



**City of Emeryville**  
1333 Park Avenue, Emeryville, CA 94608-3517  
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**Emery Unified School District**  
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(510) 655-6936 (510) 655-3339 – Fax  
[www.emeryusd.k12.ca.us](http://www.emeryusd.k12.ca.us)



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**Education And Youth Services Advisory Committee Meeting  
Meeting Notes  
January 29, 2003**

**PRESENT:** Elizabeth Altieri, Ruth Atkin, Bob Canter, Marion Casey, Nora Davis, Michelle DeGuzman, Henry Der, Miguel Dwin, John Flores, Karla Golden, John Gooding, Dick Kassis, Marcelline Krafchick, Anita Larson, Jim Martin, Pauline Marx, Mark Salinas, Carmen Santisteban, Joshua Simon, Ken Taylor, Suzy Wallace, Sharon Wasserman, Cheryl Webb, Ellen Whittom, Sharon Wilchar

**I. Welcome and Introductions.**

**II. Citizens to be Heard.**

There were no citizens to be heard.

**III. Subcommittee Reports**

- a. Facilities Subcommittee: Joshua Simon reported that the subcommittee has focused on learning about all of the existing facilities for education and youth services in Emeryville. First, the subcommittee invited the principals/program directors to attend a meeting and provide information about the current condition of the school, recreation and child development facilities. Following this meeting, the subcommittee toured the three school facilities in the district, as well as the Child Development Center and the Recreation Center. The subcommittee will be evaluating both short-term and long-term facility needs.
- b. Programs Subcommittee: Ken Taylor reported that the subcommittee broke into three task areas: 1. Attracting and retaining quality teachers; 2. Assessing and designing support programs for the Math, Science, Technology Initiative (MSTI); and 3. Assessing and designing non-school hour programs. Interviews were conducted with principals, EUSD Director of Curriculum, Chamber of Commerce President, MSTI Program Manager and other key service providers to compile and update a comprehensive listing of current programs offered to youth in Emeryville, as well as a list of the most critical needs. Based on current programs and stated needs, the subcommittee brainstormed information needed to help them in the prioritization and design of programs for the future. The group completed a draft survey composed of pertinent questions from each task area. The final survey will be conducted with all EUSD teachers in late January and February 2003.
- c. Finance Subcommittee: John Gooding reviewed current budget status of Emery Unified School District and potential State budget impacts to the district. He also described the serious budget repercussions of the current year drop in enrollment. He reported that the Finance Subcommittee considered alternatives and unanimously

supported the concept of a parcel tax for EUSD. At tonight's meeting, the Finance Subcommittee is recommending that the EYSAC endorse the proposal and recommend to the City/School Committee that EUSD hold a special election on June 3, 2003 to submit a proposed parcel tax to the Emeryville voters. He reported that EUSD is also pursuing strategies to increase enrollment.

John Gooding read the proposed ballot language and described the proposed structure of the parcel tax. The proposed tax will be levied annually at the rate of \$0.10 per square foot of improved property or \$50.00 per parcel, whichever is greater. If approved, the parcel tax will be effective on July 1, 2003 for a period of 6 years. The ballot measure provides for an exemption for eligible property owners age 65 or over. It also creates a Citizen's Fiscal Oversight Committee. The best estimate is that the average residence in Emeryville will pay approximately \$85 per year for the parcel tax. The proposed tax is estimated to generate approximately \$1 million per year to strengthen academic curriculum, programs and services and to retain and attract quality teachers and staff.

John Gooding stated that all of the surrounding communities already have parcel taxes to help support their schools but Emeryville has never had one. The measure would need at least 2/3 of the vote to pass and will require a significant effort to be successful. He recommended that the EYSAC endorse the proposal so it can go to the City/School Committee and then to the EUSD Advisory Board and the City Council so that they can recommend to the State Administrator that it be placed on the June 3, 2003 ballot. He also read letters of support from EYSAC members who were unable to attend the meeting (Ron Mooney, Steve Jubb and Steve Rasmussen).

There was a brief discussion about the 65+ exemption, and a question of a low-income exemption. Staff responded that State law does not allow for a low-income exemption. The 65+ exemption was recommended because it allows eligible individuals to request an exemption from the tax, which may increase voter support. Experience in many communities has shown that most of those eligible do not request the exemption. Another brief discussion took place regarding the language of the measure. The EYSAC agreed to change the language in one section from "maintain" to "strengthen."

Nora Davis moved to approve the proposal and Liz Altieri seconded. The EYSAC unanimously approved the recommendation and forwarded the parcel tax proposal on to the City/School Committee.

**IV. Member Comments. There were no member comments.**

**V. Meeting Adjourned.**

Next subcommittee meetings will be held on Monday, February 3, 2003.

Next EYSAC meeting will be held on Wednesday, April 30, 2003.



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**Education And Youth Services Advisory Committee Meeting  
Meeting Notes  
April 30, 2003**

**PRESENT:** Bob Canter, Marion Casey, Renita Cummings, Nora Davis, Henry Der, Melodi Dice, Miguel Dwin, John Flores, Forrest Gee, John Gooding, Dick Kassis, Marcelline Krafchick, Anita Larson, Steve Rasmussen, Joshua Simon, Tony Smith, Ken Taylor, Cheryl Webb, Sharon Wilchar, Suzanne Wallace, Ellen Whittom, Michelle DeGuzman, Cliff Thompson, Ruth Atkin, Lottie Rose, Jeff DePuy

**I. Welcome and Introductions.**

The meeting notes from the meeting of January 29, 2003 were unanimously approved.

**II. Citizens to be Heard.**

There were no citizens to be heard.

**III. Subcommittee Reports**

- a. Facilities Subcommittee: Joshua Simon (co-chair) reported that the staff of EUSD and the City interviewed consultants to assist with the facilities planning process and selected a consultant team. During the next month, this group will be working to pull together the baseline data that is needed to begin the facilities planning process. He announced that we are planning to hold a joint meeting of the Facilities and Finance Subcommittees on Monday, June 9, 2003. At this time, the consultant will bring the baseline information and start working with the community to identify needs and options. Specific meeting time information will be provided to all EYSAC members by mail. Dick Kassis (co-chair) clarified that this is the beginning of the facilities planning process and that no decisions have been made. He reported that the City Council reconfirmed their direction to relocate AC Transit because it no longer makes sense to have a large bus maintenance facility in the middle of Emeryville. The City Council will proceed with this effort regardless of the decisions that are made on location of school facilities.
- b. Programs Subcommittee: Forrest Gee (co-chair) presented the results of the Teacher Survey that was completed by the Program Subcommittee. The summary document that was circulated is attached to these meeting notes. He reported that the Program Subcommittee would be completing a Parent Survey. They will also continue with site visits to successful small schools (Chabot and Ascend in Oakland, San Francisco Community School) and a visit to the Fremont Family Services Center. There was discussion regarding the success at Ascend School, which is a new small school in Oakland based on the inquiry model. Tony Smith (MSTI Program Manager) provided additional information about this school and pointed out that Emeryville is a different situation, because we are working on conversion of existing schools rather

than starting a new school from scratch. Our process will take longer to create the basic school infrastructure that is needed to be a successful small school.

