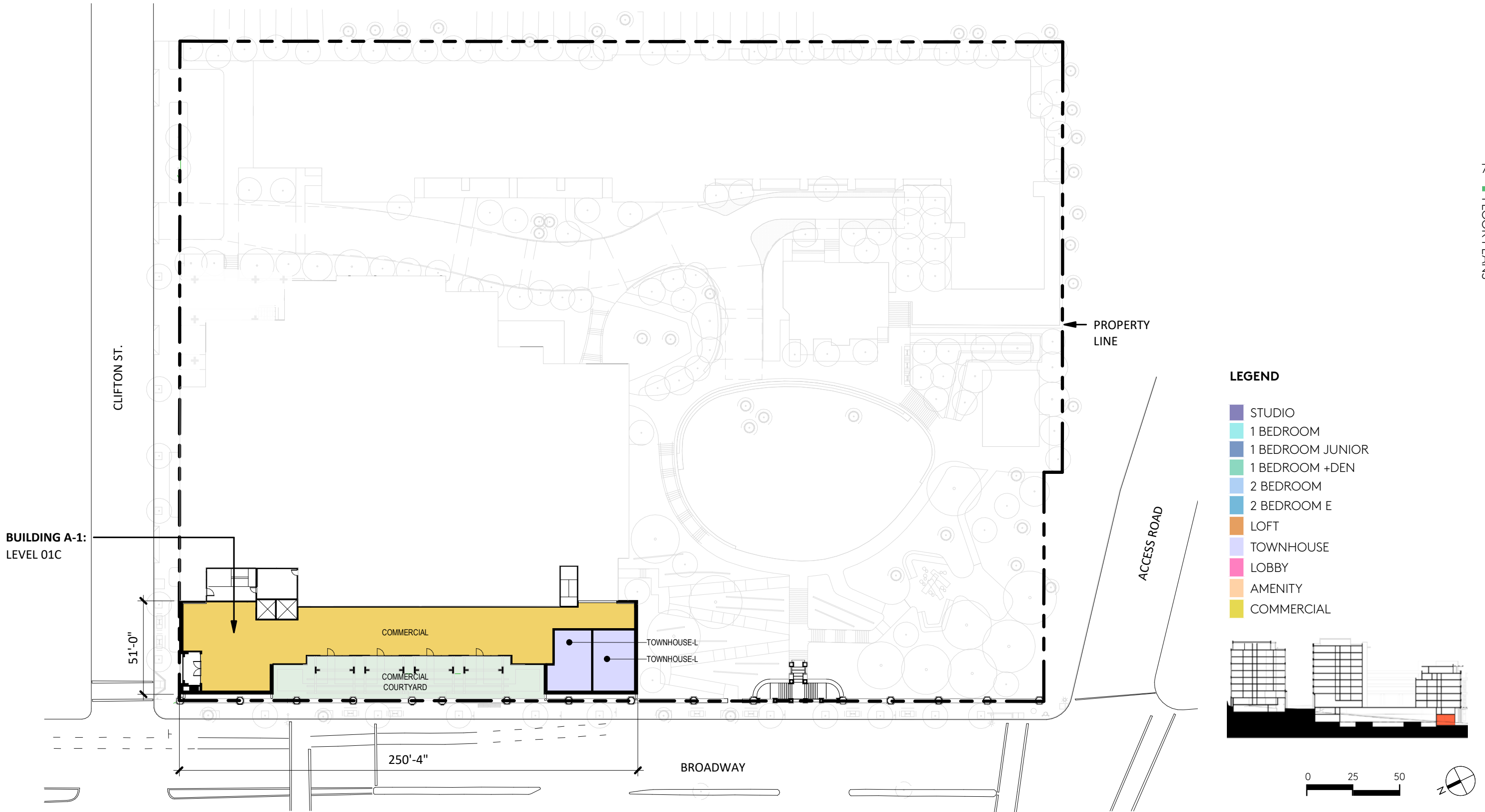
SITE PLAN: SETBACKS & BUILDING DIMENSIONS



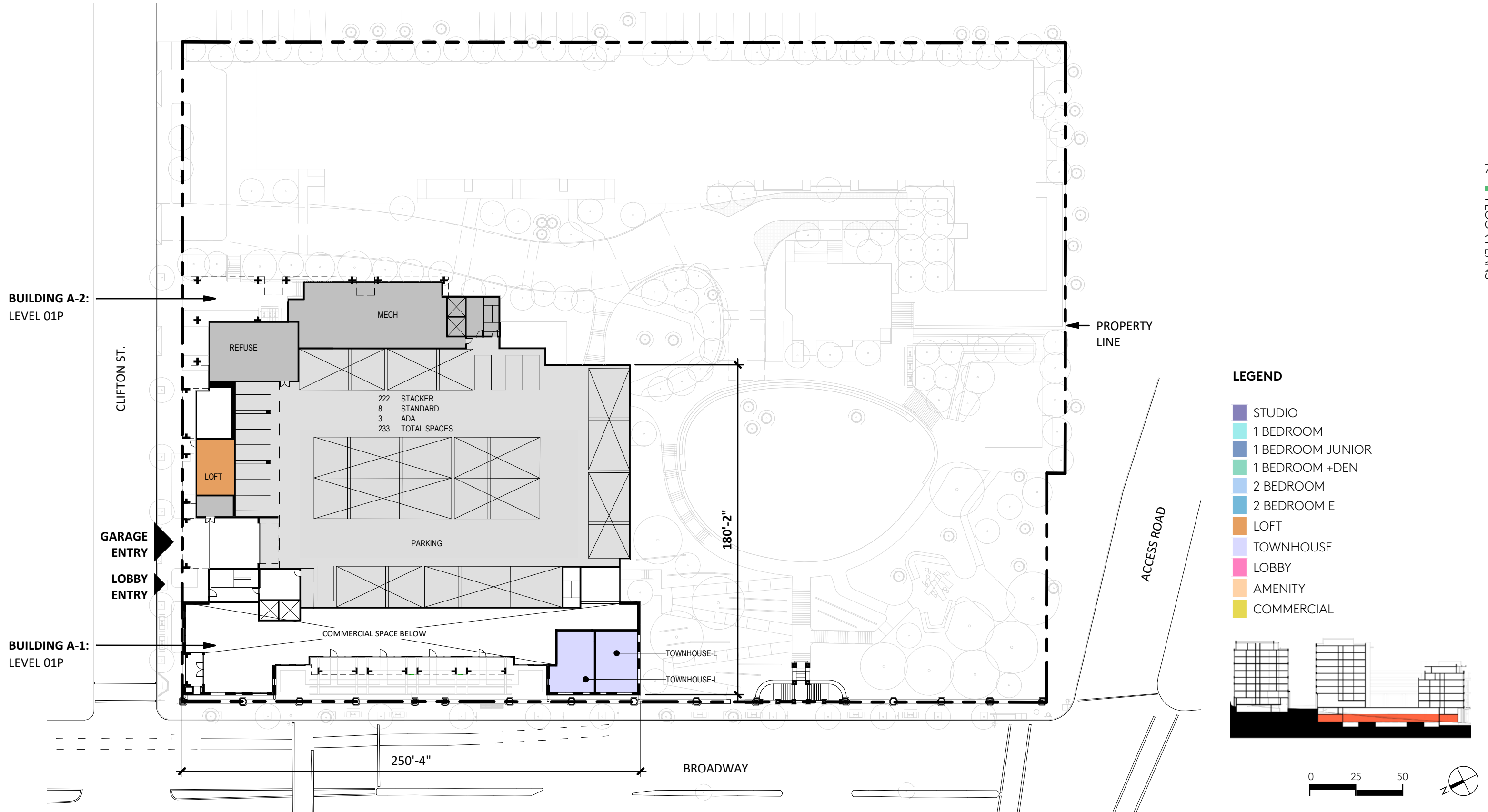
SITE PLAN: GRADING AND ROOF ELEVATIONS



FLOOR PLAN A-01C



FLOOR PLAN A-01P

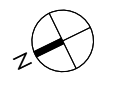
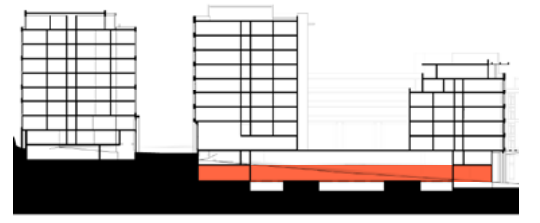


