

Emeryville Center of Community Life

City School Committee ECCL Schematic Design



December 6, 2012

nexus partners

City-School Committee
ECCL
Schematic Design

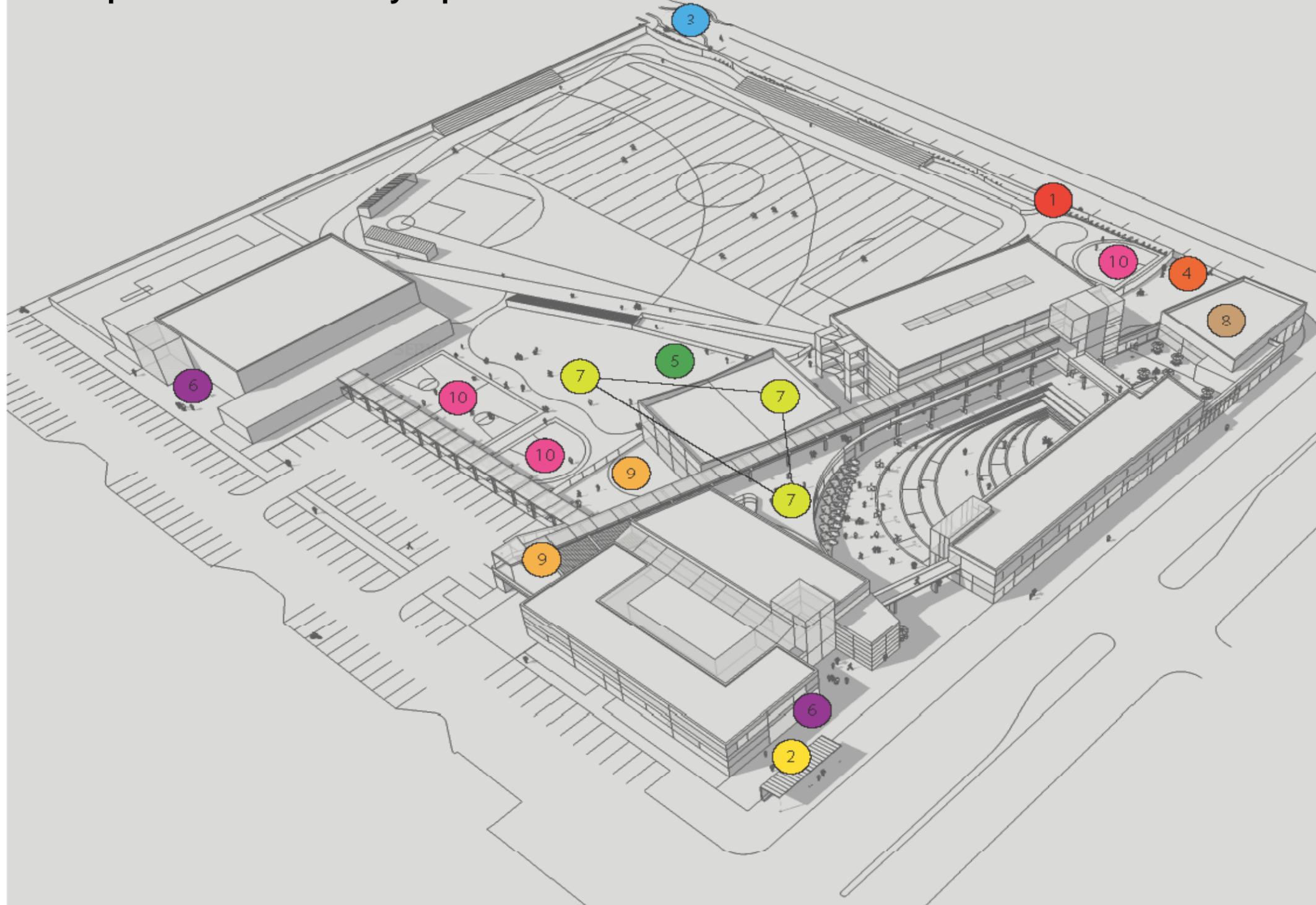
ECCL Project Time Line



- **Recent:** EUSD Board action on authorization of disposal of surplus/obsolete ESS property
- **January - February 2013:** ESS Abatement by Turner Construction.

Synthesized Option

In Response to Community Input from CDWs



- 1 Faux creek needs to be on outside of fence
- 2 Plaza at 47th & San Pablo needs more development
- 3 Turnaround on 53rd needs further thought
- 4 Create more room for drop-off on 53rd
- 5 K-6 play area needs to be closer to library
- 6 Provide spaces for sufficient bike parking
- 7 Relationship between play area, library, and dining room is critical
- 8 Eliminate open corner at 53rd & San Pablo
- 9 Provide outdoor space where High School students can hang out
- 10 Provide hard court play areas



Responding to Community Input

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Final Conceptual Design

City-School Committee
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 Schematic Design

Gallery Walks – Aesthetic Preferences





What we heard:

“inspirational”

“elegant”

“serenity”

“environment”

“contrast”

“open space”



What we heard:

“spacious”

“modern”

“futuristic”

“interactive”

“collegiate”

“artistic”

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What we heard:

“welcoming”

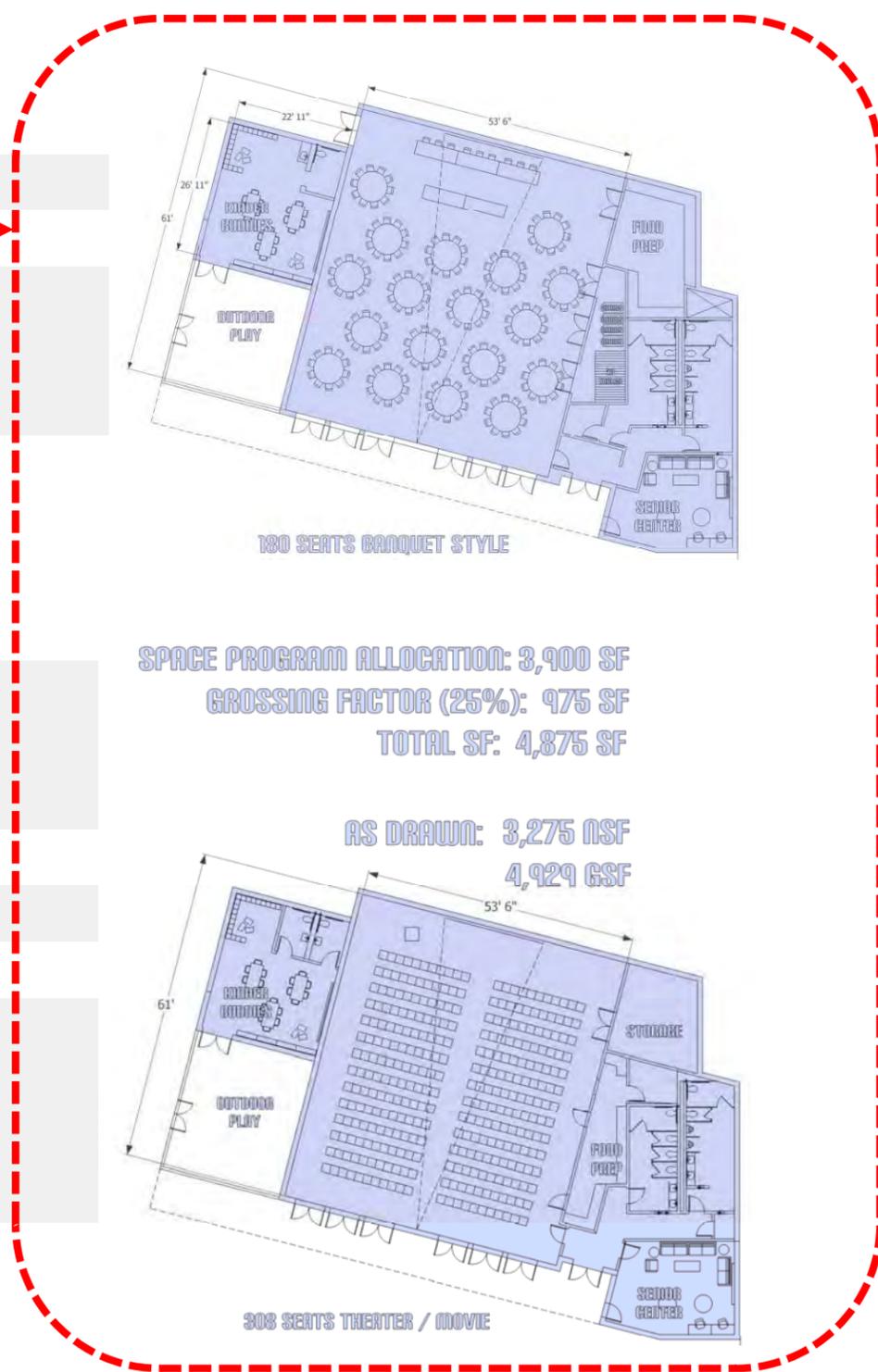
“pretty”

“homey”

“bright colors”

“intimate”

“charming”



ECCL nexus partners
dsk | Concordia | MKThink

LEVEL ONE : FLOOR PLANS

SCALE: 1/32" = 1'-0"
0 4' 8' 16' 32' 64'

ECCL - SD
EUSD Leadership
October 10, 2012

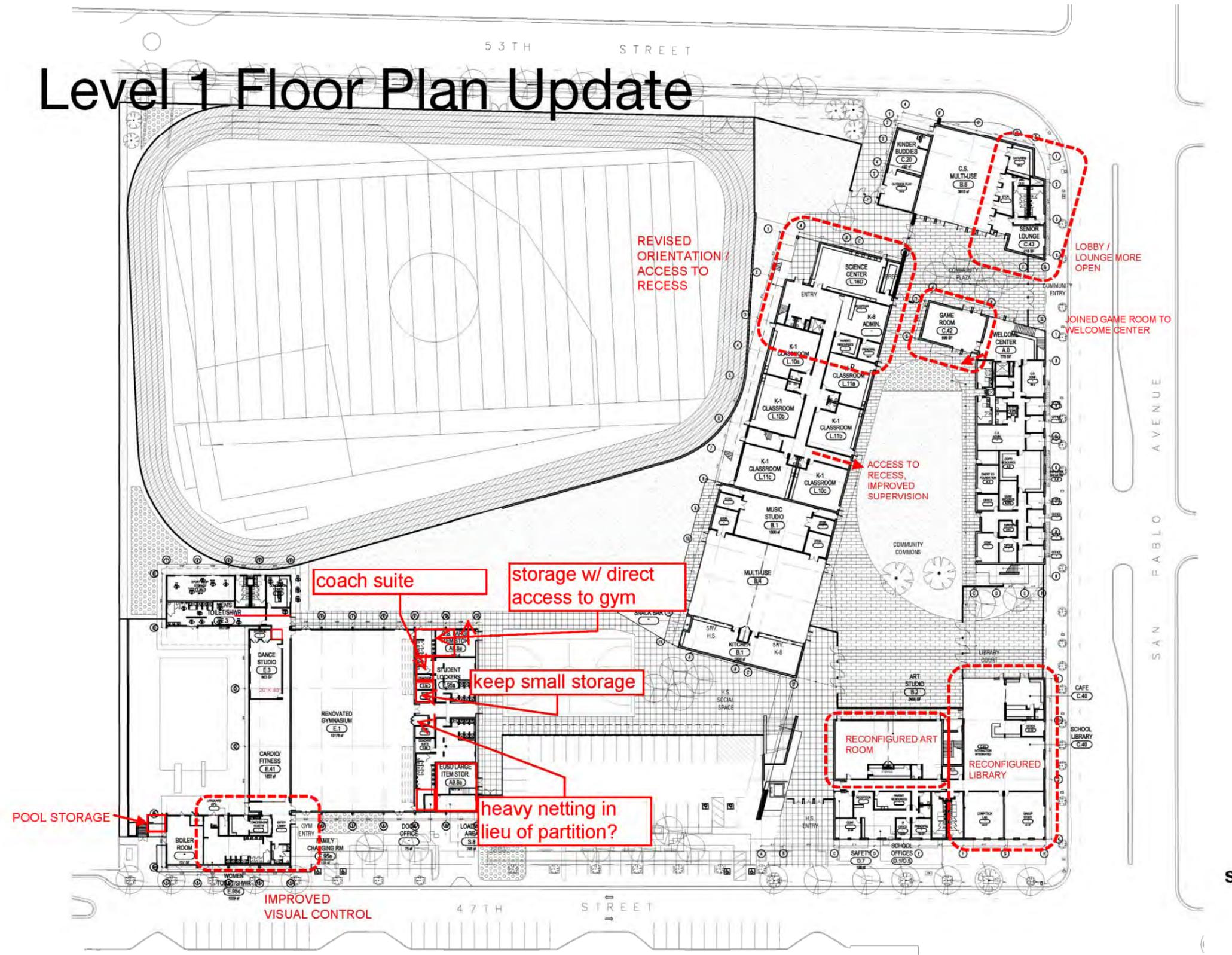


Engagement: Community Services Staff Workshops

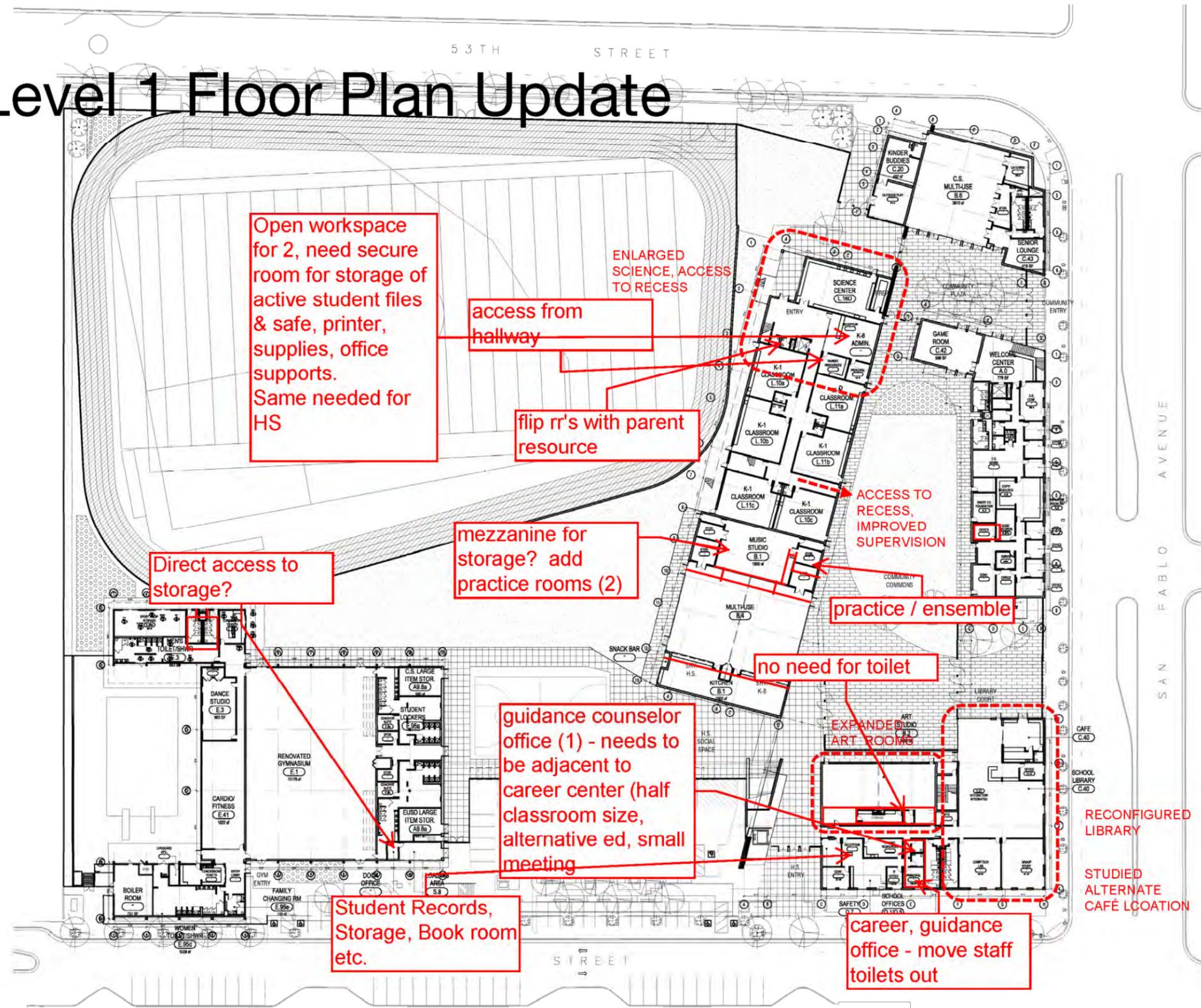
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Level 1 Floor Plan Update

