

**Oakland Parks, Recreation and Youth Development  
OPRYD  
250 Frank H. Ogawa Plaza  
Oakland, CA 94612**



**\*Special Meeting of the Oakland Parks and Recreation Advisory Commission**

**Agenda  
Wednesday, September 16, 2020, 4:30 PM**

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**Meeting Participation Information**

**PARKS AND RECREATION ADVISORY COMMISSION (PRAC)  
The public may observe and/or participate in this meeting as follows.**

**OBSERVE**

**You are invited to a Zoom webinar.**

**When: Sep 16, 2020 04:30 PM Pacific Time (US and Canada)**

**Topic: Special Meeting of the Park and Recreation Advisory Commission (PRAC)  
September 16, 2020**

**Please click the link below to join the webinar:**

<https://zoom.us/j/91260258258>

## LISTEN

### Or iPhone one-tap :

US: +14086380968,,91260258258# or +16699006833,,91260258258#

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US: +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923

Webinar ID: 912 6025 8258

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If asked for a participant ID or code, press #. Instructions on how to join a meeting by phone are available at <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.

## COMMENTS:

Public comment on action items will be taken after the presentation of each report on the agenda. Comments on items not on the agenda will be taken during Open Forum.

## HOW TO SUBMIT PUBLIC COMMENTS:

1. To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Open Forum comments are being taken or on an eligible agenda item after it has been presented. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.
2. To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “\*9” to speak when Open Forum is taken or after an eligible agenda item has been presented. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing \*6.
3. To submit comments to the PRAC prior to the meeting, send an email to: [publiccomments2prac@oaklandca.gov](mailto:publiccomments2prac@oaklandca.gov) by 10:00 a.m. the day before the meeting. List only one agenda item per message and provide the following information on the “subject” line of your email: **Public Comments: PRAC item # \_\_\_\_, dd/mm/yy (date of the scheduled meeting)**  
Comments received by 10:00 a.m. on September 15<sup>th</sup> will be forwarded to the PRAC for review.  
>>>Replies will not be sent from this email address<<<

If you have questions, email Diane Boyd, Executive Assistant to the Director of Oakland Parks, Recreation and Youth Development [dboyd@oaklandca.gov](mailto:dboyd@oaklandca.gov).

Thank you.



**\*Special Meeting of the Oakland Parks and Recreation Advisory Commission**

**Meeting Agenda  
Wednesday, September 16, 2020, 4:30 P.M.  
Zoom Teleconference**

**AGENDA**

1. CALL TO ORDER:
2. ROLL CALL:  
**AIKENS, COLE, DUHE, HA, HOWZE, KOS-READ, MOORE, REILLY, SMITH, TORRES, WOLFSON**
3. DISPOSITION OF MINUTES:  
**August 19, 2020 Special Meeting Minutes**
4. OPEN FORUM
5. DIRECTOR'S REPORT
6. MODIFICATIONS TO THE AGENDA:
7. CONSENT NEW BUSINESS:
8. NEW BUSINESS:
9. PLANNING AND CONDITIONAL USE PERMITS:
  - A. **Request for the Parks and Recreation Advisory Commission to Endorse the Mosswood Park Master Plan and Recommend Approval of the Proposed Minor Conditional Use Permit for the Mosswood Community Center Phase 1 Building Project.**
10. COMMITTEE AND/OR ADVISORY COUNCIL UPDATES:
  - **Update from the Lake Merritt Ad Hoc Committee**
11. ANNOUNCEMENTS AND COMMUNICATIONS:
12. CONTINUATION OF OPEN FORUM:
13. ADJOURNMENT:

**Next Meeting:**

***Wednesday, October 14, 2020***

***TeleConference***

**\*Special Meeting of the Oakland Parks and Recreation Advisory Commission**

**Minutes**

**Wednesday, August 19, 2020, 4:30 P.M.**

**Zoom Teleconference**

**AGENDA**

1. CALL TO ORDER: 4:31 P.M.

2. ROLL CALL:

**AIKENS, COLE, DUHE, HA, HOWZE, KOS-READ, MOORE, REILLY, SMITH, TORRES, WOLFSON**

**Present - 10:** Commissioners Aikens, Cole, Duhe, Ha, Howze, Kos-Read, Reilly, Smith, Torres and Wolfson. **Excused -1:** Commissioner Moore

3. DISPOSITON OF MINUTES:

August 12, 2020 Special Meeting Minutes

**Motion:** Commissioner Cole entertained a motion to recommend approval of the minutes from the August 12, 2020 Special Meeting. **Moved by:** Commissioner Smith. **Second by:** Commissioner Wolfson. **Vote:** Yes (10): Aikens, Cole, Duhe, Ha, Howze, Kos-Read, Smith, Reilly, Torres and Wolfson. **Motion:** Passed.