There was discussion regarding the school site council process that has occurred at Emery school sites this year. It has been a positive process at the various school sites that has brought parents and teachers together to make important funding decisions. It was expressed that this process has laid a very positive foundation for the school community to work together.

- c. Finance Subcommittee: John Gooding (co-chair) reported that since the EYSAC had unanimously supported and recommended the Parcel Tax measure at its last meeting, several other bodies have unanimously endorsed it, including the Emery Unified School District Advisory Board, the Emeryville City Council, the Emery Education Foundation and the Emeryville Chamber of Commerce Board of Directors. The campaign committee, BEST (Better Emeryville Schools Today) has been formed and is making lots of positive progress in the campaign for the parcel tax. John Gooding reminded the committee that Election Day is June 3, 2003, and that this decision is of vital importance to the future of EUSD.

#### **IV. EYSAC Progress Report to EUSD and City.**

John Gooding reported that he would be presenting a progress report on EYSAC to the EUSD Advisory Board on May 19, 2003 and to the Emeryville City Council on May 20, 2003.

#### **V. Updated Meeting Calendar**

An updated meeting calendar was provided. Sharon Wilchar indicated that there is a conflict between the Subcommittee Meeting nights and the regular meetings of the Celebration of the Arts Committee on the 2<sup>nd</sup> Monday of each month. This conflict is especially problematic now as Celebration of the Arts work is gearing up. Staff indicated that we would look into the possibility of moving the Subcommittee Meeting nights to the 4<sup>th</sup> Monday of each month and would send out a revised meeting calendar as soon as this is resolved.

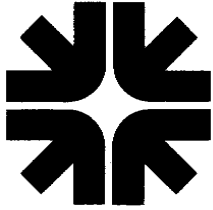
#### **VI. Member Comments.**

There were no member comments.

#### **VII. Meeting Adjourned.**

Next Subcommittee meetings will be held on June 9, 2003.

Next EYSAC meeting will be held on Wednesday, July 30, 2003.



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**Education and Youth Services Advisory Committee  
Facilities/Programs Subcommittee Meeting Notes – July 9, 2003, 5:30p.m.**

**Attending:**

*EYSAC Committee Members:* Angela Baranco-Mason, Barbara Blood-Walker, Marion Casey, Nora Davis, Henry Der, Melodi Dice, John Flores, Forrest Gee, Patricia Jeffery, Dick Kassis, Marcelline Krafchick, Anita Larson, Ron Mooney, Steve Rasmussen, Joshua Simon, Tony Smith, Ken Taylor, Cheryl Webb

*Interested Parties:* Ruth Atkin, Jeffrey DePuy, Angel Norris

*Staff/Consultant:* Suzy Wallace, Ellen Whittom, Michelle DeGuzman, Pauline Marx, Joe Frantz, Roy Miller (BFGC)

1. Welcome – Review of vision of creating a Center of Community Life in Emeryville – John Gooding, Josh Simon

John Gooding welcomed the group and reviewed the progress of EYSAC. He reported on the Parcel Tax, which was passed by the Emeryville voters on June 3, 2003. He stated that the current estimate of net annual revenue to be generated by the tax is approximately \$1.4 million. He announced that EUSD is seeking volunteers to serve on the Citizens' Fiscal Oversight Committee for the tax. He also reported on other successful fundraising for the Emery Education Foundation and EUSD.

John encouraged the committee to focus tonight on the vision for the Emeryville Center of Community Life and to think about what the ideal programs for such a place would be.

Josh Simon reported that the EUSD Advisory Board has recommended that the parcel tax revenue be immediately used to provide funding for the core of the MSTI program, including support for a librarian, music and art programs. He also encouraged the committee to focus tonight on what is ideal, not on bricks and mortar or specific locations.

Dick Kassis commented that we should be talking not just about what we need for our schools, but also what we need for our entire community. That is what we should focus on when we talk about a Center of Community Life.

2. Vision, creativity, input and discussion – Review of the Work Session structure to prepare a draft Facilities Program – Roy Miller (BFGC), Michelle deGuzman

Roy Miller (BFGC Architects) explained that we are trying to develop the architectural program for the school and community facilities. This program tries to describe in words and numbers what activities will happen and lays the foundation for what will become buildings and facilities. He encouraged the committee to think beyond what is a school and what is a recreation department and to instead focus on the functions of a real community center for Emeryville.

Michelle DeGuzman reviewed the process for discussing the program concepts and needs. The committee broke into four small groups.

3. Work Session break-out

The four small groups met and then combined into two groups. The groups reviewed the program model that had been provided by staff and made changes and additions within their group settings.

4. Discussion

The two groups reported the results of their discussion to the larger group, as detailed below:

Group 1, Josh Simon reporting:

Health care should be located at all school sites. Need to recognize that health care issues are different in K-8 than in 9-12.

Elaborated on play areas, recognizing that they need to include covered space for inclement weather and sun protection.

Identified following additional facility needs:

- Outdoor secure pick-up and drop-off areas
- Tutoring and study hall space and teachers' lounge
- Integrate Child Development Center
- District Administration Office located close to Recreation Office
- Weight room
- Playing fields – open 16 hours per day, 7 days per week
- Industrial Arts Center in conjunction with counseling and life/career issues
- Police and security safety room
- Performing Arts space – Theatre
- Skateboard/BMX park
- Conference Room space with meeting rooms for teachers

- Recycling Center located near children's garden.
- Create outdoor education space for ecology utilizing nearby creeks if possible
- Pool
- Adequate space to provide after-school childcare
- Learning resource room connected to library
- Parenting room
- Adult education space – literacy, adult ESL, in-service for parents

Group 2, Steve Rasmussen reporting:

Focused first on design for K-8 school. Should be built around a central garden/open space area. Entrance should be through reception area with view of garden area, with school elements built around this center. Suggested the following elements to be located near garden:

- Multi-purpose space
- Exploratory classroom
- Science classroom
- Parent room
- Kitchenette/Parent kitchen

Other input from Group 2:

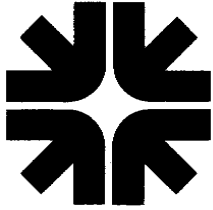
- Need to combine multi-purpose rooms and share facilities
- Community Theatre
- Dedicated adult school space
- High school library should have after school study and research space
- Community resource room with permanent office space for organizations such as the Emery Education Foundation
- Need to be fully aware of security issues

Reflections on Process/Comments by Participants

- This was a great starting point to an overwhelming task
- Make sure that all areas are accessible by Americans with Disabilities Act requirements
- Overwhelming – there is too much to do
- Clarification that we are not trying to come to a conclusion at this point, we are just trying to develop a program proposal to bring to the community for feedback
- Good process with great opportunity to add and move programs around
- Liked the spatial layout and ability to touch and move things
- Make sure that we include input from teachers and students
- It would be helpful to talk about K-8 program in general without having to develop specifics about each school

5. Next Meeting – Quarterly EYSAC Meeting on Wednesday, July 30, 2003, time and location to be announced.





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**Education and Youth Services Advisory Committee  
July 28, 2004 – Emery Secondary School Library  
Meeting Notes**

**Attending:** Bob Canter, Michelle DeGuzman, Melodi Dice, Miguel Dwin, Cheryl Fabio, John Flores, Karla Golden, John Gooding, Patti Jeffery, Dick Kassis, Anita Larson, Roy Miller, Joanna Mooney, John Perry, Estelle Rubenstein, Joshua Simon, Tony Smith, Ellen Whittom.  
*Interested Parties:* Jeff Vincent, Mitch Fine, Greg Harper, Mary McGruder, Ashley Hamilton, Tresjuncie Holloway, Denise Cornejos, Stephanie Hamilton, Cecily Burt, Halisi Noel-Johnson.