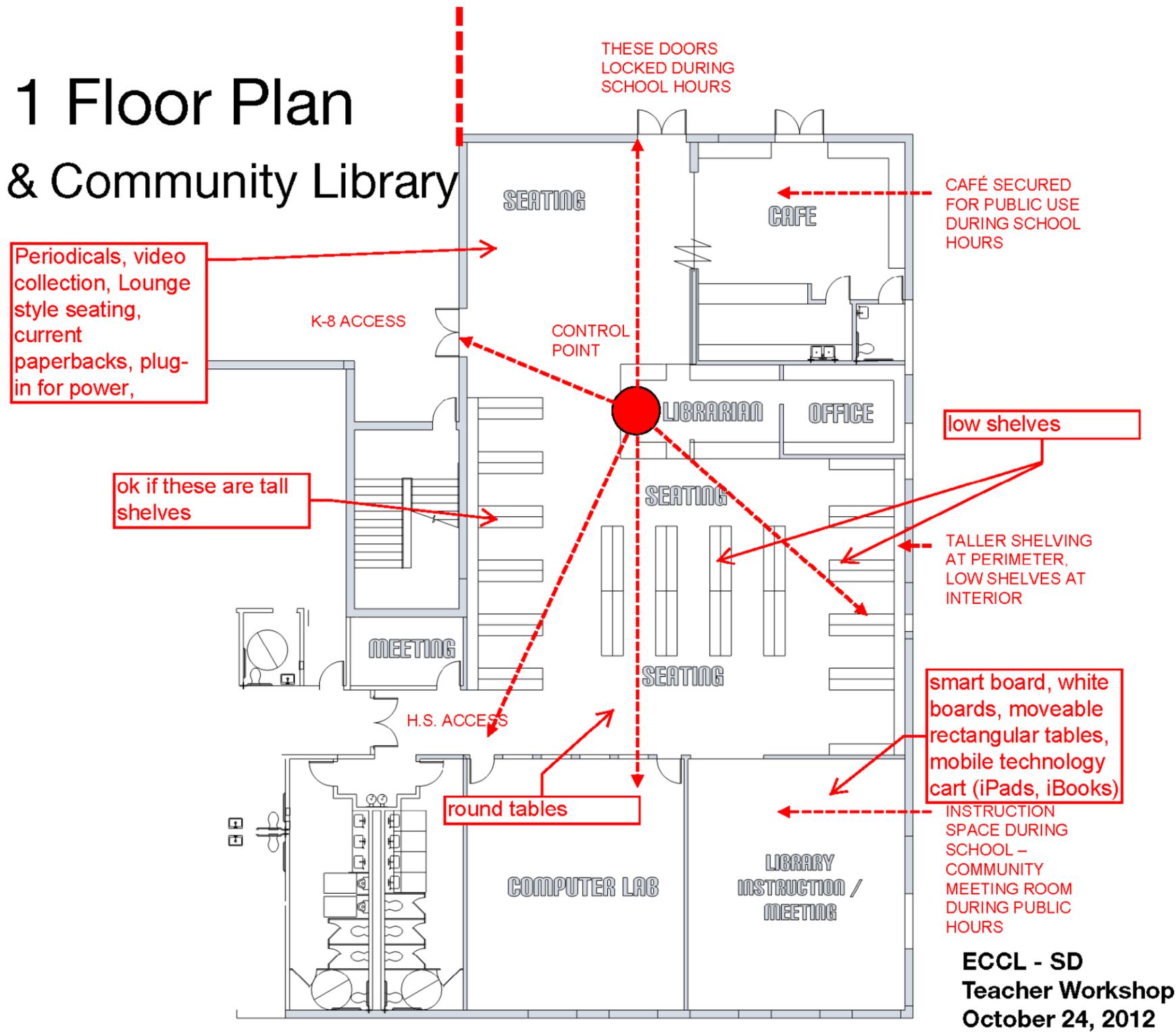


Level 1 Floor Plan Update



Level 1 Floor Plan

School & Community Library



Make sliding panels lockable (at least some of them)

Open shelving not preferred - make lockable or eliminate in favor of lockable surface

Counter

Upper Cabinets, Lockable

Base Cabinets, Lockable

Sink

Lockable Tall Cabinets

Door with Vision Lite

Smart Board or Projector Screen Option

Presentation Wall with Sliding White Boards, Storage Behind & Below - Possibly sub-divide panels into smaller units

Adjustable / Removeable shelving

Base Cabinets - Lockable TBD

Document camera / projection cart needed in some rooms

Optional Computer Counter

Option - Group Seating



Engagement: Teacher & Staff Workshops

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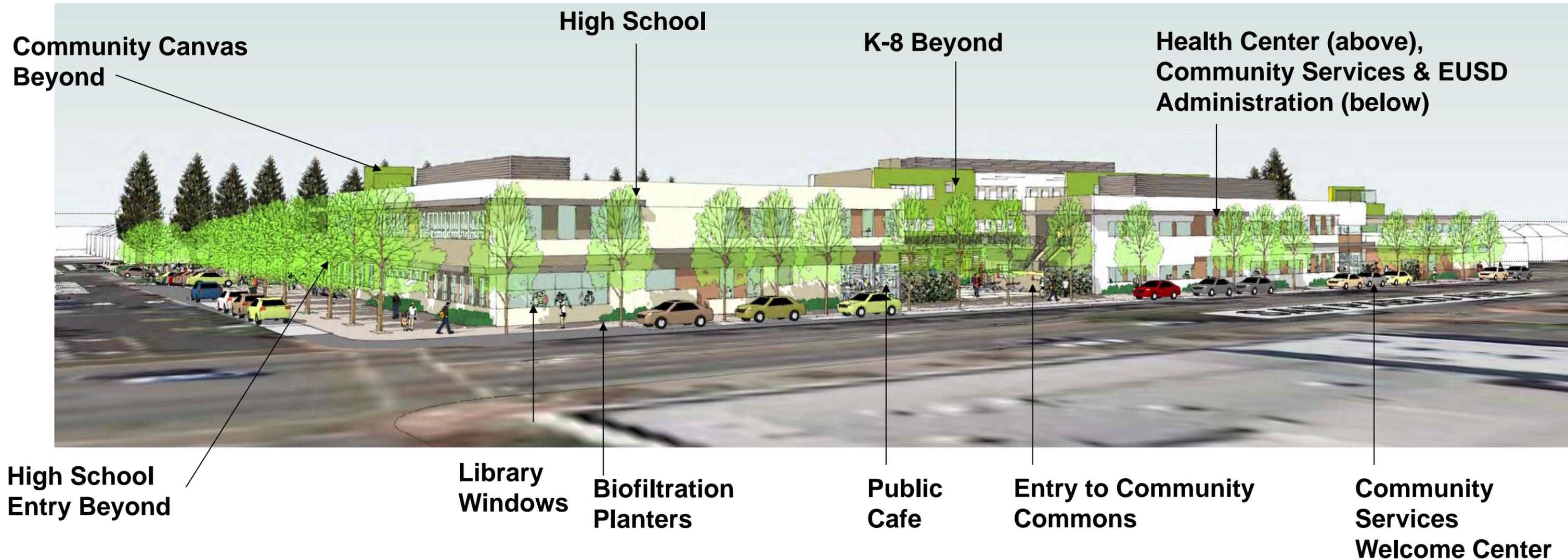






Animation will be played during presentation





Key Streetscape Ideas:

- Large storefront windows at Café and Community Services Welcome Center announce public amenities from San Pablo.
- Windows open up facades, but are strategically placed so that offices retain privacy.

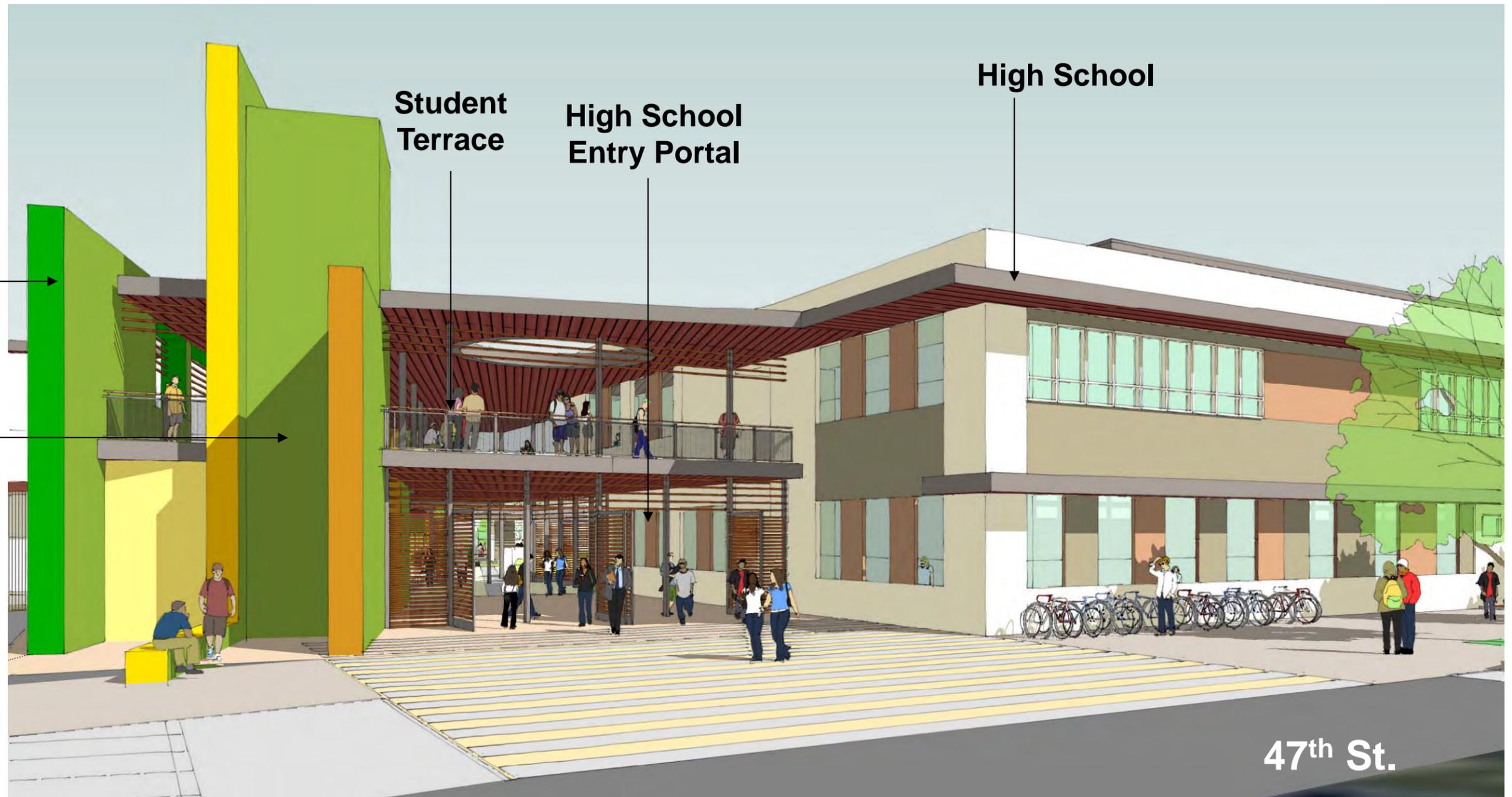
**Community Canvas
(3 Planes)**

Elevator

**Student
Terrace**

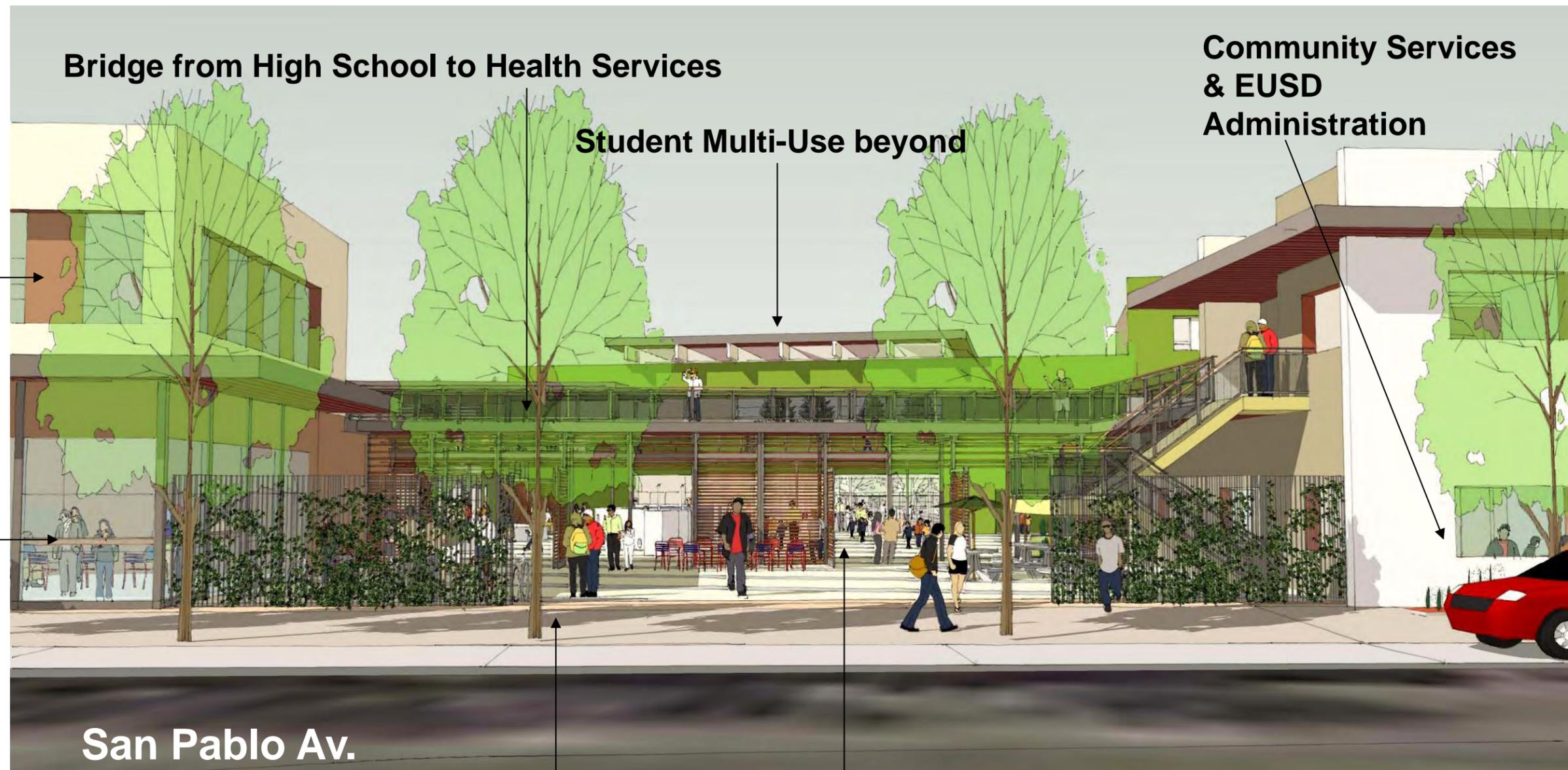
**High School
Entry Portal**

High School



Key High School Entry Ideas

- **South end of Community Canvas is expressed dramatically, connecting High School to entire ECCL campus**
- **View through exterior covered entry to Commons beyond**
- **Direct visual control of entry from Safety office & Reception**

