

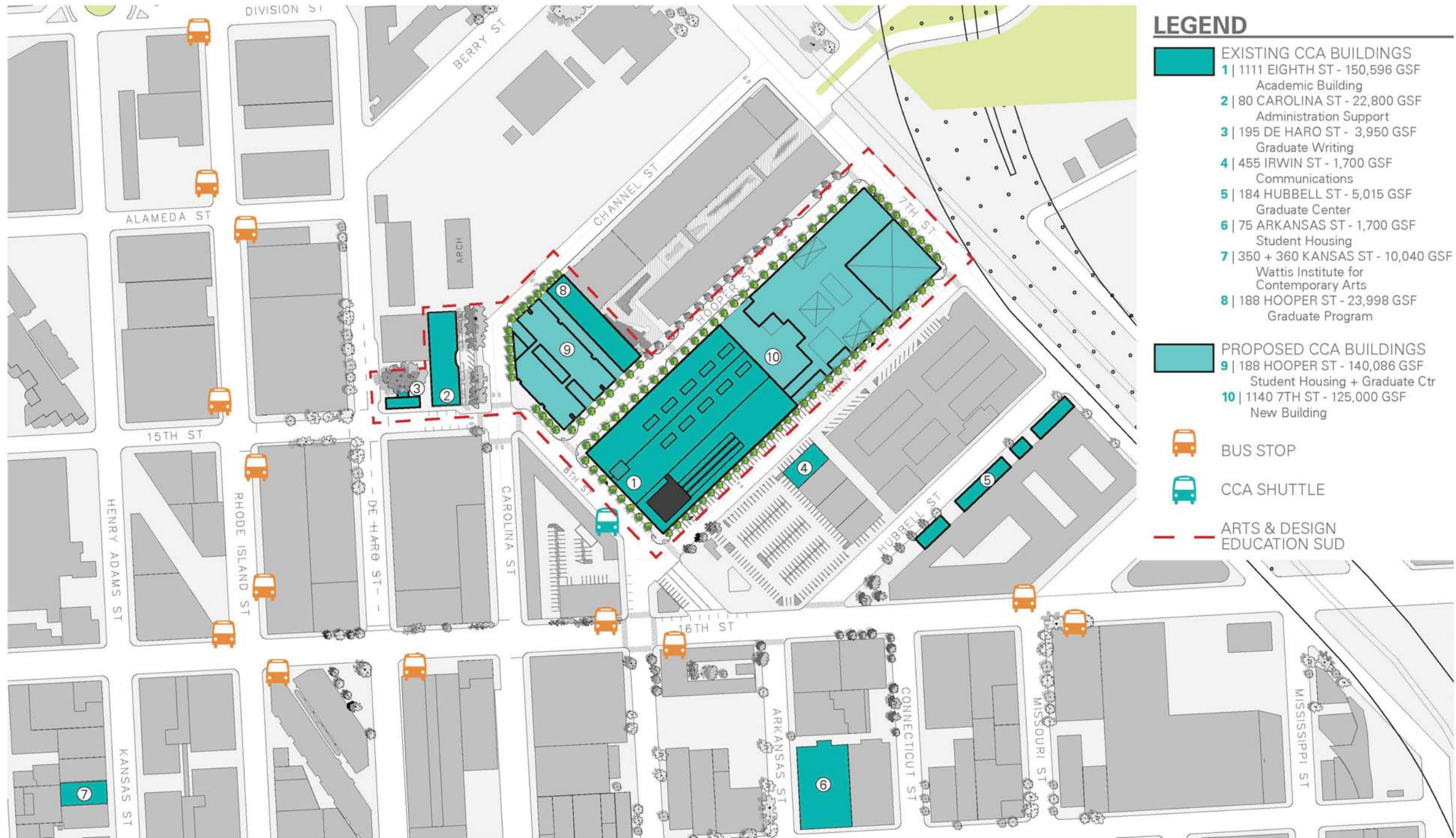
FLOOR PLATE

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.



Studio for 2 students





ISSUE	RECORD	DATE

OWNER:
CCA

1111 EIGHTH ST
SAN FRANCISCO, CA 94103
T: 415.730.9500

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS Inc.
1022 NATOMA ST, UNIT 3
SAN FRANCISCO, CA 94103
T: 415.626.8977
F: 415.682.8978



188 HOOPER
188 HOOPER ST.
SAN FRANCISCO, CA 94107

SHEET TITLE

CAMPUS
MASTER PLAN

SET: LPA
DATE: 09.15.2017
SCALE: 1/16" = 1'-0"
DRAWN: SS/NAI

SHEET NO:

A0.3A



CCA

CREATING A CAMPUS

HOOPER STREET STUDENT HOUSING “RESIDENCES”

CCA's Main Campus Building at 1111 Eighth Street is the starting point for the design of CCA's proposed on-campus student housing project ("Residences") at 188 Hooper Street. The adaptive reuse of the 1950's SOM/Walter Netsch Greyhound maintenance garage is a fine industrial building, designed under the influence of Mies and IIT. Our team's goal is to use this building, with its red grids, glass and modern features, as the architectural language that facilitates a stronger campus identity for CCA. Importantly, CCA intends that the Residences provide affordable, entry-level student housing that enhances CCA's attractiveness as one of the preeminent art colleges in the nation.

The site is directly across Hooper Street from the main campus building. By reconfiguring the intersections at both ends of Eighth Street, including a large triangular bulb-out in front of the proposed Residences, a campus identity can be facilitated. Additionally, gateways, enhanced sidewalks and thematic landscaping are also planned for the surrounding streets. The ground floor of the Residences nearest Hooper Street includes a 6,000+/- sq ft Dining Hall to serve the CCA community and neighborhood with direct access on Eighth Street. Adjacent to the entrance to the Dining Hall is the main entrance and lobby to the Residences including meeting and lounge space and offices for CCA's Student Life and Housing Department.

Above, four residential floors are gridded into two distinct houses (the "east" and "west" house), which are connected by open courtyards and common spaces that bridge over the courtyard. Each house features student residences accessed off central corridors that lead to spacious common kitchen, living, and dining areas. The bridges contain shared spaces for work-nooks, small gatherings and study areas near centralized common laundry rooms. The Residences provide predominantly shared bedroom arrangements on floors 2, 3 and 4 (for freshmen, sophomore and transfer students) with the top floor devoted to single occupant studios for the more independent, upper level undergrads and graduate students.

