

Project Description (updated May 8, 2020)

PROJECT TITLE: California College of the Arts Redevelopment Project (Case File No. ER19003)

PROJECT LOCATION: The approximately 3.9-acre project site is located at 5200 Broadway (APN 14-1243-1- 1) in the Rockridge neighborhood of the greater Oakland area, bounded by Broadway to the west, Clifton Street to the north, a multi-family apartment complex to the east, and the Rockridge Shopping Center access the road to the south.

PROJECT SPONSOR: Arts Campus Holdings, LLC

EXISTING CONDITIONS: The site consists of the Oakland branch of the California College of the Arts, an educational institution providing post-secondary education in art and design. The California College of the Arts campus includes a complex of twelve educational-use buildings and grounds. The buildings are between one and three stories in height, and range in date of construction from circa 1880 to 1992. The site was identified in 1986 by the Oakland City Historic Survey as the California College of Arts & Crafts District and an Area of Primary Importance (API). It includes two City Landmarks with individual B 1+ ratings, Macky Hall and the Carriage House. These structures were part of the former Treadwell Estate and, along with some of the associated grounds, are also listed in the National Register of Historic Places. The API also contains several individual buildings and elements that might be considered

historic resources under the National Register of Historic Places, the California Register of Historical Resources, and/or by the City of Oakland, including:

- Two Sequoia trees
- Broadway Wall and Stairs
- Facilities Building
- B Building
- Founder's Hall
- Martinez Hall
- Noni Eccles Treadwell Ceramic Arts Center

In addition to the entirety of the Broadway Wall, the Carnegie bricks edging paths near Macky Hall and the row of eucalyptus trees that runs from the vehicular entry at Broadway toward Macky Hall are also associated with the Treadwell Estate and are also considered secondary associated landscape features of Macky Hall.

The project site is approximately 0.6-miles south of Rockridge Bay Area Rapid Transit District (BART) Station and approximately 600 feet east of the Claremont Country Club. The project site is also approximately 0.6-miles south of Highway 24, 1-mile north of Interstate 580, and 1.4-miles west of Highway

The site has a General Plan land use designation of "Institution" and is zoned as "Neighborhood Commercial Zone (CN-1)" and "Mixed Housing Residential Zone 3 (RM-3)".

The project site is not included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database, one of the lists meeting the "Cortese List" requirements (<http://www.calepa.ca.gov/sitecleanup/corteselist/>, accessed April 2019).

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 8 Redwoods, 1 Magnolia, 5 Live Oaks (4 to be boxed and transplanted), 1 Holly Oak, 1 Bunya Bunya, 1 Deodar Cedar, 1 Canary Island Palm
- Demolition of the entry arch and the northern portion of the entry wall on Broadway. The portion of the wall adjacent to the entry staircase and continuing to the southern edge of the site will be preserved.
- 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
 - 462 residential units
 - 16,945 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 6,310 square feet on the ground floor of a new building along Broadway

- 1,408 square feet of café/retail use on the ground floor of a new building along Broadway
- 1.85-acres of group usable open space that would also be open to the public
- 22,828 square feet of group usable open space that would be restricted to residents
- 261 automobile parking spaces in two garages: 226 and 35 spaces respectively
- 462 bicycle parking spaces, project wide