

Emeryville Center of Community Life

EUSD Board of Trustees

Schematic Design



November 26, 2012

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Agenda:

Project Development from Conceptual Design

Staff & Community Engagement

Schematic Design Review:

- Look and Feel, Key Features
- Plan & Landscape Review
- Program, Site Density & Traffic Analysis

Comments & Questions

ECCL Project Time Line



- **Tonight:** Board action on authorization of disposal of surplus/obsolete ESS property
- **January - February 2013:** ESS Abatement by Turner Construction.
- **March - April 2013:** ESS Demolition by Turner Construction.



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Project Development & Critical Engagement

- Community Workshops
- Teacher , EUSD Staff & Community Service Staff Workshops

Where we've been – Process Summary



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Community Workshops: Site Planning



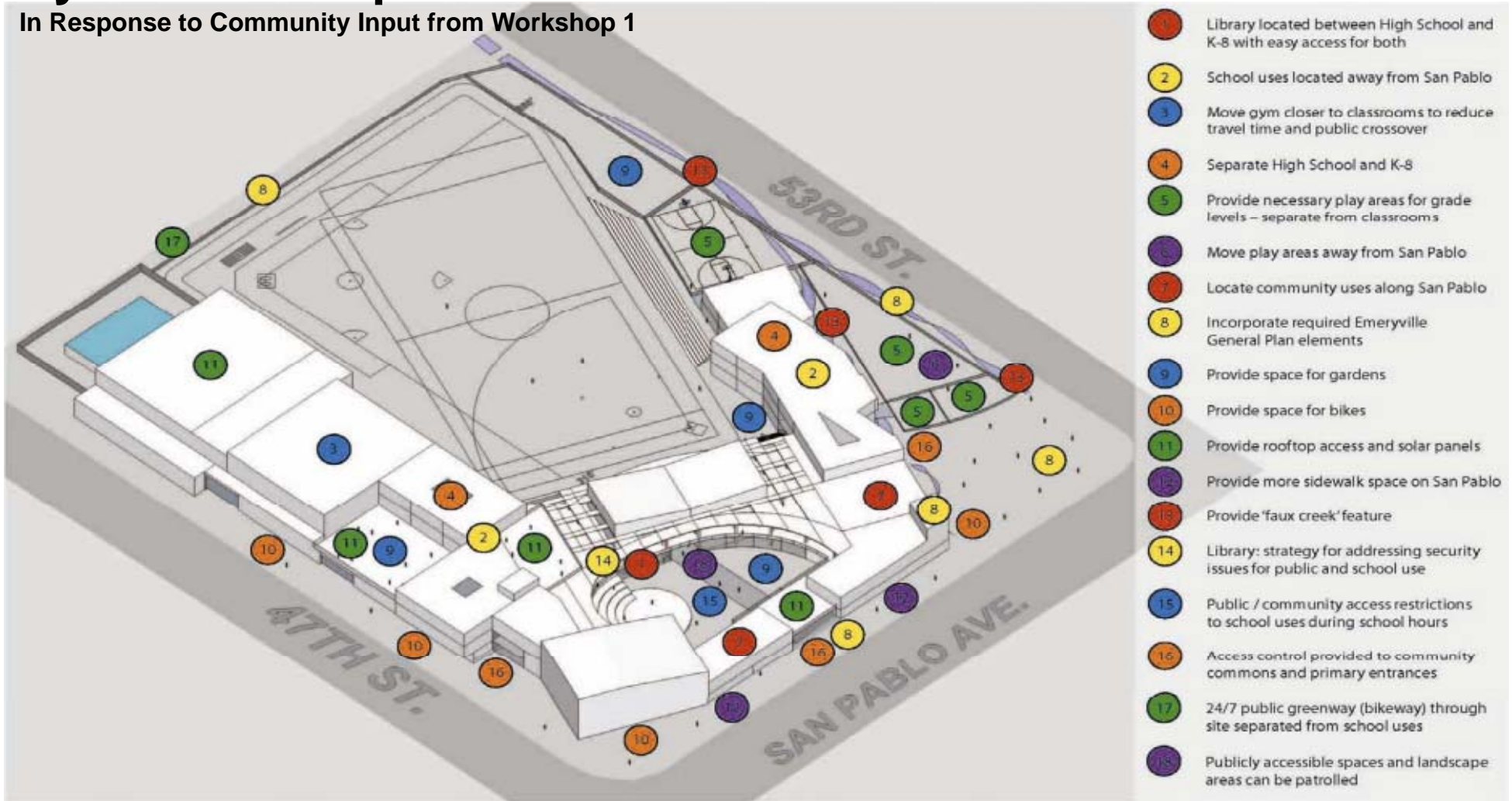
Conceptual Design Process

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Synthesized Option

In Response to Community Input from Workshop 1



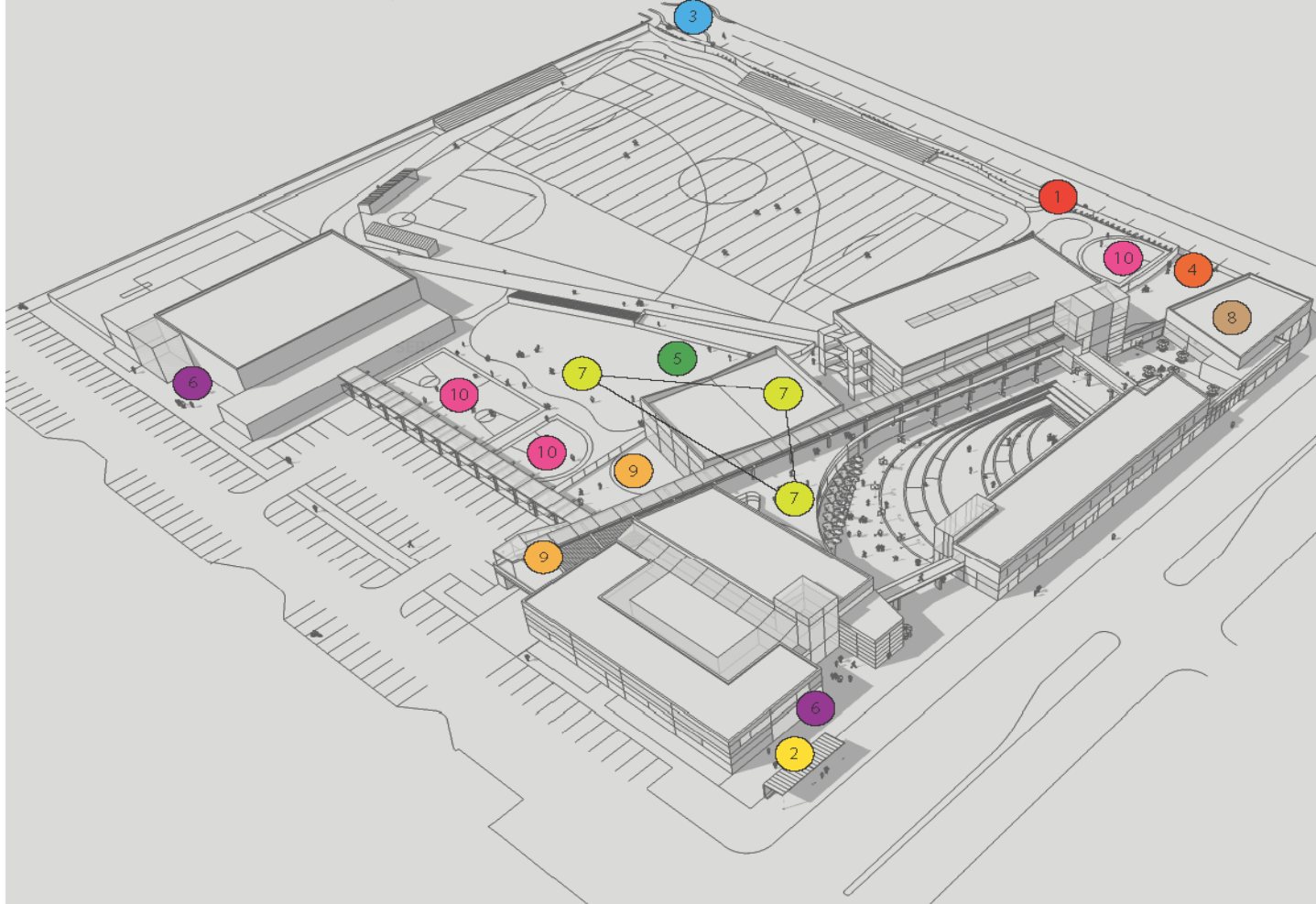
Responding to Community Input

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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

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Gallery Walks – Aesthetic Preferences





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What we heard:

“inspirational”

“elegant”

“serenity”

“environment”

“contrast”

“open space”

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What we heard:

“spacious”

“modern”

“futuristic”

“interactive”

“collegiate”

“artistic”

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What we heard:

“welcoming”

“pretty”

“homey”

“bright colors”

“intimate”

“charming”

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Staff Workshops – Real-time Direction

- Detailed Schematic Discussions
- Annotated Plans
- Space Configurations

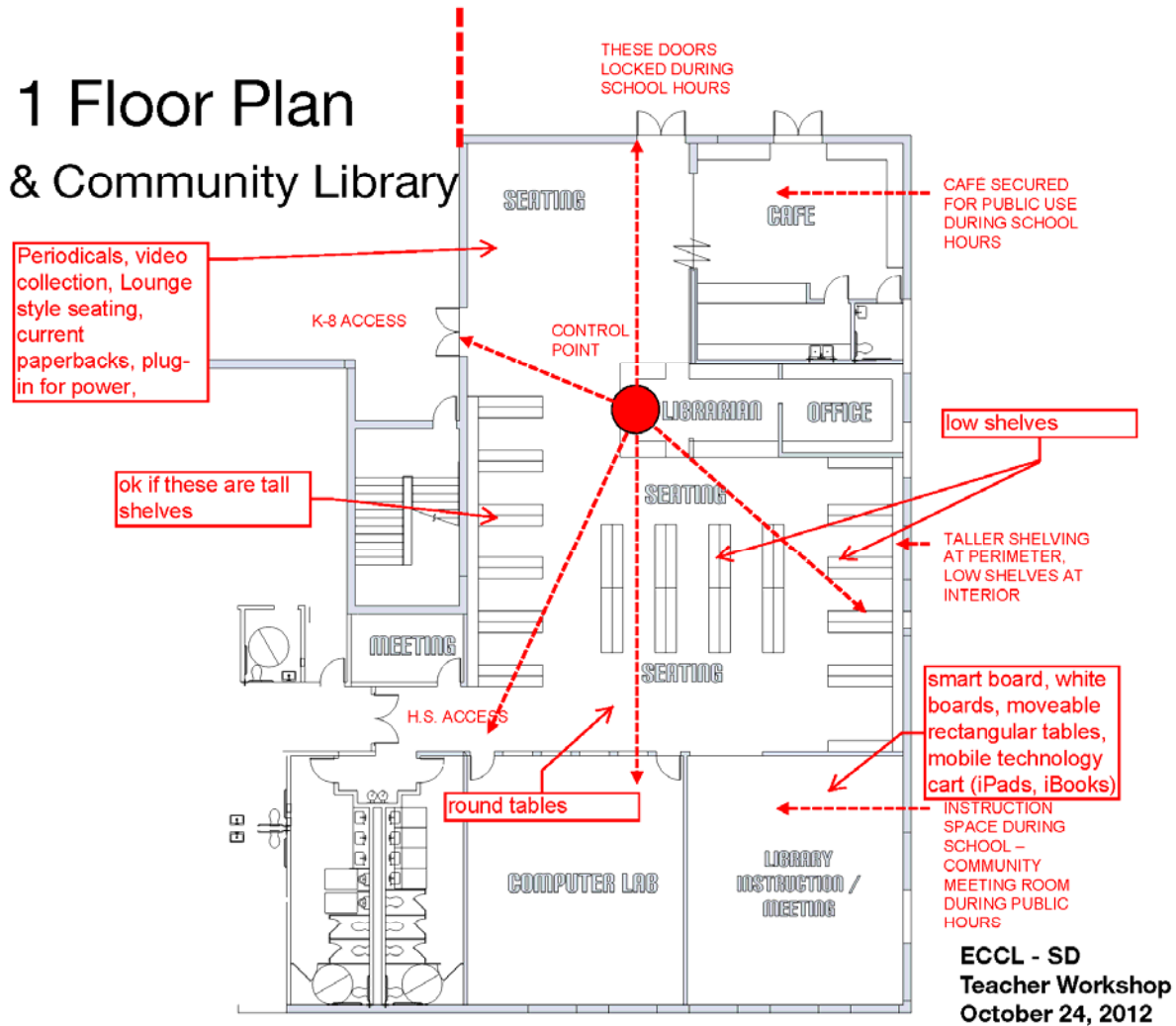
Level 1 Floor Plan Update

The diagram is a detailed floor plan of a school's Level 1. It features a large outdoor area on the left, a central corridor, and various classrooms and specialized rooms on the right. Red dashed boxes and arrows highlight specific areas for updates. The following table summarizes the key areas and proposed changes indicated by the red callouts:

Area / Room	Proposed Change / Note
Open workspace (near top left)	For 2, need secure room for storage of active student files & safe, printer, supplies, office supports. Same needed for HS
Access from hallway	Access from hallway
Enlarged Science	ENLARGED SCIENCE, ACCESS TO RECESS
Flip rr's with parent resource	flip rr's with parent resource
Mezzanine for storage	mezzanine for storage? add practice rooms (2)
Direct access to storage?	Direct access to storage?
Practice / ensemble	practice / ensemble
No need for toilet	no need for toilet
Guidance counselor office	guidance counselor office (1) - needs to be adjacent to career center (half classroom size, alternative ed, small meeting)
Expanded Art Room	EXPANDED ART ROOM
Student Records, Storage, Book room etc.	Student Records, Storage, Book room etc.
Career, guidance office	career, guidance office - move staff toilets out
Reconfigured Library	RECONFIGURED LIBRARY
Studied Alternate Cafe Location	STUDIED ALTERNATE CAFE LOCATION

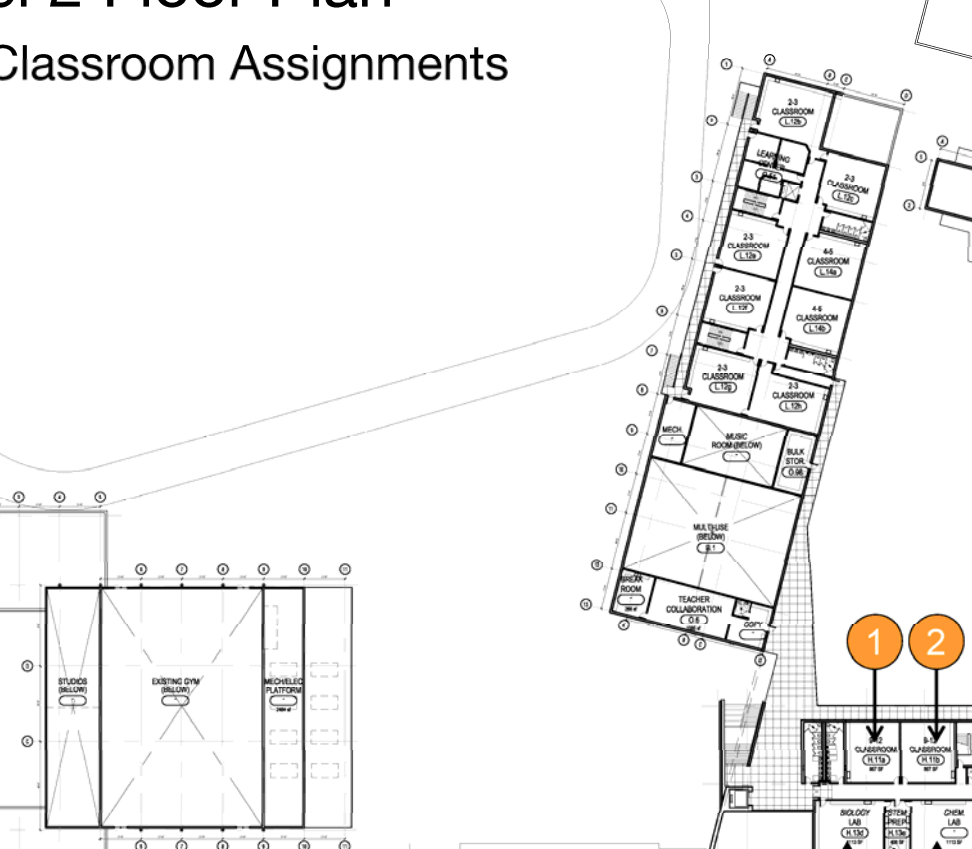
Level 1 Floor Plan

School & Community Library



Level 2 Floor Plan

Classroom Assignments

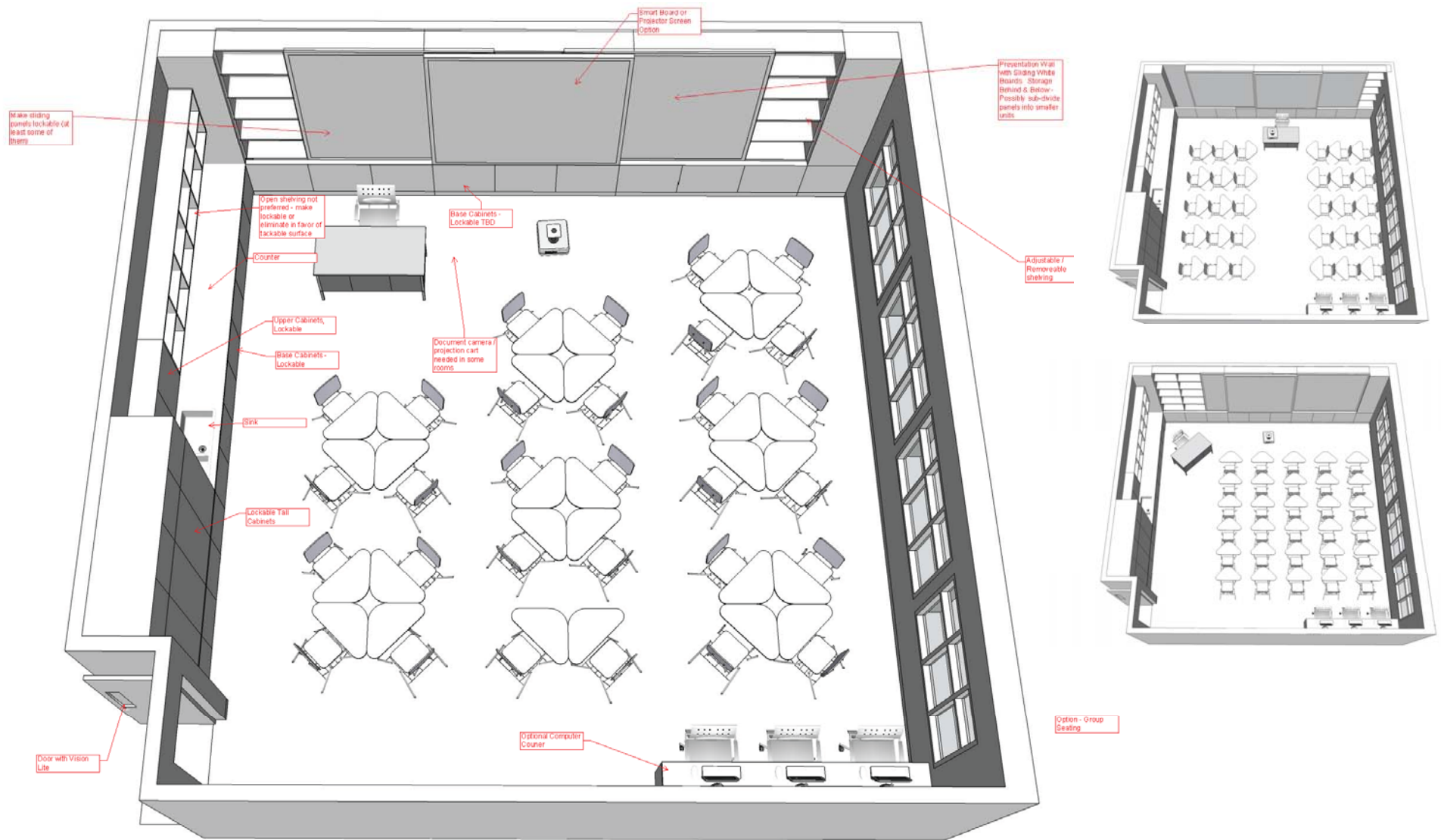


The floor plan shows a large building with a central corridor. The left wing contains a large gymnasium area labeled 'EXISTING GYM (BELOW)' and a 'MICHELLE PLATFORM'. The right wing contains several classrooms, a music room, a media room, a bulk storage room, a teacher collaboration room, and a multi-use room. The bottom right section shows a row of classrooms labeled 1 through 6, with corresponding lettered markers A, B, and 6. The plan also includes a welcome center and a library area.

