

Date: 10/1/20
To: Landmarks Preservation Advisory Board
From: Peterson Z. Vollmann, Board Secretary
Through: Ed Manasse, Deputy Director Bureau of Planning
Subject: Mosswood Park Master Plan;

Dear Board Members:

This memo is to inform you that the City of Oakland Public Works Department has proposed a Park Master Plan for Mosswood Park. Mosswood Park is designated as an Area of Primary Importance (API), and as such is considered a historic resource pursuant to CEQA. The proposed Park Master Plan will be undergoing CEQA review and a draft Historic Resource Evaluation (HRE) has been prepared to evaluate the draft plan for any potential CEQA impacts related to the historic resource. City staff requests that the Board review the draft HRE, which has determined that the Park Master Plan would not have an impact on the historic resource, and provide feedback as to whether or not the Board concurs with the preliminary determination. The Park Master Plan will eventually appear before the City Council for consideration, which will include the CEQA determination, and City Staff is requesting input from the Board within their role as an advisory body to the Council.

Attachments:

- A. September 2020 - Draft HRE prepared by Knapp Architects
- B. May 2020 - Draft Mosswood Park Master Plan



Historic Resource Evaluation

Mosswood Park

Oakland, California

September 2020

Knapp Architects

Table of Contents

Introduction 3
 Executive Summary 3
 Methodology..... 3
 Scope of the Report 4
 Current Historical Status..... 5
 Description of the Site and Buildings 5
 Historical Context and Development..... 10
 Eligibility for the California Register of Historical Resources 18
 Period of Significance..... 19
 Integrity 19
 Character-Defining Features 20
 Types of Properties 20
 Evaluation of the Park’s Eligibility for the California Register of Historical Resources 20
 Period of Significance..... 21
 Integrity 21
 Character-Defining Features 21
 Conclusion 22
 Description of the Master Plan..... 22
The Secretary of the Interior’s Standards for the Treatment of Historic Properties
and the Guidelines for the Treatment of Cultural Landscapes 25
 Evaluation of the Master Plan under the *Guidelines for the Treatment*
of Cultural Landscapes..... 26
 Conclusion 28
 Bibliography 30

Mosswood Park – Historic Resource Evaluation

Introduction

Knapp Architects was hired by the City of Oakland, through Watearth, Water Resources + Green Infrastructure to create a Historic Resource Evaluation of the city's Mosswood Park in North Oakland. Knapp Architects will evaluate the historical significance of the park, and assess the recent Master Plan for Mosswood Park prepared by Leddy Maytum Stacy Architects (LMSA) for conformance to the Secretary of Interior's Standards and the *Guidelines for the Treatment of Cultural Landscapes* as a Rehabilitation.

Executive Summary

Mosswood Park is an 11-acre park situated in the Mosswood neighborhood of North Oakland. It was part of a larger estate purchased in 1863 by J. Mora Moss on which in the subsequent year he built the Moss House, a Gothic Revival Victorian house which still stands in the park. After the death of Moss and his widow, Julia Moss, the City of Oakland purchased the remaining property in 1911, to convert into a city park. The Glen Echo Creek which originally ran through the park east of the Moss House was piped underground in 1945, and in 1948 the City undertook a major park remodeling. In 1954, the Junior League sponsored the construction of the Junior Center for the Arts, a community center building situated just south of the Moss House. This building, which was the park Community Center by that time, burned in 2016 and was demolished. A new, temporary, Community Center of modular buildings has been constructed in approximately the same footprint. The Community Center and Park Master Plan has been prepared by LMSA for the City of Oakland; it presents the design framework for construction of a new Community Center as well as improvements for the park, and includes rehabilitation recommendations of the Moss House. Mosswood Park is considered eligible by the City of Oakland Cultural Heritage Survey for listing in the California Register of Historical Resources under Criterion 1 (Event) for its civic function dating from the park's opening in 1912. The Park Master Plan as a whole conforms with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for the Treatment of Cultural Landscapes*. As explained in this report, the applicable Standards are the *Guidelines for the Treatment of Cultural Landscapes*, and the property to which they should be applied is the entire park, not the Moss House.

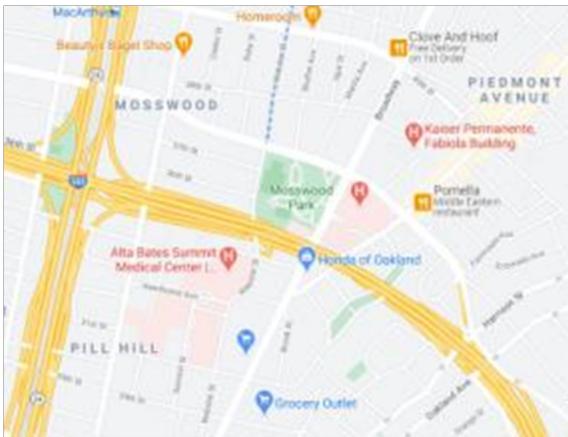
Methodology

Research was conducted primarily through online resources and by electronic communication with historical resource collections such as the Oakland History Center in the Oakland Public Library. The materials we sought were historic accounts of the development of the property, and photos and clippings referring to the original residential property and the subsequent park, as well as city documents relating to planning and historical survey. Research conducted included documents from the collection of the Oakland Cultural Heritage Survey regarding the Moss House; the Cultural Heritage Survey Area of Primary Importance (API) Field Survey map of Mosswood Park, books and websites providing information about the Moss House and its architect and builder; online research on J. Mora Moss, Julia Theresa Wood Moss, architect

Stephen H. Williams, and Moss's employers, Pioche and Bayerque; a Historic American Building Survey record including drawings, photographs and a report, prepared in 1961; a 1906 *Architectural Record* article about Stephen H. Williams; various early twentieth century newspaper articles about Mosswood Park and activities therein; scans of historic photos and archived newspaper clippings; and other miscellaneous information collected in the Oakland History Center, and by the landscape architect for the Master Plan, Einwiller Kuehl Landscape Architecture. Certain resources, such as a book and photos at the University of California's Bancroft Library, and the papers of J. Mora Moss in the California State Library, were discovered but could not be accessed because collections were closed. The state library is currently closed, and the Bancroft Library is an in-library use only rare books library, and it has been closed during the coronavirus crisis.

Scope of the Report

This report will examine Mosswood Park itself for eligibility for the California Register of Historical Resources, as well as the LMSA Park Master Plan and Community Center for conformance with the Standards for Rehabilitation under the *Guidelines for the Treatment of Cultural Landscapes*. It will provide a summary of the park's current historical status and continue with a description of the site, with its components and buildings. It will discuss the historical context and development, and provide a summary description of the Master Plan. It will provide descriptions of the requirements of eligibility for the California Register, and continue with an evaluation of the park's eligibility for the Register. It will provide a summary of the Secretary of the Interior's Standards, and will then provide an evaluation and of the Master Plan's conformance with the Secretary's Standards. This report will not evaluate the eligibility of the J. Mora Moss House for the Register because it is already a city landmark.



Location Map for Mosswood Park.
From OaklandWiki website



The Moss House. From the OaklandWiki website

Current Historical Status

Currently, the only historically designated part of the park is the J. Mora Moss House, including a buffer zone of ten feet outward from the base of the building. The Moss House, city landmark number six, was among the seven city landmarks designated in the second Oakland landmark ordinance of November 1974. Mosswood Park is considered an Area of Primary Importance (API) by the City of Oakland, meaning it possesses a sufficient level of significance to qualify for the National Register of Historic Places.

Description of the Site and Buildings

Mosswood Park is situated in the Mosswood neighborhood of North Oakland, bounded on the west, north, and east by Webster Street, MacArthur Boulevard, and Broadway, respectively. It is near the conjunction of the 24, 580 and 980 freeways. Kaiser Oakland's two main hospital buildings are directly across Broadway and MacArthur Boulevard to the east and north. Another Kaiser building stands in the southeast corner of the block Mosswood Park occupies. The 580 freeway crosses east to west directly south of the park, and forms most of its southern boundary. Across the freeway is the Alta Bates Summit Medical Center, with its many buildings. North Oakland's Auto Row runs along Broadway from 45th Street south to Grand Avenue. This district has recently been the focus of redevelopment fostered by the Oakland Planning & Building Department. The Piedmont Avenue shopping district is two blocks east and runs southwest to northeast from MacArthur Boulevard to Pleasant Valley Avenue. Businesses line Broadway and Telegraph Avenue near Mosswood Park, and the remaining infill on smaller streets is single-family houses, duplexes and small apartment buildings.



The Community Garden. The Field House is in view in the background. Knapp Architects photo, 2020



The Mosswood Park Basketball Courts. Knapp Architects photo, 2020

The park itself is roughly square, covering approximately 11 nearly flat acres with the Moss House at its center. The park consists of a collection of sports fields and courts in the western half, and incorporates a community garden near the northwest corner, and two dog parks along

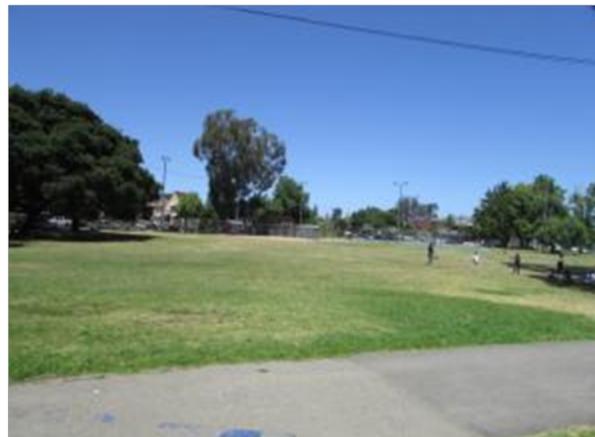
the western half of the southern border. The eastern half of the park is dedicated to open fields with a scattering of trees, and there is a concrete Amphitheater loosely surrounded with a variety of trees just southeast of the Moss House. The central buffer between the east and west zones is occupied with the Moss House, two children's playgrounds running north from the House, and a recreation center and tennis courts south of the House. The park's parking lot is situated in the southwest corner, with an entrance from Webster Street across from the terminus of 36th Street.

The community garden is enclosed within a four-foot-high chain link fence. In the garden there are two ground-level planters, defined by rings of logs, and 20 raised planters formed from wood boards. There is a small fruit or nut tree in one of the ground planters, and a variety of vegetables in the raised planters. Five of the raised planters have decoratively painted sides. There are other miscellaneous plants around the periphery of the garden. Just to the south of the community garden there is a small Field House which combines bathrooms a concession counter and storage.

Just east of the garden and the Field House there are two basketball courts, aligned for play north-to-south. There is one light on a tall pole located northeast of the eastern basketball court. Other lights illuminate the courts from the south from the poles lighting the baseball field.



The Mosswood Park Baseball Field. Home Plate is in view. Knapp Architects photo, 2020



The western park open field. Looking northwest back towards the baseball field. Knapp Architects photo, 2020

Just to the south of the Field House and the basketball courts there is a baseball/softball field; its home plate is directly south of the concession building. The first base line runs to the south, and the third base line runs east-to-west. The home plate and pitcher's rubber of the baseball field are permanently installed in the ground. The infield is open dirt and is enclosed with a chain link fence that runs along the first and third base lines, and has a backstop behind home plate. There is no fence in the grass outfield.

Inside the two baseline fences there are 15-foot-long dugout enclosures formed by the chain link fence, which have sloped tops and openings at the outfield end. Each dugout has a small

wooden bench for its full length. There is a small bleacher with seven levels of benches, 33 feet long, just west of first base behind the fence. The field is lit with six lights atop 40 foot high poles along the first and third baselines aligned near home plate, first and third base, and in the outfield. The first base line outfield light is installed behind a row of large trees, and ostensibly only lights the picnic tables and barbecue grills located there. Behind the backstop there is electrical equipment, presumably associated with the field lighting, also enclosed in a chain link fence connected with the backstop fence and topped with a corrugated metal roof. The fence chain link material has been bent out in various locations at the base. One of the foot support boards is missing from the bleacher.

The three tennis courts at the south end of the park are aligned north-to-south and are enclosed within a rectangular chain link fence ten feet high at the north side, and fifteen feet high at the east and south. Along the west side the fence ranges from five feet at the south to ten feet at the other end, which occurs because of the slope of the exterior grade which is held back by a retaining wall. The courts have lights on top of thirty-foot poles arranged in rows of three poles on each side, near the net and near both ends, with double lights on poles between adjacent courts to illuminate each. Some of the lights on the poles are missing. Just to the north of the tennis courts, and just south of the Moss House there are seven temporary recreation center buildings.



The Mosswood Park Tennis Courts. Knapp Architects photo, 2020



The open eastern field at Mosswood Park looking southwest. The Kaiser Permanente Mosswood Building is in view. Knapp Architects photo, 2020

The bulk of the eastern half of the park is occupied by a large meadow ringed randomly by large trees but open for the most part in the center. The meadow is depressed several feet at the center. At the Broadway sidewalk close to the center of the east edge of the park there is a 25 foot-by-160 foot Pergola with concrete columns, brick walls, and planters. A wood trellis that once stood above the columns of the Pergola is no longer there, and the Pergola is in a general state of disrepair. At the northern border of the field, 120 feet west of the corner of

Broadway and MacArthur Boulevard, there is a 16-foot-by-10-foot, one-story pump house with rough stucco walls and a flat roof. At the northwest corner of the park there is a small brass plaque on a short granite pedestal, commemorating the location of the c. 1820 El Camino Real, the earliest known road, from Mission San Jose in Fremont, through Rancho San Antonio to the north.



The picnic area in the western part of the park. Knapp Architects photo, 2020



The eastern field looking southeast, with a picnic table and grill in view. Knapp Architects photo, 2020

The concrete Amphitheater is located in the south end of the park, just to the east of the temporary recreation buildings. The Amphitheater describes a 120-degree arc oriented to the stage at the northwest. It has two outer, sloped aisles and two interior aisles evenly dividing the seating. The seats are four equally sized sets of nine steps up from the semi-circular fore-stage, rising approximately eight feet altogether. The fore-stage is 20 feet deep from the seats to the stage and the stage is a single two-foot riser above the fore-stage. The stage is also 20 feet deep and 50 feet wide at the front. The back edge of stage is a straight line, oriented perpendicular to the direction of the audience for a width of twenty feet. It turns an angle of sixty degrees on either end and continues this line to the stage front at its 50-foot width. At the back of the stage there is a set of four stage-set mounting brackets formed from metal pipes set in the concrete floor of the stage, and wood 2x4 beams joining the pipe posts across the top and bottom. One of the stage brackets is broken and hanging loose.

To the northwest behind the Amphitheater stage, and situated only five feet from the southeast corner of the Moss House there is a 30-foot-square stage workshop. It is two stories high, with a four-part hipped roof with a square, pointed skylight in the center. It has large wood pole posts at the corners, and vertical wood shiplap siding. There are large windows on the north, east and west sides and a door on the west side.



The Mosswood Park Amphitheater. Knapp Architects photo, 2020



The Mosswood Park stage workshop. Knapp Architects photo, 2020

Extending north from the Moss House there are a series of three areas enclosed by chain link fences three feet high. The first is ostensibly the exterior yard of the House, and in the next two there are sets of playground equipment. There is a broken bench in the Moss House yard. The northernmost play yard also has a metal pipe swing set in a section of sandy ground.

The parking lot on Webster Street is arranged along a southeast to northwest direction, with one lane in from Webster Street which then loops around a pair of grassy traffic islands with trees. Cars park angle-in throughout, and the pavement is heavily cracked. There are two fenced dog parks at the south end of the park: a regular dog park just to the south of the parking lot, and a dog park for large dogs tucked just south of the tennis courts, with an entrance between the southwest corner of the courts and a 20-foot-square fenced garbage enclosure. The dog parks are enclosed in four-foot-high chain link fences, and have been cleared of ground plants. There are several benches in each dog park.



The large Water Oak at the south end of the park. Knapp Architects photo, 2020



One of the Giant Sequoias near the center of the park. Knapp Architects photo, 2020

There are picnic areas to the southwest of the baseball field, and distributed almost randomly within the eastern meadow. They have picnic tables formed by two metal pipes inserted into the ground supporting a framework of horizontal pipes, and with tables and seats of wood boards. Near the tables there are permanently installed adjustable pedestal barbecue grills. In the meadow there is a picnic table with a grill at the southwest, and a pair of tables with a grill at the southeast. The southeast tables are damaged by dry rot, and part of one table is broken off. The picnic area southwest of the baseball field has two groups of tables, with several grills, separated by a thirty-foot-long-chain link fence running roughly northwest to southeast. One of the tables at the in the area near the baseball field has been pushed over so its seat is contacting the ground.

The park is host to a wide range of plant and tree species, as documented in a May, 1986 inventory of trees and plants. Some 80 species of plants are listed from such families as banana, yew, redwood, pine, birch, oak, elm, magnolia, dogwood, laurel, boxwood, myrtle, heath, olive and honeysuckle.¹ An arborist report was conducted and issued on November 8, 2019. It was included in the appendix of the Master Plan. This report recognized 43 species of trees, including five that were not listed on the 1986 report. Perhaps the reason there were many fewer plants in the 1986 report is because that list included bushes and shrubs. The arborist report listed six high value trees: three of the four species of cedars in the world, large and healthy *Quercus agrifolia* (Coast Live Oak), some of the largest in the city, *Quercus nigra* (Water Oak) a specimen in excellent condition and a rare tree for the Bay Area; the Coast Redwoods are called impressive. The park has three *Sequoiadendron giganteum* (Giant Sequoia). There is a very large *Eucalyptus viminalis* (Manna Gum) in the grass near the Moss House with a diameter of 108" and an estimated height of 150 feet. All trees were listed and evaluated which included recommendations of trees requiring further assessment, and other recommendations of removal.²

Historical Context and Development

Joseph Moravia Moss, commonly known as J. Mora Moss during his adult life, was born in Philadelphia in 1809, to parents born in England. He arrived in California from Philadelphia in 1850 and went to work for the leading San Francisco financial institution Pioche and Bayerque³ as a clerk, but quickly rose to become one of the state's leading citizens. He was involved with the first telegraph company in California, and an early president of the first gas company in San Francisco. He went on to be the president of the Board of Trustees of the Deaf, Dumb, and Blind Institute, and was also a regent of the University of California. He purchased a 32 acre site from a Mr. Coffey in 1863,⁴ with the intent of settling far from city activity.⁵ The land was bounded by Telegraph Avenue, Moss Avenue (the current MacArthur Boulevard) and south to

¹ Covell, Paul F., et al., *Trees, Shrubs, Perennials of Mosswood Park – Oakland*, 1986.

² Molly Batchelder, *Arborist Report*, SBCA Tree Consulting, November 8, 2019.

³ Ray Raineri, "Joseph Moravia Moss And Moss Cottage," *Piedmonter-Piedmont Oakland Bulletin*, June 13, 1984, 1-2B.

⁴ "Notes on the History of the Joseph Moravia Moss House and Mosswood Park and Center."

⁵ Erika Mailman, "Moss, Mosswood, Mott and McElroy – and the Park," *The Montclarion*, April 3, 2001.

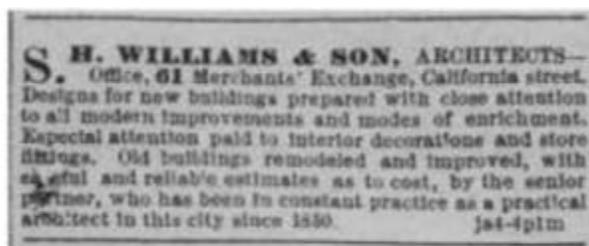
the former 36th Street, the approximate location of the MacArthur Freeway. He later added three more acres to the east bringing his property to the present boundary on Broadway.

In 1864, at a cost of \$14,500, he built the Moss House, a Gothic Revival Victorian house designed by Stephen H. Williams⁶ and constructed by Joseph F. Heston.⁷ In 1867 Moss married⁸ Julia Theresa Wood, and they named their estate "Mosswood" a romantic conjunction of their last names. While they resided there, the Mosses sold the land between Webster Street and Telegraph Avenue. J. Mora Moss died in 1880, leaving the remaining land and house to his much younger widow.

Architect Stephen H. Williams was born in New Jersey on October 10, 1818, and he was likely already an architect when the California Gold Rush broke out in 1849. He left his young family in Caldwell, NJ and traveled to San Francisco in 1850, where he started an architectural practice. By 1864 his family was with him at their residence at the corner of Washington and Larkin Streets. In 1852 he designed the Parrott Block at the northwest corner of California and Montgomery Streets.⁹ In a push for fire-resistant construction, Mr. Parrott decided his building would be constructed of granite. The best source of granite at that time was in China. In fact, the building was originally constructed in China. The individual granite parts were each numbered and their locations marked on a diagram. The parts were then shipped to San Francisco and assembled at the intended site, over an already constructed stone foundation, which had been quarried from Yerba Buena Island. Since the parts were marked in Chinese characters it was



The Mosswood Park fenced pathways and bridge over Glen Echo creek, circa 1910. Photo courtesy of the Oakland Library History Center.



⁶ Paul Duchscherer and Douglas Keister *Victorian Glory In San Francisco and the Bay Area* (New York: Viking Studio, 2001) 38.

⁷ Alan Michelson, "Moss, Joseph Moravia, House, Mosswood Park, Oakland CA," *Pacific Coast Architecture Database*, University of Washington Libraries <http://pcad.lib.washington.edu/building/17238/>

⁸ Raineri, "Joseph Moravia Moss and Moss Cottage.

⁹ Agnes Foster Buchanan "Some Early Business Buildings in San Francisco," *Architectural Record* 20, no. 1 (1906): 23.

necessary to hire Chinese laborers to assemble the building.¹⁰ Williams later had his architecture office in the Parrott Block.

Other buildings Williams is noted for include First Calvary Church, the Merchant's Exchange building in the Financial District, and the Selby and Company factory and shot tower located south of Market Street, all in San Francisco. His son Warren Heywood Williams became a noted architect in Portland, OR. In 1880, Williams was involved in the founding of the California Architect and Building Review, a pioneering West Coast architectural journal. Williams died in June of that year.

