

Oakland City Planning Commission
Design Review Committee

STAFF REPORT

Case File Number: PLN 20141

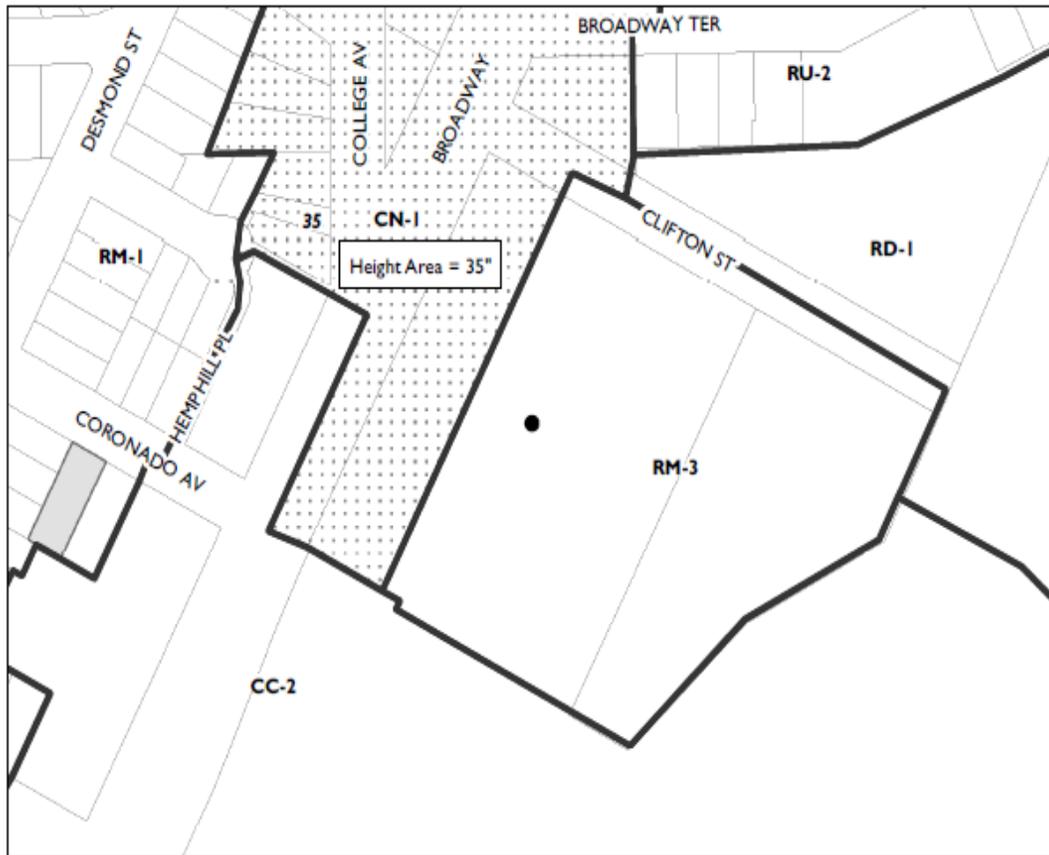
March 24, 2021

Location:	5200 Broadway, California College of the Arts Campus
Assessor's Parcel #	014-1243-001-01
Proposal:	Staff information update and request for DRC input on design guidelines for a proposal to redevelop the California College of Arts (CCA) Oakland Campus. The project includes: Demolition of 10 buildings and landscape features; Retention of 2 existing Landmark buildings for 10,435 square feet of office use. Development of two new buildings would include: 8 stories; 462 residential units, 10% of which would be affordable to moderate income families; 6,310 square feet of café/retail use; 261 parking spaces; 462 bicycle spaces; and 1.85 acres of private open space (accessible to the public) including rehabilitation of the existing Landmark view corridor. A project variant includes adding a 200-foot tall, 23-story tower with 126 additional dwelling units. General Plan Amendment: Change from Institution Land Use Classification to Community Commercial Land Use Classification Rezoning: Change from RM3 and CN1 to CC-2; Change from a 35-foot Height Area to a 90-foot Height Area;
Applicant:	Arts Campus LLC
Contact Person:	Marc Babsin 415-489-1313
Owner:	California College of Arts
Case File #:	ER19003;PLN20141
Planning Permits Required:	General Plan Amendment, Rezone, Design Review, Planned Unit Development, Variance, Tree Permit
General Plan:	Institutional
Zoning:	CN-1, RM-3
Environmental Determination:	An Environmental Impact Report (EIR) is in preparation for this project.
Historic Status:	Various individual building statuses; Area of Primary Importance (API)
City Council District:	1- Kalb
Finality of Decision:	City Council
For Further Information:	Contact case Planner Rebecca Lind at 510 238-3472 or by email at rlind@oaklandca.gov

SUMMARY

Arts Campus LLC has filed an application with the Bureau of Planning to re-develop the California College of the Arts Campus (CCA) with 462 units of housing in 2 new buildings. The campus currently has an historic resource status as an Area of Primary Importance (API) with eligibility for the California Register of Historic Resources and appears to be eligible for the National Register of Historic Places. The campus API includes the Oakland Landmark known as the Treadwell Estate comprised of Macky Hall, the Carriage House, an 80-foot wide view corridor, and the Broadway wall and stairs. A potential design variant could provide an additional 126 housing units in a tower building form for a total of 588 units.

CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: ER19003, PLN20141
Applicant: Arts Campus LLC
Address: 5200 Broadway, California College of the Arts Campus
Zone: CN-1, RM-3
Height Area: 35 ft

The proposal would retain the Treadwell Estate, but demolish the remaining 10 buildings on the campus. The extent of demolition would eliminate the campus API, and alter the campus so that it would no longer be eligible for the California Register of Historic Resources. Existing zoning standards protect these historic resources by requiring that changes to the resource do not alter the current status of the API and by establishing design standards to evaluate replacement projects when approving demolitions. These standards are typically applied to the demolition of single or small groups of buildings, not to demolition of an API. Additional design review criteria are warranted for this project to address how features of the District could be retained in a replacement project despite demolition. Design review will be critical to assessing the replacement project in terms of the project's "fit" with both the historic character of the site, and with the surrounding neighborhood.

The goal is to work toward a design solution that can meet the intent of the City's current design standards for a replacement project using the current regulatory structure.

Staff recommends that the applicant develop site-specific design guidelines to be adopted through the existing Planned Unit Development (PUD) process. These design guidelines would differ from those often reviewed as part of a PUD which typically address regular design review criteria and/or the more detailed implementation of a final development plan. For the CCA project, the guidelines would also be used to evaluate whether the proposed demolition and replacement proposal on the CCA campus can meet the City's broader goals for historic preservation. These design guidelines would substitute for and supplement some of the existing design review findings for demolition and replacement projects within the historic district on a site-specific and project-specific basis.

Staff requests that the Design Review Committee (DRC) provide input to the development of these design guidelines. Staff and the applicant will present an overview of the project to establish the context of the task, and to introduce pertinent design issues. Design review of the actual development project will occur at a subsequent Design Review Committee meeting after the new design guidelines are drafted.

PROPERTY DESCRIPTION

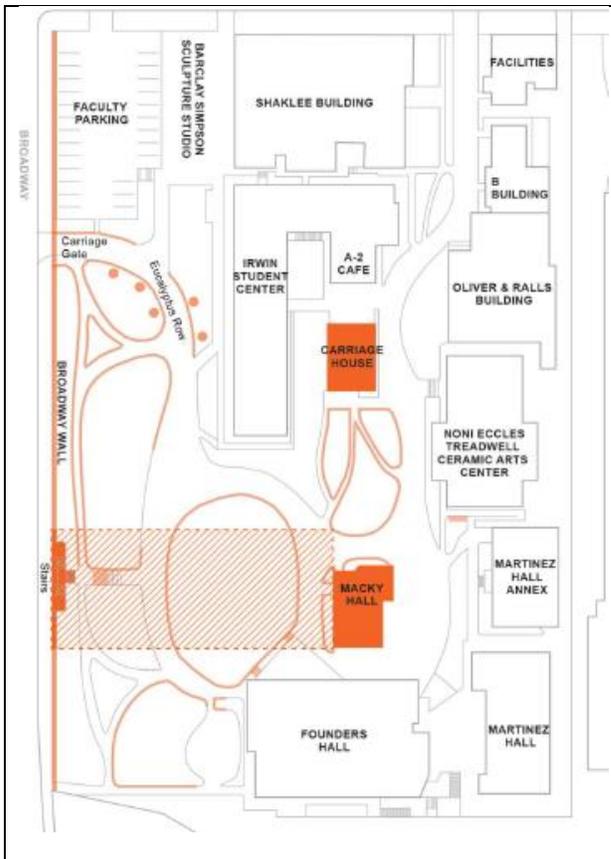
The subject property consists of a 3.9-acre parcel developed with 12 buildings, numerous landscape features and open space organized as a college campus. Buildings have varying architectural styles that commemorate the purpose and history of the art school. The site plan is internally focused and the existing buildings have a similar height and scale that, despite the eclectic architecture, establishes a campus setting and character. Structures are organized around approximately 2 acres of open space and are connected by a system of walkways. Vegetation is generally overgrown and minimally maintained.

PROJECT DESCRIPTION

The proposed project includes construction of two buildings containing housing, and demolition of 10 of 12 buildings on site. It includes retention and rehabilitation of the two buildings in the Treadwell Estate and conversion of those buildings to commercial activity. Open space on the site would be reconfigured to rehabilitate the view corridor, improve walkways and ADA access and provide private open space open to the public. The Broadway wall would be partially retained. The redevelopment concept would provide 462 new housing units, including 46 units affordable to households of moderate income. A potential design variant could provide an additional 126 housing units in a tower building form. The changes proposed require a General Plan amendment, rezoning to address density and height, a PUD permit, variances, and tree permits.

HISTORIC RESOURCES

The site contains four types of historic resources regulated through the City's design review standards. Resources are described as follows:



1. The entire campus is an API and a Potentially Designated Historic Property (PDHP).
2. The campus qualifies as a District eligible for the California Register of Historic Resources and National Register of Historic Places.
3. Four Buildings (Founders, Martinez Hall, Treadwell Ceramics, Simpson Sculpture Studio) are individually eligible for the California Register based on meritorious architecture as excellent examples of Brutalism and the Third Bay Tradition architectural styles.
4. Two buildings, Macky Hall and Carriage House, and associated landscape features, are part of the Treadwell Estate, an Oakland Landmark (shown in orange highlight). The Treadwell Estate is listed on the National Register of Historic Places.

Landmarks and APIs are treated differently from one another in the General Plan and zoning regulations. Retention of the Landmark portions of the site alone does not fully address the preservation standards and goals for the entire API and for the District, or the four buildings eligible for listing on the California Register.

Changes to each of the four types of historic resources should be addressed in the design guidelines. For example, for the Campus, the design guidelines should explore what defining features can be expressed in the surviving API. The design guidelines should address opportunities to reuse or incorporate features of existing buildings where possible without creating a patchwork of architectural styles. In addition, there may be opportunities for reuse through the option of additional preservation.

GENERAL PLAN

Findings of consistency with the following Historic Preservation Element policies are required.

Policy 3.1 (Applies to API, District and individual buildings)

Make all reasonable efforts to avoid or minimize adverse effects on the character defining element of existing PDHPs which would result from public or private projects requiring discretionary permits.

Policy 3.5 (Applies to API, District and individual buildings)

For any project involving complete demolition of a PDHP requiring discretionary permits the city will make a findings that

- 1) the design quality of a proposed project is at least equal to that of the original structure and compatible with the character of the neighborhood, or*
- 2) public benefits out weight the benefits of retaining the original structure -or*
- 3) the existing design is undistinguished*

Policy 2.4 (Applies to Treadwell Estate)

Alterations or new construction involving Landmarks will normally be approved if they are found to meet the Secretary for the Interior Standards for the Treatment of Historic Properties, or if certain other findings are made.

Table 4.2 Alteration and New Construction Regulations for Landmarks (Applies to Treadwell Estate)

The proposal conforms to the Interior Standards for the Treatment of Historic Properties. If not eligible for the Secretary of the Interior Standards the proposal will not adversely effect the character of the property as determined by Design Guidelines for Landmarks. (Not adopted).

Table 4.1 Demolition of Landmarks (Applies to Treadwell Estate (Wall, Bricks Landscape features)

For Class I Landmarks demolition or removal is permitted only if either the existing property has no reasonable use or the design quality of the replacement is at least equal to the existing facility as determined by Design Guidelines (Not adopted).

ZONING ANALYSIS

Section 17.136.075 requires a number of specific standards that apply to replacement projects for the API, District and individual buildings. The new design guidelines should present techniques, or design concepts which encompass the intent of the following standards:

- Project design quality is equal to or superior to the original design quality at the replacement project site and in the surrounding area.
- The design is compatible with character of district in terms of:
 - Massing
 - Siting
 - Patterns of openings
 - Quality of material
 - Intensity of detail
- The project incorporates street frontage forms that reflect the rhythm and widths of the facades on the street and entrances reflect the patterns on the street.
- Techniques are used to create high visual interest that reflect the level and quality of visual interest of the district.
- If the design contrasts “the new to the historic” then the replacement project enriches the historic quality of the district.
- Use features and materials that define the district.

- Replacement project is cohesive with the visual cohesiveness of the district drawing on basic building features such as:
 - location on site
 - relationship to street
 - basic mass
 - form

- direction or orientation
- recesses and projections
- quality of materials
- pattern of openings
- level of detailing

Section 17.136.070 applies to the rehabilitation of Landmarks (Treadwell Estate) The new design guidelines should also present techniques, or design concepts which encompass changes to the Treadwell Estate:

- The proposal will not adversely affect the exterior features of the designated landmark.
- The proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting;

Commercial Corridor Design Guidelines

The Commercial Corridor Design Guidelines (CC Guidelines) provide additional standards intended to update the City's commercial corridors to a pre-automobile development standard and provide a robust mixed-use environment along the corridors. The CC Guideline establish standards for primary and secondary corridors, and the CCA site is mapped as secondary. Development along secondary corridors is intended to be less intense than projects along a primary corridors so setbacks, for example, are established at 8 feet from the front property line as opposed to a zero setback on the primary corridors. Site specific design guidelines provide an additional opportunity to create flexibility in implementing these standards through the PUD process. What kind of compromise or flexibility is desired?

ISSUES FOR DISCUSSION

Do DRC members have specific areas of interest to address in the new design guidelines?

Possible topics include:

- Relationship between buildings
- Interior vs exterior focus
- Public vs private spaces
- Height/mass
- Integrity of Treadwell Estate
- Architecture
- Visual cohesiveness
- Materials New or Re-Use
- Features of the existing campus API
- Features of individual resource buildings
- Consistency with the surrounding neighborhood

Are there portions of the site that deserve additional focus in the design guidelines?

- Broadway interface; Retention of the Broadway wall
- Clifton St. interface
- API Boundary

CONCLUSION

Staff requests that the DRC review and comment on the following questions as noted here and discussed throughout this report.

- Whether to develop design guidelines that reflect more of the current campus and neighborhood character than is currently proposed?
- Are there major design components or issues to be addressed?
- What qualities of a replacement project are most desirable?
- How flexible should the site specific design guidelines be when contrasted with existing standards?

Prepared by:



Rebecca Lind
Acting Planner IV

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager

Attachments:

1. Plan Set "Compiled Copy"
2. Variant Plan Set dated 2-12-21

**CALIFORNIA COLLEGE OF ARTS
OAKLAND CAMPUS SITE
REDEVELOPMENT PLAN**

BASIC APPLICATION
PLAN SET

SEPTEMBER 9, 2020

EMERALD FUND
EQUITY COMMUNITY BUILDERS
SOLOMON CORDWELL BUENZ ARCHITECTS
LEDDY MAYTUM STACY ARCHITECTS
JENSEN ARCHITECTS
MARK HORTON / ARCHITECTURE
CMG LANDSCAPE ARCHITECTURE
BKF ENGINEERS

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CONTACT: MARC BABSIN
PHONE: 415.489.1329

CO-OWNER

EQUITY COMMUNITY BUILDERS LLC
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CONTACT: JOHN CLAWSON
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BKF ENGINEERS
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WALNUT CREEK, CA 94596
CONTACT: CHRISTINE GURSKE
PHONE: 925.940.2253

PROJECT DESCRIPTION

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

1. Change in Land Use and Zoning.

General Plan: The application requests a General Plan Amendment from Institution Land Use to Community Commercial Land Use.

- Rezoning: The application requests a Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC-2 and a zoning amendment to request the adoption of a new California College of the Arts Overlay District (D-CCA) integrating design and educational features that relate to the former California College of the Arts Campus as a historic resource while allowing site redevelopment.
- Height: The rezone request includes 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:

- Demolition of 10 of the existing buildings on the campus.
- Demolition of existing vegetation except for 7 Redwoods, 1 Magnolia, 3 Live Oaks (2 to be boxed and transplanted), 1 Holly Oak, 1 Bunya Bunya, 1 Deodar Cedar, 1 Canary Island Palm, 1 Ponderosa Pine (to be boxed and transplanted.)
- Demolition of the 230' northern portion of the entry wall on Broadway. The approx. 242' balance of the wall along Broadway to the south would remain, including the entry staircase.
- Preservation and renovation of two landmarked buildings, Macky Hall and Carriage House, historic entry staircase and several landscape features.
- Development of:
 - Two perimeter residential buildings ranging from 5 to 8 stories
 - 447 residential units
 - 16,935 square feet of office space (or residential amenity space) comprised of 7,760 square feet in Macky Hall, 2,875 square feet in Carriage House and 6,300 square feet on the ground floor of a new building along Broadway
 - 1,412 square feet of café/retail use on the ground floor of a new building along Broadway
 - 1.74-acres of group usable open space that would also be open to the public (lot 1,2 & 3 combined)
 - 21,668 square feet of group usable open space that would be restricted to residents
 - 255 automobile parking spaces in two garages: 220 and 35 spaces respectively
 - 460 bicycle parking spaces, project wide

LOCATION

The project site is located on Broadway, between Clifton, Butler (abandoned, currently a driveway leading to Safeway) and Anderson (abandoned, currently a trench separating the apartments at 225 Clifton and the project site.) The Broadway frontage measures 472 feet and the Clifton frontage measures 360 feet. Current use of the property is the Oakland campus of California College of Arts, who will be relocating its entire operation.

The property sits opposite to a variety of small scale commercial establishments along Broadway and is surrounded by a shopping mall, apartment buildings and a vacant lot (planned for a new shopping center) on the south.



SITE CONTEXT

Project Parameters

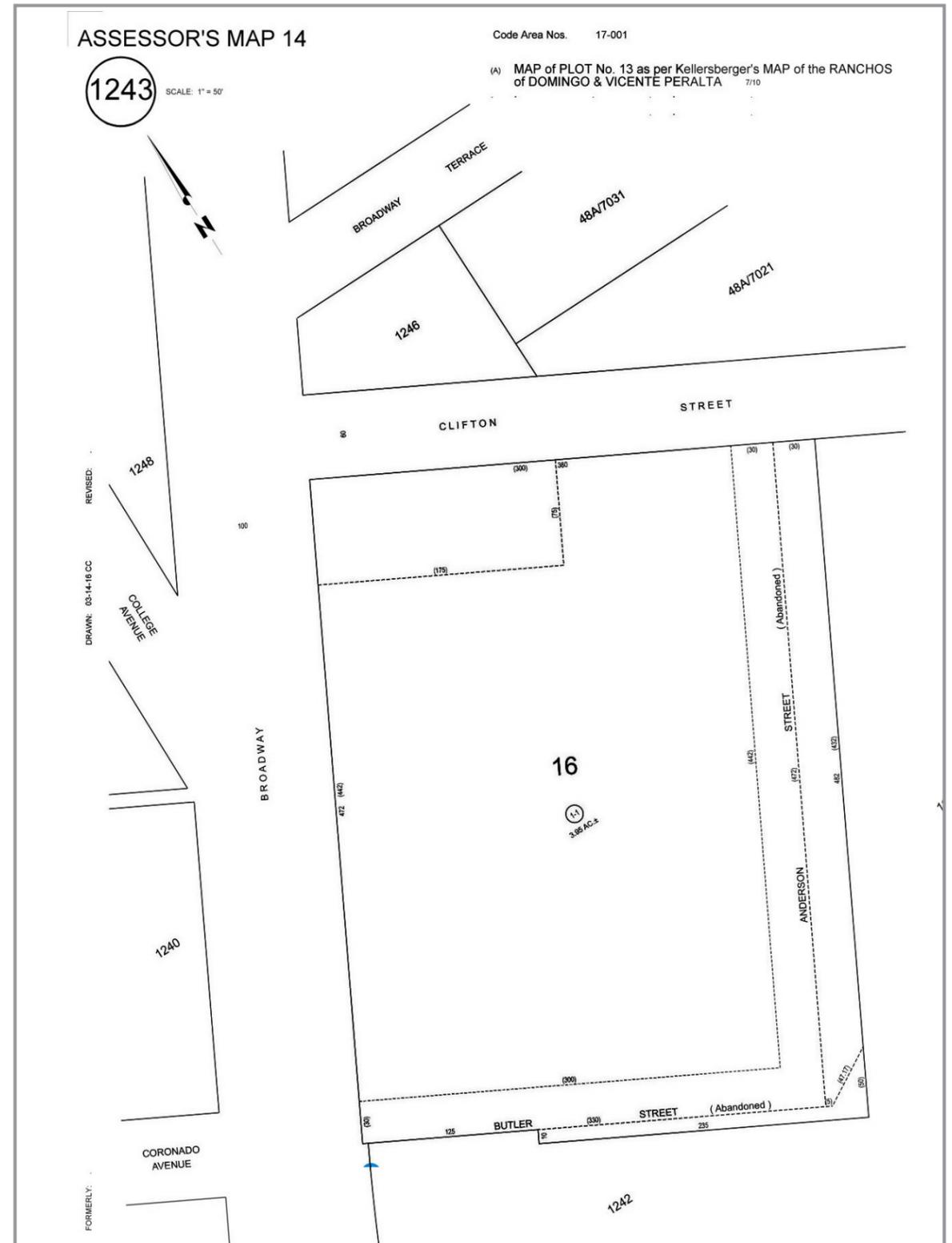
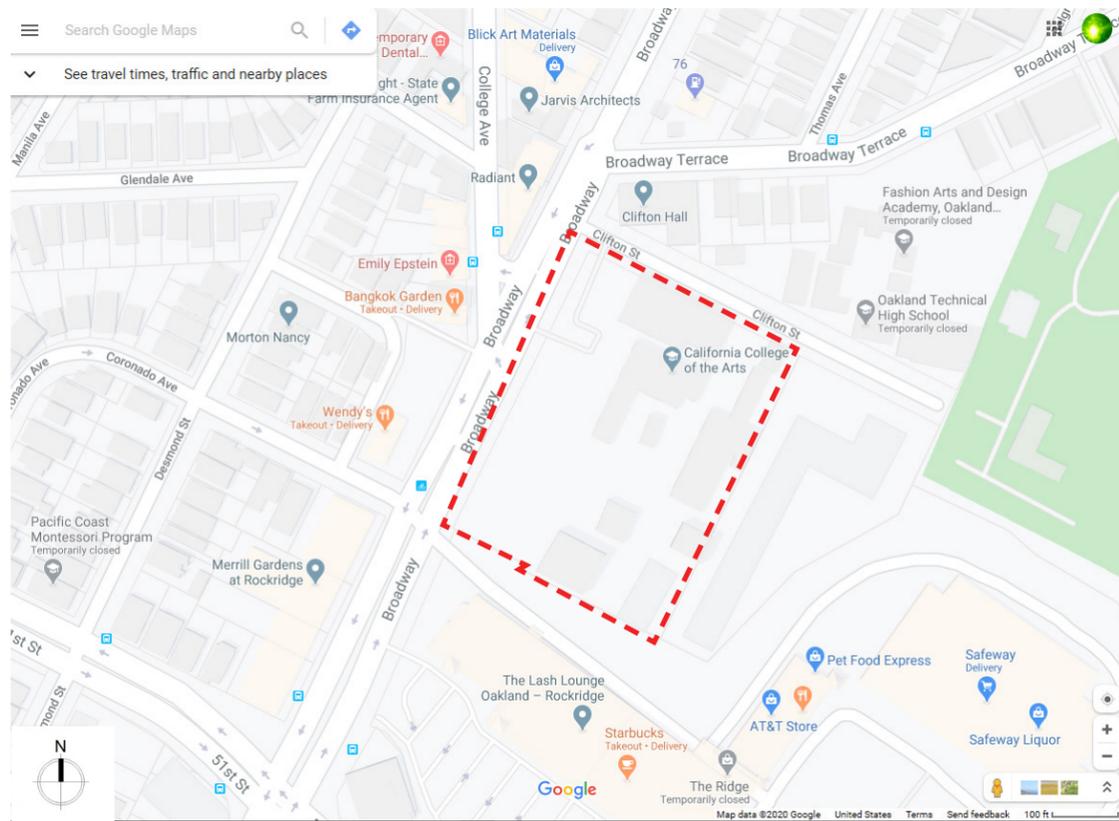
Current Zoning District:
 Mixed Housing Type Residential Zone 3 (RM-3) &
 Neighborhood Commercial Zone (CN-1)

PROPOSED: CC-2 (Community Commercial)

Address: 5200 Broadway, Oakland, CA 94618

APN: 14-1243-1-1

Lot Area: 171,942 SF





1 SENIOR HOUSING BUILDING ON BROADWAY



2 CLIFTON HALL



3 SOUTH SIDE OF SITE/ ACCESS ROAD TO SHOPPING MALL



4 SHOPPING MALL



5 WENDY'S ON BROADWAY



6 RETAILS ON BROADWAY ACROSS SITE



7 VIEW TOWARDS COLLEGE AVE.



8 VIEW OF SITE FROM BROADWAY



9 SOUTHWEST CORNER OF SITE



10 UNDEVELOPED LOT SOUTH OF SITE



11 VIEW TOWARDS NORTHWEST CORNER OF CCA SITE



12 CLIFTON STREET



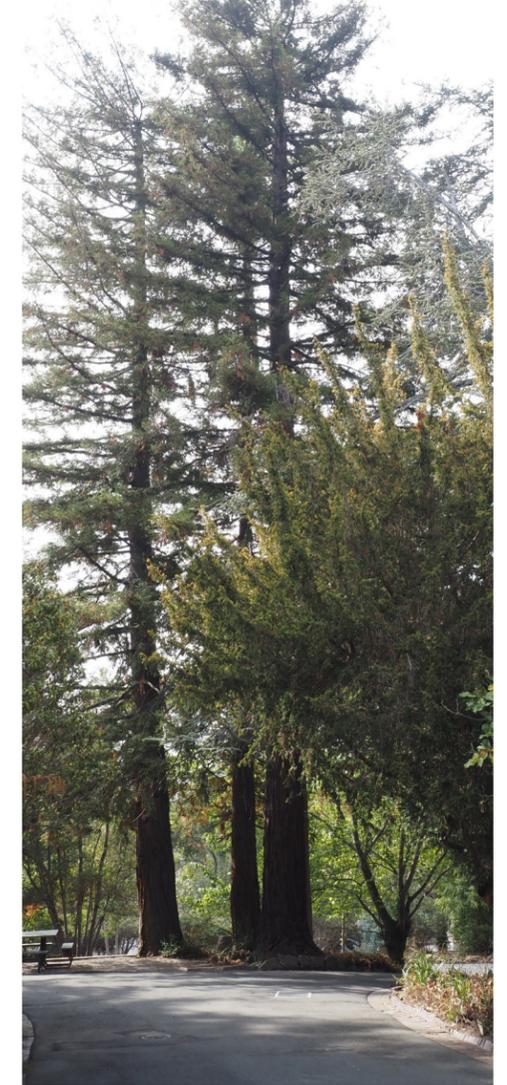
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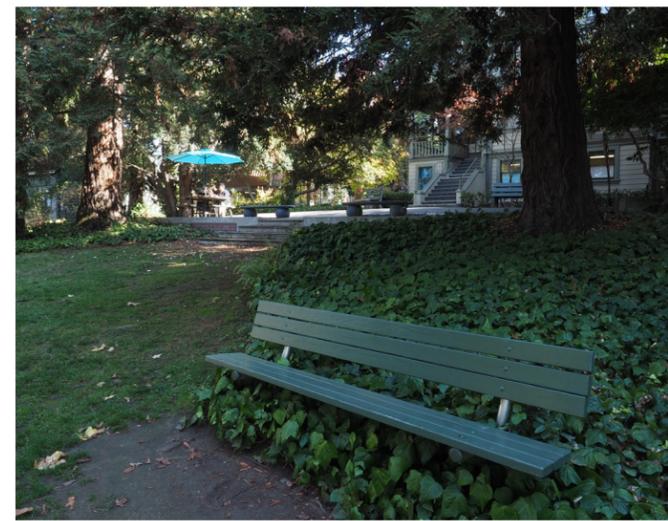
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4