Level 2 Floor Plan Classroom Assignments

Classrooms and other rooms shown include:

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Schematic Design

- Site Layout
- Look & Feel
- Community Canvas



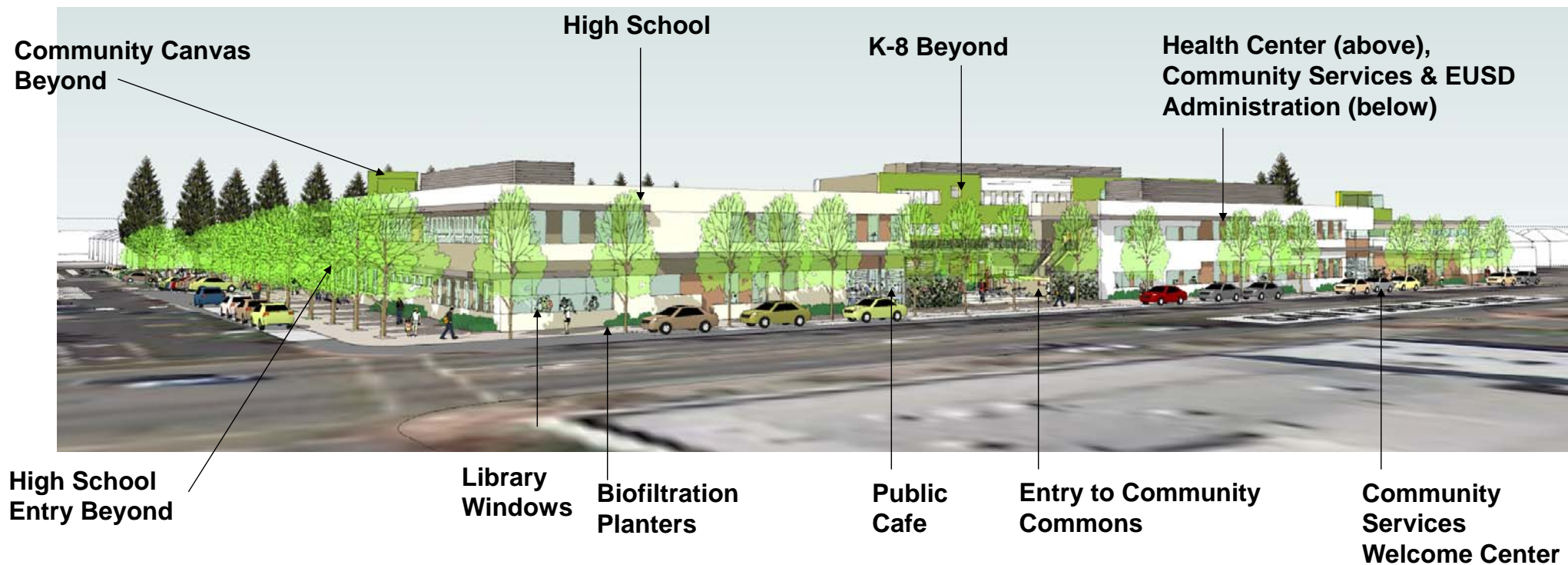




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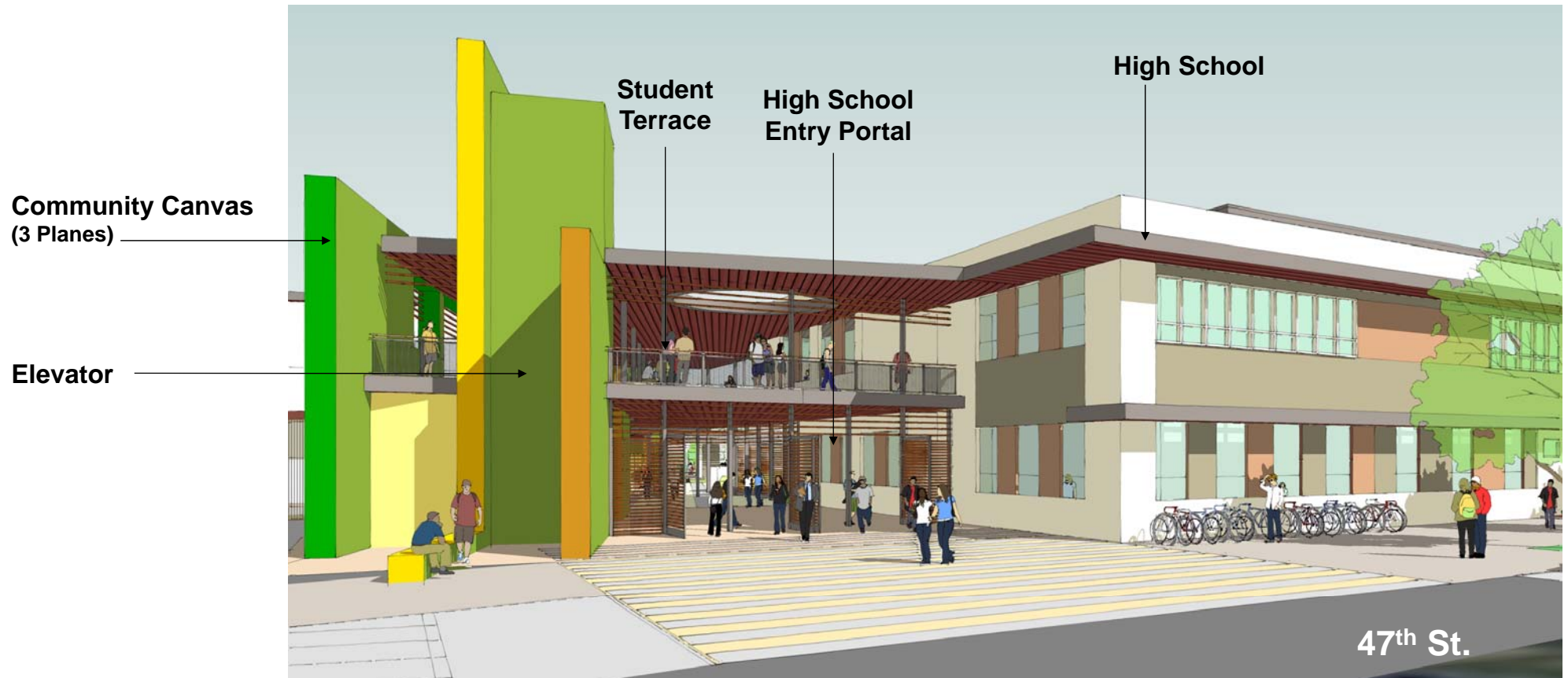
Animated Tour

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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.



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



Renderings – High School Entry

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High School



Key Streetscape Ideas:

- **Planters create soft edge at street and filter stormwater**
- **Prominent solar shading overhangs bring building heights to human scale.**
- **View into library activates corner**

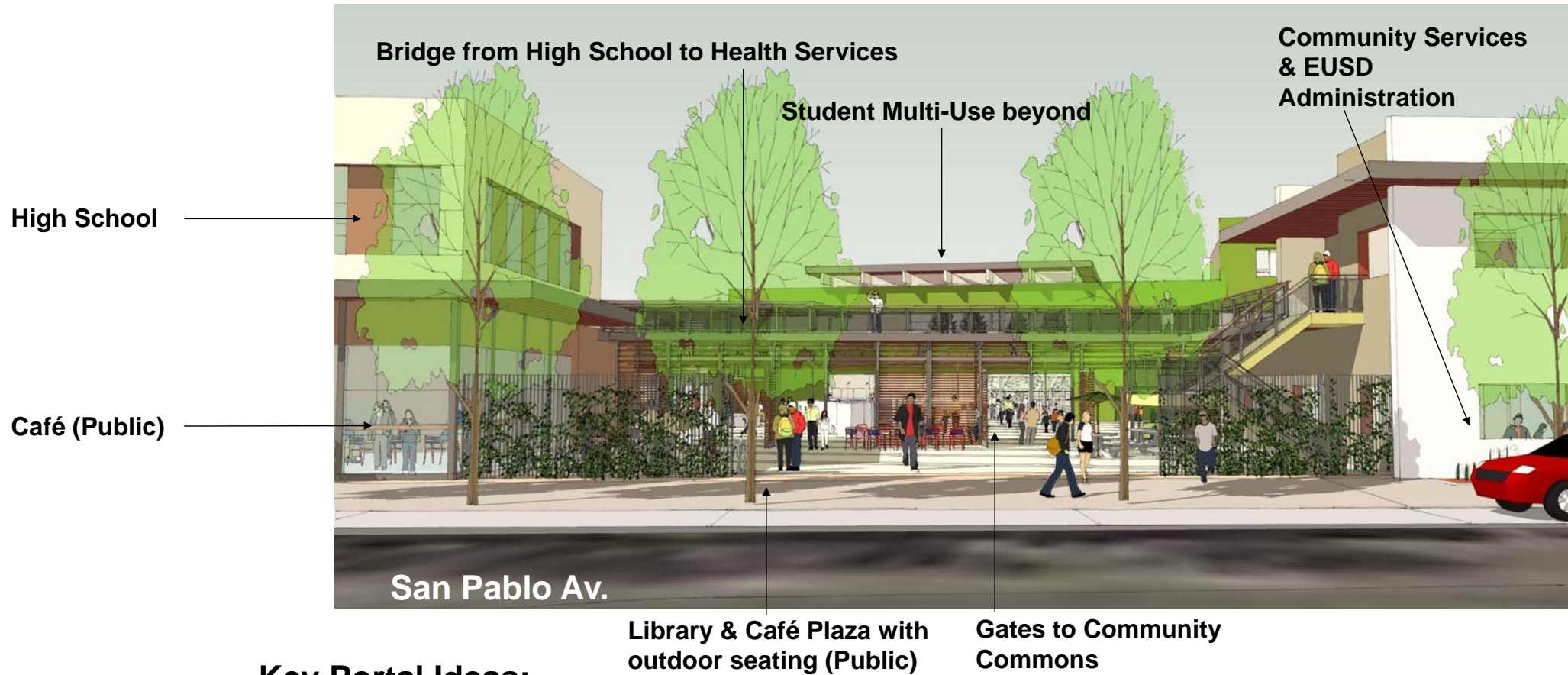


Renderings – Corner of 47TH Street & San Pablo

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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



Progress Images – Library Court

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School-Based
Health Clinic &
Family Resources

Community
Services Welcome
Center

Gates to Sports
Fields & Gardens

Community
Multi-use Building

San Pablo Av.

Senior Lounge

Key Plaza Ideas:

- “Front Door” for the Community
- Dedicated Public Outdoor Space during the school day
- Outdoor extension of Multi-Use space
- Game Room, Welcome Center, & Senior Lounge activate Plaza.



Renderings – Community Plaza Entry

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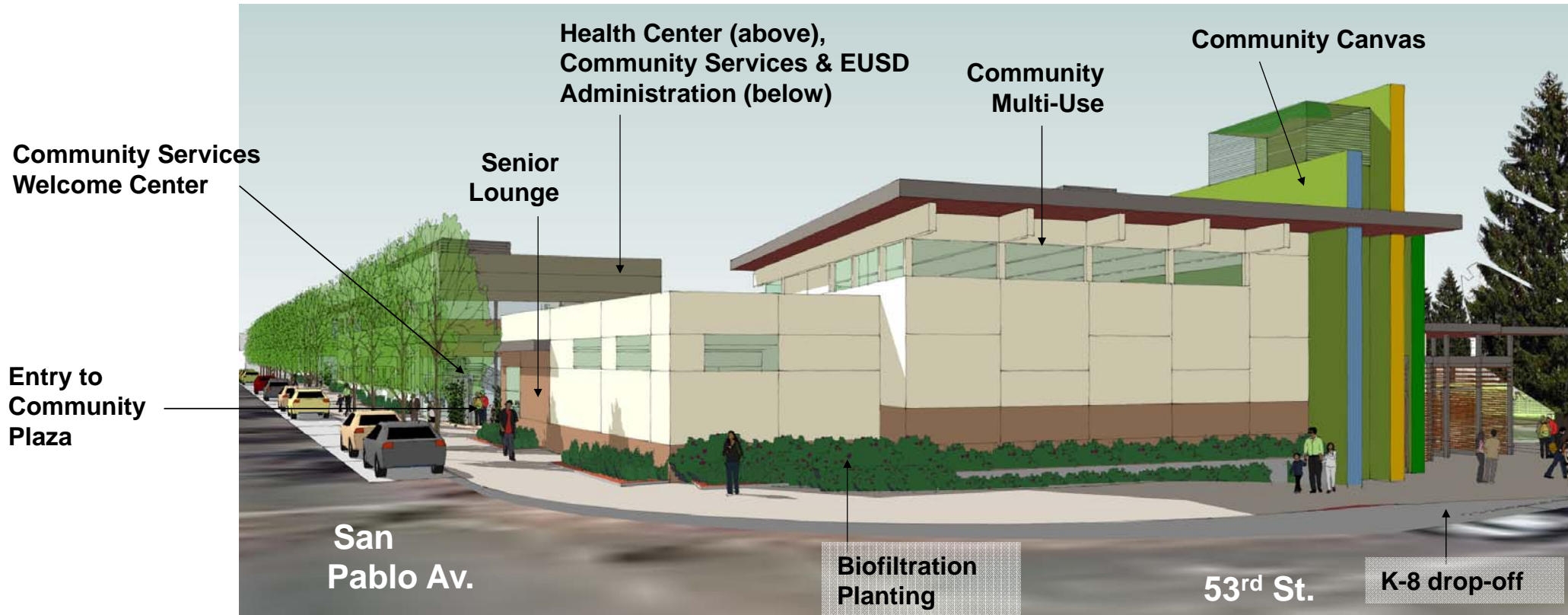
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Progress Images – Community Plaza Entry

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Key Streetscape Ideas:

- Upper windows of Multi-Use Building open up the building to the street while preserving privacy for events within
- North End of Community Canvas is expressed as a glowing lantern to highlight the ECCL campus
- Landscaping at building edges create buffer to discourage vandalism



Renderings – Corner of 53rd & San Pablo

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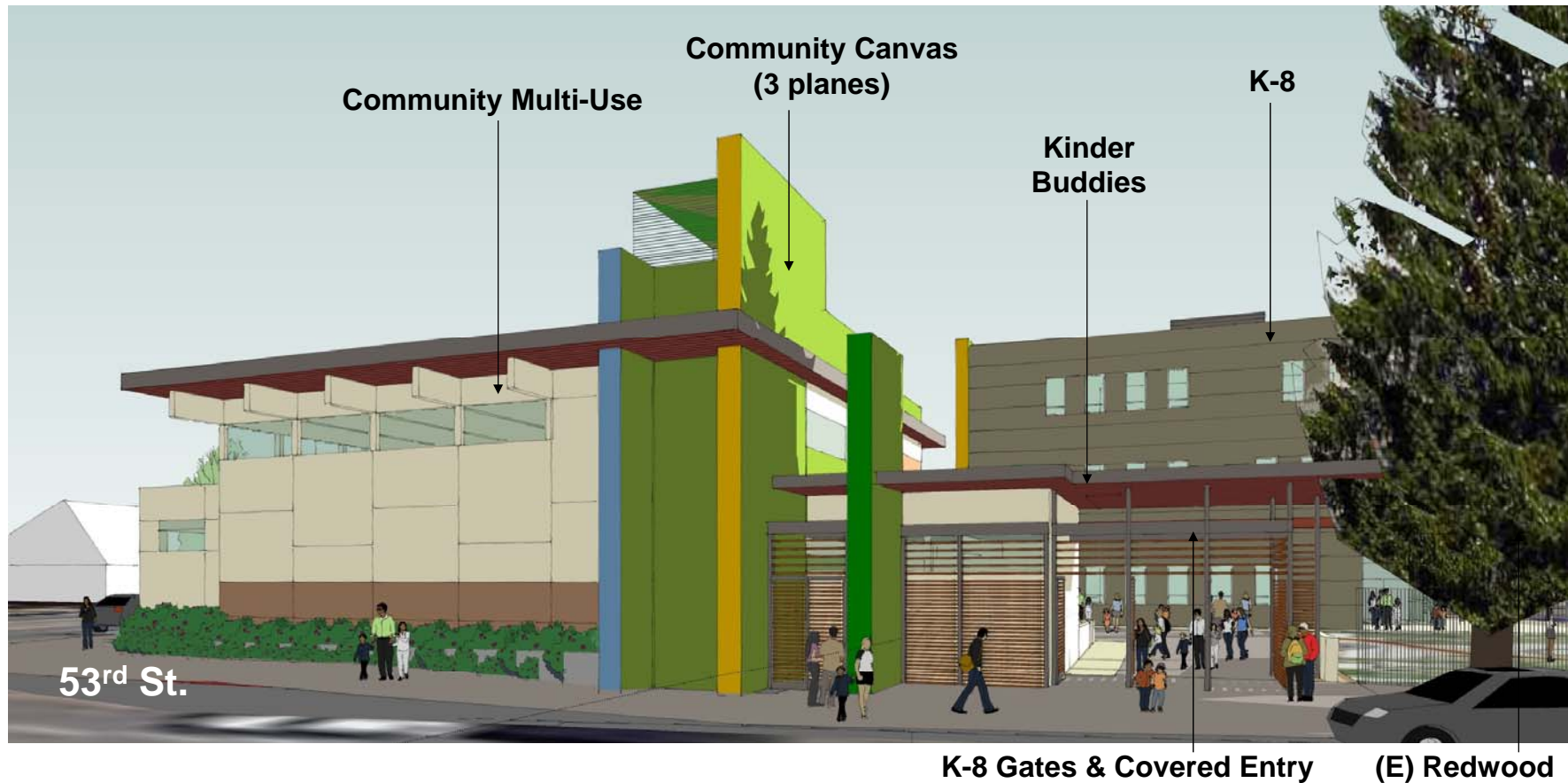
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Progress Images – 53rd & San Pablo