4. OPEN FORUM

5. DIRECTOR'S REPORT

6. MODIFICATIONS TO THE AGENDA:

7. CONSENT NEW BUSINESS:

8. NEW BUSINESS:

**A. Request for the Parks and Recreation Advisory Commission to 1) Receive An Informational Report On The Summer Activities Occurring At Lake Merritt, The Impact On The Lake and Surrounding Community, And The City's Coordinated Response And Associated Costs, 2) Consider Proposals To Modify Park Rules Regarding Vending, And Implement Traffic Control Measures, 3) Receive Public Comment On Those Proposals, and 4) Schedule An Additional Hearing During Which the Commission Can Make A Formal Recommendation.**

The Parks and Recreation Advisory Commission heard the staff report presented by Joe DeVries, Director, Interdepartmental Operations, Office of the City Administrator.

The City of Oakland Race Equity Director, Darlene Flynn remarked that as the City and community seek to address the challenges at Lake Merritt, application of the equity framework is imperative. Data will help clarify which direction to take as it is discovered what disparities can impact Lake Merritt. Natural disasters such as COVID-19 exposes economic disparities. As decisions are made, there must be a commit to avoid making the situation worse. Recreation space disparities impact racial disparity related to levels of usable high quality outdoor open space and who it is available to. There is less access in the flatlands. Efforts must address how to balance the need for recreation in high quality spaces to be enjoyed during the pandemic.

Staff reported varying levels of vending occurring at Lake Merritt, including old school set-up which have a low impact on the area, and a new brand of vending which includes advertisements, invitations and bars set-up late into the night. These activities contribute to groups of attendee which impacts parking around the perimeter of the lake, on one-way streets, and parking in the center lane of Lake Shore Avenue. Alcohol vending has led to occurrences of endangering the public and staff safety including an incident in July where a fire engine responding to a call was surrounded by crowds and blocked from its path along Lakeshore Avenue. Members of the public climbed onto the engine while a second unit was deployed to answer the call.

Code Enforcement personnel have engaged with vendors about to legally vend in the City including information about current restrictions related to COVID-19. Warning violations notice were issued and as a result, August saw a decline in the number of repeat vendors. Tracking through administrative warnings showed that 30% of the vendors were from Oakland, with 70% from outside the area. Currently, permits for vending or other social gathering activities are not being granted due to COVID-19.

A pilot program to allow vending at Lake Merritt at the closed Lakeview Library parking lot, El Embarcadero, and East Shore Park to spread out disburse vending was recommended.

Comments from District 2: Working on various Lake Merritt issues since 2019 including vendors and outdoor space especially to those who do not have space resources. Not in support of the El Embarcadero option to locate pilot vending program.

The Commission learned that data was not available showing the rate of successful engagement from the park ambassadors program or enforcement. The implementation of administrative enforcement penalties occurred too recently to collect data.

Social distancing concerns for vending would be addressed at the Lakeview Library location because of the available parking. Vending congestion at the lake would be disbursed by locating the pilot vending program at the Lakeview Library site.

Commission inquiries regarding City collaboration with state and county agencies related to health licenses for food vending and permit forfeitures revealed that there are no enforcement mechanisms in place to manage vendors operating without a liquor license or vendor permit. The State of California holds the liquor license compliance information.

Members suggested that the 25K weekly budget for management of Lake Merritt concerns could fund and reinstate Park Rangers. Staff reminded the Commission that sworn police dedicated to parks hold the same level of enforcement ability as other officers which is not supported by the body. Staff also noted that the City's goal is to reduce funding of public safety by 50% by the next budget cycle.

The Commission encouraged everyone to be mindful of micro aggressions, incentive language and to seize the opportunity of to educate the community about COVID-19 and its impact rather than allow racial issues to brew. The Commission recognized that OPRYD is underfunded and that park rangers would allow issues to be addressed.

District 2 efforts to address Lake Merritt concerns are supported by the Commission through PSA announcements and other social media platforms.

Other comments included the necessity for continued community engagement and the inclusion of more stakeholders to chart the direction moving forward. The PRAC requested staff consider the type of outreach needed, consider chalking space to encourage social distancing, continue to discourage traffic by limiting parking. Since many are in support of vending around the lake PRAC suggested it would be helpful to place the cost of pilot vending program in the budget. It was stated that the past relationship between the community and park rangers was positive as a different rapport was established through the relationship with OPRYD. Efforts should be made to learn how the community feels safe. While reimagining public safety, the PRAC would like staff to consider current deficits to youth services.