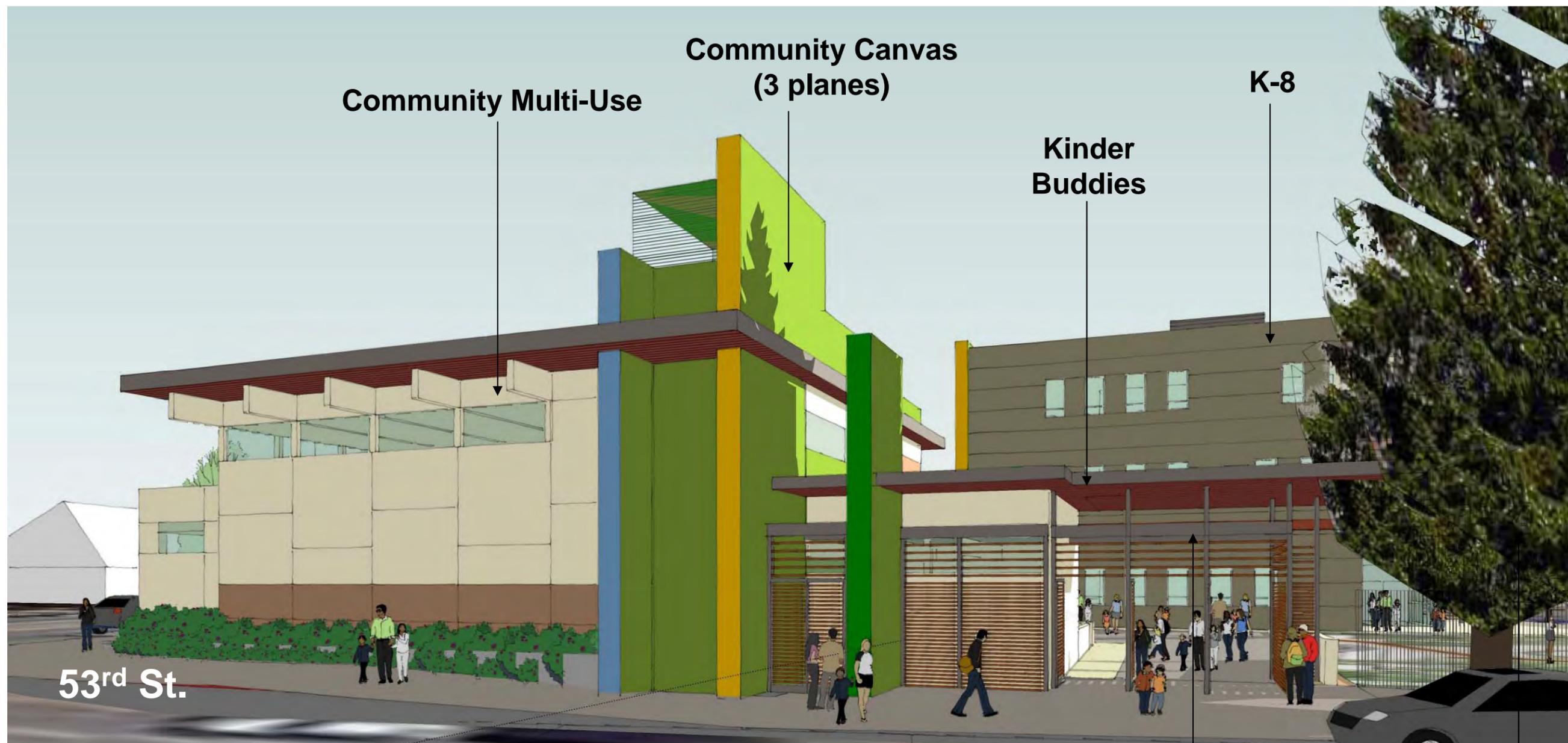


Key Portal Ideas:

- Frames entry to Commons & Community / School Library
- Provides Public Plaza by Café & Library during school day when Commons is reserved for school use.
- Provides for security control point with visibility of both street and Commons



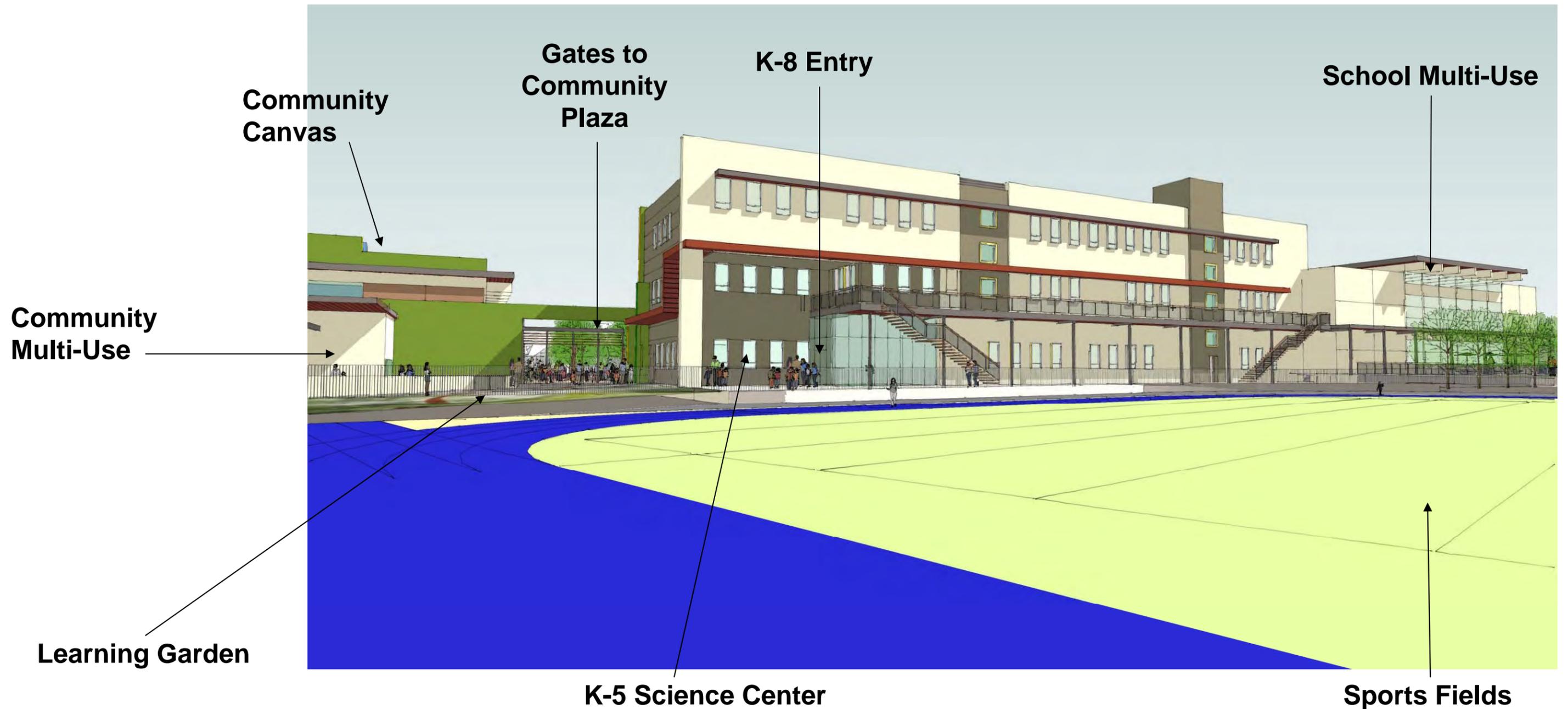




K-8 Gates & Covered Entry (E) Redwood

Key K-8 Entry Ideas

- North end of Community Canvas acts as a lantern and signpost for ECCL
- Controlled gates at street allow safe K-8 play space inside Entry Courtyard
- KinderBuddies daycare space accessible from K-8 Entry and Comm. Multi-Use



K-8 School

- **Learning Gardens are adjacent to Entry drop off and play area**
- **Science Center prominently located at entry, with direct access to Learning Garden, Commons, and Lobby**
- **Lobby has view of Entry and Sports Fields**



Key Community Commons Ideas

- Commons supports a wide variety of users, uses and events
- Controlled, safe & comfortably scaled space
- Commons used by K-8 students during school day

Plaza with outdoor seating & play structure



Community Commons – Evenings

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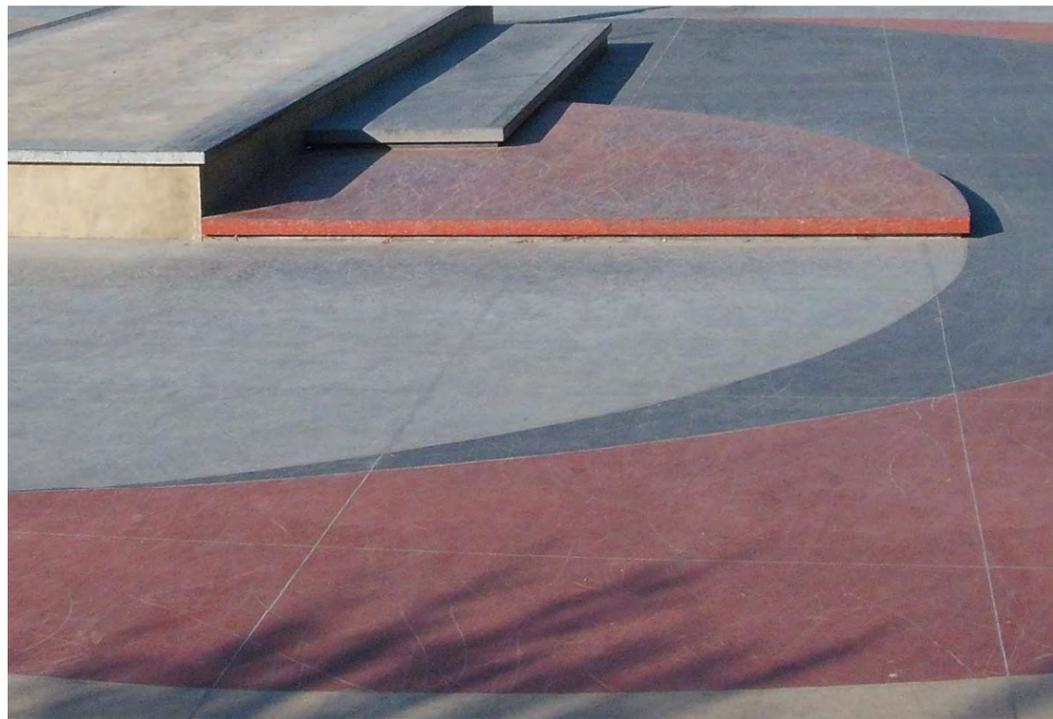
Painted Plaster (Stucco)



Fiber Cement Board



Aluminum Sunshades



Colored Concrete



Painted Metal Canopies

ECCL Benefits Tracking

- Providing New, Bigger, Better, More
- Key Success Criteria:
 - Objective #1: Increase the quality of education through facility design
 - Objective #2: Increase safety for our students
 - Objective #3: Reduce overall facility operating expenses per student
 - Objective #4: Authentic community engagement in the process

When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

NEW - (additional spaces and amenities that currently do not exist):

School Based Health Center

Medical and dental care provided on site
Discrete student only entry
School nurses office has new medical amenities

Family Resource Center

On site, collocated facilities
Meeting/counseling rooms
Large group meeting rooms

Three Learning Center clusters

Two flexible classrooms per cluster
Small meeting rooms
Dedicated office/touchdown space for consulting specialists

Multiple Teacher Collaboration Spaces

Dedicated meeting rooms
Collaborative workshop space
Centralized break room to increase teacher interaction

Two Science Ready Classrooms (for grades 6-8)

Designed per faculty directed standards
Dedicated Science Prep Room provided to serve these rooms
Special Science teaching benches and increased mechanical ventilation

Public Library

Naturally lit, well ventilated, flexible space for the new library book collection
Laptop checkout area and dedicated library research stations
Areas for quiet reading as well as areas for group study or small meetings
Casual seating areas both inside and out
Large group meeting room that can be reserved

Classroom/Meeting Room within the Library

Able to be closed off from or opened up to the library
Projection equipment provided for presentations
Flexible furniture system for a variety of uses

Shared Use Café

Community gathering area
Student educational opportunities
Healthy food opportunity for after school functions
Well ventilated

Dedicated restrooms for each K-1 Classroom

Kindergarten students will not have to leave their class to use a restroom
Increased teacher instruction time in the classroom
Kindergarteners will not need to mix with upper grades during class time

Welcome Center

Welcome desk and kiosks for distribution of information
Display area for student art and achievements
Seating area for casual meetings/conversation

On-site parking

Staff/teacher parking area on site
Dedicated accessible spots located very close to the center of campus

Scheduled Access to Community Use Areas: Game Room; Community Multi-Use Space; Civic Courtyard spaces

After school and weekend activities for students
Community investment in school environment
School activities will cooperate with civic in these spaces

When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

BIGGER - (spaces which currently exist, but will be larger in the new ECCL):

Educational Multi-Use Space

Large flexible space with moveable furniture for lunches, performances, and gatherings
Easily divided into two halves with a movable partition
Opens up to the Music Room for performances
Newly equipped kitchen and servery
Opens to both the Community Commons and the play/athletic fields

School Library

New/larger book collection
Laptop checkout capabilities
More natural light and better ventilation
Discrete areas for both quiet study and group classes
Designed with flexible space for long term viability

K-8 Play Areas

Large, dedicated areas for the separate school age groups to play
Easily monitored by teachers and staff
Located at the center of campus

Locker Rooms

Larger dedicated school locker rooms
Easily accessible to gym spaces and sports fields
New lighting and ventilation systems

Gardens and Courtyards

Large identifiable student centric spaces at each school entry
New Learning Garden
Commons play area open to children during the school day

K-5 Science Classroom

Designed per current faculty directed standards
New contemporary equipment provided
Built in flexibility for long term viability

9-12 Science Labs

Designed per current faculty directed standards
New contemporary equipment provided
Built in flexibility for long term viability

Cardio Fitness/Weight Room

Dedicated space to be reserved by sports teams and community groups
Naturally lit
Well ventilated

Exercise/Aerobics/Dance Room

Sprung dance floor
Mirrored walls



When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

BETTER - (spaces which currently exist, but will be substantially upgraded):

All General Classrooms (K-12)