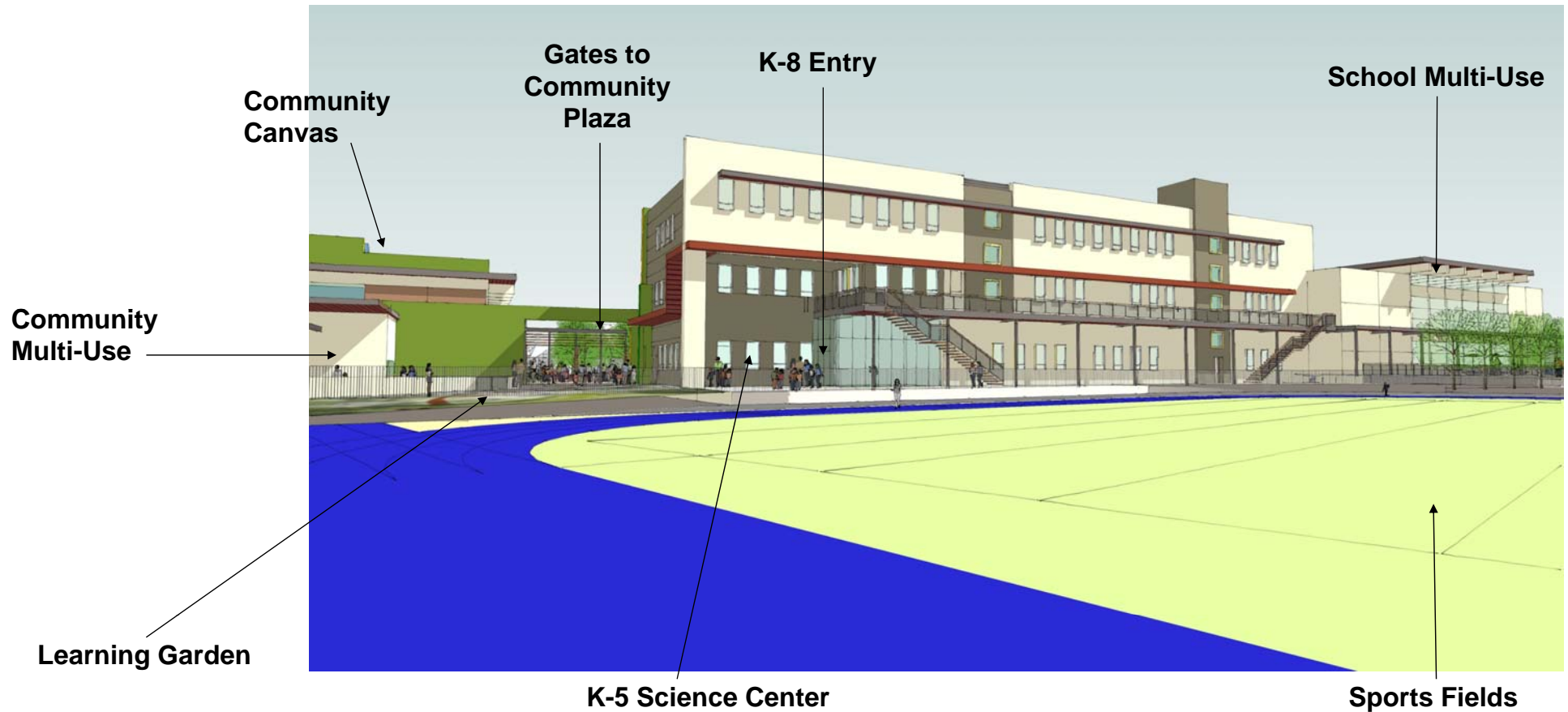
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Key K-8 Entry Ideas

- 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

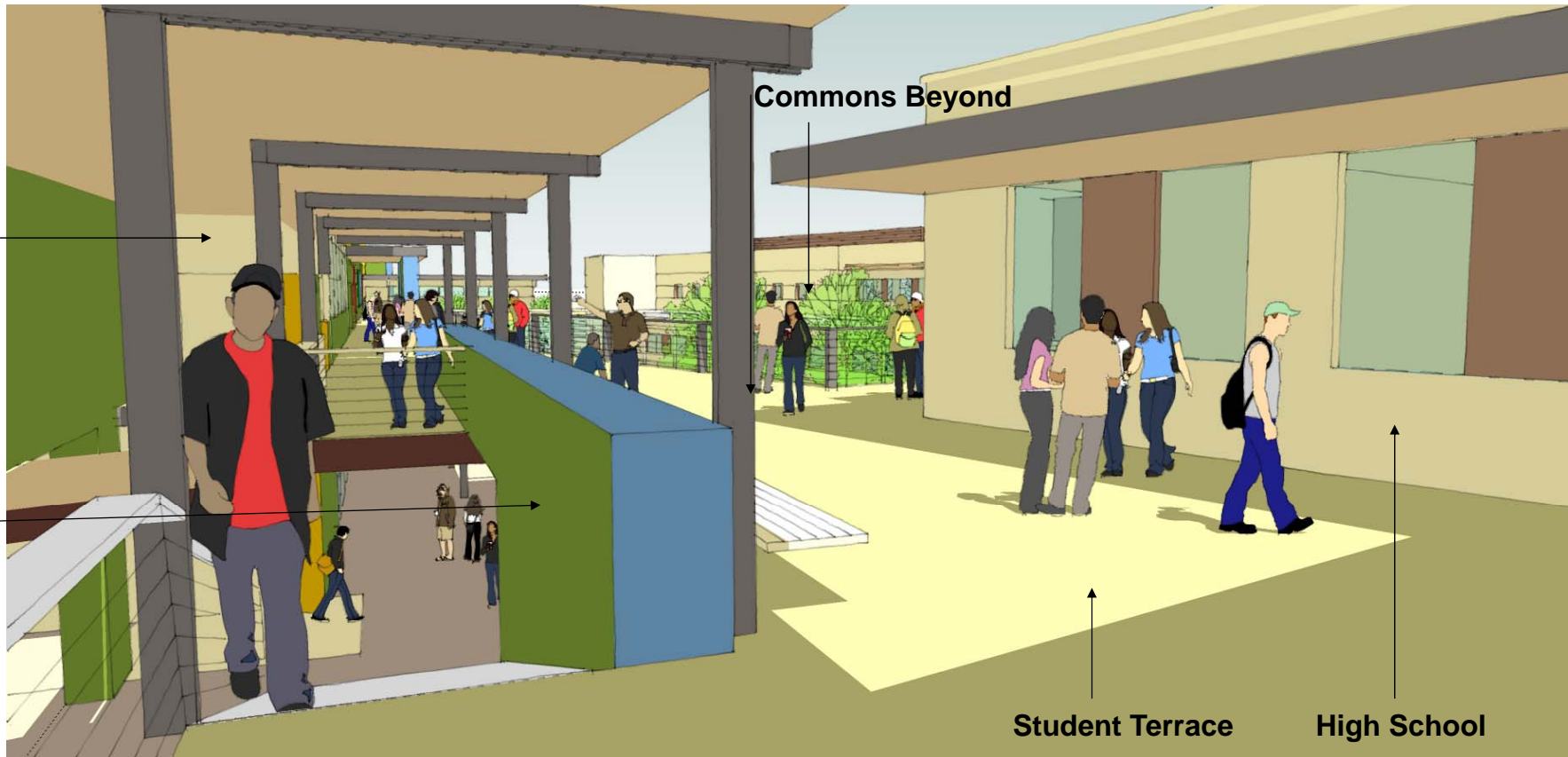


K-8 School

- **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

**School
Multi-Use
Beyond**

**Community
Canvas**



Key Student Terrace Ideas

- **High School Social Space overlooking Commons**
- **Can be opened up to Community for Special Events**
- **Primary crossroads of High School circulation**

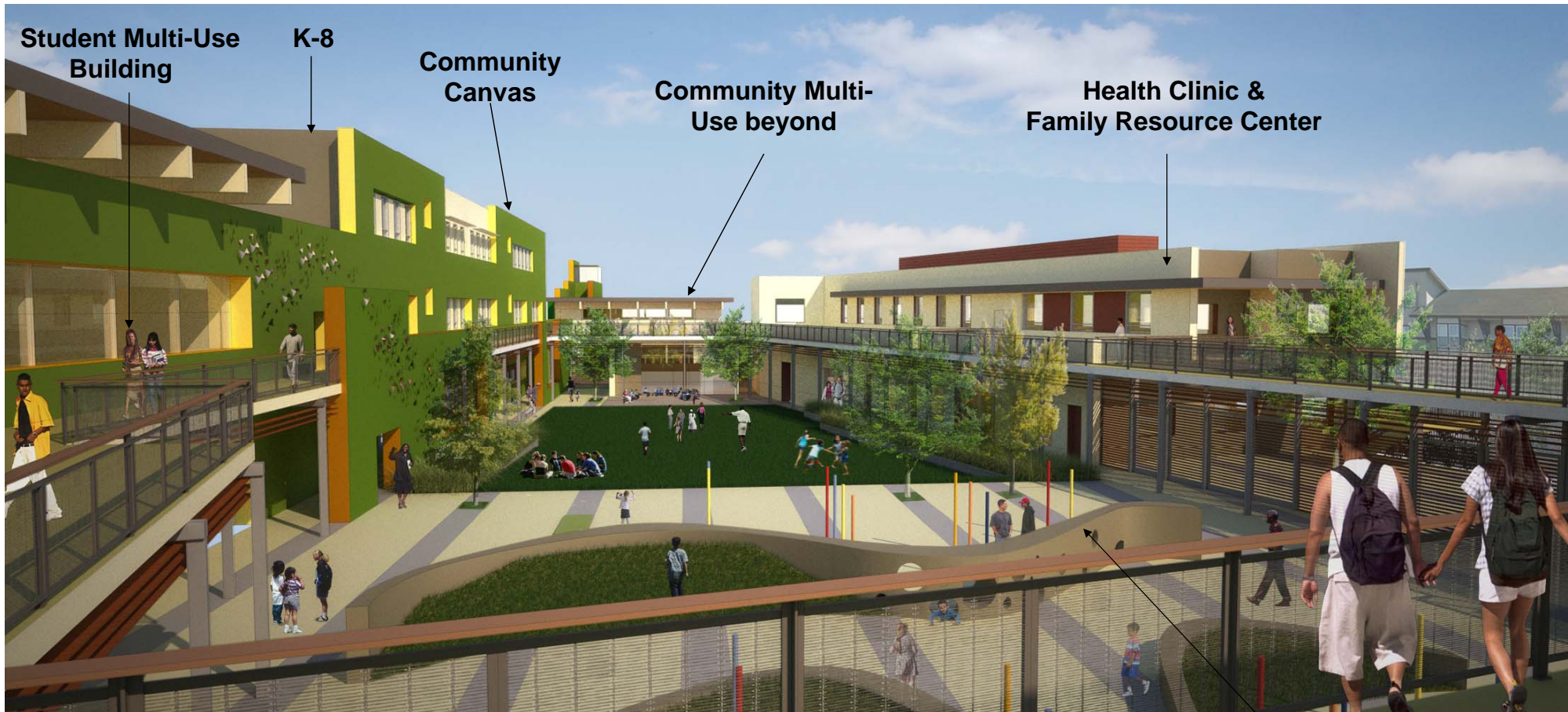


Renderings – High School Student Terrace

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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



Renderings – Terrace & Commons

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Community Commons – Evenings

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Painted Plaster (Stucco)



Fiber Cement Board



Aluminum Sunshades



Colored Concrete



Painted Metal Canopies



Preliminary Materials Palette

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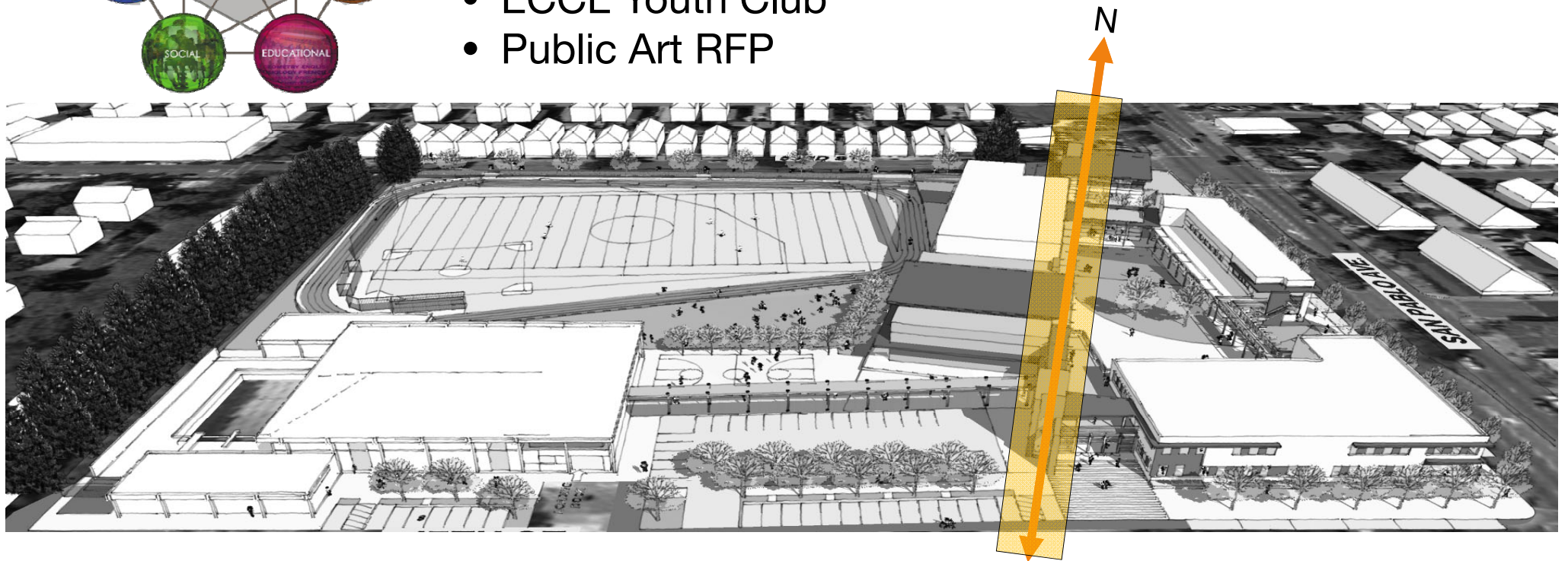
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ECCL Community Canvas – Ongoing Engagement



A “Sounding Board” for Emeryville

- ESS 3D Design Class
- ECCL Youth Club
- Public Art RFP



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Community Canvas: A Nexus of Information



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Schematic Design

- 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



Project Attributes: "Better" Spaces and Amenities

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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.



Project Attributes: “Better & More” Spaces and Amenities

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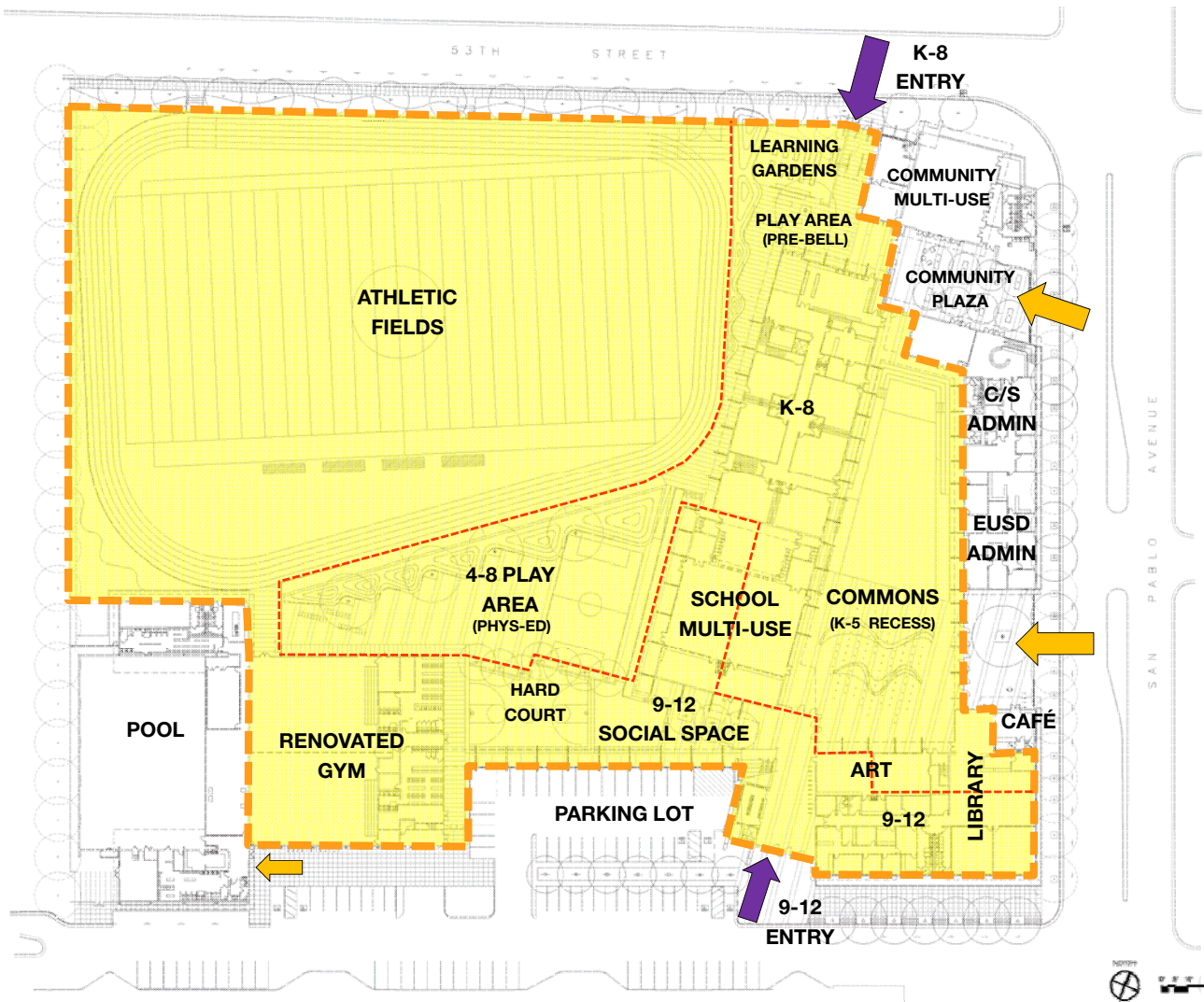
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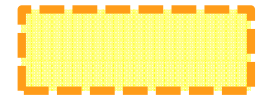


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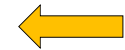
**SCHOOL DAY
SECURITY
BOUNDARY**