Regarding funding for the pilot vending program, OPW staff will research C.A.R.E funding availability and report back to the PRAC.

Members encouraged staff to move with urgency as the Lake Merritt issues have been brewing for several years with recent marked escalation. The rule of law, safe enforcement must be enforced. And traffic problems at Lake Merritt need short and long term solutions. Recommendations were made that other jurisdictions be part of determining multi levels of enforcement safety measures related to COVID-19. Those agencies absent must be brought to the table. Everyone were reminded that the situation is vast and must not just fall to PRAC and the City of Oakland. All efforts must be made to ensure that the community is heard.

Parks and Recreation Director, Nicholas Williams informed the Commission that traffic enforcement, vending and public safety are not in the purview of the PRAC and that Lake Merritt is one park in a park system requiring an equitable response to issues raised citywide.

The Commission discussed forming a Lake Merritt ad hoc committee to develop a draft plan for recommendation to the PRAC. The Commission was informed that non-members could be seated on the ad hoc committee.

The Chair asked for commission volunteers to sit on the Parks and Recreation Advisory Commission Lake Merritt Ad Hoc Committee and received the following names:

Commissioners Aikens, Kos Read, Reilly, Smith and Torres.

**Motion:** Commissioner Cole entertained a motion to recommend that PRAC receive the staff informational report on Summer Activities at Lake Merritt, and form an ad hoc committee to include members of the Commission, City staff and interested community stakeholders. And that said ad hoc committee will convene a meeting to draft a specific proposal to address the issues related to Lake Merritt presented in the staff informational report and present that proposal for consideration and vote by the PRAC at the next monthly meeting. **Moved by:** Commissioner Reilly. **Second by:** Commissioner Smith. **Vote:** Yes (10): Aikens, Cole, Duhe, Ha, Howze, Kos-Read, Smith, Reilly, Torres and Wolfson. **Motion:** Passed.

**B. Request For The Parks And Recreation Advisory Commission (PRAC) To: 1) Review A Draft Ordinance That Would Amend Ordinances 11731 C.M.S. And 8065 C.M.S. To Include Oversight Of Measure Q And Would Modify Membership Of The PRAC; And 2) Adopt A Motion Recommending That The Oakland City Council Adopt The Draft Ordinance.**

The Parks and Recreation Advisory Commission heard the staff report presented by Angela Robinson Piñon Director, Oakland Public Works.

At the June 17, 2020 meeting of the Parks and Recreation Advisory Commission (PRAC), the Commission passed a motion in support of the Oakland City Council adopting an Ordinance that would add oversight of “The 2020 City of Oakland Parks and Recreation Preservation, Litter Reduction, and Homelessness Support Act” (Measure Q) to the duties of the PRAC. For the Commission’s review, staff provided a draft proposed Ordinance requested at that meeting.

Commissioners reviewed the draft ordinance and made the following comments:

Include language to address the number of homeless in parks and the impact to the park system.

Outline new job description or duties and expectations of PRAC members.

Provide guidelines for how Measure Q. funds should be allocated, the frequency of audits, and tracking OPW’s performance.

Confirm term limits on the PRAC and Homeless Commission the application process for seating new members. Staff informed the Commission that the Homeless Commission is staffed by the Department of Human Services (DHS) and has established terms of service for its members via their Ordinance.

Parks staff to provide status of terms for PRAC members at the September meeting.

Staff informed the Commission that the department and PRAC may amend by-laws without City Council approval. OPW staff and OPRYD Assistant Director worked with the City Attorney’s Office to make changes to the document currently under review.

The Commission recommended that Oakland Public Works staff be seated at monthly meetings. OPW staff agreed that a staff member would attend the PRAC meeting quarterly rather than monthly. Staff explained that the extended time would be necessary to allow activities and or projects to occur to collect data and generate a report.

The PRAC agreed that the assignment to manage oversight of Measure Q oversight is a positive and welcomed responsibility for the Commission and OPRYD.

Members expressed frustration at the inability to complete a full term of service when appointed to fill a partially completed term or vacancy. Staff informed the Commission that a recommendation could be made to modify the language in the draft Ordinance. The PRAC requested the language be changed in the draft ordinance to allow a newly appointed member to complete the term of the vacated seat if one year or less is required to do so, and then be allowed to serve two full terms.

