



CALIFORNIA COLLEGE OF ARTS
OAKLAND CAMPUS SITE
REDEVELOPMENT PLAN
ENVIRONMENTAL APPLICATION PLAN SET
(MARCH 20, 2019)

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

PROJECT DIRECTORY

CO-OWNER

EMERALD FUND
532 FOLSOM ST,
SAN FRANCISCO, CA 94105
CONTACT: MARC BABSIN
PHONE: 415.489.1329

CO-OWNER

EQUITY COMMUNITY BUILDERS LLC
38 KEYES AVENUE, SUITE 201
SAN FRANCISCO, CA 94129
CONTACT: JOHN CLAWSON
PHONE: 415.561.6200

ARCHITECT OF RECORD

SOLOMON CORDWELL BUENZ ARCHITECTS
255 CALIFORNIA STREET, 3/F
SAN FRANCISCO, CA 94111
CONTACT: STRACHAN FORGAN
PHONE: 415.216.2450

ARCHITECT

LEDDY MAYTUM STACY ARCHITECTS
444 SPEAR STREET, SUITE 201
SAN FRANCISCO, CA 94105
CONTACT: MARSHA MAYTUM
PHONE: 415.495.1700

ARCHITECT

JENSEN ARCHITECTS
833 MARKET STREET, 7/F
SAN FRANCISCO, CA 94103
CONTACT: MARK JENSEN
PHONE: 415.348.9650

ARCHITECT (CLIFTON HALL)

MARK HORTON / ARCHITECTURE
135 SOUTH PARK
SAN FRANCISCO, CA 94107
CONTACT: MARK HORTON
PHONE: 415.543.3347

LANDSCAPE ARCHITECT

CMG LANDSCAPE ARCHITECTURE
444 BRYANT STREET
SAN FRANCISCO, CA 94107
CONTACT: KEVIN CONGER
PHONE: 415.495.3070

PROJECT DESCRIPTION

PROJECT SUMMARY

The proposed project would replace the existing California College of Arts campus with a mix of uses: residential, arts space, office space and community open space. The site is approximately four acres. The project would include:

- 589 homes, including 35 deeply affordable homes for artists (29 homes at 50% of AMI and 6 homes at 60% of AMI)
- The conversion of an existing dormitory building (Clifton Hall) into the 35 homes referred to above
- 24,000 sq ft of art space/live-work space
- 6,300 sq ft of office space for arts non-profits
- Preservation of 3 historic buildings and a historic entry staircase
- 400 - 442 auto parking spaces
- 589 bicycle parking spaces
- 1.5 acres of public open space
- Four perimeter buildings from 5-8 stories
- One 19-story building

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.

TABLE OF CONTENTS

-	COVER PAGE
A0.01	PROJECT TEAM, DESCRIPTION & TABLE OF CONTENTS
A0.02	PROJECT DATA & HEIGHT CALCULATION
A1.01	VICINITY PLAN
A1.02	ZONING AND CODE ANALYSIS ASSESSOR'S PARCEL MAP
A1.03	SITE SURVEY
A1.04	CONTEXT PHOTOS - CCA CAMPUS SITE
A1.05	CONTEXT PHOTOS - SURROUNDINGS
A1.06	DEMOLITION PLAN
A1.07	EXCAVATION PLAN (CUT & FILL)
A1.11	SITE PLAN (LOT COVERAGE AREA)
A1.12	SITE PLAN (ABOVE ROOF LEVEL)
L-1	TREE PRESERVATION & RELOCATION
L-2	PEDESTRIAN CIRCULATION
L-3	ILLUSTRATIVE SITE PLAN
A2.01	FLOOR PLAN - P3 (BROADWAY)
A2.02	FLOOR PLAN - P2
A2.03	FLOOR PLAN - P1
A2.04	FLOOR PLAN - L1
A2.05	FLOOR PLAN - L2
A2.06	FLOOR PLAN - L3
A2.07	FLOOR PLAN - L4
A2.08	FLOOR PLAN - L5
A2.09	FLOOR PLAN - L6
A2.10	FLOOR PLAN - L7
A2.11	FLOOR PLAN - L8 - L19
A3.01	BUILDING ELEVATIONS - WEST
A3.02	BUILDING ELEVATIONS - NORTH
A3.03	BUILDING ELEVATIONS - EAST
A3.04	BUILDING ELEVATIONS - SOUTH
A3.11	BUILDING SECTIONS
A3.12	BUILDING SECTIONS
A4.11	VIEW OF GARDEN FROM BROADWAY
A4.12	VIEW OF BROADWAY/ CLIFTON CORNER
A4.13	VIEW OF ART SPACE/ GARDEN
A4.14	VIEW OF GARDEN TOWARDS BAY
A4.15	VIEW OF PROMENADE TOWARDS MACKY HALL
A4.20	AERIAL VIEW
A4.21	CONTEXTUAL VIEWS - BROADWAY TR. & CARLTON
A4.22	CONTEXTUAL VIEWS - BROADWAY & 49TH
A4.23	CONTEXTUAL VIEWS - BROADWAY & MONROE
A4.24	CONTEXTUAL VIEWS - COLLEGE & FOREST

CCA site area	see A1.02	171,942
Clifton Hall site area	see A1.02	12,230
Total Site Area		184,172

New Buildings:	A, B, C, D, E
Existing Buildings:	F, MH, CH, FB

BUILDING SITE COVERAGE			
New	A+E	see A1.11	53,742
New	B+C	see A1.11	26,895
New	D	see A1.11	12,094
Clifton Hall	F		11,878
Macky Hall	MH		2,386
Carriage House	CH		1,290
Facilities Building	FB		880
Site Coverage			109,165
Site Coverage %			59%

OPEN SPACE (ex. Clifton Hall Site)			
Site Grounds	Site		74,626
Various terraces	A-E		3,000
Amenity deck (L6 of Bldg A)	A		11,600
Open space area			89,226
Open Space coverage (CCA Site only)			52%

PARKING COUNT (BY BUILDING/ FLOOR)			
	Bldg	floor	parking
	A	L5	14
	A	L4 + L4.5	53
	A	L3 + L3.5	53
	A	L2 + L2.5	53
	A	L1 + L1.5	53
	A	P1	45
	A	P2	58
	B	P1	38
New Residential Parking	A+B	Subtotal	367
Existing Clifton Hall Parking	F	LEVEL 1	12
Existing Clifton Hall Parking	F	LEVEL 2	21
Additional on-site Parking			42
total parking count (0.75/ unit)			442