At the time the Mosses owned the estate, the Glen Echo Creek ran north-to-south through their land some yards east of their house. Julia Moss enthusiastically took part in maintaining the grounds, expending great cost to acquire exotic plants and trees from around the world. Reportedly, she personally planted every tree on the estate, and employed three gardeners to assist with its upkeep.¹¹



The original form of the Pergola, open to the east, circa 1910. Photo courtesy of the Oakland Library History Center



The remodeled form of the Pergola with new eastern wall adjacent to the sidewalk, circa 1948. Photo courtesy of the Oakland Library History Center

The Pergola at the eastern border of the park at Broadway predates the opening of the park, being built sometime before 1911.¹² In its original form it had a small elevated seating area next to the park entrance gate, with four steps down to the sidewalk level at the south end and part of the east side, and originally had a wood trellis set above the columns which supported wisteria vines. The Pergola was remodeled with the brick walls that closed it off from the sidewalk and opened on the park side when the park was redeveloped in 1948. The Pergola is currently missing its trellis, has plants other than wisteria, and is significantly deteriorated. Shortly after Jack London's death, and instigated by his widow, Charmian, the City dedicated the "Jack

¹⁰ Alan Michelson, "Stephen Hedden Williams, Sr. (Architect)," *Pacific Coast Architecture Database*, University of Washington Libraries (accessed June 30, 2020) <http://pcad.lib.washington.edu/person/2510/>

¹¹ "Famous Old Mansion Built As Suburban Home For Early Social Leader," *Oakland Post Enquirer*, March 25, 1922.

¹² *Oakland Tribune*, October 1, 1911.

London Oak” in Frank H. Ogawa Plaza, in front of City Hall, which remains there to this day. The tree, a 20-year-old Coast Live Oak, was taken from Mosswood Park.¹³

With the turn of the 20th century, Oakland's growth paralleled that of San Francisco and other population centers in California, evolving from being the scene of booms and busts into a diverse population center and economy. In 1903, wealthy miner and Oakland resident Francis Marion “Borax” Smith combined the East Bay's street railways into the Key System to challenge the Southern Pacific's interurbans, and also founded the development company, the Realty Syndicate, that claimed to have developed almost 100 hundred residential tracts between 1895 and 1911 on land it had acquired in the Oakland hills.¹⁴ Downtown Oakland, which had been a Gold Rush outpost and bay landing in the 1850s, urbanized into the commercial and civic center of the East Bay.

These developments set the stage for Oakland's great decade of change between 1900 and 1910—sparked primarily by the influx of refugees from San Francisco after the great earthquake on 18 April 1906 and the devastating three-day fire that destroyed much of that city. The disaster wiped out large swaths of San Francisco, and its population found Oakland, which had far less damage, ripe for development. In 1900, Oakland's population was 66,960 while San Francisco's was 342,782¹⁵. In 1910, Oakland's was 150,174 and San Francisco's was 416,912¹⁶--so that in a decade when San Francisco grew 22%, Oakland grew 124%.

Oakland responded to the influx of residents and growth stimulus with a series of initiatives for planning and capital investments. In 1905, the mayor, Frank Mott had commissioned civic plans from Charles M. Robinson; the document focused on parks, streetscapes, and civic beautification in line with the City Beautiful movement popularized by the 1893 World's Columbian Exposition in Chicago. Robinson's plan called for improving Lake Merritt as a park with a boulevard around it. Between 1907 and 1911, voters approved a series of bonds and projects totaling \$5.5 million for parks, harbor upgrades, schools, and construction of the city hall and convention center.¹⁷

Mosswood Park was part of this intentional and ambitious development of parks as part of the growing public infrastructure of the growing city. Located well outside Downtown Oakland but in a zone that would clearly become urban over the next few decades, the Moss estate was an attractive candidate for transformation into a public park. The 1912 and 1948 projects added

¹³ “Writer and Philosopher Paid Homage by Oakland by Ceremony,” *Oakland Tribune*, January 17, 1917, 11.

¹⁴ Oakland Cultural Heritage Survey. National Register of Historic Places Registration Form, Downtown Oakland Historic District. Oakland: Community and Economic Development Agency, City of Oakland, 1998. Section 8, Page 41.

¹⁵ <ftp://ftp.census.gov/library/publications/decennial/1900/bulletins/demographic/10-population-ca.pdf>. Accessed 24 July 2020.

¹⁶ <ftp://ftp.census.gov/library/publications/decennial/1920/bulletins/demographics/population-ca-number-of-inhabitants.pdf>. Accessed 24 July 2020.

¹⁷ Terplan, Egon and Maaoui, Magda. “Four Plans That Shaped Downtown Oakland's First 100 Years. *The Urbanist*. San Francisco: SPUR, 2015. <https://www.spur.org/publications/urbanist-article/2015-02-03/four-plans-shaped-downtown-oakland-s-first-100-years>. Accessed 22 July 2020.

recreation facilities and a circulation network that altered the character from private estate to public park, while retaining the notable trees planted by Julia Moss.

After Julia Moss died in 1904, Mayor Frank Mott, convinced of the property's value as a park, persuaded the Oakland Board of Savings to purchase the property and hold it until the City was able to pay the cost and take it over. In 1912 Oakland paid \$72,000 to acquire the land. It was formally opened as a city park on August 4, 1912. The park was apportioned with the playgrounds and sports fields becoming the responsibility of the City Recreation Department, and the eastern fields were given over to the Park Department. The Moss House was presented to the Playground Director as a Recreation House.¹⁸

Early fixtures in the park included tennis courts, fenced pathways and open fields where dance troops often performed. The creek remained above ground for many years and the park pathways, with rustic log fences included a bridge or bridges over the creek. The park was extremely popular from the very start¹⁹ and hosted sports teams that played in the city playground leagues. There were youth baseball teams at five different age levels.²⁰ Soon after the park opened a Tea Room was established that hosted popular social gatherings.²¹ It is not known whether the Tea Room had its own building, or was located in the Moss House. Ladies' Luncheons were regularly held in the park Tea Room.²²

Mosswood Park regularly held children's pageants in the early days after it was opened as a park. Mosswood Park was also a noted location for reunions, such as California county pioneers and their descendants, in 1954.



A children's pageant "The Hidden Treasure" staged in the Mosswood Park field, circa 1921. Photo courtesy of the Oakland Library History Center



Scene from the Mosswood Tea Room, date unknown. Photo courtesy of the Oakland Library History Center

¹⁸ DeWitt Jones, Supv. ed., *Oakland Parks and Playgrounds*, 63-4.

¹⁹ "Mosswood's Popularity as Recreation Center Established," *Oakland Tribune*, April 26, 1914, 3.

²⁰ "Fine Ball on Playground Diamonds," *Oakland Tribune*, April 26, 1914, 3.

²¹ "Tea at Mosswood," *Oakland Tribune*, August 13, 1912, 10.

²² "Tea at Mosswood," *Oakland Tribune*, August 13, 1912.

The creek was piped underground in its course through the park in 1945.²³ The creek runs underneath the bowl of the eastern lawn, a feature which may have resulted from the efforts to run the creek underground. In 1948, the City undertook a large-scale remodel of the park. A published plan showed the tennis courts, baseball field and Amphitheater in the same location they now hold. Surprisingly, the Moss House was not shown, replaced by a tot lot. The basketball courts were to be further west, next to Webster Street, and volleyball and handball courts would be east of that. There was an extra path winding through the center of the eastern meadow.²⁴ The concrete Amphitheater was built as part of this redevelopment. The stage workshop adjacent to it may also have been built during this project. In intervening years the stage workshop also served as a teen drop-in center.



The newly-constructed Amphitheater at the south end of the park, circa 1948. Photo courtesy of the Oakland Library History Center

The renovated park was dedicated in June of 1948. The Junior League sponsored the Junior Center for the Arts, which was completed several years later in 1954.²⁵ This building was located just south of the Moss House and stretched 125 feet further to the west than the front of the Moss House. This location is now occupied by the seven temporary Community Center buildings. The Junior Center was a one-story, wood-framed structure with an irregular L-shaped footprint with the short leg pointing toward the Moss House and the long leg pointing west. The building had gable roofs with a low pitch running along the length of both legs, with a higher roof at the short leg and at the west end of the long leg. The building had clerestory windows along the east and west façades of the short leg, along the south facing façade of the long leg.

²³ Margot Patterson Doss, "A Walk in Mosswood Park," *San Francisco Sunday Examiner & Chronicle*, October 9, 1966.

²⁴ "Plan for the New Mosswood Park," *Observer*, June 21, 1947.

²⁵ "New Junior Art Center Dedication Saturday," *Oakland Tribune*, April 29, 1954.



The former Mosswood Park Community Center, before its fire, looking south. Part of the Moss House is in view on the left. Photo courtesy of the Oakland Planning Department



Newspaper photo showing sculptor Benny Bufano with the seal sculpture soon to be installed at the Junior Center in Mosswood Park, circa 1964. Clipping courtesy of the Oakland Library History Center

Most of the building's exterior was finished with vertical shiplap siding, except at the north façade of the long leg which had veneer brick laid in a stacked bond. There was also a chimney constructed of standard brick with a stacked bond, at the northwest corner. The Junior Center staged regular art exhibits in its Museum, and in 1954 a children's movie series accompanied the art exhibit.²⁶ Children's plays were held in the Amphitheater.²⁷ Another event the park held was a troupe of puppeteers in the summer of 1951.²⁸

In 1992 the Junior Center was transferred to Oakland's Lakeside Park, so the name of the Mosswood Park building was changed to the Community Center. In 1956, the Junior League acquired a Benny Bufano sculpture of a seal which was installed in Mosswood Park near the

²⁶ "Junior Center Lists Free Movies," *Oakland Tribune*, October 14, 1954.

²⁷ "Shakespearean Pennant Flies from a New Theater," *San Francisco Chronicle*, June 1, 1950.

²⁸ "Notes on the History . . ."

building.²⁹ It was likely removed in 1992 when the Junior Center moved to Lakeside Park, where it is currently located.³⁰ The Community Center was destroyed in a fire in 2016 and demolished.

The MacArthur Freeway which crosses just south of the park was completed in 1966. Although the freeway won a 1966 Nationwide Parade Magazine scenic award as the most beautiful urban highway in the nation, it created an inaccessible edge to the park, and disrupted the neighborhood with increased noise and air pollution.³¹ In 1970 developers built a twelve story office building just south of the park boundary and north of the freeway.³² This building is now owned by Kaiser Permanente and houses pediatric services.

The Mosswood Park basketball courts are a pick-up location for playground basketball documented in local history and community input during the master plan process. Through the 1980s and 1990s, players came to the courts to hone their skills. There were 3 on 3 tournaments and slam dunk contests. One player, Demetrius “Hook” Mitchell, standing just 5-foot-10, famously won a slam dunk contest executing a 360-degree spin over a convertible Chevrolet and slamming the ball down. NBA players J.R. Rider, Gary Payton, and others reputedly played pick-up at “The Wood.”³³

The tennis courts at Mosswood Park have been a center of tennis activity for years. In the 1970s and 1980s there were men’s and womens’ adult tennis leagues and the Jackie Watkins Tennis Tournament. Former Mayor Lionel Wilson was known to play at Mosswood. In 1989, Terry Stewart started a youth tennis program for ages seven to 18. Always free, the program has produced many top high school and college players, as well as many players who have succeeded in the traveling circuit. Recently, the program merged with another instruction group in San Francisco to form Youth Tennis Advantage, a fully funded non-profit organization.³⁴

Ruth Beckford was the first black member of the Orchesis Modern Dance Honor Society in 1947. She created the nation’s first modern dance department for the Oakland Department of Parks and Recreation in the same year. She held dance and drumming classes in the Mosswood Park Recreation Center. It was where Theo Aytchan Williams recounted he first heard thunder from the African drum and dance class, and saw people filled with joy. This impression remained with him and inspired him later in life as the creative director of SambaFunk! a local dance troupe.³⁵

Mosswood Park was also a noted location of social resistance. Judy Juanita recalls that after the killing of Bobby Hutton and the shooting and jailing of Eldridge Cleaver, the Black Panthers held a meeting in Mosswood Park, because they didn’t want the FBI to hear (through their

²⁹ *Oakland Tribune*, December 2, 1956.

³⁰ *Oakland Wiki*, “Junior Center of Art and Science,” accessed July 17, 2020, https://localwiki.org/oakland/Junior_Center_of_Art_and_Science.

³¹ Leddy Maytum Stacy Architects, Einwiller Kuehl Landscape Architects, Art is Luv, *Mosswood Park Community Center & Park Master Plan*, 77.

³² “Mosswood Occupancy in January,” *Oakland Tribune*. October 4, 1970.

³³ Leddy Maytum Stacy Architects, et al, *Mosswood Park Master Plan*, 79.

³⁴ Kamala Russell, Email message to Charles Bucher of Knapp Architects, September 26, 2020.

³⁵ Leddy Maytum Stacy Architects, et al, *Mosswood Park Master Plan*, 78.

presumed electronic surveillance) a tape from jailed Huey Newton. On this tape Newton reorganized the Panthers, and appointed Juanita editor-in-chief of the Black Panther newspaper.³⁶

Recent and continuing events in the park include Carnival, arts and dance festivals, a Pan African Festival, and a summer Rock and Roll event,

Eligibility for the California Register of Historical Resources

The subject site was evaluated to determine if it is eligible for listing in the California Register of Historical Resources. The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property or district must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

As noted above for each of the four criteria, a property can be significant with respect to the local sphere only, or at the state level when considered in conjunction with the rest of California, or at the national level.

³⁶ Judy Juanita, "Five Comrades in the Black Panther Party, 1967-1970." *The Weeklings* April 14, 2013, <https://theweeklings.com/jjuanita/2013/04/14/five-comrades-in-the-black-panther-party-1967-1970/>.

Period of Significance

The Period of Significance, as defined by *National Register Bulletin 16a: How to Complete the National Register Registration Form*, is the time frame during which a historically significant property was associated with important events, activities, or persons, or attained the characteristics which qualify it for the National Register listing. Some periods of significance span only a single year, but others span many years and consist of beginning and closing dates. The period of significance usually begins when significant activities or events began giving the property its historic significance. Properties which do not meet the significance criteria do not have a period of significance.

Integrity

In addition to being determined eligible under at least one of the four California Register criteria, a property must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- Location is the place where the historic property exists.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property’s expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

According to *California Office of Historic Preservation Technical Assistance Series #6, “California Register and National Register: A Comparison:”*

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still

have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Thus, the California Register may include properties that have suffered a greater degree of damage to their integrity than would be acceptable for listing in the National Register.

Character-Defining Features

The Secretary of Interior's *Guidelines for the Treatment of Cultural Landscapes* describes the method of consideration of the historic significance of a landscape's historic character. (As with integrity, the concept of character-defining features does not apply to sites which do not meet at least one of the significance criteria.) Character is composed of all those aspects and elements that collectively contribute to the historic character of a landscape. Character-defining features include the topography, the vegetation, the circulation, water features, if any, and structures, site furnishings and objects that are a part of the landscape. The Guidelines describe a process where individual features should never be viewed in isolation but in relation to the whole landscape. Therefore the first step in describing the character-defining features is to provide a description of the spatial organization and land patterns comprising the subject landscape. Once that is done it is appropriate to create a list or schedule of character defining features which provides a useful tool for the preservation of the critical character defining elements of the subject landscape.

Types of Properties

Like the National Register of Historic Places on which it was patterned, the California Register recognizes several property types:

- Buildings: Enclosed construction intended for human occupancy
- Structures: Construction that is unenclosed or not intended for occupancy, such as bridges or dams
- Sites: Open spaces created or recognized and defined by human use and purpose, such as gardens and battlefields
- Objects: Construction that is generally not occupiable and often not utilitarian, such as monuments and gateways

In addition, there are individual properties (such as a house, a garden, or a bridge) and groups of properties, called districts. Districts may be eligible for listing as a collective, even if none of their components is significant enough to be listed individually. Cultural landscapes are assemblages of features created or identified by humans which can be understood as discrete entities and consisting of vegetation, land forms, circulation systems, water elements, vistas, buildings, structures, and objects. Cultural landscapes are sometimes classified as districts and sometimes as sites.

Evaluation of the Park's Eligibility for the California Register of Historical Resources

Mosswood Park appears to be eligible for listing in the California Register under Criterion 1 (Event) for its importance as a park. Acquired by the City during a period when Oakland was maturing into a regional center and remaking itself with heavy influence of the City Beautiful

movement, it showcases the way the City's leaders—with voter approval—acquired and improved properties to serve a growing population and shape the environment as an expression of civic values and emerging design ideals. The Park's many activities, ranging from dance, cultural events, basketball, tennis and other sports, to social resistance, represent a cumulative effect that enhances the significance of the Park as a whole. The City of Oakland's Cultural Heritage Survey rates the park an Area of Primary Importance (API),³⁷ meaning the park should be considered eligible for the California Register of Historical Resources.

Period of Significance

The period of significance associated with Criterion 1 (Event) would be 1912-1970, starting from the year it opened and ending 50 years before 2020. Activities in the Park demonstrate its historical significance. Ranging from pageants and plays in early times to basketball, tennis, dance and social resistance in more recent years such diversity of activity shows how activities evolve and how the Park has been the central component to supporting changing activities.

Integrity

The **location** of Mosswood Park has not changed. It still closely adheres to the **design** characteristics that it had in 1948 when it was remodeled. While the park stood in a rural **setting** in 1880, by 1948 the city had grown significantly and fully encompassed the park where it stood, with residential neighborhoods to the north and west, business along Broadway, and hospital buildings close by, giving the place the urban character it retains today. The **materials** of the park have both a changing and permanent aspect. While the sports elements, as well as playground equipment and other site furnishings have been periodically maintained and/or upgraded, the park vegetation for a large part have remained permanent. Even then while the plant materials have been consistent, they have changed in that they've grown. The **workmanship** of the park is similar to the design of the park in that it is conveyed from the 1948 park remodel. Even so, with maintenance and upgrade certain workmanship of the park could have been somewhat altered. The **feeling** of the park also is strongly connected to the 1948 layout and the feeling maintains many characteristics originating at that time. The **association** of the park remains strongly connected to the 1948 remodel in that the layout is the same, while having on-going maintenance.

Character-Defining Features

The organization and land pattern of Mosswood Park is based on a scheme which separates the sports and similar activities to the western side of the park, leaving the east side to be devoted to the large meadow and the trees and plants around the periphery. This scheme was evident from the opening of the park when the playgrounds and sports fields in the west of the park were apportioned to the City Recreation Department, and the eastern fields were given over to the Park Department.³⁸ The house, recreation center and playground areas occupy a central zone between the east and west. The topography of the park is largely flat, with a noted

³⁷ City of Oakland Cultural Heritage Survey Area of Primary Importance Field Survey map.

³⁸ Jones, Supv. Ed. *Oakland Parks and Playgrounds*, 63-4.

depressed bowl in the middle of the eastern meadow. The park is notable for its vegetation, with a collection of exotic trees mostly planted by Mrs. Moss. There are large and presumably old examples of Giant Sequoia, Manna Gum, California Black Walnut, Water Oak and Coast Live Oak. The City prepared a survey of the trees and plants of the park in 1986.³⁹ A recent arborist report included in the current Master Plan notes the many large and fine specimens of non-native, exotic trees.⁴⁰ Park circulation includes meandering paths, which stay mostly on the edges of the large open spaces. Park structures include the tennis courts and the baseball field which may have remained in the same location since the park opening. There is a historic plaque, addressing the location of the pre-American El Camino Real, that was installed in 1939. The basketball courts may have been installed later, possibly in the 1948 remodel. The Pergola at the eastern edge was constructed before the park opened, but it was extensively altered in the 1948 remodel. The concrete Amphitheater dates from that remodel, and park signage may also be from that project.

Non-character-defining features include the two areas of playground equipment, the pumphouse near the northeast park corner, and the stage workshop southeast of the Moss House, which is slated to be removed according to the Master Plan.

Conclusion

Mosswood Park is historically significant under Criterion 1 (Event) as a park which opened in 1912. It was extremely popular in a wide variety of uses from the first days of its opening. The City of Oakland rates the park an Area of Primary Importance (API). The park retains integrity under the two criteria listed above, within the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Description of the Master Plan

A Master Plan document was prepared on May 15, 2020 for the City of Oakland Public Works Department by Leddy Maytum Stacy Architects, Einwiller Kuehl Landscape Architects, and Art is Luv Community Engagement consultants. The purpose of the Master Plan is to review and make recommendations to upgrade or modernize the existing park facilities, but its immediate focus is to replace the Community Center that burned in a November 2016 fire, and was subsequently demolished. The Master Plan consists of an Introduction and statement of goals, an outline of community and stakeholder outreach meetings, an analysis of the site, code analysis for both the park and the new building, program for the new building and for the park landscape, master landscape plan for the park with options for the new building location, proposed concept design of the new building, a description of the project team's sustainability strategies for the upgraded park, and an explanation of the planned phasing for the project.

The project team held six community workshops to address prominent issues related to the park and the new Community Center. These meetings covered information-gathering, site program, site program in relation to kids, explorations, options and refining a proposed site plan. In

³⁹ Covell, et al., *Trees, Shrubs and Perennials*.

⁴⁰ Batchelder, *Arborist Report*.

addition the team created a public survey, conducted primarily online and available between October 2019 and May 2020, to gather information in greater depth than gathered from the workshops. The survey was made available in English, Spanish and Cantonese. It covered use of the park, issues of importance, and goals and visions for the project, collecting 307 responses in total. The survey revealed the most important values to guide the park Master Plan and the new Community Center to be sustainability, inclusiveness and a beautiful result. The new Community Center should have be well maintained, have good safety and natural light. The most important programs at the Community Center would be youth summer activities, health and wellness and visual arts. The conditions of various elements of the park were rated, and all ratings fit in the poor to middle range, with the Moss House being the lowest, and the Amphitheater and Pergola rating slightly better. The best condition rating was given to trees, open space and the basketball courts. For those who responded to the question the majority lived within one half mile of the park, although all lived in or close by north and central Oakland.

The Site Analysis of the park began with site history stretching from geology and the Native American era, through the Moss era to recent events and activities in the park. Analysis of the site diagramed the surrounding context, existing park trails and elements, and other conditions of the park. An in-depth analysis of the condition of the Moss House was offered, giving a description of its original layout, an evaluation of its current condition and recommendations for repair and rehabilitation.

The program for the new Community Center was developed from the information gathered in the community and city outreach process, review of the layouts of the original Junior Center and the current temporary recreation center, as well as visits to two other recently constructed recreation centers in Oakland. The program synthesized the above information to make an informed determination of the type and size of the spaces to be included in the new building. The description of each space included elements to be incorporated into the space, adjacencies required to other related spaces, and the environmental and engineering considerations to be applied to each. Beyond the building program, the park landscape was also analyzed for its necessary program elements.

The program thus developed was used to inform the initial concept design of the Community Center. Three options were considered for the location of the building, and it was settled that the south of the park would be the best location.

The Master Plan and Landscape Site Plan covered numerous considerations on the use of the site, considering the site as a whole as a green oasis in the urban fabric, and analyzing specific regions of the park, including the zone around the Moss House. Other sites factors considered include parking and circulation, the Pergola, the Amphitheater and the Field House, which was repurposed as an Ecology Building. Landscape materials, plants and plantings and proposed site furnishings were described.