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

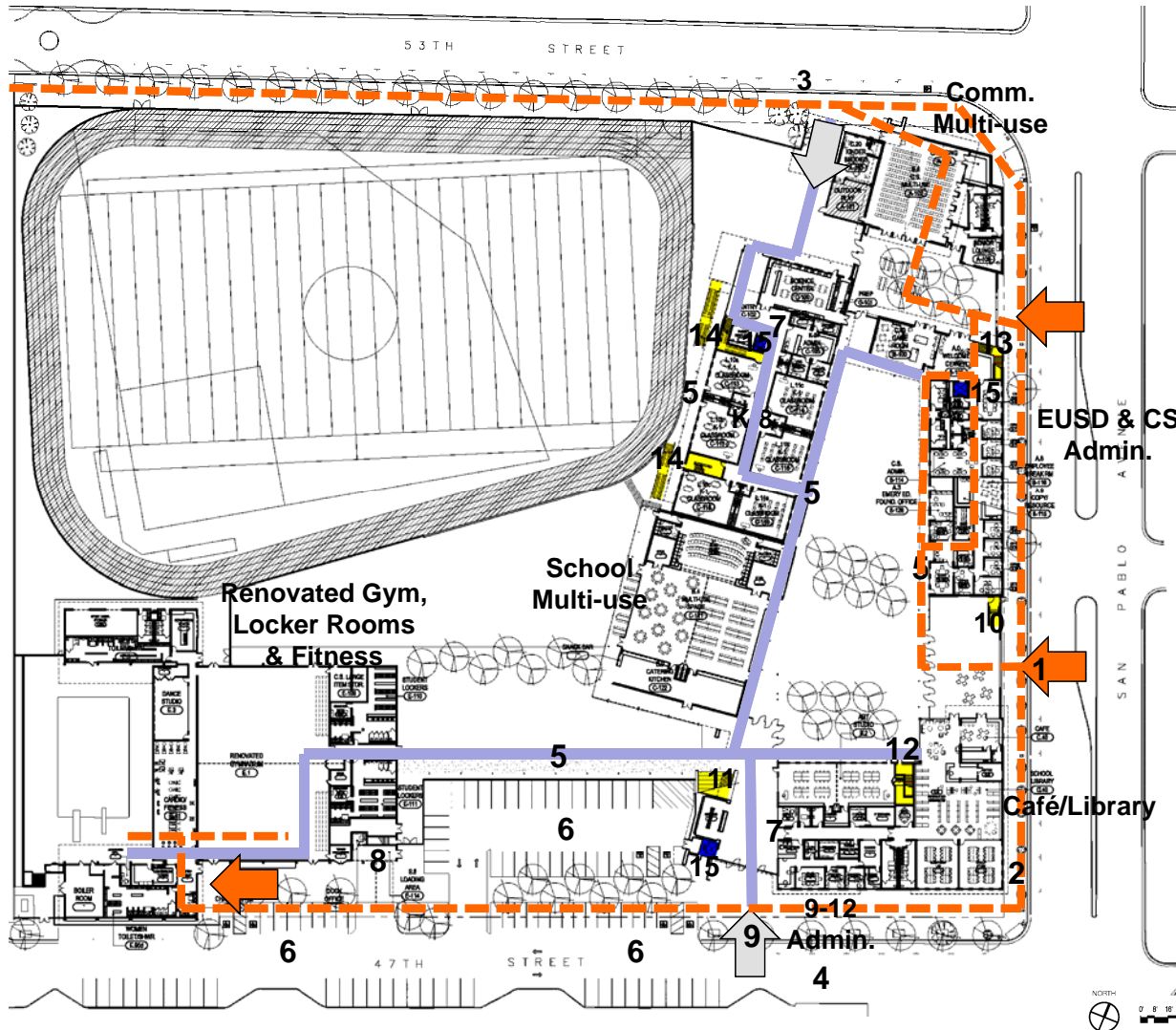


**COMMUNITY
ENTRY**



**SCHOOL
ENTRY**





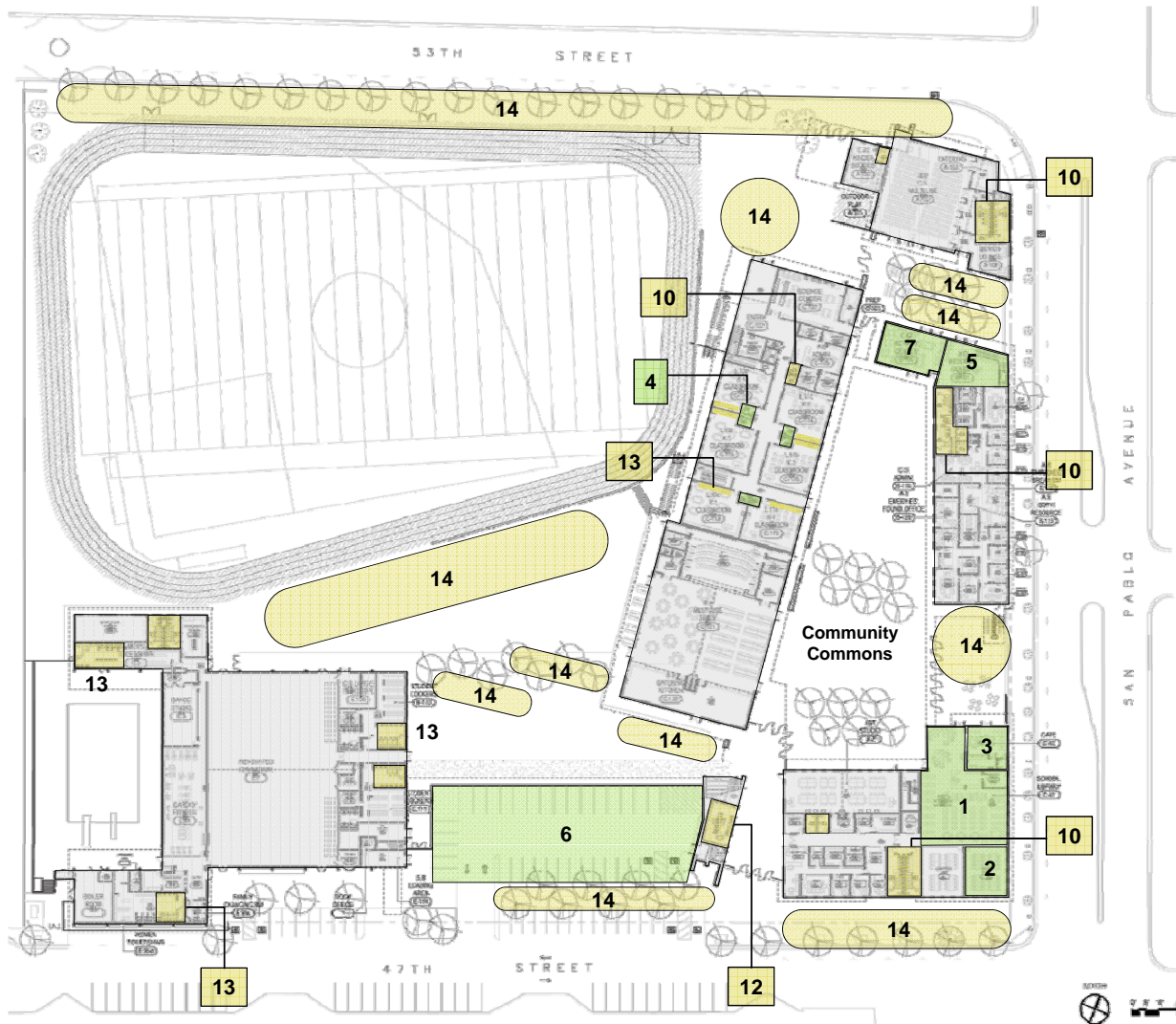
ECCL CIRCULATION ELEMENTS

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

PUBLIC

SCHOOL



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

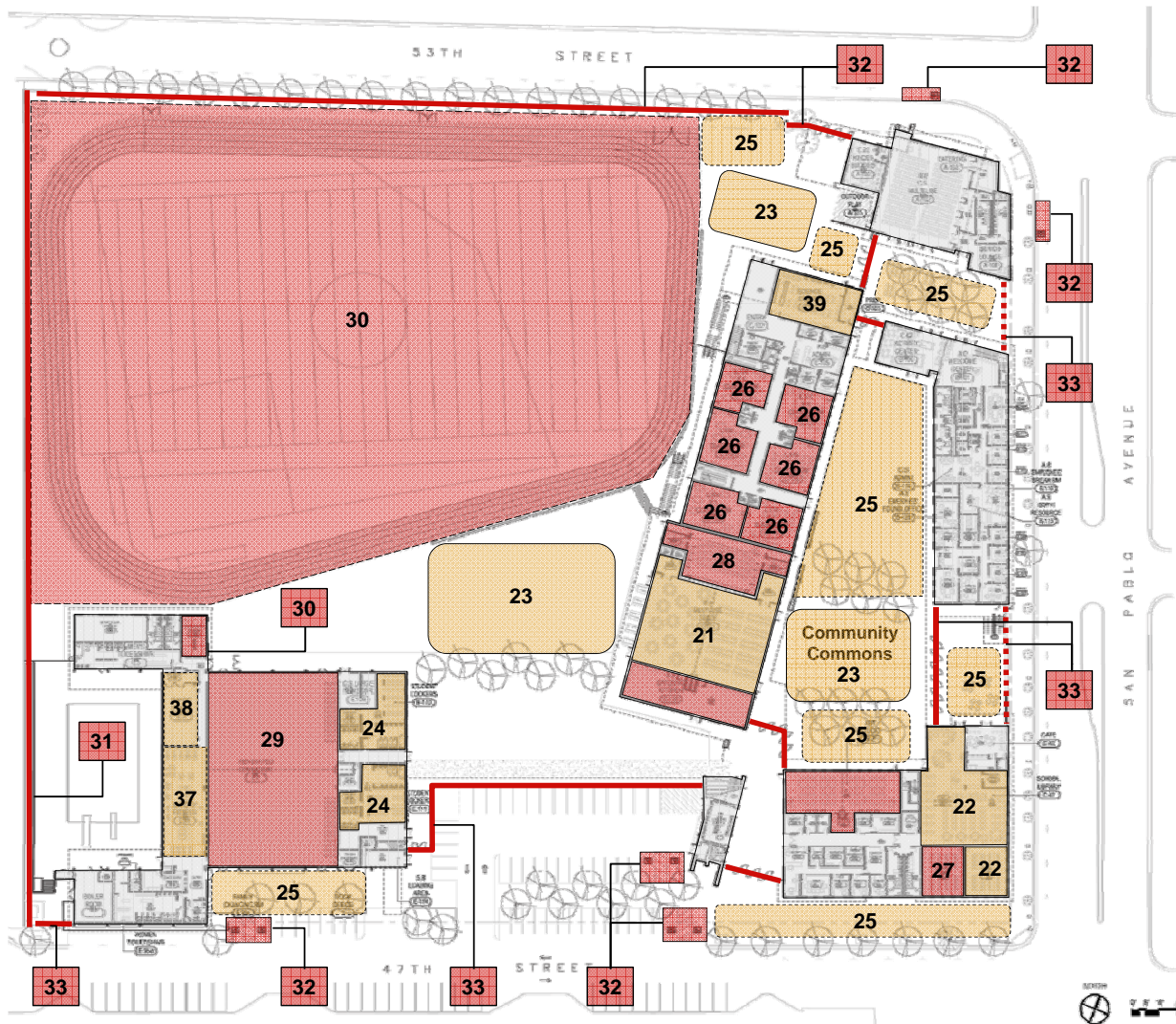
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Project Attributes: "New & More" Spaces and Amenities - Level 1

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Bigger (than existing) Spaces & Amenities

- 21. Educational Multi-Use Space*
- 22. School Library***
- 23. K-8 Play areas***
- 24. Locker Rooms***
- 25. Gardens & Courtyards**
- 37. Cardio Fitness/Weight Room***
- 38. Exercise/Aerobics/Dance Room***
- 39. K-5 Science Classroom***

Better (than existing) Spaces & Amenities

- 26. All General Classrooms***
- 27. Computer Lab***
- 28. Music Classroom***
- 29. Gymnasium***
- 30. Track & Field Facilities**
- 31. Acoustic Separation from Neighbors**
- 32. Accessibility***
- 33. Security Systems**
- 34. Signage**

Key Measures of Success

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

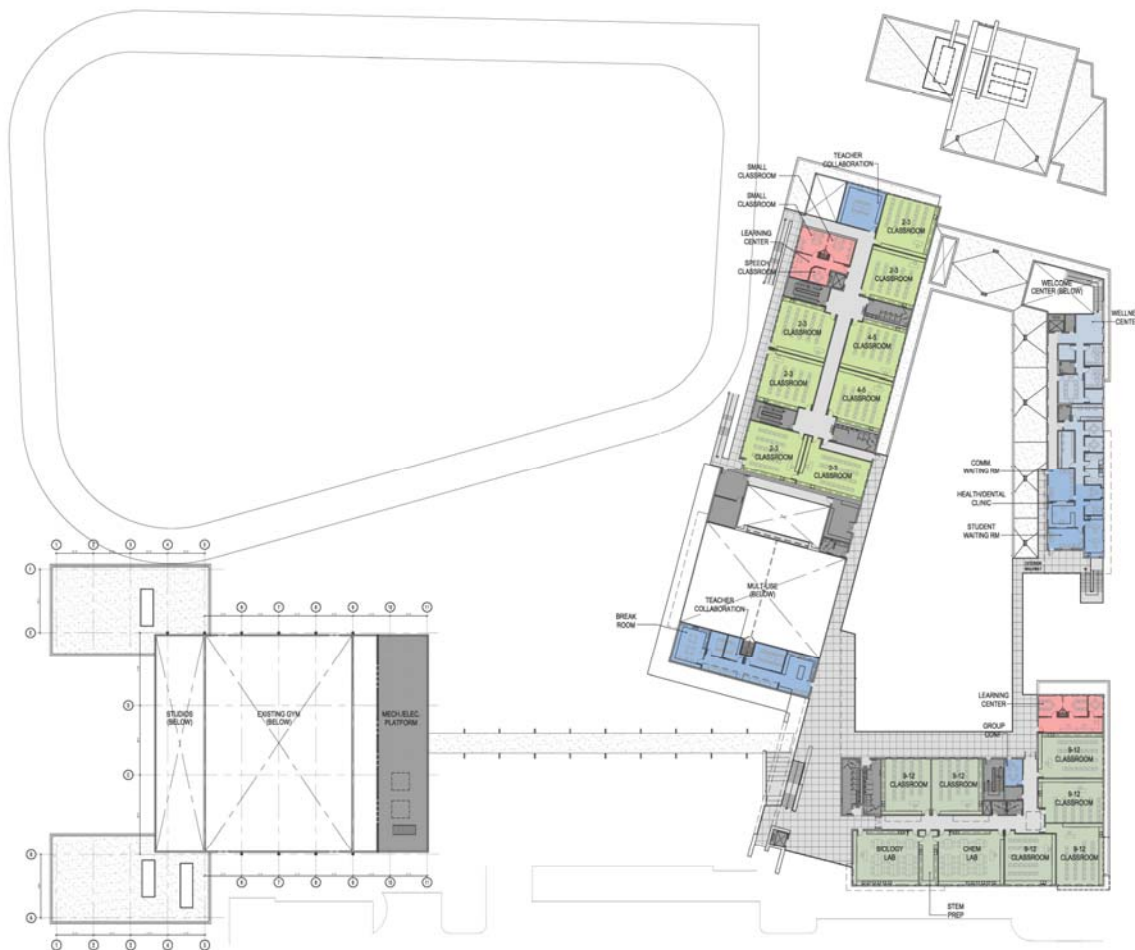
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Project Attributes: "Bigger and Better" Spaces and Amenities - Level 1

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GRADES K-5 GRADES 6-8 GRADES 9-12 ADMIN ARTS COMMUNITY SERVICES LEARNING LIBRARY LOWER EDUCATION OFFICE SPORTS



Second Level – Phase 1

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New (additional) Spaces & Amenities

15. School Based Health Center***

16. Family Resource Center***

17. Learning Center Clusters***

18. Teacher Collaboration Spaces***

More (additional) Spaces & Amenities

10. Restrooms***

13. Cubbies (Grades K-5)***

Key Measures of Success

Reduce Operating Costs
 Improve Safety & Security
 Increase Quality of Education

*

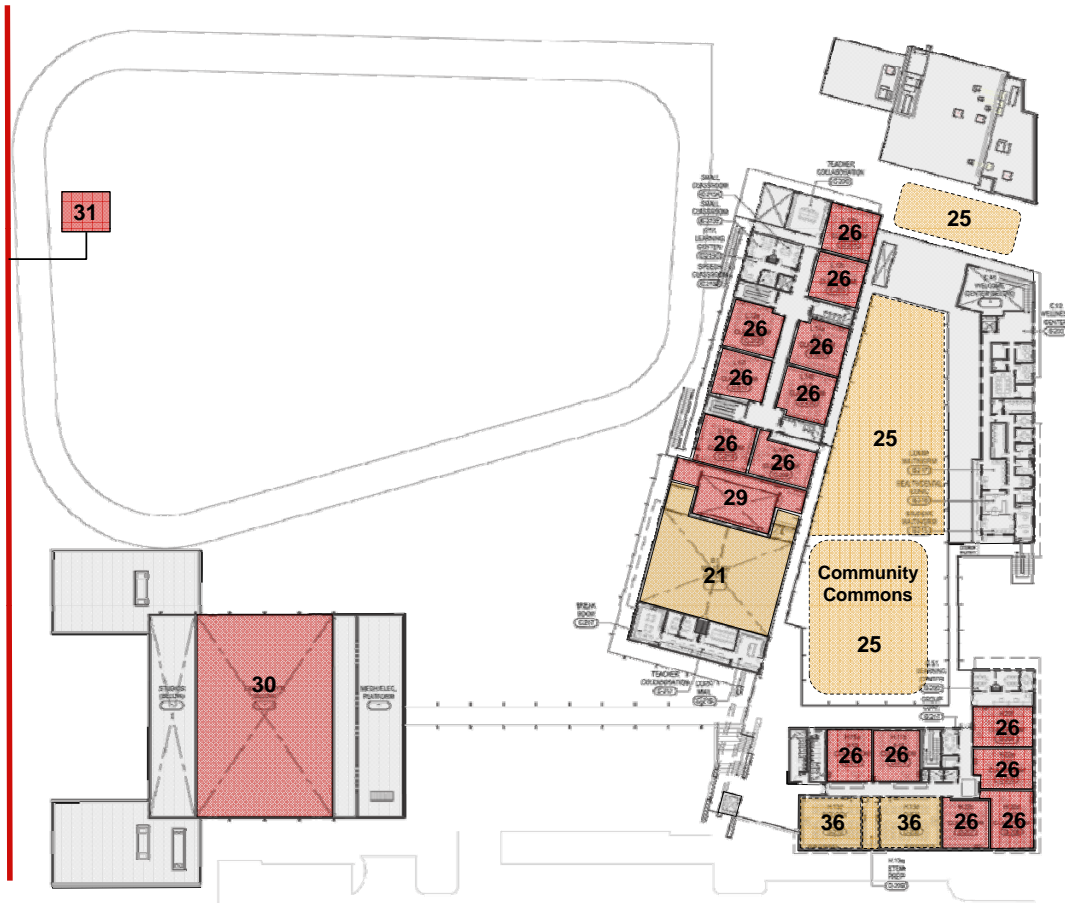
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Project Attributes: "New & More" Spaces and Amenities - Level 2

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Bigger (than existing) Spaces & Amenities