**1. Welcome.**

EYSAC Chair John Gooding welcomed the group.

**2. Citizens to be Heard.**

A group of Emeryville teens from Safe-Spaces attended the meeting and distributed an information flyer about Safe-Spaces and Youth First. Cheryl Fabio, executive director, talked about the neighborhood block party that is being planned as the group's debut event.

**3. Update on EUSD – Superintendent Tony Smith**

John Gooding introduced Tony Smith, who was appointed as the Superintendent of EUSD effective July 1, 2004.

Tony gave an update on EUSD, with the following highlights:

- Immediate focus on bringing facilities up to speed so that everything is ready and working on the first day of school. ESS and Anna Yates libraries are being upgraded with financial and volunteer support from the community.
- EUSD School Board held a retreat, focusing on the vision for EUSD and 5-year plan to move EUSD to be a high performing district, where 90% of entering freshmen graduate and 90% of students pass the high school exit exam on the first try. Tony circulated the draft vision statement for EUSD, which states: "Families, students, teachers, staff, and community lead Emery USD to continuously create academic excellence and equity for each student."

- Tony has met with school site leaders and will be meeting with administrative staff to get ready for the opening of school this fall. The goal is to create a service-oriented district where every day, we want and expect students to be successful.
- EUSD and City Recreation Department have been working together to make the Center of Community Life happen today, so that when we build new facilities, we already have nurtured the partnerships necessary to be successful in shared space.

John Gooding informed EYSAC that through EEF and the business and residential communities, more than 140 mentors/tutors assisted at EUSD this past year. The goal is to increase this number in the upcoming year. John also talked about the financial support provided by the Chamber of Commerce, Rotary Club and local businesses to support the school libraries.

#### **4. Update on Emeryville Recreation Department – John Flores.**

City Manager John Flores provided an update on the City Recreation Department facilities, with the following highlights:

- For the past few years, Recreation has operated out of an old post office building and a number of used portables located on San Pablo Avenue. This was intended to be a temporary situation, but lasted longer than anticipated.
- Last month, the portables were removed from the site. The post office building will be demolished in early August.
- New portable buildings will be installed on the site in August, hopefully in time for the start of school in the fall. There will be 9,000 square feet of space. These buildings are intended to house the Recreation Department for a period of 3-5 years.
- Recreation has been temporarily relocated to Emery Secondary School, thanks to the great cooperation and support of EUSD.

There was also discussion about the community room at Bridgecourt, which is currently under construction. This space will house the Emeryville Chamber of Commerce and will also have a community room for classes and activities.

John Gooding informed EYSAC about the need for scholarships for Emeryville's summer recreation programs. He applauded the support of Chiron and Pixar, who provided last minute funding this past summer to make sure that the most needy kids were able to participate. He indicated that EEF has made ongoing support of scholarships for the summer recreation program a part of its annual program.

#### **5. Update on AC Transit**

Michelle DeGuzman provided an update on the City's efforts to determine the feasibility of relocating AC Transit, with the following highlights:

- The program for the new facility has been completed.

- By the end of August, the consultant will have tested this program on the alternative site locations to determine if the move is feasible. This will also give us more information about project costs.

## **6. AC Transit Site Visit**

Roy Miller described the site visit that he made to the AC Transit facility. He explained that his comments are all impressions and that we have not yet done the detailed studies that will be necessary as we proceed.

Based on what he saw, Roy expressed that there are potential opportunities for some of the existing AC Transit facilities to be reused for portions of the program for the Center of Community Life. He told the group that we had initially thought that the buildings were approved by the Department of the State Architect (DSA), but we recently learned that this is not the case. This means that we need more detail from DSA to determine if the buildings can be brought up to the standards required for school facilities. It may also affect the cost estimates that were reviewed later in the meeting.

Roy explained that the facilities are mostly large buildings. They were built in the 1980s and have been well maintained by AC Transit. He detailed the existing buildings on the site as follows:

- 2-story office building with approximately 16,000 square feet of space. This building has been outfitted as AC Transit's dispatch and emergency operations center.
- Parking garage with space for approximately 180 vehicles.
- Bus maintenance facility (bus barn), consisting of two large bays and a 3-story center section with a total of 50,000 square feet of space.
- Tire facility (tire barn) with approximately 4,000 square feet of space
- Washing and fueling stations
- Approximately 7 acres of open surface parking

## **7. AC Transit Site Diagrams**

Roy reviewed two alternative site diagrams for the Emeryville Center of Community Life that assume reuse of the following facilities: Emery Secondary School, AC Transit Office Building, Bus Barn, Tire Barn and Parking Structure.

Both diagrams include the following elements:

- Reuse of Emery Secondary School, most likely for upper grades. The portion of Emery Secondary that fronts San Pablo Avenue would be opened up to the street and would house school functions that interact with the community (e.g. art, technology, etc.)

- Reuse of the AC Transit office building for administration for EUSD and the City Recreation Department.
- Reuse of the AC Transit bus barn for a number of uses, including multi-purpose space, community gymnasium, dance and music studios, before/after school programs, teen center, storage.
- Reuse of AC Transit tire barn for a professional development center.
- Reuse of AC Transit parking garage.
- Construction of two new 2-story school facilities along 47<sup>th</sup> Street (across from Emery Secondary School). 47<sup>th</sup> Street is envisioned as a pedestrian mall that could be opened to one-way vehicular traffic for drop-off and pick-up.
- Construction of new playing fields and playground areas in the center of the AC Transit site (enough space for two large soccer fields and other play areas).
- Construction of a new City Police facility at the corner of San Pablo Avenue and 45<sup>th</sup> Street.

The two alternatives differ in placement of facilities along San Pablo Avenue, as described below:

In one alternative, the existing Armstrong facility is relocated to the northern end of the site, along San Pablo Avenue between Emery Secondary School and 53<sup>rd</sup> Street. In this alternative, a new Community Theatre and Community Resource Center are located at the southwestern corner of San Pablo Avenue and 47<sup>th</sup> Street.

In the other alternative, Armstrong stays in its current location, and the Community Resource Center is located west of the Armstrong building and does not front San Pablo Avenue. There is no Community Theatre included in this alternative. The San Pablo frontage between Emery Secondary and 53<sup>rd</sup> Street is designated for commercial use.

Mitch Fine of Armstrong described his company's focus on ecological development and educational opportunities. He expressed his excitement to be a part of the process and to work with the City and School District to help make the Center of Community Life a reality.

