

Oakland Civic

Project Update – January 18, 2018

(*) denotes plans presented to members of Measure DD, CALM, OHA, and the California Office of Historic Preservation

HISTORIC

- Part II initially submitted in October 2017
- ODI planning to submit updated Part II end of January/early Feb
- Update to include:
 - Updated no- SWAB design*
 - Detail on rooftop marquee (not to be larger than previous designs)*
 - HDS Landscape design*
 - Addressing / detailing approaches to SHPO's areas of concern*

DESIGN*

Former Arena

- No three-story structure-within-a-building (SWAB)
- Expanded mezzanine (towards center of arena) with bridge towards west side of horseshoe
- Public pass-through now tenant dependent
- Arts and non-profit offices along north corridor and in basement
- Building-block approach towards tenant leasing
 - Anchor tenant space in remainder of arena ground floor, mezzanine, and basement levels
- Remainder of basement space to be tenant storage, music studios, and miscellaneous building systems (heating/fans/trash/server rooms/etc)

Calvin Simmons Theatre

- New restaurant in first floor north concourse
- Expanded orchestra pit to fit full orchestra (for Nutcracker/etc. performances)
- Loge boxes in center of 2nd floor balcony – allows groups to sell tickets at a variety of price points
- Upgraded Theatre technology
- Light touch to remaining spaces
 - Gold room – most likely dedicated practice studio for artists
 - Ballroom – event space
 - Olympic Room (bar) – most likely leased in conjunction with new restaurant on first floor

LANDSCAPING / EXTERIOR* - HDS design narrative to be submitted with Part II submittal

- Symmetrical glass enclosures on porch to provide climate-improved space (symmetrical design per SHPO's suggestion)
- Removal of (e) center walkway; path of travel to be directed towards east and west corners of building
- Expanded porch and walkway across north of building to improve pedestrian experience
 - No reduction in (e) parking
- New ramp orientation for ADA accessibility and full use of porch and east/west entrances
- Simplification approach to landscaping

Outline

- Introduction (CB)
 - Team intro
- Historic fabric (MH)
 - Interior
 - Niches
 - Concourses
 - Theatre
 - East & West lobbies
 - North hallway
 - Volumes
 - Ballroom/Gold Room (Olympic Room/bar not historic)
 - Exterior
 - North façade
 - East/West façade
 - South façade (secondary importance)
 - History of building sinking
 - Skylight
 - Exterior stairs/ramps
- Proposed Changes (DD)
 - Arena
 - Demo of select rakers/seats
 - Expanded mezzanine
 - Northern Skylight
 - CST (DD)
 - Multipurpose uses in Theatre, Ballroom, Gold Room, Olympic Room
 - Expanded pit for better use
 - Loge seating area
 - Exterior (CB)
 - Challenge of multiple grades and ADA accessibility to all parts of building
 - Climate improved outdoor seating area
 - (re) addition of marquee
 - Mention porch then pass to WH
- Landscape design (WH)
- Project next steps (CB)



The Adaptive Reuse of the
**Oakland Auditorium &
Calvin Simmons Theatre**

Oakland Landmarks Board

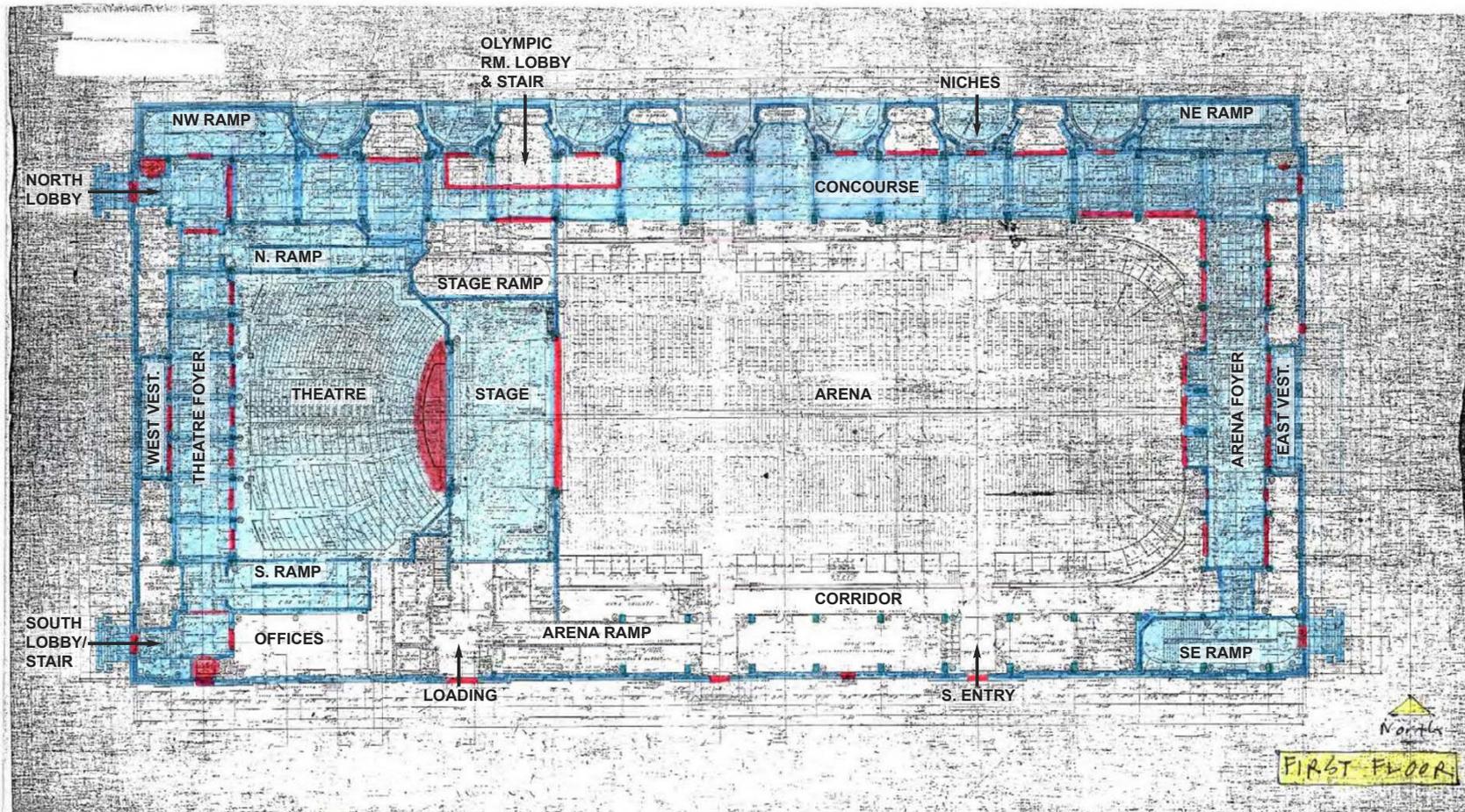
January 2018

Orton Development, Inc.

Carole Ann Bradley & David Dial | Heller Manus Architects | Hood Design | Preservation Architecture



