

Emeryville Center of Community Life (ECCL) Conceptual Design Narrative

April 26, 2012 – Planning Commission Study Session

Introduction

The Emeryville Center of Community Life is a joint project of the City of Emeryville and the Emery Unified School District. The ECCL will be constructed at the site of the existing Emery Secondary School, replacing the existing one story school facility with a new multi-story, multi-use campus. The site will co-locate the elementary and secondary schools, incorporate community service and recreation programs and provide opportunities for other partners to offer community-enriching services with the goal of achieving a highly utilized shared use facility that improves the quality of life for all of Emeryville.

The Project proposes to construct new facilities totaling 115,100 gross square feet, with the potential to expand to 149,770 square feet, to be operated jointly by the Emery Unified School District and the City of Emeryville. Outdoor recreation facilities would also be renovated /constructed / modified, including a pool, sport fields, a running track, playgrounds and basketball courts. The site facilities will be used during the day, evening, and weekends with the center expected to operate daily from about 7:00 AM to 9:00 PM year-round with the highest usage during the school year (September to June). Total enrollment in grades K-12 expected to be up to 780 students with Phase 1 and up to 1120 students at Phase 2 build-out.

The Project will be constructed in two Phases, with all K-12 grades located at the new campus with completion of the first phase of the Project in August 2015. Occupation of the campus by administration and community services groups may be staggered through the development of Phase 1, depending on the ultimate construction sequence.

Process & Engagement

Throughout the Conceptual Design process in 2011, Nexus Partners responded to and incorporated input from a variety of stakeholders including EUSD school board, City / Schools Committee, teachers, city and district staff, EUSD Facilities Committee, planning staff and community members through a variety of formal and informal engagement exercises and outreach. The engagement of these groups proved essential in the evolution of the design toward a plan that the District, the City, and the community of Emeryville can embrace and that achieves the vision for the ECCL. In fact, the community workshops guided the Conceptual Design process and had an enormous influence on the final approved design. It can safely be said that the community determined much of the character of the final design and the project would have been substantially different without that vital input.

Concurrent with the Concept Design finalization, Nexus developed a Phasing Strategy for the construction of the project that responds to the current available funding stream. An incremental approach for Phase 1 achieves the ECCL vision of a co-located, highly

utilized facility designed for the existing student population and meets the overall project budget of \$80 million. Of this amount, up to \$10 million is targeted as potential "bid alternates" should funding limitations necessitate a \$70 million cost cap. Phase 2 provides additional area for expected District and City population growth and completes development of sufficient capacity for current growth projections through year 2030.

On March 1, 2012, the City/Schools Committee, setting the stage for the Schematic Design process to commence, approved the Final Conceptual Design. While general building placement and general massing on the site should be considered identified at the end of Conceptual Design, the evolution of the design is actually just beginning. Moving forward, Nexus will be receiving specific input from a variety of agencies including the Planning Department as well as specific input from teachers, city and school staff, and community members in developing the functional planning and "look and feel" of the ECCL buildings and outdoor spaces.

Concurrent with the Architectural Schematic Design phase, the District and City Staff are undertaking a Program Development process to finalize the program for the ECCL facility. Nexus will provide recommendations during the Schematic Design process in order to align the work being done with that of the Core Program Development team. These recommendations, along with data generated by the Program Development process, will serve as the basis for Nexus to produce an Educational Specification for the ECCL.

The spirit of collaboration continues to guide Nexus Partners' work. As part of the continuing community engagement and workshop process, the Nexus Partners will use upcoming Community Design Workshops to explore the aesthetics ("look and feel" of the buildings), and landscape and public art features, as well as developing the interior spaces and more technical requirements of the facility.