**Motion:** Commissioner Cole entertained a motion to recommend the PRAC amend the language in the draft Ordinance to allow a Commissioner filling a vacancy with one (1) year of less remaining on the term, to maintain their eligibility to serve two (2) full additional terms. **Moved by:** Commissioner Reilly. **Second by:** Commissioner Aikens. **Vote:** Yes (9) Aikens, Cole, Duhe, Ha, Howze, Kos-Read, Smith, Reilly and Wolfson. **Motion:** Passed.

Note: Commissioner Torres departed prior to the vote on item 8B.

9. PLANNING AND CONDITIONAL USE PERMITS:

10. COMMITTEE AND/OR ADVISORY COUNCIL UPDATES:

11. ANNOUNCEMENTS AND COMMUNICATIONS:

- Acting Chair Cole announced that the election of a Chair and Vice Chair will be placed on the agenda once the new Ordinance governing PRAC is adopted.

12. CONTINUATION OF OPEN FORUM:

13. ADJOURNMENT: 8:50 P.M.

Respectfully submitted,

/s/ J. Nicholas Williams

J. Nicholas Williams

Secretary

/s/ Diane L. Boyd

Diane L. Boyd

Recording Secretary

**Next Meeting:**

***Wednesday, October 14, 2020***

***TeleConference***



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### **Minutes Wednesday, August 19, 2020, 4:30 P.M. Zoom Teleconference**

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Note: Commissioner Torres departed prior to the vote on item 8B.

9. PLANNING AND CONDITIONAL USE PERMITS:

10. COMMITTEE AND/OR ADVISORY COUNCIL UPDATES:

11. ANNOUNCEMENTS AND COMMUNICATIONS:

- Acting Chair Cole announced that the election of a Chair and Vice Chair will be placed on the agenda once the new Ordinance governing PRAC is adopted.

12. CONTINUATION OF OPEN FORUM:

13. ADJOURNMENT: 8:50 P.M.

Respectfully submitted,

/s/ J. Nicholas Williams  
J. Nicholas Williams  
Secretary

/s/ Diane L. Boyd  
Diane L. Boyd  
Recording Secretary

**Next Meeting:**

***Wednesday, October 14, 2020***

***TeleConference***



**CITY OF OAKLAND**  
**Oakland Parks, Recreation and Youth Development**

**TO:** Amy Cole, Acting Chair, Parks and Recreation Advisory Commission  
**FROM:** Christine Reed, CIP Coordinator  
Oakland Public Works, Project & Grant Management Division  
**DATE:** August 26, 2020  
**SUBJECT:** **Request for the Parks and Recreation Advisory Commission to Endorse the Mosswood Park Master Plan and Recommend Approval of the Proposed Minor Conditional Use Permit for the Mosswood Community Center Phase 1 Building Project.**

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**SUMMARY**

Staff from Oakland Public Works (OPW) and Oakland Parks, Recreation and Youth Development (OPRYD) request endorsement of the Mosswood Park Master Plan and recommendation for approval of the proposed Minor Conditional Use Permit for the Mosswood Community Center Phase 1 building project. The Master Plan is the culmination of a nine-month long community engagement process and provides comprehensive recommendations to upgrade or modernize the existing 11-acre Mosswood Park by addressing two components: buildings and park. The Master Plan process determined the building locations, program, physical plan and phasing sequence. It is envisioned to be constructed over three-phases: Phase 1- Mosswood Community Center building, Phase 2 - gymnasium and Phase 3- indoor therapeutic pool. The project began with a mandate to rebuild the community center that was lost to fire in 2016. The Phase 1 Community Center building project will build a new 11,300 sf community center with social hall/ performance and activity room, inclusion program room, kitchen, offices, computer lab, multi-use classroom, maker's space, large multi-use outdoor terrace, and improvements to the existing parking. The project also improves site lighting and security, addresses storm water runoff and beautifies the park with new landscaping.

**FISCAL IMPACT**

The Master Plan's Building component has been identified as the higher priority. Funding for the Phase 1 is ongoing and will be continued until sufficient funding is secured to complete Phases 2 and 3. The Master Plan's Park component recommends improvements over the long term, some of which could be implemented by City Parks services, and some of which – such as renovations to the amphitheater, pergola, community garden and field house - will require separate capital improvement projects. No project funds are available to implement any of the Master Plan's Park components at this time; however, the Master Plan document will provide an important resource for future fundraising efforts.

