



Lake Merritt

1025 2nd Ave



OAKLAND UNIFIED  
SCHOOL DISTRICT  
Community Schools. Thriving Students.

# OUSD EDUCATIONAL LEADERSHIP CAMPUS

1025 2<sup>ND</sup> AVENUE | OAKLAND, CA 94606 | OUSD | APRIL 1, 2015



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Architects, Inc.



# INTRODUCTION

- History / Process
- Vision and Goals
- Program Requirements
- Options Development – Charrette Process
- Option Selection
- Options Review - Feedback



# VISION & VALUES

The Board of Education hereby establishes its intent to construct an Education Leadership Complex at the 1025 and 1105 Second Avenue property to: 1) House all OUSD central administrative and leadership functions and employees, including relocating all offices and employees stationed currently at various school campuses; and 2) Retain and enhance the Dewey Academy High School facility in a manner consistent with OUSD's vision of high schools preparing all students to succeed in college, career, and community. Furthermore, the Board of Education's intent is to complete construction of this Education Leadership Complex by January 2019.

The Board of Education hereby directs the Superintendent to:

1. Defer any recommendation for Board of Education action on the formal responses to the Request For Qualification for development of 1025 Second Avenue and 1105 Second Avenue until the completion of the Board's action stated in Item #4 below.
2. Engage key stakeholders in an informed and facilitated process to develop up to three different conceptual designs that substantially fulfill the aforementioned goals of the Board of Education. Each conceptual design shall include a project implementation timeline; total anticipated cost; and financing options, including the use of Measure J Bond funds.
3. Provide two written reports to the Board of Education outlining the progress and status of the community-engaged planning process.
4. Present all conceptual designs and a legislative recommendation to the Board of Education for its deliberation and action at its Regular Meeting on April 22, 2015.



# PROCESS

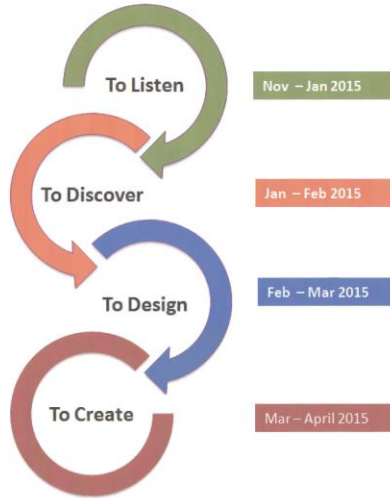
## Educational Leadership Complex on 2<sup>nd</sup> Ave Community Engagement 2.0 Process

We listened to community concerns and questions.

We discovered with the community values and priorities.

We will design a community-driven vision for the Educational Leadership Complex.

We will create and decide on the three final visions for the Board recommendations.



2/9/15 OUSD  
1000 BROADWAY  
STAFF ENGAGEMENT

Feb 17 6-8pm  
Feb 18

The Educational Leadership Complex on 2<sup>nd</sup> Avenue will include the re-unification of all OUSD central staff into a new administration building and a new state of the art Dewey Academy.



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# VISION & VALUES

“State of the Art” “Connect Project to Education” “Community Resources”  
 “Access to Estuary” “Revenue Generation” “Athletic Space” “Student-run Café”

Parents	Students	Neighbors	OUSD Staff
Fitting well with the neighborhood was rated as the <b>top</b> priority. 43%	Educational spaces was the <b>top</b> priority. 33%	Fitting into the neighborhood was rated the <b>top</b> priority. 65%	Educational spaces were rated as a <b>top</b> priority. 62%
Educational spaces were rated as the <b>second</b> highest top priority. 37%	Sports were rated as the <b>second</b> highest top priority. 20%	Community resources was the <b>second</b> highest top priority. 59%	Fitting into the neighborhood was rated the <b>second</b> highest priority. 46%
The <b>least</b> selected category as a top priority was housing. 23%	The <b>least</b> selected category as a top priority was community resources. 11%	The <b>least</b> selected category as a top priority was sports. 35%	The <b>least</b> selected category as a top priority was childcare. 8%



- District offices - central offices: Opportunities?
  - Auditorium / district meeting spaces?
  - Conference center?
- nice*
- play ground for children of parent who have an appointment w/ staff.

- District offices - central offices: Opportunities?
  - Auditorium / district meeting spaces? *earthquake*
  - Conference center? *Board room*
- Concerned Safety of infrastructure w/ remodeling*

# PROGRAM DEVELOPMENT THROUGH ENGAGEMENT

- PK-14 Complex: *tech center for training*
  - Who uses community college? *training rooms*
  - Which classes?
- how often is "this" space used + Telen*

- PK-14 Complex: *separate but connected to other parts of campus*
  - Who uses community college?
  - Which classes?
- + Outdoor Space*

youth council leadership activities  
youth center  
look @ Oakland High  
bathrooms

Professional Development  
Lakeview NRP is too small  
→ need space for 200-300 with tables  
3+ spaces for 90-100 with tables  
private office or small conference for confidential meetings

disciplinary hearings/expulsion +10 people  
Attendance review boards +10 people  
Dedicated

\* Parking - each staff  
- security esp. evening  
- lightning  
- provide 30 mins parking  
Functional building → in west

\$ Safety for pedestrians w/ La Escuelita  
School career program to support admin. office, food service, etc. 14 yrs!

