

Emeryville Center of Community Life

Planning Commission Study Session Submittal



April 26, 2012

nexus partners

ECCL Final
Conceptual Design

Pool and Pool Deck to Remain

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	10,500 sf
Existing to be Removed	74,500 sf

PHASE 1

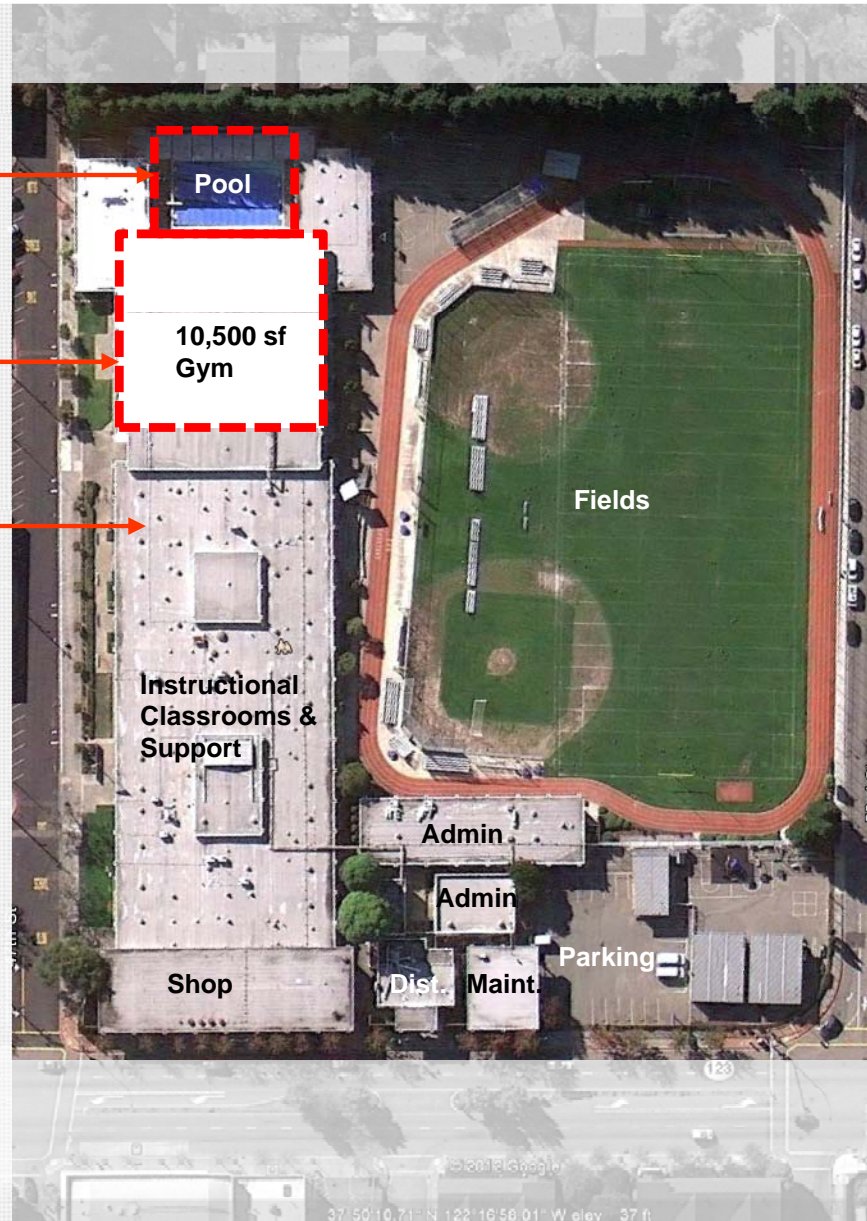
Proposed New Building Area:	104,600 sf
Proposed Renovated Area:	10,500 sf
Proposed Total Building Area:	115,100 sf

PHASE 2

Proposed Building Area:	34,670 sf
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PHASE 1 + PHASE 2

Proposed Total Building Area:	149,770 sf
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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: 115,100 sf
F.A.R.: 0.35

PHASE 1 + PHASE 2

Proposed Floor Area: 149,770 sf
F.A.R.: 0.46*

* Excluding Phase 2 covered parking



Existing Site & Area Tabulations

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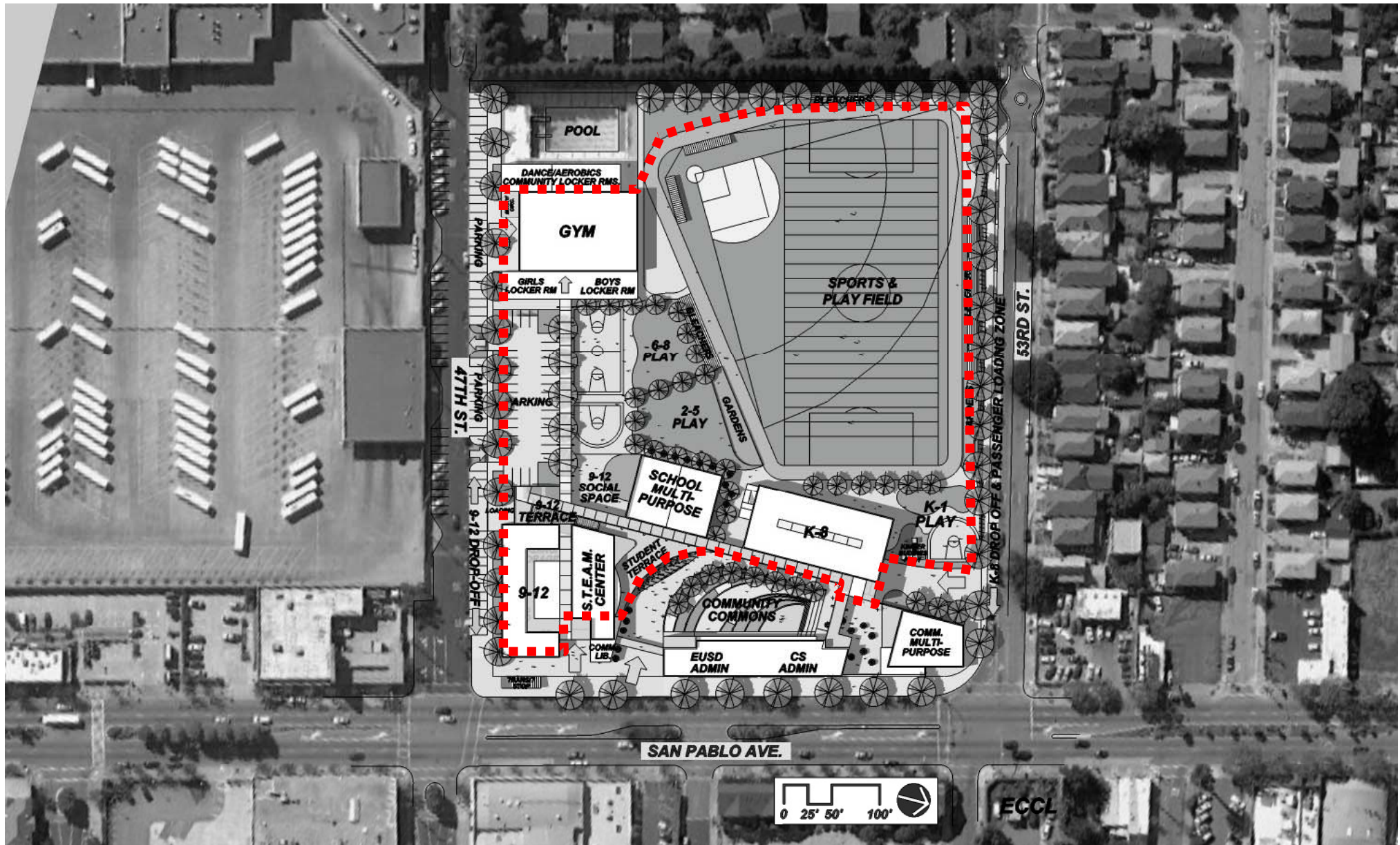
Ⓣ Existing AC Transit Stops for Routes 802 / 72