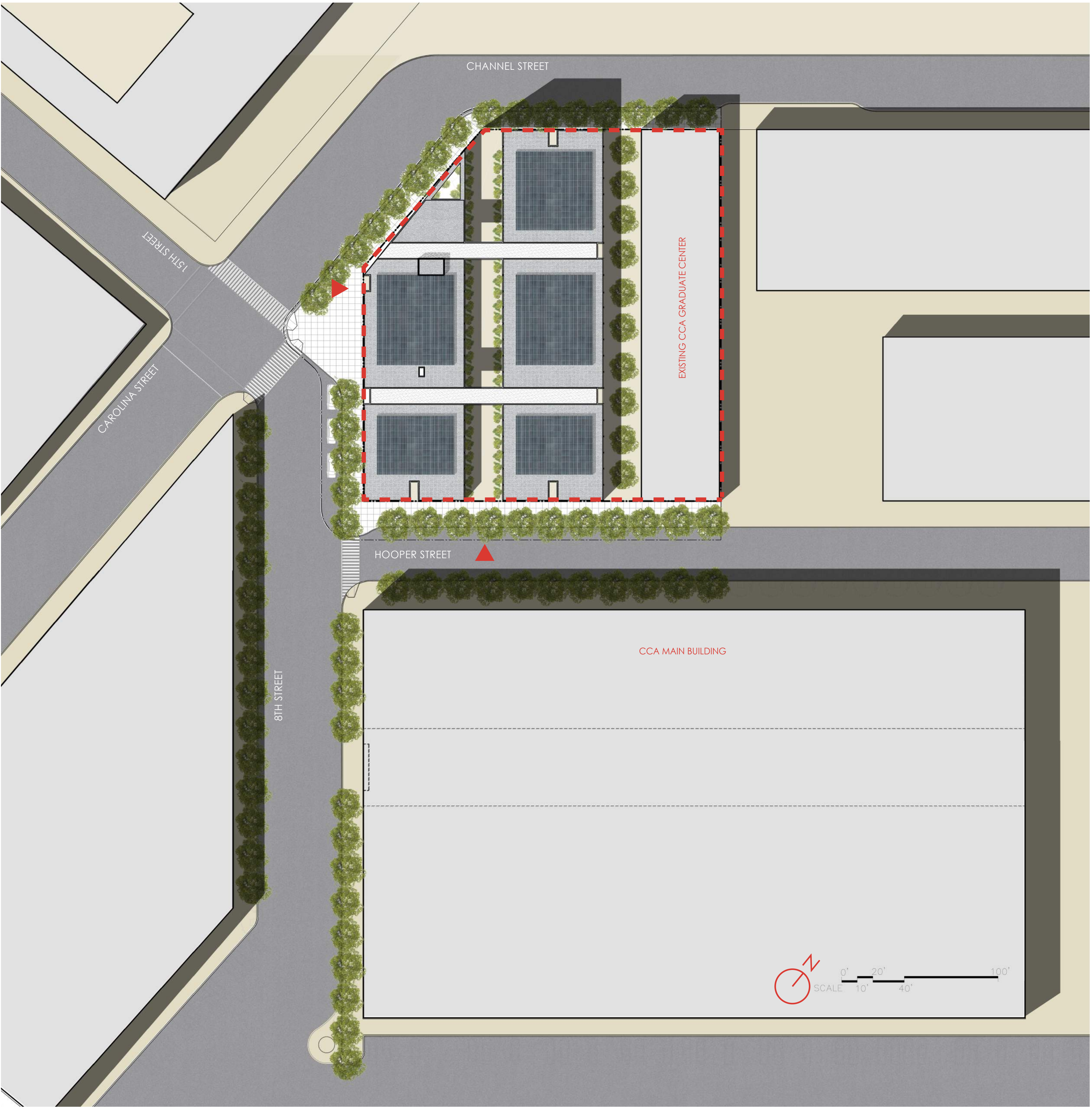
The east house also provides flexible use, high ceiling live-work spaces at the ground floor to support CCA's dynamic academic programs. The top floor of the west house includes an outdoor terrace at the triangular corner overlooking the city skyline and design district neighborhood.