In summary, the Final Conceptual Design work respects and incorporates authentic community and staff engagement while moving forward the goal of a highly utilized, shared use facility that provides the District with a flexible financing strategy. The design achieves the ECCL vision of co-location of K-12 grades, Community and Recreation Services, and other health and wellness services within the available funding stream. Going forward, Nexus Partners will document and track:

- How the design increases the Quality of our education
- How the design increases Safety for our students
- How the design reduces facility Operating Expenses per student
- Improvements over existing conditions
- Challenges that have yet to be addressed or met

Programming & Uses:

The ECCL is designed to incorporate a variety of programs that support the learning, social, recreational and wellness needs of the community. The ECCL is being designed to provide space for these programs in a way that encourages sharing of space between city and school with the goal of reducing the amount of underutilized space that would otherwise occur if the two entities did not share space. These programs and spaces generally fall into the following categories:

Program Space within Buildings:

School – *Shared Space* after-hour use with City Services or Partner programs

- These spaces include classrooms, science and language labs, music rooms, school multi-use rooms, library, café, teaching kitchen & conference rooms

School – *Dedicated Space* primarily for School

- These spaces include a portion of classrooms, primarily for grades K-3, district offices and other school administrative and support areas not suitable for shared use

Community Services – *Shared Space* with School upon mutual agreement during school hours

- These spaces include the gymnasium, fitness and dance rooms, community multi-use space, community library, family resource center / wellness center, dental clinic, teen center, arts & music studios, café, senior lounge, teen center, teaching kitchen and conference rooms

Community Use – *Dedicated* primarily to Community Use

- These spaces include city services administrative and support areas not suitable for shared use

Outdoor Recreation Areas:

School – *Shared* after-hour use with Community / City Services or Partner programs

- These areas include K-8 play areas and hard courts, sports fields and running track, and student social spaces at grade and terrace levels.

Community Services – *Shared* with School upon mutual agreement during school hours

- These areas include the community commons, plazas and pool area.

A full Space Program list for Phase 1 and Phase 2 is included in this report.

As mentioned earlier, the District and City Staff are currently undertaking a Program Development process to finalize activity programs for the ECCL facility for both indoor spaces and outdoor spaces.

Conceptual Design

Through the series of monthly community design workshops in 2011, Nexus Partners focused on refining numerous elements of the conceptual design. Some of the key highlights have included:

- Incorporate Emeryville General Plan & Design Guideline recommendations, including but not limited to Green Street improvements along 53rd St., the incorporation of a bicycle path through the site, suggested building massing that establishes a gateway to Emeryville at the corner of 53rd St., activates the street edges along San Pablo and 47th St. and supports a pedestrian priority zone with generous sidewalks meeting and exceeding the minimum 12' sidewalk corridor width.

- Develop the San Pablo edge to effectively balance open space, Public Access and provide Transit opportunities.
- Develop welcoming and functional outdoor open spaces that support a wide variety of school and community uses and activities.
- Design safe outdoor spaces to accommodate appropriate separations between school age groups in the play areas and appropriate separations between community uses and school uses during certain times of the day.
- Refine the Outdoor Space and Landscape program to better understand what is included in the site (concurrent with Program Development)
- Evaluate parking and drop-off areas based on anticipated demand and safety needs.
- Minimize and Reduce impacts on neighboring properties, particularly along the common property line with Emery Bay Village and across 53rd Street.

Uses / Site Organization

Building massing is concentrated along the 47th and San Pablo frontages and maintains an open space configuration along 53rd and the boundary with Emery Bay Village similar to the currently existing conditions as a strategy for not intensifying uses along these residential edges.

A securable community commons area surrounded by community service and school program spaces and activities forms a well-scaled, multi-use community outdoor space. The community commons is envisioned to be open to the community during school hours and will support casual and programmed activities to encourage community use. Access to the outdoor recreation amenities at the ECCL will be provided to the community after school hours with appropriate access and safety controls that will be specifically defined in upcoming project phases.

Parking and Drop-off

34 on-site / on-grade parking spaces are indicated in Phase 1 with significant additional street capacity added along 47th street. Phase 2 increases on-site parking to approximately 55 cars in a covered on-grade parking structure.

Drop-Off / Pick-Up. K-8 drop-off and pick-up will occur along 53rd street with 480 lineal feet of passenger drop-off curb along the southern edge of 53rd. A turn-around is proposed at 53rd near Boyd St. to facilitate safe turning to approach the drop-off area. 47th street would provide additional drop-off area for high school students and community members.

Loading and deliveries will occur off 47th street.

No alterations to curb alignment are planned along San Pablo Avenue.

