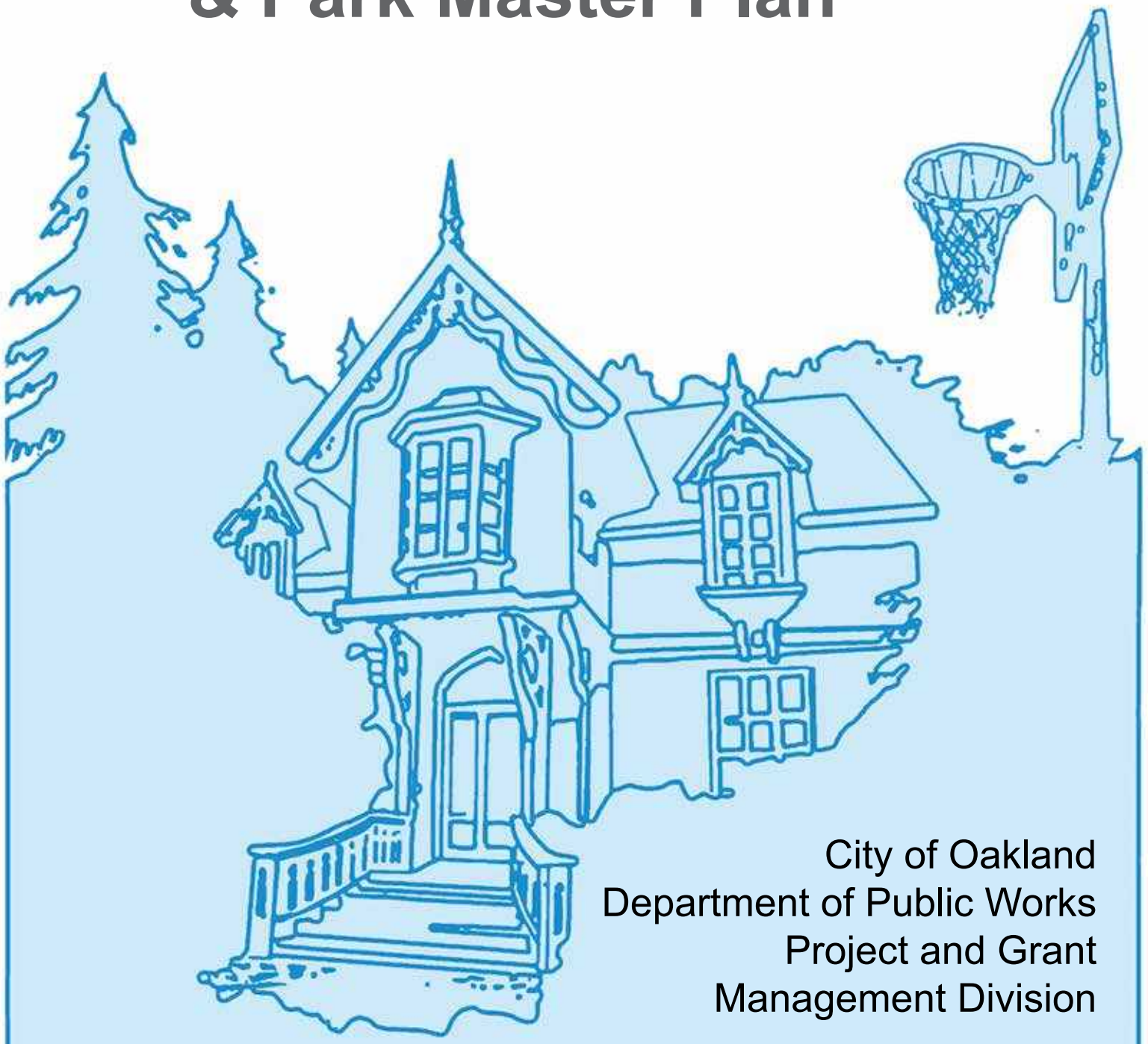
Mosswood Park
Community Center & Park Master Plan



City of Oakland
Department of Public Works
Project and Grant
Management Division

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Art is Luv

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Community Center & Park Master Plan

City of Oakland
Department of Public Works
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Management Division

CITY OF OAKLAND

LMS[A]

EINWILLER KUEHL
LANDSCAPE ARCHITECTURE

ART IS

DATE: MAY, 2020 (Updated Nov. 2020)

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Mosswood Park Community Center & Park Master Plan


“Rebuild
Our
Center!”

Project Introduction

1

Mosswood park is located in North Oakland and is surrounded by streets on three sides and the 580 freeway to the south. The lands of Mosswood Park total approximately 11 acres and include numerous recreational amenities. Mature trees define the edges of the park and provide a backdrop to the activities which occur in the park. Together with a large open lawn, the mature trees provide a beautiful natural setting. The historic J. Mora Moss House sits at the center of the park adjacent to the former site of the recreation center and is an important part of the character and park identity. The park and its amenities are beloved to many in the immediate neighborhoods which surround the park, but also to others who live at a greater distance. Since the recreation center burned down in 2016, the community has been advocating to “Rebuild our Center!” and has partnered with the City of Oakland and the design team to insure that the Master Plan process has been both visionary and equitable.

Master Plan Goals

DESIGN GOALS

The project began with the mandate to rebuild the community center that was lost in a fire in 2016. In addition to rebuilding the community center, the project was also tasked with evaluating the location of the community center within the park. Parallel efforts to rehabilitate the existing Moss House and repair damage by the large encampment that was in the park were considered. In light of all of the aforementioned considerations, the Master Plan will also review and make comprehensive recommendations to upgrade or modernize the existing park facilities.

An in-depth community process identified a variety of community needs and desires for this park space and affirmed the continuity of the majority of park facilities and programming existing today. In addition, the design incorporates the overall Oakland Parks, Recreation, and Youth Development and City of Oakland goals for this park space within larger goals for the City open space and community recreation facilities. Lastly the design team's expert recommendations for the project are also included in the framework of design goals.

Funding for the project is targeted to an initial scope of the community center and its immediate landscape. All other buildings, renovations,and park elements will be developed with a goal of planning and fundraising for future implementation.

MOSSWOOD PARK CONTEXT

DESIGN TEAM INTRODUCED PROJECT WITH HISTORIC MOSS HOUSE IN THE BACKGROUND

DESIGN TEAM INTRODUCED PROJECT WITH HISTORIC MOSS HOUSE IN THE BACKGROUND

City of Oakland
Vision and Goals for Racial Equity

Race matters - almost every indicator of well-being shows troubling disparities in outcomes by race.

Overview

In 2017 the City of Oakland established a new Department of Race and Equity (DRE) to launch an effort to explicitly embed racial equity in its decisions and policies. In Oakland, the City defines equity as fairness. It means that identity—such as race, ethnicity, gender, age, disability, sexual orientation or expression—has no detrimental effect on the distribution of resources, opportunities and outcomes for our City's residents. One key assumption in our work is that race matters, and this assumption is supported by the data: almost every indicator of well-being shows troubling disparities by race. By applying an equity focus and analysis to key deliberations, the City government can work with the community to create conditions where everyone has access to the opportunities necessary to meet their essential needs, advance their well-being and achieve their full potential. The City of Oakland's commitment to end systemic racism and take intentional steps to further racial equity is essential to correcting long-standing disparities and building meaningful relationships with underserved communities.

Since the formation of the DRE, the City's Departments have endeavored to actualize the City's equity vision through project and program implementation. The Mosswood Park Master Plan is one of these efforts, and we have utilized important new Equity Tools that have been developed in order to define and measure success. These Equity Tools include: the '2018 Oakland Equity Indicators Report'[1], DRE 'Inclusive Public Engagement Planning Guide'[2], the Oakland Geographic Equity Toolbox[3], and the Cal EnviroScreen database[4]. The City's service-oriented Departments, such as Oakland Parks, Recreation and Youth Development (OPRYD) have a long history of serving as a liaison and steward for the communities and neighborhoods they serve.

OPRYD's mission is to provide best in class, relevant and equitable programs and services, while meeting the specific needs of people and communities both at the neighborhood level and regionally throughout the City of Oakland. They achieve this mission through intentional engagement, by removing the barriers that prohibit equitable opportunities for all, and through partnerships with other mission-driven organizations. OPRYD and its partners work to remove the barriers of systemic racism by offering programs to all, regardless of race, income or culture; and provide diversity education to foster change. Scholarships and subsidies sponsored by partner organizations are employed to provide access to all –ensuring that no child is turned away. As the Client Department for the Mosswood Community Center project, OPRYD established the initial goals for the project, based on their knowledge and understanding of community needs, and provided critical support in identifying and reaching the community through the engagement process.

The Mosswood Park Master Plan was led by Oakland Public Works and informed by close collaboration with the Oakland Parks and Recreation and Youth Development Department and the Oakland Department of Race and Equity – as well as many other City Department and community stakeholders. The

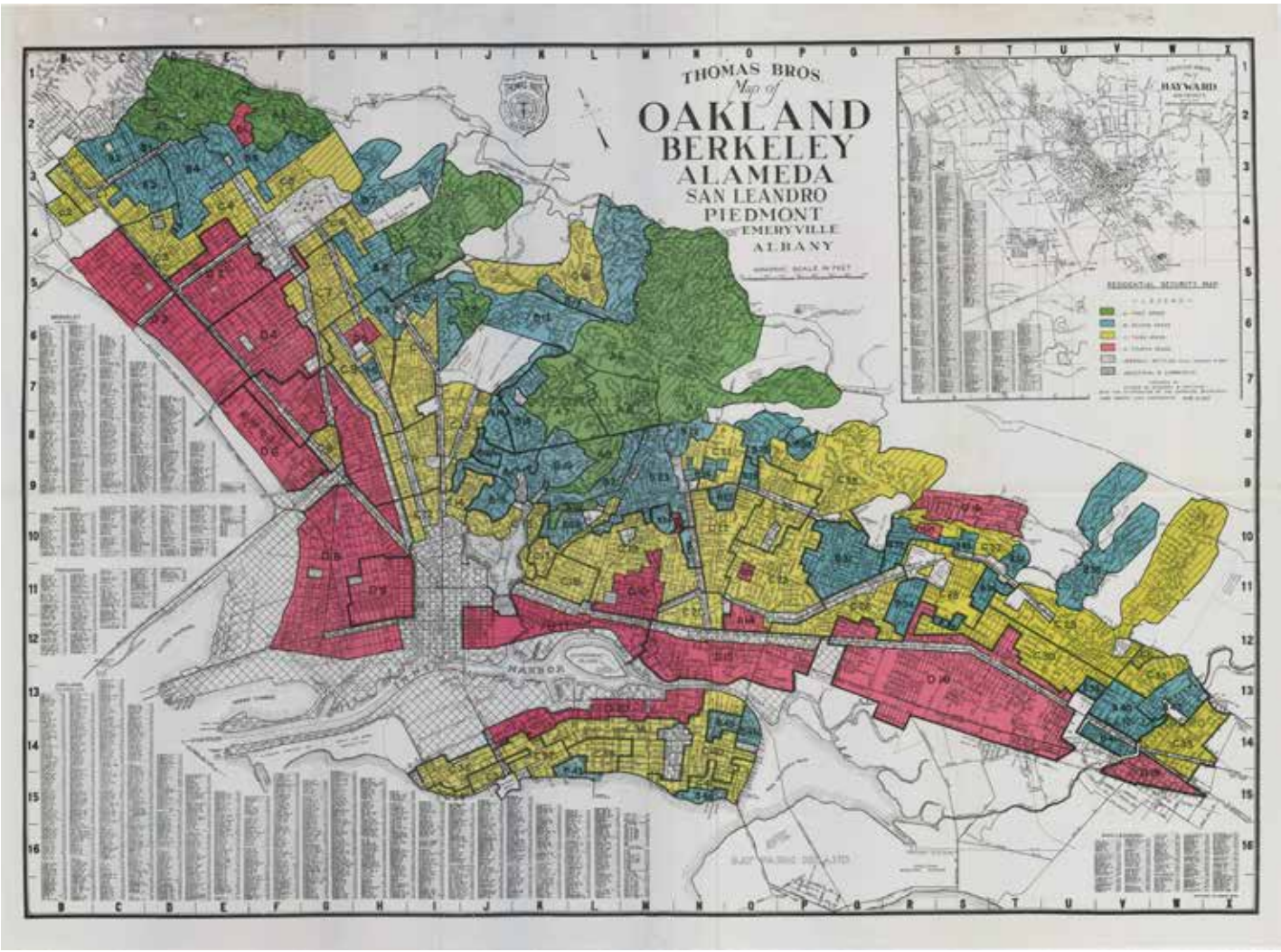
Master Plan has embraced the following key steps to achieving equitable outcomes for the Mosswood Park Community:

- Understanding social history and community
- Determining disparities and equity opportunities
- Inclusive engagement
- Racial Equity Design Goals
- On-going evaluation and accountability

Understanding: Social History and Community

The community that Mosswood Park serves is broad-ranging. The park is in Oakland City Council District 3, at the southern border of District 1. The Park serves local residents of the surrounding neighborhoods day-to-day and City-wide residents for special events, such as music and art festivals that draw visitors from throughout the City and the broader Bay area. Mosswood Park has a rich and dynamic history that is explored in depth in Chapter 3 'Site Analysis'. The neighborhood surrounding Mosswood also has a dynamic past and is

OPRYD SUMMER TOWN CAMP PARTICIPANTS.



1937 THOMAS BROS. MAP OF OAKLAND, ALAMEDA, SAN LEANDRO, PIEDMONT, EMERYVILLE, ALBANY'

continuing to evolve. As we look to understand who the community of Mosswood Park is, it is important to understand the evolution of the neighborhood surrounding the park and how it relates to the broader history of displacement in Oakland at large.

The Mosswood neighborhood shares a similar history to many of the communities in the flat lands of Oakland, California, in which 1930s Federal Housing Administration policy had dire impacts on urban neighborhoods. The federal policy drove a practice of 'red-lining' maps that had a dramatic impact on neighborhoods' economic success or failure. Mosswood was originally designated as a "C-Third Grade," a yellow-lined neighborhood on the '1937 Thomas Bros. Map of Oakland, Alameda, San Leandro, Piedmont, Emeryville, Albany' prepared by Division of Research & Statistics. The 'yellow' grade indicated 'definitely declining', a designation that contributed to white flight from these neighborhoods and established conditions for advanced disparities by race in evidence today. This impact to the neighborhood was further compounded by the construction in the 1960s of the MacArthur freeway that borders the park to the South; effectively cleaving the neighborhood in two.

The 1968 Fair Housing Act allowed for African Americans to enter the void left by the white flight out of Oakland in the 1960s and 1970s that also left well-worn homes in need of repair and changed Mosswood to a predominantly Black community of homeowners and renters in the 1970s through the early 2000s. Though many of the former Black neighbors of

Mosswood were displaced as a result of rising home prices, rents and forces of gentrification, the Black community's bonds to the park are still strong. Churches, such as the Evergreen Baptist Church across MacArthur Boulevard from the Park, popular park events like the Pan African festival, and the basketball Courts of Legend that draw players from east and west Oakland, bring back a diverse community who have generational ties to the neighborhood. Reaching these community members was a critical part of the engagement process. The project was greatly assisted by the Mosswood Recreational Advisory Committee whose members have deep ties to the park, the former Recreation Center, the neighborhoods and schools surrounding the park.

OPRYD currently offers year-round programing for youth ages 0-13, including after school and summer camp, and routinely tracks demographic profiles of its program participants. Enrollment data provides evidence that the population served by their programs is representative of all of Oakland ranging in zip codes from East Oakland, West Oakland, North Oakland and Central Oakland. Citing data from Jan 2017-Oct 2020: 44% of participants are African-American / Black, 19% Multi-Racial, 12% White, 7% Hispanic / Latino, 6% Asian / Asian-American, and 9% identifying as 'Other'. Current enrollment trends indicate 79% of participants served are ages 16 and under; though the former recreation center was able to provide more programming targeted to adults and seniors. Through engagement we sought to understand which programs and spaces would encourage adults and seniors to come back to the Center.

Determining disparities and targeted equity outcomes

The 'Oakland Geographic Equity Toolbox' was created as a way for the City of Oakland to prioritize neighborhoods based on concentrations of people with demographic factors determined to have experienced historic and current disparities. The 'Oakland Equity Indicators Report' measures equity in the City across six themes: Economy, Education, Public Health, Housing, Public Safety, and Neighborhood and Civic Life. The demographics, disparities and equity priorities in this summary are informed by those important resources, as well as OPRYD's observations, knowledge and understanding of their constituent community.

The neighborhoods immediately surrounding Mosswood vary greatly in their current demographic profile and equity disparity findings. To the south, the neighborhoods are approximately 65% people of color, and rank as 'medium' priority in terms of equity. To the north, the demographics shift to 49% people of color and 'low' priority. Households with limited English proficiency range from a low of 2.8% to the north and a high of 22.1% to the east of the park. All neighborhoods surrounding the park are experiencing advanced gentrification.

The environmental pollution burden has disparate impacts to the communities surrounding Mosswood Park. The MacArthur freeway – '580' - borders the park to the south, and the interchange with the north-south 980 freeway is two blocks to the west. The pollution burden of these freeways impacts the park and surrounding neighborhoods and is born

primarily by the neighborhoods to the south and west – according to Cal EnviroScreen database[4].

OPRYD's data shows that Mosswood Park has historically served the residents of West Oakland, and continues to be a draw for students, families and basketball players from that community. 69.8% of the West Oakland neighborhood consists of low-income people, 36.6% are severely rent-burdened, and a staggering 71.7% are people with low educational attainment. West Oakland is predominately Black (37.6%) and Hispanic (23.42%). West Oakland is listed as a neighborhood of highest priority. Based on the Equity toolbox statistics, the greatest areas of disparity for this community are Education, Health and Employment.

The Equity Indicators Report data shows the overwhelming impact that low educational attainment and limited access to high-quality jobs has had on the West Oakland community and other high priority communities of Oakland. This has attributed to the predominance of heavily rent-burdened households and to the advancing displacement and gentrification of those neighborhoods, among other indicators of disparity.

Based on the evidence that the Mosswood Park community includes many people from East and West Oakland, and the documented disparities in those communities, the project has aspired to improve equity outcomes particularly for the disadvantaged communities that it serves, and strive to maintain and support engagement of those communities into the future.

ARTWORK AT THE TEMPORARY MOSSWOOD RECREATION CENTER FACILITIES.

Inclusive engagement

Gentrification of the community surrounding Mosswood is advanced. One of the primary goals of the Master Plan community engagement process was to give voice to the older generation of Mosswood residents and their families, particularly the Black or African American community, that have a deep connection to the Park, but many of whom have been displaced over recent years to other parts of Oakland. To preserve the local history and ensure the new Community Center continues to be welcoming to those residents, this community was a key stakeholder in the Master Plan's engagement effort.

Families and children – from OUSD, the Town Camp and the surrounding neighborhoods – that are active users of the park were also important stakeholders of the engagement process. The current temporary Recreation Center Facility hosts an 'Inclusion Program' that specifically serves special needs students and their families. This community was also an essential stakeholder in the engagement effort.

The Master Plan document provides a summary of the deep understanding of history and place, robust and inclusive engagement process, and close collaboration with stakeholders that informed the Community Center design and park improvement recommendations. An inclusive engagement plan was developed at the outset of the project with input from the DRE. Chapter 2 'Stakeholder and Community Engagement' details the strategy, methods and outcomes of that engagement process.

From the many voices and ideas shared through the engagement process, a consistent call to protect ecology, history, sports and performance was heard; as well as a call to create places to learn, gather, create and relax. These formed the 'Guiding Principles' for the Master Plan: Dialogue with History, A Green Oasis in the City, Community Energy & Creativity, and Resiliency.

The engagement process also focused specifically on the location, program and design of the Community Center. The top three community values for the Center were: Sustainable, Inclusive and Beautiful. The top three qualities were well-maintained, safe, and good natural light.

Racial Equity Design Goals

Mosswood Park has a rich social history and is often the site of celebration of culture. Working within a historically black community, with the knowledge that safety for black, indigenous and people of color communities (BIPOC) in public space has been severely lacking for a long time and is overdue to be addressed, the City of Oakland and the design team are committed to act on closing these disparities. The built environment has the unique responsibility to manifest values and close disparities by broadening windows of opportunity for BIPOC communities whose voices have been historically silenced and minimized by racism.

The Mosswood Park Master Plan recommendations for the future Community Center and park improvements combine our understanding of history, current community

priorities, OPRYD's program goals, and the City's Racial Equity-driven targets for closing known disparities. By its nature, a Master Plan is primarily focused on providing or enhancing the physical conditions that make possible the ongoing activation of the physical site of the park and Community Center through programming. The analogy would be the vessel as the physical container and the contents or substance contained within that vessel as the activation. Because the two aspects of civic space are deeply intertwined, we have combined both physical and activation design goals.

Mosswood Park and Community Center have the promise to positively impact three key sectors of the City's Racial Equity Indicators through physical design and programmatic activation – Education, Public Health, and Neighborhood and Civic Life.

Ongoing Evaluation and Accountability

The completion of physical construction – of a Community Center or park improvement project - is only the first step. It is the ongoing programming and stewardship of the park by Oakland Parks and Recreation and Youth Development Department (OPRYD) that has the potential to achieve the targeted equity outcomes.

Oakland Parks and Recreation and Youth Development Department is committed to advancing racial equity through their programs and partnerships to achieve equity and improve outcomes for disadvantaged communities. OPRYD will continue to track past and current enrollment statistics to Alameda County and City of Oakland census, providing a roadmap of target audience and proportionate improvements to programing. OPRYD will measure success by comparing data of enrollments including age, race/ethnicity, gender, and geographic area against this baseline, and making adjustments in outreach strategies and programming to encourage diverse participation.

Sources cited:

[1] Oakland Geographic Equity Toolbox: http://oakgis.maps.arcgis.com/apps/MapSeries/index.html?appid=fd47784582294d7b87cfb3ee1b047ea8

[2] Department of Race and Equity 'Inclusive Public Engagement Planning Guide'

[3] Racial Equity Indicators Report: https://www.oaklandca.gov/documents/2018-oakland-equity-indicators-report

[4] Cal EnviroScreen database: https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30

Racial Equity Design Goals for Mosswood Park

You will see these symbols throughout the Master Plan to highlight aspects of the proposed design that use the below Racial Equity Design Goals.

ADVANCING EDUCATION

- Access to technology, and cutting edged STEAM programs to close the digital divide
- Opportunities for Connection for 'Disconnected Youth'
- High quality and innovative after-school programs to enhance educational achievement
- Youth mentorship and internship opportunities
- Space for collaboration with City and Non-profit programs
- Job training and career readiness events and seminars

IMPROVING PUBLIC HEALTH

- Access to high-quality open space/parks
- Amenities that encourage regular use of the park
- Facility to support emergency needs
- Improve childhood health through access to physical fitness activities and programs
- Foster Environmental Sustainability and Resilience
- Foster connection to nature
- Add circulation and connection to isolated areas of the park
- Design planting to promote clear site lines, increase general sense of connection and wellbeing for park users
- Ensure buildings are designed to promote healthy indoor environment
- Ensure the Park is well-maintained over time

FOSTERING NEIGHBORHOOD AND CIVIC LIFE

- Maintain the Park as accessible and inclusive of BIPOC community
- Prioritize BIPOC users for ongoing civic engagement and park stewardship
- Increase civic collaboration, participation and mutual accountability among diverse users
- Preserve place keeping for African Americans and others at risk of marginalization. Create a welcoming, inclusive, and accessible space
- Tell the history of the park and honor culture of African Americans, Native people, and others who have been historically marginalized (Resist "Blackwashing". Black heritage is often exploited for placemaking.)
- Improve environmental health through access to clean, high quality green space
- Prioritize long-term efforts to manage the park in ways to make it public, safe, and clean
- Prioritize collaboration with BIPOC artists and designers with local experience

Vision Statement

PROJECT BACKGROUND

Mosswood Park is an eleven-acre green oasis within Oakland's urban landscape. It was established as a public park in 1910, and is operated by the Oakland Parks, Recreation and Youth Development Department. Current park amenities include: a playground and tot lot, community garden, dog run, basketball courts, tennis courts, baseball field, a small outdoor amphitheater, and the historic J. Mora Moss House (now closed). The park has a large, open lawn meadow with many stands of large-canopy mature trees, and is host to many events, including music, art and cultural festivals. The West Branch of Cemetery Creek (now called Glen Echo Creek further downstream) once ran through the site, and now exists as an underground culvert that runs beneath the lawn bowl.

The former Mosswood Recreation Center building was constructed circa 1953 and was an 8,235-square foot structure. The Recreation Center hosted programs year round including cooking, computer lab and dance classes for children 5 to 11 years of age. In November 2016, the Mosswood Recreation Center suffered major damage from a fire, requiring the City to tear down the original structure. Temporary facilities continue to house limited after school and summer programming vital to community families but staff operate with fewer resources and inadequate infrastructure.

The City of Oakland has hired the design team to design and build a new community center and complete a Master Plan to establish a long-term vision for the park.

VISION STATEMENT

The vision for the Mosswood Park Master Plan and new Community Center is to create a vibrant destination for civic, cultural, social, educational, and recreational activities. The Park and Center must be inclusive of a diverse community of users, universally accessible, flexible in use, and thoughtfully designed. The new building must integrate thoughtfully within the park context; enhancing visibility, security and connectivity with adjacent uses, while preserving and protecting the verdant, pastoral setting and popular recreation amenities that the park provides. The objective of the new building project is to create a "state-of-the art" facility that will foster community, wellness, recreation and learning. The building will meet programming, life safety and accessibility requirements within an efficient footprint, to minimize negative impact to the park experience and mature canopy trees.

Informed by the strong community engagement process and the rich history of this site, the vision for the future of Mosswood Park protects and nurtures the ecology, history, sports, and performance that have long been central to the community gathering at this site. Coalescing around the rebuilding of the new community center building, the vision for the site incorporates contemporary ideas of sustainability and program as well as protecting traditions.


PERFORMING ARTS
WELLNESS
GATHERING
CREATE
LEARN
RELAX
GATHER
SPORTS
CENTER
COMM UNITY
ENVIRONMENT + PLANTS

Guiding Principles

DIALOGUE WITH HISTORY

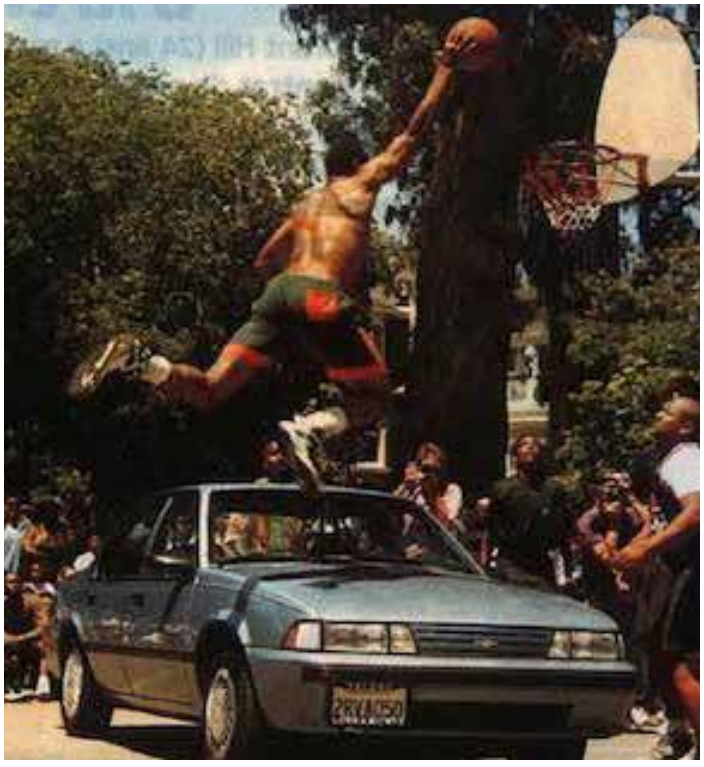
As one of the oldest parks in Oakland, Mosswood holds a history of the City and of its residents that deserves to be preserved and celebrated in a time of great social and demographic change. This project provides an opportunity to celebrate the diversity of the people that have lived in the area and stewarded this park throughout its long life.

Not only do we have the opportunity to activate and connect to the historic Moss House, we also can highlight the local stories that make this place what it is today. This project hopes to create fertile ground for future stories to unfold and ensure that the rich legacy of Mosswood Park is in constant dialogue with the present.

A GREEN OASIS IN THE CITY

The diversity, quantity, stature of the trees and the open pastoral landscape make Mosswood Park a green oasis in a dense urban environment. Glen Echo Creek, which stretches from the Oakland Hills to Lake Merritt, was a defining natural feature of the park before it was undergrounded in 1945. This project seeks to accentuate and reinforce the inherent natural characteristics and ecology of this place.

The new community center and park improvements will leverage its natural context and take advantage of indoor-outdoor connections and views. It will be a backdrop to the intrinsic richness that already exists, while activating areas that have been forgotten.



HOOK MITCHELL AT MOSSWOOD PARK

MOSSWOOD PARK TREE CANOPY

COMMUNITY ENERGY & CREATIVITY

Mosswood Park, bounded on all four sides by wildly different neighborhood conditions, is a convergence point for a diversity of users and activities. It is a common ground for gathering -- a community space that persists and continues to represent community ideals within a context that is constantly changing. For some, it can be a space that always feels like home in a time when the idea of home is contested.

This project seeks to build on that existing energy by creating a space for community to be created and redefined, a space for innovation and creativity, and a space for healing and well-being.

RESILIENCY

What will the next 100 years bring for Mosswood Park? Today, for example, public parks are invaluable places of respite in a time of social distancing. How do we build in resiliency for similar events in the future? How can we embed this project with the necessary infrastructure to ensure users can continue to seek refuge and find support in times of need?

What we build should withstand time, and adapt to an evolving environment. It should be sustainable, flexible, and be able to accommodate changing uses and programs. We need to be forward thinking and set an example for how our community should be responding to the issues we are grappling with today and in the future.

PAN AFRICAN FESTIVAL

RESILIENT OAKLAND PLAYBOOK


“Song
Dance
Connection
Spirit”

Stakeholder & Community Engagement

2

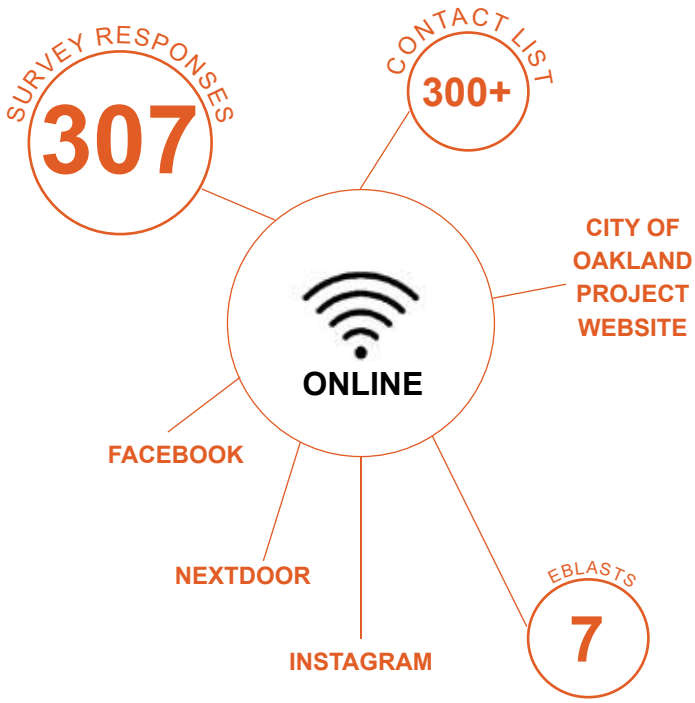
The Mosswood Project, like most public purpose projects, is one that required thoughtful communication and dialogue with the public. In its truest form, the term “outreach” is defined as “an extent of reaching out”. Our primary intention was ensuring that the surrounding community and park users at large were aware of the project and knew that their input was welcomed and encouraged. It is the Project Team’s hope that the noted outreach efforts will continue to build and amplify the enthusiasm around celebrating Mosswood Park’s rich history and building a new Community Center and Park Master Plan.

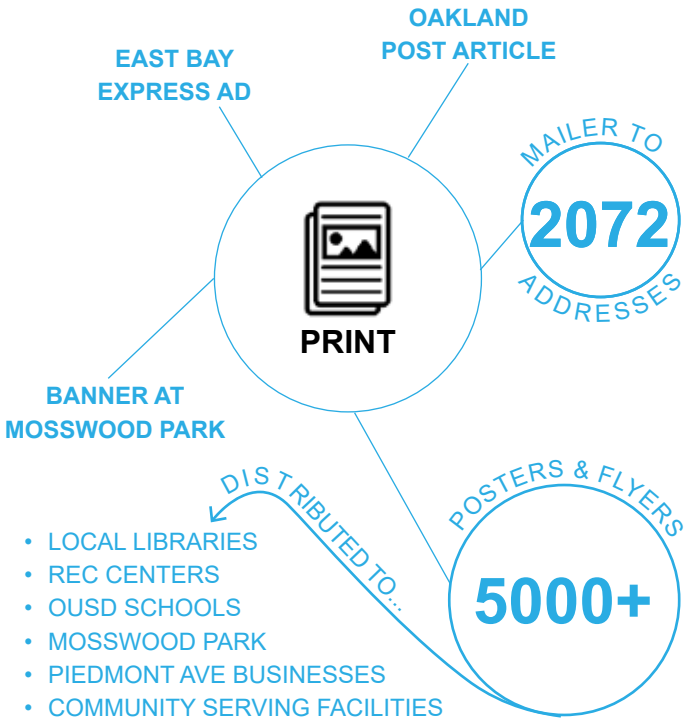
After identifying key stakeholders and engaging park users and community leaders, the design team used a variety of methods to ensure equity and respect for the community history in this important place. In addition to six workshops, the design team went to many events in Oakland, hosted an online survey, and conducted stakeholder interviews. While no outreach can be complete, the results of this intensive process resulted in a strong overlapping web of input from community leaders and individuals.

Community outreach and engagement efforts for the Visioning and Master Plan phase of the Mosswood Park Community Center project were accomplished through a collaboration between the City of Oakland and the consultant team comprised of Leddy Maytum Stacy Architects, Einwiller Kuehl Landscape Architecture, and Art Is Luv (Project Team). In addition to direct outreach at meetings and in-depth research into existing users of the park, the Project Team used best management practices that are in alignment with the City of Oakland's Department of Race and Equity's Inclusive Public Engagement Planning Guide. Through a partnership with the City of Oakland, the project established a Project Advisory Committee (PAC), comprised of City staff and community partners. The PAC collectively advised on the outreach and engagement process.

The Project Team identified, outreached, and engaged local stakeholders using a variety of creative approaches as outlined below, using a three-pronged approach combining **online**, **print** and **in-person** engagement.

The Mosswood Project Team was committed to creating and facilitating a dynamic exchange between the design team and project stakeholders. In an effort to achieve successful and inclusive outcomes, Project



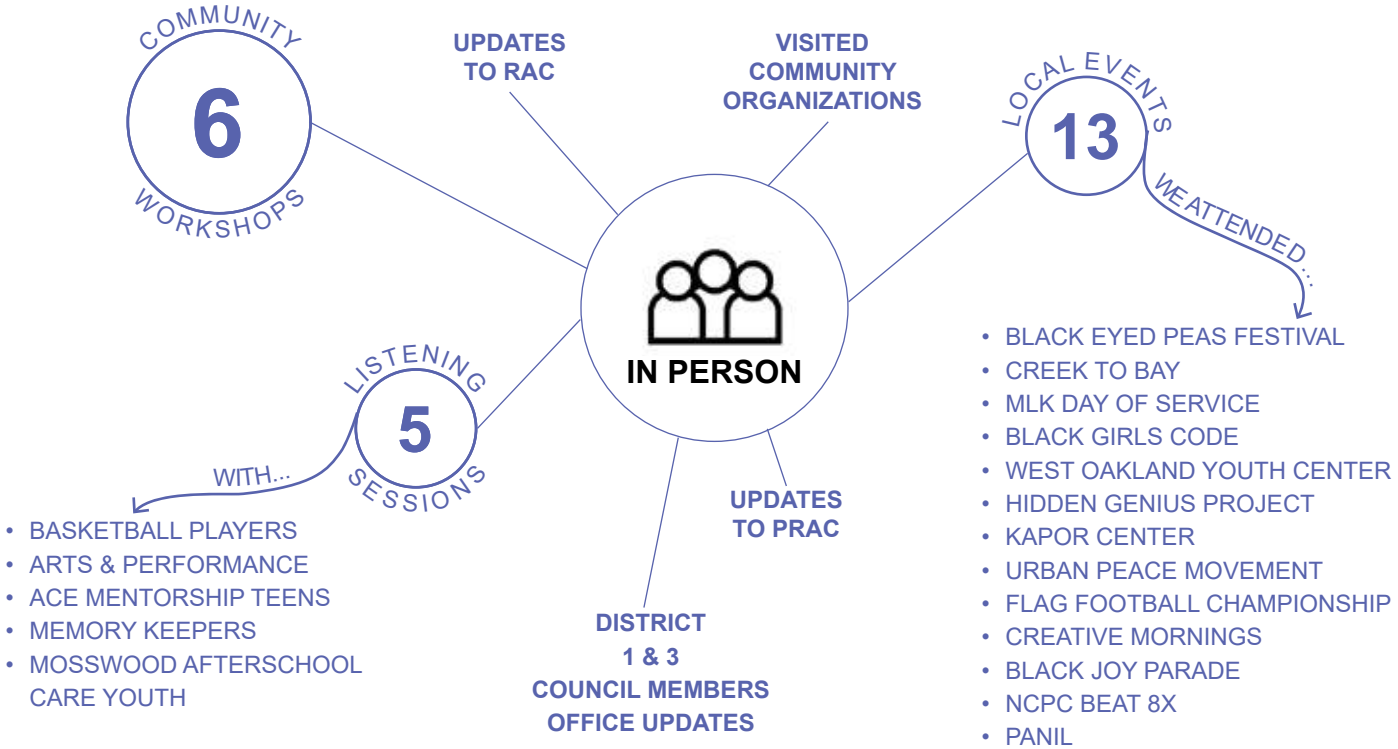


Team members met regularly to brainstorm and discuss proposed engagement strategies.

Direct engagement and feedback solicitation from stakeholders was accomplished through an online survey, a series of participatory workshops, and additional focus group meetings with stakeholders. In addition, The Project Team integrated report back updates and utilized demographic information to evaluate effectiveness and develop metrics for success. As a result, the Project Team continuously solicited feedback from community partners and sought out opportunities to extend our reach beyond the immediate radius of influence.

Our goal was to build honest relationships, create opportunities for participation and involvement, and demonstrate a responsive approach to sustainable community impact planning and design. Additionally, we sought to collect feedback that was representative of the diverse communities served by the park.

To achieve the goal of community-driven engagement, the Project team facilitated and planned workshops with purposeful activities, established new partnerships to identify future program needs, and connected through digital means to keep individuals who do not attend local events informed about project and upcoming opportunities to get involved.



Engagement Plan

The engagement plan for the project was a 9-month process consisting of three phases: **Discover, Explore, and Synthesize**

DISCOVER

The Discover phase was the time for all parties to meet, learn, and gather information. This was the time for listening and questions; for making introductions and connections.

This phase consisted of:

- Initial consultations with City Staff
- Project Advisory Committee (PAC) kick-off
- Developing the engagement plan and strategies
- Site survey & geotech report
- Evaluation of the Moss House
- Ongoing interviews and meetings with stakeholders
- Public Survey

Our engagement efforts included three participatory workshops:

- Workshop 01 - Kick-Off & Information Gathering
- Workshops 02 & 03 - Visioning & Site Programming

These efforts led to the development of a preliminary collective vision and program for the project that would guide the process of siting the new building and identifying priorities for the overall master plan and concept design.

EXPLORE

The exploration phase was where we started to define our parameters and explore options. In the exploration phase we began to test these opportunities against the constraints. With the community, we began to prioritize and discuss feasibility. The community became a design collaborator.

This phase consisted of:

- Ongoing consultations with City Staff and our Project Advisory Committee (PAC)
- Ongoing development of the engagement plan and strategies
- Ongoing interviews and meetings with stakeholders
- Ongoing Public Survey

Our engagement efforts included three participatory workshops:

- Workshop 04 - Developing Site Plan Options
- Workshops 05 - Presenting 3 Options
- Workshops 06 - Final Site Plan

SYNTHESIZE

The synthesis phase is where we created a cohesive, collaborative vision for the project. Ideally this vision is a reflection of our partners in the community who functioned as design partners, advocates, and mediators. Although we have facilitated this process, they are the long term stewards of the future space.

PRE-DESIGN: START-UP

LISTENING, VISIONING, & PROGRAMMING

PARK MASTER PLAN & CONCEPT DESIGN

DESIGN & CONSTRUCTION
SUMMER 2020 - SUMMER 2023

09 SEPTEMBER | 10 OCTOBER | 11 NOVEMBER | 12 DECEMBER | 01 JANUARY | 02 FEBRUARY | 03 MARCH | 04 APRIL | 05 MAY

OUTREACH

INTERNAL *(CITY DEPARTMENTS)*

CITY STAFF CONSULTATIONS *09/03*

ONGOING : *INTERVIEWS / *SURVEYS / *FOCUS GROUPS

HSD | OPL | OP RYD

PROJECT ADVISORY COMMITTEE (PAC) KICK-OFF *09/23*

PAC | PAC | PAC | PAC | PAC | OPRYD | OPRYD | TAC

SUSTAINABILITY CHARETTE *04/29*

PLANNING PRE-APP MEETING

WORKSHOP 01: *KICK OFF + INFORMATION GATHERING 10/19*

WORKSHOP 02: *VISIONING SITE + PROGRAM 11/12*

WORKSHOP 02: *VISIONING SITE + PROGRAM 11/16*

FOCUS GROUPS (ONGOING)

WORKSHOP 04: *DEVELOPING SITE PLANS 01/11*

WORKSHOP 05: *SITE PLAN OPTIONS 02/01*

WORKSHOP 06: *FINAL SITE PLAN 03/07*

RAC MEETING *05/06*

OAKLAND HERITAGE ALLIANCE MEETING

EXTERNAL *(BROADER COMMUNITY)*

DEVELOP ENGAGEMENT PLAN & STRATEGIES

ONGOING : *INTERVIEWS / *SURVEYS / *FOCUS GROUPS

KICK OFF COMMUNITY OUTREACH

MASTER PLAN TEAM

*SITE SURVEY

*GEOTECH REPORT

*SITE & BUILDING EVALUATION

*PRELIMINARY VISION & PROGRAM

*FINALIZE VISION & PROGRAM

*DEVELOP MASTER PLAN ALTERNATIVES

*DEVELOP ONE ALTERNATIVE

*FINALIZE CHOSEN ALTERNATIVE

*FINALIZE PROGRAM & DESIGN CONCEPT

*DEFINE SCOPE & PHASING

*FINAL SUMMARY REPORT

DESIGN
SUMMER 2020 - FALL 2021

BID & CONSTRUCTION
WINTER 2021 - SUMMER 2023

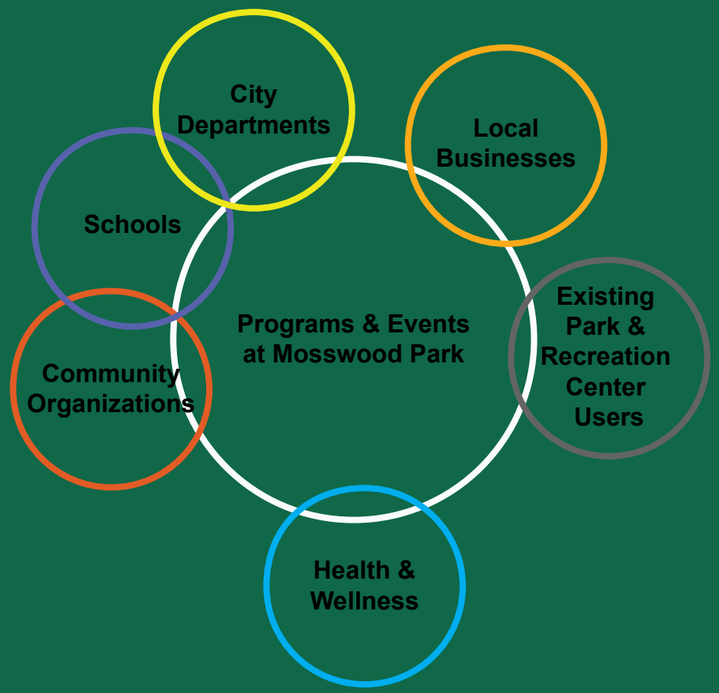
DISCOVER

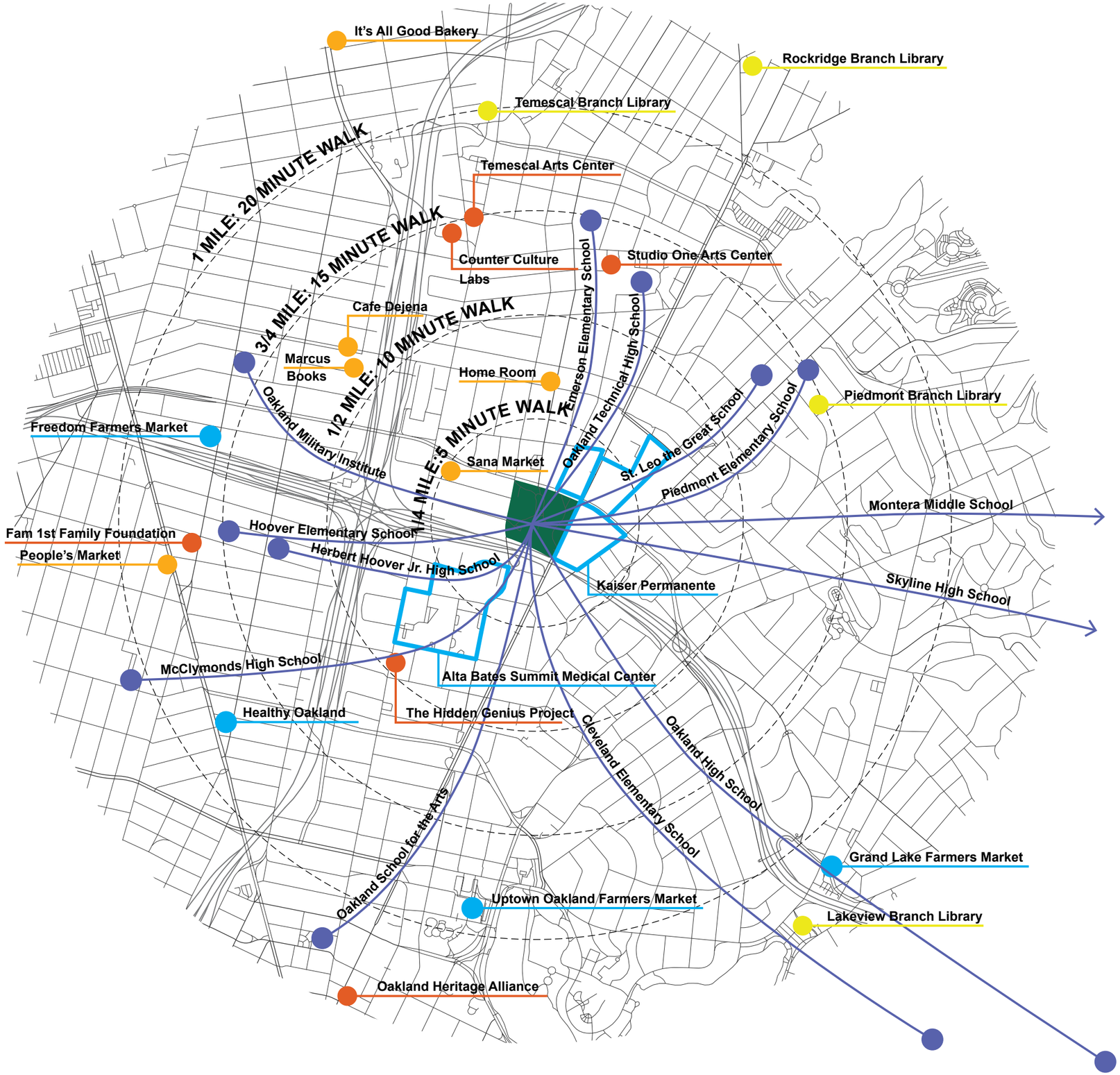
EXPLORE

SYNTHESIZE

Mosswood Park Stakeholders

We used this map as a living document throughout the community engagement process. The map began with a list of stakeholders provided by the City of Oakland and continued to grow as the community became more involved in the project. Community members would let us know about organizations or individuals who we had originally missed. We collected names and contact information at all of our workshops and outreach events. While this map is by no means an exhaustive list of all the stakeholders in this project, it shows that even within a 1-mile radius, there are many individuals and organizations that are connected to this park.





- YOUTH TENNIS ADVANTAGE
- OAKLAND PARKS & RECREATION FOUNDATION
- LEGENDS OF MOSSWOOD
- GOLDEN STATE KICKBALL
- JIL KICKERS
- GREATER MOSSWOOD NEIGHBORHOOD ASSOCIATION
- MOSSWOOD RECREATION ADVISORY COUNCIL
- BEEBE MEMORIAL CATHEDRAL
- EVERGREEN MISSIONARY BAPTIST
- OAKLAND HERITAGE ALLIANCE
- CLAREMONT MIDDLE SCHOOL

MOSSWOOD

- MCCLYMONDS HIGH SCHOOL
- OAKLAND TECHNICAL HIGH SCHOOL
- OUSD YOUNG ADULT PROGRAM
- MOSSWOOD COMMUNITY GARDEN
- KAISER MEDICAL CENTER
- ALTA BATES SUMMIT MEDICAL CENTER
- OAKLAND CARNIVAL
- PAN AFRICAN FESTIVAL
- BLACK EYED PEA FESTIVAL
- BURGER BOOGALOO OAKLAND
- FIGMENT
- OAKLAND PUBLIC LIBRARIES
- OAKLAND HUMAN SERVICES

Workshop Summaries

OVERALL

A total of six workshops were held to work directly with members of the community on the programming, site design, and vision for the new building and park Master Plan.

GUIDING PRINCIPLES

Workshops were designed for the community to come together and to hear diverse perspectives and provide input on the project. Respect for the community's contributions and time was demonstrated by providing food, activities for children, and raffle prizes. A priority was made of reporting back on the previous meeting content and other developments on the project. Activities were designed to allow for individual input as well as team exercises to build consensus. Name tags and sign in sheets were provided as well as the option to "Opt-out" of photography. Some community members only came once or twice. A core group of community attended almost all the workshops.

EVENTS

#1 KICK OFF AND INFORMATION GATHERING

#2 VISIONING SITE AND PROGRAM

#3 VISIONING SITE AND PROGRAM FOR KIDS

#4 SITE PLAN EXPLORATIONS

#5 SITE PLAN OPTIONS

#6 REFINED SITE PLAN

SITEWALK FROM WORKSHOP 03

CHILD LEADING A TEAM PRESENTATION

SUPER HERO NAMETAGS

CHILDREN AND FAMILIES

Activities that celebrated children's participation were created for all the events. Special superhero name tags, children's raffle prizes, lollipops, and letting children lead their groups were some of the tools used by the design team to promote children's involvement.

Healthy food was also provided at each event to ensure the workshops were well-fueled and complemented a busy family schedule.

Separate workshops with the Mosswood Recreation Center after school program kids and high school students who participate with the Architecture Construction Engineering Mentor Program were also conducted to extend the input of children and teens.

Workshop 01: What makes Mosswood Special?

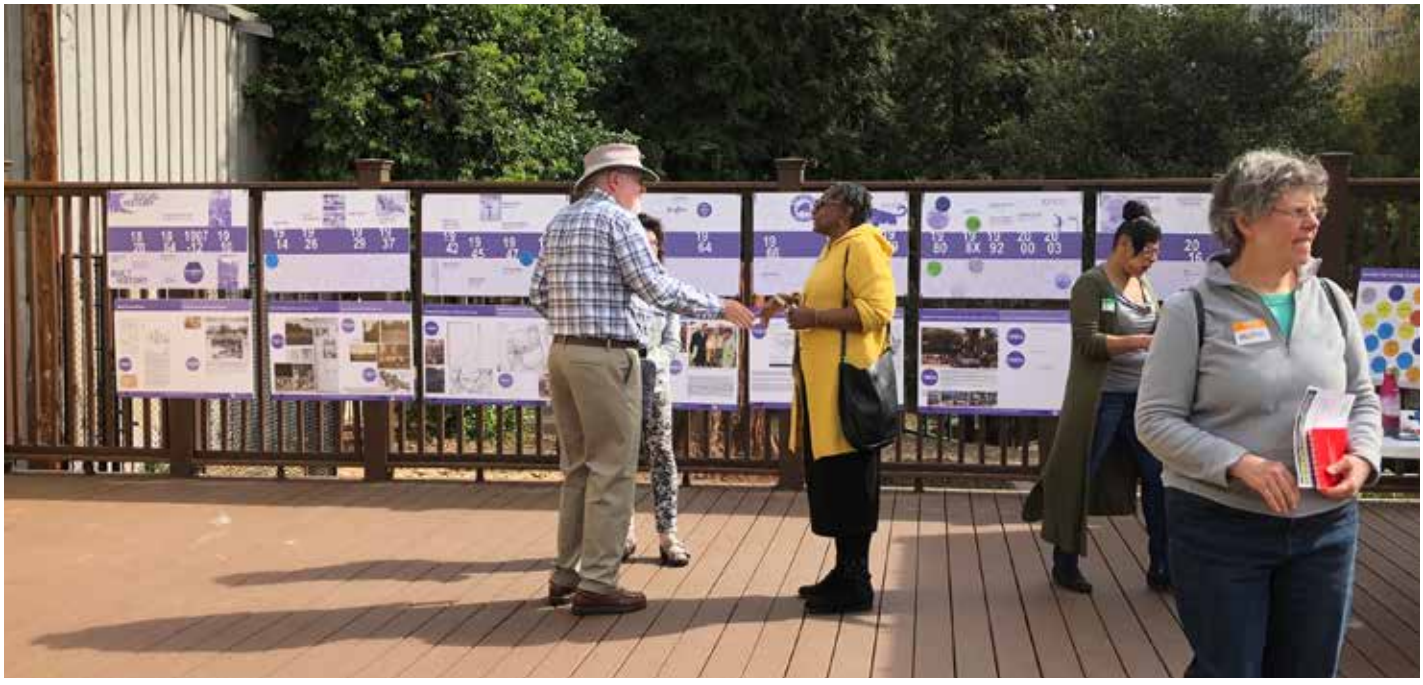
CHRISTINE REED, CITY OF OAKLAND

INTERACTIVE FEEDBACK WORKSHOP 1

INTRODUCTION AND LISTENING

The primary goal of Workshop 1 was to kick-off the engagement process and develop foundational principles established through public feedback. These foundational principles inform the design team through out the design process and help shape the characer and direction of the project. Hosted at the existing Community Center, four activity stations were used to generate feedback from the public. “Incomplete History and Future Vision” displayed milestones pertaining to different aspects of the park, such as its design history or its role in facilitating community organization or performance arts, and encouraging the public to add in relevant events, corrections, or other content. “What Mosswood Means to Me” included boards where attendees could provide feedback regarding current park programming, and what kinds of features and programs they would like the redesign to address. The “#MYMOSSWOOD” station generated social media hashtags by encouraging attendees to invent hashtags for social media expressing what the park means to everyone. Attendees were also encouraged to take the online survey, set up in the community center computer lab, during the workshop. City Staff and the design team outlined the schedule and process for the planned workshops and development of a Master Plan.

DETAIL OF HISTORY TIME LINE



HISTORY TIME LINE AND CONVERSATIONS

Workshop 02: What do you imagine for this park?

COLLAGE FROM WORKSHOP 02

WORKSHOP 02 VISIONING

Visioning for the future park and community center was done in teams and as individuals. With no restrictions on content, the community created very personal and blue skies ideas about the park. Most of the proposals grew out of current experiences of the park. Memories also drove the visioning of the park with multiple requests to revive old programs such as dance and the snack shop.

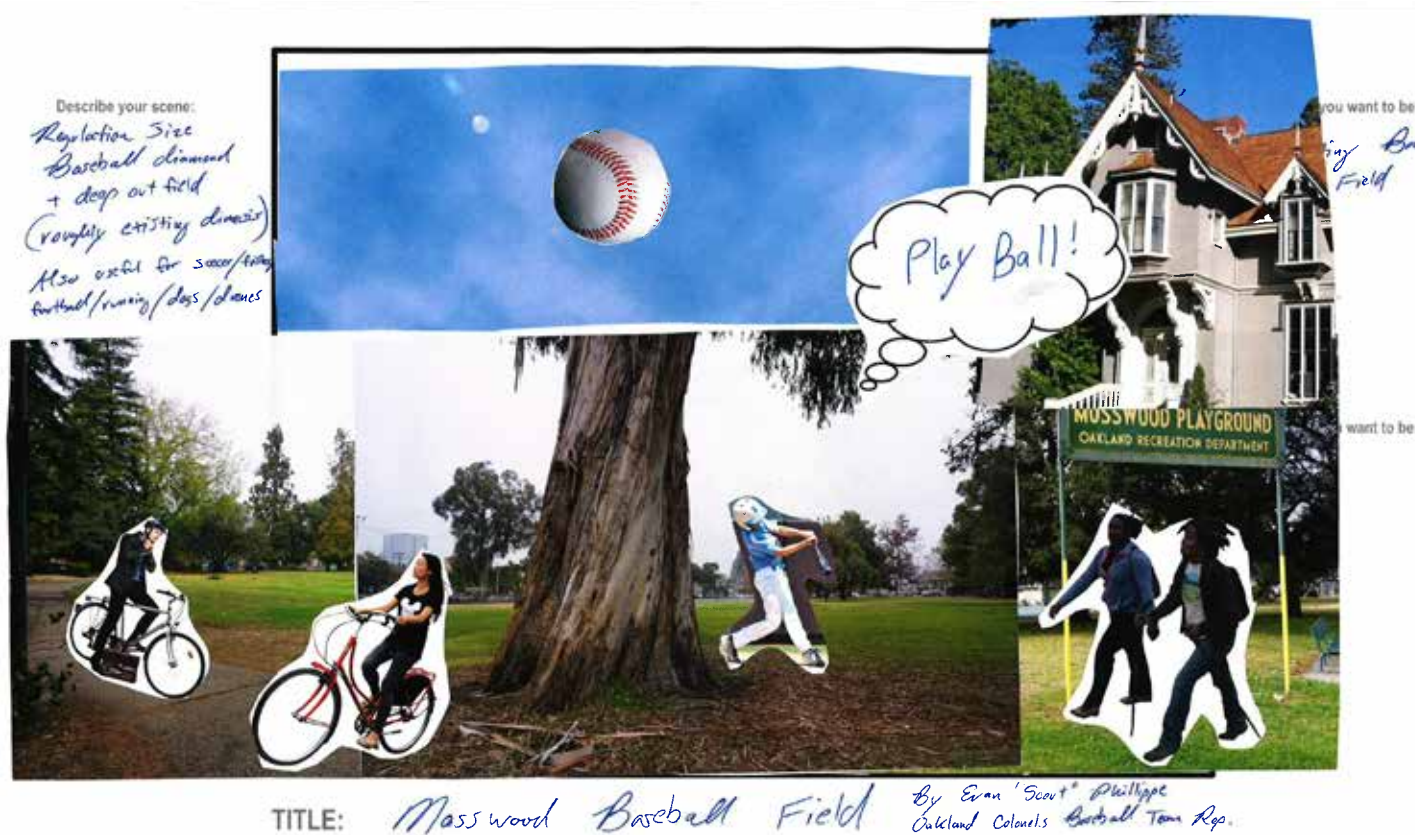
WORKSHOP 02 COLLAGE

The collage materials prepared for the workshop was developed and informed by many of the online surveys (imagery about events in the park, safety, gathering, sports, health and wellness, and more). This workshop focused on what participants desired for the park and community center as well as what activities currently happen which need to be preserved.

Workshop 02: What do you imagine for this park? Comments

- ART
- PLACES TO CONNECT W/ EACH OTHER IN NATURE
- DOGS TO PLAY
- IMAGINATION
- FEWER TREES NEAR AMPHITHEATER
- A GOOD COMMUNITY
- MORE RESOURCES
- DOG PARK NOT NEAR FREEWAY OR IF SO, KEPT CLEAN
- SAFE EVENING ACTIVITY/GATHERING SPACES
- PLAYGROUNDS, SANDBOX
- PROGRAMS FOR FAMILIES
- OUTREACH
- SKATEBOARDING
- LEARNING TO RIDE & RIDING BIKES
- TREES
- AFFORDABLE YOGA
- BBQ'S AND PARTIES
- ACCESS TO NATURE
- SITTING AS YOU WALK THROUGH THE PARK
- PEOPLE IN THE COMMUNITY TO GET TO KNOW EACH OTHER
- WATER FOUNTAIN
- DRAMA
- BEACH VOLLEYBALL
- SKATEBOARDING AND SCOOTERING
- FUSBOL
- CHILDREN
- SELF-DEFENSE CLASSES
- GROWING FOOD
- BIKING
- PLAYGROUND
- PICNIC
- JOB TRAINING
- TREE FOOD LOVE DRINK HOPE EARTH LIFE UNIVERSAL CARE PEOPLE

Workshop 02: Individual Collage Envisioning



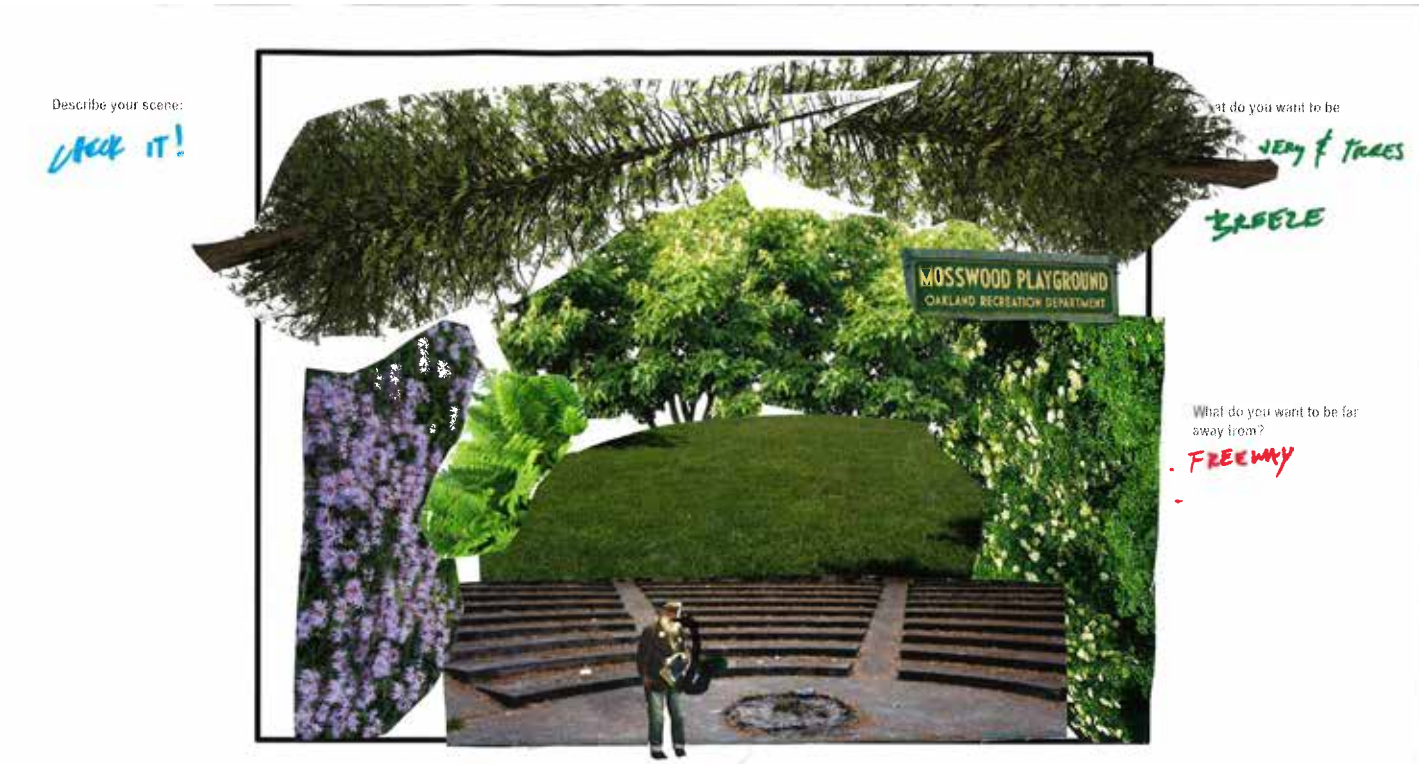
INDIVIDUAL COLLAGE FROM WORKSHOP 02

INDIVIDUAL VISIONING

Using a broad portfolio of collage materials, individuals were asked to create a vision for what they wanted in the park. The individuals were asked to think about the people they hoped might come to the park, the setting or backdrop created by plants and other elements of the park, and the activities they wanted to see in the park. Individuals made highly personal collages about the park, sometimes featuring only one activity such as baseball or music space. Others made complex mosaics of program and elements that they wanted to see in the park. A few people were not comfortable with the collage tool and used drawing and writing to convey their ideas.

INDIVIDUAL COLLAGE FROM WORKSHOP 02

INDIVIDUAL COLLAGE FROM WORKSHOP 02

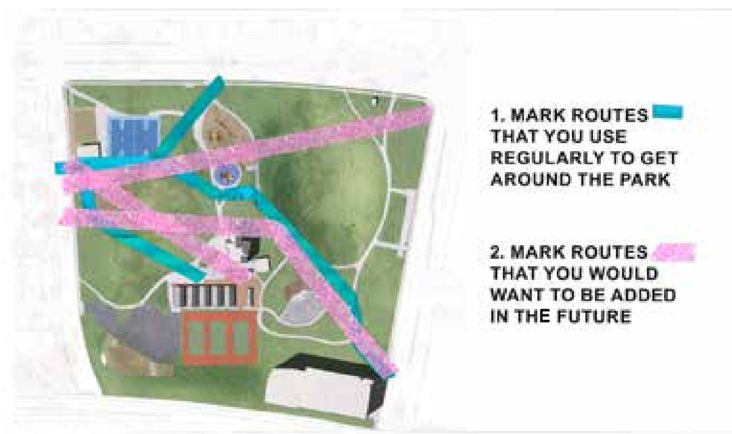


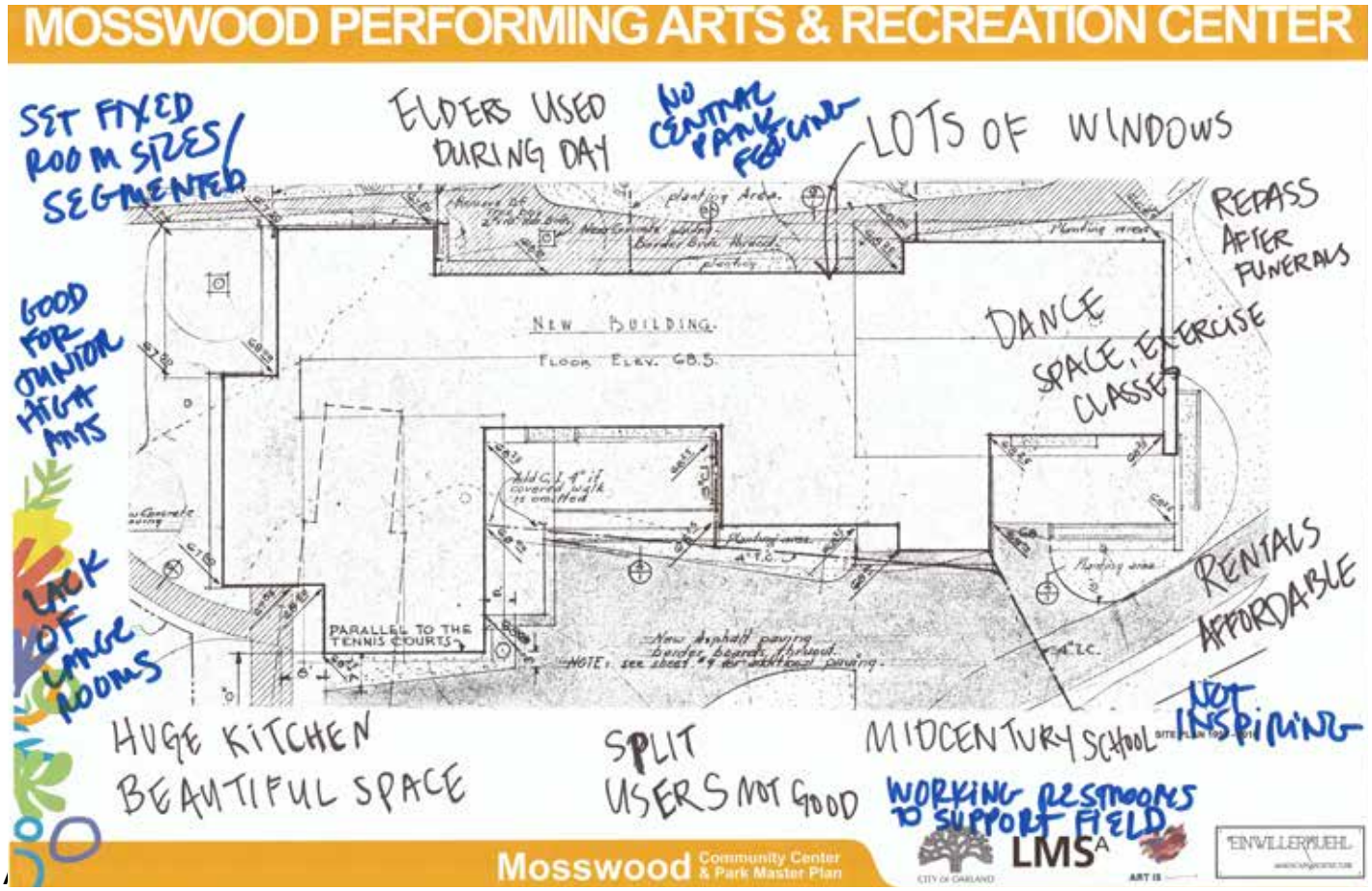
INDIVIDUAL COLLAGE FROM WORKSHOP 02

Workshop Summary 02: Map Your Route

INDIVIDUAL VISIONING CIRCULATION

The evening meeting was not able to include a site walk with community members but instead offered a mapping exercise where community members could mark their desired circulation. Each community member was asked to show their existing routes of travel and their desired routes of travel with two different tape patterns. A strong need for more east to west connections and the northwest to southeast diagonal appeared in many of the maps created. Surprisingly, many people currently only use one half of the park or a small part of the park. Improving circulation is one of the key elements that emerged as an improvement to consider.





