

CALIFORNIA COLLEGE OF THE ARTS

PLAYING A KEY ROLE
IN MAKING SAN FRANCISCO
A CENTER FOR INNOVATION



30 colleges & universities

80,000 students

9000 beds

3 Curated Conversations

Spring 2007

Fall 2009

Summer 2012

Policy Timeline

2010 1st legislation (incentive)

2011 2nd legislation (definition)

2013 3rd legislation (size)

First Project

The Panoramic

2011 CCA signs LOI

2011-13 Entitlements

2013 Permits & Bidding

2014 Construction

2015 Occupancy



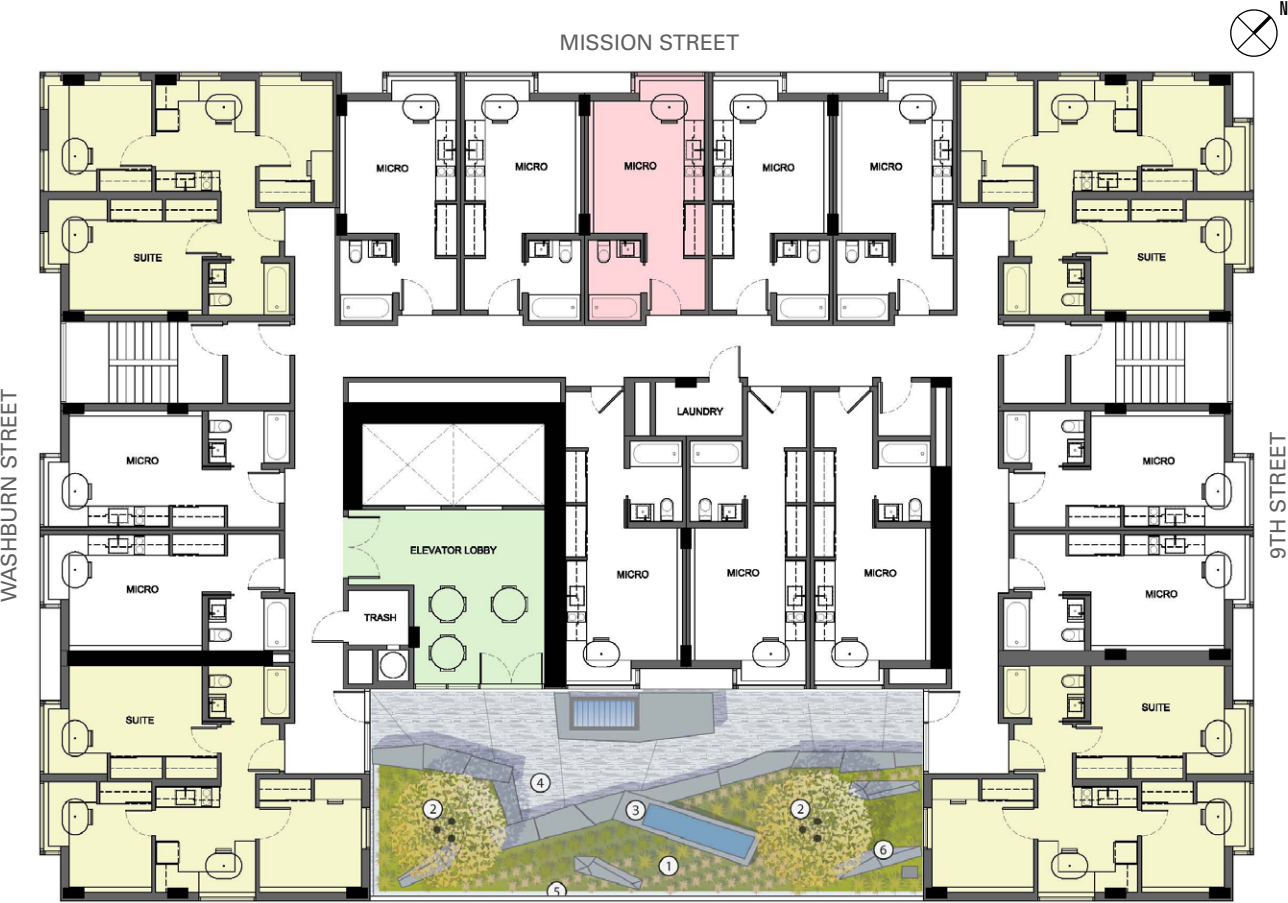
PANORAMIC





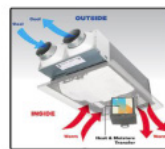
FLOOR PLATE

To stimulate resident interaction and create a greater sense of community, each residential floor will also feature a small common lounge area with unobstructed views of San Francisco and the Bay. The common lounges also overlook a resident terrace with seating and planting areas situated on the second floor. Common hallways will be finished with polished concrete and carpet tile flooring as well as custom LED lighting and shades. Each residential floor will have a laundry room for resident convenience.