21. Educational Multi-Use Space*

25. Gardens and Courts**

36. 9-12 Science Labs***

Better (than existing) Spaces & Amenities

26. All General Classrooms***

29. Music Classroom***

30. Gymnasium***

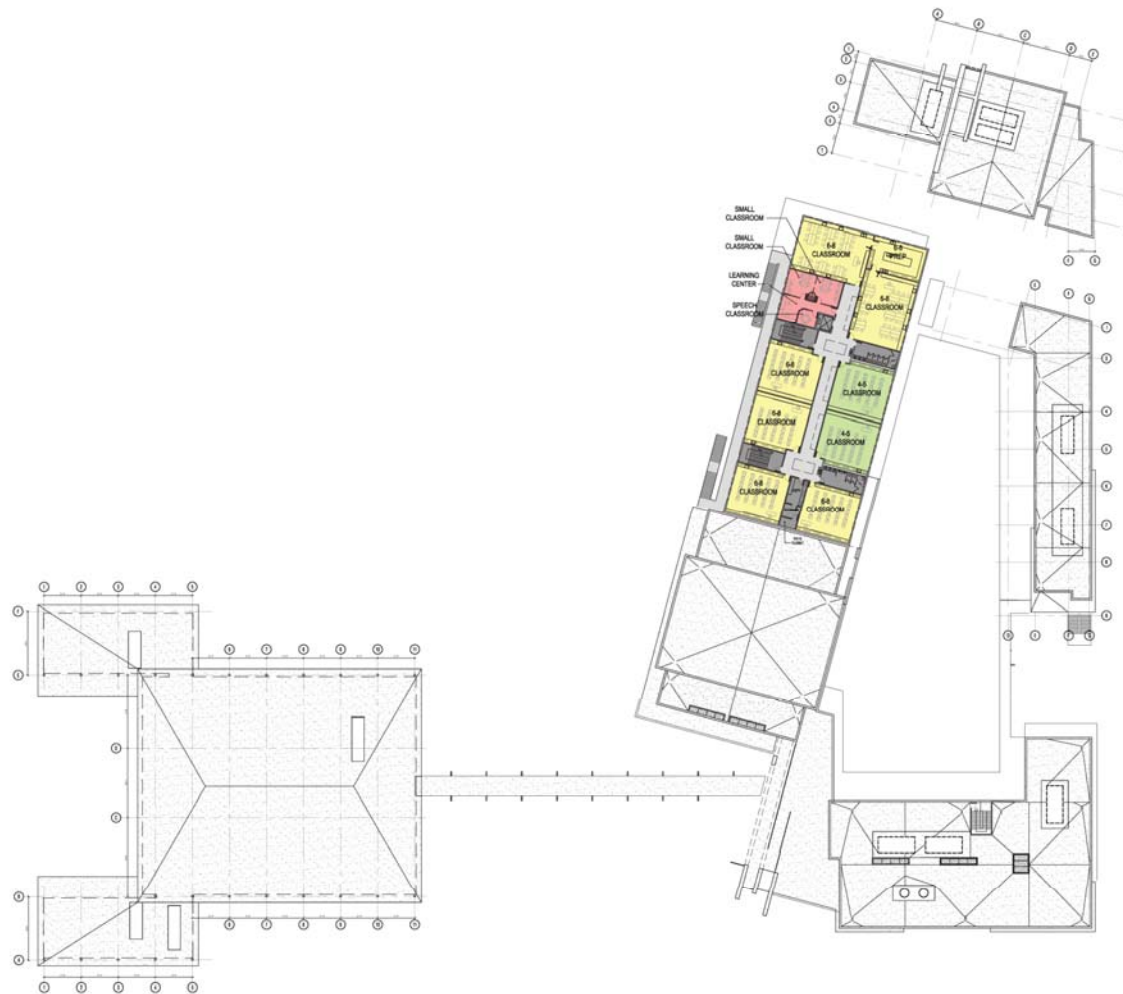
31. Acoustic Separation from Neighbors**

Key Measures of Success

Reduce Operating Costs
Improve Safety & Security
Increase Quality of Education

*

**



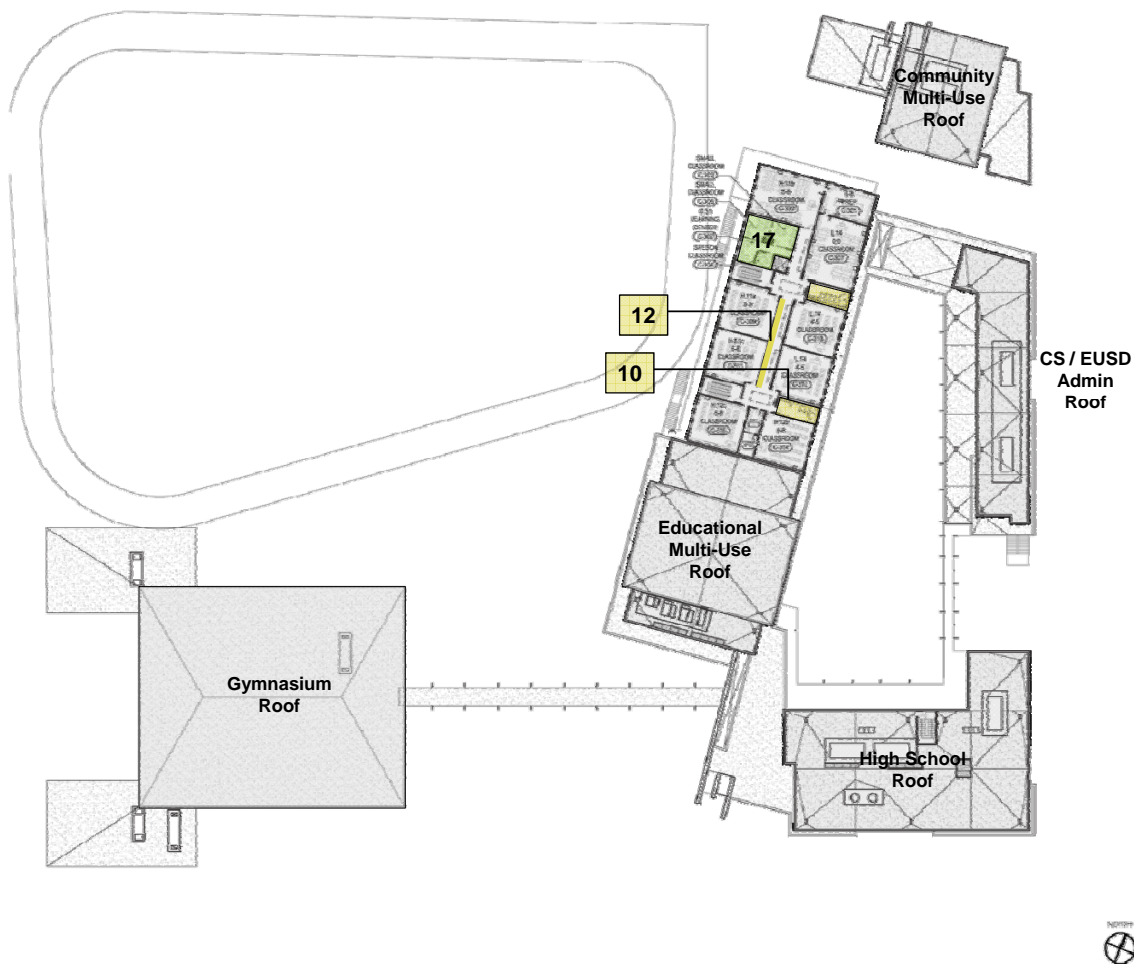
GRADES K-5 GRADES 6-8 GRADES 9-12 ADMIN ARTS COMMUNITY SERVICES LEARNING LIBRARY LOWER EDUCATION OFFICE SPORTS



Third Level – Phase 1

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New (additional) Spaces & Amenities

17. Learning Center Clusters***

More (additional) Spaces & Amenities

10. Restrooms***

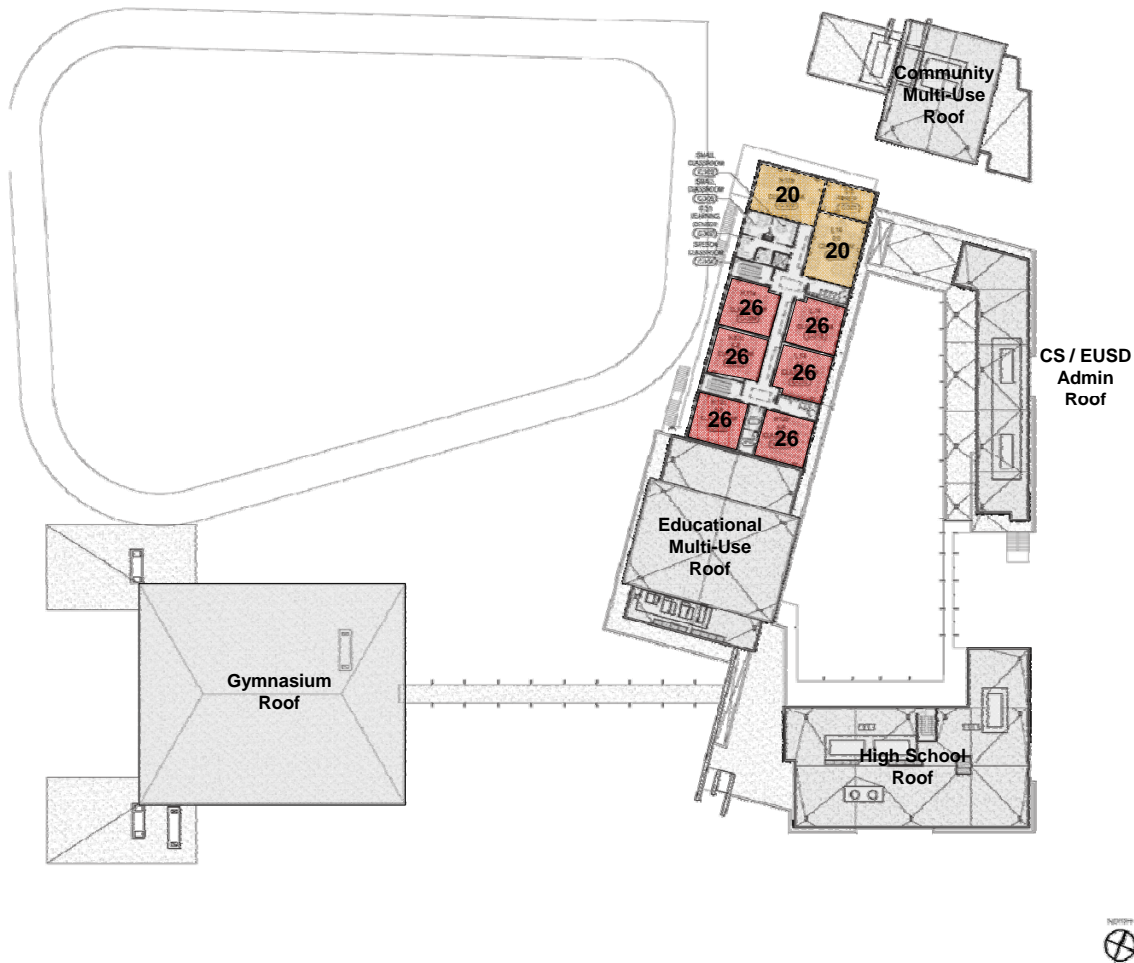
12. Lockers (Grades 6-12)***

Key Measures of Success

Reduce Operating Costs
 Improve Safety & Security
 Increase Quality of Education

*

**



Bigger (than existing) Spaces & Amenities
20. Science Ready Classrooms (6-8)***

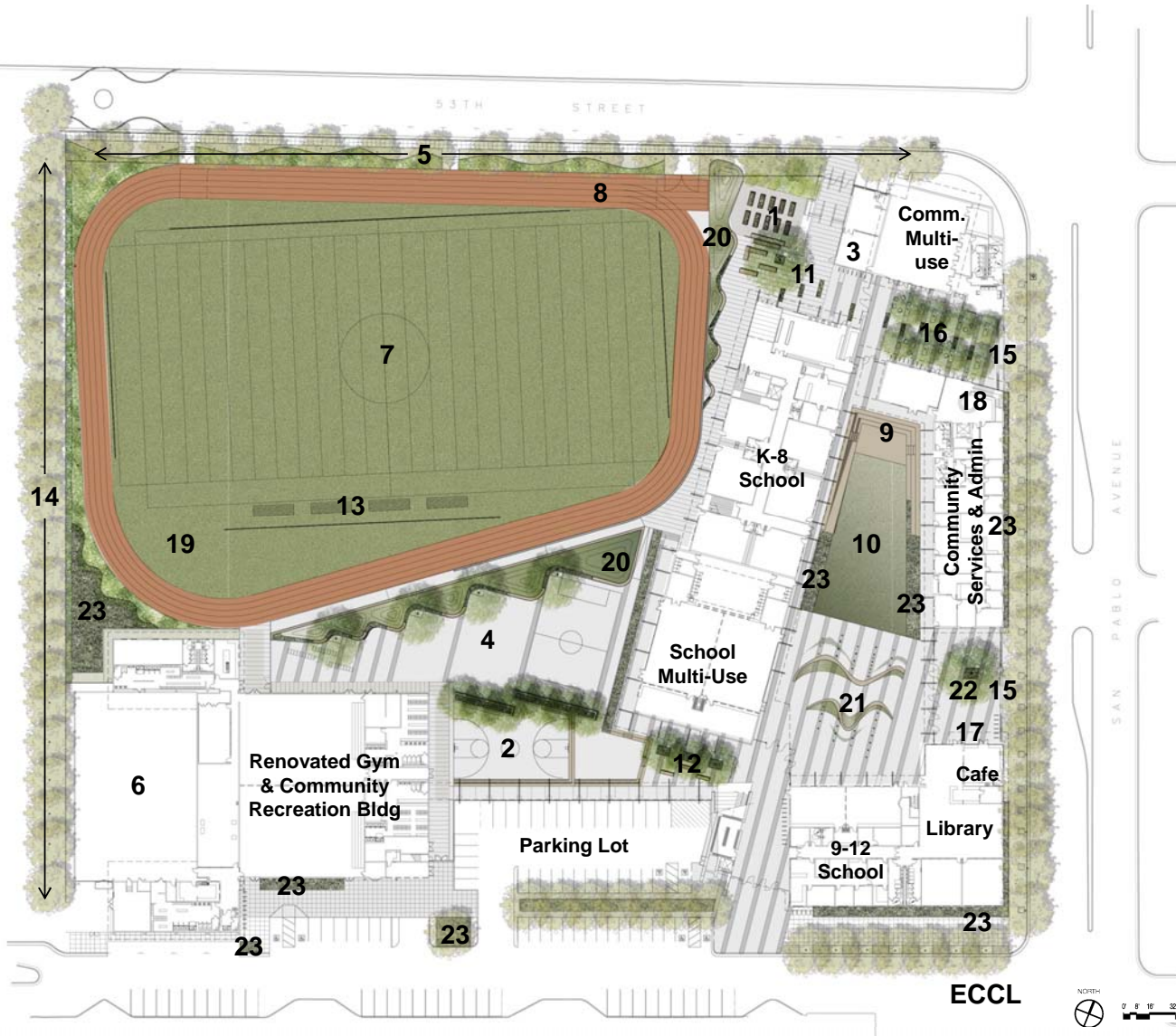
Better (than existing) Spaces & Amenities
26. All General Classrooms***

Key Measures of Success

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

Schematic Design

- Site & Landscape Plans
- Landscape Elements
- Site Diagrams



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

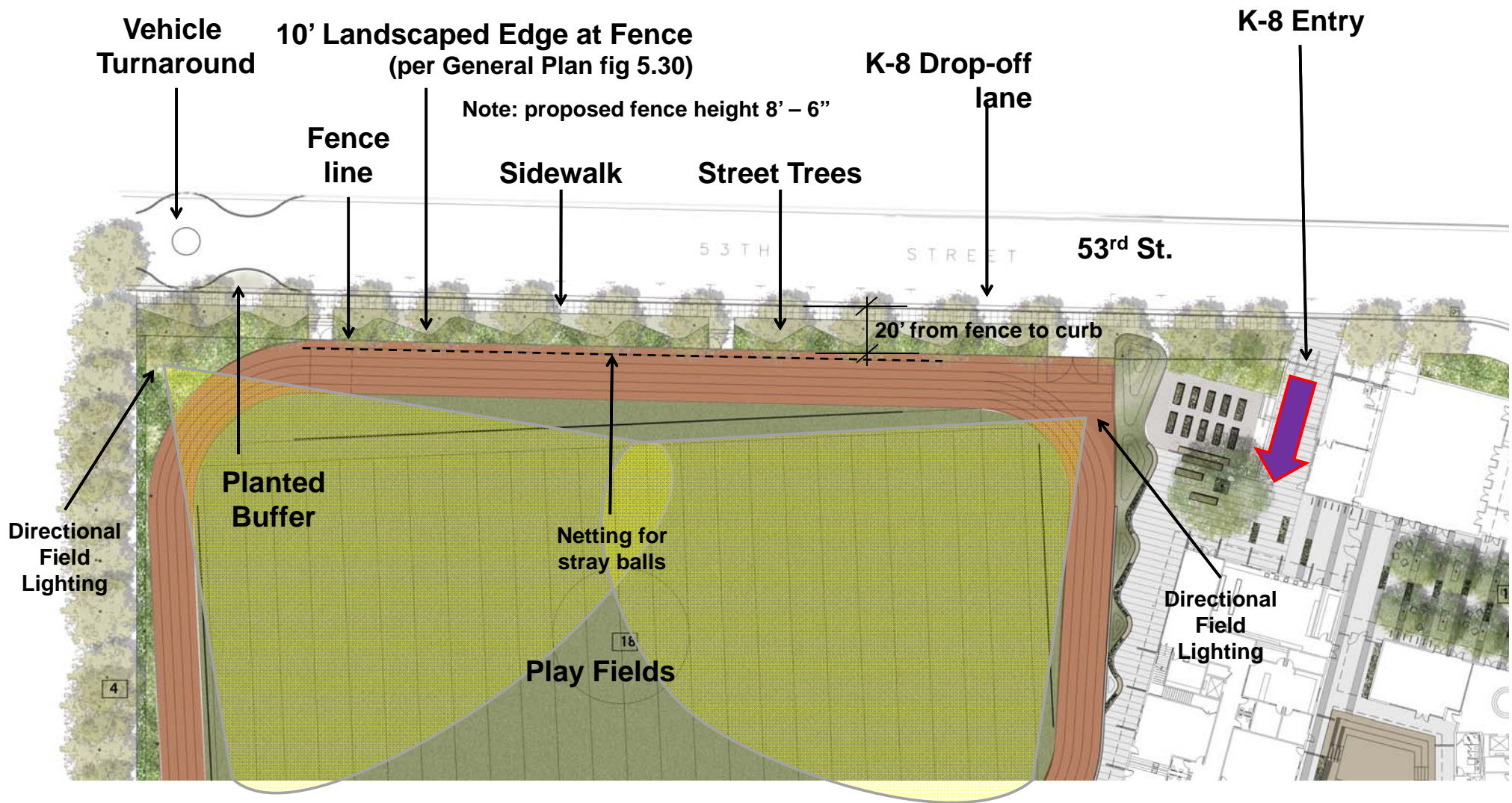


Illustrative Landscape Plan

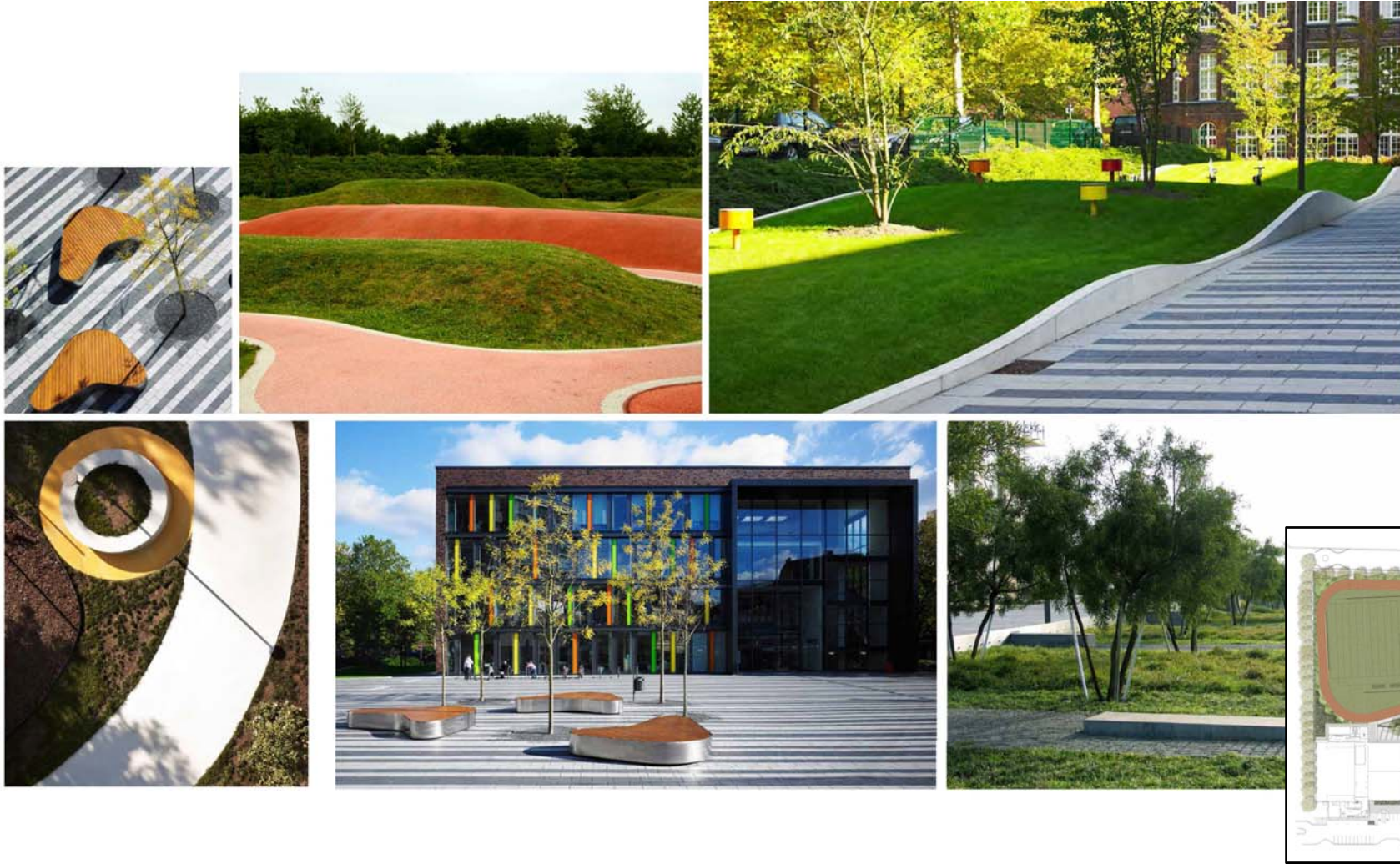
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Landscape Element Concepts – High School social space