The Community Center concept design developed the proposed location and plan layout for the new community building. It was proposed to locate the building in much the same location as the original Junior Center and the current temporary buildings, south and west of the Moss House, with a wider path between the buildings than has existed since 1954, for better

circulation from west to east. The concept design provided floor plans, elevations, sections, pictures of an architectural model and 3D views to illustrate the verbal description.

The new building is divided into three sections: a two-story Community Center, its entrance on axis with the large Eucalyptus tree to the north, with double height gym and pool wings to the east and south, respectively. The Community Center will house the “central” program, with community-oriented functions on the first floor, and an area with more privacy on the second floor for after-school and youth programs, including a maker’s space or innovation lab to support technological exploration, computer lab and a classroom. Each section of the proposed building has a shed roof, oriented to face the south to maximize a proposed solar panel installation.

The concept design finishes with a description of options for the structural system of the new building, along with descriptions of strategies for mechanical, plumbing and electrical building systems.

The sustainability strategy for the project looked at eight primary themes that the team considered in the development of the Master Plan: Habitat, community, water, economy, energy, health & wellness, resources and change. The team held a sustainability design charette in April, through the Zoom platform with members of the Oakland Public Works and Parks, Recreation and Youth departments, in which participants discussed the themes of water, energy, health & wellness and change. The Master Plan reports on the results of that charette. There is an additional section describing the landscape sustainability goals.

Finally, the planned phasing for the project is explained. With the Master Plan completed in May 2020, the project will move forward with design and entitlement between June and December 2020. Phase IA, the construction of the Community Center, will commence in January 2021, lasting until March 2022. Phase IB starts at the completion of Phase IA and will consist of the demolition of the temporary recreation center, and the stage workshop/storage building directly southeast of the Moss House. Phase II consists of the Gym construction, and Phase III will be the Pool construction, both of which are dates to be determined pending funding. Improvements to the park and rehabilitation of the Moss House also depend on the determination of funding.

The Master Plan includes descriptions of other improvements within the park. This includes providing accessibility ramps to the Amphitheater seating and stage, improved vehicular access to central areas of the park and improvement of circulation surfaces, relocation, improvement and reconfiguration of the parking lot, providing interpretative trails within the park covering subjects of history and nature. A combination retaining wall/information wall will be installed next to the Amphitheater, which will have information on ecology and the former above-ground creek. There will be improvements to landscaping near the Moss House including the planting of ferns known to be planted in the grounds in former times. The Field House is proposed to be improved and developed as an Ecology & Snack building. Most, if not all, site furnishings will be replaced, and a ping pong table will be added near the Amphitheater.

The Master Plan proposes a design concept to rehabilitate the Pergola in a balance between the original design and the 1948 remodel. The trellis and gateway experience will be rehabilitated. Part of the 1948 brick wall on the east side of the Pergola will be removed and

replaced with steps down to the Broadway sidewalk, opening up the Pergola for views and access to the street. New picnic tables and grilles will be added to the west of the Pergola.

An explicit plan for rehabilitation of the Moss House was not provided in the Master Plan. The Plan included a detailed evaluation of the Moss House conditions, with recommendations for rehabilitation of civil conditions, mechanical, electrical, plumbing, fire alarm and fire protection systems. The structural conditions of the building were evaluated and deficiencies were noted, along with recommended mitigation measures to address the deficiencies.

In light of the assessment above a four-phase potential rehabilitation program was described for the Moss House, and a cost estimate, were included in the Master Plan Appendix. The Phase Four exterior upgrades were not included in the cost estimate. The Appendix includes an outline specification, cost estimate, basis of design and/or mark-up for mechanical, electrical and plumbing systems, structural and civil engineering, inventory and maintenance of park amenities, an arborist report, description of typical dog parks and playgrounds and complete public survey results.

The Secretary of the Interior's Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes

This report will analyze the conformance of the Master Plan when seen as a single project applied to the park as a cultural landscape, using the *Guidelines for the Treatment of Cultural Landscapes*. These guidelines specify four treatments for historic properties: preservation, rehabilitation, restoration and reconstruction. Preservation is defined as the process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Preservation work generally focuses on maintenance and repair of historic properties, rather than replacement. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving the features which convey its historical, cultural, or architectural value. Restoration is the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods and reconstruction of missing features from the restoration period. Reconstruction is the process of depicting, by means of new construction, the form, features, and detailing of a non-surviving property for the purpose of replicating its appearance at a specific period of time, in its historic location. For the work projected within the Master Plan, rehabilitation is the appropriate treatment because most of the features that convey its historical values are present in such conditions where repair, alteration and additions are appropriate to preserve those features, and the park needs to meet new programmatic requirements in order to extend its service as a city asset.

Under the *Guidelines for the Treatment of Cultural Landscapes*, the Standards for Rehabilitation consist of ten parts:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of the Master Plan in Reference to the *Guidelines for the Treatment of Cultural Landscapes*

Standard 1: In the Master Plan, the park is to retain its use that it had since the 1912 period of significance when it first became a city park. Therefore it will remain consistent with its historic condition.

Standard 2: The character of the property as a park will be preserved, and the historic character of the Moss House will remain. Widespread but relatively minor changes to the park incorporated in the Master Plan, including such things as improving circulation, providing an accessibility ramp to the Amphitheater, and other small changes as a group, will not change the character of the park. Substantial features, spatial relationships, and materials will not change, nor will the park's basic layout.

Standard 3: The changes described above will not create a false sense of historical development. None of the proposed alterations or new elements is likely to create the impression that it dates from the period of significance. The largest intervention, the new Community Center, will be very much of its own time in architectural character.

Standard 4: The original Moss estate was significantly changed, both in specific features and overall character, when it was converted into a park in 1912, and the conditions of the park were altered with the remodeling in 1948. These changes have acquired significance in their own right and will be retained and preserved. The Master Plan calls for improvements to circulation, relocation of the parking lot, addition of a wheelchair ramp at the Amphitheater and several other small changes that will not eliminate the ability of the 1948 renovation to convey its significance. The rehabilitation of the Pergola will retain parts of the 1948 form while opening the eastern side with steps to the sidewalk, which resembles the historic 1911 form, but will not reconstruct it exactly. Thus, elements from 1948 that have achieved their own significance will be retained as this deteriorated character-defining feature is rehabilitated to meet contemporary needs.

Standard 5: It is assumed that the distinctive materials, features, finishes and construction techniques of most park features such as the sports fields and courts and park furniture have been periodically renewed, replaced, or slightly altered since 1948, but they have not lost their original character. Trees and other plant materials always grow, evolve—or die—and are never static elements in a cultural landscape; the master plan does not call for wrenching changes to them. The distinctive materials, features, finishes and construction techniques of the Moss House will be preserved.

Standard 6: The park paths are cracked and deteriorated in many places. The Master Plan proposes to replace the paths and widen them. It is unknown if the park paths are original to the park remodeling. Much of the park furniture and signage is damaged. To conform to the *Guidelines for the Treatment of Cultural Landscapes*, they should be repaired rather than replaced where they are distinctive and important to retention of the integrity of the 1912 or 1948 park projects. Deteriorated historic features of the Moss House will be repaired and replaced where necessary to match the original in design, color, texture and materials if possible. At the current master plan level, the document complies with Standard 6.

Standard 7: There will be no chemical treatments to the park. Chemical and physical treatments to the Moss House will be undertaken using the gentlest means possible.

Standard 8: Archaeological resources are beyond the scope of this evaluation.

Standard 9: The major element of new construction is the Community Center. The new buildings are designed in a simplified modern form with large, flat facades and long, single-slope shed roofs, and large areas of glazing. Large parts of the proposed facades will employ wood shiplap siding that is intended to be compatible to the siding of the Moss House.

The 11-acre site is significant as a cultural landscape that is a park: it is characterized by its recreation facilities, passive recreation/park spaces, circulation system, plant materials and sites they occupy, and the Moss House. The house is significant in its own right as a building. For this project evaluation, the historic property under consideration is Mosswood Park, the cultural landscape, not the Moss House. (Unlike the 1954 building, the proposed Community Center would not physically be connected to the Moss House, and would be centered further away from it.) The appropriate document to apply for Standard 9 is the *Guidelines for the Treatment of*

Cultural Landscapes. Therefore, this document evaluates the proposed Community Center under Standard 9 as new construction in Mosswood Park. The Community Center will be built in a largely-paved zone occupied by temporary modular buildings; it is not an addition to the Moss House and would not greatly change the setting of the Moss House as it has existed since 1954. Therefore, the Community Center design is not evaluated here under Standard 9 with respect to the Moss House in the framework of the Secretary's Standards for Rehabilitation as applied to buildings.

The proposed Community Center design would conform to the *Guidelines for the Treatment of Cultural Landscapes* with respect to Mosswood Park. Since 1954, there has been a building very close to the Moss House (and today there is a series of temporary buildings) in a zone that is very clearly a city park and not the grounds of a private estate. The baseline condition to consider is a zone south of the Moss House with buildings, pavement, and tennis courts. The proposed community center would be compatible with this zone—an integral part of the cultural landscape of Mosswood Park. This active recreation and community-use facility would be located in a zone that has long been used the same way, it would relate to circulation in the same pattern the park has had since well into the period of significance, and its design would convey its role in a public park. Construction of the building as proposed would not alter the character of the park, disrupt its spatial relationships, or destroy historic materials and features. The other alterations in the Master Plan which fall under Standard 9 are relatively minor and would not destroy important, features or the layout that characterize the property. All the new work will be adequately differentiated from and compatible with the historic features of the park.

Standard 10: The proposed changes to the park amount only to several relatively small changes and improvements that will not affect the essential form and integrity of the park as a whole if removed in the future. Most obviously, if the Community Center were demolished in the future and modular buildings were installed where they exist today, the park would regain the essential form it now has.

Conclusion

The site will retain its historic use, originating in the opening of the park in 1912. Through the work proposed by the Master Plan, the park will retain its historic character. Widespread, relatively minor changes to the park will not alter its character. The work will not create a false sense of historical development. Changes made to the park in the remodel in 1948 will largely be retained, including parts of the eastern wall of the Pergola. The distinctive materials, features, finishes and construction techniques of the park will be preserved. There will be no chemical treatments to the park; chemical and physical treatments of the Moss House will be undertaken with the gentlest means possible.

Finally, the proposed new Community Center design is compatible with the cultural landscape of Mosswood Park—taking into account the baseline condition of the zone it is in which has existed since 1954 (well before the close of the period of significance 50 years ago). This is the applicable evaluation using the *Guidelines for the Treatment of Cultural Landscapes*.

All in all, the Master Plan as a whole conforms to the *Guidelines for the Treatment of Cultural Landscapes*, with a few minor alterations to character-defining features that cumulatively have a small effect on the park integrity. At the same time, the project would repair many deteriorated features, increase accessibility and other health and safety aspects, and provide significant new programmatic facilities important to the property's use as a park.

Bibliography

Batchelder, Molly. "Arborist Report." *SBCA Tree Consulting*. November 8, 2019.

Buchanan, Agnes Foster. "Some Early Buildings in San Francisco." *Architectural Record* 20, no. 1 (1906).

Covel, Paul F., Emile Labadie, Glen Togi, and Judy Vida. *Trees, Shrubs, Perennials of Mosswood Park – Oakland*. 1986.

Doss, Margot Patterson. "A Walk in Mosswood Park." *Sunday Examiner & Chronicle*. October 9, 1966.

Duscherer, Paul and Douglas Keister. *Victorian Glory in San Francisco and the Bay Area*. New York: Viking Studio, 2001.

Jones, DeWitt, Supv. ed. *Oakland Parks and Playgrounds*. Oakland Parks and Recreation Departments, 1935.

Juanita, Judy. "Five Comrades in the Black Panther Party, 1967-1970." *The Weeklings* April 14, 2013, <https://theweeklings.com/jjuanita/2013/04/14/five-comrades-in-the-black-panther-party-1967-1970/>.

"Junior Center of Art and Science." In *Oakland Wiki*. Accessed July 17, 2020. https://localwiki.org/oakland/Junior_Center_of_Art_and_Science

Mailman, Erika. "Moss, Mosswood, Mott and McElroy – and the Park." *Montclarion*. April 3, 2001.

Michelson, Alan. "Moss, Joseph Moravia, House, Mosswood Park, Oakland CA." *Pacific Coast Architecture Database*. University of Washington Libraries. <http://pcad.lib.washington.edu/building/17238/>

-- "Stephen Hedden Williams, Sr. (Architect)." *Pacific Coast Architecture Database*. University of Washington Libraries. <http://pcad.lib.washington.edu/person/2510/>

"Notes on the History of the Joseph Moravia Moss Cottage and Mosswood Park and Center." 16

Oakland Cultural Heritage Survey. "Identification Sheet." *Oakland Planning Department*. July 26, 1994.

Oakland Post Enquirer. "Famous Old Mansion Built As Suburban Home For Early Social Leader." March 25, 1922.

Oakland Tribune. October 1, 1911.

Oakland Tribune. "Tea At Mosswood." August 13, 1912.

Oakland Tribune. "Fine Ball On Playground Diamonds." April 26, 1914.

Oakland Tribune. "Mosswood's Popularity as Recreation Center Established." April 26, 1914.

Oakland Tribune. "Writer and Philosopher Paid Homage by Oakland at Ceremonies." January 17, 1917.

Oakland Tribune. "New Junior Art Center Dedicated Saturday." April 29, 1954.

Oakland Tribune. "Junior Art Center Lists Free Movies." October 14, 1954.

Oakland Tribune. "Mosswood Occupancy in January." October 4, 1970.

Observer. "Plan for the New Mosswood Park." June 21, 1947.

Raineri, Ray. "J Moravia Moss and Moss Cottage." *Piedmonter-Piedmont Oakland Bulletin*. June 13, 1984.

San Francisco Chronicle. "Shakespearean Pennant Flies From a New Theater." June 16, 1950.

Terplan, Egon and Magda Maaoui. "Four Plans That Shaped Downtown Oakland's First 100 Years." *The Urbanist* 540 (2015). <https://www.spur.org/publications/urbanist-article/2015-02-03/four-plans-shaped-downtown-oakland-s-first-100-years>.

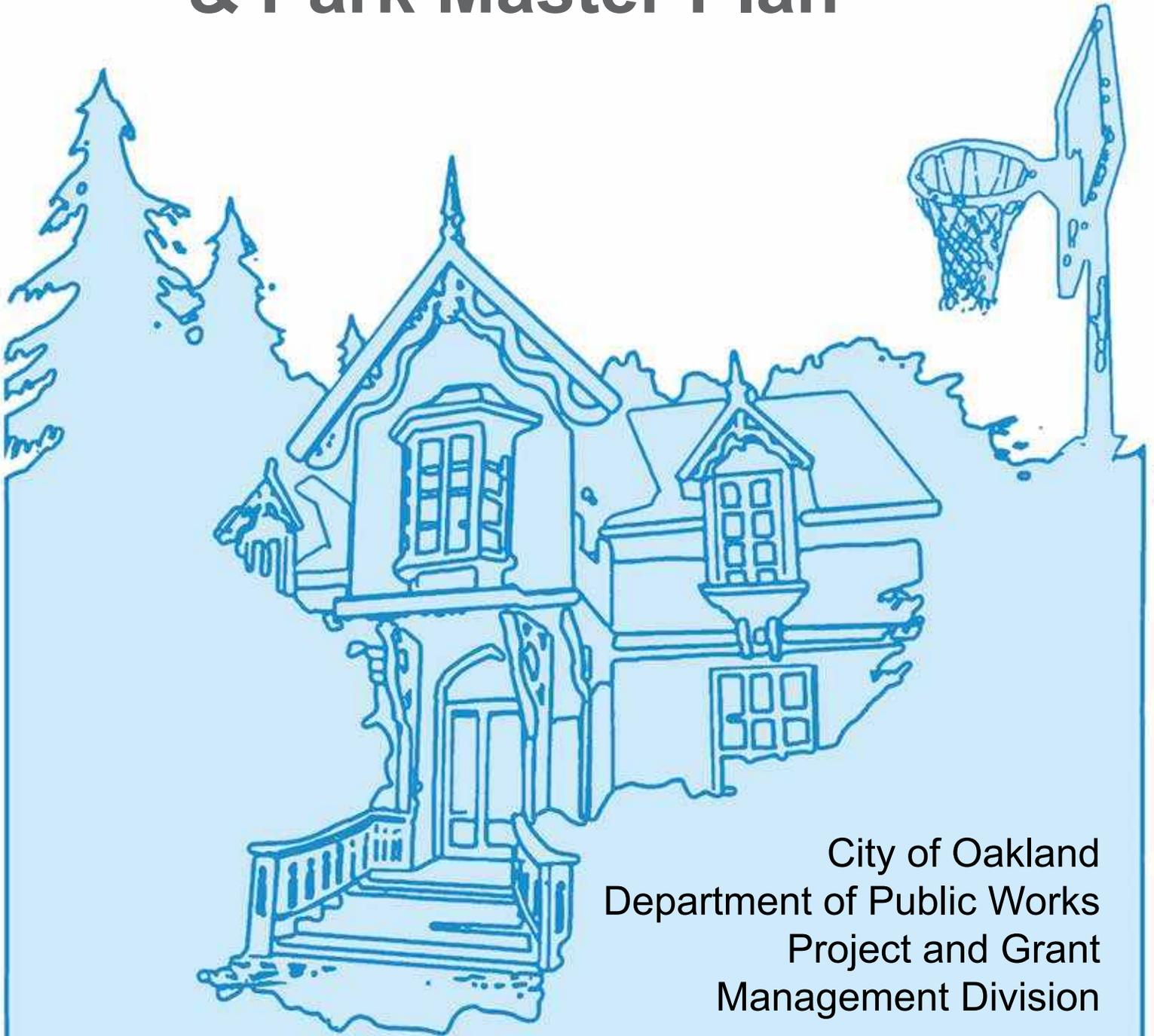
United States Government. *1900 Census*.

<ftp://ftp.census.gov/library/publications/decennial/1900/bulletins/demographic/10-population-ca.pdf>

United States Government. *1920 Census*.

<ftp://ftp.census.gov/library/publications/decennial/1920/bulletins/demographics/population-ca-number-of-inhabitants.pdf>

Mosswood Park Community Center & Park Master Plan



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

Prepared by:
Ledy Maytum Stacy Architects
Einwiller Kuehl Landscape Architecture
Art is Luv

Mosswood Park Community Center & Park Master Plan

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



LMS^A



DATE: MAY 15, 2020

Participants & Contributors

CLIENT

Oakland Public Works Department
Project and Grant Management Division
250 Frank H. Ogawa Plaza, Suite 4314
Oakland, CA 96412

PROJECT ADVISORY COMMITTEE

City of Oakland Departments:
Parks, Recreation & Youth Development
Public Library
Human Services
Planning and Building
Economic & Workforce Development
Police
Public Works Facilities Services
Public Works Parks & Tree Services

Community Stakeholders:
Mosswood Recreation Advisory Council
Oakland Parks & Recreation Foundation

ARCHITECT

Leddy Maytum Stacy Architects
1940 Bryant Street
San Francisco, CA 94110

LANDSCAPE ARCHITECT

Einwiller Kuehl
318 Harrison Street, Suite 310
Oakland, CA 94607

COMMUNITY ENGAGEMENT

Art is Luv

STRUCTURAL ENGINEER

IDA Structural Engineers
1629 Telegraph Avenue, Suite 300
Oakland, CA 94612

CIVIL ENGINEER & SURVEYOR

BKF Engineers
300 Frank H. Ogawa Plaza, Suite 380
Oakland, CA 96412

MEP ENGINEER

Integral Group, Inc.
427 13th Street
Oakland, CA 94612

GEOTECHNICAL ENGINEER

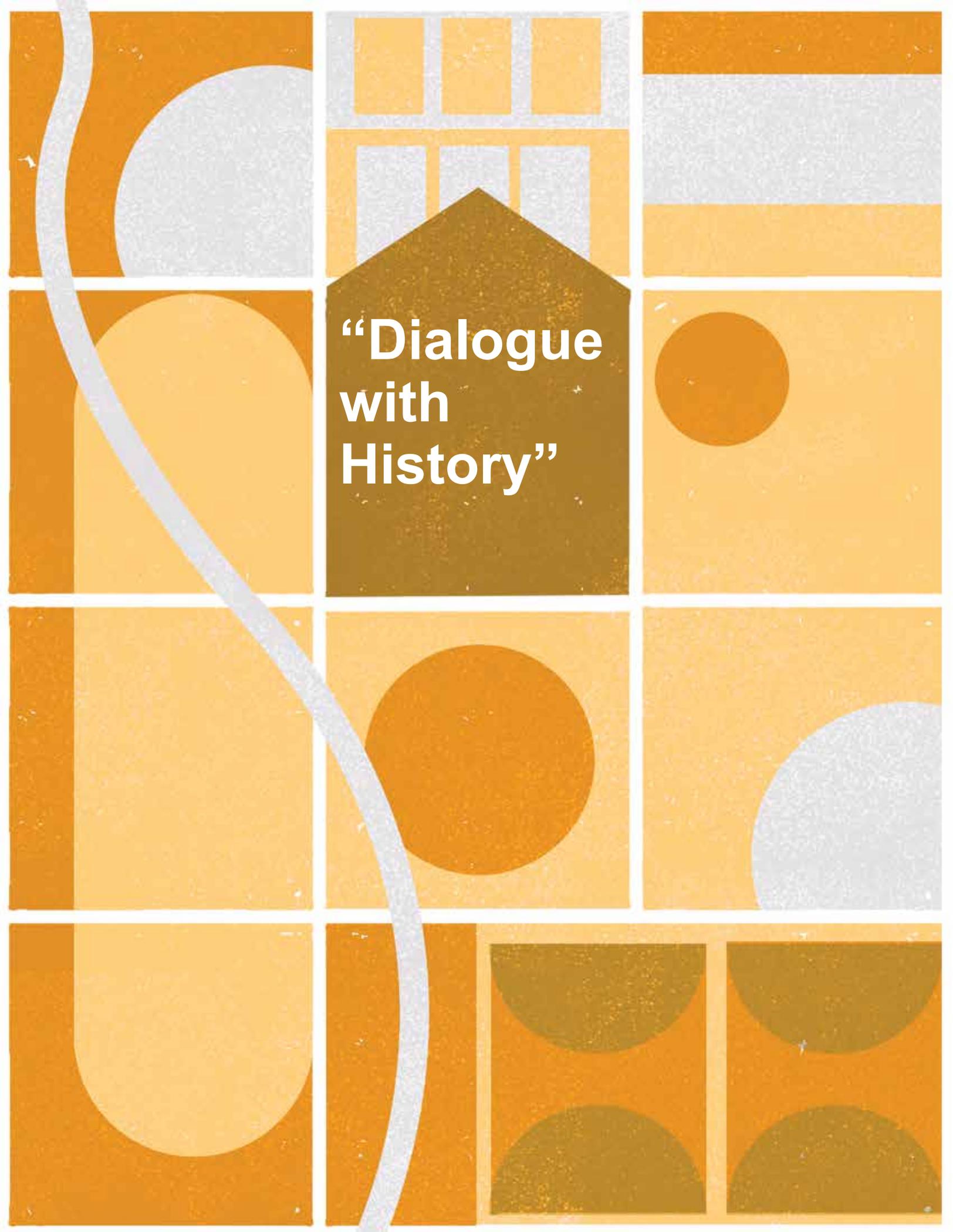
Rockridge Geotechnical
270 Grand Avenue
Oakland, CA 94610