Conceptual Site Plan – Phase 1

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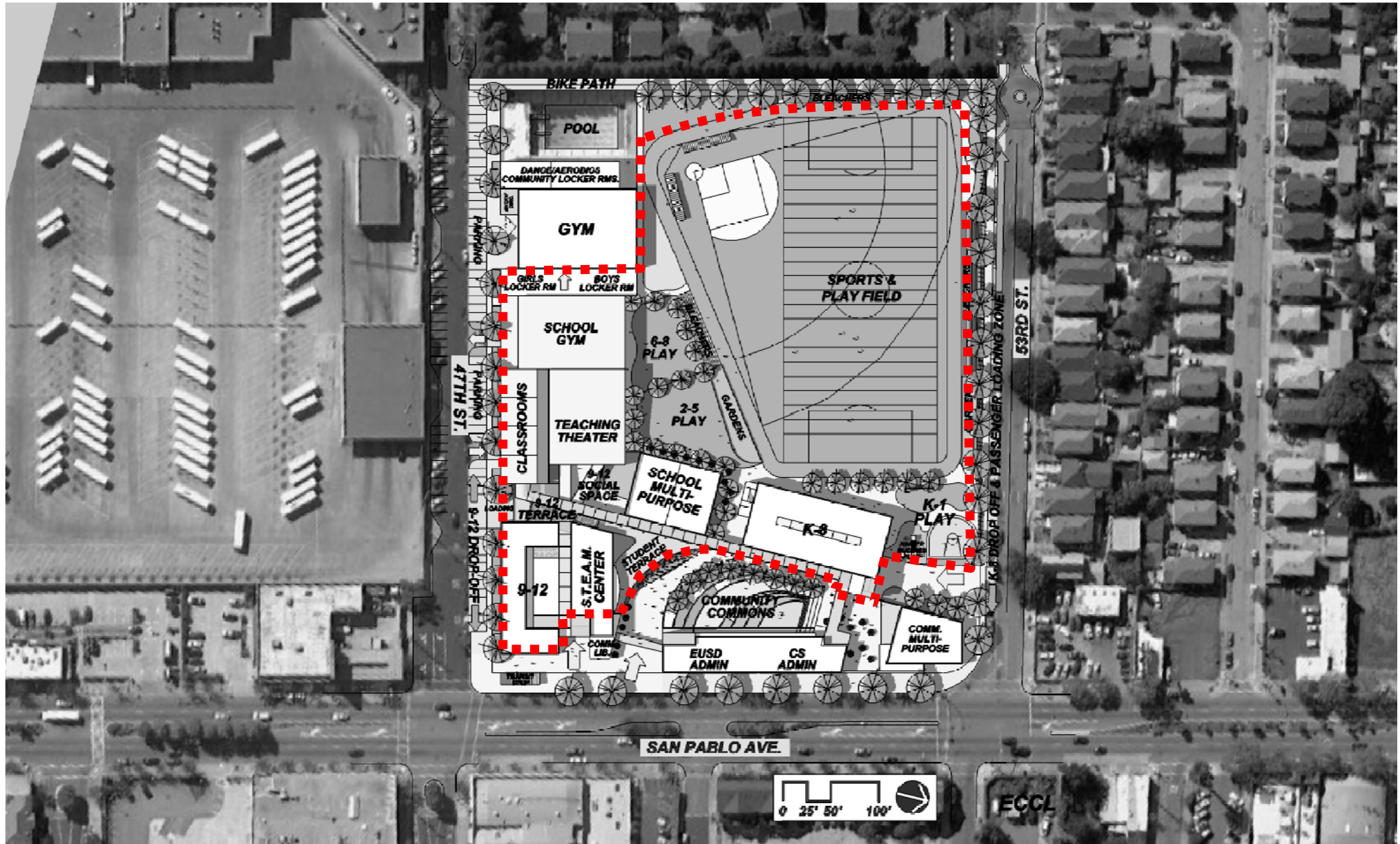
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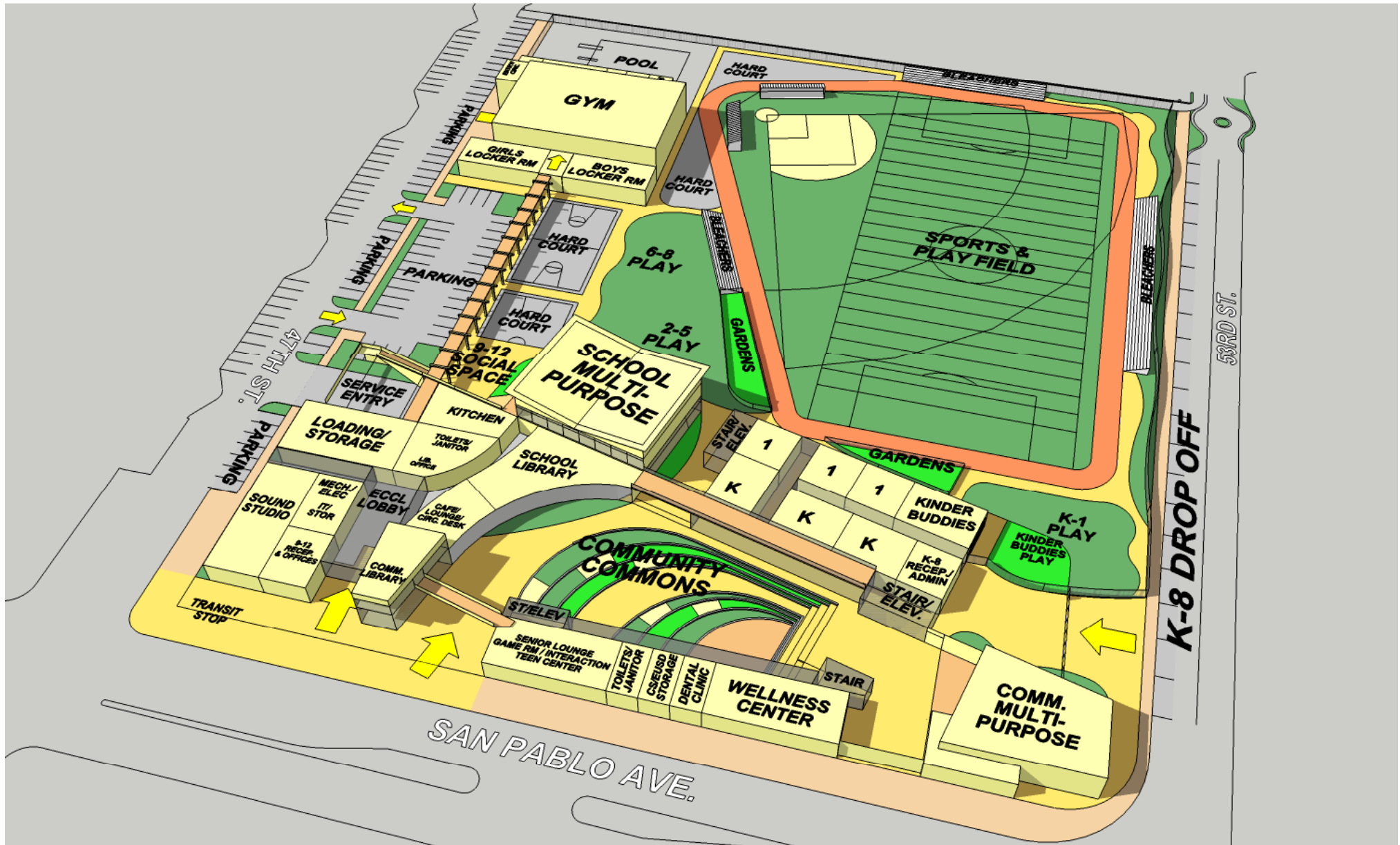
Community / School Boundary Diagram

