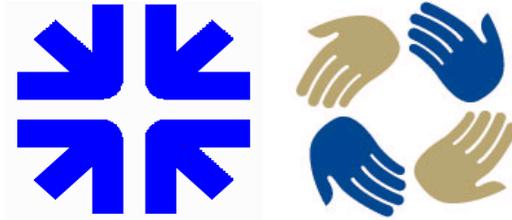


City/School Committee

Councilmember, Ruth Atkin Co-Chair
School Board Member, John Affeldt Co-Chair
Councilmember Jac Asher
Councilmember Kurt Brinkman
Councilmember Nora Davis
Councilmember Jennifer West
School Board Member Joshua Simon
School Board Member Joy Kent
School Board Member Melodi Dice
School Board Member Miguel Dwin
Student Member Jordan Taylor
Student Member VACANT



AGENDA

City/School Committee

Regular Meeting of the Advisory Committee

Special Meeting of the Emeryville City Council and Emery Unified School District Board of Trustees

May 2, 2013

5:30 pm

Ralph Hawley School

1275 61st Street

All Advisory Committee meetings are noticed as Special City Council and School District Board of Trustees Meetings so that any or all of the City Council or School District Board of Trustees may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council and School District Board of Trustees but must be ratified at a regular City Council and School District Board of Trustees Meeting. All writings that are public records and relate to an agenda item below which are distributed to a majority of the City/School Committee (including writings distributed to a majority of the City/School Committee less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

1. Roll Call
2. Public Comment
3. Approval of 4/8/13 Minutes
4. Staff/Committee Member Comments
5. Information Items
 - a. Student Leadership (Discussion 10 mins)
 - b. Update from Emery Ed Fund (Powell - 5 mins)
 - c. COC Chair's Report (Rausch - 10 mins)
 - d. ECCL Design Development Phase Presentation (Nexus – 30 mins)
 - e. Full Service Community Task Force Report (Miller – 10 mins)
6. Action Items
 - a. None
7. Adjournment

FURTHER INFORMATION may be obtained by contacting Cindy Montero, City/School Committee Secretary, at (510) 596-3770

Dated: 4/24/2013 _____ Karen Hemphill, City Clerk

Post on: 4/24/2013

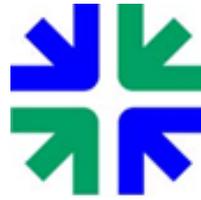
Post until: 5/3/2013 _____ Debbra Lindo, EUSD Superintendent

All documents are available in alternative formats, on request. In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid or service to participate in this program should contact the sponsoring department at (510) 450-7813 or ADA Coordinator as far in advance as possible, but no later than 72 hours before the scheduled event. The best effort to fulfil the request will be made.

City of Emeryville 1333 Park Avenue Emeryville, CA 94608
Direct Line: 510.596.4380, Facsimile: 510.596.3724, TTY Relay: 711

City/School Committee

*Councilmember Jac Asher, Co-Chair
School Board Member Joshua Simon, Co-Chair
Councilmember Jennifer West
Councilmember Ruth Atkin
Councilmember Kurt Brinkman
Councilmember Nora Davis
School Board Member John Affeldt
School Board Member Melodi Dice
School Board Member Miguel Dwin
School Board Member Joy Kent
Student Member Jordan Taylor
Student Member VACANT*



**Action Minutes
City/School Committee**

Regular Meeting of the Advisory Committee
Special Meeting of the Emeryville City Council and Emery Unified School District Board of Trustees

**Rescheduled
April 8, 2013 - 5:30pm**

Ralph Hawley School
1275 61st Street

1. Roll Call at 5:39pm
 - a. Members present: Atkin, Asher, Brinkman, Davis, West (late, 6:52pm), Affeldt, Simon, Dice, Dwin
 - b. Excused: Kent
 - c. Absent: Taylor
 - d. Staff/Community Members present: O’Keeffe, Lindo, Miller
2. Public Comment
 - a. None
3. Approval of 3/7/13 Minutes
 - a. Motion: Davis
 - b. Second: Atkin
4. Staff/Committee Member Comments
 - a. O’Keeffe presented the committee with 2 grant applications to the State of California for Prop 84, written by Townsend. The first application is being submitted for the ECCL improvement projects on 53rd Street which include the development of public plaza along with street beautification. The second application is being submitted for the Eastshore State Park projects which include the development of observation decks and bio-soil application.
 - b. Lindo informed the committee on the ribbon cutting ceremony at the Emeryville Family Resource Center on Tuesday, March 26, 2013. She thanked Juliette Dunn, Wanda Hudley, Cindy Montero, Kurt Brinkman, and Emery Secondary Students for their assistance in making the event a successful one. Lindo then congratulated teachers Camille Pires, Miles Greene, Sarah Stillman, and Amanda Issa for the acceptance of their applications to the Yale World Fellows Program in New Haven, CT. Lindo also informed the Committee member on her attendance to the California

- Association of Business Officials (CASBO) conference during EUSD spring break. Legislative updates, bills, E-Rate workshop for back-end funding. 11th grade students EAP exam essay portion
- c. Miller invited the committee and COC members to attend the Student Convening taking place at Ralph Hawley Multipurpose Room on Saturday, April 13, 2013.
 - d. Montero reminded the committee about 2 upcoming City events: Shortest Duathlon Ever on Saturday, April 13, 2013 and Earth Day Celebration on Saturday, April 20, 2013.
 - e. Asher expressed her praise for the Recreation Center's successful weekend trip, Sails and Tales.
 - f. Simon applauded the production of *The Beauty Is a Beast*, a recent performance by Anna Yates theatre students. He thanked Audrey Miles, Emery Ed Fund, along with a number of parents who contributed in the success of the play.

5. Information Items

- a. Update from Emery Ed Fund
 - i. Powell informed the committee that the Emery Ed Fund Scholarship is now available for Emery High School seniors and continuing students. Application deadline is May 1, 2013. Powell thanked Dave Martinez and Mira Magruder for renewing their scholarship award of \$1,000. He also thanked the Emery Alumni Association for their scholarship commitment of \$2,500.
 - ii. Powell continued his announcement by updating the committee on the Wells Fargo award ceremony which was attended by Lindo, Brinkman and himself in Hayward, CA. Wells Fargo awarded Emery Ed Fund with a \$5,000 unrestricted grant. Powell concluded his report by announcing Mr. Fred Stigney from FES Group as the new Emery Ed Fund fundraising consultant. This position is expected to rise more unrestricted funding as well as to secure more corporate representation on the Emery Ed Fund Board of Directors.
- b. COC Chair's Report
 - i. Rausch began his report by stating that the COC has now has enough committee member to form a quorum and thus they were able to approve agenda and minutes. He then stated that the COC proposed a quarterly meeting as oppose to a monthly meeting in 2014 as a way to maintain the number of committee members. He also stated they are expecting 2 new student members to join COC in fall 2013.
 - ii. Rausch thanked Lisa Carlisle publicly for all her hard work on the annual report. Dice supported Rausch's praise for Carlisle along with the COC's proposal on the quarterly meeting.
- c. ECCL update on Play Area Design
 - i. Miller gave the committee a report on the school staff meeting with the ECCL design team regarding the play area on the new site.
 - ii. Dice inquired if there is going to be ECCL booth on Earth Day Celebration. Montero stated that there will be some information regarding ECCL at the Community Services booth. Miller added that there will be a community presentation on the ECCL design development.
- d. Calendar Coordination Community Services, ECDC and EUSD
 - i. Montero informed that the Community Services Department had started to coordinate the afterschool program with ECDC and EUSD schedule. Summer Camps will now run for 10 weeks instead of 8 and the Rec Center is expecting an increase in enrollment and attendance.

- e. Characteristics Wanted - New City Manager
 - i. O’Keefe updated the committee with the current hiring status of the new City Manager. He stated that there are currently 60 applicants and the council is setting interviews for select candidates.
 - ii. O’Keefe, along with committee members Dwin, Dice, Simon, Affeldt, and Lindo then discussed some of the important characteristics they expect to see in the new City Manager. For examples, someone who has an understanding of the City-School relationship, someone who possess transparency and the ability to work across different divisions, both public and private sectors, etc.

- f. MOU 3 Draft
 - i. Miller presented the committee with the overview of Joint Occupancy Agreement of the Center of Community Life. Committee members agreed on the importance and need of study sessions to further discuss MOU 3.
 - ii. West requested a clarification in regard to the timeline of the project lease on the agreements, whether it’s going to be at the beginning or the end of ECCL construction. She and Simon requested Miller to update the language of the draft to be clarified and simplified.

6. Action Items

- a. Taskforce Application Selection
 - i. Miller updated the committee on the current status of the Taskforce formation which will be responsible to produce a summary report for the City/School Committee regarding the use of the 6 sites owned the City and School. The Taskforce will put a special attention on the determination of the future use of Anna Yates Elementary School and Emeryville Recreation Center.
 - ii. A substitute motion as amended was proposed to accept all of the taskforce applications and to bring back 2 conditional applications for review once they’re completed.
 - 1. Motion: Affeldt
 - 2. Second: Davis
 - 3. Ays: Simon, West, Brinkman, Dice, Dwin
 - 4. Nays: Atkin
 - 5. Abstain: Asher
 - iii. The committee nominated School Board member Simon to be the School Board representative of the Taskforce committee, Davis seconded the motion.
 - iv. The committee nominated Councilmember Atkin to be the City representative of the Taskforce committee; Dice seconded the motion.

7. Adjournment at 8:05pm

Emeryville Center of Community Life

EUSD Board of Trustees Meeting

April 24, 2013





EMERYVILLE CENTER of COMMUNITY LIFE

Presentation Outline:

1. Process Review
2. Presentation of Design
3. Questions and Comments



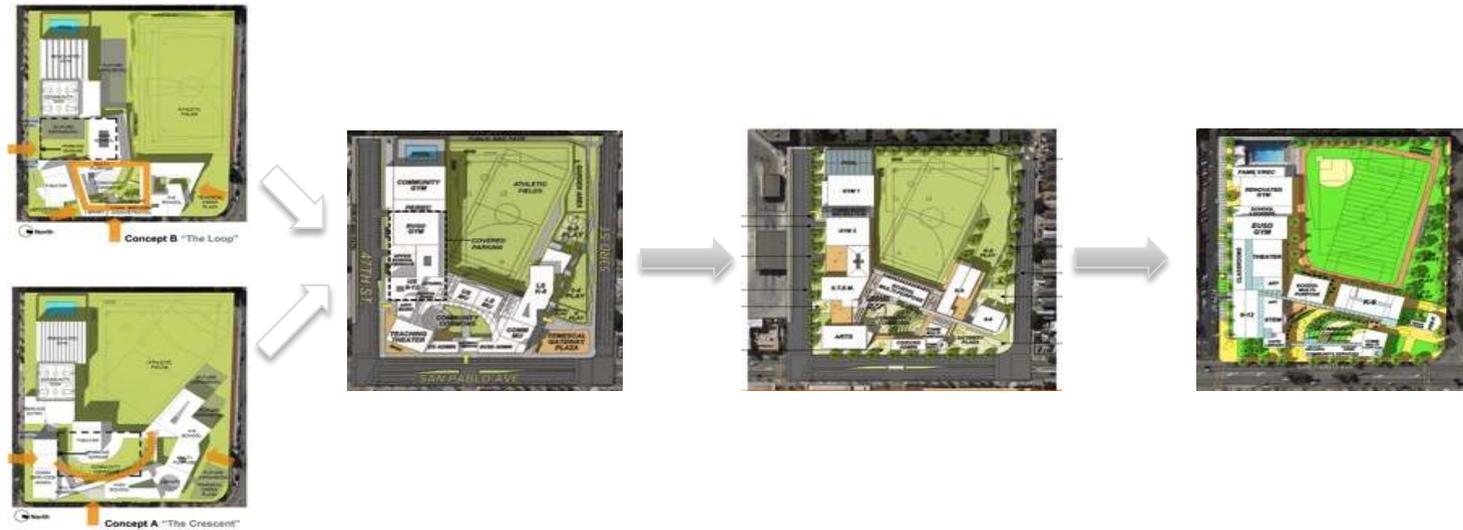


EMERYVILLE

Today we remember the City's early American Indian inhabitants for the large shell mounds that they built on the edge of the Bay. In the future, the people of Emeryville will remember the extraordinary effort put forth by this community in creating the Center. In the past years, Emeryville has experienced a civic and economic **metamorphosis**, ushering in a new age of culture, art, health, commerce and technology. The completion of the Center will mark a new phase in the City's evolution, where education and community services merge to create a **nexus** of resources to help Emeryville's next generation **soar to new heights**.



Community Engagement: Site Planning + Concept Design



Community Design Workshop Topics:

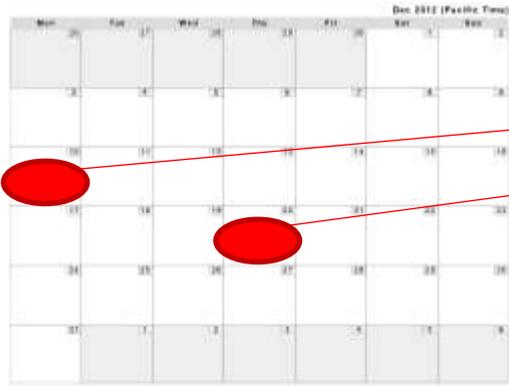
- Site and Program Adjacencies
- Public/School Boundary
- K-8/High School Boundary
- Security and Safety Concerns
- Traffic and Pedestrian Circulation
- Landscape and Outdoor/Public Spaces
- Iterative process



Final Conceptual Design: May 2012



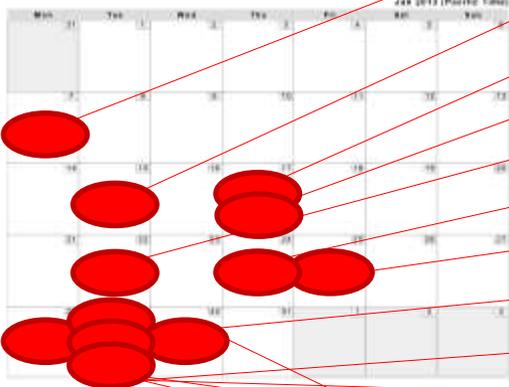
December



Focus Meetings

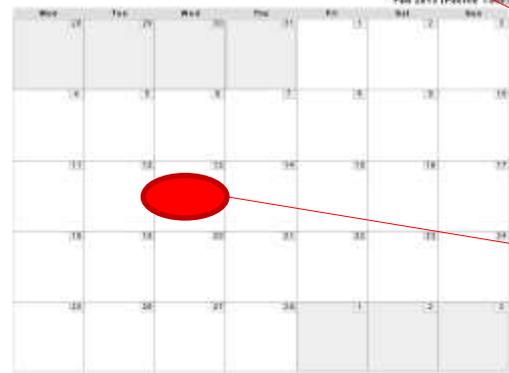
- P.E. Teachers
- H.S. Administration

January



- Digital Mock-ups Distributed to Staff
- Community Services Staff
- Library Tour
- H.S. Art
- Elementary School Teachers
- Learning Centers
- H.S. Music
- Elementary Science
- H.S. Administration
- H.S. Teachers
- H.S. Science
- H.S. Gym
- Library Tour