COST ESTIMATOR

TBD Consultants
111 Pine Street, Suite 1315
San Francisco, CA 94111

FOOD SERVICE

The Marshall Associates, Inc.
240 3rd Street, Suite 2B
Oakland, CA 94607



**“Dialogue
with
History”**

Park Master Plan & Concept Design

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

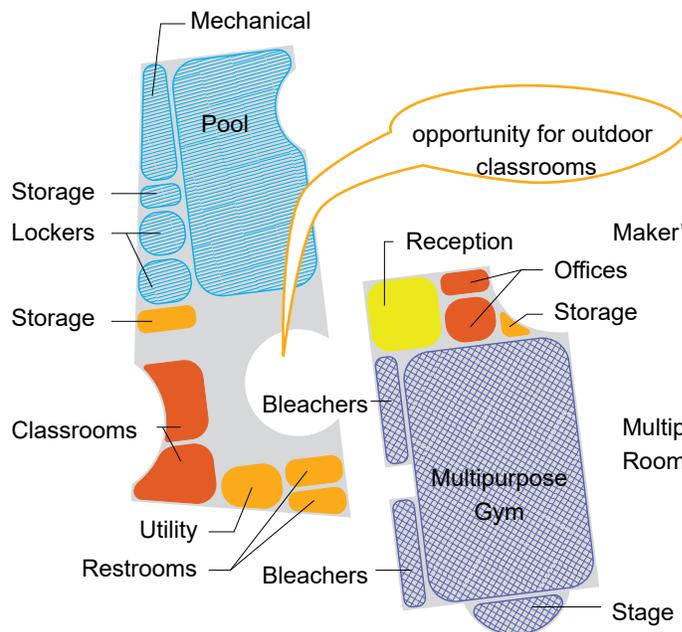
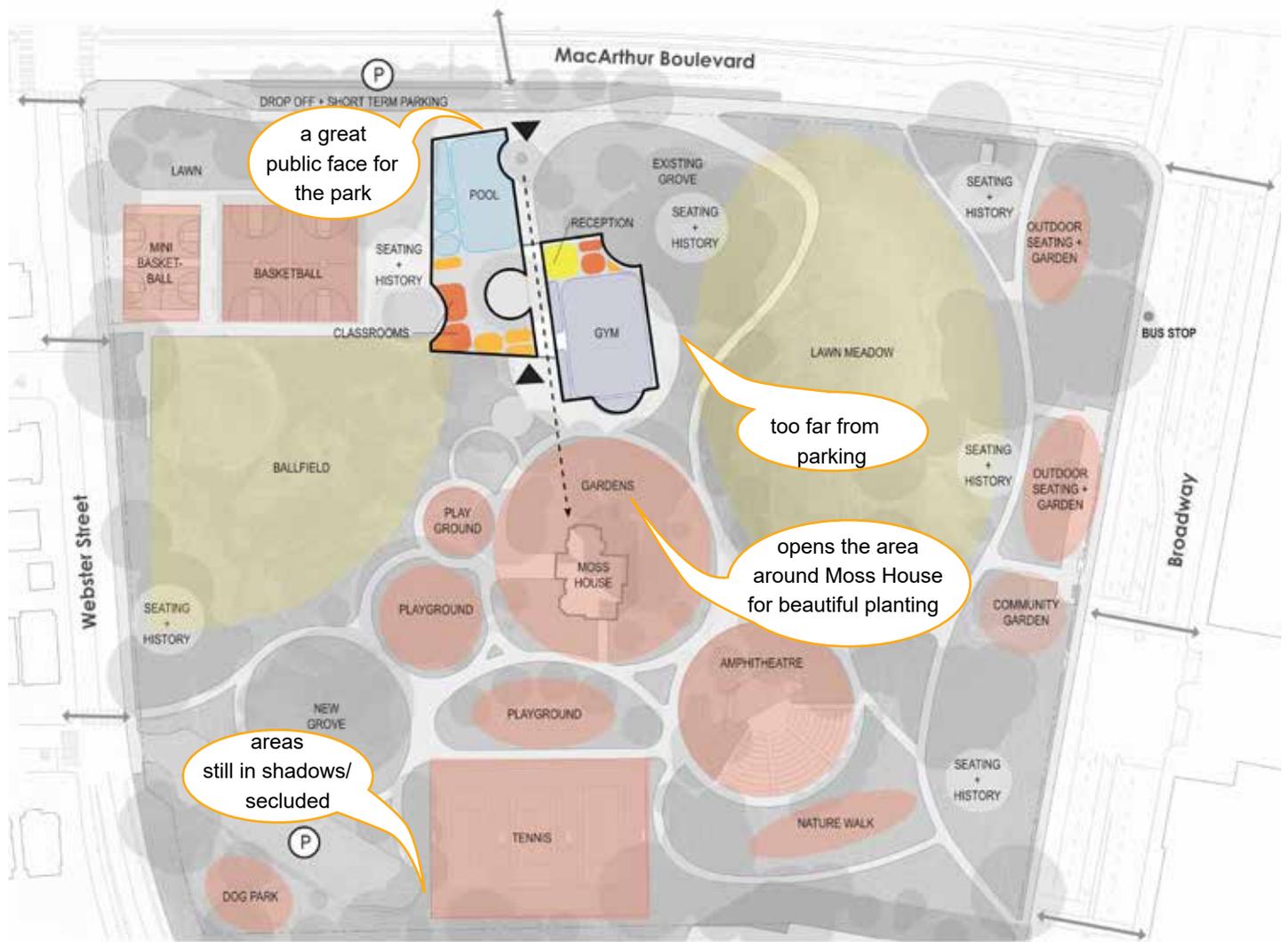
OPPORTUNITIES

- 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

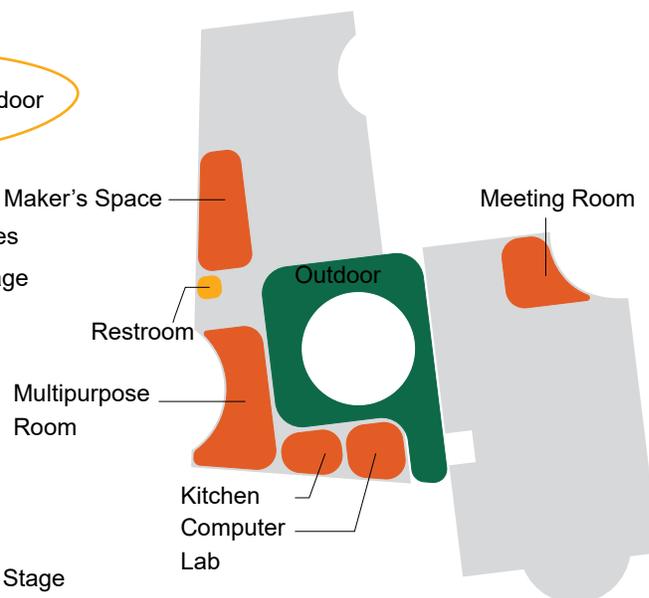
CONSTRAINTS

- 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

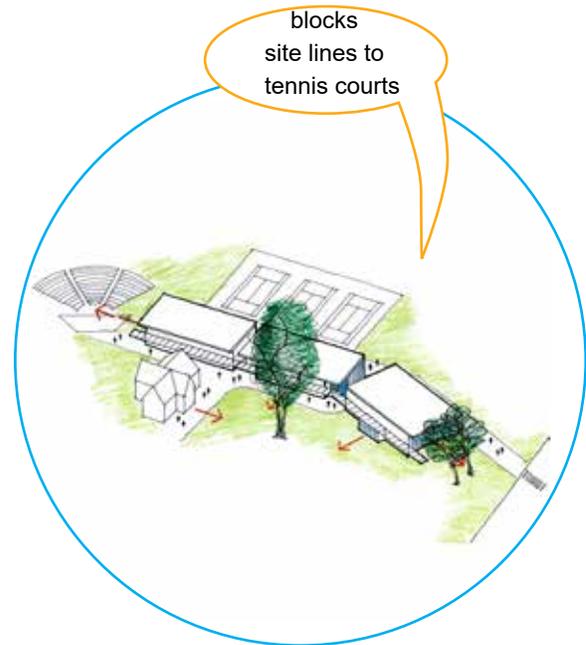
OPTION 2 DIALOGUE WITH HISTORY

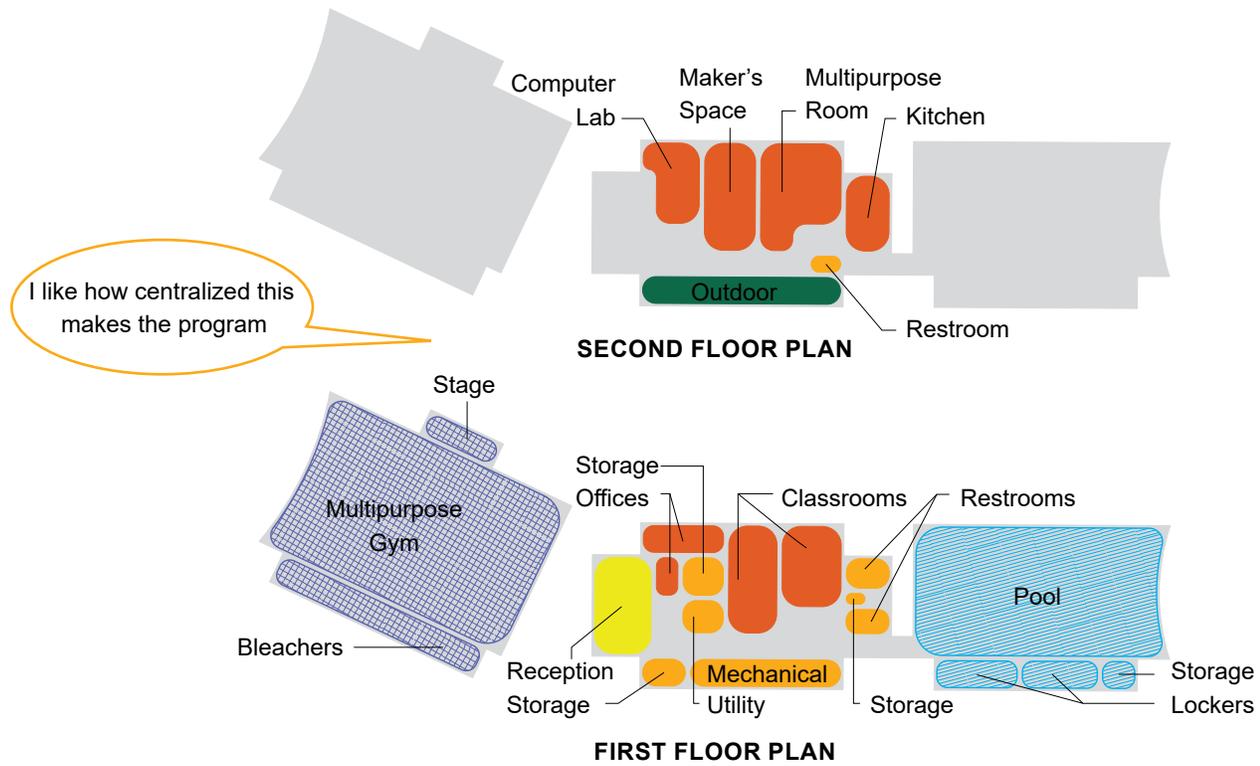
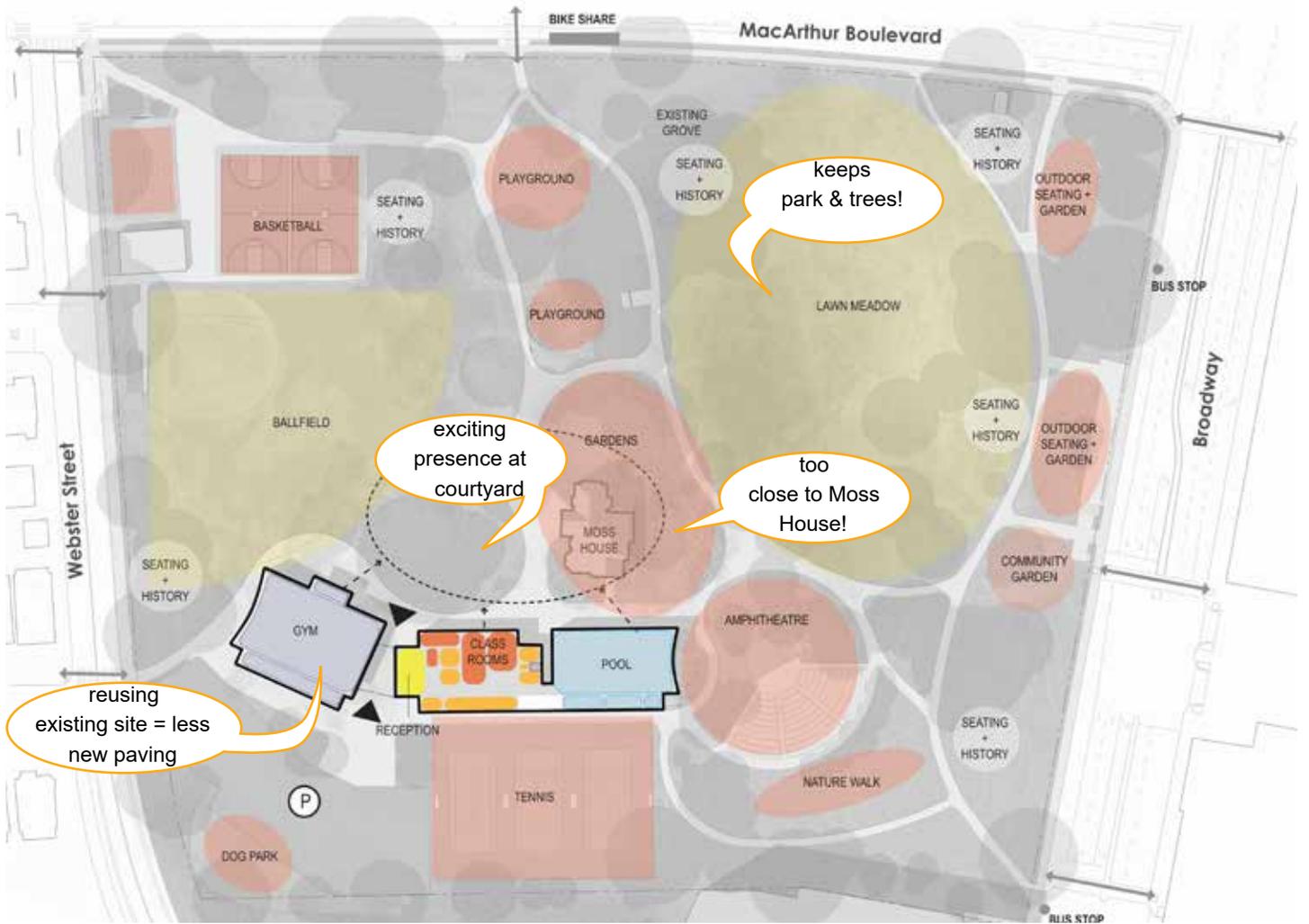
OPPORTUNITIES

- 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





OPTION 3 COMMUNITY BEACON

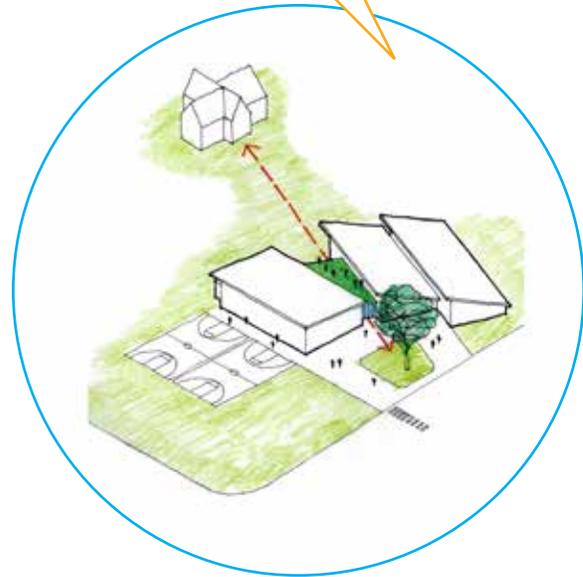
PROS

- 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

the
ball field must
stay!



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.



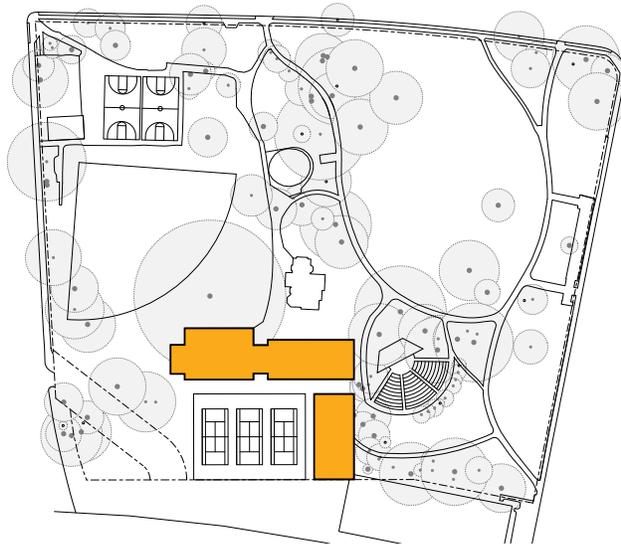
BIG BUILDING ON ONE FLOOR

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.



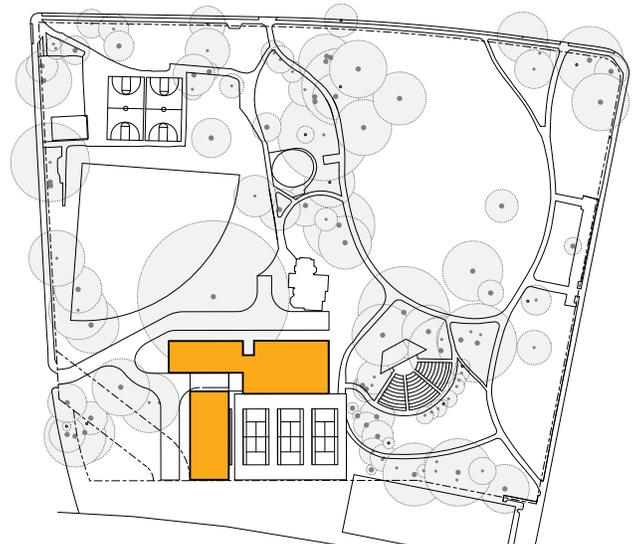
ONE FLOOR AND MORE SPACE TO THE SOUTH

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 performances 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 insure 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 community tools for 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.