<p>SENIOR DENTAL PHYSICAL THERAPY VISION LABORATORY 社區資源 SUPERMARKET DOLLAR STORE</p>	<p>MEDICARE 健康診所：你會使用那些服務？ 老人牙科診所，眼科，物理治療 社區花園 YES POTENTIAL 35-70 USERS (W/ TAI CHI AREA) # BLECHES &amp; SHADE 農夫市場空間？大小？ Noisy &amp; UNVAITED CAFETERIA/RESTAURANT POLICE ALERT CENTER</p>
<p>鄰舍的適當配合</p>	<p>泊車？ FOR ALL STAFF &amp; STUDENTS 學生需要多少？ SOME PUBLIC? 區域職員？ 晚間活動？ 會使用多少交通工具？ 安全性/安全？ MORE &amp; BRIGHTER LIGHTS PATROLS</p> <p>社區會議空間？ NO 大小？ 數目？ 綠化空間？ YES - ALONG THE ROAD &amp; CHANGEL</p> <p>GOOD TRAFFIC CONTROL CONCERN FOR STUDENTS &amp; SENIORS</p>

<p>COMMUNITY RESOURCES</p>	<p>Health Clinic what services would you use? dentist Community garden? - outdoor space - tables Farmer's market space? Size? revenue generation banking - credit union on building flant? shops? food for night events - <i>convenience store</i></p> <p>→ don't duplicate resources nearby</p>
<p>SPORTS</p>	<p>Gym: - 1 or 2 courts? - Public use? - Locker rooms? - Evening use? - Bleachers? - Snack bar? Weight Room? - staff would use Fitness Room? - wouldn't share w/ students Field(s): - Soccer? track - Baseball? - Football? } Lacey? - Public Use? Swimming pool? } Joint use? } shared use agreement District staff? }</p> <p>changing area &amp; shower need even who sports facilities</p>
<p>HOUSING where would this go?</p>	<p>How much? Low-moderate income? Teacher housing? affordable is this the right place for it? Security - share building w/ other uses?</p>



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# PROGRAM

Program is derived from a variety of sources:

- District provided information
- Educational Requirements
- State Standards
- City of Oakland Planning Codes
- Best practices

## Base Program

District Leadership	75,000 SF
Educational Conference Center	25,000 SF
Board Auditorium	6,000 SF
Dewey Academy	35,000 SF
Parking (based on City of Oakland reqt)	441 spaces

## Revenue Generation / Enhancement Program

Staff Services	7,500 SF
Housing (65 - 1 and 2 bedroom units)	38,000 SF
Parking for housing	65 spaces





# ALL OPTIONS



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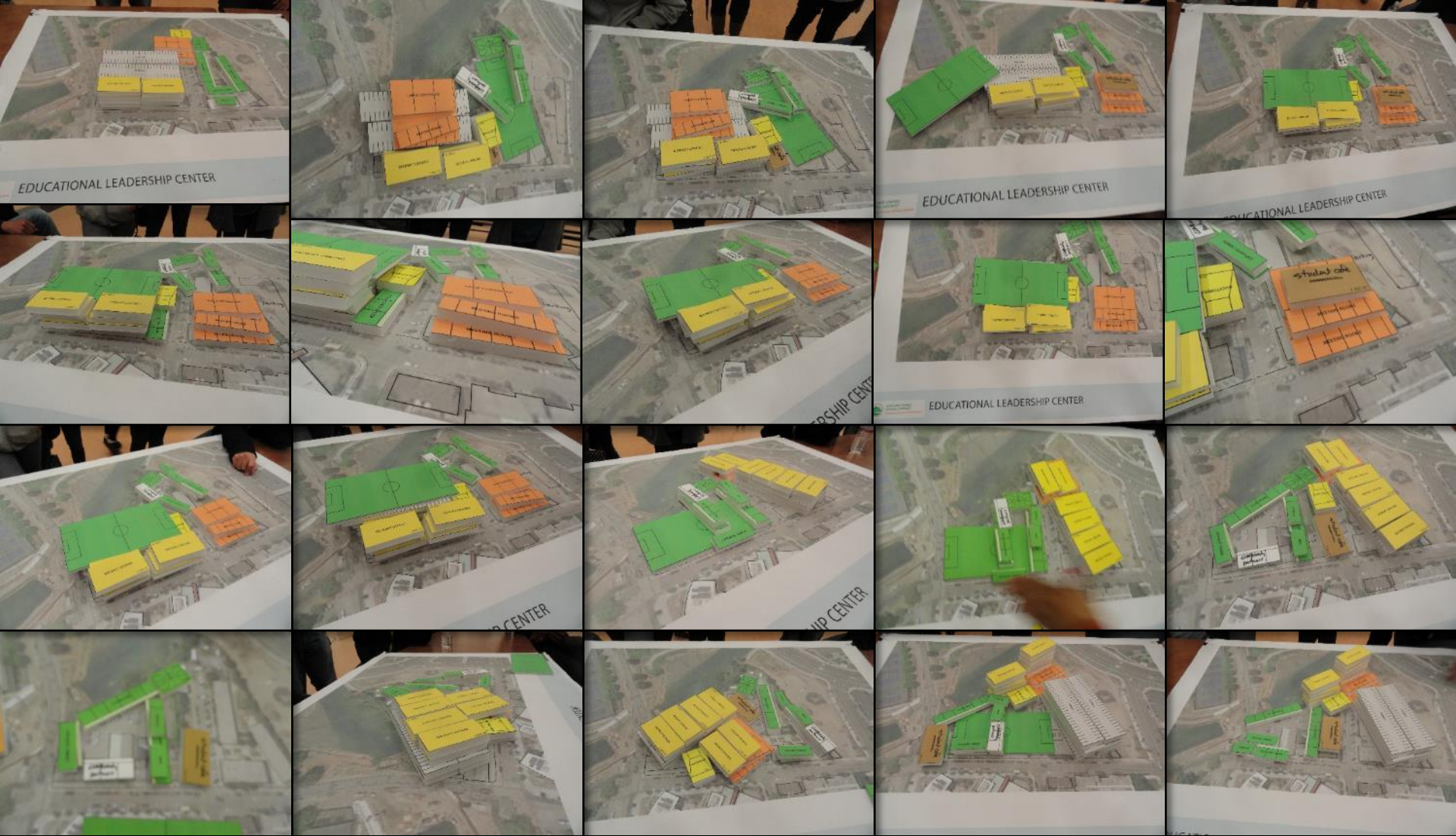
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# ALL CONCEPTS