February

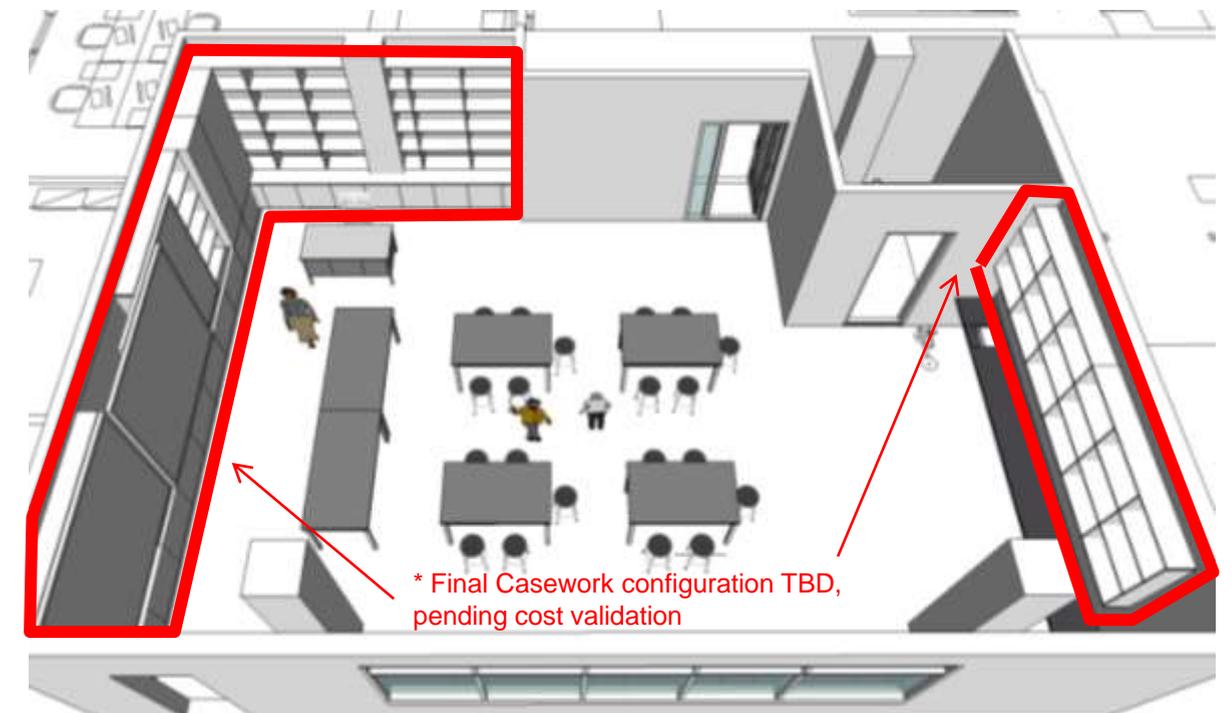
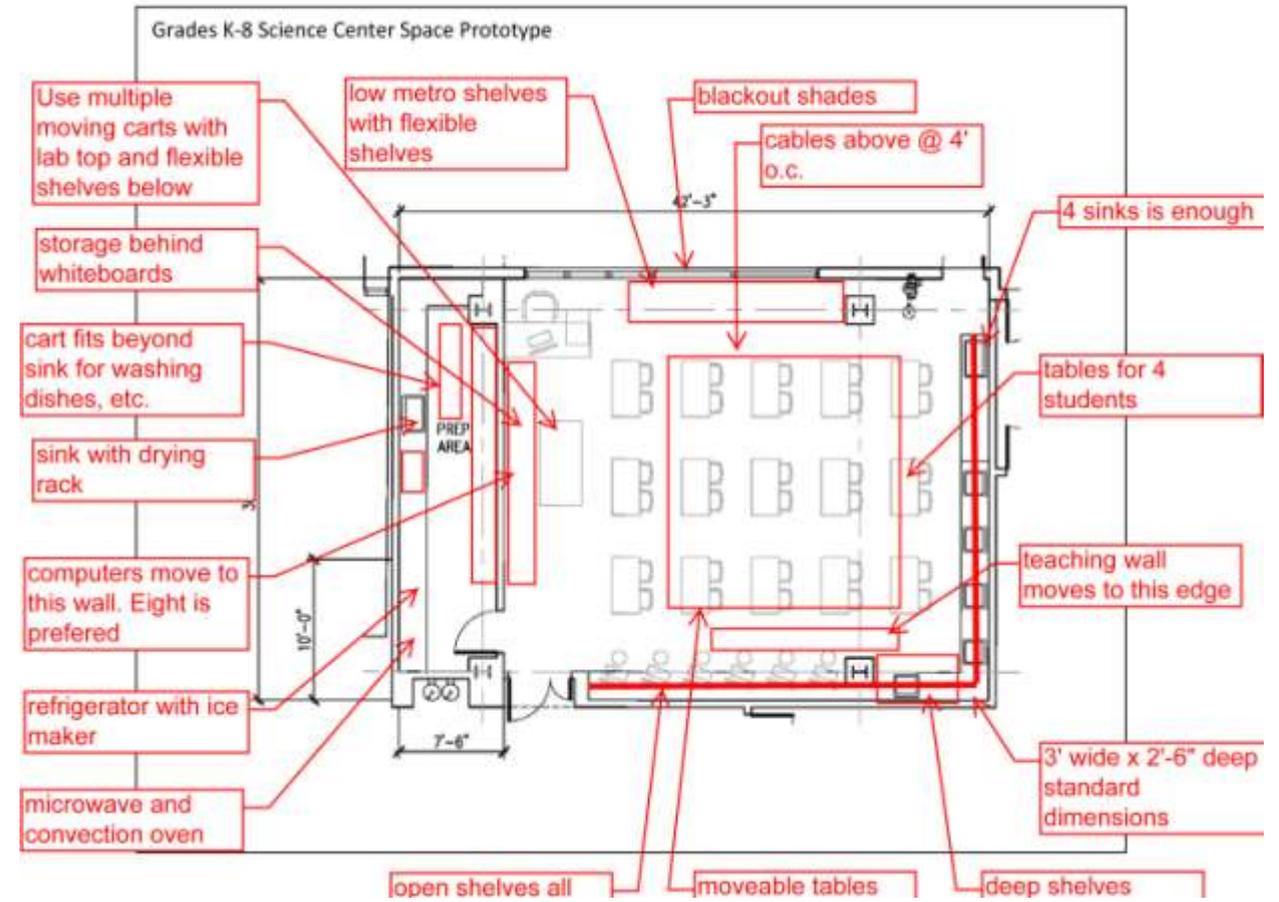


- IT/Data Staff
- H.S. Science

March

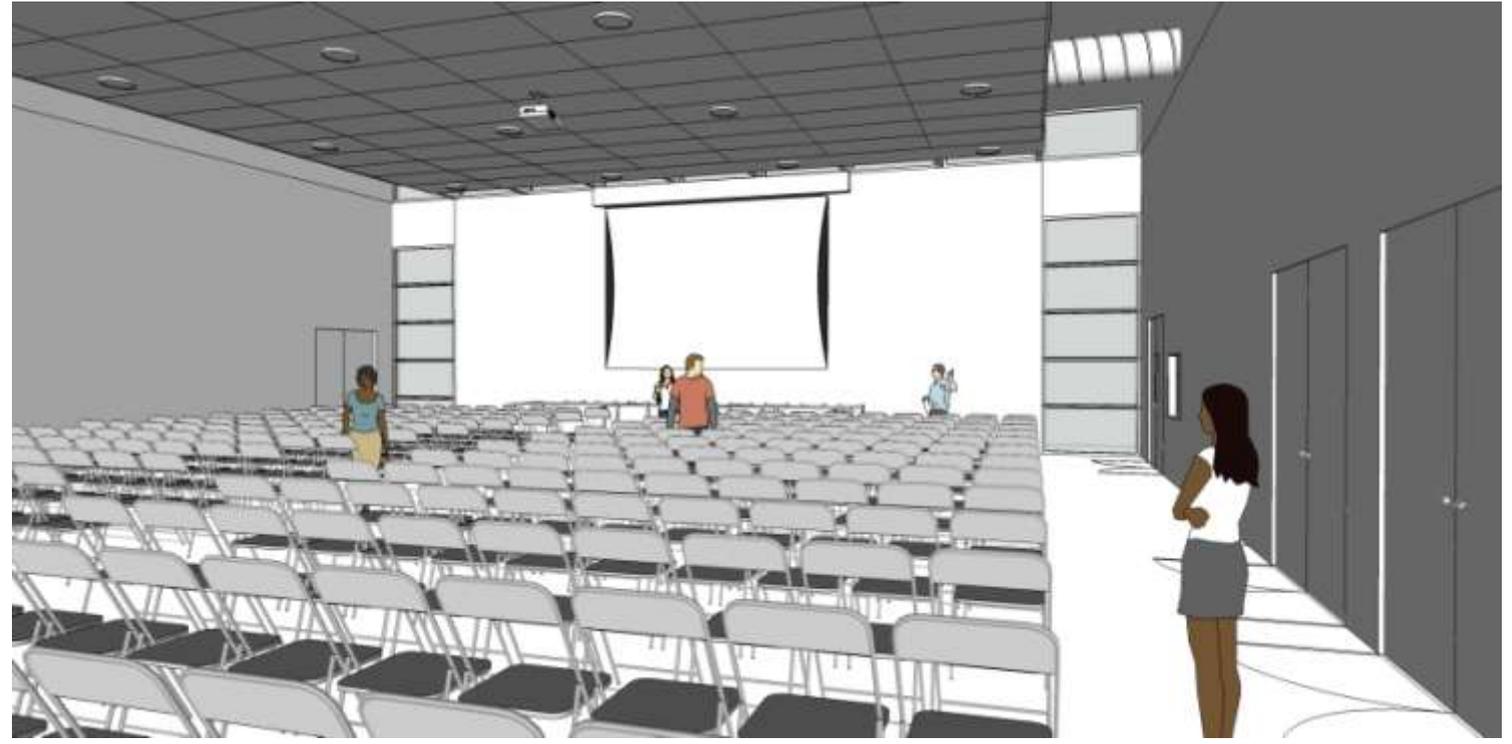


- Elementary School Teachers, Students and CS Staff

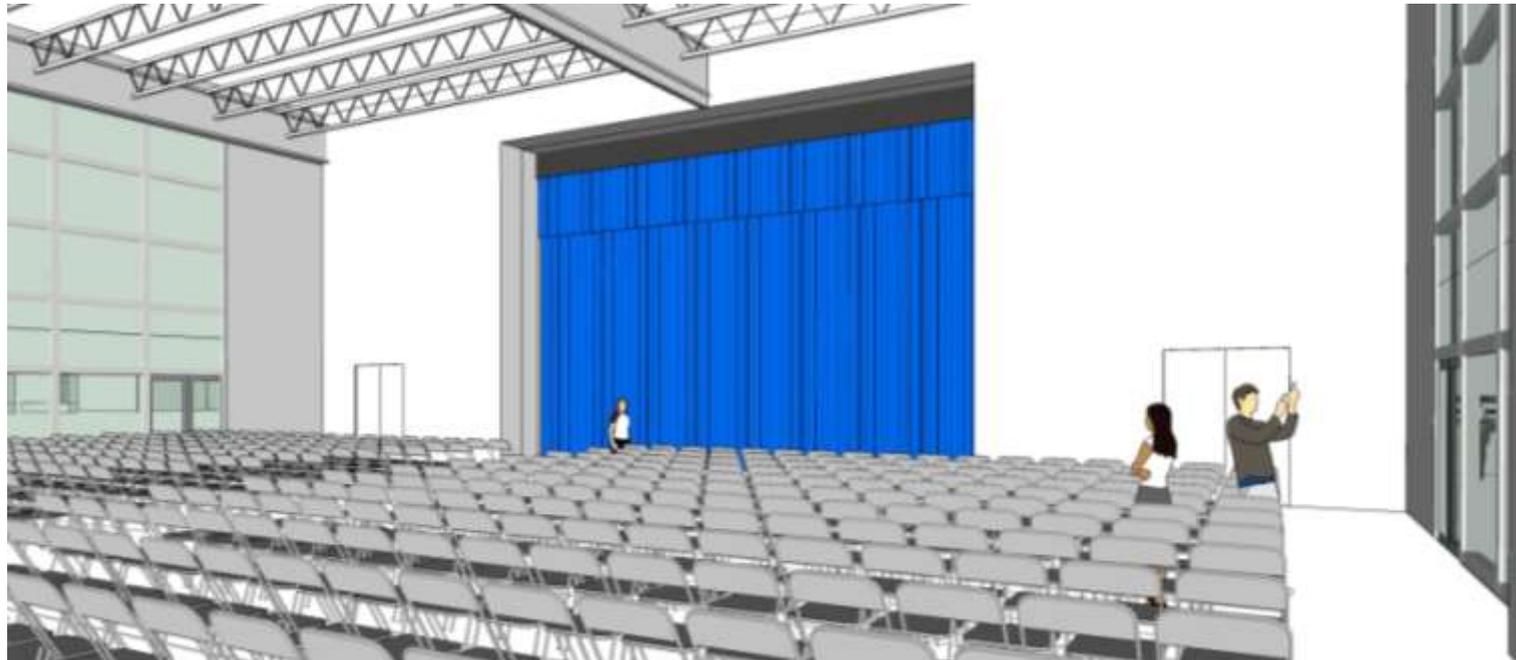




WELCOME CENTER



COMMUNITY MULTI-USE



K-12 MULTI-USE



K-12 CLASSROOMS



The physical design of the ECCL builds on and celebrates Emeryville’s civic and economic **metamorphosis** through forms and spaces that emulate its soaring growth and development. **Like a butterfly emerging from its chrysalis**, the building’s main entry points are marked by roofs reaching outward and upward, providing inspiration to its citizens and students to keep the city’s creative drive alive and sending a message to the world that Emeryville is still on the move, still evolving, and still **soaring to new heights**.

Design Development

- 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 and teacher engagement

Objective #5: Provide a flexible facility that can adapt to a variety of needs and uses over time

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

Three 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

Site Analysis

- Area calculations
- Site Density Analysis / Comparisons
- Active Outdoor Space Analysis

AREA TABULATIONS

Existing Building Area: 85,000 sf
 Existing to Remain 26,700 sf
 Existing to be Removed 58,300 sf

PHASE 1

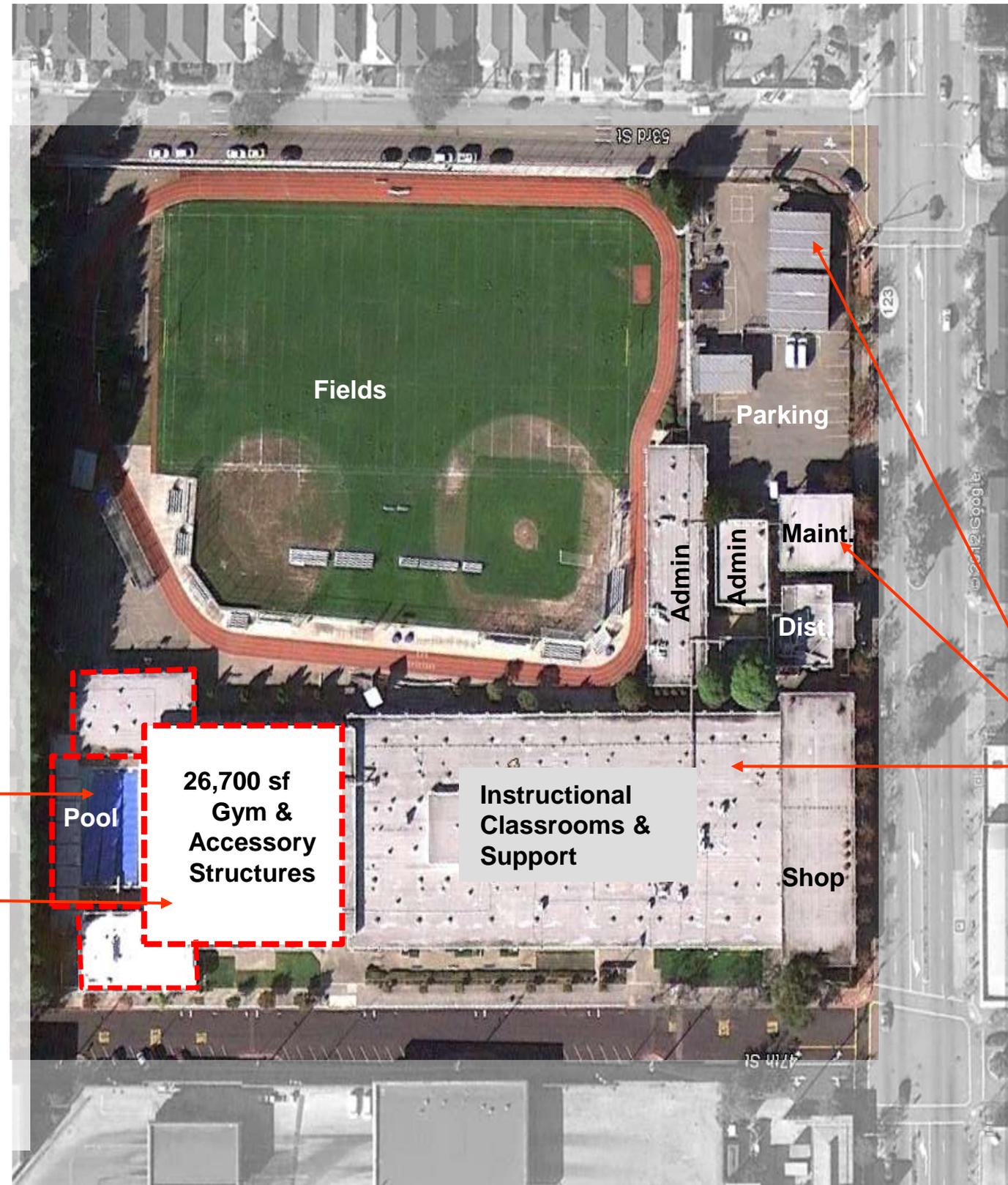
Proposed New Building Area: 104,705 sf
 Proposed Renovated Area: 25,100 sf
 Proposed Total Building Area: 129,805 sf