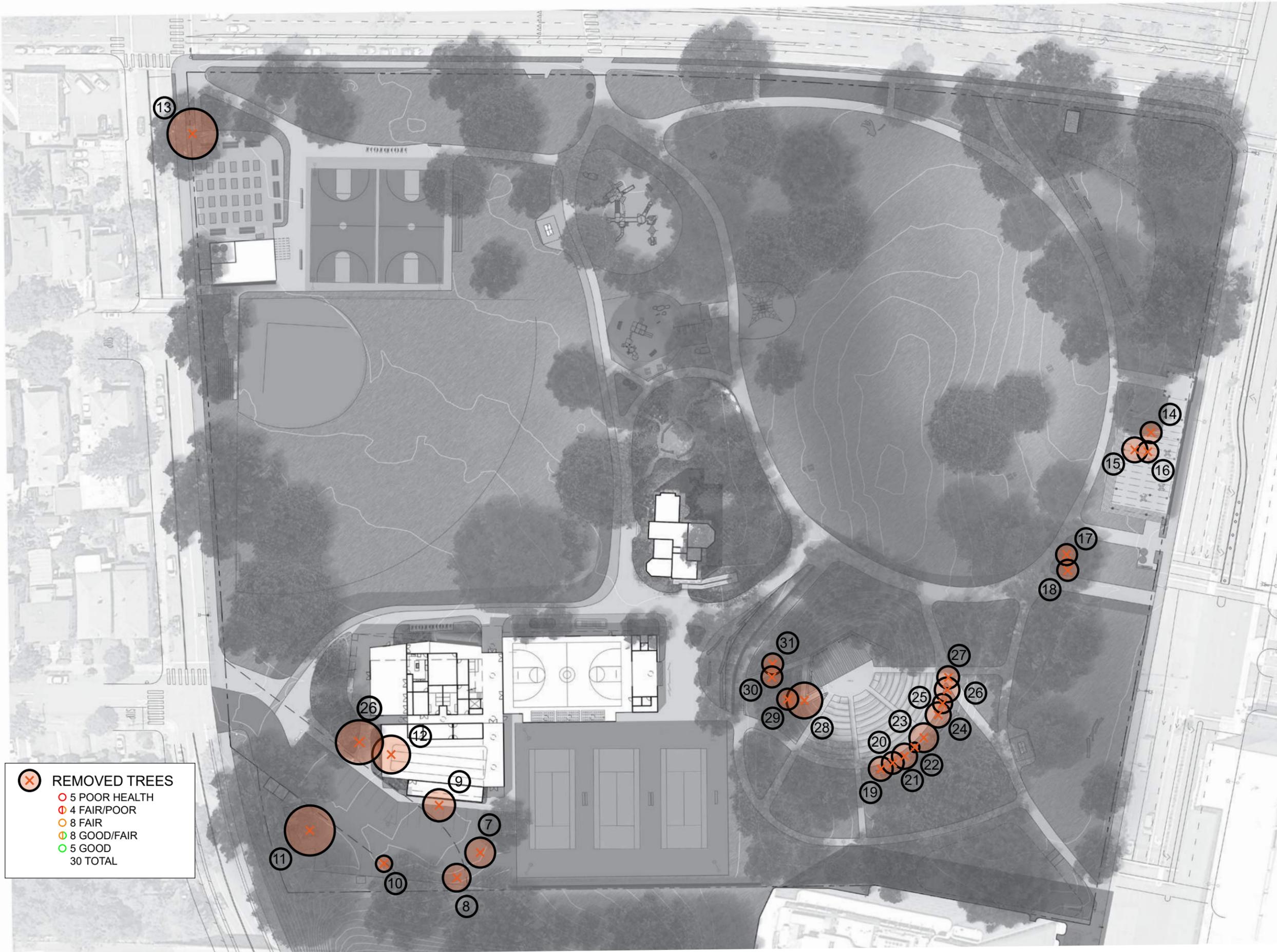
Gathering more than any other program proposed for the park feels precious and important as the community shelters in place. A central paved area connects the Moss House, the New Community Center, the tennis courts, and the amphitheater will function as a kind of central town square. It is flexible in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



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



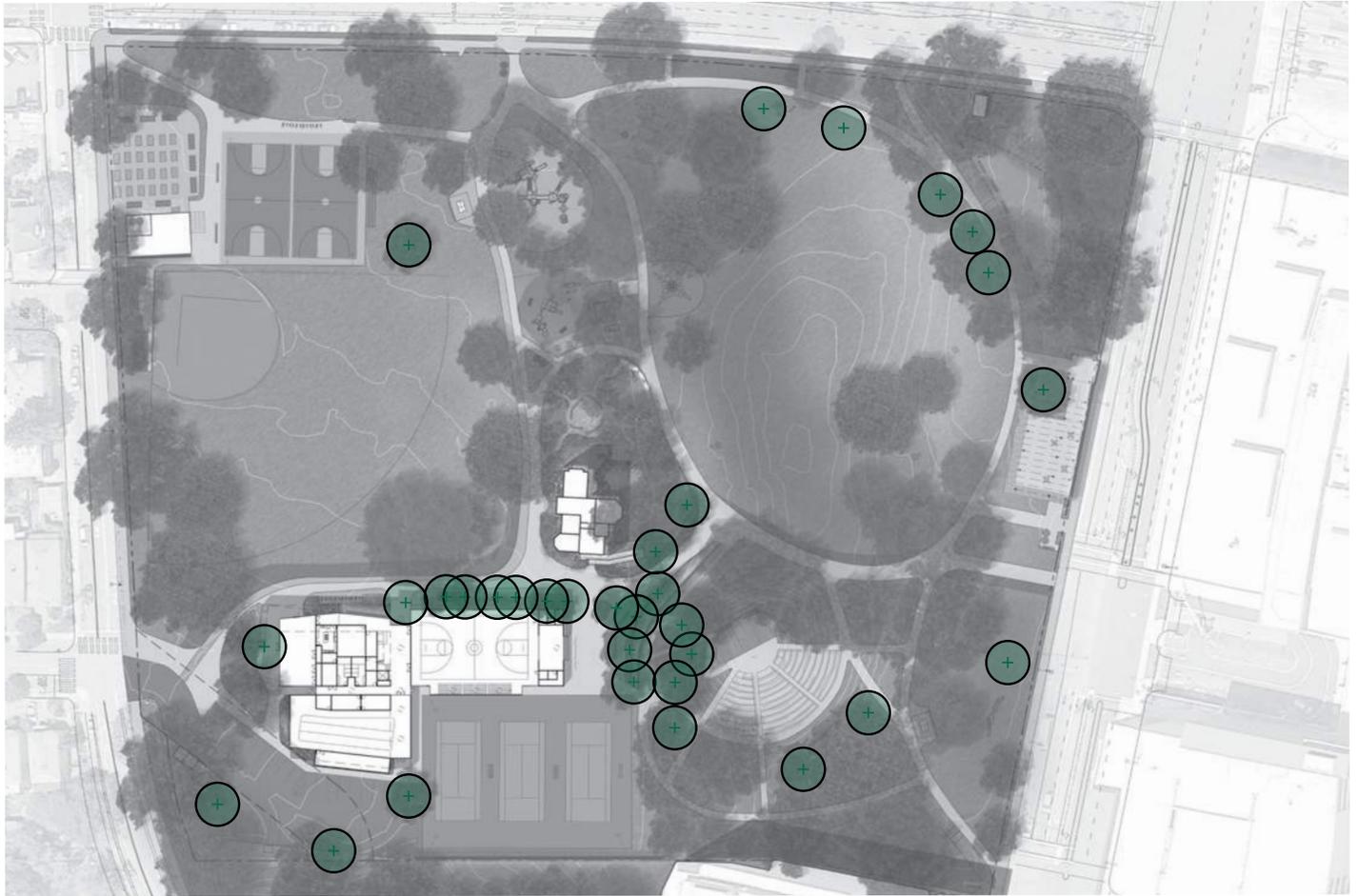
 REMOVED TREES
 5 POOR HEALTH
 4 FAIR/POOR
 8 FAIR
 8 GOOD/FAIR
 5 GOOD
 30 TOTAL

LEGEND

7	PINUS CANARIENSIS GOOD HEALTH OBSTRUCTS PARKING
8	PINUS CANARIENSIS GOOD/FAIR HEALTH OBSTRUCTS PARKING
9	MAGNOLIA GRANDIFLORA GOOD HEALTH NEW BUILDING
10	MAGNOLIA GRANDIFLORA FAIR/POOR HEALTH OBSTRUCTS PARKING
11	SYZYGIIUM PANICULATUM GOOD HEALTH OBSTRUCTS PARKING
26	SEQUOIA SEMPERVIRENS FAIR HEALTH NEW BUILDING
13	JUGLANS HINDSII GOOD HEALTH SHADES OUT COMMUNITY GARDEN
14	MAGNOLIA GRANDIFLORA GOOD/FAIR HEALTH OBSTRUCTS PERGOLA
15	MAGNOLIA GRANDIFLORA GOOD/FAIR HEALTH OBSTRUCTS PERGOLA
16	TAXUS CUSPIDATA GOOD HEALTH OBSTRUCTS PERGOLA
17	MAGNOLIA GRANDIFLORA FAIR/POOR HEALTH BLOCKS VEHICLE ACCESS
18	MAGNOLIA GRANDIFLORA GOOD HEALTH BLOCKS VEHICLE ACCESS
19	BETULA PENDULA FAIR/POOR HEALTH BLOCKS AMPHITHEATER
27	SEQUOIA SEMPERVIRENS GOOD/FAIR HEALTH BLOCKS STAGE ADA RAMP
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



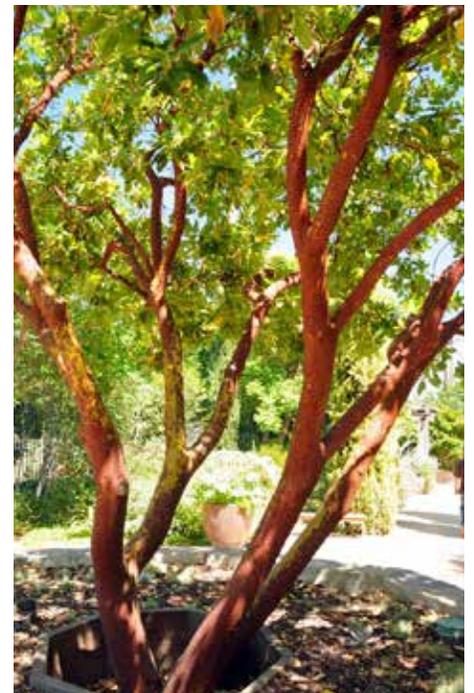
PLAN WITH PROPOSED TREE LOCATIONS



QUERCUS AGRIFOLIA



SEQUOIA SEMPERVIRENS



ARBUTUS MARINA

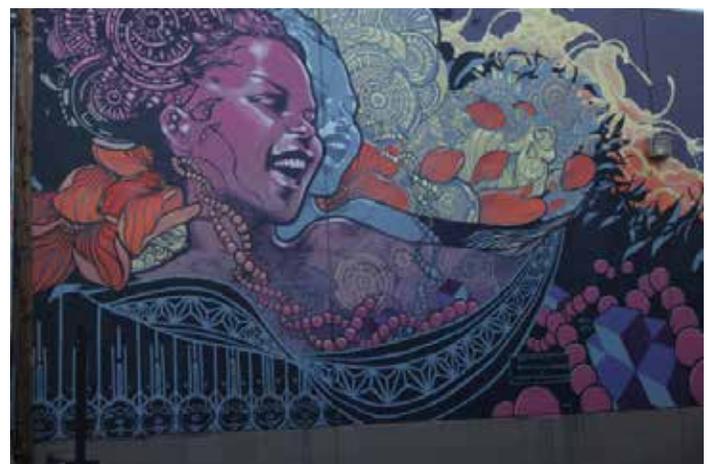
Landscape Program: Art and Interpretation



LOCATIONS FOR ART AND HISTORY INTERPRETATION

ART AND INTERPRETATION OPPORUNITIES

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 is imagined as integrated with landscape experiences rather than stand alone objects or plaques.



OAKLAND MURAL BY JOSHUA MAYS

Landscape Program: Events



DIAGRAM SHOWING EVENT USE



PUBLIC CELEBRATION AT MOSSWOOD PARK

EVENTS

Large events like Burgaboogaloo 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

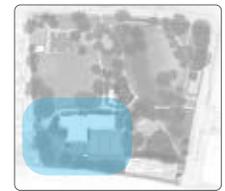
The proposed Master Plan for Mosswood Park is organized first at a block level as a green oasis within the city fabric. Viewed street level, but also from hospital rooms and the 580 freeway above the park identity is made by the evergreen vegetation that defines its edges. The strong edge of planting 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 particular 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 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 Masterplan. 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.

Insuring 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



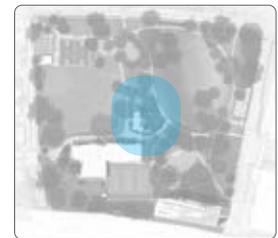
SIGN



BASKETBALL

The Courts of Legend’s extraordinary history and beloved place in the community have been preserved in location as well as their immediate setting. 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: West Side



- TRAILS:**
- Loop Trail
 - History Trail
 - Nature Trail



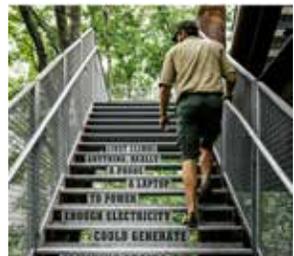
KEY PLAN



PING PONG



LOOP TRAIL



ENVIRONMENTAL INTERPRETATION



NATURE WALK



FLEXIBLE USE LAWNS

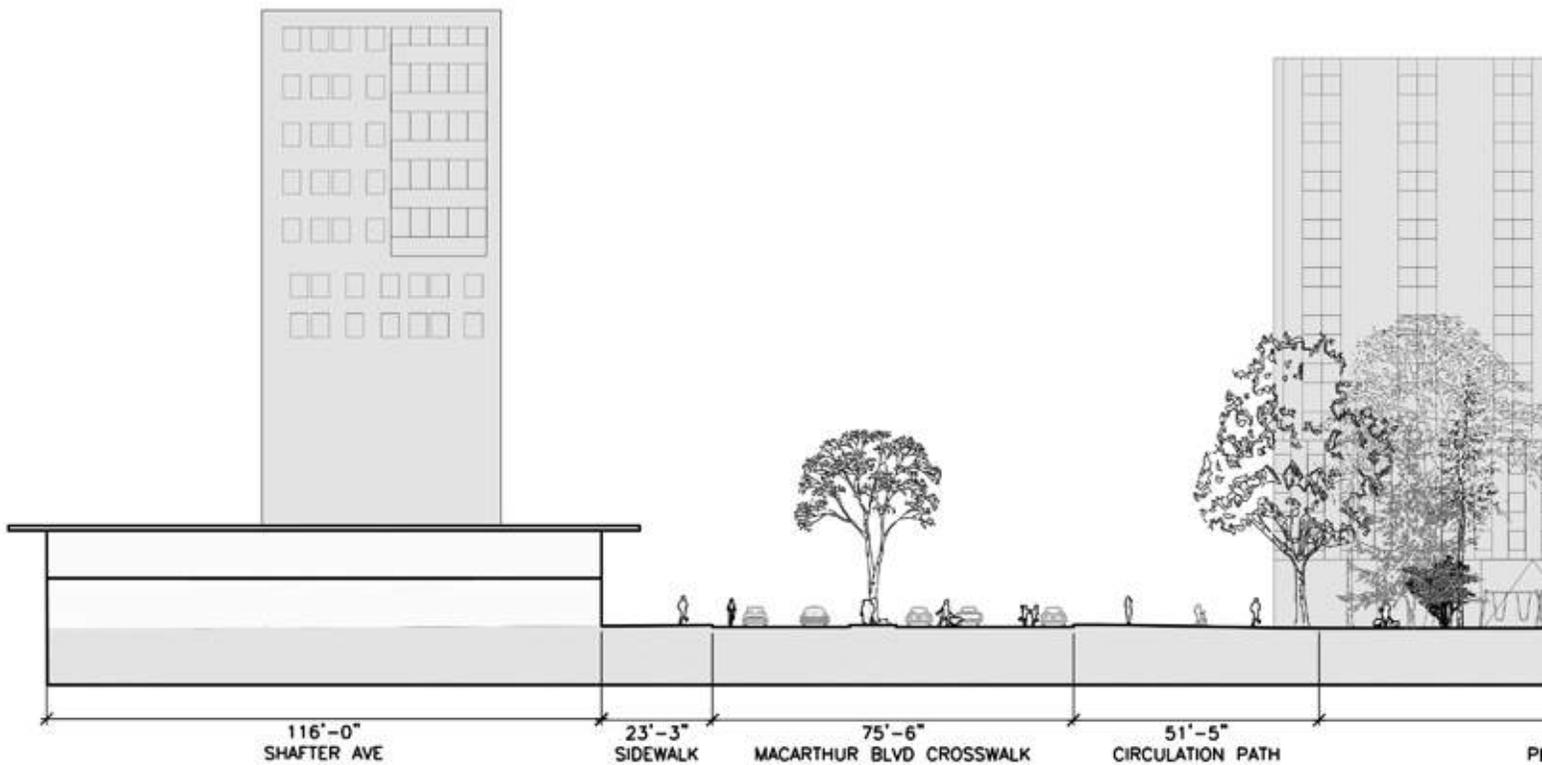


SPACE FOR PERFORMANCE

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

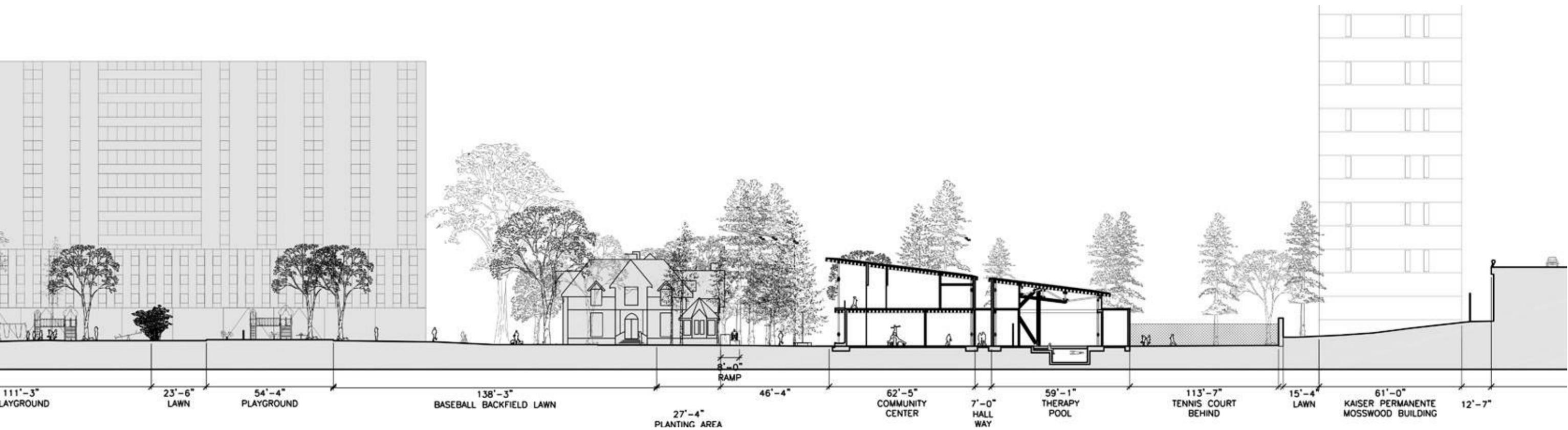
The sections presented here depict Mosswood Park with the proposed new buildings. The topography, nearness of the freeway, and the large buildings adjacent to the park are revealed in this view. The hard work of the tree canopy and lawn to create a verdant space is remarkable and important within this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

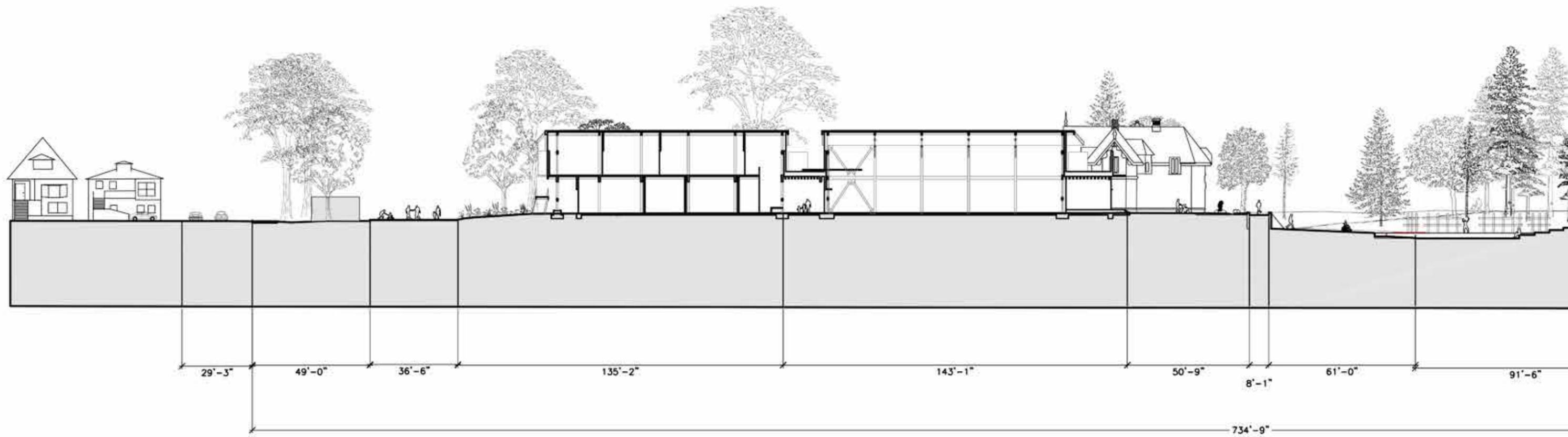


NORTH SOUTH SECTION



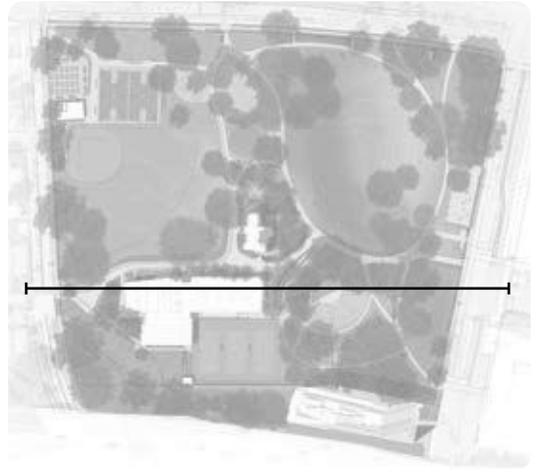
KEY PLAN



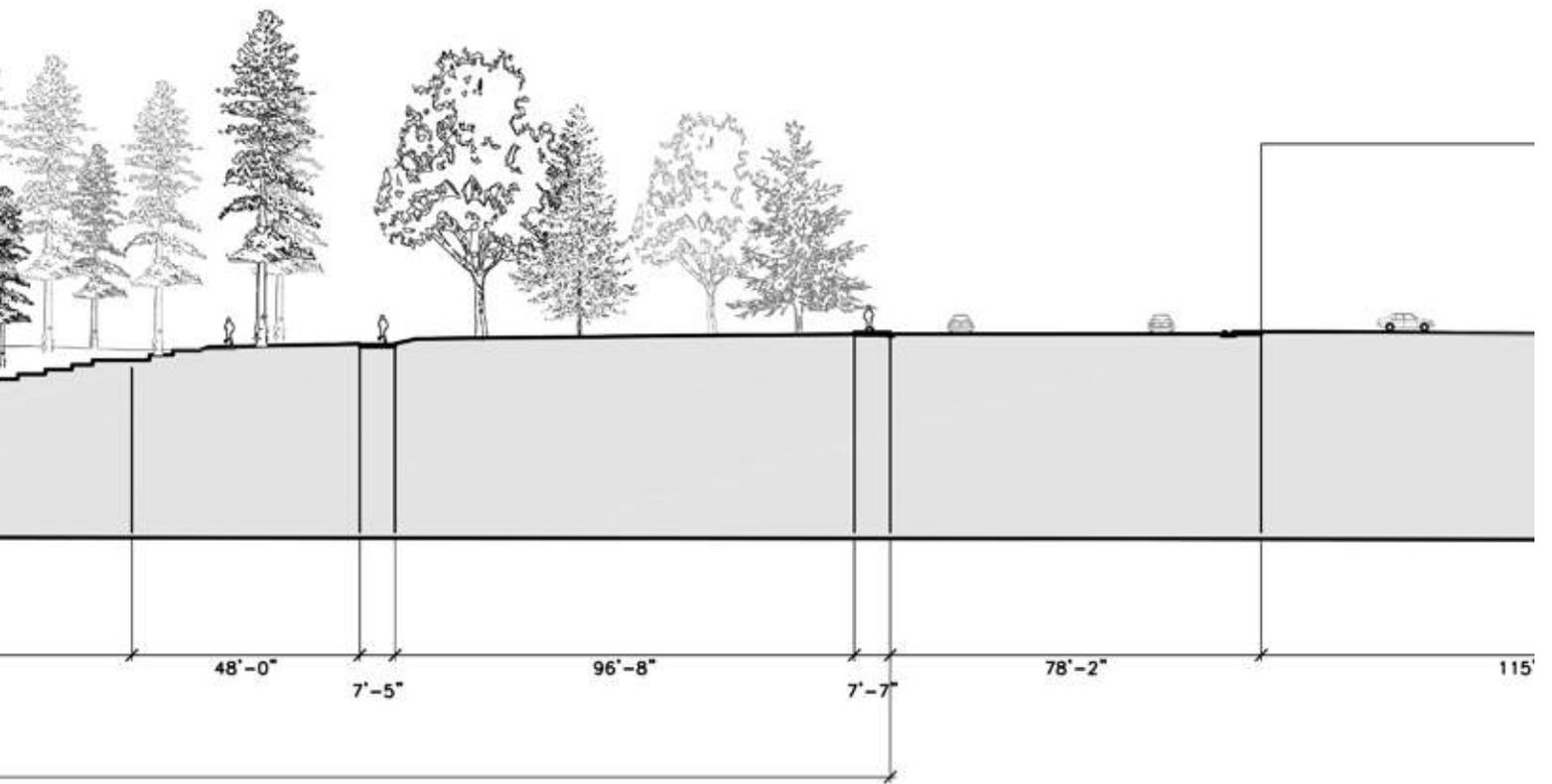


EAST WEST SECTION

East West Section Cutting Through the Community Center
Looking towards MacArthur Blvd