New contemporary teaching amenities: smart boards, wireless network, flexible seating, etc..
New high quality lighting, ventilation, and power/data systems
New safe, robust and healthy interior finish materials

Computer Lab

Robust IT infrastructure
Lighting and mechanical systems specifically designed for computer room uses
Flexible teaching and learning furniture system for individual or group learning

Music Classroom

Adjacent and able to be opened up to the Educational Multi-Use Space for performances
Sound isolated practice rooms
Storage racks for musical instruments and equipment

Gymnasium

Structural system upgraded to safe and seismically sound
New entry space
New mechanical ventilation and heating system
New sprung floor and finishes
New larger storage areas for equipment

track and field facilities

Resurfacing and improved drainage and infrastructure throughout.
Artificial turf surface replaces existing grass on the sports fields.
Concessions and site amenities added to serve events.

site infrastructure

New fire suppression system throughout
Power and data system designed to contemporary standards
Campus security system integrated into every space on the campus

technology systems

New robust campus data backbone
Secure wireless data network provided throughout the campus
I-pad checkout and storage areas

mechanical and electrical infrastructure

Natural and mechanical ventilation systems are improved to meet current design standards
Electrical infrastructure is designed to be more robust and flexible
Lighting designed to be more automated in order to supply better light more efficiently

seismic safety

All buildings designed to current more stringent seismic codes

acoustical separation from neighbors

New sound attenuation wall at the West property line
Student spaces oriented toward the center of the site to minimize sound impact
Classroom spaces oriented away from San Pablo Avenue to decrease traffic noise on study

Accessibility

All spaces will be accessible per current ADA Standards
4 elevators added to the site
On site accessible parking added

When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

BETTER - (Continued):

lighting, mechanical and sound systems

New light fixtures create the best light quality for learning and teaching
New Mechanical systems are designed to the best comfort standards for a better learning environment
New digital sound and communication system will connect the entire campus to create a more connected and safe campus

security systems

Digital video security monitoring of all major spaces
Fence and gate separations designed into the landscape and building forms
Physical separation of public and student populations

Environmental Color

Bright contemporary color used to invigorate campus life, give hierarchy to important spaces and create pride in the community

Signage

Information signage provided for community communication about ECCL events and activity schedules

MORE - (spaces and amenities that will be added to what currently exists):

Restrooms

Restroom numbers increase dramatically with new plumbing codes requirements

Bike Racks

Secure bike storage provided on site

Lockers

Lockers provided for 6th – 12th grades

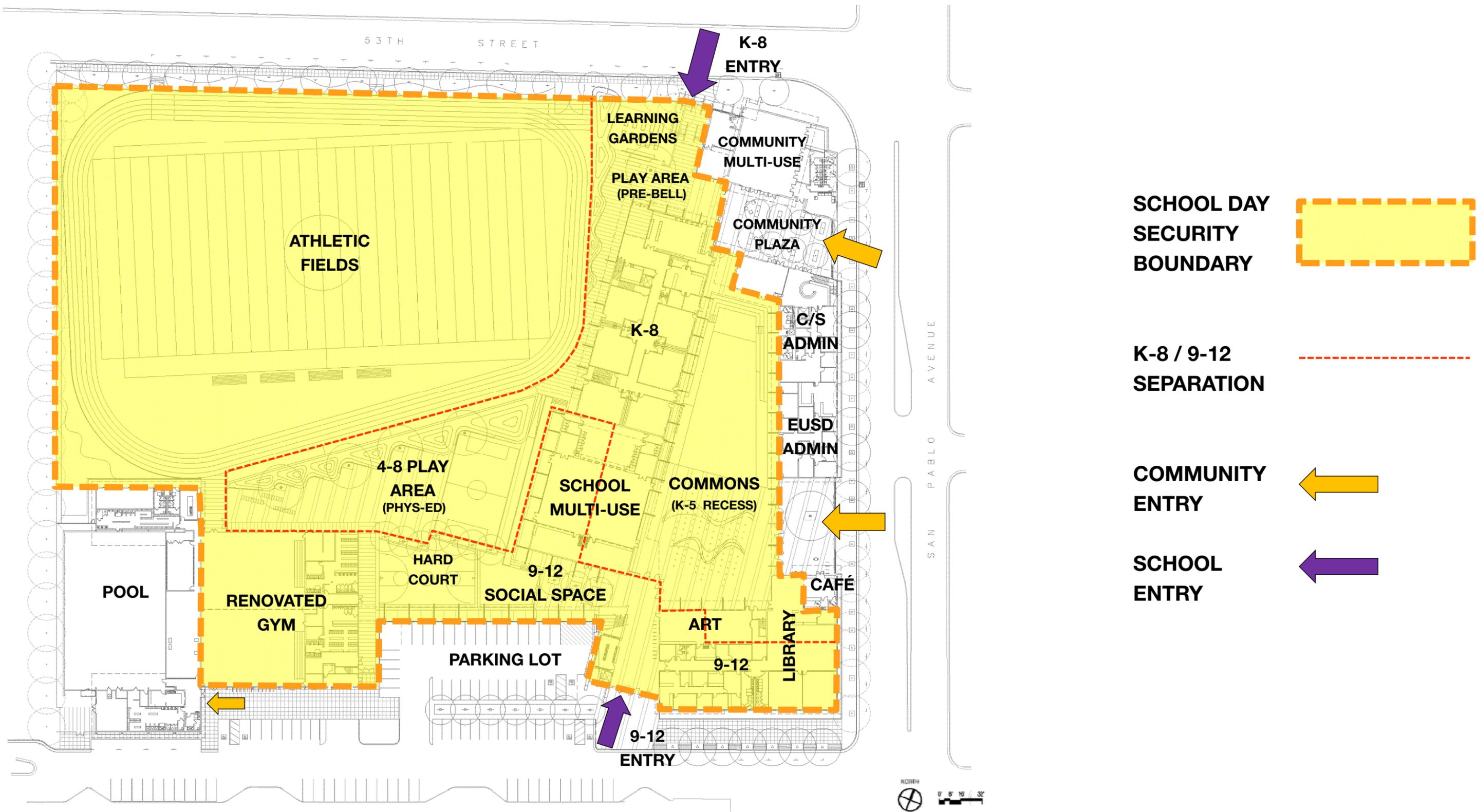
Cubbies

Student storage provided at all elementary classrooms

Trees

Site trees added for a healthier campus

*** In addition to these very concrete examples of how the project will make improvements to what currently exists, we will also highlight project areas and amenities that increase Quality of Education, Safety for Students and Increased Operational Efficiency.



**SCHOOL DAY
SECURITY
BOUNDARY** 

**K-8 / 9-12
SEPARATION** 

**COMMUNITY
ENTRY** 

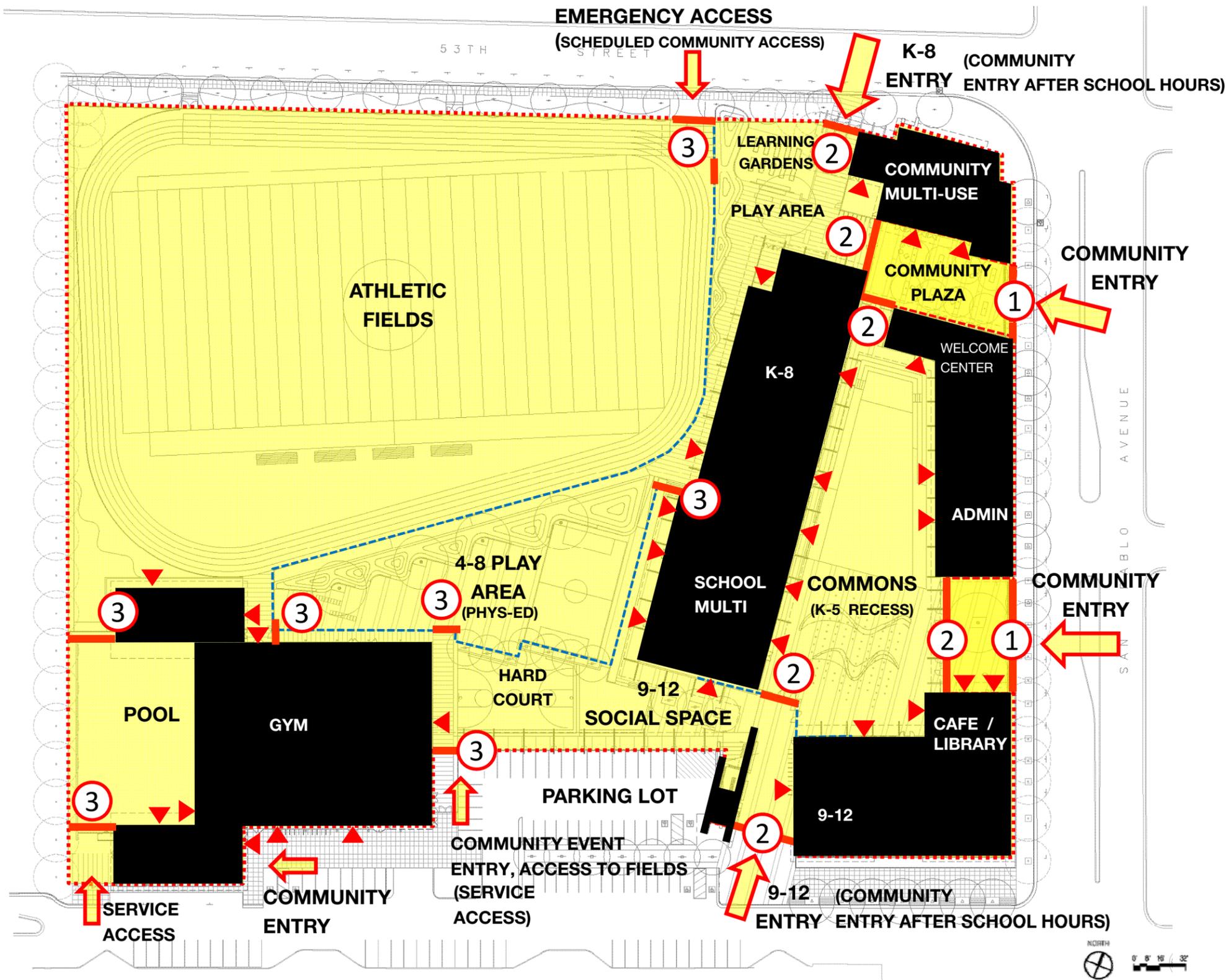
**SCHOOL
ENTRY** 



Security: School Safety

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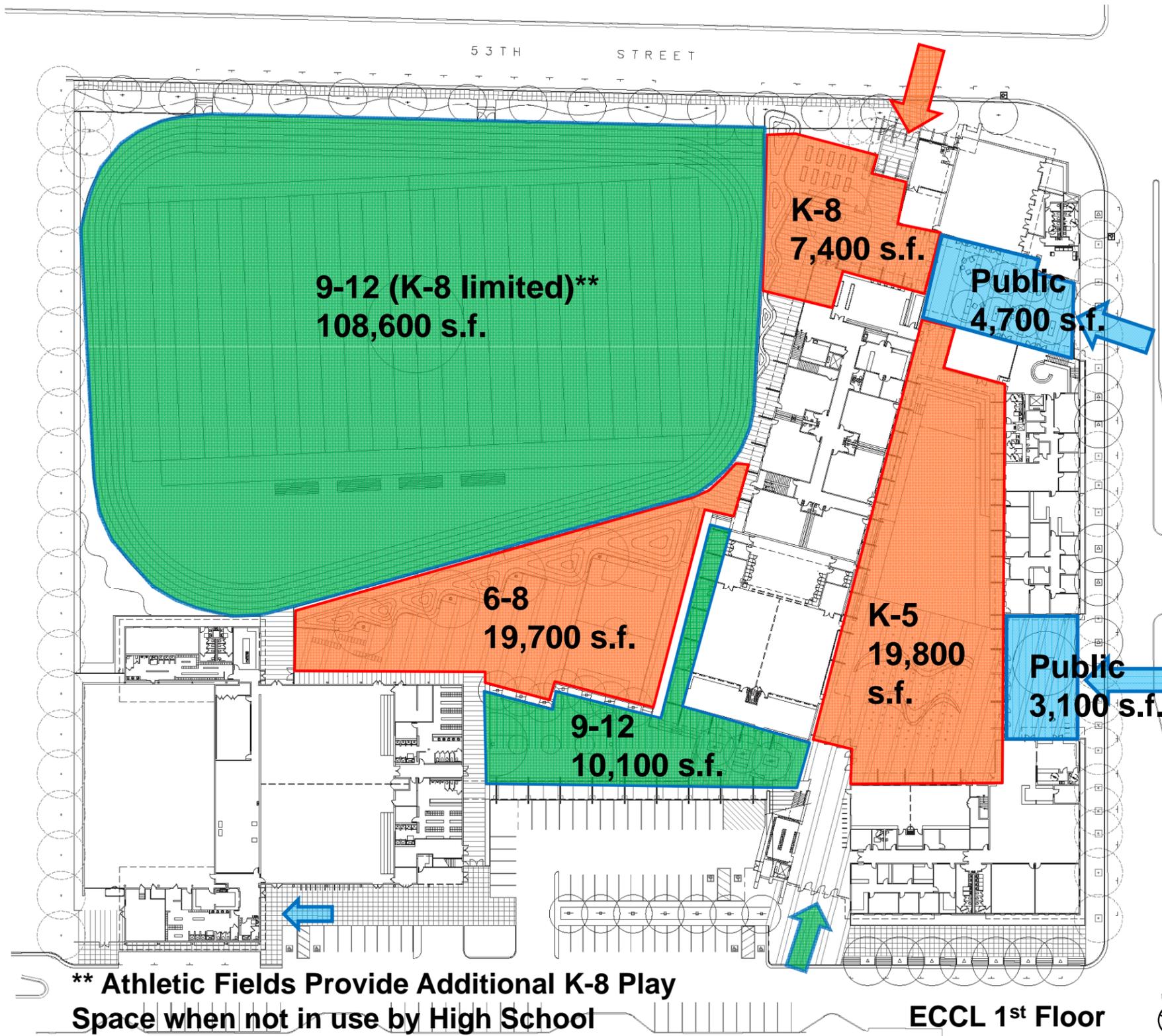


-  Building Access Point
-  Site Access Point
-  Perimeter Security (Fence or Building)
-  K-8 / 9-12 Physical Separation
-  Operational Gates
-  Rolling / Folding Gates
-  Pivoting Gates
-  Swing Gates