GROUP DISCUSSION NOTES FROM WORKSHOP 02

WORKSHOP 02 AND 03 TEAM VISIONING

Community members were encouraged to gather in teams with people they had just met to begin the process of developing a vision for the Community Center and Park. The design team led a group conversation about the old center and things that should be recreated or added as well as problems to avoid. Then, each team got to work using a tool kit that included value words, types of program, and images of activities. Each team shared ideas and engaged in conversation to create a single vision for their team's proposed community center. Hearing from others at the table about their shared or sometimes divergent ideas for the center was the start of coming to consensus about the community's shared vision for the project.

MATERIALS FOR TEAM COLLABORATION AT TABLE 4

Workshop 02/03: Team Collage Envisioning

COLLABORATIVE COLLAGE FROM WORKSHOP 02

WORKSHOP 02 AND 03 TEAM VISIONING

As the visions were being developed, community members were reminded to think not just about themselves, but also about people who weren't in the room. The final vision boards share many themes and nearly all demonstrate a strong commitment to creating intergenerational, equitable, and sustainable spaces for the community to come together.

Each team selected one member to report back to the large group on their ideas and shared vision. The presentations featured several children and a lot of enthusiasm for the potential of this building in the community. The visioning exercise was repeated with the members of the Project Advisory Committee, the children who attend the after-school program, and the ACE mentorship program.

COMMUNITY CONVERSATIONS

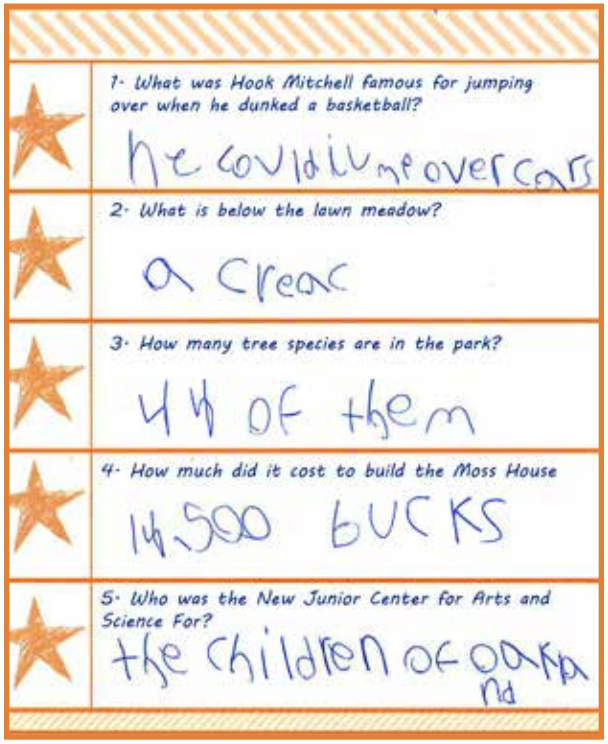
INDIVIDUAL COLLAGE FROM WORKSHOP 02

SHARING VISIONS FOR THE CENTER

Workshop 03: Site Walk

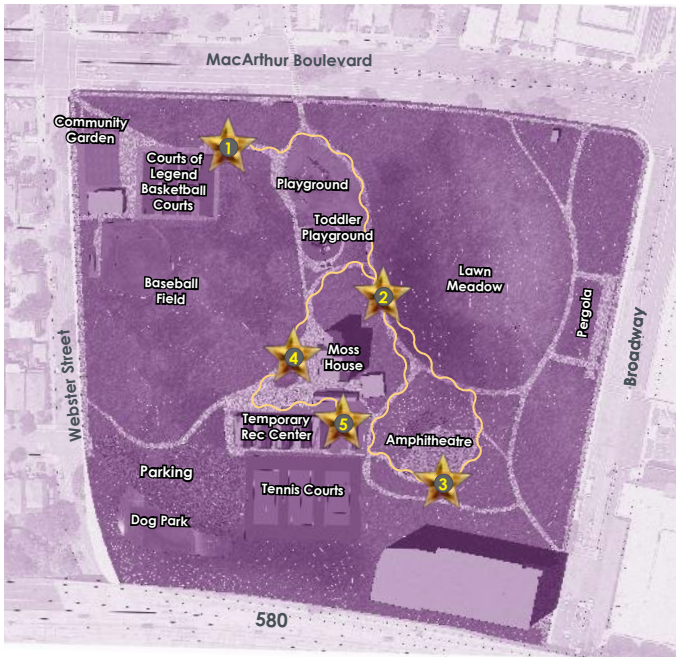
A WALK IN THE PARK

Workshop 3 was held on a sunny Saturday morning and allowed community members to walk the park together. Visiting five planned stops along the way, the design team shared history, facts, and stories they had gathered from research and conversations about the park. In some instances, community members shared more information and detail about the history or their own memories of events. In other instances, the community members were amazed to learn of some of the hidden history of the park. A few unplanned moments, such as appreciating a hawk flying above the amphitheater, added depth to the walk. The design team handed out trivia cards for children to answer targeted questions at each stop along the way. Completed trivia cards were entered into a raffle for prizes.



ABOVE: CHILDREN'S TRIVIA CARD

COMMUNITY MEMBERS AT STOP #3 THE AMPHITHEATER



MAP OF SITE WALK

HISTORY BOARD FROM SITE WALK

Workshop 03: Synthesis

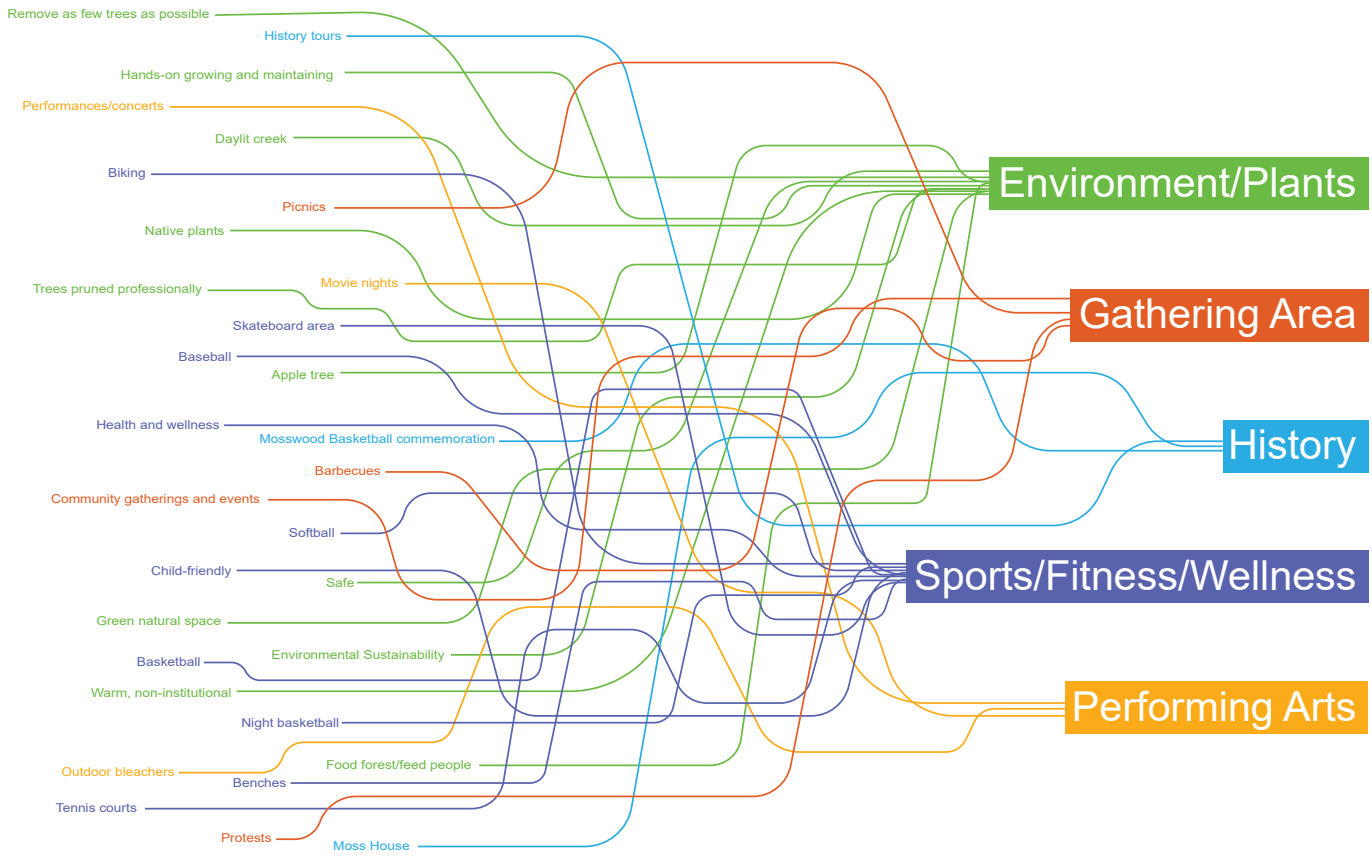
DESIGN TEAM SUMMARY COLLAGE CREATED FROM COMMUNITY CONTENT

HOW DO COLLAGES INFORM THE DESIGN?

Following each workshop, the design team reviewed the content of the events and synthesized common themes, noted areas of concern, and developed drawings and graphics to represent the summary of the collective content that emerged. Since no method of data gathering is perfect, this iterative process was reviewed by the design team members and checked against the survey data we received online. This project vision had the good fortune of emerging in a relatively unified and consistent form. There were no significant conflicts among community members about the park and the community center's future design. The aspirations of the community were focused around maintaining the rich content already available in the park and center while also improving and further enriching it. Important categories for organizing the content also emerged during the review. For the park, the categories included the environment/planting, gathering areas, history, sports/wellness, and the performing arts. For the community center, the categories included spaces to gather, learn, create, and relax. The design team reported back to the community at the beginning of each workshop to confirm that the synthesis of data accurately reflected the content provided in the previous workshop.

REPORTING BACK AT WORKSHOP 04

DETAIL OF DESIGN TEAM SUMMARY COLLAGE CREATED FROM COMMUNITY CONTENT



SUMMARY GRAPHIC OF EMERGING THEMES FROM COMMUNITY CONTENT

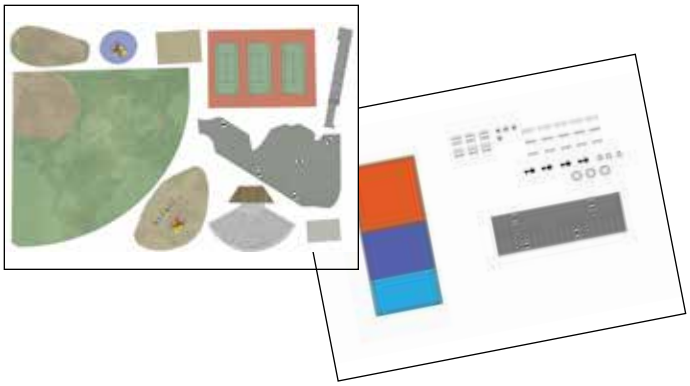
Workshop 04: Program Puzzle: How Can it Work?

WORKSHOP 04 SITE PLAN GAME ACTIVITY

The design team led/prepared a game for the community to use in developing a new site plan for the park and buildings. Baseline assumptions were that the Moss House and the Basketball Courts are places of significant history that should be preserved. Existing trees and their critical root zones, as well as the location of the former creek and areas of soils prone to liquefaction were also provided. Each team was asked to develop a scheme locating the three building programs.

A LOT OF BUILDING FOOTPRINT

With input from the OPRYD, the building programs grew to include both a gymnasium and a therapy pool. Fitting this new program on the site required creative thinking and open minds.



RULES:

- The Moss House and Basketball Courts must remain in their existing locations
- Starred trees must remain and be protected in their existing locations
- Critical Root Zones of all other trees should be avoided if possible. If a critical root zone is impacted with a proposed building location or other element, assume the tree will be removed and mark with a small red X
- No elements other than planting are allowed in the Caltrans Easement
- Parking must be located to serve the new community center and must be connected by an accessible parkway

Step 1: Introduce yourself to your team members and write your names and age range on the bottom right corner of your site plan.

Step 2: Open the envelope and identify the building blocks for the community center and other elements you can use in the park master plan.

Step 3: In a team conversation, consider site planning options for the park and the new community center building location. You may use the construction paper in the envelope to create site or building elements not represented in the existing options. Move pieces around on the site plan and discuss the pros and cons with your group. At least 5 out of 10 existing site elements should be in their original locations.

Step 4. Decide whether you want to include a gym and/or a pool in your community center, and whether your community center will be a one- or two-story building.

Step 5: Pick ONE preferred site plan option. Glue elements to the site plan in the proposed locations. Trace the community center building blocks with a pencil on the plan, and add labels or written notes you think help explain your big ideas.

Step 6: Title your site plan and pick a person from your group to present the plan.

WORKING OUT IDEAS FOR BUILDING LOCATIONS

SHARING PROPOSALS WITH THE GROUP

Workshop 04: Program Puzzle: We Have Ideas!

COMMUNITY PROPOSAL FOR SITE PLAN WITH BUILDINGS NEAR BASKETBALL COURT

COMMUNITY PROPOSAL FOR SITE PLAN WITH BUILDINGS AT CENTER SOUTH END

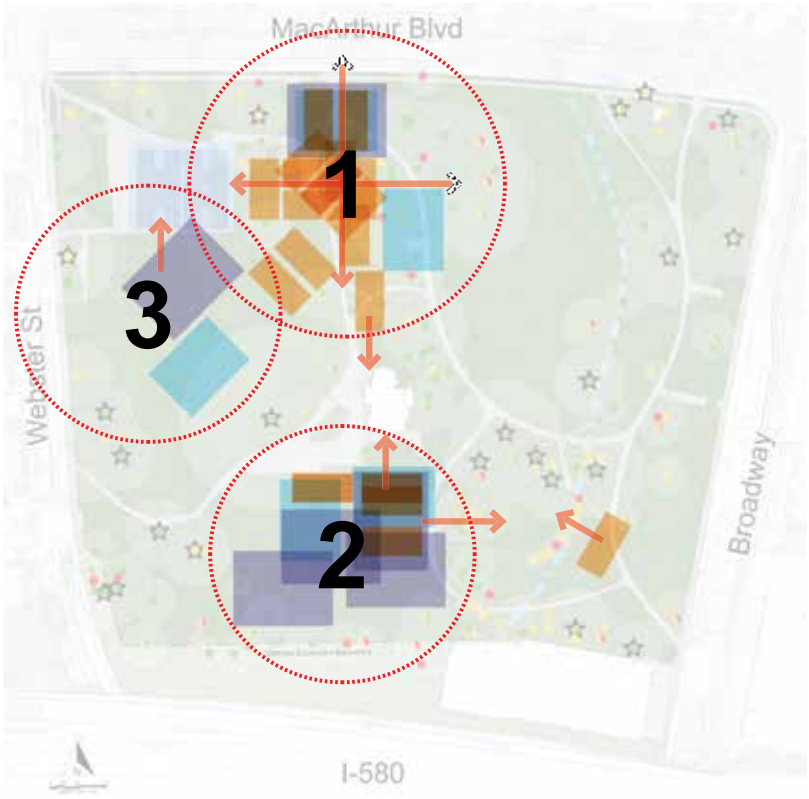
WORKSHOP 04 SITE PLAN IDEAS

The community developed multiple proposals for the building locations and the park elements. Bold and creative ideas for the park organization emerged easily from the teams and there were consistent ideas in proposed locations for buildings and larger amenities. A few team members rebelled--eliminating the pool program and/or moving the basketball court or removing significant trees. The community is home to several architects who brought expert as well as personal eyes to their work. Children were able to engage as equals to adults because of the collage and board game format.

CITY OF OAKLAND DEPARTMENT SITE PLAN IDEAS

The project advisory committee, OPRYD staff, and others from the City of Oakland departments also had a chance to engage in the site plan game. While the framework for decision making was driven by a strong sense of pragmatics, the overall locations for buildings and significant amenities, were in fact quite similar to the locations proposed by the community.

Workshop 04 Synthesis



OVERLAID BUILDING LOCATIONS

Building locations were guided by desires to:

- CREATE A BETTER CONNECTION BETWEEN THE ACTIVE AND PASSIVE SIDES OF THE PARK.
- CREATE BETTER VISIBILITY OF THE BUILDING FROM THE STREET.
- ACTIVATE THE MOSS HOUSE.
- ACTIVATE THE AMPHITHEATER.
- CREATE BETTER CONNECTIONS BETWEEN THE EXISTING RECREATIONAL ELEMENTS.
- CREATE BETTER RELATIONSHIPS TO THE PLAYGROUNDS.

OVERLAID PARK AMENITY LOCATIONS

- SOME TEAMS REMOVED THE BALL FIELD FROM THEIR PLANS OR REPLACED IT WITH A MULTIPURPOSE FIELD.
- SOME TEAMS REDUCED THE NUMBER OF TENNIS COURTS OR RELOCATED THEM ON THE SITE.
- THE MAJORITY OF TEAMS KEPT THE PLAYGROUNDS CLOSE TO THEIR EXISTING LOCATIONS AND A FEW TEAMS RELOCATED THEM TO THE BROADWAY SIDE OF THE PARK.
- THE MEADOW WAS GENERALLY LEFT INTACT AND AUGMENTED WITH FURNISHINGS AND LIGHTING.
- MANY SAW AN OPPORTUNITY TO MOVE THE COMMUNITY GARDENS CLOSER TO THE MOSS HOUSE NEAR THE CENTER OF THE PARK.
- THERE WAS A STRONG DESIRE TO ACTIVATE THE SOUTHEAST CORNER OF THE PARK WHERE THE AMPHITHEATER IS LOCATED WITH PROGRAM AND BETTER LIGHTING.

Workshop 05: Site Plan Options

WORKSHOP 05 THREE OPTIONS

The design team created three options for consideration based on the community proposals from workshop 04, OPRYD feedback, and their own design expertise. Option one was imagined as a nature pavilion located in the trees near MacArthur Boulevard. Option two was a proposal near the Moss House which created a shared courtyard space and was imaged as a dialogue with history. Option three was located on the existing baseball field and was imagined to be a community beacon that was visible and central.

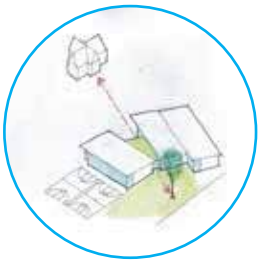
LOOKING AT THE PHYSICAL MODEL OF THE BUILDINGS PROPOSALS

PRESENTING THE DESIGN OPTIONS TO THE COMMUNITY

Workshops 05 Synthesis

NATURE PAVILION

DIALOG WITH HISTORY



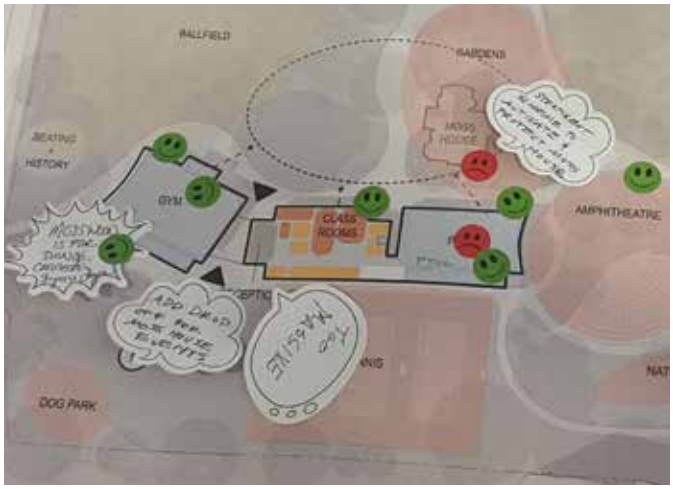
COMMUNITY BEACON

REACTION

The community had a strong reaction against the community beacon proposal because they were opposed to the removal of the baseball field. The two other proposals had relatively equal support.

STATIONS

Stations were located around the edges of the room and people were asked to provide input on all three design options at each. The stations included history and culture, ecology and sustainability, a physical model, and there was a children's station. Design team members were available to talk at each station, post it notes were provided for comment, and stickers with happy and sad faces were provided for use by the community.



TALKING WITH DESIGN TEAM MEMBERS AT STATIONS

Workshop 06: A Preferred Design

COMMUNITY INPUT ON THE PLANS AND RENDERINGS

WORKSHOP 06 ILLUSTRATIVE PLAN WITH COMMUNITY MEMBER COMMENTS.

PRESENTING THE FINAL DESIGN TO THE COMMUNITY

WORKSHOP 06 BRINGING IT ALTOGETHER

The workshop occurred on a rainy day one week before the shelter in place order for Covid-19, but it was the most well-attended workshop of them all. The community interest in the proposal was very strong and one member live streamed the event on Facebook to those who could not be there in person. The workshop returned to the temporary Rec Center at the request of the community.

Following a comprehensive presentation of the masterplan and the building design, the community was asked to celebrate their involvement with photos, provide comments on the many drawings posted around the room, and talk with design team members to ask questions.

DESIGN SYNTHESIS

The design team brought together the many threads of input from the community, OPRYD, and City Leadership to create the final design proposal. The new building location maintained all of the existing programs in the park except for the dog parks. The building locations were set in relation to the Moss House while still preserving a strong East West Spine for circulation.

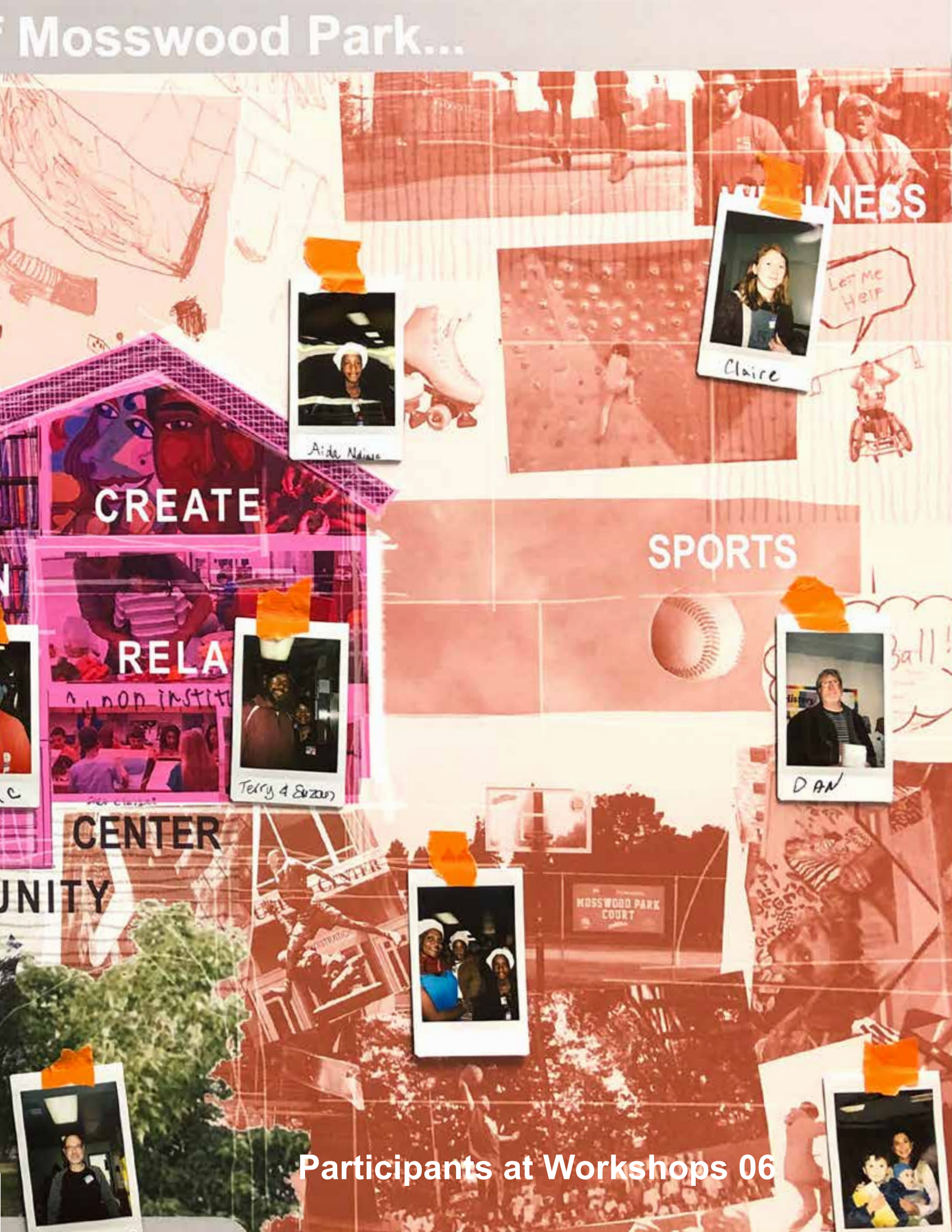
History was an important theme in organizing the park, but ideas about sustainability and ecology were also employed to inform the site design.

Workshops 06 Synthesis

WORKSHOP 06 ILLUSTRATIVE PLAN WITH COMMUNITY MEMBER COMMENTS.

CHILDREN CONTINUED TO BE AN IMPORTANT PART OF THE WORKSHOPS AND DEVELOPED IDEAS AT A CRAFT TABLE DURING THE LAST WORKSHOP

I Contributed To The Future Vision Of



Participants at Workshops 06

Meetings with City Agencies

Close collaboration with city agencies is essential for a successful master plan. A Project Advisory Committee (PAC) consisting of City and community stakeholders was formed to guide this collaboration and met regularly throughout the process. The Project Advisory Committee (PAC) was composed of:

- Oakland Public Works Dept.
- Oakland Parks, Recreation & Youth Development
- Oakland Public Library
- Oakland Human Services Dept.
- Oakland Planning and Building Dept.
- Public Art Coordinator
- Oakland Police Dept.
- Mosswood Recreation Advisory Council
- Oakland Parks and Recreation Foundation
- Oakland Dept. of Race and Equity

The following is a brief recap of those meetings:

PROGRAMMING WORKSESSION
September 03, 2019 | 250 Frank Ogawa
Attendees: OPW, OPRYD, OPL, DHS

Topics discussed:
- Key user groups
- Current uses and programs
- Possible future uses and programs
- Possible use by other City Departments
- Programming questionnaire

PAC MEETING
September 23, 2019 | Mosswood Park
Attendees: Full PAC

Topics discussed:
- Project overview & update
- Schedule & PAC role/expectations

PAC MEMBERS PICK THREE WORDS THAT DEFINE THEIR HOPES FOR THE PROJECT

- List of stakeholders
- Park history
- Engagement strategies
- Project website
- Master Plan goals

PAC MEETING
November 05, 2019 | 250 Frank Ogawa
Attendees: Full PAC

Topics discussed:
- Project Overview & update
- OPRYD update
- PAC update
- Park history
- Workshop 01 report back
- Public Survey update
- Feedback on outreach strategies and programming
- Future workshops and focus groups

PROGRAMMING MEETING
December 03, 2019 | 250 Frank Ogawa
Attendees: OPW, OPRYD, OPL, DHS

Topics discussed:
- Project overview & update
- Possible use by other City Departments
- Building program
- Possible building locations
- Resiliency

PROGRAMMING MEETING
December 18, 2019 | 250 Frank Ogawa
Attendees: OPRYD

Topics discussed:
- Programming recap
- Lessons learned from building tours
- Review updated program options
- Therapeutic pool
- Budget

PAC KICK-OFF MEETING AT THE MOSSWOOD TEMPORARY RECREATION CENTER

PAC MEETING
February 11, 2020 | 250 Frank Ogawa
Attendees: Full PAC

Topics discussed:
- Workshops & program development
- Outreach
- Site planning
- Program
- Review of 3 site plan options

OPRYD MEETING
February 25, 2020 | 250 Frank Ogawa
Attendees: OPRYD

Topics discussed:
- Entry/Access points
- Program relationships
- Program adjacencies
- Tennis court locations
- Building layout options
- Site plan options

MAINTENANCE MEETING
March 02, 2020 | 250 Frank Ogawa
Attendees: OPW

Topics discussed:
- Pool maintenance
- Fire access road
- Moss House
- Security
- Planting standards
- MEP systems
- Trash

OPRYD MEETING
March 20, 2020 | Virtual
Attendees: OPRYD

Topics discussed:
- Workshop 06 Report back
- Community feedback
- Phasing
- Funding

PAC MEMBERS DEVELOP SITE PLAN OPTIONS

WHAT WE HEARD:

1. ACKNOWLEDGE MOSSWOOD HISTORY
2. DIVERSIFY ENGAGEMENT STRATEGIES
3. CREATE AN INCLUSIVE PROCESS
4. REPORT BACK
5. CREATE A HIERARCHY OF GOALS & PRIORITIES

SUSTAINABILITY CHARETTE
April 29, 2020 | Virtual
Attendees: OPRYD, OPW

Topics discussed:

- Sustainability & community outreach
- Sustainability goals
- System options
- Challenges
- Opportunities

The main take away:

The building should go at the South side of the Park !

THE PROJECT TEAM PRESENTS ENGAGEMENT STRATEGIES TO THE PAC

PAC MEMBERS REVIEW SITE PLAN OPTIONS BASED ON WORKSHOP 4 & 5 RESULTS

Survey Results

The Design Team launched a public survey on October 14, 2019 to give the community a platform to voice their goals for the project. Questions on the survey addressed current park and community center use, goals and visions for the project, and asked the respondents to evaluate the current park and temporary recreation center. The data we collected contributed to the master plan program, site and building design. It is important that the community center and park meet the expectations and aspirations of the people who will use the space.

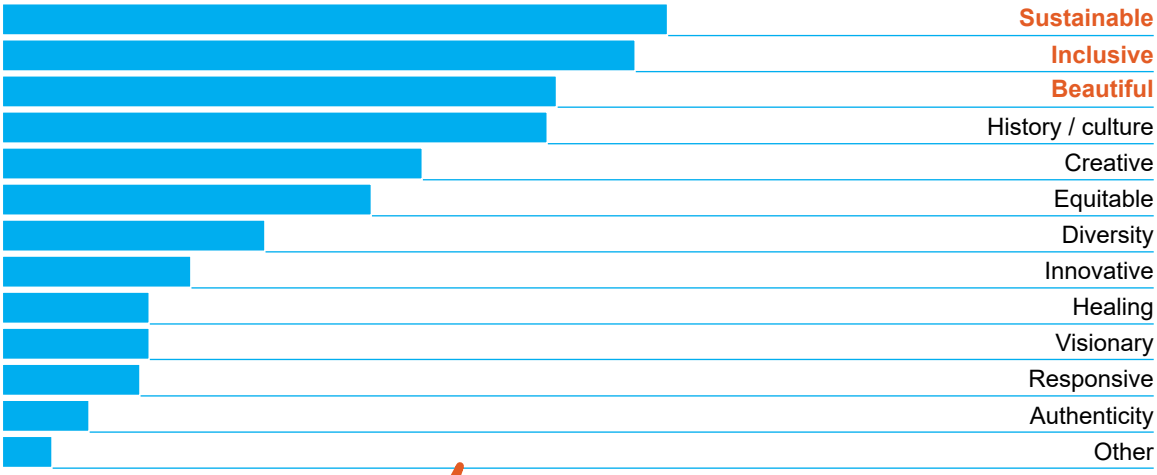
The survey was primarily conducted online and was accessed through the City of Oakland's Mosswood Community Center website. Individuals who were unable to attend workshops in person could still provide their input through the online format. A smaller number of paper copies of the survey were available at workshops upon request. Poster and flyers for the Mosswood workshops included a QR code that took people easily and directly to the project website where they could complete the survey. During local events, we set up survey stations at other nearby locations such as the youth flag football championships at the Bushrod Recreation Center. The survey was available in English, Spanish and Cantonese Chinese.

When the survey closed on March 23, 2020, we had collected 307 responses. Highlights from the survey are included in this section. Please refer to the appendix for the complete survey results.

I would like to see...

"FOOD JUSTICE AND ECOLOGY, that kitchen is missing! And a greenhouse full of ferns and sprouts"

What values do you feel should guide the park master plan and the design of the new Community Center?



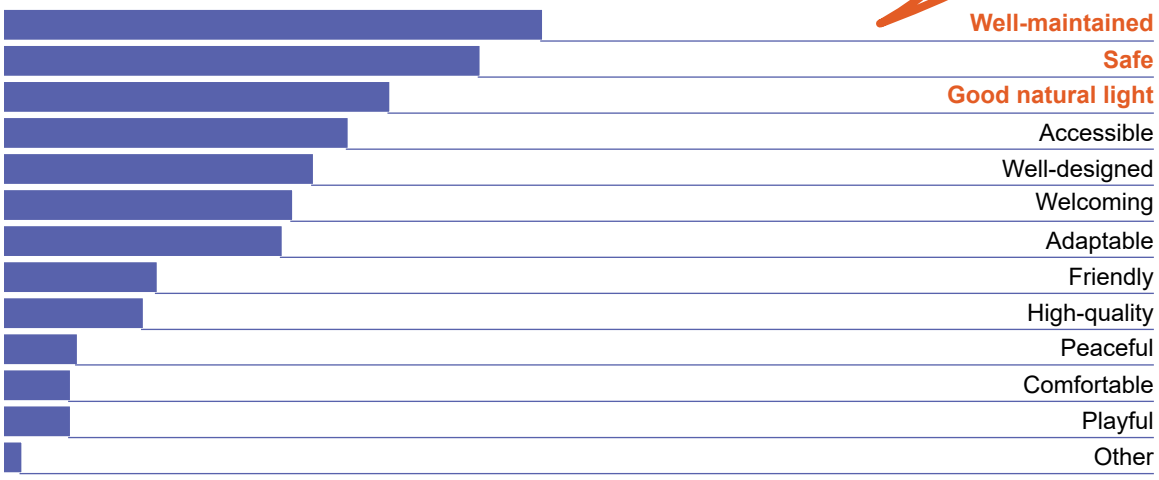
we also heard...

Integrity!

...and that it should be

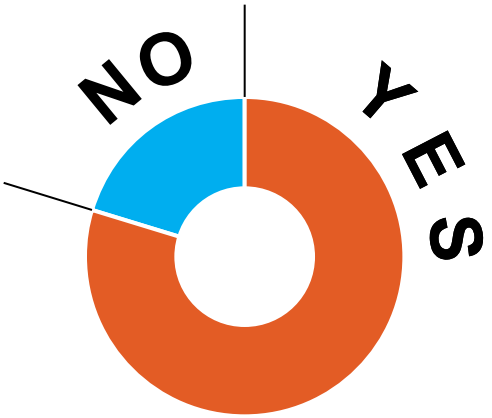
Inspiring

What qualities should the new Community Center building have?

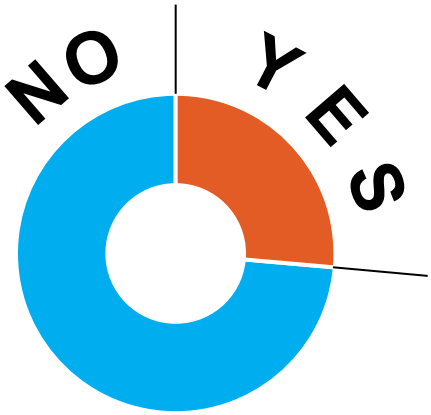


CURRENT USE

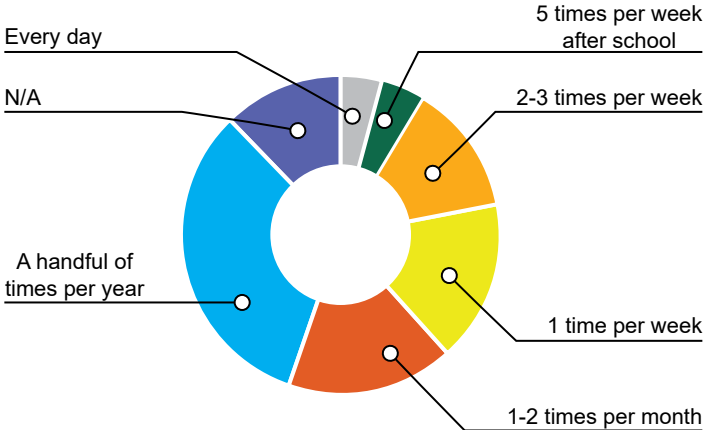
Do you or your family currently visit Mosswood Park?



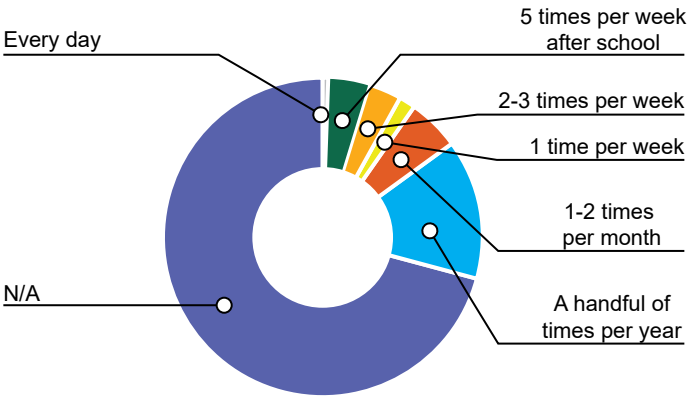
Do you or your family visit the Recreation Center? (The old center and/or the temporary center)



How often do you or your family visit the park?



Do you or your family visit the Recreation Center? (The old center and/or the temporary center)

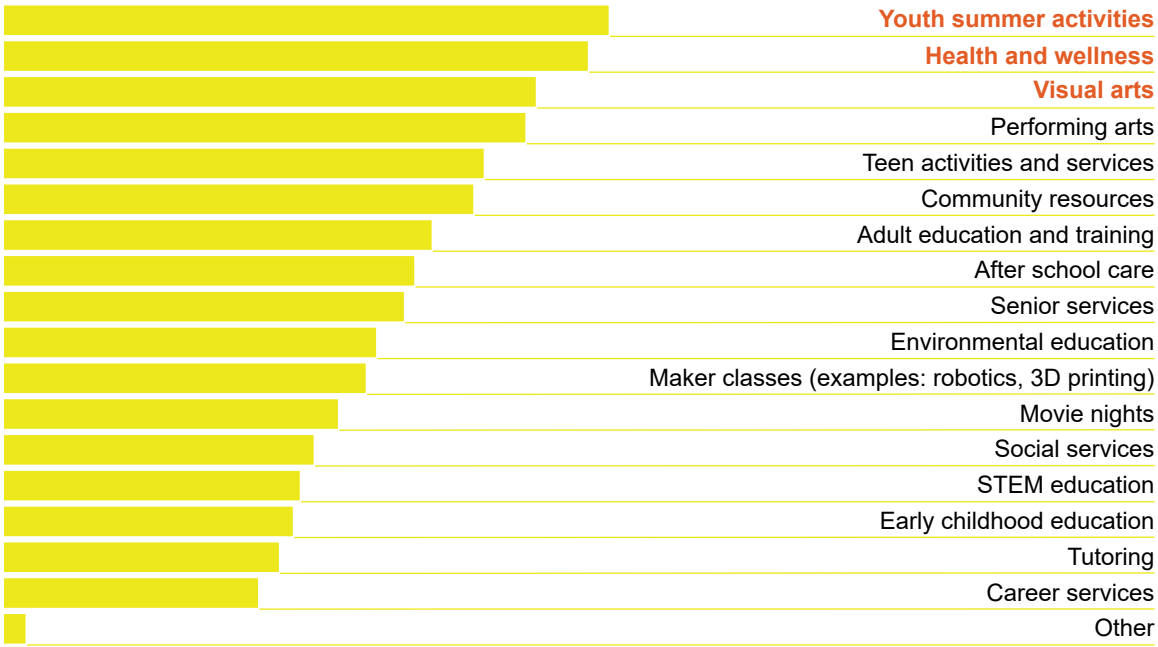


I visit the park...

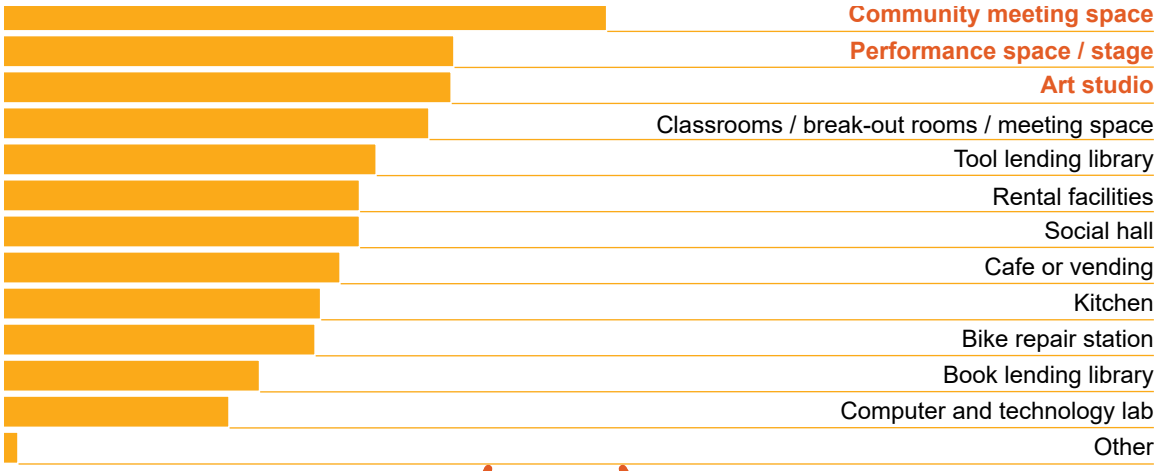
“for social or political speeches and rallies”

“to look at the plants and flowers”

What programs would you like to see offered in the new Community Center?



What facilities or types of spaces would you like to see offered in the new Community Center?



We also heard you'd like a...

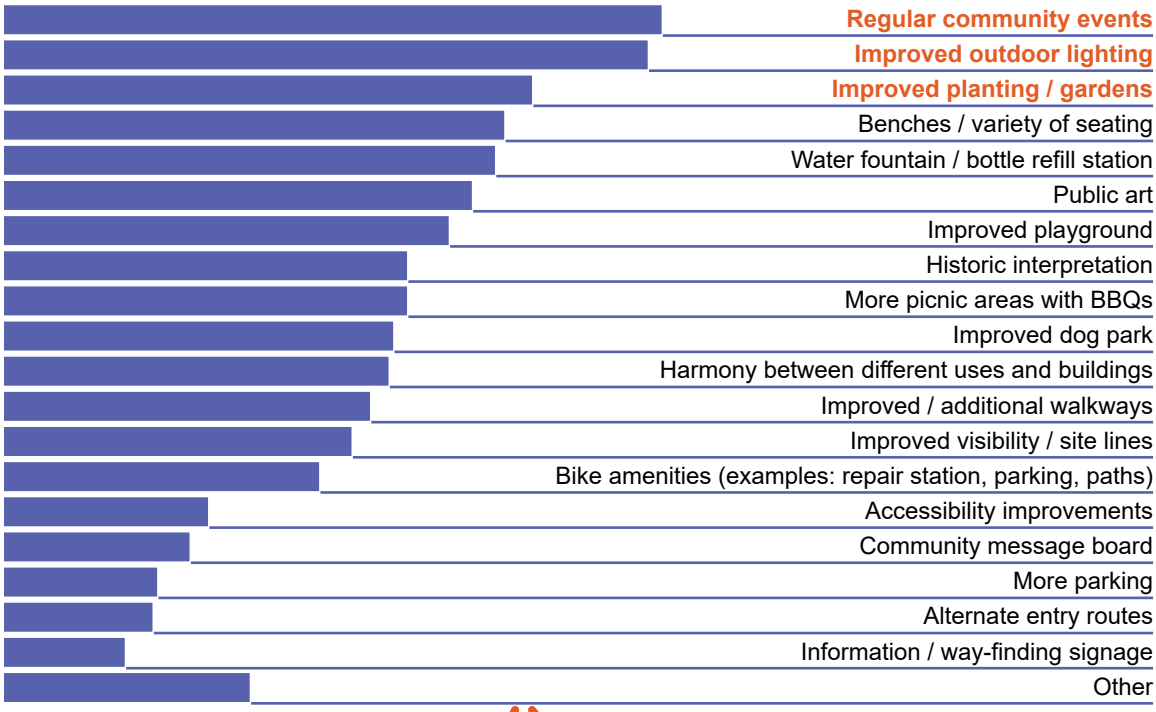
Museum of local history

And also...

Indoor basketball / volleyball

we heard that **safety** is very important

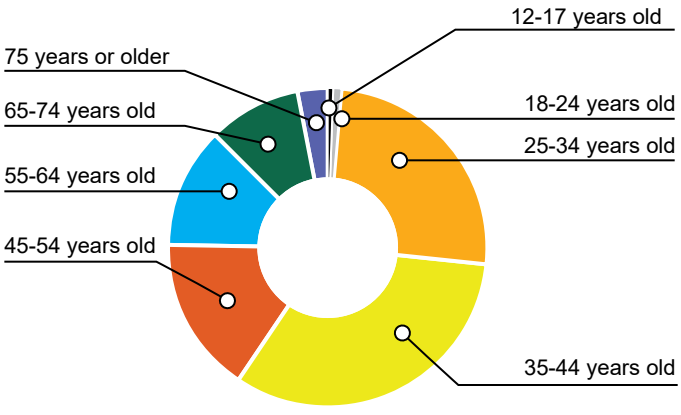
What would encourage you to visit the park more often?



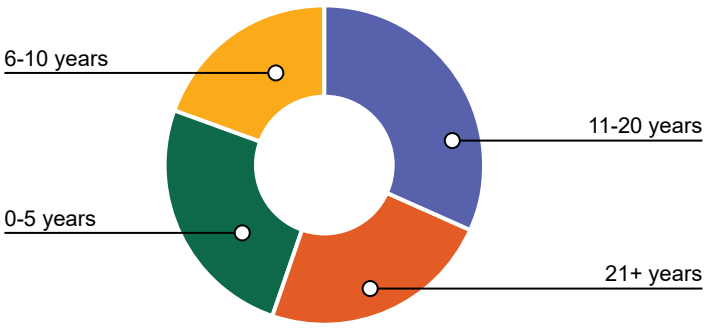
we also heard... Better public restrooms

And also... More trash cans!

What is your age?



How long have you lived in Oakland?



How would you rate the condition of these facilities and features at the park?
(Map below shows average rankings)

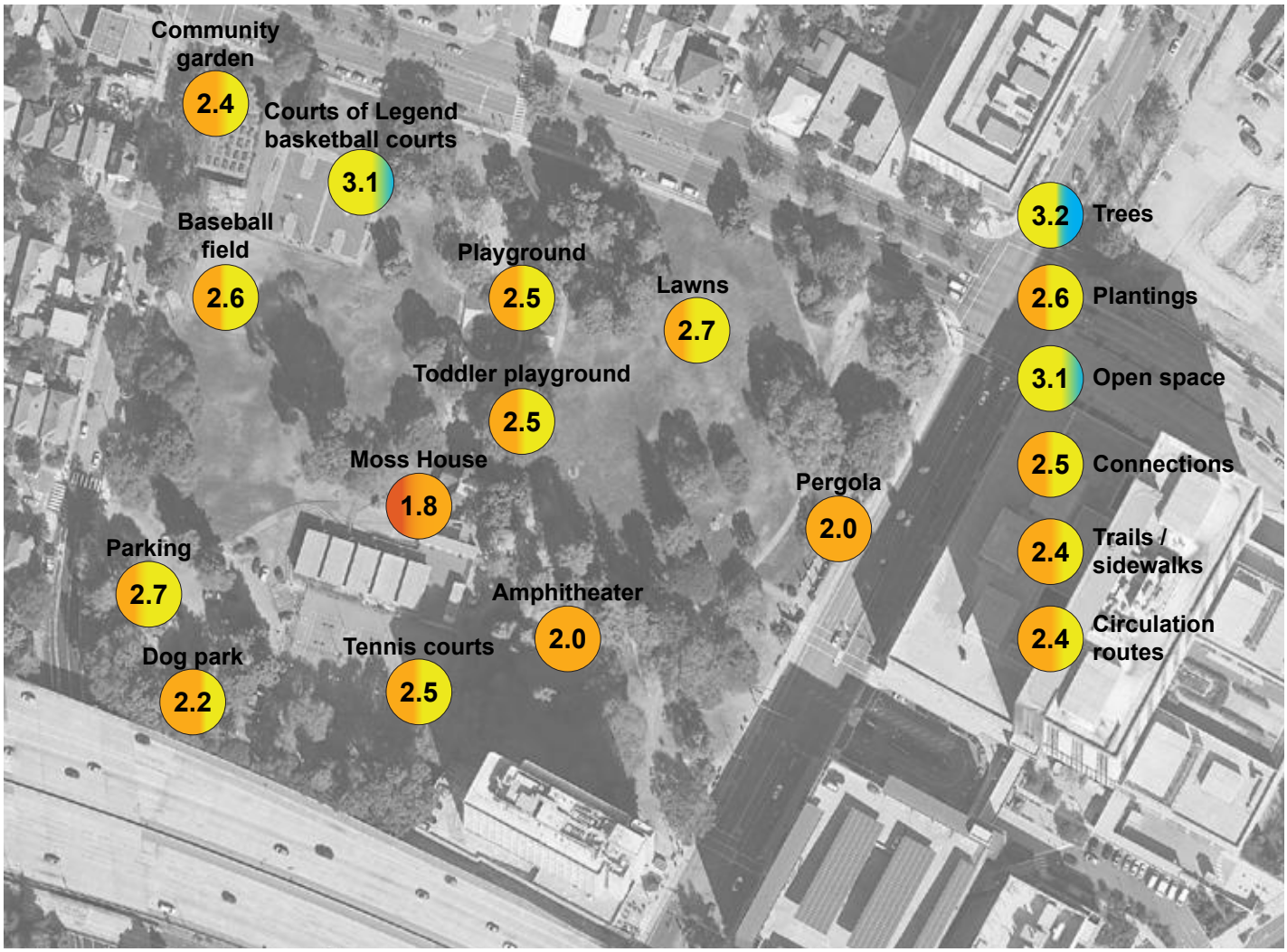
1 Poor, needs improvement

2

3 Adequate

4

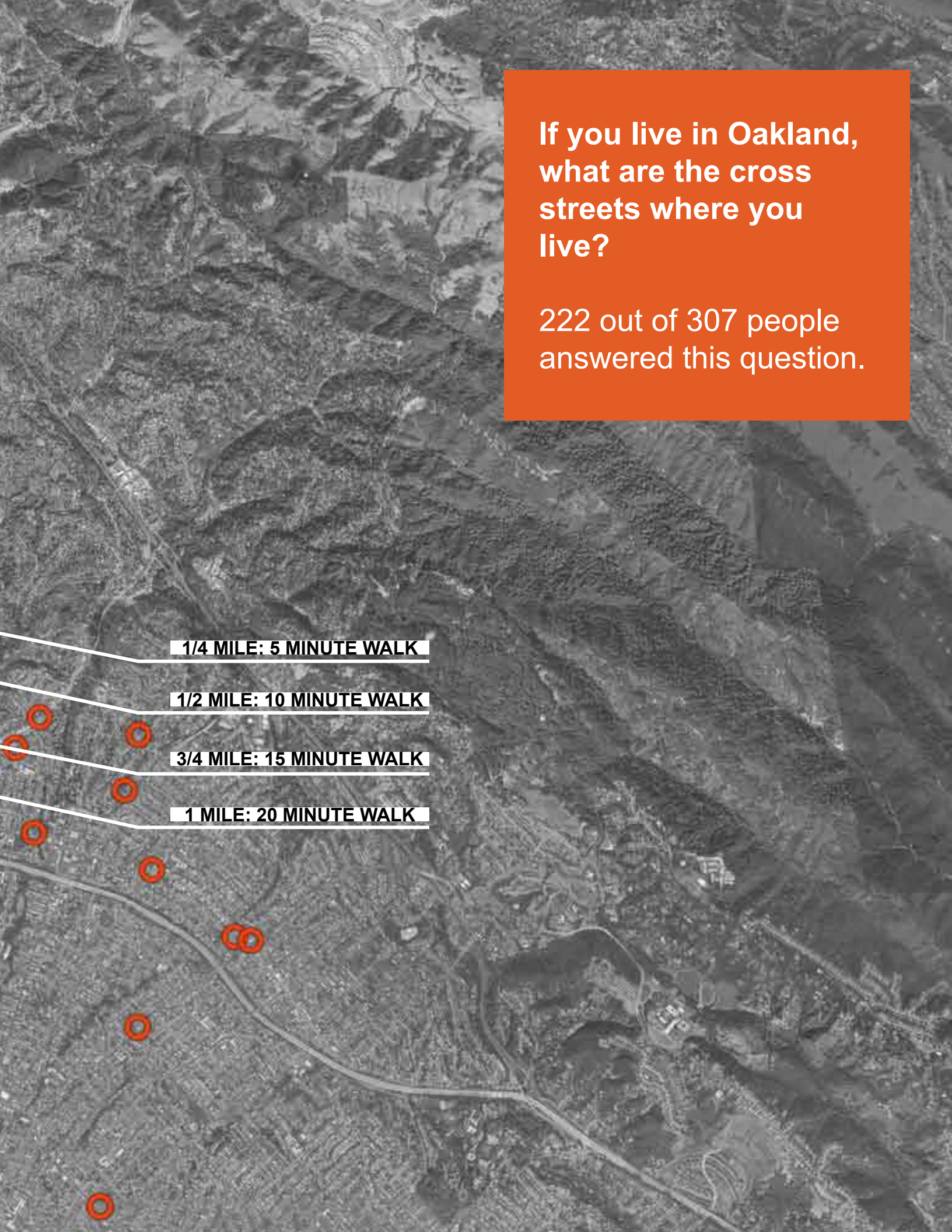
5 Great!




Route 24
Broadway
Emeryville
MacAurthur
I-580
I-980
Piedmont
Oakland

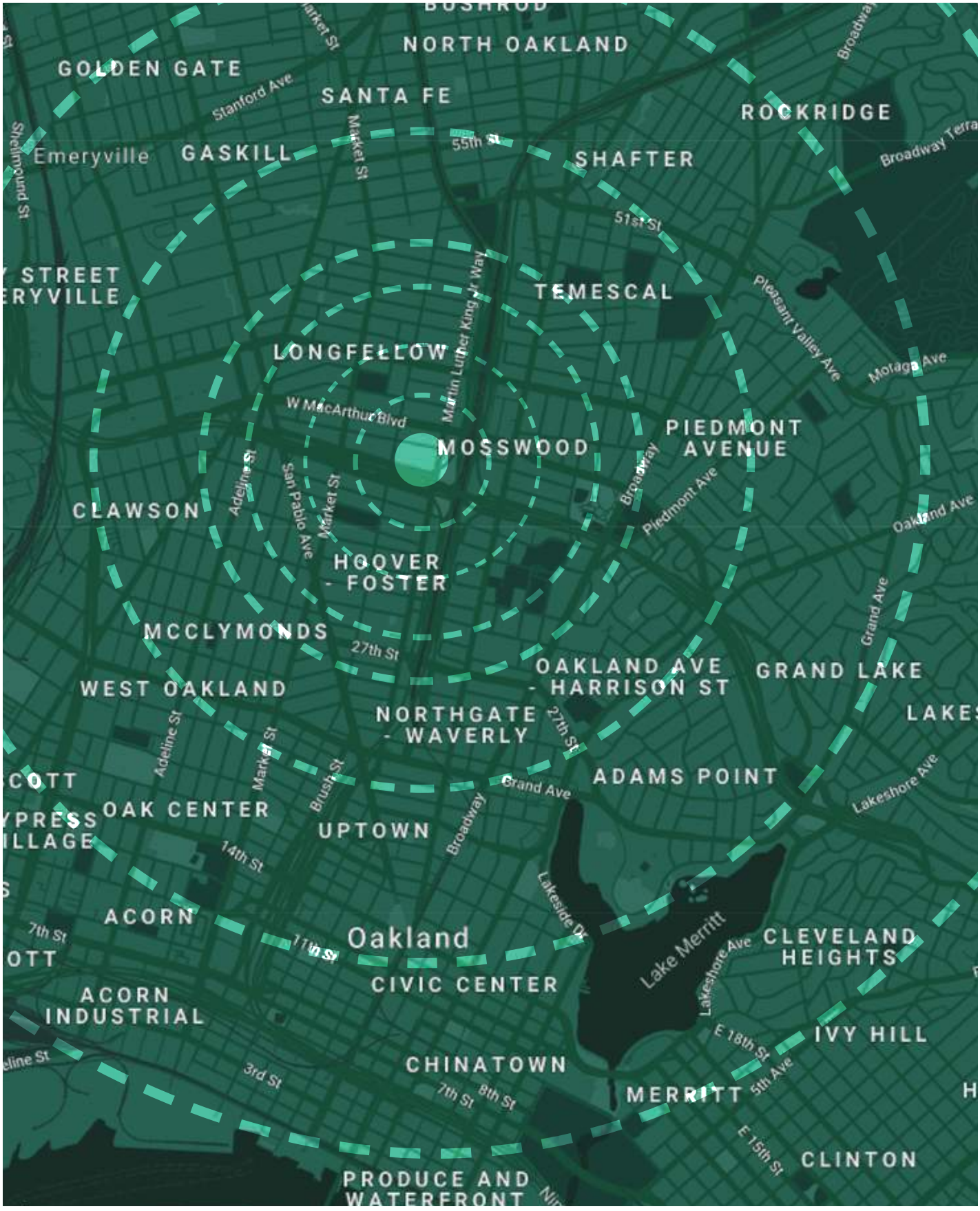
If you live in Oakland, what are the cross streets where you live?

222 out of 307 people answered this question.



Many different forms of communication were used to reach the community.

Extending the Reach



Extending the Reach

REINFORCING OUTREACH

Prior to the official kick-off of the project, the design team began attending events and collecting names of people who might be interested in learning more about the park. This effort to show up where people were already was used repeatedly during the outreach process. In addition to the planned workshops, the design team also attended events to gain familiarity in the community and ensure that a broad range of people were aware of the upcoming workshops and planning events. The list that follows is some of the places the design team went to do outreach.

EVENTS AND INSTITUTIONS

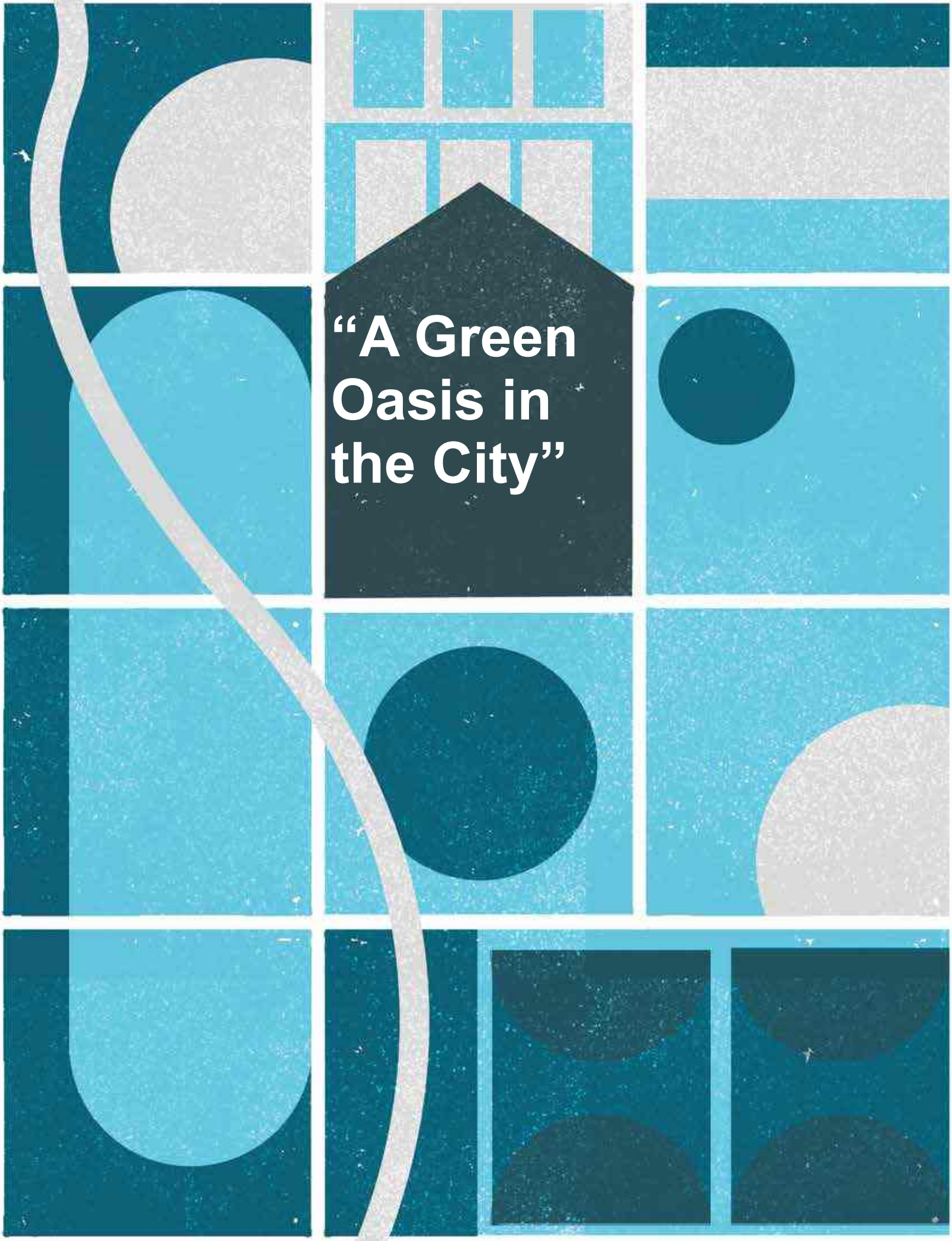
MLK DAY
CALIFORNIA COAST CLEANUP DAY
ACE MENTORSHIP PROGRAM
RAC MEETINGS
BLACK EYED PEAS FESTIVAL
AFTERSCHOOL PROGRAM HOLIDAY EVENT
CREATIVE MORNINGS
FLAG FOOTBALL CHAMPIONSHIP
URBAN PEACE SCRATCH AND FADE
BLACK GIRLS CODE
WEST OAKLAND YOUTH CENTER
HIDDEN GENIUS PROJECT
KAPOR CENTER


CREEK TO BAY DAY
VOLUNTEER OAKLAND!
oaklandcreektobay.org


BATTLE FOR THE BAY
COASTAL CLEANUP DAY
SATURDAY SEPTEMBER 21, 2019
SAN FRANCISCO OAKLAND
battleforthebay2019.org


SAT
14th SEPT
11-6pm
Oakland Tech High School Lawn
4351 Broadway
Oakland CA
FREE EVENT
LIVE MUSIC
SOUL FOOD
DANCE
COMMUNITY
CULTURE
ART VENDORS
Black Eyed PEA FESTIVAL 2019


Scratch & Fade: A Day of Self-Care
SCRATCH & FADE
Food, DJ, Door Prizes,
Free Barber & Nail Appointments
Scratch & Fade: A Day of Self-Care
Hosted by Scratch and Fade and 1 other · Public
Going
Invite
More
Saturday, December 7, 2019 at 12 PM – 5 PM PST
West Oakland Youth Center
Nicole Lee invited you


“A Green Oasis in the City”

Site Analysis

3

Developing an understanding of the area around a new project is an important precursor to the design process. To serve the community to the fullest, buildings and parks should respond to the context where they are located. “Context” here encompasses many topics spanning from physical characteristics to cultural values. During this process, we find answers to questions like “what is there now?” and “what was there before?” We also analyze the sun patterns, climate, local ecology, topography, hydrology and geology of the site. Environmental characteristics such as these can tell us where a building should be located to avoid poor soils, lack of daylight or too much wind for example. Studying the context of the project informs our understanding of the site and guides our design approach.

Mosswood Park currently supports a wide variety of programs from sports to gardening to concerts. Active recreational spaces include outdoor basketball courts, tennis courts and a baseball field on the west and south sides of the park. A community garden and the public park restrooms are tucked into the northwest corner of the park. The east side of the park is designed for passive recreation and performing arts. Nestled into the center of the park is the historic J. Mora Moss House that is currently unsafe for occupation. The former recreation center and the temporary portable facilities are located just south of the Moss House. A parking lot and dog park occupy the southwest corner.

The park is surrounded by very different urban conditions. Webster Street to the west is a residential two lane road. West MacArthur Boulevard and Broadway are arterial roads. Moderately sized commercial buildings line West MacArthur while tall medical buildings front the park on Broadway. An elevated freeway, I-580, boarders the park to the south.

In this section, we will dive deeper into the culture and history of some of these program elements. We will also study the impact that the urban context has on Mosswood Park.

EXISTING FEATURES AT MOSSWOOD PARK

- A Community garden
- B Courts of Legend basketball courts
- C Playground
- D Baseball field
- E Toddler playground
- F Lawn meadow
- G Moss House
- H Temporary Recreation Center
- I Amphitheater
- J Parking Lot
- K Tennis Courts
- L Dog park
- M Pergola
- N Restrooms

Site History: The Park Today

CREEK TO BAY DAY ATTENDENCE

VIEW FROM UPPER FLOORS OF KAISER HOSPITAL

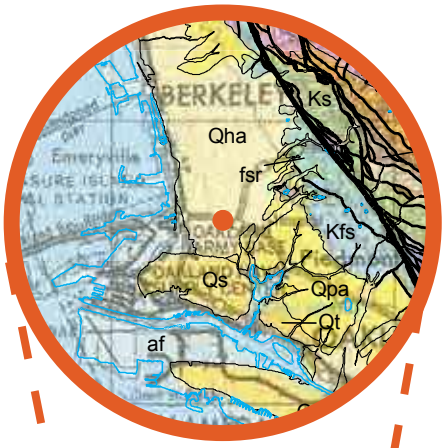
CONTEXT OF MOSSWOOD PARK ADJACENT TO 580 FREEWAY

AN URBAN PARK

Mosswood park boasts a spectacular canopy of mature trees that provide a strong visual identity and backdrop for numerous recreational activities. The park contains a wide variety of athletic facilities including basketball courts, a ball field, and tennis courts. In addition, there are children's playgrounds, picnic areas, BBQs, and large open lawn spaces for informal sports such as kick ball, community events, and performances. It is a beloved community space that is claimed by many as their special place. The park has a quality of a green oasis within the city, viewed from the hospital, and even passing by on the 580 freeway.

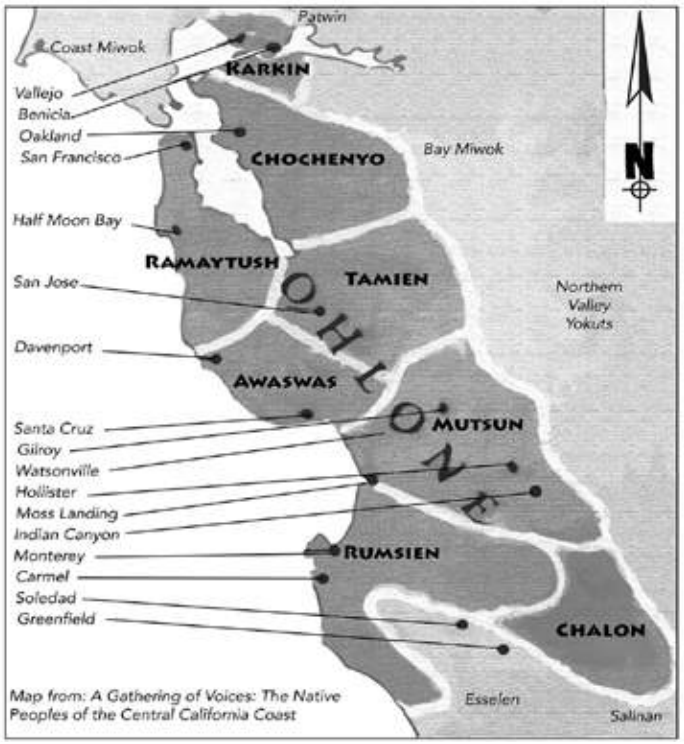
Many different people and activities coexist harmoniously at the park. The park has hosted many important events, protests, and performances. Some of the adjacent neighborhoods are gentrifying rapidly and the park has become a common ground for community with long-term residents and newcomers sharing their affection for this special place.

Site History: Geologic Time and Native Peoples



GEOLOGIC MAKEUP:
QHA- ALLUVIUM (HOLOCENE) CLASSIFIED AS *SURFICIAL SEDIMENTS*.

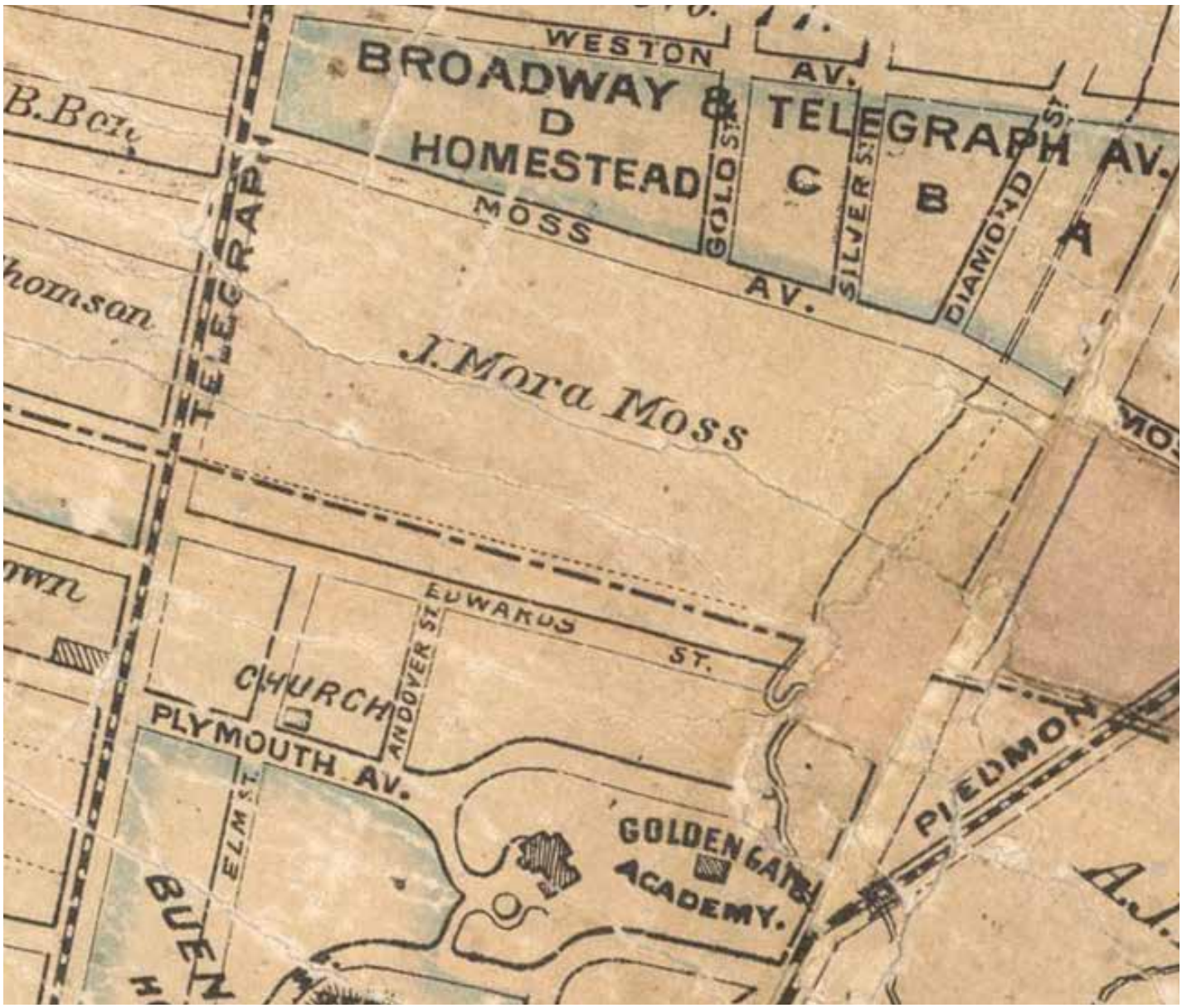
FSR- FRANCISCAN COMPLEX SEDIMENTARY ROCKS (EOCENE, PALEOCENE AND OR LATE CRETACEOUS). *CLASSIFIED AS BASEMENT COMPLEX ROCKS.*



GEOLOGY AND NATIVE PEOPLE

The lands around the site were mostly grasslands with a few native bays and oaks surrounding the creek channel of Glen Echo Creek. Flooding from the creek replenished the alluvium that made up the primary soils at the site, which was home to many native plants. Animals also utilized the creek environment for food and habitat. Ohlone people inhabited these lands and had numerous settlements and political groupings in the area. The site remained relatively undisturbed and rural until the later 1800's. The Ohlone people continue to use the park today. Local organizations like the Sogorea Te Land Trust and the Indian People Organizing for Change continue to educate and advocate for Mosswood Park and all of Oakland.