PHASE 2

Proposed Building Area: 28,966 sf
 (does not include covered parking)

PHASE 1 + PHASE 2

Proposed Total Building Area: 158,771 sf



FLOOR AREA RATIO TABULATIONS

Site Area: 327,000 sf
 Existing F.A.R.: 0.26
 Permitted F.A.R.: 1.2 / 1.6
 Permitted Area: 392,400sf

523,200sf
 (w/ bonus)

PHASE 1

Proposed Floor Area: 129,805 sf
 Proposed F.A.R.: 0.40

PHASE 1 + PHASE 2

Proposed Floor Area: 158,771 sf
 Proposed F.A.R.: 0.49*

* Does not include Phase 2 covered parking

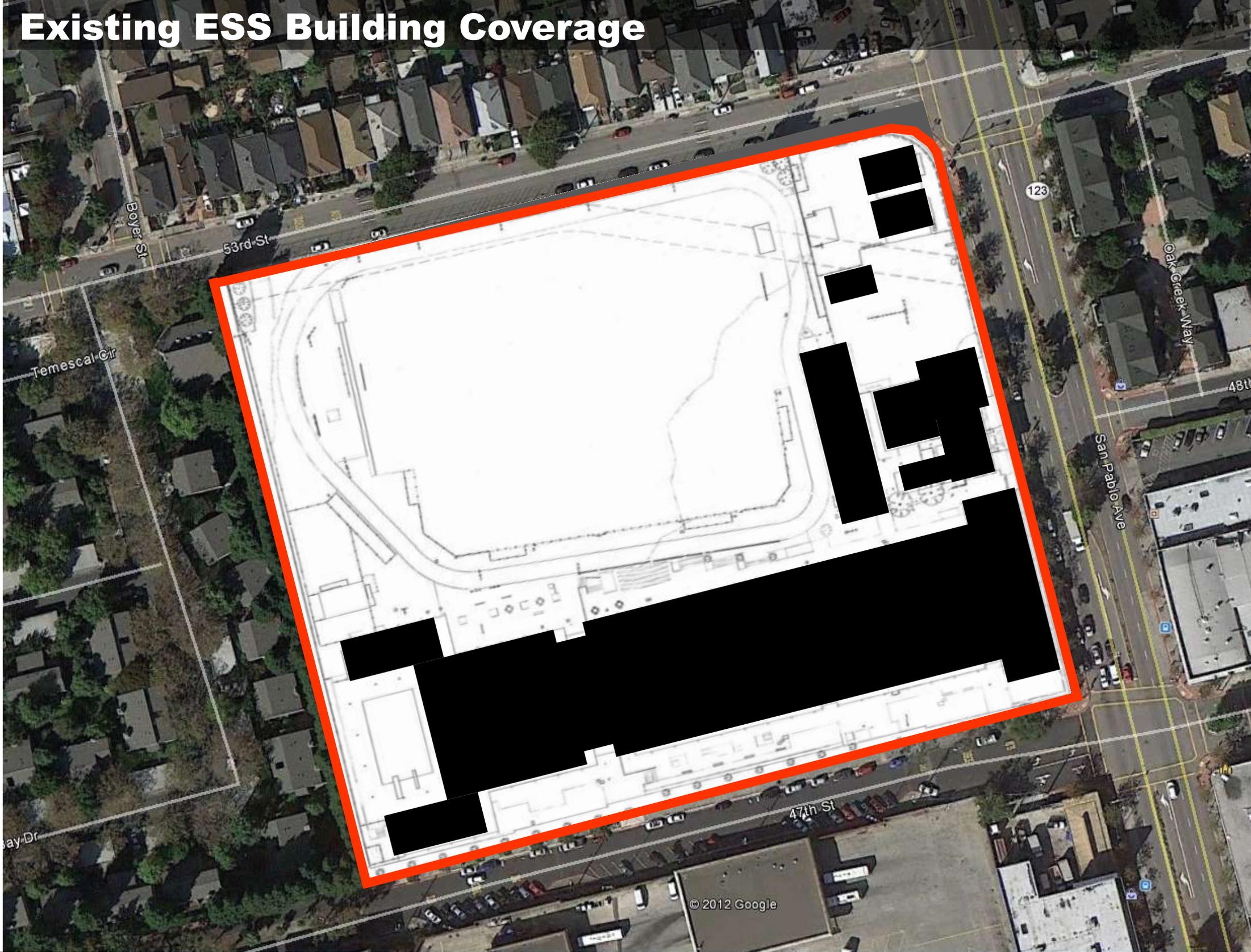
Pool Deck and Accessory Structures
 to Remain and be Renovated

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

All other Existing Site Structures to
 be Removed



Existing ESS Building Coverage

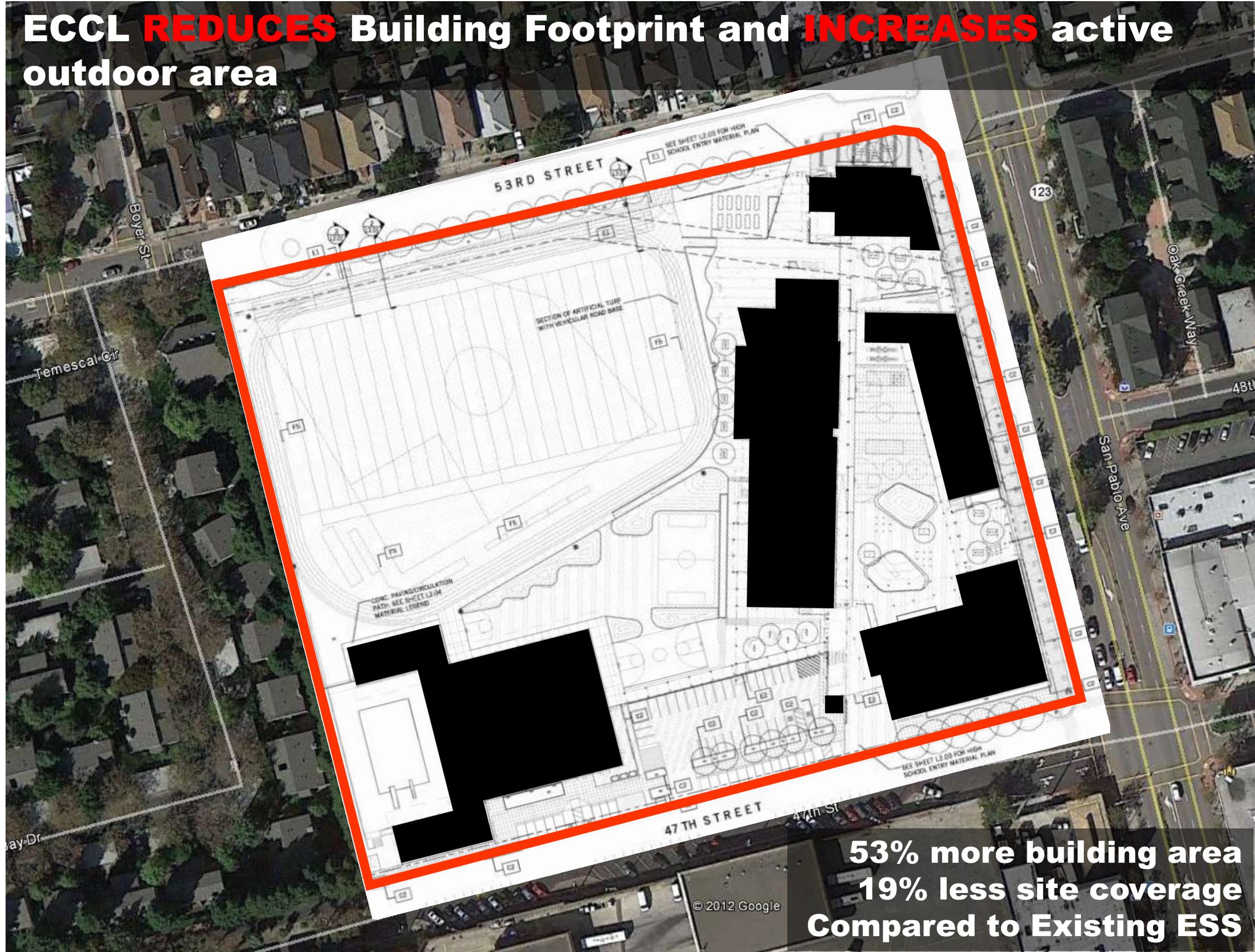


Site Coverage – Existing ESS

ECCL
Design Development

April 24, 2013

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



53% more building area
19% less site coverage
Compared to Existing ESS



Site Coverage – Proposed ECCL

ECCL
Design Development

April 24, 2013

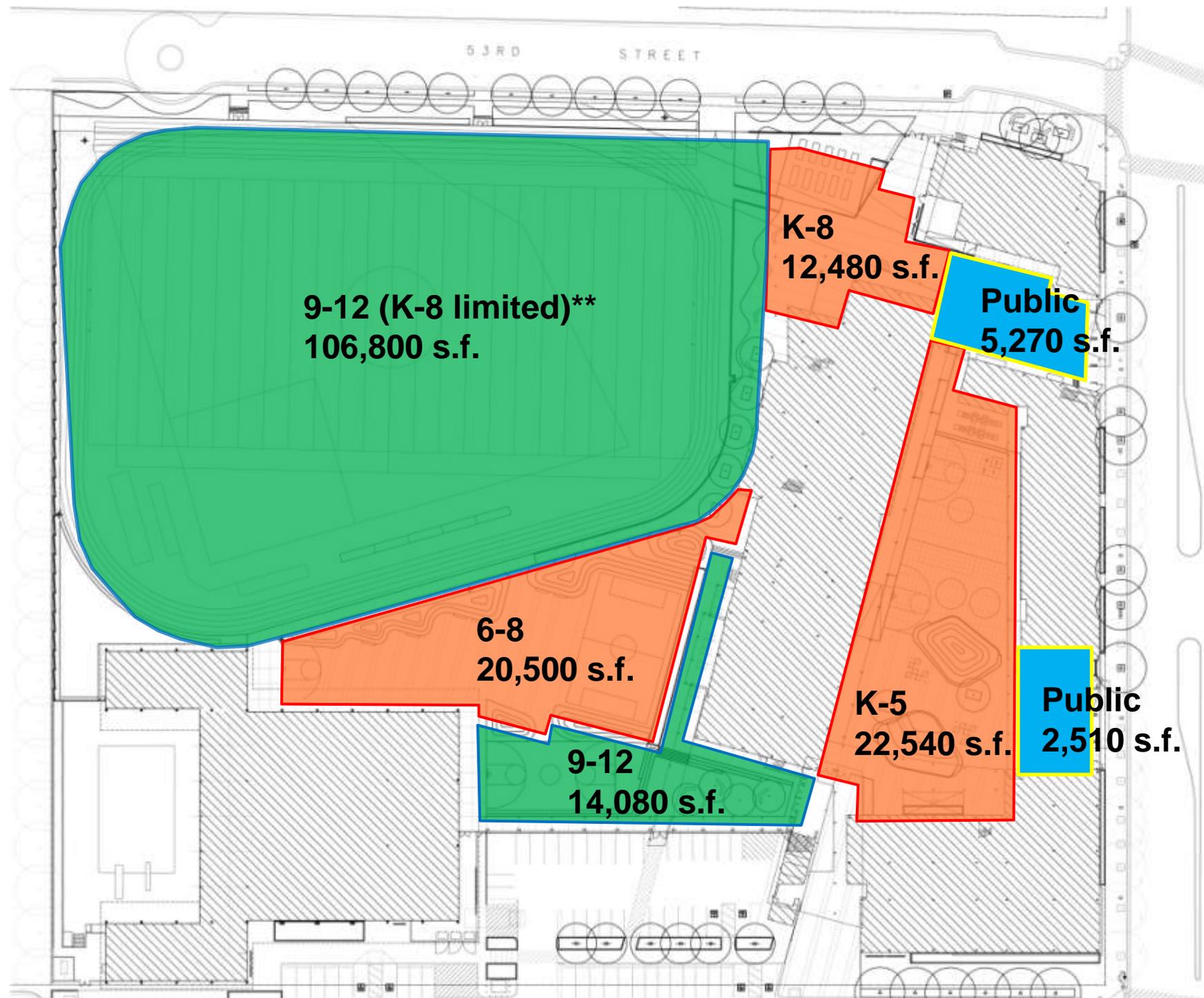
Comparison

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	4.15	0.90	0.91	5.31	3.24	4.69
Active Outdoor Density (students/acre)	188	400	740	319	272	273

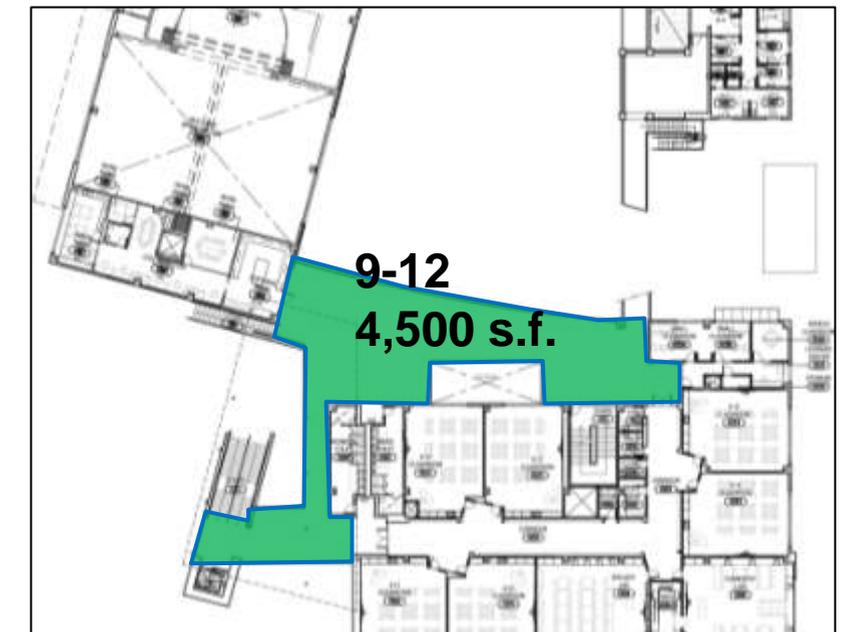


* ECCL (Phase 2)
 Population: 1130 students
 Site Density: 149
 Active Outdoor Acreage: 3.80
 Active Outdoor Density: 297



- K-8 PLAY SPACE
K-5 - 62 sq. ft/student*
6-8 - 113 sq. ft/student*
- HIGH SCHOOL SOCIAL SPACE
77 sq. ft/student*
- PUBLIC
OUTDOOR SPACE

* Dedicated space only. Does not include K-8 Entry, Garden, or Sports field.