5



6



8



9





1 B BUILDING



2 OLIVER ART CENTER



3 TREADWELL HALL



4 MARTINEZ ANNEX



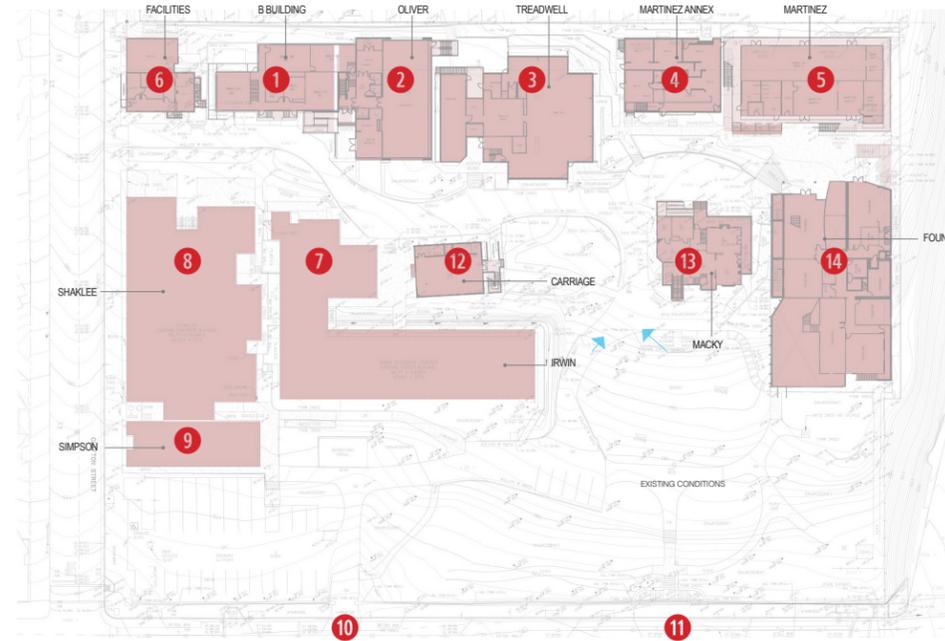
5 MARTINEZ HALL



6 FACILITIES BUILDING



7 IRWIN STUDENT CENTER



14 FOUNDERS HALL



8 SHAKLEE BUILDING



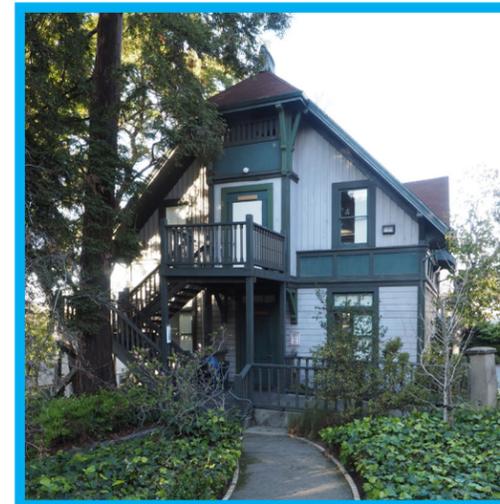
9 BARCLAY SIMPSON SCULPTURE STUDIO



10 GATE AT BROADWAY



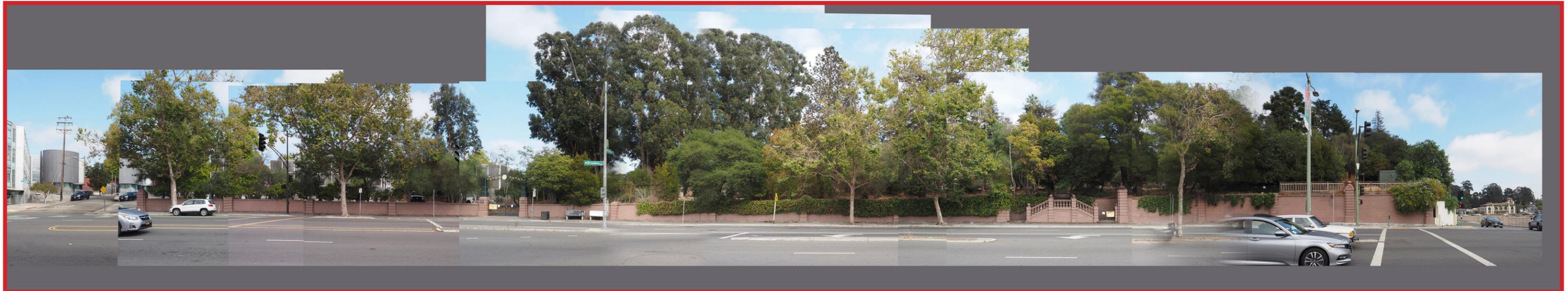
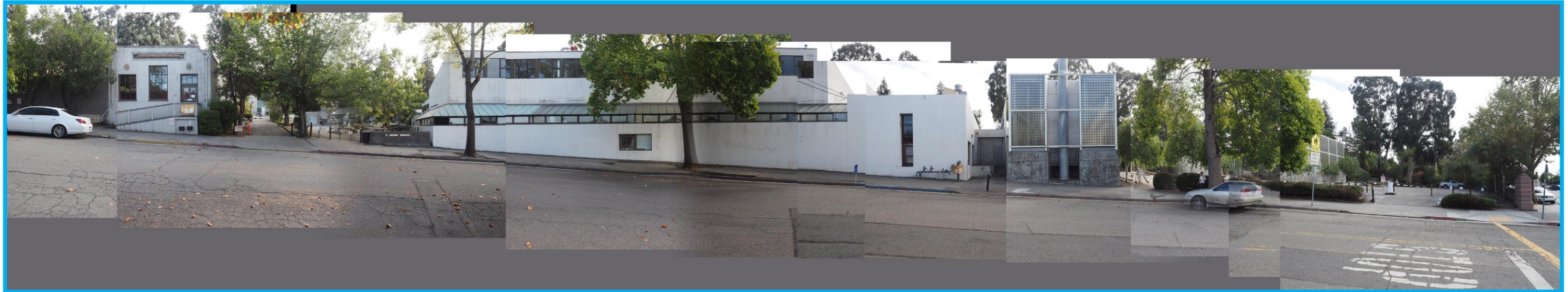
11 HISTORIC STAIRS



12 CARRIAGE HOUSE

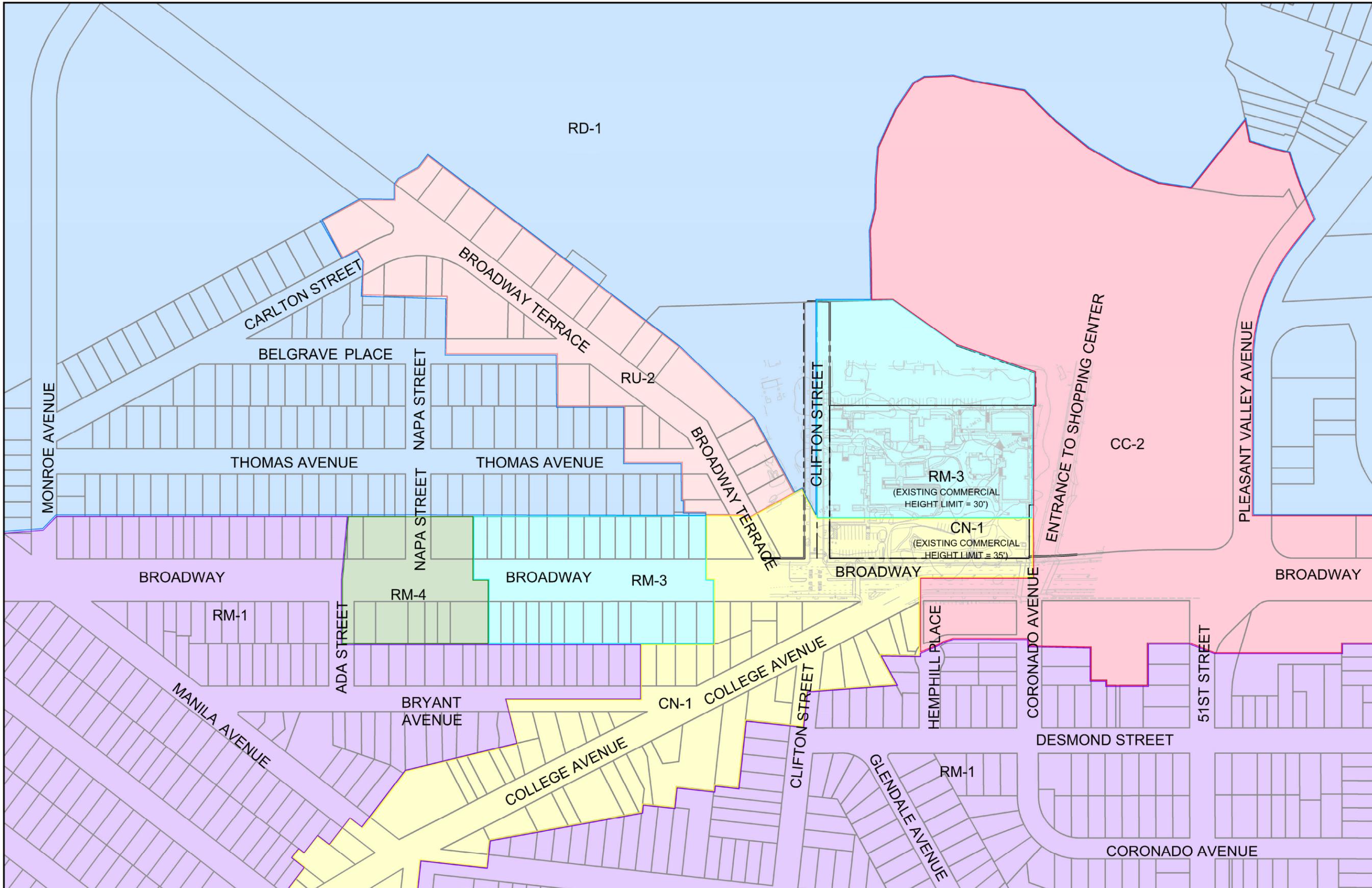


13 MACKY HALL



ZONING MAP

DRAWING NAME: \\BKF-MC\work\175130_CCA_Oakland_Campus\ENG\EXHIBITS\004_Zoning_Map\01_CCA_EXZONE.dwg
 PLOT DATE: 08-28-20 PLOTTED BY: ancy



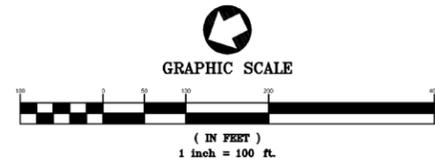
LEGEND

█	ZONE CC-2	█	ZONE RU-1
█	ZONE CN-2	█	ZONE RD-1
█	ZONE RM-1		
█	ZONE RM-3		
█	ZONE RM-4		

LEGEND
 1. ZONES SHOWN ON THE EXISTING AND FUTURE ZONING MAPS ARE BASED ON THE 'CITY OF OAKLAND ZONING AND ESTUARY POLICY PLAN MAPS' PREPARED BY THE CITY OF OAKLAND PLANNING & BUILDING DEPARTMENT DATED MAY 12, 2017.

EXISTING ZONE DENSITY

ZONE	SF PER UNIT	OAKLAND PLANNING CODE CHAPTER
RM-1	1,500	17.17
CN-2	550	17.33

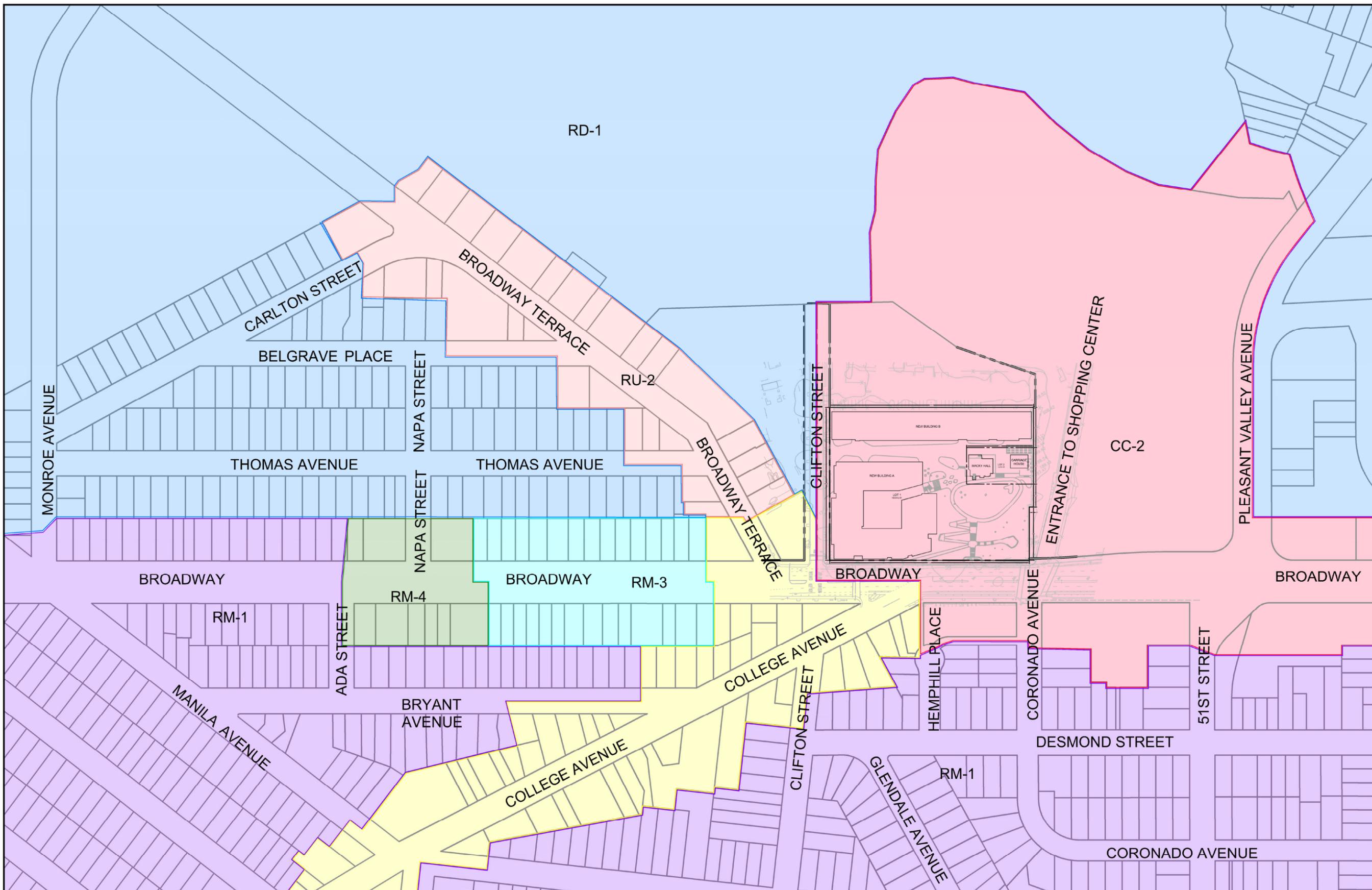


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CALIFORNIA COLLEGE OF THE ARTS REDEVELOPMENT ZONING MAP
 EXISTING SITE ZONING
 COUNTY OF ALAMEDA
 CALIFORNIA

Date	08/28/20
Scale	AS SHOWN
Design	CG
Drawn	EA
Approved	FSS
Job No	20175130
Drawing Number:	2
	1 OF 2

DRAWING NAME: \\BKF-MC\work\175130_CCA_Oakland_Campus\ENG\EXHIBITS\004_Zoning_Map\01_CCA_PRZONE.cwg
 PLOT DATE: 08-28-20 PLOTTED BY: any



LEGEND

	ZONE CN-2		ZONE RU-1
	ZONE RM-1		ZONE RD-1
	ZONE RM-3		
	ZONE RM-4		

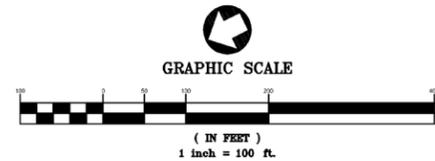
LEGEND

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PROPOSED ZONE DENSITY

ZONE	SF PER UNIT	OAKLAND PLANNING CODE CHAPTER
CC-2	225	17.35

PROJECT DESIGN: 375 SF PER UNIT
 (171,942 SF SITE AREA / 458 UNITS)



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CALIFORNIA COLLEGE OF THE ARTS REDEVELOPMENT
 ZONING MAP
 FUTURE SITE ZONING
 COUNTY OF ALAMEDA
 CITY OF OAKLAND
 CALIFORNIA

Date	By	No.	Revisions
08/28/20	AS SHOWN		
	Design CG		
	Drawn EA		
	Approved ESS		
	Job No 20175130		

Drawing Number:
 2 OF 2

PROJECT SUMMARY



CCA site area (SF)			
	A	LOT 1	66,266
	MH/CH	LOT 2	11,831
	B	LOT 3	94,173
Total Site Area			172,270

BUILDING FOOTPRINT/ SITE COVERAGE (SF)		
Building A	A	52,052
Building B	B	31,690
Macky Hall	MH	2,386
Carriage House	CH	1,290
Building footprint/ site coverage (New)		83,742
Building footprint/ site coverage (Existing)		3,676
Building footprint/ site coverage (New + Existing)		87,418
Site Coverage (entire site)		49%

OPEN SPACE (SF)		
Group usable open space – open to residents and the public	A	11,579
Group usable open space – open to residents and the public	B	56,901
Group usable open space – open to residents and the public	MH/CH	N/A
Courtyard (Restricted to residents)	A	8,121
Amenity deck A (Restricted to residents)	A	7,003
Amenity deck B (Restricted to residents)	B	6,544

PARKING COUNT (BY BUILDING/ FLOOR)			
	Bldg	floor	parking
		A	A3 69
		A	A2 63
		A	A1 65
		A	A0 23
		B	L0 35
New Residential Parking		A+B	Subtotal 255
parking provided			255
parking ratio (only residential)			0.57

New Buildings: A, B
Existing Buildings: MH (Macky Hall), CH (Carriage House)

GSF AND UNIT COUNT SUMMARY (BY BUILDING)

RESIDENTIAL	Bldg.	#/flrs	height (Ft)	unit type approx. unit size (SF)	Studio 470	1 Junior 550	1 Bed 700	1 + Den 800	2 Bed 950	2 Bed + 1100	Townhouse 1200	unit count	GSF
New Residential	A	8	85		21	13	92	11	28	53	9	227	250,127
New Residential	B	6-8	65-85		17	28	115	1	6	49	4	220	230,158
subtotal					38	41	207	12	34	102	13	447	480,285
unit mix					9%	9%	46%	3%	8%	23%	3%	100%	

OFFICE			
New office	A	1	6,300
Renovation	MH	4	7,760
Renovation	CH	2	2,875
Subtotal			16,935

CAFÉ/ RETAIL			
New Retail	A	1	1,412
Subtotal			1,412

PARKING			
New Parking	A	4	93,890
New Parking	B	1	13,500
Subtotal			255 107,390

PROJECT	Total	38	41	207	12	34	102	13	447	606,022
	unit type	Studio	1 Junior	1 Bed	1 + Den	2 Bed	2 Bed +	Townhouse	unit count	GSF

Planning application terminology	efficiency units (all studios)	38
	1-bedroom units (1 Junior, 1 Bed, 1+ Den)	260
	2-bedroom units (2 Bed, 2 Bed+, Towhhouse)	149

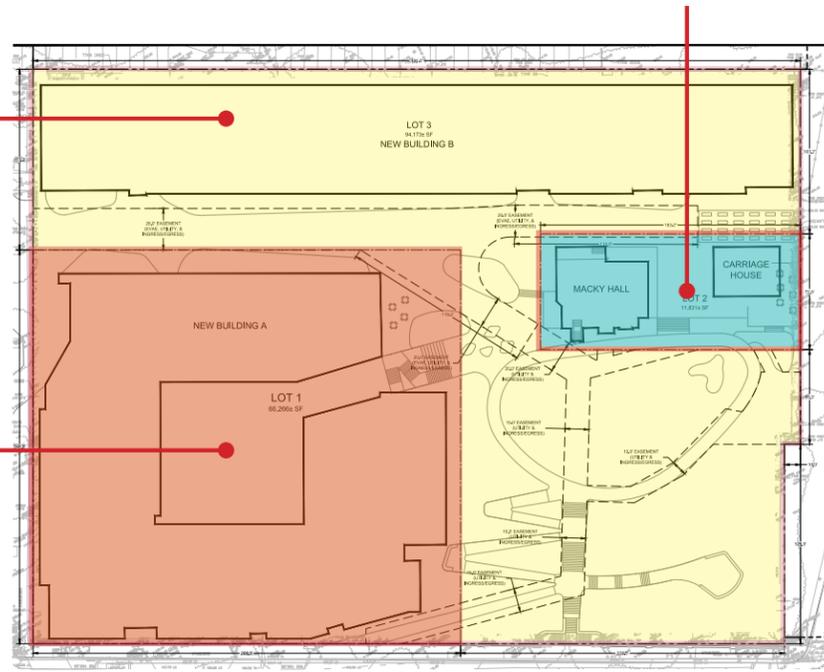


LOT DESIGNATIONS

LOT 2 (MACKY/CARRIAGE)

LOT 3 (BLDG B)

LOT 1 (BLDG A)



OPEN SPACES

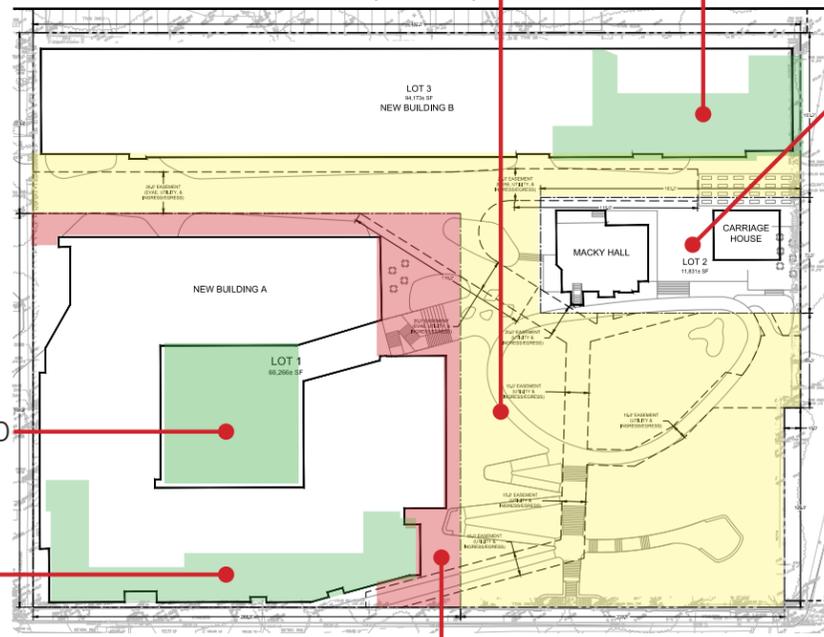
PUBLIC SPACE DECK B (LOT 3)

PUBLIC SPACE (LOT 2) approx. 7,500 SF

COURTYARD

DECK A

PUBLIC SPACE (LOT 1)



	LOT 1	LOT 2	LOT 3
units	227		220
lot size	66,266	11,831	94,173
OPEN SPACE CALC			
courtyard	8,121	N/A	
deck A	7,003	N/A	
deck B	-	N/A	6,544
open (public)	11,579	7,500	56,901
total	26,703	7,500	63,445
per unit	118	N/A	288
min. for cc2	90	N/A	90
compliant	YES		YES
DENSITY CALC			
density	292		428
max density	225		225
compliant	YES		YES

ENTIRE SITE (3 LOTS)

Code Compliance check for CC-2 Zone, Height Area 90 (Oakland Planning Code 17.35)	LOT 1	LOT 2	LOT 3
lot size	66,266	11,831	94,173
Number of Units	227		220
Number of Parking	220		35

Table 17.35.01 Permitted and Conditionally Permitted Activities	CC-2 requirement	LOT 1 (BLDG A)	LOT 2 (MACKY/CARRIAGE)	LOT 3 (BLDG B)	compliant?
Residential Activities - Permanent	Permitted	Included		Included	YES*
Commercial Activities - General Food Sales	Permitted	Included			YES
Commercial Activities - Administrative	Permitted	Included	Included		YES

*according to limitations on Table 17.35.01, L2: Proposed Townhouses use at Ground floor along Clifton will require the granting of a Conditional Use Permit since the units are within 20' of the principal street frontage, see excerpts on A1.04

Table 17.35.02 Permitted and Conditionally Permitted Facilities	CC-2 requirement	LOT 1 (BLDG A)	LOT 2 (MACKY/CARRIAGE)	LOT 3 (BLDG B)	compliant?
Residential Facilities - Multifamily dwellings	Permitted	Included		Included	YES
Nonresidential Activities - Enclosed Nonresidential / Sidewalk Cafe	Permitted	Included			YES