Site History: J. Mora Moss Property



PLAN LANDS OF J. MORA MOSS

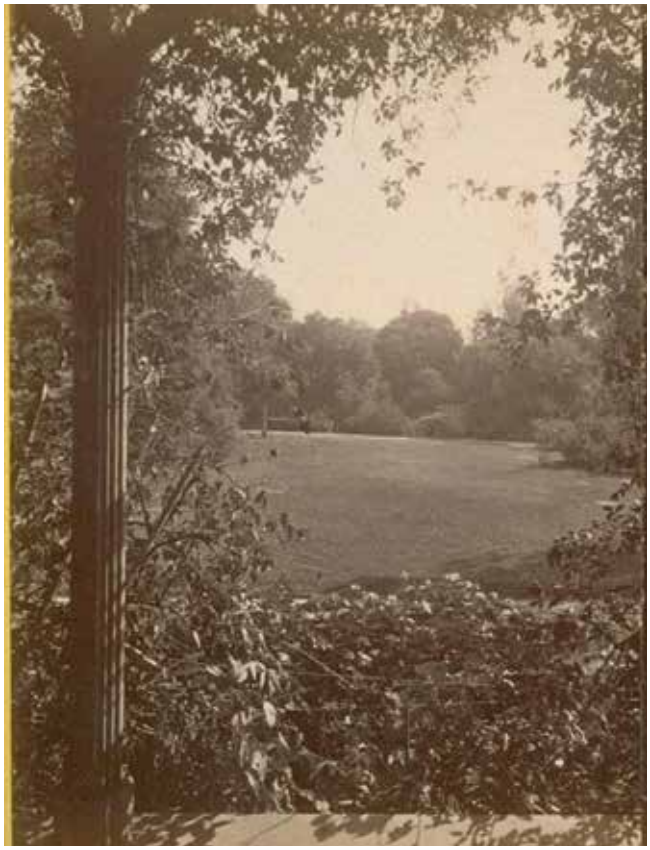
ESTATE DEVELOPMENT

J. Mora Moss purchased 22 acres including the park lands and built the Moss House in 1864 as a rural retreat from the City of San Francisco. He soon married Julia Theresa Wood and together they transformed the grounds of the estate with significant planting and gardens. The Moss house is today considered one of the finest examples of Gothic architecture in California, though its gardens are now gone. The mature trees in the park today include many specimens originally planted by the Moss family. Ultimately the estate was named Mosswood in honor of both families.

Site History: J. Mora Moss Estate Planting

LUSH AND WILD PLANTING

MANICURED ENTRY TO THE MOSS HOUSE



BUCOLIC FRAMING OF THE PASTORAL MEADOW

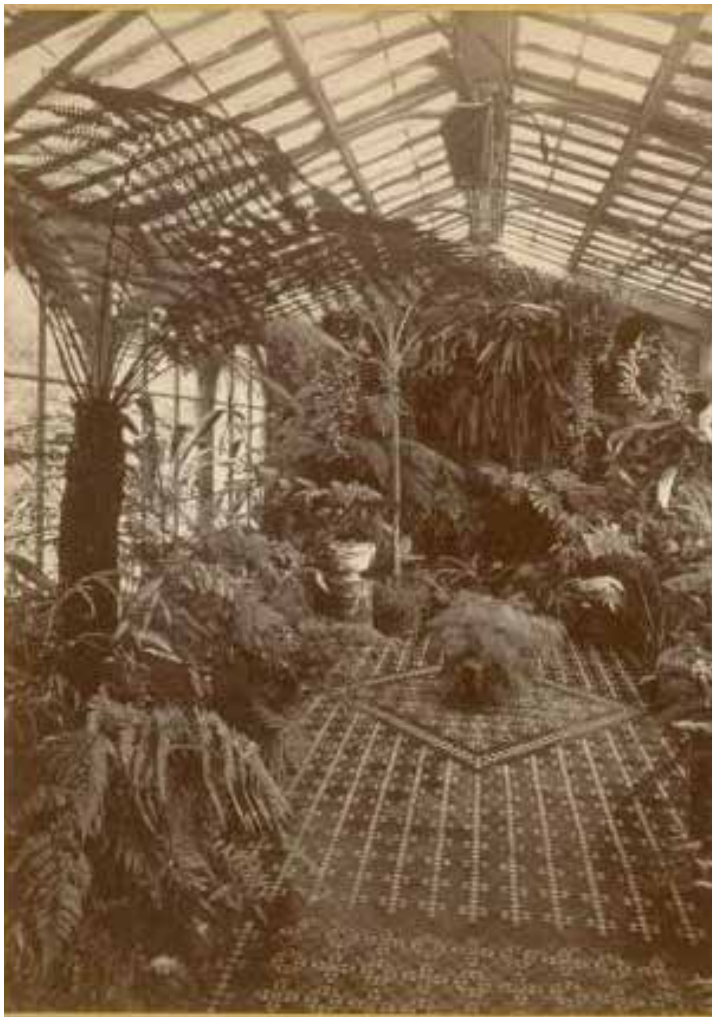
OAK TREES AND DENSE PLANTING

Site History: Fernery

STEREOSCOPE VIEWER

CITY PURCHASE AND THE EARLY YEARS OF THE PARK

Julia Wood's interest in palms and fern species is evident in the construction and curation of the fernery. Her private collection of plants and the estate garden was historically archived with stereoscopic photography by Eadweard Muybridge. The back wall of the fernery was a beautifully planted green wall with a rich variety of plants. The glass structure offered a greenhouse environment suitable for the more tropical species selected. The images below were stereoscope views and are shown as one half only. The fernery was lost to fire.



EADWEARD MUYBRIDGE IMAGE OF FERNERY INTERIOR

EADWEARD MUYBRIDGE IMAGE OF GREEN WALL

Site History: City Purchase Development

CITY PURCHASE AND THE EARLY YEARS OF THE PARK

The City of Oakland purchased the lands of Mosswood estate over the period of 1907-1912. The purchase was somewhat controversial and included a battle over the value of these lands for a park site. A tennis court was added in 1910. During the 1920s and 30s the park was a recreational environment for many people and the Junior League operated a tea house here. The creek which ran through the park had a series of rustic bridges which were removed when the creek was under-grounded into a storm drainpipe in 1947.

CONTEXT: MOSSWOOD PARK CONTEXT

CONTEXT: MOSSWOOD PARK CONTEXT

4 SUNDAY MORNING, OAKLAND TRIBU

EVERYONE INVITED TODAY TO VISIT IN MOSSWOOD, WHICH IS IDEAL PARK SITE

Tract Which the Late City Attorney John E. McElroy Tentatively Bid In for City by the Aid of Public Spirited Bankers—City Wants to Arrange for Its Final Purchase as a Park.

To Be Bought Later

Needs of a Park

Its Natural Beauty

Irish Condemn System at th San Leandro

New Public L

Criticizes School System

To Educate Young

CONTEXT: MOSSWOOD PARK HISTORIC LANDSCAPE

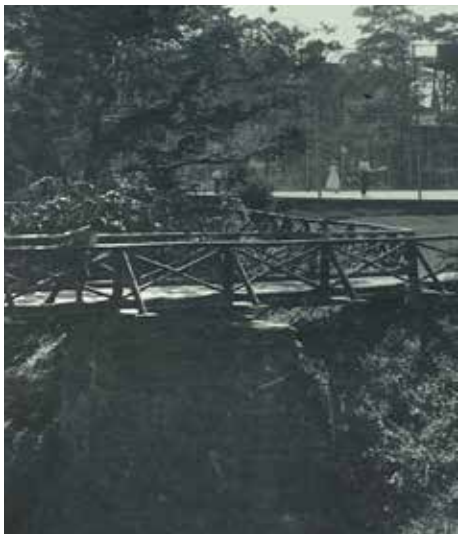
Site History: Broadway Branch Creek

UNDERGROUND

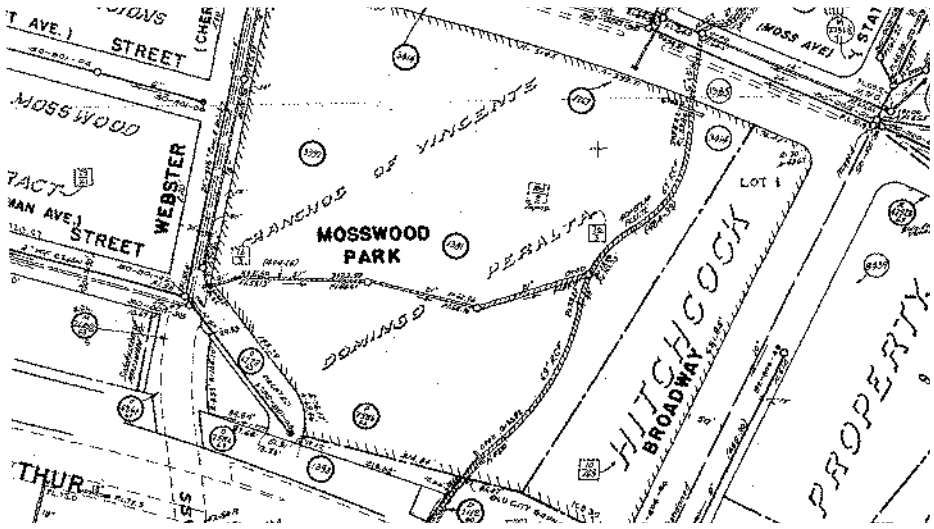
Following repeated flooding in this area, the creek which ran through the east side of the park was piped and routed underground.

PHOTO FROM OAKLAND HISTORY ROOM

SANBORN MAP OF OAKLAND VOL.1, 1902, 17



PHOTOS FROM OAKLAND HISTORY ROOM



STORM DRAIN MAP

Currently Under Grounded :

Kaiser Permanente Development | 1942

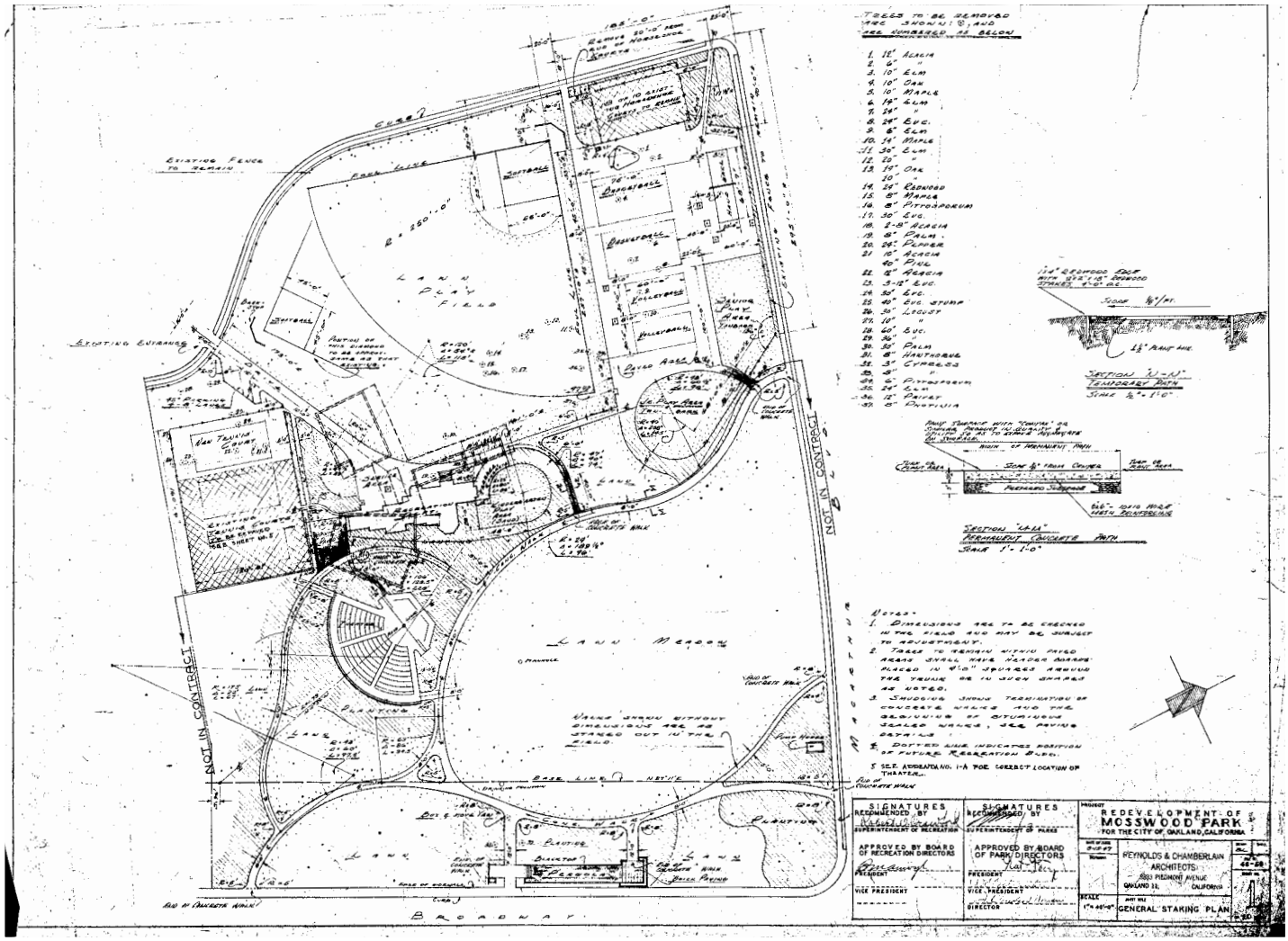
HISTORIC MEDICAL CENTER BUILDING

HOSPITALS

“The Oakland Medical Center was the first of the Kaiser Permanente hospitals, and opened in 1942 as a result of the acquisition of the Fabiola charity hospital (which operated from 1887-1932 before being sold to Samuel Merritt Hospital) by the Permanente Foundation, founded by industrialist Henry J. Kaiser and physician Sidney Garfield.[1] This was the first modern Health maintenance organization (HMO) hospital after the experiment of using an HMO model was found to be successful among the 90,000 Richmond Kaiser Shipyards workers in the Richmond, California, Field Hospital.[2] Several additions and renovations followed over the decades, notably a signature 12-story, 420-bed tower which opened in 1973.”

wikipedia:https://en.wikipedia.org/wiki/Oakland_Medical_Center

Site History: The Park Development | 1947



ARCHITECT'S PLAN OF SITE IMPROVEMENTS

PHOTOS FROM THE OAKLAND HISTORY ROOM

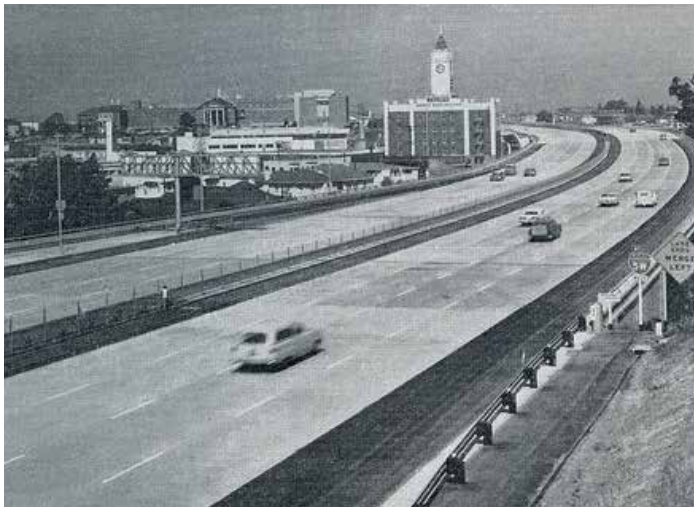
PARK IMPROVEMENTS

Under the leadership of Mayor Frank K. Mott, the park was redeveloped to include many of the recreational amenities we see today such as: baseball diamonds, basketball courts, an amphitheater, playgrounds, walking paths, and significant new planting areas. Soon after these improvements, the Junior League led the effort to establish a Junior Center for Arts at the park, which eventually became the recreation center.

Site History: The 580 Highway

DISRUPTION OF THE NEIGHBORHOOD

Heralded as a triumph and including a new $1.5M landscape, the 580 highway was constructed and honored with a prize for scenic highways in 1954. The construction of the highway significantly impacted the park, surrounding neighborhoods, and many other less affluent areas of Oakland. The adjacent neighborhood fabric was disrupted by an inaccessible edge to the park as well as increased noise and air pollution at the southern edge of the park.



580 FREEWAY CONSTRUCTION

COMMUNITY PERSISTENCE

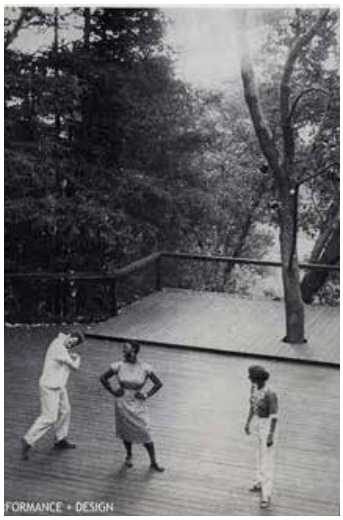
Despite the disruption of the highway, Mosswood remained an important center for the community. Notably the dance program, basketball courts, family events, and the recreation center provided social connection and activities for children. The importance of the park as a place for community and a shared social resource is noted in small ways in multiple accounts of the history of Oakland. Black Panther leadership met in the park; many people took dance classes here with the internationally famous modern dancer Ruth Beckford; and many participated in little league and the 3 on 3 basketball tournaments in the park.

BLACK PANTHER NEWSPAPER EDITOR JUDY JUANITA AND FRIENDS

Site History: Legacy | 1947-2000s

Ruth Beckford quickly earned the nickname the Dance Lady, and in 1947, she became the first black member of the Orchesis Modern Dance Honor Society at UC Berkeley. That year, she created the first recreational modern dance department in the country at the Oakland Department of Parks and Recreation.

DANCERS ON THE PLAY STRUCTURE AT MOSSWOOD PARK



RUTH BECKFORD WITH ANNA HALPRIN

RUTH BECKFORD DANCING

Theo Aytchan Williams, creative director of Sambafunk was first introduced to African drum and dance as a child in Mosswood Park in Oakland, California. While tagging along with his mother, Cledie Watson, he heard thunder from an African Drum and dance class; saw people were dancing and that the room was filled with joy; joy and rhythms that would remain in his subconscious for many years. Coincidentally, this class was led by dance legend Ruth Beckford. -From Sambafunk Website

Site History: Legacy | 1980's

MOSSWOOD IN VIDEO GAME NBA SREET VOL 2.

HOOK MITCHELL AT MOSSWOOD PARK

'Miles from the Splash Brothers' court at the Oracle Arena – from the sudden and real worry surrounding the Golden State Warriors – a renowned Bay Area rapper is heckling a youngster who had the temerity to throw up a sorry shot in the middle of the afternoon on the east side of The Town."That's hella weak," Mistah FAB (aka Stanley Cox) intoned to a half-embarrassed teen of maybe 14. "You hella weak." "There you go, Fab," Sam Moses said, nodding. "There you go. Set 'em straight." Maybe I should explain. The three of us are at "The 'Wood" – Mosswood Park in Oakland, California, where a schoolboy legend barely standing 5-foot-10 once won a dunk contest by jumping over a drop-top Chevrolet, spinning 360 degrees in midair and throwing it down with malice. And then threw away his life. Where future basketball stars Gary Payton first seethed and sneered and J.R. Rider became the first to throw the ball between his legs, inventing, as Fab says, "The East Bay Funk Dunk." Isaiah Rider #34 of Minnesota Timberwolves attempts a dunk during the 1995 Slam Dunk Contest.
"This is the heart of Oakland," said Moses. He is the general manager of JamTown, an industrial warehouse converted into four full-length courts and home to every major youth tournament in the East Bay. "If you were a player, [The 'Wood] is where you came to play. This is where you learned your toughness, your grittiness, how to compete."
Fab:
"This park saved our lives. You gotta remember there was a time when this park was the only sanctuary kids had growing up. And everything around it was, like, this was a serious area. A. Real. Drug. Zone.
You know what I'm sayin'?
We know what you're sayin'."
From A requiem for Oakland Ball/ Mike Wise
June 17, 2016

Site History: Gentrification and Encampments

GENTRIFICATION

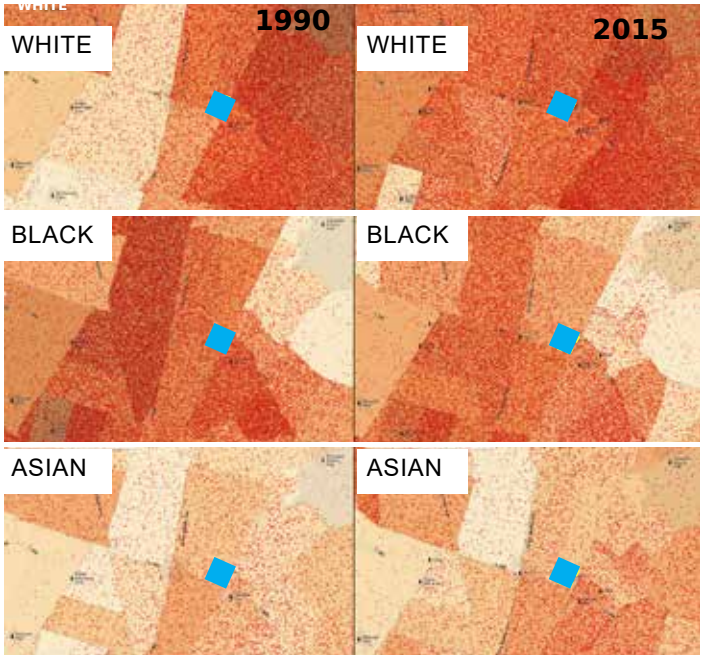
The neighborhoods surrounding Mosswood Park have seen a huge increase in the cost of homes in the last 20 years and newer community members have discovered the park's beauty and playgrounds. This group brought community gardening to the park as well as a new dog park. A number of festivals held at the park: Burger Boogaloo, Figment, the Pan African Festival, Carnivale, and more, are testament to the fact that the park attracts people from afar to special events. Recently, a large homeless encampment in the park delicately coexisted with the events and day to day park uses. With rising costs for housing there is an increasingly large unhoused population in the Bay Area and the encampment at Mosswood Park has grown.

ENCAMPMENTS OF UNHOUSED PEOPLE REMOVED

The City of Oakland, with support from Kaiser Permanente and the facilitation of Operation Dignity, fenced the encampment and worked with members of the encampment to provide support and dissolve in late 2019.

Unhoused people living in the park remain top of mind for many neighbors who are concerned about issues of safety and health for both the people who are unhoused as well as other park visitors.

The health risk for the unhoused community has increased during the Covid-19 pandemic. Many have returned to the park and the encampments have re-established.



DEMOGRAPHIC SHIFT FROM 1990-2015 | CENSUS DATA
MOSSWOOD PARK

TENTS ALONG BROADWAY

Site History: Festivals

FESTIVALS

Numerous festivals are held in the park and have grown in recent years. Conversations with event hosts and event attendees consider the park an important place for events and a desirable one.

Site Analysis

PHYSICAL DESIGN AND PARK SPACES

The park is used in many different ways by different people at all seasons and for large and small events. Stepping back from its spectacular programs, active uses, and amazing events, the design team looked at the physical spaces of the park to better understand what the qualities of space are that allow such dense use.

Said another way, the park is an extraordinary container for a broad variety of uses. The large simple open spaces are flexible. The mature trees and subtle topography define and hold the empty space with elegance and purpose. The presence of elements from the past is comforting and interesting--from the old trees, to the Moss House, and even including the charming signage.

In the following pages, a series of analysis diagrams captures both facts about the park and observations about the park. The location of the park in the city as well as the detail of how it was designed shape its uses and identity. The analysis points to a number of important elements to preserve, but also some challenges which the proposed Master Plan hopes to overcome.

KEY PLAN

SIGN AT MACARTHUR

MEADOW

COURTS OF LEGEND

Site Catalogue

AMPHITHEATER

EUCALYPTUS WITH BASEBALL FIELD BEYOND

TENNIS COURTS

THE MOSS HOUSE

KEY PLAN

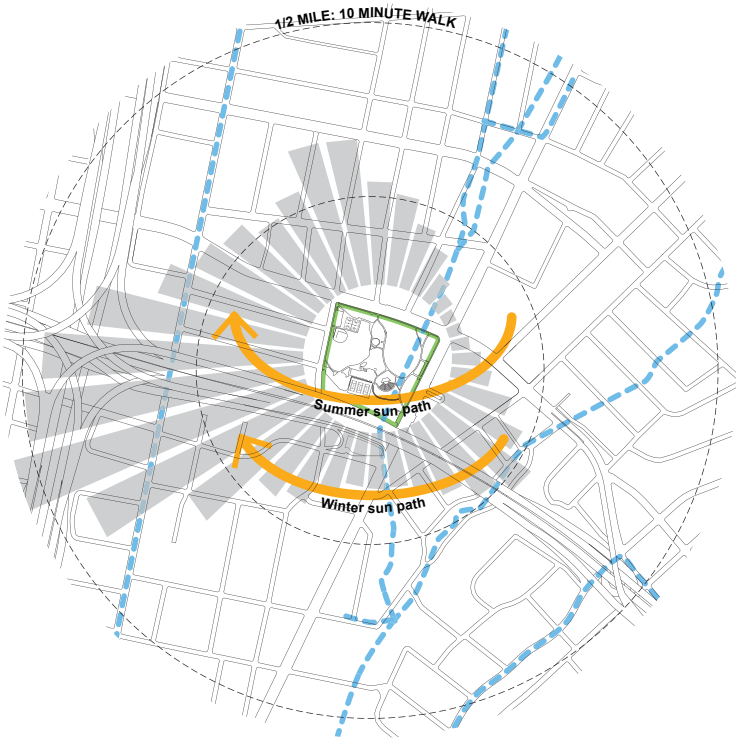
Site Context

Public Park
Residential Building
Religious Building
School
Commercial Building
Institutional Building

North

1" = 300'-0"

NEIGHBORHOOD BUILDING USE



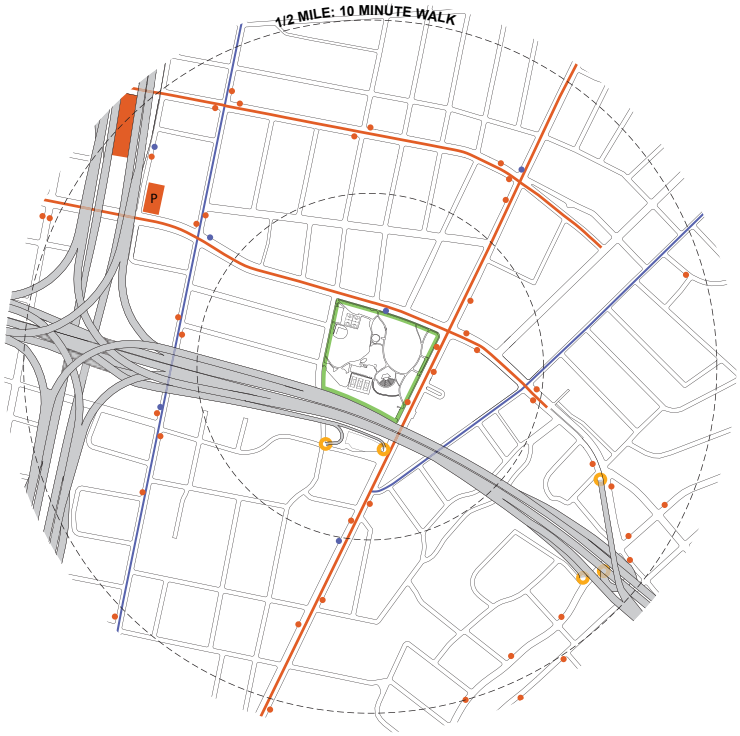
Mosswood Park
Underground Culverts and Storm Drains
Sun Path
Wind Intensity

North

1" = 300'-0"

ENVIRONMENTAL CONTEXT

Site Context



The main take away:
Mosswood is in a nexus of residential and commercial spaces with mixed user groups.

Mosswood Park
Public Transit Stop/Station
Bike Share Station
High Traffic Street
Moderate Traffic Street
Freeway Entrance/Exit
North
1" = 300'-0"

TRANSPORTATION

Site History: Medical Center Context

CONFLUENCE OF HOSPITALS

Mosswood is the closest park to both Kaiser Permanente Medical Center and Alta Bates Medical Center. Given its location the park has an important potential role to play for both disaster preparedness and public health. Currently the park is used as an informal waiting room for families arriving and departing medical appointments, a place of calm and respite for visitors and hospital staff, and an important view towards nature and green from patient rooms. The park has also been studied as a logical emergency staging area for healthcare following an earthquake or fire event.

The park is in a unique gegraphy where the role of green space, nature, and exercise in health could be foregrounded for community education and wellness.

MEDICAL CENTER CONTEXT

Site History: Open Space During Shelter in Place

COVID-19 PANDEMIC

The unprecedented virus, Covid-19, has prompted the city mandate to shelter in place. Many daily rituals and forms of socializing have shifted to rely on access to open space for safe social distancing. Healthy practices performed at gyms have shifted to open spaces and home workout. People are utilizing Oakland's park systems like never before with new rules and regulations.

The idea of parks as essential spaces in our community for resilience, public health, and connectedness has been deeply underscored by the crisis.

Site Analysis Diagrams

SITE CIRCULATION AND TRAILS

Numerous vertical barriers, including fencing and buildings, limit the flow of people from East to West. A strong desire line, which is an informal pathway, runs from the northeast to the southwest and is used by bicycle commuters as well as many pedestrians. Areas of the park with less circulation also see an increase in trash, encampments, and anti-social behaviors.

Arrival at the park is experienced through a gateway of trees and happens at each park corner as well as the mid-point of MacArthur Boulevard. Individual park programs have dedicated access, but are not connected by a larger system of trails and circulation. Existing programs in the park favor athletics and many of the passive park areas have fallen into a state of disrepair.

NARROW MEADOW WALK AT NE CORNER

TODDLER PLAYGROUND

Site Elements: Existing Program

COURTS OF LEGEND VIEWED FROM THE WEST

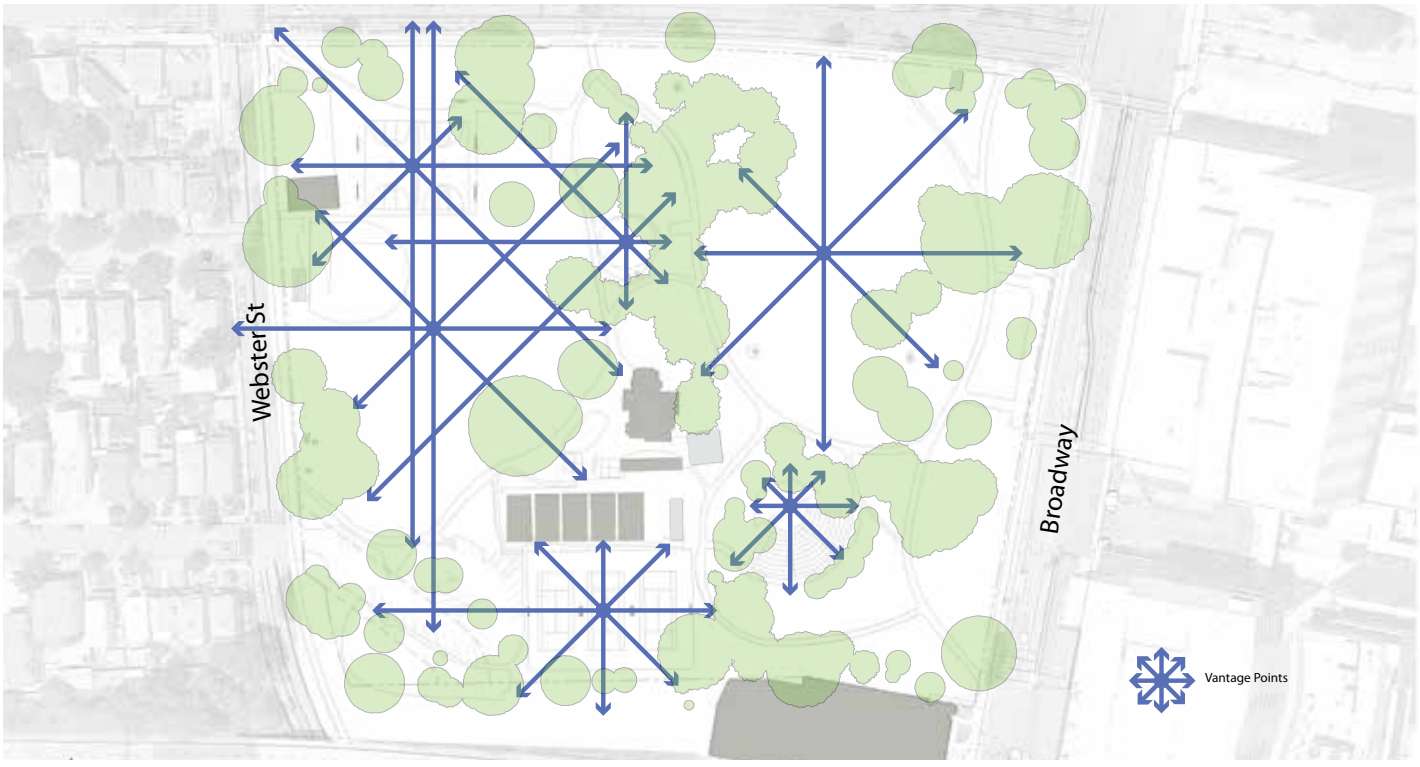
Site Analysis Diagrams: Site Lines

OPEN SPACES ARE FRAMED BY TREES

VIEW OF MEADOW FROM SOUTH END

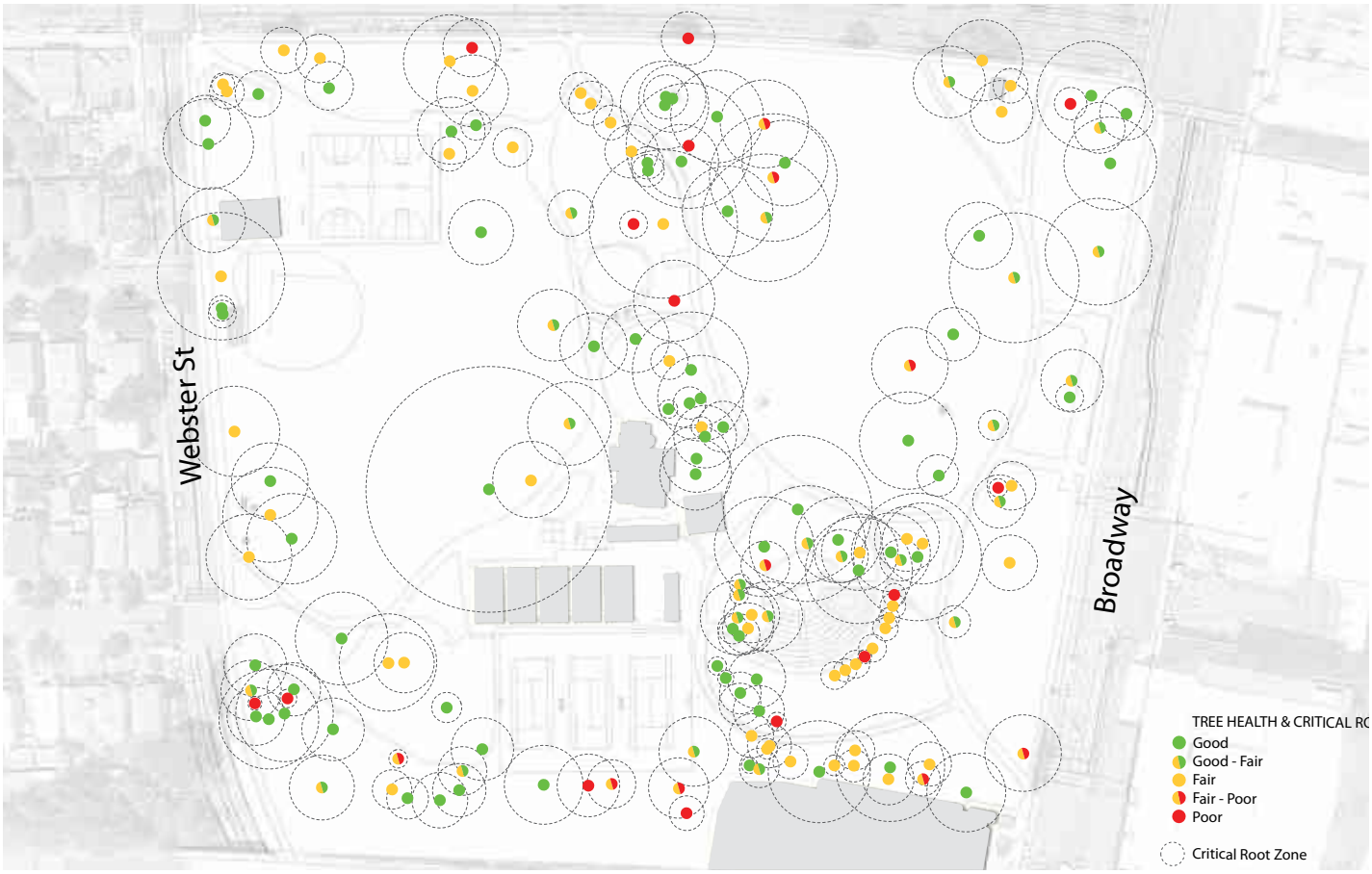
Site Lines: Looking In and Looking Out

PARK VIEWS FROM ITS EDGES



PARK VIEWS FROM ITS CENTERS

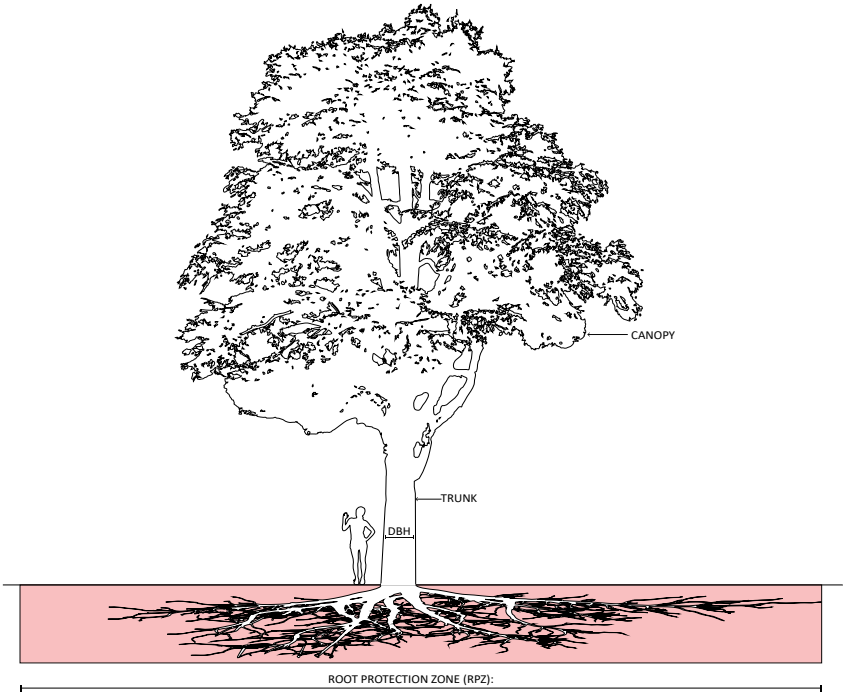
Site Analysis: Critical Root Zones



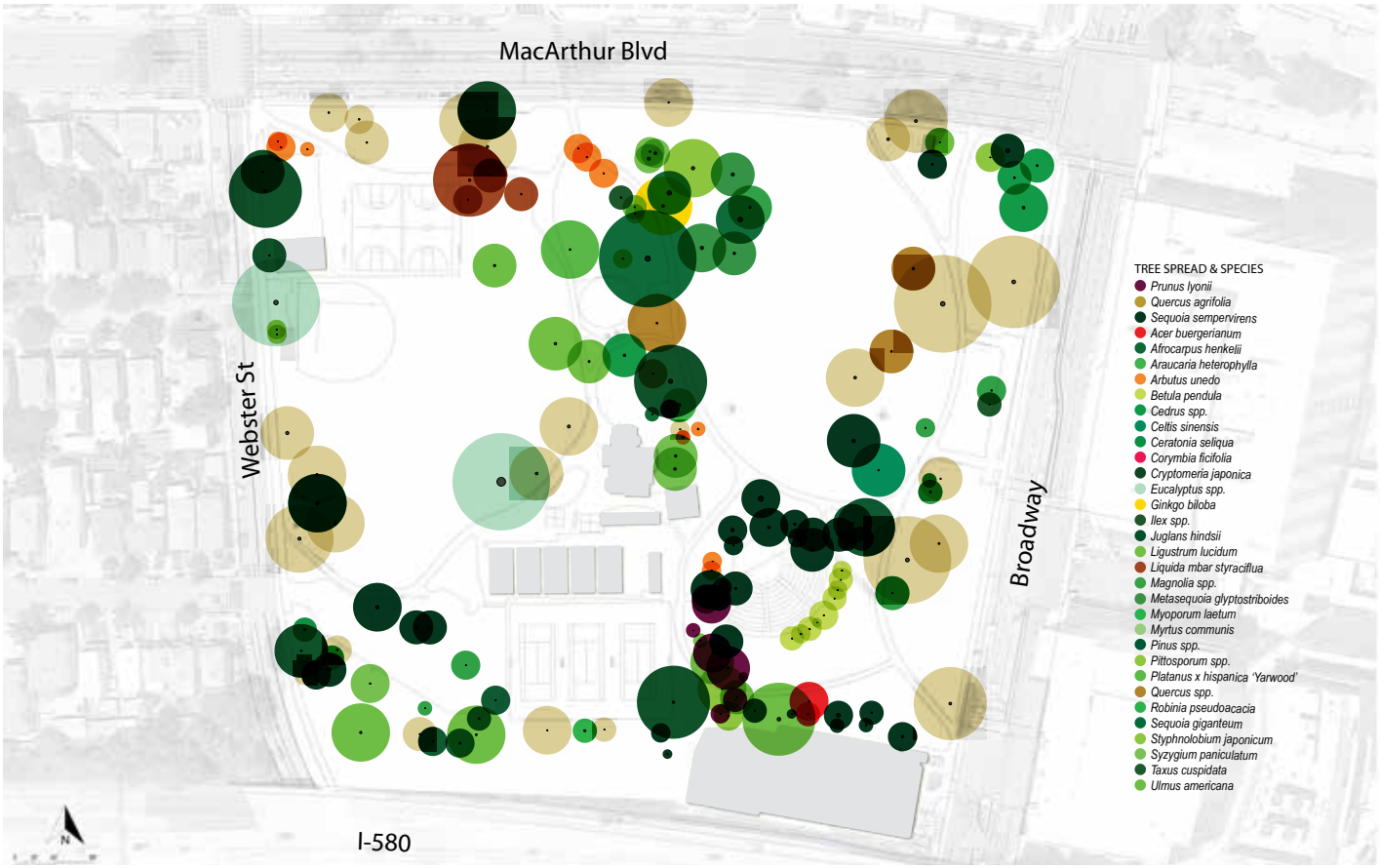
MATURE TREES

Existing mature trees with broad canopies create the identity of the park and are the iconic backdrop to activities and events. An arborist conducted an extensive evaluation of all the trees and there are over 44 species in the park. The health of the trees was rated and varies from poor to good. The construction budget should allow for air spading, hand digging, and other precautions near and within critical root zones of the trees. Tree maintenance is also recommended for a number of trees within the park.

Lastly, there are very few young trees in the park and it is recommended that a next generation of urban forest be added.



Site Analysis: Tree Health



MAP TREE SPECIES

EUCALYPTUS TREE NEAR THE BALL FIELD

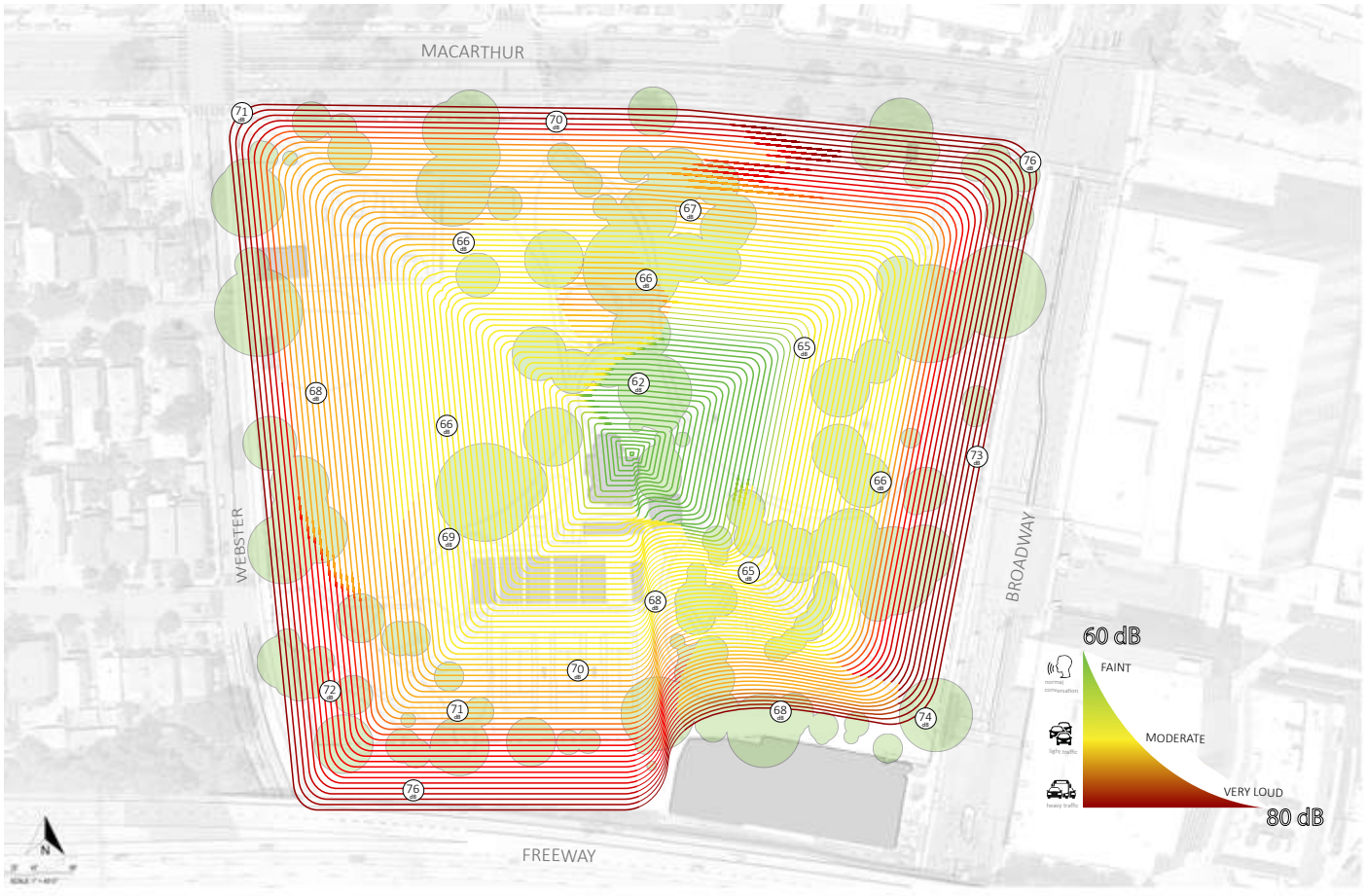
RARE DAWN REDWOOD

Site Analysis: Active and Passive Program Zones

ACTIVE

PASSIVE

Site Analysis: Noise Pollution

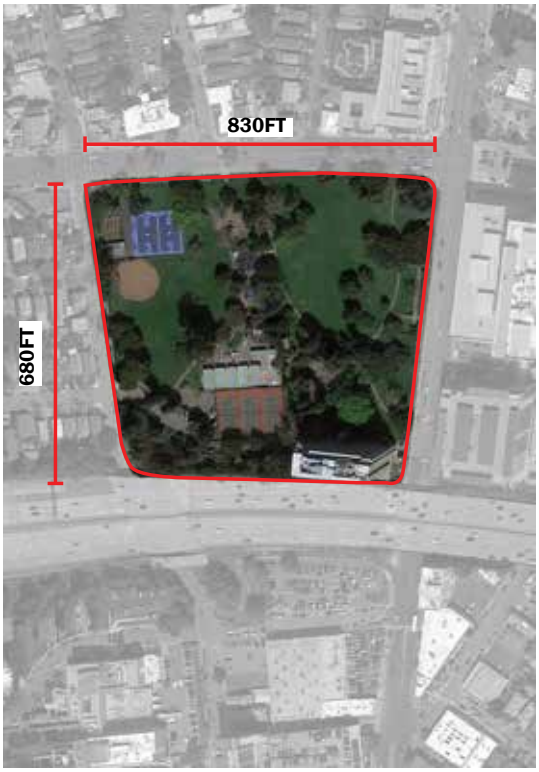


NOISE MAP: NOISE LEVELS IN THE PARK WERE SURPRISINGLY CONSISTENT AT ALL OF THE EDGES.

BROADWAY VIEW SOUTH WITH PARK TO THE EAST

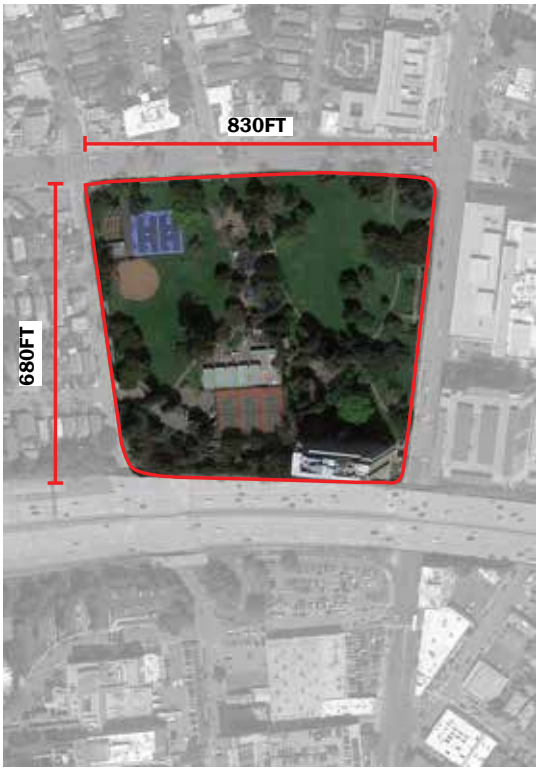
Site Analysis: Scale Comparisons

SPLASH PAD PARK
OAKLAND, CA



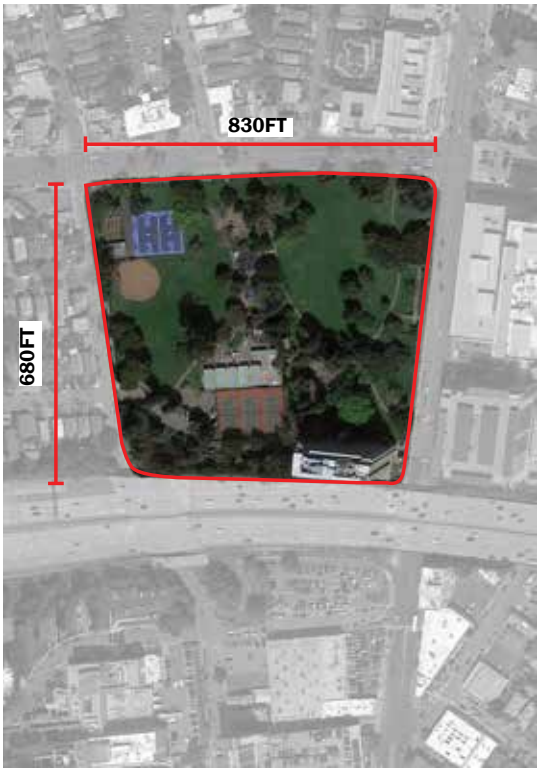
1”=200’

OAKLAND ROSE GARDEN
OAKLAND, CA



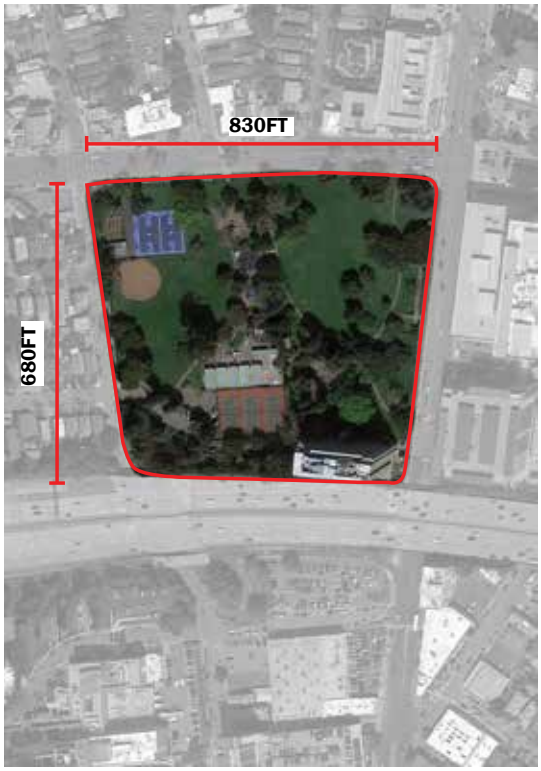
1”=200’

JACK LONDON SQUARE
OAKLAND, CA



1"=200'

OAKLAND MUSEUM
OAKLAND, CA



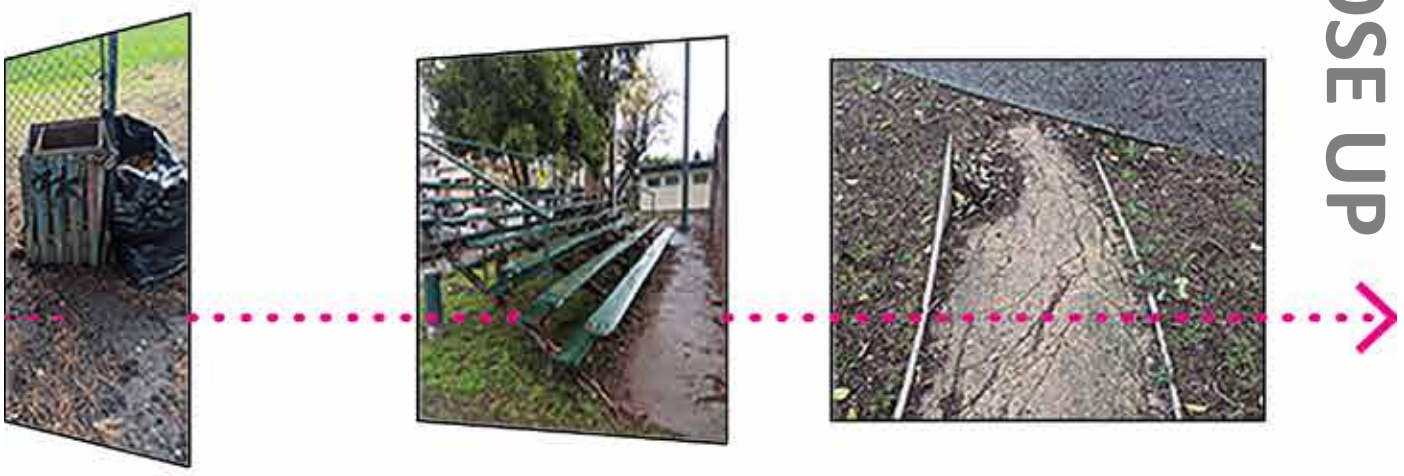
1"=200'

Site Analysis: Near, Far

FAR AWAY

HIGH

THE QUALITY OF THE LANDSCAPE IS GOOD FROM FAR AWAY...



BUT AS YOU COME CLOSER THE QUALITY IS WORN OUT AND POORLY MAINTAINED.

Moss House Evaluation

The Moss House is an important cultural and architectural historic resource in the City of Oakland and a community icon for Oakland residents. The centerpiece of the original 27-acre Mosswood Estate, the Moss House is now the historic centerpiece of the 11 acre Mosswood Park. The preservation of this landmark structure is a critical part of the Mosswood Master Plan. The proposed park improvements, the new community center, gym and pool have been designed to respect this important landmark and create a new community amenity that celebrates this important Oakland landmark.

DESCRIPTION OF HISTORIC PROPERTY

J. Mora Moss commissioned S.H. Williams to design the two story Moss House in 1864 in the style of a “Gothic Cottage”. The Moss House is a “boldly romantic Carpenter Gothic style Victorian” residence. Upon the death of J. Mora Moss’ widow, the City of Oakland purchased the house and remaining 11 acres of the estate in 1912. The Historic American Buildings Survey in 1960 described the historic house as “One of the finest, if not the finest, existing examples of Gothic architecture of French and English influence as adapted to wood frame domestic architecture to be found in the East Bay Area, and possibly in Northern California.” The building was named Oakland Heritage Landmark #6 on January 7, 1975.

BUILDING DESCRIPTION

(Summary from existing historic landmark documents)

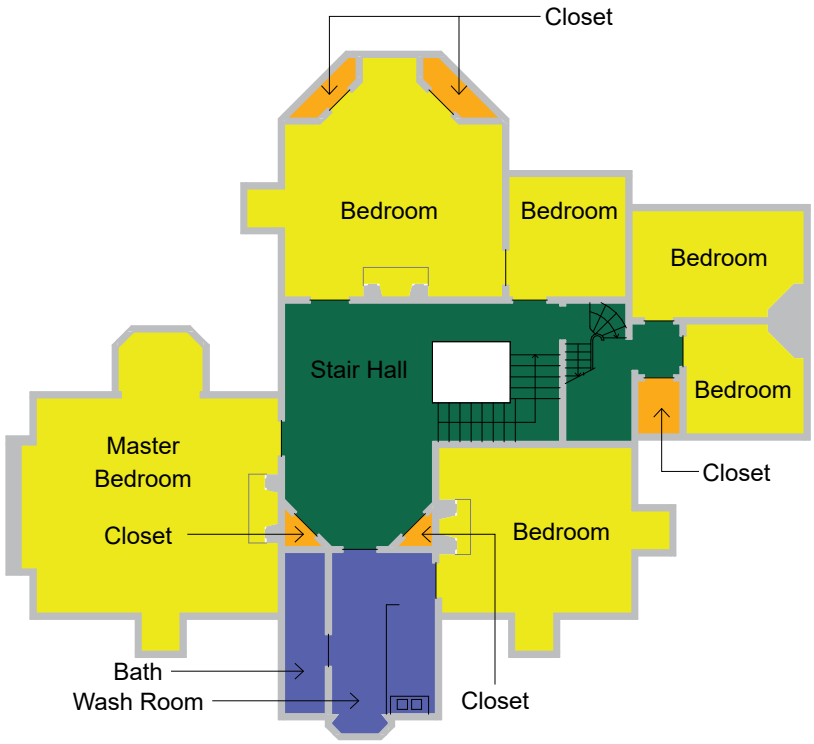
The building is constructed of Douglas Fir framing with redwood plank tongue and groove siding with redwood sleepers, ground sills and redwood exterior ornamental features. The foundation is plastered brick which surrounds the dirt floor basement and forms a pedestal to support the rest of the framing. Gable-ended dormers extend through the steep roofline with redwood shingles; decorated barge-boards and heavily molded finials, corbels and string corners adorn the dormers and roof eaves. A strong sense of verticality is enhanced by tall, narrow windows and the steeply-angled roof. The original main chimney vented flues from four fireplaces and rose in a slender pillar twelve feet above the roof at the symmetrical center of the building. Two other chimneys were of similar design. By 1928, the tall, slender, cylindrical chimneys had been replaced by unremarkable short, rectangular brick ones. The exterior is clad in painted redwood siding and trim.

Honduras mahogany was used for built-in interior cabinetry, and Port Orford Cedar trimmed the lower floor walls with the balance of wall woodwork being clear redwood. The doors have Gothic trefoil and quatrefoil panels and are made of thick soft wood incised to simulate black walnut.

Mirrored glass as well as plated, gilded and cast metal ornamental features were shipped around the Horn from France and England. Cast plaster rosettes, bosses and medallions detail the ceiling which otherwise is

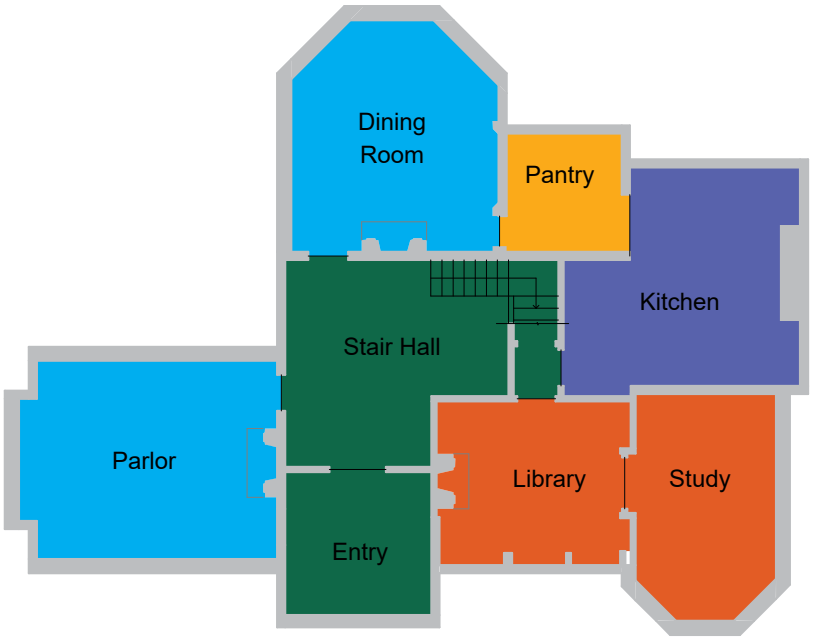
NORTHWEST ELEVATION OF MOSS HOUSE (HISTORIC AMERICAN BUILDING SURVEY).

1979 PHOTO OF MOSS HOUSE FROM SOUTHWEST CORNER (OAKLAND HISTORY ROOM).



	Bedrooms	1290 SF
	BOH	170 SF
	Circulation	420 SF
	Storage	60 SF
	TOTAL	1940 SF

MOSS HOUSE LEVEL 2



	BOH	320 SF
	Circulation	480 SF
	Large Gathering	650 SF
	Small Gathering	430 SF
	Storage	100 SF
	TOTAL	1980 SF

MOSS HOUSE LEVEL 1

composed of geometric traceries of wood on smooth plaster. The main interior staircase is composed of three flights in a square 'U' shape and is finished in oak handrails supported by gothic arch balusters. Upper and lower flooring is 1-inch (25 mm) blind-nailed hard pine tongue and groove. Hard pine steps make up the stairs.

The building holds approximately 5,500 square feet (510 m2) of floor space. The upper story contains three major bedrooms with a shared bath; there are also three minor bedrooms. The ground story rooms include a parlor drawing room, a study, a library, an entry room leading into a spacious stair hall, a dining room, a kitchen and a pantry. It was originally piped for gas lighting; the gas manufactured on the premises. Gas chandeliers hung from cast plaster medallions. An elaborate fernery with water cascade was visible from the drawing room windows.

Stained glass decorative elements add color to selected windows. A pair of stained glass window insets hold both the Moss and the Wood family coats of arms.

MOSS HOUSE ASSESSMENT

Following are updated assessments and recommendations for the rehabilitation of the Moss House completed by the members of the Mosswood Park Master Plan design and engineering team. The recommendations and scope of work for the Moss House listed below are not included in the Master Plan Cost Estimate, and are anticipated to be accomplished under a separate scope of work in the future.

CIVIL ASSESSMENT

EXISTING TOPOGRAPHY

Accessibility

Access to the park is provided by existing interior paths that are connected to existing sidewalks within the City's public right-of-way. A majority of these access points are located within close proximity to a City roadway intersection or crosswalk with curb ramps. Some of these existing paths exceed the maximum allowable slopes for accessible paths of travel (5% maximum longitudinal slope and 2% maximum cross-slope). The slope of the existing paths leading to the bottom of the amphitheater are in excess of 10%, based on the aerial topographic survey. A supplemental ground topographic survey will need to be performed to confirm the extents and locations of paths and sidewalks that are non-compliant with accessibility standards. In general, the grass and lawn areas are sloped within 1.5% to 8% and the east side of the site is steeper than the west side.

Existing Parking Lot

Access to the existing recreation center portable buildings is provided via an existing parking lot located in the southwestern area of the park. A striped path of travel is provided from the accessible parking stalls to the entry of the recreation center. Based on the aerial topographic survey, these areas appear to be

within the permissible slopes for accessible paths of travel. However, supplemental ground topographic survey will be required to confirm compliant slopes. The dimensions, striping and signage of the existing accessible parking stalls are non-compliant. For angled parking stalls, the full width of the access aisle must be provided for the full depths of the adjacent accessible parking stalls.

EXISTING UTILITIES

Domestic Water

An existing 1.5-inch lateral provides domestic water service to the recreation center. An existing 4-inch branched lateral provides irrigation water service for the park. These services enter the site from Webster Street, and are fed by an existing 12-inch domestic water main. Based on information provided by East Bay Municipal Utility District (EBMUD) and field observations, an existing utilities exhibit shows our understanding of the existing on-site water service routing. However, additional investigation such as utility locating would need to be conducted in order to provide greater certainty as to the actual locations of existing underground water utilities.

Fire Water

An existing 4-inch lateral provides fire water service to the recreation center. This service is also fed from the existing 12-inch water main in Webster Street. The fire water line traverses the park from west to east and enters the recreation center on the west side at a visible location above grade.

INTERIOR STAIR RAILING AT SECOND FLOOR.

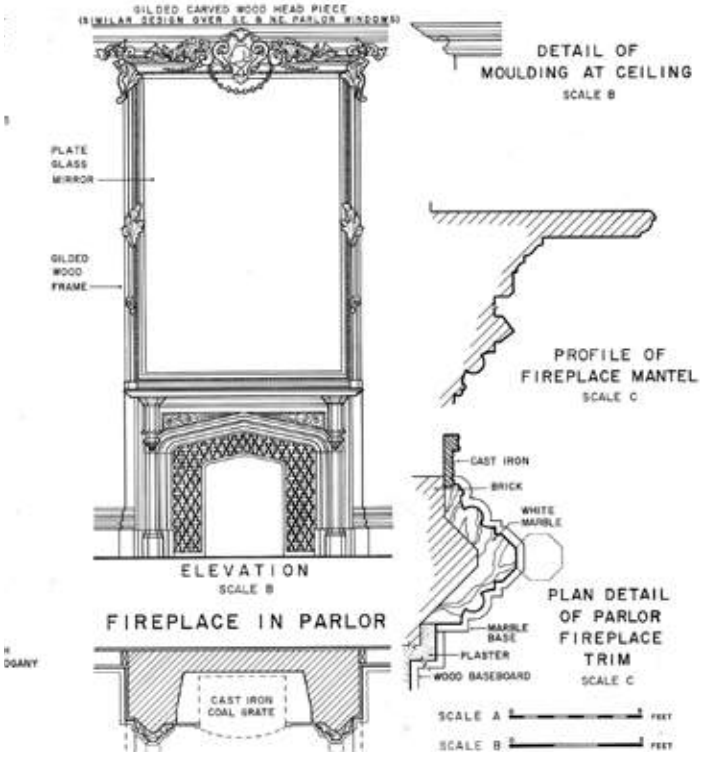
Storm Drain

An existing 69-inch storm drain main traverses the site from north to south. There are multiple drop inlets on top of the existing line that capture stormwater drainage and runoff. Existing drop inlets are generally located in low-lying areas of the site, such as the bottom of the amphitheater area. There is an existing 18-inch storm drain main located in Webster Street that bends easterly into the site. After upsizing to a 21-inch line, it connects with the existing 69-inch storm drain main mentioned above. There is also an existing storm drain line (of unknown size) located just south of the basketball courts. Based on the size of the drop inlets observed at the site, it is likely that this existing storm drain line is at most 12 or 15 inches in diameter. This line conveys drainage captured from existing drop inlets located in the northwestern quadrant of the area. These existing storm drain lines connect to the existing 18-inch storm drain main in Webster Street mentioned above. Consequently, the majority, if not all, of the site runoff is eventually conveyed into the existing 69-inch storm drain main flowing from the northern to southern limits of the site. Actual locations and sizes of existing underground storm drain lines will need to be field verified during the design or construction phases of the project.

Sanitary Sewer

An existing sanitary sewer lateral enters the site from Webster Street, where there is an existing 8-inch sanitary sewer main. The existing sanitary sewer lateral size is unknown, but is likely no more than 6 inches in diameter. Based on cleanout structures observed at the site, we understand that the existing

INTERIOR FIREPLACE IN PARLOR (TOP AND RIGHT)



sanitary sewer lateral serves the recreation center from the north side of the buildings, with each portable unit making a connection to the lateral. Actual locations and sizes of existing underground sanitary sewer lines will need to be field verified during the design or construction phases of the project.