Student Population:

Phase 1 Student Population: 780

Phase 2 Student Population: 1120

Zoning Parameters:

Density – Site area: 7.5 acres (327,000 sf. approx)
 Permitted FAR: 1.2 base, 1.6 with bonus
 Permitted Area based on 1.2 392,400 sf
 Permitted Area based on 1.6 523,200 sf

Proposed ECCL Phase 1 FAR: .35
 Proposed ECCL Phase 1 Area 115,100 sf

Proposed ECCL Phase 2 FAR: .46*
 Proposed ECCL Phase 1 Area: 149,770 sf*

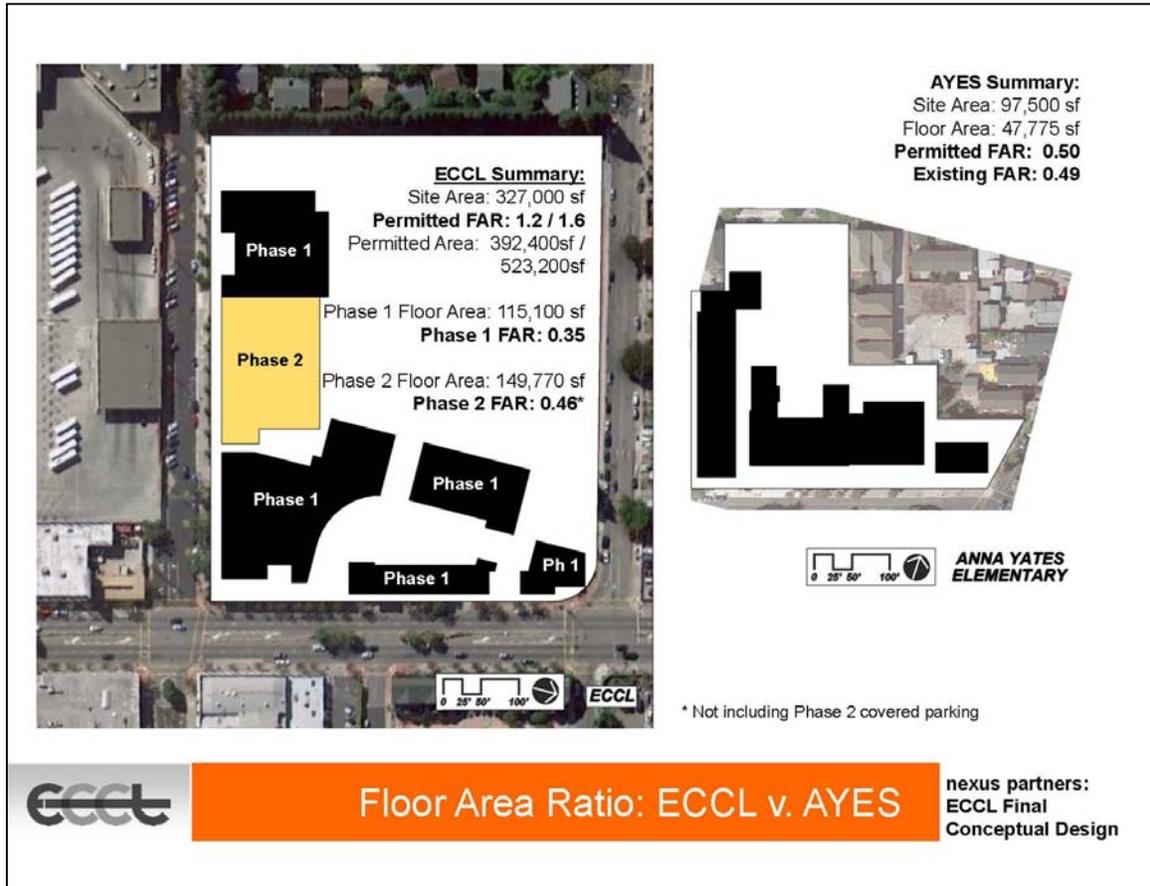
* Not including covered parking

Height

Permitted Height: 30', 55' with bonus
 Proposed Phase 1 Height: Varies < 55'
 Avg. ht. = 45'

Proposed Phase 2 Height: Varies < 55'
 Avg. ht. = 45'

Site Density Comparison – ECCL v. Anna Yates Elementary School



Floor Area Ratio: ECCL v. AYES

nexus partners:
 ECCL Final
 Conceptual Design