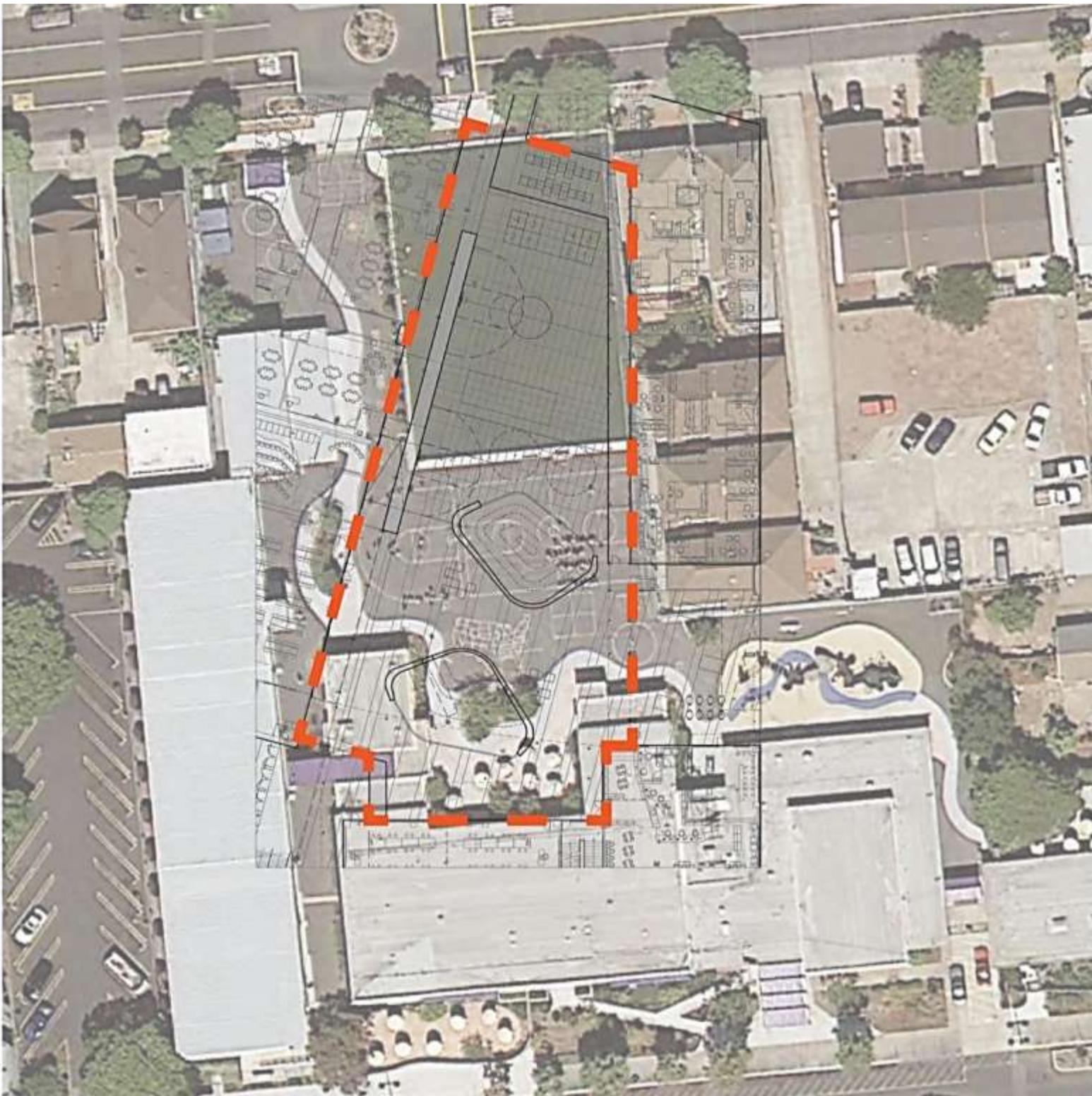


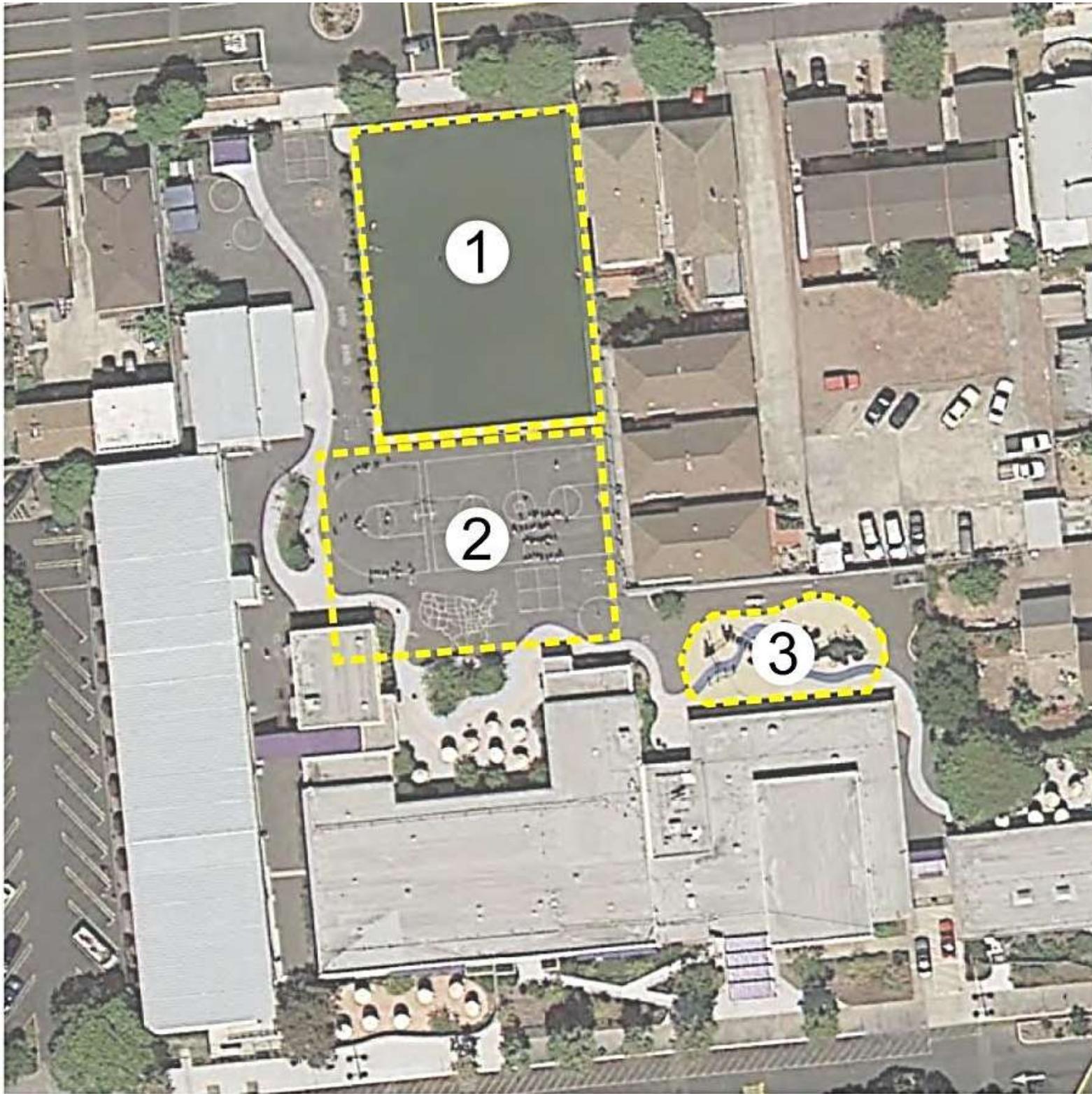
** Athletic Fields Provide Additional K-8 Activity Space when not in use by High School

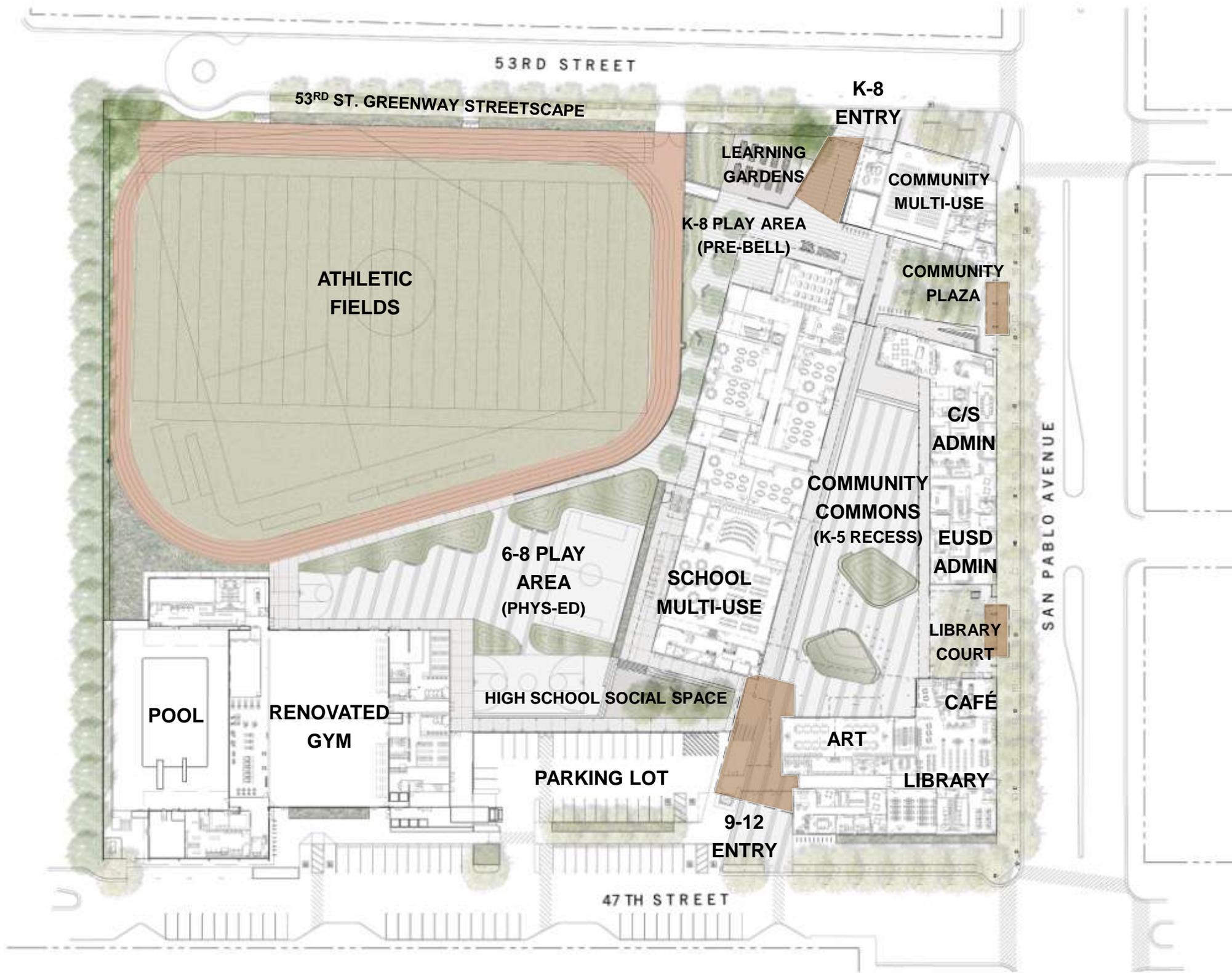
ECCL 1st Floor



9-12 2nd Floor Terrace







Key Concepts

- Outdoor environment offers a variety of flexible spaces for school and community use
- Berms and mounds help direct movement and create separation between user groups



PLAY ZONES



LOW ACTIVITY:
SITTING, OBSERVING, READING,
ASSEMBLY AND CIRCULATION



MEDIUM ACTIVITY:
INTERACTIVE AND CREATIVE PLAY
THAT ENCOURAGES COLLABORATION
AND COOPERATION TO TRANSFORM
THE SPACE



HIGH ACTIVITY:
STRUCTURED GAMES
(BASKETBALL, RUNNING, SOCCER, 4
SQUARE, HOPSCOTCH), FIXED PLAY
EQUIPMENT (CLIMBING FRAME,
SLIDE AND TUNNEL)



PLAY CAPACITY (RECESS)



LOW ACTIVITY:
60 SCHOLARS



MEDIUM ACTIVITY:
60 SCHOLARS



HIGH ACTIVITY:
60 SCHOLARS

“Tools” to support Safe Play:

Walkway roofs slope toward Commons
(allows balls to roll back into play area)



2"x2" Welded Wire Mesh gates and Fence
(extends from ground to bottom of deck; prevents balls from passing through)



Area for Running Track Zone
(striping on flexible synthetic play surface)

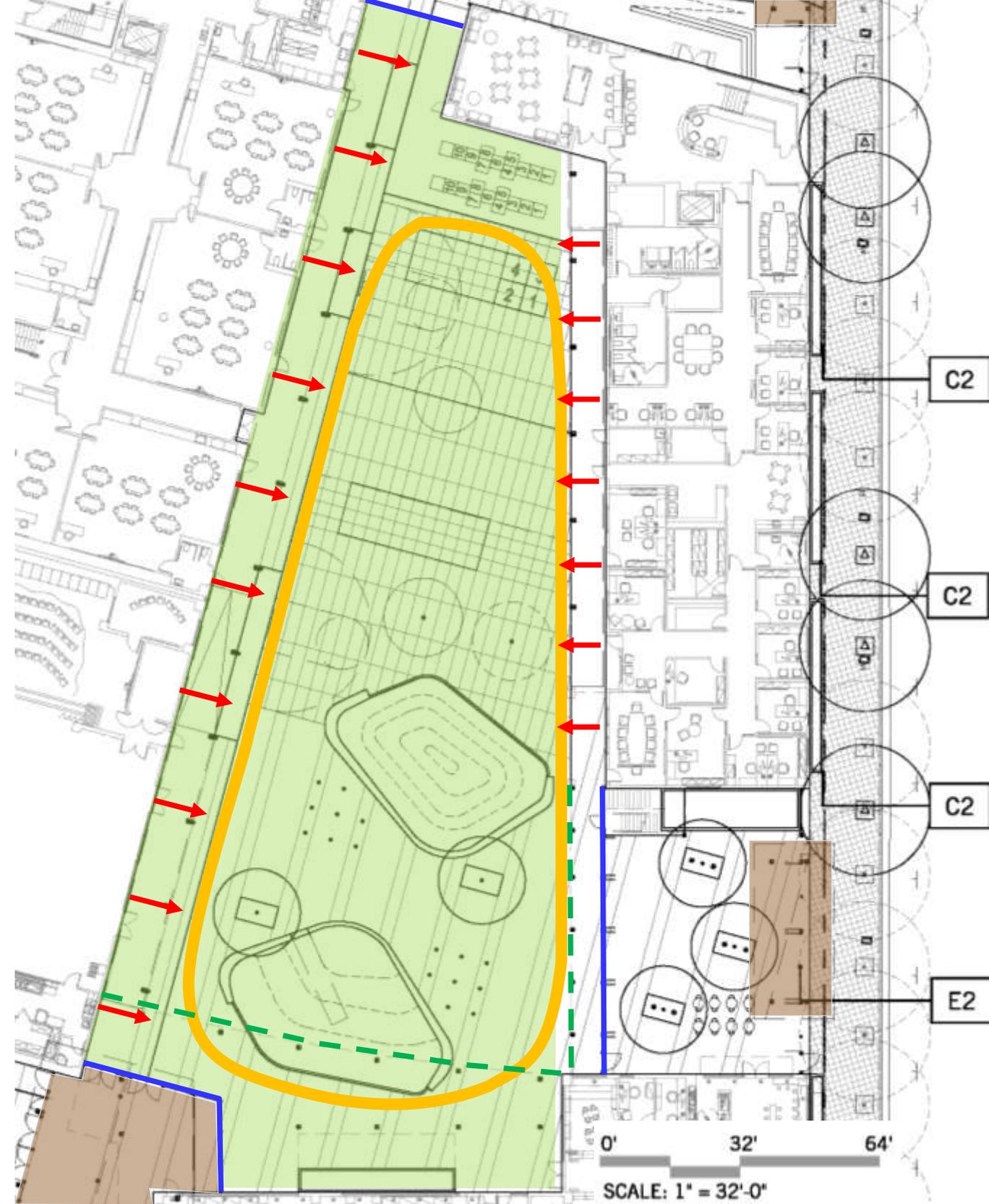


16' – 6" to top of Guard Rail above
(contains stray balls from flying out of Commons)



Guard Rail Design Safety Features:

- All edges @ terrace level to have angled top rail
 - discourages objects from being placed on top of railing, and therefore falling below
 - discourages leaning/climbing on railings
- All guard rail panels to be non-climbable wire mesh