Table 17.35.03 Property Development Standards	CC-2 requirement	LOT 1 (BLDG A)	LOT 2 (MACKY/CARRIAGE)	LOT 3 (BLDG B)	compliant?
Min. Lot Width (mean)	25 ft	247 ft	72 ft	113 ft	YES
Lot Frontage	25 ft	247 ft	72 ft	113 ft	YES
Lot Area (SF)	4000	66,266	11,831	94,173	YES
Min/Max Setbacks					
Minimum front	0 ft	2 FT	10 ft	2 ft	YES
Maximum front	N/A				YES
Minimum interior side	5 ft*	5 FT	5 ft	5 ft	YES
Minimum street side	0 ft	2 FT		2 ft	YES
Rear (Residential Facilities)	15 ft	15 FT	N/A	15FT	YES
Minimum ground floor non-residential façade transparency	55%	80%	N/A	N/A	YES
Minimum height of ground floor non-residential facilities	12 ft	15 ft	N/A	N/A	YES
Parking and driveway location requirements	YES	YES		YES	YES
Ground floor active space requirement	YES	YES			YES
Max. number of stories (not inc. underground construction)	8	8	N/A	8	YES

Minimum Required Parking (see 17.116 & 17.117) see table below
 Courtyard regulations (see 17.108.120) see table below

* 0 ft per table, additional regulation #4 applies since the east side of the site abuts a RM zone

Table 17.35.04 Height, FAR, Density and Open Space Requirements	CC-2 requirement	LOT 1 (BLDG A)	LOT 2 (MACKY/CARRIAGE)	LOT 3 (BLDG B)	compliant?
Maximum height	90	85	N/A	85	YES*
Permitted Height Minimum	35	65	N/A	65	YES
SF of site area per dwelling unit	225	292	N/A	428	YES
units per net acre (provided as reference only)		149	N/A	102	
Max. Non Residential FAR	4.5	0.11	0.00	0.00	YES
Max. number of stories (not inc. underground construction)	8	8		8	YES
Min. Usable Open Space					
Group usable open space per regular unit (SF)	100	118		288	YES
Group usable open space per regular unit when private open space substituted	20	N/A			

* PUD exemptions under 7.142.100(G) for heights adjacent to neighboring districts per Additional Requirements 1 & 2, see excerpts on A1.04

Table 17.116 & 17.117 Vehicular and bicycle parking	Code Requirement	The parking requirement to be considered on a site-wide basis	compliant?
min off street vehicular parking spaces (per unit)	1	0.57	YES*
Min. off street vehicular parking spaces (count)	447	255	YES*
Regular parking spaces (18' x 8.5' min.)	50% min.	100%	YES
Intermediate parking spaces (16.5' x 8' min.)	75% max.	0%	YES
Compact parking spaces (15' x 7.5' min.)	50% max.	0%	YES
min. car sharing spaces (17.116.110(C)(2)(a)) included in total parking ct	3	3	YES
min. accessible parking spaces (section 1129, title 24 part 2)	9 (based on count)	10	YES
off street loading (50k SF or more)	1	2	YES
loading berth dimension	23' x 10' x 12'h	35' x 10' x 12'h	YES
bicycle (w/o private garage for each unit), long term - 1 every 4 units	112	200	YES
bicycle (w/o private garage for each unit), short term - 1 every 20 units	23	30	YES

* Project to seek 50% reduction in parking requirement per 17.116.110, see excerpts on A1.04

Table 17.108.030 Allowed projections above height limits	Code Requirement	LOT 1 (BLDG A)	LOT 2 (MACKY/CARRIAGE)	LOT 3 (BLDG B)	compliant?
allowed projections above height limits - machinery room	10 ft	10 ft	N/A	10 ft	YES
allowed projections above height limits - elevator or stair tower	12 ft	12 ft	N/A	12 ft	YES
allowed projections above height limits - rooftop recreational	10 ft	10 ft	N/A	10 ft	YES

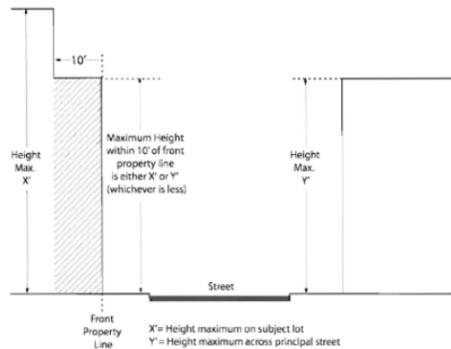
Table 17.108.120 Courtyard regulations	Code Requirement	LOT 1 (BLDG A)	LOT 2 (MACKY/CARRIAGE)	LOT 3 (BLDG B)	compliant?
min. court between opposite walls on same lot (Bldg A courtyard)	40 ft based on bldg height	88 ft	N/A	N/A	YES
min. court between opposite walls on same lot (between A/B)	40 ft based on bldg height	N/A	N/A	N/A	YES

EXEMPTIONS REQUESTED FROM 17.35.04 HEIGHT LIMITATIONS

Additional Regulations for Table 17.35.04:

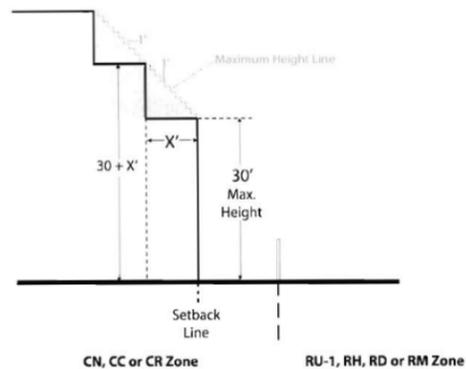
1. The maximum height within ten (10) feet of the front property line is either the height limit on the subject lot shown in the above table or the height maximum for the height area of the parcel directly across the principal street, whatever is less (see Illustration for Table 17.35.04 [Additional Regulation 1], below).

Illustration for Table 17.35.04 [Additional Regulation 1] *for illustration purposes only



2. Buildings shall have a thirty (30) foot maximum height at the setback line associated with any rear or interior side lot line that abut a lot in an RH, RD, or RM Zone; this maximum height shall increase one foot for every foot of distance away from this setback line (see Illustration for Table 17.35.04 [Additional Regulation 2], below). Also, see Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

Illustration for Table 17.35.04 [Additional Regulation 2] *for illustration purposes only



FRONT LOT LINE (THE SHORTER OF CLIFTON AND BROADWAY STREET FRONT); PUD EXEMPTION FROM ADDITIONAL REGULATION #1 REQUESTED



SIDE LOT LINE

REAR LOT LINE

INTERIOR SIDE LOT LINE: PUD EXEMPTION FROM ADDITIONAL REGULATION #2 REQUESTED

EXCERPT FROM 17.35.01 PERMITTED ACTIVITIES

Table 17.35.01: Permitted and Conditionally Permitted Activities

Activities	Zones			Additional Regulations
	CC-1	CC-2	CC-3	
Residential Activities				
Permanent	P(L2)(L3)	P(L2)(L3)	C(L3)	
Residential Care	P(L1)(L2)(L3)	P(L1)(L2)(L3)	C(L1)(L3)	17.103.010
Supportive Housing	P(L2)(L3)	P(L2)(L3)	C(L3)	
Transitional Housing	P(L2)(L3)	P(L2)(L3)	C(L3)	
Emergency Shelter	C(L1)(L3)	P(L4)	P(L4)	17.103.010
Semi-Transient	—	—	—	
Bed and Breakfast	C	C	C(L3)	17.10.125

Limitations on Table 17.35.01:

L1. Residential Care is permitted if located in a One-Family Dwelling Residential Facility; conditionally permitted if located elsewhere (see Chapter 17.134 for the CUP procedure). No Residential Care or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility. See Section 17.103.010 for other regulations regarding Residential Care and Emergency Shelter Residential Activities.

L2. Except as indicated in Subsection a. below, these activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) when located on the ground floor of a building.

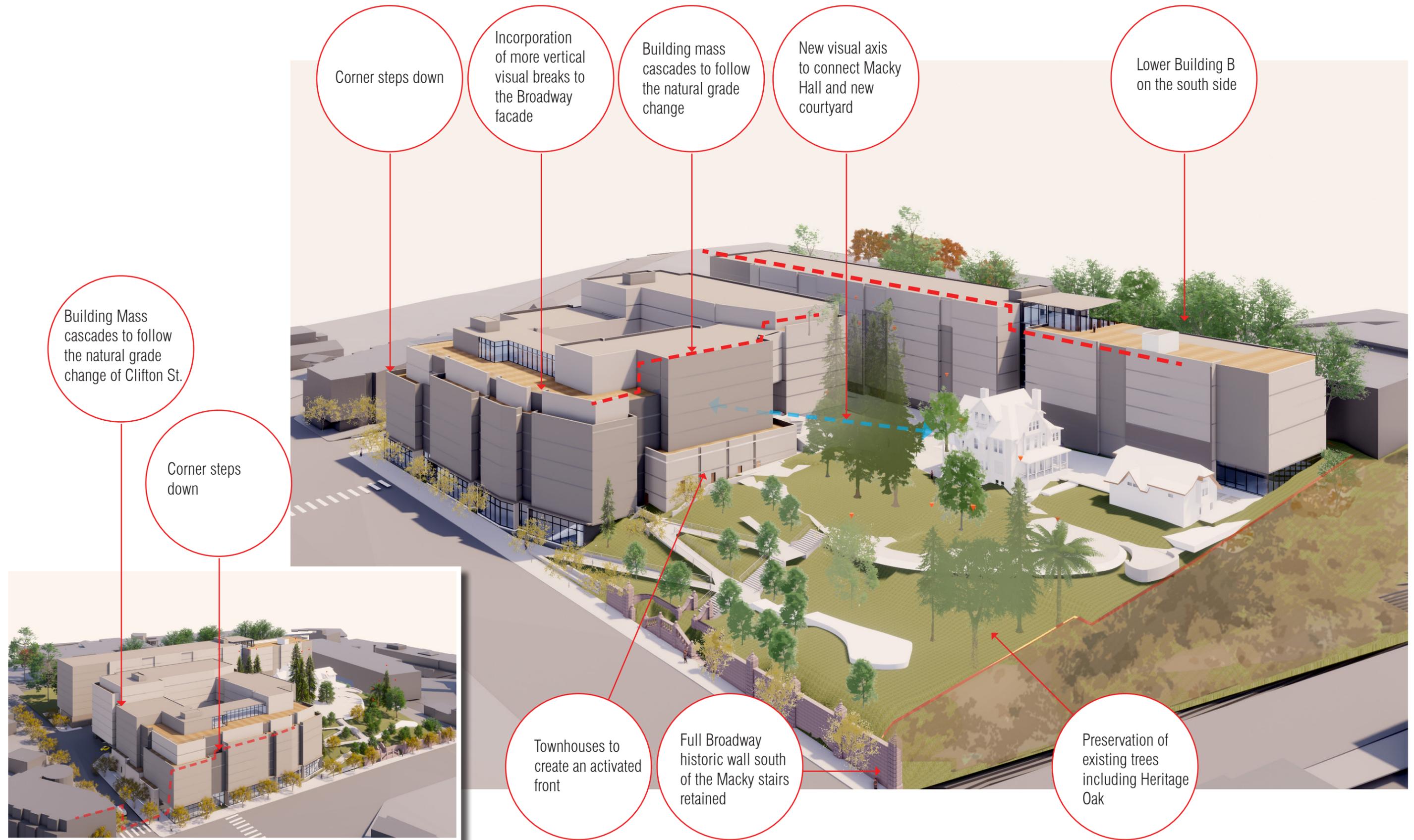
- a. Buildings not located within twenty (20) feet of the principal street frontage and incidental pedestrian entrances that lead to one of these activities elsewhere in a building are exempted from this Conditional Use Permit requirement.

L3. See Section 17.35.040 for limitations on the construction of new Residential Facilities.

EXCERPT FROM 17.116.110 SPECIAL PARKING EXEMPTIONS & REDUCTIONS

C. **Parking Reduction through Demand Management Measures.** The following are the percentages that parking requirements are reduced for Multifamily Dwelling Residential Facilities of ten (10) or more dwelling units through implementation of the listed parking demand management measures. The parking reduction percentages for the demand management measures described below can be added together to create a greater parking reduction, but cannot create more than a fifty percent (50%) reduction. These reductions cannot be combined with the parking reductions described in other Subsections of Article III, except for the reduction described in Subsection B, above. A notice describing the demand management measure(s) required shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

1. **Transit Accessible Areas.** A project that is within a Transit Accessible Area receives a 30 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.
2. **On-site public or private car share spaces.** The provision of on-site car-share spaces at the level and standards described in 17.116.105(B) reduces the parking requirement by twenty percent (20%).
3. **Off-site public or private car share spaces.** The provision of off-site car-share spaces at the minimum level and standards described in Subsections 17.116.105(A) reduces the parking requirement by ten percent (10%).
4. **Transit passes.** The provision of transit passes at the level and standards described in Subsection 17.116.105(B) reduces the parking requirement by ten percent (10%).





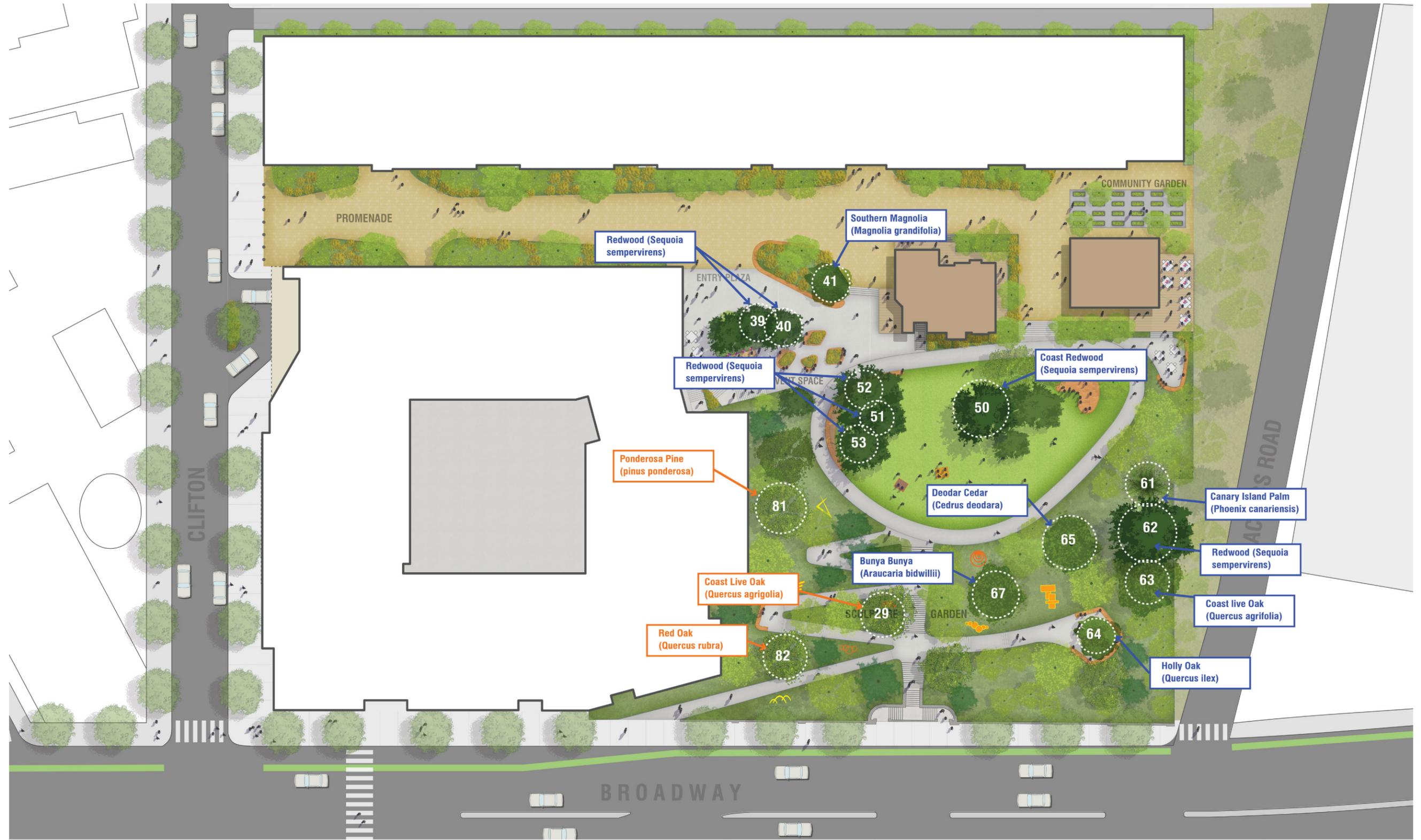
LANDSCAPE



13 PRESERVE IN PLACE

3 BOX AND TRANSPLANT

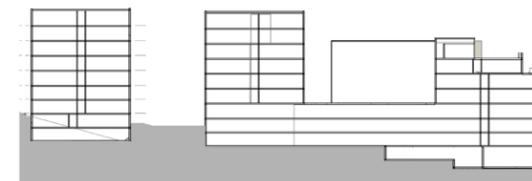


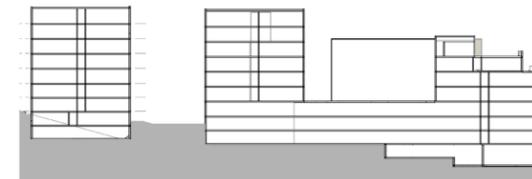
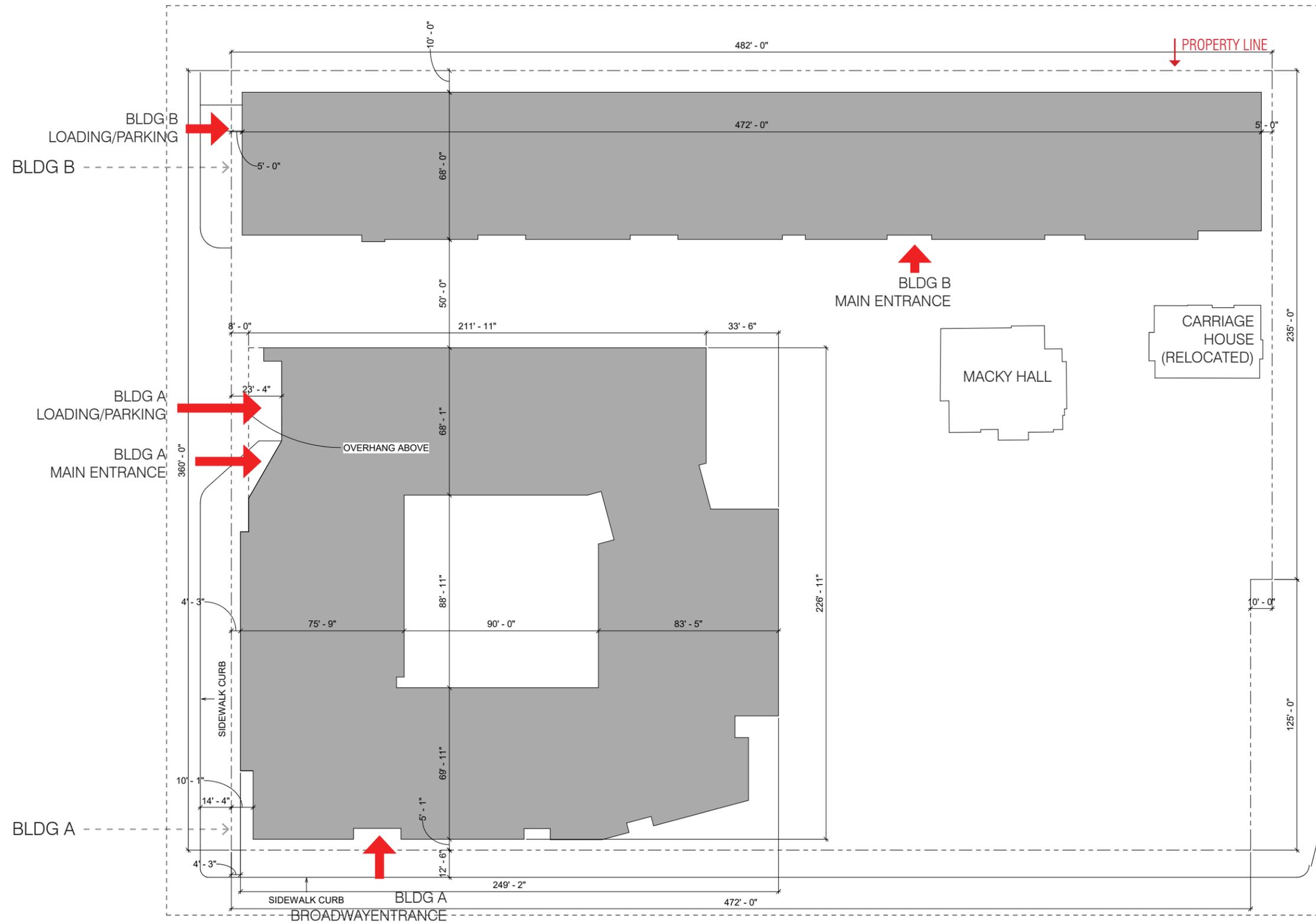


pedestrian access →



FLOOR PLANS





B

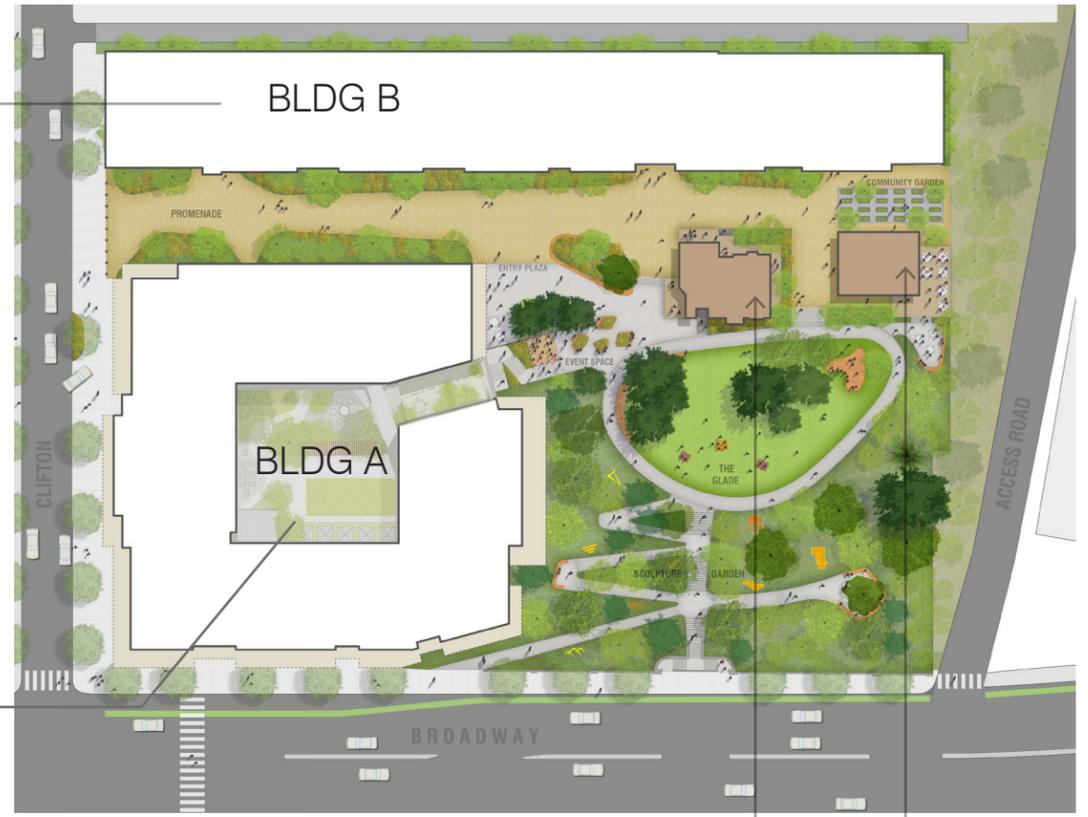
reference target (actual unit SF refer to drawings)

	470	550	700	800	950	1,100	1,200										
	ST	1B-Jr	1B	1B den	2B-E	2B	TOWNHOUSE	unit count	Parking (by stall count)	Bike Storage	NRSF	GSF	GSF				
Elevation											Residential	Residential	Parking	Office	Café	TOTAL	
Height (ft)																	
F/F																	
Roof	278.3	79.3	10.17														
L8	268.2	69.2	10.17	2	4	14					17,521	22,184					22,184
L7	258.0	59.0	10.17	2	4	17					26,831	31,261					31,261
L6	247.8	48.8	10.17	2	4	17					26,831	31,261					31,261
L5	237.7	38.7	10.17	2	4	17					26,831	31,261					31,261
L4	227.5	28.5	10.17	2	4	17					26,831	31,261					31,261
L3	218.0	19.0	9.50	2	4	17					26,831	31,261					31,261
L2	208.5	9.5	9.50	4	2	15					17,433	20,569					20,569
L1.5	205.0	6.0		1	2	1					5,000	8,633					8,633
L1	199.0	0	9.50								7,028	19,529					19,529
L0	190.0	(9.0)	9								1,697	2,938	13,500				16,438
Total Residential floors	17	28	115	1	6	49	4	220	35	230	182,834	230,158	13,500				243,658
Mix ratio	8%	13%	52%	0%	3%	22%	2%	100%			79.4%						
	8%		65%		25%	2%											

A

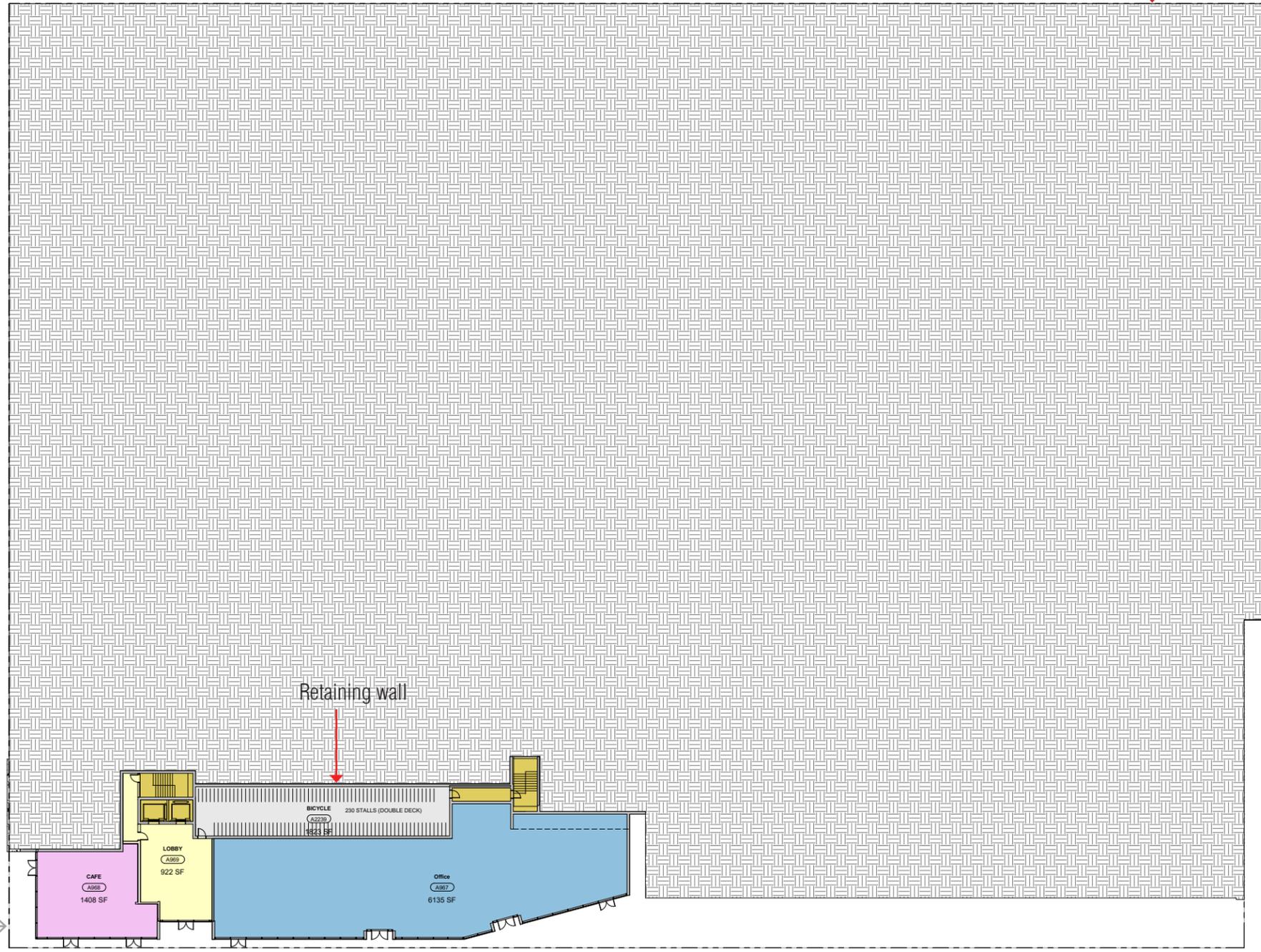
reference target (actual unit SF refer to drawings)