GSF AND UNIT COUNT SUMMARY (BY BUILDING)														
RESIDENTIAL														
	Bldg.	#/flrs	grade plane	roof	height (Ft)	unit type	2+	2	1+D	1	1 JR	ST	unit count	GSF
						approx. unit size (SF)	1100	950	800	700	550	470		
New Residential	A	6-7	183.5	257.3	73.8		25	20	19	48	11	10	133	143,700
New Residential	B	8	202.3	276.3	74.1		15	15	7	53	11	4	105	101,900
New Residential	C	8	208.5	286.0	77.5		14	19	0	25	9	8	75	87,600
New Residential	D	6-8	186.0	240.8/260.8	58-78		26	15	8	24	0	6	79	83,800
New Residential	E	14	199.0	388.0	189.0		53	14	14	53	28	0	162	139,000
Renovation	F (Clifton Hall)	4	170.0	215.0	45.0		11			17		7	35	26,010
RESIDENTIAL subtotal							144	83	48	220	59	35	589	582,010
	unit mix						24%	14%	8%	37%	10%	6%	100%	
AMENITIES/ ARTS														
New Art Space	A	2												24,000
Renovation	Macky Hall (MH)	2												6,500
Renovation	Carriage House (CH)	2												2,580
Renovation	Facilities Building (FB)	2	← renovated as history interpretive center											1,200
AMENITIES/ ARTS Subtotal														34,280
BUILDING SUPPORT														
New Parking & BOH	A	6												160,900
New Parking & BOH	B	1												12,000
Ex. Parking	F (Clifton Hall)	2												19,100
BUILDING SUPPORT Subtotal														192,000
PROJECT Total (Residential + Amenities/Arts + Building Support)							144	83	48	220	59	35	589	808,290
	unit type						2+	2	1+D	1	1 JR	ST	unit count	GSF

BUILDING B:
T.O. ROOF: 276.3'
GRADE PLANE: 202.3'*
HEIGHT: 74'

BUILDING E:
T.O. ROOF: 388.0'
GRADE PLANE: 199.0' #
HEIGHT: 189.0'

For Building E, the grade plane is taken at the spot elevation at the lobby.

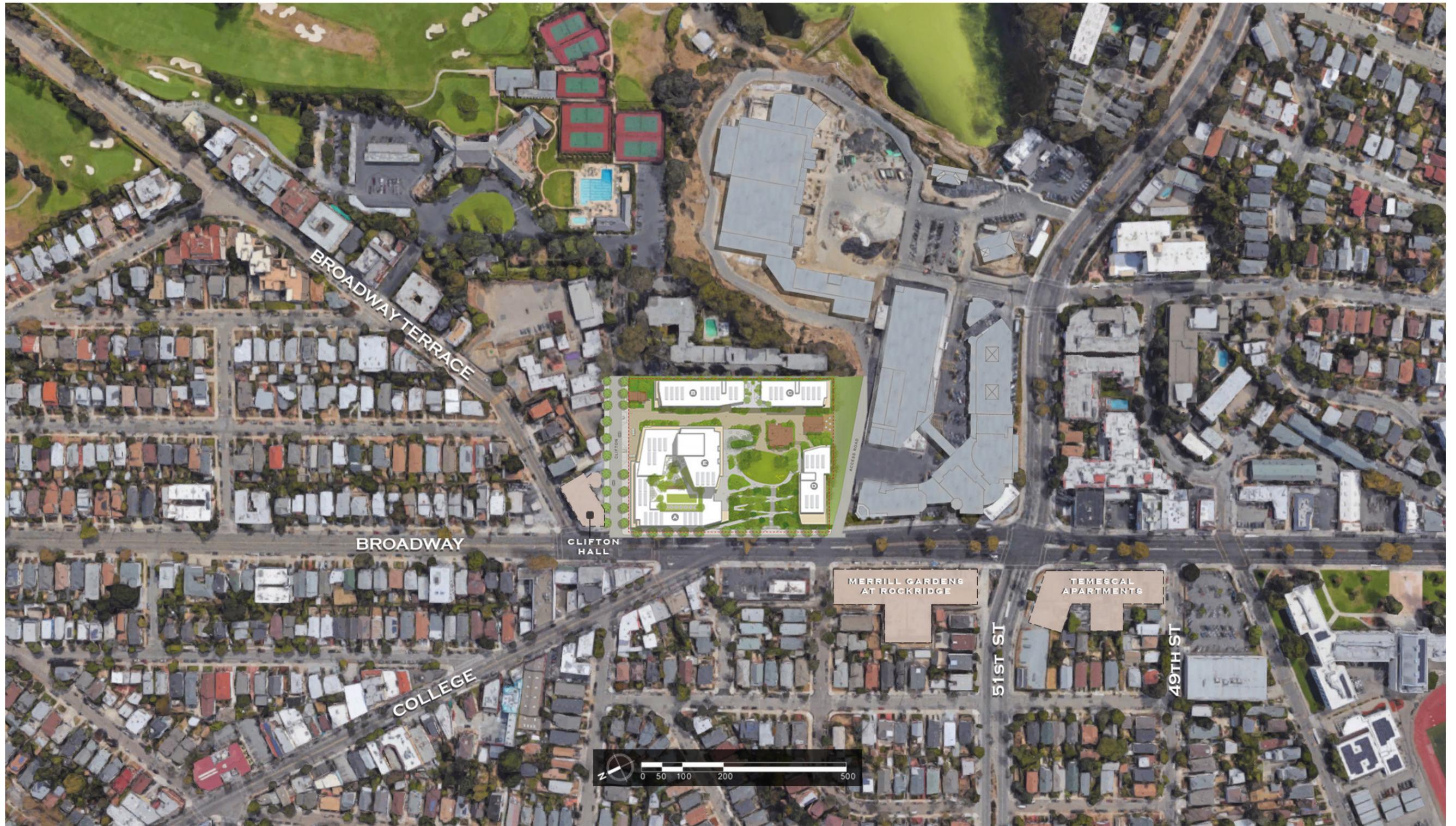
BUILDING A:
T.O. ROOF: 257.3'
GRADE PLAN: 183.5'*
HEIGHT: 73.8'

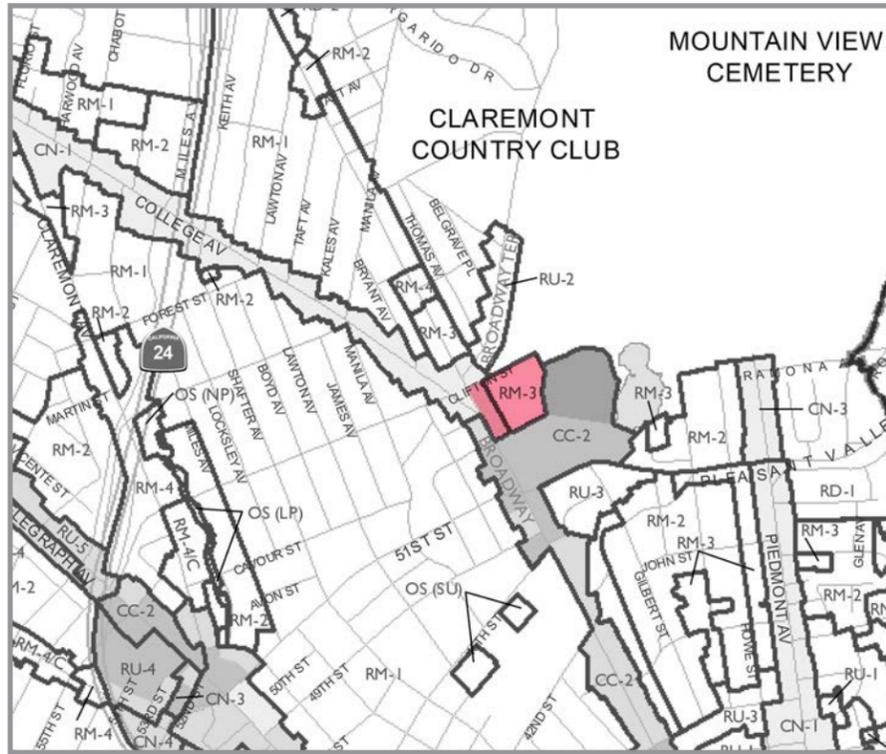


BUILDING C:
T.O. ROOF: 286.0'
GRADE PLANE: 208.5'*
HEIGHT: 77.5'

BUILDING D:
T.O. ROOF: 240.8'/260.8'
GRADE PLANE: 186.0'*
HEIGHT: 58'-78' (this height range is measured at multiple spots.)