The Phase 1 Mosswood Community Center project was awarded a State Proposition 68 grant through the California Natural Resources Agency (CNRA) in the amount of two million two hundred one thousand one hundred dollars (\$2,201,100.00); and \$4,000,000 in Measure KK

Infrastructure and Affordable Housing Bond funds in the FY 19-21 Capital Improvement Program Budget approved in June 2019. Additional funds for the project include insurance settlement funds, MacArthur Bart Development impact fees, and individual donations raised by the Oakland Parks and Recreation Foundation.

Construction of Phase 1 is anticipated to cost between \$12-14 million dollars. During design, opportunities to value-engineer and reduce the construction cost of the project will be carefully considered. The total Phase 1 project cost is anticipated to be between \$18-20 million. Currently, the project must raise an additional \$8–10 million to complete Phase 1. Additional funds are actively being sought, and potential fund sources include State Proposition 68, private or corporate donations, and other future funding opportunities.

The new building will require on-going maintenance, annual inspection and repairs as necessary. Building maintenance, park lighting, graffiti abatement and playground repairs are funded by the internal Facilities Fund (Fund 4400). Measure Q will provide an important new source of funding for on-going park maintenance.

### **PROJECT DESCRIPTION**

Mosswood Recreation Center is located at 3612 Webster Street in the Mosswood Neighborhood of Oakland. The park is located in Council District 3, but is at the border of District 1; and is used daily by residents from both Districts (see Attachment A – Project Location Map).

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’s thoughtful design reflects the diverse community of users, universal access, and flexible use. The new building integrates 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 new building facility fosters community, wellness, recreation and learning. The building meets 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.

During the initial park master planning, programming, and public engagement phase, it was determined that to meet the needs of the community, the programs for Oakland Parks, Recreation & Youth Development (OPRYD), and to maximize recreational benefits for the Public, the project was envisioned to include community center, indoor gym, and therapeutic indoor pool buildings. Due to funding availability, the project will be delivered in three phases: Phase 1 Community Center, Phase 2 Gym and Performance stage; Phase 3 therapeutic indoor pool.

The Phase 1 project scope consists of:

- New Community Center with large social hall/ performance and activity room

- Inclusion program space and office for support staff
- Kitchen that will accommodate popular cooking classes and catering for community events
- Career Center and Innovation lab featuring a computer lab, multi-use classroom, maker's space, and large multi-use outdoor terrace
- Site Improvements include: improved circulation and accessibility, landscaping, improvements to the existing parking lot, lighting and security, storm water management, bike parking

The Community Center completed Concept Design and Schematic Design has been initiated in early June 2020.

### **BACKGROUND / LEGISLATIVE HISTORY**

Established in 1910, Mosswood Park is an eleven-acre public park operated by the Oakland Parks, Recreation, and Youth Development Department (OPRYD). Current park amenities include: a playground and tot lot, community garden, dog run, basketball courts, tennis courts, baseball field, a small outdoor amphitheater, a carriage house storage building, and the historic J. Mora Moss House (now closed). The park has a large, open lawn bowl with many stands of large-canopy mature trees, and is host to many events, including music, art and cultural festivals. Special events draw visitors from the greater Bay Area and beyond.

The former Mosswood Recreation Center building was constructed circa 1953 and was an 8,235-gross square foot (GSF) structure. The recreation center hosted programs and classes year-round, and a thriving summer camp program. After-school programs featured cooking, computer lab, and homework help for children 5 to 11 years of age. In November 2016, the Mosswood Recreation Center suffered significant damage from a fire, requiring the City to tear down the original structure. Temporary facilities to house programs at the center have been installed to restore on-site programming until the new community center is built.

Between September 2019 and March 2020, the City's project manager and consultant team conducted extensive community outreach and engagement to define the Vision, Program, and Concept Design for the Park Master Plan and new Mosswood Community Center. The City's Department of Race and Equity was consulted early in the process, and in accordance with its Inclusive Public Engagement guidelines, many strategies and means were employed to reach and engage a diverse audience. A total of twenty-four outreach events were held over a six-month period:

- Six community workshops
- Five focus-group listening sessions
- Thirteen local community events

In addition, the team had numerous learning conversations with community organizations and facilities, met regularly with the Mosswood Recreation Advisory Committee (MRAC), and the local Beat 8x Neighborhood Crime Prevention Council (NCPC) group. Oakland Parks and Recreation Foundation and the Oakland Heritage Alliance were key project community stakeholders.

Community workshops and project information notices were widely distributed through printed mailers, posters, and flyers at local businesses, schools, libraries, recreation centers, and other community-serving facilities, and a large banner hung at the park.

Online presence included a project website with links to meeting presentation materials, social media sites, and email notifications. An online survey yielded over 300 responses, providing detailed input on demographics, community center, and park usage patterns. The project received a very favorable article in the Oakland Post.