PROJECT DATA

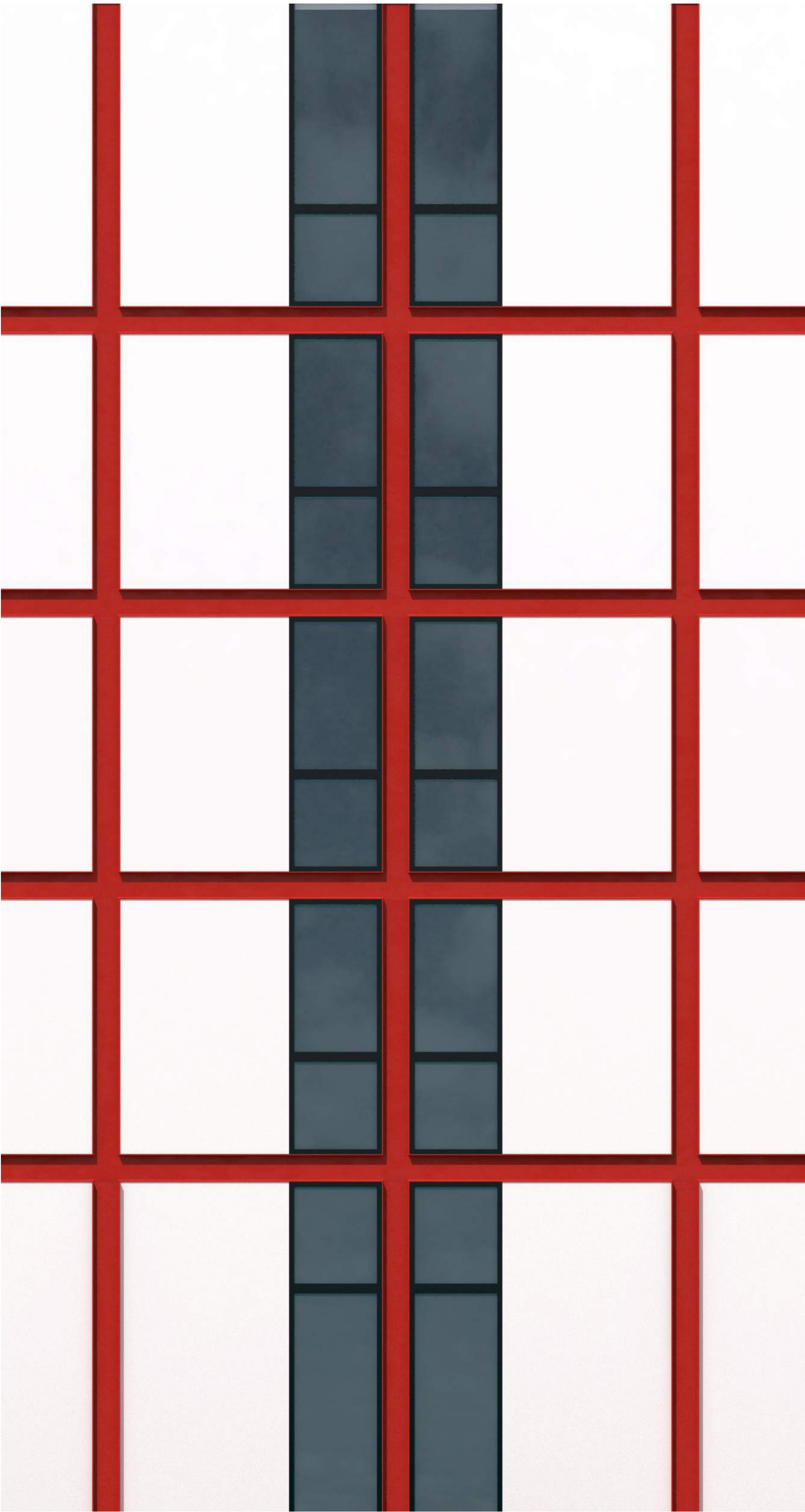
Beds	500
Area	134,000 SQ FT



PROJECT AERIAL



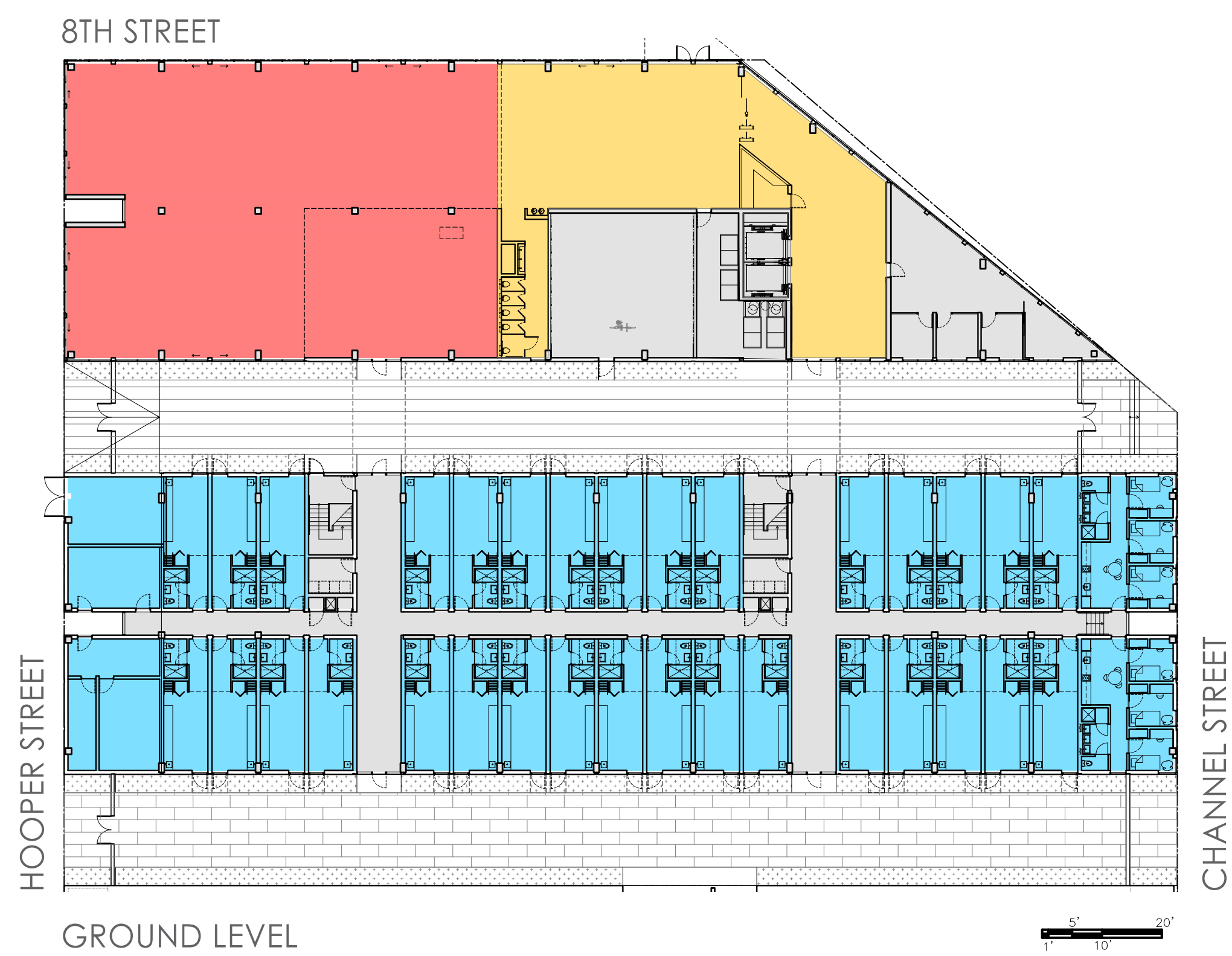
SITE PLAN