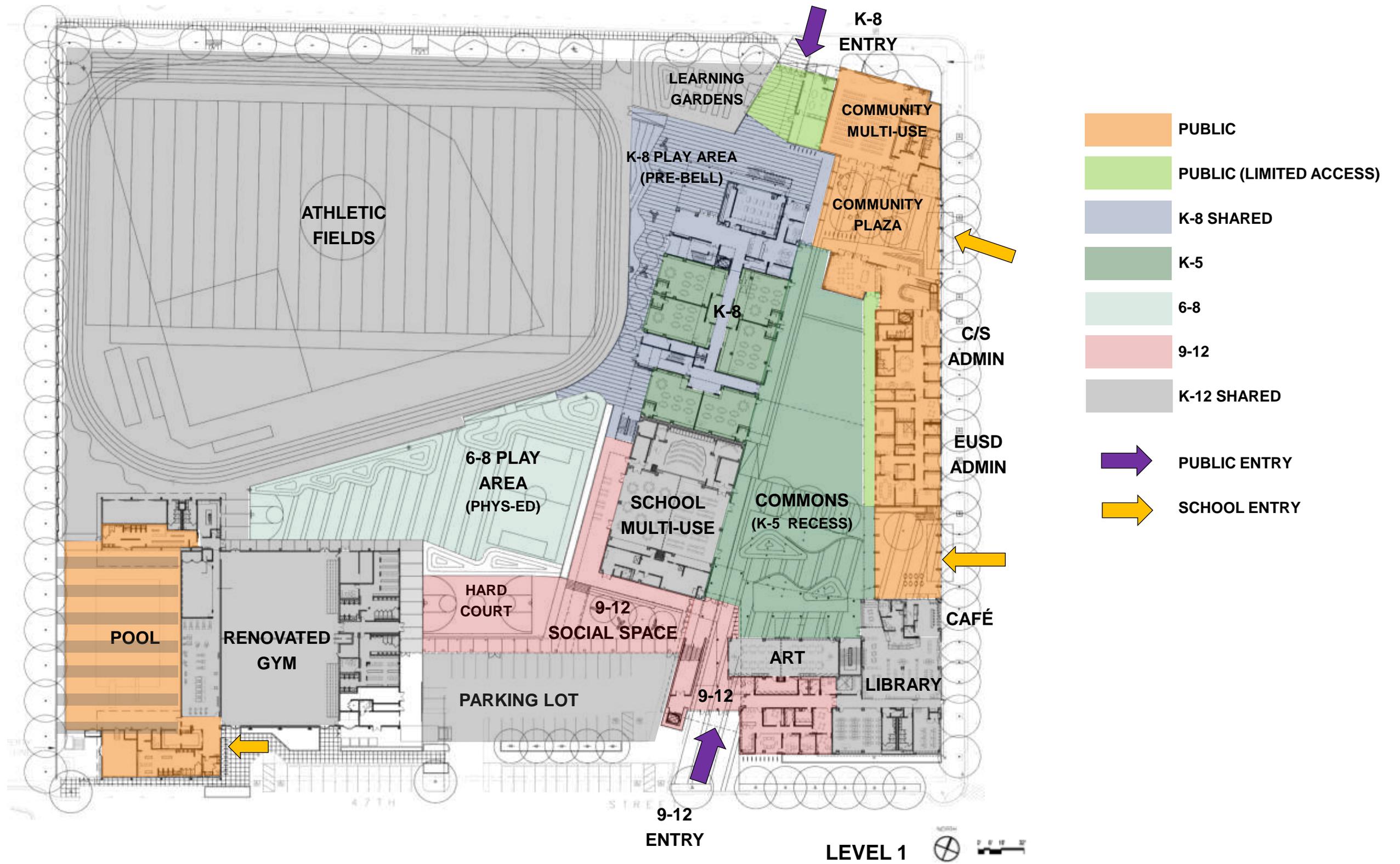


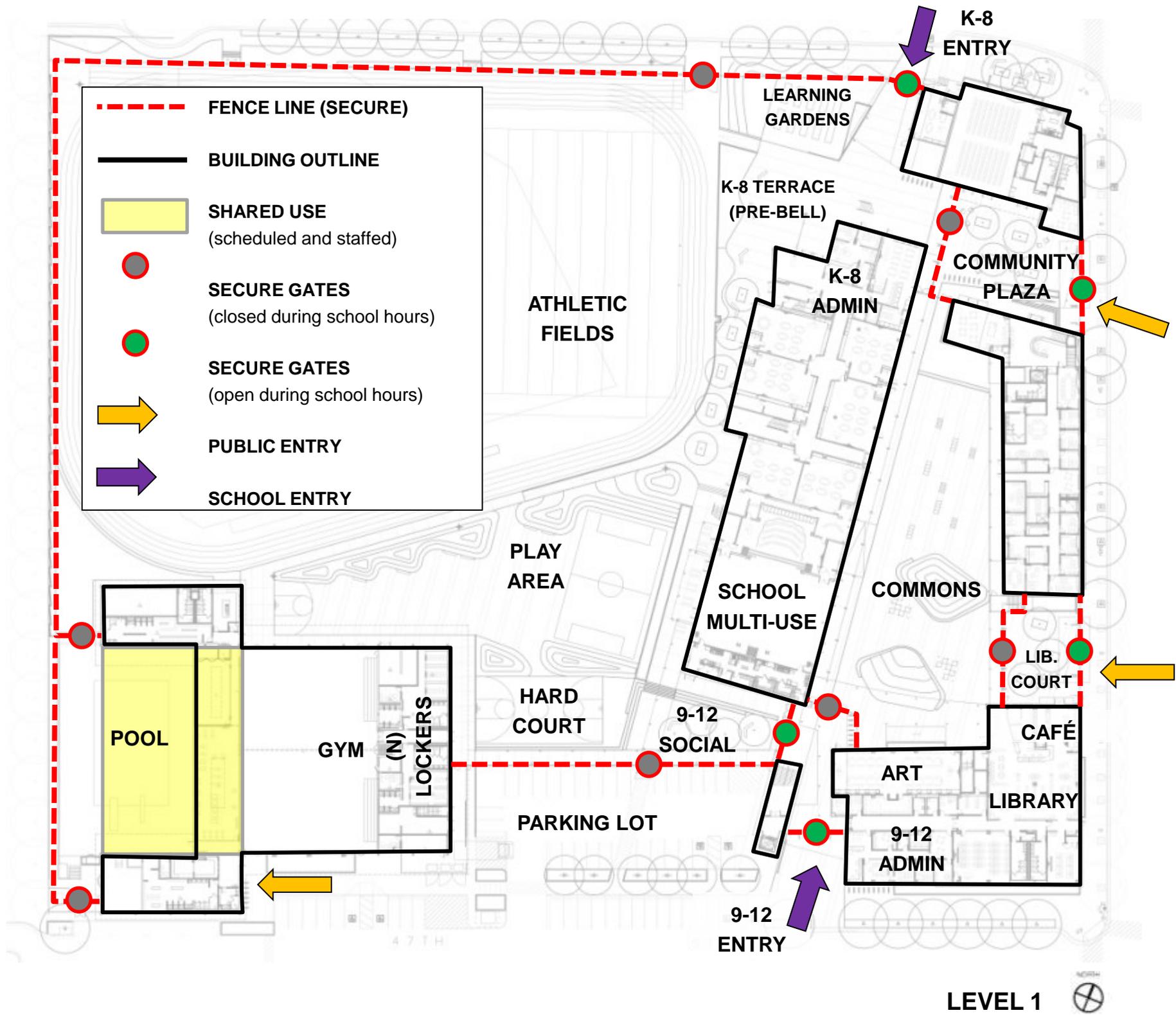
“Tools” to support Safe Play:

Ball retention netting 
(prevents foul balls from entering 6-8 play area)

Sloped Berms: 4' – 0" tall 
(encourages balls to roll back to designated play zones)







GATES – CLOSED (SCHOOL HOURS)



GATES – OPEN (NON-SCHOOL HOURS)

ECCL – Flexibility in Design

1. Operational Options: open/closed; school/community
2. Partnerships: trading program delivery for space
3. Virtual Sharing: web; wi-fi networks
4. Shared Use/ Time of Use: usage transformations *
5. Spatial Adaptability: configuration modifications *
6. Program Space Allocations: Phase 1 and Phase 2 *

Title 5 Compliance

(requirements)

- 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



High School Entry Portal

ECCL
Design Development

April 24, 2013

27



High School Entry Portal

ECCL
Design Development

April 24, 2013

28





K-8 School and Flexible Play Fields

ECCL
Design Development

April 24, 2013

30





Community Commons – Evening Event

ECCL
Design Development

April 24, 2013

32



Community Commons – Evening Event

ECCL
Design Development

April 24, 2013



Community Commons – Evening Event

ECCL
Design Development

April 24, 2013

34



Community Commons – Evening Event

ECCL
Design Development

April 24, 2013



Corner of 53rd & San Pablo

ECCL
Design Development

April 24, 2013

36



Corner of 53rd & San Pablo

ECCL
Design Development

April 24, 2013

37



Public Entry Portal: Library Court

ECCL
Design Development

April 24, 2013

38









Community Services Welcome Center

ECCL
Design Development

April 24, 2013

42

ECCL Project Time Line



- **April 24, 2013:** Board Second Reading of Design Development & Action for Approval
- **May 2013:** Construction Documentation commences

Project Budget

ECCL Construction Budget

- \$59.9M = Construction Budget
- \$2.8M = FFE Budget
- \$62.7M = Total

Upcoming Activities

Teacher/Staff Engagement

- **5/9** Focus Group (tentative date)
- K-5 Play & Community Commons

Student Engagement

- ESS Art and 3D Design Class
- CCA Exhibition **5/1**
- **6/6** City/School Presentation

ECCL Design Exhibit

- Physical Model to be developed





EMERYVILLE CENTER of COMMUNITY LIFE



April 24, 2013

nexus partners

ECCL
Design Development

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 code 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.





New (additional) Spaces & Amenities

- 1. Dedicated K-5 Recess w/ access to Library and Multi-purpose Room ** ***
- 2. Rubberized Hard Court Surface * ***
- 3. Dedicated 6-8 Phys. Ed. Space ***
- 4. Artificial Turf Sports Field * ***
- 5. Rubberized Track * ***
- 6. High School Outdoor Classroom ***

More (additional) Spaces & Amenities

- 7. Learning Gardens ***
- 8. High School Social Space ***
- 9. K-8 Entry Courtyard **
- 10. K-5 Outdoor Classrooms and Flexible Play Areas ***

Key Measures of Success

- Reduce Operating Costs *
- Improve Safety & Security **
- Increase Quality of Education ***

Existing Emery Secondary School (2010)

Emeryville, CA Grades 9-12

Photos

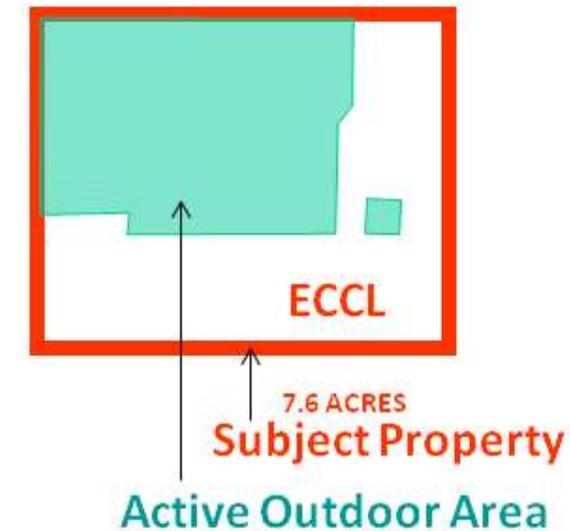


Tabulations

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

Photos



Tabulations

Acreage	7.60
Site Population (students)	780
Site Density (students / acre)	103
Active Outdoor Area (acres)	4.15
Active Outdoor Density (students / acre)	188