BUILDING A-2:
LEVEL 01P

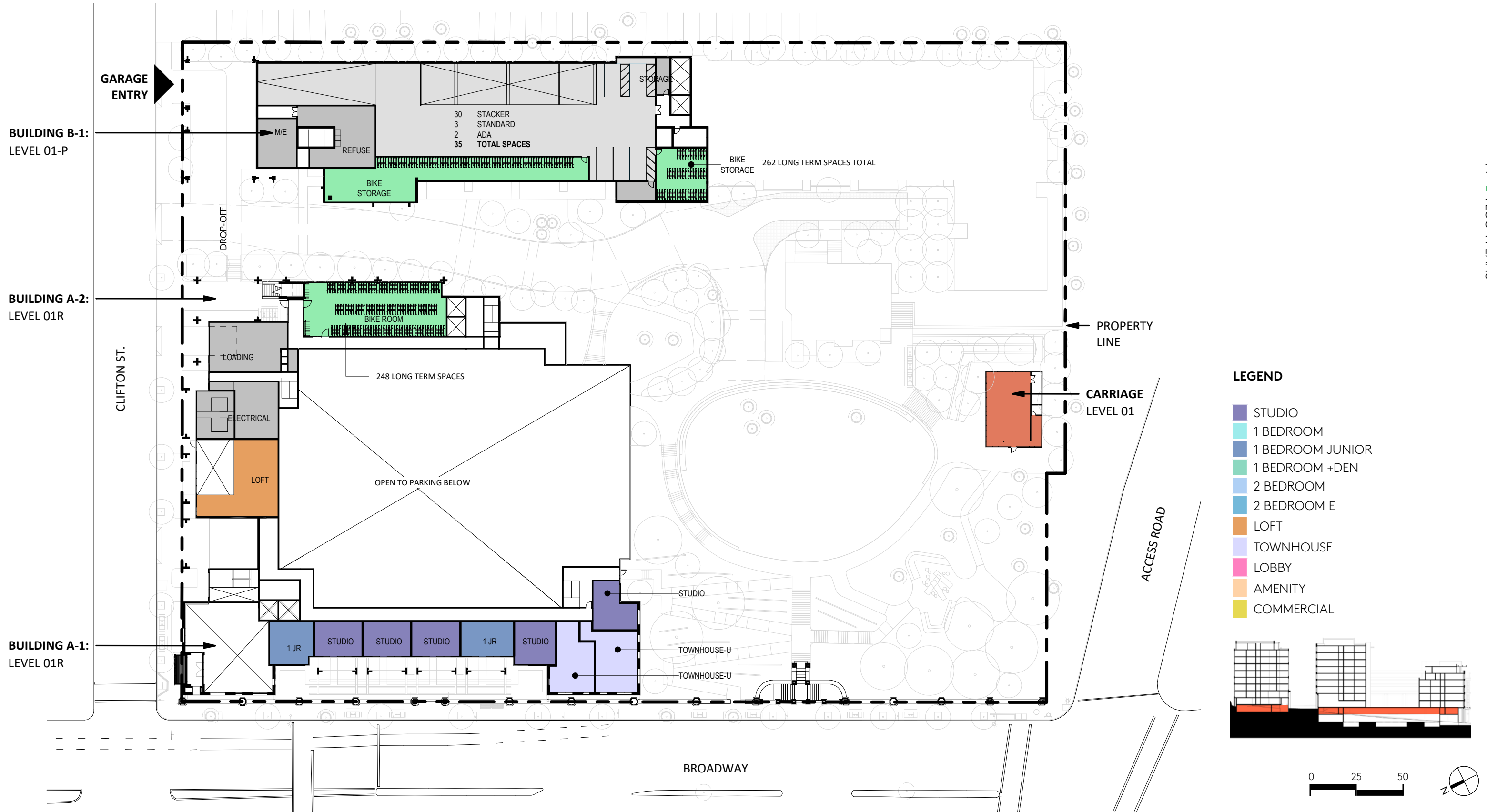
BUILDING A-1:
LEVEL 01P

LEGEND

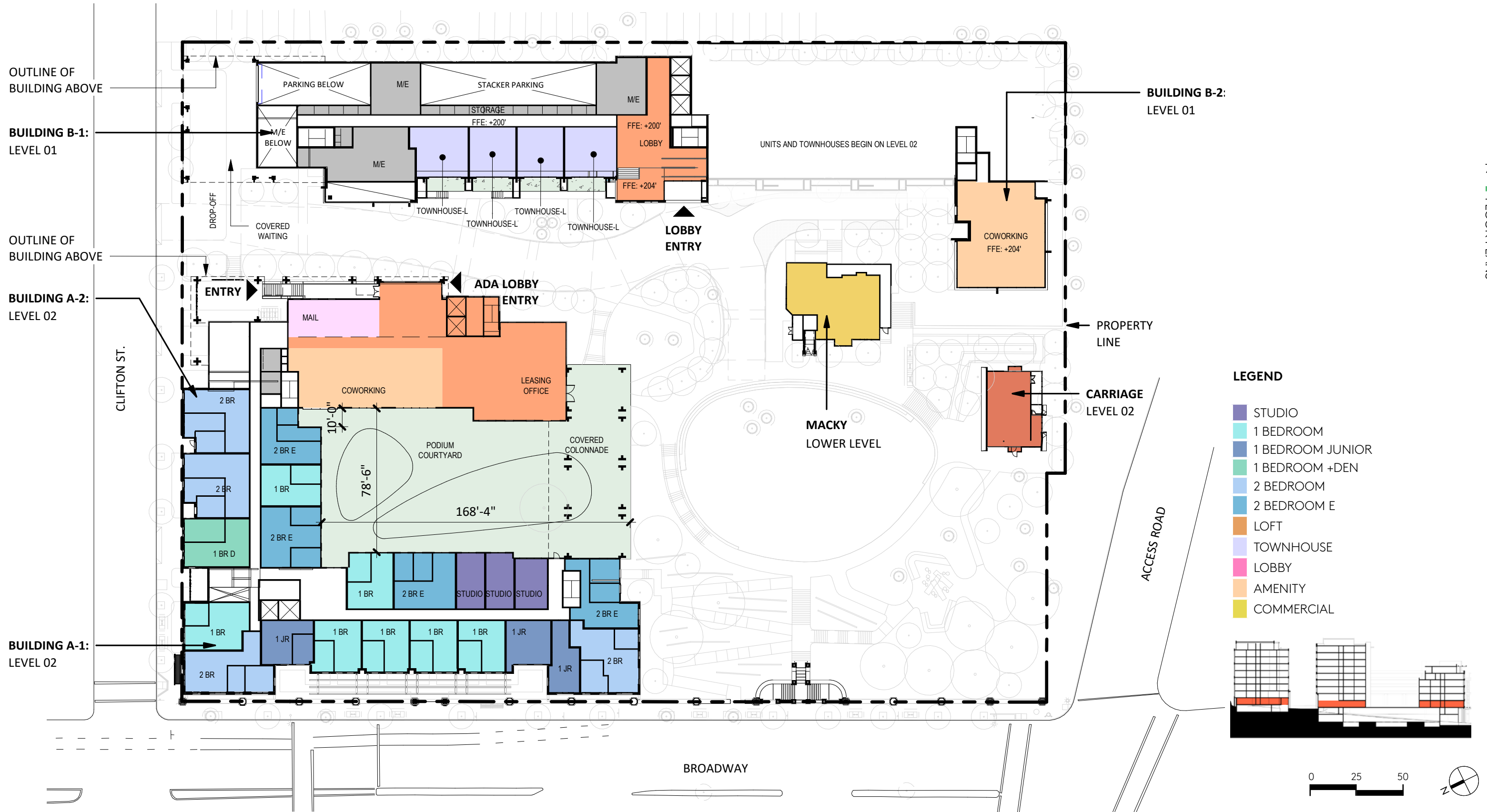
- STUDIO
- 1 BEDROOM
- 1 BEDROOM JUNIOR
- 1 BEDROOM +DEN
- 2 BEDROOM
- 2 BEDROOM E
- LOFT
- TOWNHOUSE
- LOBBY
- AMENITY
- COMMERCIAL