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# SIX CONCEPTS

Selections of best schemes based on vision and comments received at all meetings





# COMMUNITY CHARRETTE CONCEPT 1



# GOALS / INTENT

## CONCEPT 1

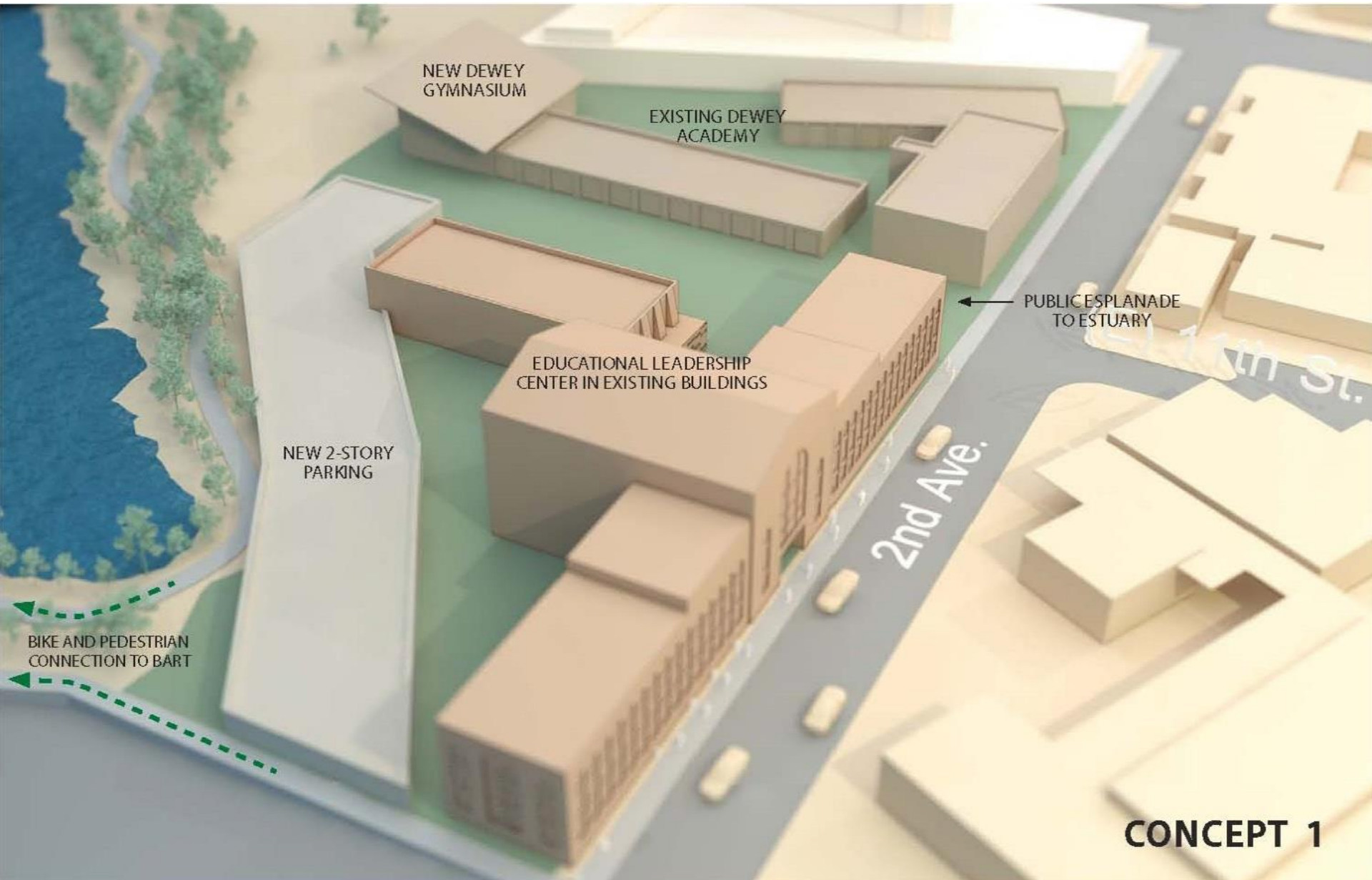
- Limited development
- Restore existing administration building
- Expansion of Dewey High School

### Notes:

- Does not meet the program requirements. Existing administration buildings are approximately 65,000 SF while overall program need is 106,000 SF.
- Parking provided is approximately 155 spaces