There was discussion about LEED or CHPS status of the envisioned facilities. It was explained that these two programs (LEED and CHPS) refer to the construction of "green buildings" that focus on energy conservation and generation. Roy explained that these are important aspects of the building design and will be considered in terms of cost and benefit as we proceed.

## **8. Space Analysis and Cost Comparison**

Ellen Whittom reviewed the Space Program Analysis and Cost Comparison spreadsheets with the following highlights:

- The space analysis shows that the uses identified in the ECCL space program could potentially be located a combination of rehabilitated and new facilities.
- The space program identified a total space need of approximately 220,125 square feet (without the community theatre). When specific uses are allocated to either reused or new space, it results in a total of 227,875 square feet of development (135,000 sf of reused space and 92,875 sf of new space).
- The cost analysis compares all new construction with the combination scenario and shows that there is the potential to save approximately \$30 million and to build the entire program in one phase, which would locate all students at the AC Transit/ESS site at the same time.
- The cost analysis is very general at this point and will be fine-tuned as more project details are developed. The lack of DSA approval for the AC Transit buildings may increase the costs for rehabilitation beyond what was assumed in this analysis.

There was discussion regarding the reuse option and whether this was preferred over new construction. The consensus was that as long as the existing buildings can be rehabilitated to effectively house some of the programs envisioned in the ECCL with a cost savings, then reuse would be desirable. At this point, we need to continue to develop more information and details so that we can make a good decision about reuse versus new construction.

## **9. Subcommittee Meetings**

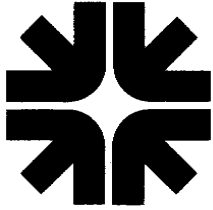
The subcommittees did not break out into separate meetings.

## **10. Website Update**

Ellen Whittom provided a brief update on City and EUSD staff efforts to plan a website that provides information on EYSAC and the Emeryville Center of Community Life project. Staff has worked on a long-term plan and is currently developing content for the initial website. It will have a separate web address and will have links to both the City and EUSD websites. We are hoping that it will be up and running sometime this fall.

## **11. Next Meeting**

The group tentatively set the next EYSAC meeting for the week of September 27, 2004, either on Monday, September 27, 2004 or Wednesday, September 29, 2004. Notice of meeting date and location will be provided to all EYSAC members.



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**Education and Youth Services Advisory Committee  
July 30, 2003, Woodfin Suites Hotel  
Meeting Notes**

**Attending:** Elizabeth Altieri, Angela Baranco-Mason, Bob Canter, Marion Casey, Renita Cummings, Nora Davis, Henry Der, Melodi Dice, Miguel Dwin, John Flores, Forrest Gee, Karla Golden, John Gooding, Dick Kassis, Marcelline Krafchick, Anita Larson, Ron Mooney, Rich Robbins, Carmen Santisteban, Joshua Simon, Tony Smith, Cheryl Webb, Suzanne Wallace, Ellen Whittom, Michelle DeGuzman, Joe Frantz, Mark Miller, Roy Miller, Dave Cartnal, Judy Smith, Liana D. Rodegard, Margaret Perrow, Jeff DePuy, Mary Lou Thiercoy, Gerry Nieder-Westermann

**1. Welcome and Introductions.**

EYSAC Chair John Gooding welcomed the group and expressed thanks to the Woodfin Suites for hosting the Quarterly EYSAC meeting and the monthly Emery Education Foundation Benefit.

**2. Citizens to be Heard.**

There were no citizens to be heard.

**3. Subcommittee Reports**

- Finance Subcommittee: John Gooding (co-chair) provided an update on the parcel tax measure, which was approved by nearly 78% of the Emeryville voters on June 3, 2003. John indicated that EUSD's parcel tax consultant estimates that the net revenue from the parcel tax will be approximately \$1.4 million. John reviewed information provided by the EUSD State Administrator on how the parcel tax funds will be used to improve education opportunities and programs (see attached letter to Emery Unified parents/guardians).
- Facilities Subcommittee: Dick Kassis (co-chair) reported on the July 9, 2003 joint meeting of the Facilities and Programs Subcommittee, in which the participants began to envision the program elements that could be included in an Emeryville Center of Community Life facility plan. He indicated that at tonight's meeting, we will be discussing and providing additional input on the model that was developed at the July 9, 2003 meeting.

Dick Kassis also reported that the EYSAC meetings are now being videotaped so that we can retain a record of the community process that is occurring.

- Programs Subcommittee: Suzy Wallace (staff) reported that the Programs Subcommittee participated with the Facilities Subcommittee in the initial work that has been accomplished on the facilities master plan.

Forrest Gee (co-chair) introduced Mark Miller, the recently appointed principal of the Emery Secondary School. Dr. Miller described his background and expressed his excitement to begin his work at Emery Secondary School.

#### **4. Emeryville Center of Community Life Program Elements**

Suzy Wallace and Tony Smith reviewed the Center of Community Life Program Elements document that was distributed to the EYSAC members as well as a graphic representation of how these different elements are connected. They explained that we are in the process of receiving input and feedback about how to create a community resource center that includes education, youth, family and community services. They encouraged EYSAC members to provide additional input at this point.

There was discussion regarding the process for identifying the program elements that should be included in the Center of Community Life. Liz Altieri asked if a physical location has been identified for the facilities. Josh Simon responded that we have tried to take a step back and define what we want before we look at how this will fit on a defined site. Once we have defined the program elements, the architect will then create options to be considered.

Tony Smith indicated that this is a yearlong process, which will result in a facilities plan that considers and includes information gathered from the community. Dick Kassis pointed out the importance of linking social and community services to schools to create a community center that serves all of Emeryville.

#### **5. Community Input Process**

Ellen Whittom described the community input process that is proposed to occur in September. She explained that the first step is for the EYSAC to approve the Program Elements document as the starting point to take to the community for input. With this as a basis, the proposed process includes the following three elements:

- Input from teachers/students through EUSD – to be facilitated by Tony Smith
- Input from the business community through the Chamber of Commerce and the Emery Education Foundation
- Input from residents, parents and other interested parties through a series of community meetings (3-4) to be held in September 2003. The community meetings would be held at various locations throughout Emeryville.

Ellen suggested that staff work with the EYSAC Chairs and Subcommittee Chairs to design the specifics of the proposed community input process.

On a motion by Nora Davis, second by Liz Altieri, the EYSAC unanimously approved this suggestion.

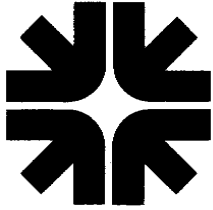
**6. Member Comments.**

There were no member comments.

**7. Adjournment**

The meeting was adjourned with the announcement that there will be no Subcommittee meetings in August. Information regarding the community input process and meeting schedule will be sent to all EYSAC members in August 2003.