FLOOR PLAN A-01R/B-01P



FLOOR PLAN A-02/B-01



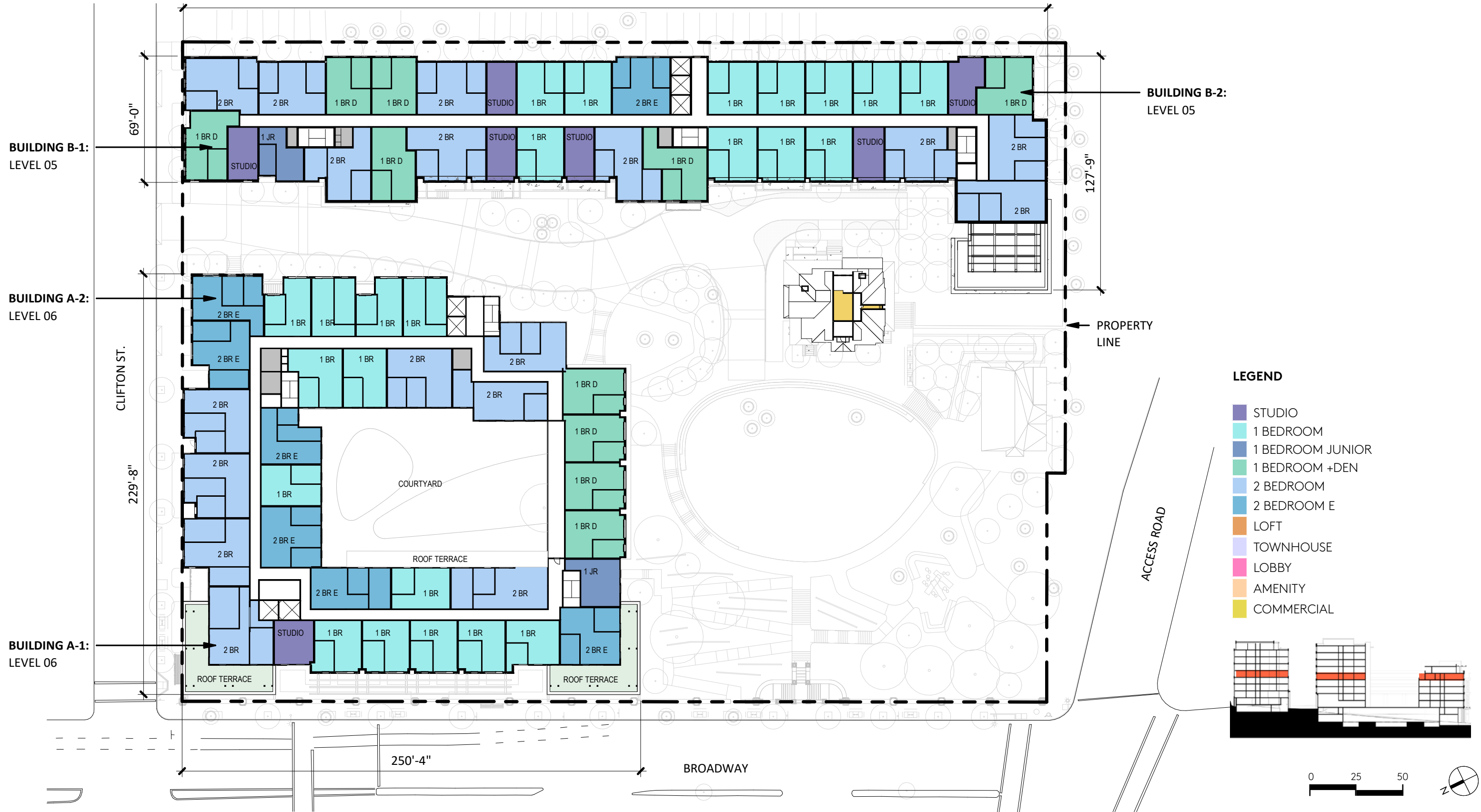
FLOOR PLAN A-03/B-02



FLOOR PLAN A-05/B-04



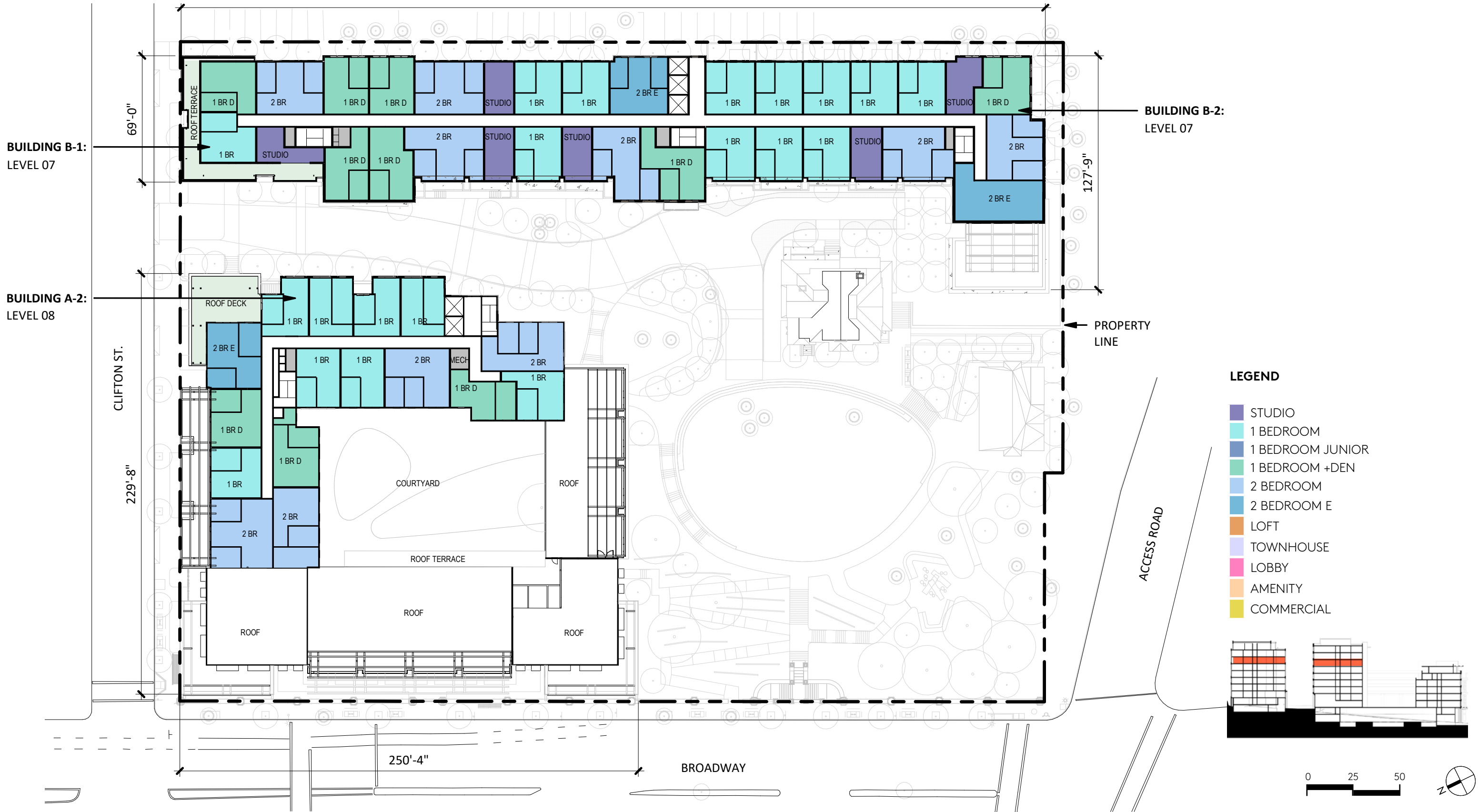
FLOOR PLAN A-06/B-05



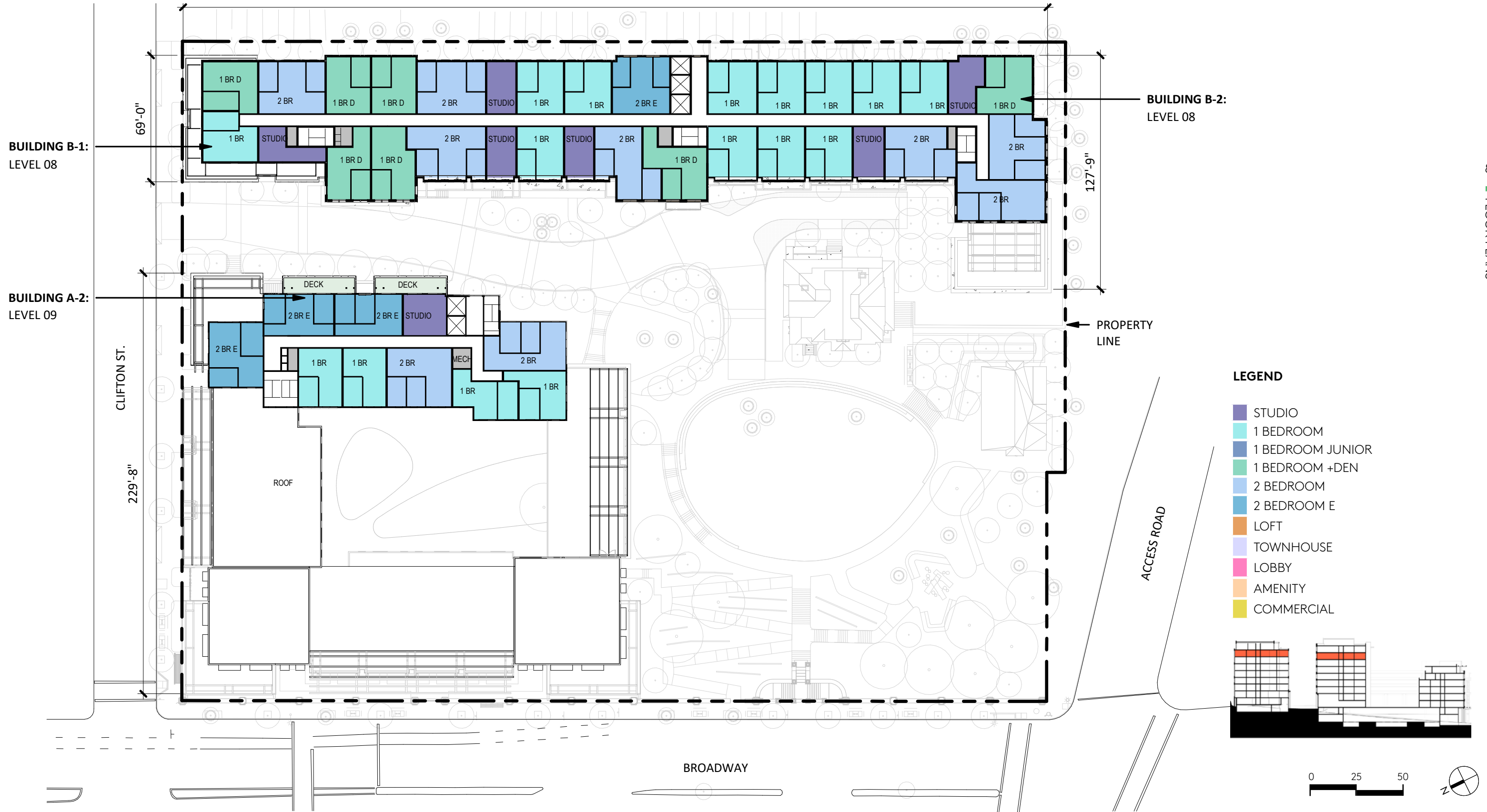
FLOOR PLAN A-07/B-06



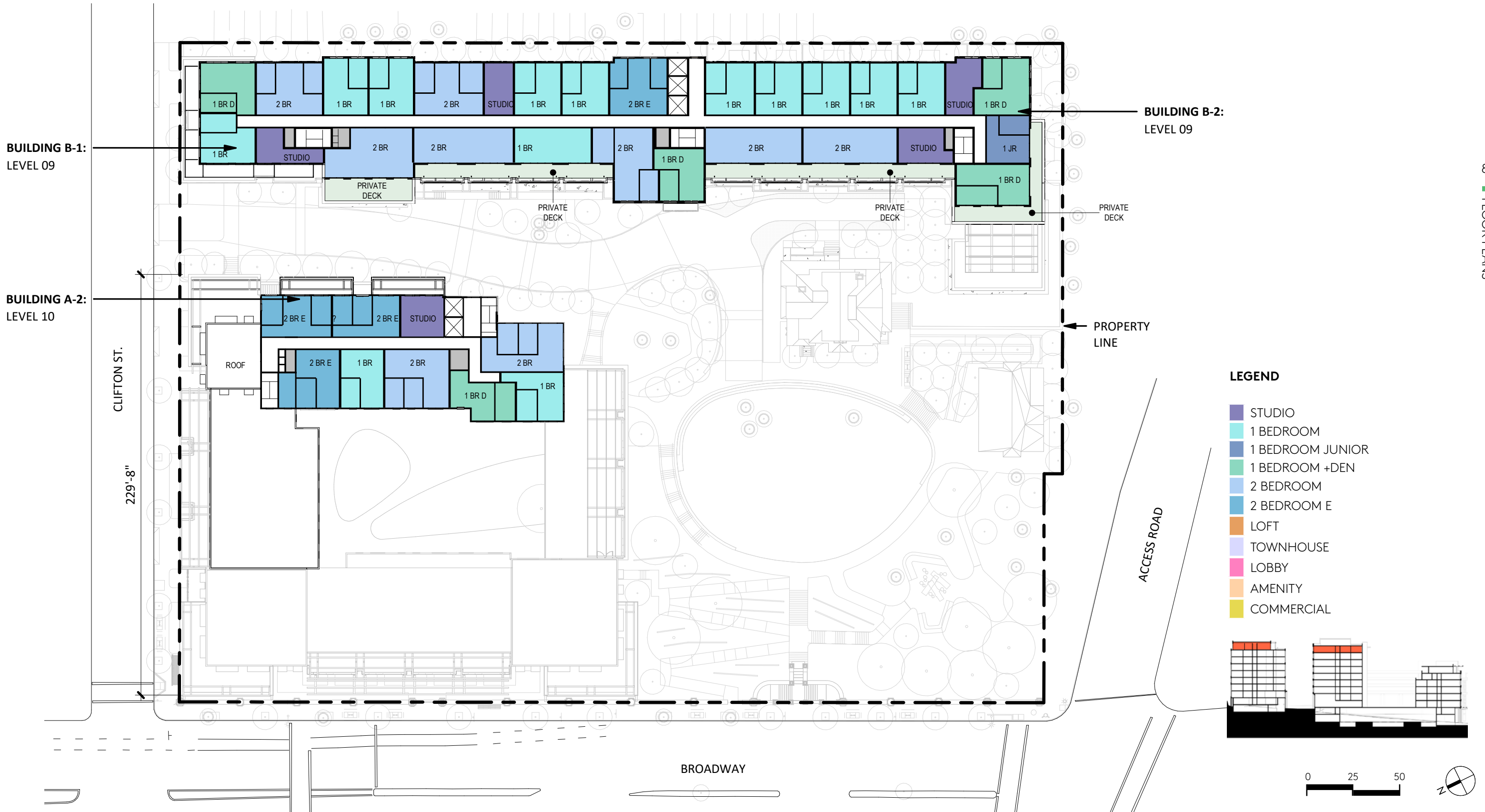
FLOOR PLAN A-08/B-07



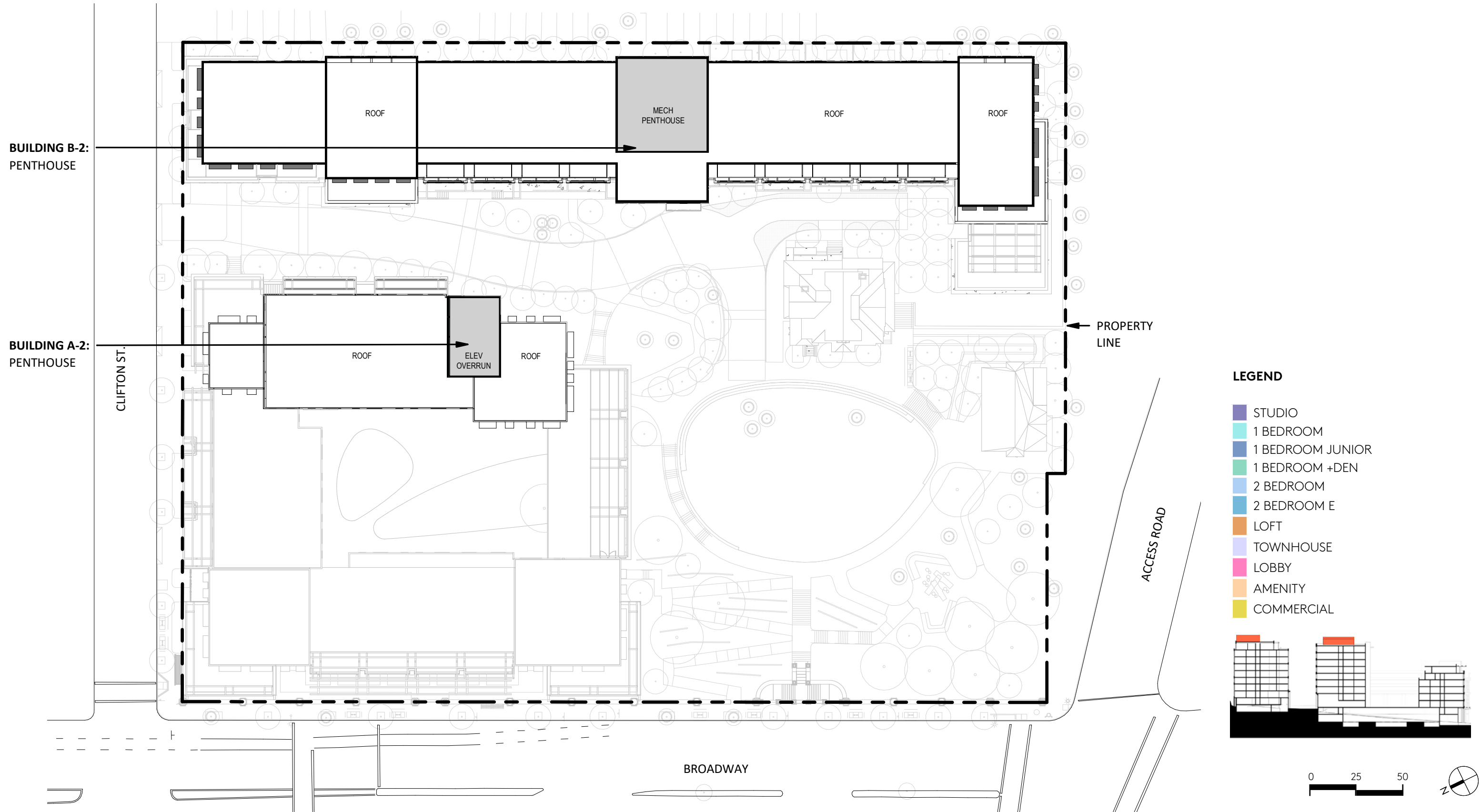
FLOOR PLAN A-09/B-08



FLOOR PLAN A-10/B-09



ROOF PLAN



ELEVATIONS & SECTIONS

BUILDING ELEVATIONS: BUILDING A



VIEW NORTH ON BROADWAY



BUILDING A COURTYARD FROM MACKY LAWN



ELEVATION: BROADWAY (WEST)

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS



ELEVATION: MACKY LAWN (SOUTH)

SCALE: 1/32" = 1'

BUILDING ELEVATIONS: BUILDING A



BUILDING A MURAL WALL FROM THE PLAZA



BUILDING A FROM CLIFTON



ELEVATION: NEIGHBORHOOD PASEO (EAST)

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS



ELEVATION: CLIFTON STREET (NORTH)

SCALE: 1/32" = 1'

- CEMENT PLASTER (UPPER-LEVELS) [Pattern]
- PERFORATED METAL [Pattern]
- CEMENT PLASTER (MID-LEVELS) [Pattern]
- CEMENT BOARD [Pattern]
- BRICK VENEER [Pattern]
- METAL TRELLIS OR CANOPY [Pattern]
- METAL SPANDREL [Pattern]
- CERAMIC TILE [Pattern]
- CONCRETE [Pattern]

PARTIAL BUILDING ELEVATION: BUILDING A



PARTIAL ELEVATION: BROADWAY (WEST)

SCALE: 3/32" = 1'

BUILDING ELEVATIONS: BUILDING B



BUILDING B ALONG THE PASEO LOOKING NORTH



BUILDING B ENTRY LOOKING SOUTH



ELEVATION: BUILDING B WEST

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS

METAL TRELLIS OR CANOPY	RAILING
CERAMIC TILE	CEMENT PLASTER
CONCRETE	CEMENT BOARD