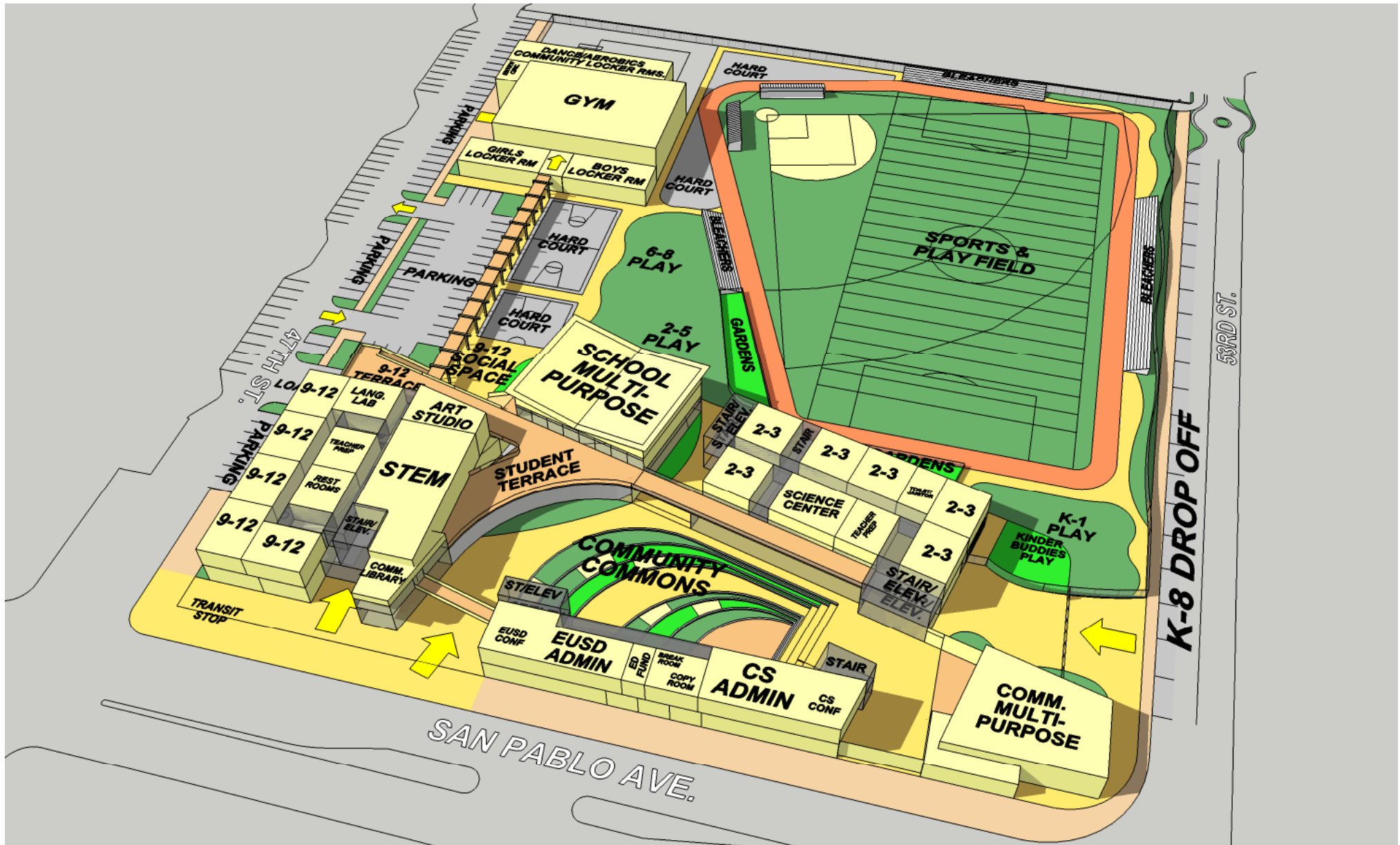
Phase 1 - During School Hours

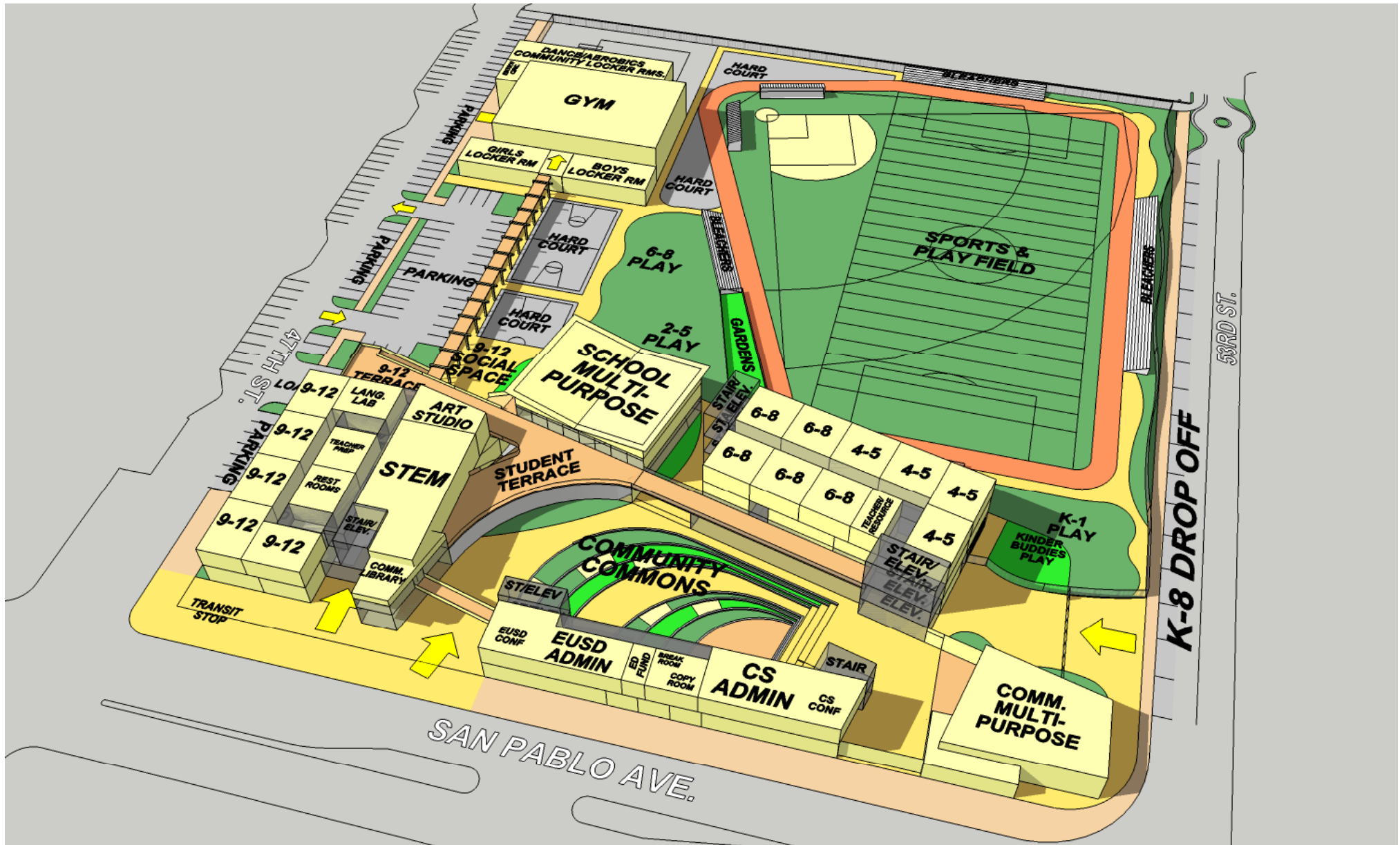
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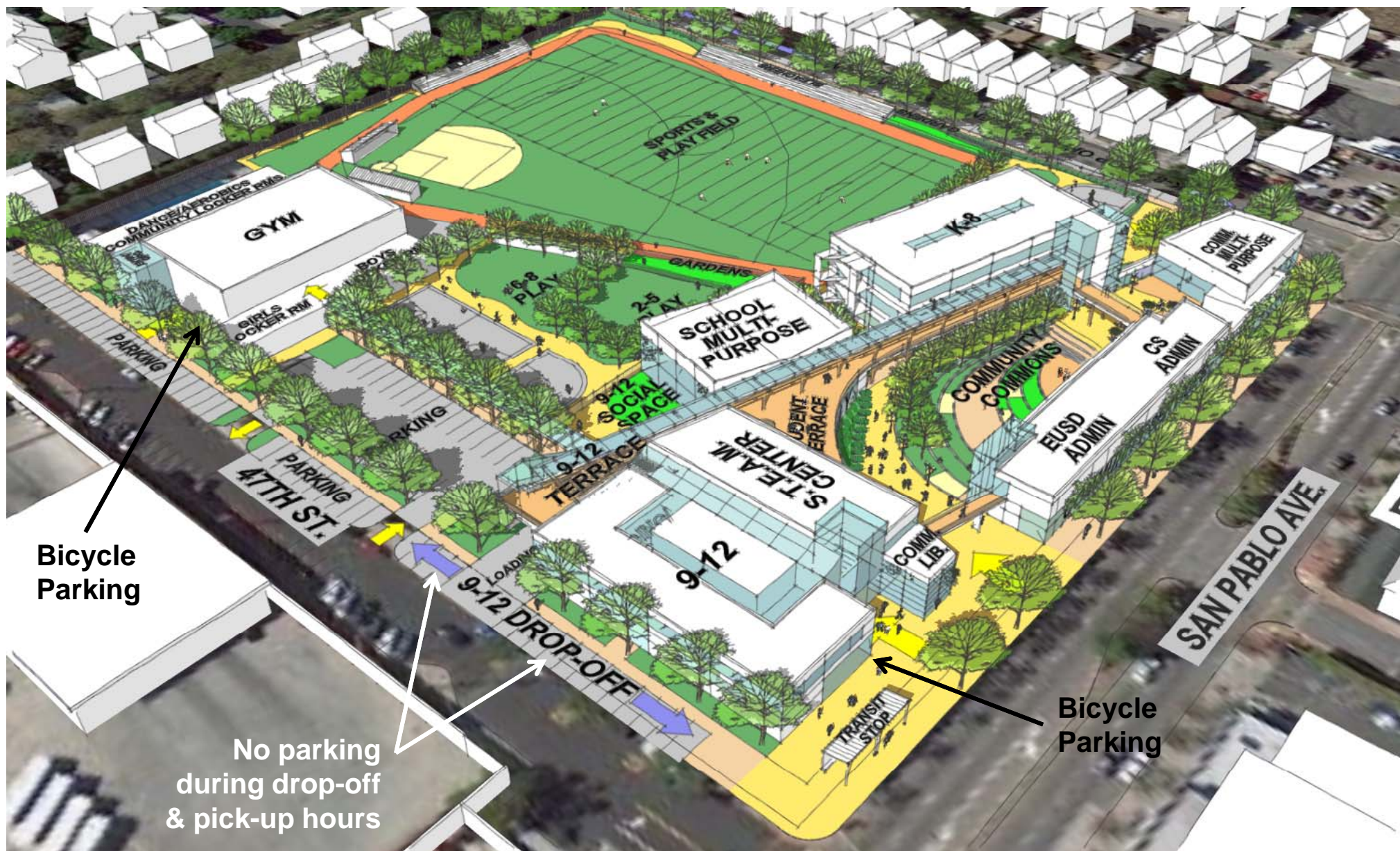
