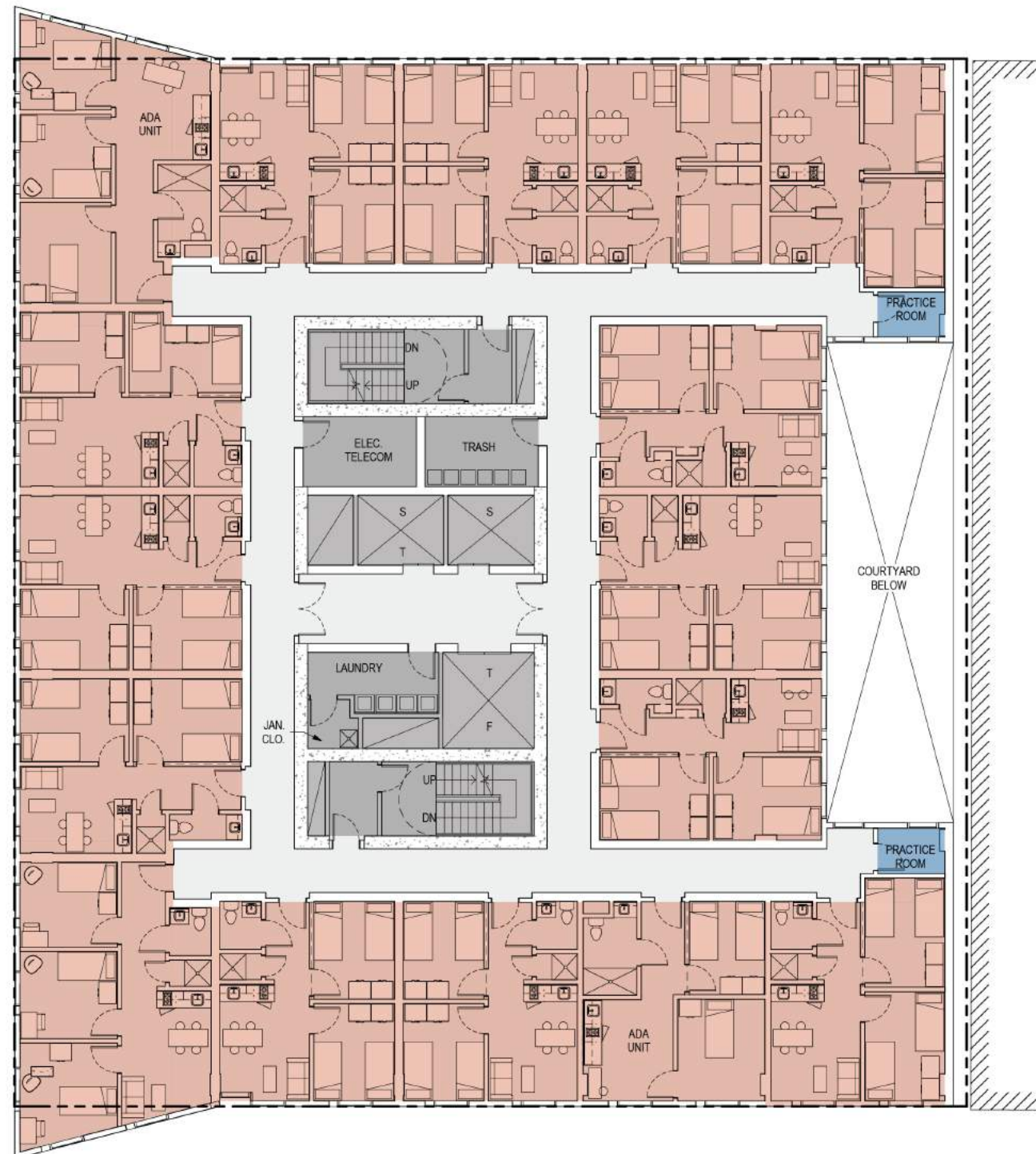
FACADE DETAIL



CAROLINA STREETVIEW

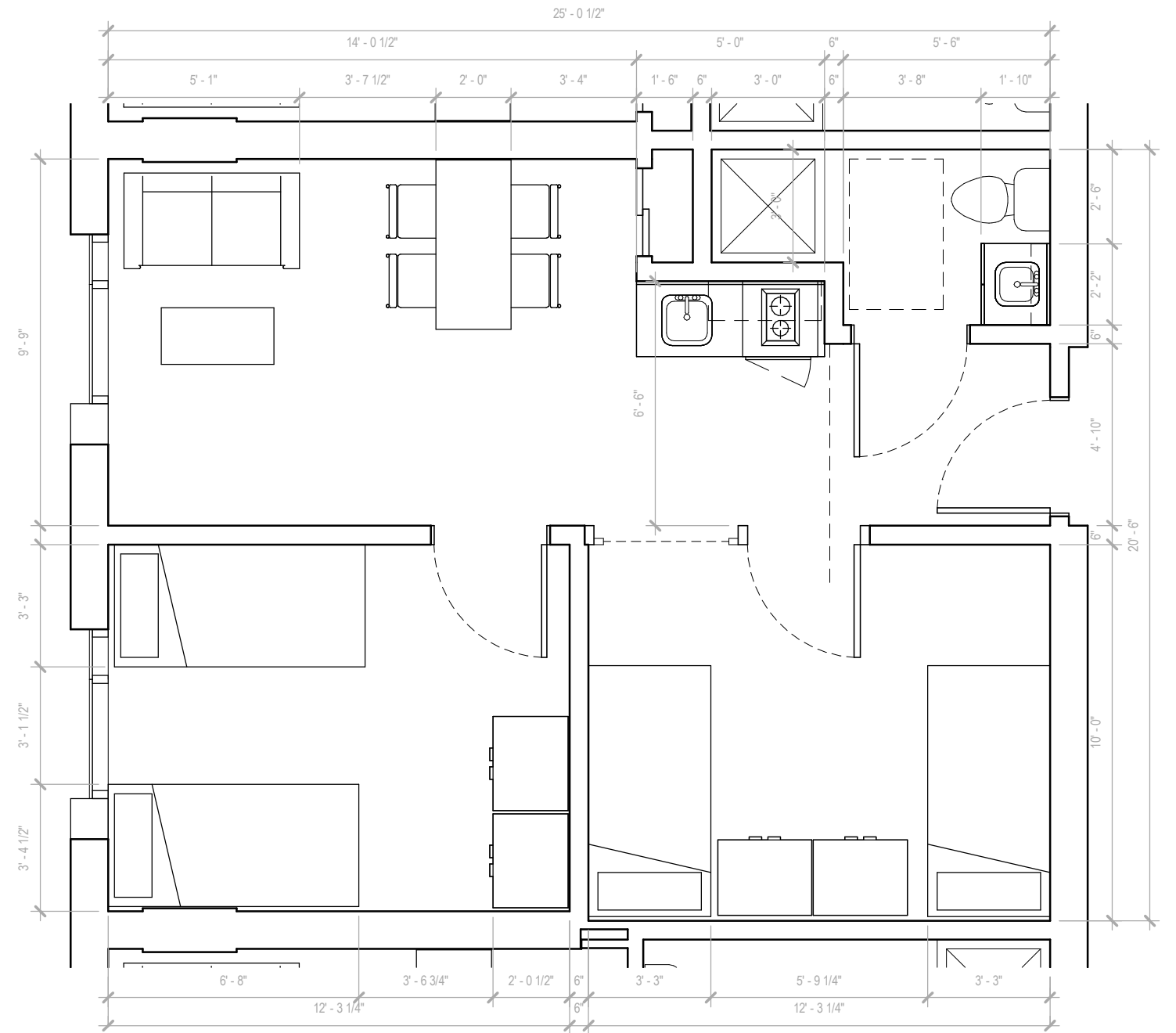
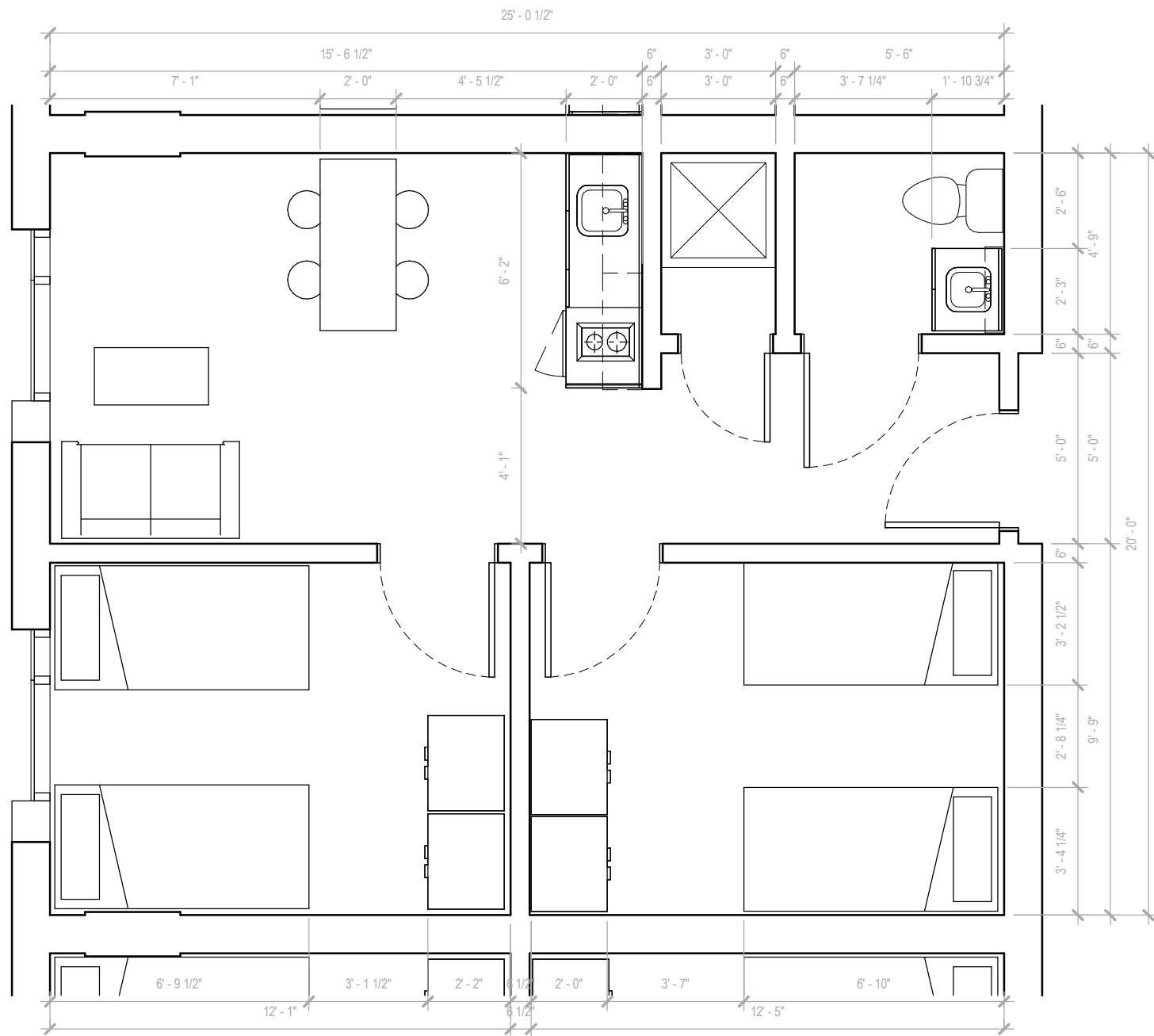