	BRICK VENEER

BUILDING ELEVATIONS: BUILDING B



ELEVATION: BUILDING B NORTH



ELEVATION: BUILDING B SOUTH



SOUTH END OF BUILDING B VIEWED FROM BROADWAY



ELEVATION: BUILDING B EAST

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS

- | | |
|-------------------------|----------------|
| METAL TRELLIS OR CANOPY | RAILING |
| CERAMIC TILE | CEMENT PLASTER |
| CONCRETE | CEMENT BOARD |
| | BRICK VENEER |

PARTIAL BUILDING ELEVATION: BUILDING B



Metal Guardrail (Painted) at French Balconies

Ceramic Tile

Running-Bond Brick

Metal Building Signage (Painted)

Metal Awning (Painted) with Wood Infill

Aluminum Window System

Cast In Place Concrete Base

Metal Trellis (Painted)

Aluminum Window System

Board & Batt Fiber Cement Siding (Painted)

Metal Guardrail (Painted)

Aluminum Window System

Reveal, Typ.

Cement Plaster (Painted)

Cement Plaster (Painted)

Cast In Place Concrete

Ceramic Tile

Aluminum Window System

Opaque Spandrel Panel at Floorline

Metal Guardrail (Painted)

Board Formed Concrete

PARTIAL ELEVATION: WEST

SCALE: 3/32" = 1'

BUILDING ELEVATIONS: EXISTING BUILDINGS

MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL NORTH



MACKY HALL SOUTH



MACKY HALL EAST

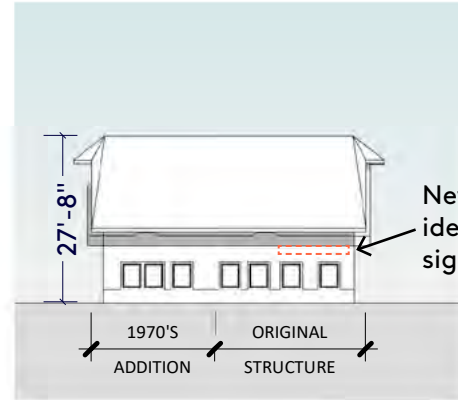


MACKY HALL WEST

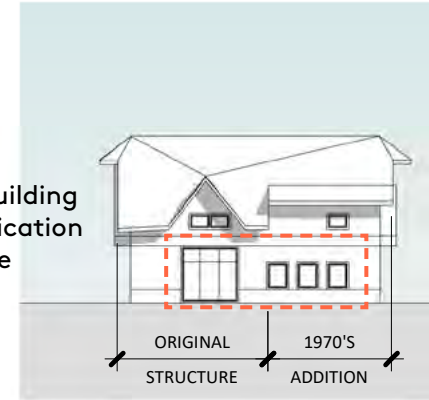
CARRIAGE HOUSE

Scope of modifications to historic structure:

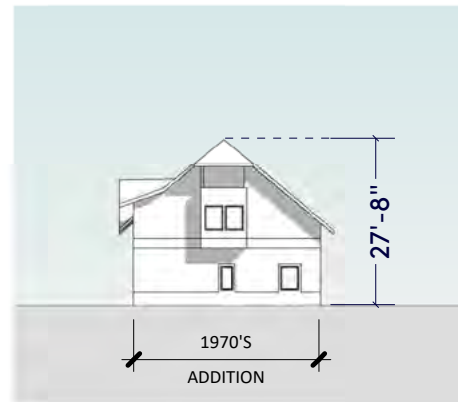
- Proposed opening modification to south elevation. Opening size and location derived from original Carriage House door with additional windows to promote daylight on southern elevation.