* Grade plane elevation for each building is calculated independently by averaging the spot elevations of proposed grade at the four points 5' away from the each building corner.





Project Parameters

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

CCA CAMPUS SITE

Address: 5200 Broadway, Oakland, CA 94618

APN: 14-1243-1-1

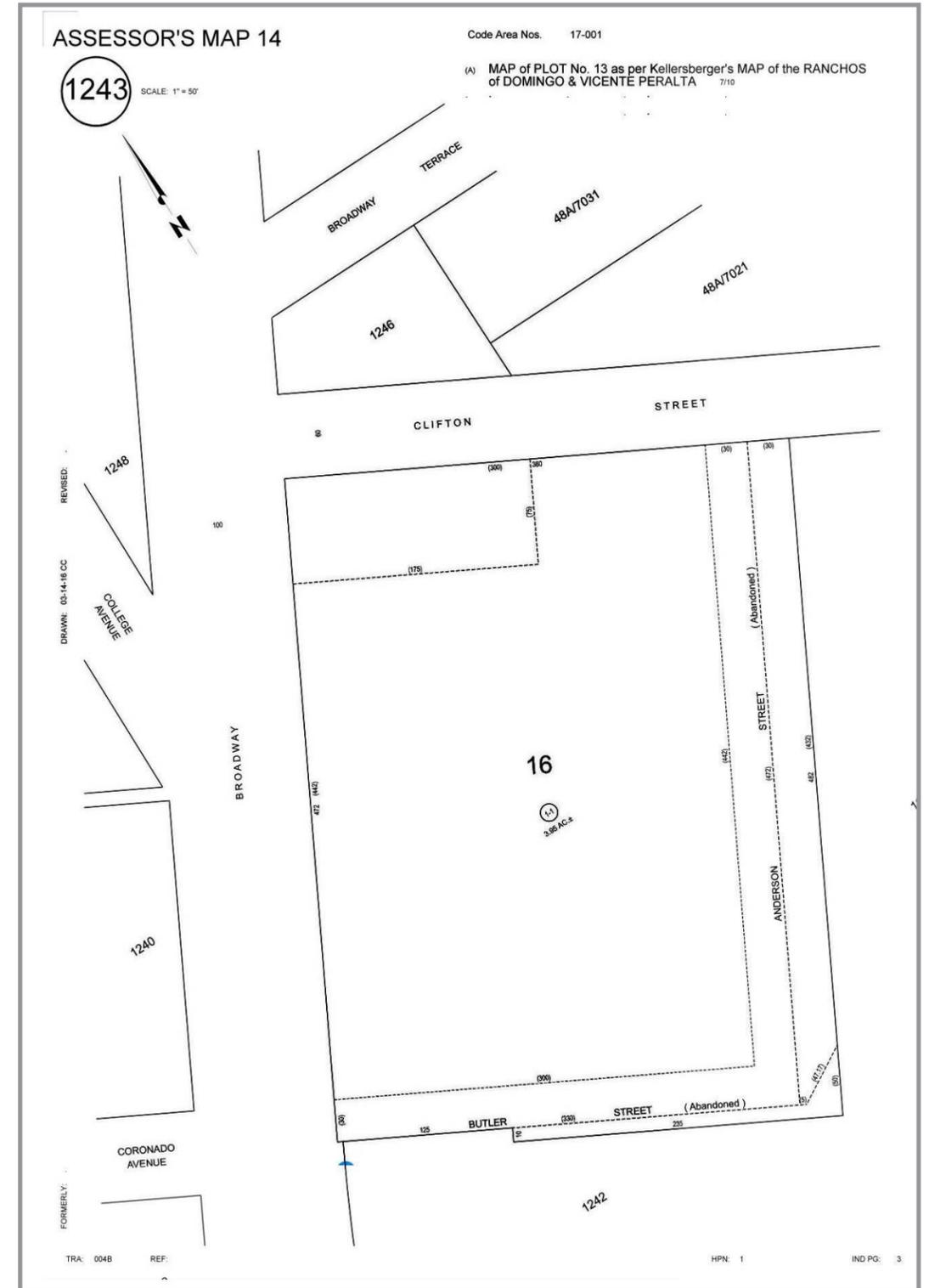
Lot Area: 171,942 SF

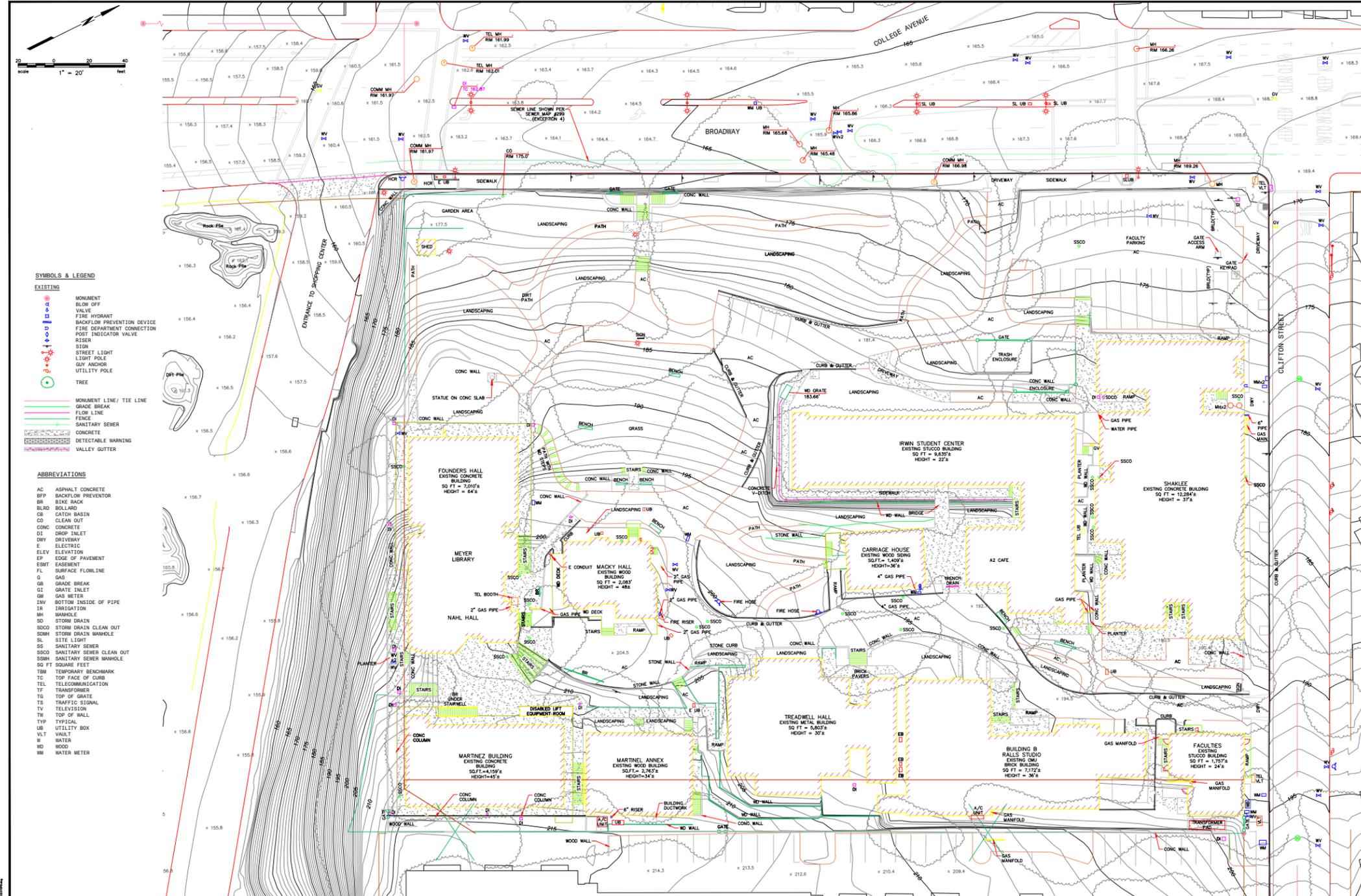
CLIFTON HALL SITE

Address: 5276 Broadway, Oakland, CA 94618

APN: 14-1246-2 (Clifton Hall)

Lot Area: 12,230 SF





- SYMBOLS & LEGEND**
- EXISTING**
- MONUMENT
 - BLOW OFF
 - VALVE
 - FIRE HYDRANT
 - BACKFLOW PREVENTION DEVICE
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - RISER
 - SIAM
 - STREET LIGHT
 - LIGHT POLE
 - GUY ANCHOR
 - UTILITY POLE
 - TREE
- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - BFP BACKFLOW PREVENTOR
 - BR BRICK BACK
 - BLRD BOLLARD
 - CB CATCH BASIN
 - CO CLEAN OUT
 - CONC CONCRETE
 - DI DROP INLET
 - DWY DRIVEWAY
 - E ELECTRIC
 - ELEV ELEVATION
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - FL SURFACE FLOORLINE
 - GI GAS
 - GB GRADE BREAK
 - GI GRATE INLET
 - GM GAS METER
 - INW BOTTOM INSIDE OF PIPE
 - IR IRRIGATION
 - INW MANHOLE
 - SD STORM DRAIN
 - SSCO STORM DRAIN CLEAN OUT
 - SDMM STORM DRAIN MANHOLE
 - SL SITE LIGHT
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMM SANITARY SEWER MANHOLE
 - SG FT SQUARE FEET
 - TBM TEMPORARY BENCHMARK
 - TC TOP FACE OF CURB
 - TEL TELECOMMUNICATION
 - TF TRANSFORMER
 - TG TOP OF GRATE
 - TS TRAFFIC SIGNAL
 - TV TELEVISION
 - TW TOP OF WALL
 - TYP TYPICAL
 - UB UTILITY BOX
 - VLT VAULT
 - W WATER
 - WD WOOD
 - WM WATER METER

- SYMBOLS & LEGEND**
- EXISTING**
- MONUMENT LINE / TIE LINE
 - GRADE BREAK
 - FLOW LINE
 - FENCE
 - SANITARY SEWER
 - CONCRETE
 - DETECTABLE WARNING
 - VALLEY GUTTER

BASIS OF BEARINGS:
 THE BEARING "NORTH 26°15'00" EAST ALONG BROADWAY BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 8188, A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES", FILED JULY 11, 2009, IN BOOK 282 OF PARCEL MAPS AT PAGES 61 AND 62, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

- NOTES:**
- THE BOLD TYPE FOR THE NOTES REGARDING EXCEPTIONS TO TITLE ARE COMMENTS MADE BY THE PROFESSIONAL LAND SURVEYOR PREPARING THIS ALTA/NSPS LAND TITLE SURVEY AND FOR CLARITY AND EMPHASIS OF THEIR EFFECT.
 - REFER TO RECORD DOCUMENTS AND MAP FOR FULL REFERENCE OF TITLE EXCEPTIONS WHICH MAY HAVE BEEN OMITTED IN THE INTEREST OF CLARITY AND WHICH ARE BEING MADE A PART OF THIS ALTA/NSPS LAND TITLE SURVEY BY REFERENCE THERETO.
 - DATE OF FIELD SURVEY: SEPTEMBER 26, 2017.
 - ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ALL MONUMENT TIES ARE PERPENDICULAR UNLESS NOTED.
 - THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK.
 - NO INFORMATION REGARDING A FIELD DELINEATION OF WETLANDS HAVING BEEN CONDUCTED WAS PROVIDED TO THE SURVEYOR.

SURVEYOR'S CERTIFICATE:
 TO: CALIFORNIA COLLEGE OF ARTS, FORMERLY KNOWN AS CALIFORNIA COLLEGE OF ARTS AND CRAFTS, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION; OLD REPUBLIC TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b(1), 7c, 8, 9, 11, 13, 17, 18, 19, AND 20 OF TABLE A THEREOF. AERIAL PHOTOGRAPHY WAS TAKEN ON MAY 17, 2017, AND WAS SUPPLEMENTED BY A FIELD SURVEY ON SEPTEMBER 26, 2017.

FOR BKF ENGINEERS:
 BARRY T. WILLIAMS, P.L.S., NO 5711
 LICENSE EXPIRES: 06-30-2018
 DATE: 10/08/2018

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 10/08/2018

1648 NORTH MAIN STREET
 SUITE 400
 OAKLAND, CALIFORNIA 94612
 925-940-2299 (FAX)



CALIFORNIA

TOPOGRAPHIC SURVEY
 CALIFORNIA COLLEGE OF THE ARTS
 5212 BROADWAY OAKLAND, CA 94618
 COUNTY OF ALAMEDA

CITY OF OAKLAND

Revision	
No.	
Date	
Drawn	
Checked	
Approved	
Job No.	20170530
175130	
1	1

Note: the survey is oriented differently (Broadway is at the top of the page relative to the campus site) from the architectural and landscape plans (Broadway is at the bottom of the page relative to the campus site.)