- CONSERVATORY
- RESTAURANT
- HOUSING
- TERRACE
- PUBLIC CIRCULATION
- SERVICE





1

LEVEL 6 - TYPICAL ORIGINAL

SCALE 1/4" = 1'-0"

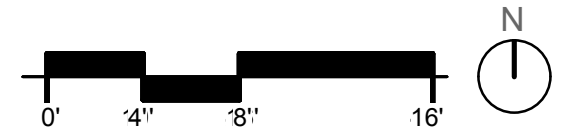
:

2

LEVEL 6_Option 1

SCALE 1/4" = 1'-0"

:





SITE PLAN



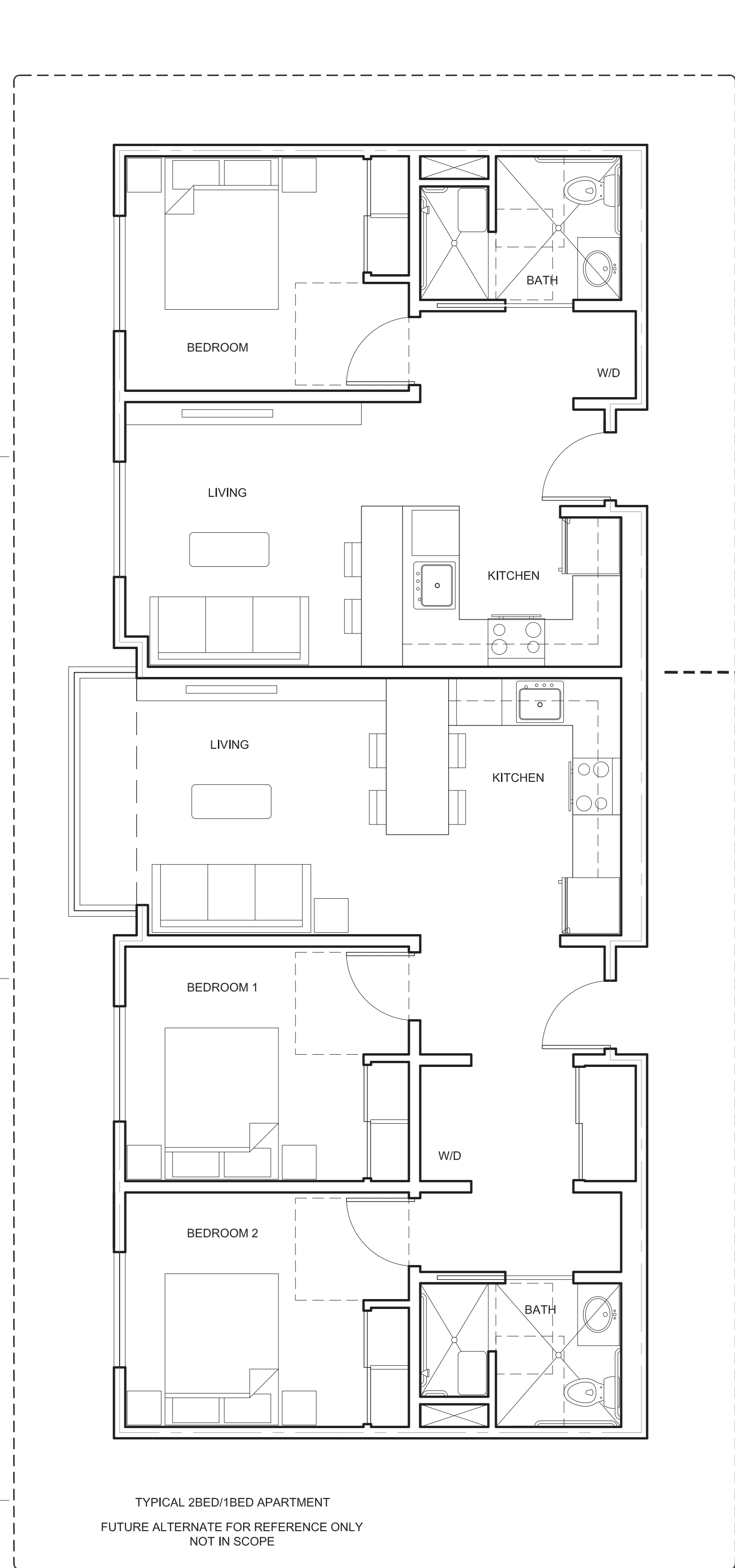
RESIDENTIAL PLAN- FLOORS 2,3,4



CCA STUDENT HOUSING
75 ARKANSAS