The draft Master Plan and Community Center Concept Design was posted to the City website for community comment and circulated for internal City staff review on May 22, 2020. All comments received by June 12, 2020 were acknowledged in the final Master Plan.

**RECOMMENDATION**

Staff recommends that the Park and Recreation Advisory Commission endorse the Mosswood Park Master Plan and recommend approval of the proposed Minor Conditional Use Permit for the Mosswood Community Center Phase 1 Building Project. The proposed master plan and project will result in a park with improved facilities that better serves the recreational needs of the surrounding area.

Respectfully submitted,

 (Signature)

Prepared by:

Christine Reed, CIP Coordinator

Oakland Public Works, Project and Grant Management Division

\_\_\_\_\_ (Signature)

Approved by:

Stephanie Hom

Interim Director

Attachments: Exhibit A – *Property Location Map*  
Exhibit B – *Landscape Site Plan*  
Exhibit C – *Community Center Plans*  
Exhibit D – *Community Center Renderings*

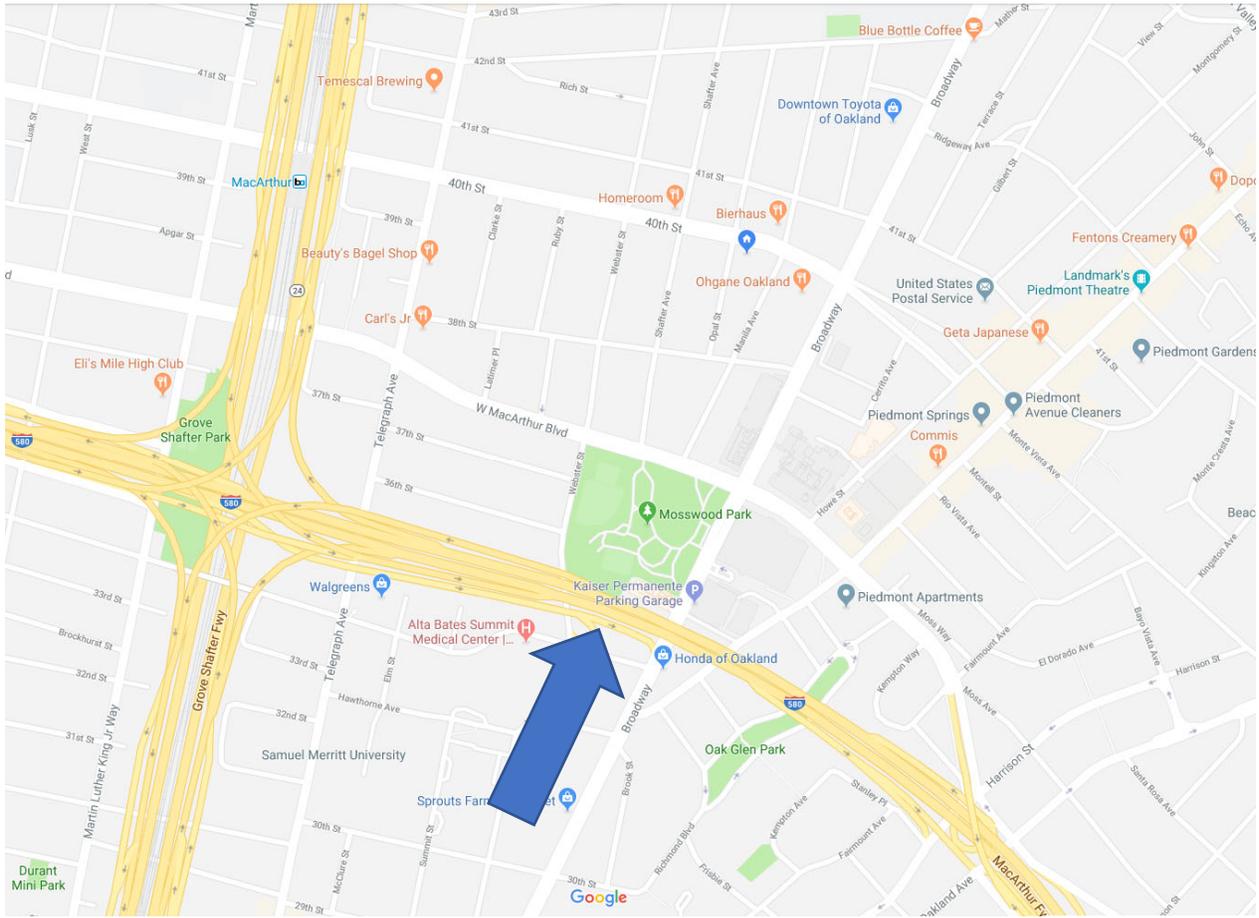


Exhibit A – Project Location Map



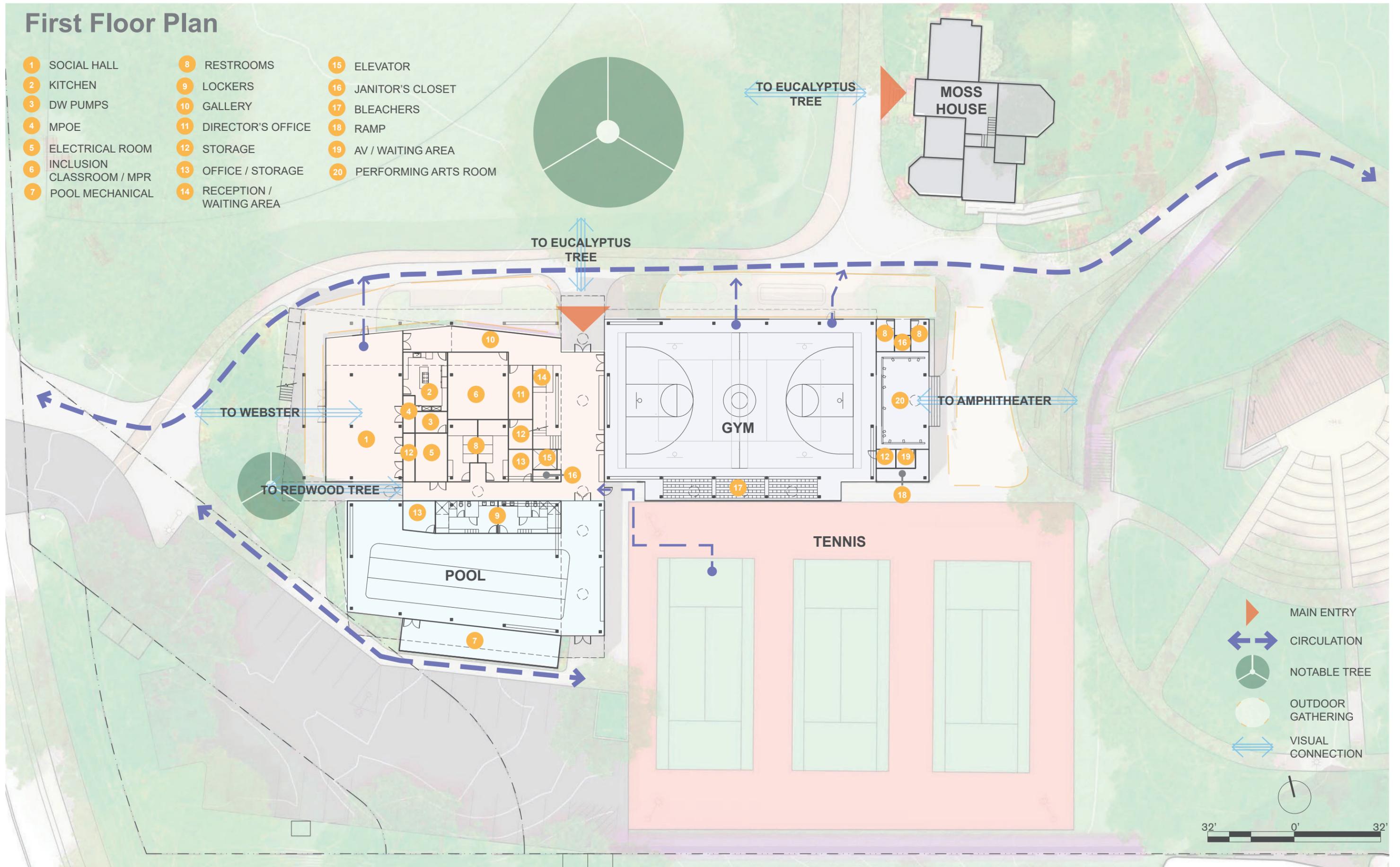
## LEGEND

- ① Community Center (Phase 1)
- ② Gym\*
- ③ Pool\*
- ④ Parking (Phase 1)
- 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 Seating Area
- 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\*