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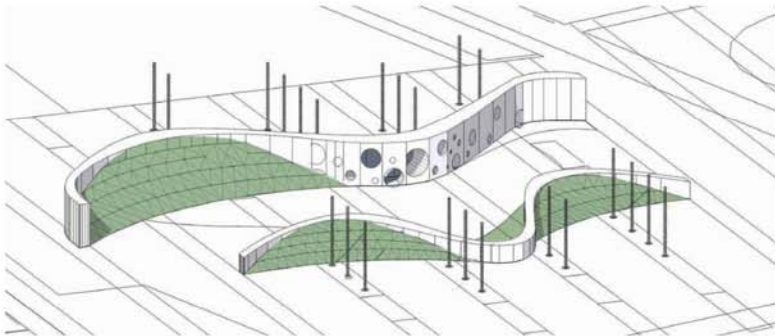
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Landscape Element Concepts – flexible play areas

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Schematic Design Analysis

- Area calculations
- Site Density Analysis / Comparisons
- Active Outdoor Space Analysis
- Parking, Drop-off, & Traffic

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

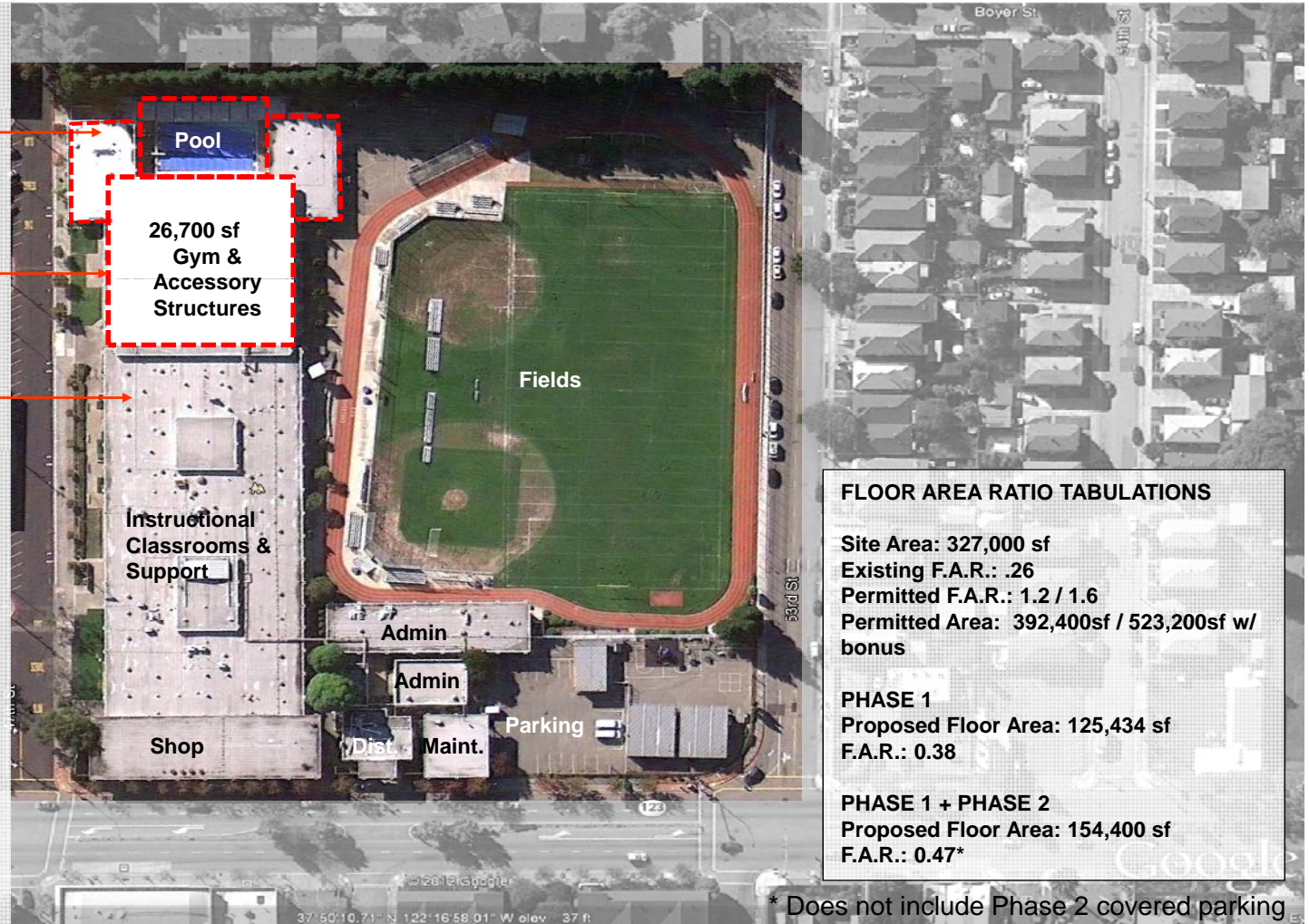
Proposed New Building Area:	100,334 sf
Proposed Renovated Area:	25,100 sf
Proposed Total Building Area:	125,434 sf

PHASE 2

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

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

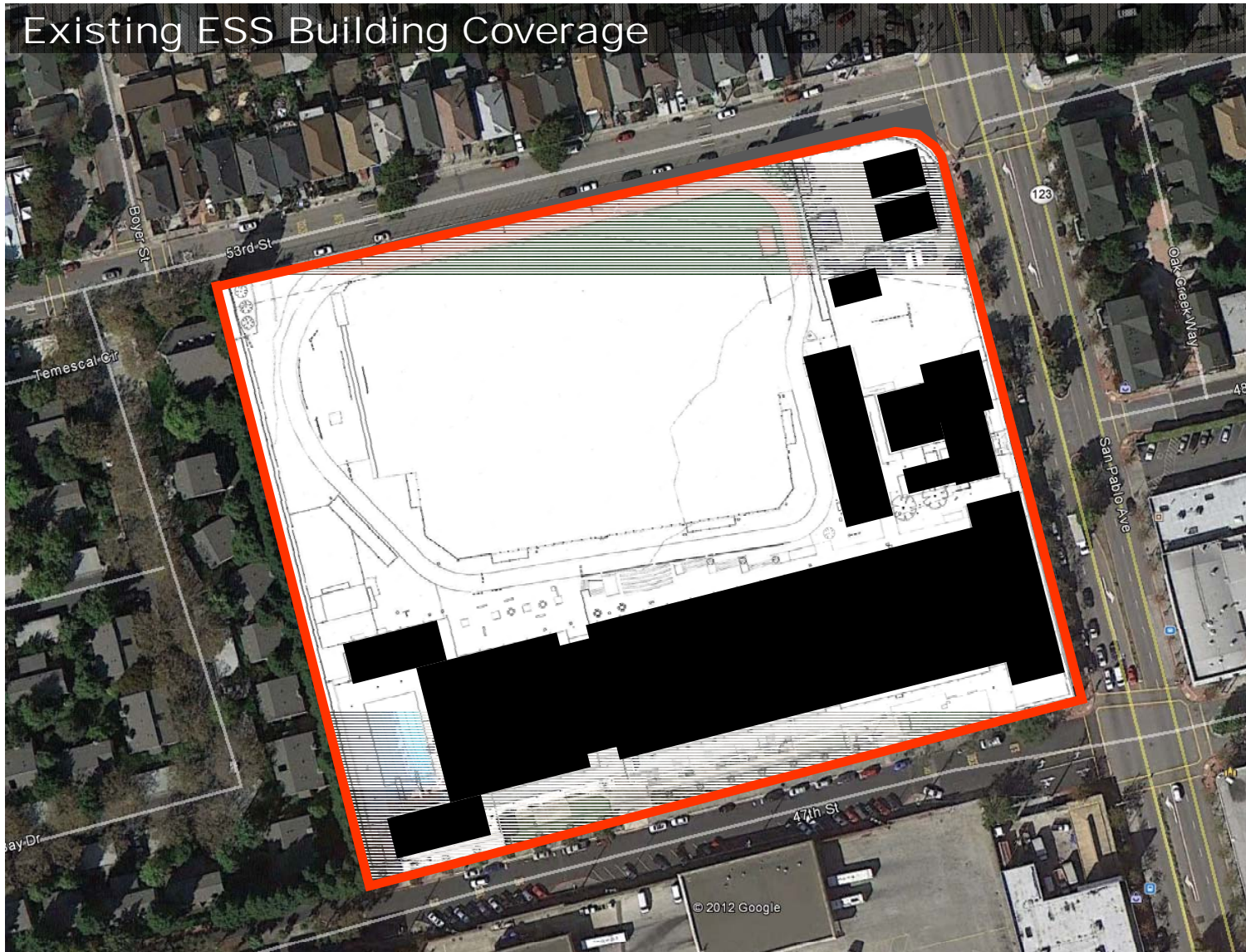


Existing Site & Area Tabulations

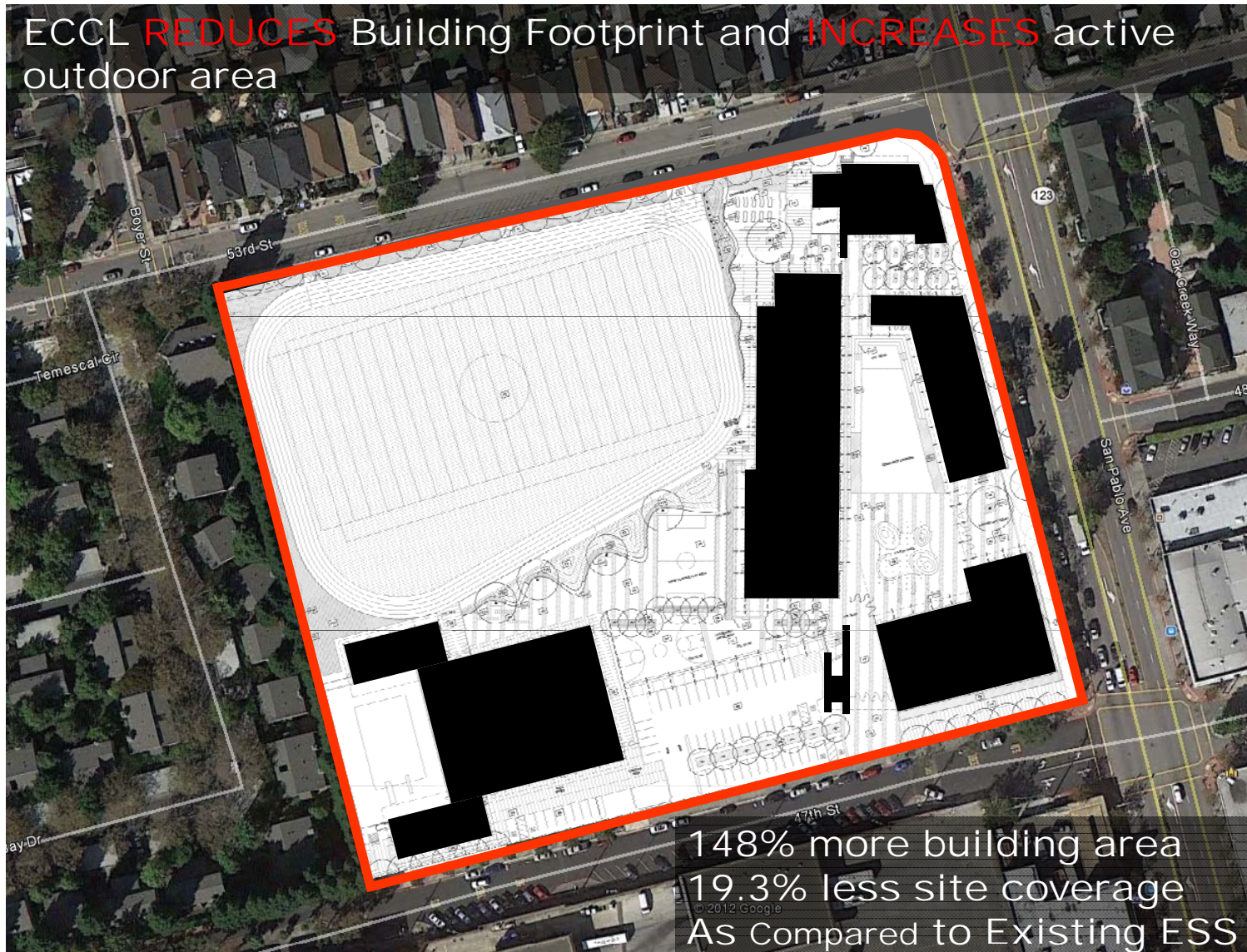
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Existing ESS Building Coverage



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

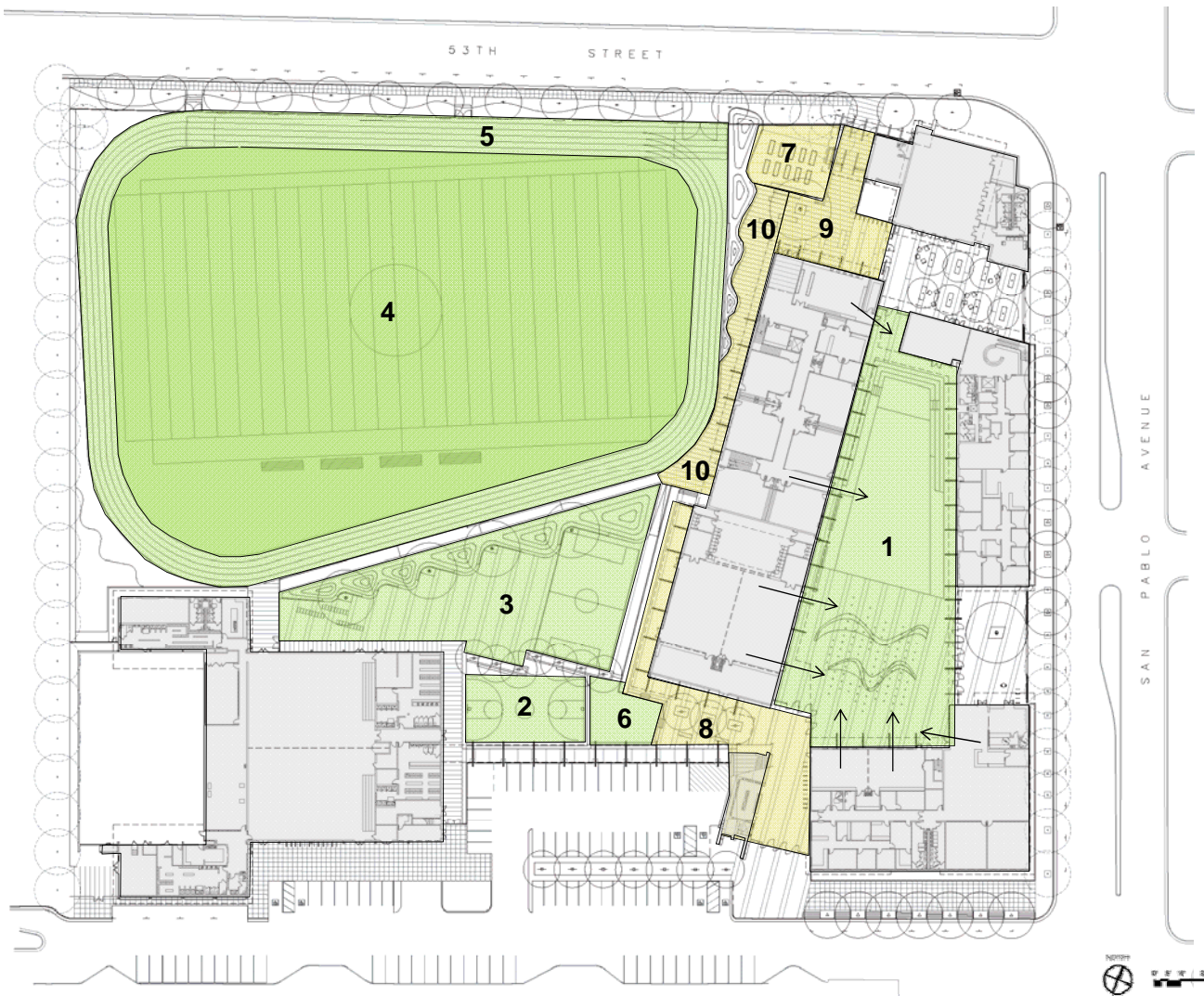


Site Coverage – Proposed ECCL

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New (additional) Spaces & Amenities

1. Dedicated K-5 Recess w/ access to Library and Multi-purpose Room ** ***
2. Rubberized Hard Court Surface * ***
3. Dedicated 4-8 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 ***

Key Measures of Success

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

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

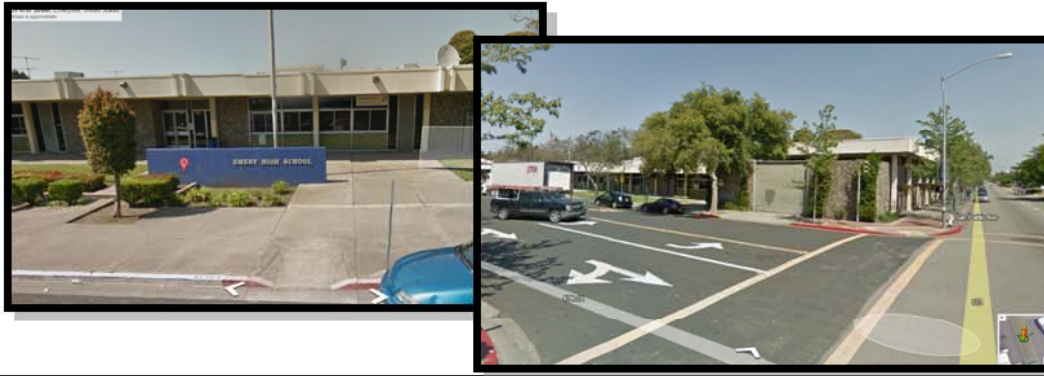
Active Outdoor Acreage: 3.80

Active Outdoor Density: 297

Existing Emery Secondary School (2010)