MOSS HOUSE

Existing Utilities

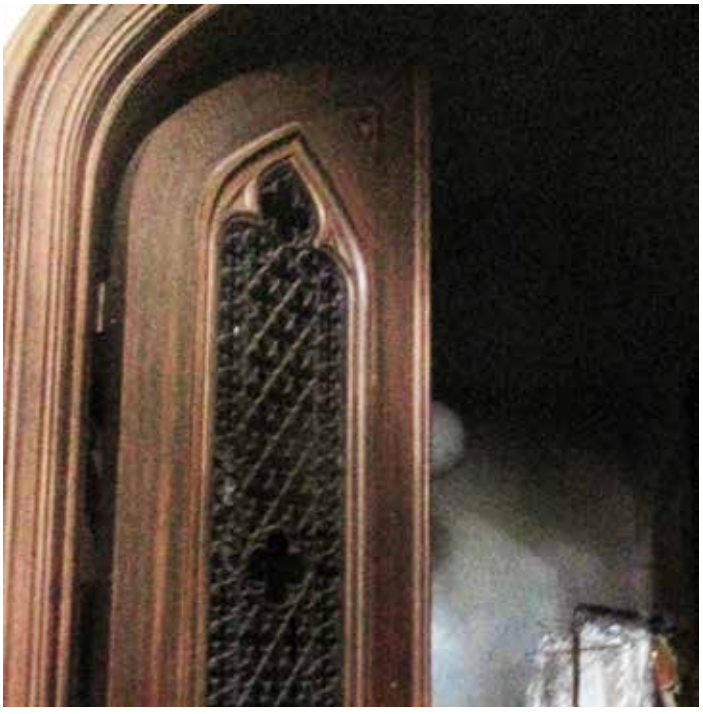
The Moss House receives utility services from the same existing site utility laterals mentioned above. Upstream from the recreation center, the existing sanitary sewer lateral bends to the northeast where it enters the Moss House. The existing sanitary sewer lateral size is unknown, but is likely no more than 6 inches in diameter. After entering the recreation center, the existing 1.5-inch domestic water lateral bends to the northeast where it enters the Moss House. There is no existing fire water service for the Moss House.

Accessibility

The Moss House in its existing condition is not accessible from California Building Code compliant paths of travel. The existing entries to the building consist of solely stairs that are not equipped with lifts.

MECHANICAL ASSESSMENT

Based on the age of the building and the state of the mechanical equipment, the mechanical systems are outdated, non-compliant with code, and in dire need of an upgrade. The recommended upgrades are summarized in the following pages.



INTERIOR DOOR DETAIL, BETWEEN ENTRY AND STAIR HALL.

INTERIOR PLASTER CEILING MOLDING DETAIL.

COOLING SYSTEM

There is no mechanical cooling system in the building. Taking advantage of the moderate climate in Oakland, window openings are utilized to provide natural ventilation and free cooling to the space. However, from the site visit, it is evident that the attic space is particularly prone to accumulating solar heat gains and becoming uncomfortably warm during the summer.

HEATING SYSTEM

Space heating is provided by a vertical combustion gas furnace located in the basement and connected to the natural gas line. The furnace heats air and distributes warm air to the house through metal ducts. The furnace combustion chamber is connected to a flue and vented through the chimney. There are four fireplaces in the house to provide additional space heating.

The furnace system is outdated and non-functional. Moreover, the combustion of natural gas has negative environmental impacts. The potential risk of gas leakage is also a safety concern, particularly if the future intended occupants include children and youth. Replacing the existing gas furnace with a much more energy efficient heating system is recommended.

AIR DISTRIBUTION SYSTEM

Ground floor supply air is delivered from floor diffusers and through metal ducts routed in the basement. However, air grilles and diffusers could not be found on the second floor and in the attic. The ductwork in the basement is poorly routed and maintained. The ducts are damaged and discontinuous at certain parts. The duct insulation seems to be falling apart and even non-existent in many cases. Redesigning the entire duct distribution and replacing aged diffusers and grilles is recommended.

ELECTRICAL ASSESSMENT

The existing electrical panels serving the Moss House are in very poor condition, suffering from extreme corrosion and wear. The electrical panels have also surpassed the manufacturer's equipment age.

Due to the age of the building systems, another concern is the knob-and-tube wiring installation, commonly used at that time.

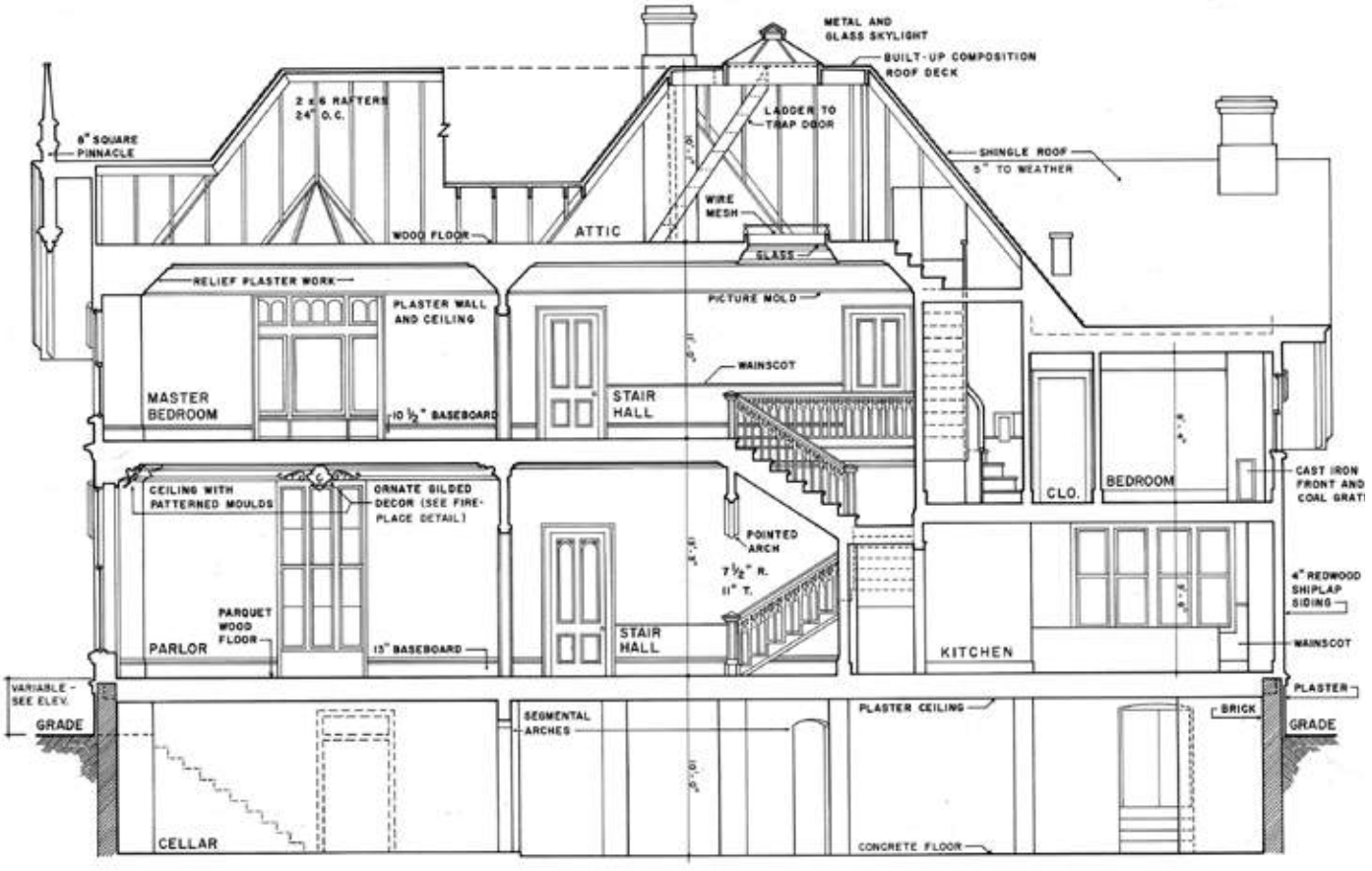
The existing electrical panels and electrical devices, including receptacles, lighting, and lighting controls, do not conform to latest energy standards and building codes. Electrical receptacles are 15A rated at 120V.

Fire alarm devices are not present in the building.

Recommendations

Wiring will require complete replacement due to poor condition of equipment and devices and non-compliance with the latest building codes and standards.

ATTIC INTERIOR WITH ARCHED BRICK CHIMNEY.



NORTH-SOUTH CROSS SECTION THROUGH MOSS HOUSE (HISTORIC AMERICAN BUILDING SURVEY).

Complete electrical wiring replacement is further recommended due to the potential fire hazard of knob-and-tube wiring throughout the building.

New electrical service upgrade is recommended. New electrical panels with split bus to separately meter disaggregated load types are recommended. A digitally addressed lighting control system is recommended, including demand response control capability, dimming wall switches, daylight harvesting sensors, and occupancy sensor controls. LED type, energy efficient, dimmable luminaires are also recommended. It is further recommended to provide 20A rated receptacles at 120V in lieu of 15A rated receptacles.

A complete fire alarm system will need to be installed to comply with the latest building codes.

PLUMBING AND FIRE PROTECTION ASESSMENT

DOMESTIC COLD WATER

Existing Condition

There is currently no cold water running throughout the building, possibly due to a closed valve on incoming cold water service. Supply pipes in the building are likely to predate lead-free laws and will have unacceptable levels of lead. There is no separate water meter noted for this building.

Recommendations

Replace all existing domestic cold water piping inside the building. The new domestic cold water piping aboveground shall be copper pipe “Type L”. Incoming underground domestic cold water pipe shall be replaced too with new copper pipe “Type K”. The existing incoming cold-water line is an undetermined size. The new incoming domestic water service pipe size shall be increased, if new toilets with flush valves are proposed to be installed. Per code, the metering of cold-water incoming service shall be provided, either inside the building or on site.

DOMESTIC HOT WATER

Existing Condition

There is no existing functional hot water heater in the building. An antique gas hot water heater in the basement is not functional but has potential historic value.

Recommendations

Electric point of use hot water heaters can be installed if only lavatories remain. For additional fixtures, such as new showers or kitchen fixtures, a tank type central electric water heater located in the basement would be recommended. The central hot water recirculation system would include a recirculation pump that would minimize the time it takes to deliver hot water, depending on whether the fixtures added will be remote. Domestic hot water piping will be Type L copper with wrought copper fittings and soldered or brazed joints. All domestic

water pipe, fittings and couplings shall be manufactured in the United States and shall be lead-free. All domestic hot water supply and return piping should be insulated.

SANITARY WASTE AND VENT

Existing Condition

Existing pipe condition was not verified. Pipes are assumed to be very old and in need of replacement. Existing piping is possibly hub and spigot cast iron piping or clay. There is also an existing sump pump in the basement that is not confirmed to be operational. It likely originally served as the primary way to remove groundwater seepage from collecting in the basement and excess rainwater.

Recommendations

The existing foundation drainage sump pump needs to be replaced or removed in lieu of a more sophisticated foundation drainage system. It can be replaced with a duplex sump pump that provides redundancy and reliability. Additional drains can be provided in the basement to prevent sitting water after a storm and can be connected to the sump pit.

STORM DRAINAGE

Existing Condition

There is an existing gutter and downspout system diverting storm water from the roof. Many of the existing downspouts divert the stormwater to grade around the building.

Recommendations

Replace existing gutters and downspouts in kind and connect downspouts to site underground connections for storm management and treatment on site by Civil.

FIXTURES

Existing Condition

There is a tank-type toilet, shower, and lavatory on the second floor that are not currently functional nor code compliant. There is a kitchen sink on the first floor and a janitorial sink in the basement that is also not functional nor code compliant. There may not be enough toilets on the property to serve assembly or other potential uses and may need to be supplemented by offsite restrooms.

Recommendations

Remove existing plumbing fixtures and provide code compliant, low flow fixtures. The architect shall confirm the necessary number of plumbing fixtures per occupant for potential future uses.

FIRE PROTECTION

Existing Condition

There is no existing fire protection system in the building. There is a fire protection service serving the sprinklers in the temporary structures on site.

Recommendations

In lieu of an agreement with the local Fire Marshall, a full automatic sprinkler system should be provided serving sprinklers throughout the building. This could be served by the existing fire protection service in the

park. The size and scope of this service would vary based on the final proposed use of the building.

STRUCTURAL ASSESSMENT

EXISTING STRUCTURE

The roof level sheathing is skipped sheathing over 2x wood framing. Beyond the skipped sheathing a modern roofing membrane is observed. The exact date of re-roofing is unknown, but it appears the roof was re-roofed more recently. The roof framing appears to be in good overall condition.

The walls are constructed with 2x wood studs. The exterior walls are sheathed with wood siding over wood straight sheathing. Interior walls are constructed with lathe and plaster over 2x wood framing. There is some evidence of water staining in the lathe and plaster however the wall framing appears to be in good overall condition.

The floor framing is comprised of straight sheathing over 2x wood framing. There is evidence of water damage however the floor framing appears to be in good overall condition.

There walls of the full basement are comprised of brick masonry walls. The walls are partially below grade and act as retaining walls. Given the vintage of construction it is likely the brick masonry walls are unreinforced. The mortar joints appear to have degraded in some areas.

The construction of the below grade foundations is not readily observed however it is assumed that it is constructed with unreinforced brick masonry.

It does not appear that the building has been seismically retrofit.

Brick chimneys were observed extending through the attic space. A pair of chimneys was observed to join together in the attic space to combine into one chimney through the roof. These chimneys did not appear to be seismically braced.

STRUCTURAL DEFICIENCIES

The following deficiencies were identified:

- Lathe and plaster as shear walls: Plaster is a stiff but brittle material which is undesirable as a lateral load resisting system.
- Walls connected through floor: Given the vintage of the building, it is likely that the walls are not tied from floor to floor.
- Wood sill bolting: The first floor joists were observed to pocket within the basement brick walls. It is unclear whether the first floor walls were bolted to the brick walls. Given the vintage of construction the connection is likely inadequate.
- Plan irregularity: The plan of this house has a number of irregularities which create re-entrant corners.
- Roof diaphragm: Skipped sheathing does not provide sufficient diaphragm strength.
- Unreinforced masonry basement walls

and foundations: The basement walls are likely unreinforced, and have insufficient waterproofing.

MITIGATING DEFICIENCIES

The following are examples of mitigation measures which can be used to address the deficiencies identified. They do not represent a comprehensive retrofit plan. Deficiency mitigation measures include:

- New plywood shear walls with holdowns to the foundations and connections through floors.
- Install new wood roof diaphragm sheathing over existing skipped sheathing.
- Add shear walls or add strap strengthening to address re-entrant corner conditions.
- Replace unreinforced masonry basement walls with new reinforced concrete walls. These walls will be appropriately waterproofed, designed for retaining, and constructed with new sill bolts for walls above and anchorage for new shear wall holdowns.

POTENTIAL PROJECT SCOPE

We understand that the City of Oakland is exploring potential uses for the renovated Moss House. Some of these uses include business or office use, small-scale conferencing, seminars and other limited occupant assemblies, event rentals to the public such as weddings, businesses and non-profits. Intermittent use by other city departments such as the Oakland Public Library.

The intent of the potential project is to stabilize, repair and restore the existing landmark building, to upgrade systems, seismically rehabilitate the building, and improve accessibility. We do not recommend major interior or exterior alterations that would negatively impact the historic nature and features of the building. Therefore, the existing floorplans are expected to remain largely unaltered.

Given these assumptions, we anticipate the scope of work per phase to be as follows:

1. Stabilization

- Seismic Upgrade, per draft structural observation.
- Weather protection, including new roof, restoration of front entry stairs and door , and prep and paint building exterior.
- New fire sprinkler system and service, furnished sensitively to the existing historic conditions.
- New foundation drainage system and sump pump.

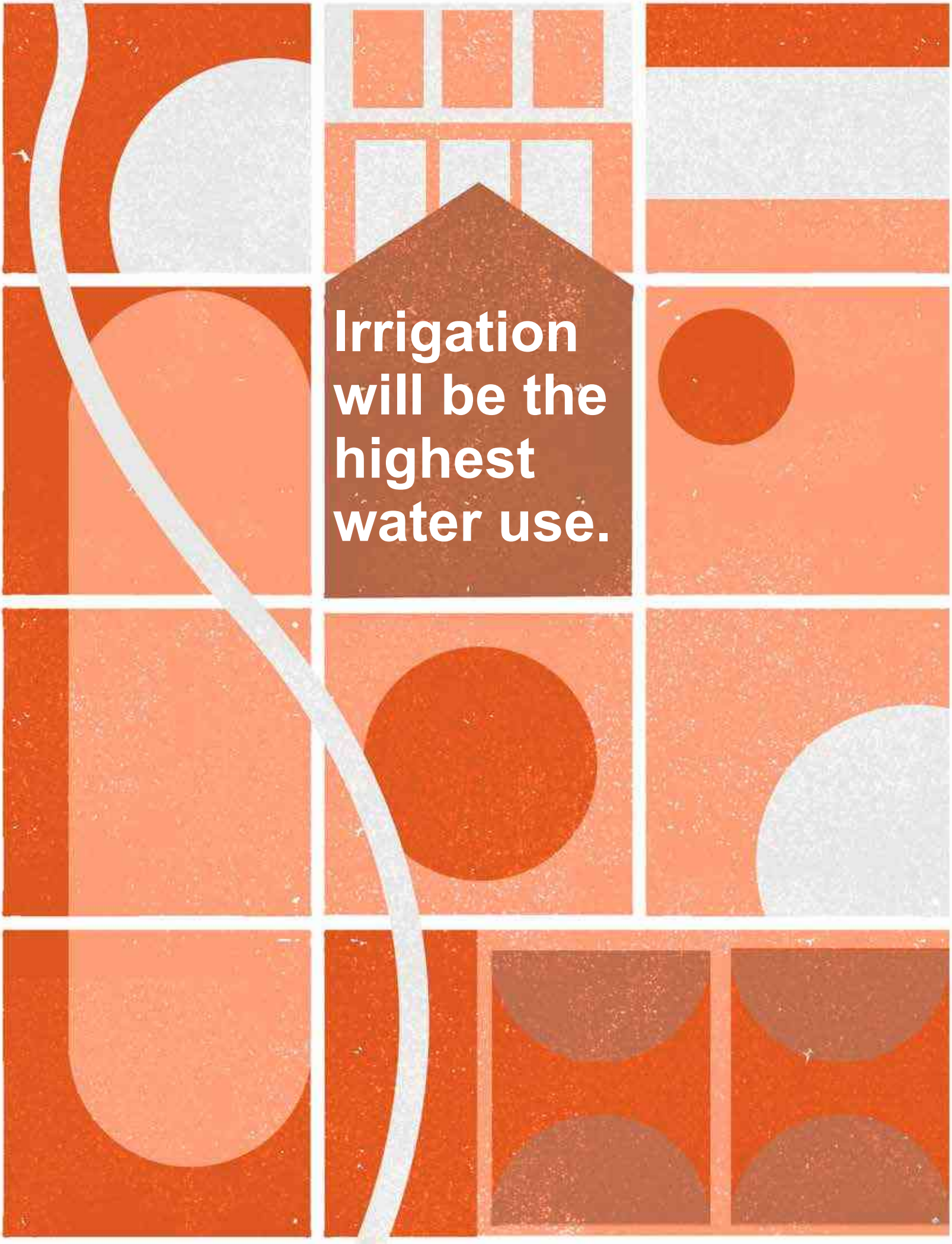
2. Level 1 Upgrades

- Restore finishes and surfaces, per 2007 study.
- Provide new exterior accessible ramp and guardrails, locations to be reviewed in conjunction with the Mosswood Park Masterplan, new Community Center design and as outlined in the 2007 study.
- Replace light fixtures, upgrade electrical power capacity, per draft MEP observation.

- Replace HVAC heating and ventilation system, per draft observation. (Cooling by operable ventilation)
- Install fire alarm system, per draft MEP observation.
- Restore existing 1st floor sink, per draft MEP observation. (Code required fixtures assumed to be located off site)
- Provide modest upgrades to kitchen area and bathrooms for functionality.
- Adjacent Storage Building: Stabilize for interim use. Note that this building will be removed in Phase 1B of the Community Center project.

3. Level 2 Upgrades
- Restore finishes and surfaces, per 2007 study.
- Provide new accessible lift and associated structure within existing first floor pantry / second floor bedroom space.
- Replace light fixtures, upgrade electrical power capacity, per draft MEP observation.
- Extend HVAC heating and ventilation system upgrades to 2nd floor, per draft MEP observation. (Cooling by operable ventilation)
- Install fire alarm system throughout entire building, furnished sensitively to the existing historic conditions, per draft MEP observation.
- Restore existing 2nd floor bathrooms, per draft MEP observation (Code required fixtures assumed to be located off site.)

4. Exterior Improvements
(These potential ideas have not been included in the cost estimate discussed below.)
- Community Garden, playground and / or modest entry plaza in conjunction with Park Masterplan in process.
- Removal of invasive plants / ivy at the base of the building.
- Further pruning of trees in the adjacent area to open the area below the canopy.
- Natural stormwater management from impervious roof areas on the house.
- New fern garden in reference to the history fern garden no longer present or other restoration of historic landscape elements.


Irrigation will be the highest water use.

Code Analysis

4

The role of parks as essential spaces within our communities for health and wellness elevates their code compliance to greater importance. Parks serve a civic as well as an ecological function within our communities and should support not only health, but collective best practices for the health of the planet. Parks as civic spaces can serve as examples of best practices for the community. Meeting code requirements for sustainable practices in artful and well designed ways can inspire the public.

Landscape Site Planning

HEALTH AND SAFETY

The foremost goal of the design team is to provide a landscape that not only meets the needs of the community, but does so with the highest attention to health, safety, and environmental stewardship.

ACCESSIBILITY

The site design will be guided by with Federal standards for the American with Disabilities Act and will comply with the California Building Code Chapter 11B. The existing site pavements are worn and have settled in some areas and appear too steep to be ADA compliant. Additional surveying and detailed study of accessibility is recommended on a project basis.

C3 COMPLIANCE

The planting design will meet the criteria of the stormwater management design established in collaboration with the civil engineer. State regulations require new construction to treat stormwater on site before releasing it into the storm drain system. Vegetated storm water treatment areas will accomplish this goal, and are an opportunity for education around hydrology, native plants, and sustainability.

WATER EFFICIENT LANDSCAPE

The planting design will comply with the water efficient requirements of the City of Oakland and the State of California. Best practices for soil management and mulching will be employed to further extend the water value for plants.

STEWARDSHIP

Leading by example, the park will use plants that promote habitat and ecosystem services as well as considering plant communities and water consumption. Where possible opportunities for teaching and demonstrating ecological practices will be incorporated into the project design.

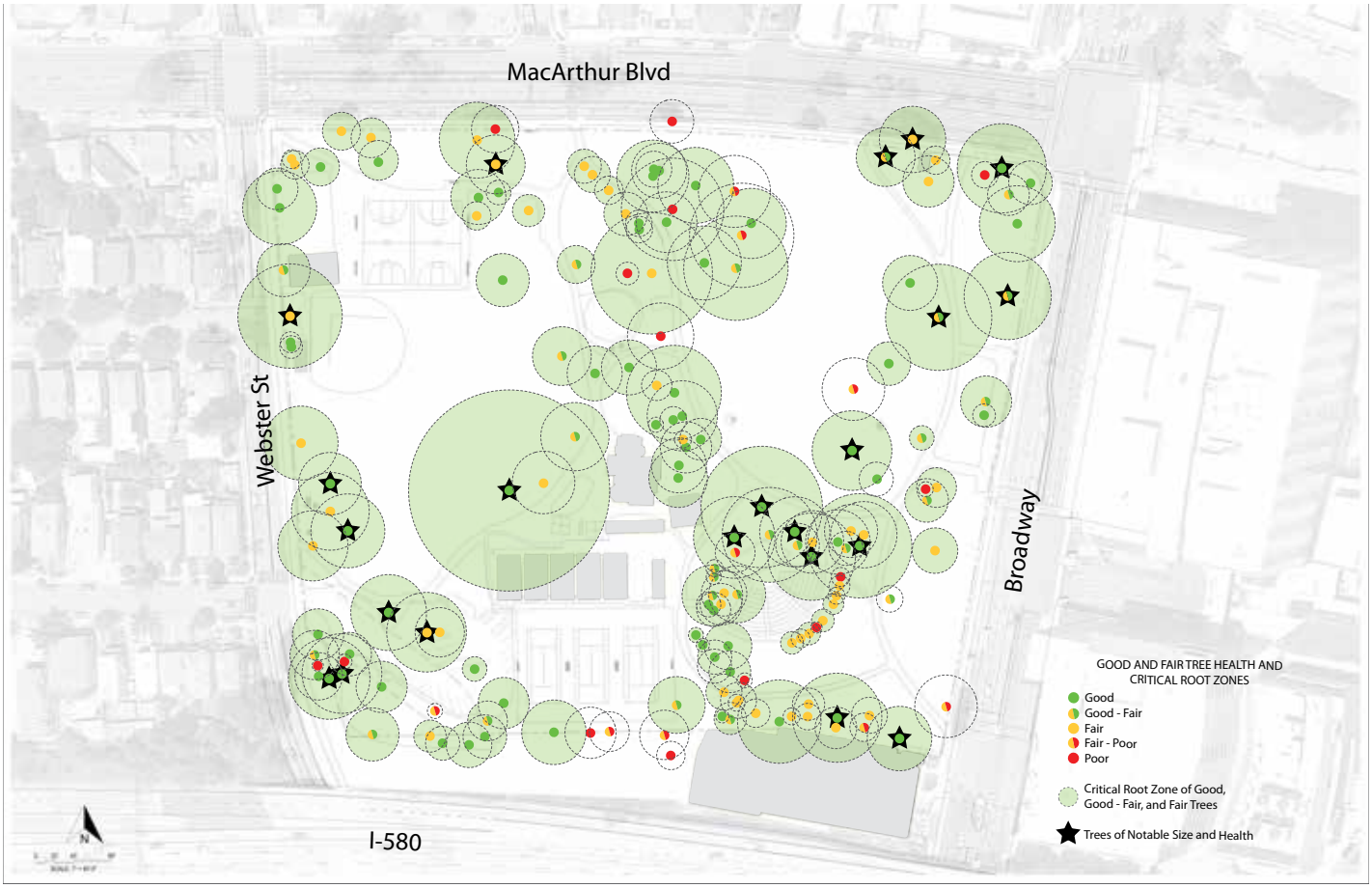
TREE PROTECTION

The following are Protected Trees according to City Ordinance Chapter 12.36. PROTECTED TREES: A. Any Coast Live Oak tree that is larger than 4 inches DBH. B. Any tree (except Eucalyptus) that is larger than 9 inches DBH. (Eucalyptus trees and up to 5 Monterey Pines per acre are not considered Protected Trees under this section. Monterey Pines must be inspected and verified by the Public Works Agency -Tree Division prior to their removal. C. Any tree of any size located in the public right-of-way (including street trees).

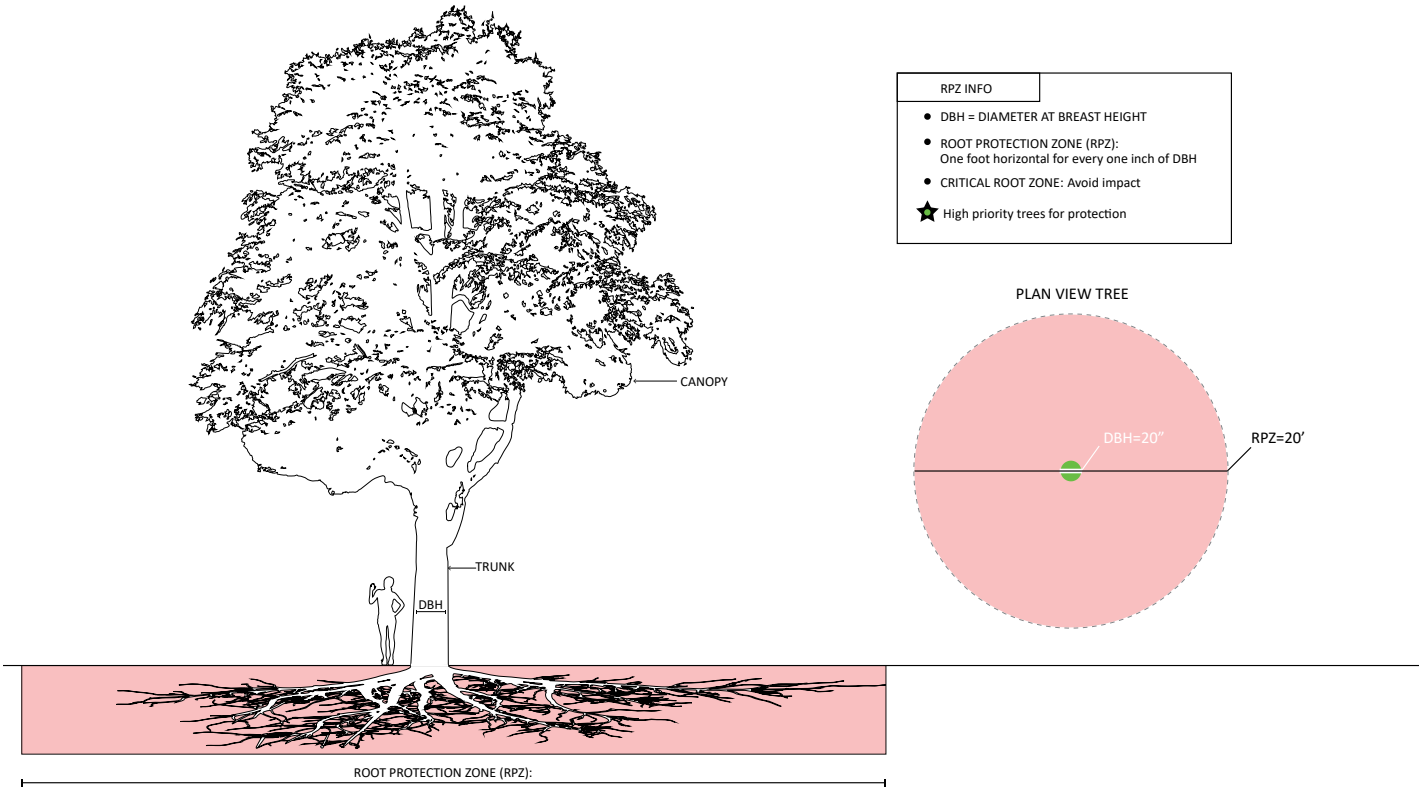
Per the recommendation of the arborist, all tree critical root zones have been mapped and should be protected.

TRANSPORTATION

The park will welcome visitors arriving by many modalities. The existing parking lot location will remain , but its layout will be altered. The parking lot shall provide parking and pedestrian circulation in compliance with ADA standards. The Master Plan should encourage bicycle use and provide easy access and ample bike parking. Additional study is needed to determine if the project could accommodate a bicycle share station and a bicycle repair area where visitors could pump up tires or fix a flat. For guests arriving on foot, ample shaded sidewalks will be provided. Bus stop locations and arrival by public transit will be considered as important gateway locations at the park.



CRITICAL ROOT ZONE MAP



CRITICAL ROOT ZONE DIAGRAM

Entitlements and Regulations

RELEVANT CODES AND ORDINANCES

- 2019 California Building Standards Administrative Code Part1
- 2019 California Building Code Part 2, Vol 1
- 2019 California Building Code Part 2, Vol 2
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- 2019 California Reference Standards Code
- City of Oakland General Plan
- City of Oakland Planning Code

BASIC PARCEL INFORMATION

Parcel Number:	012 094100100
Lot Area:	450082 sq. ft.
Address:	3612 Webster Street
Landuse:	Exempt Public Agency

ZONING AND GENERAL PLAN

Zoning:	Open Space (CP)
General Plan:	Urban Park & Open Space
Impact Fee Zone:	Fee Zone 1

ADMINISTRATIVE INFORMATION

City Council:	District 3
Service District:	2

HISTORIC RESOURCES INFORMATION

Category:	Local Register
OCHS Rating:	A1+
Construction:	1860s
Local Landmark:	No

CITY OF OAKLAND PLANNING CODE

CHAPTER 17.11.010 -
OS Open Space Zone Regulations

SECTION 17.11.050 -
Conditionally permitted activities
Recreation Center, Gymnasium, and Swim Centers (pool), among other uses, are amongst the list of permitted activities upon the granting of a Major Conditional Use Permit.

SECTION 17.135.050 -
Special use permit review procedure for the OS Zone
Projects in City-Owned parks, any improvements or change in use that is consistent with a park Master Plan that has been adopted by the Oakland City Council shall be subject to the Minor Conditional Use Permit process only, even where they involve facilities or activities that would otherwise require major conditional use permits.

SECTION 17.11.130 -
Maximum height
Except as otherwise provided in Sections 17.108.020 and 17.108.030, the maximum height of buildings and other facilities shall be forty-five (45) feet in parks classified as CP.

SECTION 17.11.140 -
Minimum yards
The minimum front, side, and rear yards shall be equal to the minimum yards required in the nearest adjacent zoning district. For parks

abutting multiple zones, different minimum yard requirements may apply to different parts of the park.

SECTION 17.11.150 -
Maximum impervious surface
Maximum 10% for parks greater than 10 acres.

CHAPTER 17.110 -
General Buffering Requirements In OS Zones
All uses shall be subject to the applicable requirements of the buffering regulations at Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination and other matters specified therein.

CHAPTER 17.116 -
Off-Street Parking And Loading Requirements

SECTION 17.116.070-
Off-street parking - Civic Activities
No spaces required for Community Assembly and Recreational Assembly in all zones .

SECTION 17.116.130 -
Off-street loading - Civic Activities
No berth required for Community Assembly spaces occupying less than 50,000 square feet.

CHAPTER 17.117 -
Bicycle parking
Number of spaces to be prescribed by the Director of City Planning, pursuant to Section 17.117.040 for Community Assembly spaces.

ZONING MAP

CHAPTER 17.118 -
Recycling Space Allocation Requirements

SECTION 17.118.030
Recycling space allocation requirements.
Space allocated for recycling collection and storage areas within affected commercial, industrial and public facility projects shall be provided in the amount of two cubic feet of storage and collection space per each one thousand (1,000) square feet, or portion thereof, of the total gross building square footage, with a minimum requirement that not less than ten cubic feet be provided.

Building Code Analysis

2019 CALIFORNIA BUILDING CODE

CHAPTER 3 -
Occupancy Classification and Use

FLOOR LEVEL	OCCUPANCY
Ground	A-3 (Community Center, Pool), A-4 (Gym), B (Kitchen, Offices), S-2
2nd Story	E (Community Center), S-2

CHAPTER 4 - SECTION 452
School Facilities for Group E Day Care

SECTION 452.1.4.-

Special Provisions

In buildings equipped with an automatic sprinkler system throughout, rooms used for kindergarten, first- and second-grade children or for day-care purposes may be located on the second story, provided there are at least two exterior exit doors, or other egress systems complying with Section 1018 with two exits, for the exclusive use of such occupants. Egress systems for the exclusive use of such occupants shall be maintained until exit discharge at grade is attained.

CHAPTER 5 -
General Building Heights and Areas*

*Building will be fully sprinklered.

GROSS BUILDING AREAS	
FLOOR LEVEL	AREA
LEVEL 1	~18,900 SF
LEVEL 2*	~5,400 SF
TOTAL	~24,300 SF

*Includes outdoor terrace.

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT (FT)

OCCUPANCY (S- SPRINKLERED)	TYPE IIIB	
	ALLOWED	PROPOSED
A-3, A-4, E (W/O Area Increase)	75’	< 40’
A-3, A-4, E (W/ Area Increase)	55’	
B, S	75’	

TABLE 504.4 - ALLOWABLE NO. STORIES

OCCUPANCY (S- SPRINKLERED)	TYPE IIIB	
	ALLOWED	PROPOSED
A-3 (W/O Area Increase)	3	2
A-3 (W/ Area Increase)	2	
B, S-2	4	

TABLE 506.2 - ALLOWABLE AREA FACTOR IN SF
(Assumed for 2-story structure)

OCCUPANCY (S- SPRINKLERED)	TYPE IIIB	
	ALLOWED	PROPOSED
A-3 (W/O Height Increase)	28,500	
A-3 (W/ Height Increase)	9,500	
B	57,000	
E (W/O Height Increase)	43,500	
E (W/ Height Increase)	14,500	
Level 1		~18,900
Level 2		~5,400

SECTION 506.2.4 -

Mixed Occupancy Multistory Buildings

Each story of a mixed occupancy multistory building with more than one story above grade plane shall individually comply with the applicable requirements of Section 508.1. Proposed building meets allowable area per story.

CHAPTER 6 -
Types of Construction
SECTION 602 -
Construction Classification
Construction Type: Type III-B

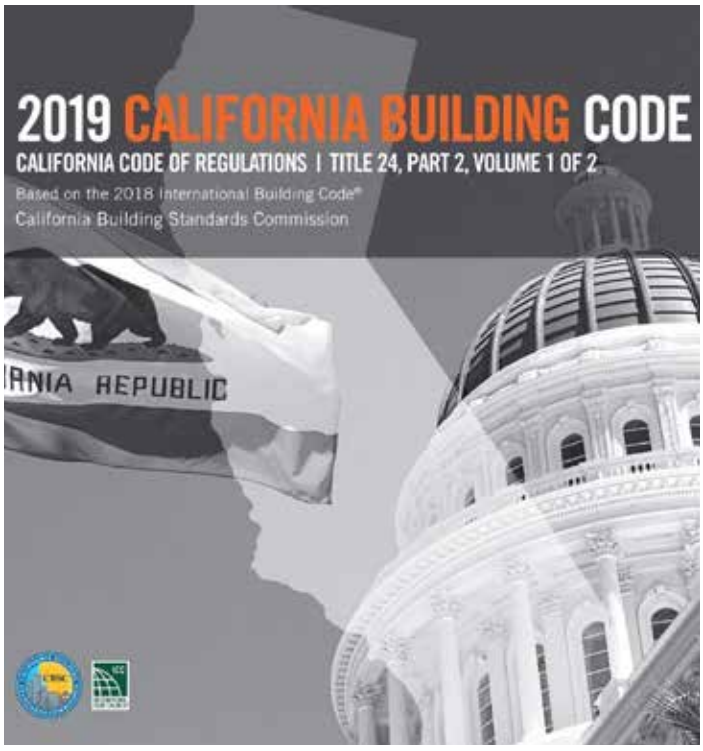
TABLE 601

BUILDING ELEMENT	FIRE RATING
Primary Structural Frame	0
Exterior Bearing Wall	2
Interior Bearing Wall	0
Exterior Non-Bearing Walls	See Table 602
Floor Construction	0
Roof Construction	0

602.3 Type III-B construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-house rating of less.

TABLE 602

FIRE SEPARATION DISTANCE	FIRE RATING
X < 5	1
5 < X < 10	1
10 < X < 30	1
X > 30	0



"The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances."


My Mosswood is a place for...
art
dance
learning
playing

Program

5

“Program” is the word we use when we talk about the kinds of spaces and rooms that make up a building or a landscape. Some projects begin with a pre-determined list of rooms, others begin with a question of what those rooms should be. The Mosswood Community Center project began with the latter.

At Mosswood, the programming process was collaborative and multi-faceted. It started with a rough sense of what spaces should be accommodated but also evolved with a desire to explore new possibilities and ideas. At the end of the day, the types of spaces that made it into this project are a reflection of community desires and needs, as well as the aspirations of a growing and evolving Parks Department. The overall arrangement of spaces was developed to support an ongoing dialogue between the new building and its immediate park context.

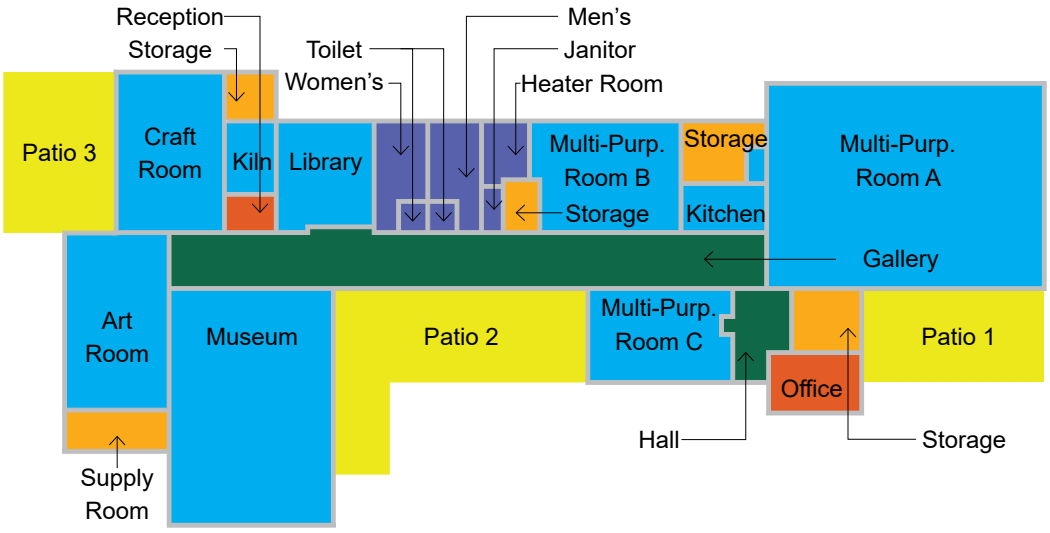
Program

The building program is composed of the types of rooms or spaces within a building and their individual areas. For the Mosswood Community Center, this list of rooms was developed through an iterative process involving research and analysis of similar facilities, gathering community input, and many conversations with the staff who will be running the programs and maintaining the spaces.

The following pages depict some of those studies and conversations. It was an exhaustive process of discovery which culminated in the list of rooms that fed in the current Concept Design for the project. It is still a work in progress that will likely continue to evolve as the project progresses.

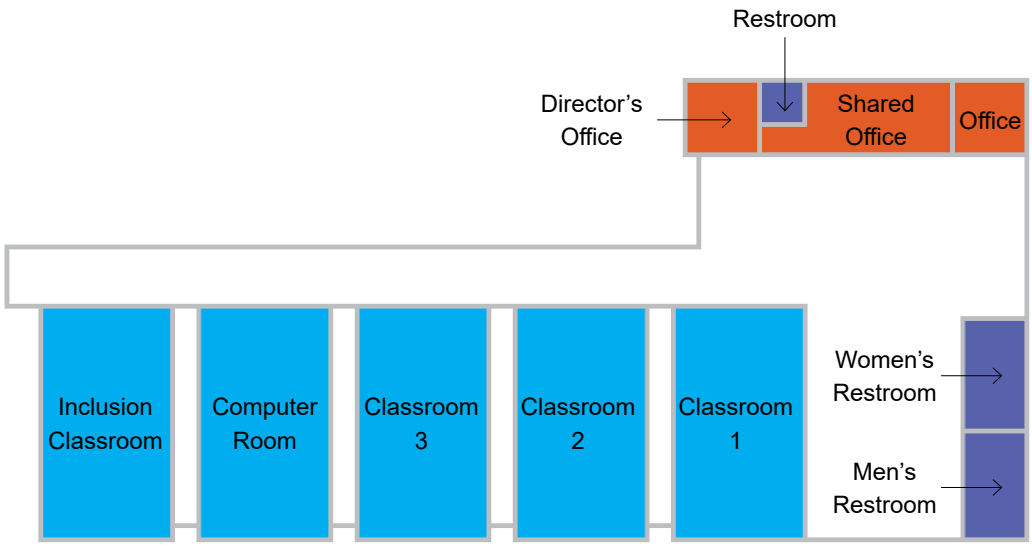
At a basic level the program sought to build off of the functions provided at the old Junior Center for the Arts and the current temporary Recreation Center -- this is reflected in the large social hall and performing arts room, the classrooms for the after-school programs and the computer lab. However, it also sought to expand on those functions by creating an “Innovation Lab” to support making and technological exploration, reflected in the Maker’s Space and generous outdoor terrace.

The programming process not only identified the spaces required but also sought to identify ideal relationships and adjacencies between spaces, possible outdoor connections, and special features that should be provided to better support the activities within.



BOH	430 SF
Circulation	1120 SF
Indoor Activity	5380 SF
Office	210 SF
Storage	490 SF
TOTAL INDOOR	7630 SF
Outdoor Deck	1900 SF

JUNIOR CENTER FOR THE ARTS



BOH	460 SF
Indoor Activity	4610 SF
Office	670 SF
TOTAL	5740 SF

TEMPORARY MOSSWOOD RECREATION CENTER

SITE VISITS
December 10, 2019

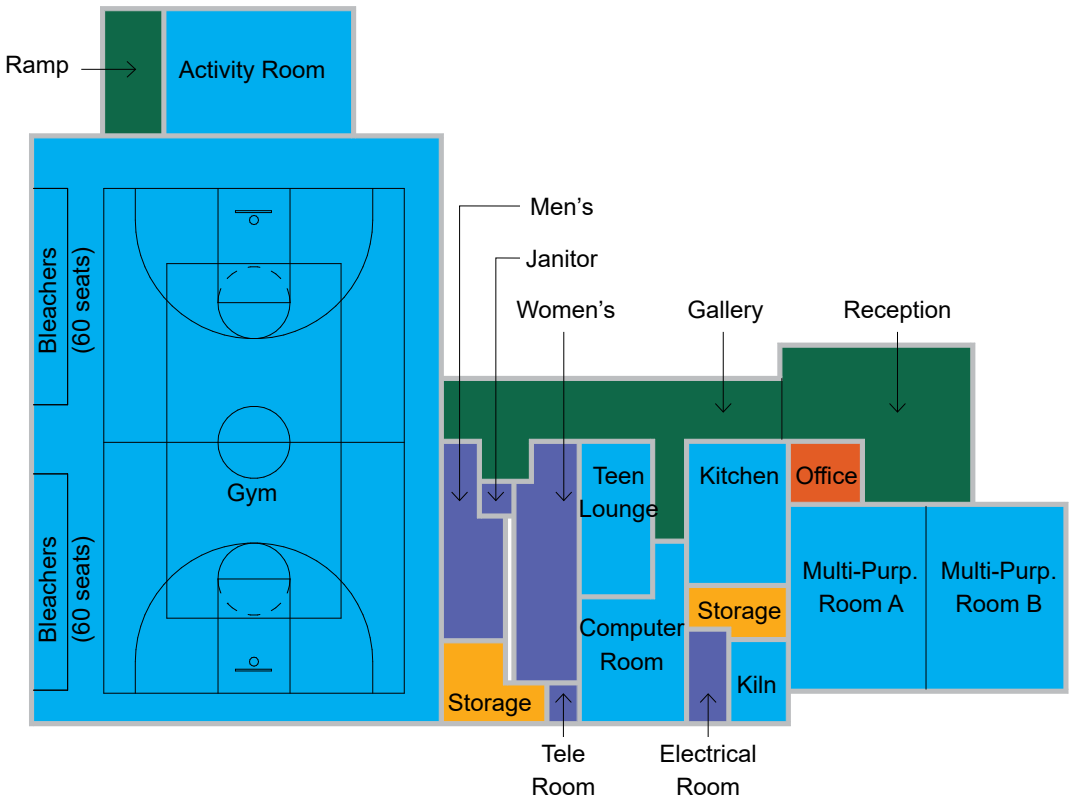
The Project Team conducted site visits to two recently completed OPRYD facilities; Golden Gate Recreation Center, located in North Oakland, and Rainbow Recreation Center, located in East Oakland. These two buildings served as good precedent projects given the similar programs and functions. The purpose of these visits was to understand both the successes and challenges these projects faced in order to apply these lessons to the Mosswood project. Tours were led by the center directors and included both operations and maintenance staff.

GOLDEN GATE RECREATION CENTER
Lessons Learned

- Functionality of stage is limited due to size; but indoor/outdoor connection is good.
- Gym could use more bleachers - ideally for 200 seats.
- Changing area for teams is desired.
- Storage is not sufficient throughout.
- Commercial kitchen is good size and a good revenue generating amenity.
- Community rental space is most functional if it accommodates 150 people.
- Staff office space insufficient; but visibility into reception area is good.
- Divider in multipurpose room works well.
- Overlap between kids area and rental space creates some challenges.
- Outdoor trash enclosure is good and recommended for Mosswood facility.
- Mural at building entry has helped build ownership. Staff makes sure to mitigate any graffiti right away.
- Staff prefers simple/manual systems.
- Staff enjoys the gym space, general brightness of the facility, and accent colors.

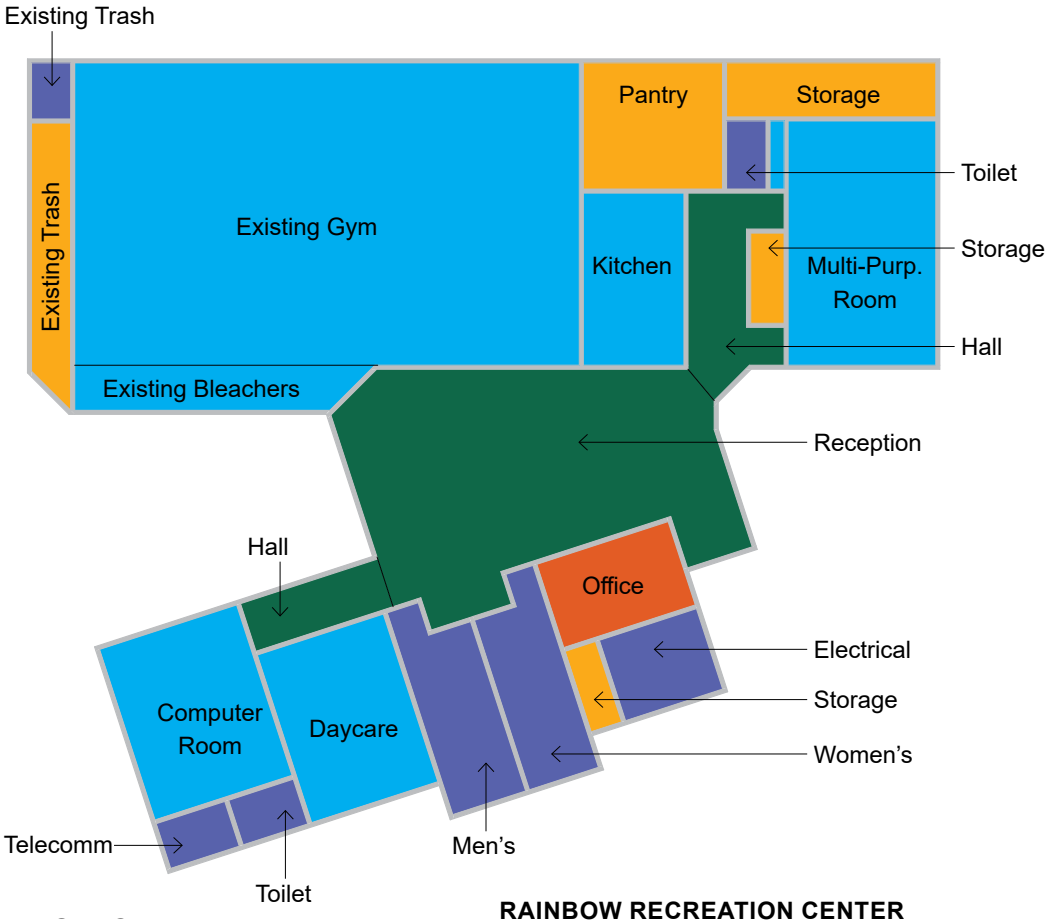
RAINBOW RECREATION CENTER
Lessons Learned

- Built-in storage and casework in rooms is desired; lockable cabinets are preferable.
- Commercial kitchen and pantry/storage area are oversized.
- Bulletin boards and cork boards throughout for announcements are desired.
- Reception desk visibility and sightlines are good.
- Security and maintenance are primary concerns at this facility; security camera systems and screened windows were required.
- Showers in the facility are used almost everyday by the homeless population.
- Staff office is sizable but would be preferable to have a separate space for the center Director.
- Divider in multipurpose room does not work well.
- Gym is a good size but has inadequate seating and poor lighting.
- Carpeted walk-off mats at entries are good.



BOH	810 SF
Circulation	1550 SF
Indoor Activity	9770 SF
Office	120 SF
Storage	300 SF
TOTAL	12550 SF

GOLDEN GATE RECREATION CENTER



BOH	1350 SF
Circulation	2640 SF
Indoor Activity	7450 SF
Office	340 SF
Storage	1250 SF
TOTAL	13030 SF

RAINBOW RECREATION CENTER

WHAT WE HEARD ...

Blue italics: feedback from client departments

CREATE

Performing arts programs, stage
Visual arts / galley / studio
Recording equipment and instruments checkout
Tool lending library
Tech innovation programs / STEM
Maker classes

LEARN

Community resources / info hub
Cooking classes
Adult education and training
Career services
Library services / mini library
Early childhood education
Environmental education
Tutoring
Culture sharing
Reading
Teen run library / lab / *bike repair* / cafe
CPR class
Innovative transportation stewardship
Trust group exercises
Social services

GATHER

Meeting rooms / social hall /
engage leaders
Movie nights indoor and outdoor
Place just to "be" for all ages (living room vibes)
Bandstand, outdoor bleachers
Public restrooms, *gender neutral restrooms*
Event rentals large and small
Place for food and meals / cafe / vending
Celebrate
Intergenerational programs
Inclusion programs for all ages
Teen spaces like selfie studio with bomb lighting
Indoor recreation (basketball, volleyball, athletic flooring)

RELAX

Youth summer activities
Senior services (tai chi, yoga)
After school care
Youth programming
Foosball
Accessible playground more integrated with rec center
Beach volleyball
Dog park
Play
Sports programs, regulation size fields / courts
Passive green space
Health and wellness programs
Enjoy nature

Performing arts
Visual arts
Technology
Adult classes
Youth classes
Library
Community resources
Teen space
Social services
Living room
Social hall
Movies
Event rentals
Places for food
Youth activities
Senior services
Health & wellness

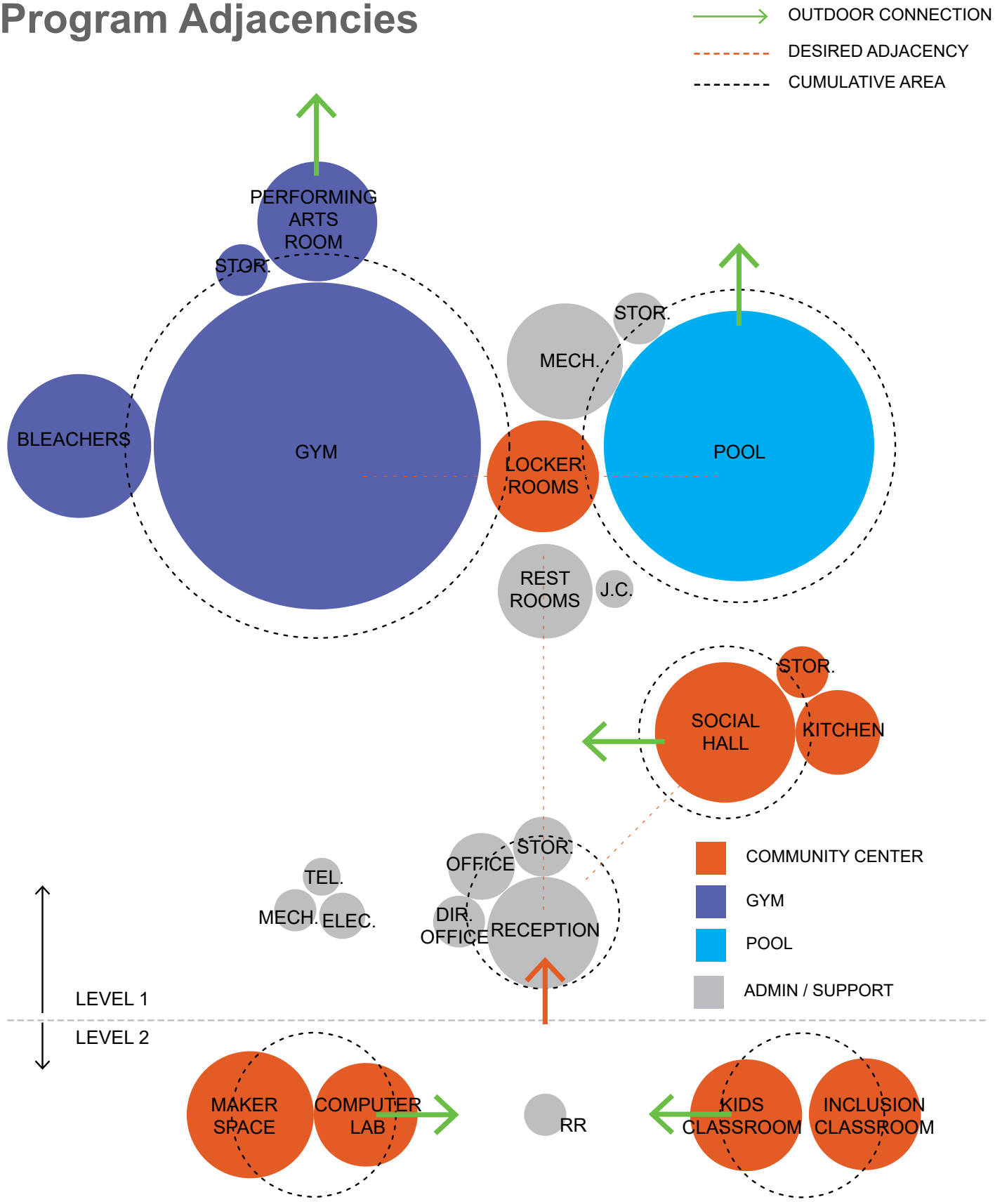
CURRENT PROGRAM

First Floor	
Reception	770 SF
Gallery	550 SF
Social Hall	1550 SF
Kitchen	330 SF
Inclusion Classroom	560 SF
Second Floor	
Maker Space	1060 SF
Computer Lab / MPR	740 SF
Classroom	770 SF
Director's Office	180 SF
Inclusion Office	110 SF
Circ., Elev., Stairs	1850 SF
Social Hall Storage	80 SF
General Storage	250 SF
BOH	420 SF
Restrooms	800 SF
Outdoor (Level 2)	1490 SF
Total Occupiable Area	11510 SF
Gym & Bleachers	6540 SF
Performing Arts Room	700 SF
Restrooms	160 SF
BOH	270 SF
Total Phase II	7670 SF
Pool	3690 SF
Lockers	560 SF
Pool Office/ Storage	140 SF
Pool Mechanical	710 SF
Total Phase III	5100 SF
Total Occupiable Area	24280 SF

WHAT THERE WAS / IS...

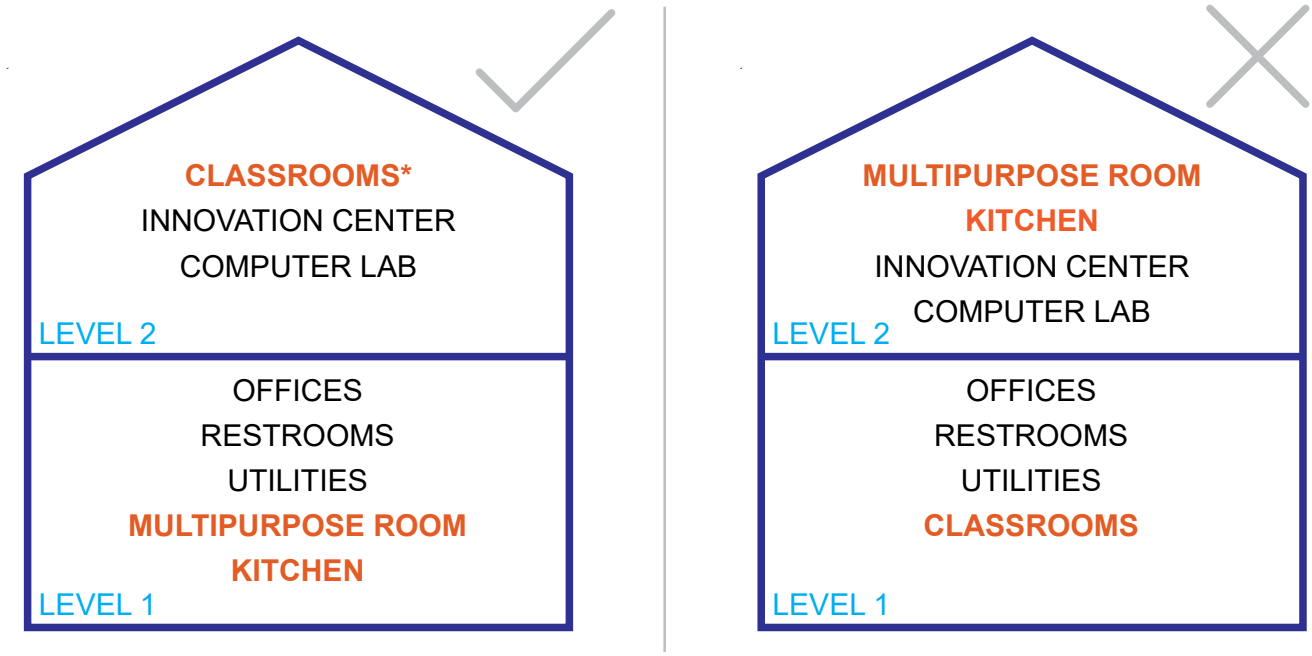
	Jr. Center	Mosswood Temporary Rec Center	Golden Gate	Rainbow
Indoor Activity	5380 SF	4610 SF	9770 SF	7450 SF
Offices	210 SF	670 SF	120 SF	340 SF
Circulation	1120 SF		1550 SF	2640 SF
Storage	490 SF		300 SF	1250 SF
BOH	430 SF	460 SF	810 SF	1350 SF
Outdoor	1900 SF			
Total Indoor	7630 SF	5740 SF	12550 SF	13030 SF

Program Adjacencies

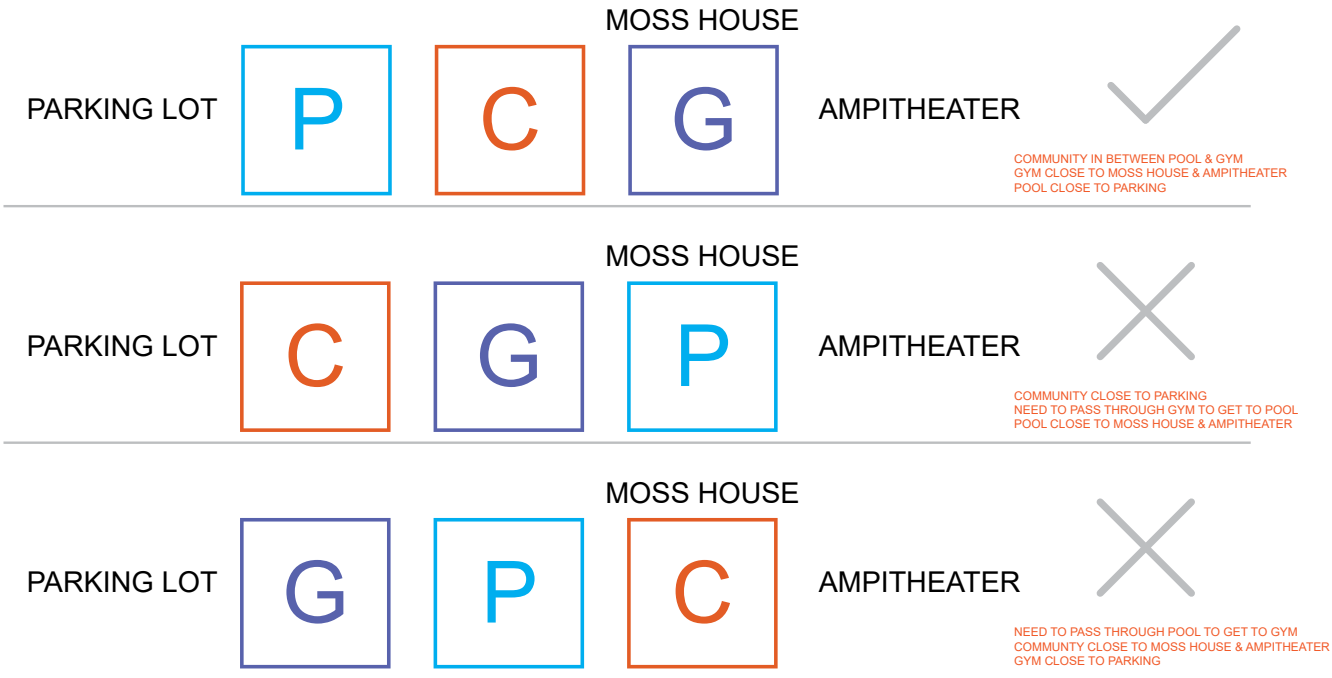


THIS DIAGRAM REPRESENTS DESIRED RELATIONSHIPS AND ADJACENCIES BETWEEN THE SPACES IN THE PROGRAM AND SERVED AS A PRECURSOR TO DEVELOPING A FORMAL FLOOR PLAN LAYOUT. ACCURATELY SCALED CIRCLES ARE COLOR CODED BY THEIR FUNCTION AND GROUPED SPATIALLY TO REFLECT IDEALIZED RELATIONSHIPS.

IN A TWO-STORY BUILDING, WHAT SHOULD GO UPSTAIRS AND WHAT SHOULD GO DOWNSTAIRS?

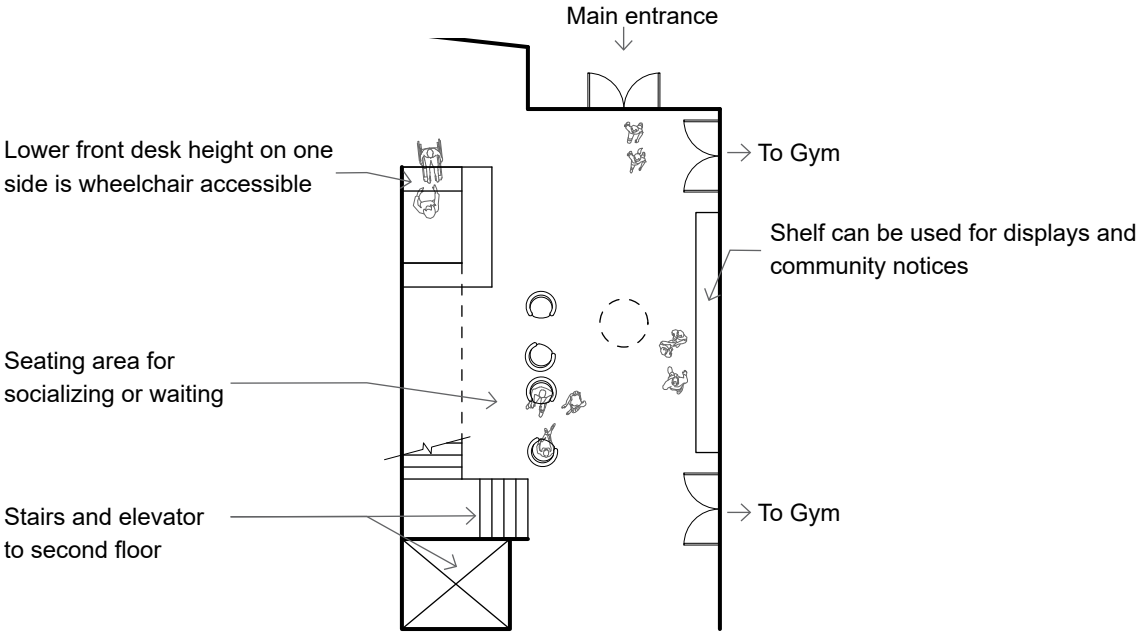


HOW SHOULD THE MAIN BUILDING FUNCTIONS RELATE TO ONE ANOTHER & OTHER PARK FEATURES?



THE DIAGRAMS ABOVE WERE USED TO FURTHER EVALUATE PROGRAM RELATIONSHIPS. THE DIAGRAM ABOVE PRESENTS TWO DIFFERENT SCENARIOS FOR LEVEL 1 VS LEVEL 2 ROOM LOCATIONS, WHILE THE DIAGRAM BELOW EXPLORES THE RELATIONSHIP OF THE THREE MAJOR FUNCTIONS RELATIVE TO THE EXISTING SITE ELEMENTS.

Types of Spaces



Reception

750 - 850 square feet

The Reception area is centrally located and faces the park. The area includes a welcome desk, seating area and built in casework. The welcome desk has visibility to many spaces including the front door, upstairs, gym, social hall and pool.

ADJACENCIES
Stairs and elevator to second floor, Gallery, Gym, Director's Office

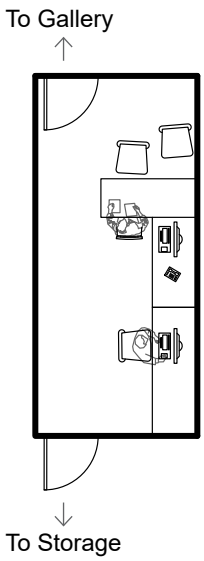
FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS
Custom wood reception desk with quartz top. Comfortable lounge furniture to create a "living room" feeling.

ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

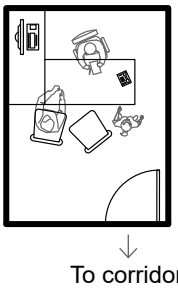
Acoustics: Premium acoustical ceiling with a warm finish.

Lighting: LED pendant lights at the welcome desk. Recessed down lights and accent lighting for feature walls. Lighting shall be dimmable and have occupancy and daylight sensors.

HVAC: Natural ventilation with mechanical cooling as needed.



DIRECTOR'S OFFICE



INCLUSION OFFICE

Offices

100 - 200 square feet each

Administrative functions and meetings take place in the two offices. The offices are located so staff can keep an eye on the park and other spaces in the Community Center from inside the room. The larger office can accommodate workstations for three people.

ADJACENCIES

Reception, Restrooms, Gallery, Lockers, Pool

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

The offices should have carpet flooring and suspended acoustic ceiling tile. Provide counters, casework, task chairs and regular chairs. Visual connection to exterior and the reception is important.