	470	550	700	800	950	1,100	1,200										
	ST	1B-Jr	1B	1B den	2B-E	2B	TOWNHOUSE	unit count	Parking (by stall count)	Bike Storage	NRSF	GSF	GSF				
Elevation											Residential	Residential	Parking	Office	Café	TOTAL	
Height (ft)																	
F/F																	
Roof	274.8	89.8	10.17														
A9	264.7	79.7	10.17	1	6	1					11,376	13,268					13,268
A8	254.5	69.5	10.17	1	2	6					19,023	22,046					22,046
A7	244.3	59.3	10.17	2	2	11					23,627	31,138					31,138
A6	234.2	49.2	10.17	5	3	14					33,315	38,490					38,490
A5	224.0	39.0	10.17	5	3	18					34,306	39,033					39,033
A4	213.8	28.8	10.17	4	2	19					35,306	40,224					40,224
A3	203.7	18.7	10.17	2		8					17,833	22,025	27,240				49,265
A2	194.3	9.3	9.33	1		5					12,416	18,844	26,454				45,298
A1	185.0	0	9.33	1		5					12,179	17,300	30,488				47,788
A0	175.7		9.33								2,850	3,705	9,708				13,413
BWY	170.0	(15.0)	15								-	4,054	-	6,300	1,412		11,766
Total Residential floors	21	13	92	11	28	53	9	227	220	230	202,231	250,127	93,890	6,300	1,412		351,729
Mix ratio	9%	6%	41%	5%	12%	23%	4%	100%			81%						
	9%		51%		36%	4%						1.102					



MACKY CARRIAGE (RELOCATED)

PROPERTY LINE



BLDG A
BWY LEVEL EL. +170'

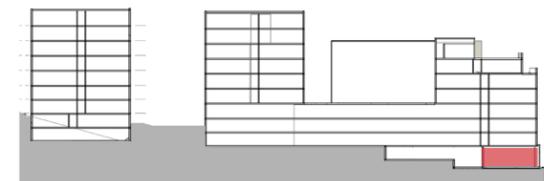
Retaining wall

BICYCLE 230 STALLS (DOUBLE DECK)
4823 SF

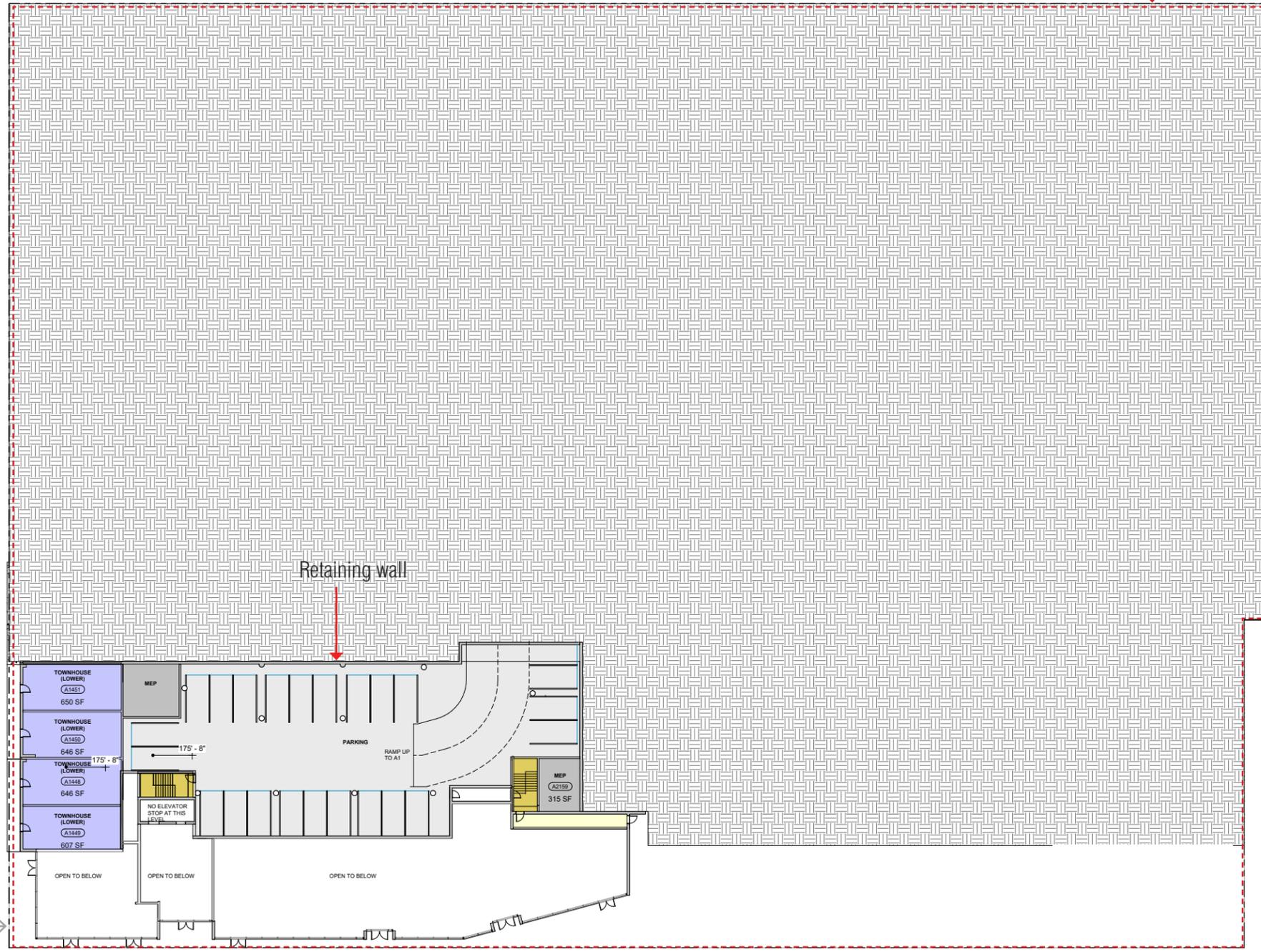
LOBBY
922 SF

CAFE
1408 SF

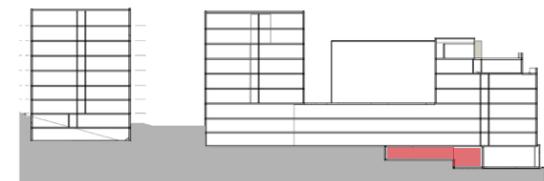
Office
6135 SF

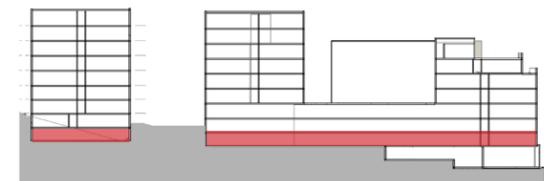
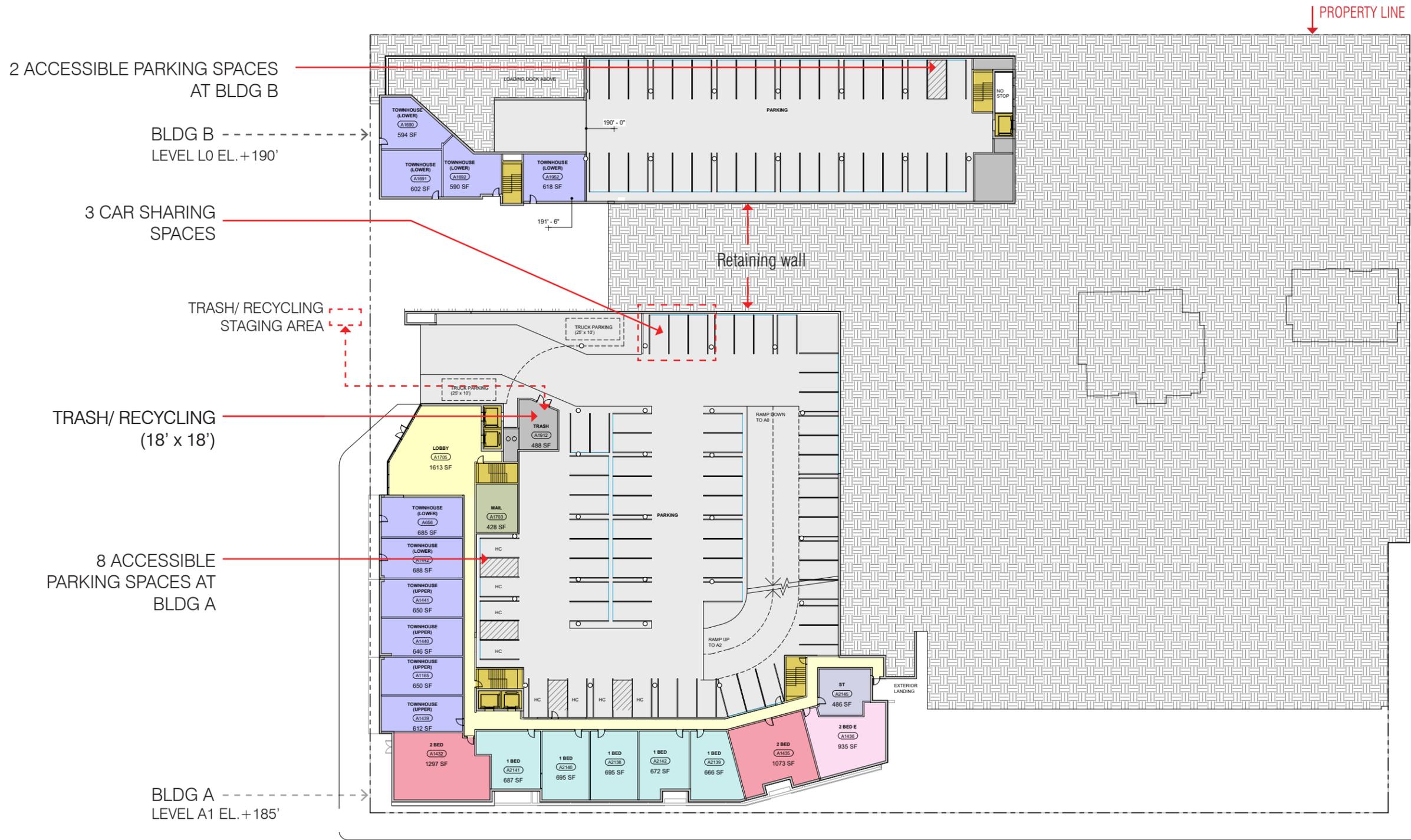


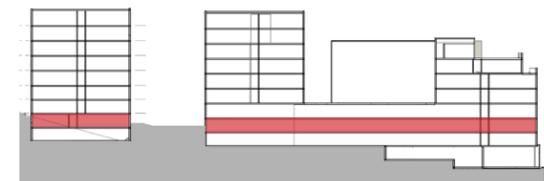
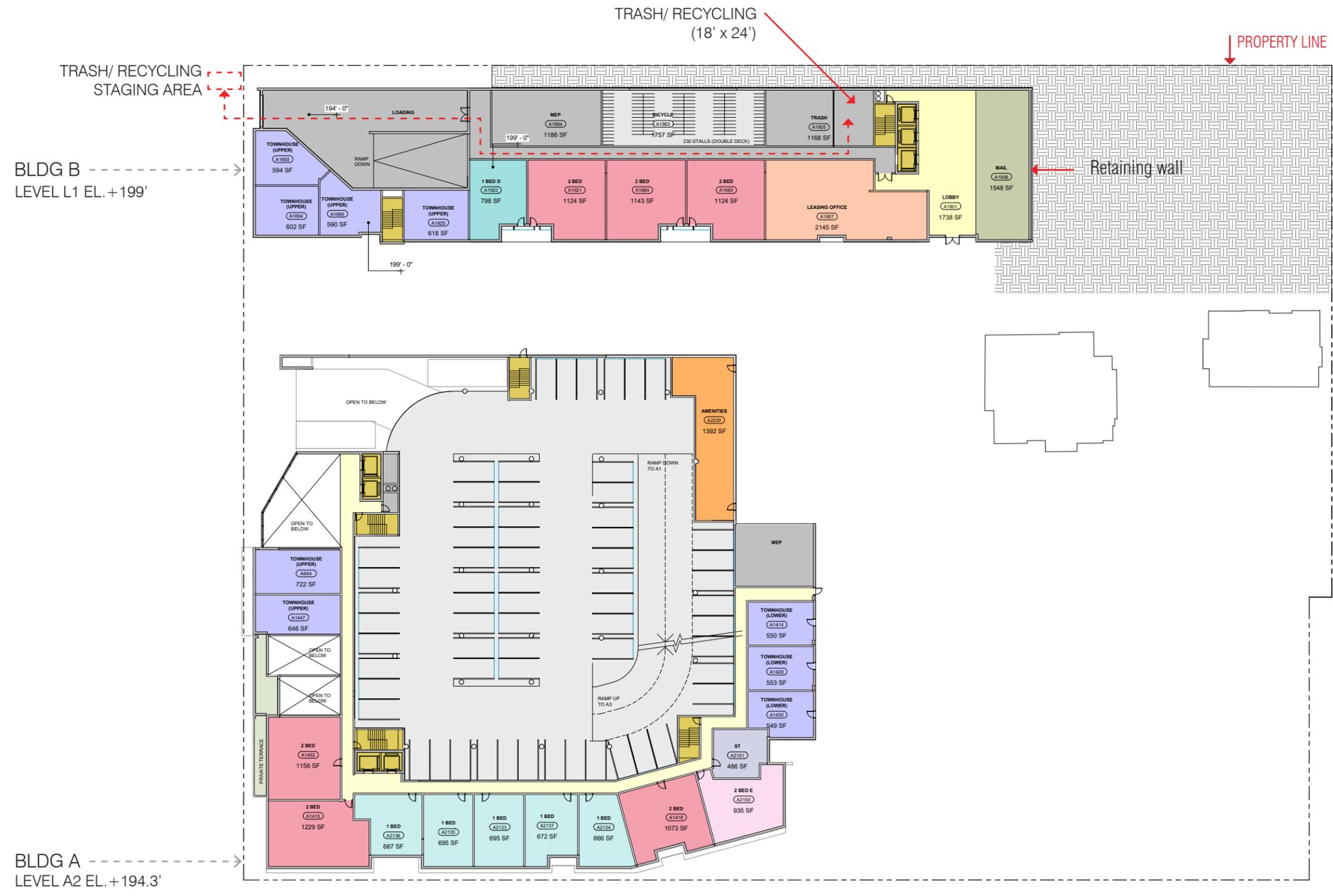
PROPERTY LINE



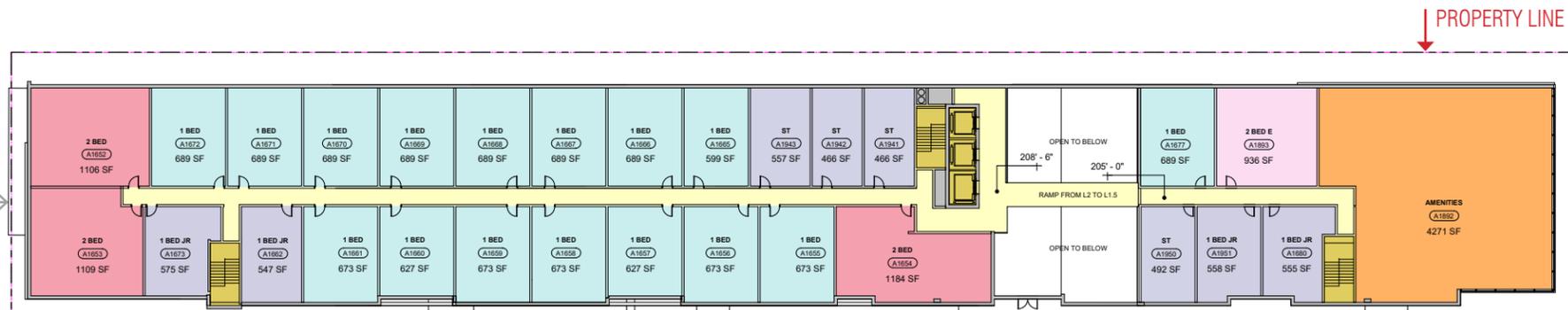
BLDG A
LEVEL A0 EL. +175.7'



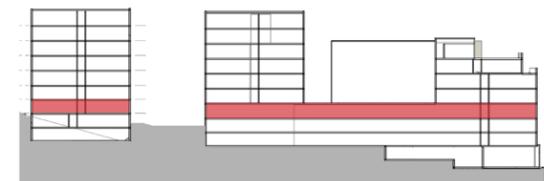
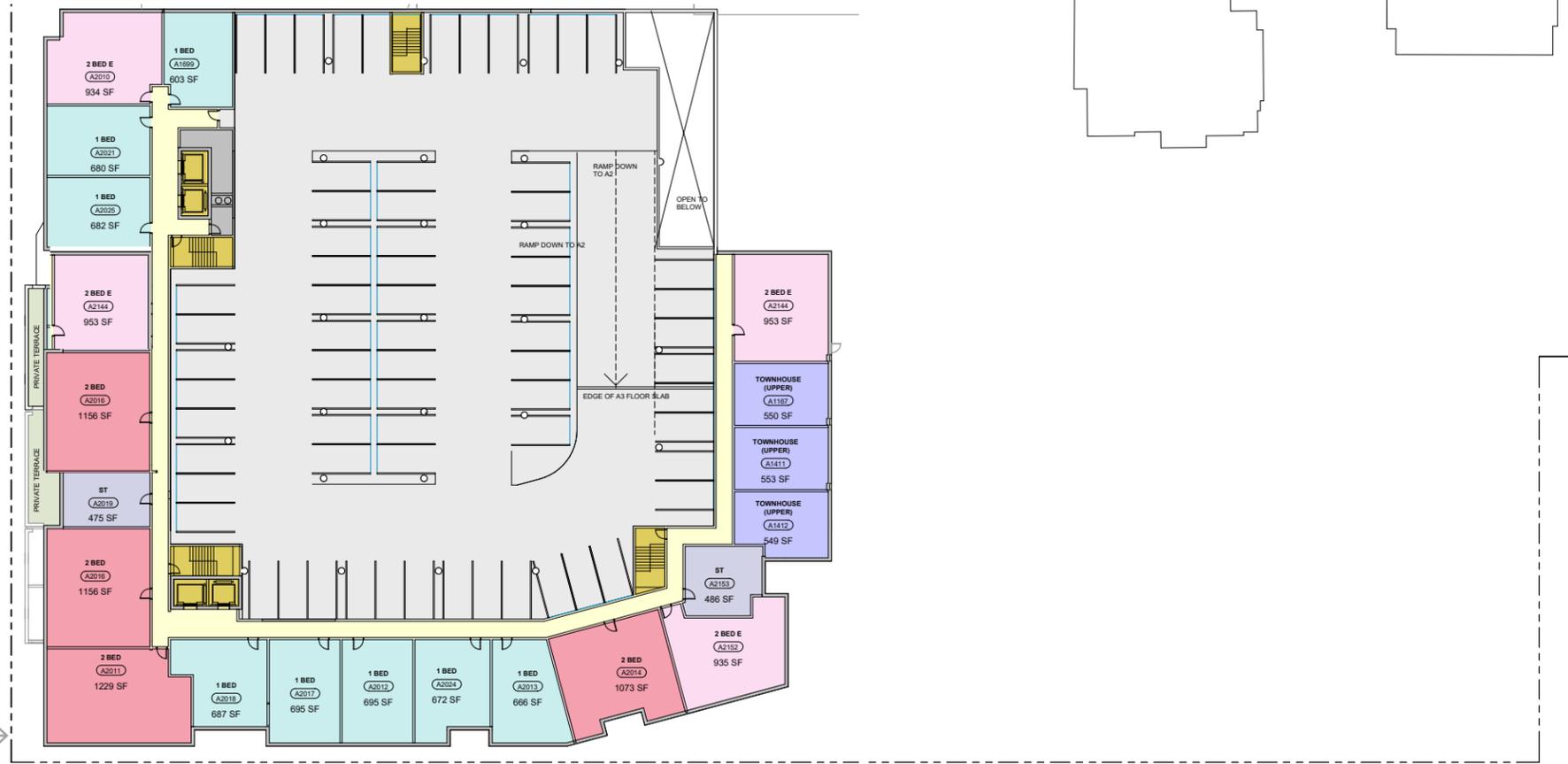




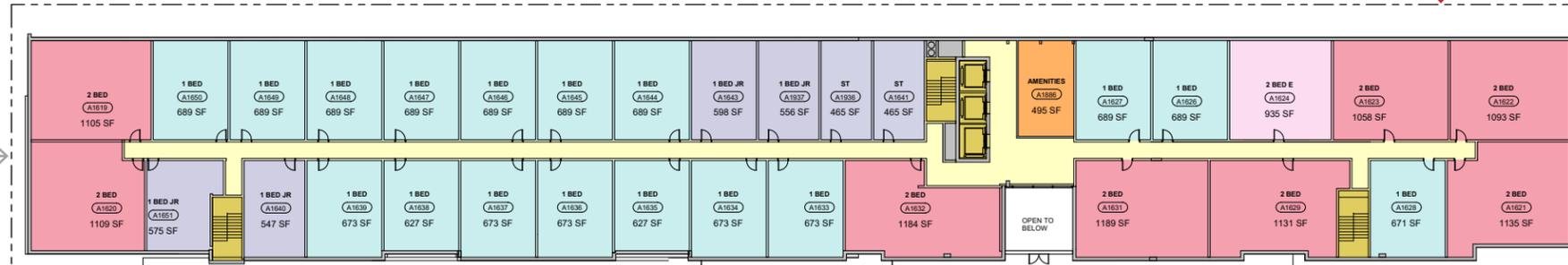
BLDG B
LEVEL L2 EL. +208.5'



BLDG A
LEVEL A3 EL. +203.7'

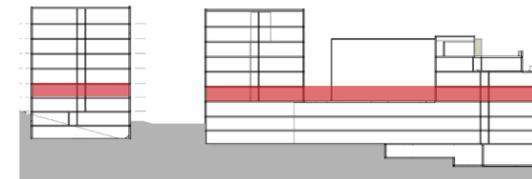
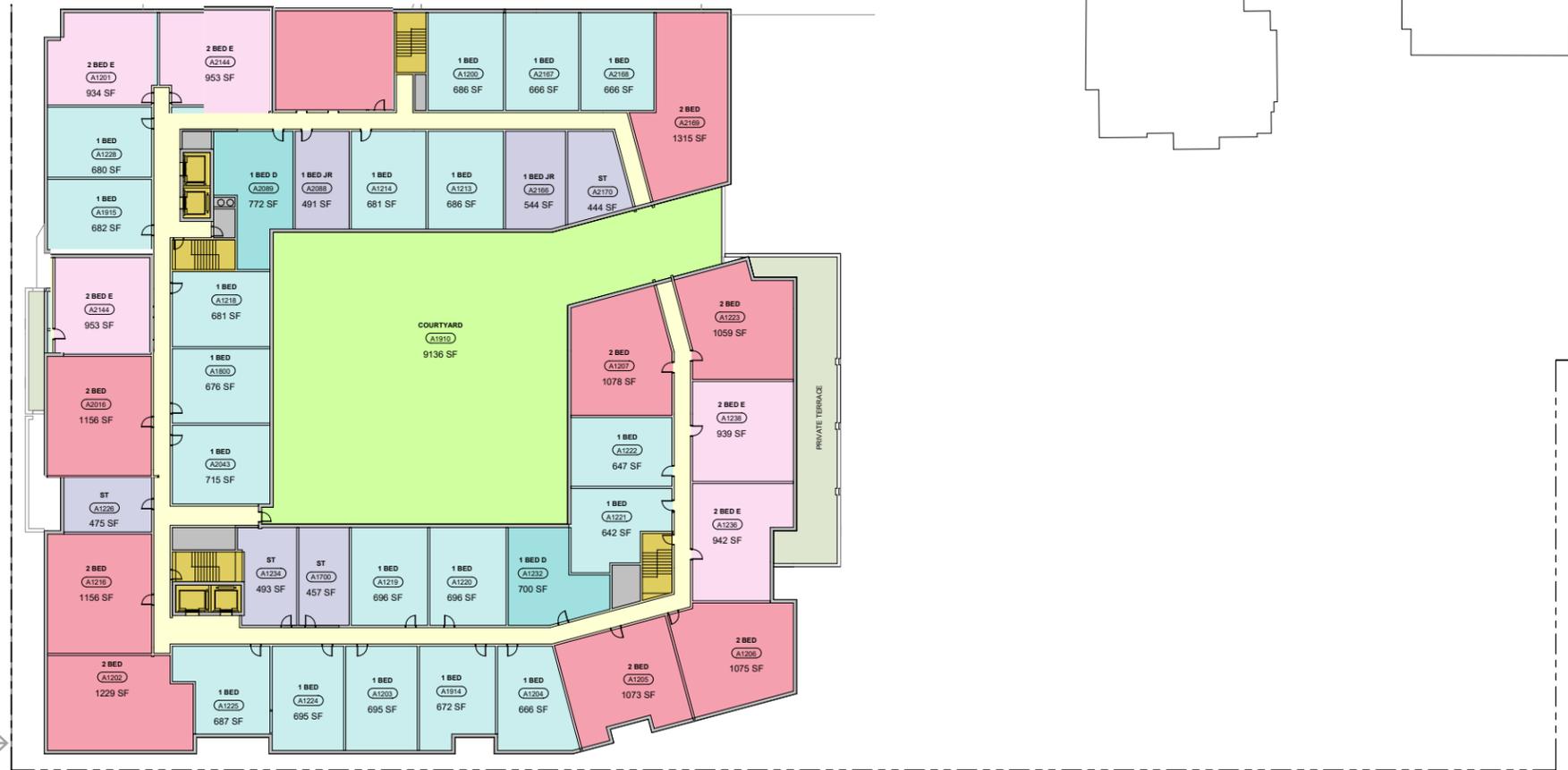