HISTORIC FABRIC



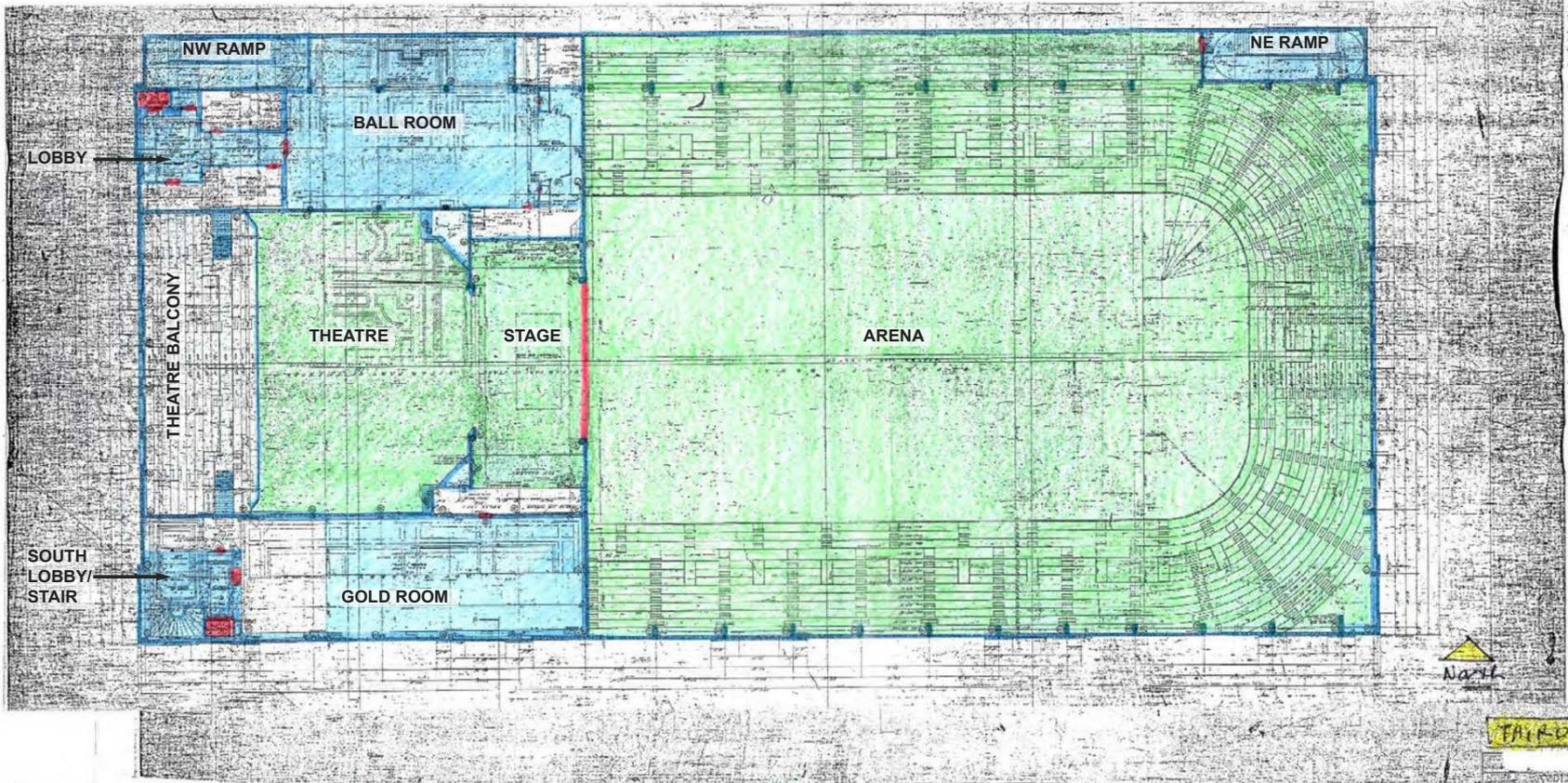
FIRST FLOOR

HJK
HISTORIC
SIGNIFICANCE
DIAGRAMS
1/5



NON-HISTORIC SPACES/FEATURES SIGNIFICANT SPACES & FEATURES SIGNIFICANT VOLUMES ALTERED OPENINGS

HJK HISTORIC SIGNIFICANCE DIAGRAMS 2/15



NON-HISTORIC SPACES/FEATURES

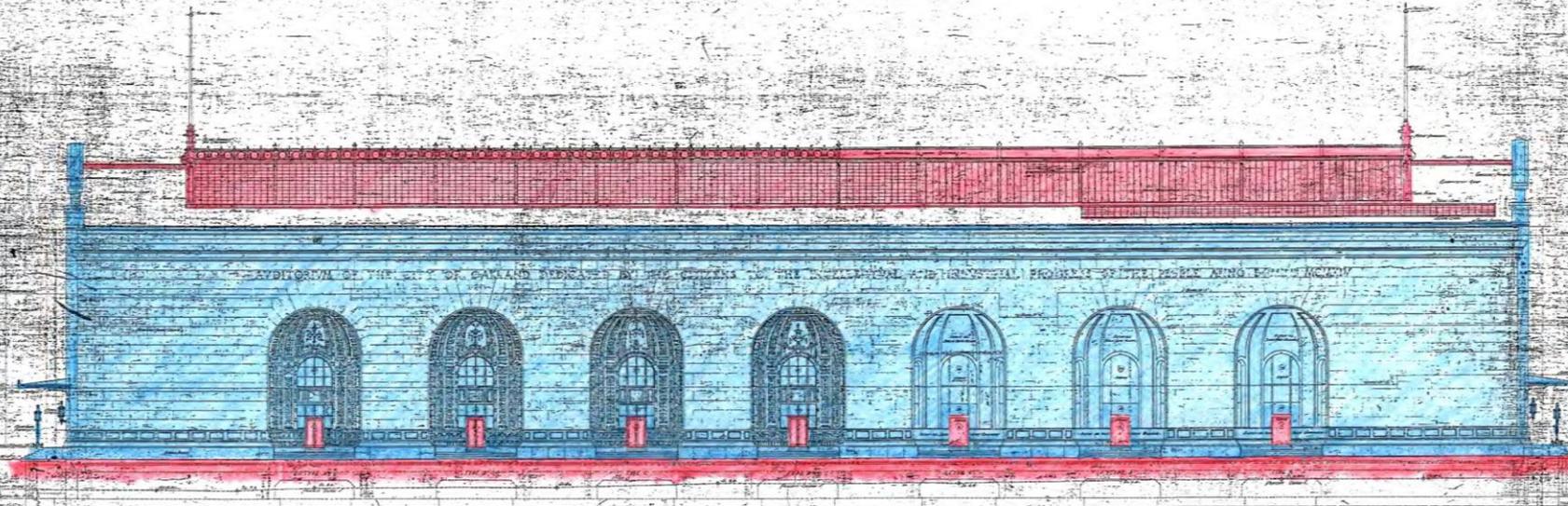
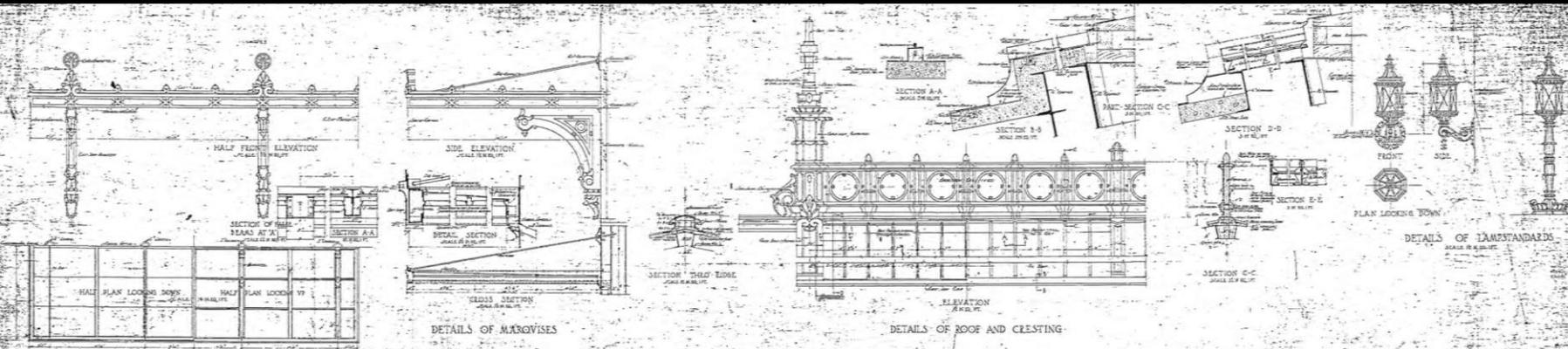
SIGNIFICANT SPACES & FEATURES

SIGNIFICANT VOLUMES

ALTERED OPENINGS, ETC.

