



November 2, 2016

Members of the School Board
Superintendent Antwan Wilson
Oakland Unified School District
Subject: 1025 2nd Avenue update presentation

Dear Directors of the Oakland Unified School District and Superintendent Wilson,

We have preliminarily reviewed the presentation prepared for today's meeting. In general we think it represents great progress and an encouraging direction. We are delighted to see proposals that reuse OUSD's historic assets—not only because of our focus on historic preservation, but also because the greenest buildings are re-used ones. Reuse produces less waste, preserves the energy and effort of original construction, and can take advantage of excellent original materials.

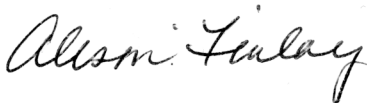
If the buildings are proposed for reuse, our organization would be happy to support the fastest possible resolution of any CEQA cultural resources issues that might be presented by the project. From the presentation it appears that the current direction seems to be far less costly, as well, and can achieve the goals of the Dewey community. We did note the word “demolition” in association with the second, HJKCC option, and do want to reiterate that both the Robeson and Moore buildings are historic structures under CEQA.

We are attaching some images of other reused facilities, some local and some more far afield, which may provide useful reference. Some of the most exciting projects today combine old buildings with new architectural methods and meet advanced technical objectives. For example, we have been participating in discussions and review of the design of the historic Capwell's building now under renovation for use by Uber. It will house its high-tech tenant and activate its ground floor with retail and common space, while retaining some key historic features, despite terrible damage done to the building after the 1989 earthquake.

We would also like to suggest, respectfully, that now is the time for OUSD to undertake an inventory and comprehensive study of the historic structures among its properties. This would clarify some of the issues that crop up as modernizations or reuses are planned, make environmental review faster, and present opportunities for good design, green building, and wise reuse of historic community assets.

Thank you again for the important work you are doing.

Sincerely,



Alison Finlay
President

OAKLAND ADAPTIVE REUSE PROJECTS



Above: Kapor Center for Social Impact: restaurant on ground floor, round penthouse added, interior reconfigured.



Below: Whole Foods, former auto dealership/cable car house



Above: Former Capwell's and Sears building, now under construction as new office building for Uber, with retail ground floor

Below: Greenlining Institute now under construction in former bank building

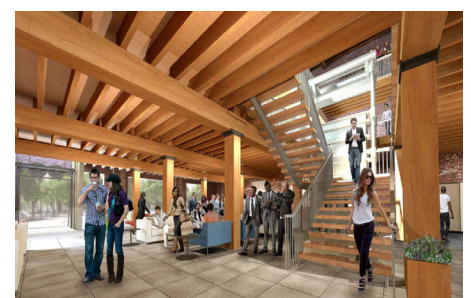
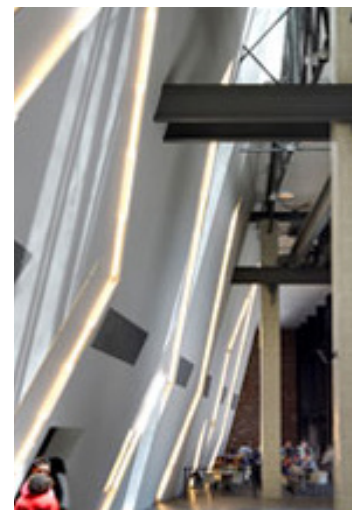
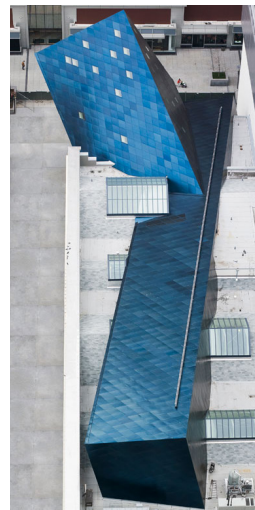


ADAPTIVE REUSE PROJECTS NEAR AND FAR



At left: office building in former factory, Prague.

Below: Jewish Contemporary Museum in former power utility building, San Francisco



Above: Tate Modern, London, in former power factory

Above and at left: High-tech offices, in one-time school district building, Denver