KEY PLAN

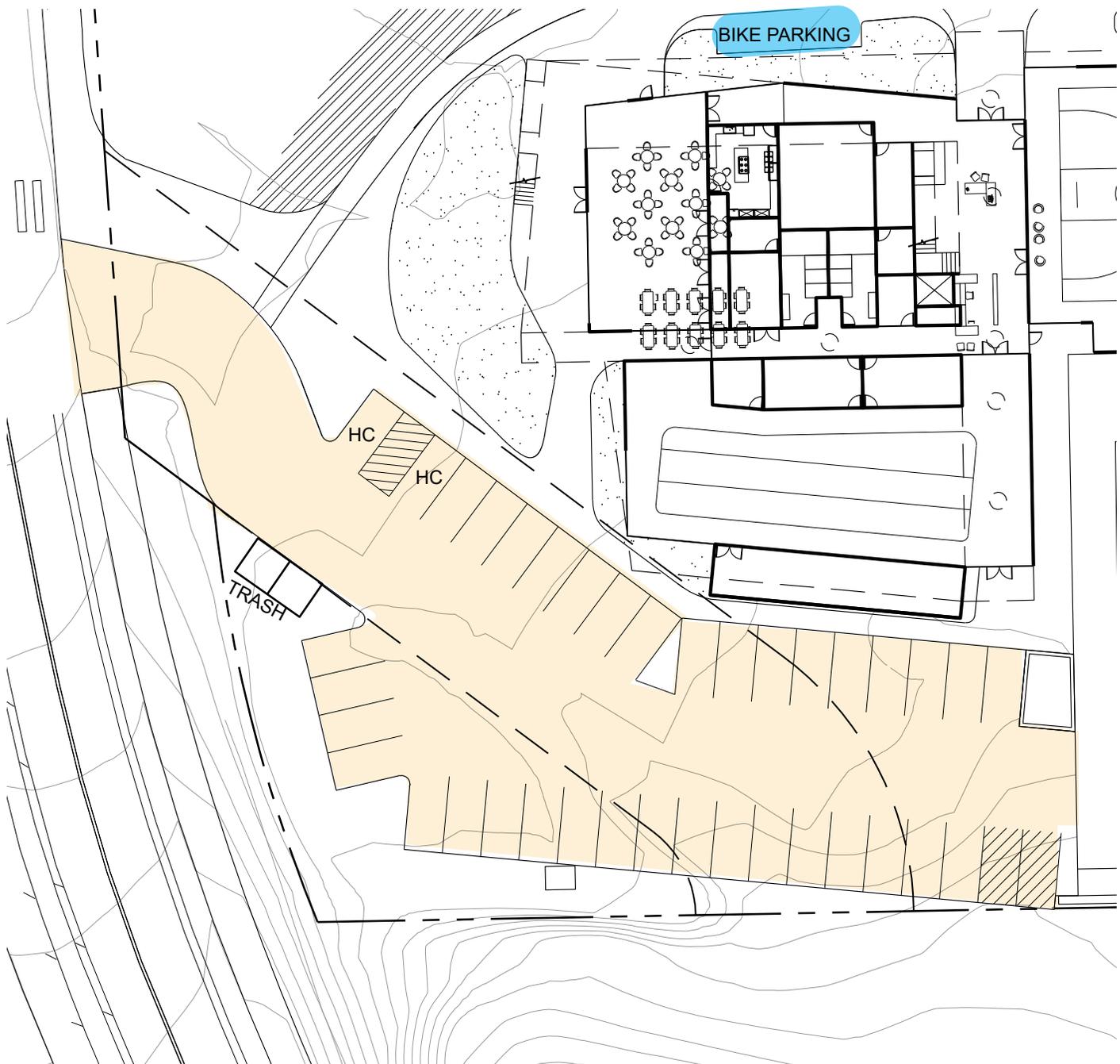


Community Center Parking Plan

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
- Garbage located at west edge of lot
- Fire Access in the first half of lot approached from the street



Improved Vehicular Access and Circulation

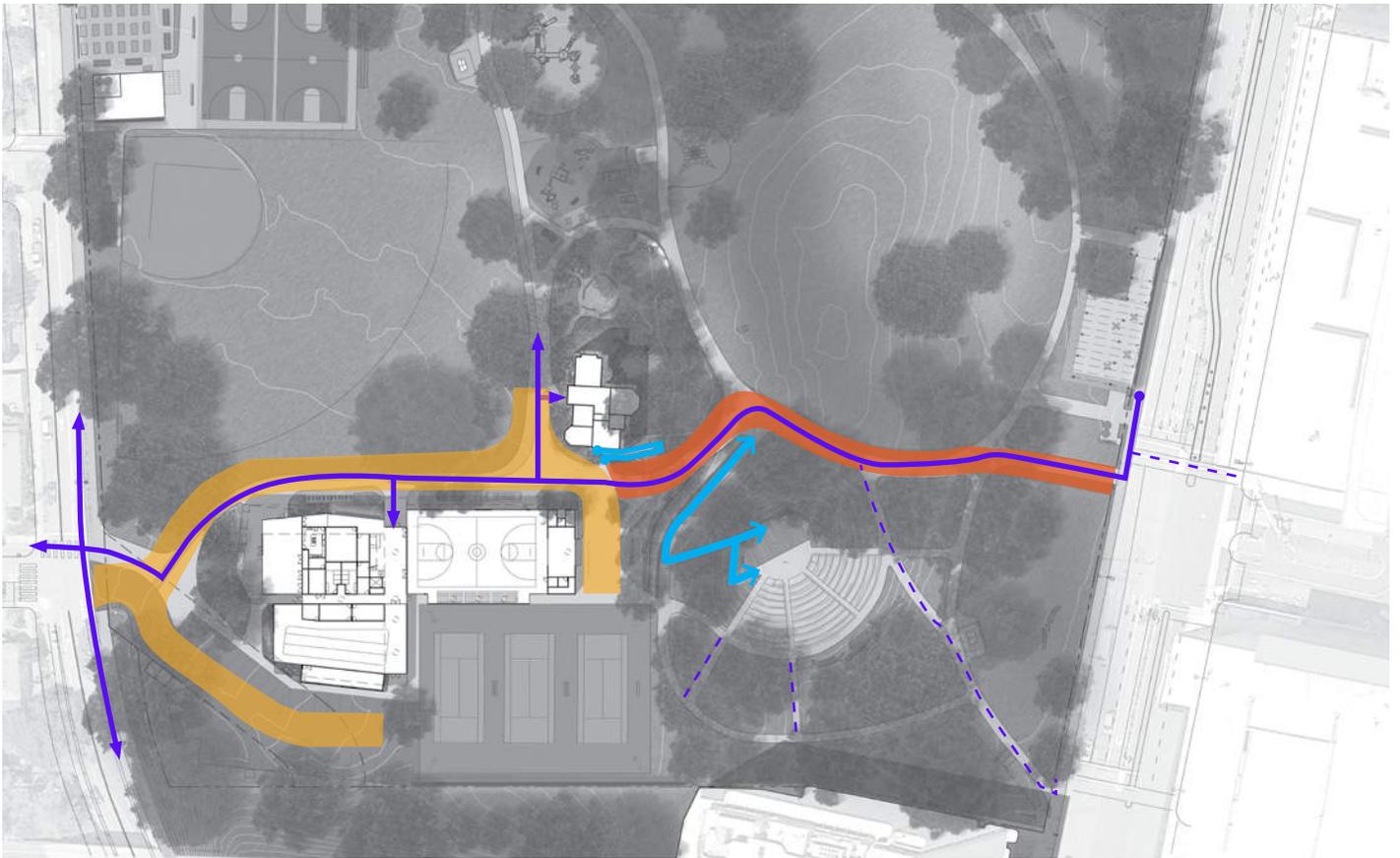


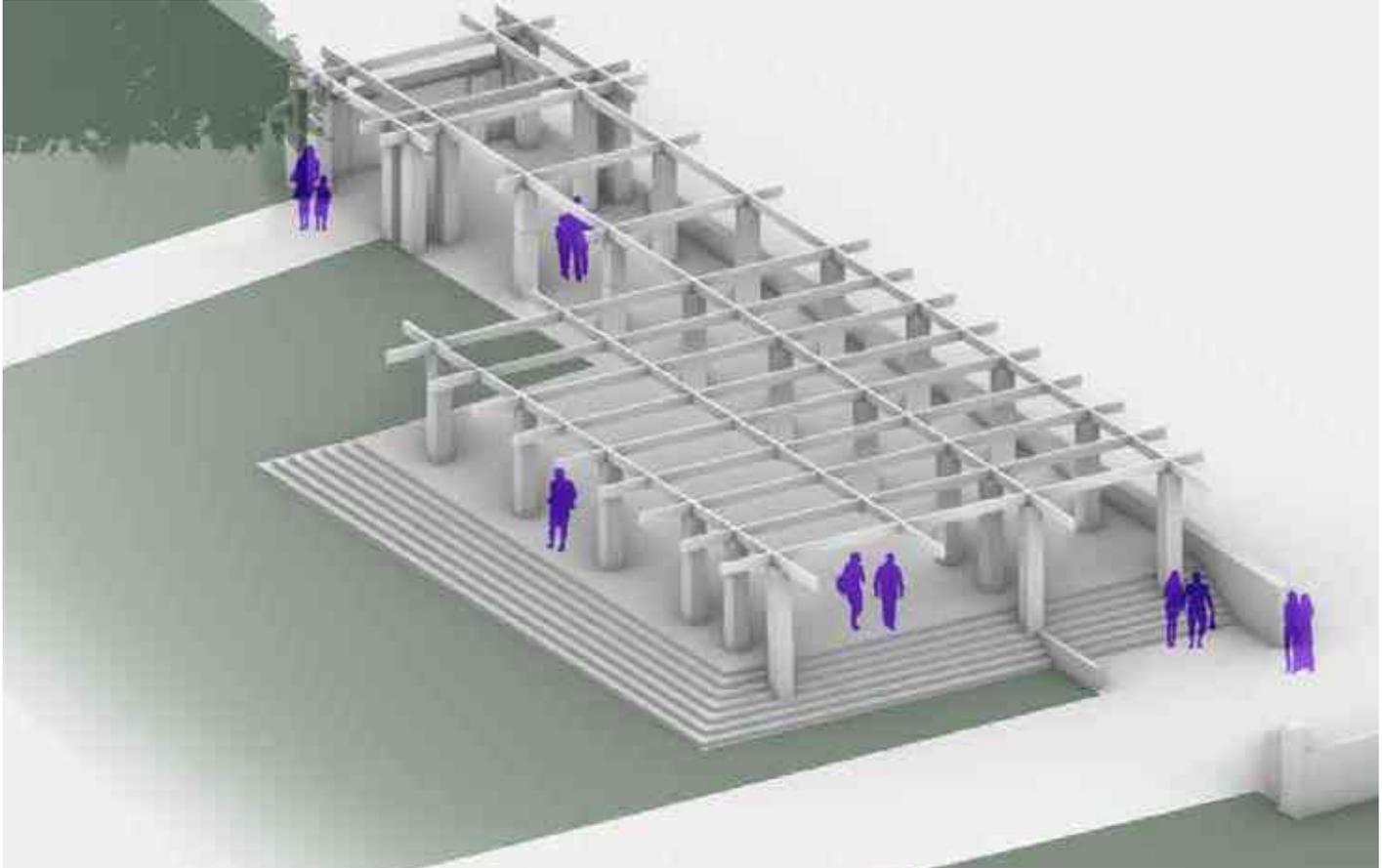
DIAGRAM OF NEW CIRCULATION

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 Prospects



BIRDS EYE: VIEW FROM PARK SIDE SLIPCOVER SCHEME

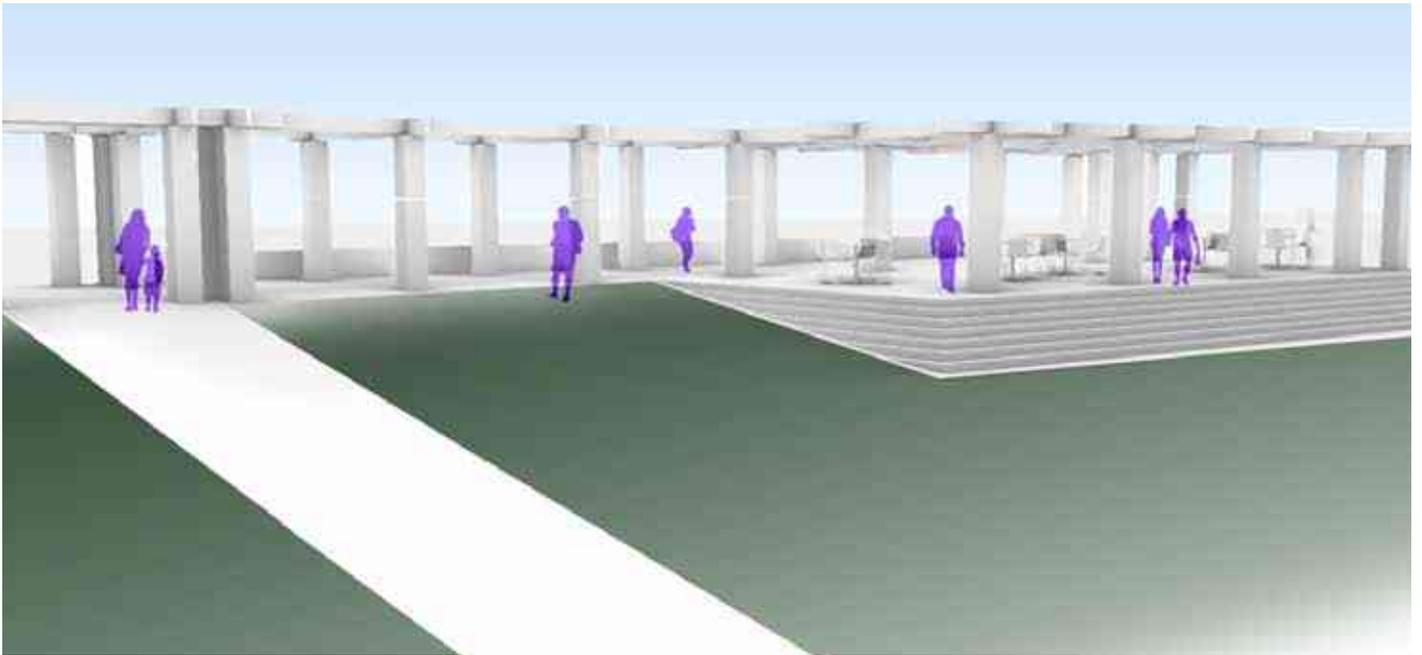
PERGOLA “SLIPCOVER”

This is the design proposal that was presented at the final community workshop. It raises the platform inside the wall by about 2 feet and widens it into a square at the south end that is wide enough for a small gathering, such as a birthday party. The new gathering area is set above the meadow to achieve prospect over and an address on the meadow. When not in use for birthday parties or family gatherings this space would be a nice place for Kaiser employees and others to eat lunch outside.

The community response to the proposed program was positive, but some asked if we could get rid of the pergola. A cost estimate indicating a high price tag for this proposal led to additional studies shown on the following pages.



VIEW FROM MEADOW



VIEW FROM THE PARK SLIPCOVER SCHEME



HISTORIC ENTRANCE: VIEW FROM BROADWAY SLIPCOVER SCHEME

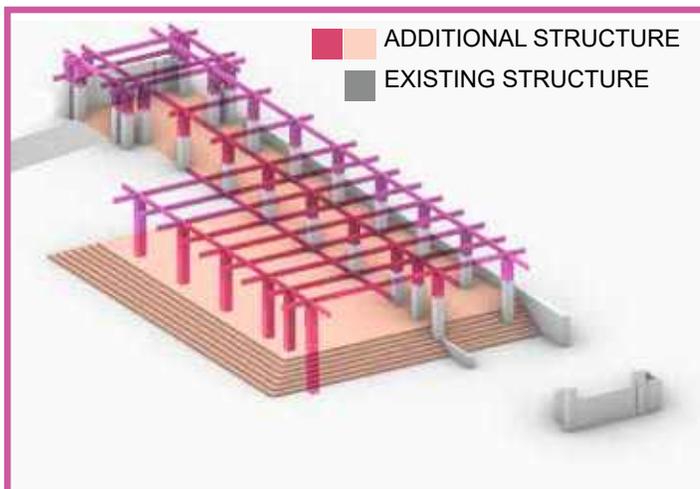


DIAGRAM OF OLD AND NEW SLIPCOVER SCHEME



VIEW FROM BROADWAY SIDEWALK



1911 PERGOLA



1911 PERGOLA



1947 MODERNIZED PERGOLA

Following the final community workshop, the design team has been pursuing the pergola design further to investigate lower cost and potentially more historic options.

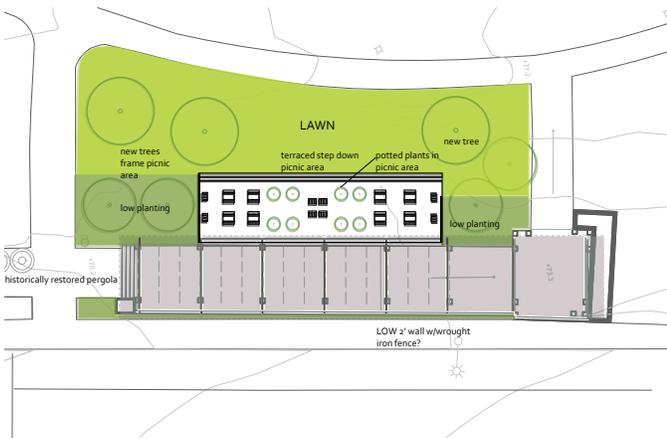
The Pergola is considered historic because it is more than 50 years old and was part of the original park design. The structure of the Pergola has been transformed in different park eras to meet the style of the park. Today the pergola is derelict and underutilized. It also limits clear site lines from Broadway. The Pergola viewed from Broadway in 1911 was open to the street and provided a space to wait for the streetcar or a friend at the edge of the park. The Pergola was modernized in 1947 and a tall brick wall was added facing Broadway. The change was made to bring the trellis into harmony with the new more modern Rec Center Building.

The decision to preserve the history of the pergola must first evaluate the different histories and recommend which should be maintained or restored. Given the siteline issues, the design team has studied a series of options that may allow both the reactivation of a picnic and gathering program at the pergola as well as better views into the park.



of
od
ila

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

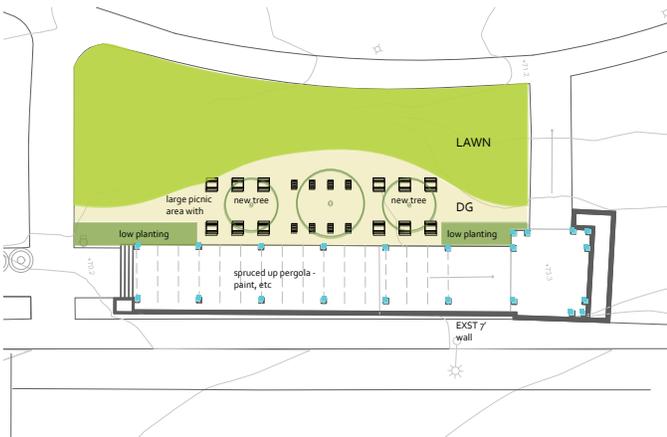


**STUDY 1: REMOVE WALL AND RESTORE HISTORIC 1911 PERGOLA LOWER WALL WITH IRON FENCE
EXTEND ADJACENT PICNIC AREA**

*****AT THE PUBLISHING OF THE DRAFT MASTER PLAN THIS IS STILL A WORK IN PROGRESS*****

STUDY 1 REMOVE WALL

Removing the 1947 brick wall and opening the Pergola up to the east would vastly improve site lines. Expanding the picnic area would promote use.

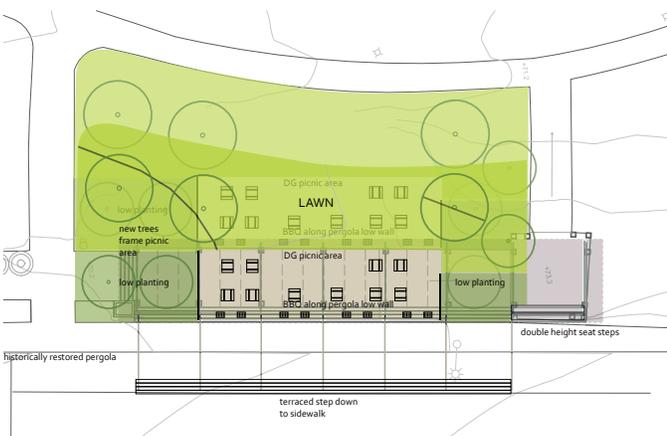


**STUDY 2: REFRESH EXISTING PERGOLA WITH ADJACENT LANDSCAPE IMPROVEMENTS
EXTEND ADJACENT PICNIC AREA**

*****AT THE PUBLISHING OF THE DRAFT MASTER PLAN THIS IS STILL A WORK IN PROGRESS*****

STUDY 2 ADD NEW PROGRAM ADJACENT

Expanding the picnic area would promote more use. This could also be a phase “zero” improvement to test the location for picnic use.

