ECCL Project Time Line

NOW:
Schematic Design
Nov. 30, 2012

NEXT:
Design Development
April 15, 2013

- Recent: School Board Approval of Schematic Design – 11/26/2012
- January - February 2013: ESS Abatement by Turner Construction.
Community Workshops: Site Planning

Aug 2011 → May 2012

Conceptual Design Process

December 6, 2012

City-School Committee ECCL Schematic Design
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
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Final Conceptual Design

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Gallery Walks – Aesthetic Preferences

Community Perspectives
What we heard:

“inspirational”
“elegant”
“serenity”
“environment”
“contrast”
“open space”
What we heard:

“spacious”

“modern”

“futuristic”

“interactive”

“collegiate”

“artistic”

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What we heard:

“welcoming”

“pretty”

“homey”

“bright colors”

“intimate”

“charming”
Engagement: Community Services Staff Workshops

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Level 1 Floor Plan Update

Engagement: Community Services Staff Workshops

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Level 1 Floor Plan Update

Open workspace for 2, need secure room for storage of active student files & safe, printer, supplies, office supports. Same needed for HS

Direct access to storage?

mezzanine for storage? add practice rooms (2)

access from hallway

flip r's with parent resource

guidance counselor office (1) - needs to be adjacent to career center (half classroom size, alternative ed, small meeting

Student Records, Storage, Book room etc.

career, guidance office - move staff toilets out

Engagement: Teacher & Staff Workshops
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Engagement: Teacher & Staff Workshops

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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
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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Progress Images – Community Plaza Entry
Key K-8 Entry Ideas

- North end of Community Canvas acts as a lantern and signpost for ECCL
- Controlled gates at street allow safe K-8 play space inside Entry Courtyard
- KinderBuddies daycare space accessible from K-8 Entry and Comm. Multi-Use
K-8 School
- Learning Gardens are adjacent to Entry drop off and play area
- Science Center prominently located at entry, with direct access to Learning Garden, Commons, and Lobby
- Lobby has view of Entry and Sports Fields
Key Community Commons Ideas

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

Plaza with outdoor seating & play structure

Renderings – Terrace & Commons

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ECCL Benefits Tracking

• Providing New, Bigger, Better, More

• Key Success Criteria:
  
  Objective #1: Increase the quality of education through facility design
  Objective #2: Increase safety for our students
  Objective #3: Reduce overall facility operating expenses per student
  Objective #4: Authentic community engagement in the process
When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

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

- **School Based Health Center**
  - Medical and dental care provided on site
  - Discrete student only entry
  - School nurses office has new medical amenities

- **Family Resource Center**
  - On site, collocated facilities
  - Meeting/counseling rooms
  - Large group meeting rooms

- **Three Learning Center clusters**
  - Two flexible classrooms per cluster
  - Small meeting rooms
  - Dedicated office/touchdown space for consulting specialists

- **Multiple Teacher Collaboration Spaces**
  - Dedicated meeting rooms
  - Collaborative workshop space
  - Centralized break room to increase teacher interaction

- **Two Science Ready Classrooms (for grades 6-8)**
  - Designed per faculty directed standards
  - Dedicated Science Prep Room provided to serve these rooms
  - Special Science teaching benches and increased mechanical ventilation

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

- **Classroom/Meeting Room within the Library**
  - Able to be closed off from or opened up to the library
  - Projection equipment provided for presentations
  - Flexible furniture system for a variety of uses

**Shared Use Café**
- Community gathering area
- Student educational opportunities
- Healthy food opportunity for after school functions
- Well ventilated

**Dedicated restrooms for each K-1 Classroom**
- Kindergarten students will not have to leave there 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

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

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

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

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

**K-8 Play Areas**
- Large, dedicated areas for the separate school age groups to play
- Easily monitored by teachers and staff
- Located at the center of campus

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

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

**K-5 Science Classroom**
- Designed per current faculty directed standards
- New contemporary equipment provided
- Built in flexibility for long term viability

**9-12 Science Labs**
- Designed per current faculty directed standards
- New contemporary equipment provided
- Built in flexibility for long term viability

**Cardio Fitness/Weight Room**
- Dedicated space to be reserved by sports teams and community groups
- Naturally lit
- Well ventilated

**Exercise/Aerobics/Dance Room**
- Sprung dance floor
- Mirrored walls
When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

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

**All General Classrooms (K-12)**
- New contemporary teaching amenities: smart boards, wireless network, flexible seating, etc.
- New high quality lighting, ventilation, and power/data systems
- New safe, robust and healthy interior finish materials

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

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

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

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

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

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

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

**seismic safety**
- All buildings designed to current more stringent seismic codes

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

**Accessibility**
- All spaces will be accessible per current ADA Standards
- 4 elevators added to the site
- On site accessible parking added
When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

**BETTER - (Continued):**

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

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

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

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

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

- **Restrooms**
  - Restroom numbers increase dramatically with new plumbing codes requirements

- **Bike Racks**
  - Secure bike storage provided on site

- **Lockers**
  - Lockers provided for 6th – 12th grades

- **Cubbies**
  - Student storage provided at all elementary classrooms

- **Trees**
  - Site trees added for a healthier campus

*** In addition to these very concrete examples of how the project will make improvements to what currently exists, we will also highlight project areas and amenities that increase Quality of Education, Safety for Students and Increased Operational Efficiency.
**K-8 PLAY SPACE**
K-5 – 55 sq. ft/student*
6-8 – 109 sq. ft/student*