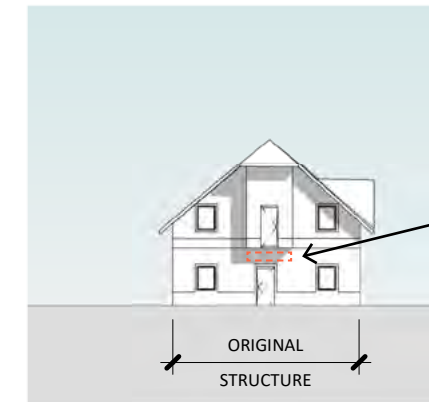
CARRIAGE NORTH



CARRIAGE SOUTH

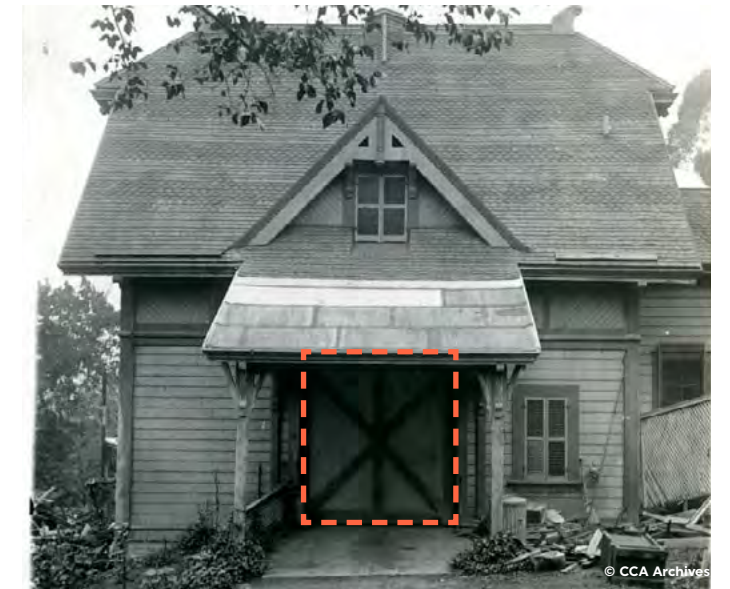


CARRIAGE EAST



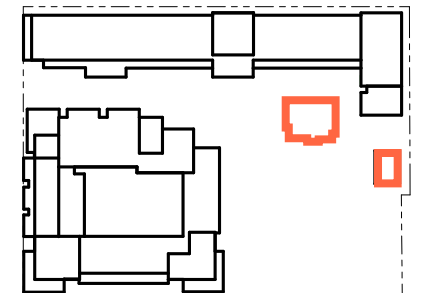
CARRIAGE WEST

NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED



ORIGINAL CARRIAGE HOUSE ENTRANCES (CURRENT SOUTH ELEVATION)

New building identification signage



SCALE: 1/32" = 1'

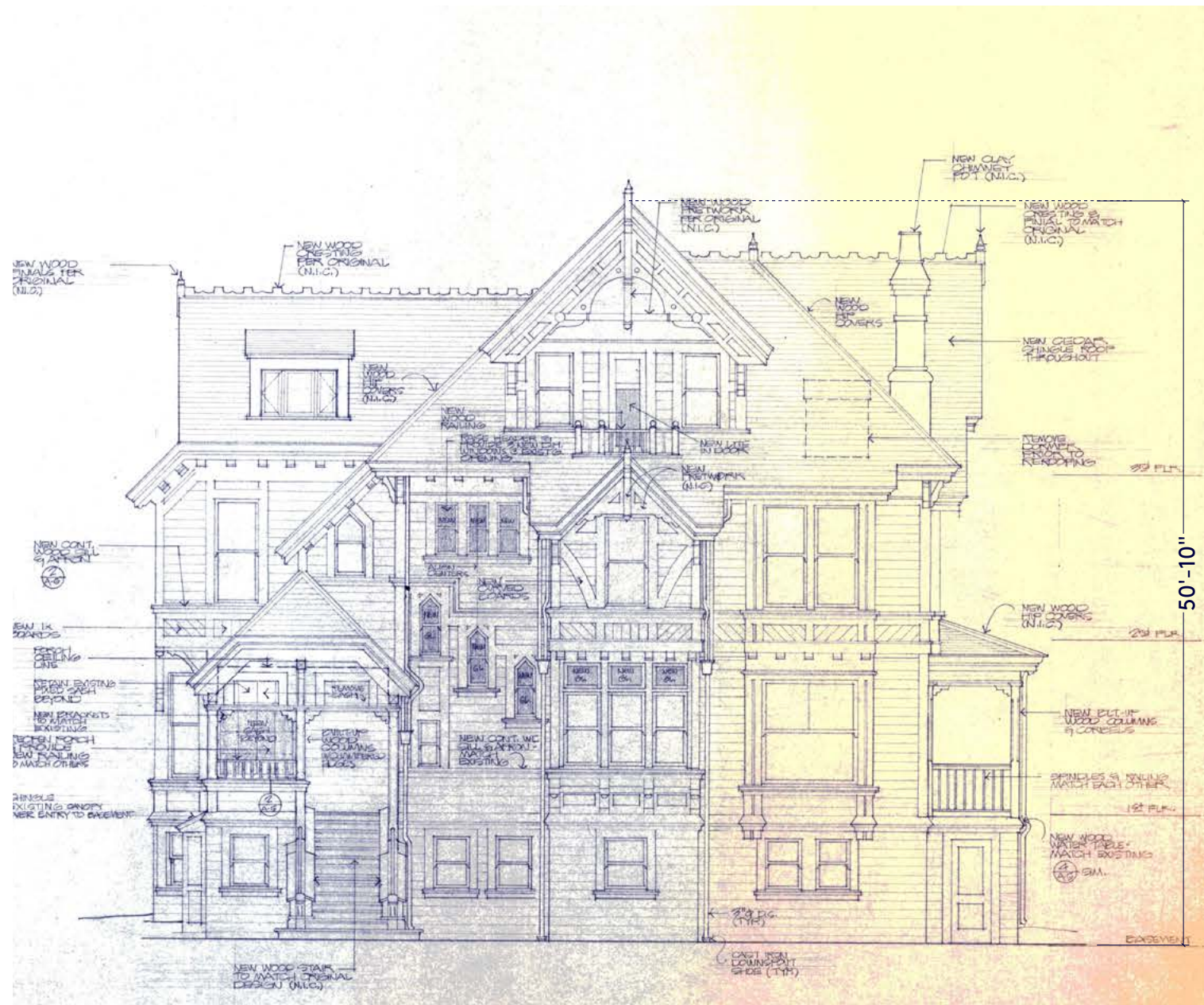


BUILDING ELEVATIONS: EXISTING BUILDINGS

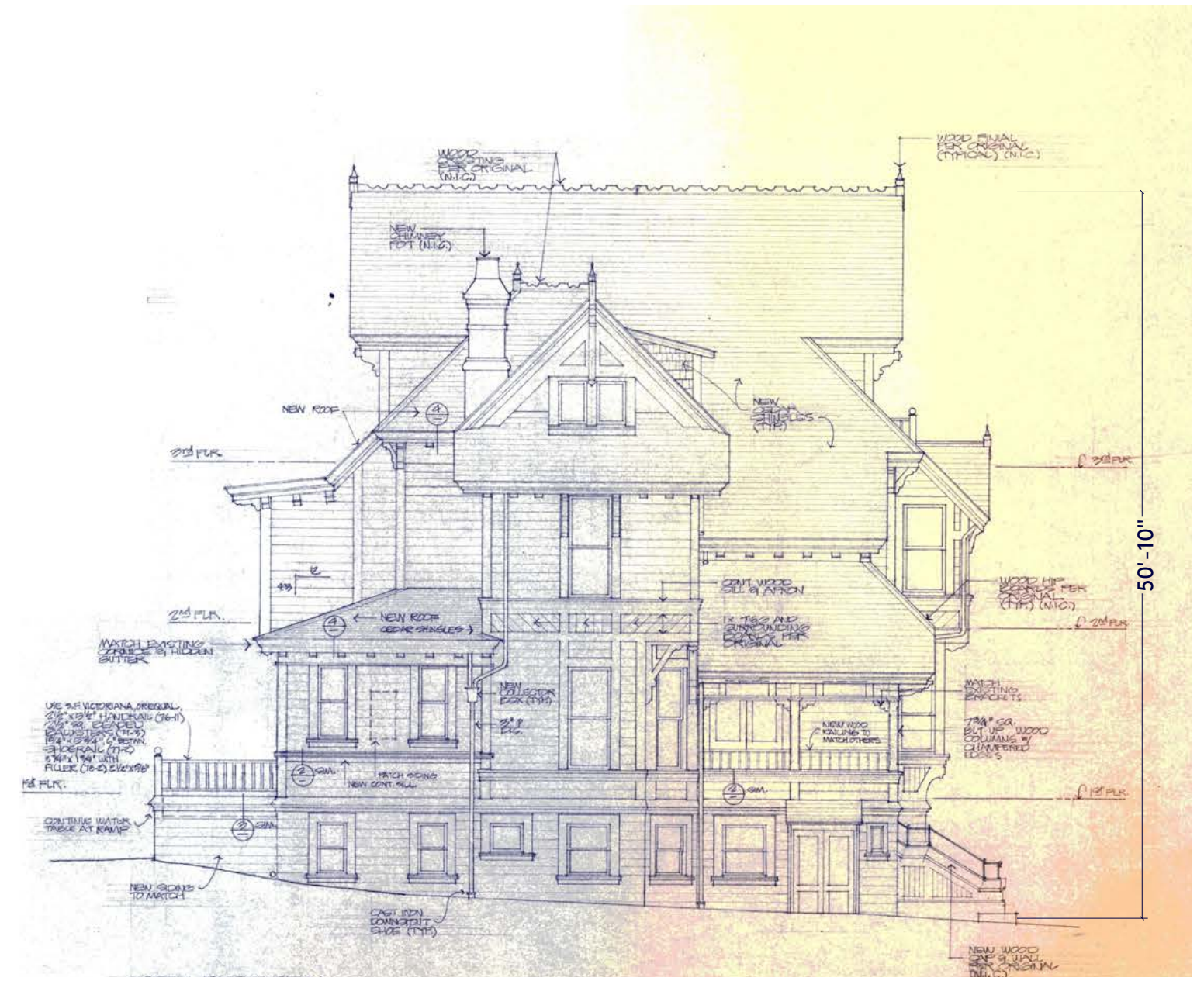
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL WEST