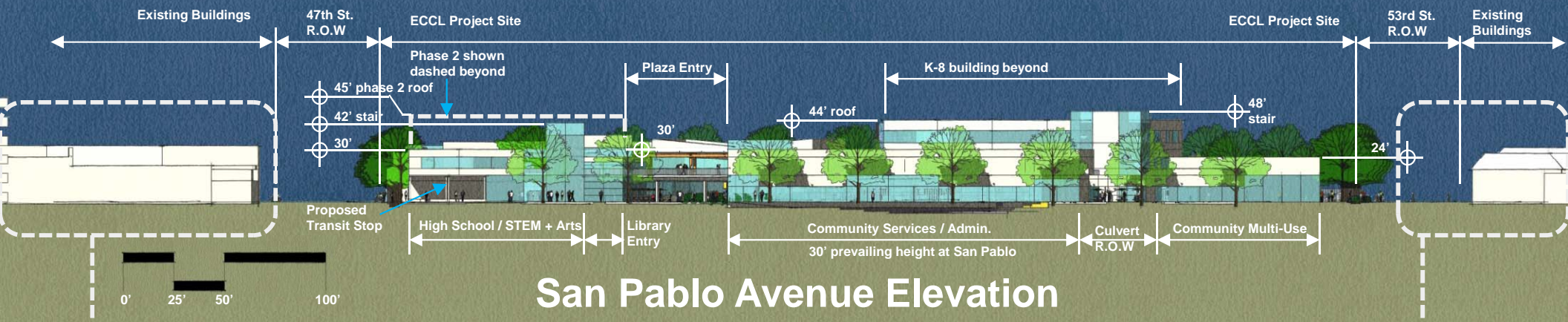
Building Massing – Phase 2

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NOTE: Proposed Prevailing Building Height along San Pablo Avenue is 30'

Buildings step up to 48' Max. Height toward interior of site



San Pablo Avenue Elevation



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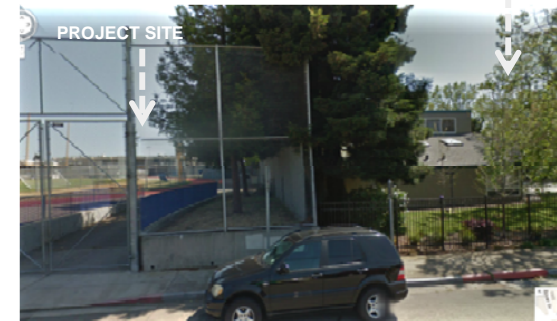
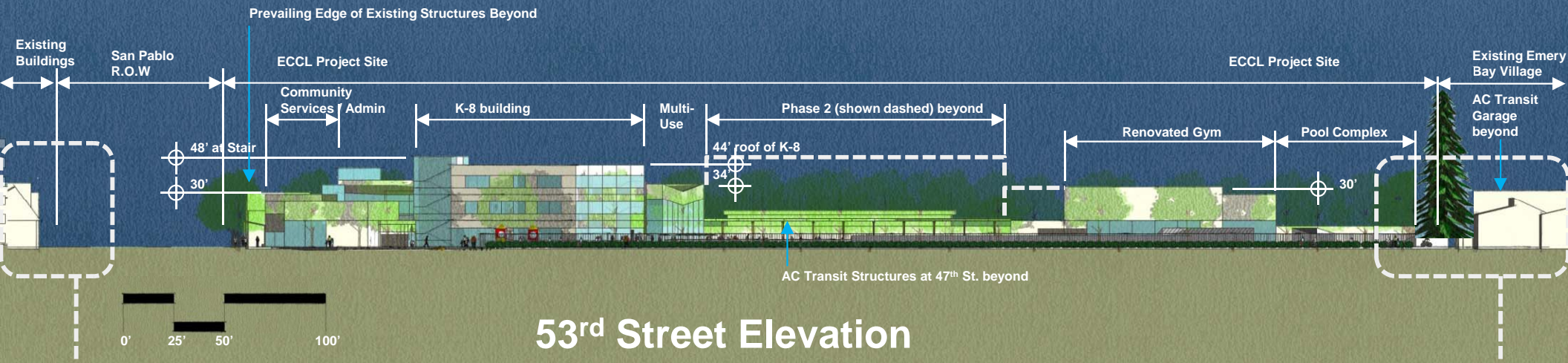
Conceptual Elevations

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NOTE: Proposed Prevailing Building Height along 53rd Street is 24' (at the corner of San Pablo Ave.

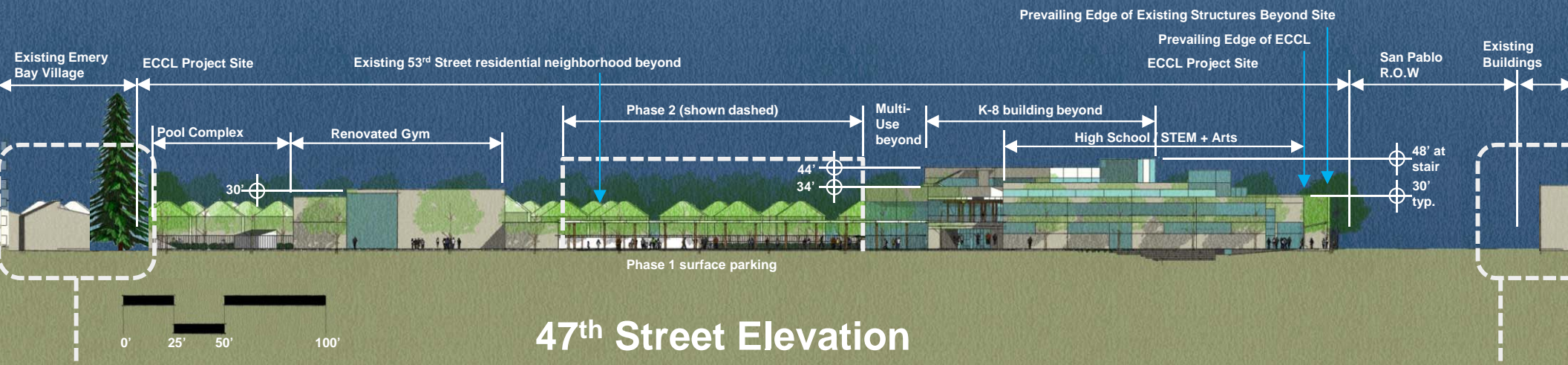
K-8 Building steps up to 48' Max. Height toward interior of site