BLDG B
LEVEL L3 EL. +218'

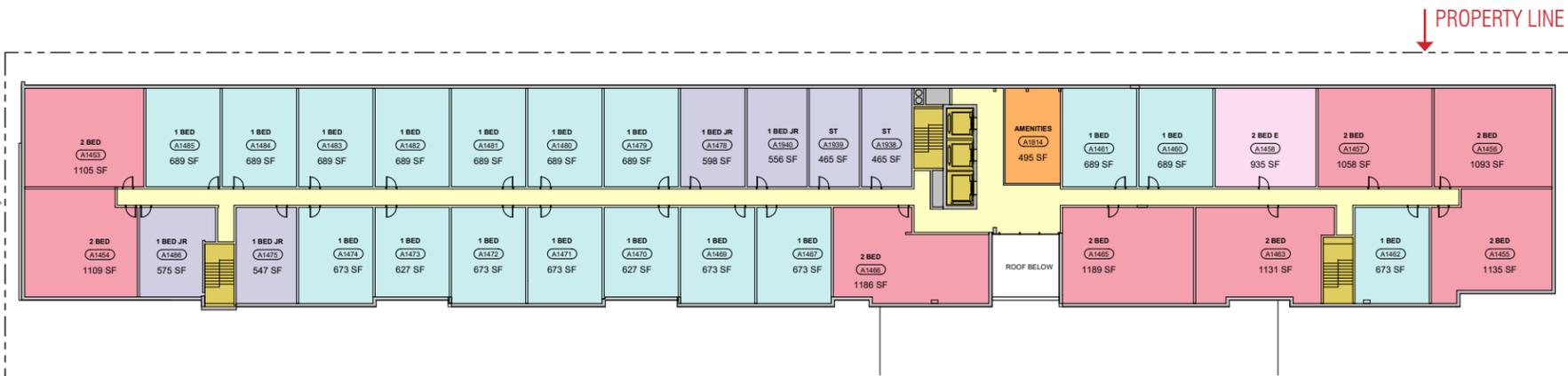


PROPERTY LINE

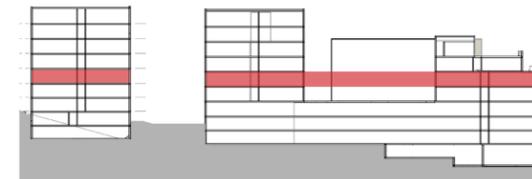
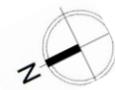
BLDG A
LEVEL A4 EL. +213.8'



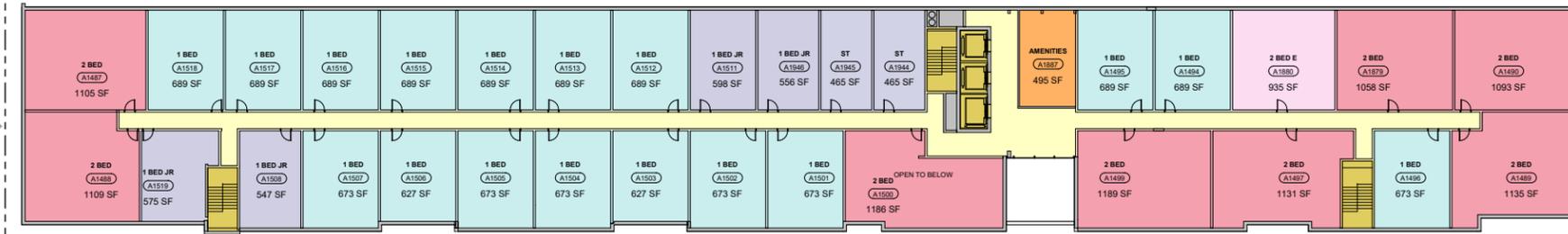
BLDG B
LEVEL L4 EL. +227.5



BLDG A
LEVEL A5 EL. +224'

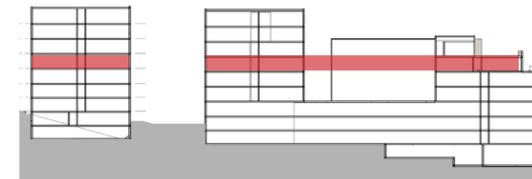
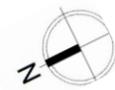
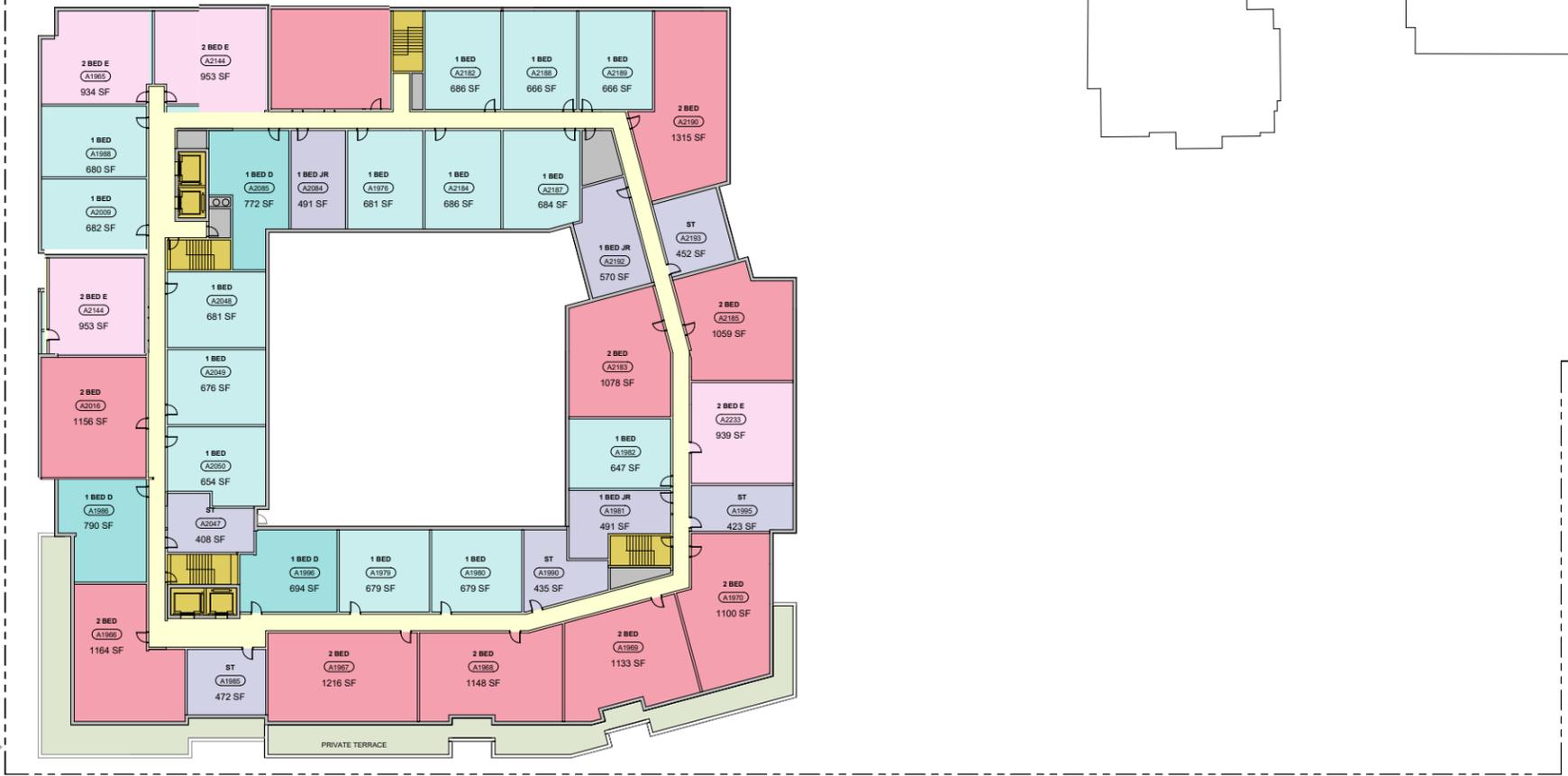


BLDG B
LEVEL L5 EL. +237.7'



PROPERTY LINE

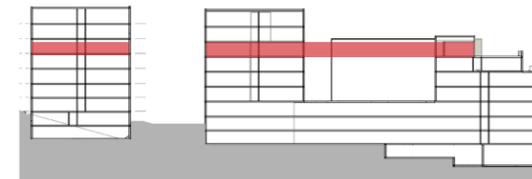
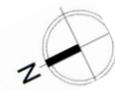
BLDG A
LEVEL A6 EL. +234.2'



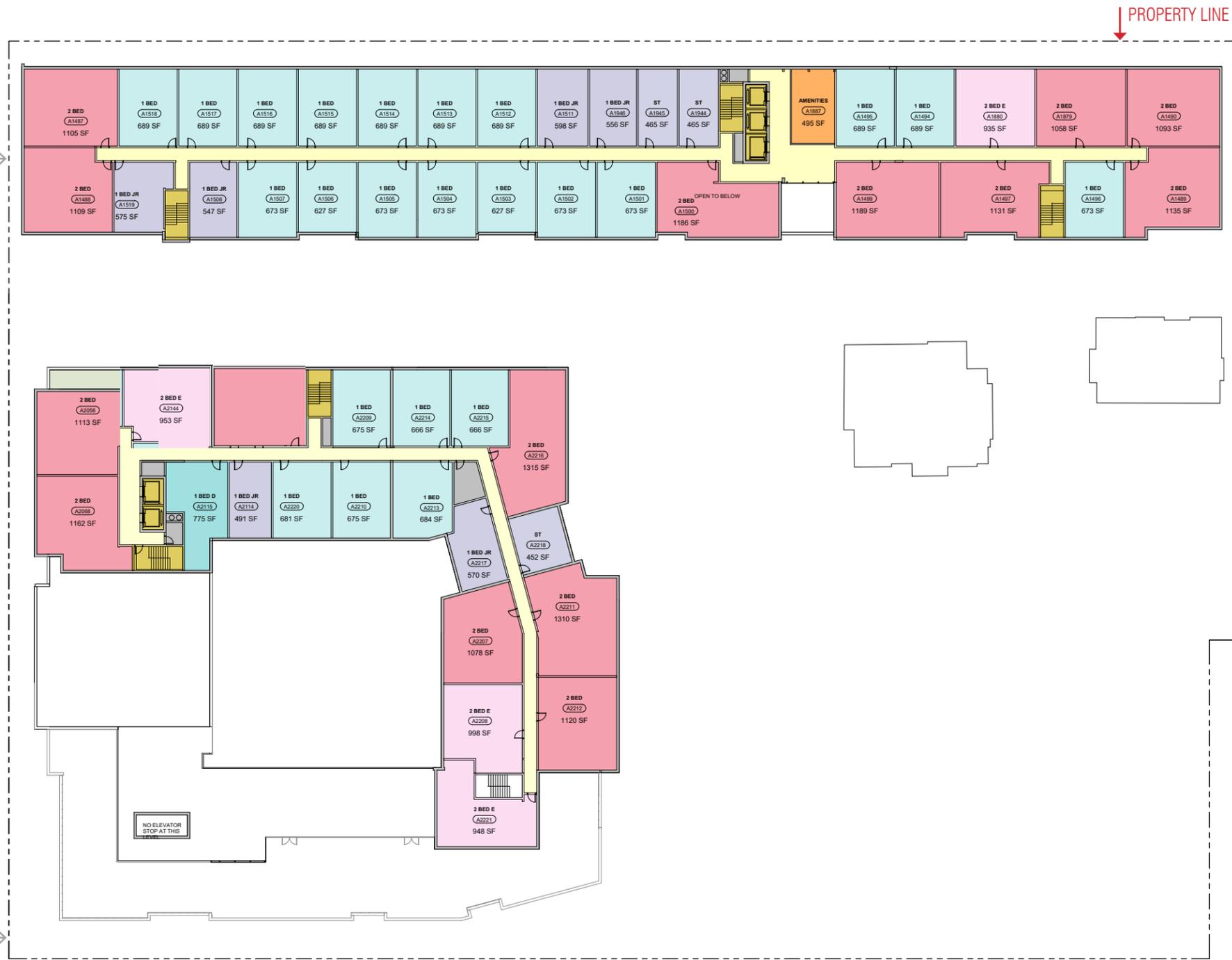
BLDG B
LEVEL L6 EL. +247.8'



BLDG A
LEVEL A7 EL. +244.3'



BLDG B
LEVEL L7 EL. +258'



BLDG A
LEVEL A8 EL. +254.5'

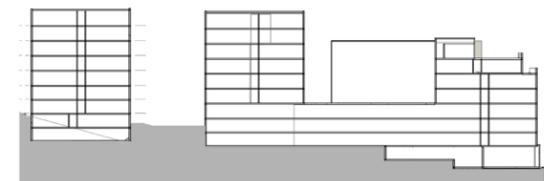
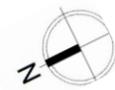
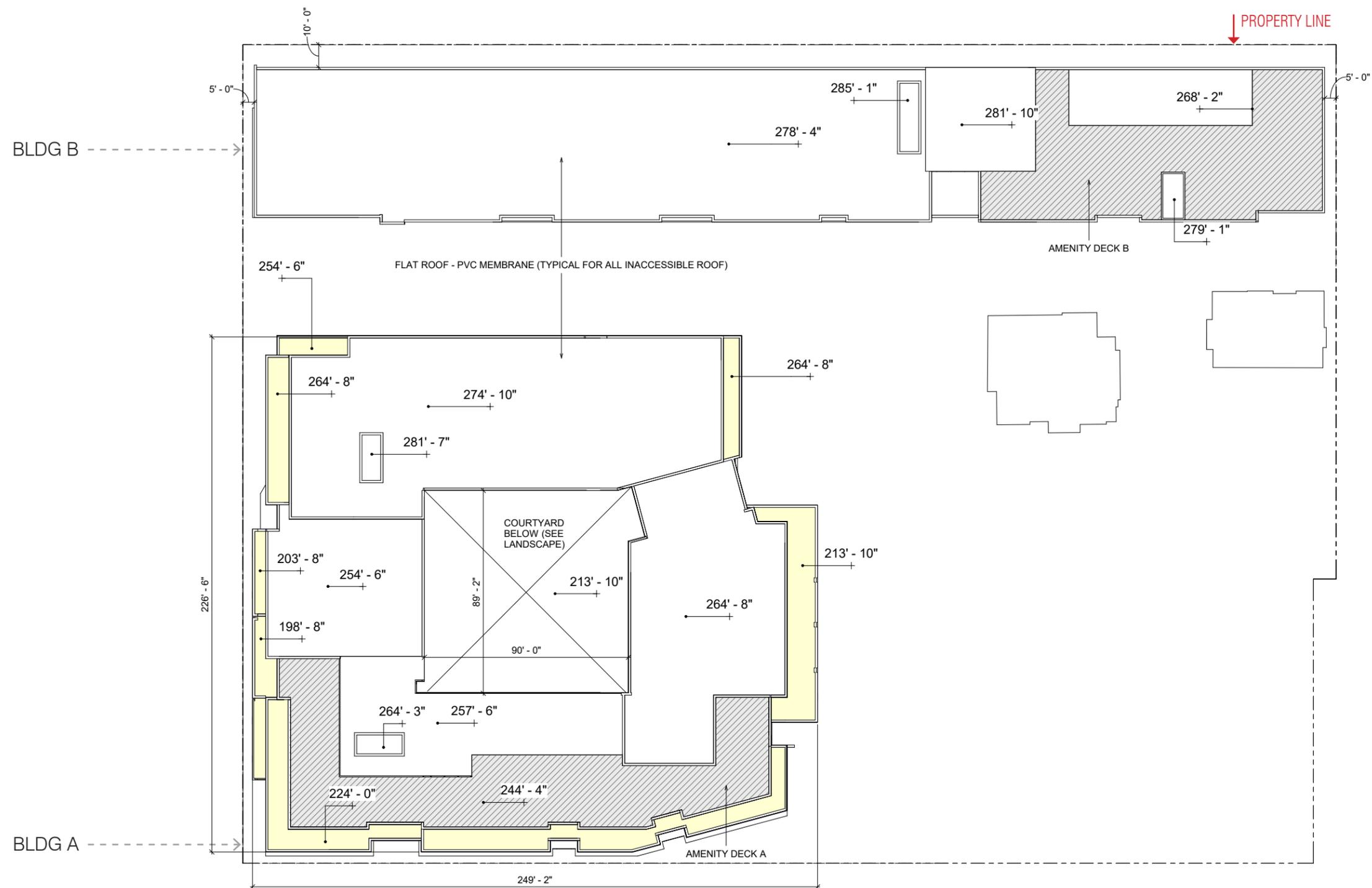


BLDG B
LEVEL L8 EL. +268.2'

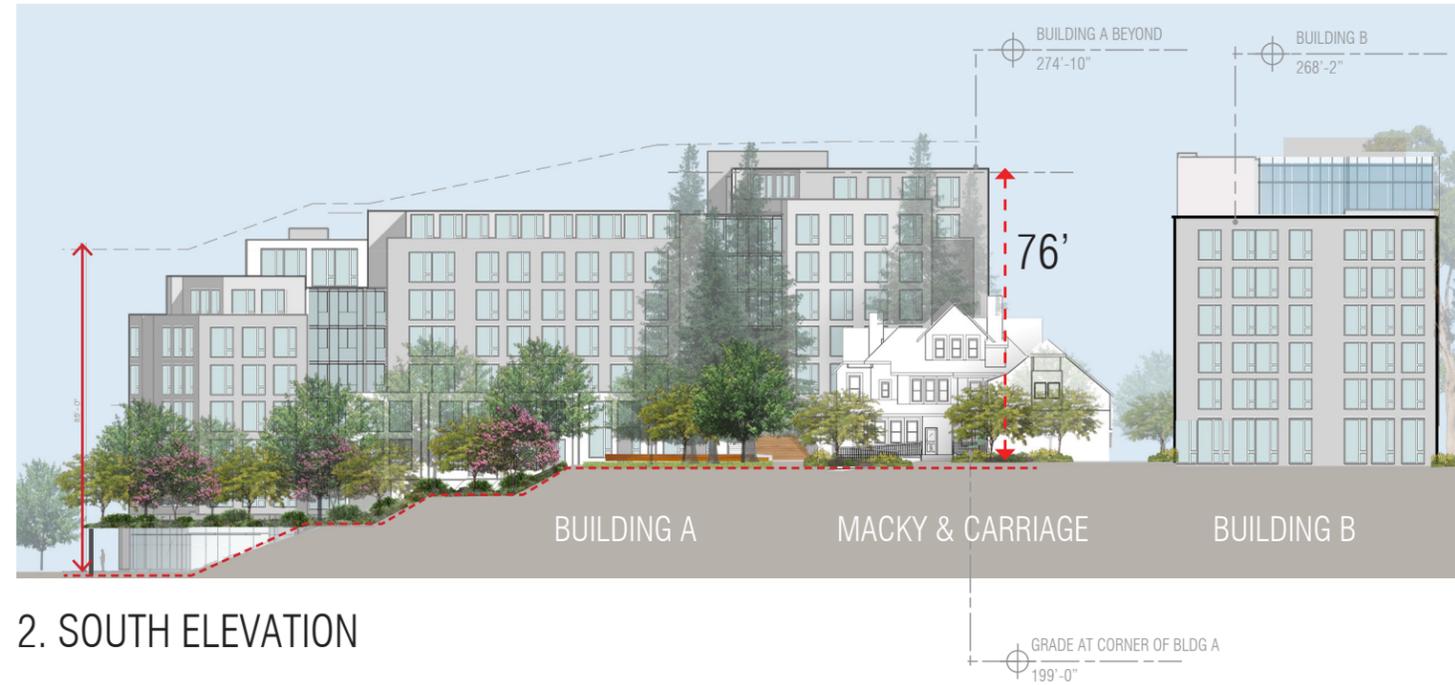


BLDG A
LEVEL A9 EL. +264.7'