Emeryville, CA Grades 9-12

Photos



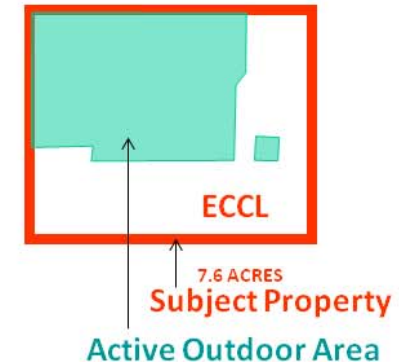
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Tabulations

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



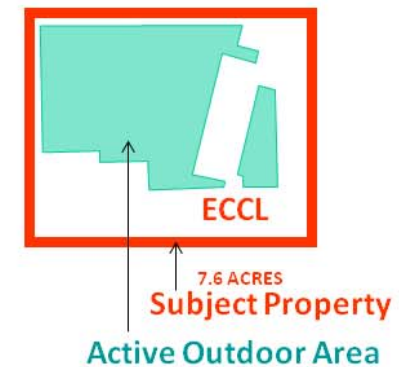
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Tabulations

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

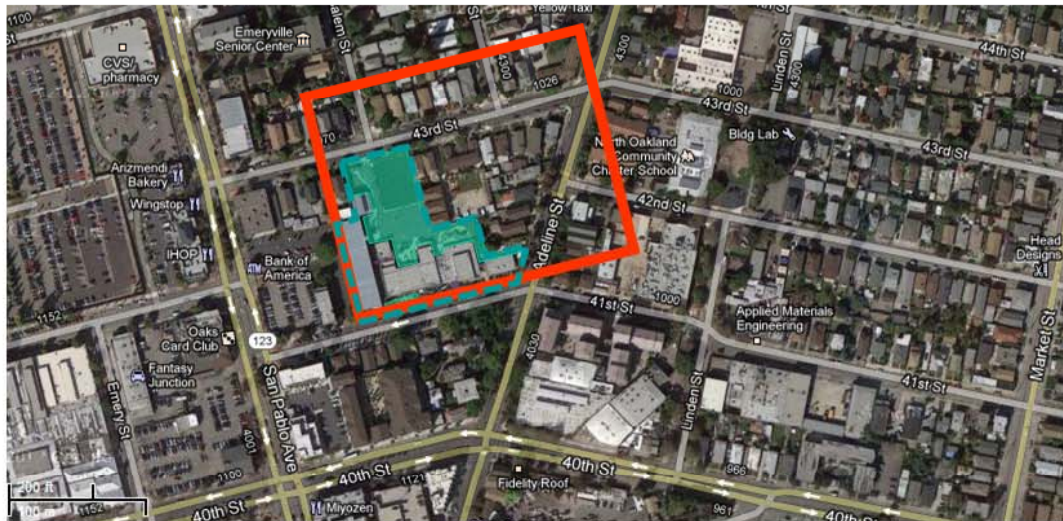
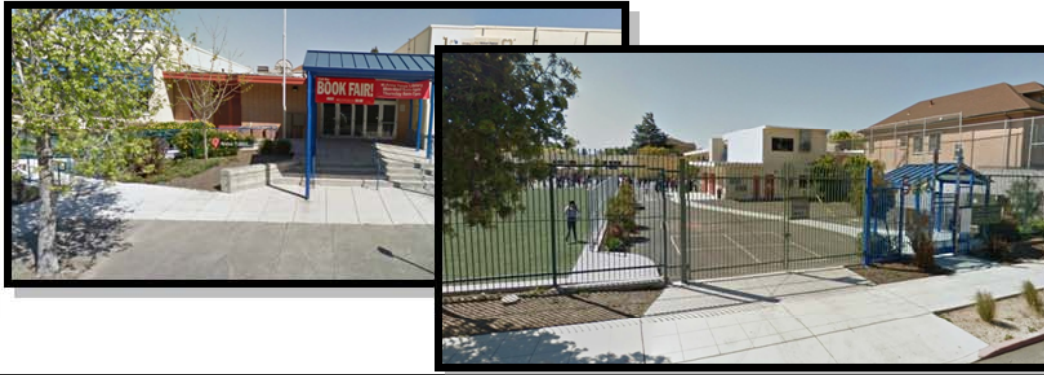
Site Scale Comparison



Anna Yates Elementary School

Emeryville, CA Grades K-5

Photos



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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

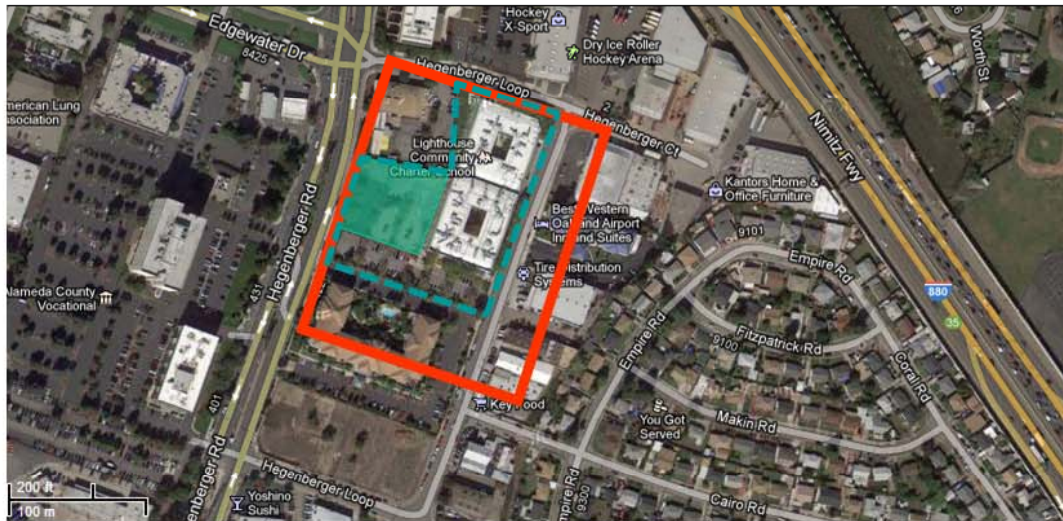
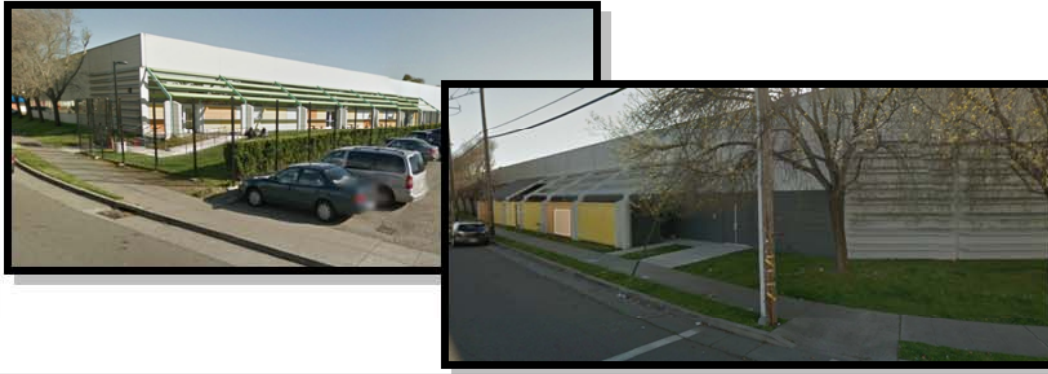
Site Scale Comparison



Lighthouse Community Charter School

Oakland, CA Grades K-12

Photos



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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



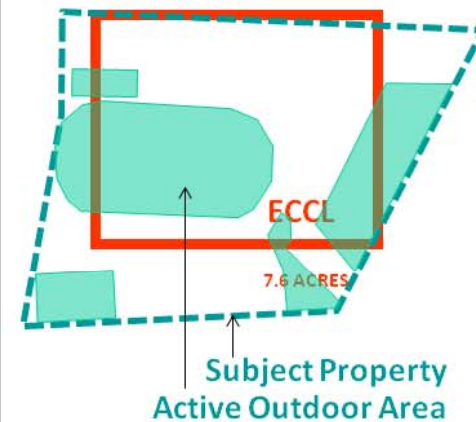
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Tabulations

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



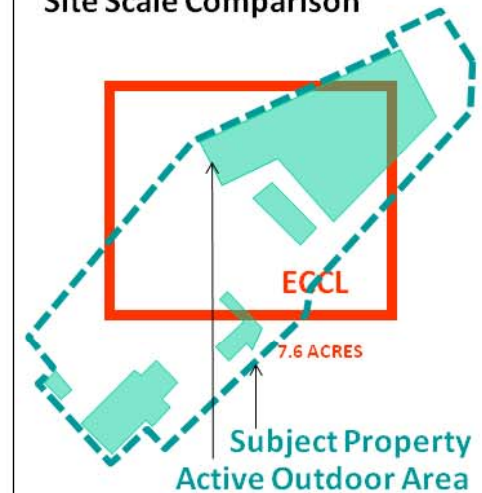
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Tabulations

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

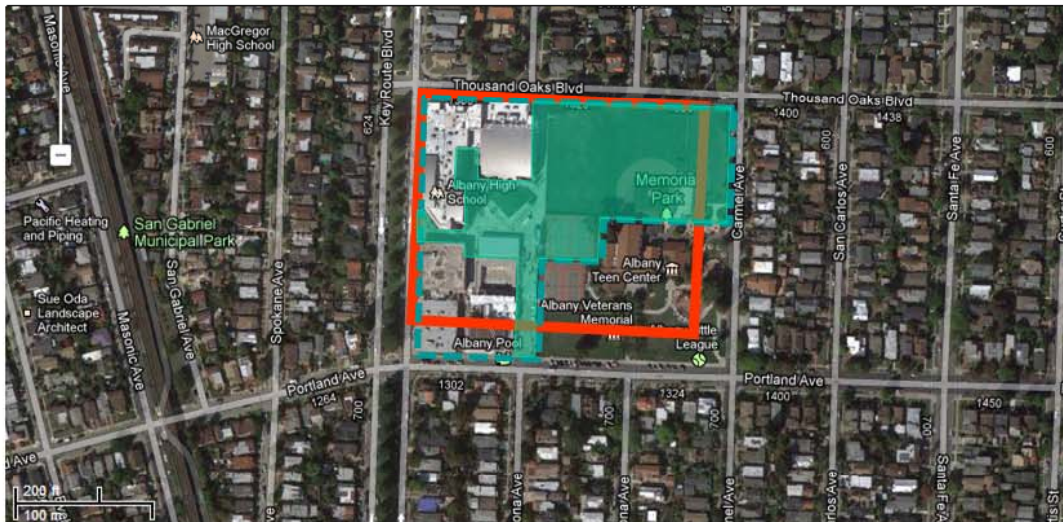
Site Scale Comparison



Albany High School

Albany, CA Grades 9-12

Photos



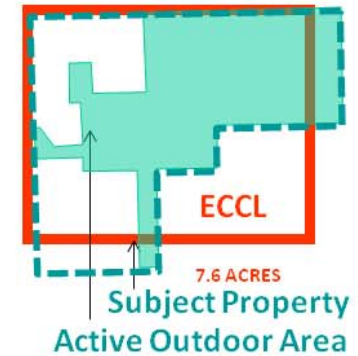
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Tabulations

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

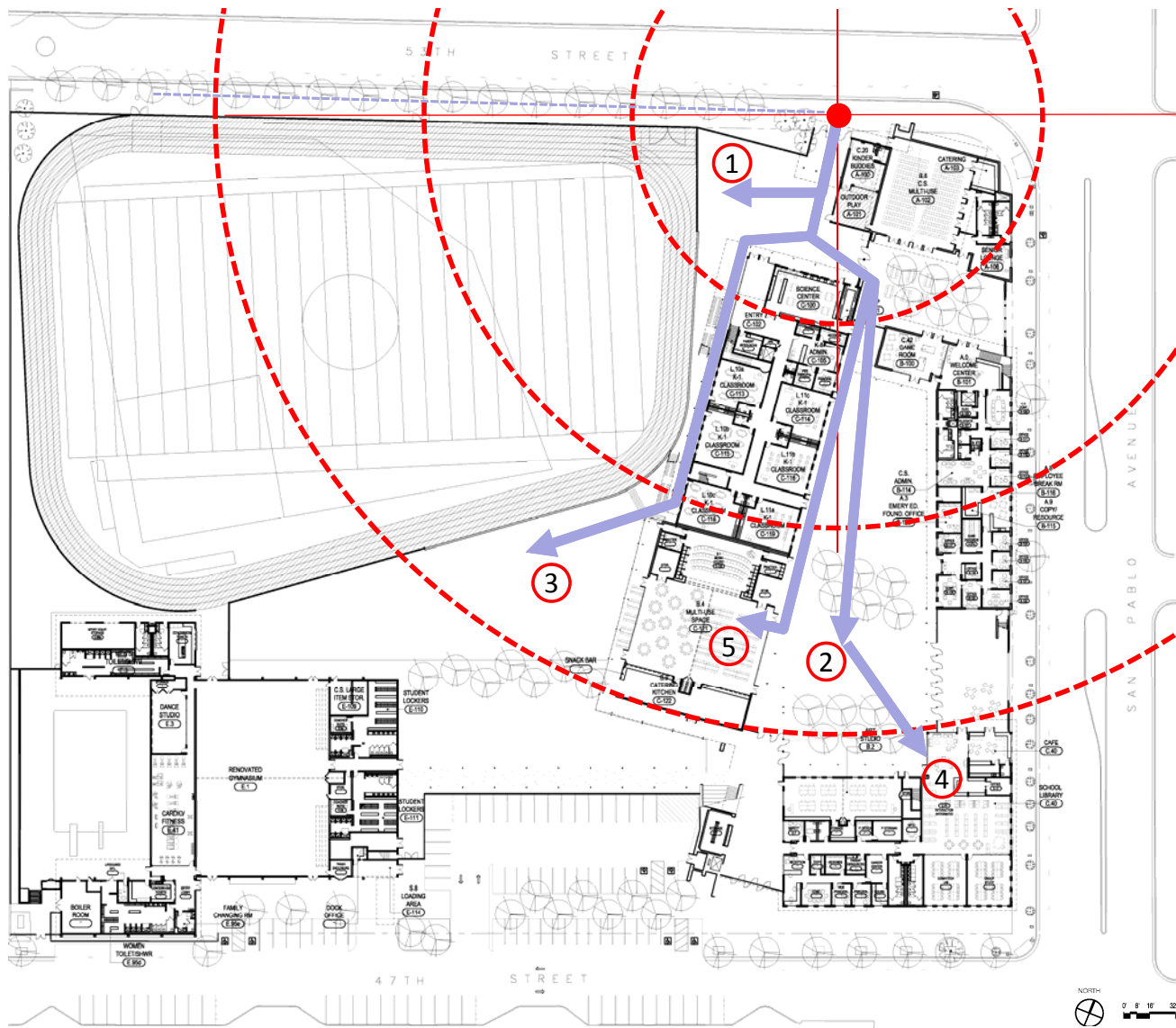


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ECCL WALKING TIMES

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

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ECCL WALKING TIMES

1. Teacher Collaboration to most distant Level 2 HS Classroom (< 1 min.)
2. Teacher Collaboration to Computer Lab (< 1 min.)
3. Teacher Collaboration to most distant Level 1 K-8 Classroom (approx. 1 min. 30 sec.)
4. Teacher Collaboration to most distant Level 3 K-8 Classroom approx. 1 min. 20 sec.)
5. Teacher Collaboration to Copy Center (<10 sec.)
6. Teacher Collaboration to Staff Toilets (< 1 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: Teacher Collaboration Level 2

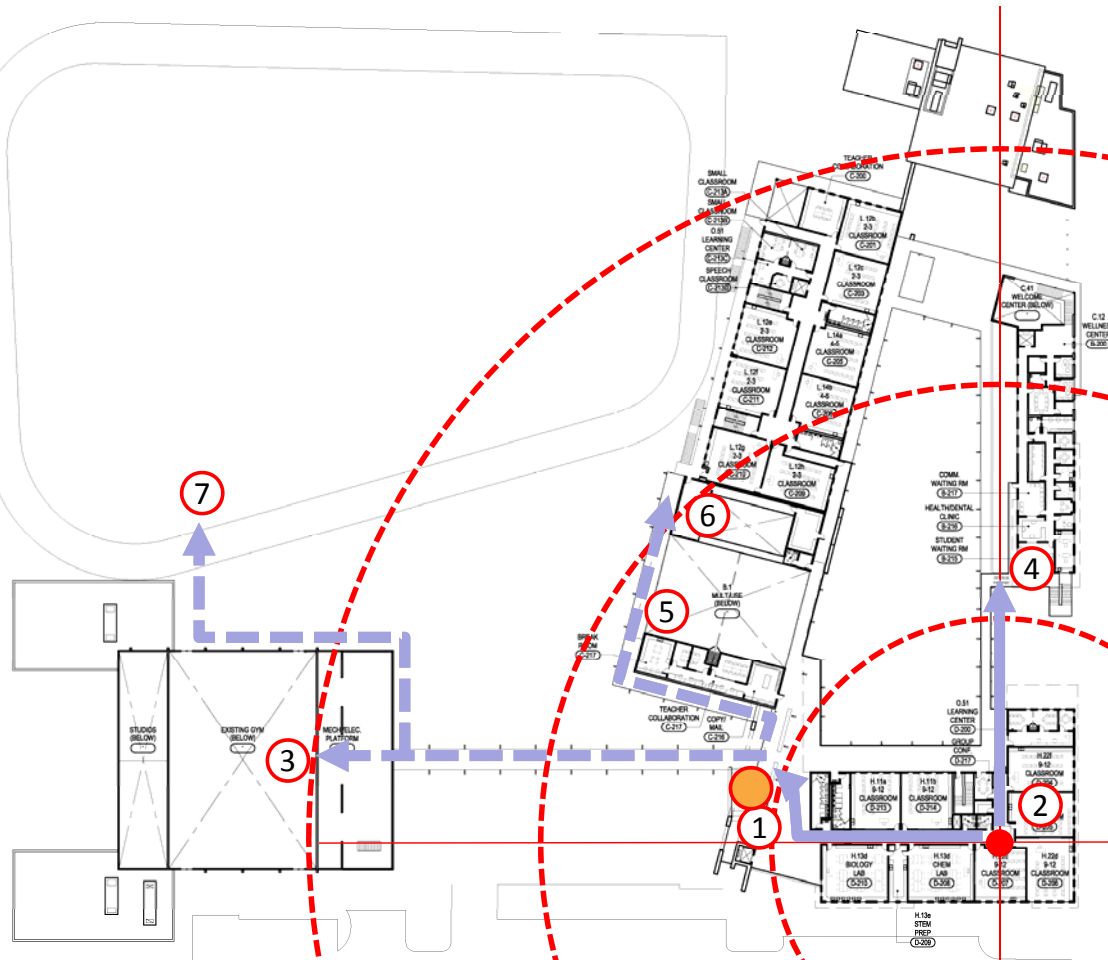
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ECCL WALKING TIMES

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.