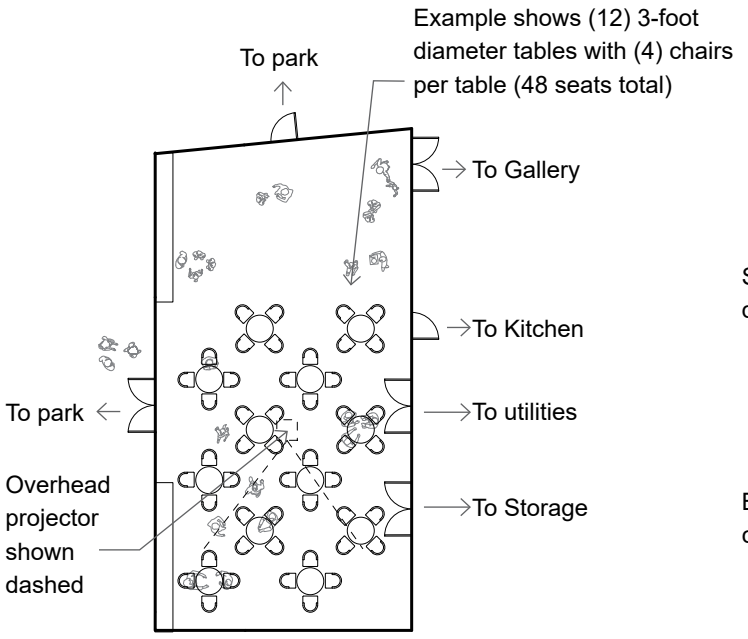
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Offices should receive acoustic treatment to maintain a quiet work environment and prevent sensitive conversations from being heard in adjacent rooms.

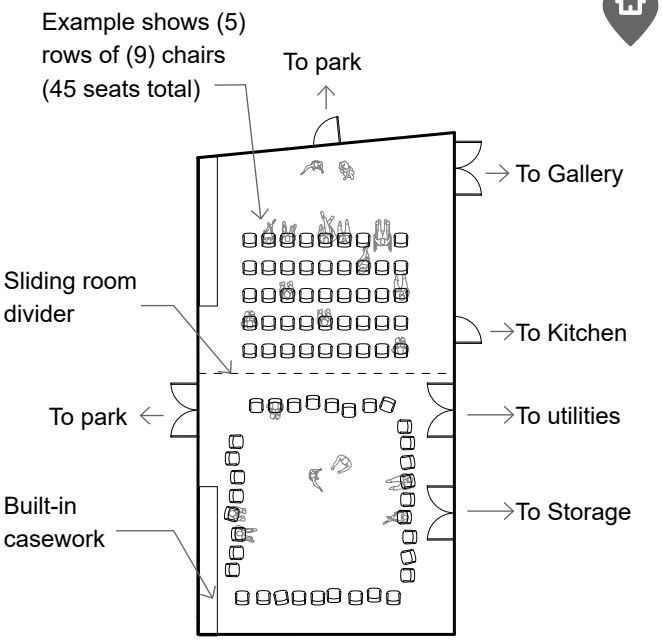
Lighting: Dimmable LED linear fixtures with manual control and daylight sensor. Provide task lighting at work areas.

HVAC: Natural ventilation with mechanical cooling as needed.

Electrical and data: No special electrical requirements. Provide data connections for phones and computers.



CONFIGURED FOR A PARTY



CONFIGURED FOR A CONFERENCE

Social Hall

1500 - 1600 square feet

The Social Hall is a multi purpose space for community gatherings. It is surrounded by the park on two sides which creates ample opportunities for indoor outdoor connections.

ADJACENCIES

Commercial kitchen, storage, outdoor connections

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

The social hall should have a sprung floor to allow for a diverse range of activities in this room. Large tables and chairs that are easy to move, stack and store. Provide black out shades, tack boards and white boards.

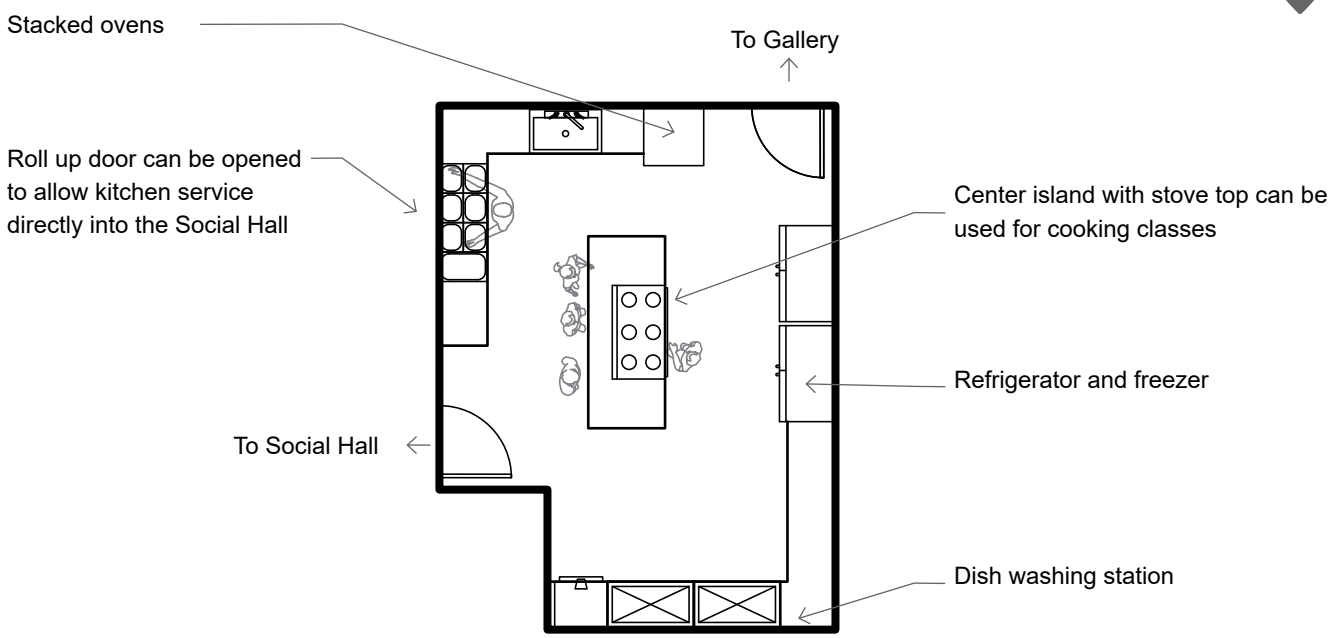
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Sound absorbing felt panels on walls and ceiling.

Lighting: Dimmable recessed LED lights with daylight sensors, vacancy sensors and the option for manual control.

HVAC: Natural ventilation with mechanical cooling as needed.

Electrical and data: Provide electrical and data outlets for audio visual equipment such as a projector, television and sound system hook up.



Kitchen

300 - 400 square feet

A commercial kitchen is connected to the Social Hall. The kitchen can be used for community events, cooking classes and has the potential to support events at the Moss House.

ADJACENCIES

Social Hall, Gallery, easy access to park exterior

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

Tile floor with glass fiber reinforced polyester resin fabricated wall panels. Counters, casework and appliances should have a stainless steel finish. Roll up door above counter adjoining Social Hall.

ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

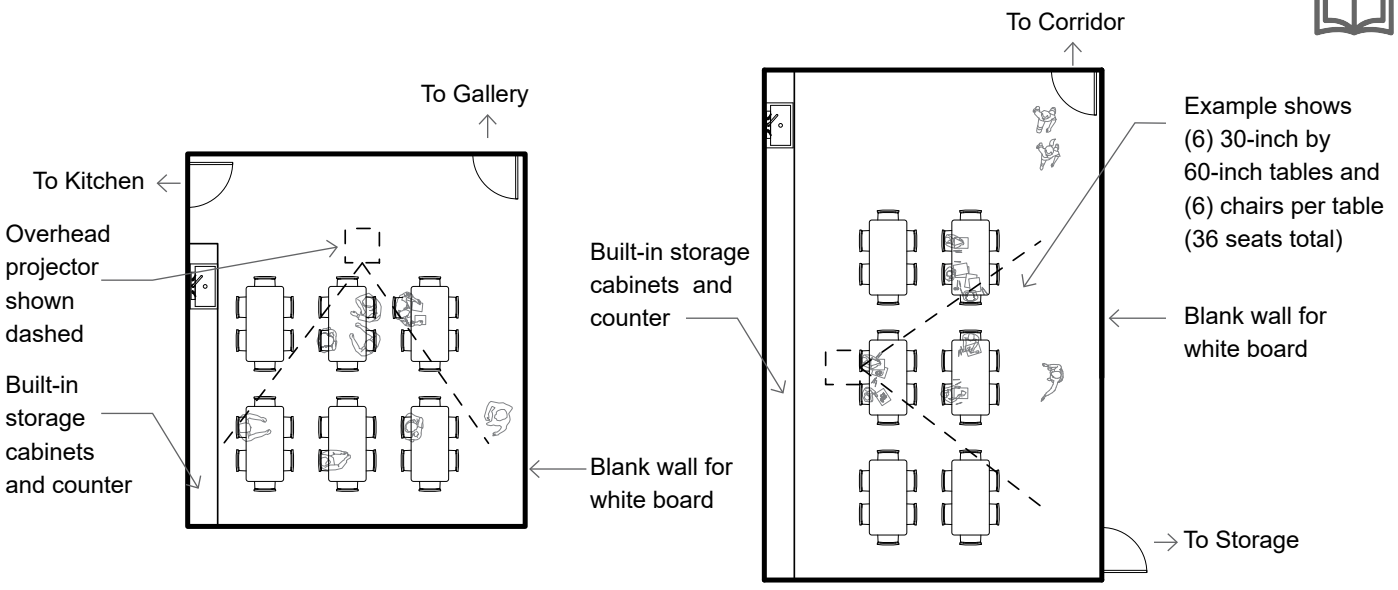
Acoustics: Acoustic measures should be implemented to prevent cooking and cleaning sounds from traveling to other spaces in the community center.

Lighting: Recessed LED downlighting.

HVAC: Provide kitchen hood for exhaust, make up air unit and a fire protection system.

Electrical and data: Outlets should support commercial kitchen equipment. No special data requirements.

Plumbing: Provide code required handwashing sink, floor drains, grease interceptor and fire sprinkler system.



INCLUSION CLASSROOM **MULTIPURPOSE CLASSROOM**

Classrooms

Three rooms from 500 - 800 square feet each

Three multipurpose classrooms can accommodate Inclusion programs, after school programs, day care, tutoring sessions and computer classes. The two second floor classrooms have easy access to the terrace for outdoor activities in a secured space.

ADJACENCIES

Maker's Space, Gallery, Storage, Terrace, Offices, Kitchen

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

Provide resilient flooring such as linoleum. Built in counter with storage. Large tables and chairs that are easy to move, stack and store. Furniture should be sized appropriately for different age groups. Provide black out shades and a white board.

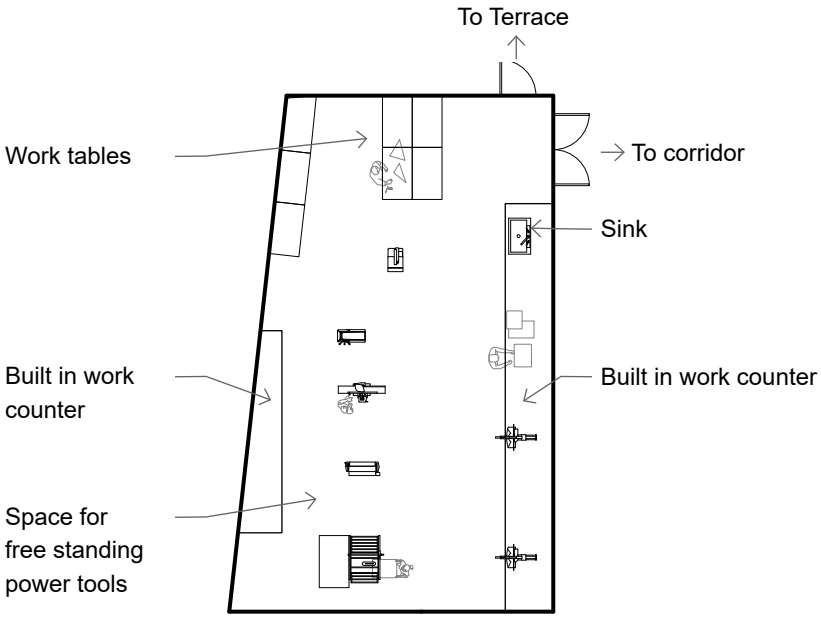
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Sound absorbing felt panels on walls and ceiling.

Lighting: Dimmable LED linear fixtures with manual control and daylight sensor.

HVAC: Natural ventilation with mechanical cooling as needed.

Electrical and data: Provide electrical and data outlets for audio visual equipment such as a projector, television and sound system hook up.



Maker's Space

Approximately 1000 square feet

Fabrication equipment and work tables are available for the youth to use in the Maker's Space. The room connects to the second floor terrace so users can easily take projects outdoors.

ADJACENCIES

Terrace, Classroom

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

Polished concrete floor. Provide built in counters, large movable work tables and stools. Fabrication equipment may include power woodworking tools, 3D printers, a laser cutter and computers. A land line phone should be provided for emergencies. Provide black out shades.

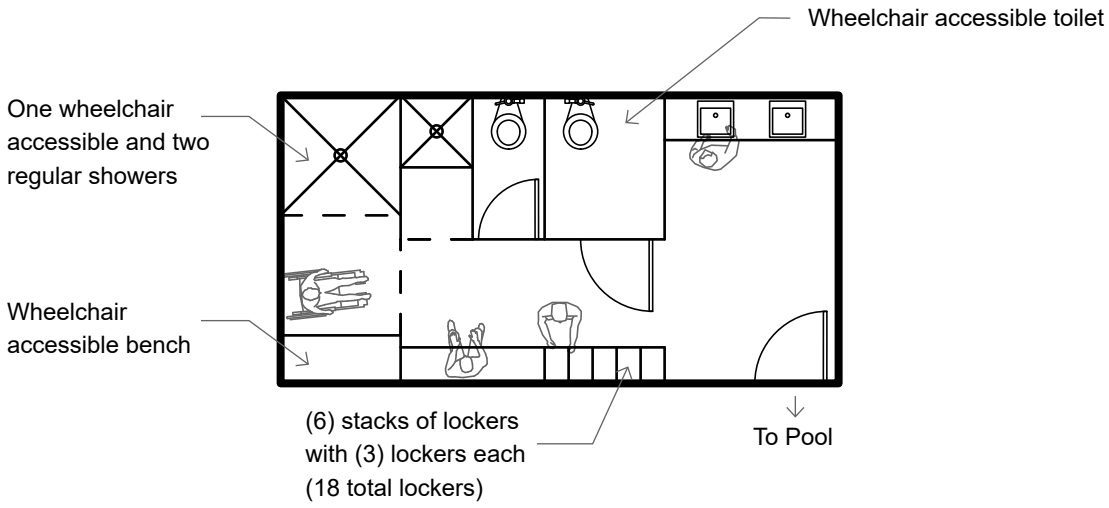
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Sound absorbing felt panels on walls and ceiling with special attention to isolating sound transfer to adjacent rooms.

Lighting: Dimmable LED linear fixtures with manual control and daylight sensor. Provide task lighting at work areas.

HVAC: Power tools will require a dust removal and air filtration system. A laser cutter will require a dedicated exhaust system.

Electrical and data: Outlets should support fabrication equipment. Provide ceiling mounted chord reels. Provide data connection for phone and computers.



Lockers

Two rooms at 300 square feet each

Two locker rooms are provided adjacent to the pool. The lockers could also be used by people partaking in gym activities.

ADJACENCIES
Pool, Electrical Room, Office / Storage

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS
The locker rooms should have tile on the floor and walls. All furnishings should be moisture resistant. An accessible shower, lockers and a bench are required.

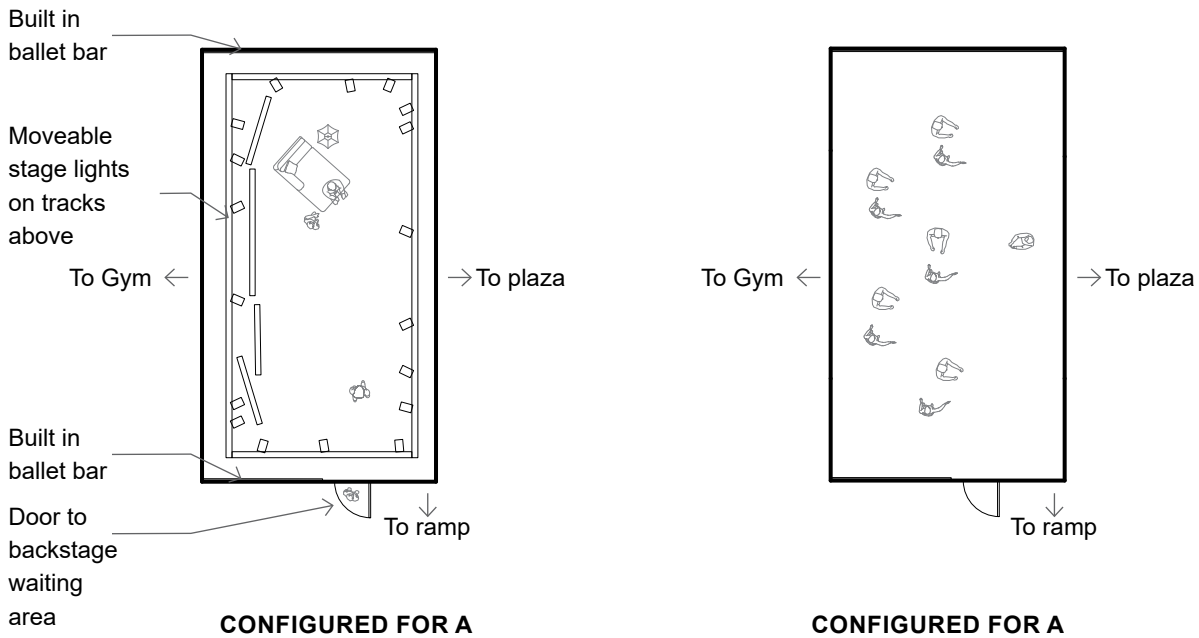
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Acoustic measures should be implemented to prevent the sound of the showers from traveling to other spaces in the community center.

Lighting: Light fixtures shall be LED damp location listed with occupancy sensors.

HVAC: Provide adequate ventilation and cooling to maintain comfortable humidity and temperature levels and to prevent mold growth on surfaces.

Electrical and data: Provide electrical outlets for cleaning equipment. No special data requirements.



CONFIGURED FOR A PERFORMANCE

CONFIGURED FOR A DANCE CLASS

Performing Arts Room

700 - 850 square feet

While the Performing Arts Room is equipped for dance and exercise classes, it can also be configured for performances Sliding doors open to the Gym and to the plaza south of the Moss House.

ADJACENCIES

Gym, A/V and Waiting Room, Ramp, plaza south of the Moss House

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

The Performing Arts Room should have a sprung floor. Hardwood ballet bars with wall brackets and wall mounted studio mirrors. Provide black out shades.

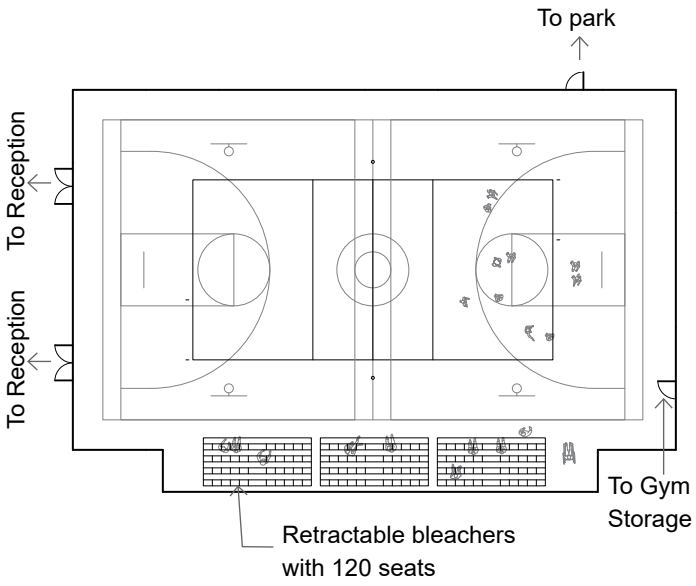
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Sound absorbing felt panels on walls and ceiling.

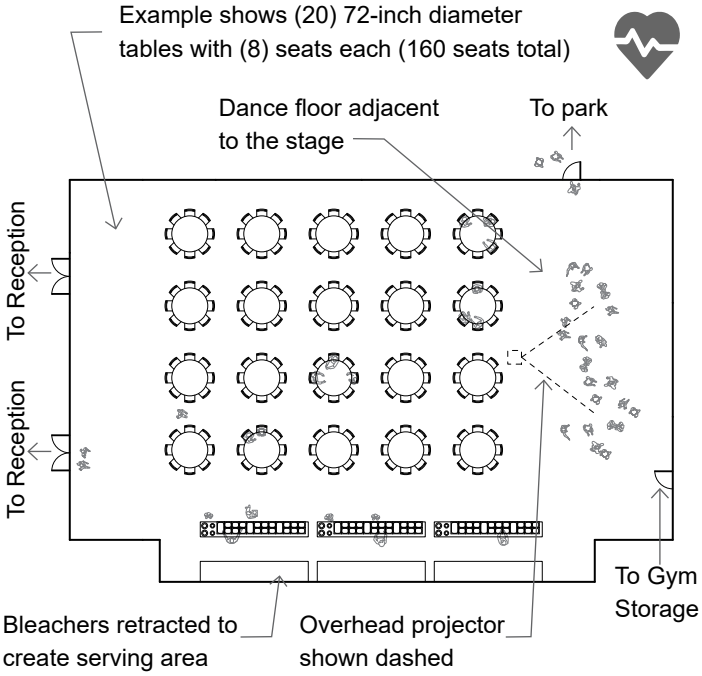
Lighting: Recessed LED fixtures in addition to track mounted stage lights.

HVAC: Natural ventilation with mechanical cooling as needed.

Electrical and data: Provide electrical and data outlets for audio visual equipment such as a projector, television and sound system hook up.



CONFIGURED FOR A SPORTS EVENT



CONFIGURED FOR A LARGE CELEBRATION

Gym and Bleachers

6300 -7400 square feet

The multipurpose Gym provides an space to play and watch indoor sports. The room can also be configured for large events. Sliding doors open towards the park and the Moss House.

ADJACENCIES

Reception, Performing Arts Room, Gym Storage, outdoor connections

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

The gym should have resilient wood flooring, wall pads, electronic scoreboard, manual retractable bleachers and basketball hoops. Stripe floor for volleyball and badminton and provide holes in floor for nets. A removable covering protects the floor during non-sporting uses.

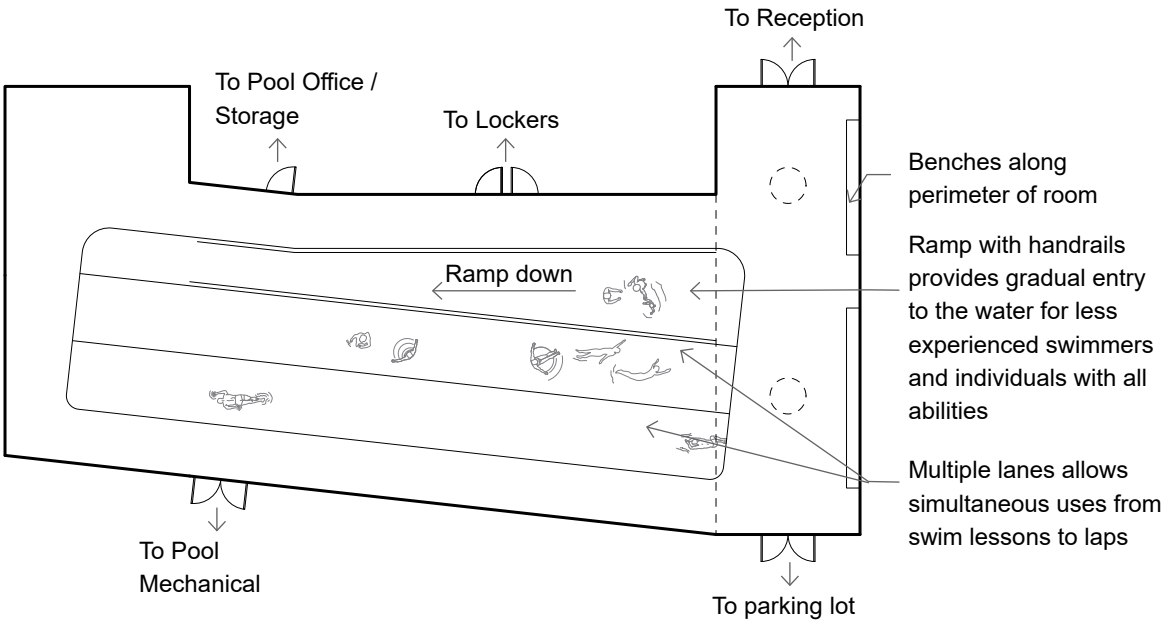
ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

Acoustics: Sound absorbing felt panels on the ceiling.

Lighting: Dimmable LED downlights with daylight and occupancy sensors.

HVAC: Natural ventilation with mechanical cooling as needed.

Electrical and data: Provide electrical and data outlets for audio visual equipment such as a projector, television and sound system hook up.



Pool

3600 - 4500 square feet

The warm water makes this pool unique because it could be used for physical therapy in addition to swim lessons and general recreation. This pool would be the first publicly accessible warm water pool in the East Bay. While the temperature of the water is to be determined, it is planned to be a warm water pool.

ADJACENCIES

Lockers, Pool Mechanical, Pool Office / Storage, outdoor connections

FINISHES, FURNITURE AND EQUIPMENT CONSIDERATIONS

The deck and swimming area should be ground and polished concrete.

ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

HVAC: Ventilation is required to remove the build up of chemical fumes in the air and prevent corrosion. Dehumidification is required to maintain comfortable humidity levels and prevent mold growth on surfaces.

Electrical and data: No special electrical or data requirements.

Plumbing: Provide drains in pool and on deck. Water return lines must connect to Pool Mechanical room.

Landscape Program

SPACES NETWORKS MAINTENANCE ACTIVATIONS

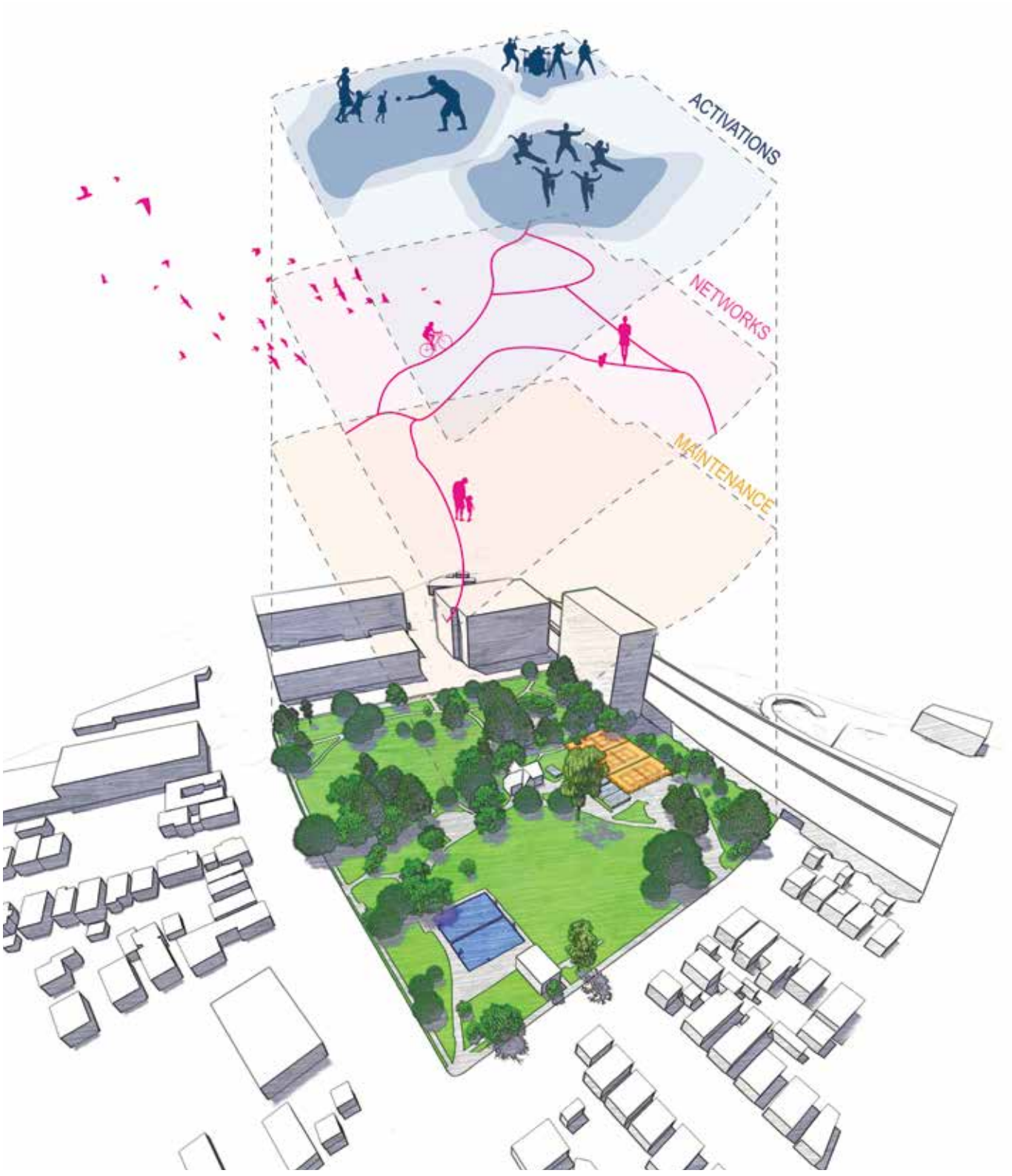
INTEGRATION

The integration of spaces, networks, maintenance, and activations was central to our thinking about the Master Plan. During the community outreach process the design team continually heard that the community wanted the park maintenance improved, the encampment of unhoused people removed, and the promise of outdoor programming for open lawn space.

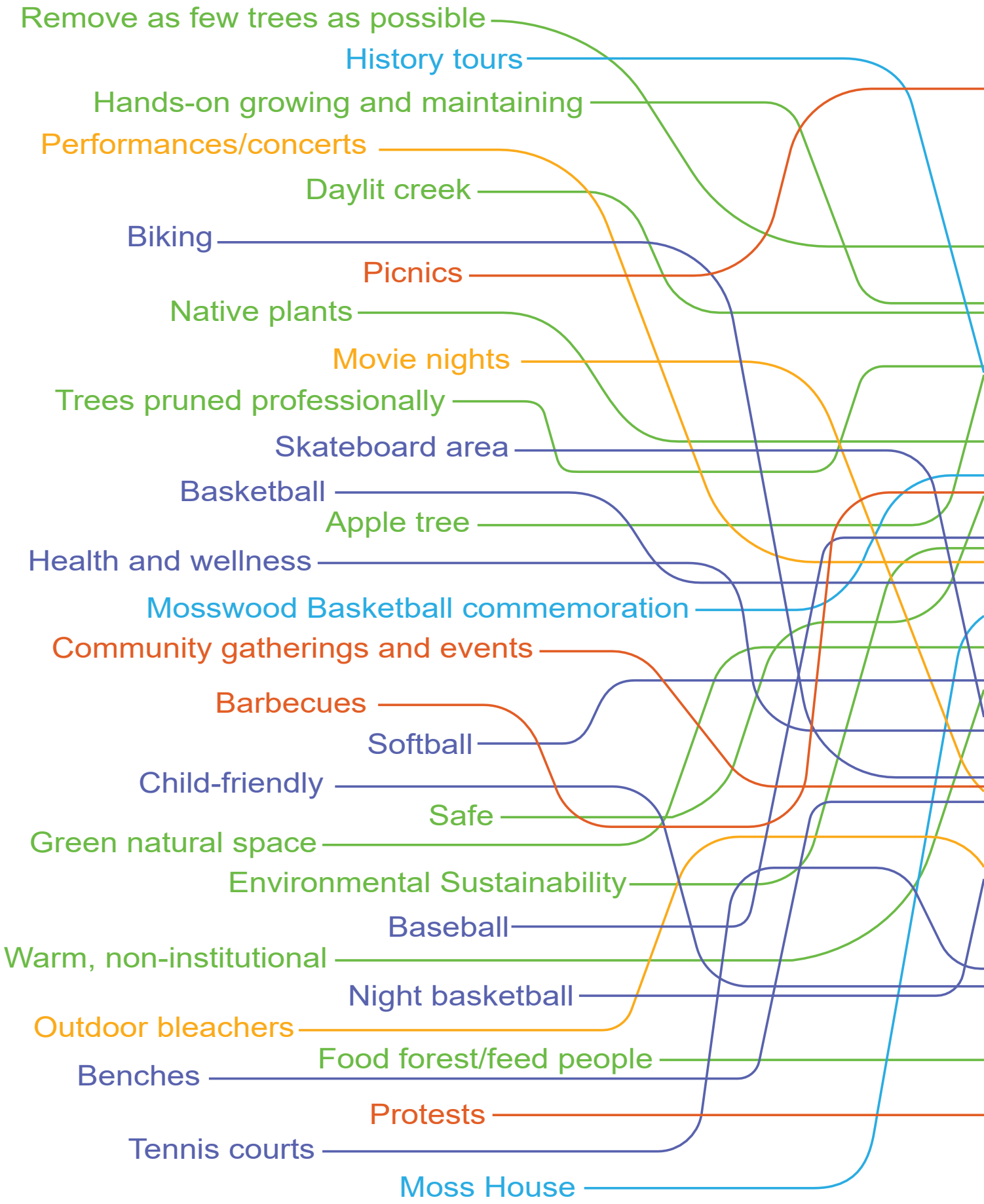
The Master Plan makes specific recommendations for the physical design of spaces and networks that would allow for flexible uses of the park. While it does not guarantee that there will be a movie night in the park with food trucks, it is recommended that the space for a screen and viewing areas, electrical connections, and vehicular access are provided. The proposed physical conditions, which promote and allow for diverse uses of the park, honor the community's desire for different activations.

Maintenance and park stewardship were also a landscape program that organized the Master Plan. Providing durable, sustainable, long term proposals for the park guided all decisions. In particular, improving circulation between the east and west sides of the park as well as around the existing Amphitheater, enhances the movement of people and eliminates private corners where more anti-social park uses have occurred. The addition of a dedicated community tool storage area was also an intentional decision to promote stewardship of the park.

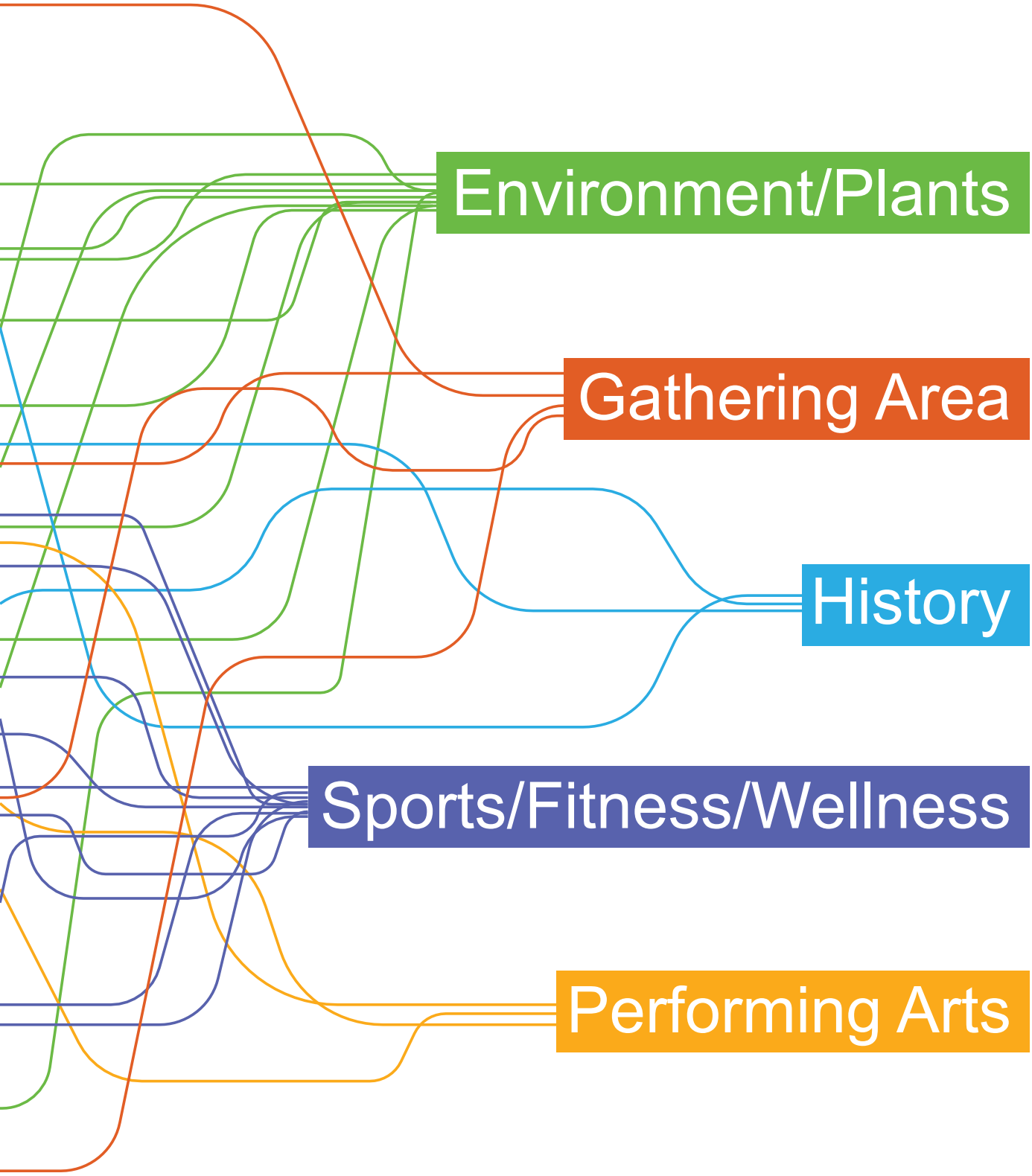
The community requested many programs for the park and they focused on five themes: Environment/Plants, Gathering Areas, History, Sports/Fitness/Wellness, and Performance.

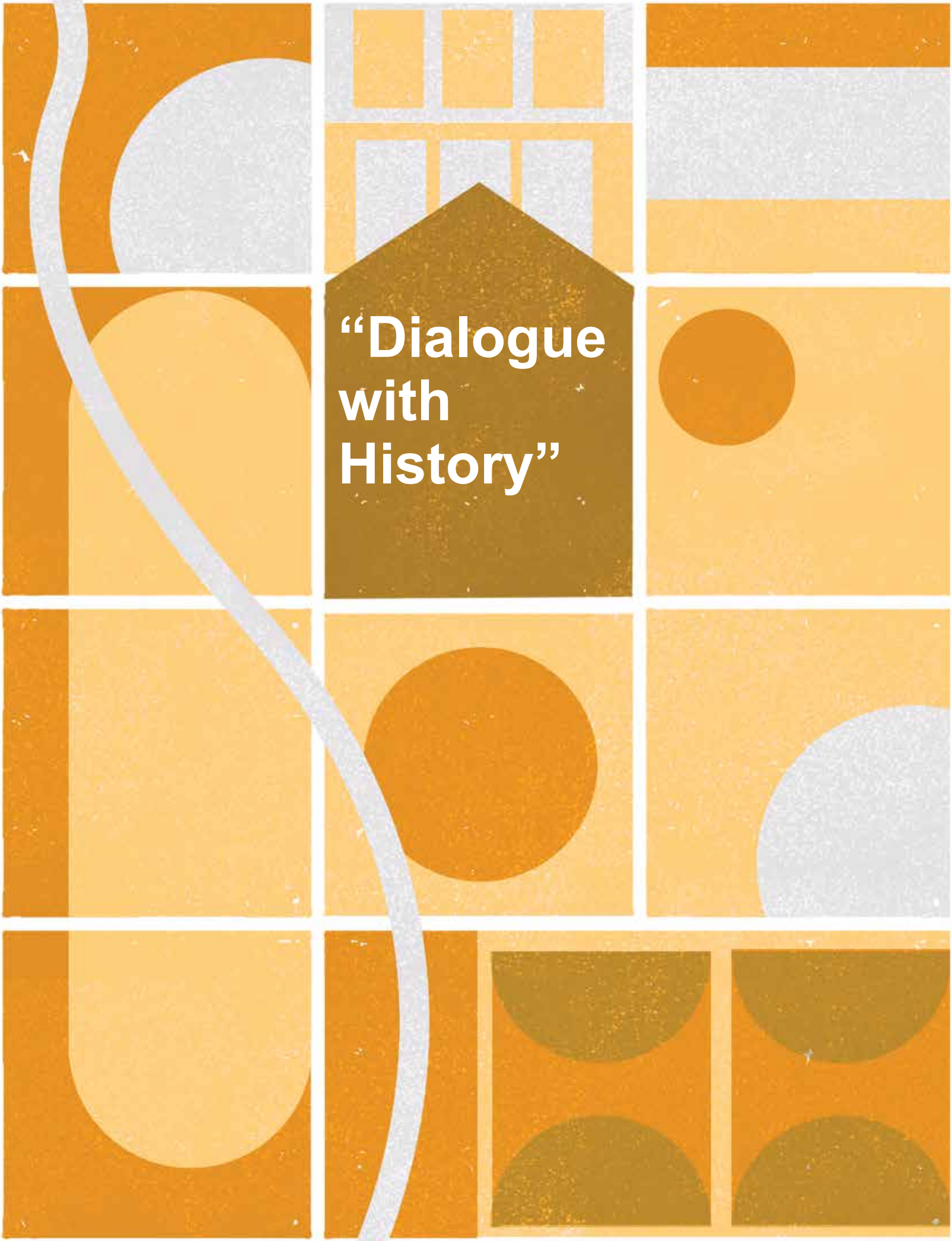


LAYERS OF A SUCCESSFUL OPEN SPACE



COMMUNITY REQUESTS FOR PARK PROGRAM


Environment/Plants
Gathering Area
History
Sports/Fitness/Wellness
Performing Arts


“Dialogue with History”

Park Master Plan & Concept Design

6

The early design process is a period of exploration and refinement. Opinions that we gathered from the community, patterns that we observed during site analysis and relevant regulatory information were synthesized into ideas about physical space. These ideas were presented back to the Mosswood Park stakeholders at workshops and meetings. The team then took this feedback and continued to refine the design.

In the following chapter we'd like to show how these ideas, information and feedback evolved into the master plan proposal. We tested many building locations and configurations before landing on the combination of location, size and budget that most closely aligned with the needs and goals of the project.

Preliminary Site Plans & Building Options

The community engagement process and site analysis showed us that people come to Mosswood Park for many types of activities that require unique spatial features. A grassy field for baseball, a shady meadow for picnics, or a paved surface for basketball are all examples of site features at Mosswood Park that have very different qualities. To preserve as many of the existing park amenities as possible, we began by determining where the building should *not* be located.

We identified “no-build zones” based on technical reports, surveys and stakeholder feedback. These zones included:

1. The northwest corner of the park due to poor soils
2. The basketball courts
3. The Moss House
4. The meadow and the area around the underground creek
5. The amphitheater
6. The easement through the existing parking lot at the southwest corner of the park
7. Notable and significant trees according to the arborist report
8. Baseball field was added after workshop 5 due to strong community input

This exercise revealed three areas where the new community center building could be located: at the north of the park along West MacArthur Boulevard, on the current baseball field and where the temporary facilities are located. The baseball field was eventually removed as a possible location for the new building due to strong objections from the community and city departments.

We presented three building options at workshop 5, one in each of the three locations listed above. The opportunities and constraints of each location were incorporated into the distinct architecture of each option. Option 1 “Nature Pavilion” was nestled into the trees and was highly visible from MacArthur Boulevard. Option 2 “Dialogue with History” activated the Moss House and acted as a backdrop to other activities at the park. Option 3 “Community Beacon” was on the existing baseball field and presented a welcoming face to the residential neighborhood.

All of the options were two stories tall, contained the same program and had roughly the same total interior floor area. Since each building location was so different, the site plans varied in their layout and program. The following pages explain each option that was presented at workshop 5.

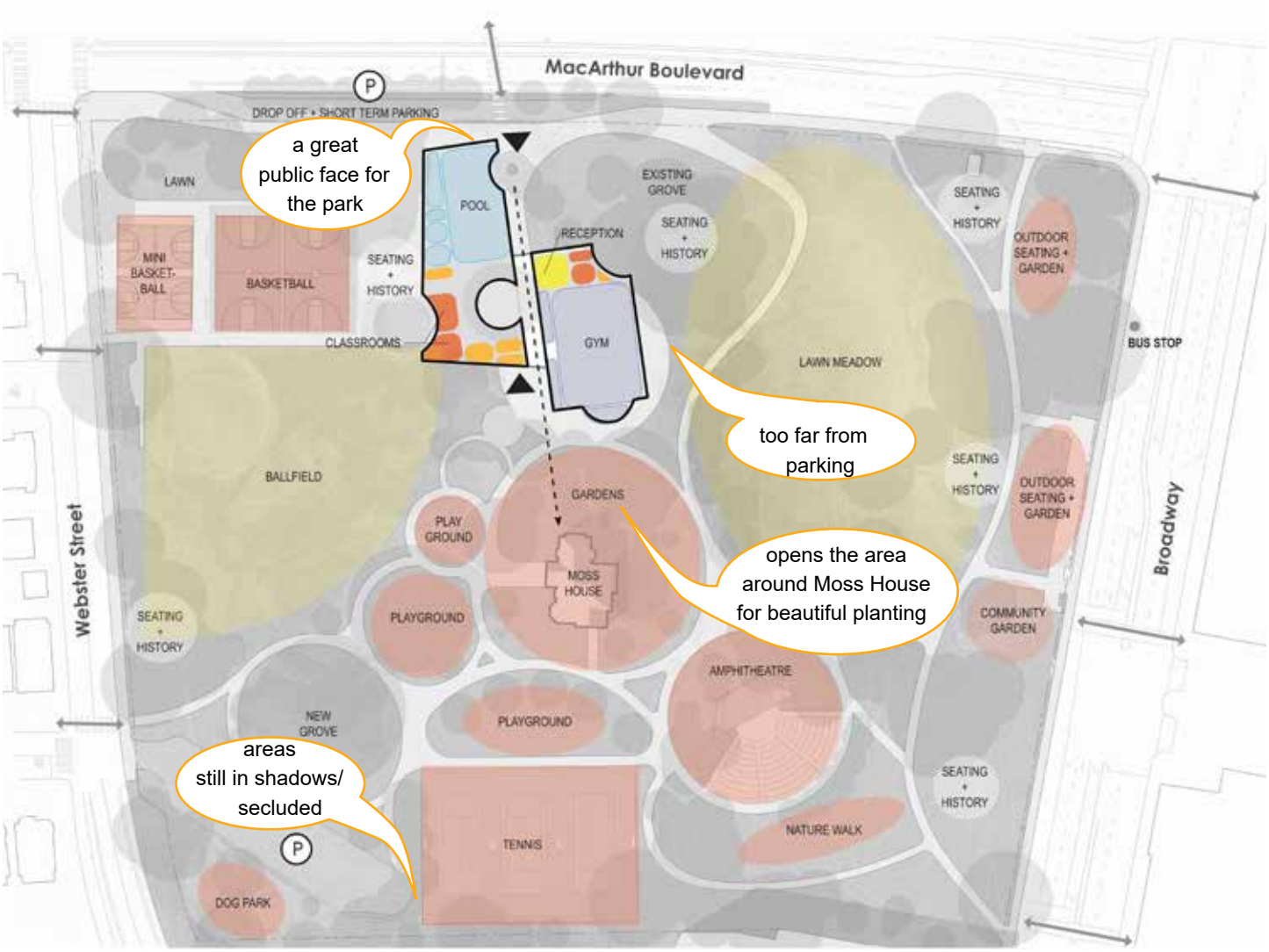
"NO-BUILD ZONES" ARE HIGHLIGHTED IN RED. THESE ARE AREAS OF THE PARK WHERE THE BUILDING SHOULD NOT BE LOCATED DUE TO STAKEHOLDER FEEDBACK OR CHALLENGING SITE CONDITIONS.

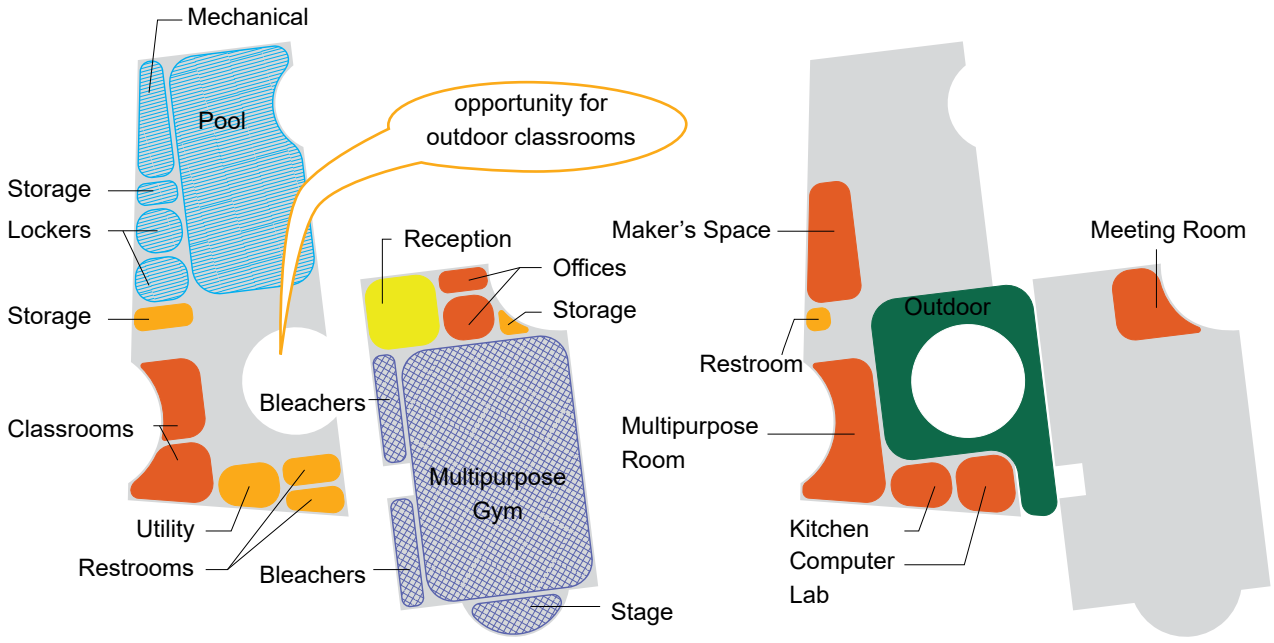
Here are some of the things we heard...

OPTION 1
NATURE PAVILION

OPPORTUNITIES
- Central location that can function as a bridge between active and passive sides of park
- Visibility from MacArthur Blvd
- Adjacency to basketball courts
- Integrated with the trees
- Improved pedestrian access to Moss House

CONSTRAINTS
- Does not activate park features to the south
- Some non-significant trees and trees in marginal health will need to be removed
- Requires additional parking and vehicle access





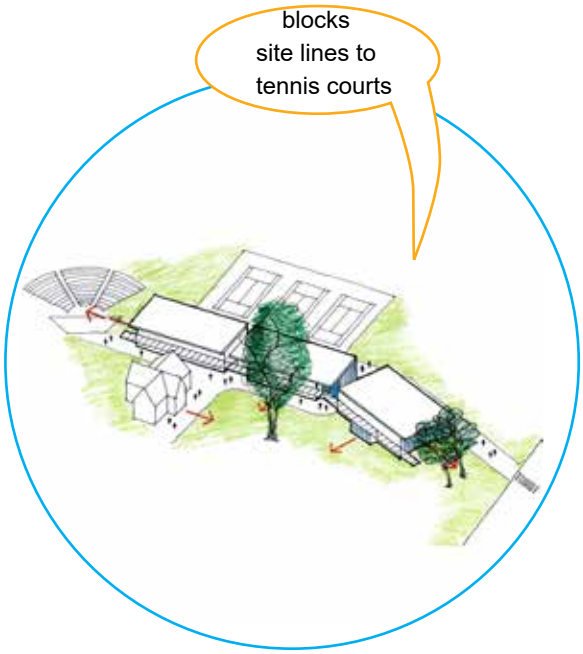
FIRST FLOOR PLAN

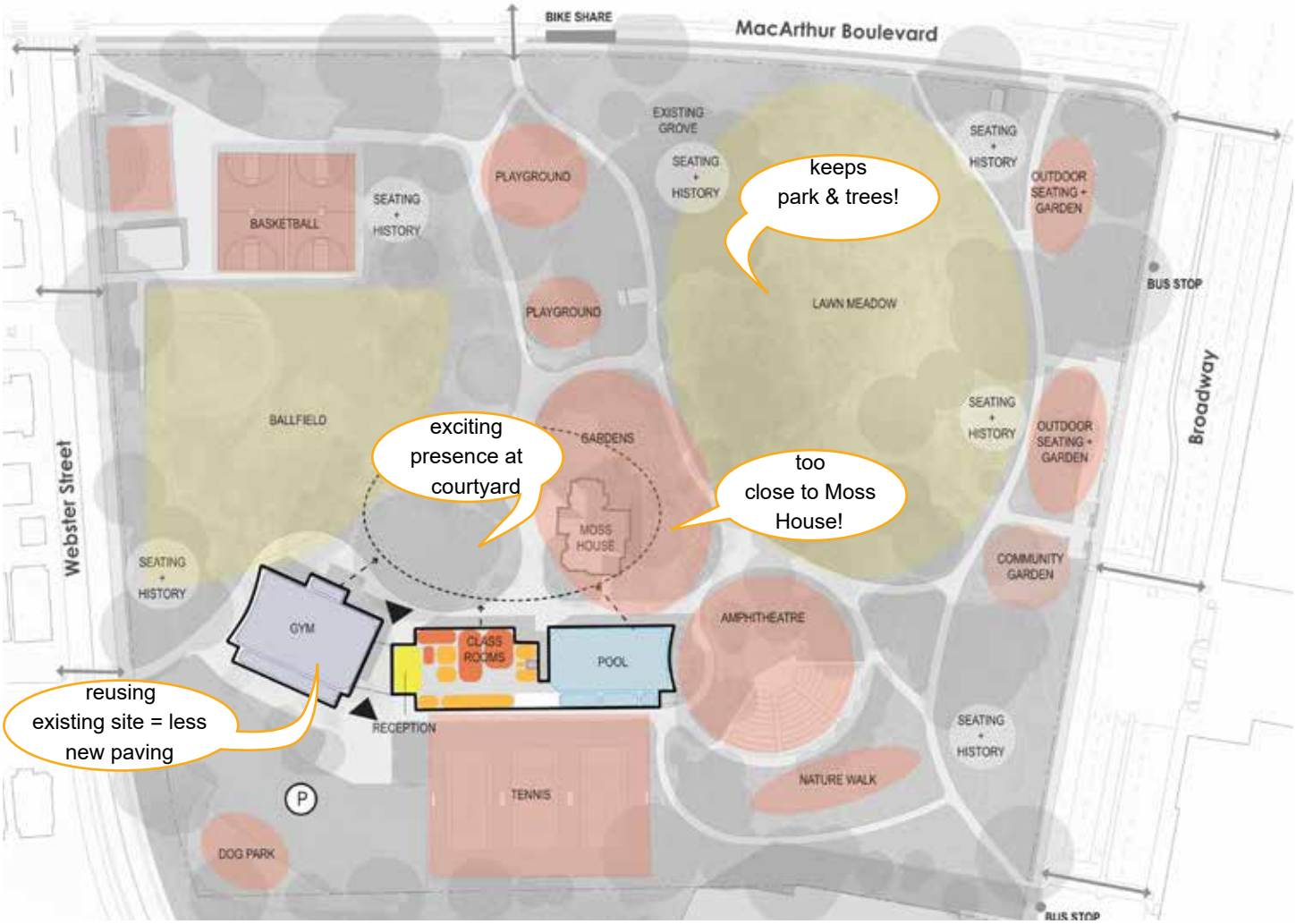
SECOND FLOOR PLAN

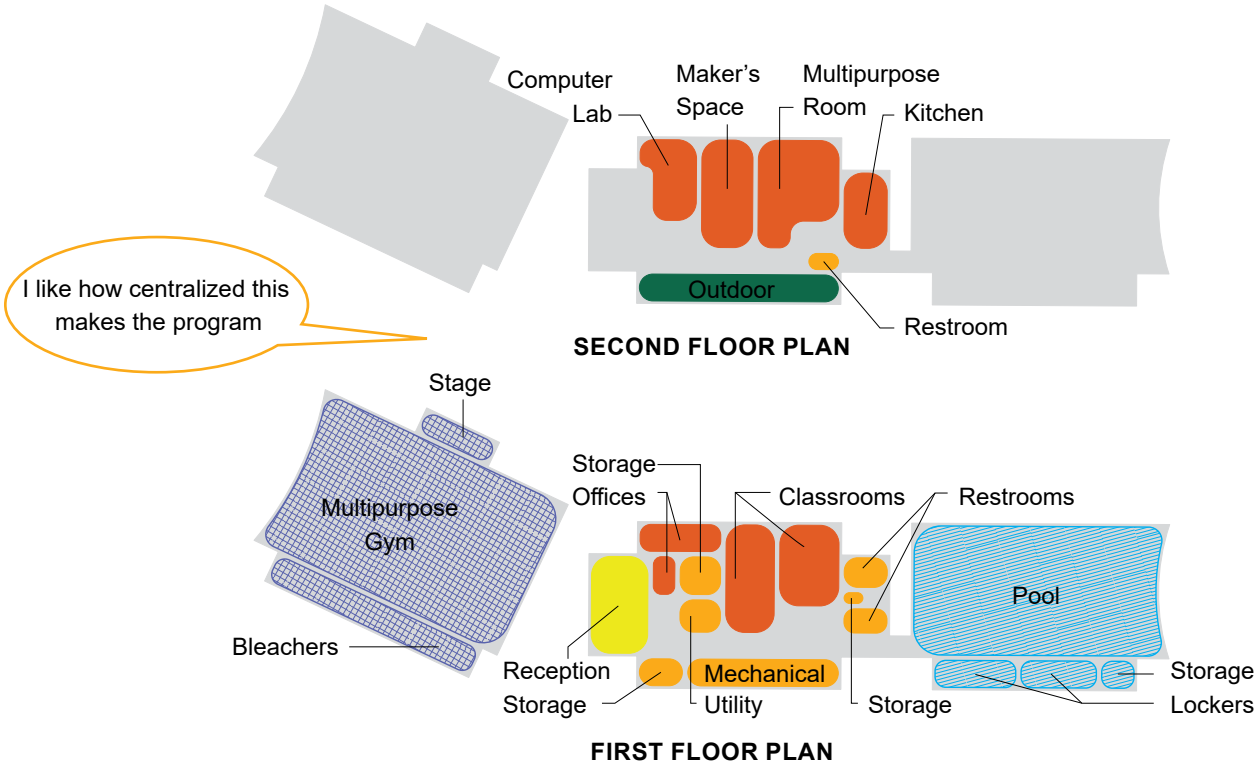
OPTION 2
DIALOGUE WITH HISTORY

OPPORTUNITIES
- Minimal impacts to the site
- Opportunity to activate Moss House, amphitheater and tennis courts
- Reuse of existing parking lot
- Relationship to notable eucalyptus tree
- Opportunity to open up circulation path from west to east side of park
- Improved pedestrian access to Moss House

CONSTRAINTS
- Displacement of current temporary Recreation Center during construction
- Does not activate park features to the north



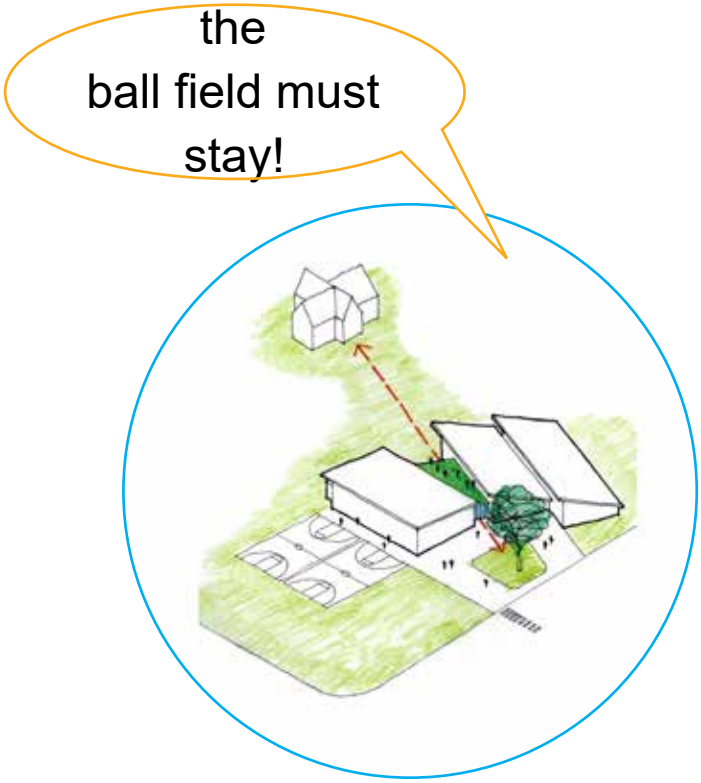

BIKE SHARE
MacArthur Boulevard
EXISTING GROVE
SEATING + HISTORY
PLAYGROUND
BASKETBALL
SEATING + HISTORY
keeps park & trees!
OUTDOOR SEATING + GARDEN
BUS STOP
PLAYGROUND
LAWN MEADOW
Broadway
Webster Street
BALLFIELD
exciting presence at courtyard
GARDENS
too close to Moss House!
MOSS HOUSE
SEATING + HISTORY
OUTDOOR SEATING + GARDEN
COMMUNITY GARDEN
SEATING + HISTORY
GYM
CLASS ROOMS
POOL
AMPHITHEATRE
reusing existing site = less new paving
RECEPTION
SEATING + HISTORY
TENNIS
NATURE WALK
P
DOG PARK
BUS STOP

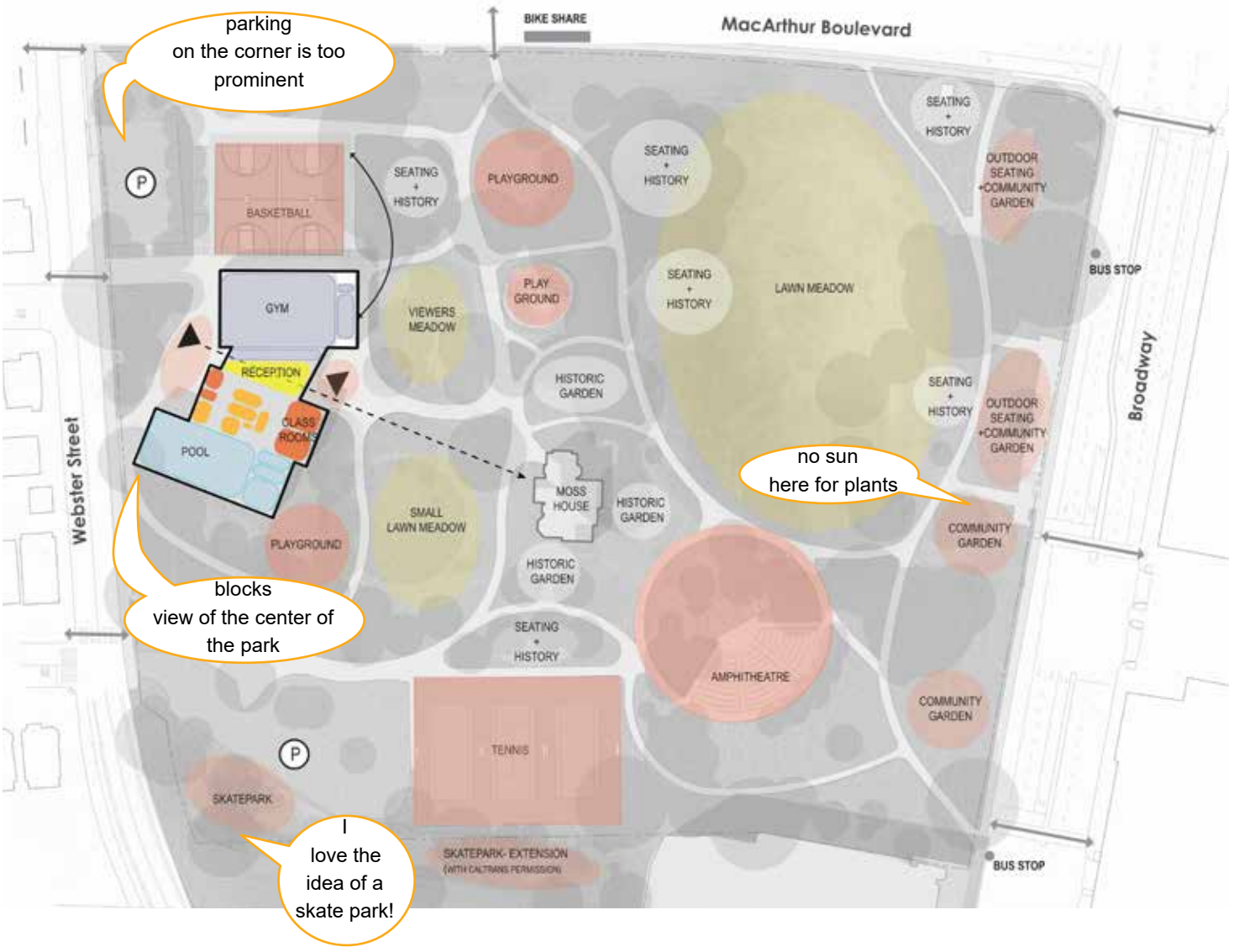

Computer Lab
Maker's Space
Multipurpose Room
Kitchen
Outdoor
Restroom
I like how centralized this makes the program
SECOND FLOOR PLAN
Stage
Multipurpose Gym
Bleachers
Storage
Offices
Classrooms
Restrooms
Pool
Reception
Storage
Mechanical
Utility
Storage
Storage
Lockers
FIRST FLOOR PLAN

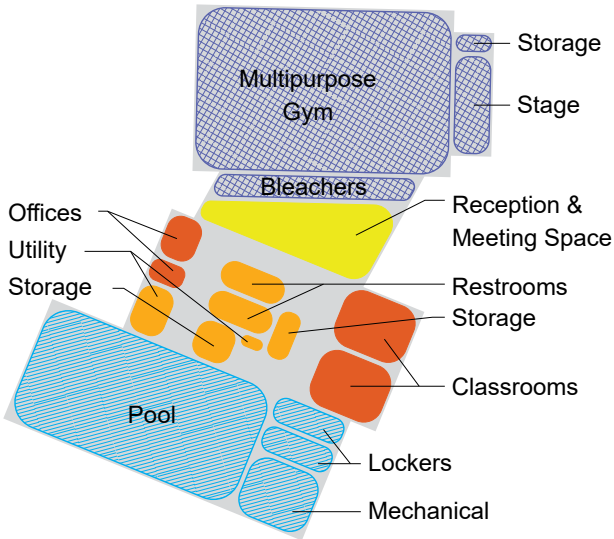
OPTION 3
COMMUNITY BEACON

PROS
- Central entry with reception area
- Minimal impacts to trees
- Gym has possible connection to basketball courts
- High visibility of building from MacArthur and Webster Streets
- Faces the neighborhood and community

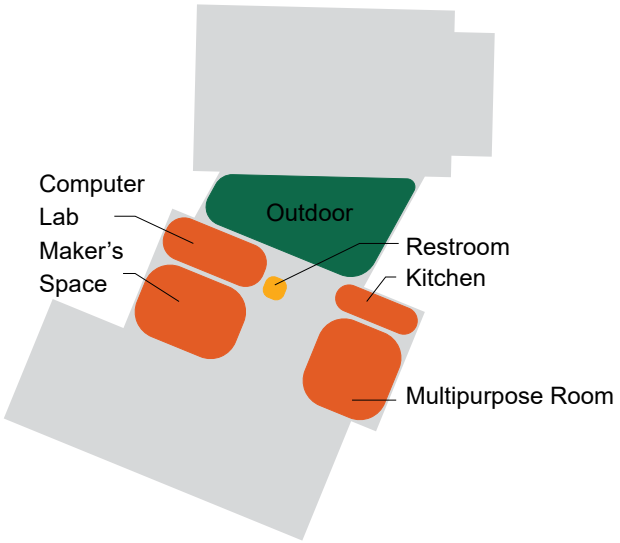
CONS
- Eliminates ball field
- Requires additional parking and vehicle access
- Does not activate park features to the south and east
- Limited connection to the Moss House







FIRST FLOOR PLAN



SECOND FLOOR PLAN

Based on community comments from workshop 5 and from conversations with the city, it was decided that the building should be located on the south side of the park. We tested many configurations for the building on the south side. These studies lead to the development of the park master plan.

THREE LINKED BUILDINGS
The building becomes a pleasant backdrop for the park, but it is too long and separates the tennis courts from the rest of the park.

SHIFT TO BROADWAY
This option activates the amphitheater and is very visible from the street. Parking and drop off from Broadway would be challenging. The pergola would be displaced and the meadow would be impacted.

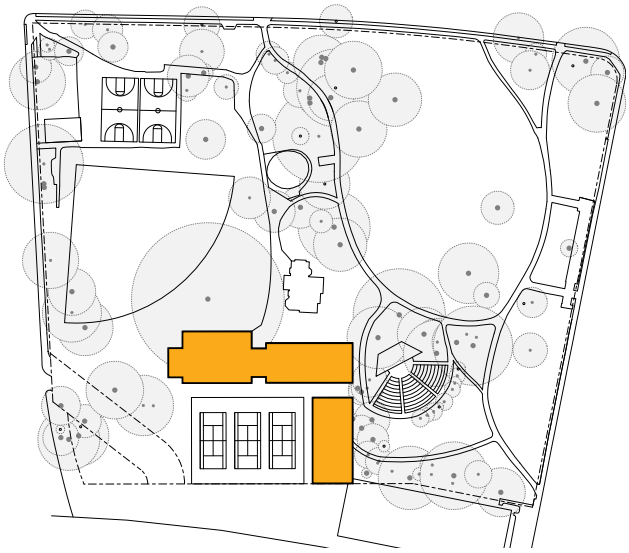
BUILDING TO THE SOUTH AND MOVE TENNIS
The building provides a barrier between the park and the freeway. The tennis courts are moved into a more central location, but the tall fence that must surround the courts interferes with park views.

BIG BUILDING ON ONE FLOOR

All of the program is conveniently located on one floor and no space is required for an elevator or stairs, however the building footprint is too large. The tennis courts would have to be relocated.