ELEVATIONS & SECTIONS

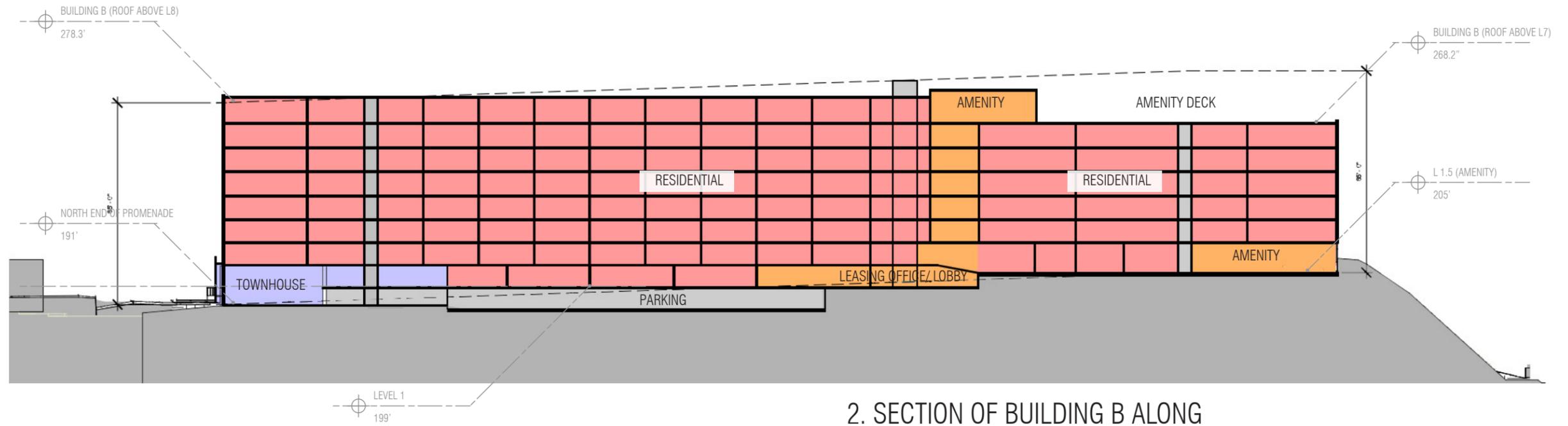


2. SOUTH ELEVATION

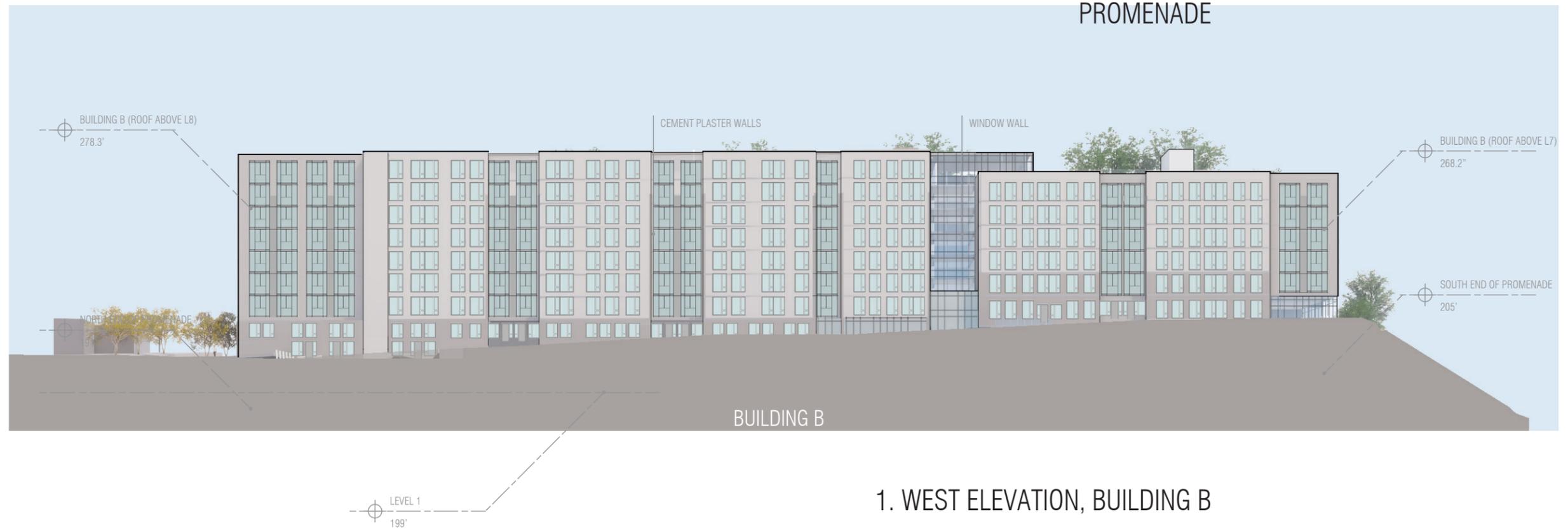


1. WEST ELEVATION, BUILDING A

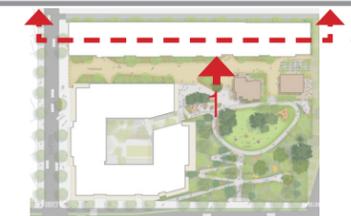


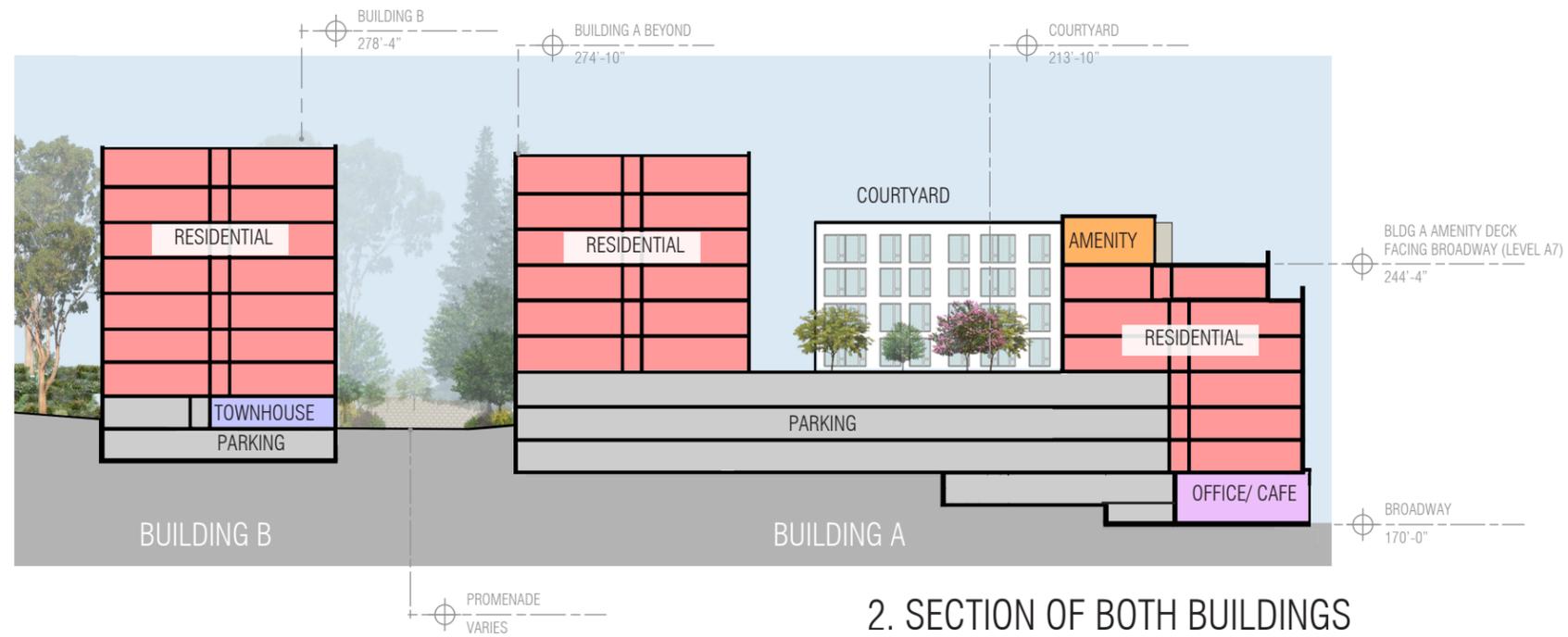


2. SECTION OF BUILDING B ALONG PROMENADE



1. WEST ELEVATION, BUILDING B

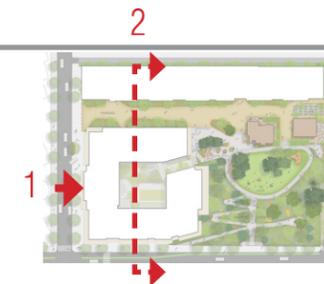




2. SECTION OF BOTH BUILDINGS (PARALLEL TO CLIFTON ST.)

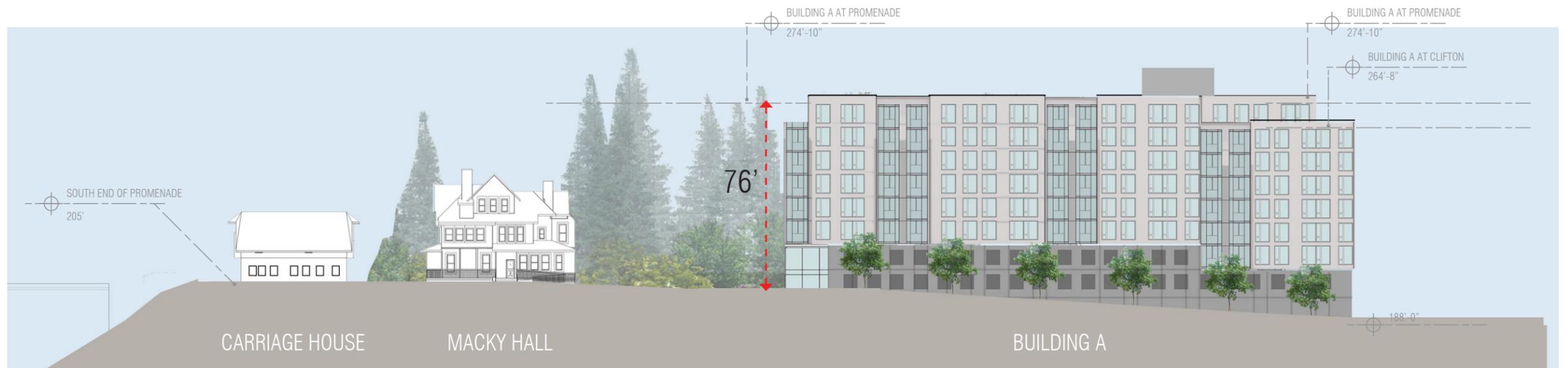


1. NORTH ELEVATION

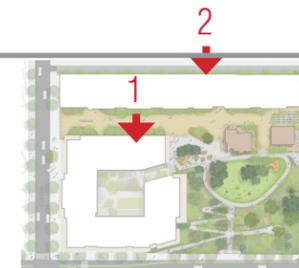


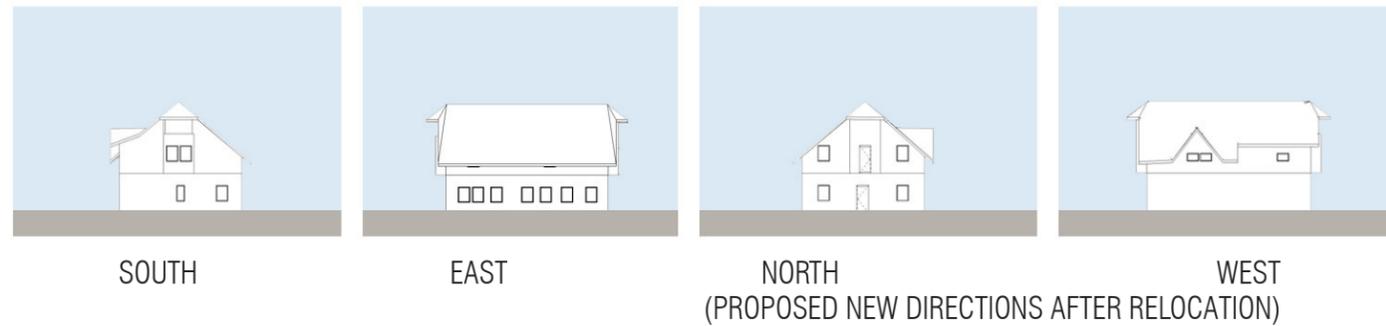


2. EAST ELEVATION OF BUILDING B



1. EAST ELEVATION OF BUILDING A (WITH MACKY AND CARRIAGE)

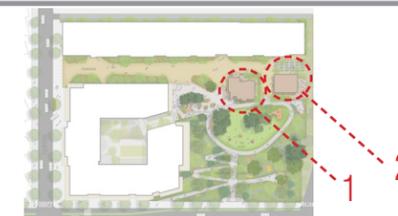




2. CARRIAGE HOUSE ELEVATIONS (FOR REFERENCE ONLY)



1. MACKY HALL ELEVATIONS (FOR REFERENCE ONLY)



**CALIFORNIA COLLEGE OF ARTS
OAKLAND CAMPUS SITE
REDEVELOPMENT PLAN**

PROJECT VARIANT

FEBRUARY 12, 2021

EMERALD FUND
EQUITY COMMUNITY BUILDERS
SOLOMON CORDWELL BUENZ ARCHITECTS
LEDDY MAYTUM STACY ARCHITECTS
JENSEN ARCHITECTS
MARK HORTON / ARCHITECTURE
CMG LANDSCAPE ARCHITECTURE

CCA site area (SF)	171,942
Total Site Area	171,942

BUILDING FOOTPRINT/ SITE COVERAGE (SF)		
Building A	A	52,052
Building B	B	31,690
Macky Hall	MH	2,386
Carriage House	CH	1,290
Building footprint/ site coverage (New)		83,742
Building footprint/ site coverage (Existing)		3,676
Building footprint/ site coverage (New + Existing)		87,418
Site Coverage		49%

OPEN SPACE (SF)		
Group usable open space – open to residents and the public	Site	78,408
Courtyard (Restricted to residents)	A	9,136
Amenity deck A (Restricted to residents)	A	7,003
Amenity deck B (Restricted to residents)	B	6,544
Open space area (Group usable open space + restricted)		101,091
open space/unit (SF)		172
Open Space coverage		59%

PARKING COUNT (BY BUILDING/ FLOOR)			
	Bldg	floor	parking
		A	A4
		A	A3
		A	A2
		A	A1
		A	A0
		B	L0
New Residential Parking	A+B	Subtotal	310
parking provided			310
parking ratio (only residential)			0.53

New Buildings: A, B
Existing Buildings: MH (Macky Hall), CH (Carriage House)

GSF AND UNIT COUNT SUMMARY (BY BUILDING)													
RESIDENTIAL	Bldg.	#/flrs	height (Ft)	unit type	Studio	1 Junior	1 Bed	1 + Den	2 Bed	2 Bed +	Townhouse	unit count	GSF
New Residential	A (Tower)	23*	200#		470	550	700	800	950	1100	1200	368	386,348
New Residential	B	6-8	65-85		470	550	700	800	950	1100	1200	220	230,158
	subtotal				49	55	277	14	52	128	13	588	616,506
	unit mix				8%	9%	47%	2%	9%	22%	2%	100%	

*as counted from the lowest level at Broadway at EL. +170'-0"
as measured from the adjacent grade at the base of tower at EL. +199'-0" (between level A2 & A3)

OFFICE			
New office	A	1	6,300
Renovation	MH	4	7,760
Renovation	CH	2	2,875
Subtotal			16,935

CAFÉ/ RETAIL			
New Retail	A	1	1,412
Subtotal			1,412

PARKING			
New Parking	A (Tower)	5	275 115,261
New Parking	B	1	35 13,500
Subtotal			310 128,761

PROJECT	Total	unit type	Studio	1 Junior	1 Bed	1 + Den	2 Bed	2 Bed +	Townhouse	unit count	GSF
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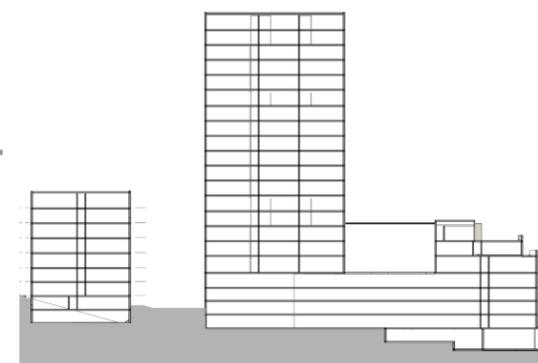
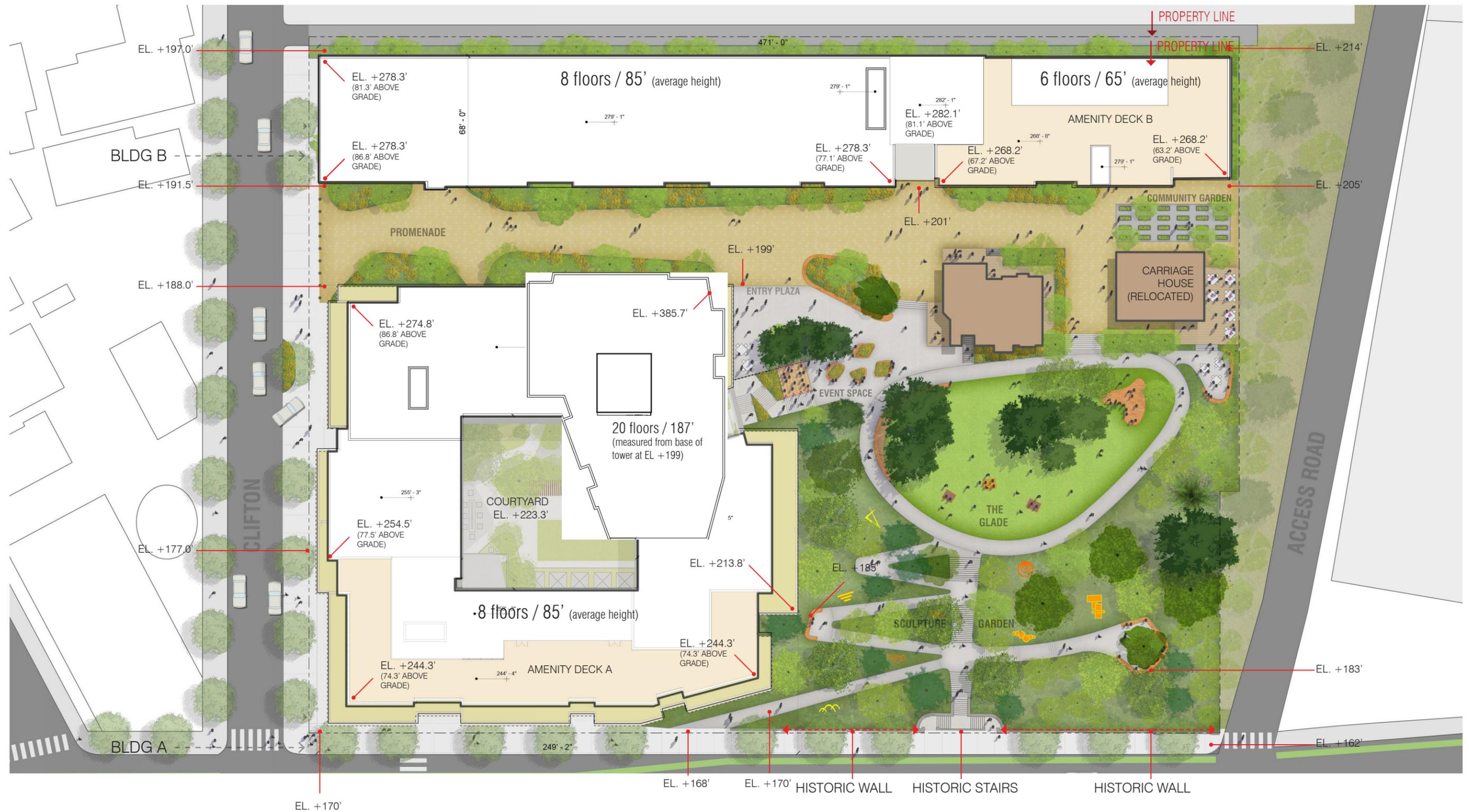
Planning application terminology	efficiency units (all studios)	unit count
	1-bedroom units (1 Junior, 1 Bed, 1+ Den)	346
	2-bedroom units (2 Bed, 2 Bed+, Towhhouse)	193

A (tower)

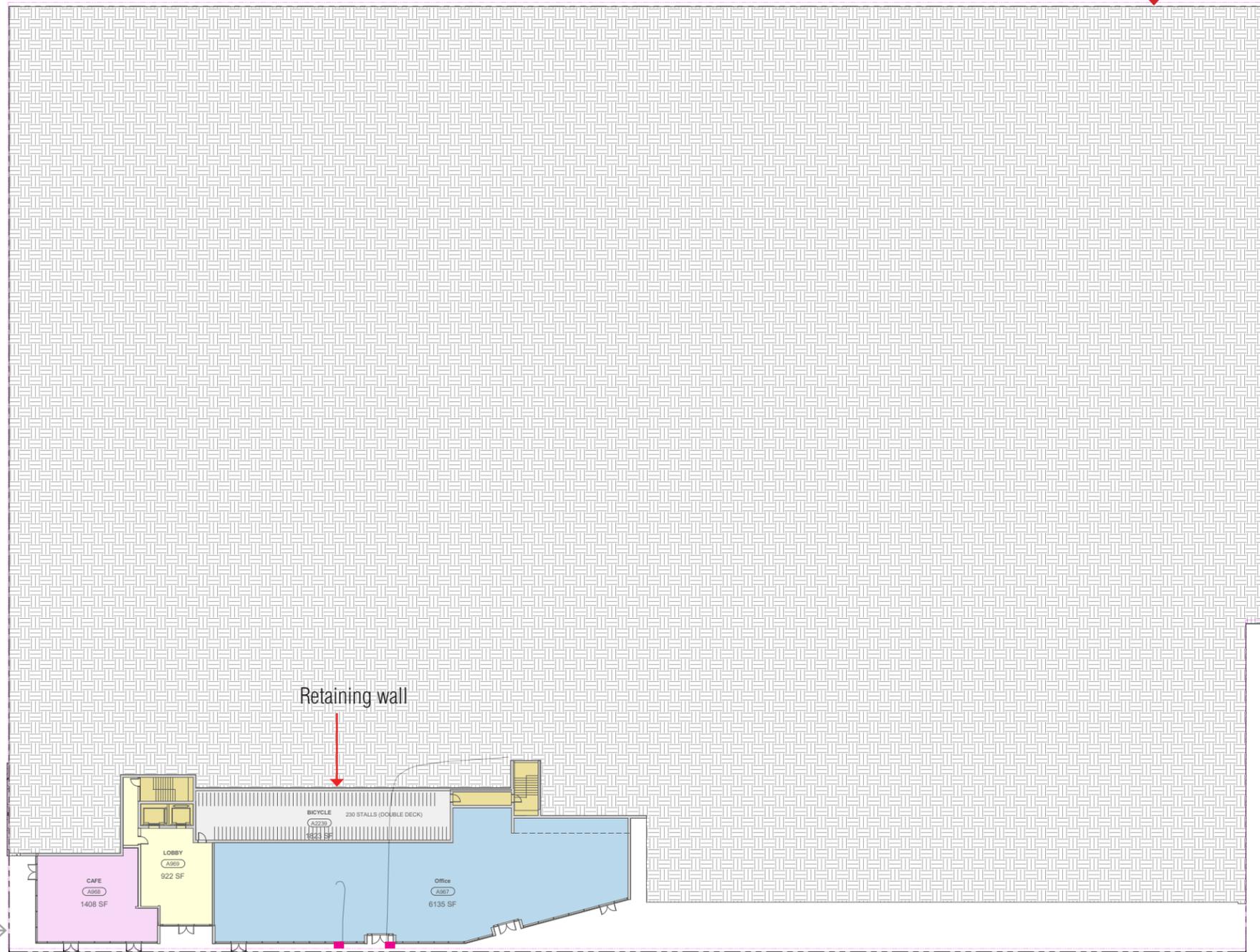
reference target (actual unit SF refer to drawings)	Unit Mix							unit count	Parking (by stall count)	Bike Storage	NRSF	GSF				TOTAL					
	ST	1B-Jr	1B	1B den	2B-E	2B	TOWNHOUSE					Residential	Residential	Parking	Office		Café				
Elevation	470	550	700	800	950	1,100	1,200				updated 7/20/20										
Height (ft)	470	550	700	800	950	1,100	1,200														
F/F																					
above SL																					
roof	385.8	200.8																			
A21	375.3	190.3	10.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A20	365.8	180.8	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A19	356.3	171.3	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A18	346.8	161.8	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A17	337.3	152.3	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A16	327.8	142.8	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A15	318.3	133.3	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A14	308.8	123.8	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A13	299.3	114.3	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A12	289.8	104.8	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A11	280.3	95.3	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A10	270.8	85.8	9.50	1	1	6	-	1	3	-	12	-	-	-	9,775	11,500	-	-	-	11,500	
A9	261.3	76.3	9.50	1	2	9	1	2	4	-	19	-	-	-	17,148	20,000	-	-	-	20,000	
A8	251.8	66.8	9.50	1	2	8	2	6	5	-	24	-	-	-	20,897	24,218	-	-	-	24,218	
A7	242.3	57.3	9.50	2	3	13	3	5	5	-	31	-	-	-	25,275	33,310	-	-	-	33,310	
A6	232.8	47.8	9.50	5	4	16	4	5	9	-	43	-	-	-	35,195	40,662	-	-	-	40,662	
A5	223.3	38.3	9.50	5	4	20	3	6	7	-	45	-	-	-	37,094	42,205	-	-	-	42,205	
A4	213.8	28.8	9.50	2	-	7	-	4	4	-	17	63	-	-	17,525	22,025	21,371	-	-	43,396	
A3	203.7	18.7	10.17	2	-	7	-	4	4	-	17	69	-	-	17,525	22,025	27,240	-	-	49,265	
A2	194.3	9.3	9.33	1	-	5	-	1	3	3	13	63	-	-	12,416	18,844	26,454	-	-	45,298	
A1	185.0	0	9.33	1	-	5	-	1	2	2	11	57	-	-	12,179	17,300	30,488	-	-	47,788	
A0	175.7		9.33							4	4	23	-	-	2,850	3,705	9,708	-	-	13,413	
BWY	170.0	(15.0)	15										230	-	-	4,054	-	6,300	1,412	11,766	
Total Residential floors				32	27	162	13	46	79	9	368	275	230	-	315,404	386,348	115,261	6,300	1,412	509,321	
Mix ratio				9%	7%	44%	4%	13%	21%	2%	100%				82%						
				9%		55%		34%	2%							1,050					

B

reference target (actual unit SF refer to drawings)	Unit Mix							unit count	Parking (by stall count)	Bike Storage	NRSF	GSF				TOTAL					
	ST	1B-Jr	1B	1B den	2B-E	2B	TOWNHOUSE					Residential	Residential	Parking	Office		Café				
Elevation	470	550	700	800	950	1,100	1,200				updated 7/20/20										
Height (ft)	470	550	700	800	950	1,100	1,200														
F/F																					
above SL																					
Roof	278.3	79.3	10.17																		
L8	268.2	69.2	10.17	2	4	14	-	-	3	-	23	-	-	-	17,521	22,184	-	-	-	22,184	
L7	258.0	59.0	10.17	2	4	17	-	1	8	-	32	-	-	-	26,831	31,261	-	-	-	31,261	
L6	247.8	48.8	10.17	2	4	17	-	1	8	-	32	-	-	-	26,831	31,261	-	-	-	31,261	
L5	237.7	38.7	10.17	2	4	17	-	1	8	-	32	-	-	-	26,831	31,261	-	-	-	31,261	
L4	227.5	28.5	10.17	2	4	17	-	1	8	-	32	-	-	-	26,831	31,261	-	-	-	31,261	
L3	218.0	19.0	9.50	2	4	17	-	1	8	-	32	-	-	-	26,831	31,261	-	-	-	31,261	
L2	208.5	9.5	9.50	4	2	15	-	-	3	-	24	-	-	-	17,433	20,569	-	-	-	20,569	
L1.5	205.0	6.0		1	2	1	-	1	-	-	5	-	-	-	5,000	8,633	-	-	-	8,633	
L1	199.0	0	9.50				1		3	-	4		230	-	7,028	19,529	-	-	-	19,529	
L0	190.0	(9.0)	9						4	-	4	35	-	-	1,697	2,938	13,500	-	-	16,438	
Total Residential floors				17	28	115	1	6	49	4	220	35	230	-	182,834	230,158	13,500	-	-	243,658	
Mix ratio				8%	13%	52%	0%	3%	22%	2%	100%				79.4%						
				8%		65%		25%	2%												
				####	####	####	800	####	####	####	####			769							



PROPERTY LINE



BWY LEVEL EL. +170

BLDG A
BWY LEVEL EL. +170'