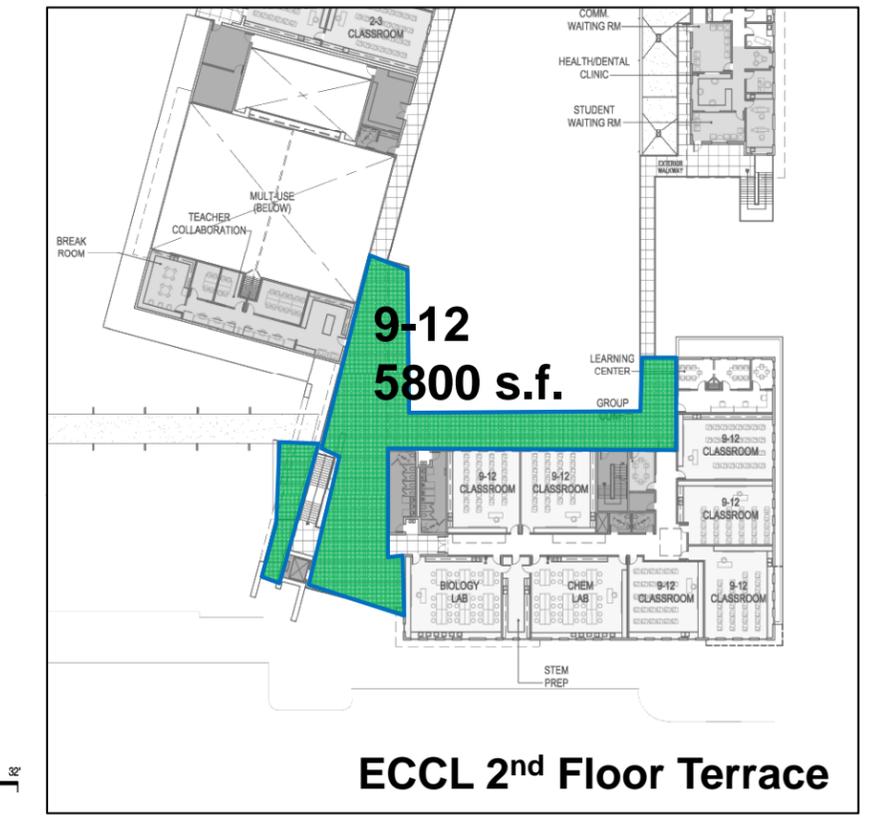


Security: Physical Separations

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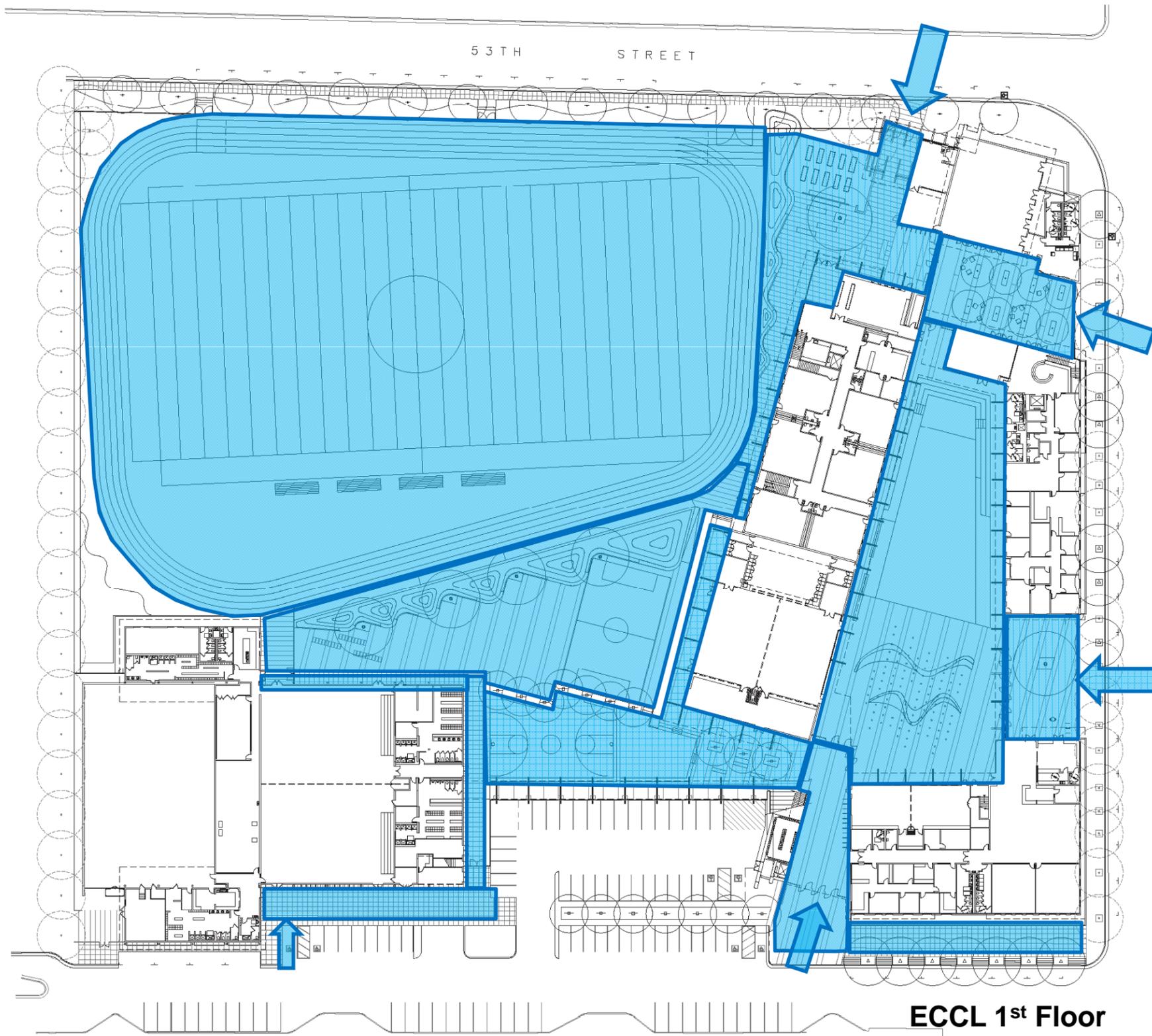


- K-8 PLAY SPACE
K-5 - 55 sq. ft/student*
6-8 - 109 sq. ft/student*
 - HIGH SCHOOL SOCIAL SPACE
66 dedicated sq. ft/student*
 - PUBLIC
OUTDOOR SPACE
- * Dedicated space only. Does not include K-8 Entry, Garden, or Sportsfield.

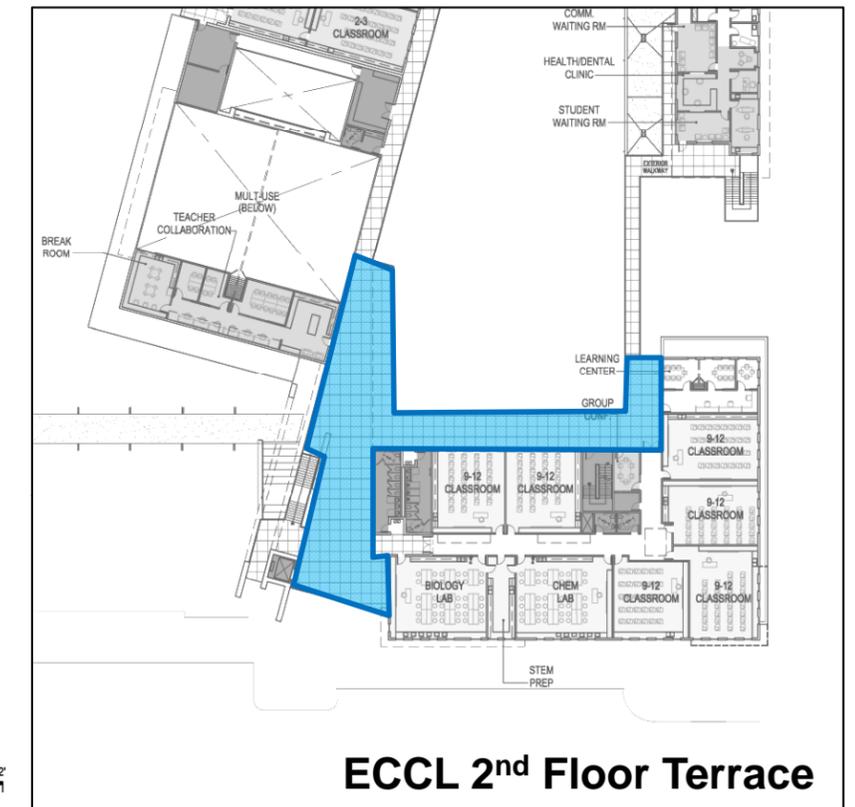


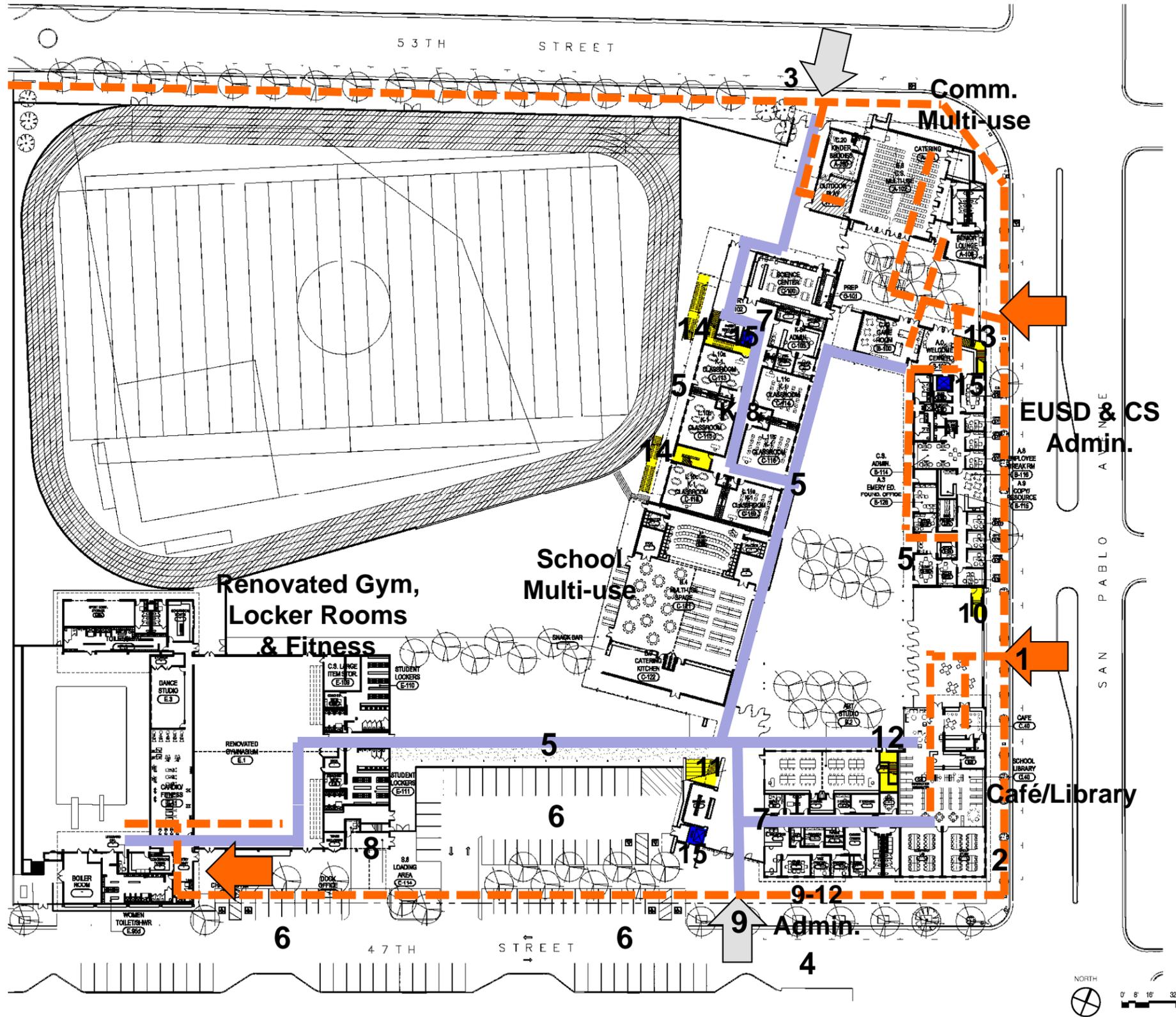
School Day: Outdoor Zones

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 PUBLIC
OUTDOOR SPACE





ECCL CIRCULATION ELEMENTS

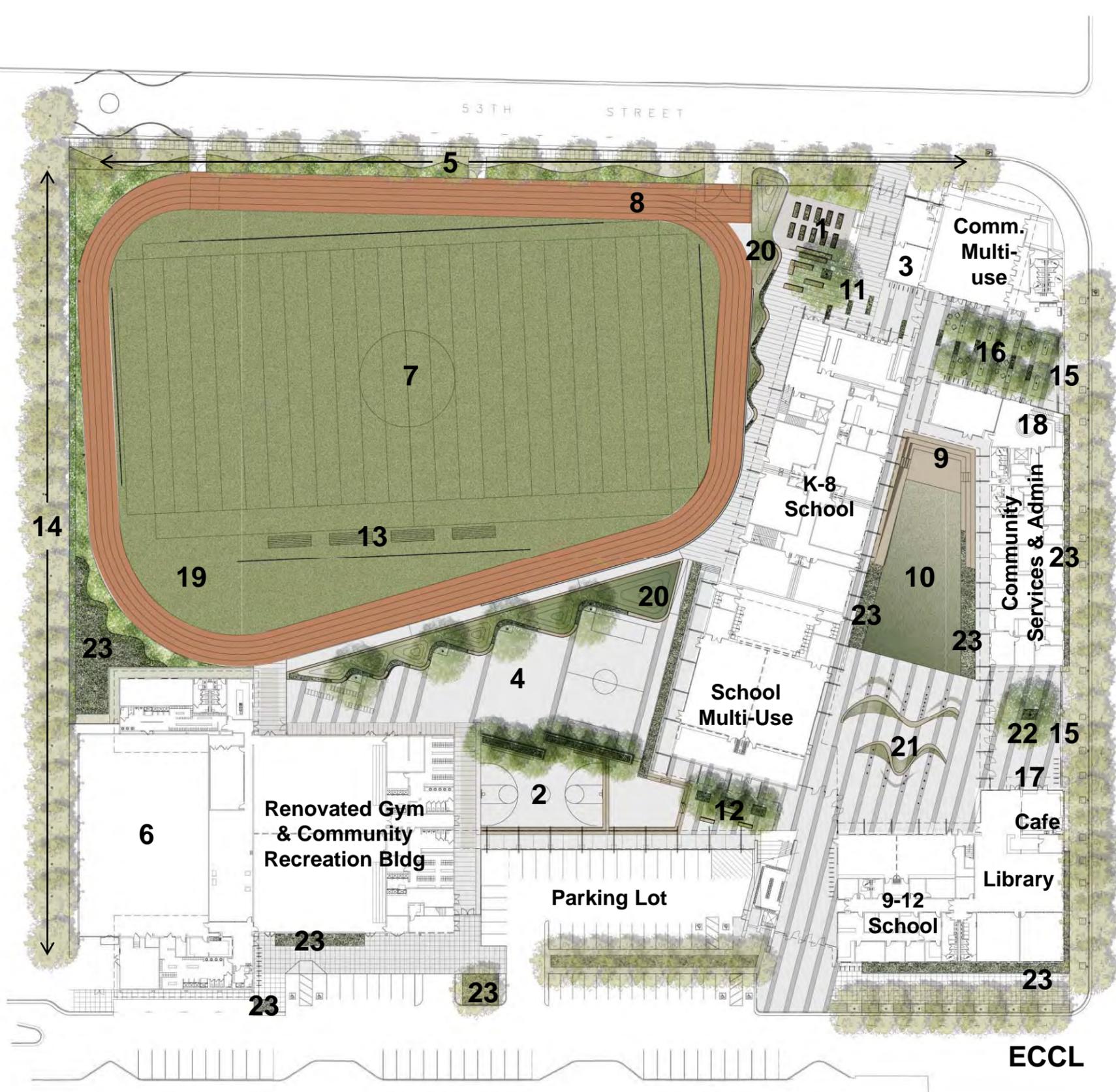
1. San Pablo Entry Portal
 2. Future Transit Stop
 3. K-8 Drop-off *
 4. 9-12 Drop-off *
 5. Covered Walkway **
 6. ECCL Visitor and Staff Parking
 7. Reception
 8. Loading/receiving dock
 9. High School Entry
 10. Public access to Health/Dental Clinic
 11. Access to 9th-12th grade terrace
 12. Access to 9th-12th grade classrooms
 13. Access to Wellness Center
 14. Access to 2nd-5th grade classrooms
 15. Accessible Elevator
- * Parking restricted during drop-off and pick-up hours
 ** Public access restricted during school hours