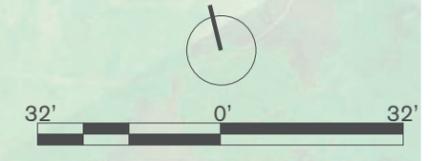
NOTES:  
 1. \* For future phases  
 2. \*\* Existing to remain  
 3. Standard benches, trash cans and lights not shown for clarity  
 4. Public art location to be determined

# First Floor Plan

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



-  MAIN ENTRY
-  CIRCULATION
-  NOTABLE TREE
-  OUTDOOR GATHERING
-  VISUAL CONNECTION



# 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



# 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.

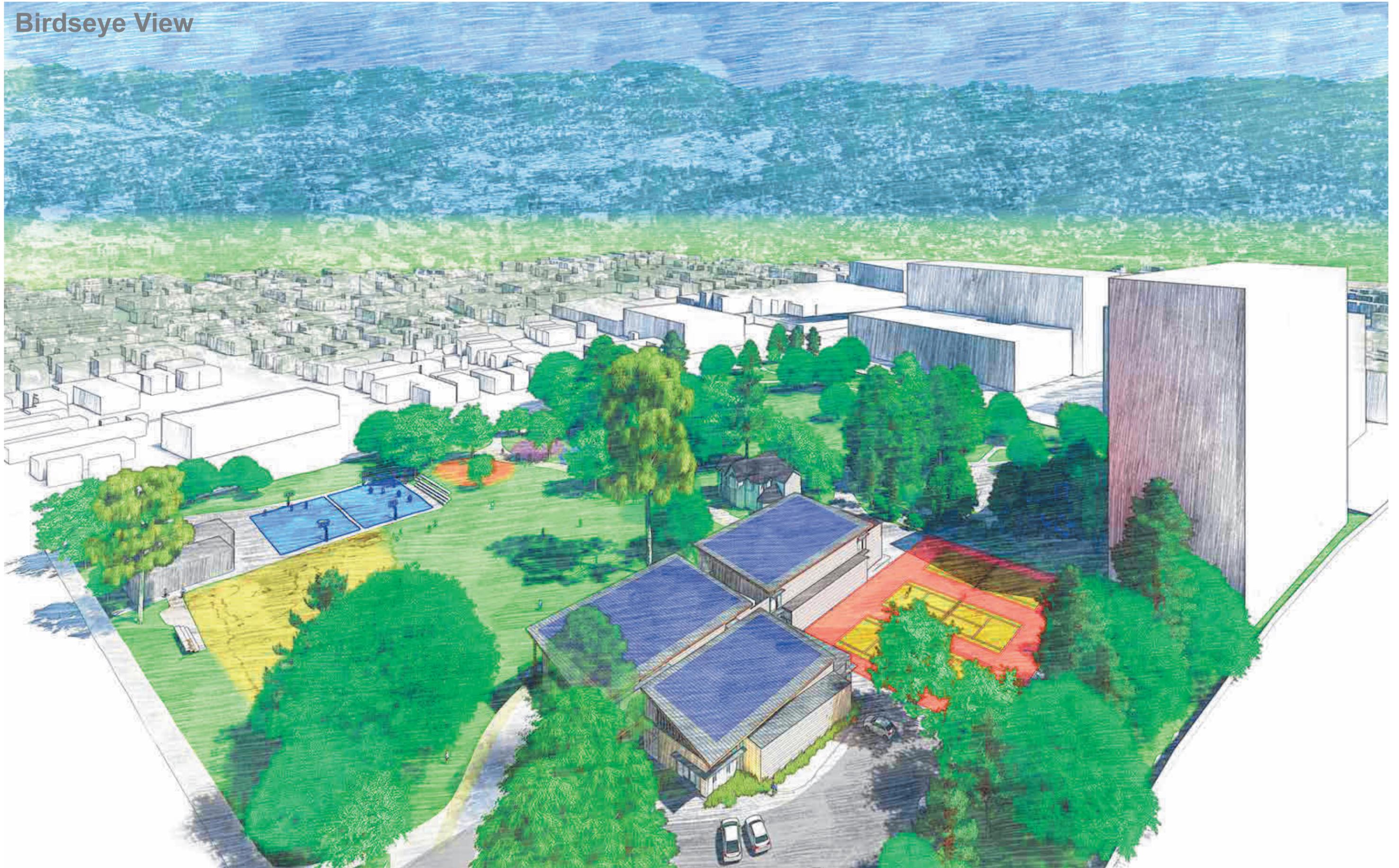
## VIEW FROM MOSS HOUSE

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



Exhibit D - Community Center Renderings

# Birdseye View



View from Webster Street





VIEW FROM TENNIS COURTS



VIEW FROM MOSS HOUSE