FACILITIES BUILDING



CARRIAGE HOUSE



MACKY HALL (PROMENADE SIDE)



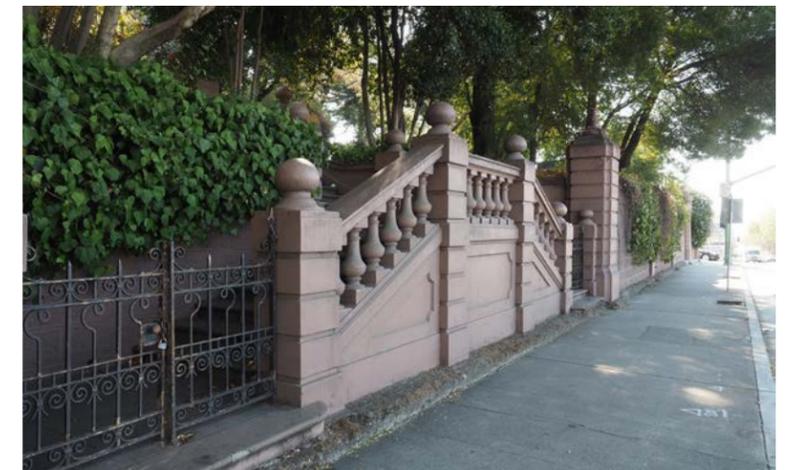
MACKY HALL (BROADWAY SIDE)



VIEW OF HISTORIC STAIRS FROM ACROSS BROADWAY



GENERAL CONTEXT ON CAMPUS SITE



CLOSEUP VIEW OF HISTORIC STAIRS AT BROADWAY



SENIOR HOUSING BUILDING ON BROADWAY



CLIFTON HALL



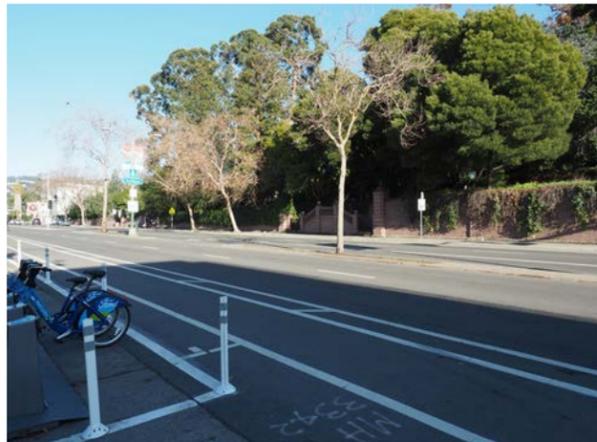
RETAILS ON BROADWAY ACROSS SITE



SHOPPING MALL



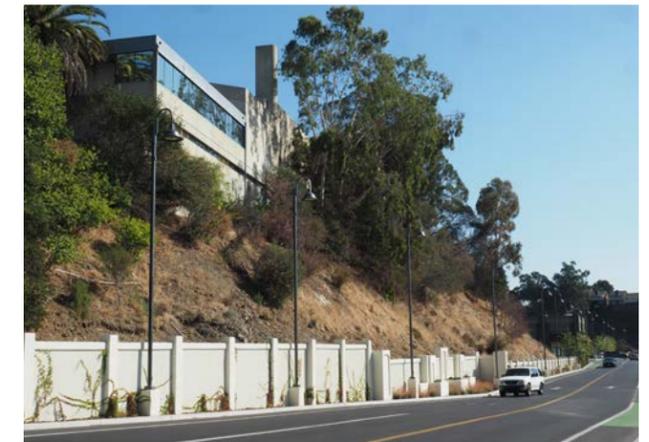
VIEW TOWARDS COLLEGE AVE.



VIEW OF SITE FROM BROADWAY



VIEW OF SITE FROM BROADWAY



SOUTH SIDE OF SITE/ ACCESS ROAD TO SHOPPING MALL



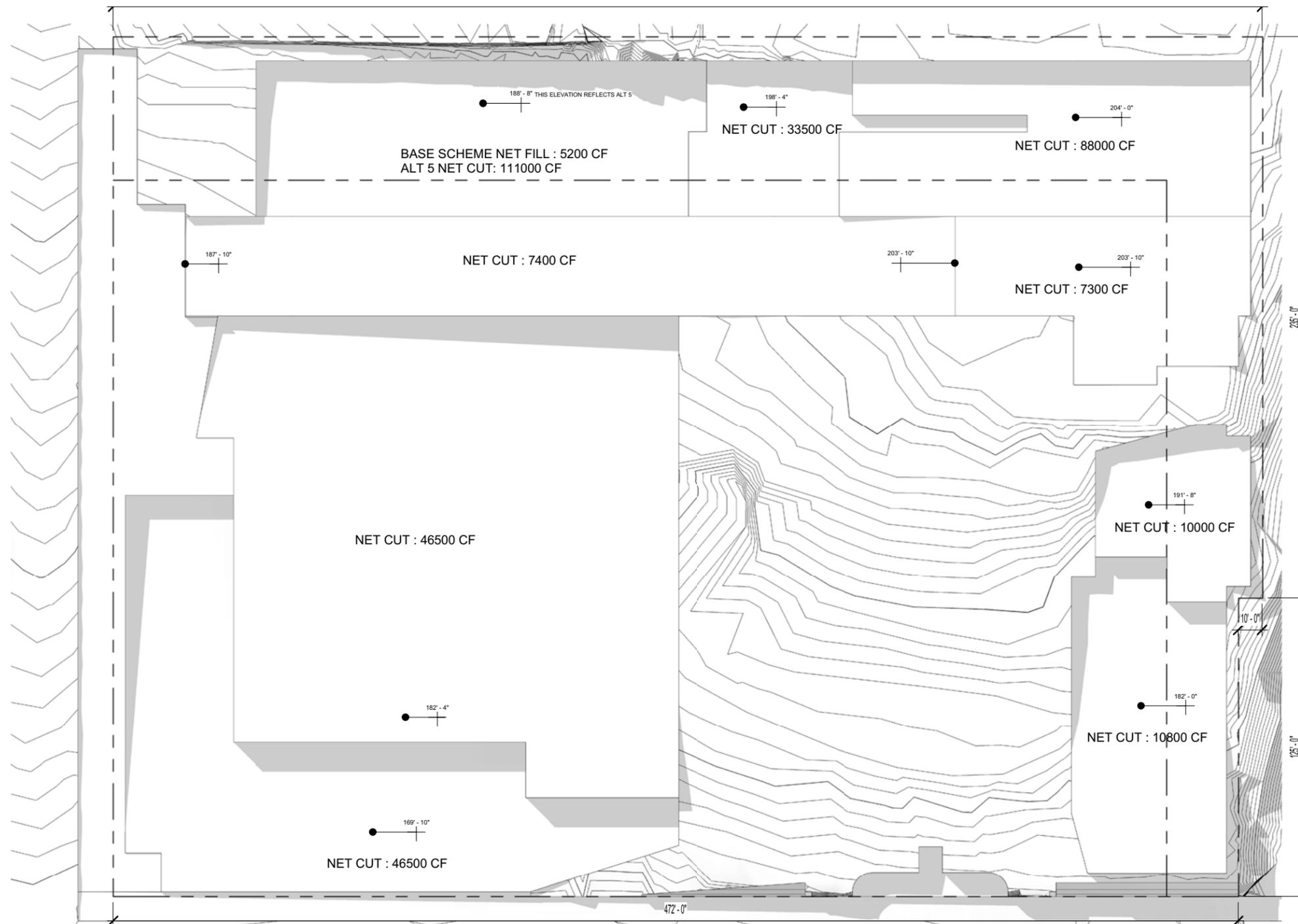
VIEW TOWARDS NORTHWEST CORNER OF CCA SITE



