



City of Emeryville
1333 Park Avenue, Emeryville, CA 94608-3517
TEL: (510) 596-4300 - FAX: (510) 658-8095
www.ci.emeryville.ca.us
Emery Unified School District
4727 San Pablo Avenue, Emeryville, CA 94608
(510) 601-4000 (510) 601-4913 Fax
www.emeryusd.k12.ca.us



**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 47th 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 47th 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.