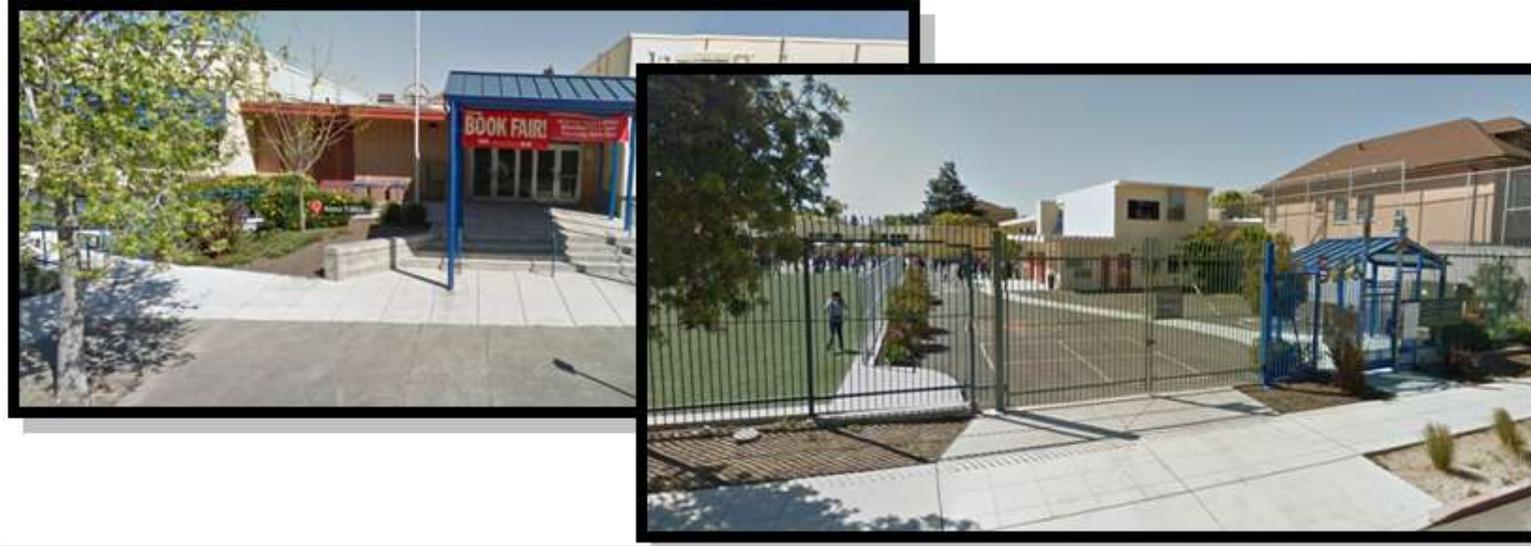
Site Scale Comparison



Anna Yates Elementary School

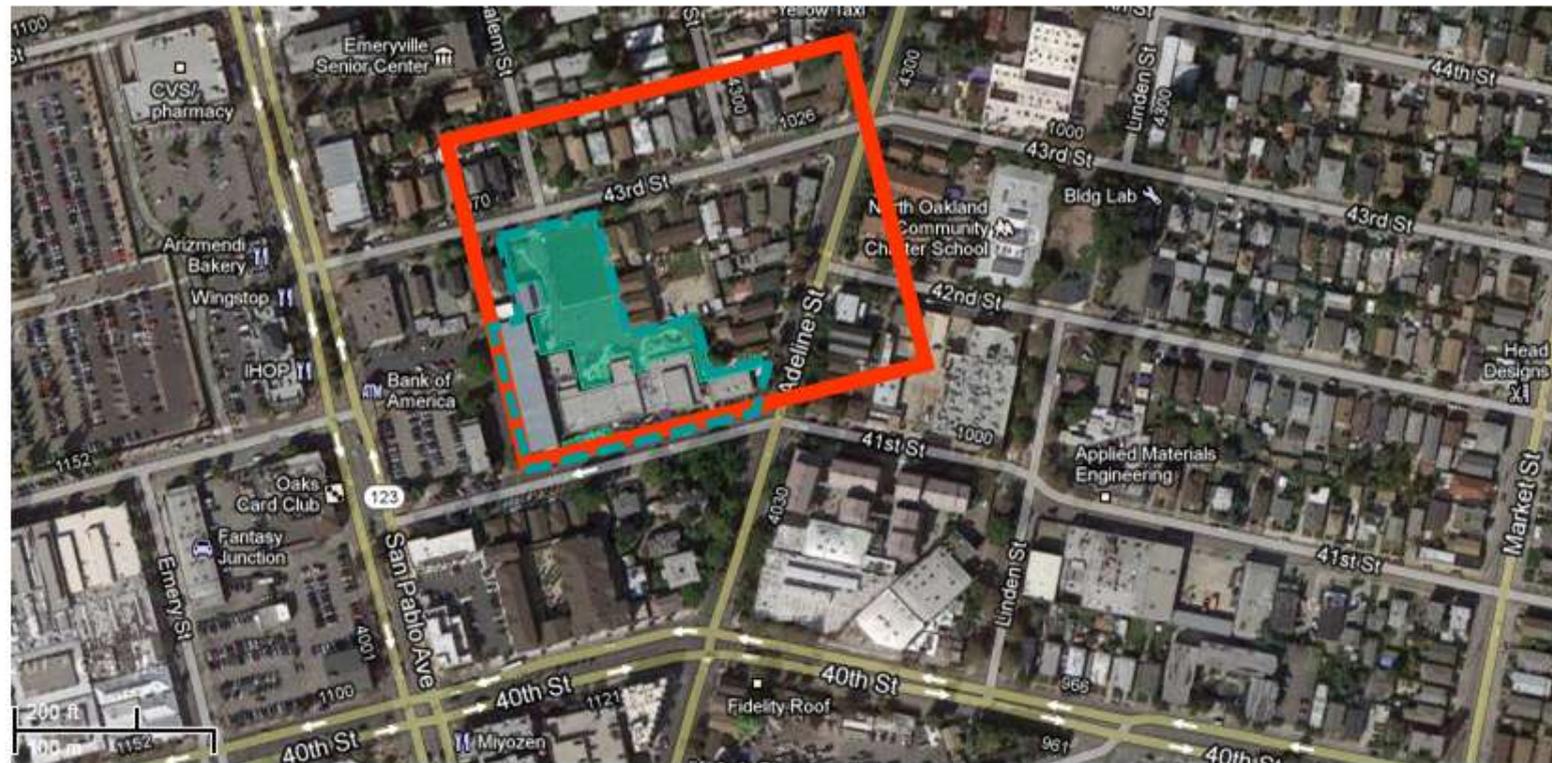
Emeryville, CA Grades K-5

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

Photos



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

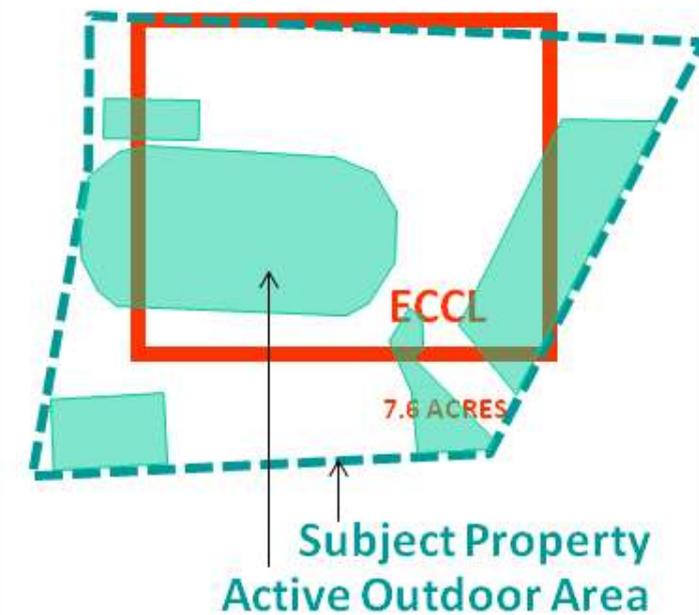


Tabulations

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

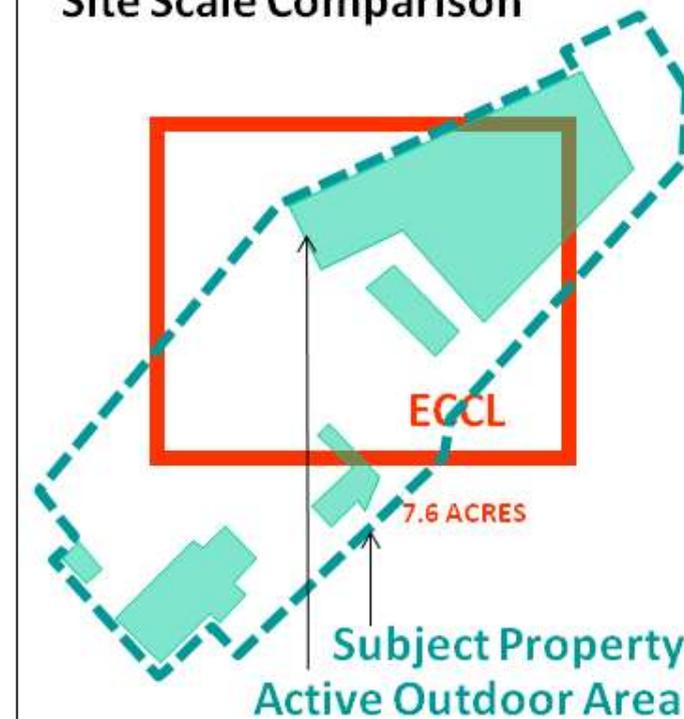


Tabulations

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

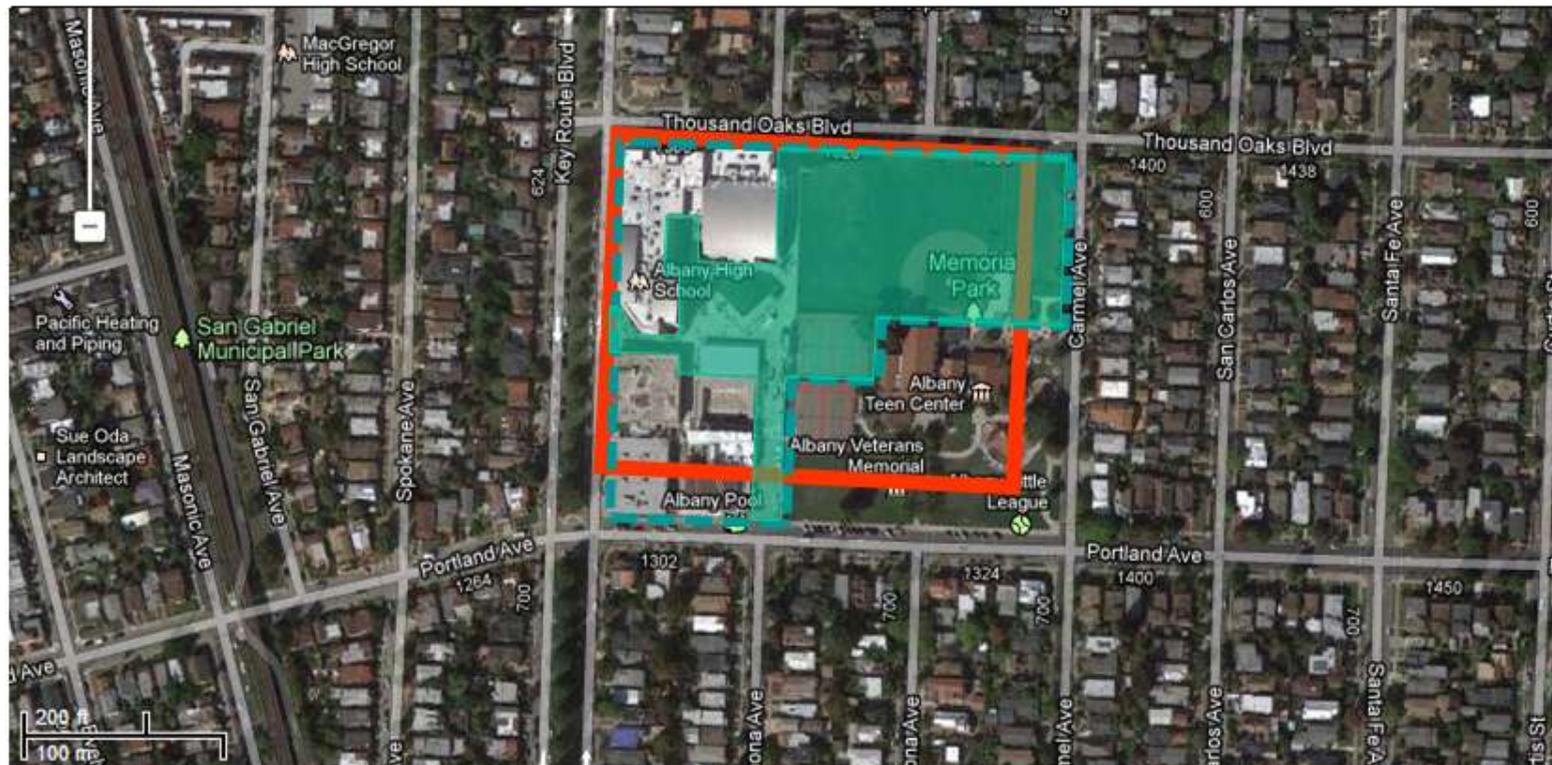
Albany, CA Grades 9-12

Photos

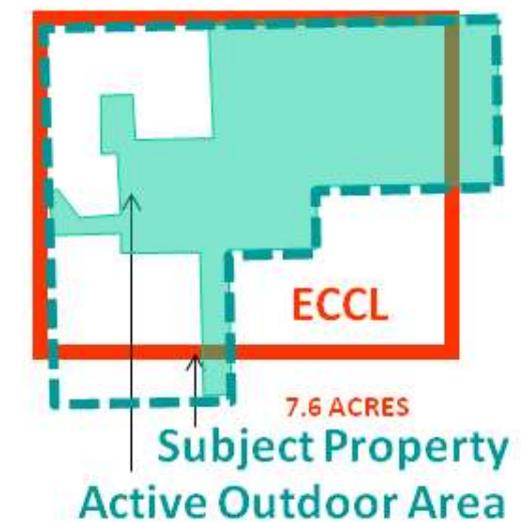


Tabulations

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

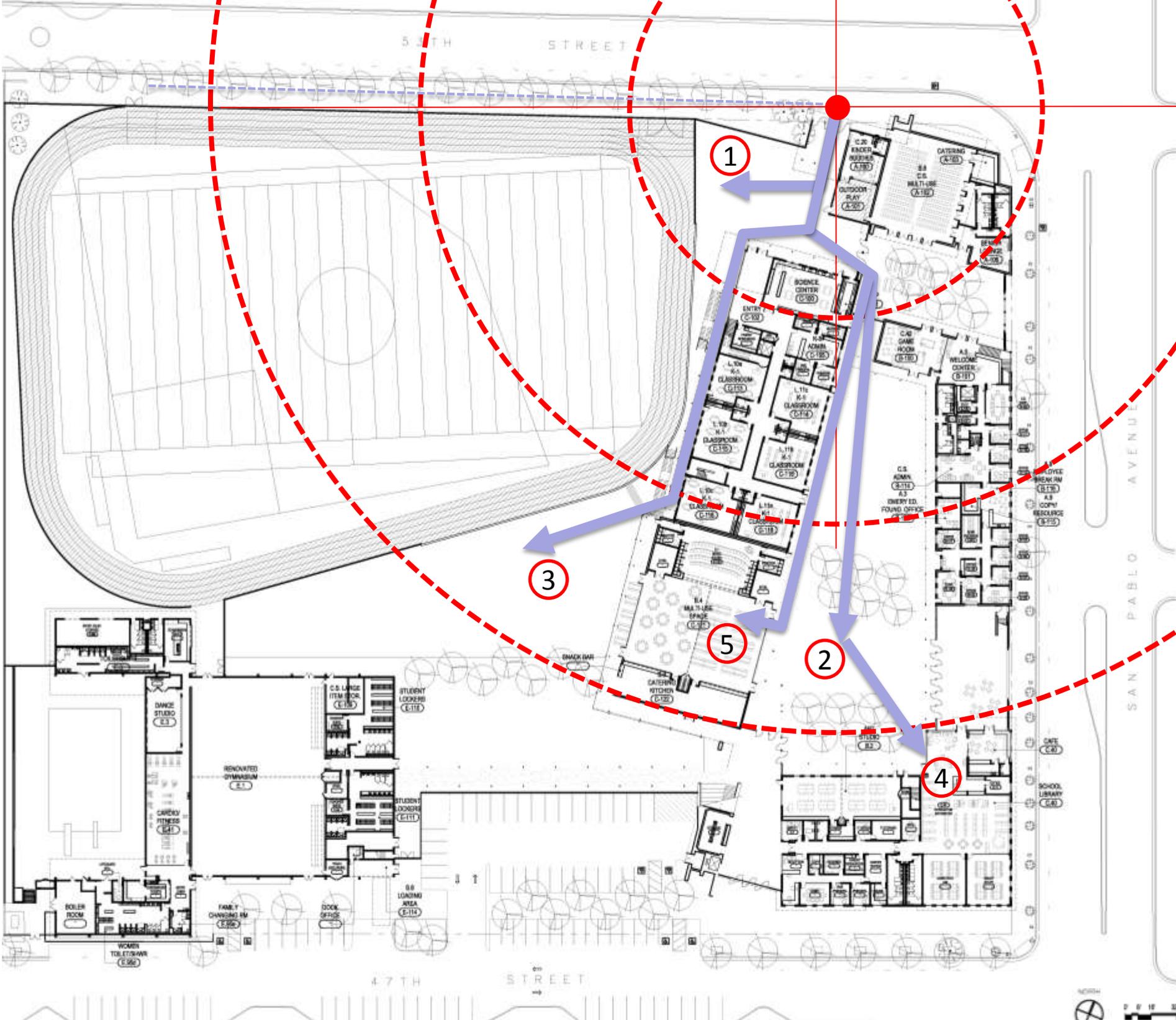


Site Scale Comparison



Emeryville Center of Community Life

Walking Distances & Travel Times Study



- ### ECCL WALKING TIMES
1. K-8 Drop-off to K-5 Pre-Bell K Play / Learning Gardens (<30 sec.)
 2. K-8 Drop-off to K-5 Pre-Bell Play (approx. 1 min.15 sec.)
 3. K-8 Drop-off to 6-8 Pre-Bell Play (approx. 1 min. 15 sec.)
 4. K-8 Drop-off to Library (approx. 1 min. 40 sec.)
 5. K-8 Drop-off to K-8 Multi (approx 1 min. 20 sec.)

- - - - - 30 Second Walking Distance
 → Walking Path → Diff. Level
 ● Vertical Circulation
 Concentric circles = 256' or 30 seconds walking time

Assumptions:
 • 256 ft/min walking speed
 • 20 seconds / flight of stairs

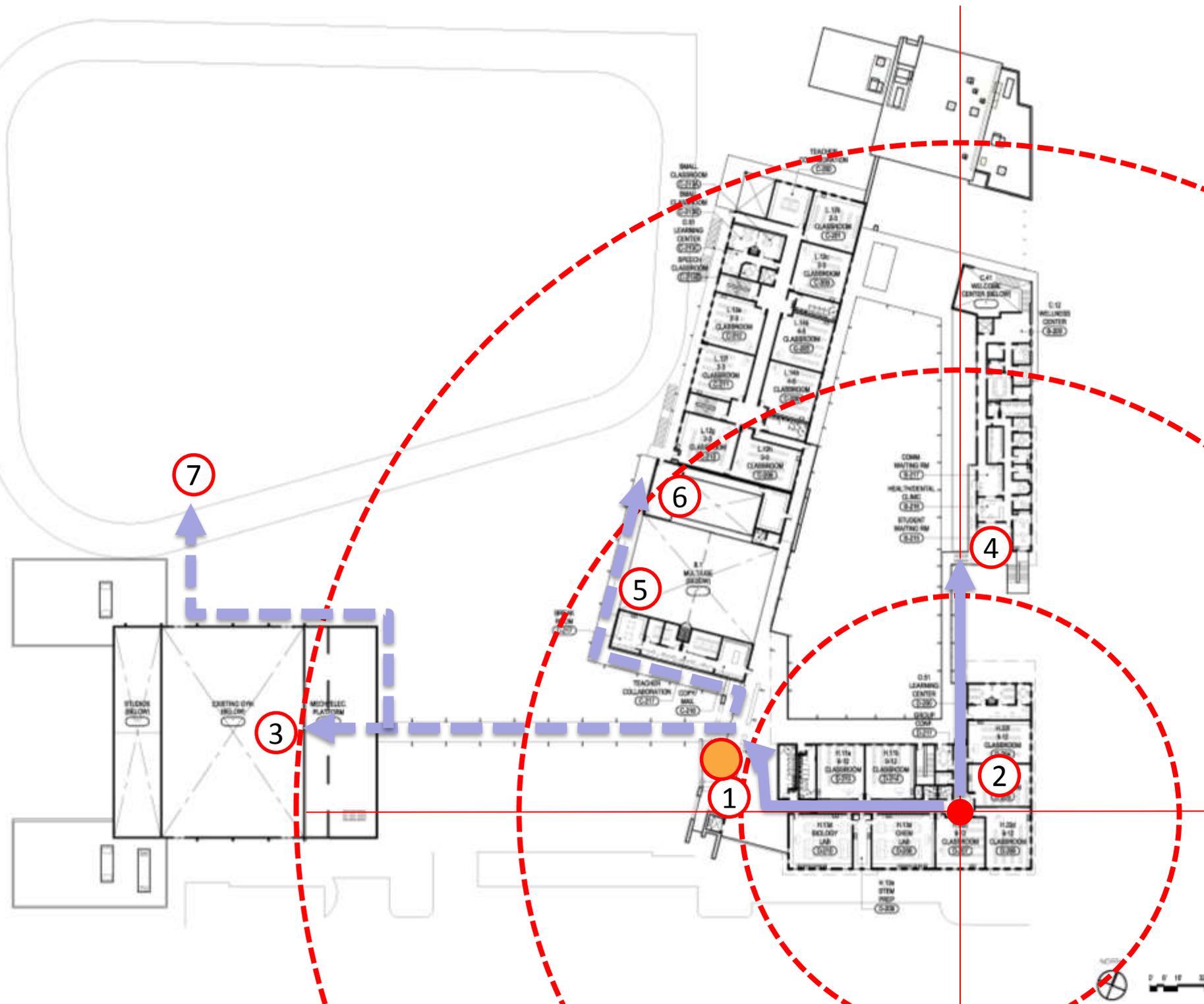


Travel Distance: K-8 Drop-Off Ground Level

ECCL
Design Development

ECCL WALKING TIMES

1. HS Classroom to HS Lockers < 1 min.
2. HS Classroom to Library < 1 min.
3. HS Classroom to Gym <2 min.
4. HS Classroom to Health Services <1 min.
5. HS Classroom to HS Multi-Purpose <1.5 min.
6. HS Classroom to Music < 2 min.
7. HS Classroom to Athletic Field: 2 min.