MACKY HALL NORTH

NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

BUILDING ELEVATIONS: EXISTING BUILDINGS

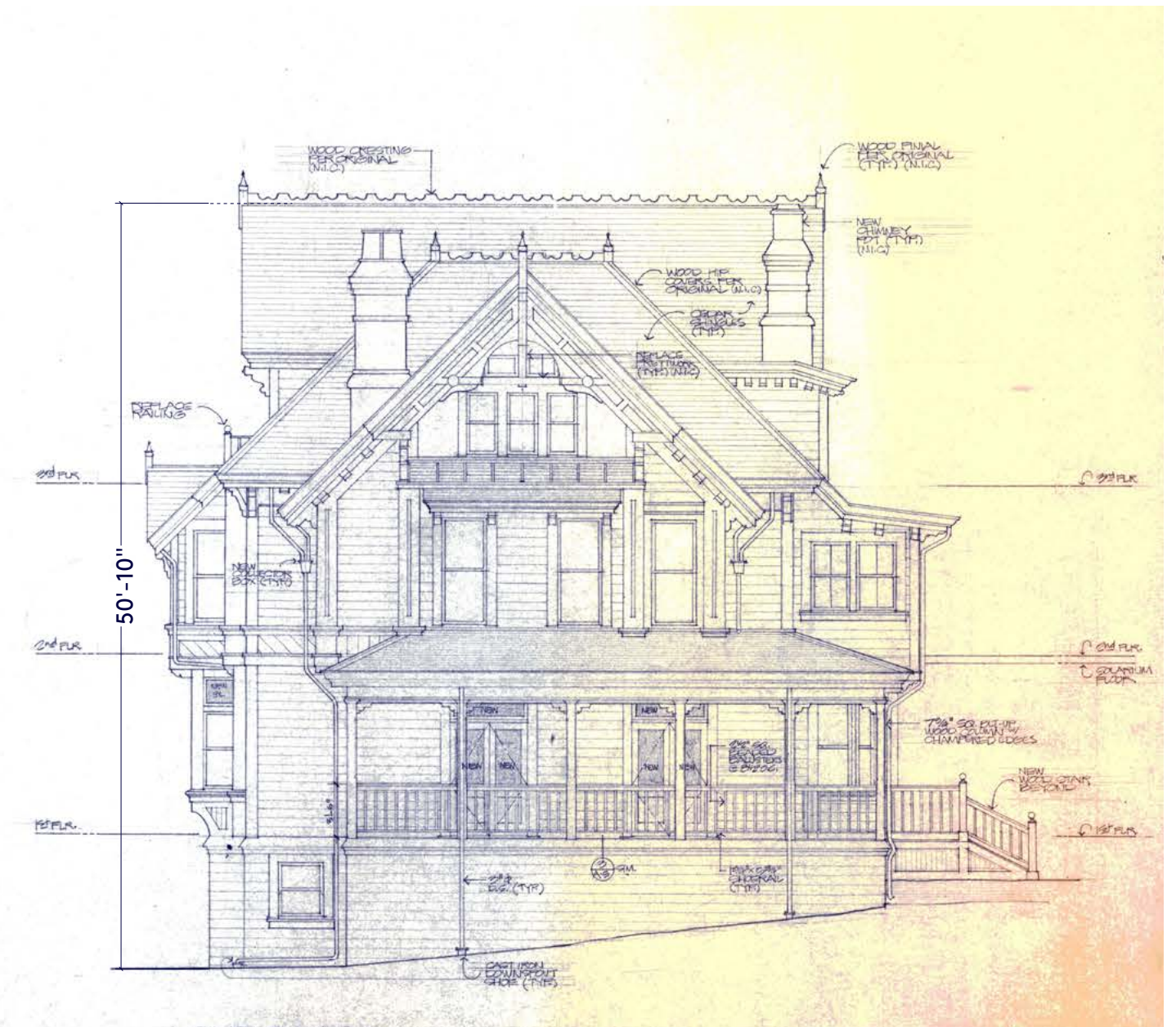
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL EAST

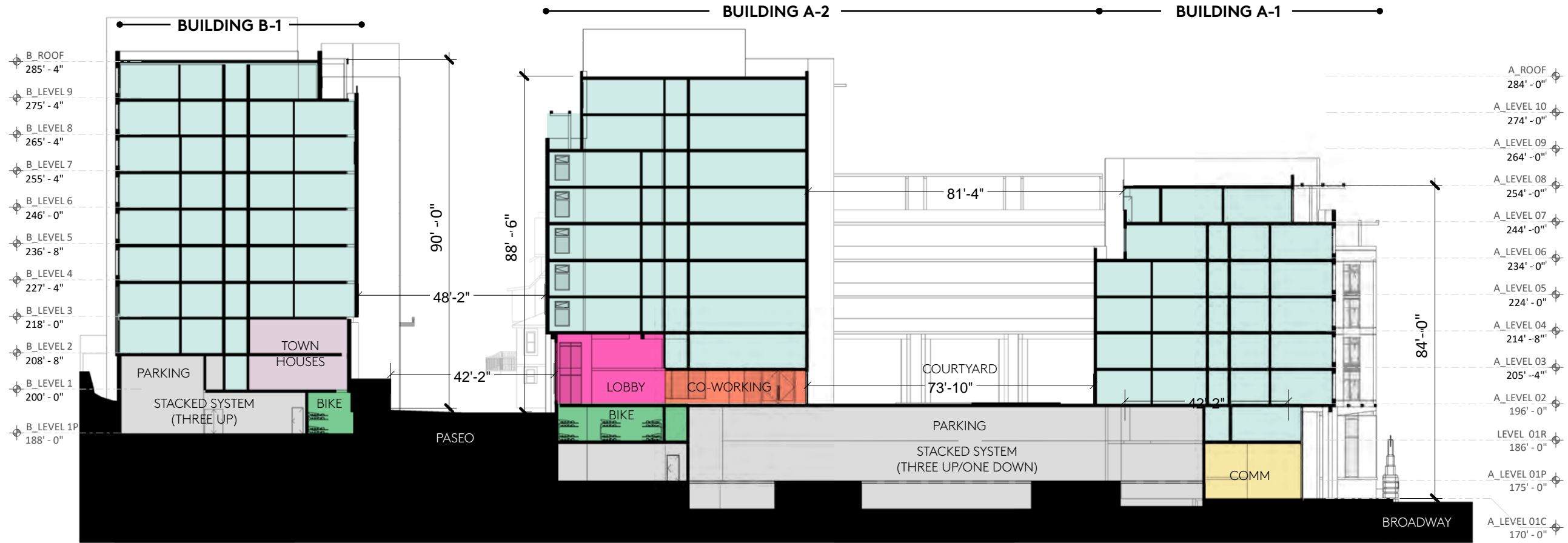


MACKY HALL SOUTH

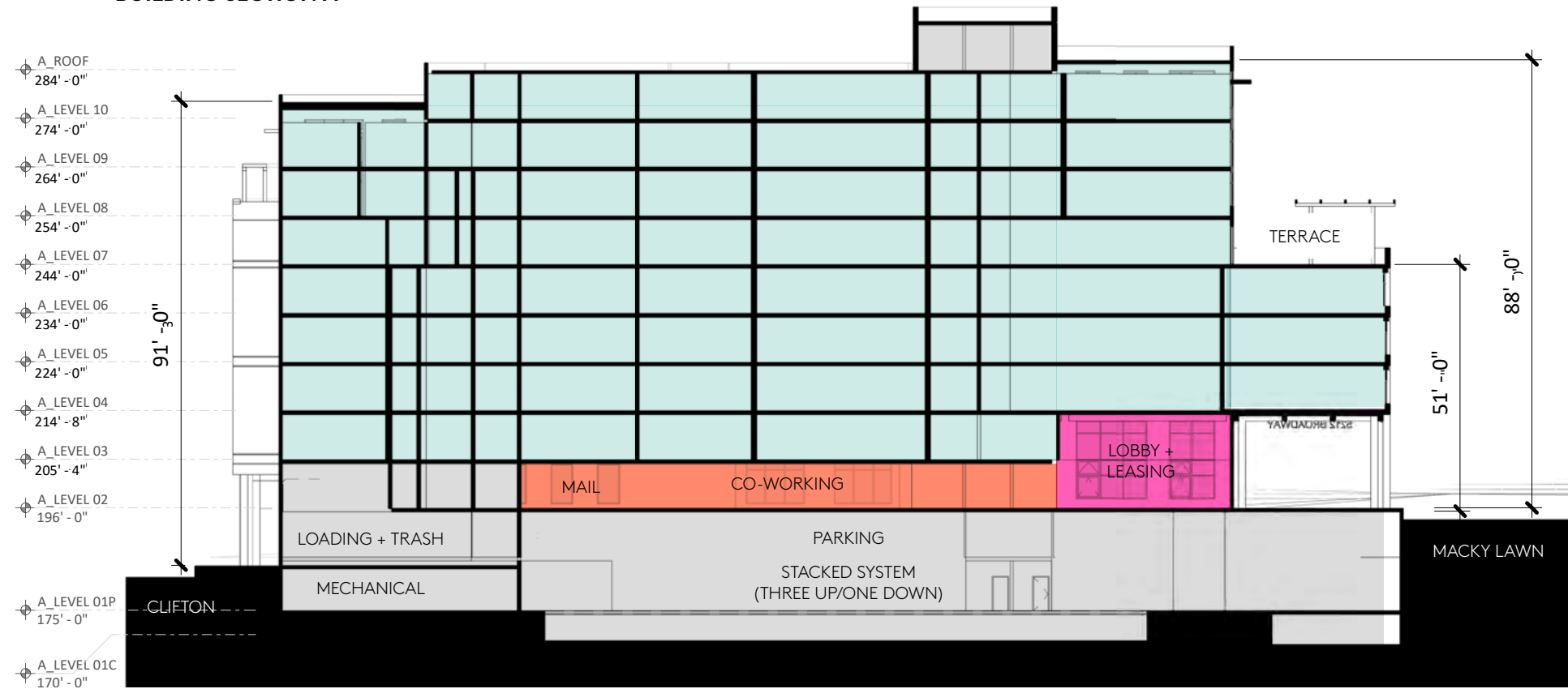
NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