SAN FRANCISCO, CA

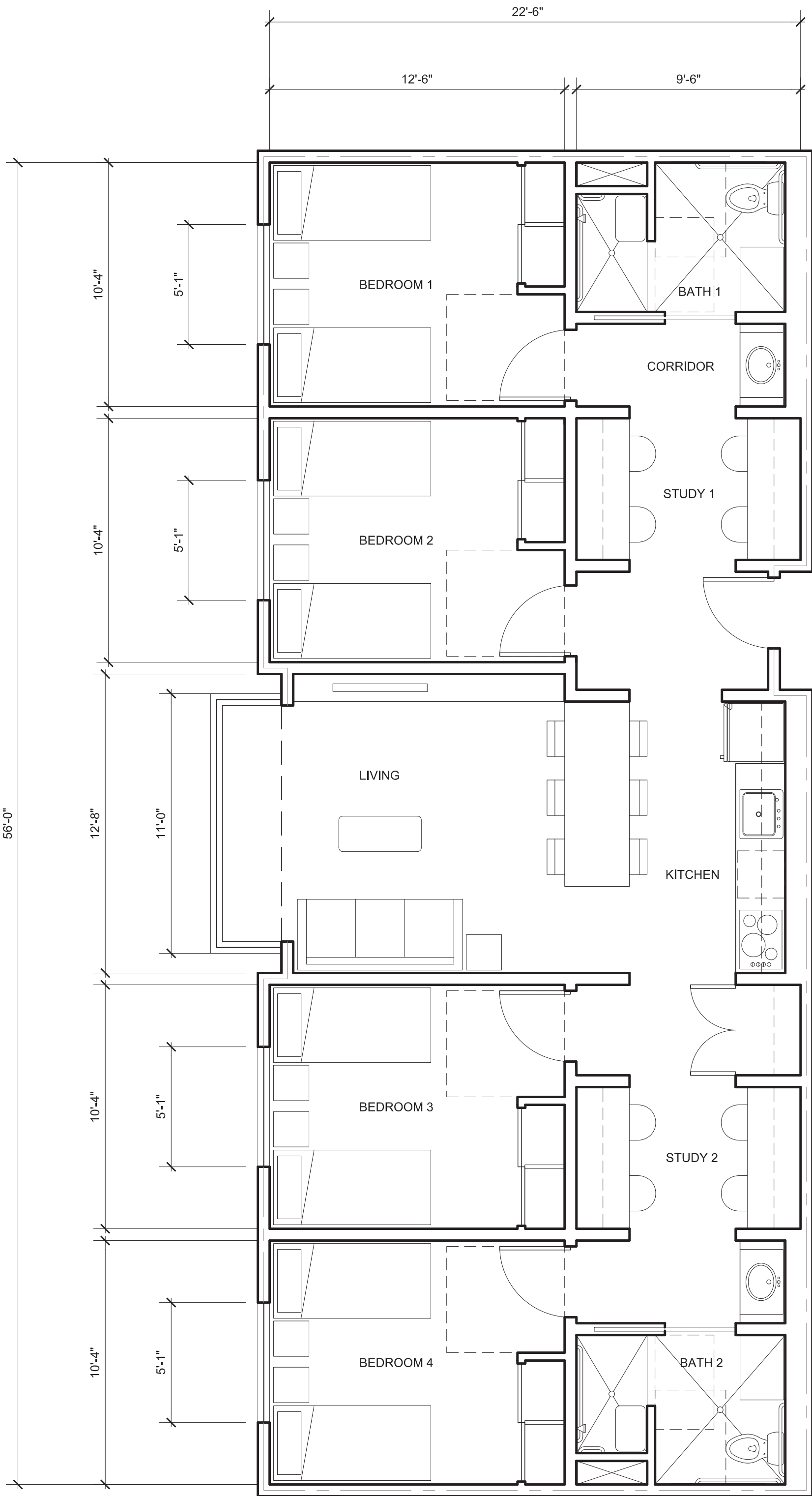
DATE: 02/17/16
JOB No: 1502
PHASE: SD
ISSUED FOR: PRICING
PERMIT No: -
SCALE: -

TYPICAL UNIT
PLANS



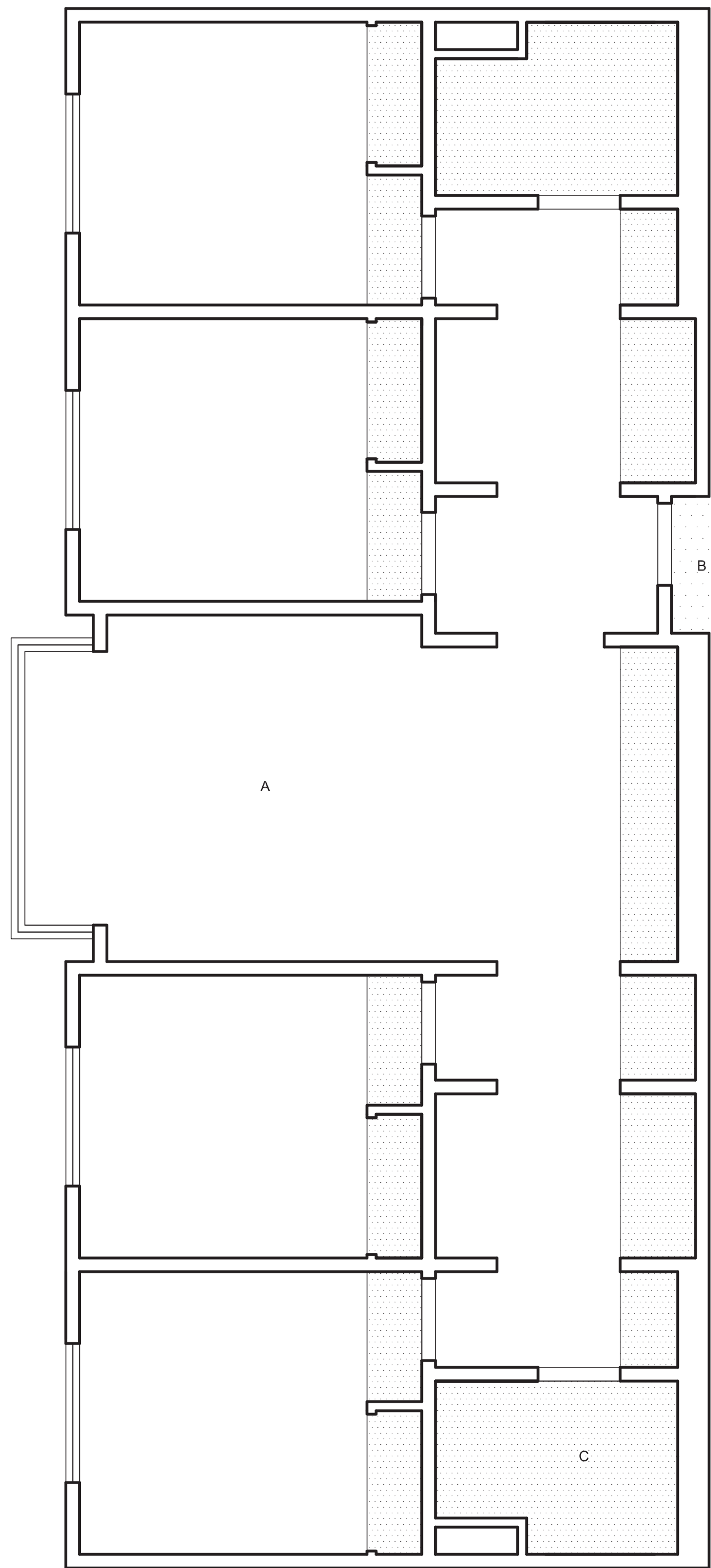
A: TYPICAL UNIT CEILING ASSEMBLY: +/-15"
1/2" Finish
1/2" Acoustic Material
1 1/2" Gyp Crete
3/4" Plywood
9 1/2" TGI
7/8" Hat Channel
2x 5/8" Gyp.