CLIFTON STREET



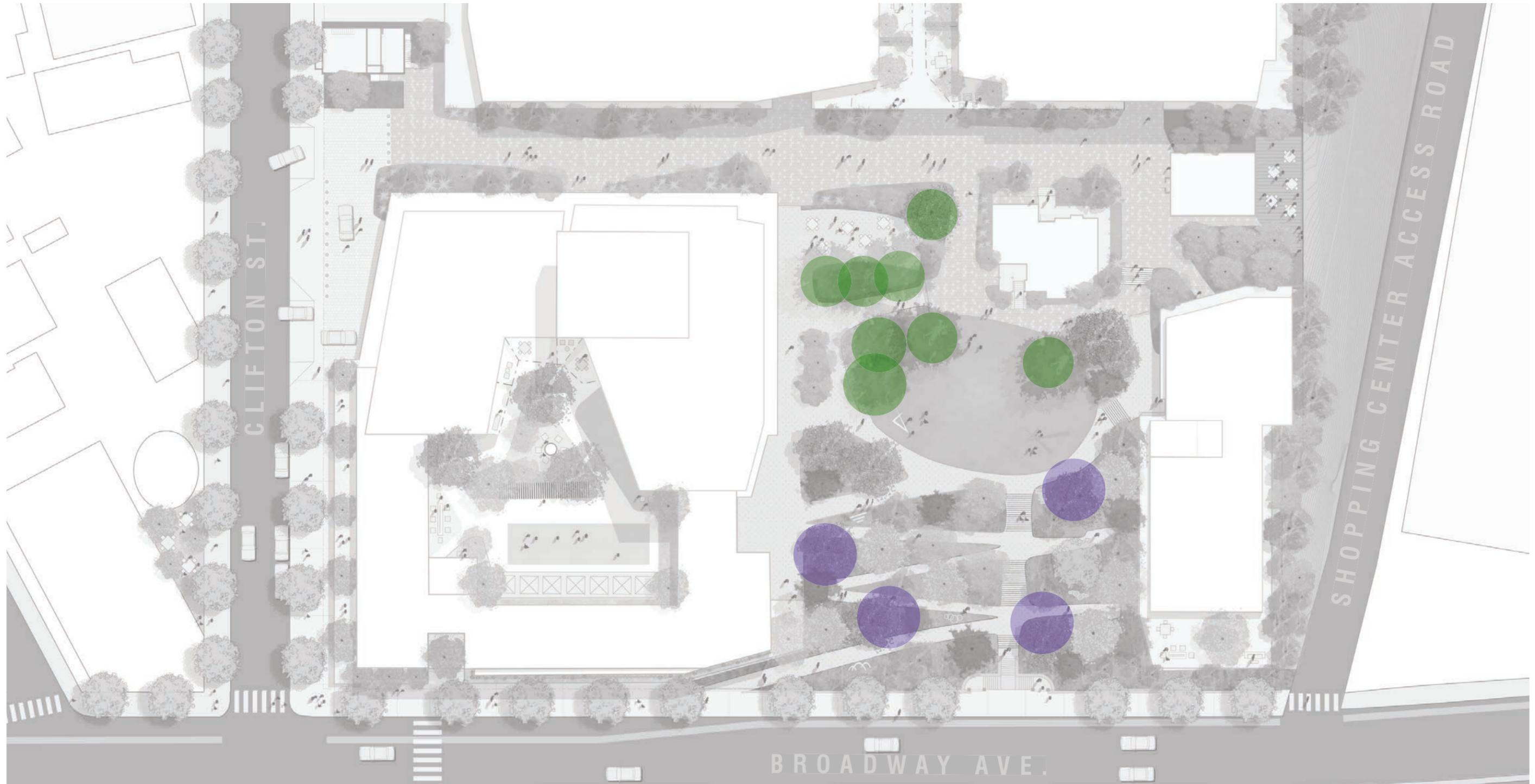
UNDEVELOPED LOT SOUTH OF SITE



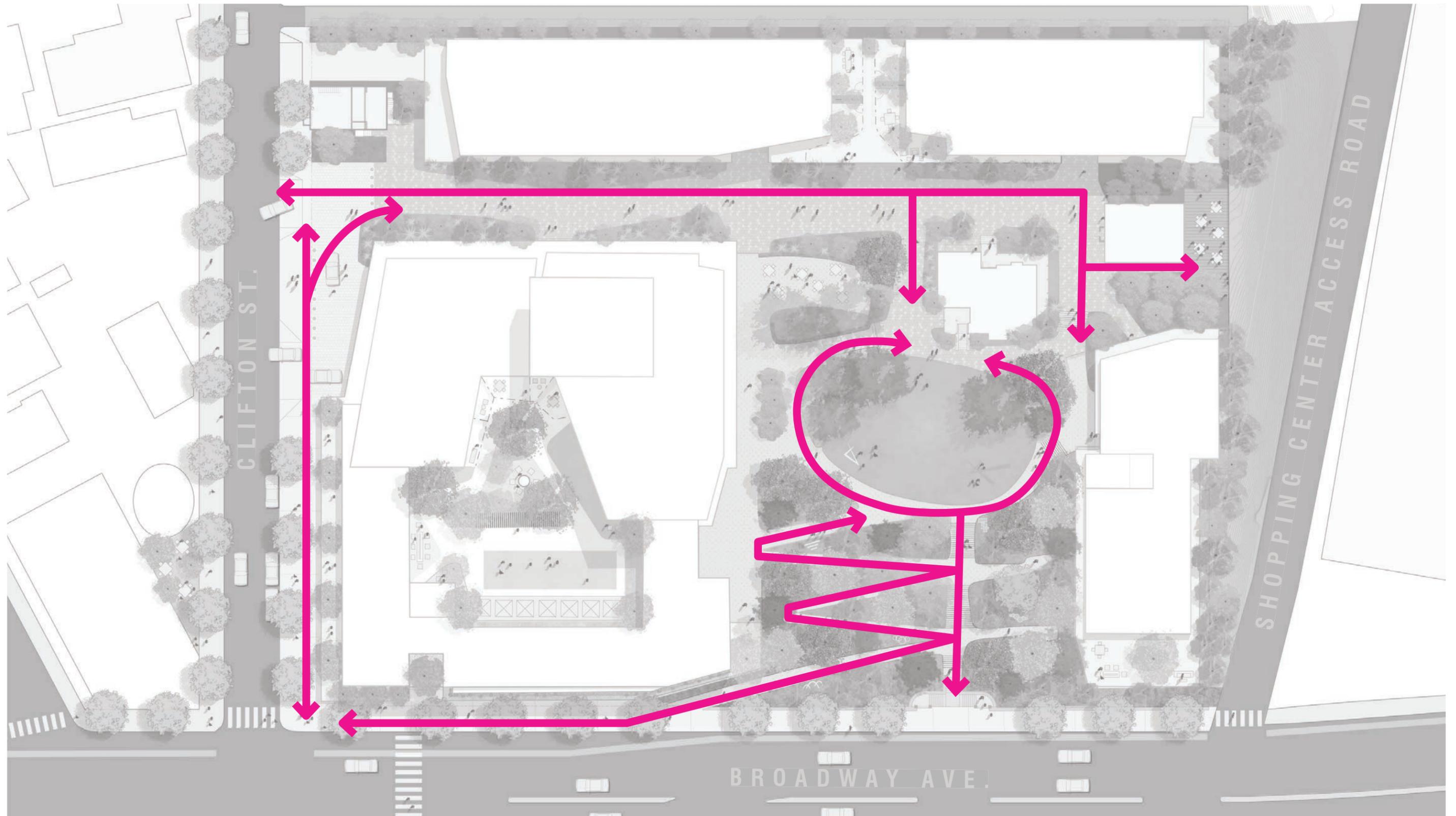
THE CUT & FILL CALCULATIONS ARE PRELIMINARY ESTIMATE. DETAILED CALCULATIONS CAN ONLY BE PERFORMED AFTER DESIGN IS FINALIZED.