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**Education and Youth Services Advisory Committee**  
**October 29, 2003**  
**Emery Secondary School Library**  
**Meeting Notes**

**Attending:** Elizabeth Altieri, Angela Baranco-Mason, Lois Brown, Bob Canter, Marion Casey, Holly Coombs, Renita Cummings, Nora Davis, Henry Der, Melodi Dice, Miguel Dwin, Cheryl Fabio, John Flores, Forrest Gee, John Gooding, Patti Jeffery, Dick Kassis, Marcelline Krafchick, Anita Larson, Steve Rasmussen, Liana Rodegard, Joshua Simon, Tony Smith, Mary Stump, Ken Taylor, Suzanne Wallace, Ellen Whittom, Michelle DeGuzman, Joe Frantz, Mark Miller, Roy Miller, Melissa Sackett, Phil Tucker, Ruth Atkin, Bennett Miller, Jeffrey DePuy, Joyce Jacobsen

**1. Welcome and Introductions.**

EYSAC Chair John Gooding welcomed the group.

**2. Citizens to be Heard.**

Marcelline Krafchick shared a piece that she had written about the music performance at Anna Yates Elementary School.

**3. Presentation on Collaborative for High Performance Schools**

- Angela Baranco-Mason (EYSAC Member) introduced Shelly Rosenblum from the Environmental Protection Agency (EPA). Angela emphasized the importance of thinking about the indoor air quality of our school facilities, especially given that we are located in a dense urban area where the outdoor air quality is not great. She urged EYSAC to consider these issues when developing the facilities master plan for the Emeryville Center of Community Life.
- Shelly Rosenblum spoke to EYSAC regarding EPA's voluntary program to improve indoor air quality in school facilities, called "Tools for Schools". He described that many of the suggestions in the Tools for Schools kits are common sense ways to address and improve indoor air quality in schools, which have a range of air quality issues.

**4. Recognition of Henry Der, EUSD State Administrator**

EYSAC Chair John Gooding informed the committee that EUSD State Administrator will be departing in November to assume a position with the Evelyn and Walter J. Haas, Jr. Fund. John Gooding presented a report recognizing the highlights of Mr. Der's achievements during his time at Emery Unified School District (see attached). He recommended that EYSAC present a Certificate of Appreciation to Henry Der for his outstanding contributions to the Emeryville community at the City-School Meeting of November 6, 2003. EYSAC unanimously approved this recommendation

**5. Report from Town Meetings on Emeryville Center of Community Life**

Staff provided the Summary of Dot Exercise Community Input on the Emeryville Center of Community Life to EYSAC member (attached). This report quantified the number of dots placed on each program option at the three community meetings.

Ellen Whittom summarized the Town Meeting process and Dot Exercise Input with the following comments:

- EYSAC held three town meetings during October. October 8 at Watergate, October 11 at Senior Center and October 22 at Civic Center.
- Total attendance (excluding presenters and EYSAC staff) was 66. Accounting for people who attended more than once, we reached 60 different people during the course of the 3 meetings.
- Purpose was two-fold. We wanted to bring people up to date on our efforts and progress during the past 2 years and share the vision of an Emeryville Center of Community Life. We also wanted to obtain input from meeting participants.
- List of potential programs was compiled from our EYSAC discussions over the past year, and included the input that we had received from our previous community and teacher surveys
- The meetings were well-received. People were interested and excited about our efforts and opportunities. They had good questions and great input. All participants seemed to like the "dot exercise" as a way of providing their input. Many participants expressed interest in joining EYSAC.

Observations

- EYSAC did a very good job of preparing program options. Every option on our list was supported by someone. There were several new program options suggested, but most fit within options that were already on the list.
- Many considerations will go into planning the Emeryville Center of Community Life. Just because a program option did not receive a lot of dots does not mean that it is not a critical element in the Center of Community. However, it is clear that options that received a large number of dots are very important to this community.

- EYSAC still needs to obtain additional input throughout the facilities planning process.

## **6. Member Comments.**

Josh Simon commented on the write-in suggestions. He also stated that EYSAC's challenge is to fit all of the different uses together.

Nora Davis asked how this will all be brought together into different options. Roy Miller indicated that we will be preparing options, but that ultimately decisions would have to be made based on space and budget constraints.

Dick Kassis commented on the interest in a community theatre, art studio and music studio. He discussed the City's exploration of a cultural center on Park Avenue and commented that as we go through this process, we will need to decide what belongs in a cultural center and what belongs in the Center of Community Life.

Cheryl Fabio noted that we have focused on programs and asked what the specific building challenges are. It was explained that we intentionally have started by looking at programs and that we will now be moving into the phase of this planning process where we identify site options for facilities that can provide the programs that are needed/wanted in the Emeryville community.

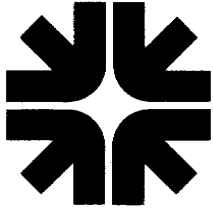
Steve Rasmussen expressed the importance of including a Professional Development Center in the Center of Community Life. He suggested that we meet with stakeholders who might be interested in funding such a center. John Gooding and Nora Davis suggested that this might be appropriate for discussion at the Finance Subcommittee.

Ken Taylor urged EYSAC not to lose sight of the children who we are doing this for. He encouraged EYSAC members to observe Emery classrooms now and see what our children need.

Forrest Gee noted that there are a lot of program options on the table. He recognized that our needs will change over time and encouraged the group to focus on making our space flexible. He commented that our goal is to add more resources to serve our children better.

## **7. Adjournment**

Following member discussion, the meeting was adjourned.



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**Education and Youth Services Advisory Committee  
Joint Subcommittee Meeting  
March 15, 2004 – Emeryville City Hall  
Meeting Notes**

**Attending:** Ruth Atkin, Angela Baranco-Mason, Bob Canter, Marion Casey, Holly Coombs, Christina Corodimas, Michelle DeGuzman, Jeffery DePuy, Melodi Dice, Cheryl Fabio, John Flores, Joe Frantz, Laura Garnier, Forrest Gee, Karla Golden, Patti Jeffery, Dick Kassis, Marcelline Krafchick, Anita Larson, Eleanor Letchaw, Pauline Marx, Mark Miller, Bennett Miller, Roy Miller, Joanne Mooney, Randy Nelson, John Quinn, Steve Rasmussen, Inya Roen, Joshua Simon, Ed Sisson, Tony Smith, Mary Stump, Ken Taylor, Suzy Wallace, Cheryl Webb, Ellen Whittom, Sharon Wilchar.

**1. Welcome and Introductions.**

EYSAC Chair John Gooding welcomed the group.

**2. Citizens to be Heard.**

There were no Citizens to be Heard.

**3. Review of Test Score Information.**

EYSAC Chair John Gooding requested that EUSD Curriculum Director Joe Frantz review the test score information that was recently published in local newspapers. Joe explained that standardized testing occurs in California annually in April/May. California recently adopted a new formula to align the test scores with state rather than national standards – using the scores from last April/May. This new formula takes last year's test scores and provides a basis against which to measure our performance this year. Our students will be tested this May, and the scores will be reported in August/September. EUSD has been working to improve test scores, and we expect to see positive change this year.

**4. Emeryville Center of Community Life – Vision, Program Recap, Preliminary Financial Plan.**

EYSAC Chair John Gooding reviewed the vision for the Emeryville Center of Community Life that has been developed by the Emeryville community through the

Education and Youth Services Advisory Committee. He also reviewed the Program Recap that was circulated to all EYSAC members prior to the meeting.