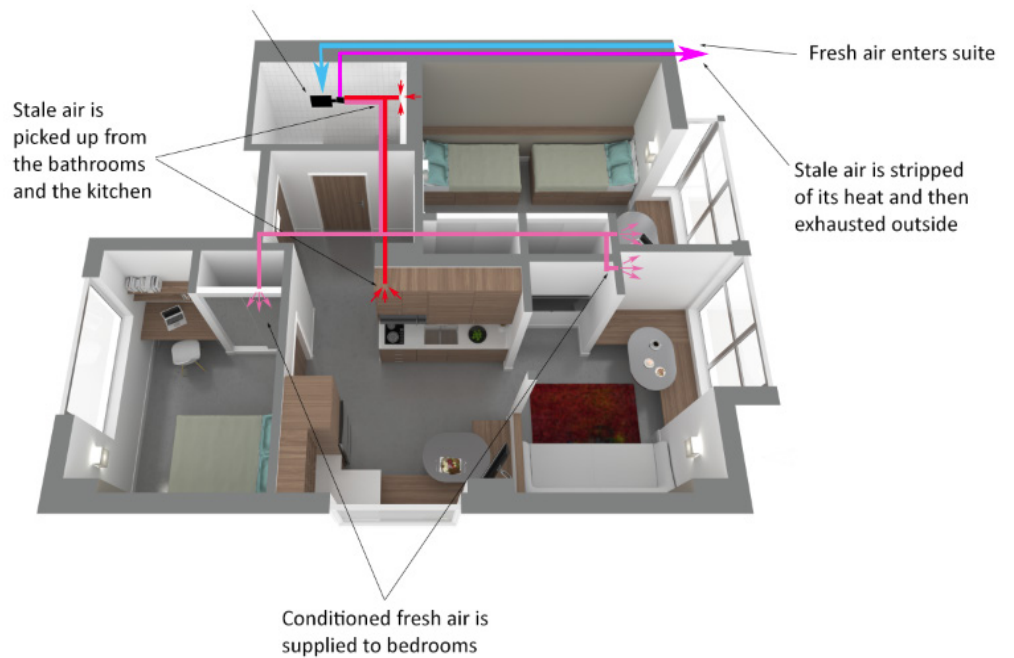


Wellness Features

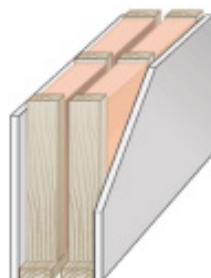


Mechanical Ventilation ERV & MRV 13 Filtration: The heat from the stale air inside is used to warm the fresh air from the outside -- in a heat exchanger. Stale air inside is pushed outside, and the pre-heated fresh air is distributed inside. 24/7 ventilation without opening a window.

24/7 fresh air ventilation system in each apartment



Engineered-soundproofing between units



Double wall construction, with unfaced, formaldehyde-free batts, in all party walls

Studio for 2 students











SAN FRANCISCO **PLANNING DEPARTMENT**

Planning Commission Resolution No. 18850

HEARING DATE: APRIL 25, 2013

Date: April 18, 2010
Case No.: **2011.1381TZ**
Project Address: **1111 8th Street**
Zoning: PDR-1-D (Production, Distribution, Repair: Design)
Proposed SUD: Art & Design Educational Special Use District
Height/Bulk: 58-X
Block/Lot: 3808/004; 3820/002, 003; 3913/002, 003
Project Sponsor: Supervisor Malia Cohen
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org



HOUSING STRATEGY

The cost of higher education is a challenge for most of the students we serve. Colleges with lower housing costs can be attractive options for students who are concerned with financing their education. All of our urban competitor schools have recognized this and acted on it by providing affordable housing options. Like the art and design schools in New York City, we find ourselves in an extremely high priced housing market where demand far exceeds capacity. Student housing by Craigslist is not an option if we want to be competitive and sustainable.

Therefore this plan calls for a three-pronged approach to increase our supply of student housing.

Off-campus housing for continuing and graduate students

Near-campus housing for continuing and international students

On-campus housing for first year students

All three housing types are underway. The Panoramic (off campus) is open with 200 beds at 9th and Mission. 75 Arkansas (near campus) is in the planning stages with 200+ beds of apartment style housing. And we are seeking a development team to create first-year housing at 188 Hooper (on campus).

CURRENT HOUSING PORTFOLIO		FUTURE HOUSING PORTFOLIO	
OAKLAND	265	SAN FRANCISCO	990±
Clifton Hall (owned)	120	75 Arkansas St. (2018, ongoing)	240
Irwin Hall (owned)	34	Hooper St.	350±
Avenue Apartments (leased)	34	80 Carolina St.	400±
Webster Hall (leased)	77		
SAN FRANCISCO	242		
The Panoramic (leased, 2025+5)	200		
Harriet St. (leased)	42		



80 CAROLINA

Long term housing

On-site

400 beds ±

15,000 GSF ±

HOOPER

Near term housing

On-site

350 beds ±

20,000 GSF ±

75 ARKANSAS

Near-term housing

Off-site

240 beds

Apartment Housing

As construction nears completion, developer opens a leasing office and fills the building incrementally

Student Housing

At least 15 months before completion, colleges need to promote and market the building in order to fill it all at once in a 3 day window that has to be on exact dates in the fall

Approvals Timeline

4 mo	PPA submittal and response
11 mo	EE submittal and plan exemp
7 mo	Large project authorization
1 mo	Approvals / appeal period
8 mo	Site permit and approval
3 mo	Demolition permit
3 mo	Foundation / structural permit