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Conceptual Elevations

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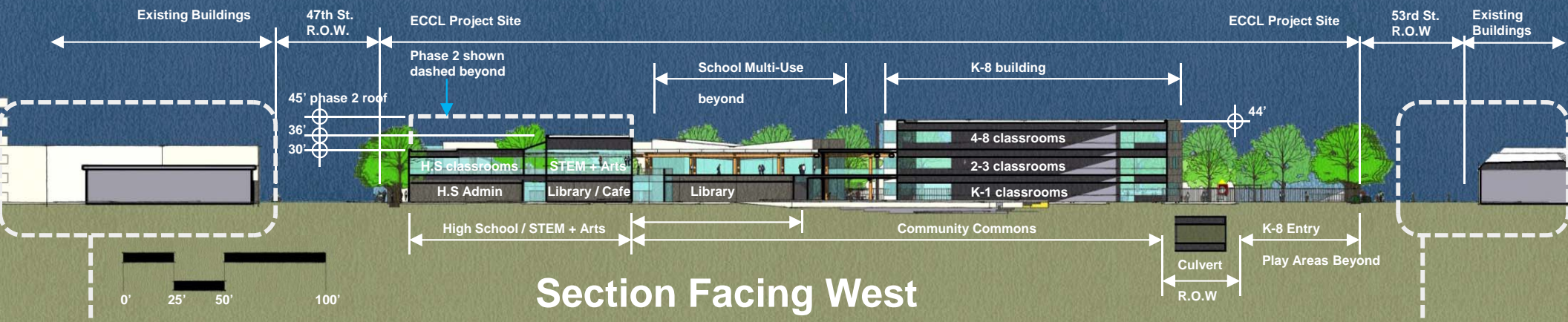
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Conceptual Elevations

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NOTE: Proposed Prevailing Building Height along San Pablo Avenue is 30'

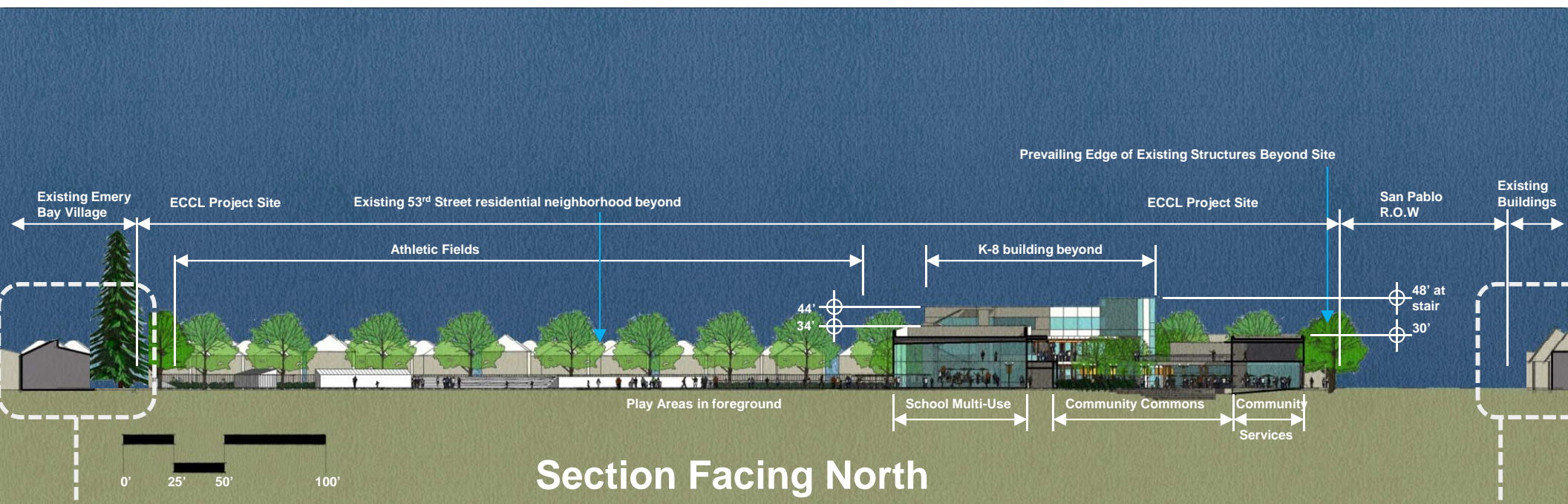
Buildings step up to 48' Max. Height toward interior of site



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Conceptual Site Sections

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Conceptual Site Sections

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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. ECCL Lobby
11. School Library
12. Café/Lounge
13. Community Library
14. Controlled access point **

* Parking restricted during drop-off and pick-up hours

** Public access restricted during school hours

CIRCULATION PATHS

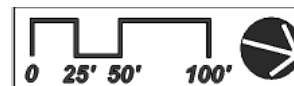
PUBLIC



SCHOOL

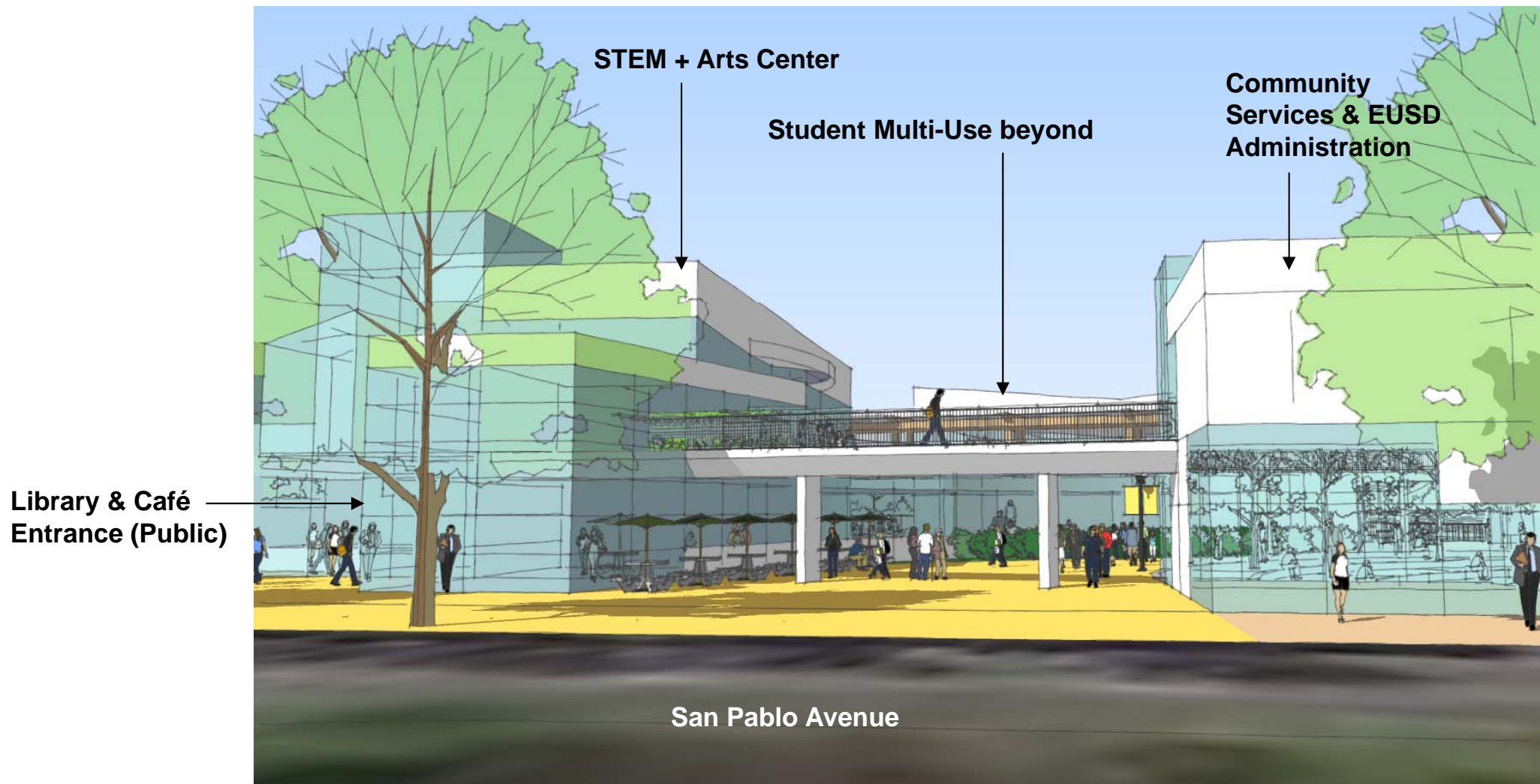


ENTRY POINTS



Conceptual Circulation Plan: Ground Floor

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Key Portal Ideas:

- Frames entry to Community / School Library
- Provides for security control point with visibility of both street and commons