John updated EYSAC on the progress made by the Finance Subcommittee in developing a Preliminary Financial Plan for the Emeryville Center of Community. With a rough estimate of costs ranging between \$130 and \$150 million, the Finance Subcommittee has looked at phasing the program over a period of years with an initial phase of approximately \$90 million. John stressed that all of these discussions are very preliminary and that the full EYSAC will make decisions regarding how we will proceed.

## **5. Site Alternatives for Emeryville Center of Community Life**

Roy Miller, of BFGC Architects, reviewed the three site options that have been prepared for the Emeryville Center of Community Life. Before he began, he told the committee members that the three scenarios are just broad ideas at this point. We are ultimately going to construct a Master Plan, but we still have a lot of work to do before we are at that point. At this point, the site alternatives are not architecture or design studies – they are volume studies that show very broadly what the footprint of different sized spaces would look like on the different site locations.

Roy described the three alternatives as follows:

Scenario A – AC Transit, assumes that the AC Transit site and the San Pablo Avenue frontage parcels are acquirable and can be combined with Emery Secondary School and the closure of 47<sup>th</sup> Street to create one large site for the Emeryville Center of Community Life.

Scenario B – Expanded Anna Yates, would be an option if AC Transit is not acquirable. It includes acquisition parcels adjacent to the existing Anna Yates sites up to San Pablo Avenue. It also includes acquisition of the San Pablo Avenue frontage parcels adjacent to AC Transit.

Scenario C- Reuse Existing Sites, assumes reusing all three existing school sites in their current configuration. It also includes acquisition of the San Pablo Avenue frontage parcels adjacent to AC Transit.

Roy described how the program would fit within each of the different site locations and made the following observations:

- When the program is spread on more sites, more building space and more staffing are required to accomplish the program.
- If we want to provide the same amount of off-street parking in all three alternatives, Scenarios B and C require underground parking structures.

- We didn't want to reduce the amount of outdoor space in any option. This was a challenge on smaller sites and required multi-story buildings. There are opportunities for rooftop playgrounds, but this will significantly increase the perceived height of buildings.
- Total estimated costs were not significantly different in the three alternatives. This is, in part, because constructing underground parking is roughly the same cost as buying land where surface parking can be constructed.
- Operating costs need to be considered, together with ideas of efficiency and redundancy.
- Scenario A is the only scenario that allows development of the entire program for both indoor and outdoor space. Scenarios B and C provide the full indoor space program but not the full outdoor space program.

## **6. Evaluation Criteria/Matrix.**

Tony Smith reviewed the evaluation criteria that have evolved over the past year of EYSAC discussions regarding the Center of Community Life. These criteria include Adjacency, Vision of the Education and Youth Services Master Plan, Vision of the Emeryville Center of Community Life, and Feasibility. Ellen Whittom reviewed the Evaluation Matrix that has been prepared comparing the three site alternatives against the criteria.

## **7. Member Comments.**

- Miguel Dwin commented that the raw numbers point to Scenario C, as it provides the most square footage for the least cost. John Gooding pointed out that the greater square footage is included because spreading the facilities out requires building redundant spaces. Further, Scenario C does not provide any additional outdoor space. It is important to evaluate the scenarios against the criteria that have been developed (vision) rather than just looking at the raw numbers.
- A question was raised regarding the purpose of the police facility. Dick Kassis explained that the City has outgrown the current police facility and is exploring constructing a new facility on San Pablo Avenue. It makes sense to locate this function with the Emeryville Center of Community Life.
- Jeff DePuy asked what will happen if the school population increases or declines. Forrest Gee explained that EUSD needs a minimum of 750-800 students to continue operating. We believe that we will see demand increase. If we have more demand beyond 1,200 students, we will limit enrollment. John Quinn emphasized that plans are in place to build enrollment and to retain the students that we currently have in the system.

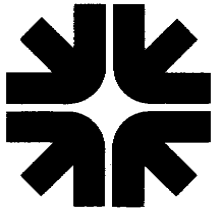
- Ken Taylor asked if the estimates include relocation costs. This detail has not been developed yet, nor have we looked closely at the operating costs. The estimates do account for cost escalation over a projected construction time frame.
- Dick Kassis reminded the EYSAC that we are looking at a community facility that will target businesses as well as residents. We have included a Professional Development Center for teacher training that may draw support from Alameda County.
- Tony Smith discussed the extraordinary work that is occurring in the EUSD schools today.
- Joanna Mooney asked questions regarding the building heights that are assumed in each scenario. Roy Miller responded that most of the construction is two-story construction. Scenarios B and C might include rooftop playgrounds, which increase the perceived building height to approximately 4 stories.
- There was discussion regarding the current parking capacity at Emery Secondary School. There are currently approximately 20 off-street parking places that are shared with Administration. In addition, there is public parking along 47<sup>th</sup> Street that is largely used by the school.
- Christina Corodimas asked if there are questions as to whether the AC Transit site can be acquired. It was explained that the City and AC Transit have entered into an MOU to explore the possibility and that we should have better information within 6 months.
- Cheryl Fabio commented that bringing together the many diverse elements of the Emeryville community to use one facility presents social challenges. Roy Miller commented that from the architect's perspective, it all depends on how well the program statement is written to reflect the community's vision. He pointed out that we have worked really hard to have a thorough community input process – this will evolve into architecture. Tony Smith discussed the importance of developing an operational plan on how the different entities will work together to successfully manage the facilities and programs. Forrest Gee cited the example of the Fremont Family Resource Center, where spaces change depending on community need.
- Angela Baranco-Mason asked whether the space program has provided adequate space for the pre-Kindergarten program. Suzy Wallace responded that we would be working in conjunction with the Emeryville Child Development Center and that the space allocation is reasonable at this point.
- Josh Simon pointed out that we are building a community and a space for the community at the same time. We need to make sure that we can operate all of the spaces well.

**8. Next Steps and Adjournment**

A follow-up meeting to discuss the alternatives was scheduled for Monday, April 19, 2004 at 5:30 p.m. at Emeryville City Hall. It was agreed that the meeting would be structured so that all 3 subcommittees would meet separately first and then come together at the end for a group discussion.

Following discussion, the meeting was adjourned.





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**Education and Youth Services Advisory Committee**  
**April 19, 2004 – Emeryville City Hall**  
**Meeting Notes**

**Attending:** Elizabeth Altieri, Anakarita Allen, Ruth Atkin, Carol Balfe, Angela Baranco-Mason, Barbara Blood-Walker, Kurt Brinkman, Lois Brown, Bob Canter, Marion Casey, Christina Corodimas, Jason Crouch, Renita Cummings, Michelle DeGuzman, Nora Davis, Melodi Dice, Miguel Dwin, Neil Eisenberg, Cheryl Fabio, Mitch Fine, John Flores, Joe Frantz, Laura Garnier, Forrest Gee, Karla Golden, John Gooding, Patti Jeffery, Linda Jones, Dick Kassis, Marcelline Krafchick, Eleanor Letchaw, Jim Martin, Pauline Marx, John Michels, Roy Miller, Joanna Mooney, Randy Nelson, Angel Norris, John Perry, John Quinn, Katherine Shao, Joshua Simon, Tony Smith, Mary Stump, Ken Taylor, Suzy Wallace, Cheryl Webb, Ellen Whittom, Sharon Wilchar.