FAIRBANKS

HJK 3/5
HISTORIC SIGNIFICANCE DIAGRAMS



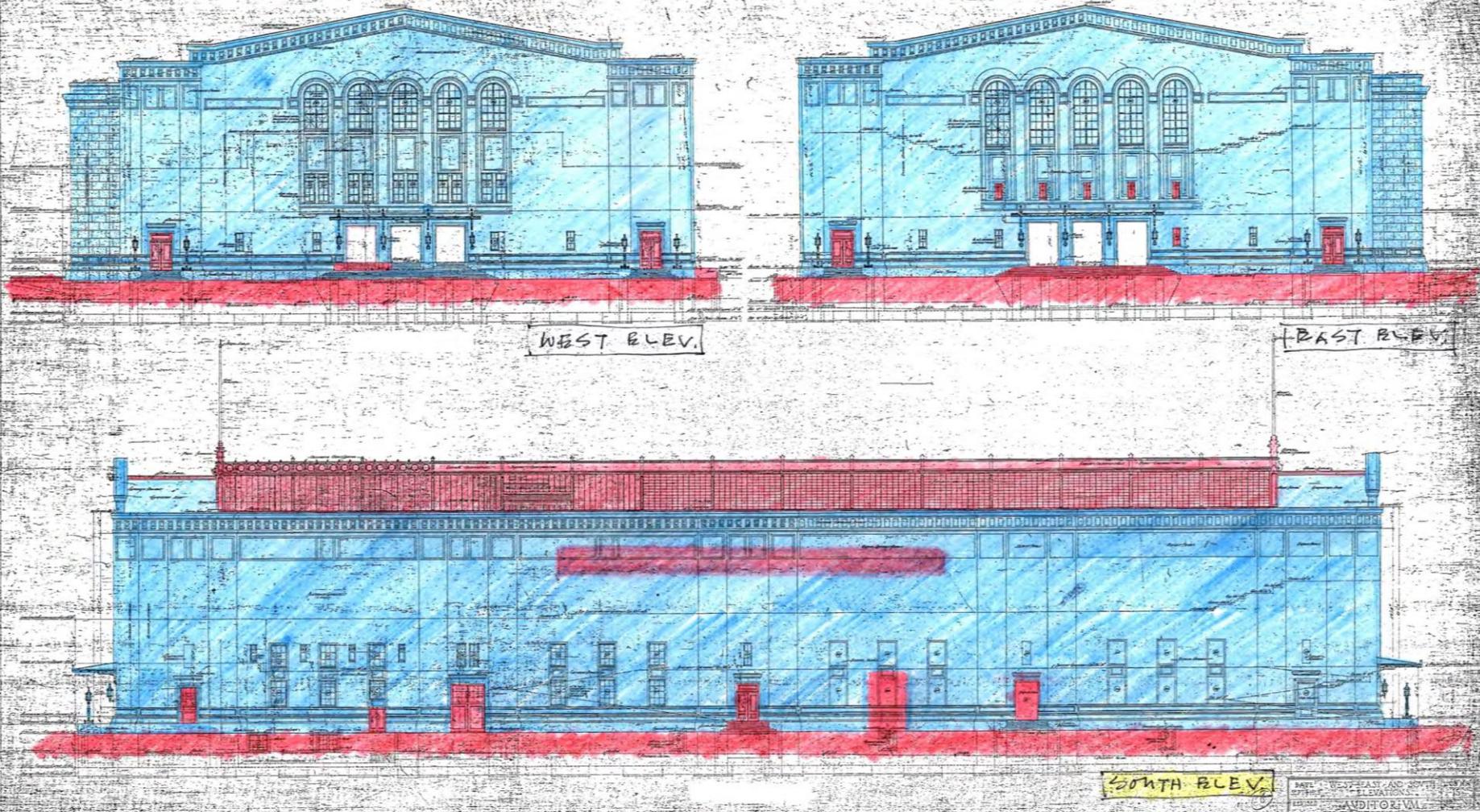
NORTH ELEV.

SIGNIFICANT FEATURES

ALTERED / NON-HISTORIC FEATURES

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 PROJECT: _____
 SHEET: _____

[HJK] 4/5
 HISTORIC SIGNIFICANCE DIAGRAMS

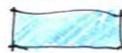


WEST ELEV.

EAST ELEV.

SOUTH ELEV.

BASE - WEST, EAST AND SOUTH ELEVATIONS - 14 ELEVATION - 14
 LEVEL - 14
 AUDITORIUM

 SIGNIFICANT FEATURES

 ALTERED / NON-HISTORIC FEATURES

HJK
 HISTORIC SIGNIFICANCE DIAGRAMS



PROPOSED CHANGES



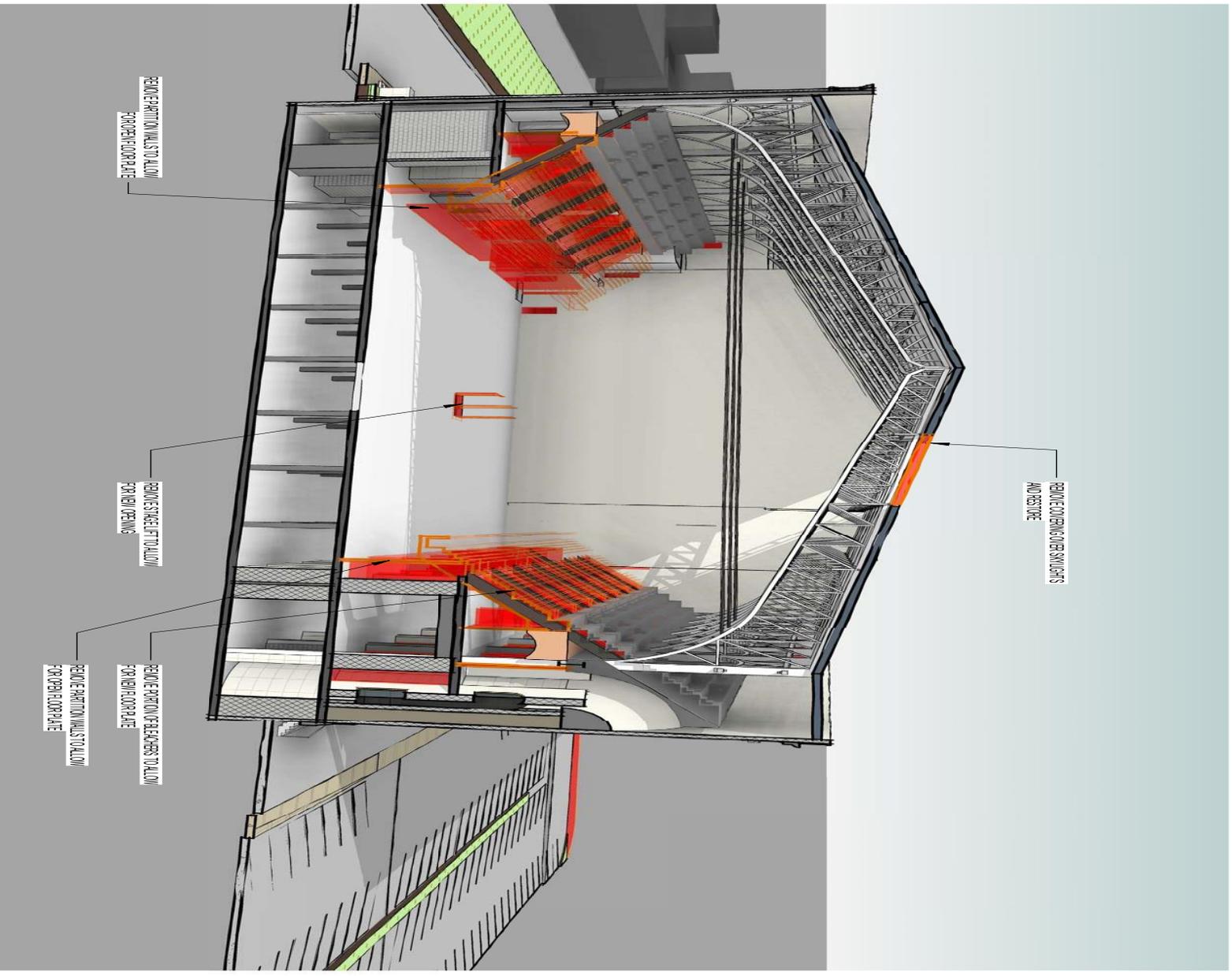
(E) ARENA FACING WEST



(E) ARENA FACING EAST

Proposed Changes: Arena

1. Selective demo of (e) arena seating/ rakers and non-structural walls
2. Expanded 2nd floor mezzanine
3. Addition of northern skylight



ORION
ENGINEERING INC.