**CONCEPT 1**



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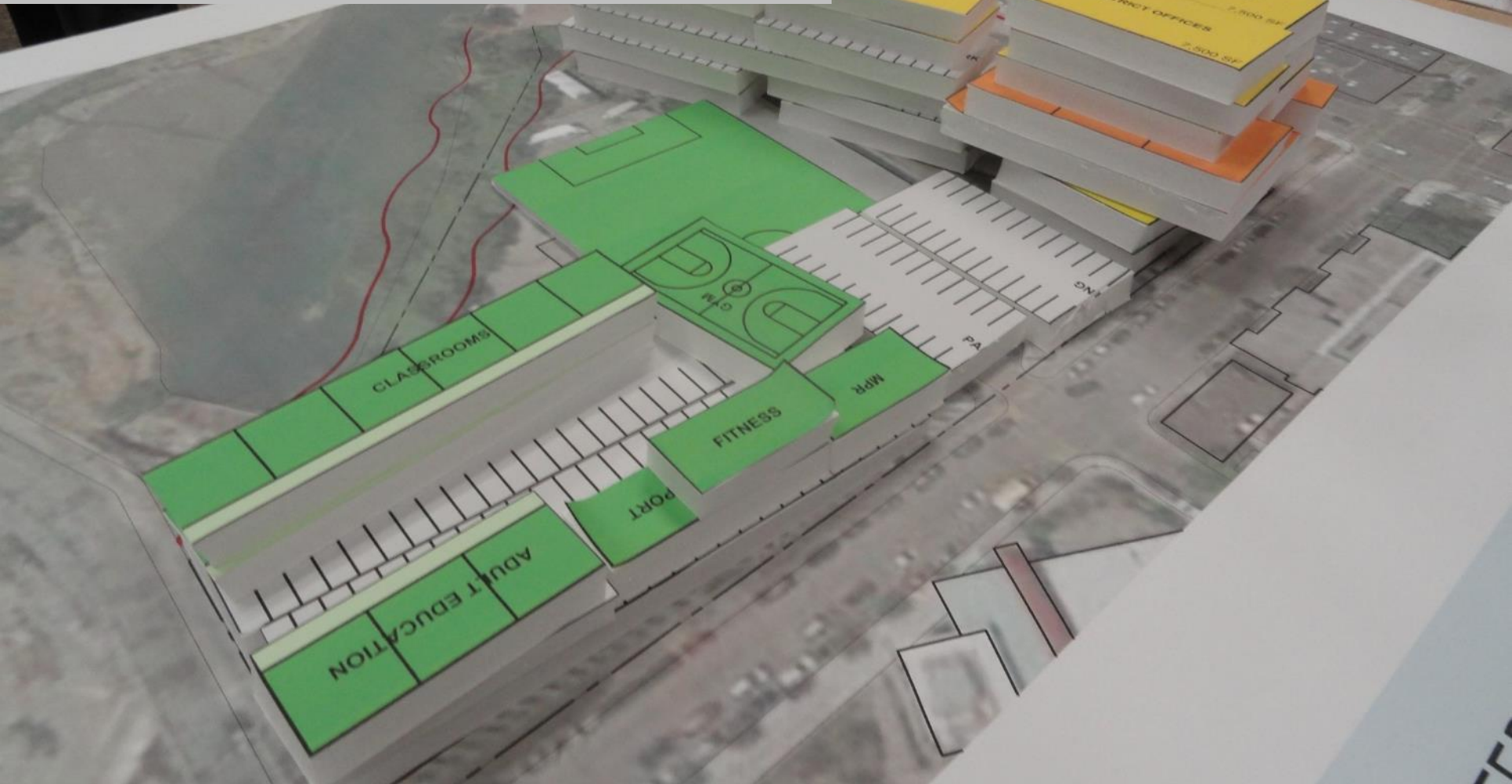
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# COMMUNITY CHARRETTE

## CONCEPT 2



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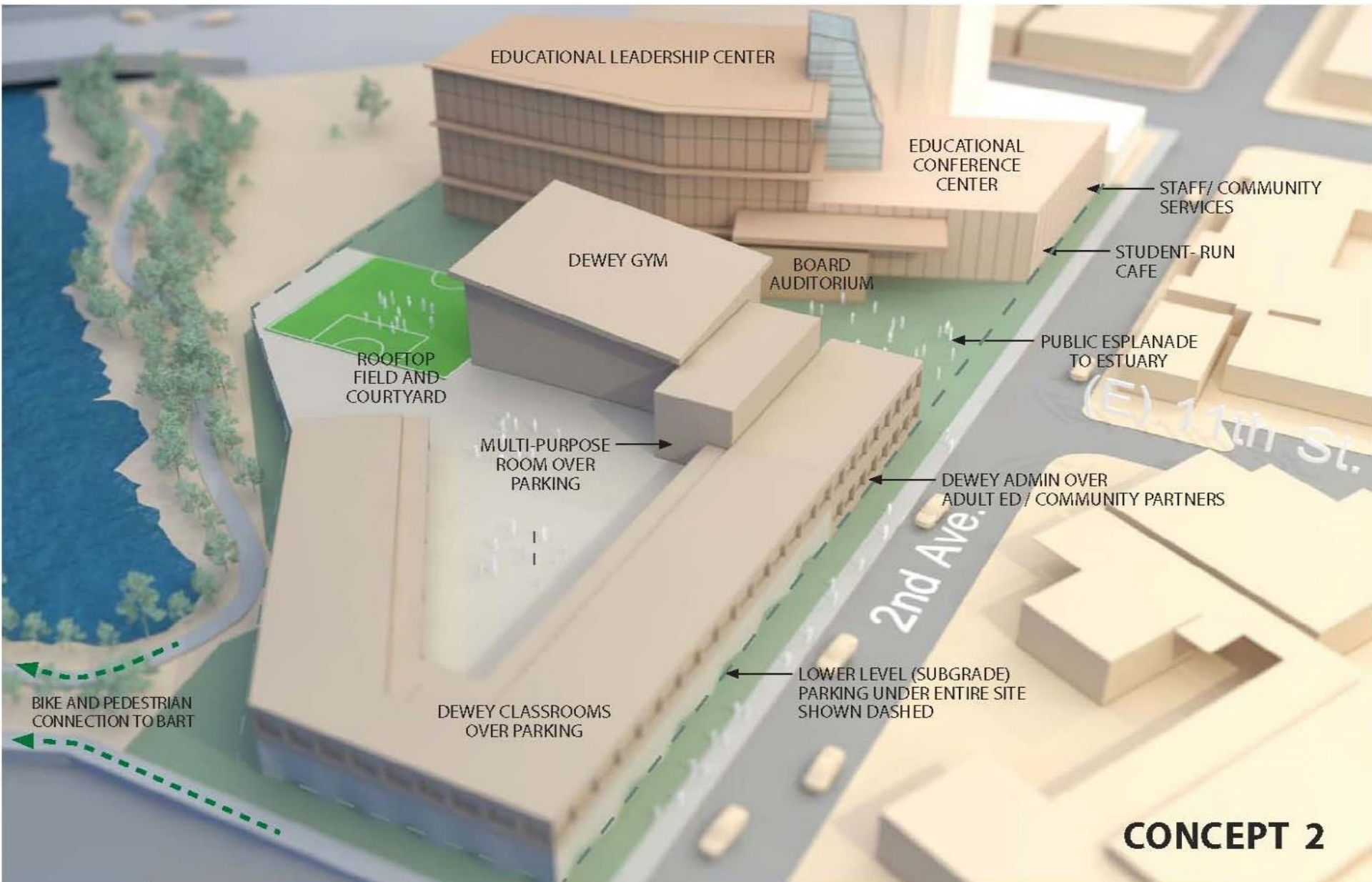