Ceiling Height 8'-9"



B: CORRIDOR CEILING ASSEMBLY: +/-27.5"
1/2" Finish
1/2" Acoustic Material
1 1/2" Gyp Crete
3/4" Plywood
9 1/2" TGI
12" Ceiling Space
1 1/2" Unistrut
2x 5/8" Gyp.

Ceiling Height +/- 7'-8.5" A.F.F.



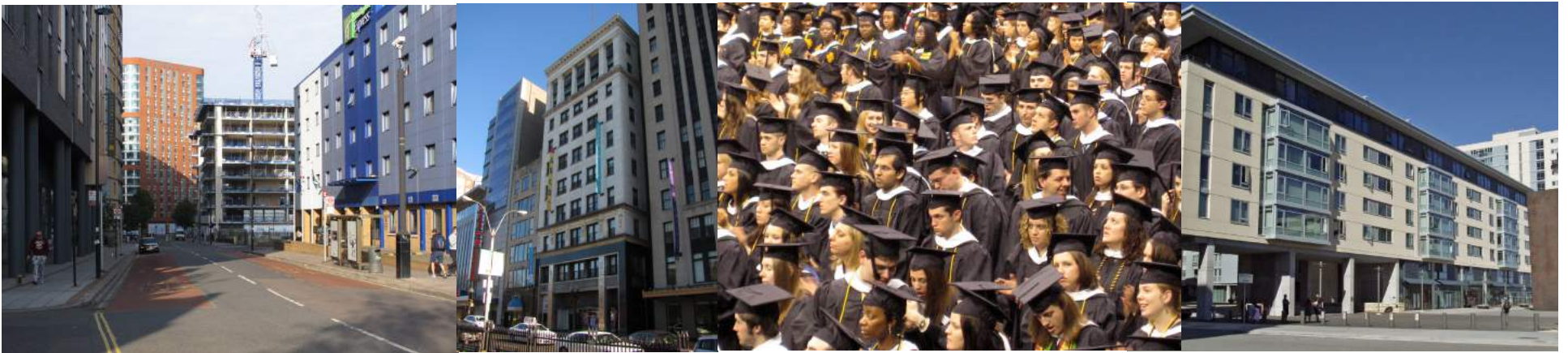
C: TYPICAL UNIT SOFFIT ASSEMBLY: 26.5"
1/2" Finish
1/2" Acoustic Material
1 1/2" Gyp Crete
3/4" Plywood
9 1/2" TGI
11" Clear Duct Space
1 1/2" Unistrut
2x 5/8" Gyp.

Ceiling Height +/- 7'-9.5" A.F.F.



Overview

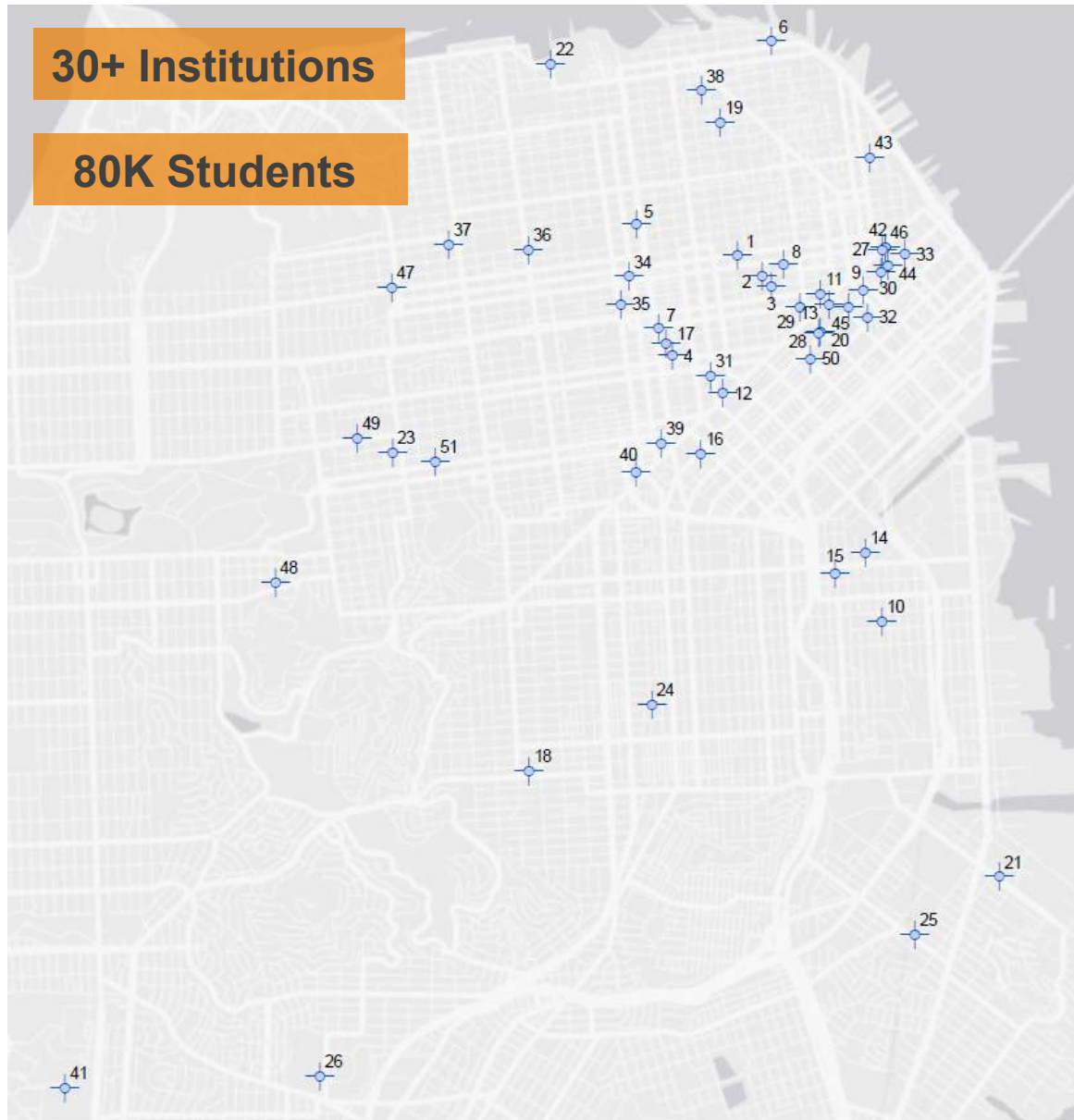
- I. Need for Student Housing in San Francisco
- II. Local Policy & Land Use Law for Student Housing
- III. Recent & Pending Student Housing Projects