OAKLAND AUDITORIUM (HAK)
LANDMARKS BOARD SUBCOMMITTEE PRESENTATION
01/08/2018

DEMO - PERSP SECTION - CROSS
THROUGH ARENA



(E) CALVIN SIMMONS THEATRE FACING EAST



(E) CALVIN SIMMONS THEATRE FACING WEST

Proposed Changes: THEATRE

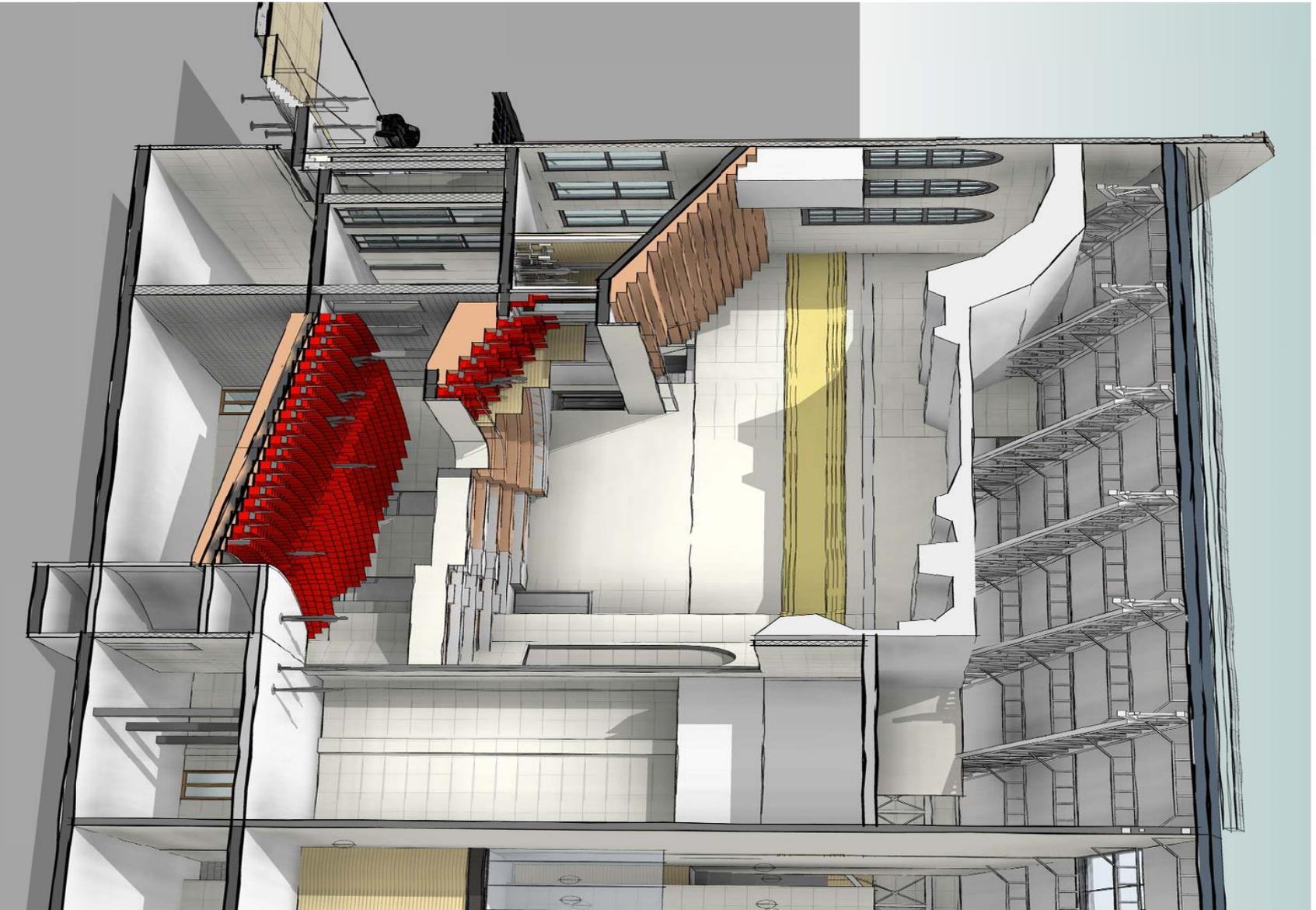
1. Expanded orchestra pit / flexible seating in Theatre
 - Fits local arts groups needs
2. Addition of Loge box seating
 - Allows arts groups to have wide range of ticket price points



GRADE CONCRETE AND LIFT TO ALLOW FOR BRANCHED FAN ULT

GRADE CONCRETE AND LIFT TO ALLOW FOR BRANCHED FAN ULT

GRADE CONCRETE AND LIFT TO ALLOW FOR BRANCHED FAN ULT





(E) BALLROOM FACING NORTHEAST



(E) GOLD ROOM FACING EAST



(E) OLYMPIC ROOM (BAR) FACING WEST



Exterior

PROPOSED CHANGES



HISTORIC PHOTOGRAPH OF THE OAKLAND AUDITORIUM c.1917



(E) CST ENTRANCE & 10TH ST (SOUTHWEST) FACADES



(E) FORMER ARENA ENTRANCE & NORTH (NORTHEAST) FACADES



Image: Google Maps

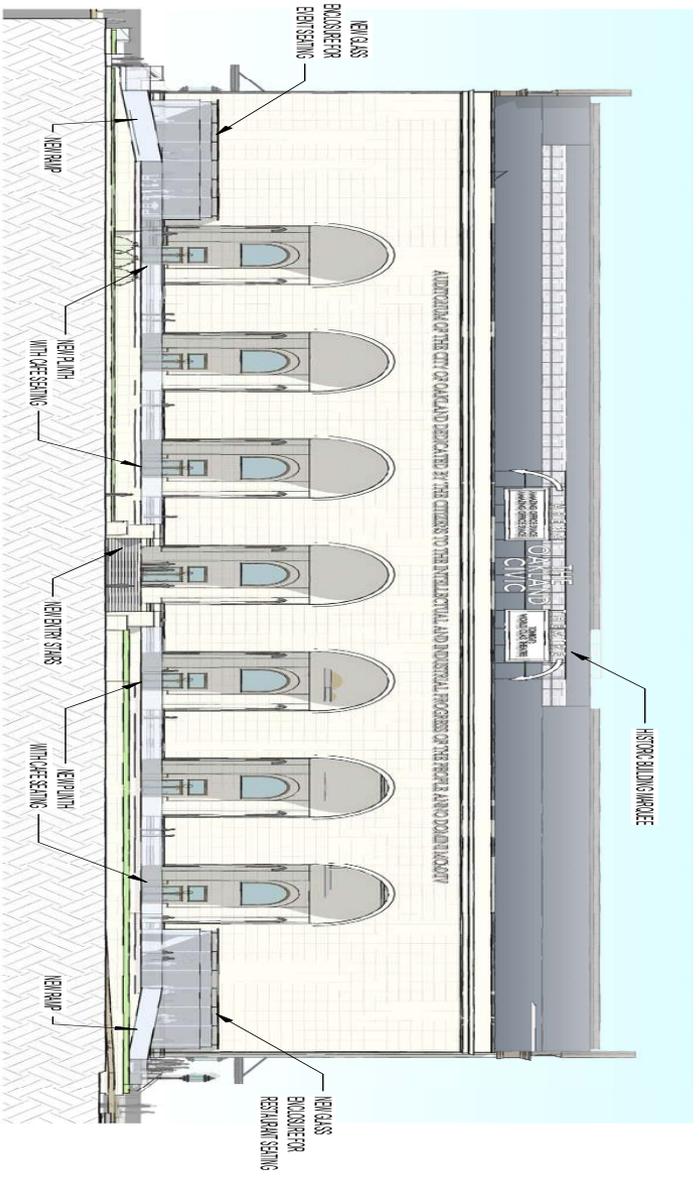
(E) NORTH FACADES AS SEEN FROM LAKE MERRITT BLVD