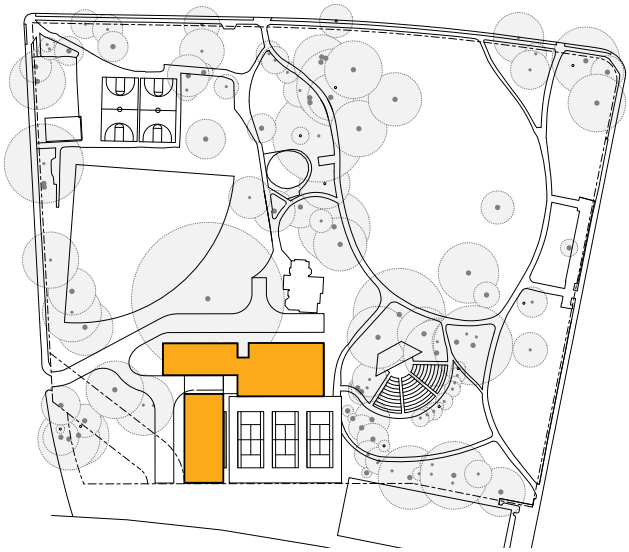
ONE FLOOR AND MORE SPACE TO THE SOUTH

Program is all on the same floor with no elevator or stairs. While there is more space to the south for parking, there is no good alternative location for the tennis courts.



POOL BETWEEN TENNIS AND AMPHITHEATER

This option has a strong relationship between the Moss House and community center. The tennis courts must be shifted slightly which is costly. The pool blocks views from Broadway to the tennis courts and must be staffed separately since it is a different building.



POOL BETWEEN TENNIS AND PARKING

The building activates the tennis courts through visual and physical connections. The pool must be staffed separately since it is a different building. The pool also blocks views from Webster Street to the tennis courts.

Master Plan and Landscape Site Plan

The value of parks in our cities has been underscored by the public health crisis of the Covid-19 pandemic. Mosswood Park's unique location between major Oakland hospitals highlights its role in the city as a place that is central to community health. Fitness, community gathering, and connection to nature have long been traditions at Mosswood Park and it is underscored by the pandemic how important those uses will continue to be in the future.

The Master Plan for Mosswood Park protects and preserves the existing richness of the park while improving function and securing future generations, enjoyment of the park. The community strongly stated a collective desire that all programs in the park remain. The proposed design maintains all of the existing programs, but also revitalizes some of the historic programs that have fallen away.

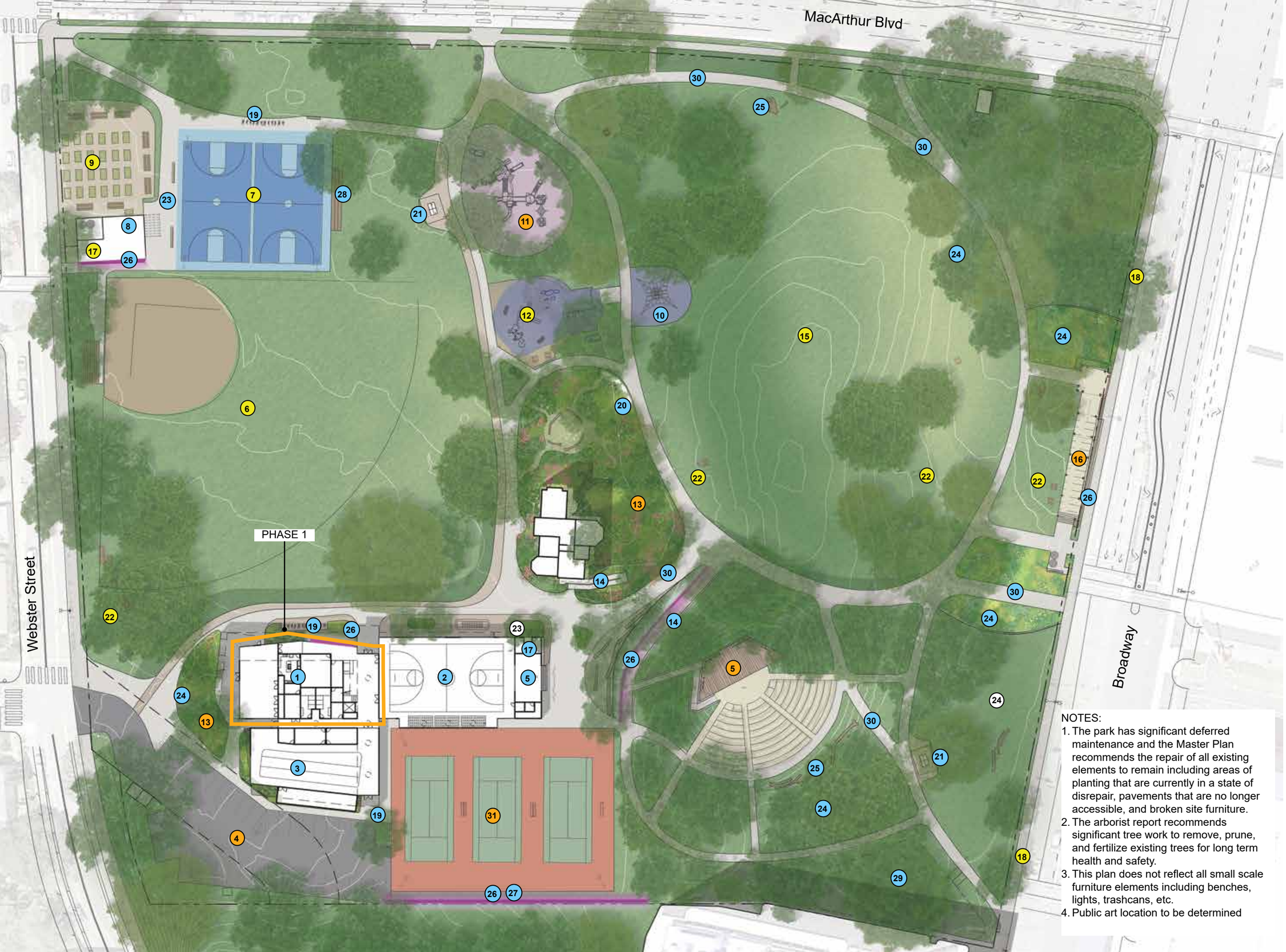
Performance and infrastructure for performance have been upgraded and modernized. The amphitheater was upgraded with ADA access for performers and the audience. The stage at the Gymnasium opens towards the amphitheater and provides a venue for smaller performances as well as space for outdoor education. The connection of the East and West sides of the park with a wider pathway also links to both these performance spaces and the Meadow. This broad pathway allows for ease in setting up for events with trucks and equipment as well as the use of food trucks at events.

History became an important touchstone during the community engagement workshops. Learning the history of the park and the amazing stories of investment in community, perseverance, and ecology have inspired the design team to include multiple places in the park for sharing this history. Considering overlapping histories in the same space will manifest as a series of trails that tell a thematic story of the park and interweave with other trails and themes. Interpretive elements are considered as part of the landscape experience and transcend plaques.

Ecology and the natural history of the park lands inspired a strong desire to foreground stewardship of the park in the future. All proposed park changes were evaluated in relation to existing trees and their critical root zones. Habitat for birds and other pollinators will also drive the planting selections. The most important planting goal will be to plant trees for the future to ensure that Mosswood Park's tree canopy can be passed to the next generation. A newly enlarged space at the community garden is augmented by a tool shed that provides storage for the City of Oakland's park maintenance as well as the general public's tools for community work days.

Sports and fitness facilities mostly remain in their current locations but are proposed for upgrades that will improve both user and viewer experiences. Better bleachers, water fountains, and adjacent bathrooms support the already popular and successful athletic uses. New ping-pong tables, chess tables, and senior fitness equipment is added to augment the range of sports play in the park.

Gathering more than any other program proposed for the park feels precious and important as the community shelters in place. A central paved area that connects the Moss House, the New Community Center, the tennis courts, and the amphitheater will function as a kind of central town square. It is flexible in size for small and large events and will complement the ways the community is already coming together at this park. All the above changes will support the community, equity, and health.



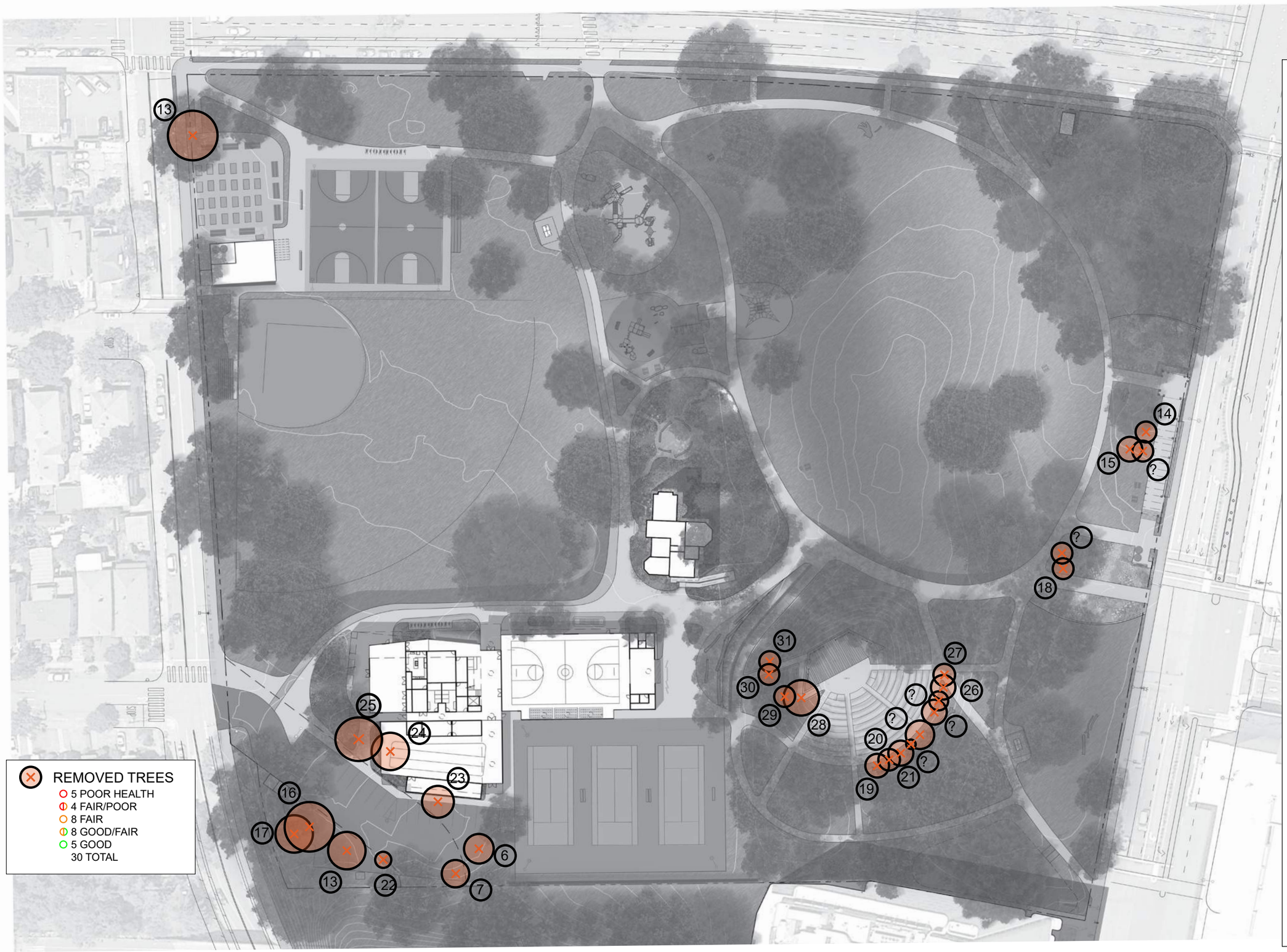
LEGEND

- Repaired
- Upgraded
- New

1. Community Center
2. Gym
3. Pool
4. Parking
5. Stage
6. Ball Field
7. Basketball Court
8. Snack Bar
9. Community Garden
10. Teen Playspace
11. Playground
12. Tot Lot
13. Garden
14. ADA ramp
15. Meadow
16. Pergola
17. Bathrooms
18. Bus Stops
19. Bike Racks
20. Chess
21. Ping Pong
22. BBQ Grill
23. Water Fountain
24. New Planting
25. Nature Walk Elements
26. Art Opportunity
27. Backboard Wall
28. New Bleachers
29. Potential Dog Park
30. Widened or New Path
31. Tennis Court

NOTES:

1. The park has significant deferred maintenance and the Master Plan recommends the repair of all existing elements to remain including areas of planting that are currently in a state of disrepair, pavements that are no longer accessible, and broken site furniture.
2. The arborist report recommends significant tree work to remove, prune, and fertilize existing trees for long term health and safety.
3. This plan does not reflect all small scale furniture elements including benches, lights, trashcans, etc.
4. Public art location to be determined



REMOVED TREES
- 5 POOR HEALTH
- 4 FAIR/POOR
- 8 FAIR
- 8 GOOD/FAIR
- 5 GOOD

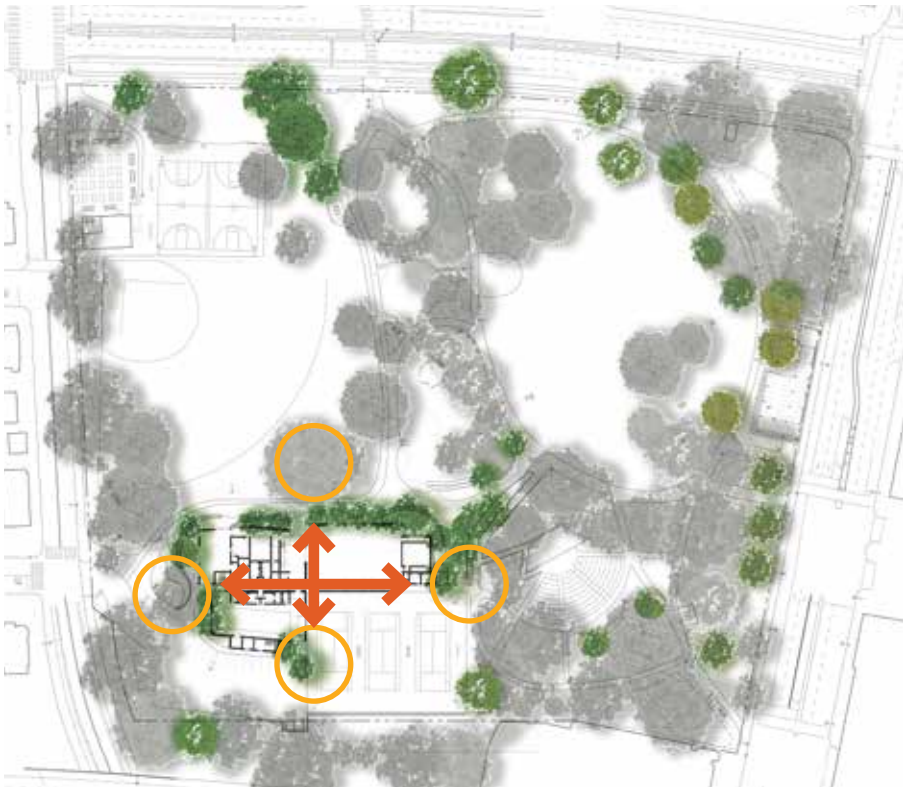
30 TOTAL

LEGEND

- 6 — PINUS CANARIENSIS; GOOD HEALTH; OBSTRUCTS PARKING
- 7 — PINUS CANARIENSIS; GOOD/FAIR HEALTH; OBSTRUCTS PARKING
- 9 — MAGNOLIA GRANDIFLORA; GOOD HEALTH; NEW BUILDING
- 10 — MAGNOLIA GRANDIFLORA; FAIR/POOR HEALTH; OBSTRUCTS PARKING
- 13 — SYZYGIUM PANICULATUM; GOOD HEALTH; OBSTRUCTS PARKING
- 26 - 12 — SEQUOIA SEMPERVIRENS; FAIR HEALTH; NEW BUILDING
- 13 — JUGLANS HINDSII; GOOD HEALTH; SHADES OUT COMMUNITY GARDEN
- 15 — MAGNOLIA GRANDIFLORA; GOOD/FAIR HEALTH; OBSTRUCTS PERGOLA
- 16 — MYOPORUM LAETUM; POOR HEALTH; OBSTRUCTS PARKING
- 17 — QUERCUS AGRIFOLIA; GOOD HEALTH; NEW TRANSFORMER
- 18 — MAGNOLIA GRANDIFLORA; GOOD HEALTH; BLOCKS VEHICLE ACCESS
- 22 — MAGNOLIA GRANDIFLORA; FAIR-POOR HEALTH; BLOCKS PARKING
- 23 — MAGNOLIA GRANDIFLORA; GOOD HEALTH; OBSTRUCTS PATH AROUND PARKING
- 24 — SEQUOIA SEMPERVIRENS; FAIR HEALTH; OBSTRUCTS POOL COMPLEX
- 25 — SEQUOIA SEMPERVIRENS; FAIR HEALTH; OBSTRUCTS PATH AROUND POOL
- 19 - 27 — BETULA PENDULA; FAIR/POOR HEALTH; BLOCKS AMPHITHEATER
- 28 — SEQUOIA SEMPERVIRENS; GOOD/FAIR HEALTH; BLOCKS STAGE ADA RAMP
- 29 — SEQUOIA SEMPERVIRENS; FAIR HEALTH; BLOCKS STAGE ADA RAMP
- 30 — ARBUTUS UNEDO; GOOD/FAIR HEALTH; BLOCKS STAGE ADA RAMP
- 31 — ARBUTUS UNEDO; GOOD/FAIR HEALTH; BLOCKS STAGE ADA RAMP

The majority of existing trees are preserved. Of the 30 trees removed, only 13 are in fair or good health. New trees will be planted to offset the loss and augment the park canopy.

New Trees



EXISTING TREES TO REMAIN

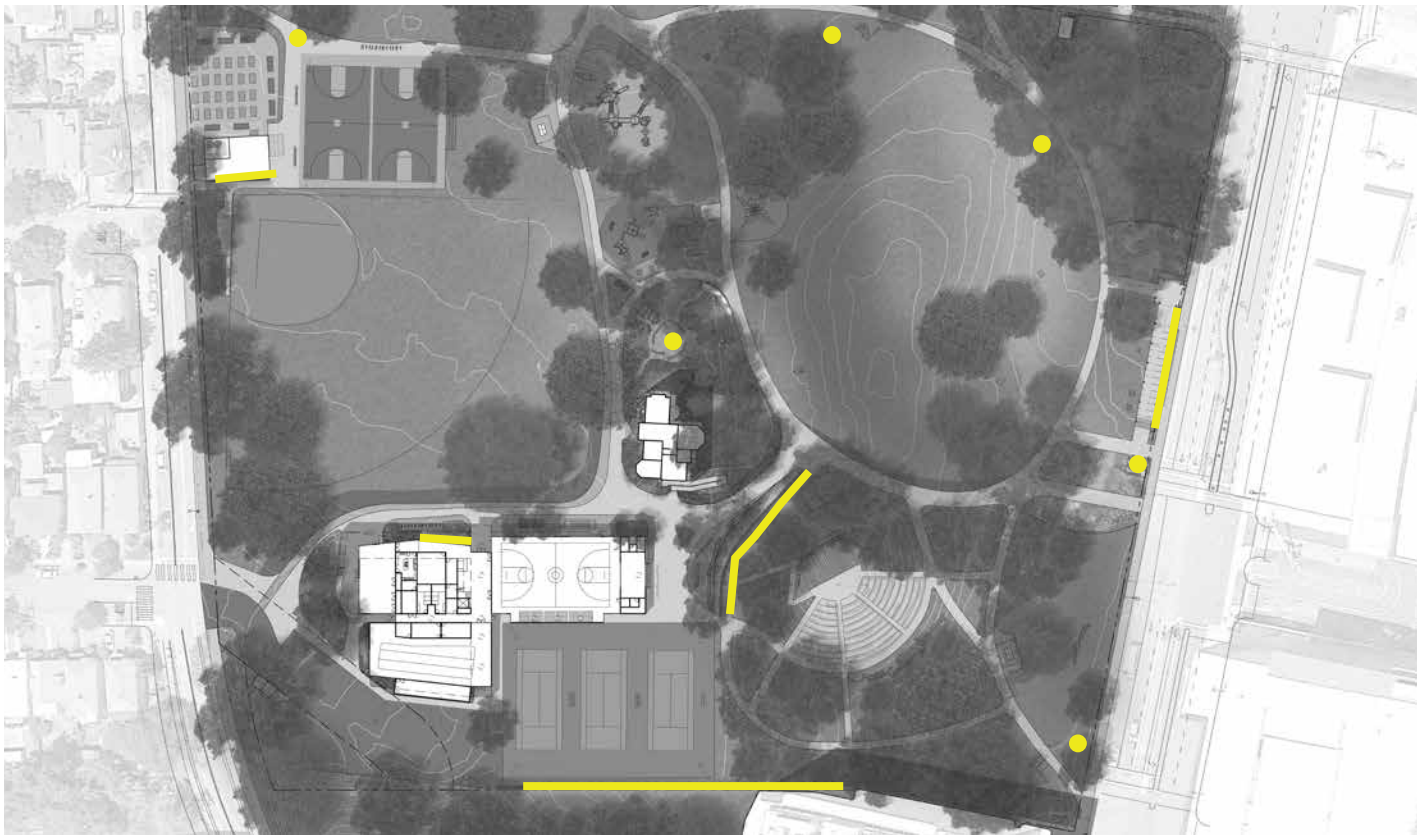
PROPOSED TREES

CARDINAL TREES (SIGNIFICANT EXISTING AND PROPOSED TREES)

PLAN WITH PROPOSED TREE LOCATIONS

CARDINAL TREE SPECIES

Landscape Program: Art and Interpretation



LOCATIONS FOR ART AND HISTORY INTERPRETATION

ART AND INTERPRETATION OPPORTUNITIES

The importance of history and culture to the community was reiterated many times during the process. An extensive history of the park in different eras was developed and could serve as a starting point for the art and interpretation in the park. Many important legacies are tied to the park including modern dance, basketball, and social resistance. A few locations have been identified for potential enhancements. Art and interpretation are both imagined as integrated with landscape experiences rather than standalone objects or plaques.

The design team will work with Oakland Cultural Affairs staff to identify and implement art opportunities.

OAKLAND MURAL BY JOSHUA MAYS

Landscape Program: Events

DIAGRAM SHOWING EVENT USE

PUBLIC CELEBRATION AT MOSSWOOD PARK

EVENTS

Large events like Burger Boogaloo or Carnevale and small events ranging from birthday parties to dance in the park should continue to be promoted and supported with park infrastructure. New locations for circulation, access, and connection to existing resources at the Moss House and the Community Center should support and expand the potential range of events that could occur at the park.

Landscape Sitewide Masterplan Proposals

PROPOSED MASTER PLAN

PROPOSED

New

- New buildings
- Improved ADA access
- Rehabilitated tennis courts
- Improved circulation and wider pathways
- Pergola transformation
- Improved community garden and tool storage
- Elements for teens
- Interpretive elements and art
- Modernized playgrounds
- Garden at the J. Mora Moss House
- Improved lighting
- Bicycle transportation resources

EXISTING PARK

EXISTING

Maintained

- Significant Tree Canopy
- ALL existing programs
- Flexible open space
- Existing parking spaces

BIRDS EYE VIEW OF THE PARK

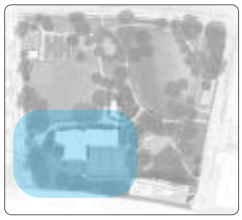
The proposed Master Plan for Mosswood Park is organized first at a block level as a green oasis within the city fabric. Viewed street level, but also from hospital rooms and the 580 freeway above the park identity is made by the evergreen vegetation that defines its edges. The strong edge of planting acts as a gateway into the many programs found inside. Once inside the tree canopy serves as a backdrop for every other activity. Recently the community celebrated a nest of Red-tailed hawks in a large Eucalyptus in the park. The ecological value of the urban forest and the trees is critical for many animals, but also supports other ecosystem services. The trees remove particulate matter from the air, provide cooling, and create oxygen.

Though the specific park uses for athletics, performance, community gathering, and so on are often the requests made by the community, the often-unheralded backdrop of the trees is what makes the park a special place.

Strengthening and repairing the evergreen canopy for the park is a site wide goal for the Master Plan. Data from the arborist report will be used to guide decisions about tree maintenance, removal, and species selections for new plantings. The community center project will allow further development of plant lists and proof of concept for best practices working around existing tree roots.

Ensuring the canopy is healthy and robust for the future will lead all other aspects of the Master Plan.

Landscape: Southwest Corner



KEY PLAN

INDOOR/OUTDOOR

OUTDOOR SEATING

OUTDOOR LEARNING

BIOSWALE PLANTING

BICYCLE PARKING

MATURE TREES

The new Community Center buildings are sited near the existing J. Mora Moss house and define a shared central outdoor gathering space focused on a large existing eucalyptus tree. Fire access to the buildings was transformed into a wide path linking the east and west sides of the park. The path allows vehicles to serve events, improves security and connects the new building to the tennis courts, the amphitheater and the meadow on the east side of the park. An outdoor classroom area connects to the stage doors at the east end of the gymnasium where there is a dedicated space for dance and performance. The existing parking lot and the tennis court are proposed to be upgraded. A new backboard wall for the tennis court is located to provide sound and visual protection from the freeway and to allow for solo practice. It may also be a location for a mural. The parking lot will maintain the same number of spaces but will be organized more efficiently. Bicycle use will be encouraged with bike parking, bike repair, and water bottle filling stations.

Landscape: Northwest Corner

KEY PLAN

SNACK BAR |
TOOL STORAGE

COMMUNITY TOOLS

COMMUNITY GARDEN

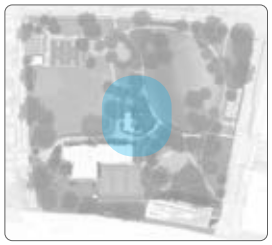
PICNIC TABLES

SIGN

BASKETBALL

The Courts of Legend's extraordinary history and beloved place in the community have been preserved in situ and their immediate setting is perserved too. The adjacent Community Garden has been improved and expanded to include more garden beds, ADA compliant garden beds, and picnic tables. A large Walnut tree that impeded the best use of the garden is proposed to be removed. The existing snack bar has been rehabilitated into an ecology building that includes a healthy snack bar, tool storage for the city and the community, restrooms, and water fountains. Nearby playground areas are proposed for rehabilitation and modernization and a ping pong table has been added. The existing ball field has been maintained and will be strengthened by the synergy of the ecology building snacks and restrooms. New trash cans and bike racks will be added to support other programs. The historic and charming Mosswood Playground will remain.

Landscape: Moss House



KEY PLAN

CHESS TABLES

GARDEN

ADA RAMPING

HISTORIC VIEWS SAVED

GRAVEL WALKS

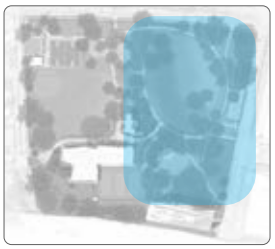
MATURE TREES

Surrounding the J. Mora Moss house, the landscape has been designed to evoke the historic gardens of the house. A planted setting to accompany the extraordinary Gothic architecture of the Moss House itself, the gardens will require a partnership with the community for maintenance at a higher level of intensity than elsewhere in the park. A new ADA compliant entry into the house will be located on the South facade to preserve the entry stair. The new entry will be less than 5% so it does not require handrails. A smaller gathering area in the garden will be a calm place in the park and could be rented for an event located at the J. Mora Moss House such as a wedding. Chess tables add minimal program to the East side of the gardens. The garden will be designed to protect existing trees and will draw on the historic record of planting that originally were in the estate's planting. Opportunities to tell the story of Mrs. Moss and her love for music and plants may be integrated in this location as well.

Landscape: East Side

TRAILS:

- Loop Tail
- History Trail
- Nature Trail



KEY PLAN

PING PONG

LOOP TRAIL

ENVIRONMENTAL INTERPRETATION

NATURE WALK

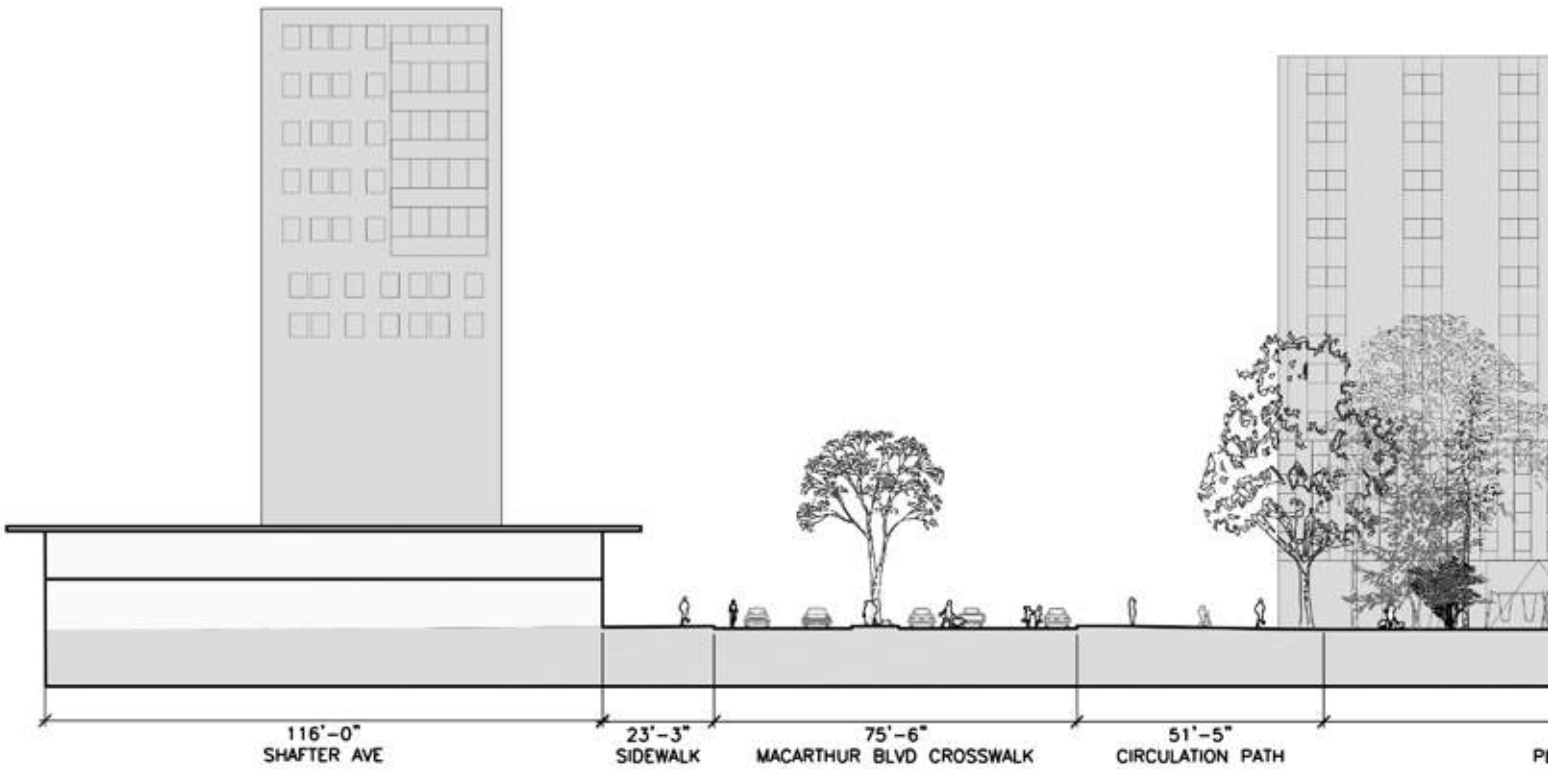
FLEXIBLE USE LAWNS

SPACE FOR PERFORMANCE

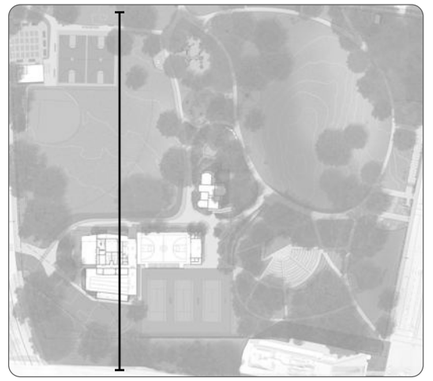
The gracious bowl of the meadow remains the star of the East side of the park. Overall, more passive than the West side, the East has historically been home to performances and festivals as well as other large events. The broad expanse of the meadow and the amphitheater will remain and continue to support performance of all kinds. New passive uses are organized around trails which are themed for history, nature, and a simple loop circuit for walking or biking. Telling the story of this place with small interventions along the trails will bring richness to the edges of the meadow. New program elements would include a new gathering area by the Pergola for picnicking and small events, potential relocation of the dog park, ping pong, and sculptural log elements for exploration.

Site Sections

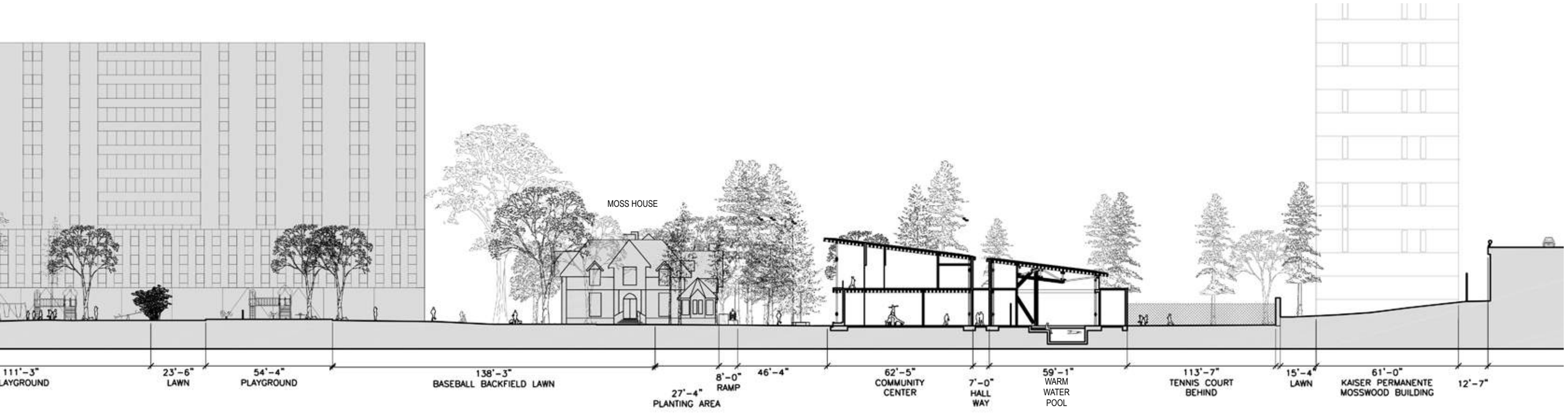
The sections presented here depict Mosswood Park with the proposed new buildings. The topography, nearness of the freeway, and the large buildings adjacent to the park are revealed in this view. The tree canopy and lawn create a verdant space that is both remarkable and important within this site context.

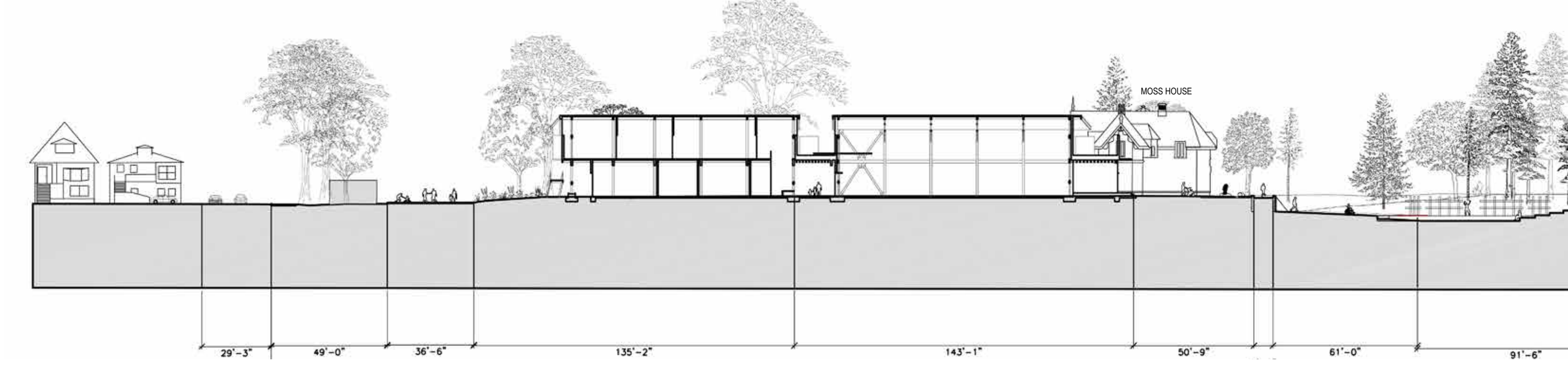


NORTH SOUTH SECTION



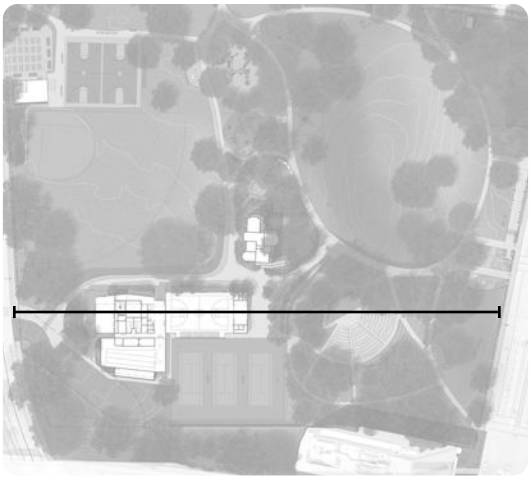
KEY PLAN


MOSS HOUSE
111'-3"
LAYGROUND
23'-6"
LAWN
54'-4"
PLAYGROUND
138'-3"
BASEBALL BACKFIELD LAWN
27'-4"
PLANTING AREA
8'-0"
RAMP
46'-4"
62'-5"
COMMUNITY
CENTER
7'-0"
HALL
WAY
59'-1"
WARM
WATER
POOL
113'-7"
TENNIS COURT
BEHIND
15'-4"
LAWN
61'-0"
KAISER PERMANENTE
MOSSWOOD BUILDING
12'-7"

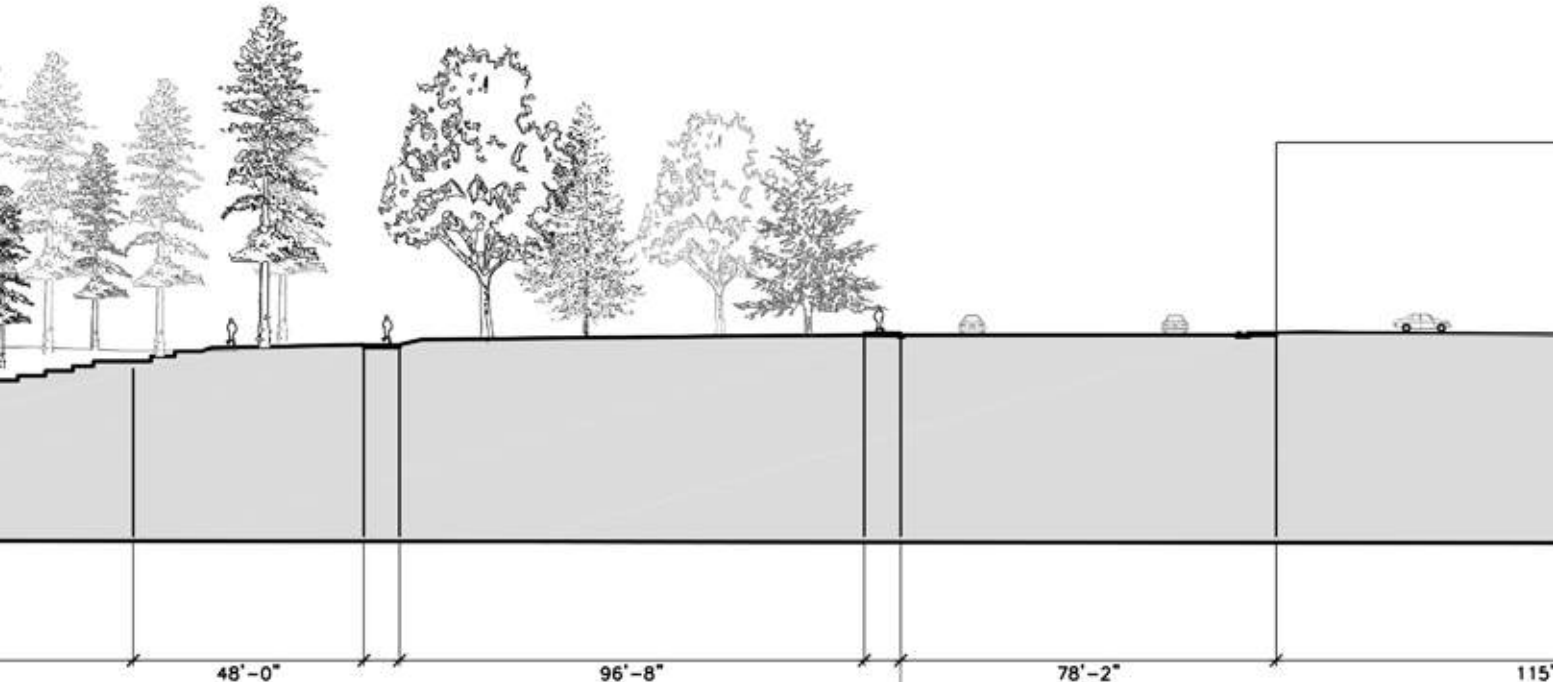


EAST WEST SECTION

EAST WEST SECTION CUTTING THROUGH THE COMMUNITY CENTER, LOOKING TOWARDS MACARTHUR BLVD.



KEY PLAN

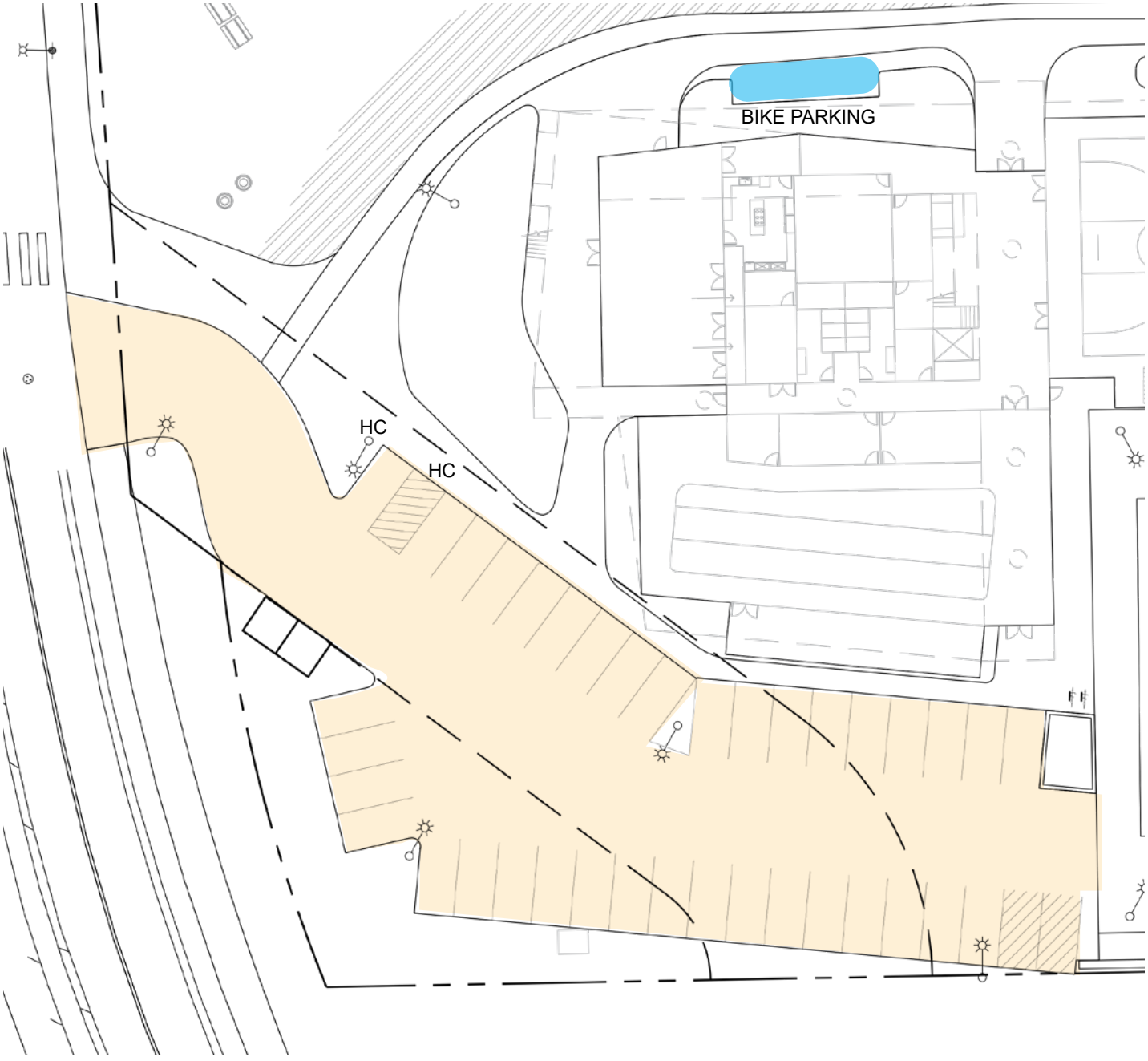

48'-0"
96'-8"
78'-2"
115'
MOSSWOOD PARK SOUTH-EAST ENTRANCE
BROADWAY
KAISER PERMANENTE

Community Center Parking Plan

PROPOSED

New

- 39 Car Parking Stalls Total
- 2 ADA Parking Stalls, one is sized for an ADA van
- Bike Parking given priority location near front door
- Fire Access in the first half of lot approached from the street



Improved Vehicular Access and Circulation

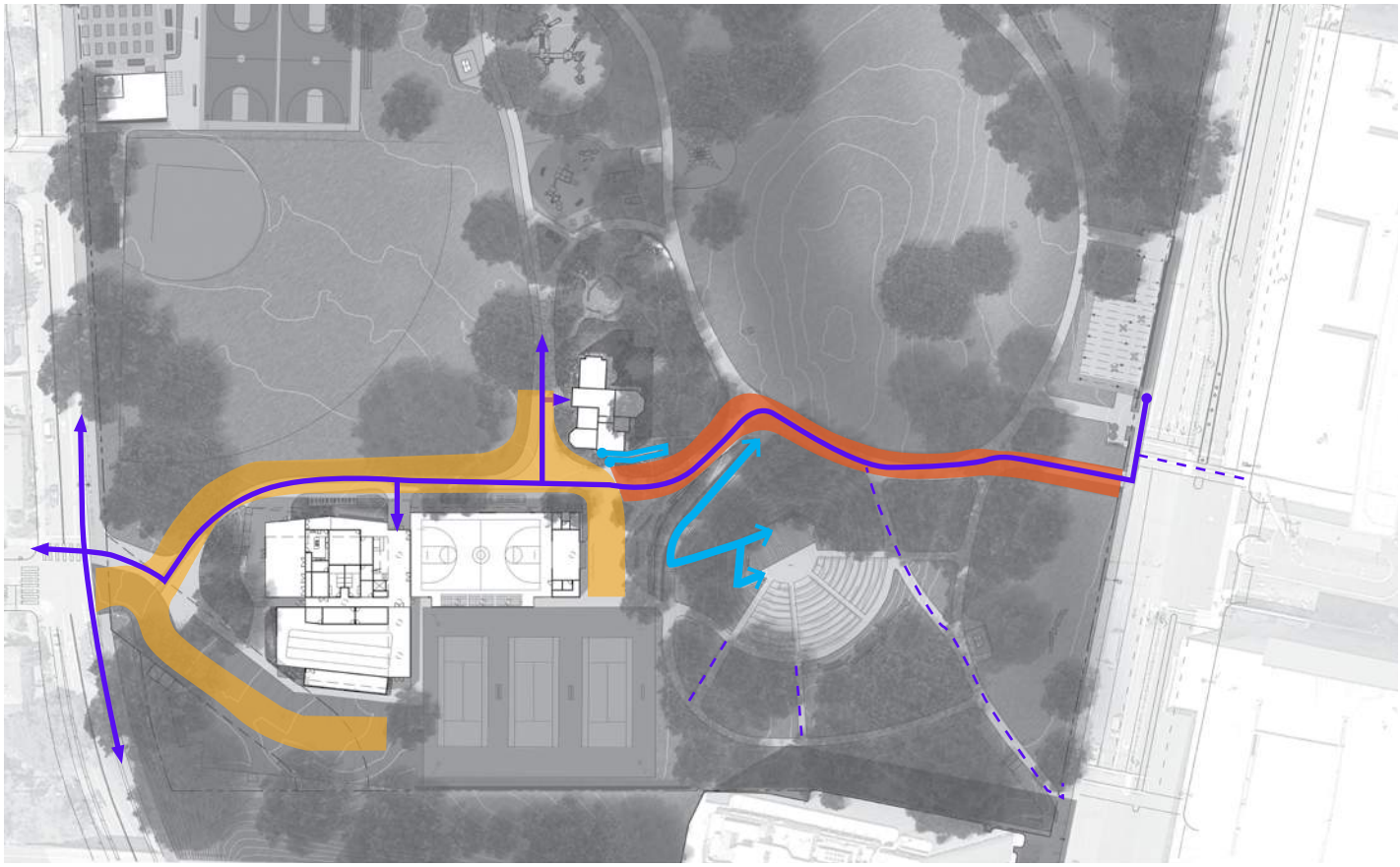


DIAGRAM OF NEW CIRCULATION

REINFORCING ACCESS

Widened pathways and new paths are proposed to connect more isolated areas of the park and to improve the flow of people and trails in all directions. New walks are designed to allow for small trucks to move about the park for maintenance and to promote access east to west.

LEGEND

- FIRE ACCESS
- PEDESTRIAN
- NEW ADA RAMP
- VEHICULAR ACCESS FOR EVENTS, MAINTENANCE, SECURITY

Pergola Rehabilitation

VIEW FROM MEADOW TOWARDS PERGOLA

Today the pergola is derelict and under-utilized. It limits clear site lines from Broadway and in part due to this visual privacy has been used for some anti-social activities. Much of the structure has been destroyed or damaged. The disrepair has led to it being avoided by families and others due to its broken elements and the presence of trash and other unpleasant refuse. The gateway quality of the pergola that has been present in all other park eras is significantly eroded. The disrepair becomes a visual dis-invitation from Broadway into the park for people arriving from the bus stop or from the hospital across the street.

VIEW FROM BROADWAY SIDEWALK

INTERIOR OF PERGOLA PLATFORM

VIEW TOWARDS BROADWAY FROM PERGOLA PLATFORM

VIEW FROM SOUTH END OF PERGOLA PLATFORM

VIEW FROM NORTH

VIEW FROM BROADWAY THROUGH DERELICT GATEWAY

1911 PERGOLA

1911 PERGOLA

1948 MODERNIZED PERGOLA

IMAGE AT RIGHT: OAKLAND TRIBUNE STORY ABOUT PARK DEDICATION CEREMONIES

The pergola has been an important part of the park design and has been transformed by different park eras to match the style of the park architecture.

In 1911 the pergola was oriented towards Broadway and it provided a space to wait for the streetcar. A sense of protection from raised platform and planters gave it a formal porch like character facing the street. Benches lined the back edge along the steel fence and a wooden trellis was mounted overhead on masonry columns.

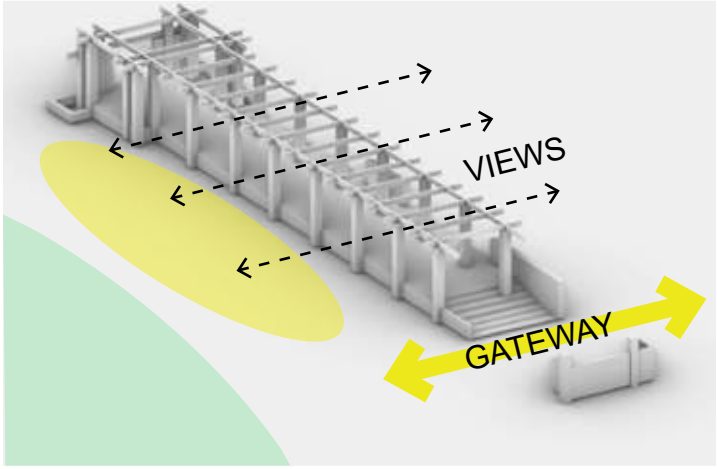
In 1947 the pergola was modernized to bring the trellis into harmony with the new more modern Rec Center Building architectural style. A shear brick wall and sign for the park was added facing Broadway and the overall structure was simplified and opened towards the park side. Additional planting was added in a simple arc form surrounding the pergola.

The rehabilitation of the pergola will be informed by a balance between the original design and the 1948 additions. The future design of the pergola will require further development and review by community and city agencies.

OAKLAND'S 'NEW' MOSSWOOD PARK DEDICA

Sunday Ceremonies Open New Scenic Recreation Ar

terday afternoon. Trellised pergola has been brought into harmony with park's new appearance by addition of new brick wall.



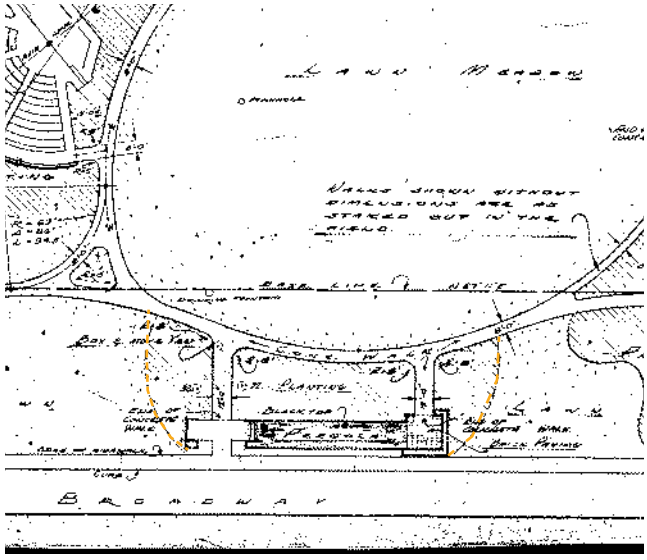
BICYCLISTS ON BROADWAY AT PERGOLA

1948 PARK DEDICATION WITH MAYOR MOTT

The proposed design will include a rehabilitation of the trellis and the gateway experience, activation with new tables for picnicking and new barbecues facing the meadow, the refurbished planting arc, and more visual connection to Broadway.

Rehabilitating the pergola could welcome the public from Broadway, a primary corridor for public transportation and bicycles. This gateway could become important again as a location for both transportation and arrival. New elements required, such as for accessibility, would be distinct and not imitate historic forms.

Located across from the Kaiser hospital, the rehabilitated pergola could also invite hospital staff, patients, and visitors from the Kaiser facility to the park. The opportunity to connect with nature and plants during a lunch break or before or after an appointment could contribute to the health and wellness of hospital visitors and staff.



1947 PARK PLAN DETAIL: PLANTING ARC

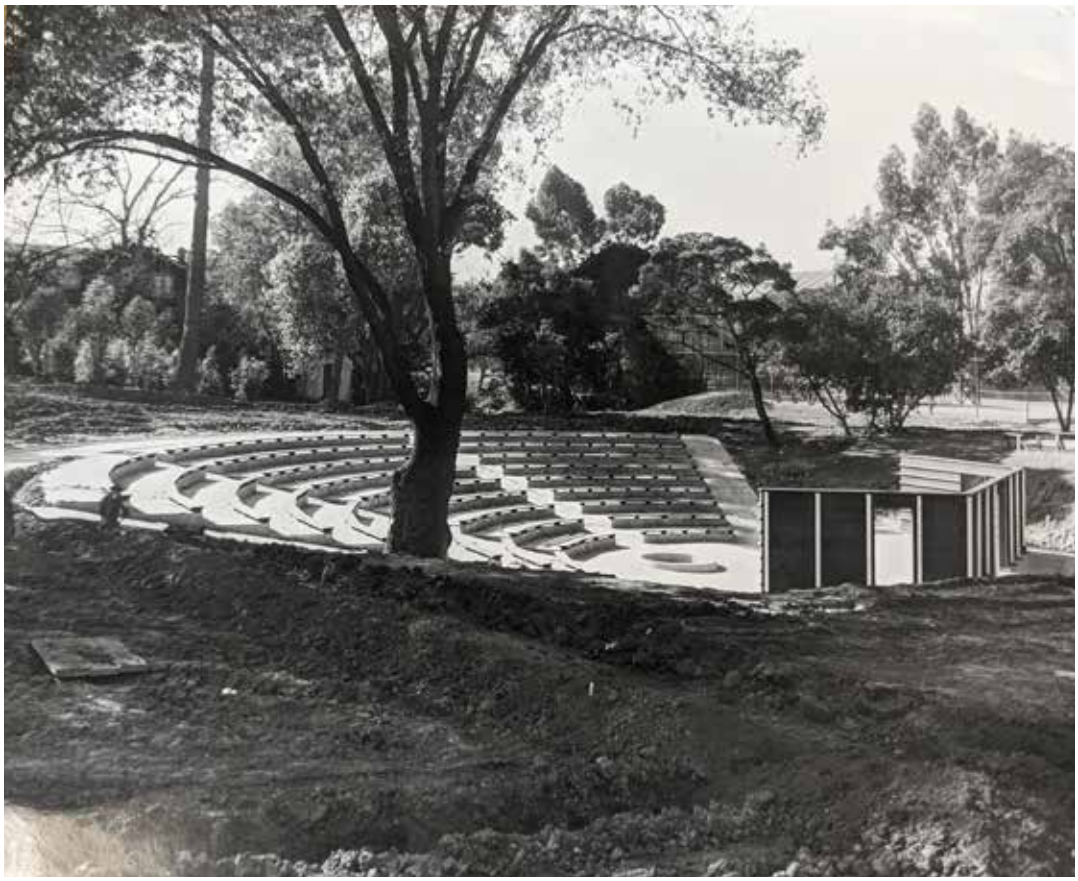
Pergola Rehabilitation

PERGOLA VIEWED FROM MEADOW

PERGOLA VIEWED FROM SOUTH

PERGOLA VIEWED FROM BROADWAY

Amphitheater



AMPHITHEATER AT COMPLETION OF CONSTRUCTION

GRACE ALBRITTON
Children's Theater Chief

New Theater In Oakland For Children

Being added today to Oakland's attractions is a new outdoor theater for presentation of creative dramatic plays by children for children.

The new theater for young people from 6 to 15 years of age is being constructed under auspices of the Oakland Recreation Department in a wooded glen in the rear of the tennis courts at Mosswood Park, Broadway and MacArthur boulevard.

NATURAL BACKGROUND

Spanning a shallow creek bed, an 18 by 30 foot stage permits a natural background of trees and shrubs. Tiers of seats in amphitheater pattern will accommodate up to 500 youngsters a performance.

Opening performance will be a play based on the Pied Piper theme presented by children from North Oakland Recreation Center

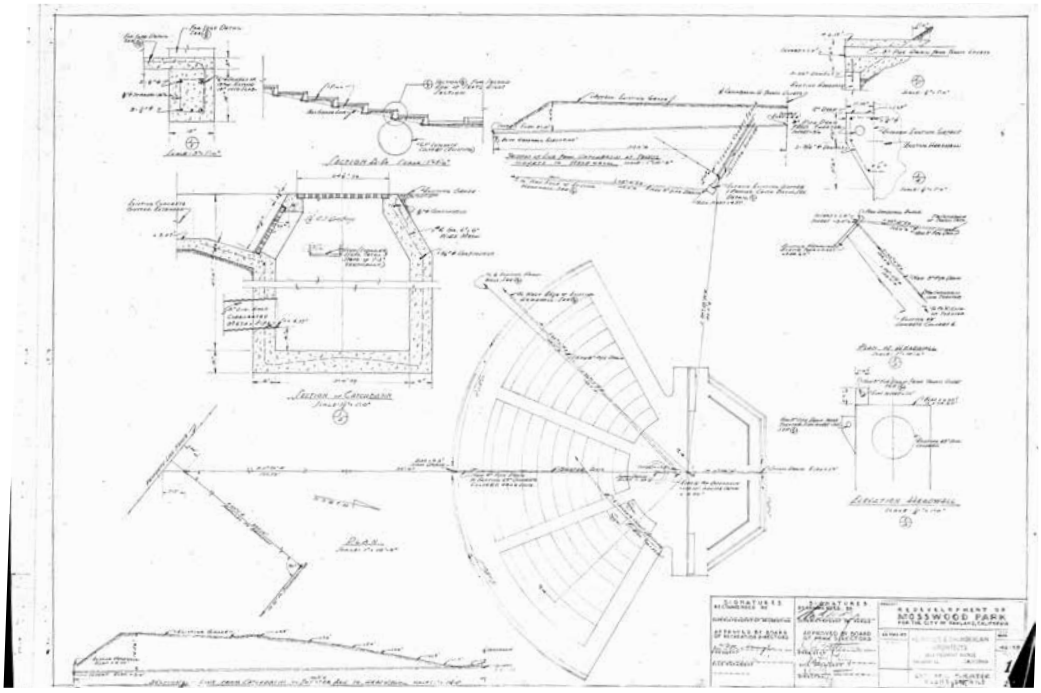
AMPHITHEATER STORY

AMPHITHEATER A HISTORY OF PERFORMANCE

Originally developed for children's theatre, the 500 seat amphitheater at the Southwest end of Mosswood Park has become a lesser known treasure. Still beloved by many who attend larger festivals and events such as Burger Boogaloo the amphitheater has been visually surrounded with large trees and is somewhat hidden from the rest of the park.

The community desire to reinvigorate performance in the park has led to a design for the amphitheater that upgrades its ADA access and visibility while preserving its historic structure and charm. Consultations with both the community and event producers were considered in the proposed design modifications.

EXISTING CONDITONS



AMPHITHEATER CONSTRUCTION DRAWINGS

VIEW OF STAGE SET MADE OF INFLATABLE ELEMENTS

EXISTING FRAME IS IMPORTANT INFRASTRUCTURE

VIEW FROM STAGE

VIEW FROM TOP OF AMPHITHEATER

Amphitheater Renovation

LOOKING OUT

ECOLOGY WALL

NATURAL PLAY

LOOKING IN

NEW PATHS

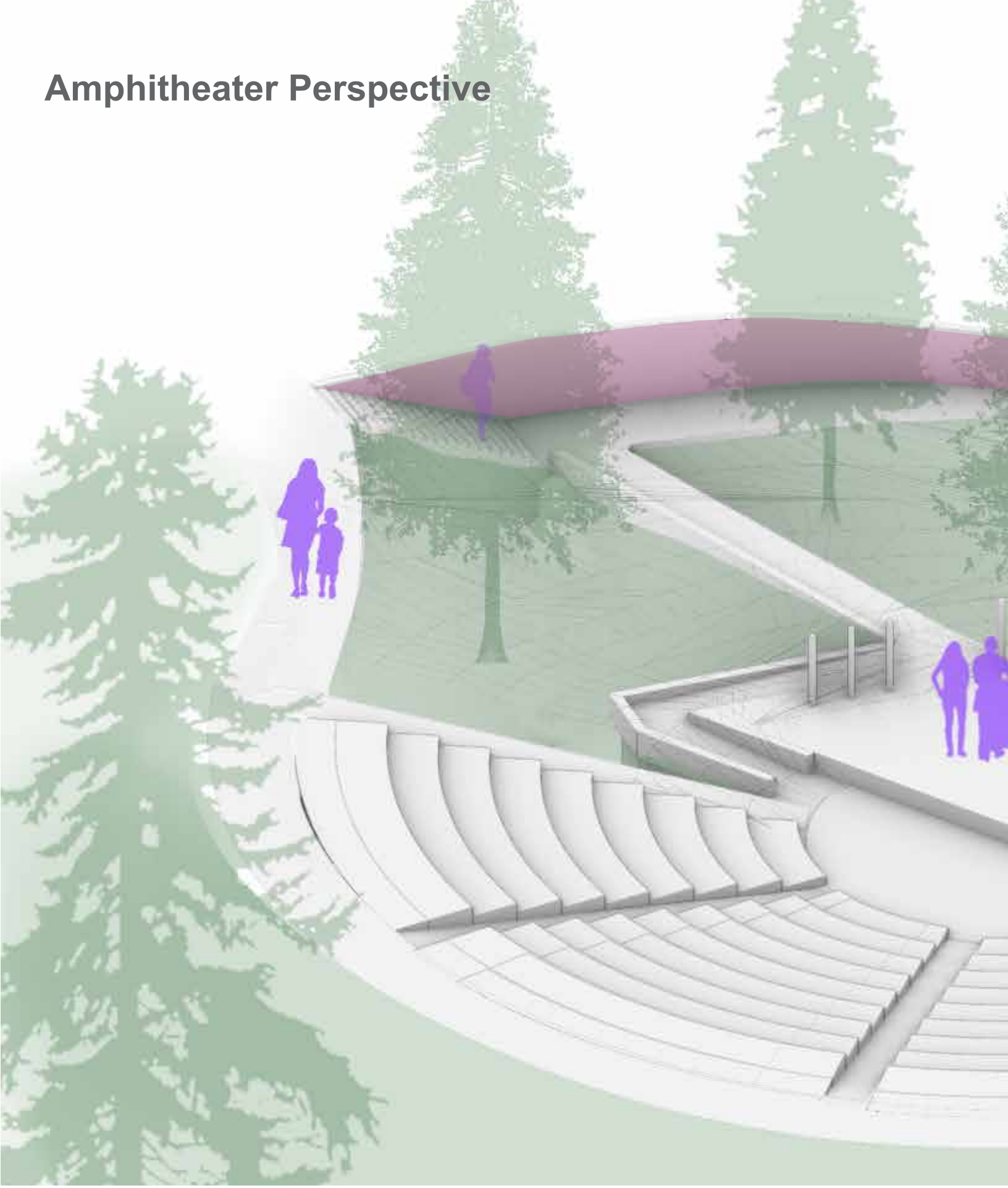
MATURE TREES

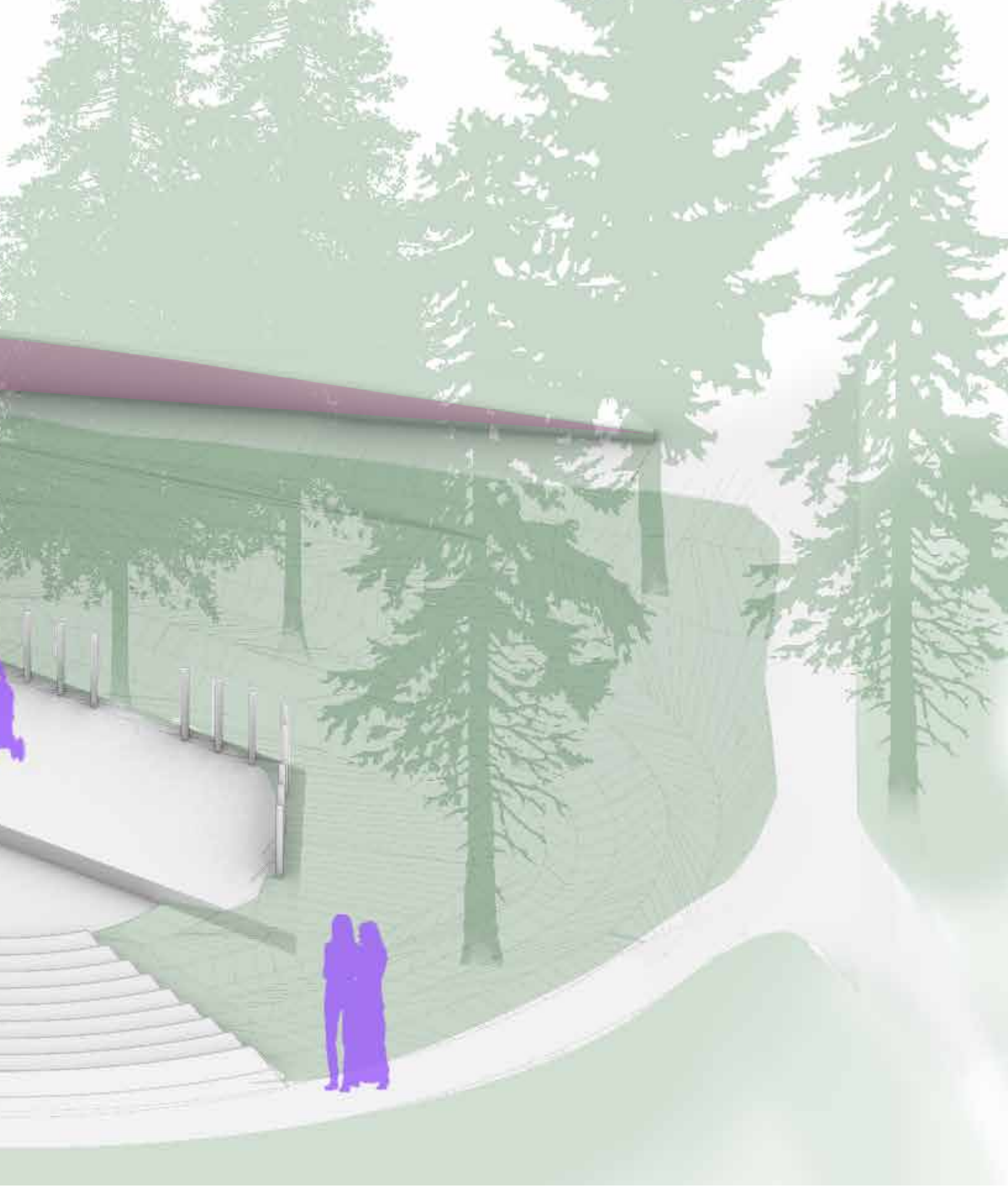
ACTIVATING THE AMPHITHEATER

Improving the audience and performer experience at the amphitheater is the highest priority. A ramp that serves for ADA compliant connection to both the stage and the audience was designed to enhance the story telling of the park. Cutting into the ground with a large retaining wall, a story of the underground creek in this location could be revealed and augmented with other important natural history and ecology. Numerous new pathways connect to all sides of the amphitheater to drive more people to and through this location. Small quotidian activities including nature play, ping pong, and potentially a dog park are also recommended. New multidirectional pole lights are also recommended. In addition to these new elements, the preservation and rehabilitation of the stage backdrop structure, removal of the fire pit, and limbing up of trees is also recommended.