CIRCULATION PATHS



Circulation Diagram (School Hours): Ground Level – Phase 1

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 ECCL
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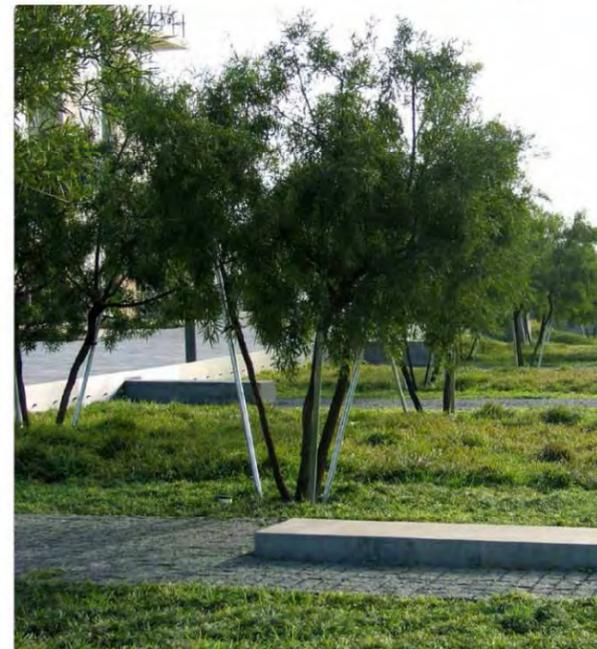
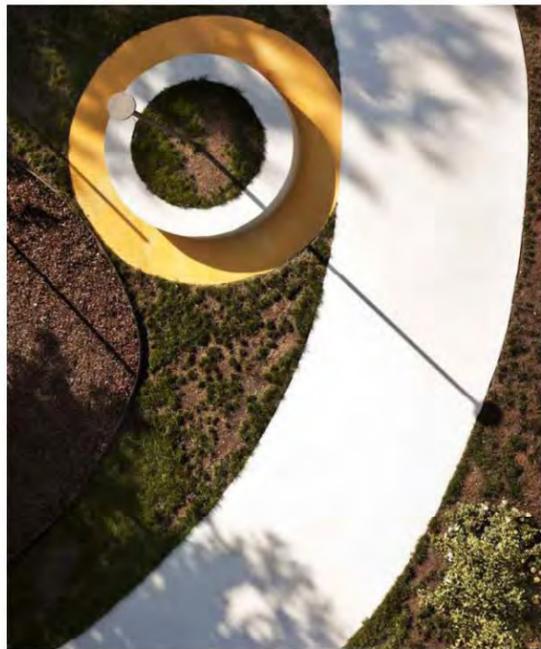
- ECCL LANDSCAPE PROGRAM ELEMENTS**
1. Learning Gardens
 2. Hard Court Play Area
 3. Kinder Buddies Play Area
 4. Landscape Play Area (4-8 Phys Ed.)
 5. Temescal "Creek" greenway feature (on North side of fence)
 6. Pool
 7. Athletic Fields
 8. Fitness Track
 9. Stage
 10. Lawn / Amphitheater Seating
 11. K-8 Entry Plaza
 12. High School Social Space
 13. Mobile Bleacher Seating
 14. Landscape Buffer
 15. Community Entry Portal
 16. Community Plaza
 17. Outdoor Café Seating
 18. ECCL Welcome Center Lobby Entry
 19. Dugouts
 20. Landscape Berm/wind buffer
 21. Sculptural play structure
 22. Library Courtyard
 23. Bioretention Planters

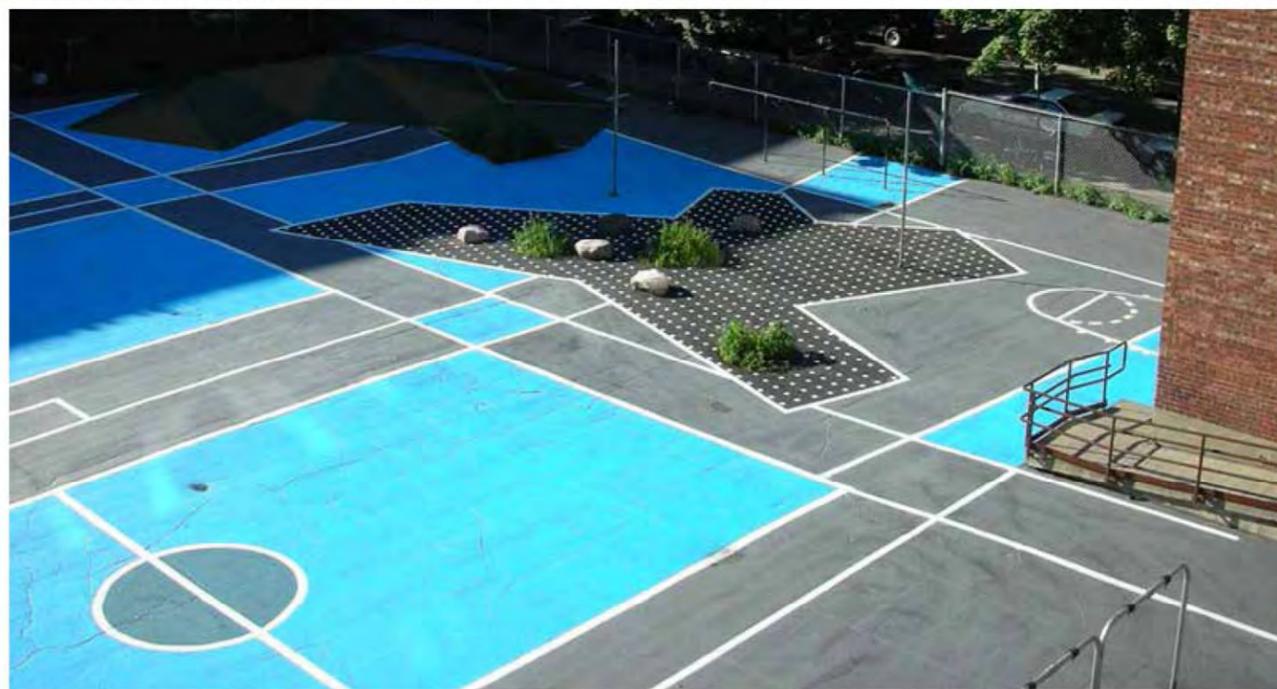
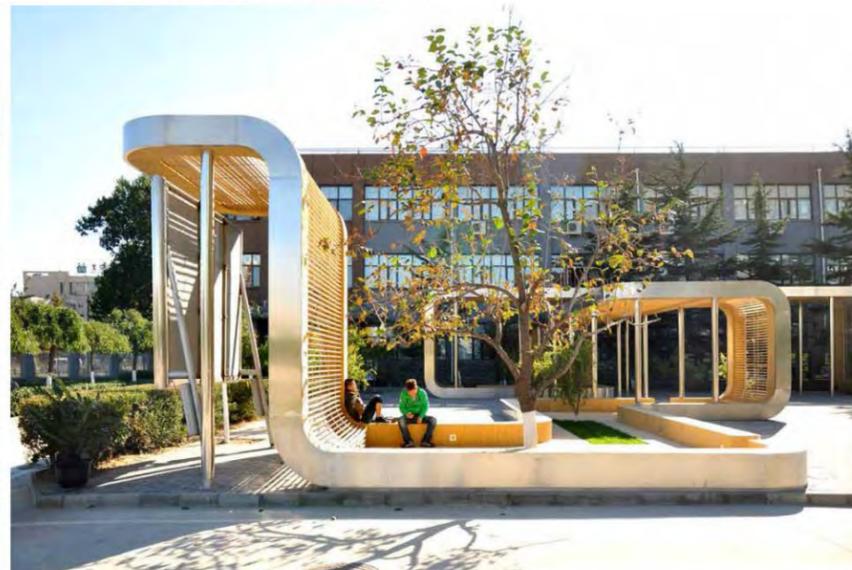




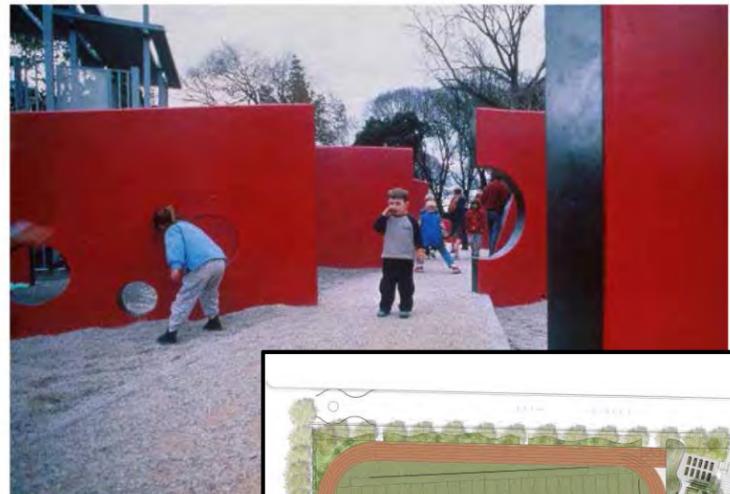
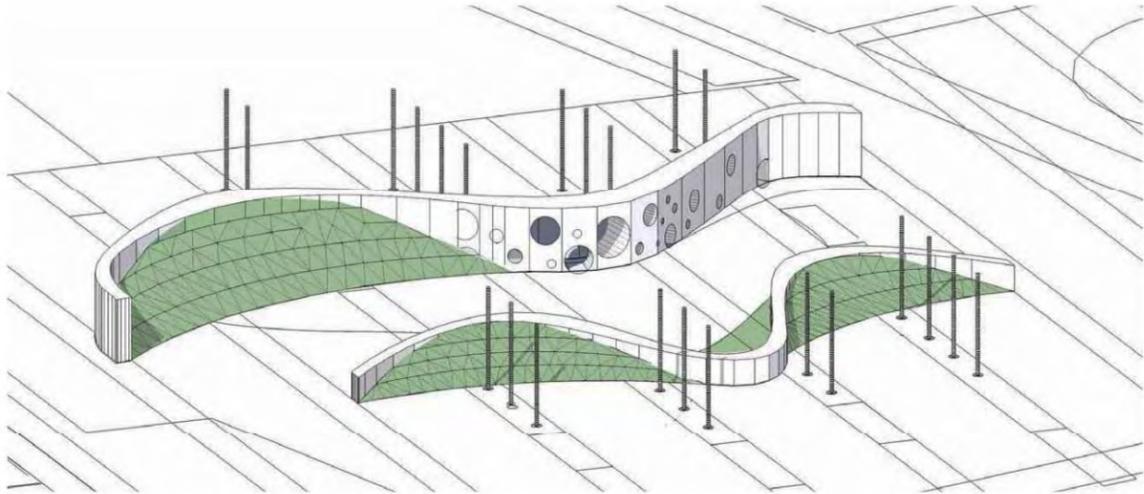
Landscape Element Concepts – Learning Garden

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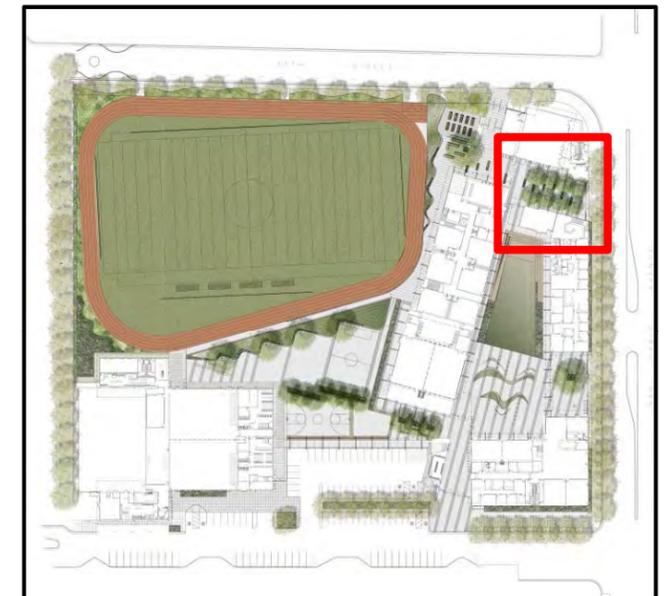












Pool Deck and Accessory Structures to Remain and be Renovated

Existing High Bay Structure of Gymnasium to Remain and to be Renovated

All other Existing Site Structures to be Removed



AREA TABULATIONS

Existing Building Area:	85,000 sf
Existing to Remain	26,700 sf
Existing to be Removed	58,300 sf
PHASE 1	
Proposed New Building Area:	100,334 sf
Proposed Renovated Area:	25,100 sf
Proposed Total Building Area:	125,434 sf
PHASE 2	
Proposed Building Area:	28,966 sf
(does not include covered parking)	
PHASE 1 + PHASE 2	
Proposed Total Building Area:	154,400 sf

FLOOR AREA RATIO TABULATIONS

Site Area:	327,000 sf
Existing F.A.R.:	.26
Permitted F.A.R.:	1.2 / 1.6
Permitted Area:	392,400sf / 523,200sf w/ bonus
PHASE 1	
Proposed Floor Area:	125,434 sf
F.A.R.:	0.38
PHASE 1 + PHASE 2	
Proposed Floor Area:	154,400 sf
F.A.R.:	0.47*

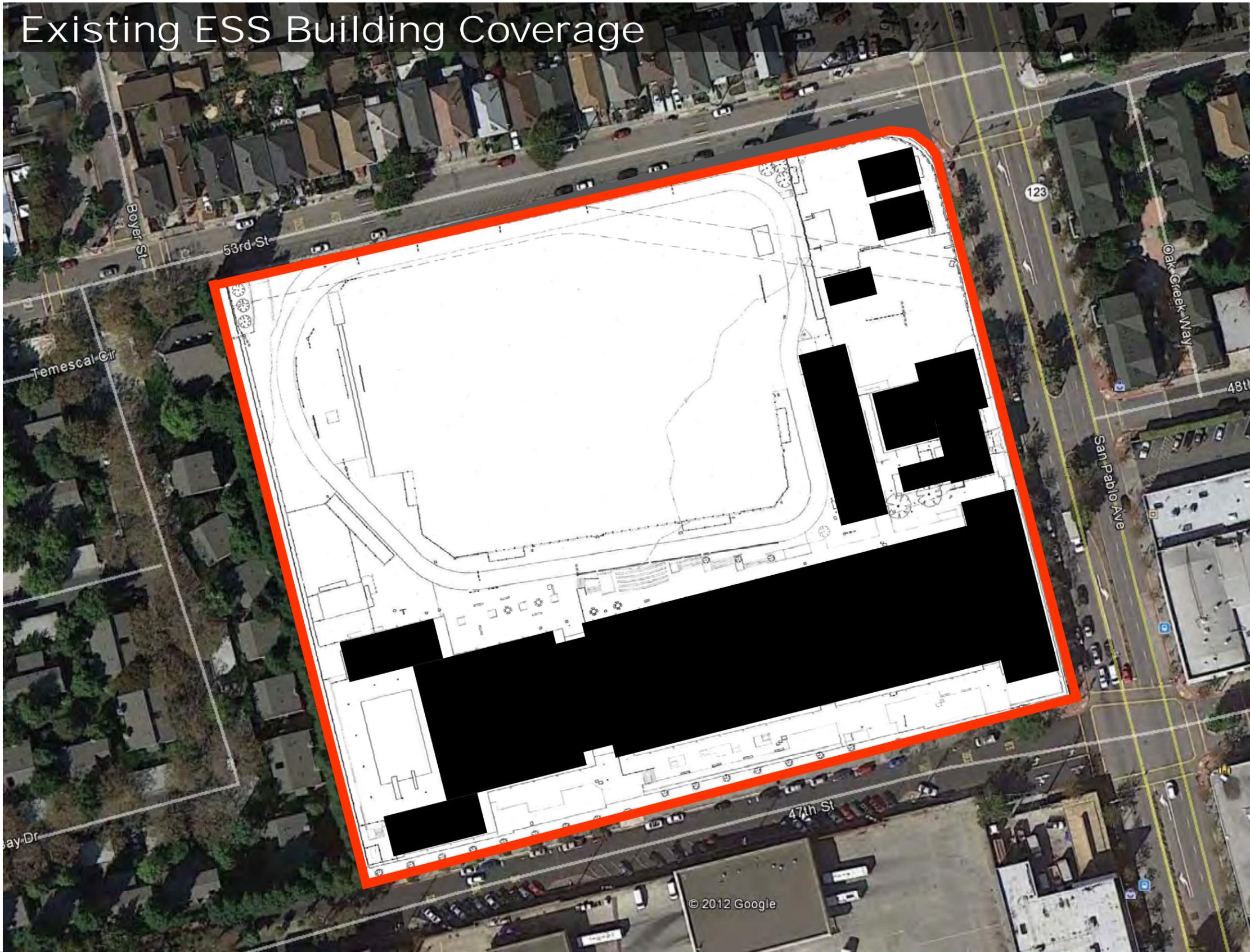
* Does not include Phase 2 covered parking