# GOALS / INTENT

## CONCEPT 2

- Direct access of Dewey to Estuary
- Dewey on Second level (above parking) for security
- Places majority of parking against adjacent to development and not at street or Estuary
- Provides field for Dewey and public use
- Creates access from 2nd Ave directly to Estuary
- District offices have direct access to Estuary
- Connection of conference center, Central Administration and Board Auditorium





**CONCEPT 2**



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# COMMUNITY CHARRETTE

## CONCEPT 3



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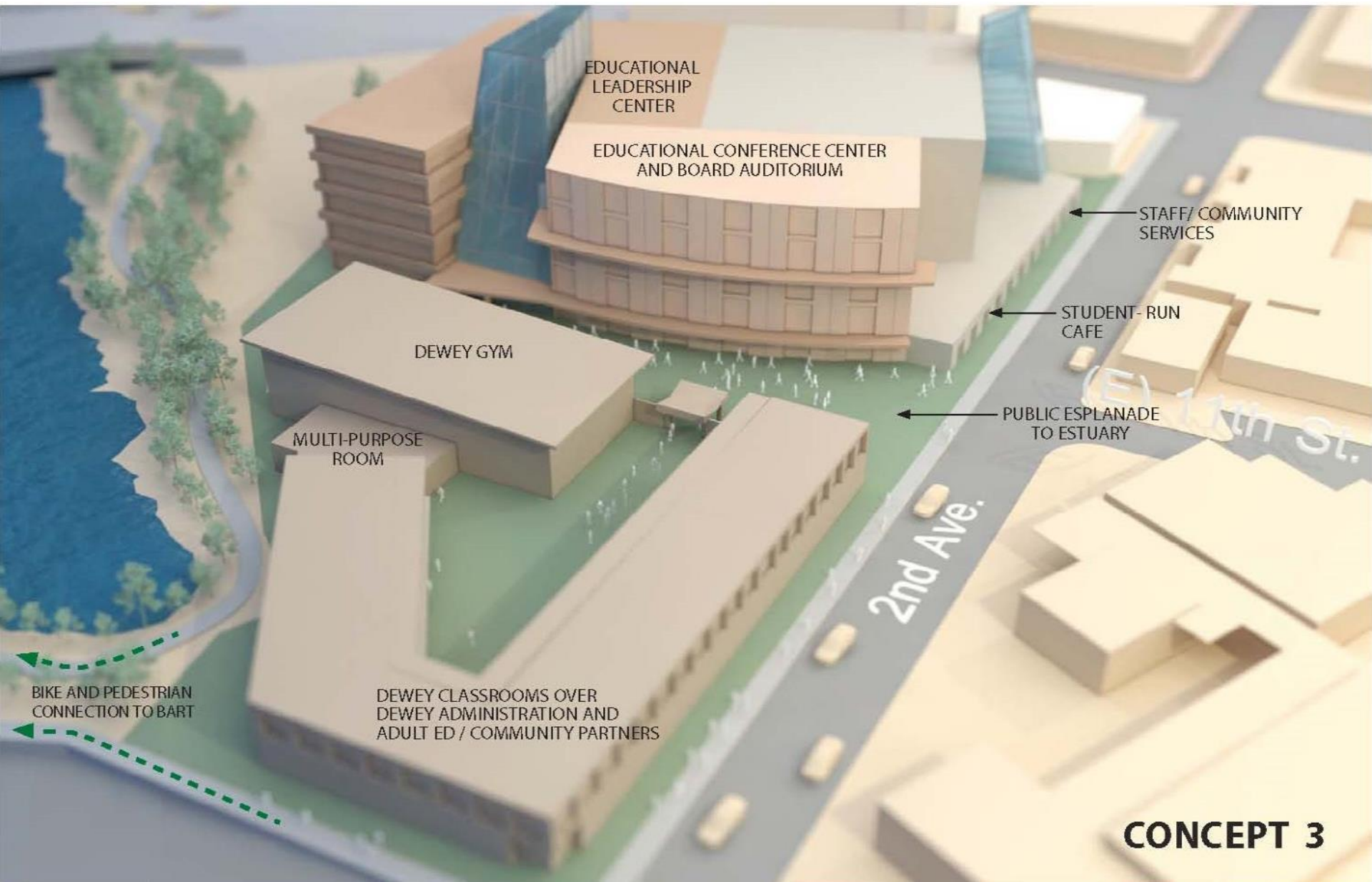
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# GOALS / INTENT

## CONCEPT 3

- Direct access of Dewey to Estuary
- Dewey on Second level (above adult education, community partners, Dewey administration and staff services) for security
- Places all parking against adjacent to development and not at street or Estuary
- Creates access from 2nd Ave directly to Estuary
- District offices, conference center and auditorium all off of atrium near estuary