**HIGH SCHOOL SOCIAL SPACE**
66 dedicated sq. ft/student*

**PUBLIC OUTDOOR SPACE**
* Dedicated space only. Does not include K-8 Entry, Garden, or Sportsfield.

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

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Non-School Hours: Community Accessible Outdoor Zones

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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 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
ECCL LANDSCAPE PROGRAM ELEMENTS

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

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Landscape Element Concepts – flexible play areas
Landscape Element Concepts – Commons sculptural play area
Landscape Element Concepts – Community Commons

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Landscape Element Concepts – Community Plaza

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December 6, 2012
### Existing Site & Area Tabulations

**AREA TABULATIONS**

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

**PHASE 1**
- **Proposed New Building Area:** 100,334 sf
- **Proposed Renovated Area:** 25,100 sf
- **Proposed Total Building Area:** 125,434 sf

**PHASE 2**
- **Proposed Building Area:** 28,966 sf (does not include covered parking)

**PHASE 1 + PHASE 2**
- **Proposed Total Building Area:** 154,400 sf

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### 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:** 125,434 sf
- **F.A.R.:** 0.38

**PHASE 1 + PHASE 2**
- **Proposed Floor Area:** 154,400 sf
- **F.A.R.:** 0.47*

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* Does not include Phase 2 covered parking

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**ECCL**
**Schematic Design**

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ECCL REDUCES Building Footprint and INCREASES active outdoor area

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

Site Coverage – Proposed ECCL

December 6, 2012
## Comparison

Overall Site Density and Active Outdoor Play Area Density per student

<table>
<thead>
<tr>
<th></th>
<th>ECCL</th>
<th>Anna Yates</th>
<th>Lighthouse</th>
<th>Oakland Tech</th>
<th>Head-Royce</th>
<th>Albany HS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acreage</strong></td>
<td>7.60 acres</td>
<td>2.06 acres</td>
<td>3.40 acres</td>
<td>13.60 acres</td>
<td><strong>10.3/14.0</strong></td>
<td>7.50 acres</td>
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<tr>
<td><strong>Population</strong></td>
<td>780 students*</td>
<td>360 students</td>
<td>673 students</td>
<td>1,694 students</td>
<td>880 students</td>
<td>1,282 students</td>
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<tr>
<td><strong>Site Density (students/acre)</strong></td>
<td><strong>103</strong></td>
<td><strong>175</strong></td>
<td>198</td>
<td>125</td>
<td><strong>63</strong></td>
<td>171</td>
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<tr>
<td><strong>Active Outdoor Acreage</strong></td>
<td>3.95</td>
<td>0.90</td>
<td>0.91</td>
<td>5.31</td>
<td>3.24</td>
<td>4.69</td>
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<tr>
<td><strong>Active Outdoor Density (students/acre)</strong></td>
<td><strong>197</strong></td>
<td><strong>400</strong></td>
<td>740</td>
<td>319</td>
<td>272</td>
<td>273</td>
</tr>
</tbody>
</table>

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

**Current Head Royce Site Acreage is approximately 14 acres. The calculations above exclude 3.7 acres of steep, unusable land.
Existing Emery Secondary School (2010)

Emeryville, CA  Grades 9-12

Tabulations

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

Site Scale Comparison

nexus partners  11-26-2012
Proposed ECCL

Emeryville, CA  Grades K-12

Tabulations

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Acreage</td>
<td>7.60</td>
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<tr>
<td>Site Population (students)</td>
<td>780</td>
</tr>
<tr>
<td>Site Density (students / acre)</td>
<td>103</td>
</tr>
<tr>
<td>Active Outdoor Area (acres)</td>
<td>3.95</td>
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<tr>
<td>Active Outdoor Density (students / acre)</td>
<td>197</td>
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</table>

Site Scale Comparison

nexus partners  11-26-2012
Anna Yates Elementary School
Emeryville, CA  Grades K-5

Photos

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

Site Scale Comparison

nexus partners
Lighthouse Community Charter School

Oakland, CA  Grades K-12

Photos

Tabulations

<table>
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<th>Description</th>
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<tr>
<td>Acreage</td>
<td>3.40</td>
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<tr>
<td>Site Population (students)</td>
<td>673</td>
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<tr>
<td>Site Density (students / acre)</td>
<td>198</td>
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<tr>
<td>Active Outdoor Area (acres)</td>
<td>.91</td>
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<tr>
<td>Active Outdoor Density (students / acre)</td>
<td>740</td>
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</table>

Site Scale Comparison

nexus partners  11-26-2012
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

nexus partners

11-26-2012
Head-Royce School

Oakland, CA  Grades K-12

* Excludes 3.7 acres of steep, unusable land north of fields

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**Tabulations**

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
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<tr>
<td>Acreage</td>
<td>10.30</td>
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<td>Site Population (students)</td>
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<td>Site Density (students / acre)</td>
<td>85</td>
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<tr>
<td>Active Outdoor Area (acres)</td>
<td>3.24</td>
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<tr>
<td>Active Outdoor Density (students / acre)</td>
<td>272</td>
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**Site Scale Comparison**

- Subject Property
- Active Outdoor Area
- ECCL
- 7.6 ACRES

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Albany High School
Albany, CA  Grades 9-12

Photos

Tabulations

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Acreage</td>
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<td>Site Population (students)</td>
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<td>Site Density (students / acre)</td>
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<td>Active Outdoor Area (acres)</td>
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<td>Active Outdoor Density (students / acre)</td>
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</tbody>
</table>

Site Scale Comparison

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Code Compliance

The ECCL will meet or exceed all governing codes

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

120’ of additional curb length

Site Attributes: Drop-off Comparison to AYES

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Questions?