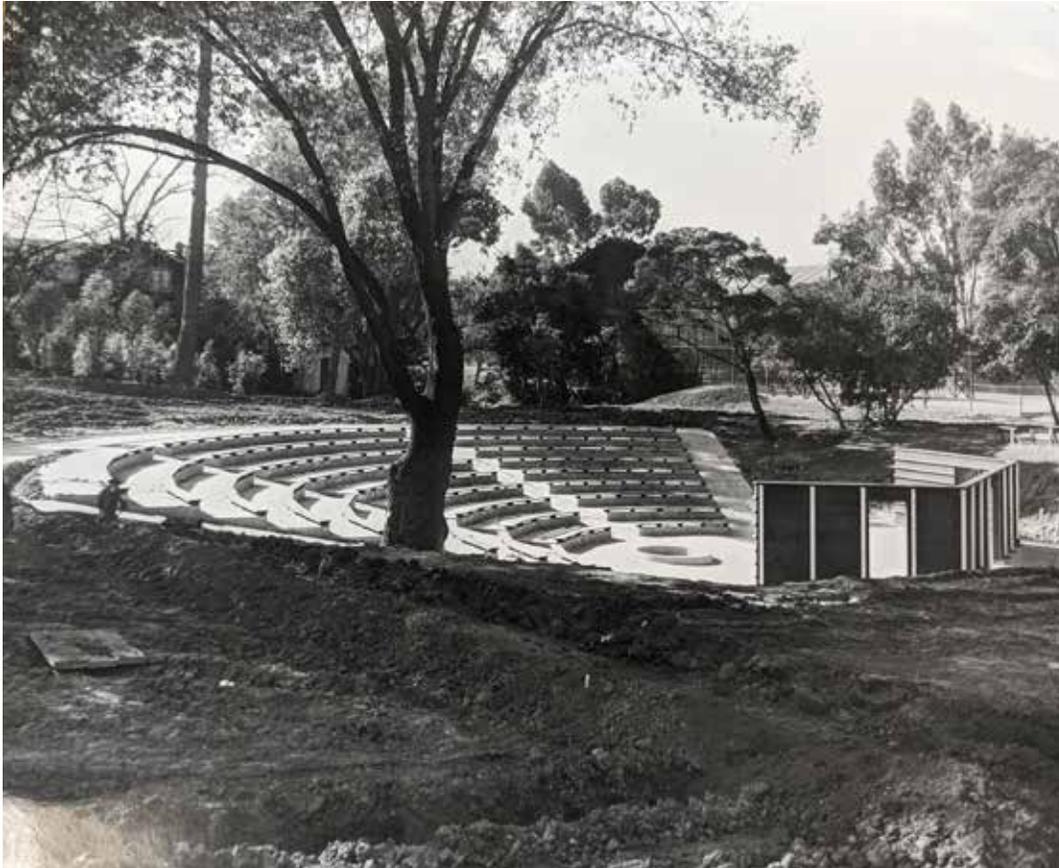


**STUDY 3: RESTORE 1911 HISTORIC PERGOLA WITH STEPS AND PLANTERS FACING BROADWAY
EXTEND ADJACENT PICNIC AREA**

*****AT THE PUBLISHING OF THE DRAFT MASTER PLAN THIS IS STILL A WORK IN PROGRESS*****

STUDY 3 RESTORE 1911 PERGOLA WITH STEPS

Deming the 1947 wall and opening up the Pergola towards Broadway with steps increases use, circulation choices, and clear site lines. Expanding the picnic area would promote more use. The pergola would function as both civic furniture facing Broadway and a park amenity on the meadow.



AMPHITHEATER AT COMPLETION OF CONSTRUCTION
 AMPHITHEATER A HISTORY OF PERFORMANCE



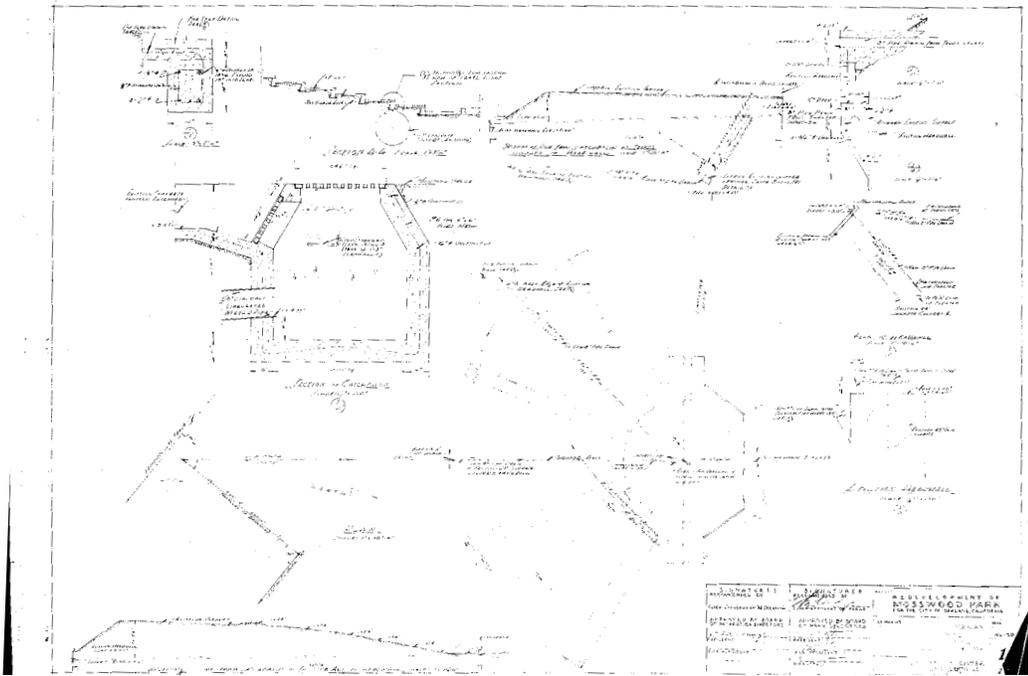
AMPHITHEATER STORY

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 CONDITIONS



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



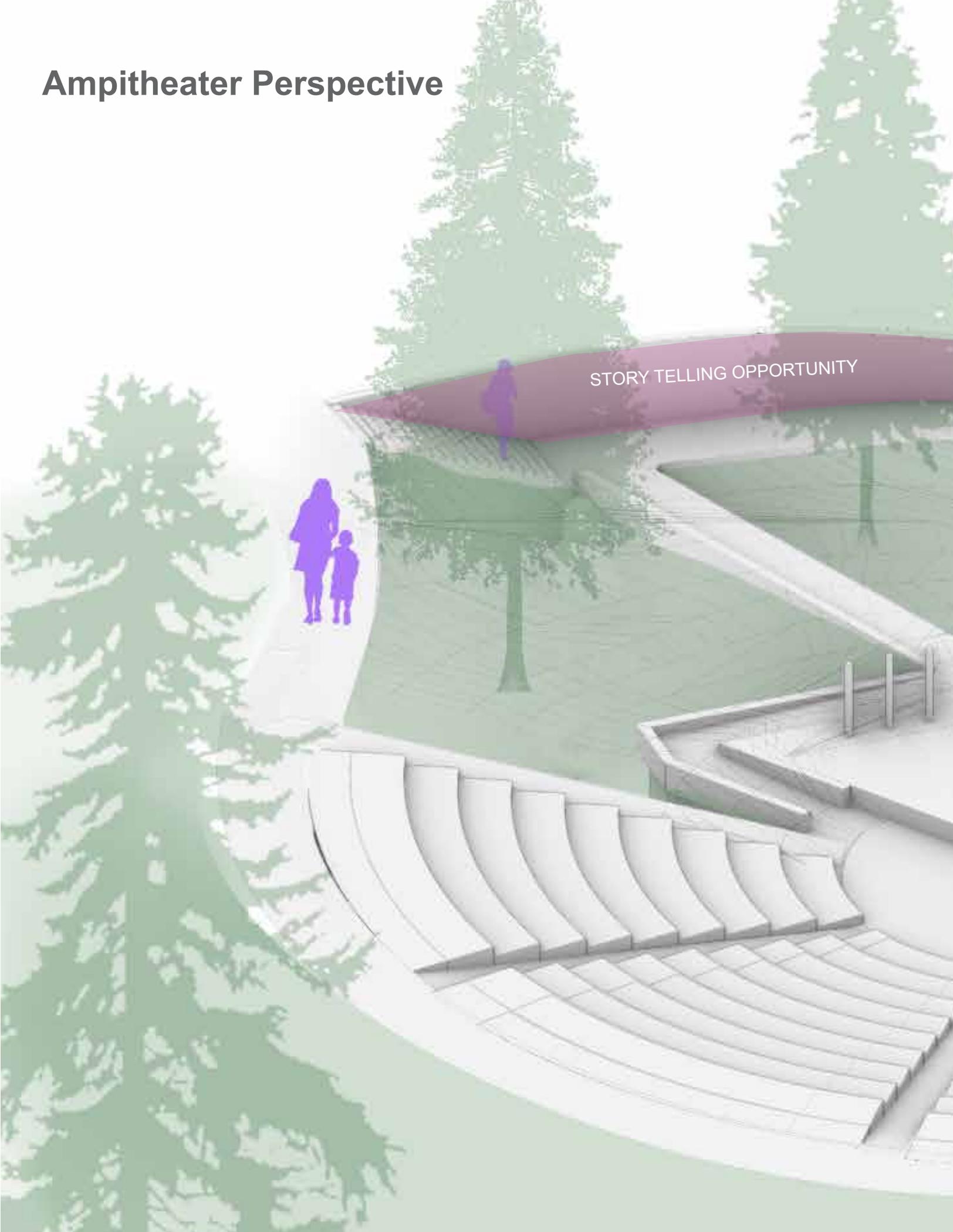
MATURE TREES

ACTIVATING THE AMPHITHEATER

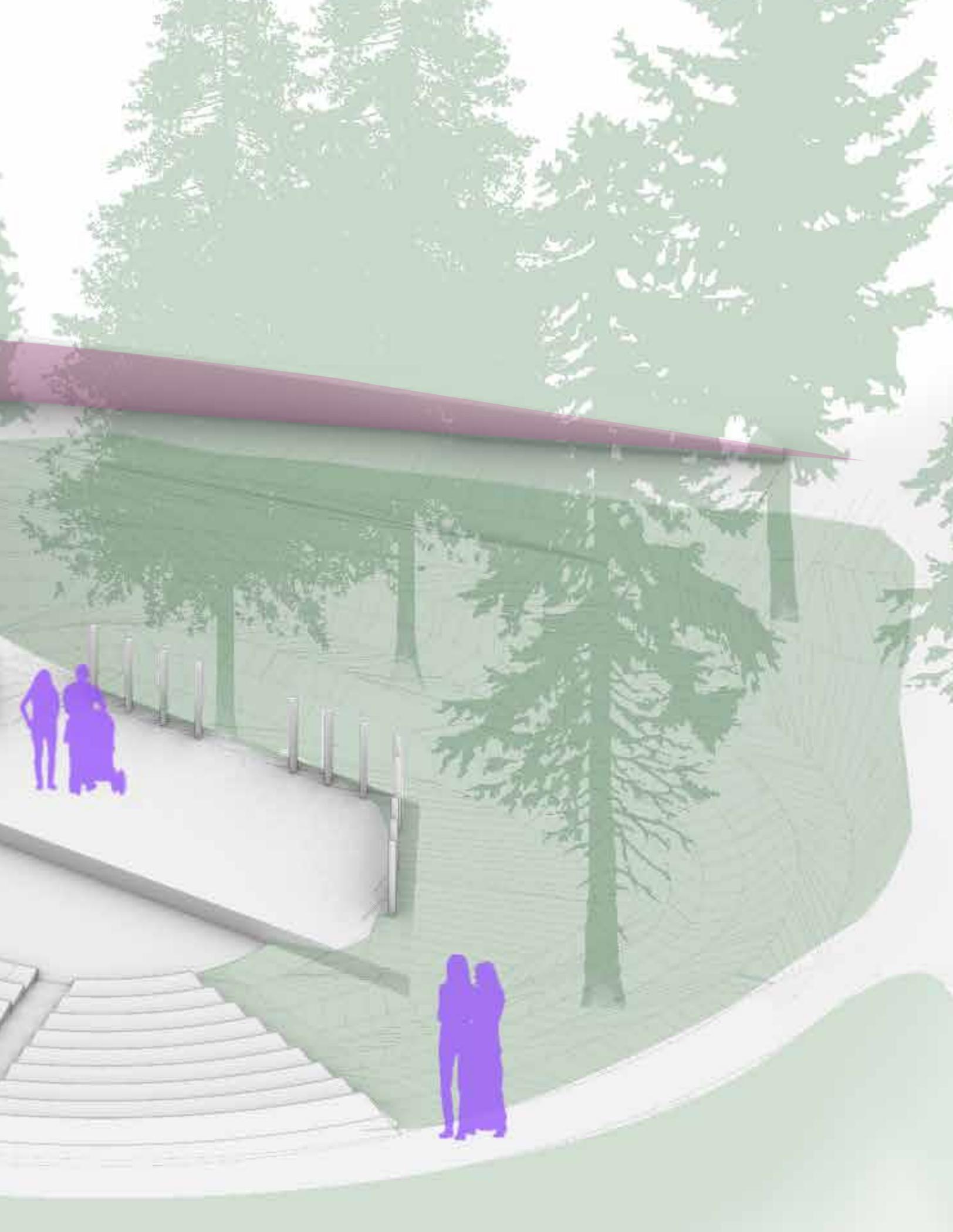
Improving the audience and performer experience at the amphitheater is the highest priority. A ramp that serves for ADA compliant connection to both the stage and the audience was designed to enhance the story telling of the park. Cutting into the ground with a large retaining wall, a story of the underground 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.

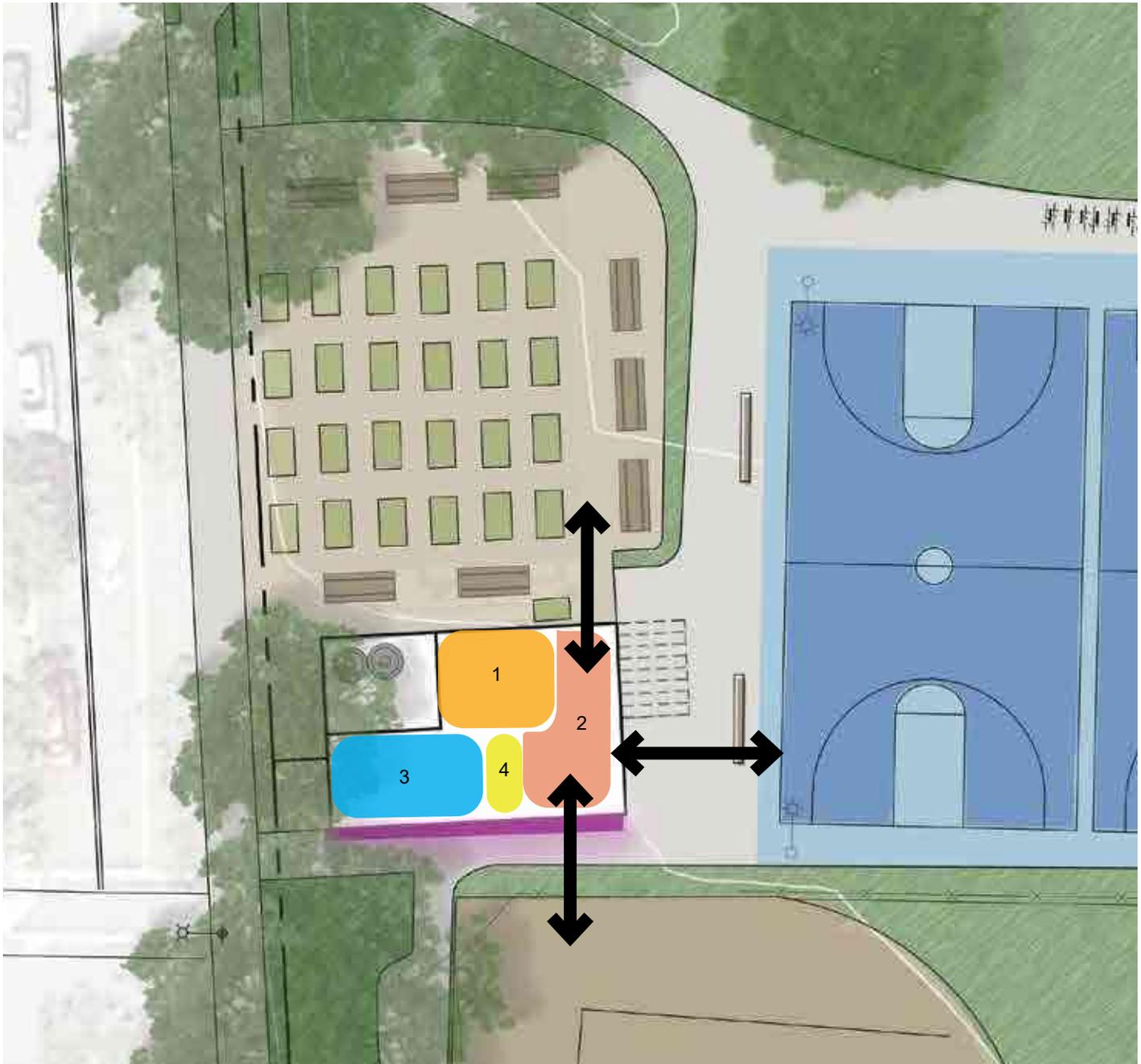
This is one of two possible locations being explored for the small dog park that may need to be relocated. Additional study is needed to determine if the dog park would conflict with the performances and or the adjacent office building.

Ampitheater Perspective



STORY TELLING OPPORTUNITY



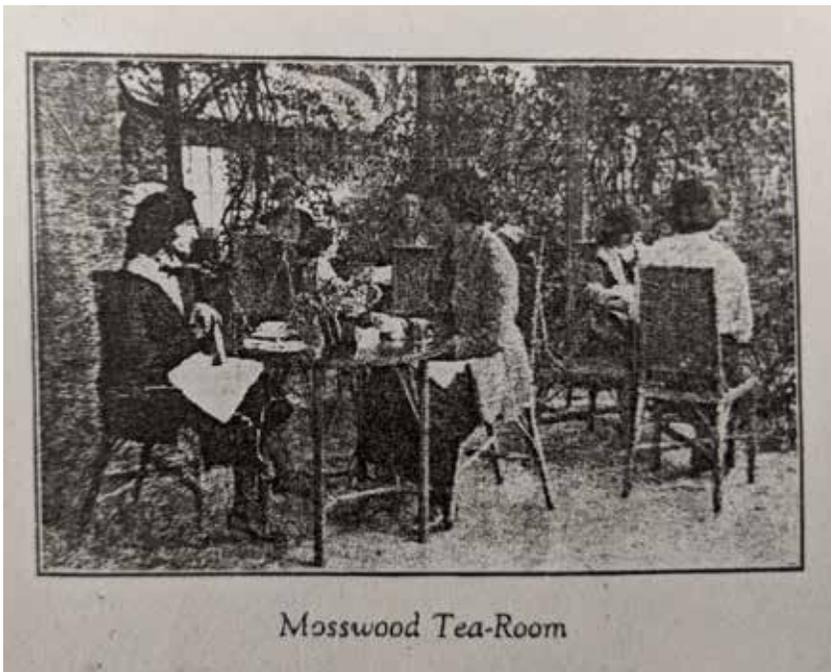


ECOLOGY BUILDING FOR HEALTHY SNACKS

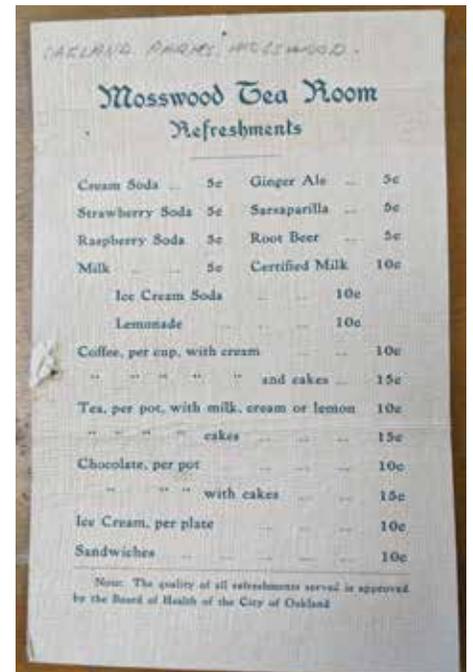
Located adjacent to the basketball courts, community gardens, and ballfield, the field house is an ideal location to bring together uses that could amplify the success of each of these existing elements. Restrooms partnered with active daily uses. A healthy snack bar could serve baseball games and basketball games, but could also use some of the garden beds. Tool storage for Oakland Parks Maintenance as well as community stewardship days. A bottle filling station and

water fountain for 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

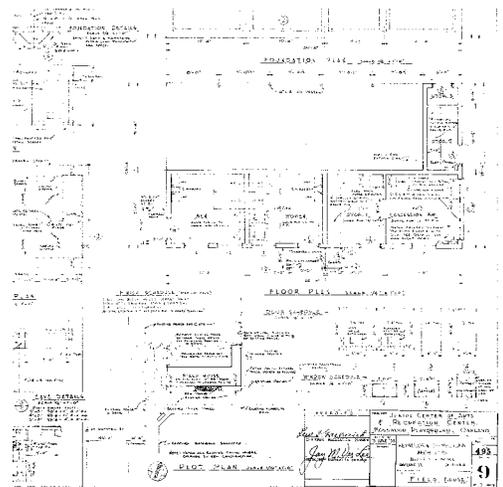


MOSSWOOD SNACK BAR

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.



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 OCATIONS



CURVING GRASSCRETE



CONCRETE TURF BLOCK

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 recommende using grasscrete or other durable turfblock materials that will be permeable and green.



COMBINING MATERIALS TO CREATE STRIPES FRAMED BY CONCRETE BORDERS



COMBINATION OF GRAVEL OR DECOMPOSED GRANITE AND CONCRETE

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 and materials used in the landscape will be durable, repairable, and 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 .