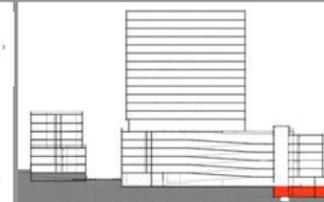


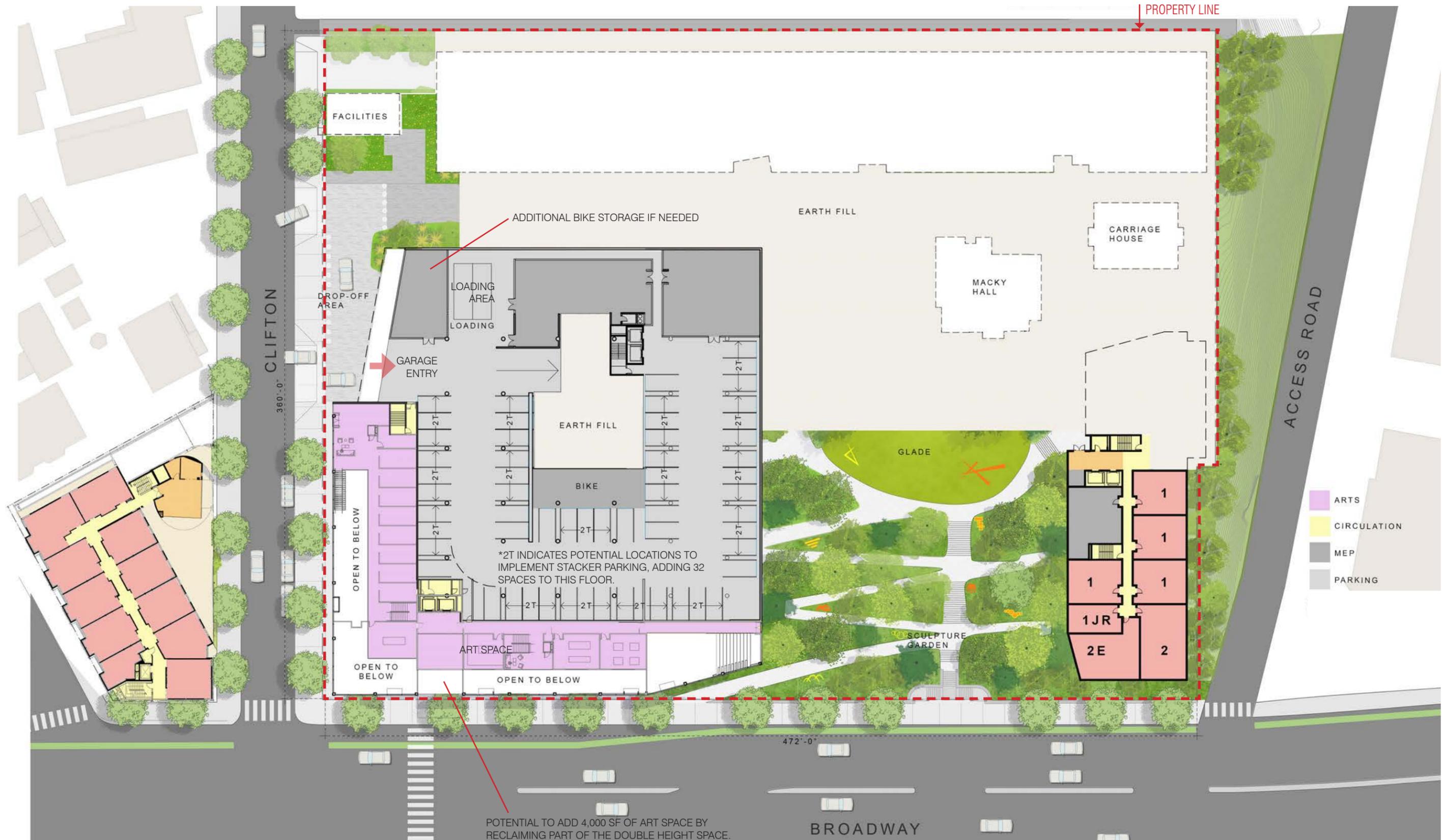


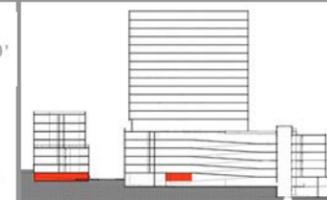
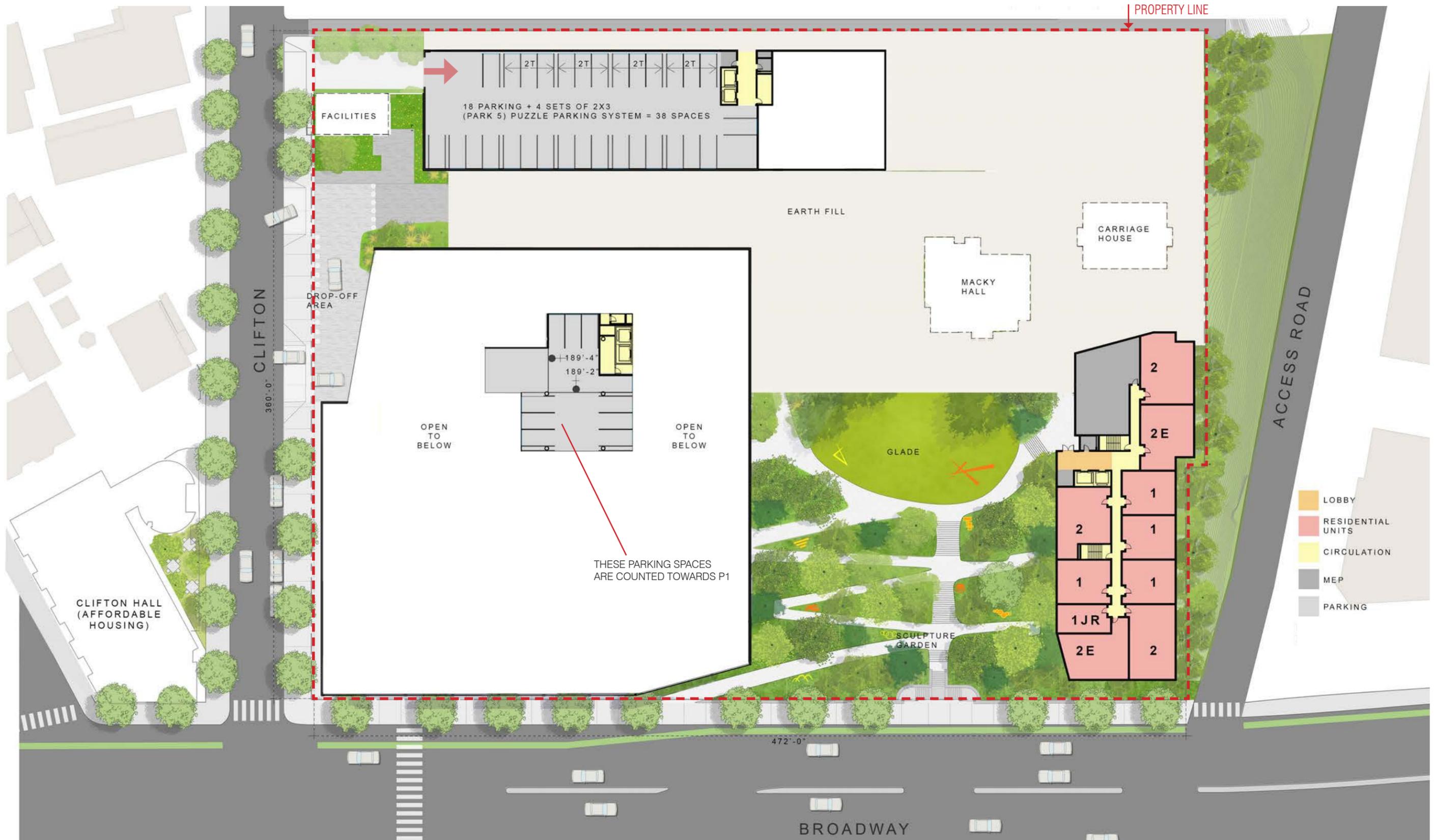
- 
 Preserve In Place (green swatch):
 (7) Sequoia Sempervirens-Redwood
 (1) Magnolia Grandiflora-Magnolia
- 
 Box & Transplant (purple swatch):
 (4) Quercus Agrifolia-Coast Live Oak











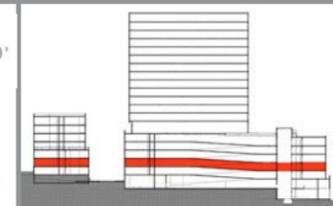


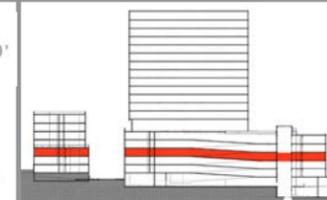
- LOBBY
- RESIDENTIAL UNITS
- LEASING OFFICE
- CIRCULATION