(E) NORTH FACADES AS SEEN FROM LAKE MERRITT BLVD SIDEWALK

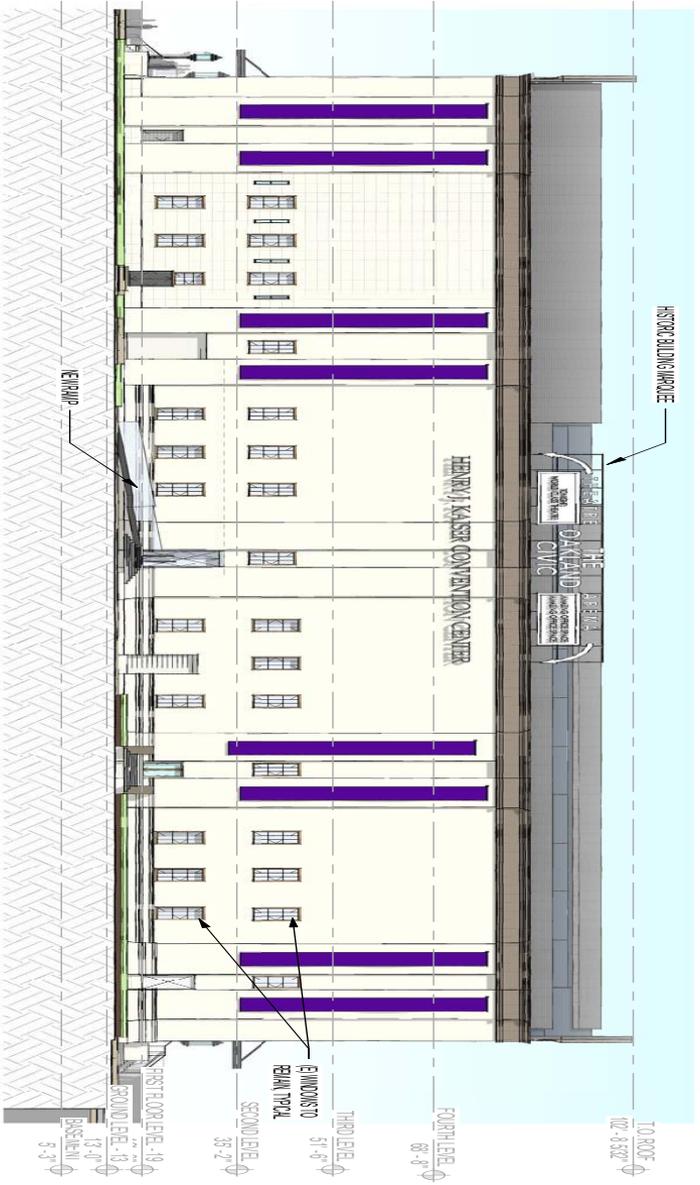
Proposed Changes: EXTERIOR

1. New lakeside porch
 - Covers (e) stairs
 - Improves ADA access between individual niches
2. Symmetrical glass enclosures
3. Change in ramps/stairs (due to ADA accessibility)
4. (Re) Addition of Marquee



2 NORTH ELEVATION - PROPOSED P)
1" = 30'0"

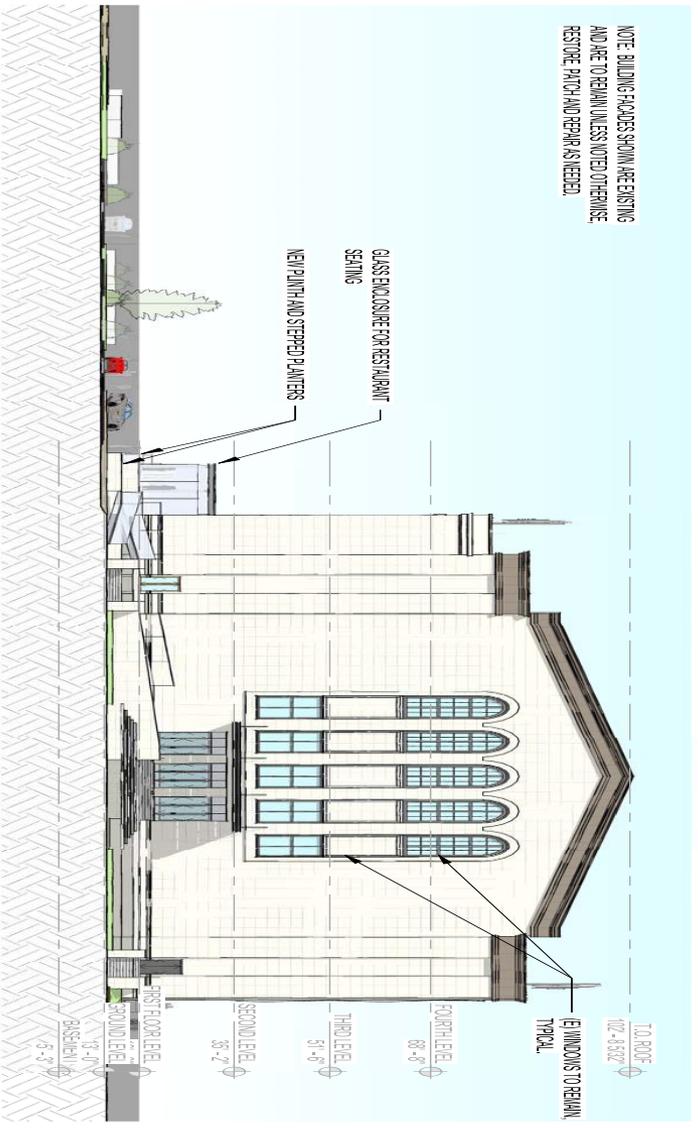
NOTE: BUILDING FACSS/SHOW ARE SIGNING
AND ARE TO BE MAINTAINED/NOT TO CHANGE
RESPECT. RICHARDER/RS NEEDED



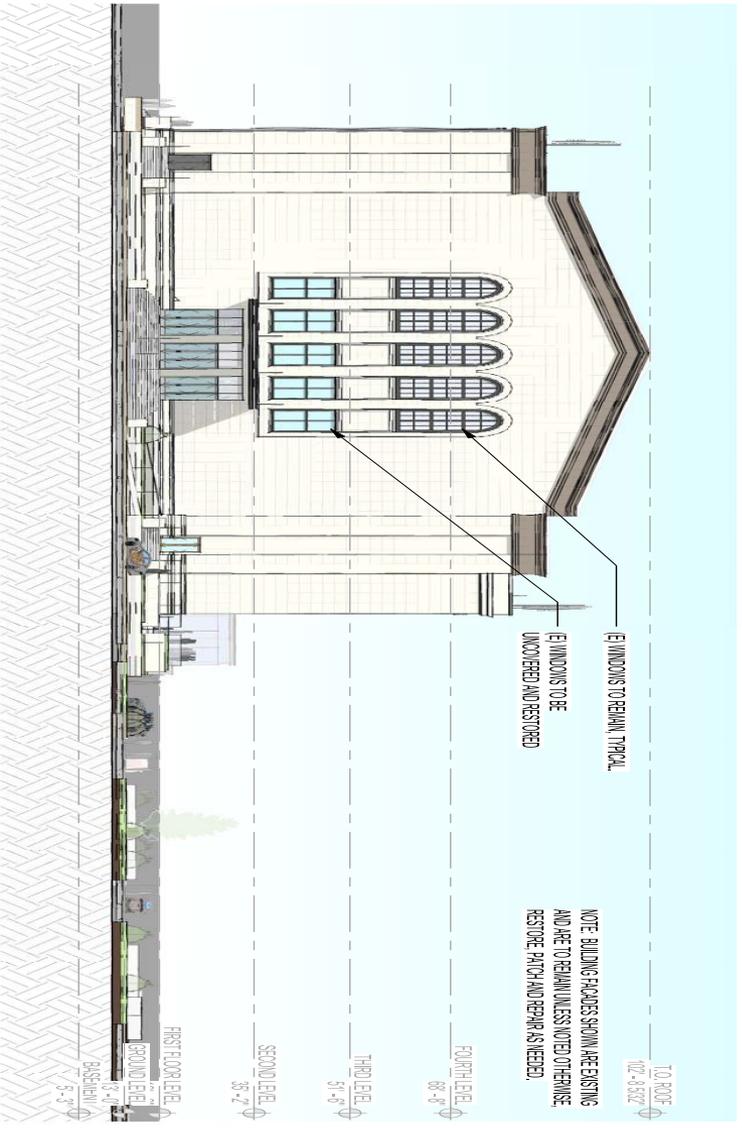
1 SOUTH ELEVATION - PROPOSED P)
1" = 30'0"

TO ROOF
107'-8.52"
FOURTH LEVEL
62'-9"
THIRD LEVEL
51'-8"
GIMBONS TO
BEAM TYPE
33'-2"
SECOND LEVEL
18'-0"
FIRST FLOOR LEVEL
18'-0"
EXISTENCE
9'-3"

NOTE - BUILDING FACES SHOWN ARE EXISTING AND ARE TO REMAIN UNLESS NOTED OTHERWISE. RESTORE PATCH AND REPAIR AS NEEDED.