**1. Welcome.**

EYSAC Chair John Gooding welcomed the group. EUSD School Board President Forrest Gee provided an update on activities at EUSD, including the student art exhibit at Cuppa Cabana and the Rebuilding Together community improvement project at Anna Yates School. Sharon Wilchar announced that a youth art project is being planned for May. Lois Brown described the student photographic project at the Center for Photographic Art.

**2. Citizens to be Heard.**

There were no Citizens to be Heard.

**3. Overview.**

EYSAC Chair John Gooding described the leadership that EYSAC has provided during the past two years in preparing the Education and Youth Services Master Plan and recommending the EUSD parcel tax initiative. He described the strength of the coalition that has been built at EYSAC, which pulls together all elements of the community. He challenged the members of EYSAC to continue providing that leadership by guiding the vision of the Emeryville Center of Community Life. He explained that each of the three subcommittees would meet separately to discuss the alternative site locations for the Emeryville Center of Community Life that were presented on March 15, 2004. He urged all of the members to provide input at their subcommittee meetings and to consider the

following question: "Of the three site location alternatives presented, which one best achieves the community vision for the Emeryville Center of Community Life?"

**4. EYSAC Subcommittee Meetings.**

The three subcommittees each met separately. Notes from the Facilities and Programs subcommittee meetings are included at the end of these meeting notes.

**5. EYSAC Full Committee Meeting.**

- Subcommittee reports to full EYSAC regarding discussion
- Group discussion/consensus on key question

**Programs Subcommittee.** Forrest Gee reported that the Programs Subcommittee unanimously supports Scenario A. He shared some of the concerns that the subcommittee discussed, including mixing older and younger students on the same campus and concerns regarding the inadequacy of the existing facilities (e.g. cafeteria at Anna Yates).

**Facilities Subcommittee.** Josh Simon reported that the Facilities Subcommittee had a qualified consensus favoring Scenario A. There was no support for Scenarios B or C; however, there was one suggestion that more information is needed before making any decision. Josh reported that the subcommittee discussed a number of issues, including small neighborhood schools versus a centralized campus, the need to make sure younger and older students have separate entrances and areas on the campus and the need to develop more detailed information about Scenario A. Dick Kassis introduced representatives of Armstrong, whose property is included in all three scenarios.

**Finance Subcommittee.** John Gooding reported that the Finance Subcommittee unanimously supports Scenario A. He reported that the subcommittee focused most of their discussion on the preliminary financial plan and pointed out the importance of effectively communicating the quality of life issues to the Emeryville community.

**EYSAC Discussion.** Following the subcommittee reports, John Gooding recognized that the consensus of the EYSAC was to focus on Scenario A and develop additional detail about this alternative. He clarified that this is not a final decision. We understand that there are a lot of unknowns that need to be explored in the coming months.

Sharon Wilchar stated that while Scenario A provides some economies through shared space, we also need to make sure that we provide sufficient space for functions that need to be separate.

Dick Kassis stated that we need to look at how you create a Center of Community Life that provides both separate and together spaces. We need to have a better understanding of this when we go to the community with more detail.

Karla Golden asked if funding for this project would take the place of other City capital priorities or if it is entirely separate. John Gooding explained that the Emeryville Center for Community Life integrates schools, community center and recreation facilities. It will have various funding sources.

Lois Brown stated that appearance is very important. The Emeryville Center of Community Life must be exciting. It must be a place that we are proud of.

Joanna Mooney asked if the EYSAC could be provided with updates regarding progress on Scenario A.

Christina Corodimas asked about timing with regard to acquisition of AC Transit and bringing more information to the public.

## **6. Next Steps and Adjournment**

John Gooding stated that staff would be providing the EYSAC with a follow-up communication regarding upcoming meetings, as well as updates on the AC Transit site and additional information being developed on Scenario A.

### **Programs Subcommittee Notes**

The meeting began with a reintroduction of three sites and the charge of answering the question *"Of the three site location alternatives presented, which one best achieves the community vision of the Emeryville Center of Community Life?"*

Sharon Wilchar opened discussion with strong feelings for Scenario A and, after discussion on traditional schools, community and the City of Emeryville all others agreed that it presented the best option. The Programs Subcommittee had unanimous consensus on selection of Scenario A as best option for the ECCL.

Programmatic challenges associated with Scenario A were discussed:

- High school kids with younger kids presents possible negative influence.
- High school kids with younger kids presents opportunities for mentoring and positive interactions and role models and social opportunities.
- Need for separate spaces and better understanding of what the three distinct schools or small families would look like as it relates to site design and program design.
- Adjacency issues and the need to design enough space to share - examples include cafeteria scheduling, outdoor space, and assembly space for full school meetings/presentations.
- Police Department presence and how it will interact with the schools and ECCL.
- Need for a police representative to be involved with EYSAC so there is a better understanding of needs/expectations and possible opportunities/interactions.
- Location of Police Department in conjunction with the rest of the complex.
- Better understanding of space design in what is "yours," "mine," and "ours/shared" as the process moves forward.
- Better understanding of what is in the ECCL for the community at large, not just the school community.

Other concerns/questions/points associated with Scenario A:

- When will we know if AC transit is available?
- Scenario A is the most expensive, but also best option. Other options do not reflect housing kids while a building is being upgraded or built, which may make them more expensive in the long run.
- Centralized services/schools would lead to more casual contact with the community by teachers, leading to more effective teaching due to relationships built. When have time to play together it is easier to become a learning community.
- Cost savings for operations due to centralization may make this option cost less in the long run, likely to negate the difference within 10 years.

## Facilities Subcommittee Notes

The Facilities Subcommittee discussed the following issues:

- AC Transit site acquisition – clarified that Scenario A land acquisition is currently estimated to cost approximately \$35 million.
- Which of the alternatives would provide the opportunity for architecturally interesting structures? All of the scenarios assume new construction—necessary to accommodate new space and parking needs on the various sites, so this is possible in all 3.
- Review and discussion of evaluation criteria:
  - Aesthetics should be considered – look at most attractive site.
  - Need to consider impacts of each alternative on surrounding neighborhoods and minimize. Centralized site has fewer impacts.
  - Consider impact on existing businesses/tenants/property owners.
  - Consider ease of pick-up/drop-off for ECCL users.
  - Mix facilities but maintain separateness to attract broader populations.
  - Consider parent perceptions of separation of grades (one large site with K-12 campus). Need to look at design techniques to keep grade levels separate but still have joint use of facilities.
  - Consider parent desires to have children go to school in their neighborhoods.
  - Any scenario needs to fit into larger city circulation plan – pedestrian, auto, transit.
  - ECCL should be a centralized place for community to interact. Police presence creates safety.
  - Quality of education is more important than proximity of school facility.
  - ECCL facility should support educational vision.