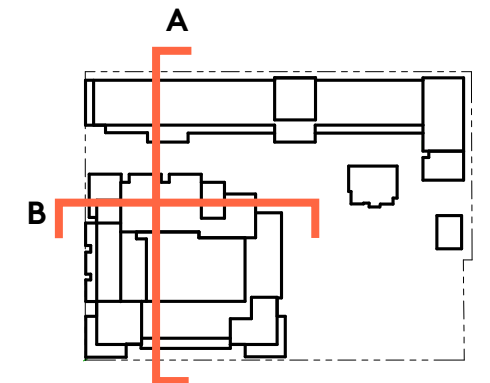
SITE SECTIONS



BUILDING SECTION A

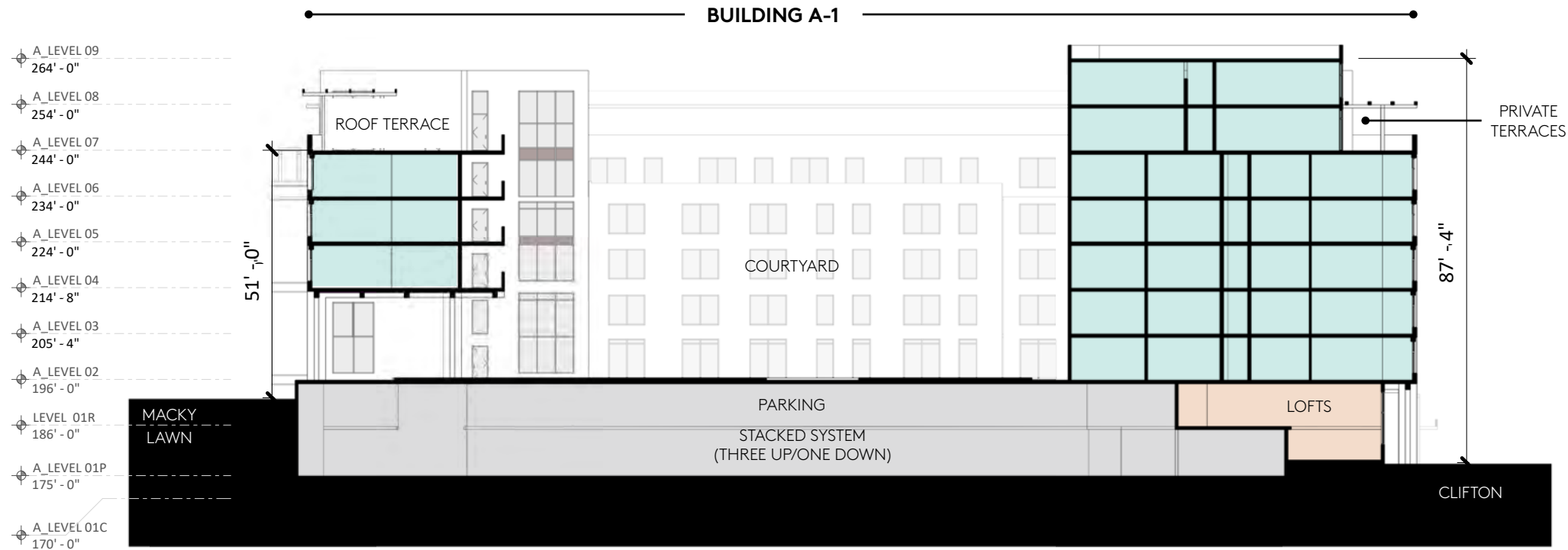


BUILDING SECTION B

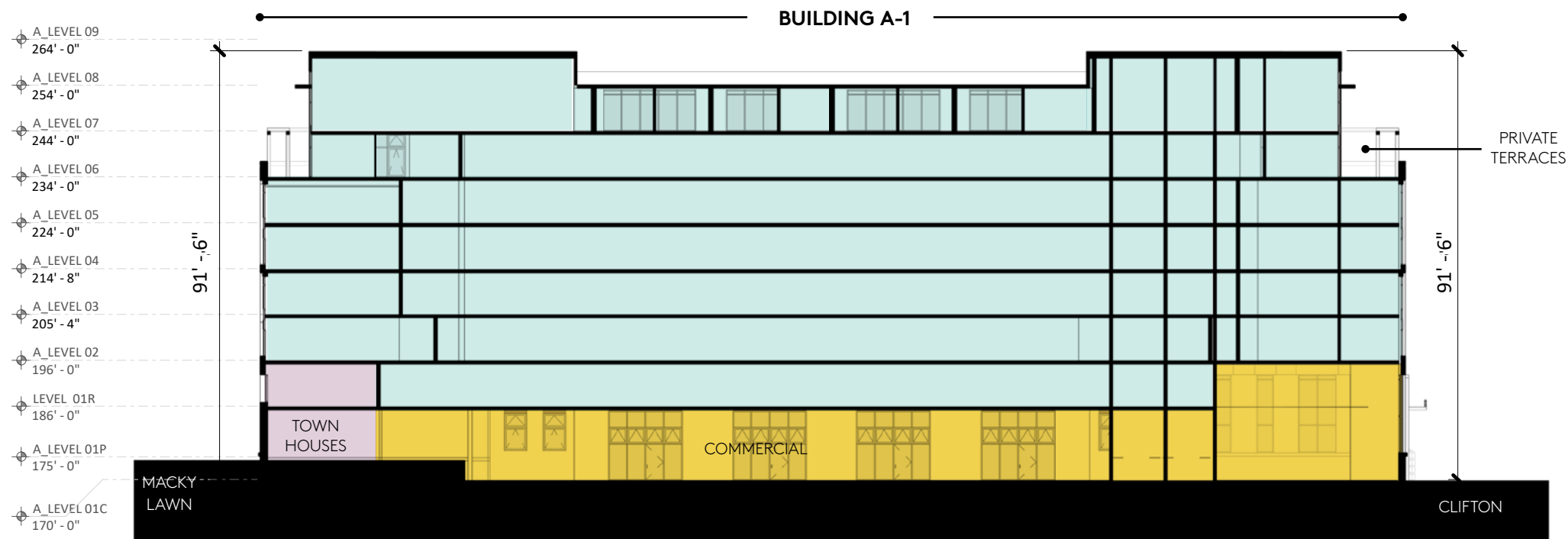


SCALE: 1/32" = 1'