2 WEST ELEVATION - PROPOSED
1/4" = 30'-0"



1 EAST ELEVATION - PROPOSED
1/4" = 30'-0"





Exterior

LANDSCAPE DESIGN



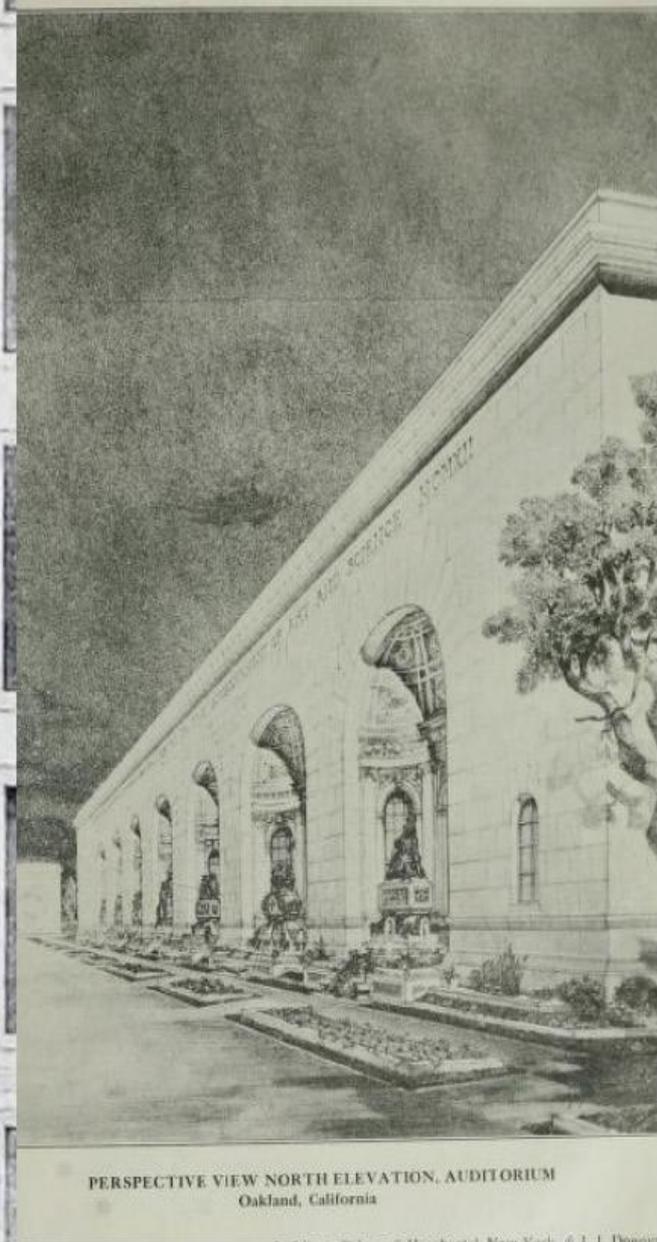
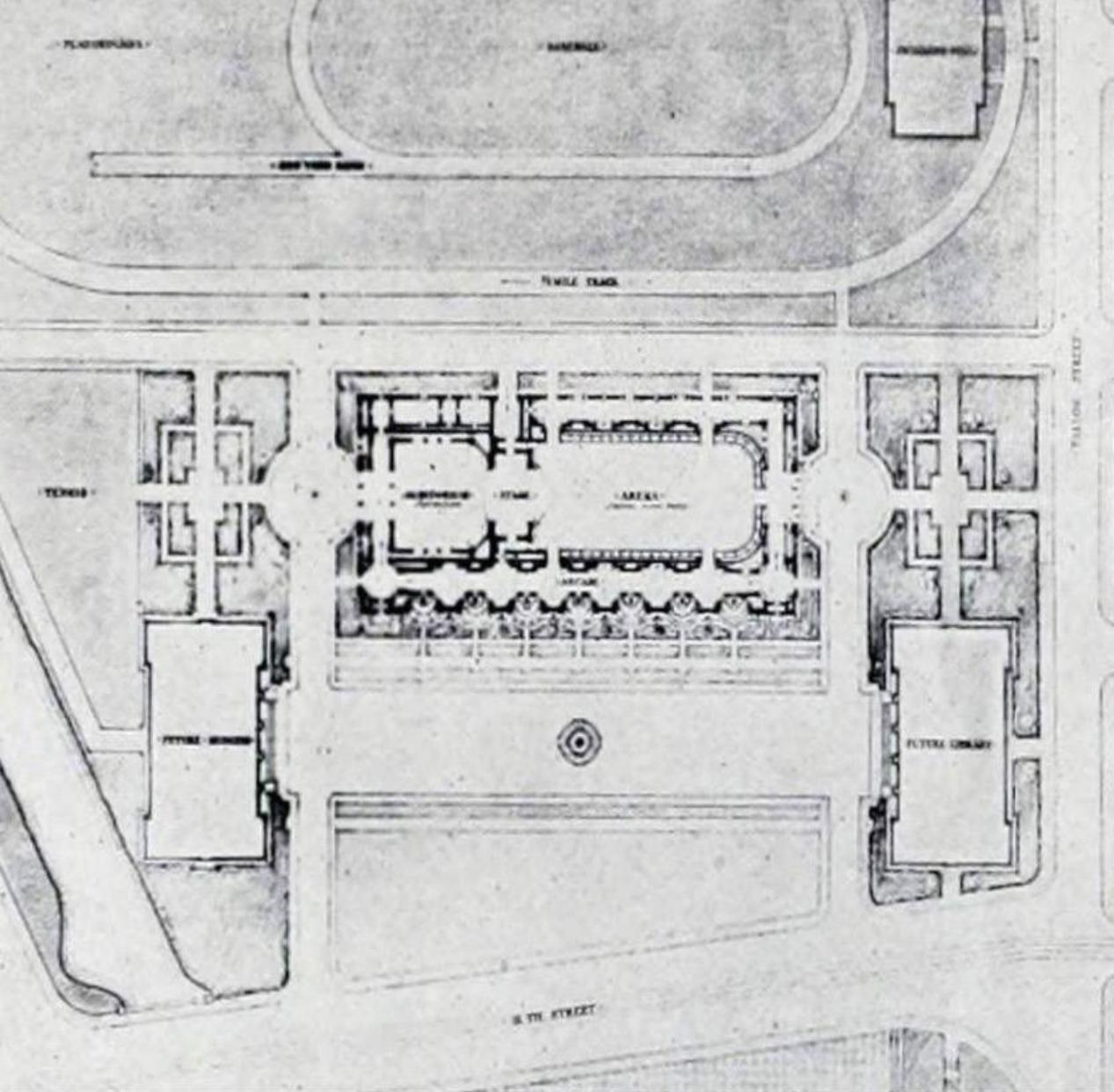
oakland civic