Existing Site & Area Tabulations

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Existing ESS Building Coverage



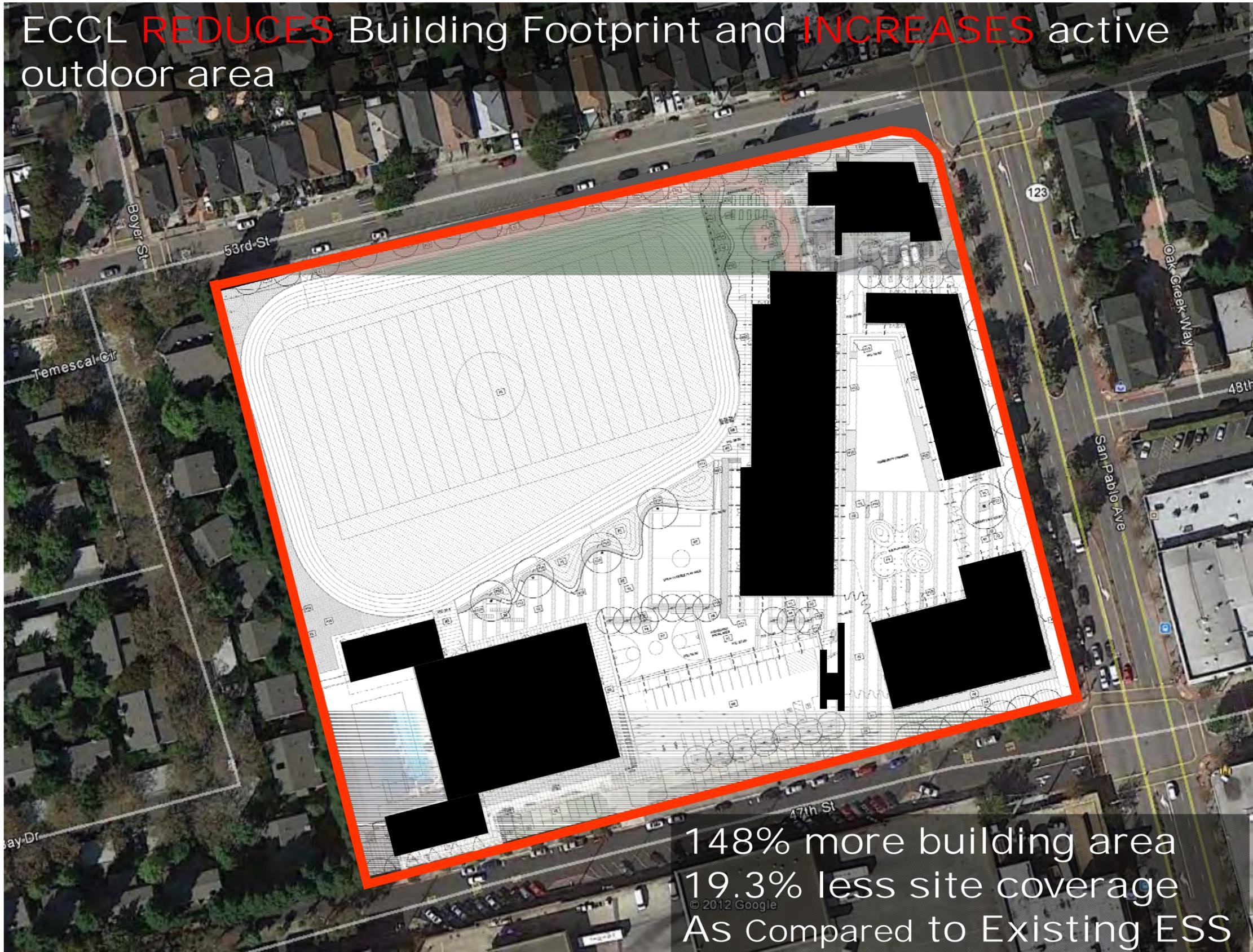
Site Coverage – Existing ESS

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December 6, 2012

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ECCL **REDUCES** Building Footprint and **INCREASES** active outdoor area



148% more building area
19.3% less site coverage
As Compared to Existing ESS



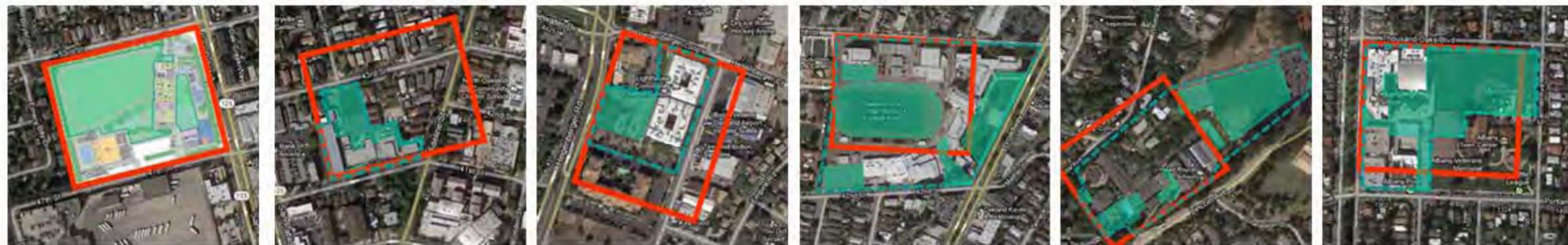
Site Coverage – Proposed ECCL

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Comparison

Overall Site Density and Active Outdoor Play Area Density per student

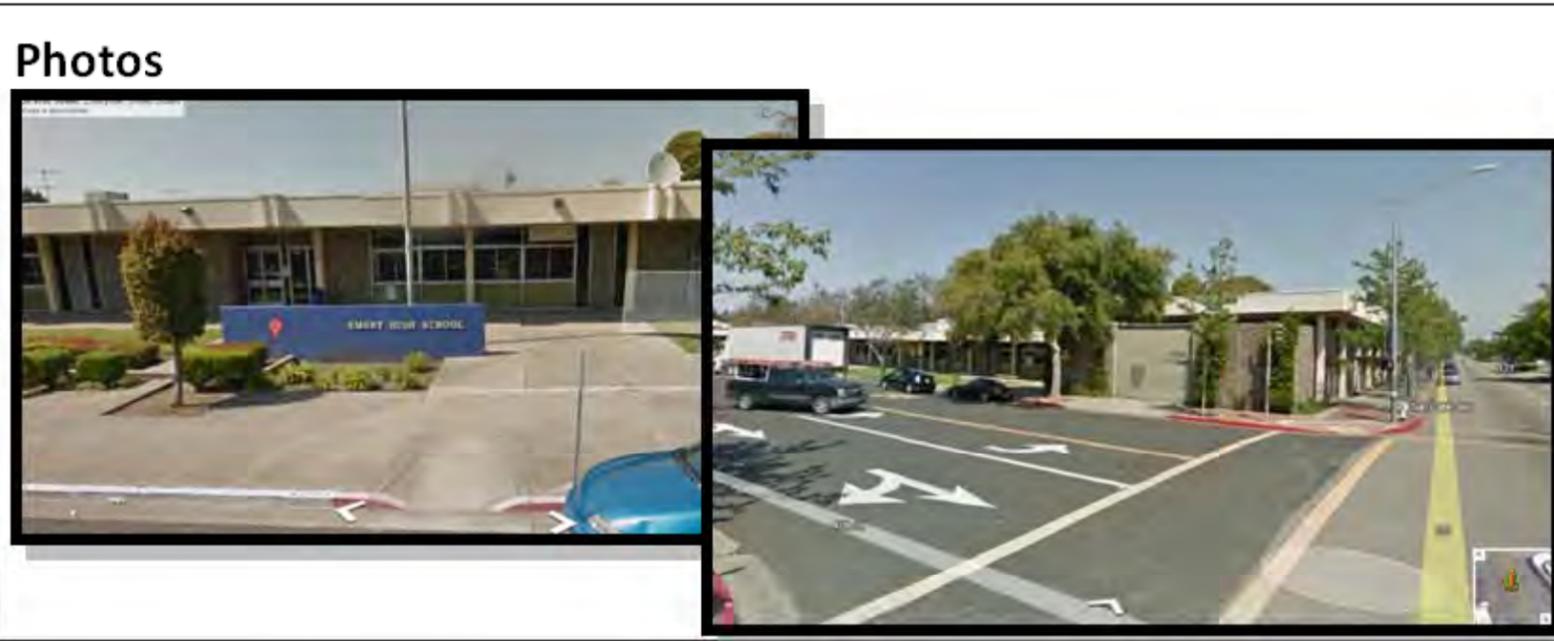
	ECCL	Anna Yates	Lighthouse	Oakland Tech	Head-Royce	Albany HS
Acreage	7.60 acres	2.06 acres	3.40 acres	13.60 acres	10.30 acres	7.50 acres
Population	780 students*	360 students	673 students	1,694 students	880 students	1,282 students
Site Density (students/acre)	103	175	198	125	85	171
Active Outdoor Acreage	3.95	0.90	0.91	5.31	3.24	4.69
Active Outdoor Density (students/acre)	197	400	740	319	272	273



* *ECCL (Phase 2)*
 Population: 1130 students
 Site Density: 149
 Active Outdoor Acreage: 3.80
 Active Outdoor Density: 297

Existing Emery Secondary School (2010)

Emeryville, CA Grades 9-12



Tabulations

Acreage	7.60
Site Population (students)	240
Site Density (students / acre)	32
Active Outdoor Area (acres)	3.85
Active Outdoor Density (students / acre)	62



Site Scale Comparison



Proposed ECCL

Emeryville, CA Grades K-12



Tabulations

Acreage	7.60
Site Population (students)	780
Site Density (students / acre)	103
Active Outdoor Area (acres)	3.95
Active Outdoor Density (students / acre)	197



Site Scale Comparison



Anna Yates Elementary School

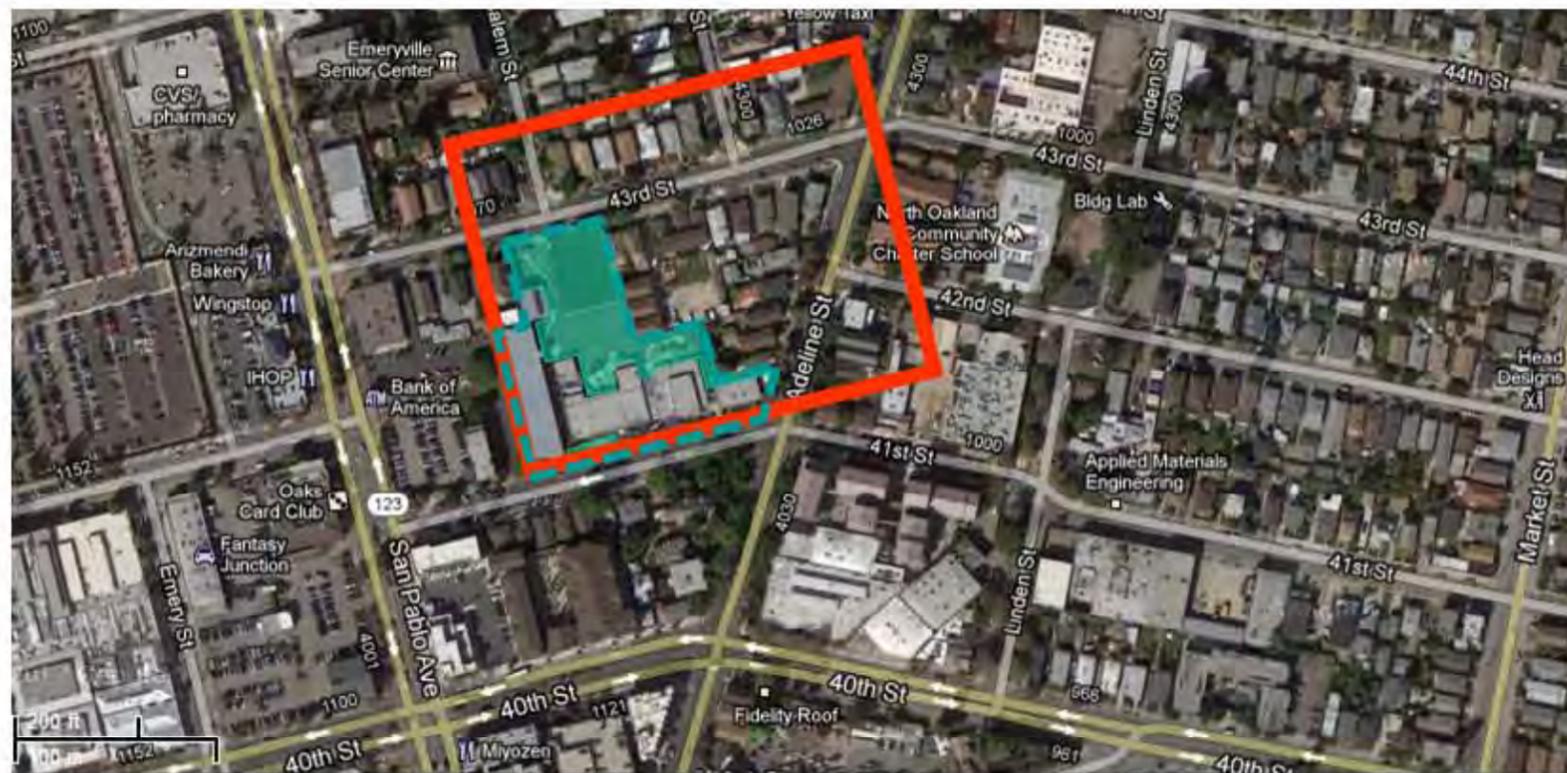
Emeryville, CA Grades K-5

Photos



Tabulations

Acreage	2.06
Site Population (students)	360
Site Density (students / acre)	175
Active Outdoor Area (acres)	0.90
Active Outdoor Density (students / acre)	400