**CONCEPT 3**



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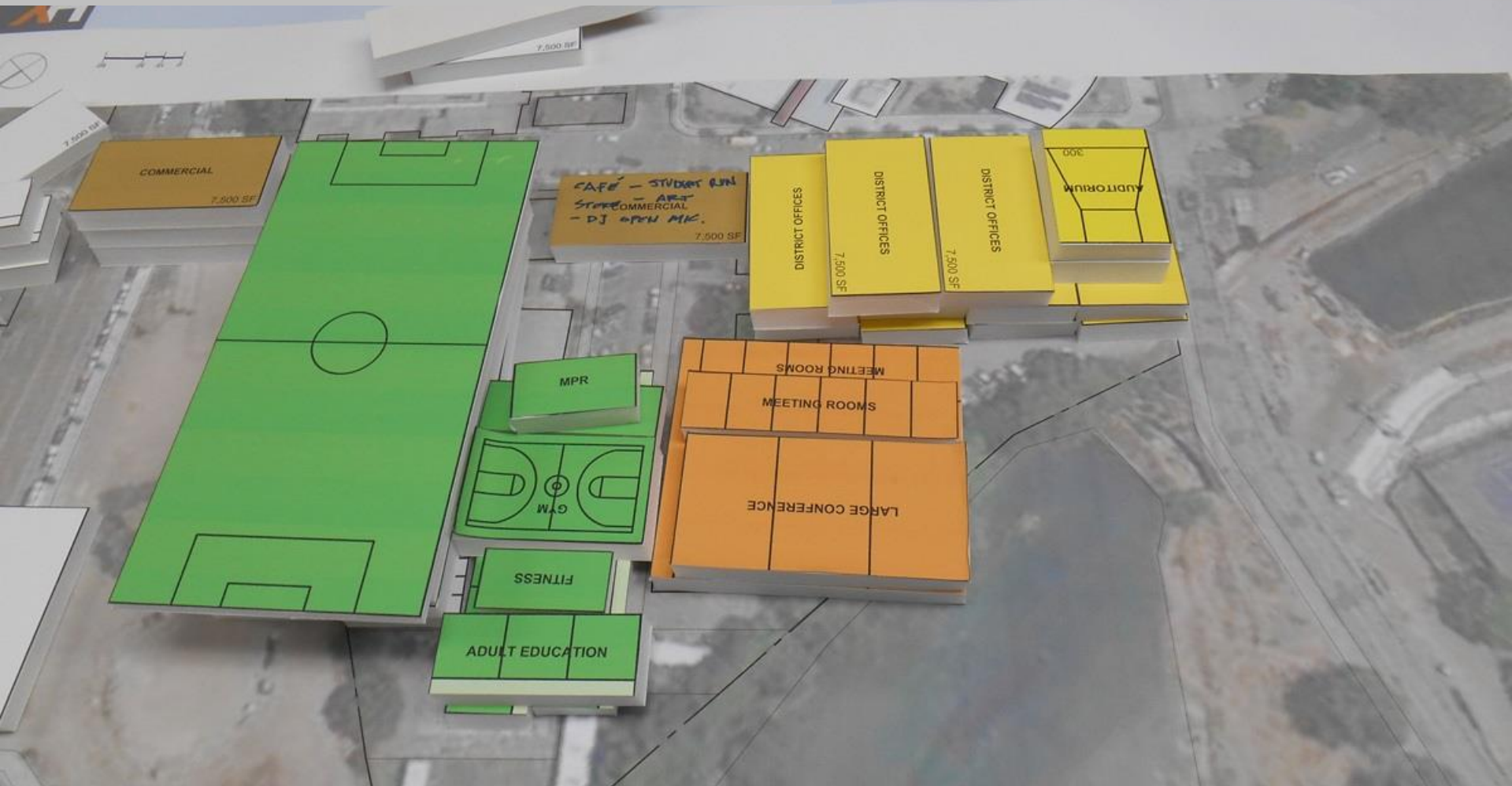


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# COMMUNITY CHARRETTE CONCEPT 4