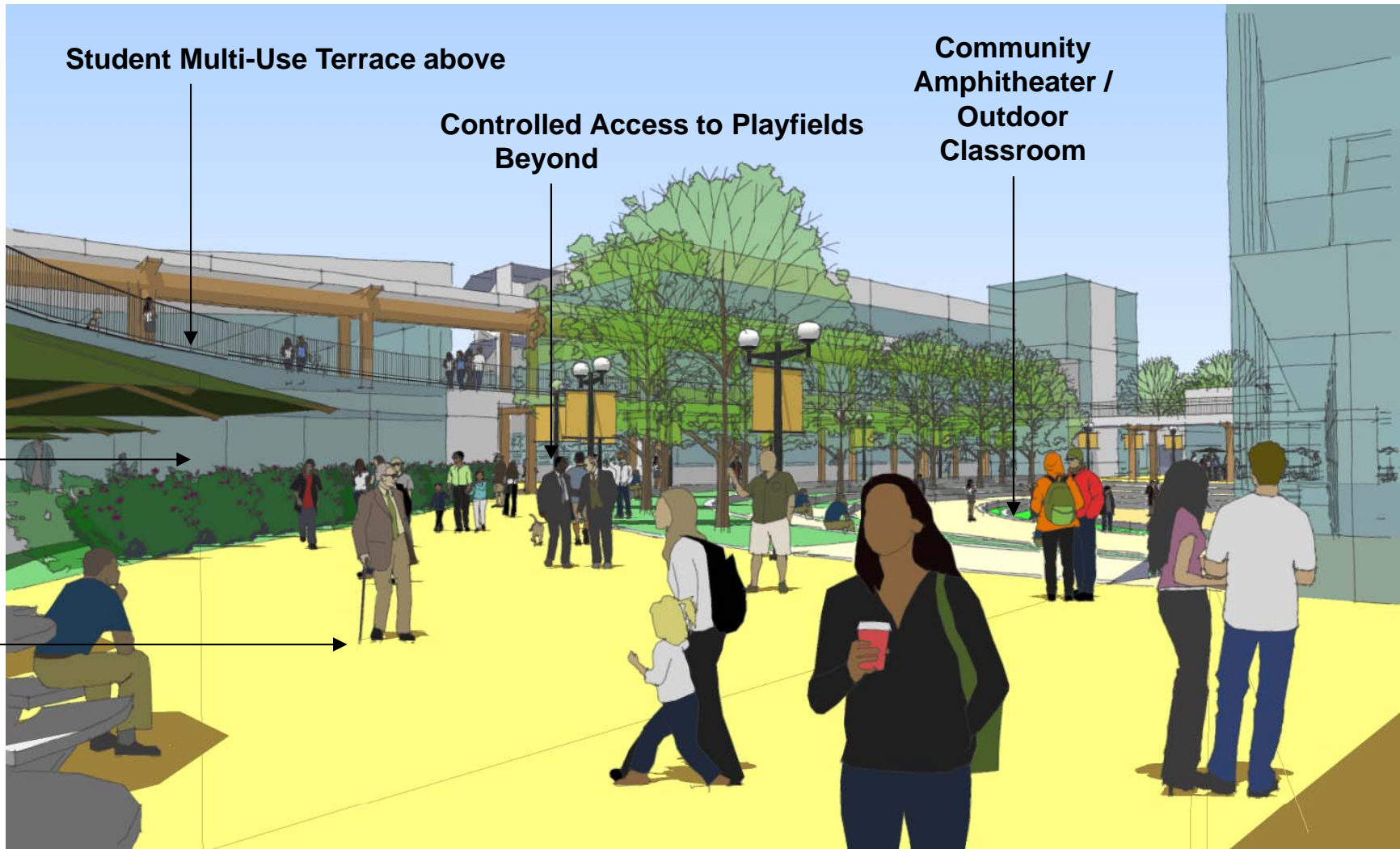
Library

Library Plaza &
Café with
outdoor seating

Student Multi-Use Terrace above

Controlled Access to Playfields
Beyond

Community
Amphitheater /
Outdoor
Classroom



Key Library & Commons Ideas:

- Library convenient to both public and students
- Library adjacent to Café and outdoor seating
- Commons serves multiple users and supports multiple events

**K-8
Classrooms**

**School
Multi-Use**

**Student
Terrace**

Library

**Community
Amphitheater**

**Community Multi-Use
Building Beyond**



Key Community Commons Ideas

- **Commons supports a wide variety of users, uses and events**
- **Community Amphitheater expands program opportunities**
- **Controlled, safe & comfortably scaled space**
- **Students separated from public on upper level during school day**

Community
Services &
EUSD Admin

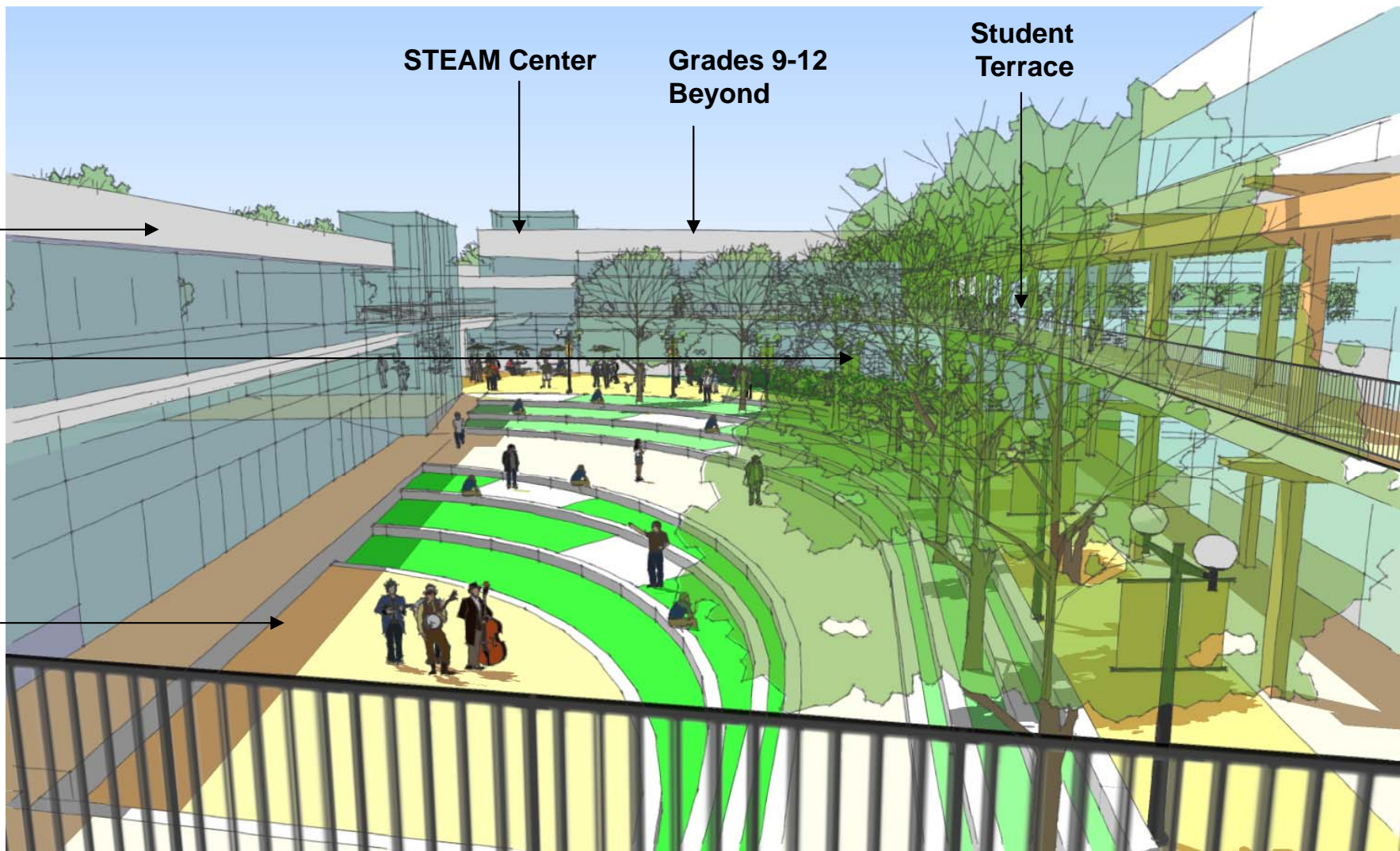
Library

Community
Amphitheater /
Outdoor
Classroom

STEAM Center

Grades 9-12
Beyond

Student
Terrace



Key Terrace Ideas:

- Students separated from public on upper level during school day
- Community accessible during non-school hours
- Expands community & student space for events and activities
- Provides clear circulation route between programs and spaces



Renderings - Terrace (students only during school day)

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Athletic Fields Provide Additional K-8
Play Space when not in use by HS

K-8 Dedicated Play

Areas:

ECCL 42,000 SF
AYES 32,300 SF

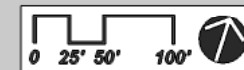
29,000 SF

93,000 SF

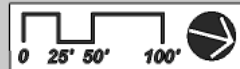
13,000 SF

10,300
SF

22,000 SF



**ANNA YATES
ELEMENTARY**



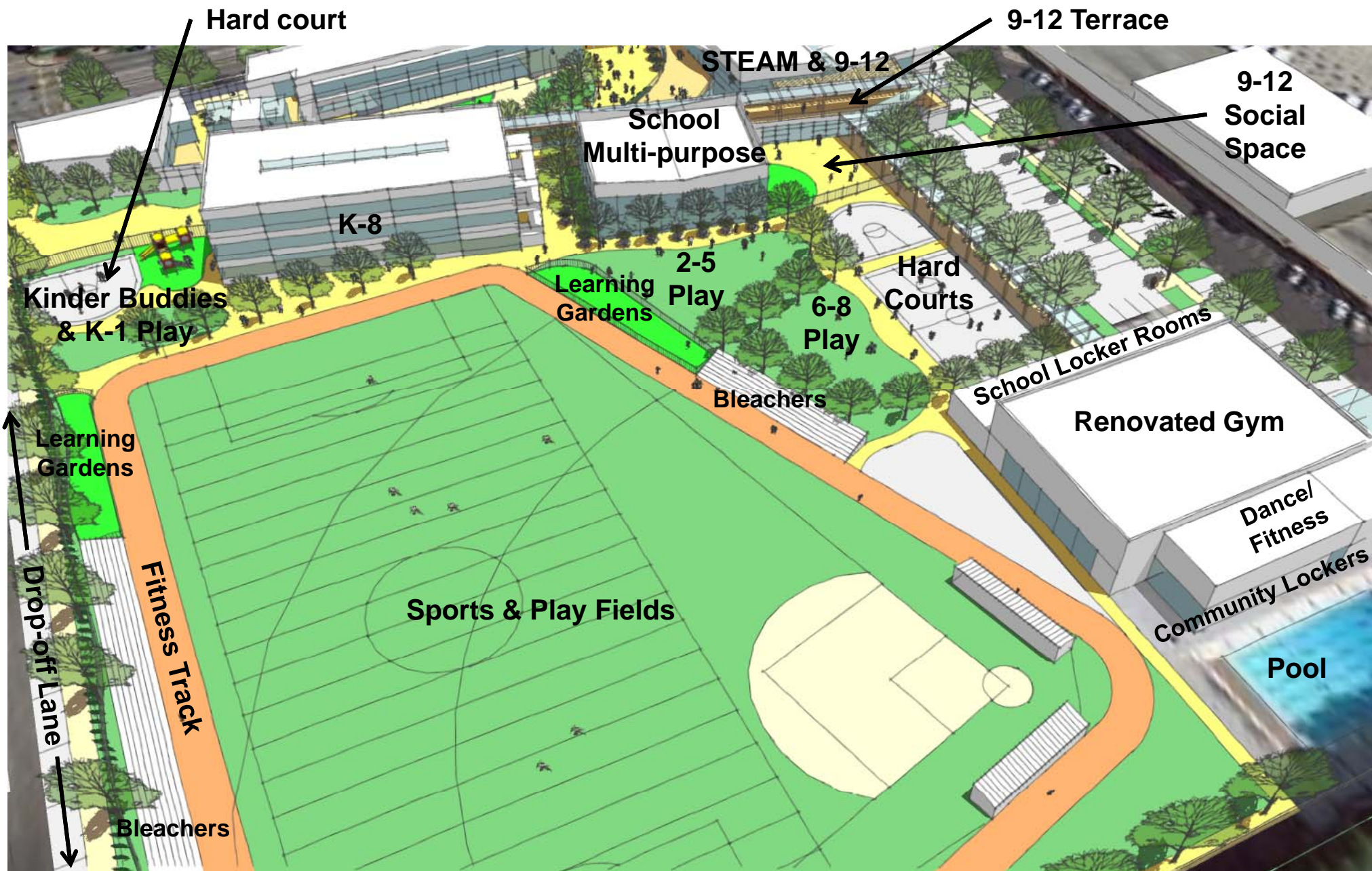
ECCL



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Active Play Areas: Comparison w/ AYES

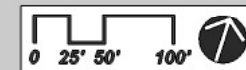
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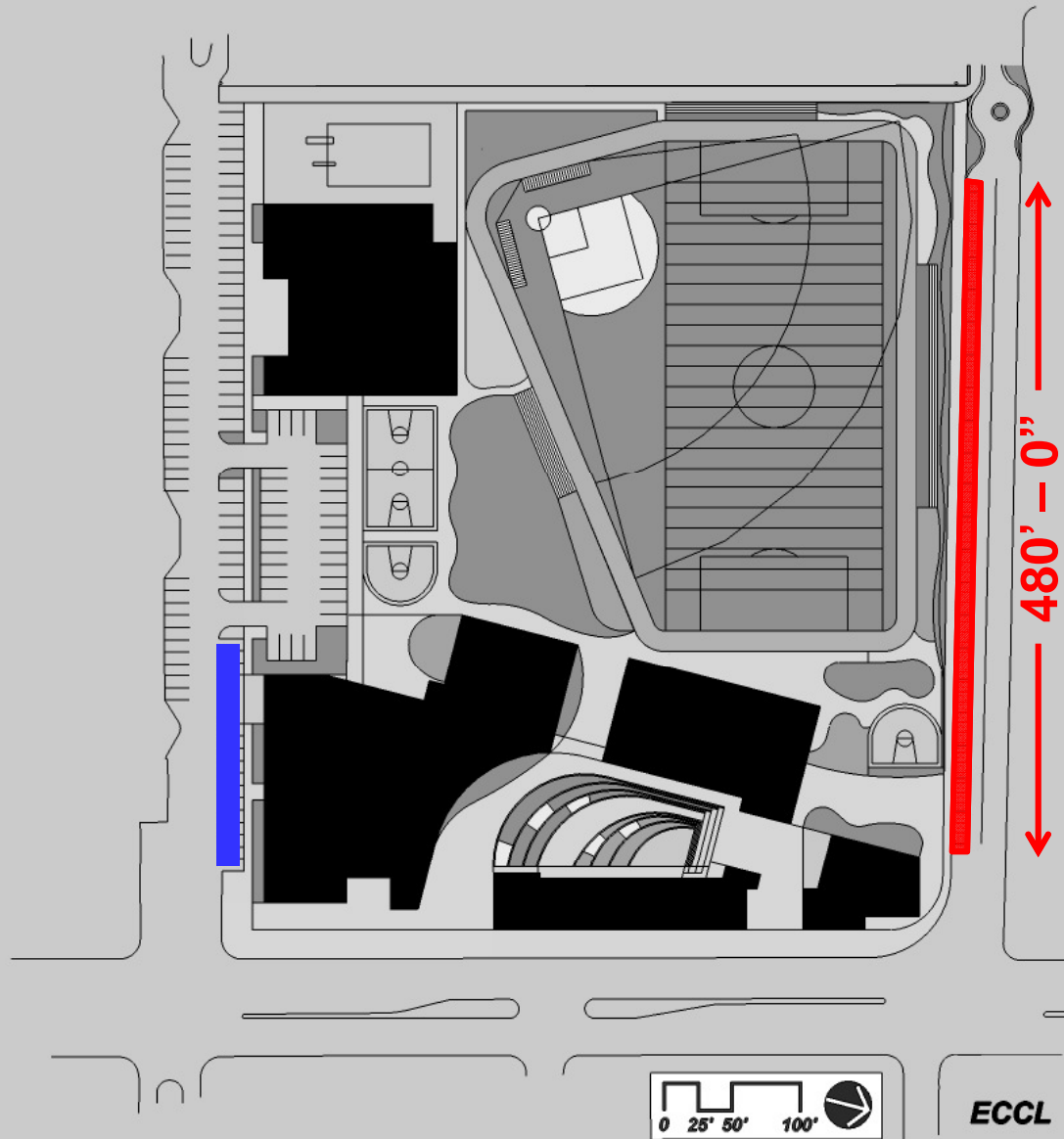
ECCL Increased Drop Off Length:
220' of additional curb length for K-8
drop-off at ECCL