Site Scale Comparison



Lighthouse Community Charter School

Oakland, CA Grades K-12

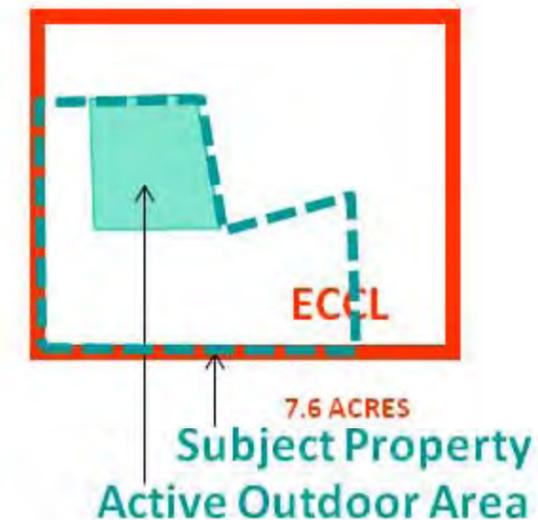


Tabulations

Acreage	3.40
Site Population (students)	673
Site Density (students / acre)	198
Active Outdoor Area (acres)	.91
Active Outdoor Density (students / acre)	740



Site Scale Comparison



Oakland Tech High School

Oakland, CA Grades 9-12

Photos

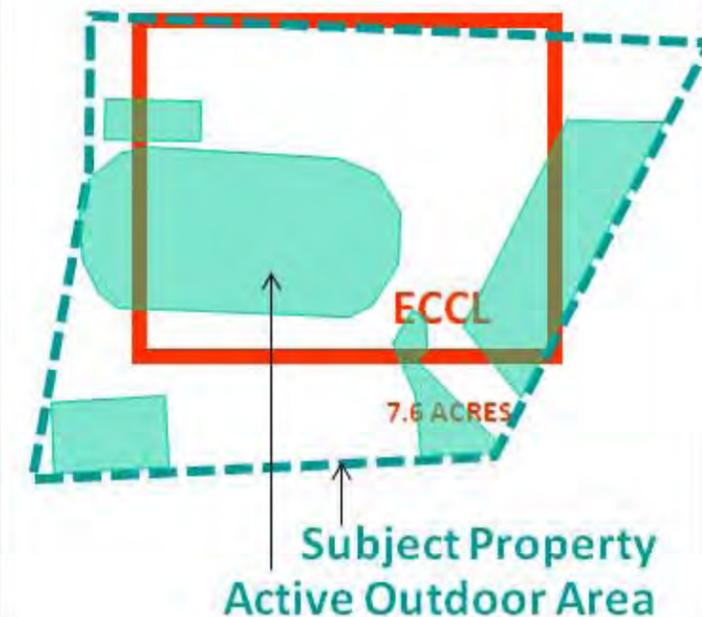


Tabulations

Acreage	13.60
Site Population (students)	1694
Site Density (students / acre)	125
Active Outdoor Area (acres)	5.31
Active Outdoor Density (students / acre)	319



Site Scale Comparison



Head-Royce School

Oakland, CA Grades K-12

Photos



Tabulations

Acreage	10.30
Site Population (students)	880
Site Density (students / acre)	85
Active Outdoor Area (acres)	3.24
Active Outdoor Density (students / acre)	272



Site Scale Comparison



Albany High School

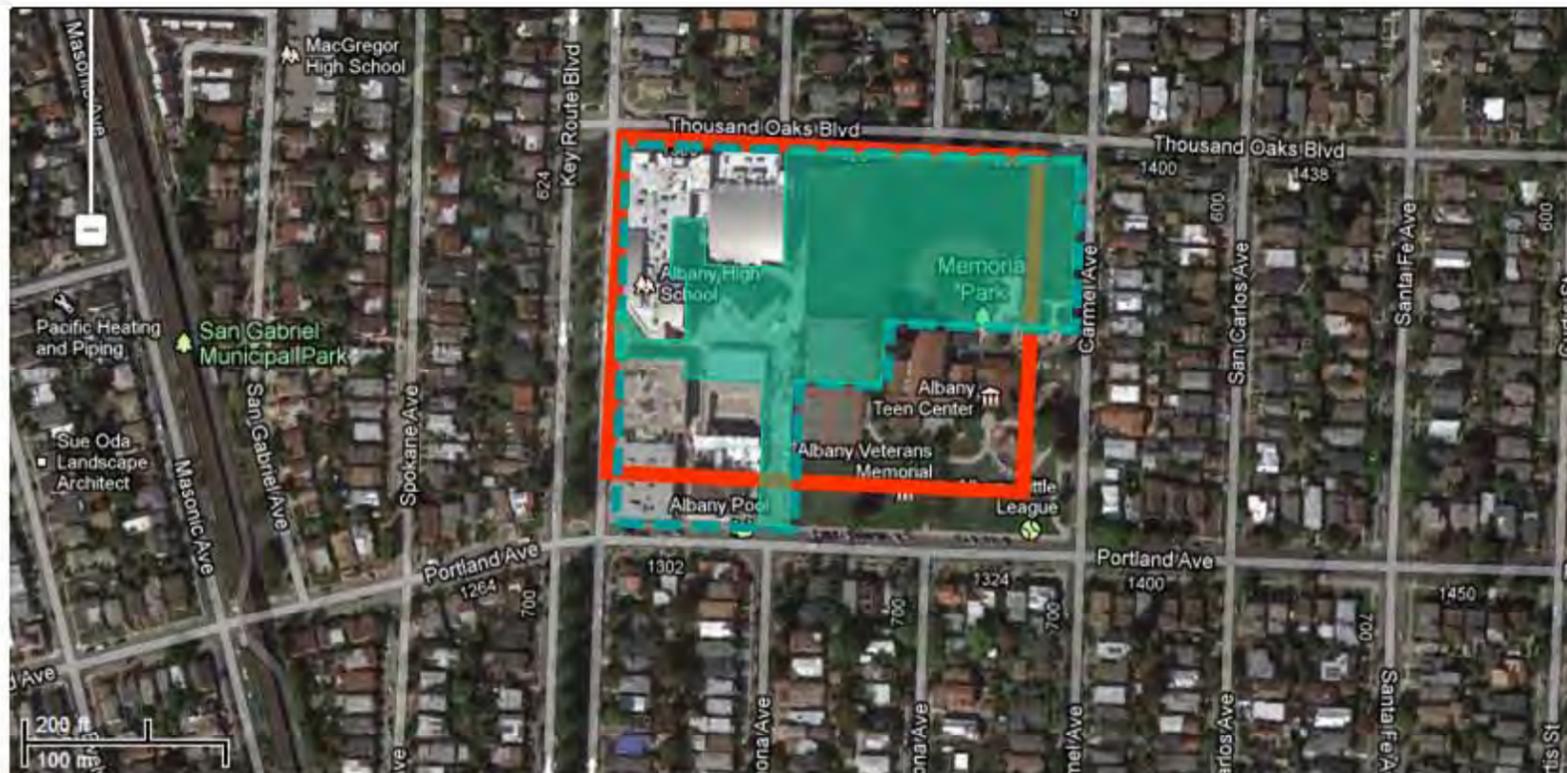
Albany, CA Grades 9-12

Photos



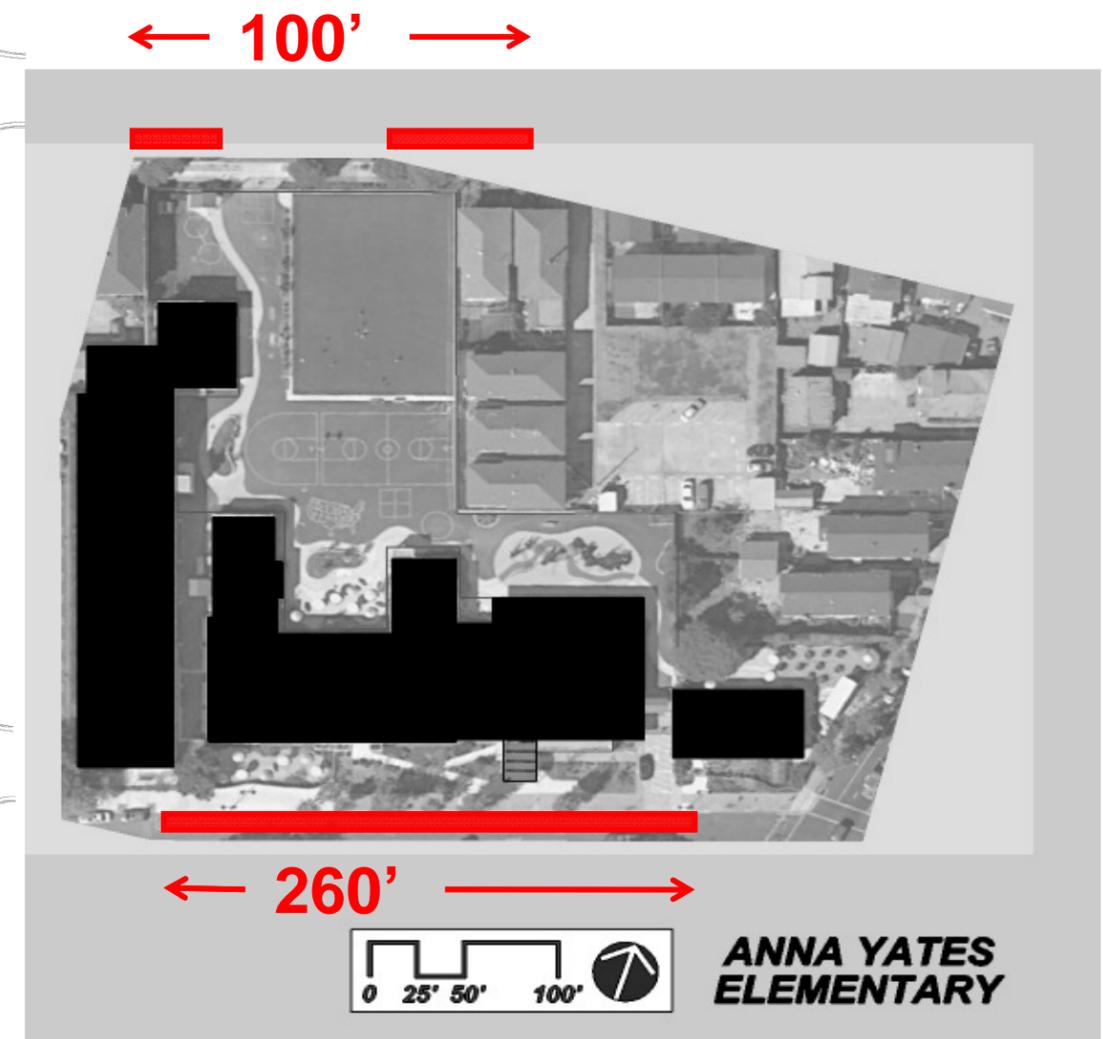
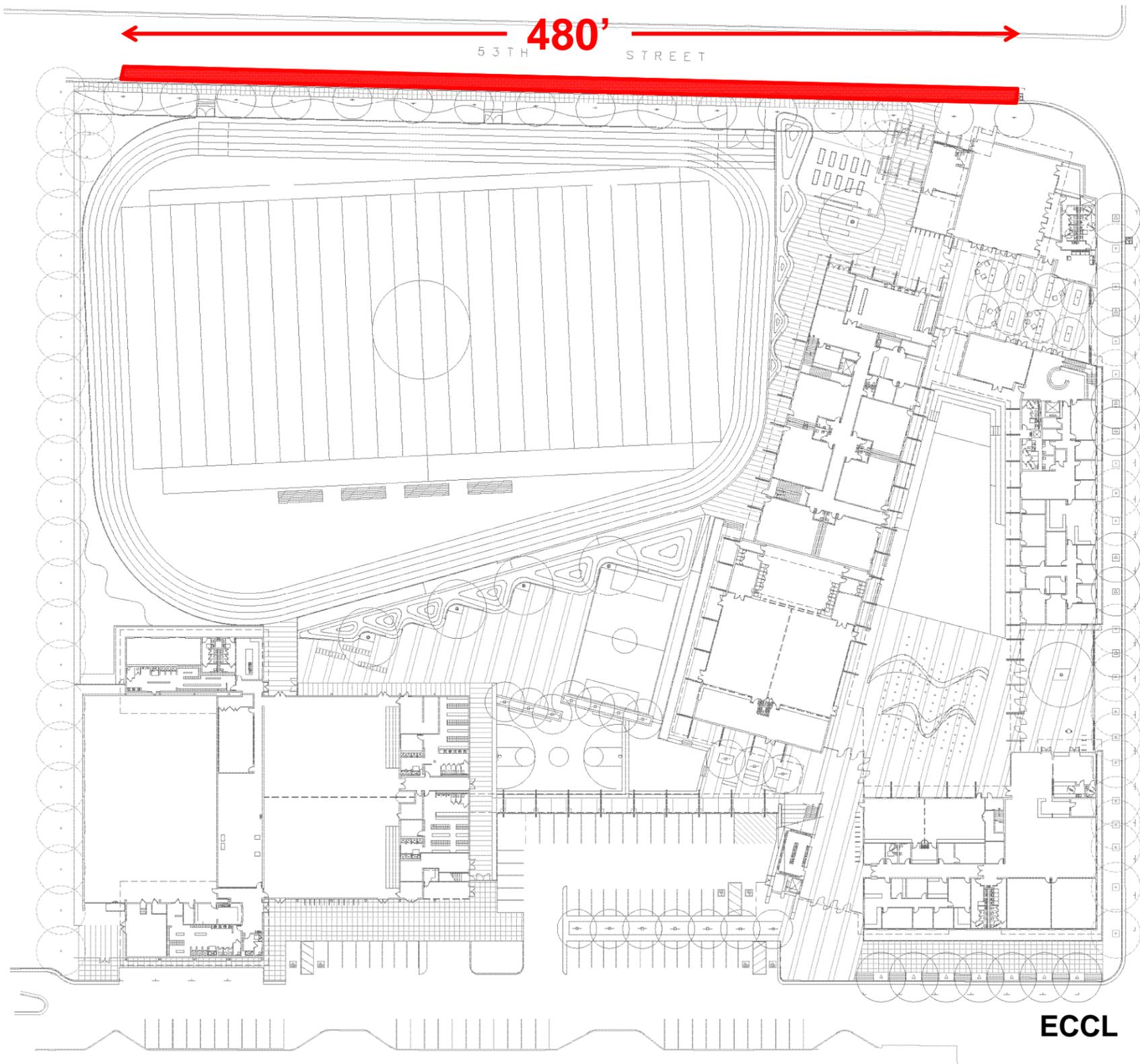
Tabulations

Acreage	7.50
Site Population (students)	1282
Site Density (students / acre)	170
Active Outdoor Area (acres)	4.69
Active Outdoor Density (students / acre)	273



Site Scale Comparison





ECCL Increased Drop Off Length:
120' of additional curb length



Site Attributes: Drop-off Comparison to AYES

City-School Committee
ECCL
Schematic Design

Code Compliance

The ECCL will meet or exceed all governing codes

- Building Code
- Seismic Code
- Fire / Life Safety Code
- Mechanical / Electrical /Plumbing Code
- Title 24 Energy Code
- Title 5 Public School Code
 - All general purpose classrooms are 960 sf or larger (grades 1-12)
 - All K Classrooms shall be 1,350 sf or larger
 - All Science Classrooms are 1,300 sf or larger
- Emeryville Zoning Code