HENRY J. KAISER CIVIC CENTER

OVERALL LANDSCAPE CONCEPT

01/08/2018

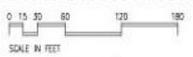
HOOD
STUDIO



PERSPECTIVE VIEW NORTH ELEVATION, AUDITORIUM
Oakland, California



ILLUSTRATIVE PLAN
 12TH STREET RECONSTRUCTION PROJECT
 FEBRUARY 25, 2008
 SASAKI



oakland civic

HENRY J. KAISER CIVIC CENTER



OAKLAND CIVIC :: the plaza by the lake

OAKLAND CIVIC
LANDSCAPE CONCEPT
01/08/2018

HOOD



OAKLAND CIVIC :: balcony to the lake / porch to the museum

OAKLAND CIVIC
LANDSCAPE CONCEPT
01/08/2018

HOOD



OAKLAND CIVIC :: window to the lake & 10th street arbors



OAKLAND CIVIC :: window to the lake





EXISTING CONDITIONS, campus

OAKLAND CIVIC
LANDSCAPE CONCEPT
01/08/2018

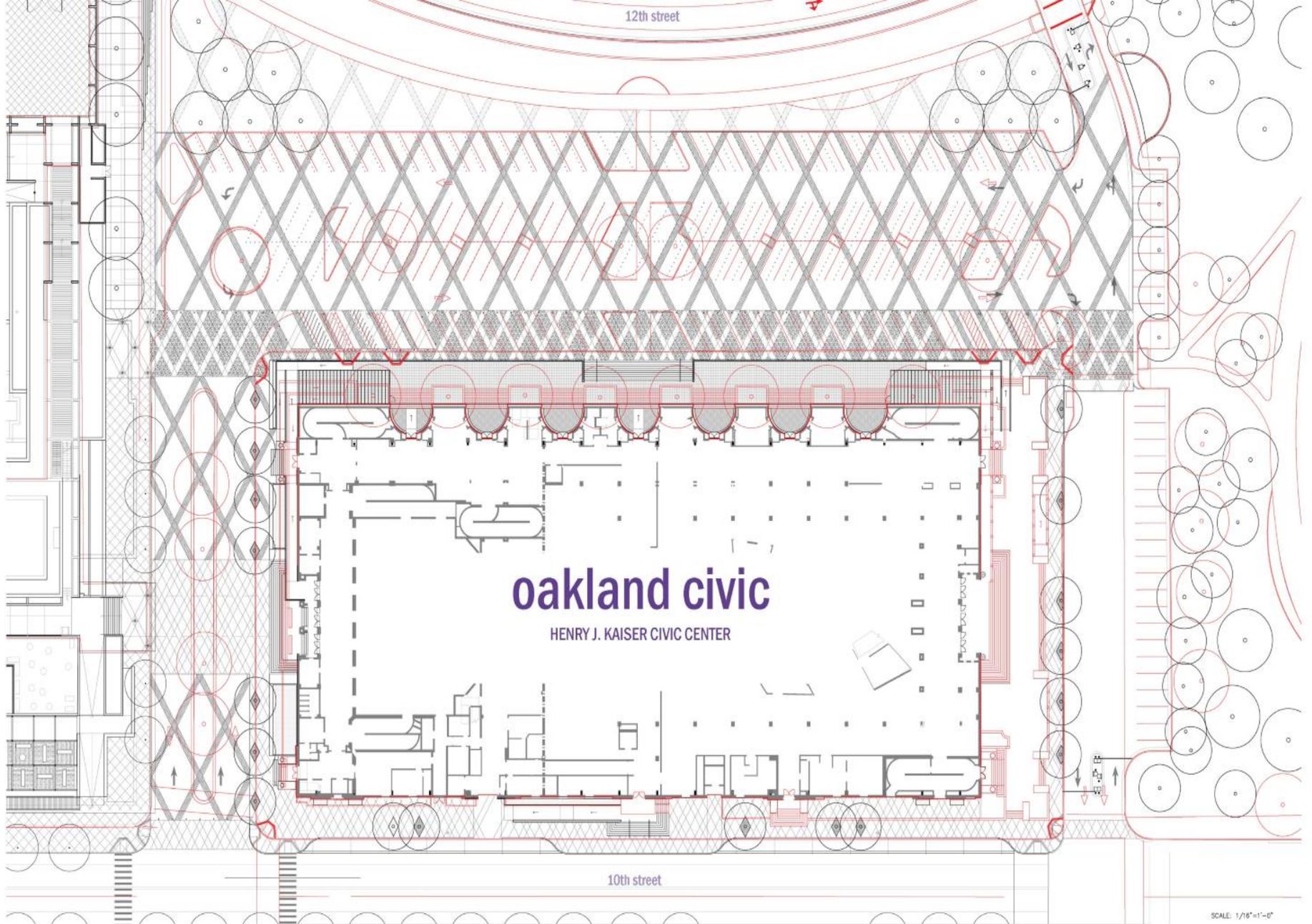
HOOD



ILLUSTRATIVE PLAN

OAKLAND CIVIC
LANDSCAPE CONCEPT
01/08/2018

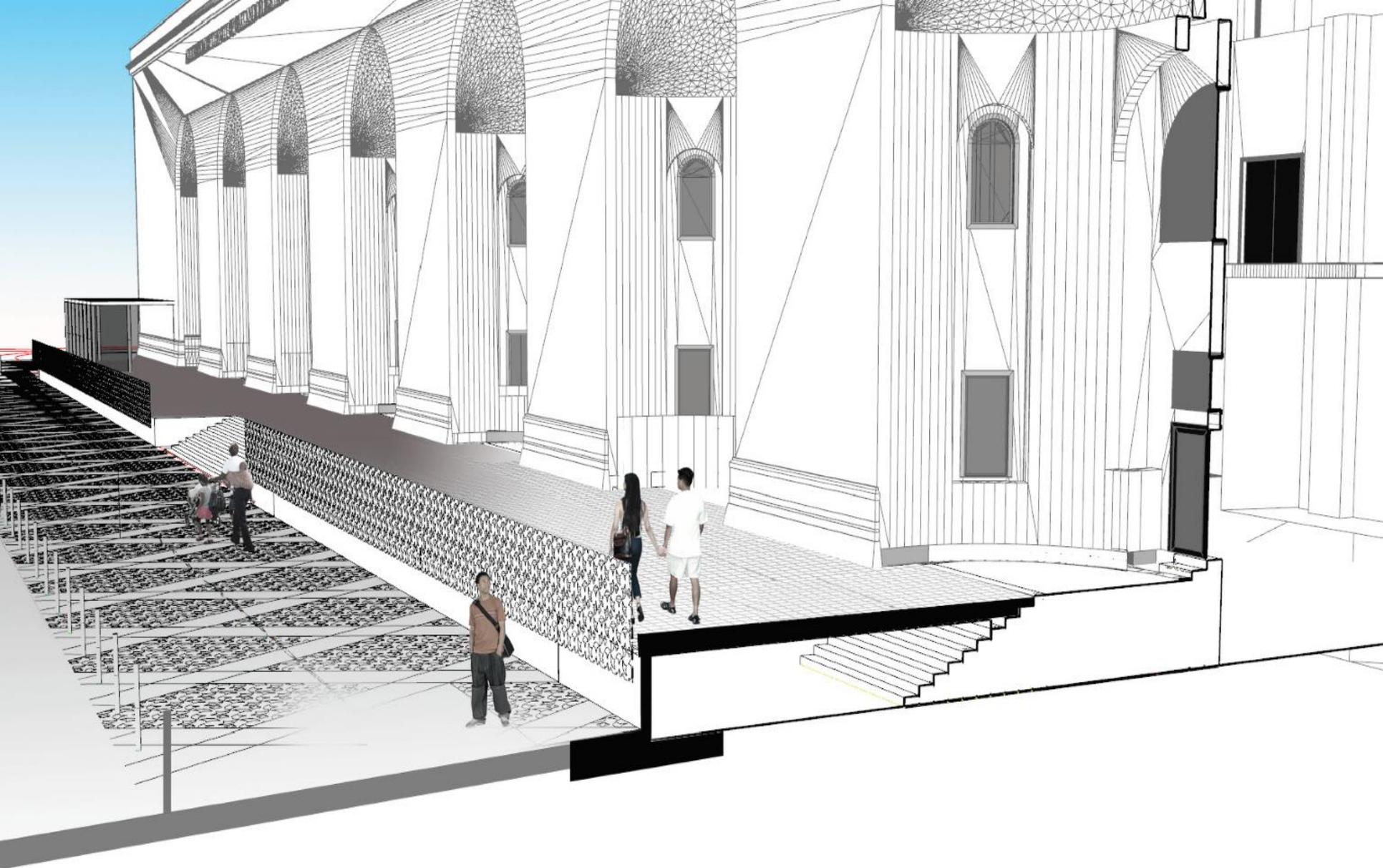
HOOD



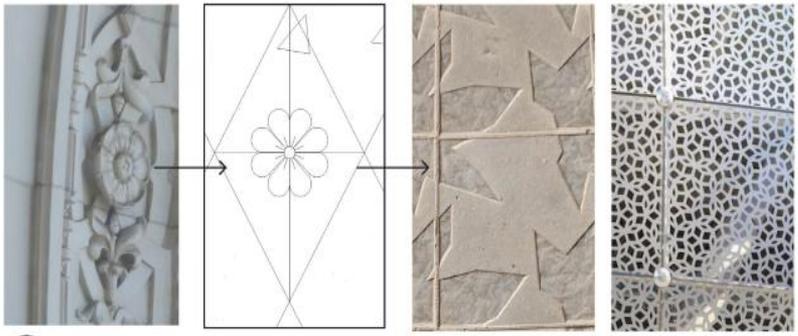
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HENRY J. KAISER CIVIC CENTER