EDUCATIONAL LEADERSHIP

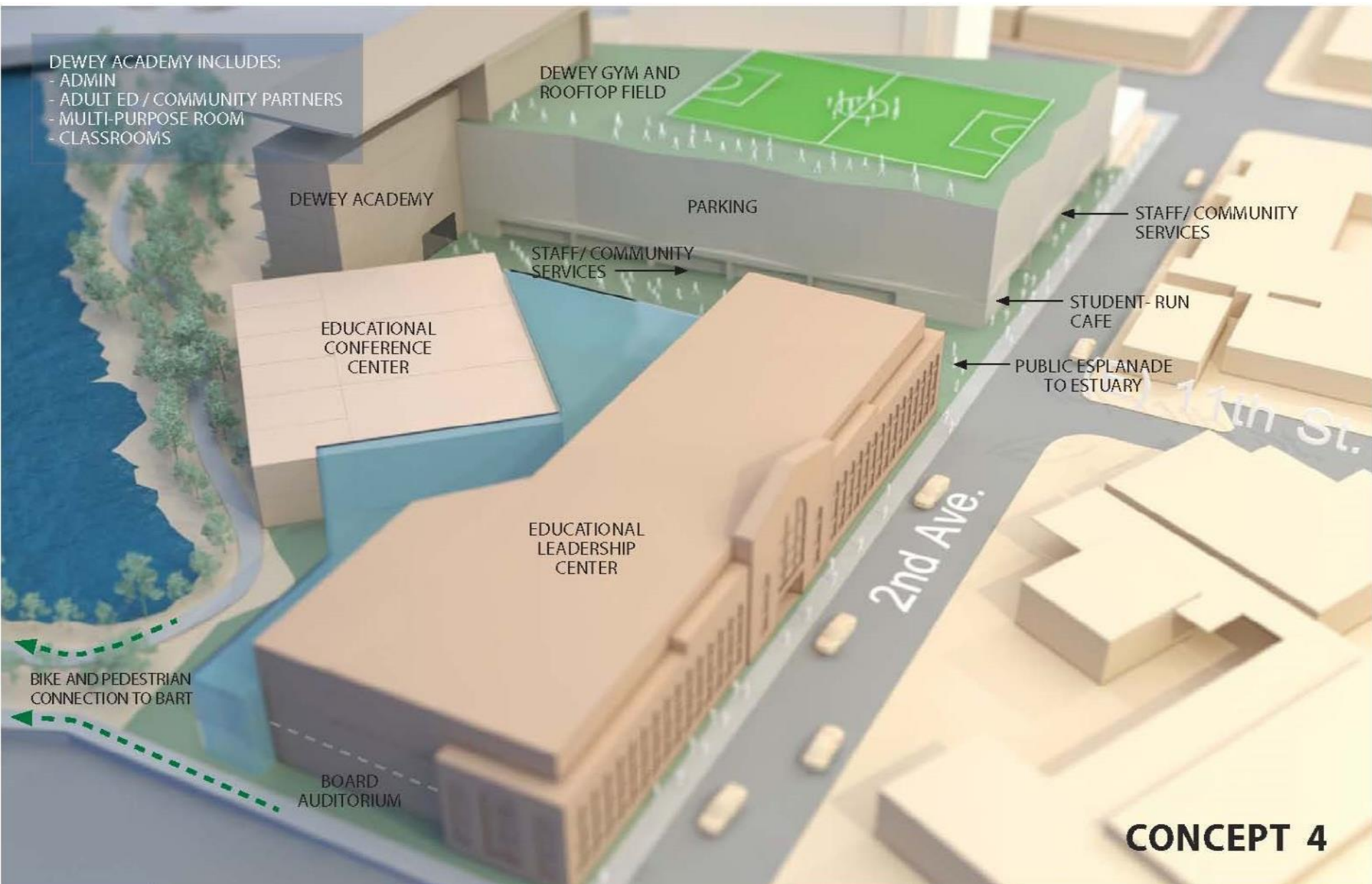


# GOALS / INTENT

## CONCEPT 4

- Direct access of Dewey to Estuary and adjacent planned city park
- Dewey in rear of the site for security
- Places all parking against adjacent to development and not at Estuary
- Creates access from 2nd Ave directly to Estuary
- Provides more direct connection of conference center / Board auditorium to estuary – envision greater utilization of outdoor areas for gatherings
- District offices built behind façade of existing building to maintain history





DEWEY ACADEMY INCLUDES:  
 - ADMIN  
 - ADULT ED / COMMUNITY PARTNERS  
 - MULTI-PURPOSE ROOM  
 - CLASSROOMS

DEWEY ACADEMY

DEWEY GYM AND  
 ROOFTOP FIELD

PARKING

STAFF/COMMUNITY  
 SERVICES

STAFF/COMMUNITY  
 SERVICES

STUDENT-RUN  
 CAFE

EDUCATIONAL  
 CONFERENCE  
 CENTER

PUBLIC ESPLANADE  
 TO ESTUARY

EDUCATIONAL  
 LEADERSHIP  
 CENTER

2nd Ave.

11th St.

BIKE AND PEDESTRIAN  
 CONNECTION TO BART

BOARD  
 AUDITORIUM

**CONCEPT 4**



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# COMMUNITY CHARRETTE CONCEPT 5

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Community Schools, Learning Communities



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# GOALS / INTENT

## CONCEPT 5

- Direct access of Dewey to Estuary and adjacent planned city park
- Dewey in rear of the site for security
- Places all parking adjacent to development and not at Estuary
- Creates access from 2nd Ave directly to Estuary
- Connects all District Office functions to Board Auditorium and Conference Center through atrium “spine” against estuary
- District offices built behind façade of existing building to maintain history



- DEWEY ACADEMY INCLUDES:
- ADMIN
  - ADULT ED / COMMUNITY PARTNERS
  - MULTI-PURPOSE ROOM
  - CLASSROOMS

DEWEY GYM AND  
ROOFTOP FIELD

PARKING

DEWEY ACADEMY

STAFF/  
COMMUNITY  
SERVICES

STUDENT-RUN  
CAFE

PUBLIC ESPLANADE  
TO ESTUARY

EDUCATIONAL  
CONFERENCE CENTER  
AND BOARD AUDITORIUM

EDUCATIONAL  
LEADERSHIP CENTER

2nd Ave.

BIKE AND PEDESTRIAN  
CONNECTION TO BART

**CONCEPT 5**



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# COMMUNITY CHARRETTE

## CONCEPT 6



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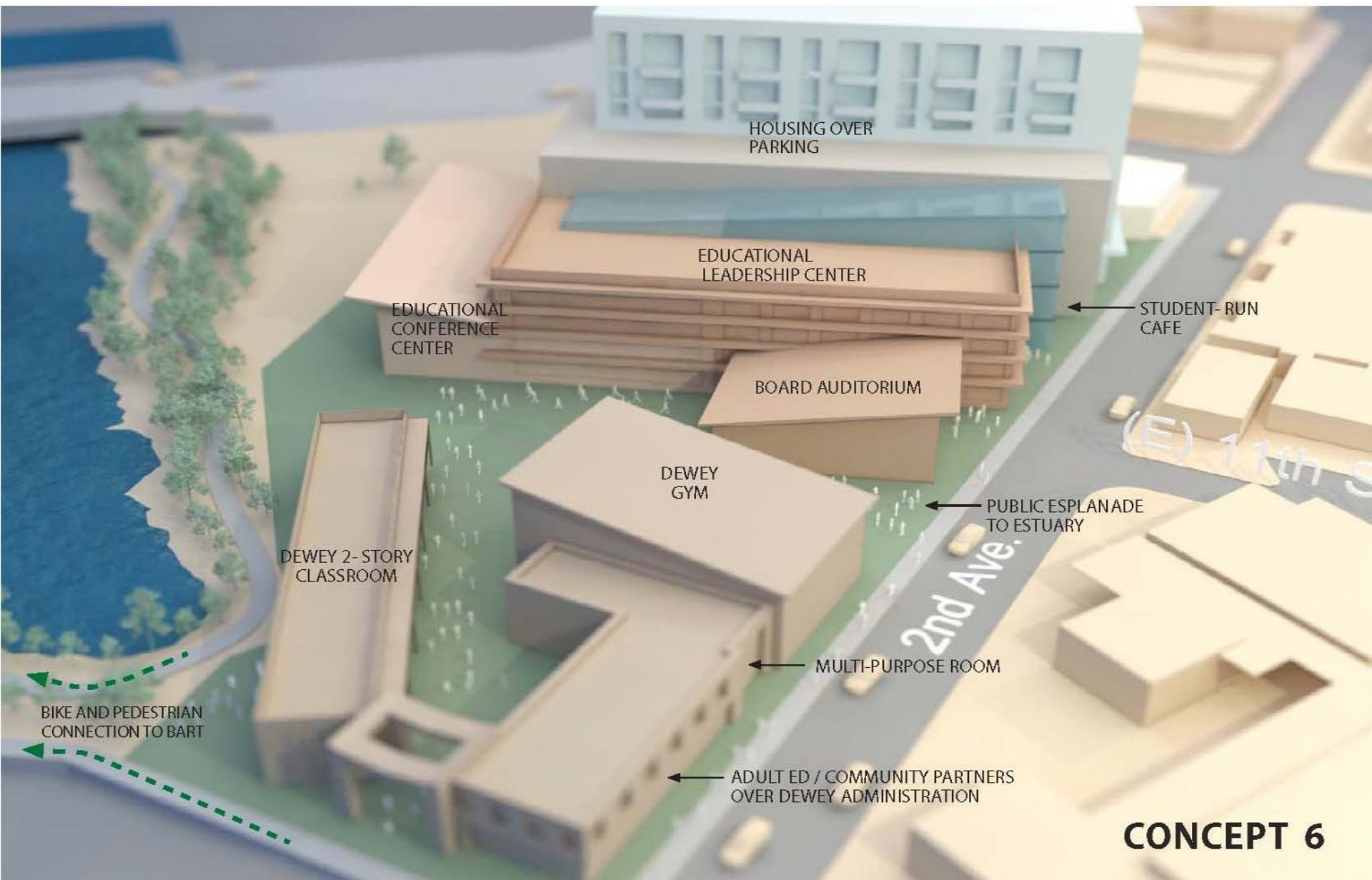
# GOALS / INTENT