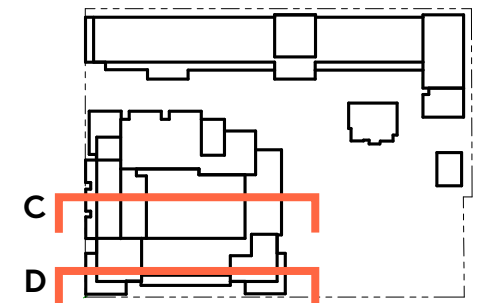
SITE SECTIONS



BUILDING SECTION C

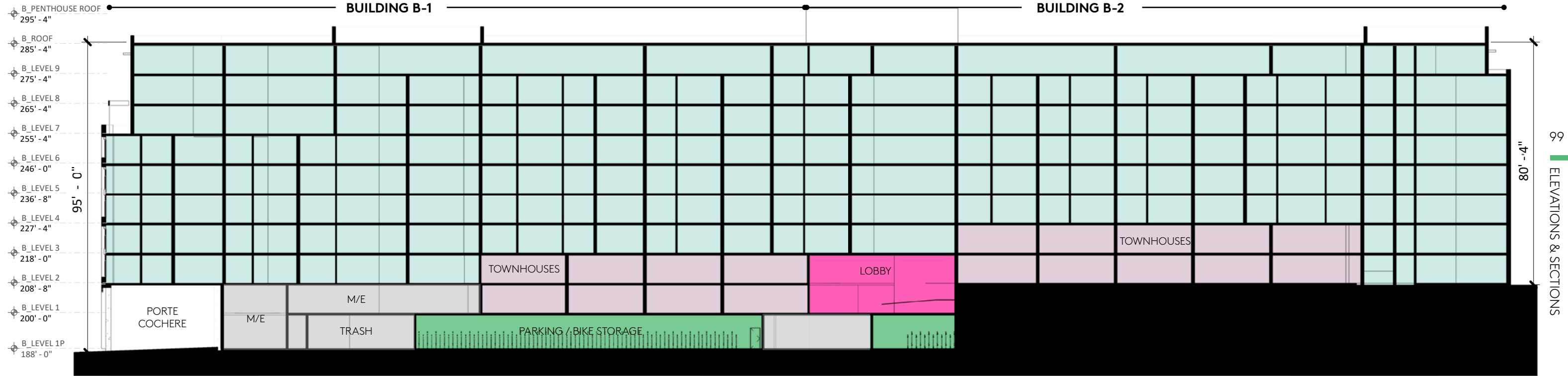


BUILDING SECTION D

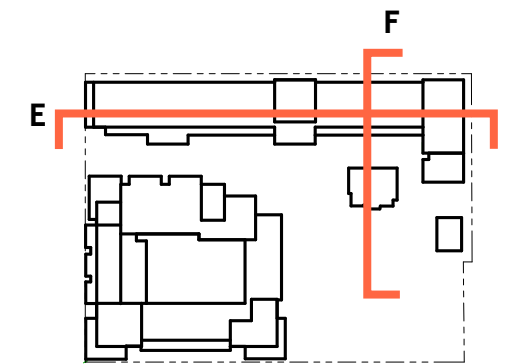
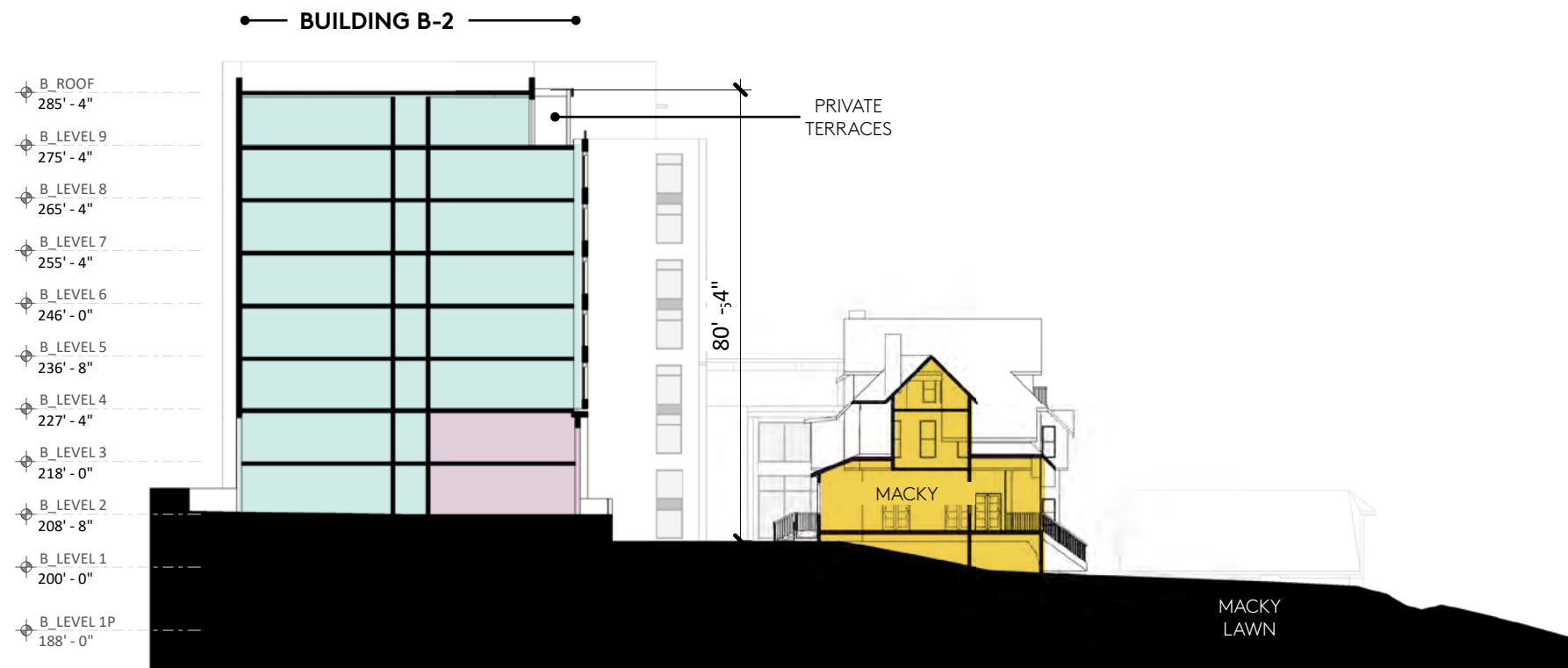


SCALE: 1/32" = 1'

SITE SECTIONS



99
ELEVATIONS & SECTIONS



SCALE: 1/32" = 1'

SUPPLEMENTS

CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



CONCEPTUAL RENDERING: BROADWAY VIEW NORTH



CONCEPTUAL RENDERING: MACKY LAWN & HALL



CONCEPTUAL RENDERING: BUILDING A FROM MACKY



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



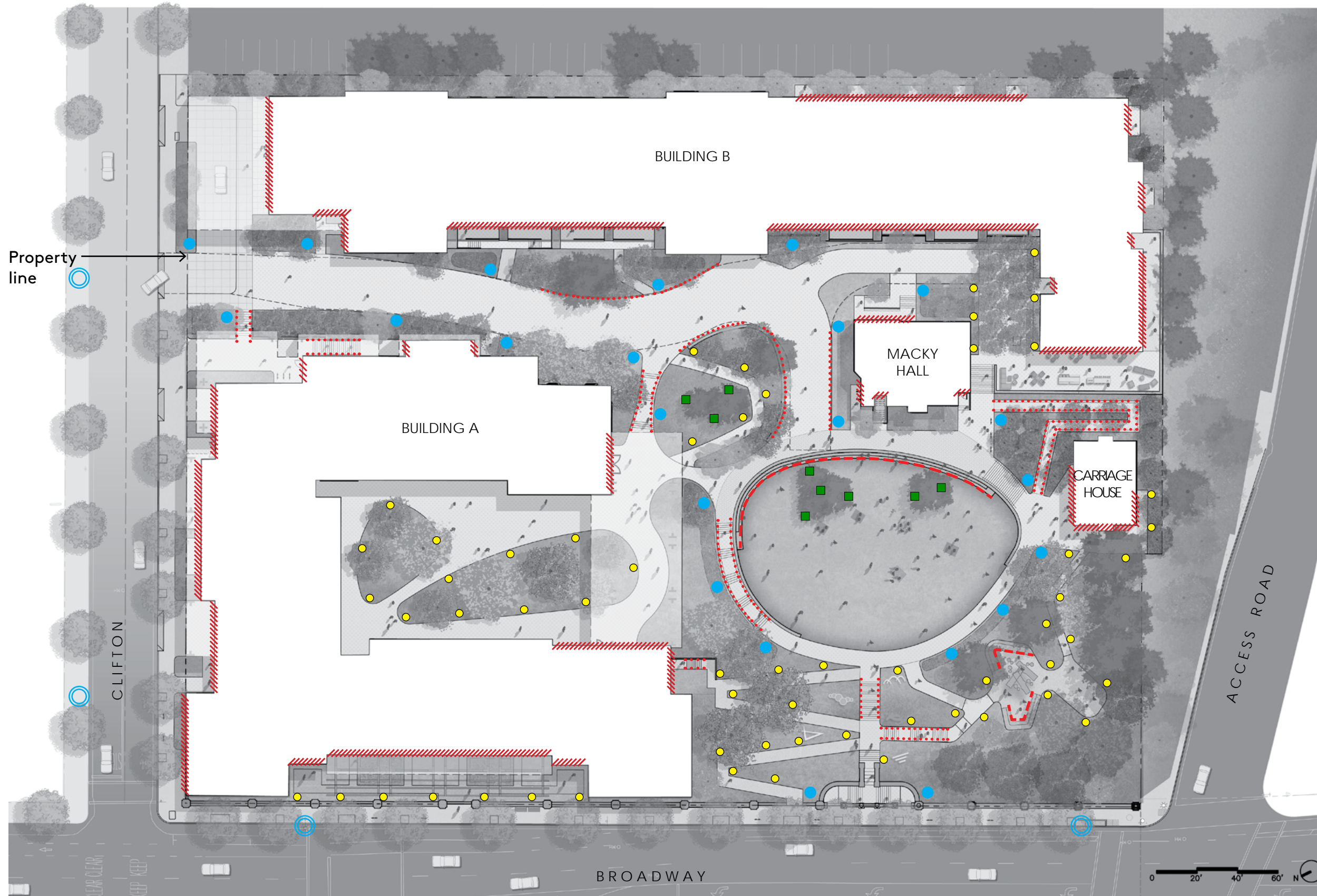
CONCEPTUAL RENDERING: BUILDING B & MACKY HALL






CONCEPTUAL RENDERING: CLIFTON STREET



SITE LIGHTING PLAN



Legend

-  Existing street light to remain
-  New Pedestrian pole light
-  Architectural Lighting



-  New Bollard light



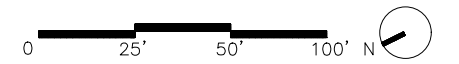
-  New Bench strip light



-  New Handrail strip light



-  New LED Tree Uplights at existing Coast Redwood trees



LANDSCAPE DESIGN





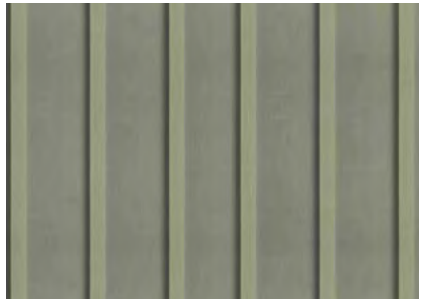




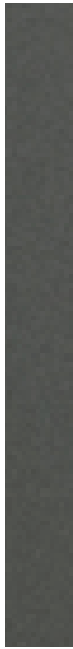
BUILDING MATERIALS BOARD*

*Note: All materials shown are references. Final Materials to be determined.

BUILDING A

	corner volumes	vertical volumes	field	field upper	base		
							
	brick/decorative aluminum perf	painted cement panel board & batt/painted metal spandrel	cement plaster/cement plaster	cement plaster/painted metal trellis structure	ceramic tile/cast in place concrete	wood trellis beams	window mullion
	Thin Veneer: Belden or equal Dryvit: Custom Brick or equal Alum Perf: BOK Modern or equal	Hardi Vertical Board/Batt or equal			Tile: Seneca Tiles Quarry Unglazed or equal		Arcadia T200 or equal

BUILDING B

	central volume	seconday volumes	field	east/upper	base	base	
				 or 	 or 	 or 	
	brick/tile spandrel	brick/metal panel spandrel	cement plaster/tile window headers/metal trellis	cement plaster or painted cement panel board & batt	board formed concrete c.i.p concrete	Wood planks or large format tile	window mullion
	Tile: Laminam or equal					Tile: Laminam or equal	Arcadia T200 or equal