Colleges & Universities in San Francisco

30+ Institutions

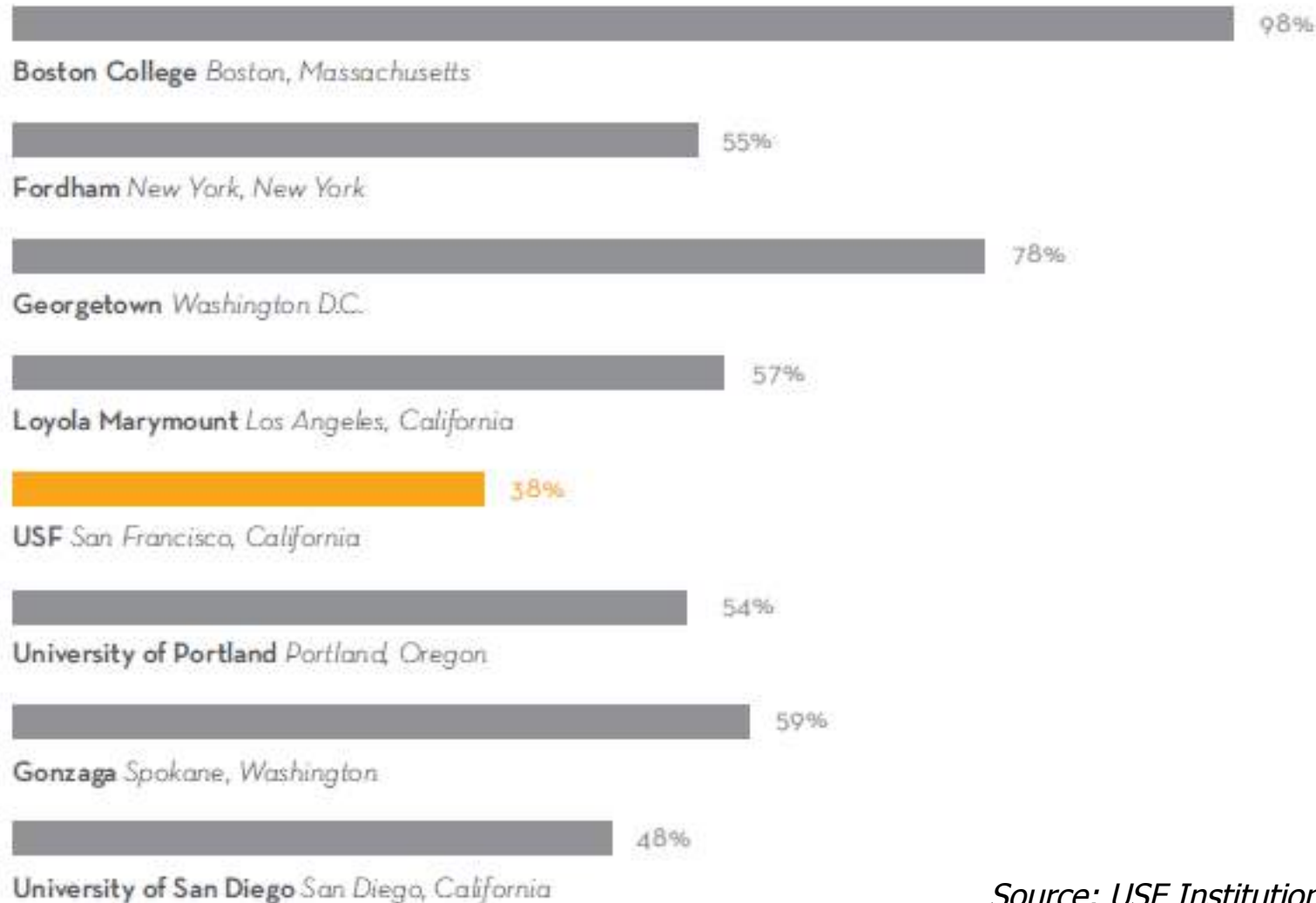
80K Students



- 1-9 AAU
- 10 American College of Traditional Chinese
- 11 American Conservatory Theater
- 12 Art Institute of California
- 13 Bryan College
- 14 California College of the Arts
- 15 California Culinary Academy
- 16 California Institute of Integral Studies
- 17-26 CCSF
- 27 DeVry University
- 28 Everest College
- 29 Fashion Institute of Design and Merchandising
- 30 Golden Gate University
- 31 Hastings College of the Law
- 32-33 Heald Colleges of California
- 34 Institute for Advanced Study of Human Sexuality
- 35 Intercultural Institute of California
- 36 Psychoanalytic Institute of Northern California
- 37 Rudolf Steiner College
- 38 SF Art Institute
- 39 SF Conservatory of Music
- 41 SF State University
- 42 SF State
- 43 Saybrook University
- 44 Sonoma College
- 45-47 UC Berkeley Extension
- 48- UCSF
- 49 USF
- 50 University of the Pacific Dugoni
- 51 Westmont College

I. Need for Student Housing

General Benchmarks



Source: USF Institutional Master Plan

I. Need for Student Housing

Estimated Shortfall

80K Students

50% need Student Housing

**9000 Existing
Beds**

**30K beds
Shortfall**

(Sources: Business Times, February 4, 2016; USF Institutional Master Plan; Housing Action Coalition [website](#))

2. Local Policy

General Plan

Housing Element

- POLICY 1.9 Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.



2. Local Policy

Incentives for Student Housing

2010 Exemption of Inclusionary Housing Requirements

1. Exempted certain qualified student housing projects from Inclusionary Requirements
 - Required 30% of the beds to be set aside for students of low income
2. Prohibited the conversion of existing housing (SROs, Group Housing, Dwelling Units) into Student Housing

2. Local Policy

Incentives for Student Housing

2012 Increased regulatory effectiveness and ease compliance

1. Modified the required reporting on specific students' incomes
 - Required 30% of the total student body to be low income
2. Protections against exemption from fee if student housing converted to Residential Units
 - Create a definition for “student housing” to track change of use
 - Establish mechanism to recapture Inclusionary Fees if student housing converts to a Residential Use
3. Continued prohibiting conversion of Residential Units to Student Housing

2. Local Policy

Incentives for Student Housing

2016: Increased flexibility for lease term

- The required five year master lease with an educational institution was reduced to two years.

2017: Student Housing Monitoring Fee

- Applicable to each building exempt from the Inclusionary Program
- Must be paid annually to MOHCD

Student Housing Review Process

- Project has to be identified in the Institutional Master Plan (IMP):
 - Post-secondary educational institutions have to lay out the current state and development plans for the future.
- If project is not in the IMP, approval will be at least 90 days after revisions to the IMP.
- Public institutions are exempt from the IMP process.

4. New Student Housing Added

approximately 450 beds

Address	No. of Units	No. of beds	School	Source
1321 Mission	120 studios & 40-3 bedroom suites	400 beds	½ CCA/ ½ SF Conservatory of Music	Planning Permit
38 Harriet	22 units	44 beds	California College of the Arts (CCA)	Planning Permit