Travel Distance: High School Classroom Level 2

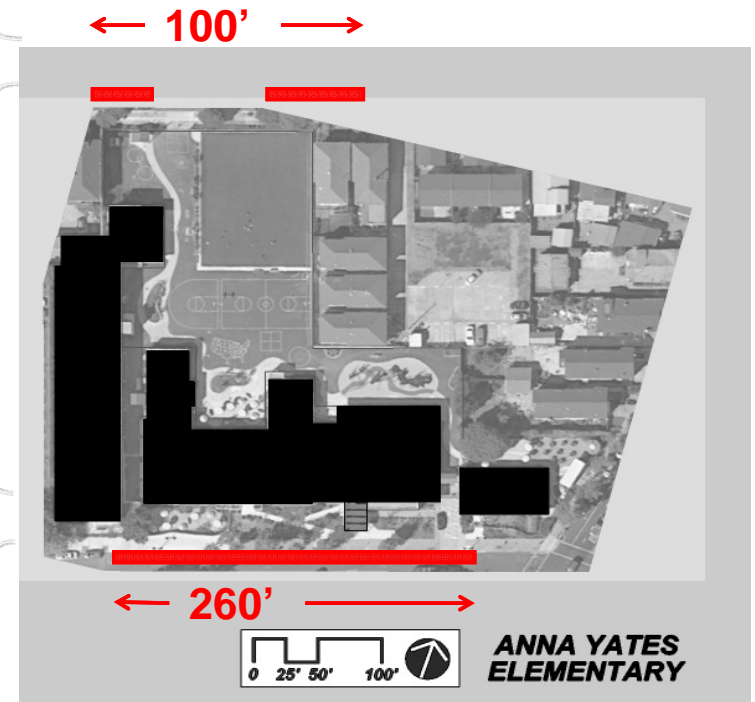
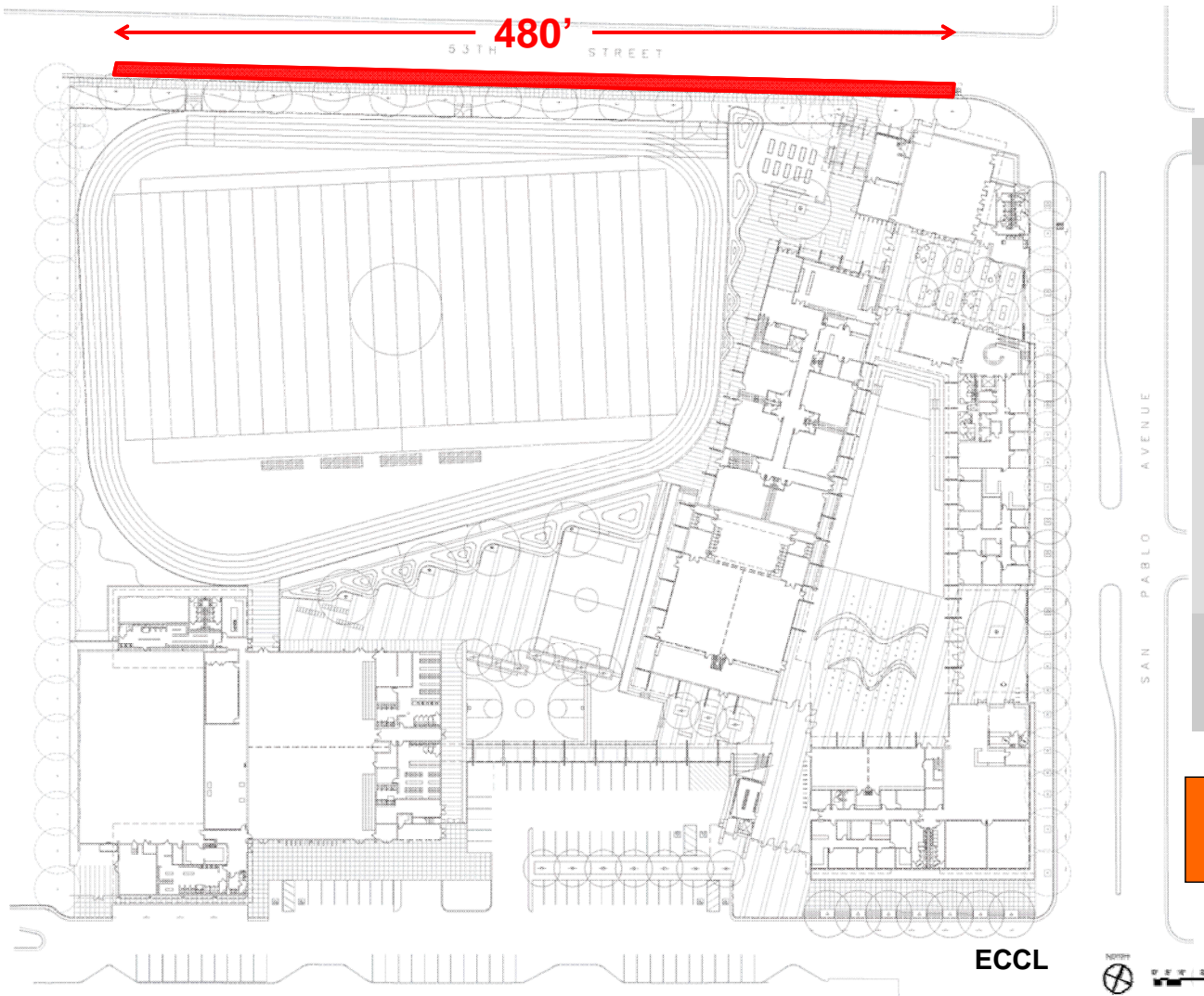
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Title 5 Compliance

(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



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



Site Attributes: Drop-off Comparison to AYES

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Project Budget (phase 1)

SD Contract

- \$80.0M = Project Budget
- \$58.0M = Construction Budget (with FFE)

Due to Square Footage added to accommodate User Generated Program Adjustments

SD Documents

- \$85.0M = Project Budget
- \$62.0M = Construction Budget (with FFE)
- \$62.6M = Construction Estimate (11/16/2012)

Anticipating Additional Schematic Design Program Adjustments

- \$87.0M = Project Budget
- \$63.5M = Construction Budget (with FFE)



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Questions?



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Community Commons – School Days

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Schematic Design Plans – Phase 2 summary



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Schematic Design

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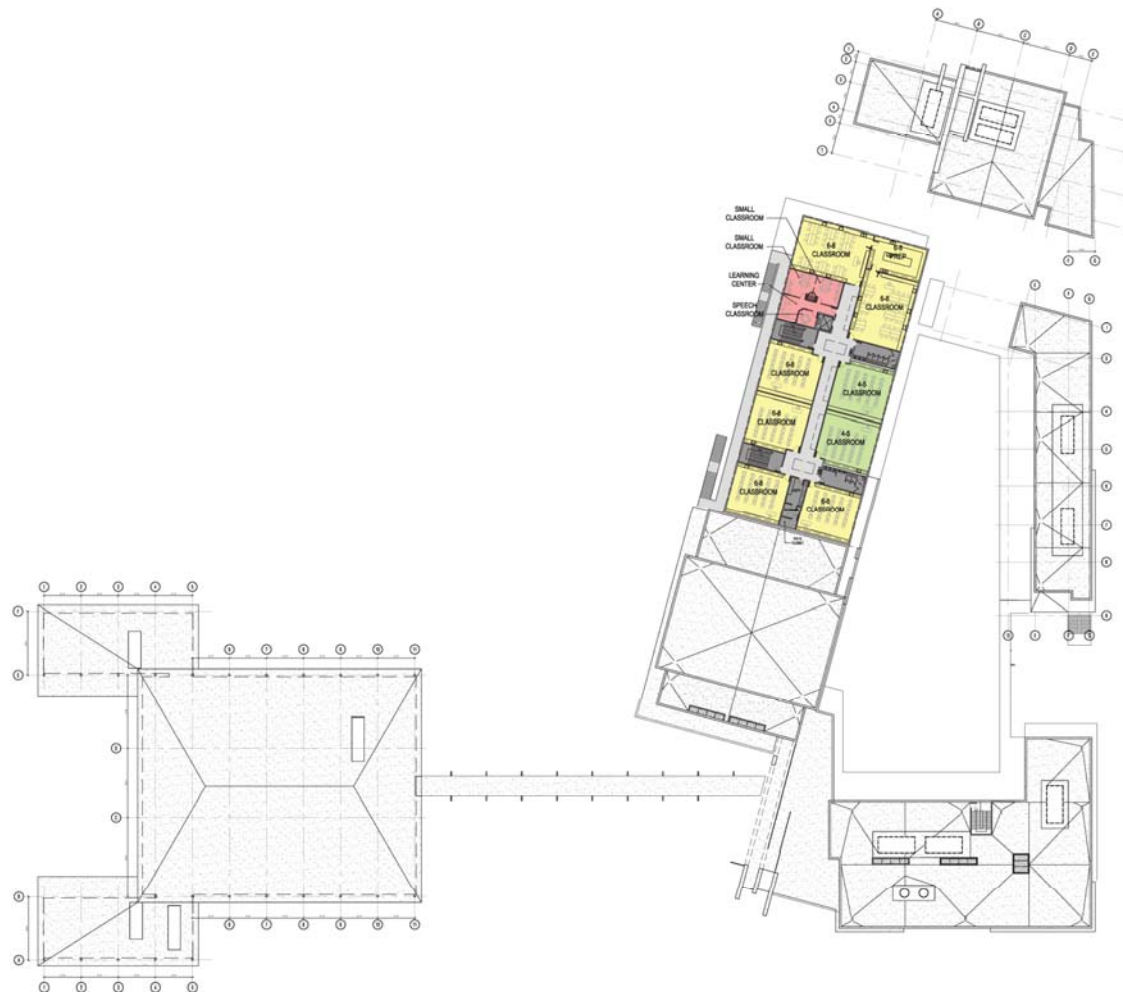
GRADES K-5 GRADES 6-8 GRADES 9-12 ADMIN ARTS COMMUNITY SERVICES LEARNING LIBRARY LOWER EDUCATION OFFICE SPORTS



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GENERAL NOTES

- PHASE 2 BUILDING TO ACCOMMODATE FUTURE GROWTH OF K-12 STUDENT POPULATION
- REFER TO DESIGN NARRATIVES FOR BUILDING SYSTEMS AND INTEGRATION WITH PHASE 1

KEY NOTES

- EDGE OF BUILDING ABOVE, SEE LEVEL 2 FLOOR PLANS PHASE 2
- CONCRETE POOLUM STRUCTURE, S.S.D.
- PAVED PARKING AREA, SLOPE NOT TO EXCEED 5%
- ARCHITECTURAL SCREEN WALL, SEE ELEVATIONS

PARKING SUMMARY

PHASE 2 PARKING	
Type	Count
47TH ST - NORTH	
7'5" x 15' - 90 deg compact	19
8' x 22' - parallel	10
8'5" x 18' - 90 deg	3
9' x 20' - ADA	2
9' x 20' - ADA VAN	2
	36
47TH ST - SOUTH	
8'5" x 18' - 90 deg	31
	31
53RD ST - SOUTH	
8' x 22' - parallel	19
9' x 20' - ADA	1
	20
ON-SITE	
7'5" x 15' - 90 deg compact	33
8'5" x 18' - 90 deg	24
9' x 20' - ADA	1
9' x 20' - ADA	1
9' x 20' - ADA VAN	1
	60
SAN PABLO	
8' x 22' - parallel	19
9' x 20' - ADA	1
	20
Grand total	166

LEGEND

PHASE 2 BUILDING

nexus partners
dsk|Concordia|MKThink

dsk
architects

1500 Bay Street, Suite 301, San Francisco, CA 94133
Tel: 415.694.9111 / Fax: 415.694.7504
info@dsksf.com

CONSULTANT

PROJECT NAME

Emeryville Center of Community Life

1100 47th Avenue
Emeryville, CA 94605

ADDRESS

APPROVALS

DSA PROJECT TRACKING #

KEY PLAN

NO. DATE ISSUES AND REVISIONS BY

1. 06.08.2012 90% SD Progress Set GH

2. 06.17.2012 Coordination Set GH

3. 10.31.2012 City Staff Progress Set GH

4. 11.05.2012 90% SD Progress Set GH

DATE: 11.05.2012

DRAWN BY: JS

CHECKED BY: GH

PROJECT NUMBER

SHEET TITLE

SITE PLAN (PHASE 2)

SHEET NUMBER

A1.201

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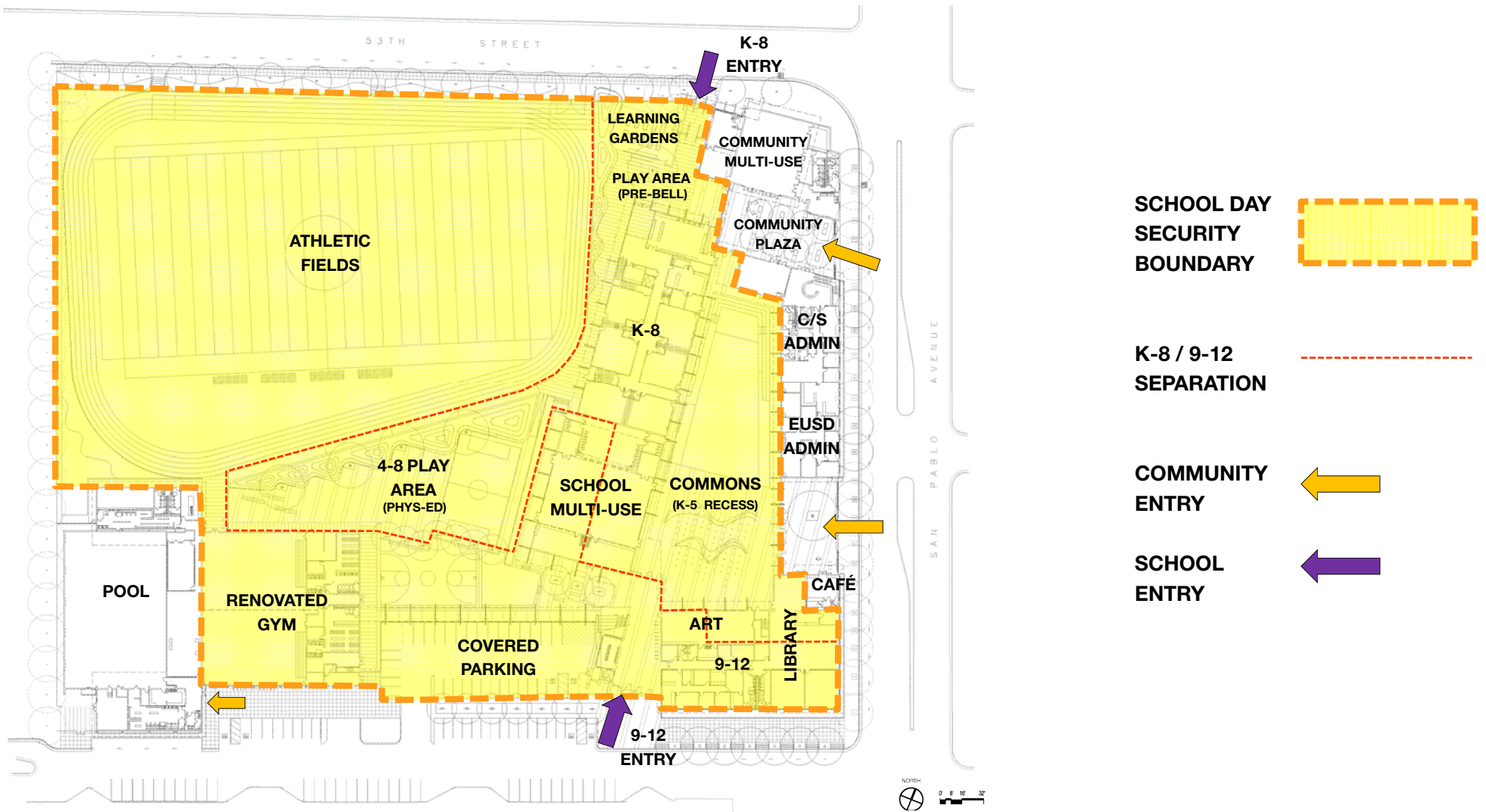


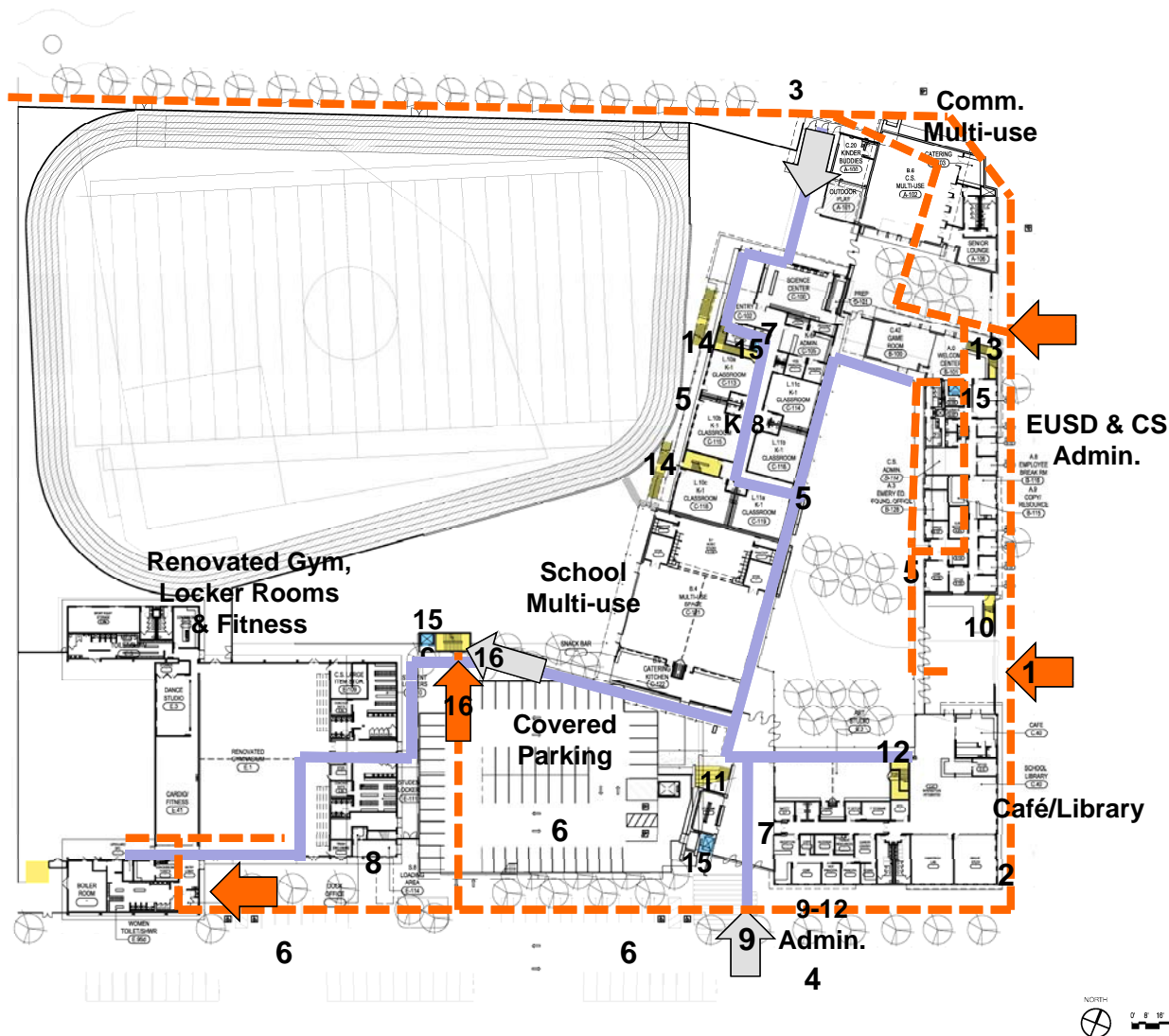
Proposed Site Plan – Phase 2

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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. Public access to Health/Dental Clinic
11. Access to 9th-12th grade terrace
12. Access to 6th-8th grade classrooms
13. Access to Wellness Center
14. Access to 2nd-3rd grade classrooms
15. Accessible Elevator
16. Access to Teaching Theater, 9th-12th grade classrooms

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

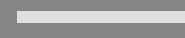
** Public access restricted during school hours

CIRCULATION PATHS

PUBLIC



SCHOOL



ENTRY POINTS





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