- MEP
- PARKING
- HISTORIC BUILDINGS
- TERRACE

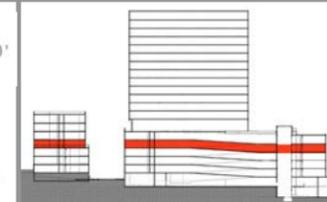




- LOBBY
- RESIDENTIAL UNITS
- AMENITY
- CIRCULATION
- MEP
- PARKING
- HISTORIC BUILDINGS
- TERRACE

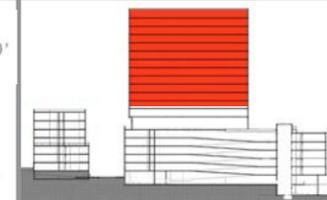


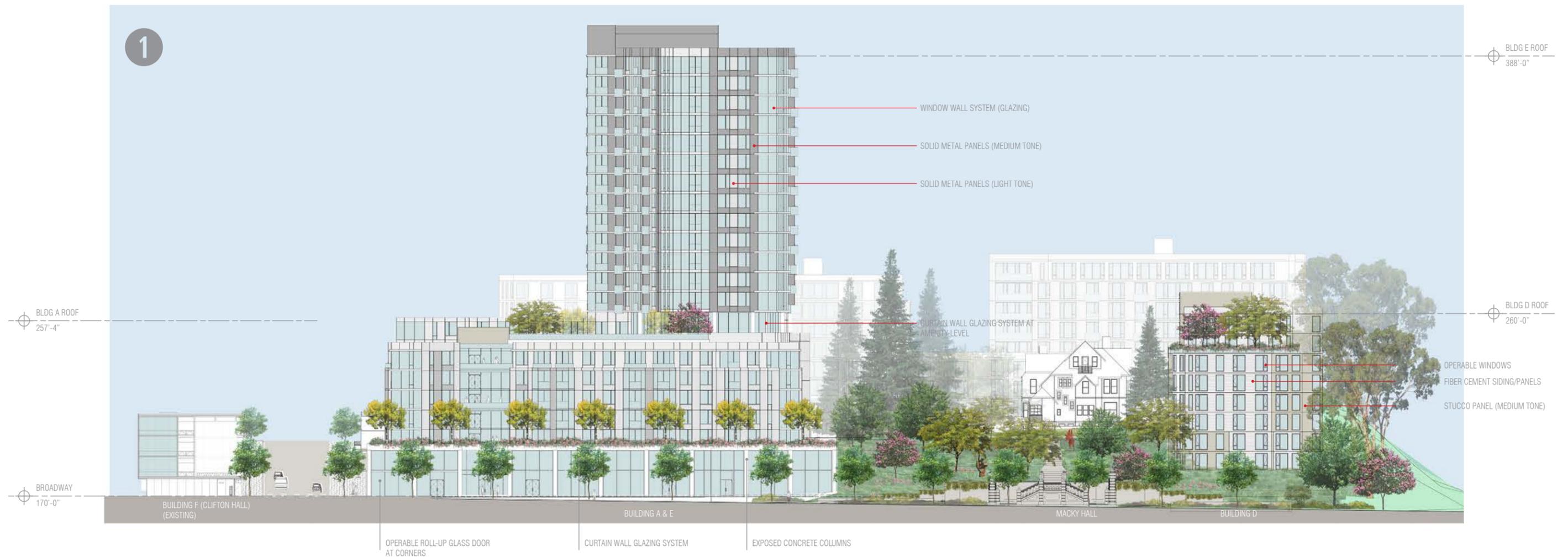
















BLDG D ROOF
276'-4"

PROMENADE (SOUTH)
204'-6"

BLDG E ROOF
388'-0"

BLDG A ROOF
257'-4"

ENTRY LEVEL (L1)
199'-0"

PROMENADE (NORTH)
188'-6"

CARRIAGE HOUSE (RELOCATED)

MACKY HALL (EXISTING)

BUILDING A & E