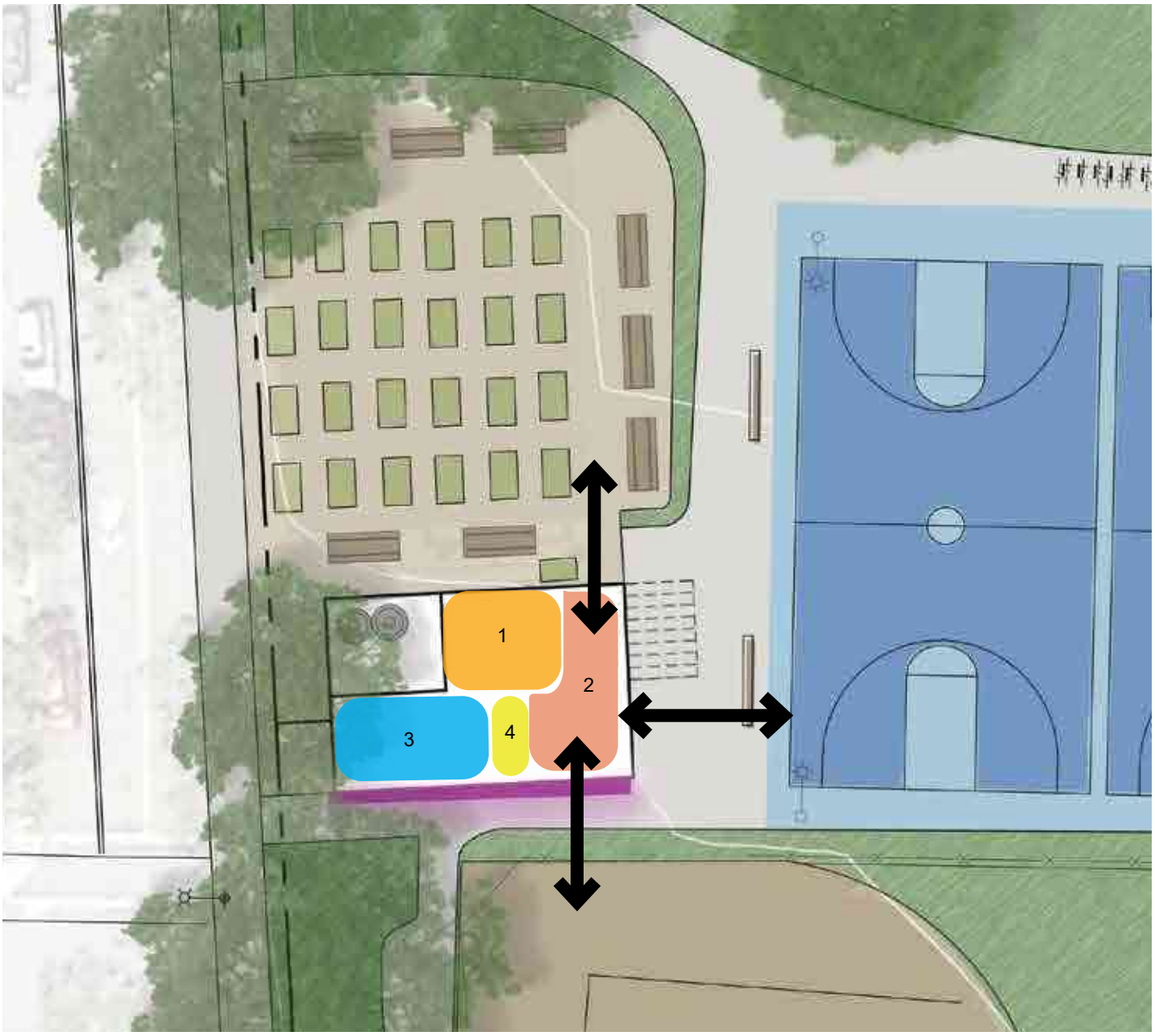
This is one of two possible locations being explored for the small dog park that may need to be relocated. Additional study is needed to determine if the dog park would conflict with the performances and or the adjacent office building.

Amphitheater Perspective





Snack Bar



ECOLOGY BUILDING FOR HEALTHY SNACKS

Located adjacent to the basketball courts, community gardens, and ballfield, the field house is an ideal location to bring together uses that could amplify the success of each of these existing elements. Restrooms are partnered with active daily uses. A healthy snack bar could serve baseball games, basketball games, and could use some of the garden beds. Tool storage could serve Oakland Parks Maintenance as well as community stewardship days. A bottle filling station and water fountain could support sports and health. Locating the new snack shack in the ecology building reinforces the relationship of food to the gardens. Linking park stewardship and maintenance as well as bathrooms insures active uses and eyes on the garden and healthy snack shack when not in use.

1. Tool Storage
2. Snack Bar
3. Restrooms
4. Office

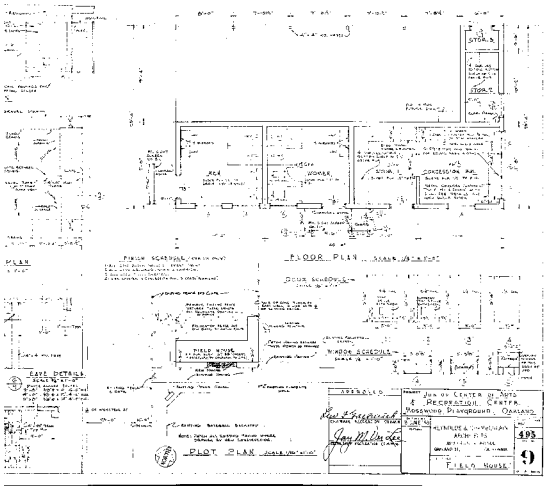
MOSSWOOD TEA ROOM

MOSSWOOD TEA ROOM MENU

MOSSWOOD SNACK BAR

MOSSWOOD PARK HAS A HISTORY OF A SMALL FOOD CONCESSION. THE TEA ROOM, THE SNACK BAR, AND THE FIELD HOUSE ALL PROVIDED SMALL FOOD CONCESSIONS AT DIFFERENT ERAS OF PARK HISTORY. THE LOCATION PROPOSED FOR REHABILIATION IS THE 1947 FIELD HOUSE LOCATION WHICH WAS USED DURING THE ERA OF HISTORICAL SIGNIFICANCE IN THE PARK.

MOSSWOOD FIELD HOUSE BUILDING TODAY



ORIGINAL ARCHITECTURE FOR THE FIELD HOUSE

Landscape Materials

TURF BLOCK

ASPHALT PATHS

STAMPED ASPHALT

CONCRETE

DECOMPOSED GRANITE

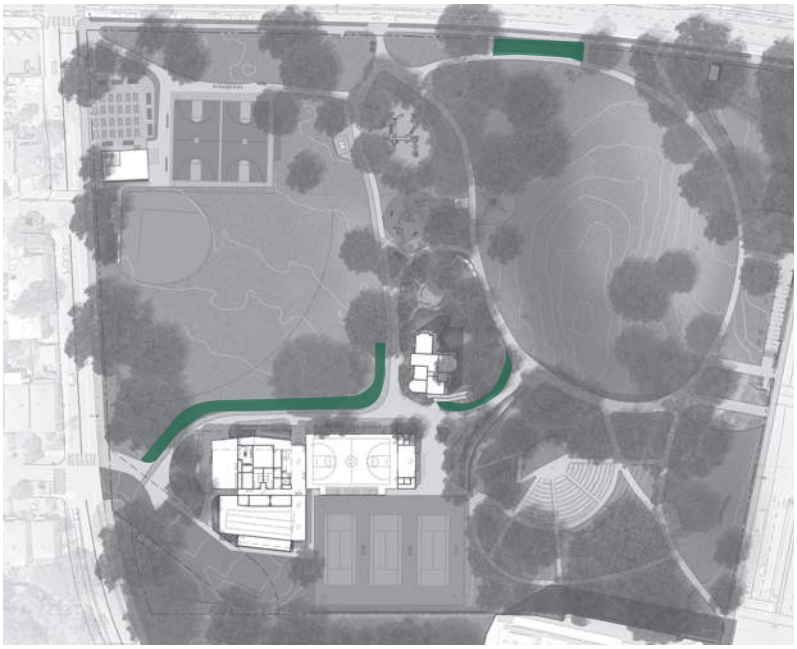
PAVERS AS FIRE ACCESS ROAD

PAVEMENTS

The palette of materials used in the landscape must be durable, repairable, and humble. The use of simple and well proportioned pavements is one of the most important aspects of the park design. In recent Rec Center projects we have seen both materials that are too fancy (granite slabs) and too plain (sidewalk concrete with brushed finished and no color.) Finding the right balance of intentional, well detailed, and ideally darker colored pavements will insure a timeless and affordable park environment.

The design team is recommending turfblock, decomposed granite, asphalt, stamped asphalt, colored concrete, and concrete unit pavers as possible material choices.

Turf Block and Alternate Paving for EVAC



TURF BLOCK OR ALTERNATIVE PAVE OPTIONS LOCATIONS

CURVING GRASSCRETE

CONCRETE TURF BLOCK

COMBINING MATERIALS TO CREATE STRIPES FRAMED BY CONCRETE BORDERS

COMBINATION OF GRAVEL OR DECOMPOSED GRANITE AND CONCRETE

EMERGENCY VEHICLE ACCESS

Providing the required aerial fire access to the new community center and gymnasium buildings will necessitate wide areas of fire truck accessible pavement. Because there is a strong desire to keep the pavements in scale with the park trails, the design team proposes the use of multiple stripes of material that combine into the required width. For one of the stripes the team recommends using grasscrete or other durable turfblock materials that will be permeable and green.

Site Furniture Proposed

LEGEND

- POLE LIGHTS
- WASTE STATION
- WATER FOUNTAIN
- PICNIC TABLE
- GRILL
- PING PONG
- BICYCLE RACK
- SCULPTURAL LOG OBJECT
- PARK BENCH

Landscape Site Furnishings

NEW LIGHT POSTS

BIKE RACKS

WASTE AND RECYCLING STATION

PING PONG TABLE

GAME TABLE

OUTDOOR LEARNING SEATING

MATERIALS

The palette of furnishings ls used in the landscape will be long lasting as well as easy to replace to ensure a cohesive park identity over time. By unifying the material palette, the park experience will be much improved. The utility of materials such as metal and concrete lend themselves to a high quality design that will guarantee longevity.

Landscape Planting Concepts

BIOSWALES

MATURE TREES

INDOOR OUTDOOR VIEWS

GARDEN

PLANT PALETTE

Mosswood Park has a rich ecological history. The proposed planting will be referential to the natural undeveloped history and the social legacy of the Moss House Gardens. While celebrating the local history, the plant palette will embrace the modern practices of efficient water use and promotion of climate health.

With the intention of best serving this public park, the planting will be durable, low maintenance, and proven to perform well locally. Taking cues from the park history, color, texture, scent, scale, and quality of light will inform plant choices as well.

Planting Palette

PLANTING ZONES

LAWN

ORNAMENTAL GARDEN PLANTING

GREEN INFRASTRUCTURE PLANTING

WOODLAND UNDERSTORY

POLLINATOR PLANT

WUCOLS RATING

PLANTING ZONES - ORNAMENTAL GARDEN (SHADE)

DOUGLAS IRIS
native

FAR HORIZONS CEANOTHUS

CAL. BEE PLANT
native

SILKTASSEL
native

REDBUD
native

SPICE BUSH
native
aromatic

PLANTING ZONES - GREEN INFRASTRUCTURE PLANTING (SUN)

JERUSALEM SAGE
non-native

CALIFORNIA FUCHSIA
native

PACIFIC MIST MANZANITA
hybrid

BEE'S BLISS SAGE
cultivar

CAPE RUSH
non-native

GRAY RUSH
native

RED FESCUE
native

DEERGRASS
native

PLANTING ZONES - WOODLAND UNDERSTORY (SHADE)

DOUGLAS IRIS
native

CALIFORNIA BARBERRY
native

WESTERN SWORDFERN
native

GIANT CHAIN FERN
native

SPICE BUSH
native
aromatic

CALIFORNIA COFFEE-BERRY
native
attracts birds

SILKTASSEL
native

REDBUD
native

Planting Palette

PLANTING ZONES

LAWN

ORNAMENTAL GARDEN PLANTING

GREEN INFRASTRUCTURE PLANTING

WOODLAND UNDERSTORY

POLLINATOR PLANT

WUCOLS RATING

PLANTING ZONES - GREEN INFRASTRUCTURE PLANTING (SHADE)

FAR HORIZONS CEAN-OTHUS

CAL. COFFEEBERRY
native

CAPE RUSH
non-native

GRAY RUSH
native

CALIFORNIA BEE PLANT
native

DOUGLAS IRIS
native

RED FESCUE
native

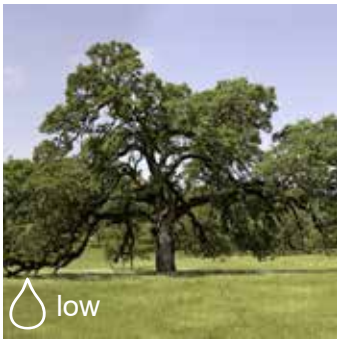
SEASIDE DAISY
native

PLANTING ZONES - LAWN EDGE

BLUE GRAMA
native

DEERGRASS
native

CALIFORNIA HAIRGRASS
native



VALLEY OAK
native

CALIFORNIA SYCAMORE
native

PURPLE NEEDLEGRASS
native

PLANTING ZONES - ORNAMENTAL GARDEN (SUN)

JERUSALEM SAGE
non-native

CALIFORNIA FUCHSIA
native

PACIFIC MIST MANZANITA
hybrid

BEE'S BLISS SAGE
cultivar

FOXTAIL AGAVE

POZO BLUE SAGE
cultivar

ROCKROSE

TORCH ALOE

Concept Design

The proposed building plan organizes and orients the main program functions in relationship to the existing site elements at the South side of the park. The two story community center and double height gym and pool frame the Northwest corner of the existing tennis courts with a main entry opposite the eucalyptus tree. The new building, visible from Webster Street, forms a campus with the historic Moss House, the tennis courts and amphitheater to the east. A new wider east-west path to the north of the new building connects both sides of the park and connects to existing circulation paths at North and East side of the park, leading park users into the building.

The community center is conceived of as the 'central' program and is flanked by the gym on the East and the pool at the South. Entrances to both of these functions are visible from the main reception desk located in the Community Center opposite the main entry. This north-south axis holds all the major circulation, not only providing access to both the gym and pool, but also to the second level of the community center via the main stair and elevator.

The first floor of the community center is conceived of as the more public facing, community oriented level. Here, the community center functions are pushed to the center to allow for the circulation to exist along the perimeter of the space creating abundant access to daylight and allowing for the activity within to be constantly on display. The circulation path at the North side, which leads to the main ground floor function -- the social hall -- functions as a gallery space and becomes a flexible display and possible pop-up program area. Along this path are located the director's office, inclusion classroom, and commercial kitchen. The social hall, at the end of the gallery, anchors the entire west end of the first floor and features opportunities for indoor/outdoor connections at both the North and West sides. Outdoor programs and spaces are meant to support the activity within. The commercial kitchen is also accessible from the social hall and easily supports the activities in that space. The South side is home to back of house and support spaces such as the restrooms, electrical rooms, and a secondary office.

The second level of the community center offers a level of privacy for the OPRYD after-school care and youth programs. With the maker's space and computer lab located at this level, it functions as an "innovation lab" and has a dedicated classroom for the afterschool programs. These spaces are supported by a generous North facing terrace that overlooks the park and allows for dedicated and protected outdoor space. A gender neutral restroom at this level also offers an alternative to the restrooms at the first level.

The gym volume to the East houses a high school size basketball court with four additional half courts in the North-South direction. Designed as a multiuse space, it is equipped with athletic flooring and retractable bleachers allowing for recreational uses and large community gatherings. Sliding doors on the north side open directly out to the park. A raised performing arts room on the east side can be used for dance classes and rehearsals, and doubles as a stage for performances. This

First Floor Plan

1. SOCIAL HALL
2. KITCHEN
3. DW PUMPS
4. MPOE
5. ELECTRICAL ROOM
6. INCLUSION CLASSROOM / MPR
7. POOL MECHANICAL
8. RESTROOMS
9. LOCKERS
10. GALLERY
11. DIRECTOR'S OFFICE
12. STORAGE
13. OFFICE / STORAGE
14. RECEPTION / WAITING AREA
15. ELEVATOR
16. JANITOR'S CLOSET
17. BLEACHERS
18. RAMP
19. AV / WAITING AREA
20. PERFORMING ARTS ROOM

TO EUCALYPTUS TREE

MOSS HOUSE

TO EUCALYPTUS TREE

TO WEBSTER

TO REDWOOD TREE

GYM

TO AMPHITHEATER

POOL

TENNIS

MAIN ENTRY

CIRCULATION

NOTABLE TREE

OUTDOOR GATHERING

VISUAL CONNECTION

32' 0' 32'

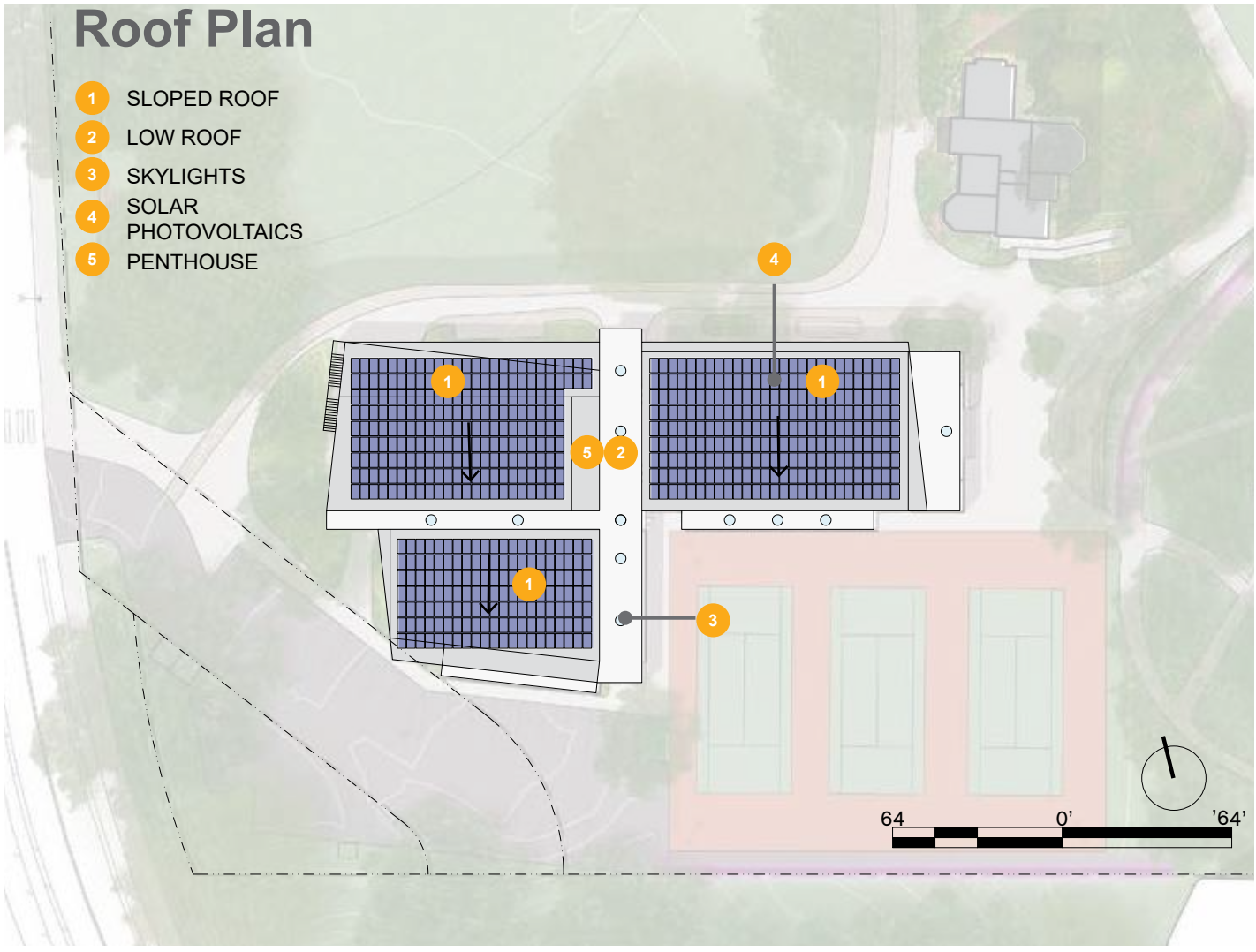
Second Floor Plan

1. MAKER'S SPACE
2. CLASSROOM
3. TERRACE
4. HALLWAY
5. COMPUTER LAB / MPR
6. RESTROOM
7. JANITOR'S CLOSET
8. ELEVATOR
9. ELEV. MACHINE ROOM
10. STORAGE

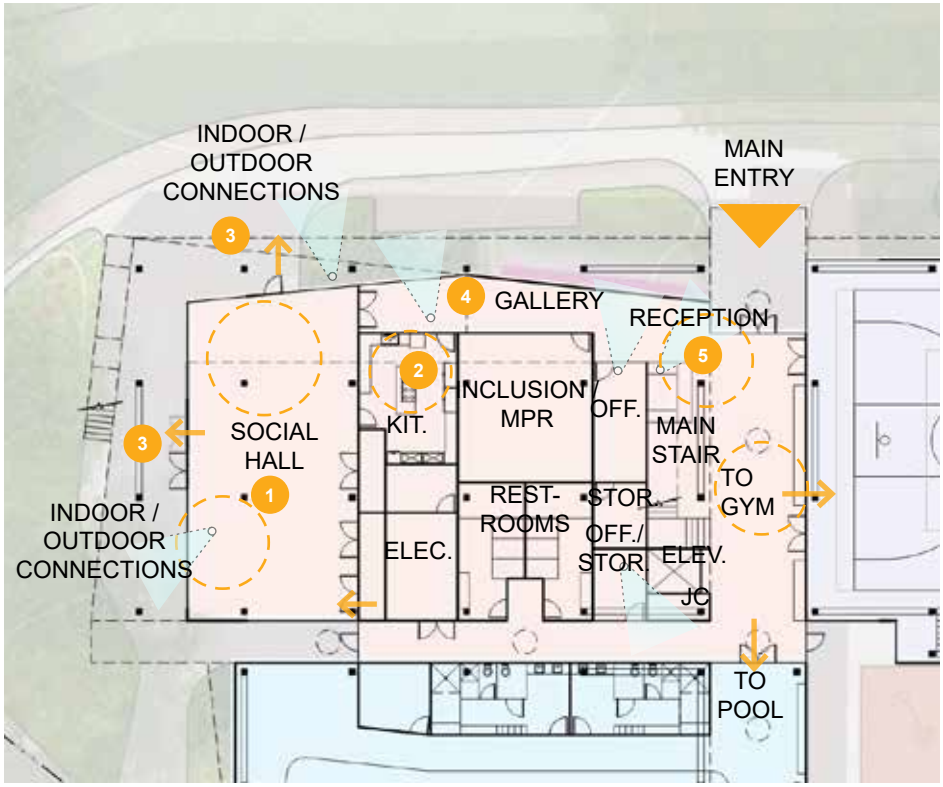
room opens both towards the gym and towards an outdoor gathering area adjacent to the amphitheater. The North East corner features two unisex restrooms accessible from the outside to support possible future use of the Moss House.

An accessible warm water pool may be added south of the community center during a future phase. This pool would be the first publicly accessible warm water pool in the East Bay. The warm water makes this pool unique because it could be used for physical therapy in addition to swim lessons and general recreation, providing a comfortable environment for people of all ages and abilities. The pool volume houses locker rooms, an office/storage space, and pool mechanical functions in addition to the pool itself.

The roofscape is conceived of as three high sloped roofs over the three volumes with lower roofs over the circulation spaces forming a quadrant like arrangement. The high sloped planes on the North side direct rainwater towards the lower roofs where it can be captured and redirected for other uses. The three roofs, over the community center, gym, and pool are strategically oriented for a possible solar photovoltaic array. The lower roofs are also well positioned to house mechanical equipment and vents.



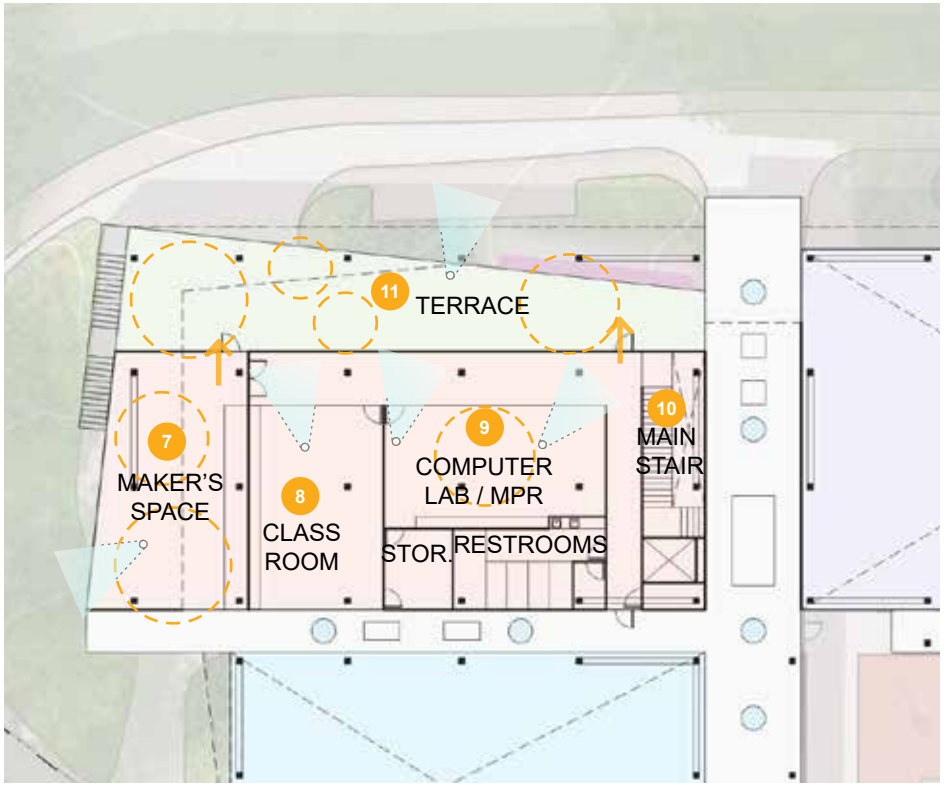
Community Center: Level 1



Reflecting what we heard during the community outreach process -- the spaces on Level 1 of the community center are well suited to accommodate the following activities and/or programs:

- Resources and information
- Dance classes
- Health + Wellness classes
- Cooking classes
- Art display
- Connections to the outdoors
- Support groups
- Community meetings
- Pop-up libraries
- and more...

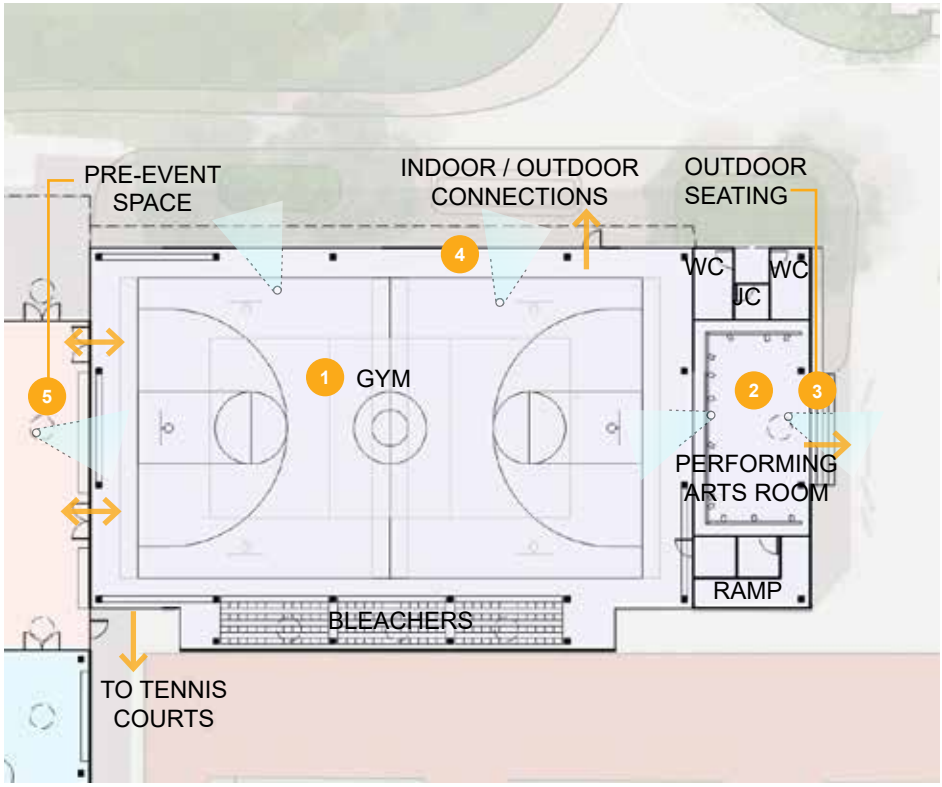
Community Center: Level 2



Reflecting what we heard during the community outreach process -- the spaces on Level 2 of the community center are well suited to accommodate the following activities and/or programs:

- Tech innovation and STEM programs
- Maker classes
- Visual art classes
- Computer classes
- Homework help
- Protected play area
- Environmental education
- Teen spaces
- After school care
- and more....

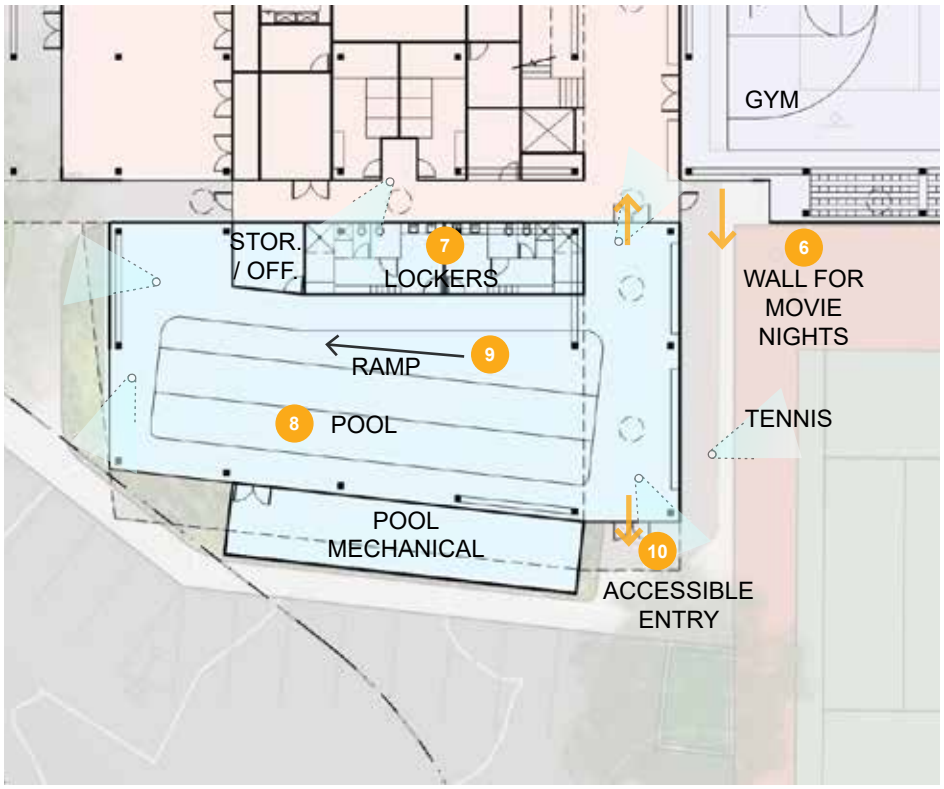
Gym



Reflecting what we heard during the community outreach process -- the spaces in the gym are well suited to accommodate the following activities and/or programs:

- Sports and Recreation
- Large community gatherings
- Performances
- Support for park uses
- Outdoor learning
- Concerts
- Viewing
- Connections to the Moss House
- Activate the amphitheater
- and more...

Pool



Reflecting what we heard during the community outreach process -- the spaces in the pool are well suited to accommodate the following activities and/or programs:

- Intergenerational programs
- Senior activities
- Health + Wellness classes
- Movie nights
- Access to all
- Youth swim lessons
- and more...

Moss House Legacy & Historic Standards

We heard from the community that celebrating the rich history of the park is important. The new community center provides an opportunity to engage with architecture of the historical Moss House that is adjacent to the building site. The floor plan, construction type and massing are referenced in the new community center design. There are also building guidelines that should be considered due to the proximity of the building to the Moss House.

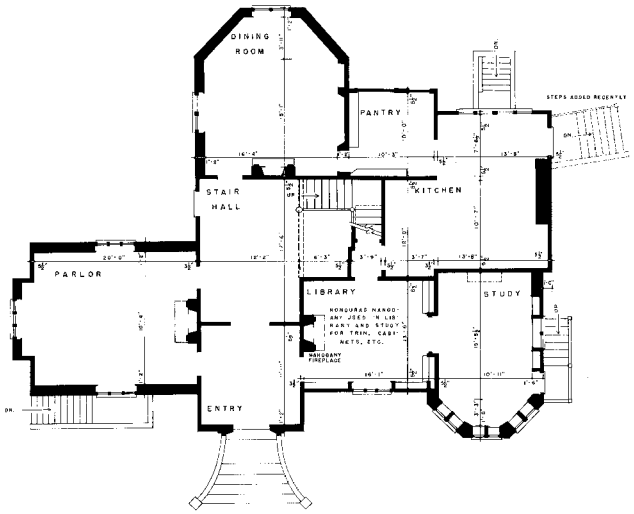
The National Park Service provides requirements for historical structures through the Secretary of the Interior's Standards for Rehabilitation including:

- New construction needs to be built in a manner that protects the integrity of the historic building and the property's setting
- New construction placed at the side or rear of historic buildings and avoid obscuring or destroying character-defining features of the building.
- Protecting the historic setting and context of a property.
- New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
- Historic landscapes and significant view sheds must be preserved.

HISTORIC LANDSCAPE AT MOSSWOOD PARK

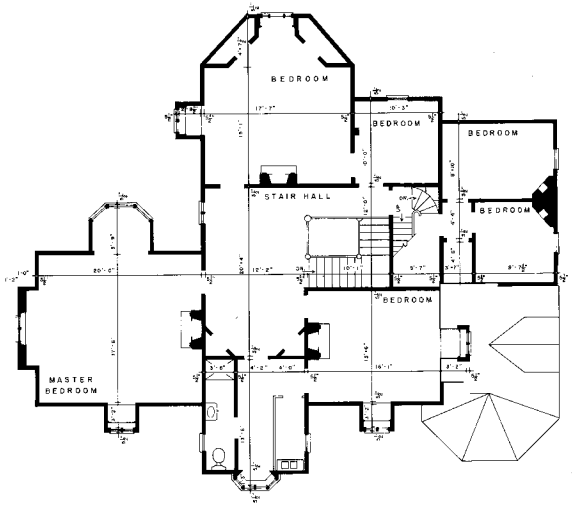
MOSS HOUSE

A FORMER ENTRANCE GATE ON BROADWAY



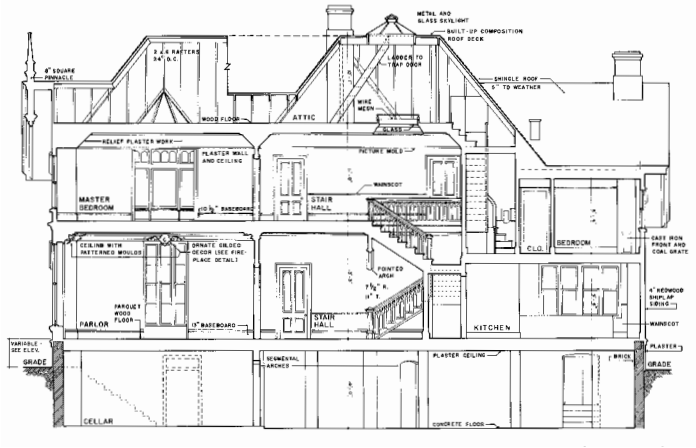
FIRST FLOOR PLAN OF MOSS HOUSE

AMPHITHEATER



SECOND FLOOR PLAN OF MOSS HOUSE

PERGOLA AT THE BROADWAY ENTRANCE TO THE PARK

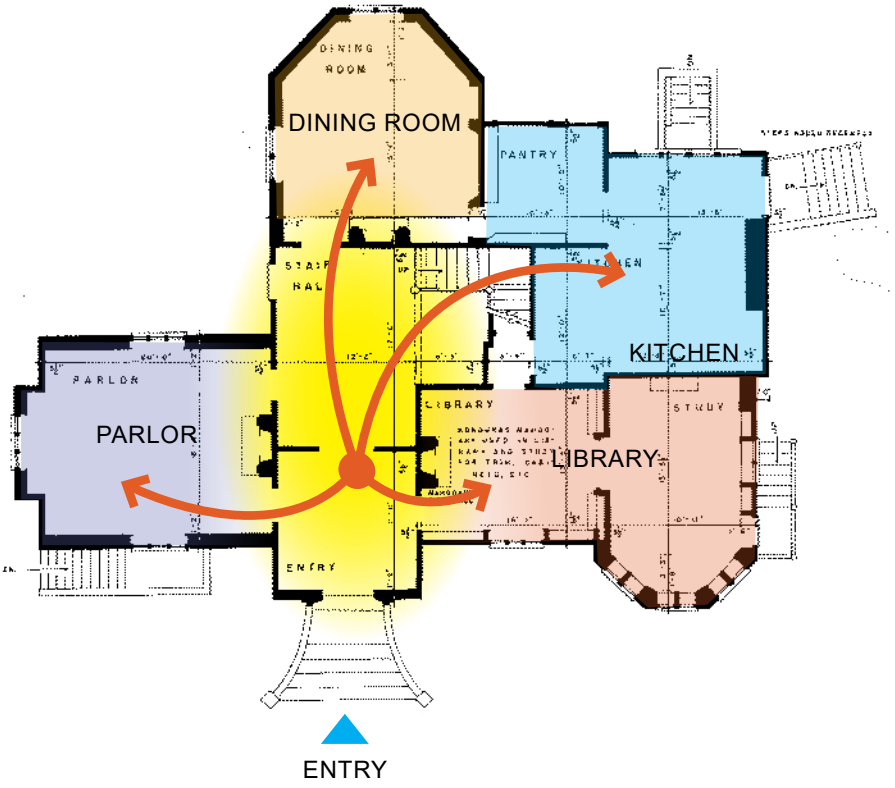


CROSS SECTION OF MOSS HOUSE

FLOOR PLAN COMPARISON

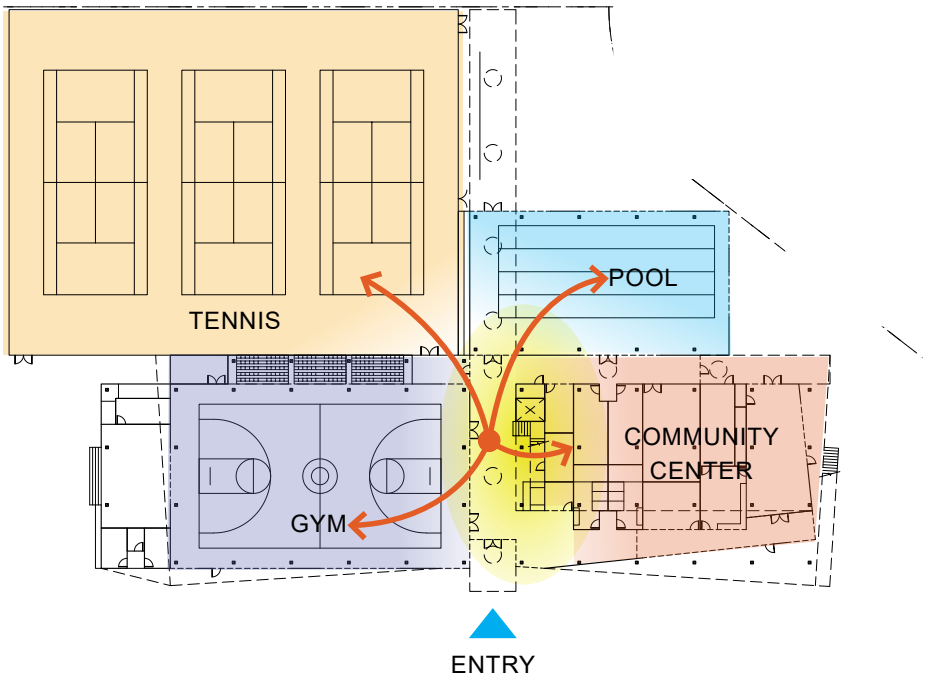
MOSS HOUSE

The Moss House floor plan is organized around a central entry hall. The four main spaces are accessed from the entry hall: the parlor, the library, the dining room and the kitchen.

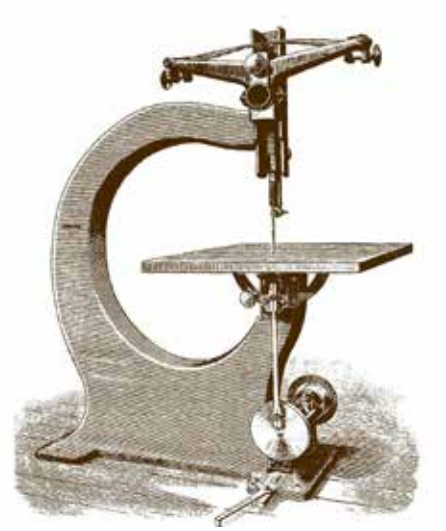


COMMUNITY CENTER

Similarly, the main spaces at the community center are reached from the central reception area: the gym, the pool, the tennis courts and the community center. A series of large sliding doors give indoor-outdoor access between the park and the building interiors. The panels can easily slide out of the way to create a seamless transition while also offering views from the exterior of activity within.



BUILDING TECHNOLOGY



MOSS HOUSE

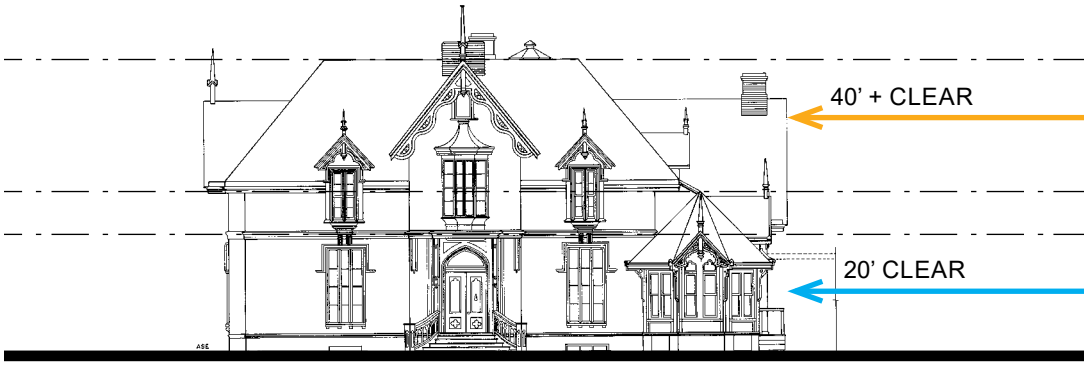
Scroll saws had recently been invented when the Moss House was built. The intricate ornamentation, wood paneling and casework all celebrate the “new” technology in woodworking at the time.

COMMUNITY CENTER

The community center will showcase wood in a different way through the use of mass timber. This construction technology reduces the carbon footprint of the building. The wood structure also acts as a finished surface which reduces material use. Structural wood beams, columns and braces races are natural materials sometimes displayed on the exterior, showcasing the building’s resilience and teaching about how it resists gravity and natural forces.

FACADE AND ROOF LINE ARTICULATION

The height of the roof and eaves of the community center align with those of the Moss House. The primary building material is a durable and economical painted fiber cement shiplap siding. shiplap siding creates a horizontal rhythm of shadow lines that reference the historic Moss House. The new building is also further south of the Moss House than the original recreation center from 1953. The increased space can be used as a plaza.



MOSS HOUSE WEST ELEVATION

MOSS HOUSE SOUTH ELEVATION

1953 REC CENTER FOOTPRINT (BLUE)

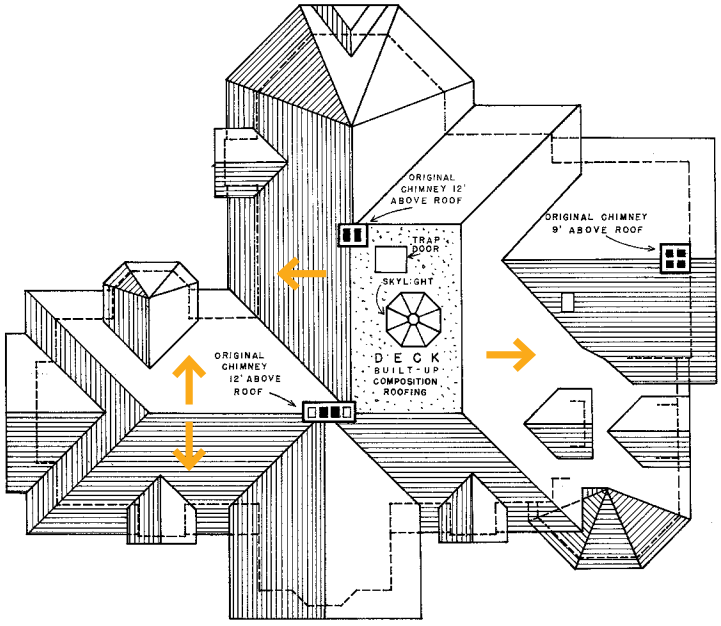
COMMUNITY CENTER WEST ELEVATION

COMMUNITY CENTER NORTH ELEVATION

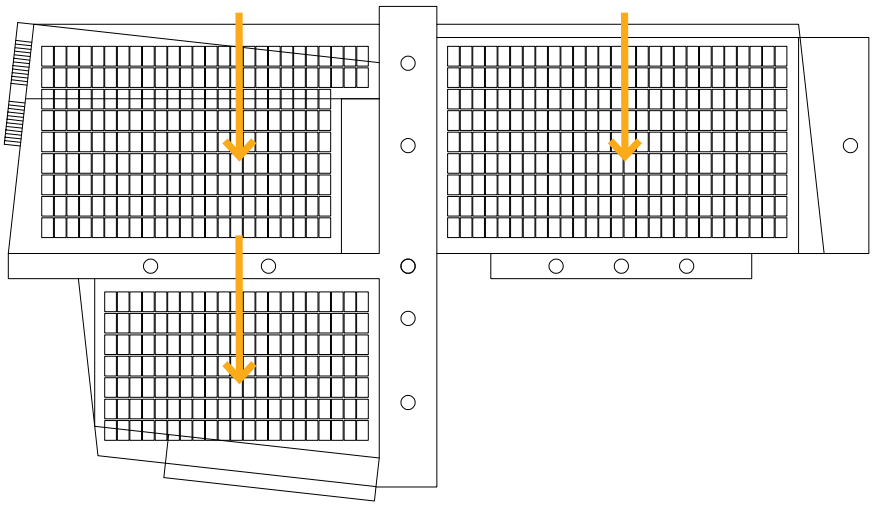
REACHING FOR LIGHT AND FRAMING VIEWS

The roof form and glazing placement can be compared to the Moss House. Rather than having many roof pitches, the roof at the community center are simple sheds sloped down to the south. This allows the possibility of rainwater capture and re-use and is optimized for renewable energy.

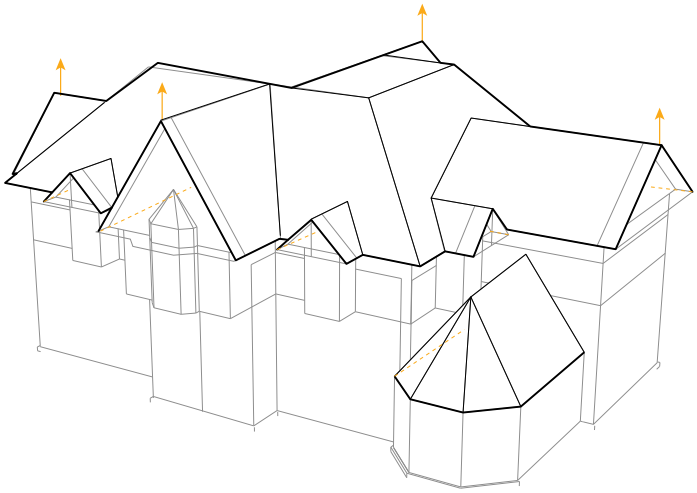
The Moss House drew attention to windows by using bays, dormers and ornament. At the community center, glazing is concentrated at the corners and at high clerestory locations - maximizing daylight into the interior of the space, drawing one's focus to nature, accommodating natural ventilation, and minimizing excess solar radiation. It is composed of a simple storefront system utilizing a combination of translucent and clear glazing filter light and display changing shadows.



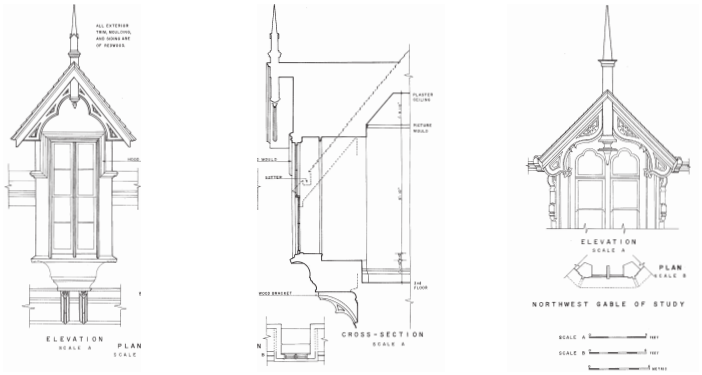
MOSS HOUSE ROOF PLAN



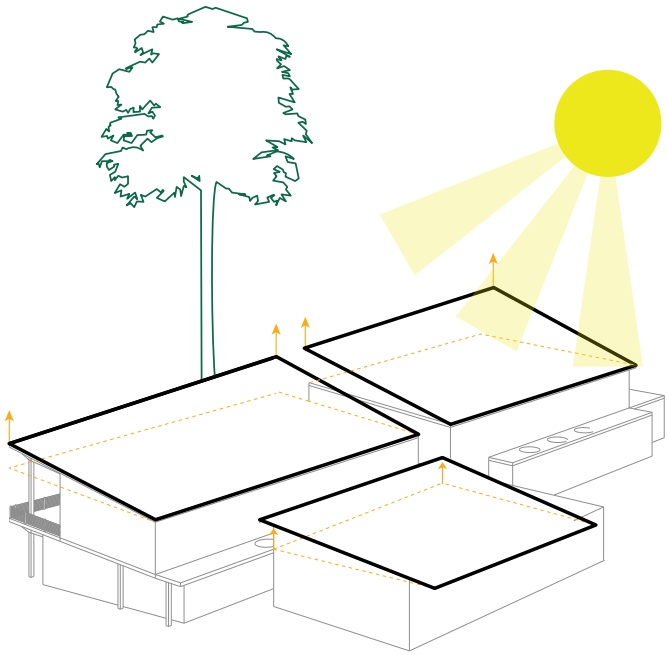
COMMUNITY CENTER ROOF PLAN



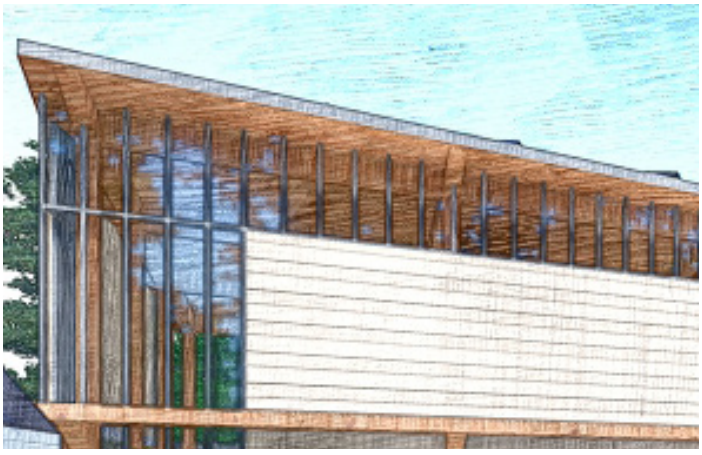
MOSS HOUSE ROOF SHAPE

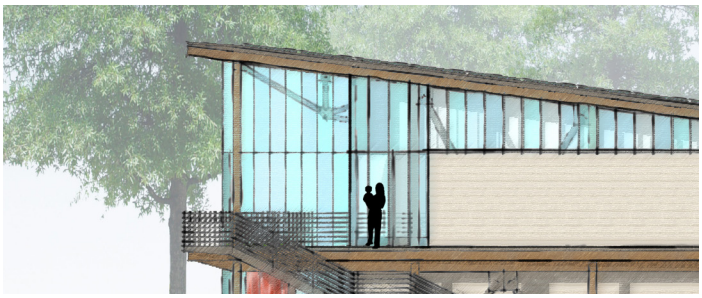


MOSS HOUSE GLAZING



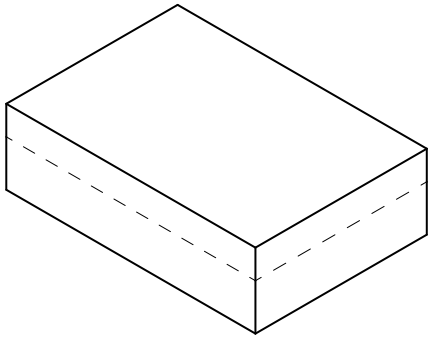
COMMUNITY CENTER ROOF SHAPE



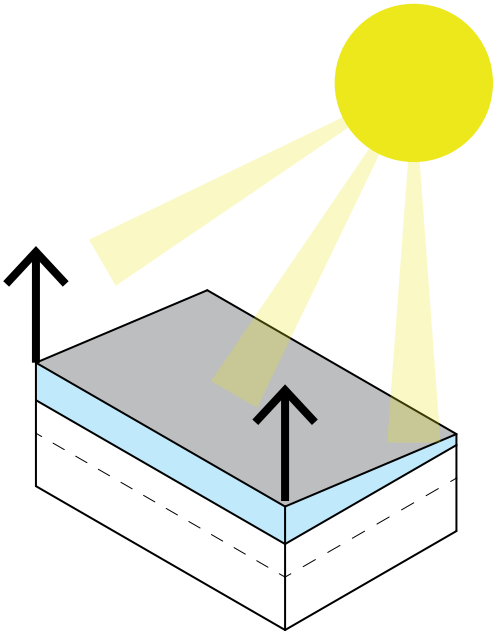


COMMUNITY CENTER GLAZING

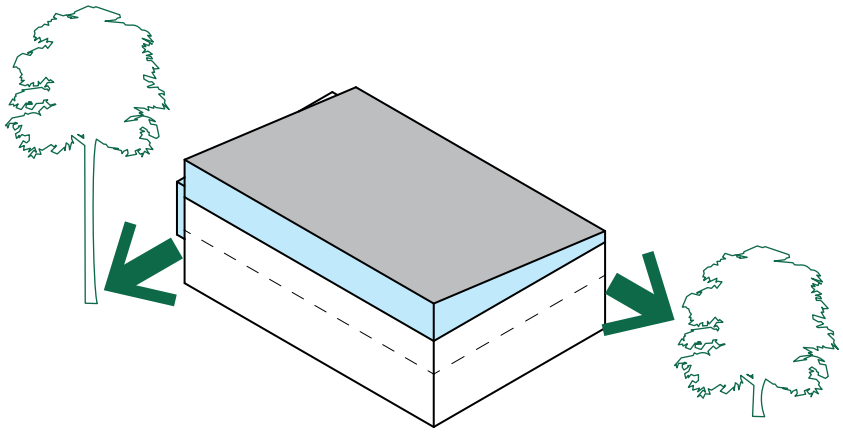
In addition to the Moss House, site features that shaped the building included solar orientation, trees, the adjacent neighborhood, ball field and tennis courts.



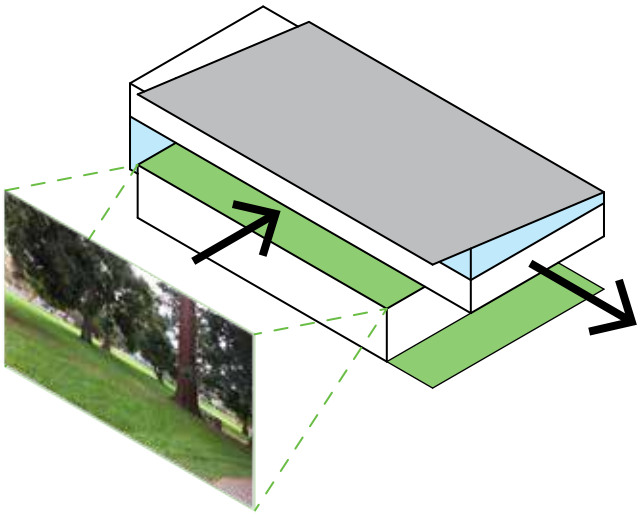
1 REPLACE BUILDING AND PROGRAM



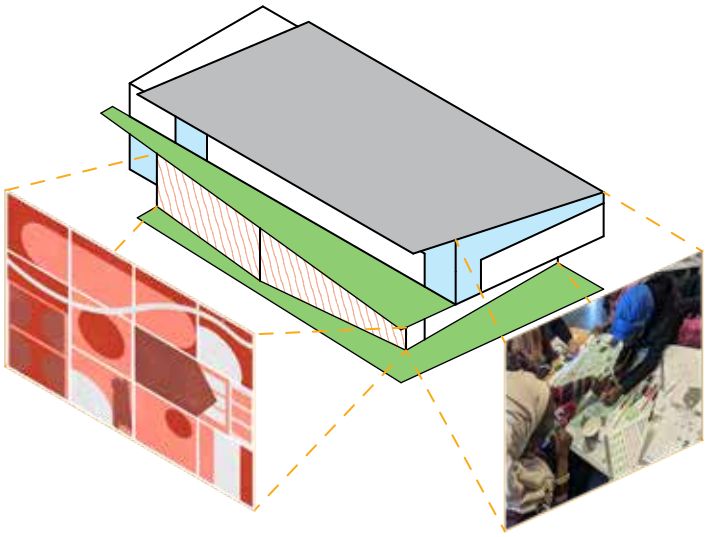
2 REACH FOR LIGHT - THE NORTH SIDE OF THE ROOF LIFTS UP TO LET IN SUNLIGHT



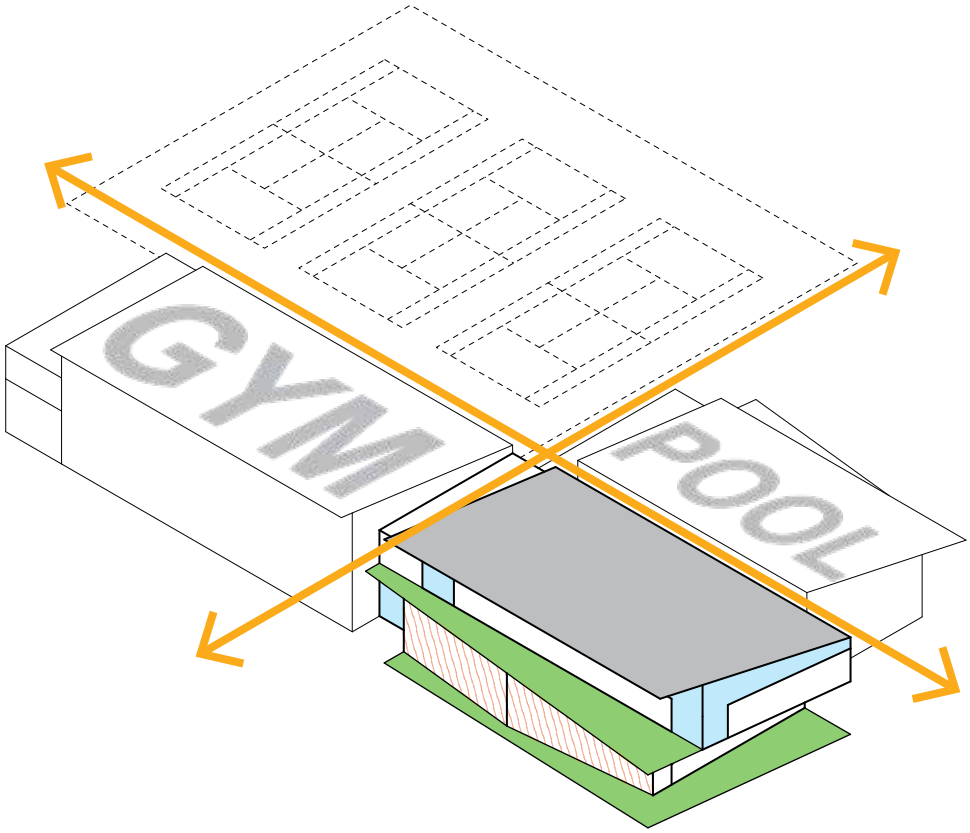
3 CENTER ON NATURE - ENTRANCES ARE FRAMED BY SIGNIFICANT TREES



4 FRONT PORCH FOR THE PARK - THE BUILDING IS CARVED OUT TO CREATE A SECOND FLOOR DECK AND A FIRST FLOOR COVERED OUTDOOR SPACE



5 DISPLAY ENERGY AND CREATIVITY - CONNECT BACK TO THE COMMUNITY WITH VIEWS AND A PUBLIC ART OPPORTUNITY



6 CREATE A FUTURE COMMUNITY CAMPUS - THE COMMUNITY CENTER IS THE CENTRAL POINT THAT CONNECTS THE TENNIS COURTS AND FUTURE GYM AND POOL

Elevations

The building “elevation,” meaning the view of a building as seen from one side, allows us to focus on each building face and start to consider how we want glazing arranged and materials to be introduced. We focus on each building face individually but the ultimate goal is for them to work together and relate to one another as a whole.

WEST ELEVATION

The West elevation faces Webster street and the parking lot. The maker space, with full height windows, and outdoor terrace at Level 2 are visible from this side of the building. The full height windows at the maker space displays the energy of innovation. The social hall is located below, featuring sliding glass doors to create an indoor-outdoor connection. The cantilevered second floor provides a covered outdoor space for the social hall between the building and the redwood tree. A secondary entrance and corridor breaks up the community center and pool volumes. At the pool face, windows are strategically located up high and at the corners to allow light to come in but mitigate glare at the level of the pool. The roofs of the community center and pool slope down to a lower roof over the secondary corridor -- this low roof provides a protect area for mechanical systems to be located and hidden from view.

NORTH ELEVATION

The North elevation will be the most prominent face of the building. The gym and community center are mirrored across the main building entrance. Clerestory windows run along the top of the building to provide indirect northern light. Exterior materials such as shiplap siding will reference the Moss House. Timber posts and beams supporting the terrace and roofs celebrate the trees of Mosswood Park. A “memory wall” will be located opposite the main entrance and is intended to be a canvas for a public art piece celebrating the history and legacy of Mosswood Park.

SOUTH ELEVATION

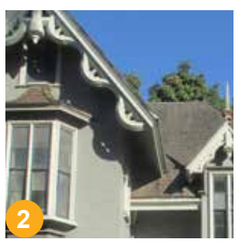
Sustainability strategies influenced the design of the south elevation. Horizontal sunshades reduce glare, minimal glazing reduces solar heat gain and photovoltaic panels face south to be the most effective. The back of the bleachers doubles as a practice wall for the tennis courts. The reception area and tennis courts are connected through doors between the pool and gym.

EAST ELEVATION

The east elevation engages with existing site features including the tennis courts and amphitheater. Storefront glazing provides a connection between the pool and tennis courts. Sliding doors in the performing arts room allow activities to spill outdoors onto a stage. Performances can be watched from a plaza between the stage, amphitheater and Moss House.

North Elevation

SLIDING DOORS



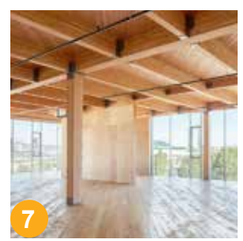
SHIPLAP SIDING
SIM. TO MOSS HOUSE

ENTRY CANOPY

SOLAR
PHOTOVOLTAICS

ROOF DECK

STOREFRONT
GLAZING



MASS TIMBER
STRUCTURE

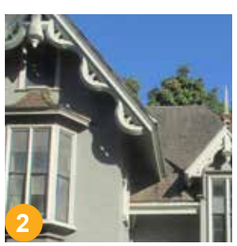
EXTERIOR STAIR

METAL SUNSHADE

West Elevation


1

SLIDING DOORS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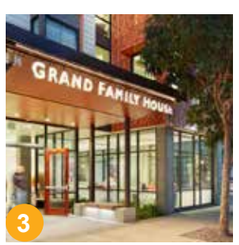
SHIPLAP SIDING
SIM. TO MOSS HOUSE

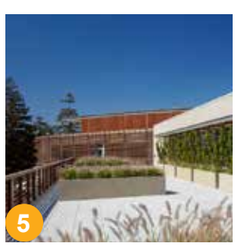


3

ENTRY CANOPY


4

SOLAR
PHOTOVOLTAICS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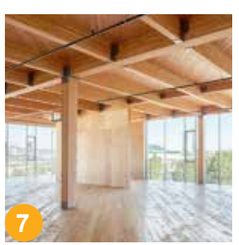
ROOF DECK


6

STOREFRONT
GLAZING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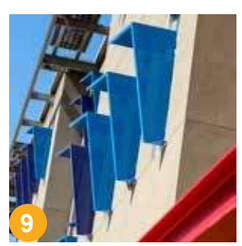
MASS TIMBER
STRUCTURE


8

EXTERIOR STAIR


9

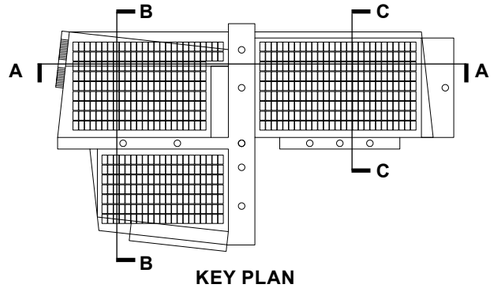
METAL SUNSHADE

South Elevation

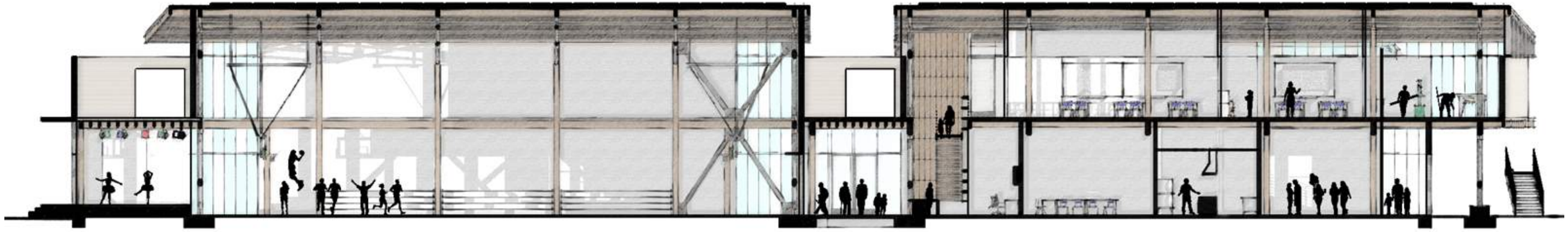
East Elevation

Sections

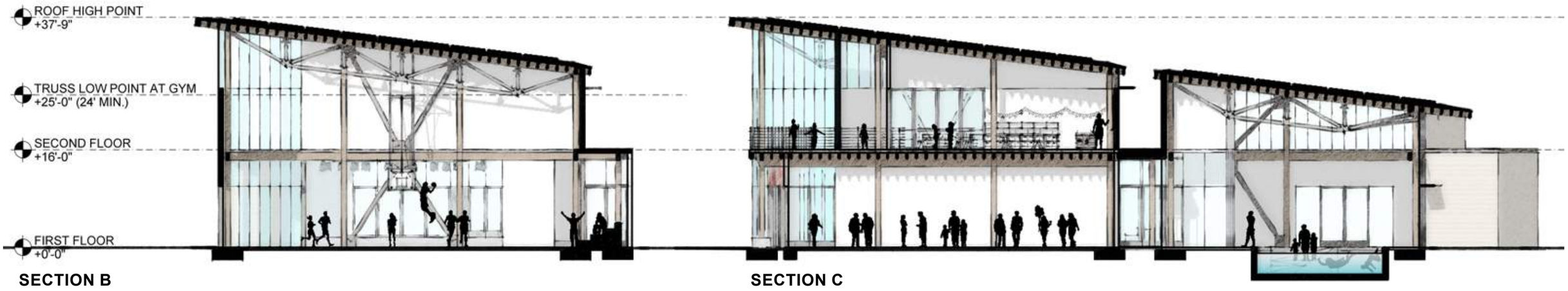
“Sections” represent a cut through the building, revealing the interior volume and relationships between horizontal levels. The two drawings shown here represent a section through the community center and pool building, at the bottom, with the Moss House in the background, and a section through the gym above. These drawings allows us to understand the relationship of our building roof lines to the existing Moss House roof. They show us how the Community Center has two levels with more interior compartmentalization and circulation, while the gym and pool take advantage of their high sloping roofs to create double-height spaces much more suitable to their programs. Sections also allow us to understand the relationship of the body in space and evaluate where we want light to come from -- they are important tools in the design process.