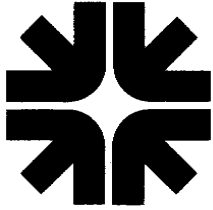
After this discussion, the Facilities Subcommittee considered the key question: *"Of the three site location alternatives presented, which one best achieves the community vision of the Emeryville Center of Community Life?"*

Scenario A – 10

Scenario B – 0

Scenario C – 0

Need more information before choosing – 2



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**Education and Youth Services Advisory Committee  
September 29, 2004 – Emery Secondary School Library  
Meeting Notes**

**Attending:** Angela Baranco-Mason, Holly Coombs, Renita Cummings, Nora Davis, Michelle DeGuzman, Mitch Fine, John Flores, Joe Frantz, Forrest Gee, Karla Golden, John Gooding, Patti Jeffery, Dick Kassis, Marcelline Krafchick, Anita Larson, Mark Miller, Roy Miller, Joanna Mooney, Ron Mooney, Angel Norris, John Perry, Estelle Rubenstein, Melissa Sackett, Joshua Simon, Tony Smith, Mary Stump, Cheryl Webb, Ellen Whittom.

*Interested Parties:* Tammy Dourey-Blackman, Juliette Dunn, Jeff Vincent.

**1. Welcome.**

EYSAC Chair John Gooding welcomed the group. He gave an update on the following items:

- The BayCES Annual Networking Dinner took place on September 28, 2004 in Berkeley. It was a great celebration of Emeryville's progress during the past year, and Emeryville was well represented at the event.
- Steve Rasmussen and Felicia Voitak have made a \$100,000 grant over 3 years to BayCES for specific programs at Emeryville and Berkeley schools. The BayCES Board of Trustees pledged to match this grant with an additional \$100,000 over the same 3-year period.
- Pixar is hosting a special benefit for the Emery Education Foundation. They will be showing their new movie, The Incredibles, before its release date. The event is sold-out. There will also be a silent auction. Pixar's goal is to raise \$40,000 for EEF.
- Marcelline Krafchick gave an additional \$5,000 this year to support the music program at EUSD.

**2. Citizens to be Heard.**

There were no Citizens to be Heard.

**3. Update on Emeryville Recreation Department – John Flores.**

City Manager John Flores provided an update on the City Recreation Department facilities, with the following highlights:

- John acknowledged the outstanding effort of the Recreation Department, as they completed their move into new portable buildings on the existing site prior to the start of school.
- The portable buildings provide 9,000 square feet of space for the Recreation Department programs. The City is currently working on façade improvements to the buildings, including awnings, murals and landscaping. These new portable buildings will be serviceable for period of 5-8 years. We hope to be in new permanent facilities prior to that time.
- The Recreation Department is serving approximately 100 elementary school children before and after school. There are also a number of secondary school students participating in the Teen Program.

#### **4. Update on EUSD – Superintendent Tony Smith**

Tony gave an update on EUSD, with the following highlights:

- The opening day of school was very positive. EUSD has a new vision, with a commitment to have order in the schools. The staff worked very hard to get ready for the opening of school. The District is running better, with stronger relationships. The focus is on building a culture that will ultimately live within the new buildings envisioned in the Emeryville Center of Community Life.
- State standardized test scores were very positive for EUSD. We were the 3<sup>rd</sup> most improved school district in California. Mark Miller reported that Emery Secondary had the largest gain of any comprehensive local high school in the state.
- Attendance so far is year has been outstanding at 95%. Support classes are working well.
- Educators from around the country will be visiting Emery schools during November as a part of a conference that will be taking place in the Bay area.

#### **5. AC Transit Update**

Michelle DeGuzman gave an update on the City's efforts to facilitate the relocation of AC Transit, with the following highlights:

- Initial work on the needs assessment, which details AC Transit's current operations in Emeryville and what will be needed to relocate the same functions to an alternate site, is complete. An initial cost estimate has also been prepared.
- The site selection phase is currently underway. This involves identifying and evaluating alternate sites for relocating AC Transit. The current site is approximately 8 ½ acres.

- The consultants have completed a timeline that estimates how long it will take to relocate AC Transit. This timeline projects that the earliest AC Transit can be relocated to a new site is by the end of 2007. The timeline accounts for acquisition and clean up of a new site, as well as design and construction of new AC Transit facilities. AC Transit will not be able to move off of the Emeryville site until the new facilities are complete.

## **6. Emeryville Center of Community Life Update**

Ellen Whittom reviewed the revised ECCL timeline and cost analysis, with the following highlights:

- The ECCL timeline has been revised based on the AC Transit timeline. The anticipated date for construction to begin has been moved to July 2008, which would allow the first new facilities in the ECCL to open in the fall of 2010.
- The revised timeline has been expanded to include some of the steps that need to be accomplished prior to construction, including the following:
  - Completion of educational specifications for EUSD, facilities specifications for City/community facilities and design guidelines.
  - Completion of the ECCL Master Plan, CEQA review and planning approvals
  - Completion of environmental review and approval process to use AC Transit site and buildings for school functions.
  - Design of ECCL, including agency approvals.
  - Completion and implementation of the financial plan, including a bond campaign and ballot measure.
- The cost analysis has been revised to account for the following two items:
  - An increase in the anticipated cost of land acquisition from \$35 million to \$50 million.
  - An additional year of inflation based on the anticipated start of construction.

This revision results in an increase in the anticipated cost of the project of approximately \$18 million. Based on the assumptions that we have made, the analysis now projects a total project cost without the community theatre of approximately \$168 million under the all new scenario or \$136 million under the combination rehab/new scenario.

There was discussion regarding the timing of the Police Station and whether there might be opportunities to move forward more quickly with this building. There was also discussion regarding the timing for the rehabilitation of Emery Secondary School

## **7. Educational Specifications/Facilities Specifications**

Roy Miller explained to the group what educational specifications and facilities specifications are. He made the following major points:



- The specifications are a verbalization of your dream.
- The specifications are a necessary preliminary step through which you communicate detailed information to the professionals who will be helping to design and construct your vision.
- The process of preparing specifications prepares you as a community to work with the designers of the project to make sure that the project ultimately reflects your goals.
- The process will bring together the City and School functions and is an opportunity to transform the current environment.

Josh Simon added that the process is a road map for changes that can begin now. We are changing our programs and will then be building a Center of Community Life to house these programs. We want to begin implementing the changes now to make sure that the Emeryville Center of Community Life fits into our community.

## **8. Community Meetings**

Tony Smith explained that we had previously planned to hold community meetings regarding the Emeryville Center of Community Life this fall. With the revised timeline, this schedule no longer makes sense. We would instead like to bring the community together in the spring to focus on the future – this will also be an excellent opportunity to provide information on the progress at EUSD.

## **9. Next Steps**

Nora Davis mentioned that that the General Plan Committee will begin work next month and that the ECCL vision must be a part of this process. She suggested a future joint meeting of the General Plan Committee and EYSAC. A number of EYSAC members indicated that they would be serving on the General Plan Committee.

Cheryl Webb discussed the opportunities to develop a curriculum for EUSD students focusing on the ECCL process. Melissa Sackett indicated that this would be ideal for the advisory period.

The committee agreed to meet again in early 2005, tentatively in January.