SCALE: 1/16"=1'-0"



LAKEVIEW DECK (section A-A)

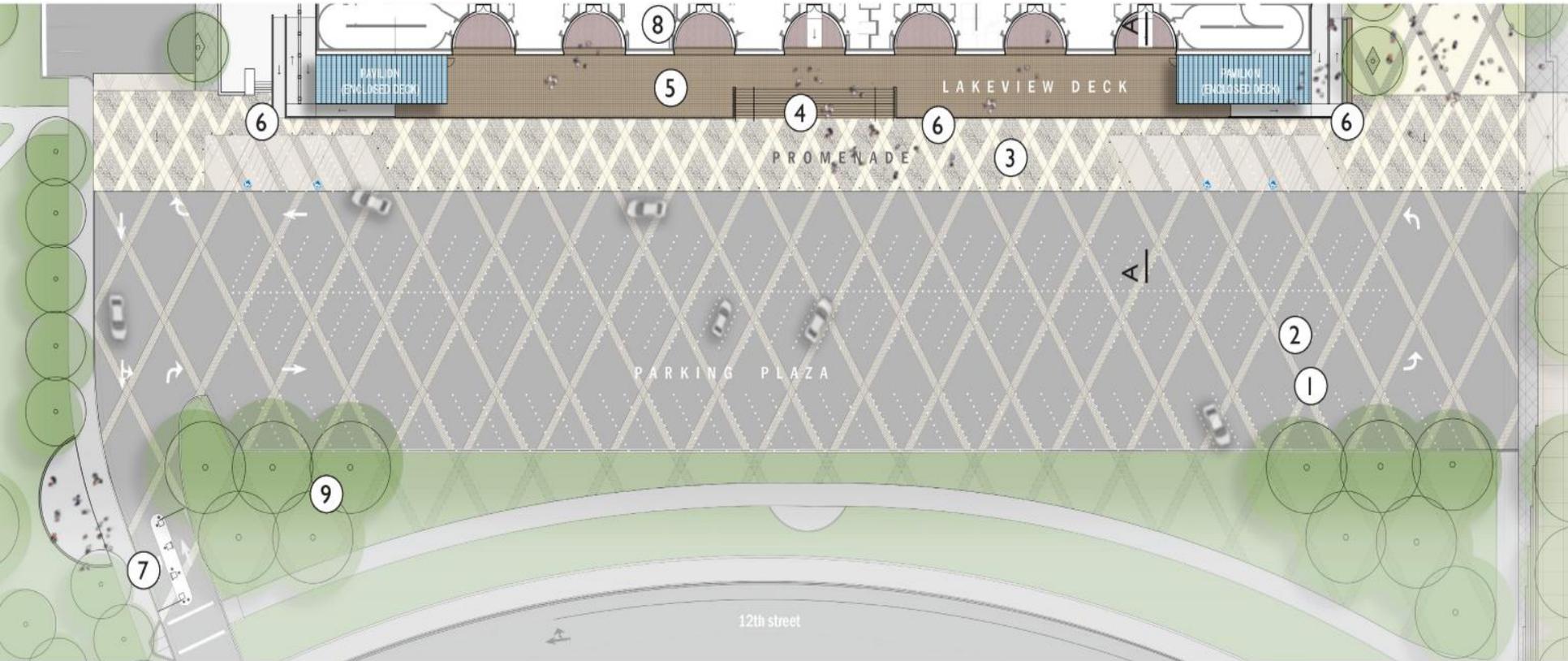


3 STAMPED CONCRETE PAVING & PERFORATED METAL, ART DECO

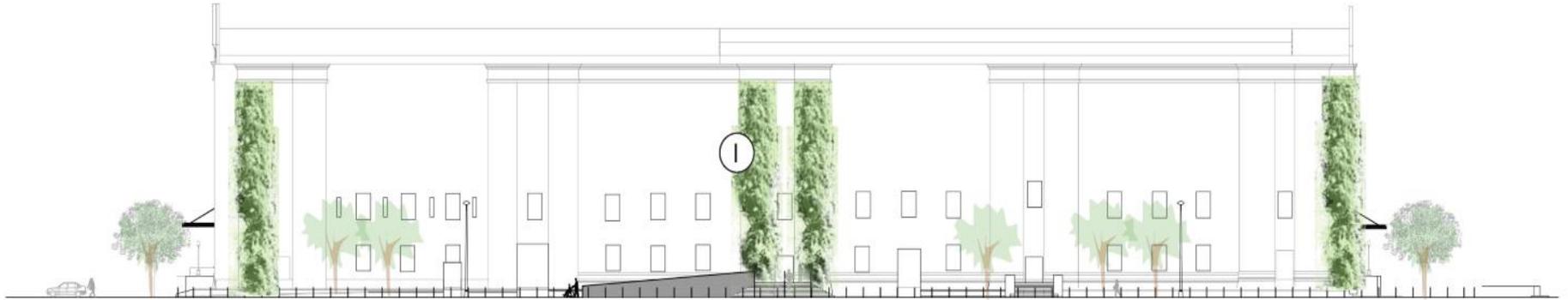


PAVING PATTERN PRECEDENTS, CLASSICAL

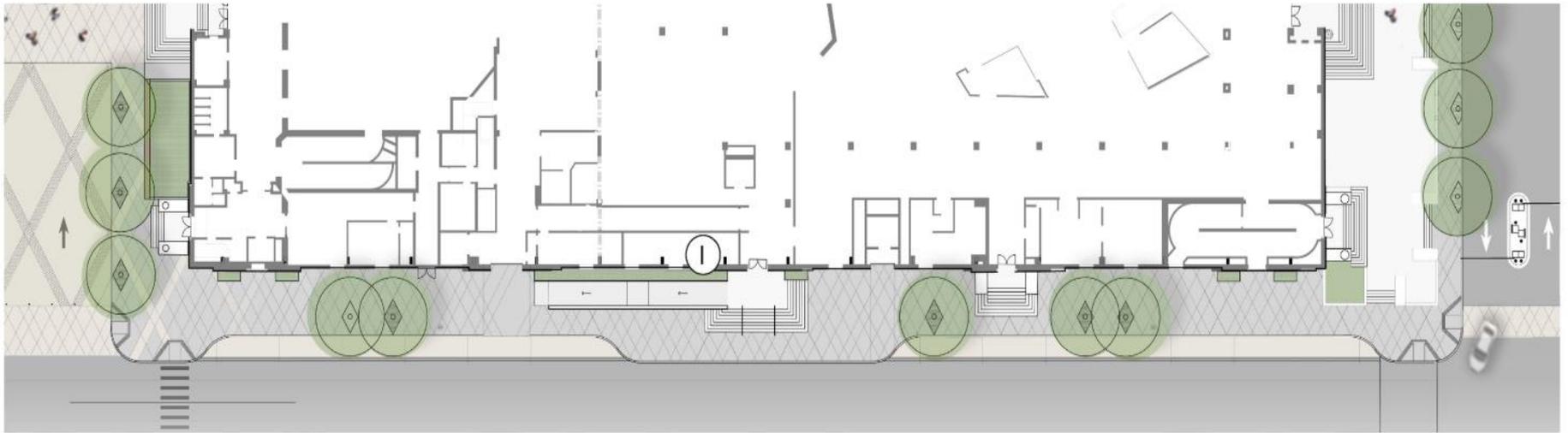
- 1 (N) CONCRETE BAND
- 2 PARKING STALL SEPARATOR
- 4 (N) GRAND STAIRCASE
- 5 (N) DECK
- 6 (N) ADA RAMP
- 7 (N) PARKING ACCESS CONTROL
- 8 (E) PAVING IN NICHES & (N) ACCESS RAMP
- 9 (N) TREES



NORTH PLAZA & LAKEVIEW DECK



SOUTH FACADE ELEVATION



1 (N) WISTERIA TOWERS

TENTH STREET SIDEWALK AND ARBOR PORTALS



Oakland Civic

NEXT STEPS

Q1
2018

- DR & HRC Reviews

Q2
2018

- CEQA complete
- LDDA completed

Q3
2018

- City Council approval
- Begin construction (+18 month)

Q1 2020

- Project opens