-  30 Second Walking Distance
-  Walking Path  Diff. Level
-  Vertical Circulation

Concentric circles = 256' or 30 seconds walking time

- Assumptions:
- 256 ft/min walking speed
 - 20 seconds / flight of stairs



Travel Distance: High School Classroom Level 2

ECCL Design Development

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

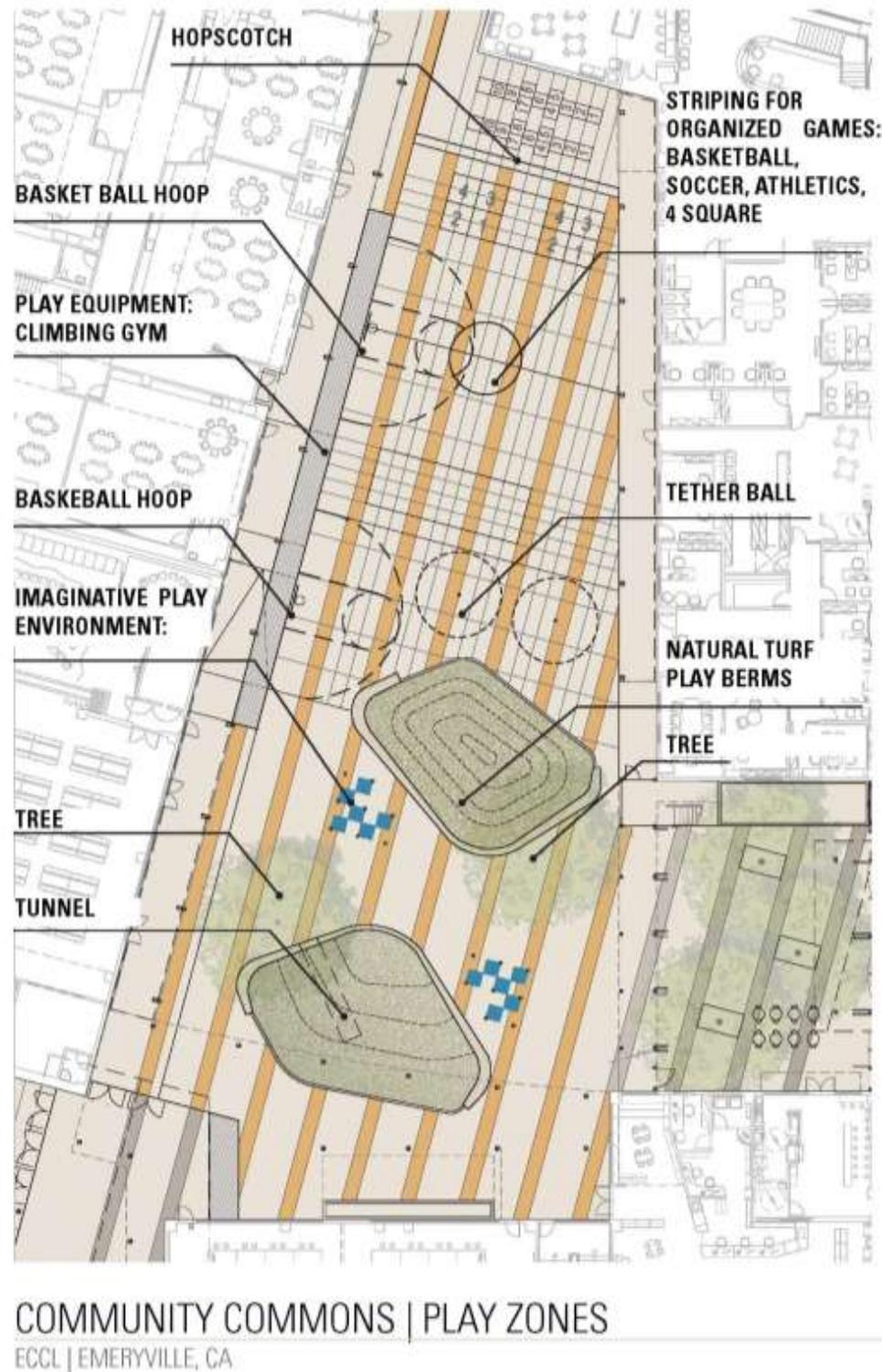
All buildings designed to current more stringent seismic codes

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
3 elevators added to the site
On site accessible parking added



K-5 Play Space

- Active Play
 - Soccer
 - Basketball
 - Kickball
 - Hopscotch
 - 4-square
 - Tetherball
 - Climbing Structures

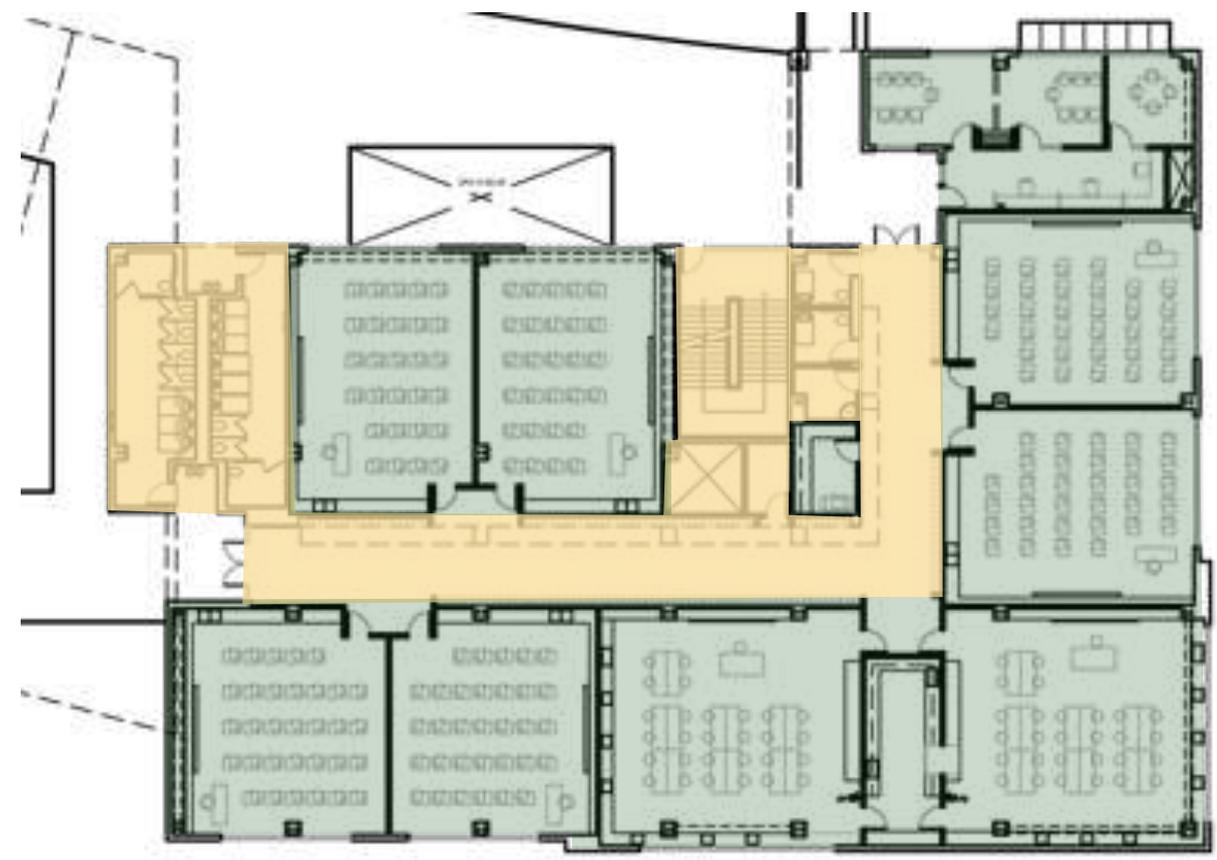
- Creative Play
 - Turf Slide
 - Art boards
 - Building blocks

Items for further development During Construction Documents:

- Ball Retention and Containment
- Windows around commons – Sound Attenuation and Breakage Prevention
- Detailing to Preclude Climbing
- Emergency Egress @ Gates
- Cameras and Remote Entry @ Secure Control Points



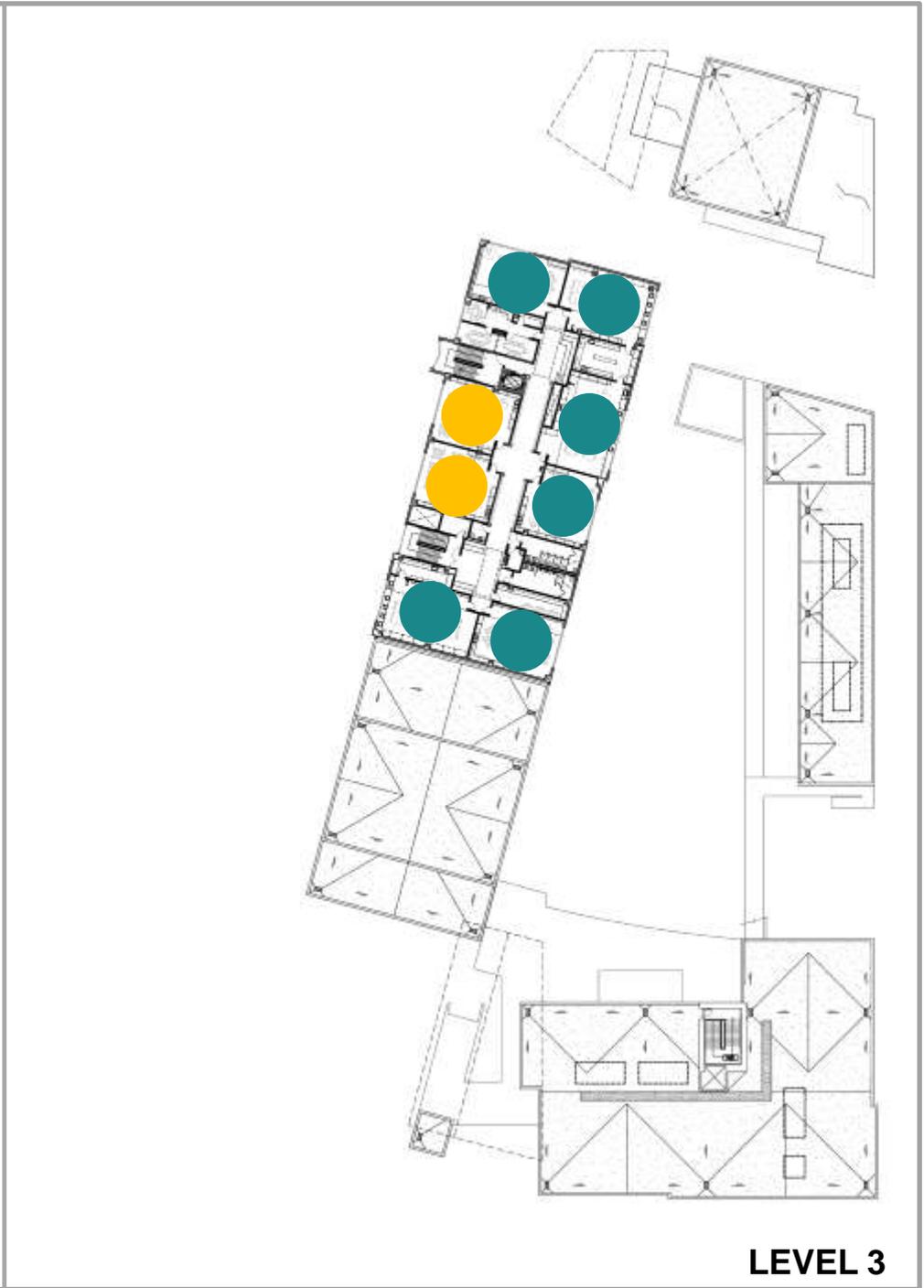
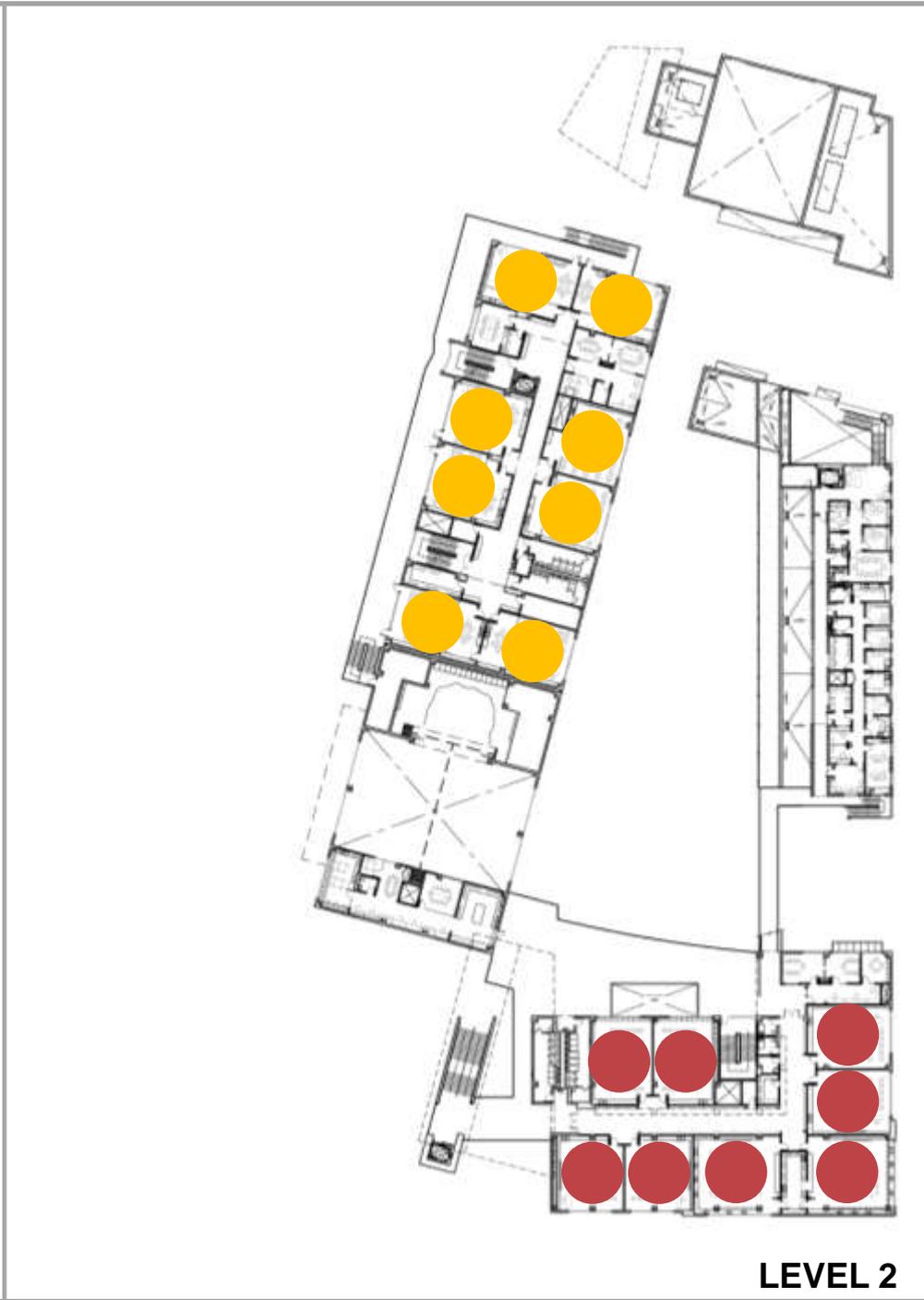
LEVEL 2 – K-8 WING