KEY PLAN



SECTION A



SECTION B

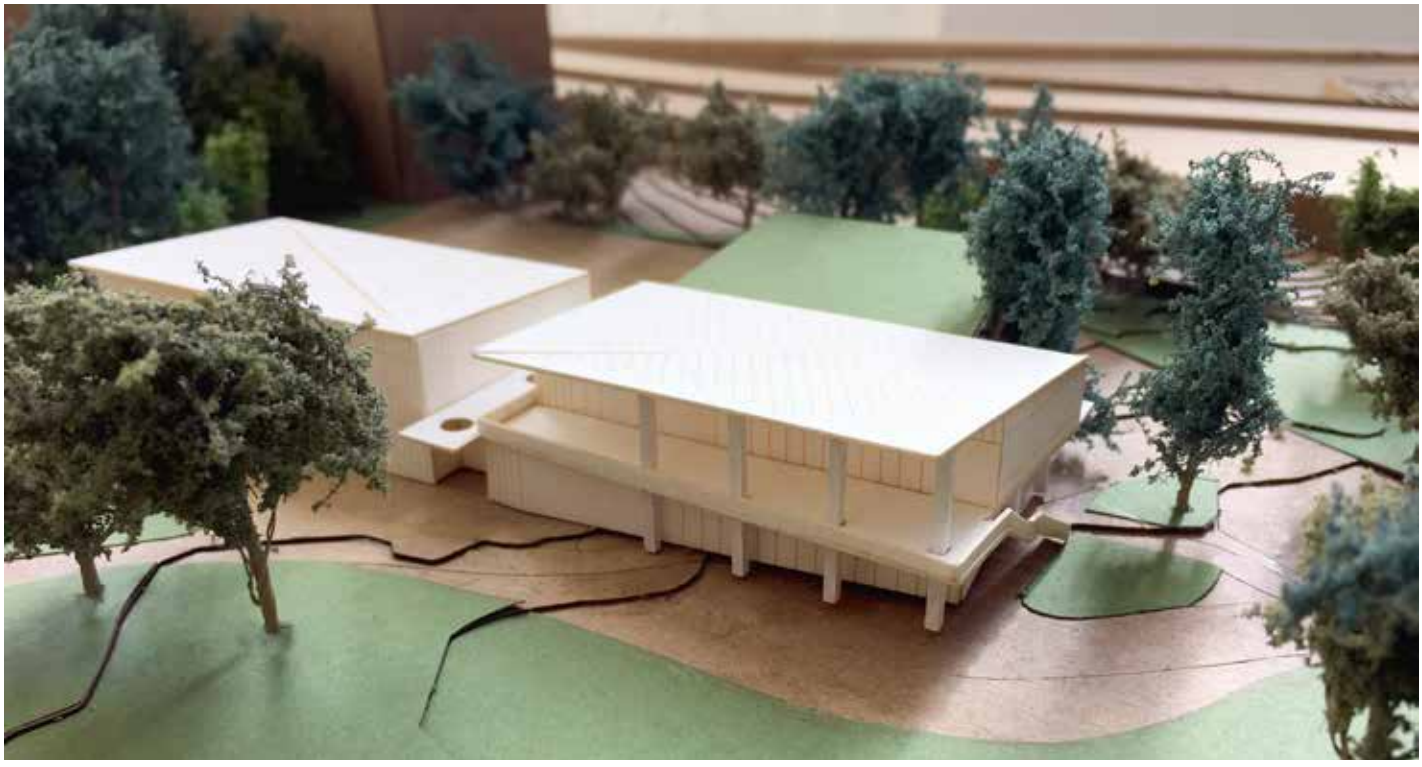
SECTION C

Physical Model

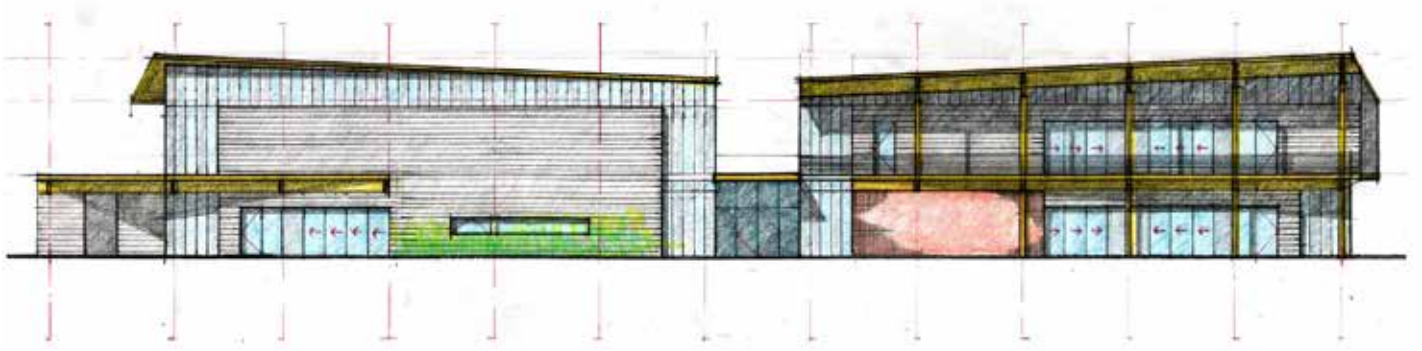
In the design process it is good to explore a variety of ways to represent a project. Each offers its own advantages and disadvantages. For the Mosswood project, the design team decided to add physical model building to their palette of representational explorations.

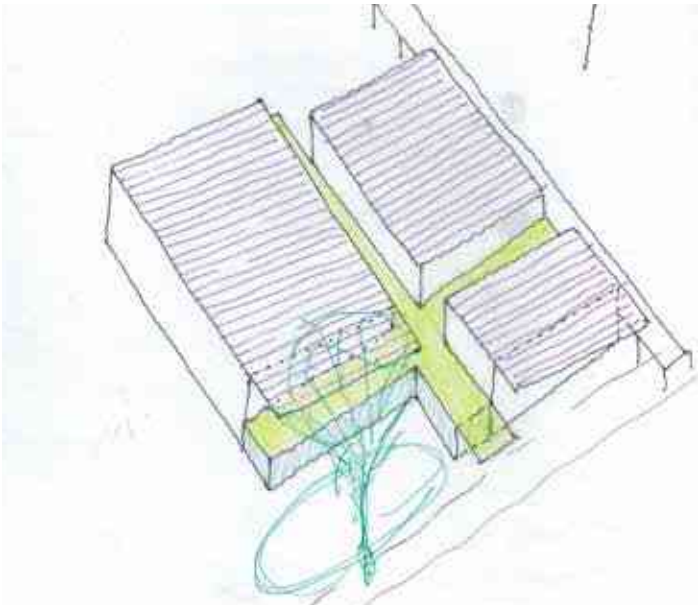
They built a scaled model of Mosswood Park that could be easily transported in the trunk of a car! It became a very useful tool for them in their own design process, but was also especially useful for PAC meetings and community workshops. It helped everyone visualize the project in ways that two-dimensional drawings and perspective views could not. The model includes a scaled version of the Moss House, shows the surrounding neighborhood context and buildings adjacent to the site, including the highway, and most importantly accurately depicts the significant tree canopy that gives the park its unique character. All 200 trees were individually built by hand -- modeled to match their actual species and stature.

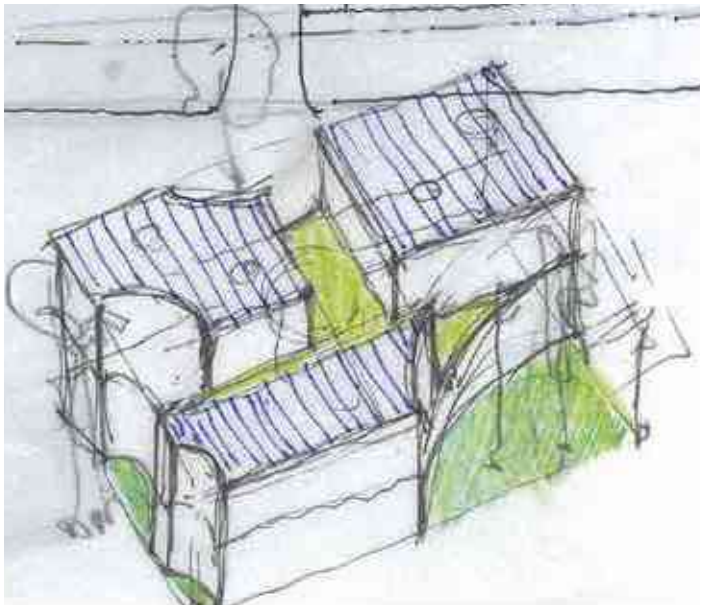
As different building locations and designs were being explored, the design team was able to produced physical models of these multiple options to place within the site model to help others understand how they would fit, or not fit, within the greater park context. It was a useful tool for community members, both young and old, as it provided a hands on way to engage with the options and consider them on a more holistic level. One could easily asses the impacts to the existing tree canopy, the relationship to existing park functions and amenities, and relationships to the surrounding neighborhood and circulation paths. Many productive conversations occurred as a result.

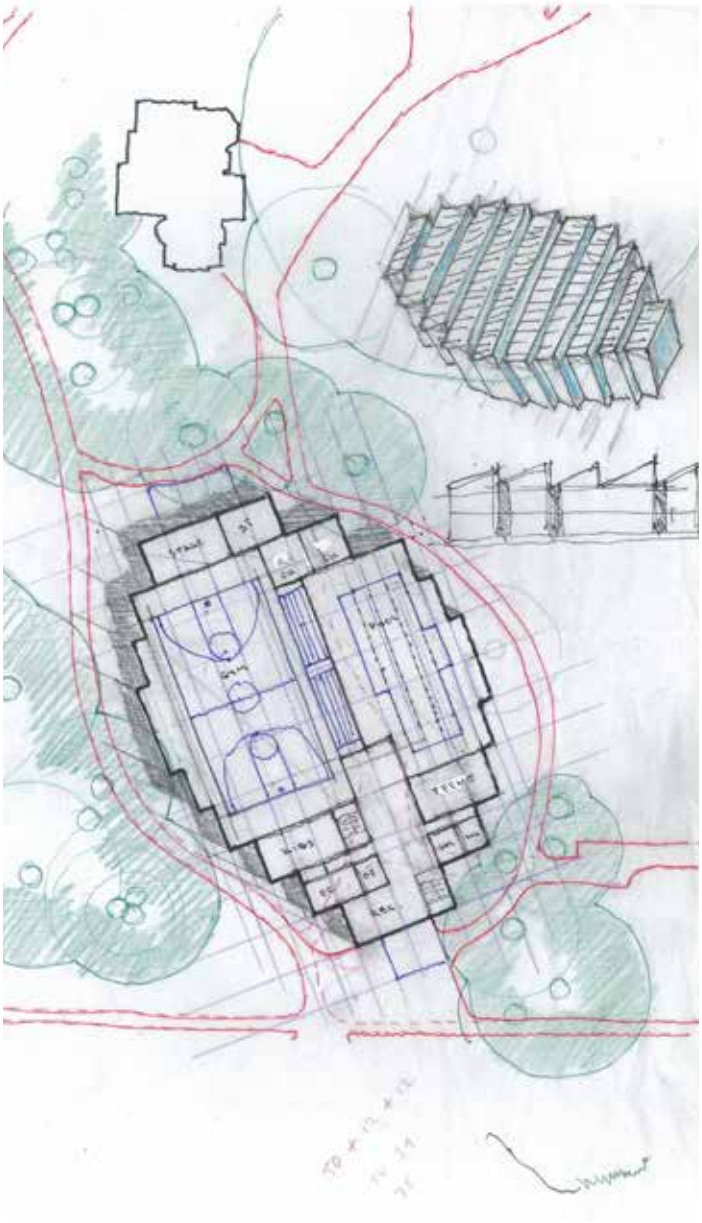


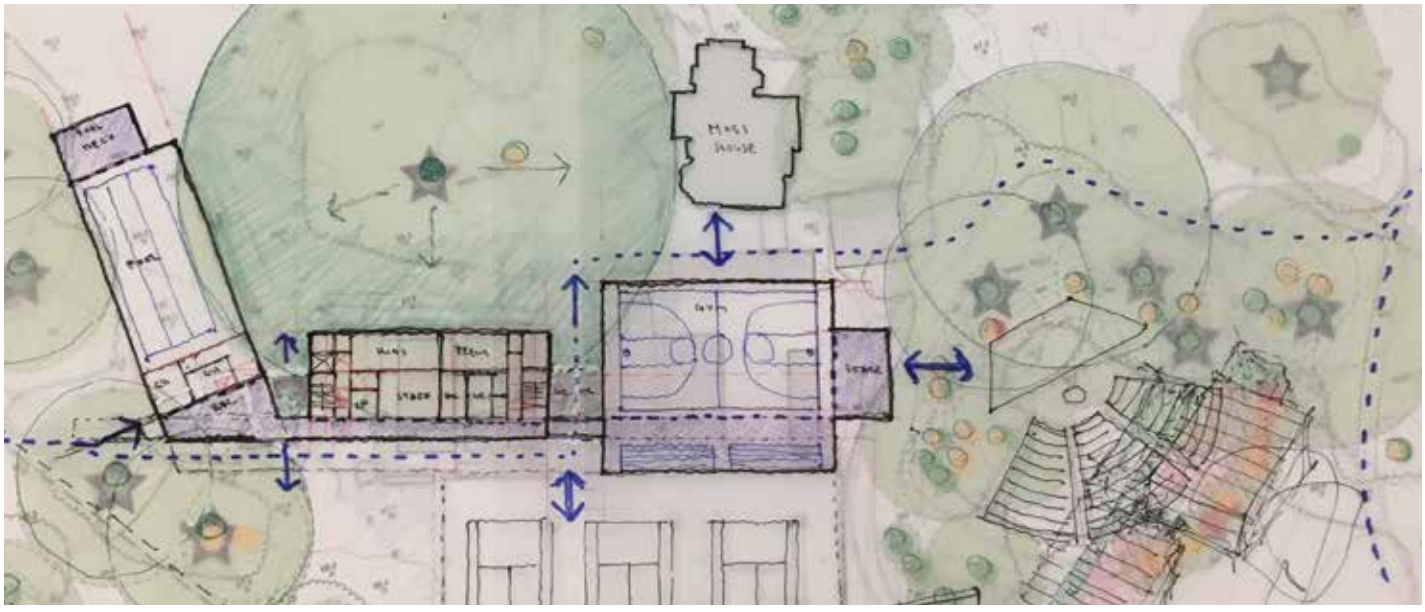
Sketches and models that were studied while developing the master plan and concept design.











3D Views

Three-dimensional views allow us to start conceptualizing how the building might look and feel on the ground level from the human perspective.

VIEW FROM BALL FIELD
The roofs of the community center and gym follow the high ridge line of the Moss House. A new plaza between the Moss House and the gym activates the Moss House and creates an opportunity for shared facilities.

BIRDSEYE VIEW
The south facing roofs are covered with a photovoltaic array that will supply a large portion of the electricity required for the building. Parking is conveniently located to the south of the building.

VIEW FROM WEBSTER STREET
The new community center will be very visible from Webster Street. Sliding glass doors at the social hall on the first floor will allow people to gather outside which creates an even more active and welcoming presence on Webster street.

VIEW FROM THE TENNIS COURTS
The performing arts room opens to an outdoor stage and viewing plaza to the east. Storefront windows and doors provide visual and physical connections from the building to the tennis courts.

VIEW FROM MOSS HOUSE
Sliding doors connect the gym to the park. Bathrooms for the Moss House and park are located on the east side of the gym.

VIEW FROM BALL FIELD

Birdseye View

View from Webster Street

VIEW FROM TENNIS COURTS

VIEW FROM MOSS HOUSE

Building Structure and Systems

BUILDING STRUCTURE

Option 1: Mass Timber
The proposed structural system includes a concrete slab on grade with spread footings; and gluelam columns and beams, steel brace frames with buckling restrained braces. The level 2 floor assembly at the community center is a concrete topping slab over mass timber floor panels. Traditional stick frame will be used at low roof areas with joists and post/beam framing and a seismic joint will be required between the gym and pool. The roof structure will be composed of steel or wood trusses at the pool and gym to accommodate long spans, with plywood sheathing over mass timber panels above.

Option 2: Hybrid Wood & Steel
An alternate structural system is also being considered where the level 2 floor assembly would be replaced with gypcrete over tongue and groove plywood over composite steel and engineered wood open web trusses. At the roof, tongue and groove plywood over engineered wood or steel trusses would replace the system noted above.

BUILDING SYSTEMS

The engineer's highest priority is to design systems that serve the building occupants' needs and maintain a predictable, enjoyable, and healthy indoor environment. Their second priority is to push the traditional boundaries of cost-effective energy efficient design. Designing such energy efficient buildings is a two-tiered integrated design team approach which requires input from all design parties and early coordination and collaboration. The key steps to this holistic approach are:

- Minimize building energy requirements through optimized passive design such as the building orientation, envelope/fenestration design, heavy mass structures, and low-flow plumbing fixtures.
- Meet the building energy demands efficiently using low energy systems. This includes utilizing strategies such as passive ventilation, high efficiency equipment, and heat recovery.

First, considerations will be given to reducing thermal loads through thoughtful and practical envelope design and building orientation. Leveraging daylighting opportunities while mitigating solar loads is another critical early step in optimizing efficiency and creating a comfortable and welcoming indoor environment. The mechanical and plumbing systems will be selected and optimized to meet peak building loads while utilizing minimal amounts of energy. Where feasible and effective, renewable sources of energy will be considered and utilized (such as photovoltaic electricity or solar hot water heating) to further reduce the building's impact.

The project will showcase the importance of responsible design and how our buildings impact our daily lives and greater environment This will enable the buildings to be used for educational purposes, where staff and community can use the buildings, their systems, and associated data as an instructional tool.

MECHANICAL

The HVAC systems will provide best-in-class thermal comfort, healthy indoor air quality,

and high levels of user controllability while operating with exceptional efficiency. These goals will be achieved through thoughtful and collaborative envelope design and selection of HVAC systems that will operate efficiently at both peak and part loads.

The baseline system is a four-pipe Air-to-Water Heat Pump providing heating hot water and chilled water for space conditioning. Options for ventilation and zone-level space cooling/ heating include:

- Radiant floor or hydronic perimeter radiators for heating and cooling with ceiling fans and operable windows
- Ventilation from dedicated outside air energy recovery ventilators or recirculating air handling units.

PLUMBING

The focus of the plumbing system design will be to reduce domestic water consumption and the resulting wastewater production. Low-flow fixtures will be used in all the domestic water spaces and will reduce the domestic water demand significantly. The plumbing systems will be also be designed around dependability. All plumbing fixtures will be commercial grade fixtures designed to withstand the rigors of frequent use by the building occupants.

The project is also exploring options for recycling and treating rainwater or greywater for restroom flushing fixtures and irrigation. The domestic hot water system shall be provided with central air source heat pumps and storage tank. Air source heat pumps provide hot water with significantly higher efficiencies than conventional electric resistance and natural gas, while also being carbon free.

ELECTRICAL

The electrical design will strategically implement a sensible, sustainable system that provides ease of maintenance, flexibility, and capacity for future modifications.

Energy efficiency will be accomplished within the design through responsive lighting controls, daylighting elements, and sensitivity towards equipment selection. The electrical engineer will work closely with the design team and owners to optimize specifications of the most energy efficient equipment and energy saving type devices for office, furniture, and kitchen applications. Every effort will be made to ensure that the electrical system for the building utilizes efficient, sustainable design strategies for progressive green building practices while keeping costs in line with traditional construction and provisions for future capacity. Every effort shall be made to ensure that designs and equipment used within the building are replicable for deployment into future buildings. This building can serve as a notable example of feasible sustainable design strategies.

Daylight harvesting shall be designed and specified to reduce energy where natural daylight occurs in abundant and sufficient levels. Spaces, receiving sufficient, natural sunlight from glazing, will be equipped with a dimmable lighting system to automatically adjust the amount of electric light against available and constantly fluctuating daylight.

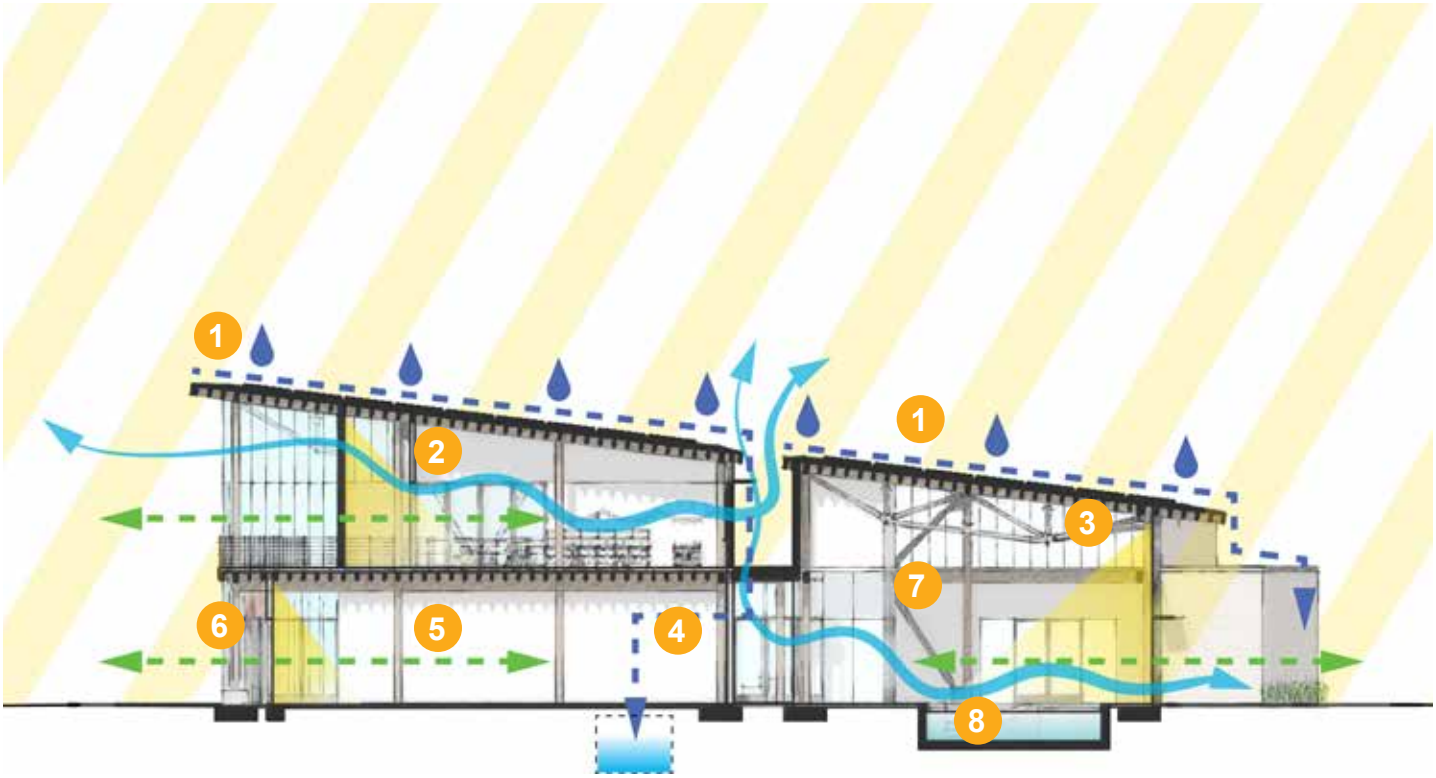
Sustainability Strategies

The Mosswood community center project presents a great opportunity for integrating simple, high-impact sustainable design strategies to ensure this new Oakland based building is playing its part in combating climate change and other environmental and societal challenges we face today. As a City sponsored project, the Mosswood center has a chance to set an example for other future projects and pave the way for more sustainable development across Oakland.

When asked what values should guide the park master plan and the design of the new community center, the 300+ community members that responded to our public survey noted Sustainability as their #1 priority. There are many ways to define sustainability and through deeper engagement we learned that for Mosswood this means: preserving and celebrating the natural ecology of the park and maintaining the existing tree canopy; thinking of ways to collect and re-use water on site to minimize impact on municipal water sources; setting an example for access and inclusion for people from all walks of life and providing resources and support to those in need; and thinking of how this site could function as a gathering space in the event of an emergency. Health and Wellness were a recurring theme during the community process and in response the project will be exploring ways to address indoor air quality, thermal, visual, and acoustical comfort for the building users by installing healthy materials, providing access to daylight, the outdoors, and fresh air. Simple passive strategies can go a long way.

To align with City of Oakland goals, the project will be pursuing LEED accreditation and exploring ways to eliminate natural gas and use all-electric alternative systems. By designing a high performance building envelope and efficient systems we can reduce energy demands and make an all electric goal that much more achievable.

PLOTTING THE BASELINE ENERGY USE INTENSITY OF A TYPICAL COMMUNITY CENTER BUILDING AGAINST THE GOALS FOR THIS PROJECT.



1 SOLAR PHOTOVOLTAICS

2 OPERABLE WINDOWS

3 MASS TIMBER STRUCTURE

4 RAINWATER COLLECTION + REUSE

5 HEALTHY MATERIALS

6 VIEWS TO THE OUTDOORS

7 RESILIENT LATERAL RESISTING FRAME

8 ACCESSIBLE POOL + FACILITIES

SUSTAINABILITY STRATEGIES ARE ALREADY INCORPORATED INTO THE ARCHITECTURE OF THE COMMUNITY CENTER. HOW CAN WE TAKE THESE FURTHER?

EIGHT THEMES AND QUESTIONS THAT HAVE

1 HABITAT

How can the park celebrate the natural ECOLOGY of the site?

2 COMMUNITY

How can the park provide equitable access to the COMMUNITY?

THE LIVING ROOF AT THE CALIFORNIA SHAKESPEARE THEATER IN ORINDA, CA PROVIDES A HABITAT FOR NATIVE SPECIES.

PEOPLE WITH ALL ABILITIES ARE WELCOMED AT THE ED ROBERTS CAMPUS IN BERKELEY, CA WITH AN ICONIC HELICAL RAMP.

GUIDED OUR SUSTAINABILITY APPROACH.

3 WATER

What are the park's opportunities for WATER conservation and to lower the impact on municipal water sources?

4 ECONOMY

How can the design of the park and community center consider ECONOMY and make the most from the least?

THE NUEVA HILLSIDE LEARNING COMPLEX IN HILLSBOROUGH, CA USES 50% LESS WATER THAN A TYPICAL NEW SCHOOL FACILITY.

THE PLAZA APARTMENTS IN SAN FRANCISCO, CA USES SIMPLE MATERIALS ARE USED IN THOUGHTFUL WAYS TO PRIORITIZE ECONOMY.

5 ENERGY

How can the park be designed to reduce emissions and reliance on the ENERGY grid?

6 HEALTH & WELLNESS

What are the park's opportunities to design for WELLNESS by providing restorative, healthy spaces?

SOLAR PHOTOVOLTAIC PANELS ARE ESTIMATED TO PRODUCE 91% OF THE BUILDING'S COMMON AREA ELECTRICAL ENERGY AT THE EDWIN M. LEE APARTMENTS IN SAN FRANCISCO, CA.

ENHANCED AIR QUALITY VENTILATION SYSTEMS CONTRIBUTE TO A HEALTHY INTERIOR ENVIRONMENT FOR DISADVANTAGED CITIZENS AT THE RENE CAZENAVE APARTMENTS IN SAN FRANCISCO, CA.

7 RESOURCES

How can the design of the park and community center spaces' use of RESOURCES minimize environmental impacts?

8 CHANGE

How can the park and community spaces anticipate CHANGE over time?

THE TRANSFORMATION OF FORT BAKER TO CAVALLO POINT LODGE IN SAUSALITO, CA POWERFULLY DEMONSTRATES THE INTER-RELATIONSHIP BETWEEN PRESERVATION AND SUSTAINABLE DESIGN.

FIREHOUSE NO. 1 IN SAN FRANCISCO, CA IS A RESILIENT EMERGENCY SERVICES FACILITY.

SUSTAINABILITY CHARETTE

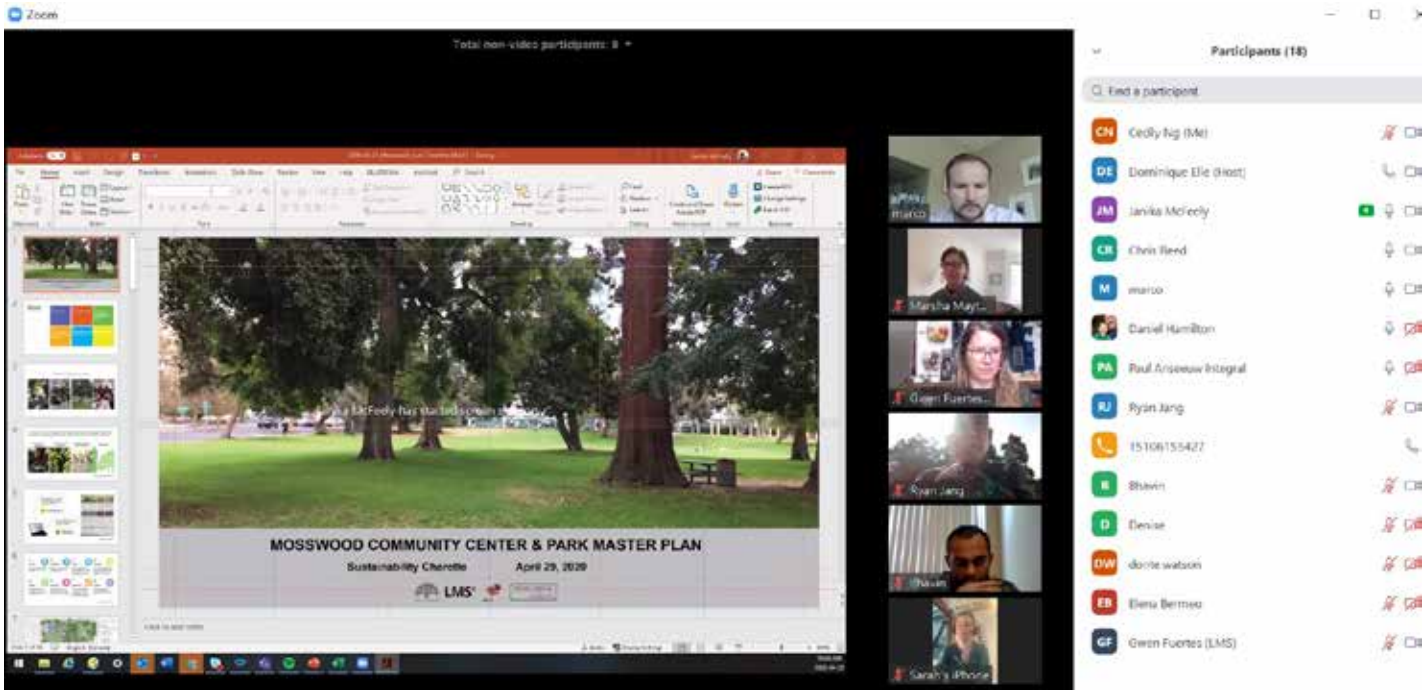
April 29, 2020 | Zoom Video Conference
Attendees: OPW, OPRYD

The Design Team facilitated a Sustainability Charette to better understand the opportunities and constraints of some of the strategies from the City of Oakland's perspective. We presented four sustainability themes with strategies to achieve each goal. The four themes that were presented included water, energy, health and wellness and change.

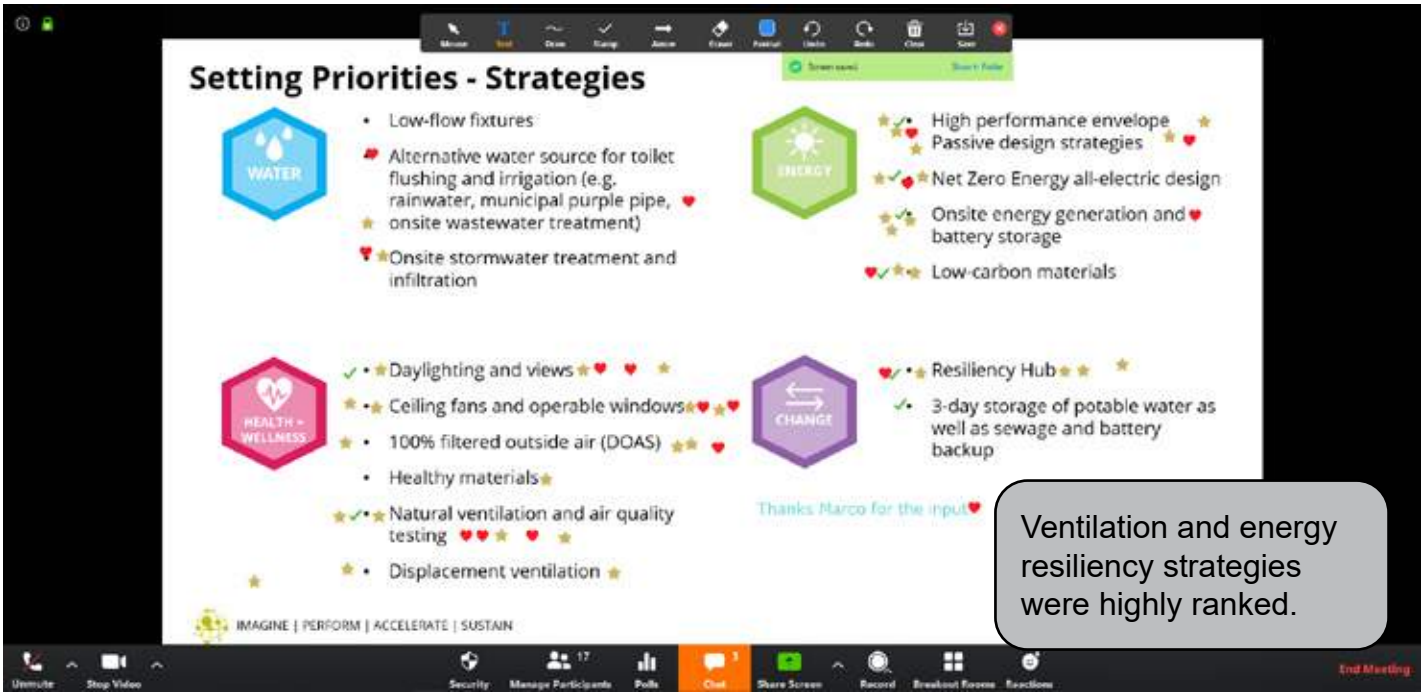
A lively discussion occurred, some of which is **captured here in speech bubbles.** Maintenance, operations and project phasing questions were discussed. It was also noted that adaptation is a top priority for the city and the city's goals need to be considered in addition to the community's goals. As the design progresses, the Design Team will work to unite the sustainability goals of the city and the community.

Comments from the City of Oakland representatives are in blue.

Comments from the Design Team are in grey.



THE SUSTAINABILITY CHARETTE TOOK PLACE ON ZOOM.



PARTICIPANTS PLACED SYMBOLS NEXT TO THE GOALS AND STRATEGIES THEY THOUGHT SHOULD BE PRIORITIZED.

WATER REUSE AND CONTROLLED IRRIGATION AT THE NUEVA SCHOOL AT BAY MEADOWS, SAN MATEO, CA.

Water

One Water integrated water management approach leading to exemplary potable water conservation, **no potable water being used for non-potable demands,** site hydrology modeled after pre-development natural hydrology, and improved water quality.

Storm drain capacity not determined yet, will look into more during schematic design

No, the water would be clear. Grey water would need to be filtered and cleaned to be used for anything.

KEY STRATEGIES

Low-flow fixtures

On site storm water treatment and infiltration

Alternative water source for toilet flushing and irrigation

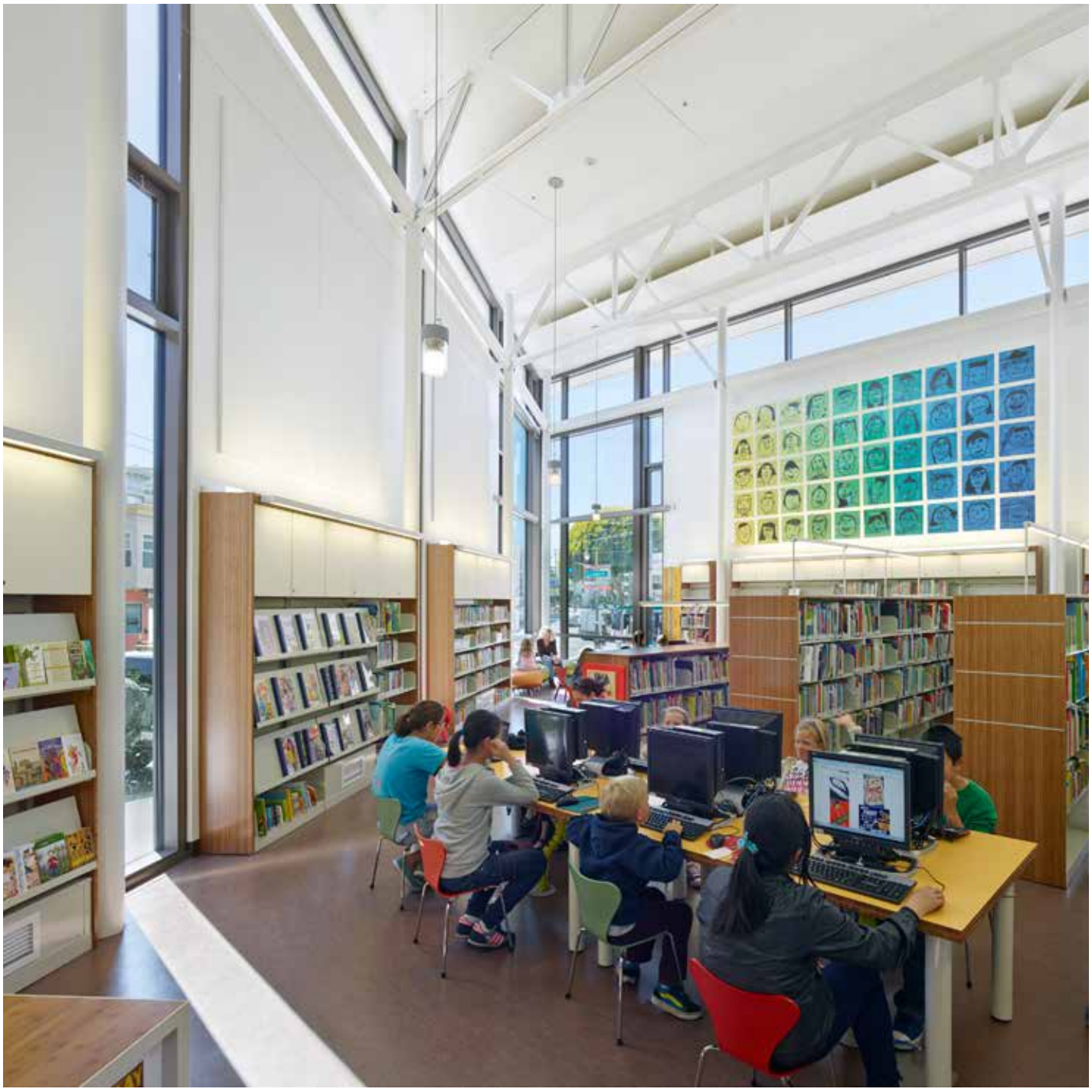
Will using grey water to flush toilets cause staining?

There are great examples of using grey water for irrigation in other cities, it is low maintenance, I don't have as much experience with blackwater. Using pool wastewater is a great source, interested in this idea but concerned about expense of removing chemicals like chlorine.

We would need to analyze the pool filtration. Storm water could also be used for pool make up.

When we drain pools it causes lots of problems for neighboring buildings and municipal system. We need to consider this from the start.

LIVING MACHINE BLACKWATER TREATMENT AT THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION HEADQUARTERS, SAN FRANCISCO, CA.



DAYLIGHTING SIMPLE AND ACCESSIBLE SPACES AT THE NORTH BEACH BRANCH LIBRARY, SAN FRANCISCO, CA.

Health and Wellness

The building design and operation **maximizes occupant health** through healthy material selection, excellent indoor air quality, and thermal and visual comfort.

CEILING FANS PROVIDE AIR MOVEMENT THAT SIGNIFICANTLY IMPROVES THERMAL COMFORT.

KEY STRATEGIES

Daylighting and views

Ceiling fans and operable windows

100% filtered outside air

Healthy materials

Natural ventilation and air quality testing

Access to nature

Will there be mechanical cooling? How can a passive system provide humidity control especially with climate change?

We would start with passive measures, then hybrid measures, then mechanical measures if needed.

Eliminating natural gas should be added to the healthy materials and indoor air quality conversation. There are noxious emissions from uncombusted gas.

HEALTHY MATERIALS
6 CLASSES OF CHEMICAL CONCERN

Carpets
Carpet cleaning products
Furnishings
Adhesives, sealants
Coatings

1 HIGHLY FLUORINATED

Paints
Countertops
Flooring

2 ANTIMICROBIALS

Insulation
Fabric blinds
Furniture
Paints and coatings

3 FLAME RETARDANTS

Flexible PVC pipes
Vinyl flooring

4 BISPHENOLS + PHTHALATES

Oil-based paints
Wood finishes
Adhesives
Sealants

5 SOME SOLVENTS

Older thermostats
CFL light bulbs
Pressure treated wood pre-2004
Welding activity
Old pipes, paint

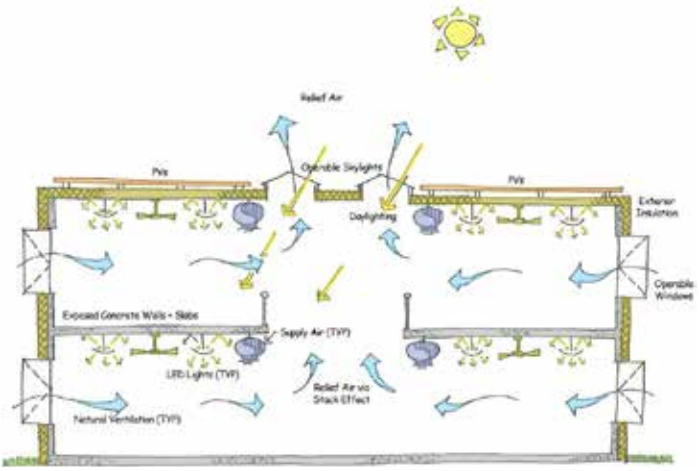
6 CERTAIN METALS

"The City of Oakland shall reduce or eliminate its use of products that contribute to the formation of dioxins and furans. Purchases shall be consistent with the City's resolution establishing policy on dioxin, public health and the environment."

City of Oakland Environmentally Preferable Purchasing Policy July 17, 2007

Either of these can be combined with zonal heating and cooling systems such as chilled beams, radiant systems or local fan coils.

THERMAL COMFORT AND AIR QUALITY STRATEGIES

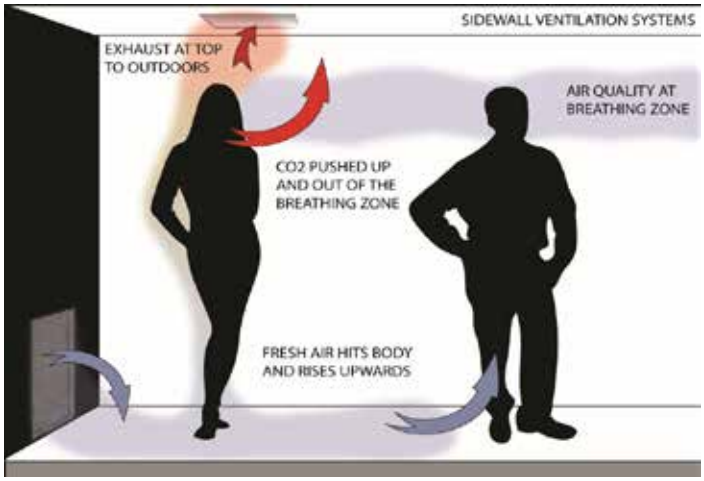


NIGHT COOLING

The building could take advantage of the diurnal temperature swings in Oakland and open the windows at night to cool the building. Since Mosswood Park is adjacent to the freeway, this strategy would use automatic window controls that are tied to indoor air quality monitoring.

We could also use an earth tube to bring cooler outside air into building if can't open windows due to noise or pollutants.

I like it all! This seems very in-line with the goals of the City of Oakland.



DISPLACEMENT VENTILATION

Hot air and carbon dioxide naturally rises above the occupied area and fresh, cooler air is brought in at the level of the occupants. The building would use a Dedicated Outside Air Systems (DOAS) for to bring in 100% outside air. DOAS are fundamentally healthier buildings and more resilient to indoor contaminants.

We should anticipate smoke and sheltering from fires. How do you cool a facility that is full of people when there is smoke outside?

THE VETERANS MEMORIAL SENIOR CENTER IS A NET ZERO ENERGY BUILDING IN REDWOOD CITY, CA.

Energy

Net Zero goal is fantastic. Resilience and battery storage is complicated and needs to be accommodated early.

Design and operate the community center to **generate zero carbon emissions.**

Good points were made from a building operation perspective for some of these technologies. However we need to temper maintenance difficulties of the past with cost benefits for the future. Building technologies will continue to improve. This is the direction that the city is heading.

KEY STRATEGIES

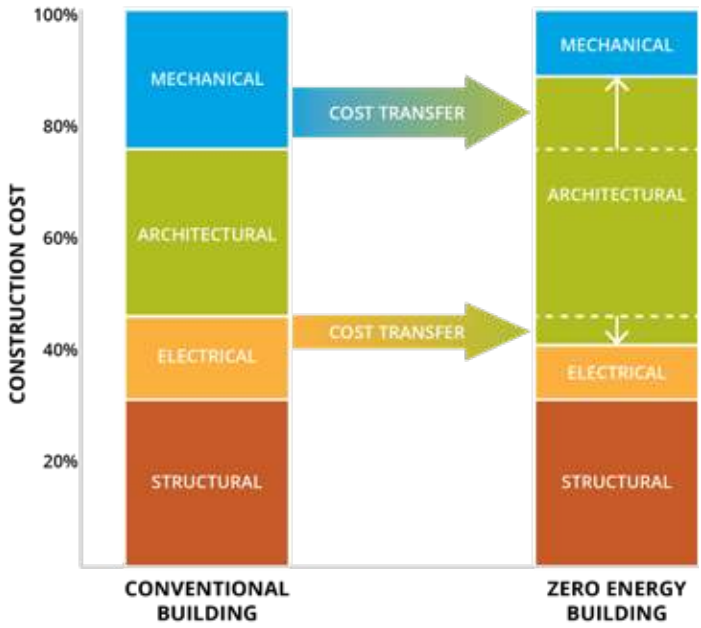
High performance envelope (Passive House)

Passive design strategies (daylighting, natural ventilation, exterior shading)

Net Zero Energy all-electric design

On site energy generation and battery storage

Low-carbon materials (mass timber)

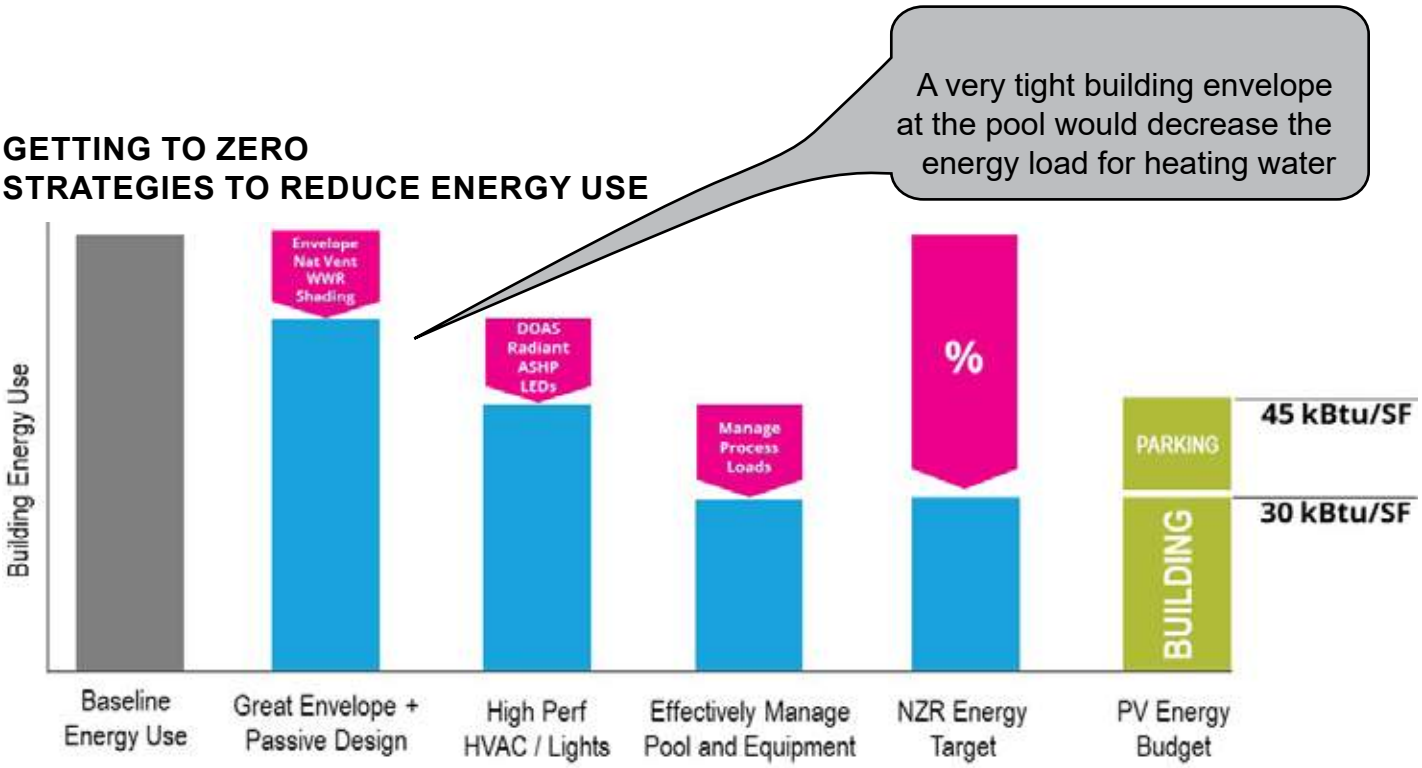


A HIGHER PERFORMANCE ENVELOPE REDUCES MECHANICAL SYSTEM SIZES WHICH IS REFLECTED IN LOWED ENERGY USE AND OPERATING COSTS.

From Public Safety Power Shutoff experience, a generator can sustain an entire facility. We could consider a transfer switch and a portable generator.

There may be grant funding sources for some of these strategies such as the WoodWorks Wood Products Council California Mass Timber Grant.

GETTING TO ZERO
STRATEGIES TO REDUCE ENERGY USE



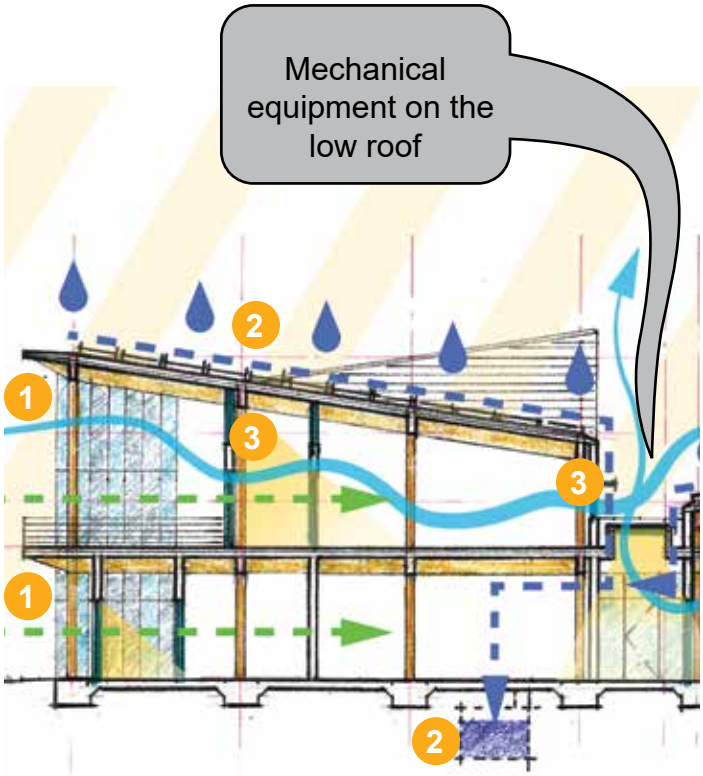
RADIANT HEATING AND COOLING

In slab radiant heating and cooling is an effective way to provide thermal comfort that has been widely used. A follow up meeting will be held to discuss the life cycle of this system.

At Rainbow Rec we have no issues with the system but we don't have technical know how to maintain the system also many of the parts can't be sourced locally.

Once it begins to fail it is a nightmare. But otherwise if its serviced properly then its great.

THE RAINBOW RECREATION CENTER IN OAKLAND, CA HAS AN IN-SLAB RADIANT SYSTEM.

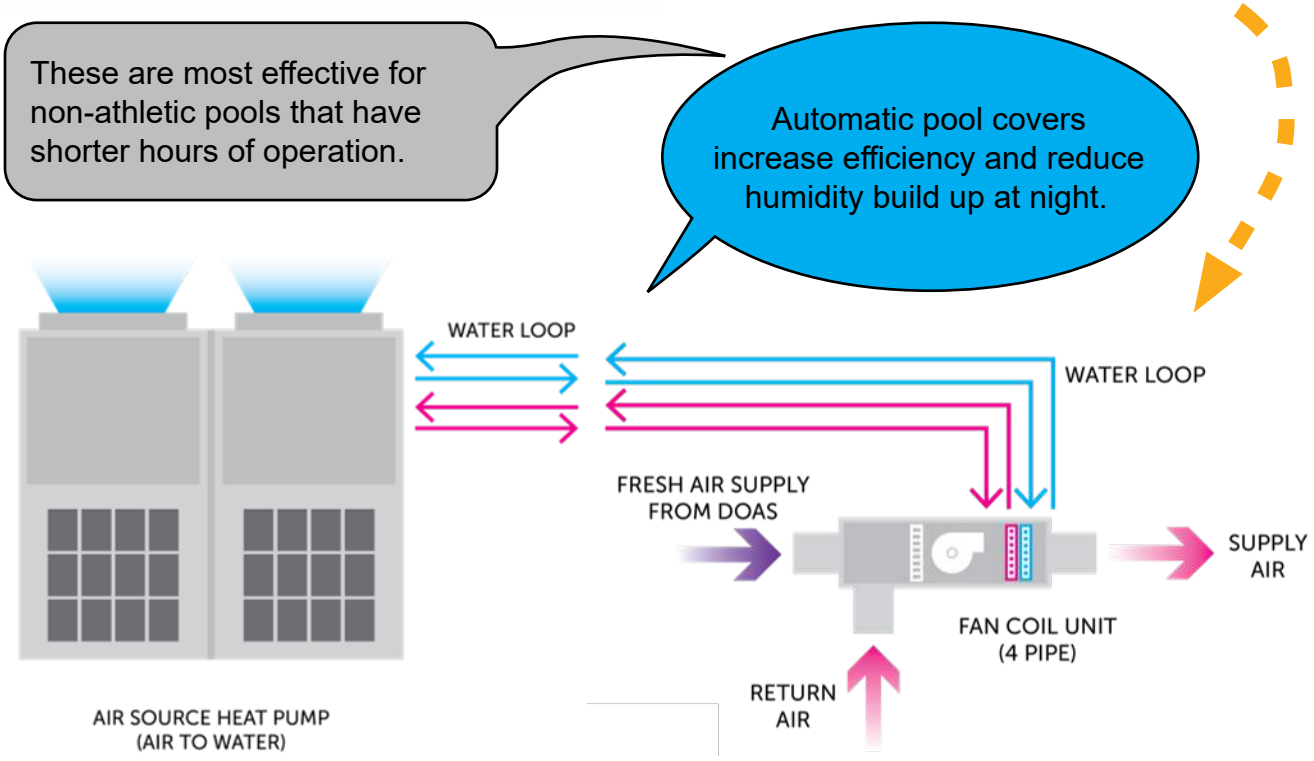


ENVELOPE AND PASSIVE DESIGN

The building design incorporates passive design strategies such as:

1. Exterior shading and controlled daylight from overhangs and canopies.
2. Roof rain water harvesting.
3. A high performance envelope achieved through building insulation and precise detailing.

The lower flat roofs separating the community center, gym and pool house mechanical equipment for a **DOAS and air source heat pumps (ASHP).**



POOL REFRIGERATION AND HEAT RECOVERY WITH ASHP AND DOAS YIELDS ENERGY SAVINGS AND EXCELLENT INDOOR AIR QUALITY.

AN ABANDONED GREYHOUND BUS STATION WAS ADAPTED INTO A SCHOOL AT THE CALIFORNIA COLLEGE OF THE ARTS IN SAN FRANCISCO, CA.

Change

Create an adaptive and flexible building design that is durable and maintainable and **provides the community with a resiliency hub** during a disaster.

I sense that this is already a site for resiliency. At an urban planning level Mosswood is uniquely located next to Kaiser and Sutter hospitals and resiliency could look very different here than other places. could the whole park be used?

The 3-day FEMA guideline seems right. We should engage with other city departments to see if there are special needs and expectations.

KEY STRATEGIES

Resiliency Hub

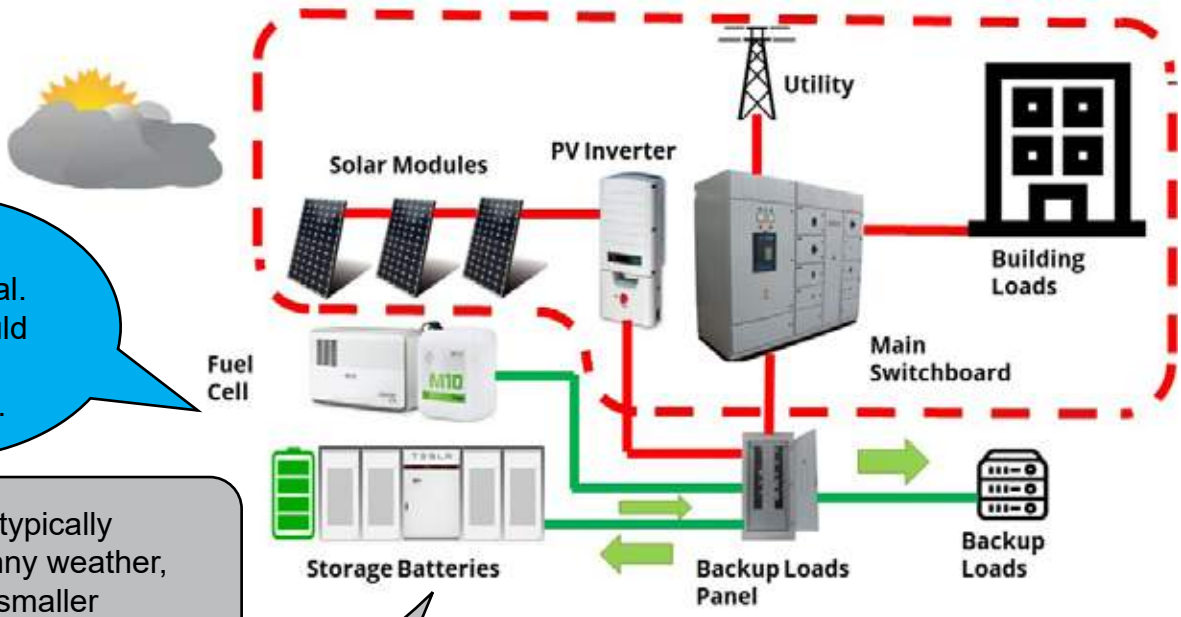
3-day storage of potable water as well as sewage and battery backup

ENERGY, WATER AND SEWAGE STORAGE

Resiliency measures overlap well with zero carbon strategies. For example, the backup power microgrid includes photovoltaic power which is a strategy to reduce carbon. An underground water cistern could be used for potable water storage. A 3,000 gallon tank provides water for 200 people for 3 days. An underground peat moss biofilter, composting toilet or portable restrooms could be used to treat and store sewage.

The pool could be another storage source.

BACK UP POWER MICROGRID



Fuel cells are aspirational. For now we would have to rely on natural gas.

Since fire season typically coincides with sunny weather, we could plan for smaller batteries. In “fire season mode” PVs are used during the day with smaller batteries for night use.

Landscape Sustainability Goals and Strategies

The Master Plan is a document that has a strong responsibility to lead by example in the fight against climate change and the development of a more sustainable society. Mosswood's elegant tree canopy already is valued by the community for its natural character. The trees are symbolic of healthy nature. As such, the park has a unique opportunity to educate and lead the community to expand their value of the natural world and sustainable practices. The Master Plan is targeting the following areas for leadership:

TRANSPORTATION

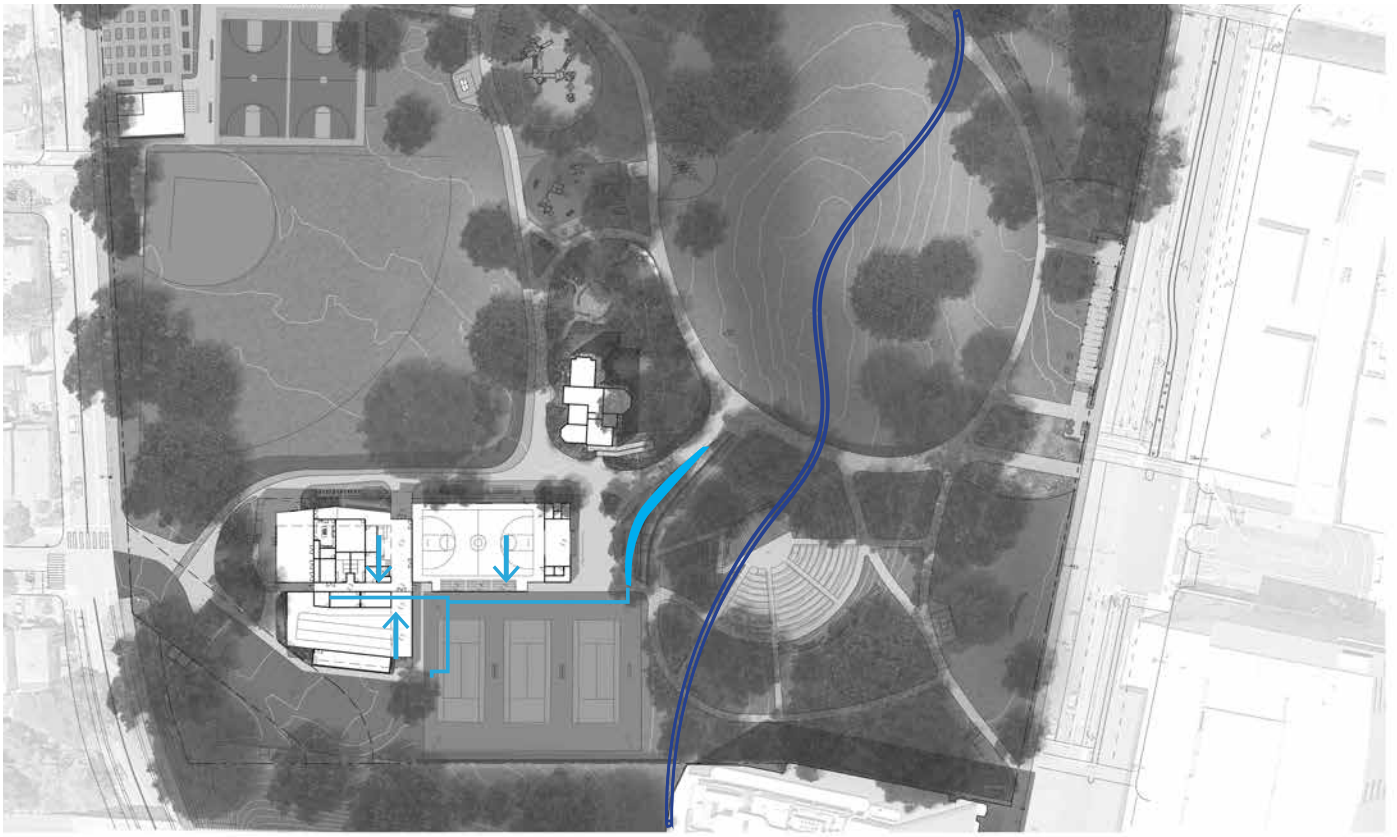
Making the arrival at Mosswood park by biking, walking, and public transit easy and wonderful is an overall goal of the Master Plan. Placing bike racks, bike repair stations, and adequate width of paths to accommodate casual bike users will support and encourage bike use. The re-design of the Pergola along Broadway will be an amenity that defines a gateway and a civic scaled bench for those arriving by bus. New paths and better connections will make walking easier and more intuitive. A loop trail will be added for promoting the use of the park trails as a circuit for exercise

GREEN INFRASTRUCTURE

Demonstrating the value of ecosystem services informs the overall planning for the design. Protecting and providing future proofing for stewardship of the urban forest is the highest valued goal. The forest helps to mitigate heat islands, produces oxygen, reduces particulate matter in the air, and contributes to community wellness. Water from pavements and roofs will be treated in new bioswales that help tell the story of the historic landscape and its now undergrounded creek. The treatment of water will be celebrated and feature native plants. Other planting will comply with water efficient landscape standards and feature durable, low water plants. Selections of native plants that work in plant communities to create habitat and provide places for native pollinators will also drive planting selections. Recent sightings of Red-Tailed Hawks nesting in the large Eucalyptus tree have spurred a naming contest for their four chicks. Building on the presence of these animals and others, it is recommended that more interpretation of the ecology of the park is integrated into a nature trail on the East side of the park.

COMMUNITY RESILIENCE

With the recent Covid-19 epidemic, the importance of our parks, trails, and open spaces has been brought into sharp focus. Many people are walking or visiting with social distance at the park and it has become a symbol of being together while apart. The park has historically been a central gathering place for emergencies and should continue to do so. It is uniquely located between two hospital campuses and could serve as overflow for emergency tents or more likely as a place for health care workers to refuel and relax as they tackle difficult challenges at the hospital. The importance of supporting community members has long been a part of the park and following the division of the neighborhood by the 580 freeway the park has had a long history of community resistance and resilience. This powerful legacy will be part of the history walk trail, but also should continue in the park practices.



STORMWATER TREATMENT

RED-TAILED HAWK

STORMWATER PLANTING

Master Plan & Building Phasing

MASTER PLAN & ENTITLEMENTS -
SPRING 2020 - WINTER 2021

COMMUNITY CENTER DESIGN -
SUMMER 2020 - FALL 2021

PHASE I
COMMUNITY CENTER CONSTRUCTION
SPRING 2022 - SUMMER 2023

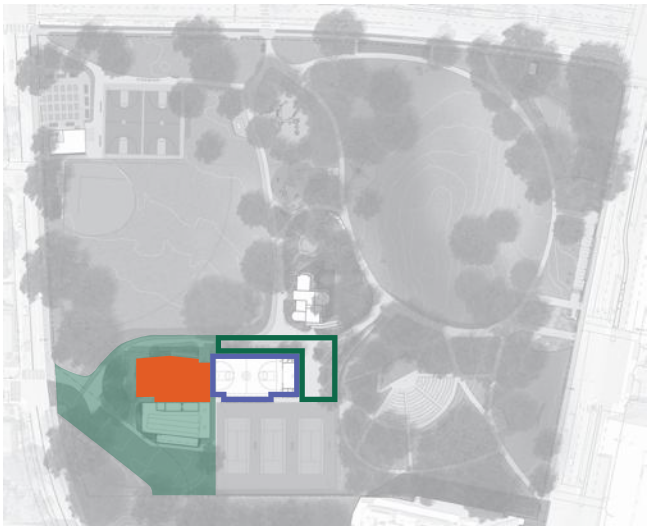
- 11,600 SF COMMUNITY CENTER
- LANDSCAPE IMPROVEMENTS
- NEW PEDESTRIAN PATH & FIRE LANE
- EXISTING PARKING LOT IMPROVEMENTS

(PHASE I CONTINUED)

- TEMPORARY LANDSCAPE IMPROVEMENTS AT SITE OF PHASE II GYM

PHASE II
GYM CONSTRUCTION
DATE: TBD PENDING FUNDING

- 7,700 SF GYMNASIUM
- LANDSCAPE IMPROVEMENTS
- NEW PEDESTRIAN PATH & FIRE LANE



MASTER PLAN & ENTITLEMENTS
Spring 2020 - Winter 2021

COMMUNITY CENTER DESIGN PHASES
Summer 2020 - Fall 2021

PHASE I
Community Center Construction
Spring 2022 - Summer 2023
(For funding requirements)

PHASE II
Gym Construction
Date TBD pending funding

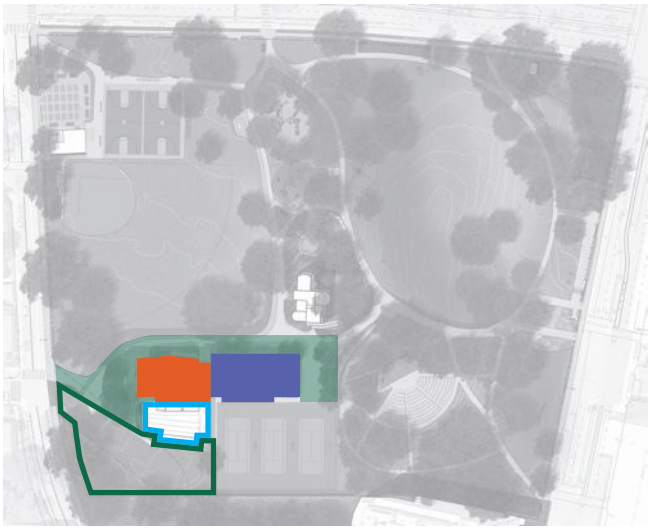
PHASE III
POOL CONSTRUCTION
DATE: TBD PENDING FUNDING

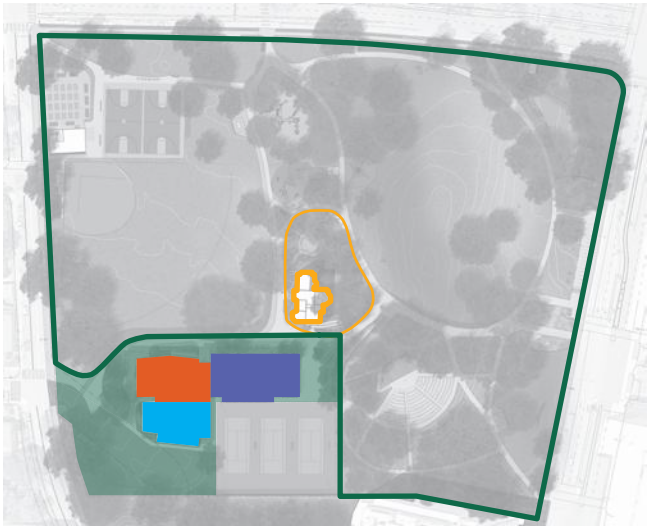
- 5,100 SF POOL
- LANDSCAPE IMPROVEMENTS
- NEW PEDESTRIAN PATH
- PARKING LOT REPLACEMENT & EXPANSION
- RELOCATE DOG PARK

- AMPHITHEATER
- PERGOLA
- ROCK CLIMBING
- COMMUNITY GARDENS
- SNACK BAR
- MOSS HOUSE GARDEN
- NATURE WALK
- ART OPPORTUNITY
- IMPROVED CIRCULATION, SEATING, & LIGHTING

OTHER PARK MASTER PLAN IMPROVEMENTS
DATE: TBD PENDING FUNDING

MOSS HOUSE REHABILITATION
DATE: TBD PENDING FUNDING





PHASE III
Pool Construction
Date TBD pending funding

OTHER PARK MASTER PLAN IMPROVEMENTS
TBD pending funding

MOSS HOUSE REHABILITATION
TBD pending funding


Thank
You !

Appendix

7

The following pages are a compilation of additional documents produced throughout the master planning and concept design process. They are at times more technical in nature or more thorough than the materials included in the previous chapters and are included here for reference. They include specifications, cost estimates, systems narratives, standards, reports, and memos that guided the Project Team in their decisions. We have also included the complete results from the online survey that was conducted.

Appendix Contents

The complete appendix is available upon request.

- Outline Specification
- Cost Estimate
- MEP Basis of Design
- MEP Mark-Up
- Structural Mark-Up / Memo
- Civil Mark-Up
- Park Amenities: Inventory and Maintenance
- Arborist Report
- Dog Park
- Playground Research
- Moss House Memo and Cost Estimate
- Complete Public Survey Results