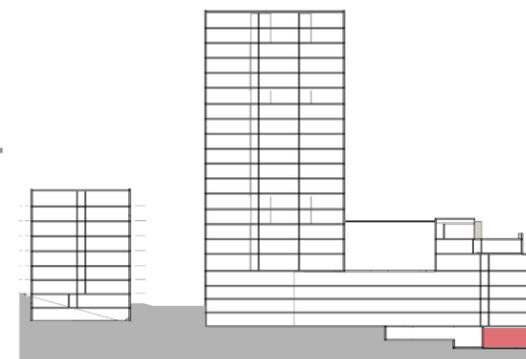
Retaining wall

BICYCLE
230 STALLS (DOUBLE DECK)
1823 SF

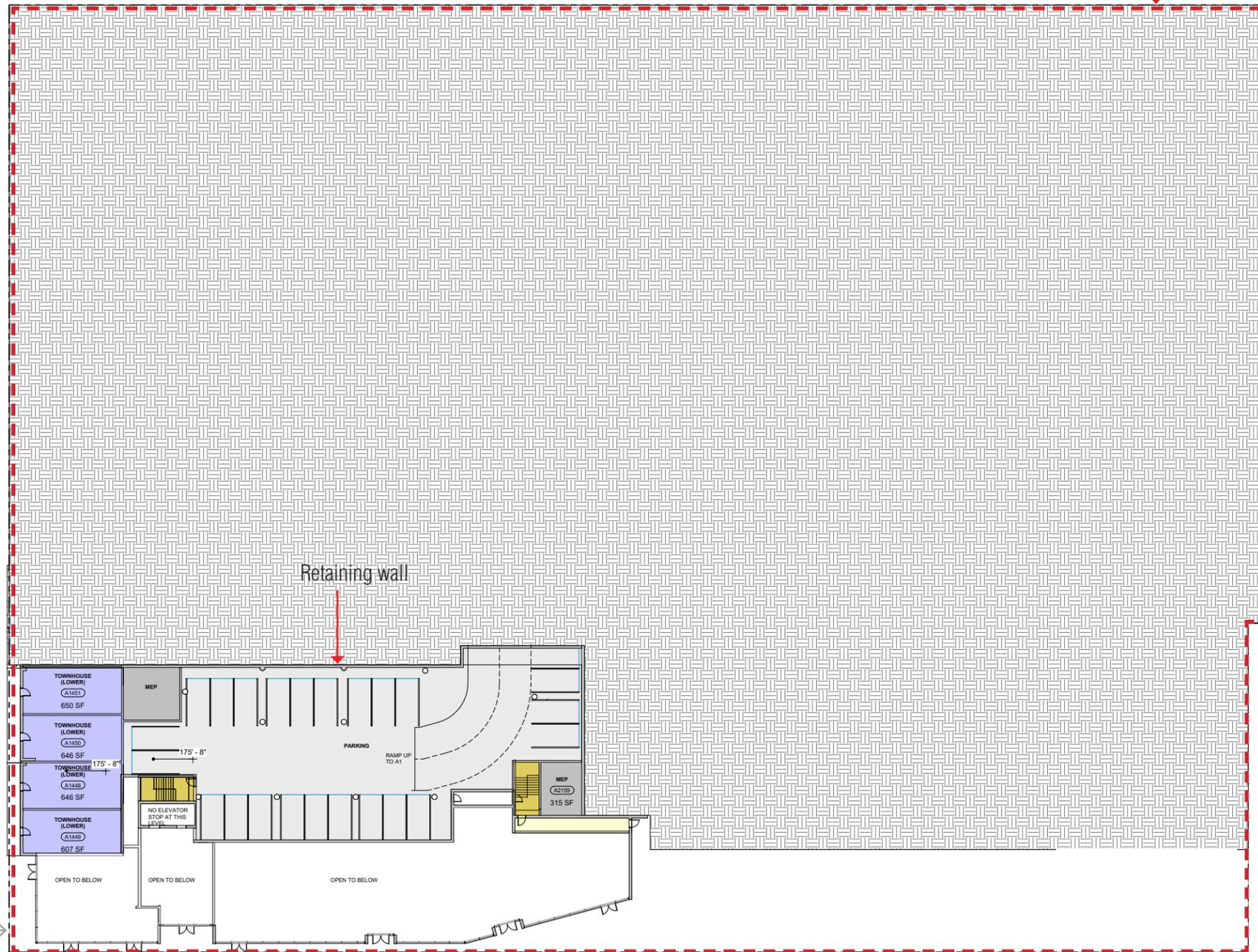
CAFE
A368
1408 SF

LOBBY
A369
922 SF

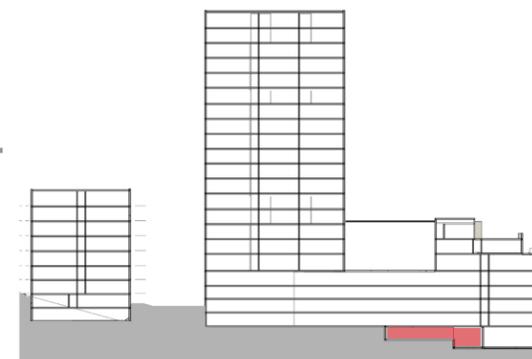
Office
A367
6135 SF

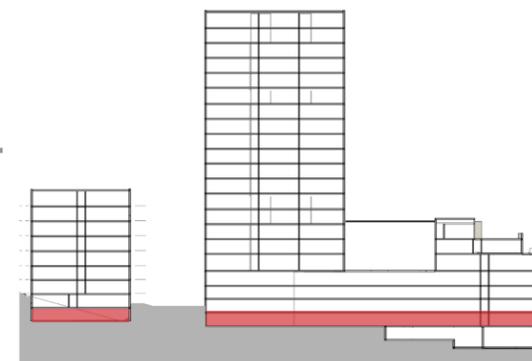


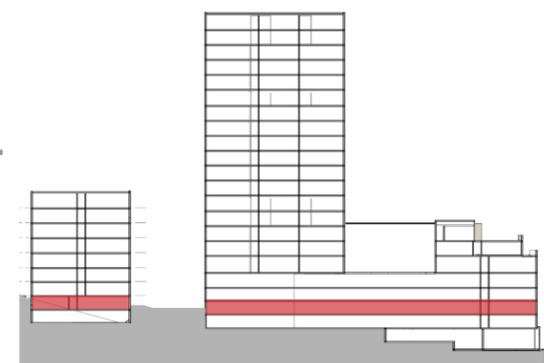
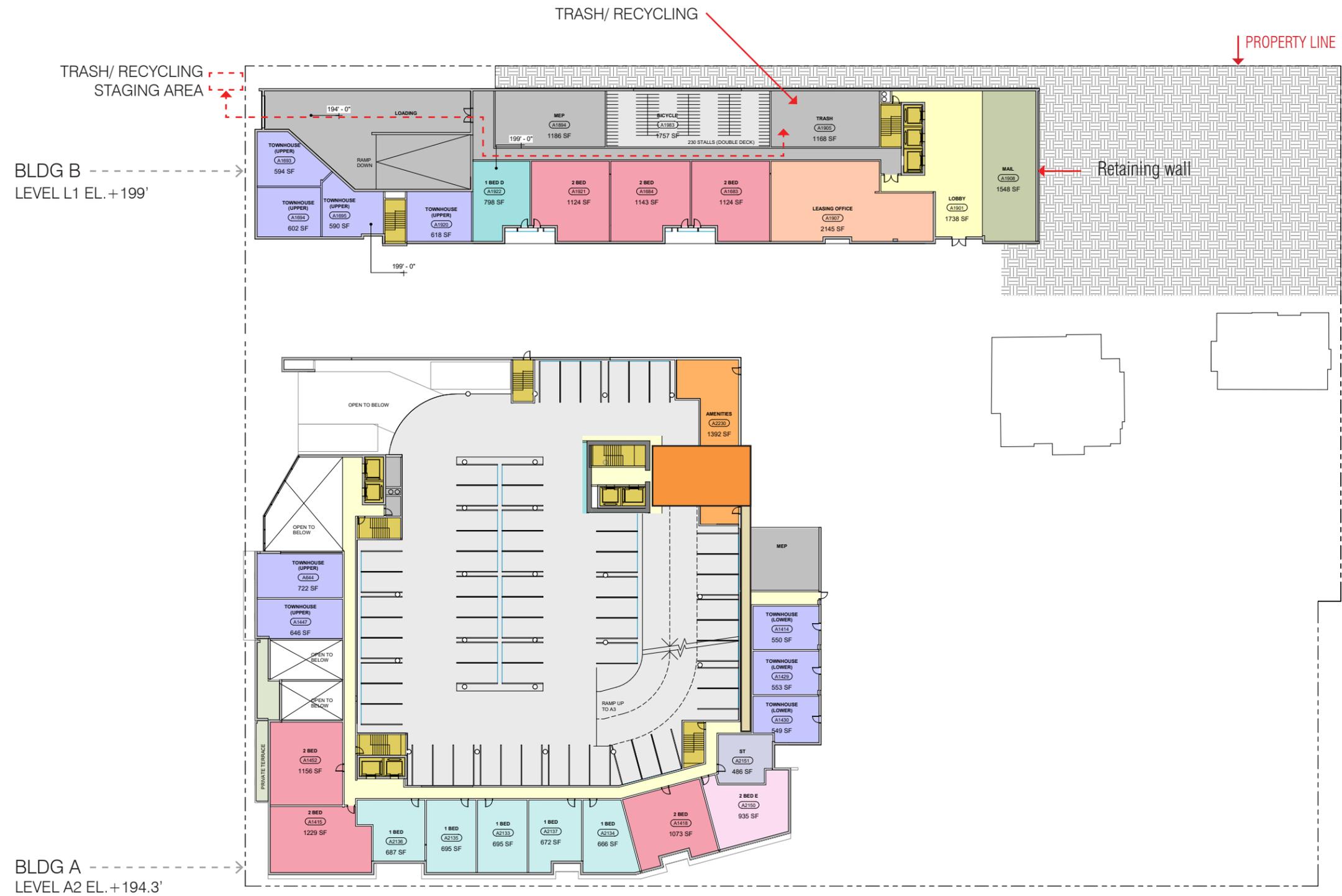
PROPERTY LINE



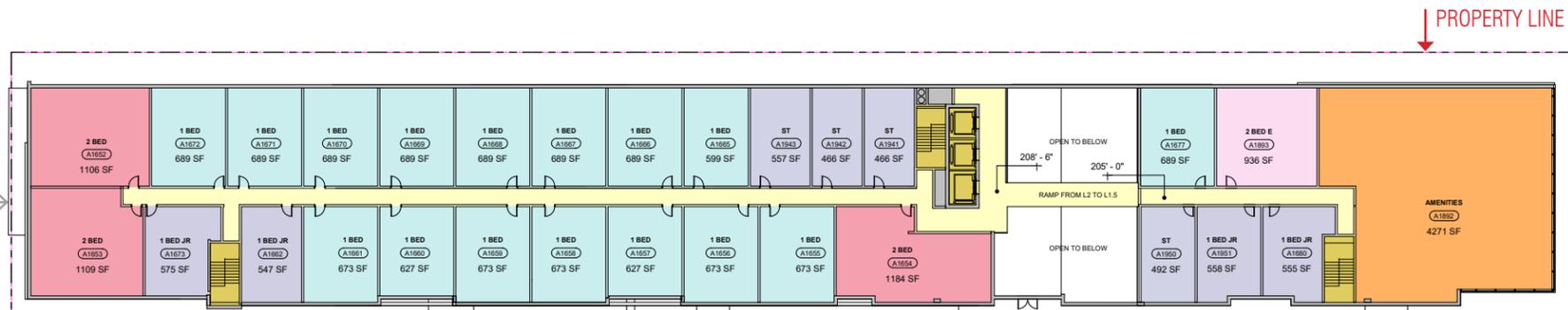
BLDG A
LEVEL A0 EL. +175.7'



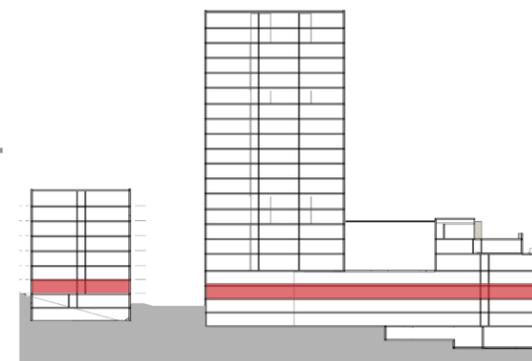




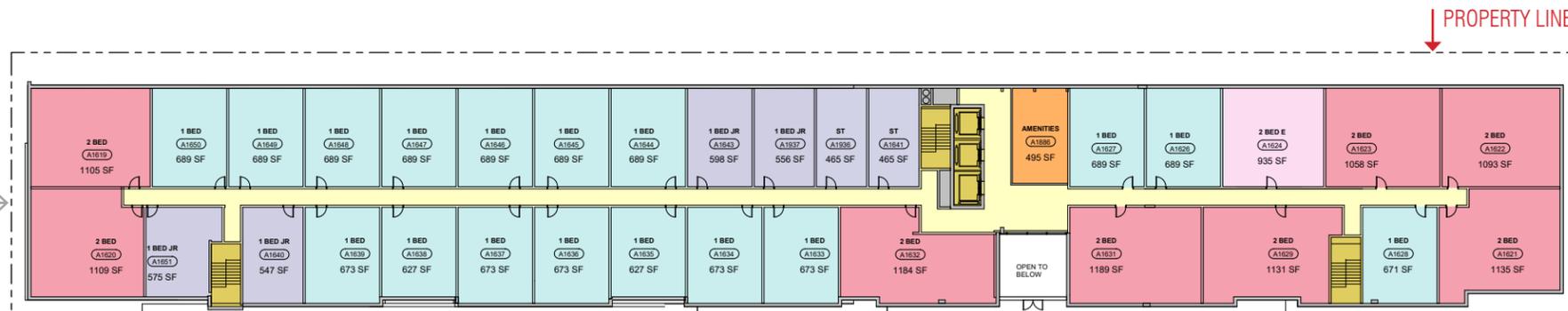
BLDG B
LEVEL L2 EL. +208.5'



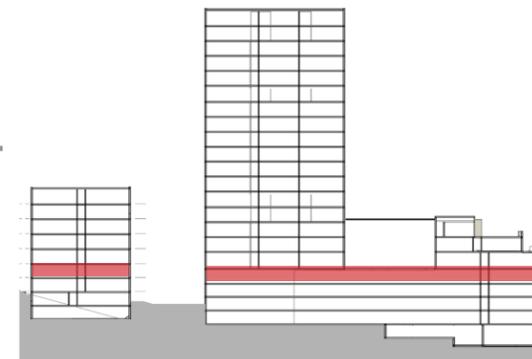
BLDG A
LEVEL A3 EL. +203.7'



BLDG B
LEVEL L3 EL. +218'



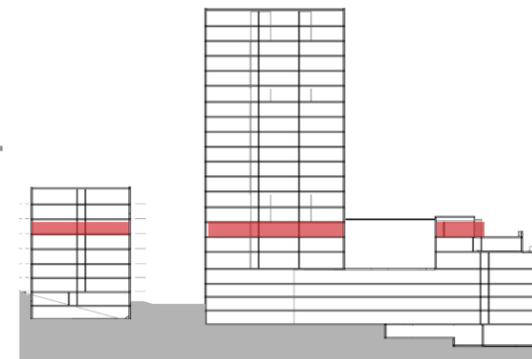
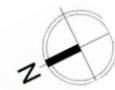
BLDG A
LEVEL A4 EL. +213.8'



BLDG B
LEVEL L6 EL. +247.8'



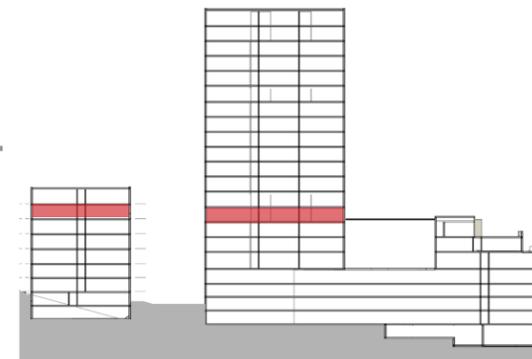
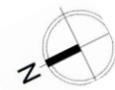
BLDG A
LEVEL A7 EL. +244.3'



BLDG B
LEVEL L7 EL. +258'



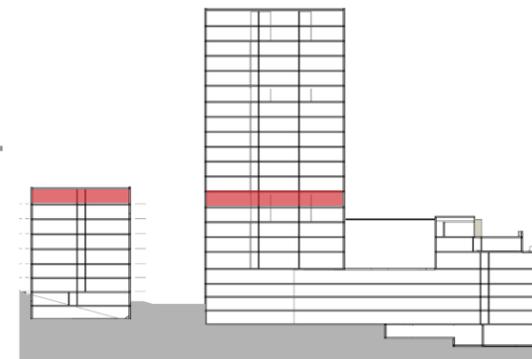
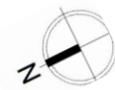
BLDG A
LEVEL A8 EL. +254.5'

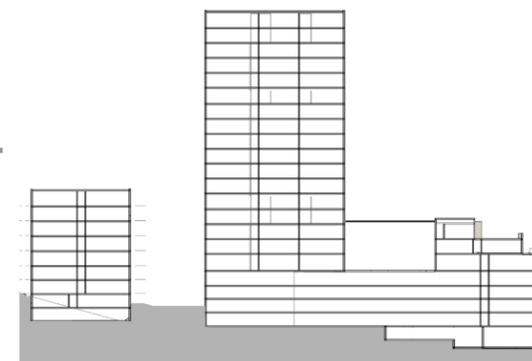
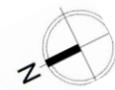
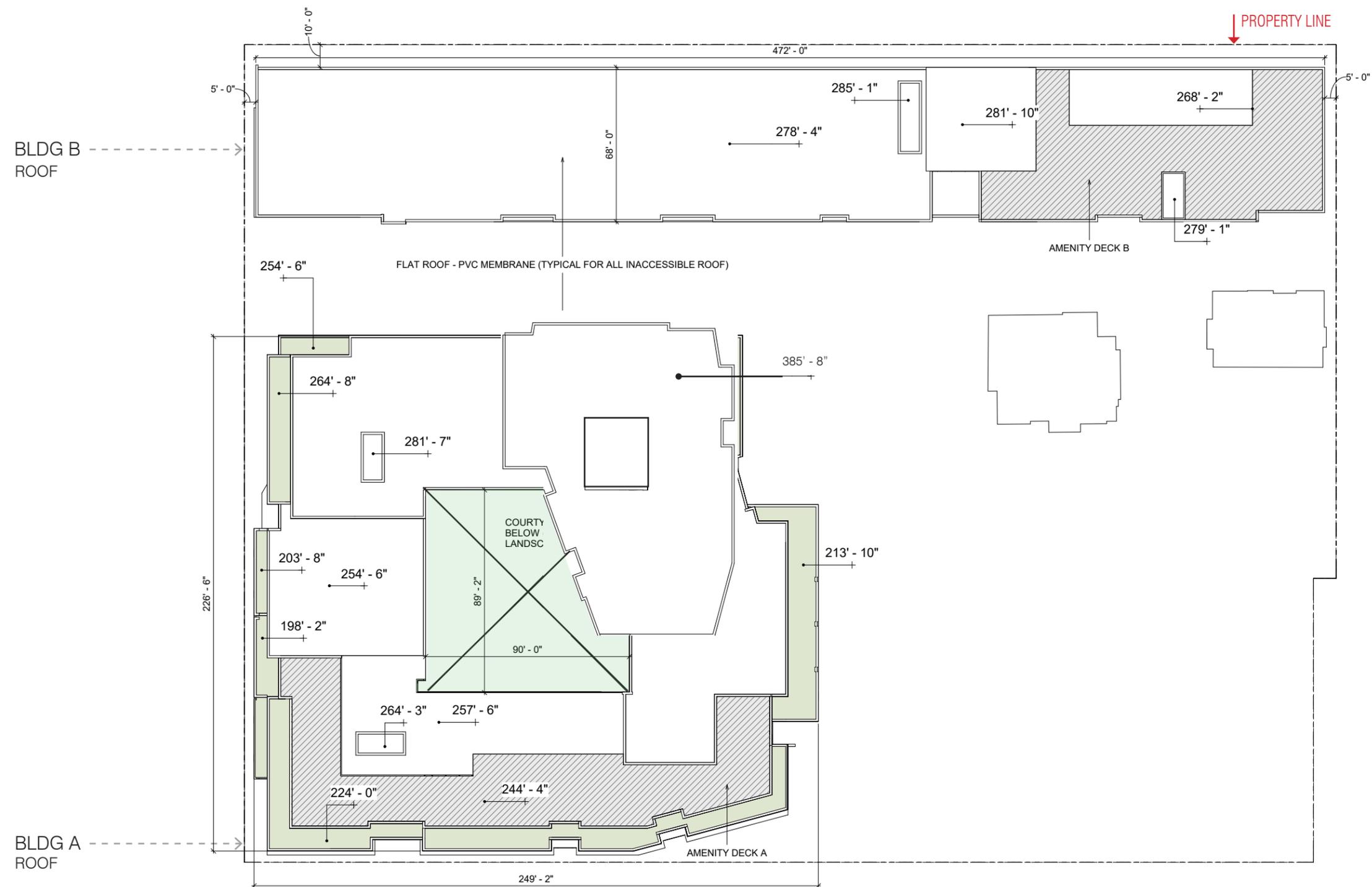


BLDG B
LEVEL L8 EL. +268.2'



BLDG A
LEVEL A9 EL. +264.7'





**CALIFORNIA COLLEGE OF ARTS
OAKLAND CAMPUS SITE
REDEVELOPMENT PLAN**

PROJECT VARIANT

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		A	A3
		A	A2
		A	A1
		A	A0
		B	L0
New Residential Parking	A+B	Subtotal	310
parking provided			310
parking ratio (only residential)			0.53

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	unit mix				8%	9%	47%	2%	9%	22%	2%	100%	

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as measured from the adjacent grade at the base of tower at EL. +199'-0" (between level A2 & A3)

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PARKING				parking	
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New Parking	B	1		35	13,500
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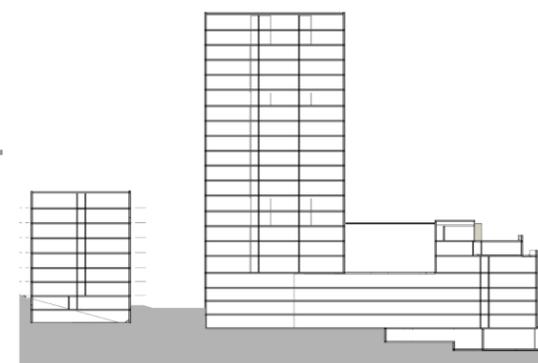
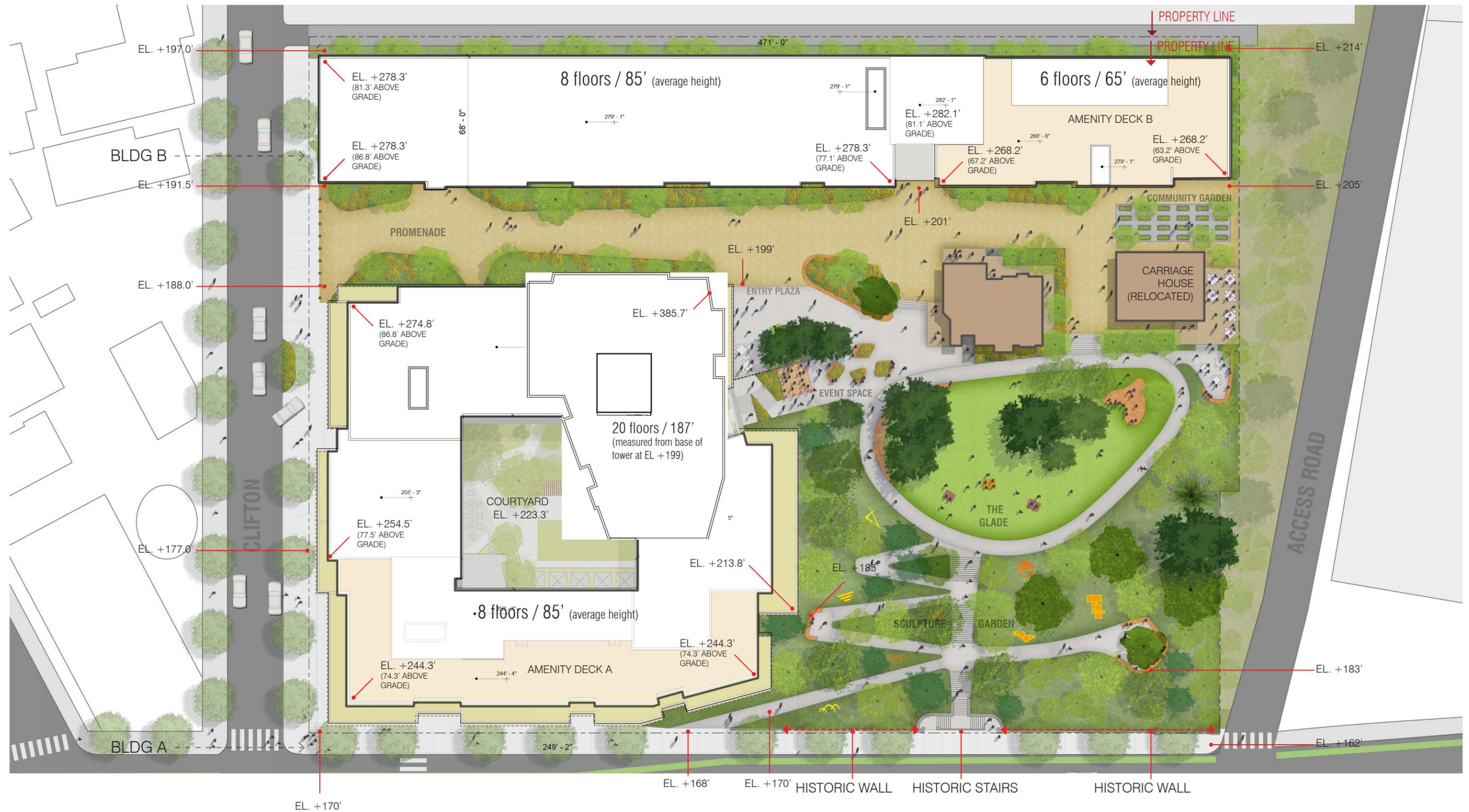
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A (tower)

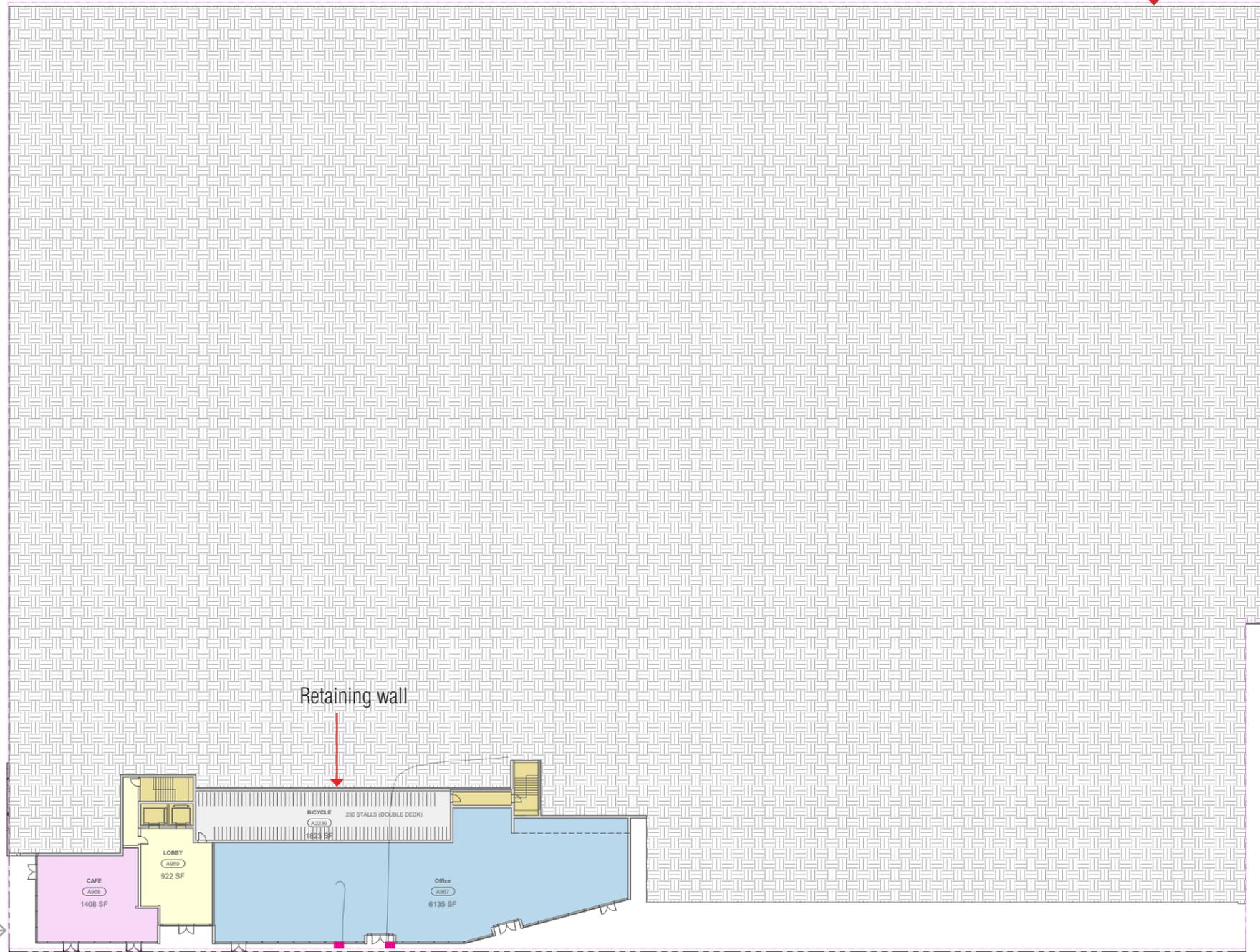
reference target (actual unit SF refer to drawings)	ST							1B-Jr		1B		1B den		2B-E		2B		TOWNHOUSE		unit count		Parking (by stall count)		Bike Storage		NRSF		GSF		GSF																						
	470	550	700	800	950	1,100	1,200																																													
Elevation	Height (ft)	F/F																	Cars	Bike	NRSF	Residential	Residential	Parking	Office	Café	TOTAL																									
above SL																																																				
roof	385.8	200.8																																																		
A21	375.3	190.3	10.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A20	365.8	180.8	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A19	356.3	171.3	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A18	346.8	161.8	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A17	337.3	152.3	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A16	327.8	142.8	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A15	318.3	133.3	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A14	308.8	123.8	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A13	299.3	114.3	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A12	289.8	104.8	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A11	280.3	95.3	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A10	270.8	85.8	9.50	1	1	6	-	1	3	-	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,775	11,500	-	-	-	11,500																					
A9	261.3	76.3	9.50	1	2	9	1	2	4	-	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,148	20,000	-	-	-	20,000																					
A8	251.8	66.8	9.50	1	2	8	2	6	5	-	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,897	24,218	-	-	-	24,218																					
A7	242.3	57.3	9.50	2	3	13	3	5	5	-	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,275	33,310	-	-	-	33,310																					
A6	232.8	47.8	9.50	5	4	16	4	5	9	-	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,195	40,662	-	-	-	40,662																					
A5	223.3	38.3	9.50	5	4	20	3	6	7	-	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37,094	42,205	-	-	-	42,205																					
A4	213.8	28.8	9.50	2	-	7	-	4	4	-	17	63	-	-	-	-	-	-	-	-	-	-	-	-	-	17,525	22,025	21,371	-	-	43,396																					
A3	203.7	18.7	10.17	2	-	7	-	4	4	-	17	69	-	-	-	-	-	-	-	-	-	-	-	-	-	17,525	22,025	27,240	-	-	49,265																					
A2	194.3	9.3	9.33	1	-	5	-	1	3	3	13	63	-	-	-	-	-	-	-	-	-	-	-	-	-	12,416	18,844	26,454	-	-	45,298																					
A1	185.0	0	9.33	1	-	5	-	1	2	2	11	57	-	-	-	-	-	-	-	-	-	-	-	-	-	12,179	17,300	30,488	-	-	47,788																					
A0	175.7		9.33							4	4	23	-	-	-	-	-	-	-	-	-	-	-	-	-	2,850	3,705	9,708	-	-	13,413																					
BWY	170.0	(15.0)	15																												11,766																					
Total Residential floors			32	27	162	13	46	79	9	368	275	230	-	-	-	-	-	-	-	-	-	-	-	-	315,404	386,348	115,261	6,300	1,412	509,321																						
Mix ratio			9%	7%	44%	4%	13%	21%	2%	100%																82%																										
			9%		55%		34%	2%																		1,050																										