← 260' - 0" →



**ANNA YATES
ELEMENTARY**



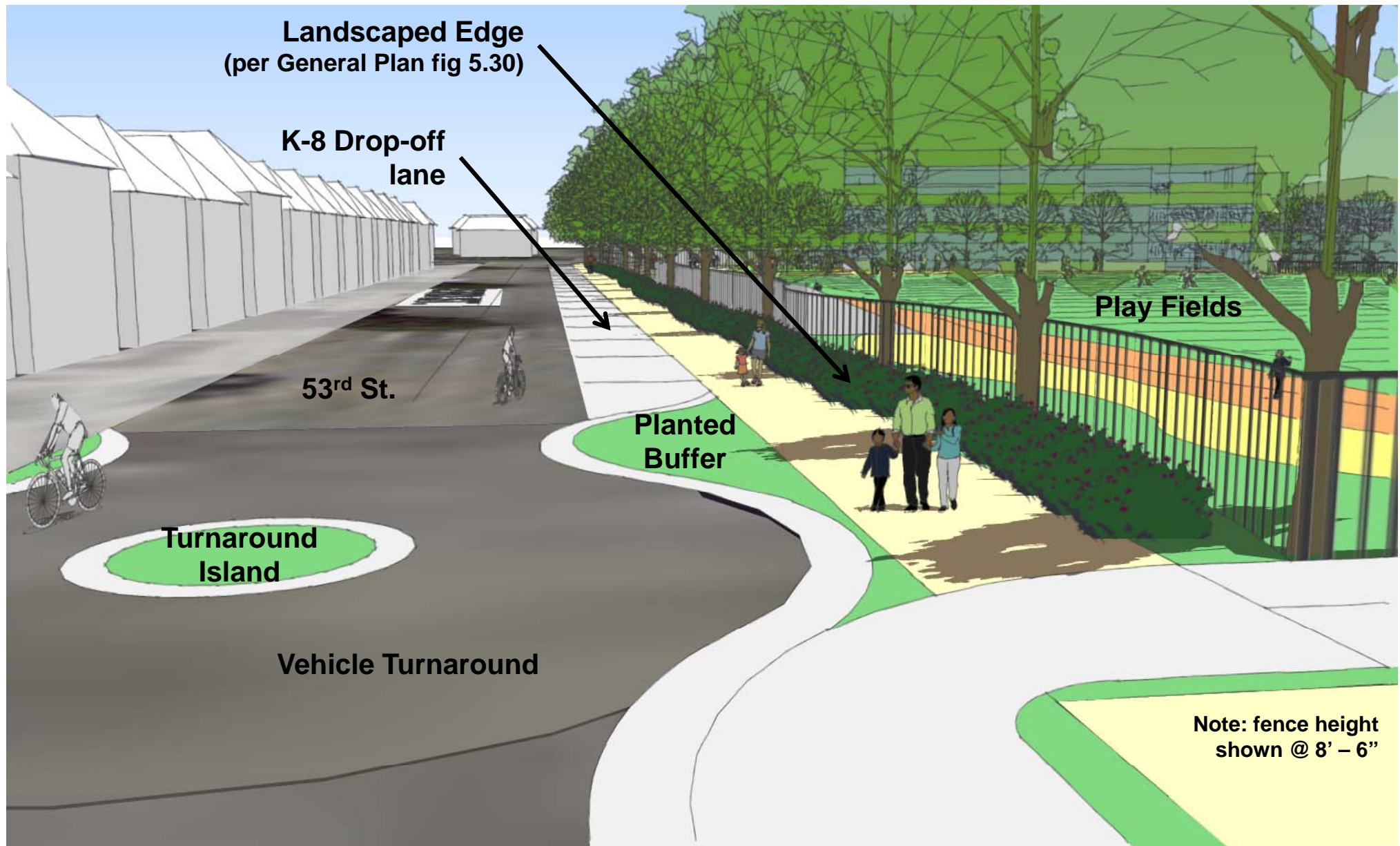
ECCL

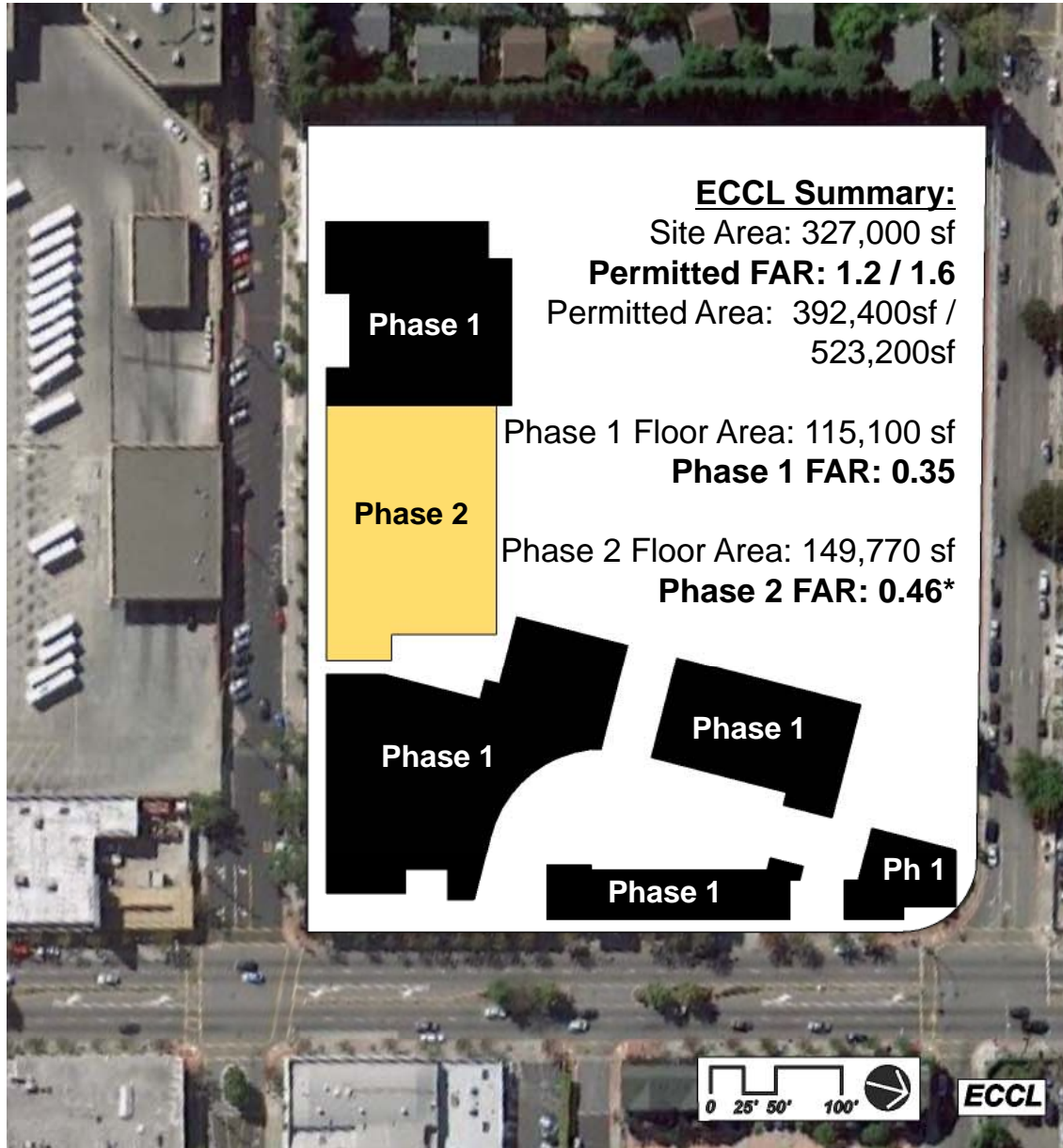
K-8 Drop-off Zone: Comparison w/ AYES

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AYES Summary:
 Site Area: 97,500 sf
 Floor Area: 47,775 sf
Permitted FAR: 0.50
Existing FAR: 0.49

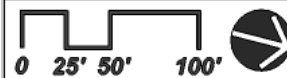


* Not including Phase 2 covered parking



ECCL LANDSCAPE PROGRAM ELEMENTS

1. Learning Gardens
2. Hard Court Play Area
3. Kinder Buddies Play Area
4. Landscaped Play Area
5. Temescal "Creek" landscape feature (on North side of fence)
6. Pool
7. Athletic and Play Fields
8. Fitness Track
9. Community Stage
10. Terraced Amphitheater Seating
11. K-8 Entry Plaza
12. High School Courtyard
13. Bleacher Seating
14. Landscape Buffer along boundary of Emery Bay Village
15. Community Entry Portal
16. Community Courtyard
17. Transit Stop
18. Outdoor Café Seating
19. ECCL Lobby Entry
20. Dugouts
21. Bleachers
22. Landscape buffer at School Library
23. Landscape wind buffer
24. Covered walkway



PARKING TABULATIONS

PHASE 1

On Site Parking:	34
On Street Parking	155
Total	189

PHASE 2

On Site Parking:	64
On Street Parking	155
Total	219

Off-Street Loading	2
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Passenger Loading only
during morning and
afternoon drop-off / pick-up
periods during

Passenger Loading only
during morning and
afternoon drop-off / pick-up
periods during