## CONCEPT 6

- Direct access of Dewey to Estuary
- Dewey classrooms in rear of the site for security – administration and gymnasium against street
- Places all parking adjacent to development and not at Estuary
- Creates access from 2nd Ave directly to Estuary (not in line with existing 11<sup>th</sup> street)
- Board auditorium flanks District Offices for good presence
- Housing provided above parking
- Conference center at back of building, which envisions greater utilization of outdoor areas for gatherings







## CONCEPT 6



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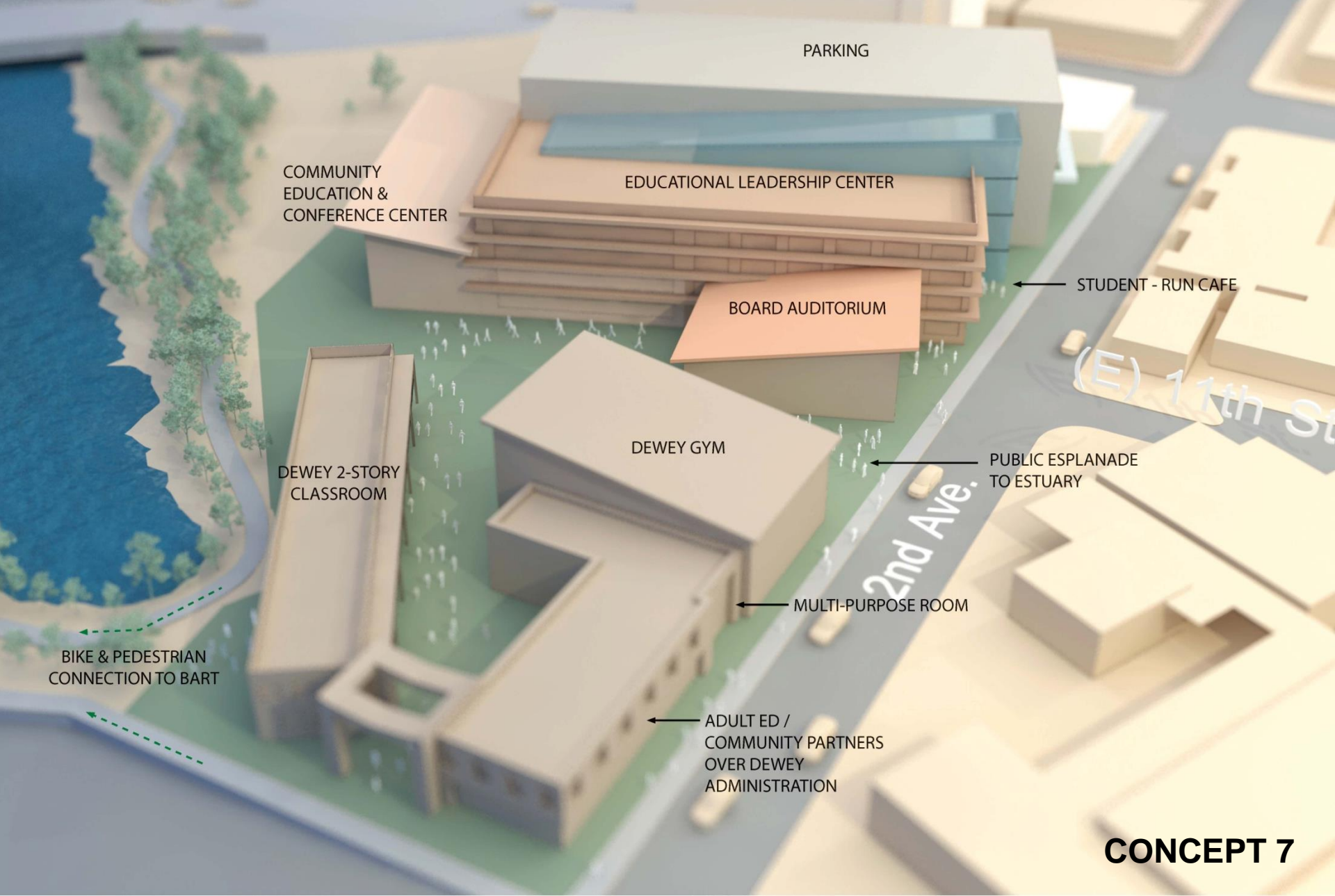
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# GOALS / INTENT

## CONCEPT 7

- Direct access of Dewey to Estuary
- Dewey classrooms in rear of the site for security – administration and gymnasium against street
- Places all parking adjacent to development and not at Estuary
- Creates access from 2nd Ave directly to Estuary (not in line with existing 11<sup>th</sup> street)
- Board auditorium flanks District Offices for good presence
- Same as Concept 6, without housing above parking
- Conference center at back of building, which envisions greater utilization of outdoor areas for gatherings





**CONCEPT 7**

**OUSD EDUCATIONAL LEADERSHIP CAMPUS**

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# EDUCATIONAL LEADERSHIP CENTER



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