LEVEL 2 – 9-12 WING

CORE: CIRCULATION & SERVICE
 FLEX ZONE



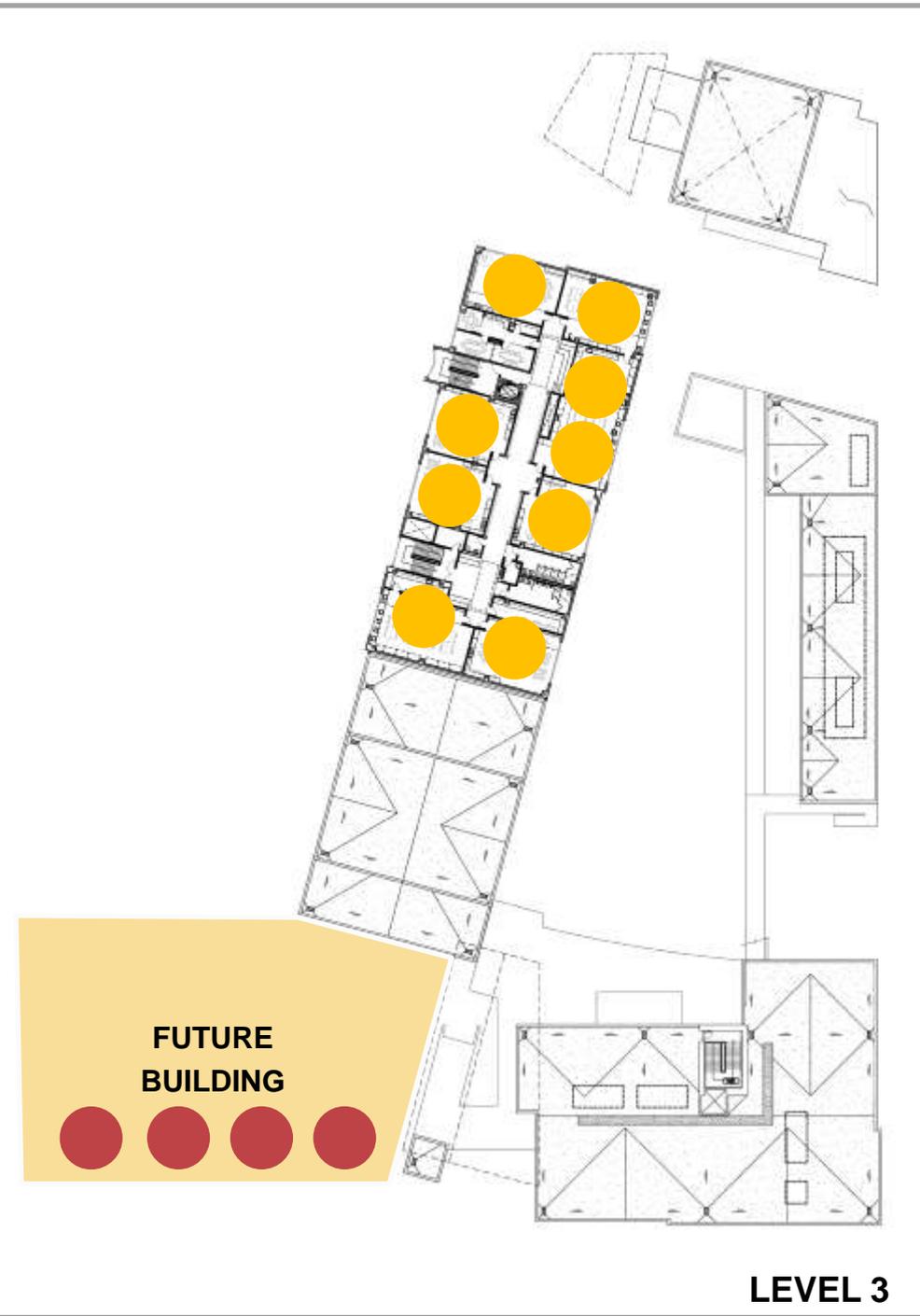
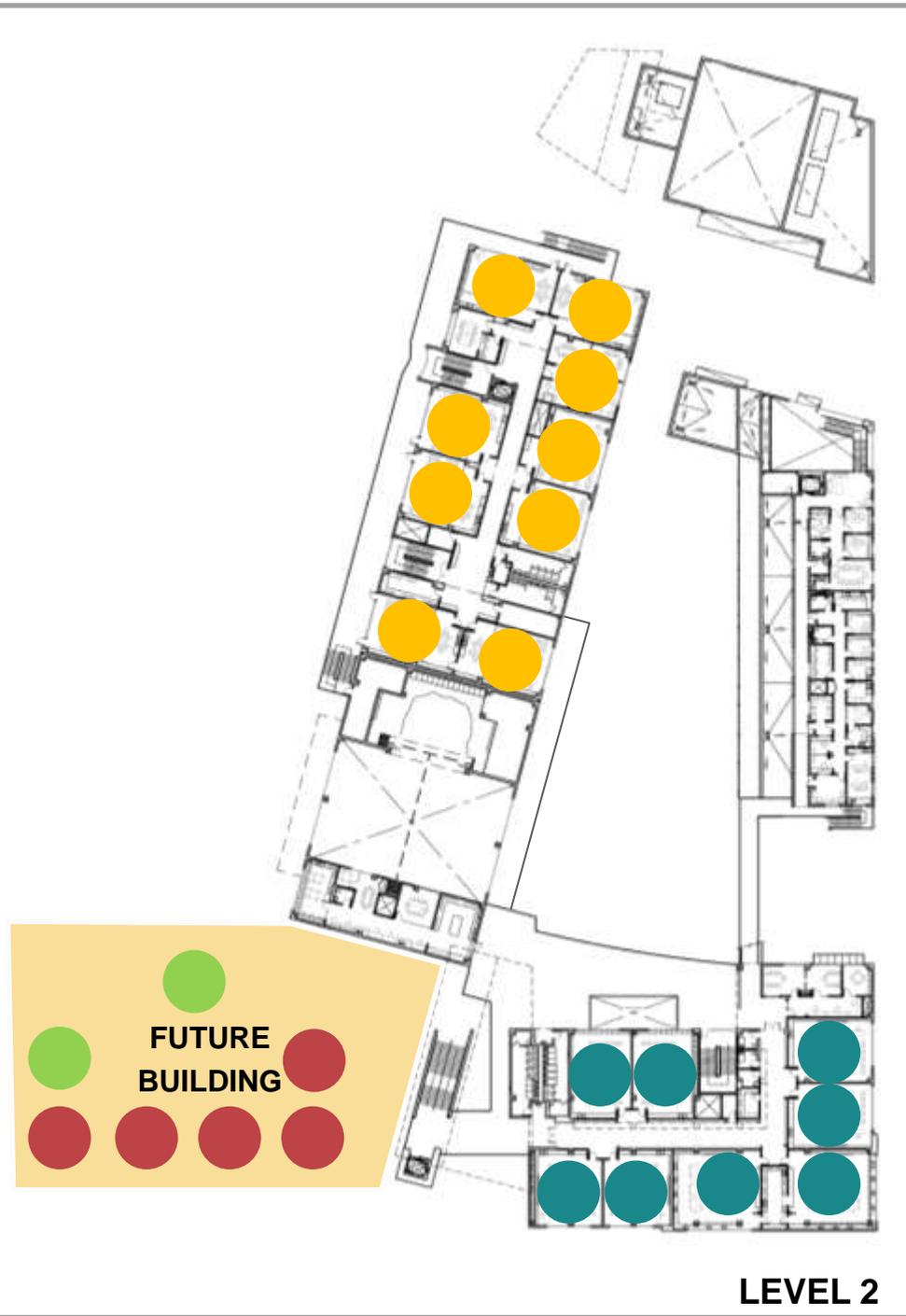
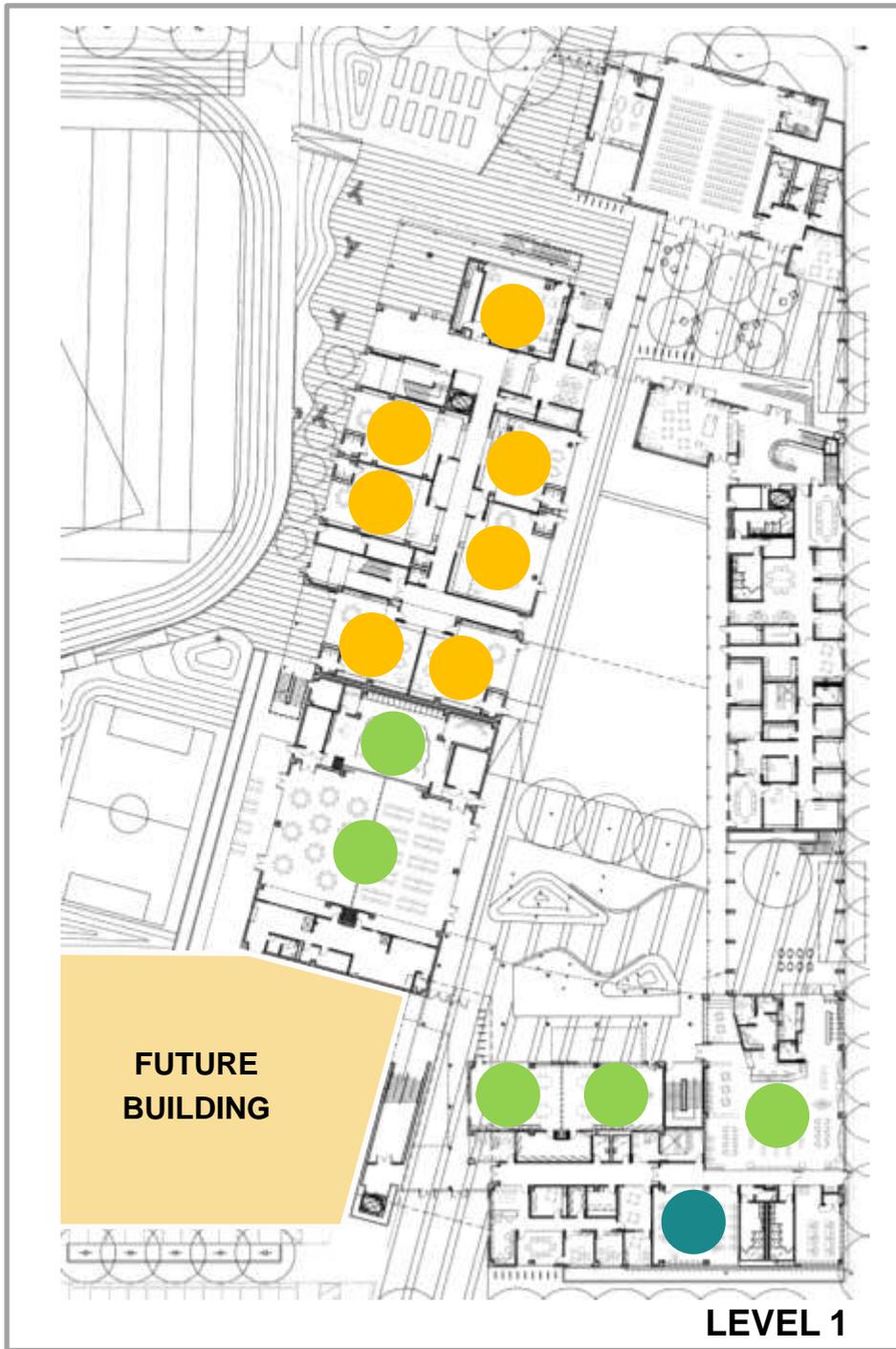


- K-5 CLASSROOM
- 6-8 CLASSROOM
- K-12 SHARED
- 9-12 CLASSROOM



PROGRAM ALLOCATION – PHASE 1

**ECCL
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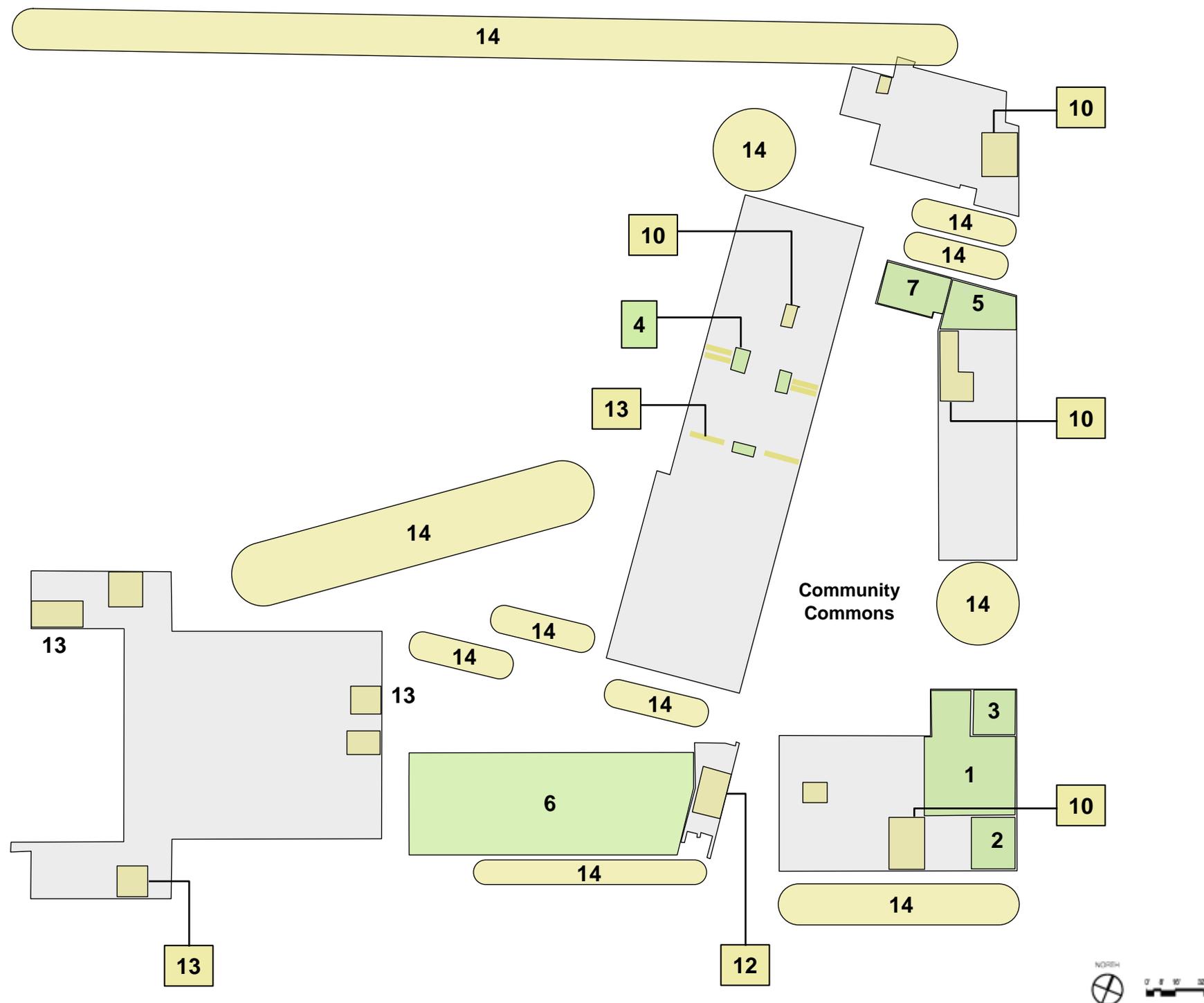


- K-5 CLASSROOM
- K-12 SHARED
- PHASE 2 BUILDING AREA
- 6-8 CLASSROOM
- 9-12 CLASSROOM



PROGRAM ALLOCATION – PHASE 2: New High School Space

**ECCL
Design Development**



New (additional) Spaces & Amenities

- 1. Public Library*
- 2. Library Classroom***
- 3. Shared Use Cafe***
- 4. Dedicated K-1 Restrooms***
- 5. Welcome Center**
- 6. On Site Parking**
- 7. Shared Access to Community Spaces*

More (additional) Spaces & Amenities

- 10. Restrooms***
- 11. Bike Racks**
- 12. Lockers (Grades 6-12)***
- 13. Cubbies (Grades K-5)***
- 14. Trees***

Key Measures of Success

- Reduce Operating Costs *
- Improve Safety & Security **
- Increase Quality of Education ***



Project Attributes: “New & More” Spaces and Amenities - Level 1

**ECCL
Design Development**