B

reference target (actual unit SF refer to drawings)	ST							1B-Jr		1B		1B den		2B-E		2B		TOWNHOUSE		unit count		Parking (by stall count)		Bike Storage		NRSF		GSF		GSF																						
	470	550	700	800	950	1,100	1,200																																													
Elevation	Height (ft)	F/F																	Cars	Bike	NRSF	Residential	Residential	Parking	Office	Café	TOTAL																									
above SL																																																				
Roof	278.3	79.3	10.17																																																	
L8	268.2	69.2	10.17	2	4	14	-	-	3	-	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,521	22,184	-	-	-	22,184																					
L7	258.0	59.0	10.17	2	4	17	-	-	8	-	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,831	31,261	-	-	-	31,261																					
L6	247.8	48.8	10.17	2	4	17	-	-	8	-	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,831	31,261	-	-	-	31,261																					
L5	237.7	38.7	10.17	2	4	17	-	-	8	-	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,831	31,261	-	-	-	31,261																					
L4	227.5	28.5	10.17	2	4	17	-	-	8	-	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,831	31,261	-	-	-	31,261																					
L3	218.0	19.0	9.50	2	4	17	-	-	8	-	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,831	31,261	-	-	-	31,261																					
L2	208.5	9.5	9.50	4	2	15	-	-	3	-	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,433	20,569	-	-	-	20,569																					
L1.5	205.0	6.0		1	2	1	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	8,633	-	-	-	8,633																					
L1	199.0	0	9.50								4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,028	19,529	-	-	-	19,529																					
L0	190.0	(9.0)	9								4	35	-	-	-	-	-	-	-	-	-	-	-	-	-	1,697	2,938	13,500	-	-	16,438																					
Total Residential floors			17	28	115	1	6	49	4	220	35	230	-	-	-	-	-	-	-	-	-	-	-	-	182,834	230,158	13,500	-	-	243,658																						
Mix ratio			8%	13%	52%	0%	3%	22%	2%	100%																79.4%																										
			8%		65%		25%	2%																																												
			####	####	####	800	####	####	####	####																																										



PROPERTY LINE



BWY LEVEL EL. +170

BLDG A
BWY LEVEL EL. +170'

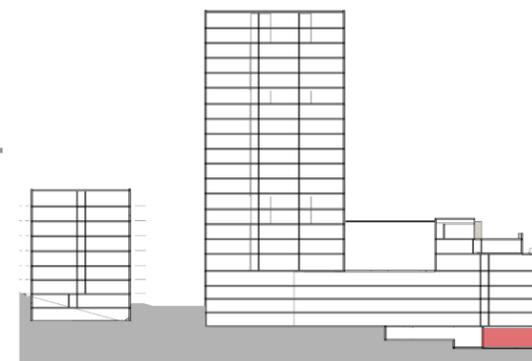
Retaining wall

BICYCLE 230 STALLS (DOUBLE DECK)
1823 SF

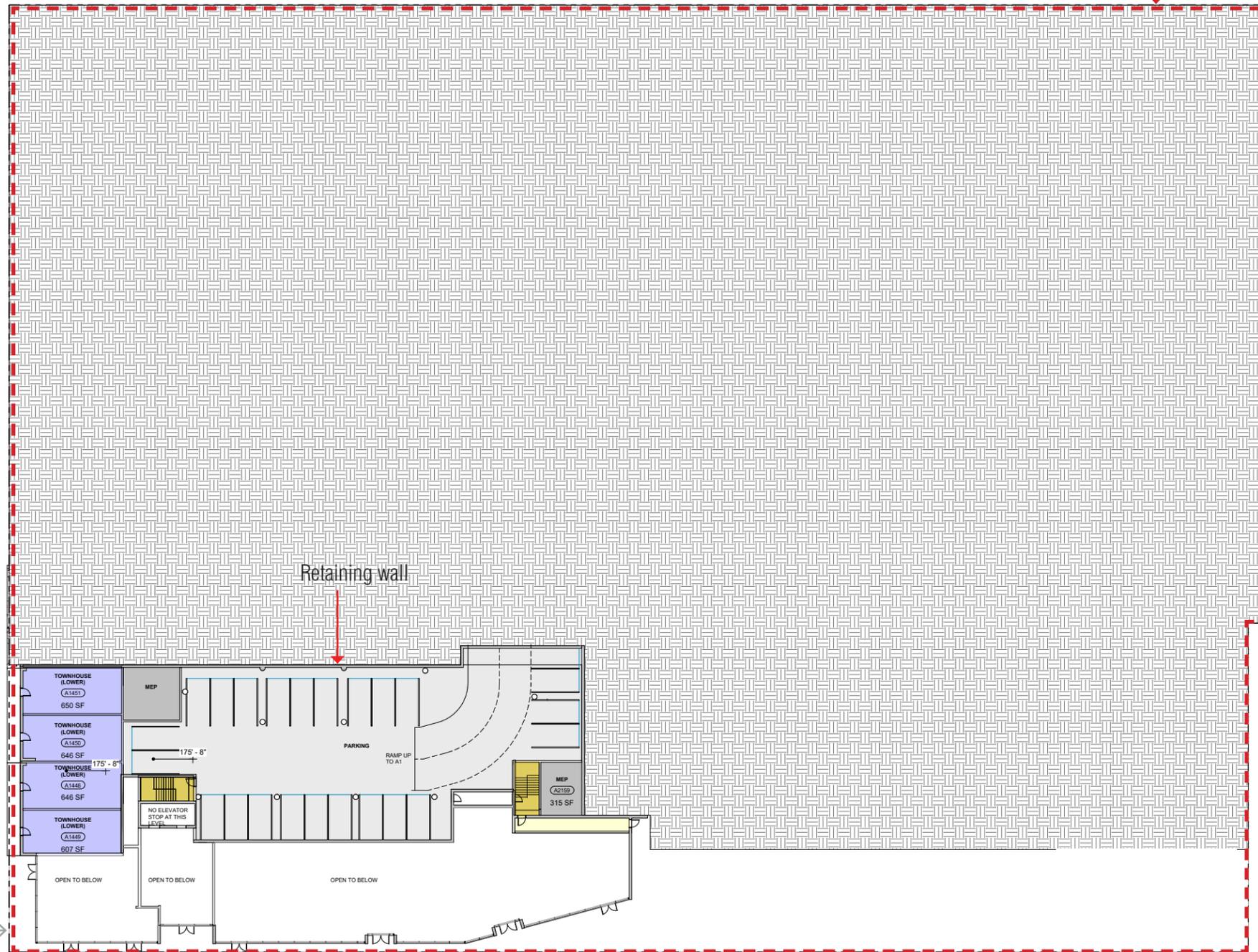
CAFE
A368
1408 SF

LOBBY
A369
922 SF

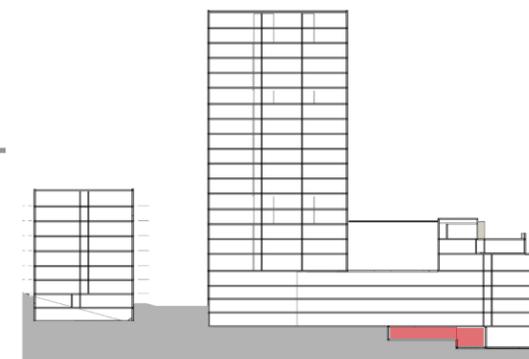
Office
A367
6135 SF

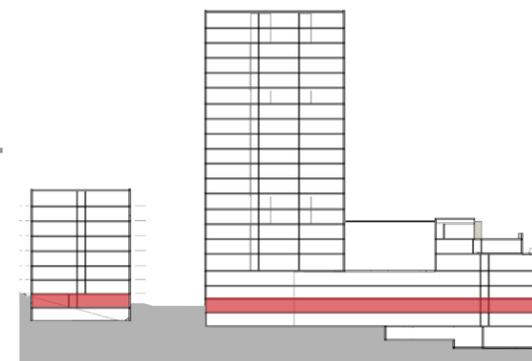
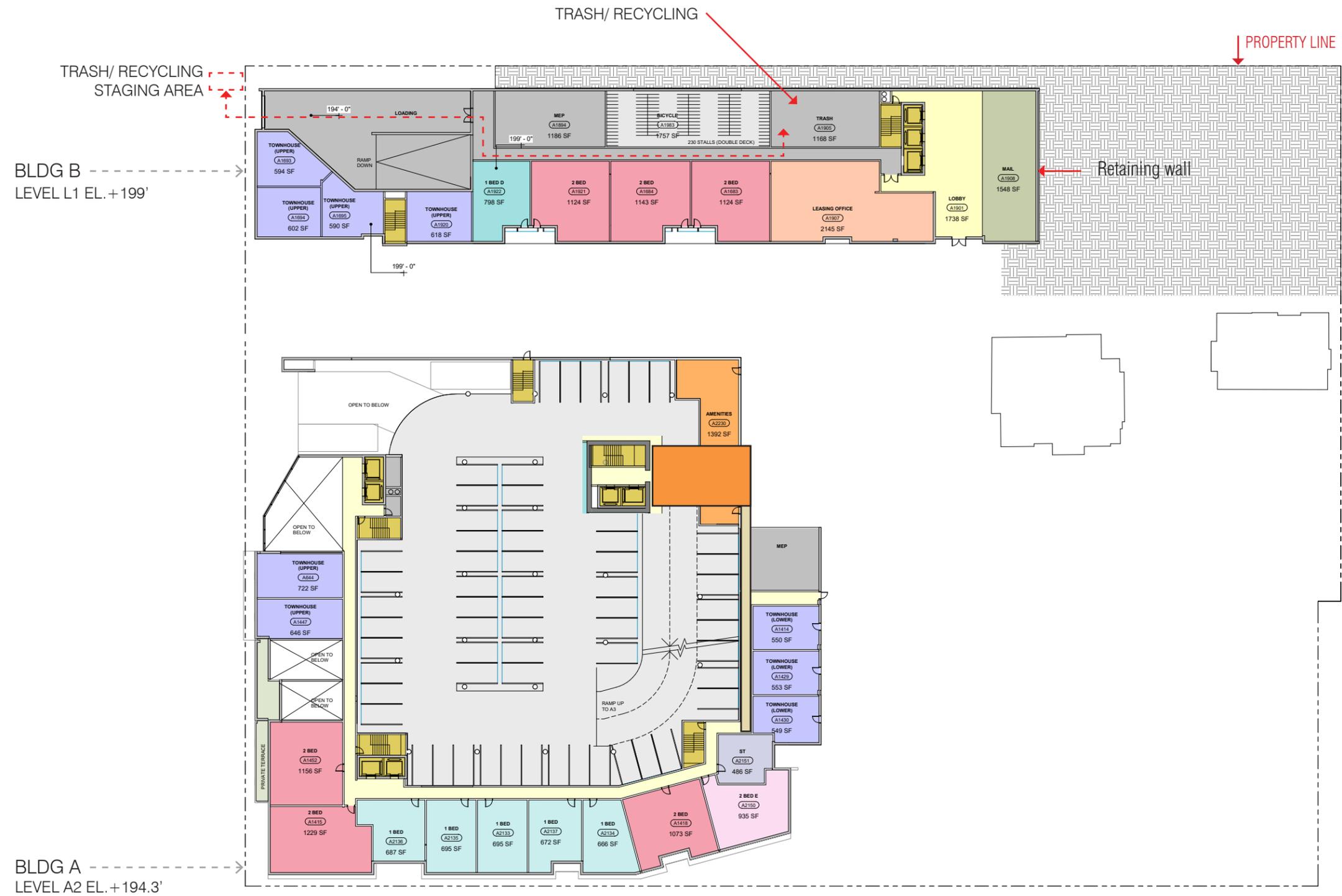


PROPERTY LINE

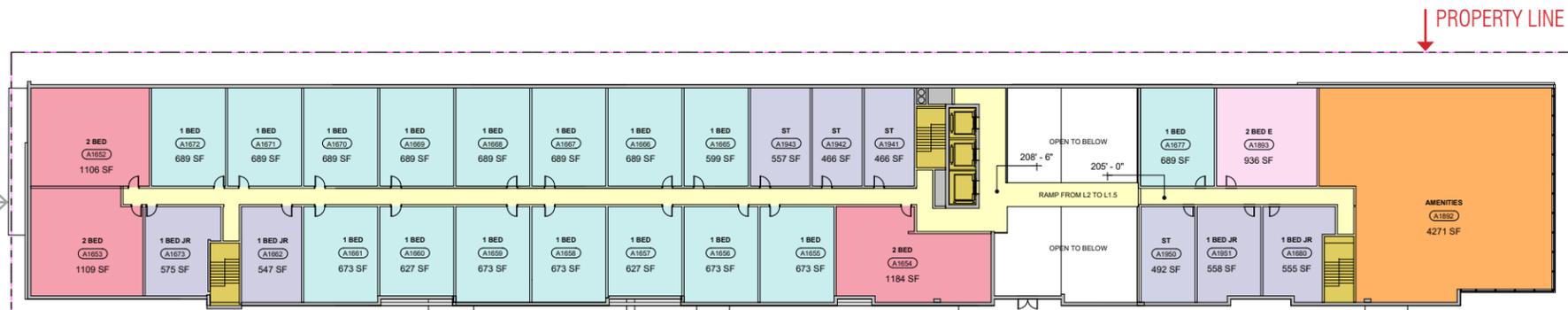


BLDG A
LEVEL A0 EL. +175.7'

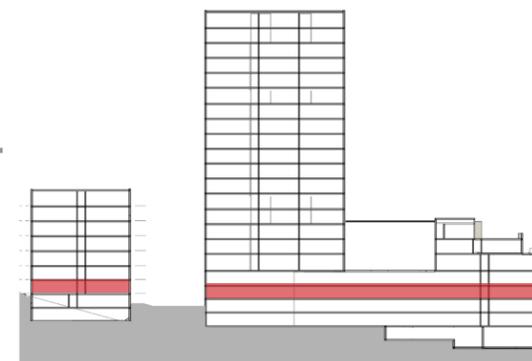
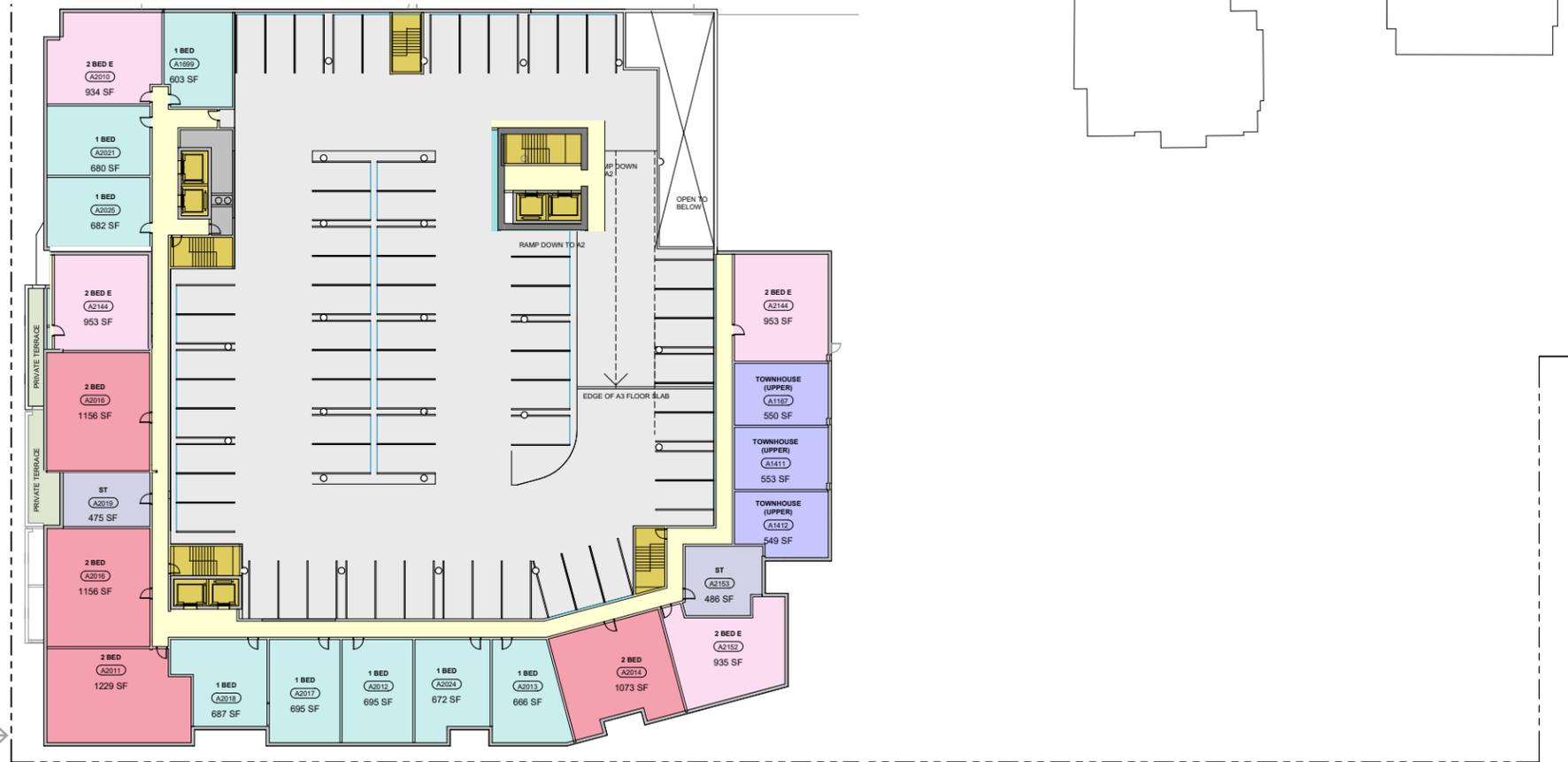




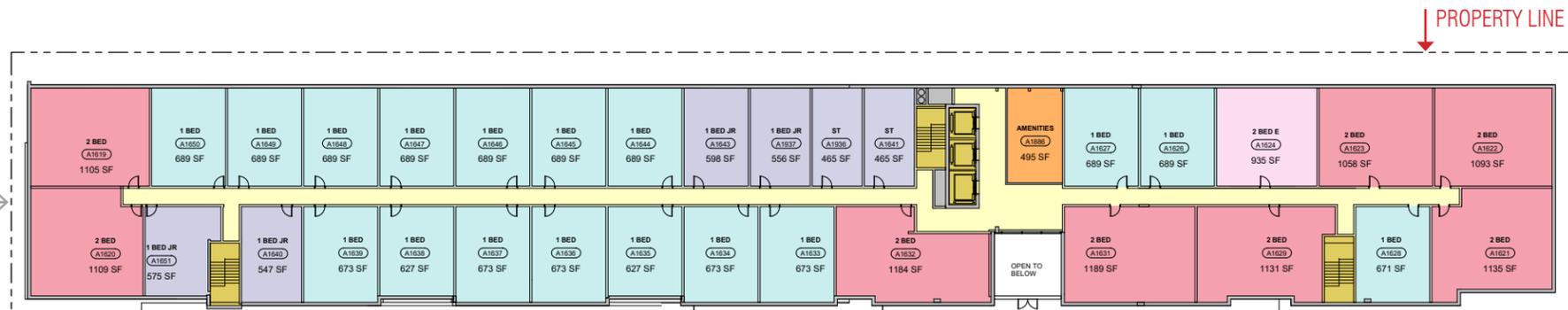
BLDG B
LEVEL L2 EL. +208.5'



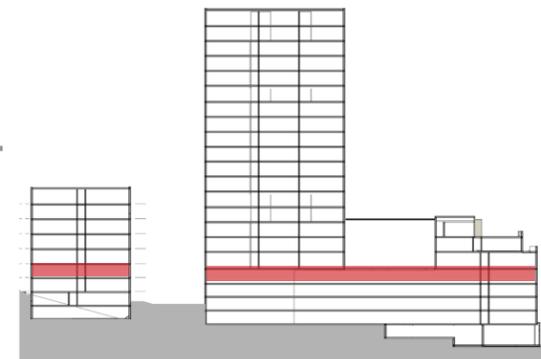
BLDG A
LEVEL A3 EL. +203.7'



BLDG B
LEVEL L3 EL. +218'



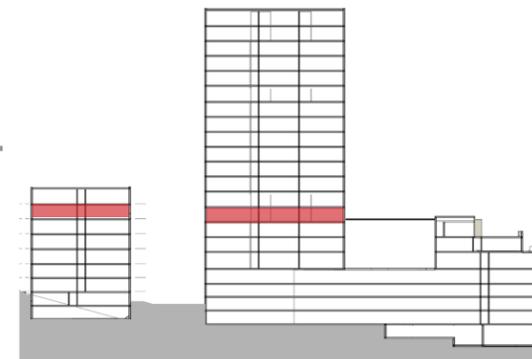
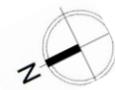
BLDG A
LEVEL A4 EL. +213.8'



BLDG B
LEVEL L7 EL. +258'



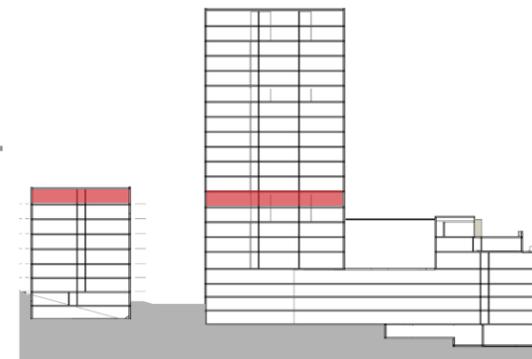
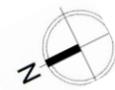
BLDG A
LEVEL A8 EL. +254.5'

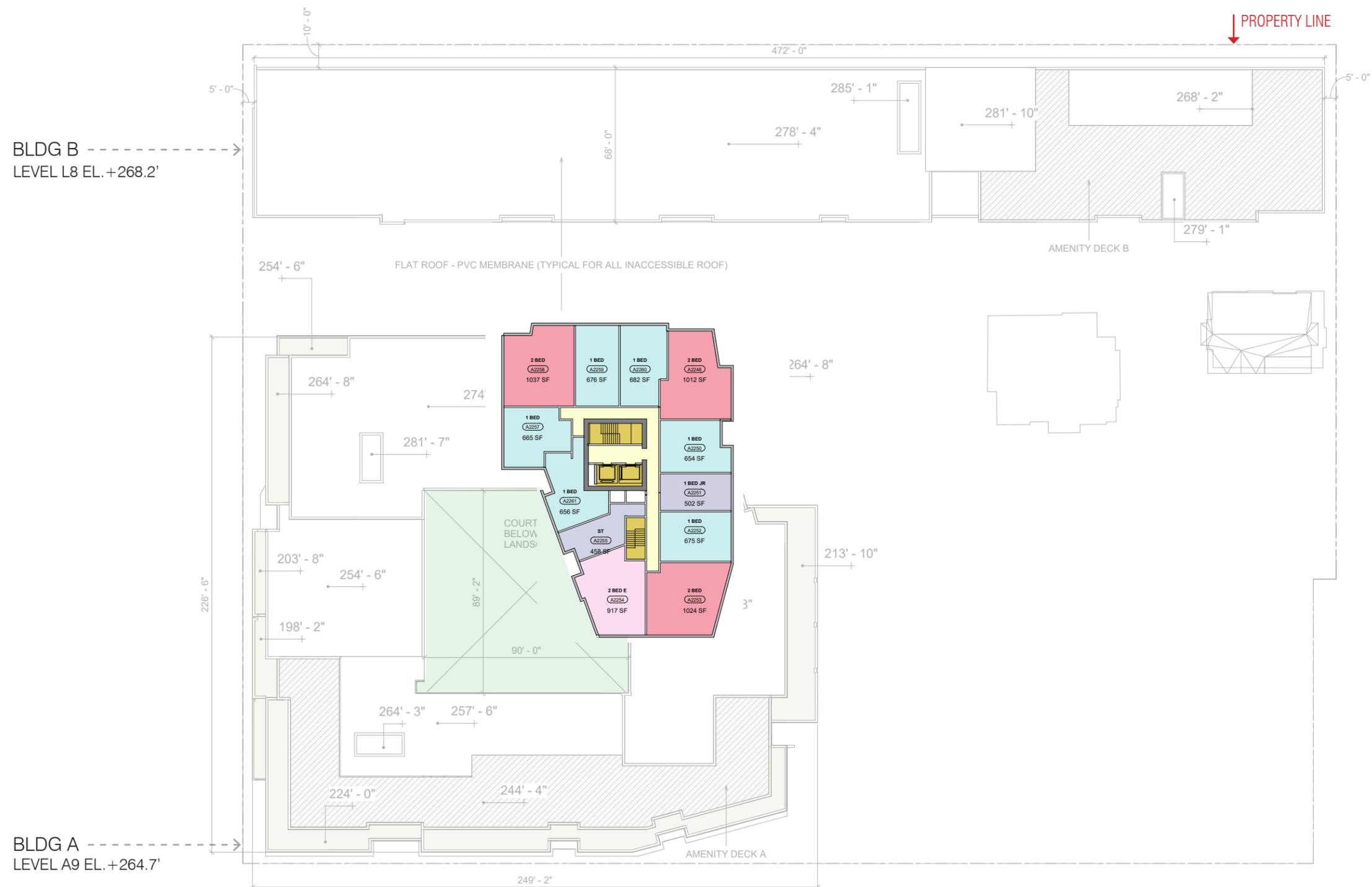


BLDG B
LEVEL L8 EL. +268.2'



BLDG A
LEVEL A9 EL. +264.7'





BLDG B
LEVEL L8 EL. +268.2'

BLDG A
LEVEL A9 EL. +264.7'