Tree Species

CALIFORNIA LIVE OAK
Quercus agrifolia

Height: 20-70'
Spread: 20-70'
Exposure: Part shade
Moisture: Moderate
CA Native: Yes
Bioswale: No



VALLEY OAK
Quercus lobata

Height: 35-75'
Spread: 30-50'
Exposure: Part shade
Moisture: Moderate
CA Native: No
Bioswale: No



MONTEREY PINE
Pinus radiata

Height: 50-80'
Spread: 20-35'
Exposure: Part shade
Moisture: Moderate
CA Native: No
Bioswale: No



CALIFORNIA SYCAMORE
Platanus racemosa

Height: 30-80'
Spread: 20-50'
Exposure: Part shade
Moisture: Moderate
CA Native: Yes
Bioswale: No



JAMES ROOF SILKTASSEL
Garrya elliptica 'James Roof'

Height: 8-15'
Spread: 8-12'
Exposure: Part shade
Moisture: Moderate
CA Native: No
Bioswale: No



COASTAL REDWOOD
Sequoia sempervirens

Height: 40-300'
Spread: 25-100'
Exposure: Full sun
Moisture: High
CA Native: Yes
Bioswale: Yes



MARINA STRAWBERRY TREE
Arbutus marina

Height: 40-50'
Spread: 25-40'
Exposure: Full sun
Moisture: Low
CA Native: No
Bioswale: No



TORREY PINE
Pinus torreyana

Height: 40-55'
Spread: 30-40'
Exposure: Part shade
Moisture: Moderate
CA Native: No
Bioswale: No



Understory Species

PACIFIC MIST
MANZANITA

Arctostaphylos 'Pacific Mist'

Height: 2-3'

Spread: 3-10'

Exposure: Full sun

Moisture: Low

CA Native: No

Bioswale: No



DOUGLAS IRIS

Iris douglasiana

Height: 9-36"

Spread: 2-4'

Exposure: Part shade

Moisture: Moderate

CA Native: Yes

Bioswale: No



SPICE BUSH

Calycanthus occidentalis

Height: 6-12'

Spread: 6-12'

Exposure: Part shade

Moisture: Moderate

CA Native: No

Bioswale: No



CALIFORNIA FUSCHIA

Zauschneria spp.

Height: 1-3'

Spread: 1-3'

Exposure: Part shade

Moisture: Moderate

CA Native: Yes

Bioswale: No



FAR HORIZONS
CEANOTHUS

Ceanothus 'Far Horizons'

Height: 4-6'

Spread: 6-10'

Exposure: Part shade

Moisture: Moderate

CA Native: No

Bioswale: No



CALIFORNIA
BEE PLANT

Scrophularia californica

Height: 2-5'

Spread: 1-3'

Exposure: Mostly shade

Moisture: Moderate

CA Native: Yes

Bioswale: No



ROCKROSE

Cistus spp.

Height: 2-4'

Spread: 4-5'

Exposure: Full sun

Moisture: Low

CA Native: No

Bioswale: No



BEE'S BLISS SAGE

Salvia 'Bee's Bliss'

Height: 1-2'

Spread: 6-8'

Exposure: Full sun

Moisture: Moderate

CA Native: Yes

Bioswale: No



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

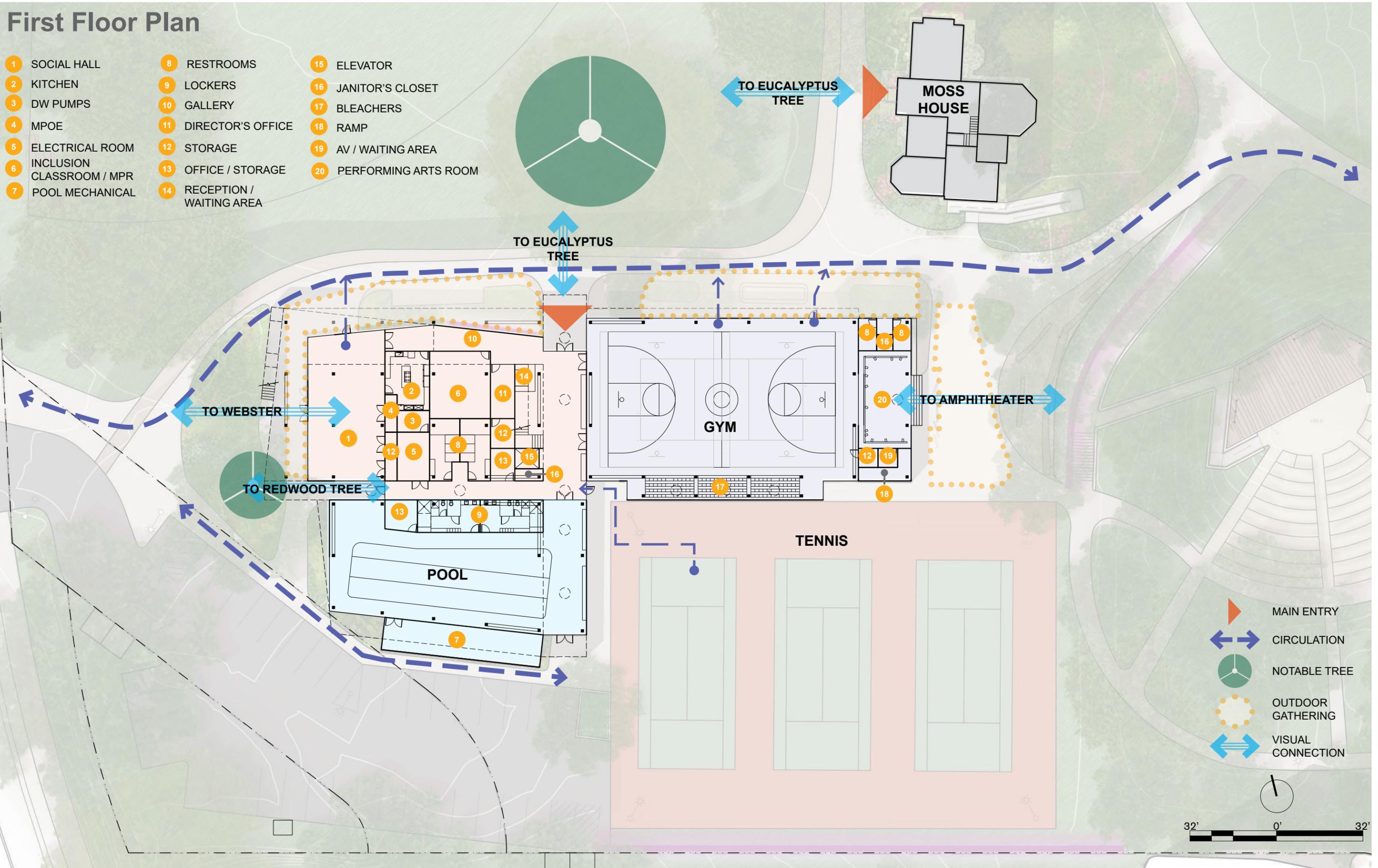
becomes a flexible display and possible pop-up program area. Along this path are located the director's office, inclusion classroom, and commercial kitchen. The social hall, at the end of the gallery, anchors the entire west end of the first floor and features opportunities for indoor/outdoor connections 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.

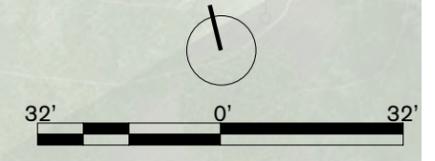
The gym volume to the East houses a high school size basketball court with four additional half courts in the North-South direction. Designed as a multiuse space, it is equipped with athletic flooring and retractable bleachers allowing for recreational uses and large community gatherings. Sliding doors 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 | 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 | |

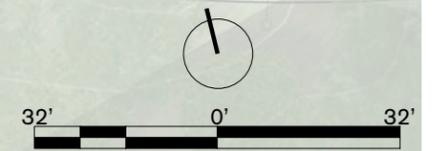
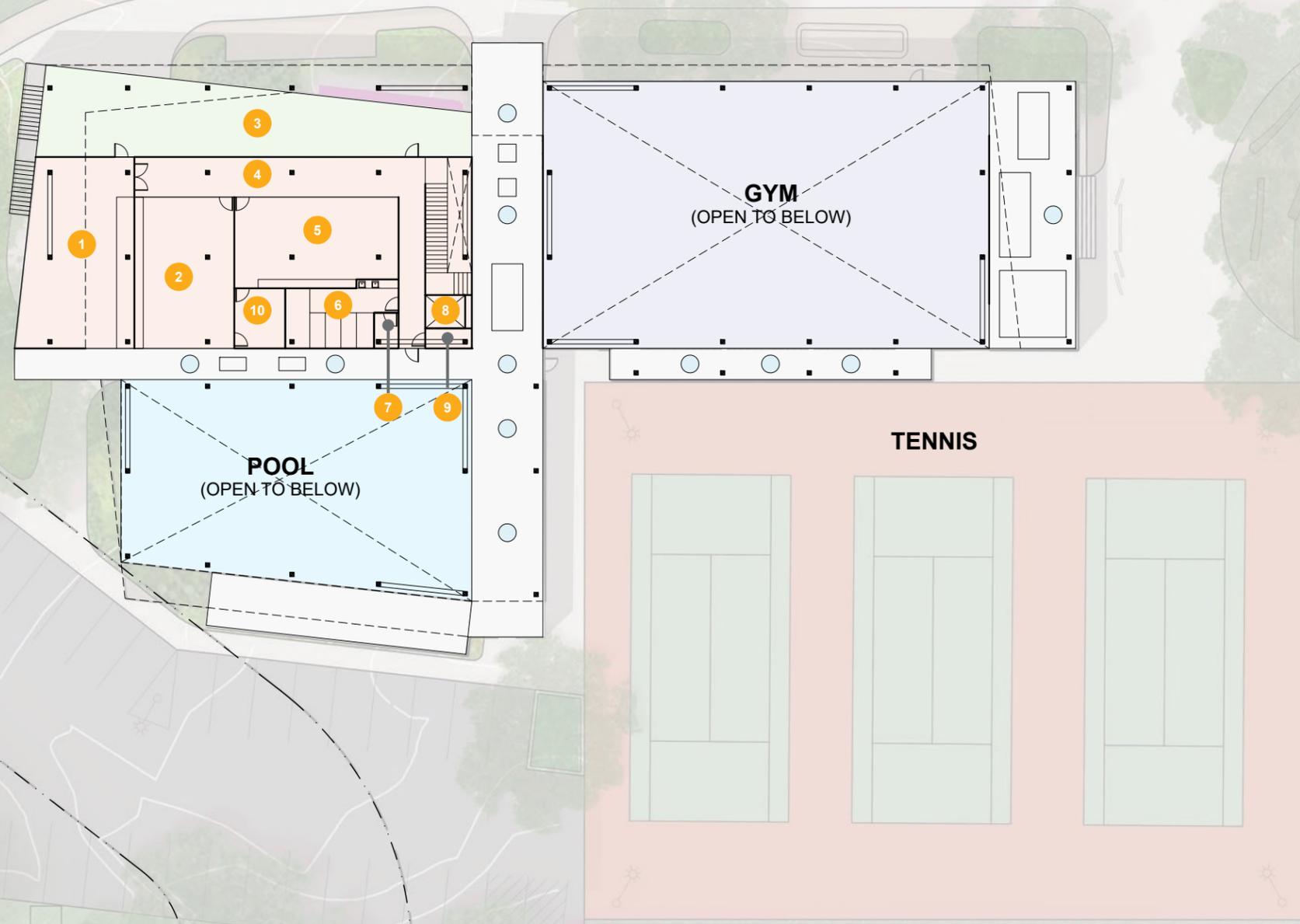


- MAIN ENTRY
- CIRCULATION
- NOTABLE TREE
- OUTDOOR GATHERING
- VISUAL CONNECTION



Second Floor Plan

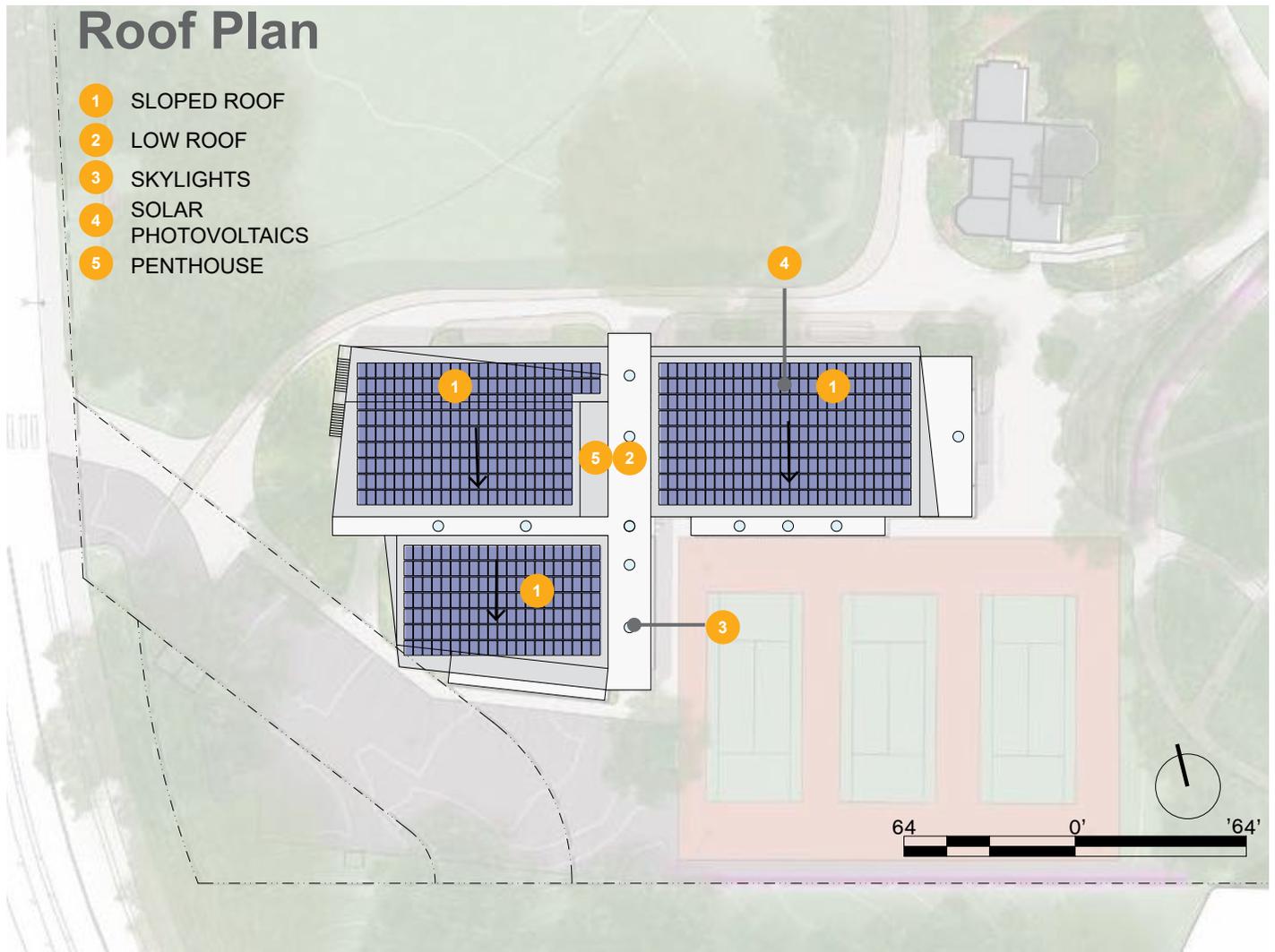
- 1 MAKER'S SPACE
- 2 CLASSROOM
- 3 TERRACE
- 4 HALLWAY
- 5 COMPUTER LAB / MPR
- 6 RESTROOM
- 7 JANITOR'S CLOSET
- 8 ELEVATOR
- 9 ELEV. MACHINE ROOM
- 10 STORAGE



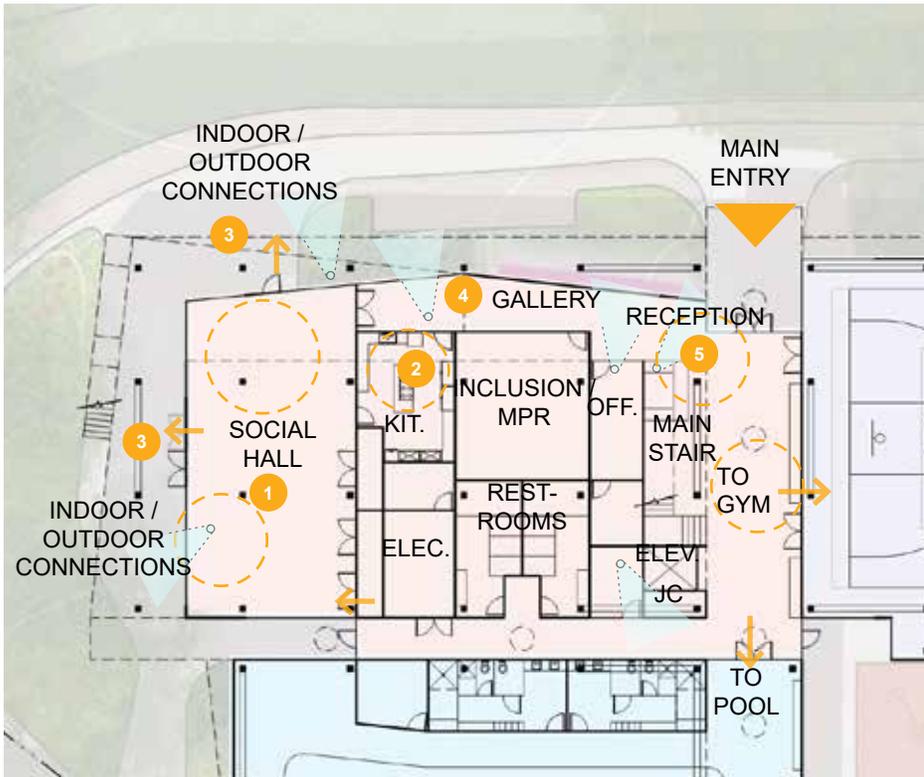
room opens both towards the gym and towards an outdoor gathering area adjacent to the amphitheater. The North East corner features two unisex restrooms accessible from the outside to support possible future use of the Moss House.

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

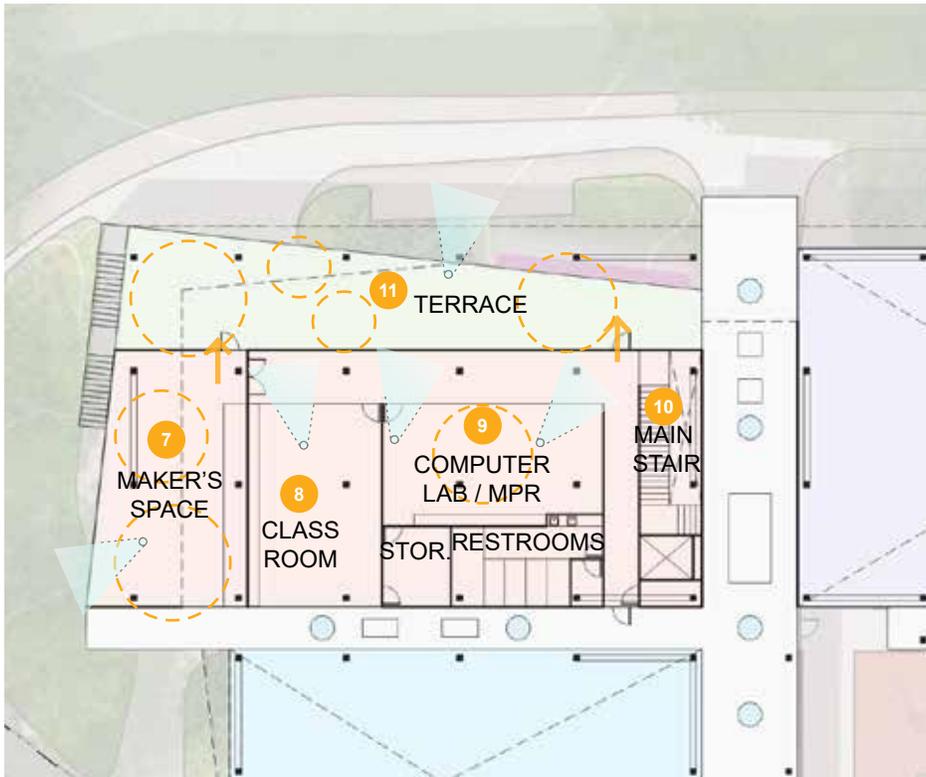


Reflecting what we heard during the community outreach process -- the spaces on Level 1 of the community center are well suited to accommodate the following activities and/or programs:

- 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...

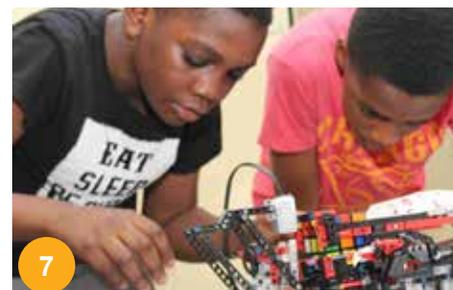


Community Center: Level 2

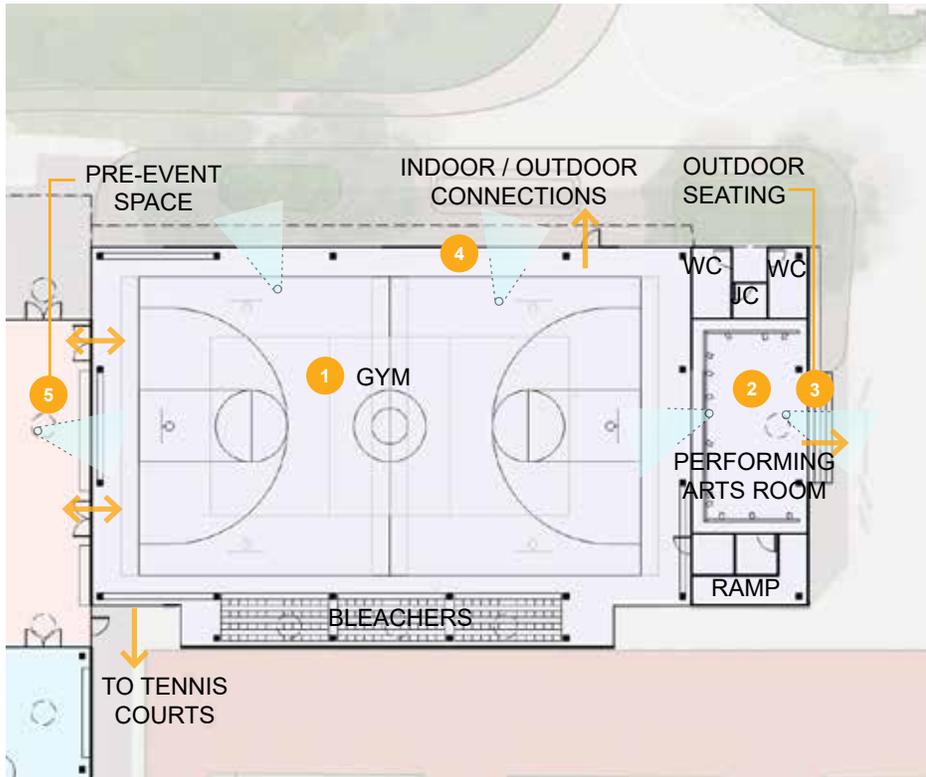


Reflecting what we heard during the community outreach process -- the spaces on Level 2 of the community center are well suited to accommodate the following activities and/or programs:

- 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

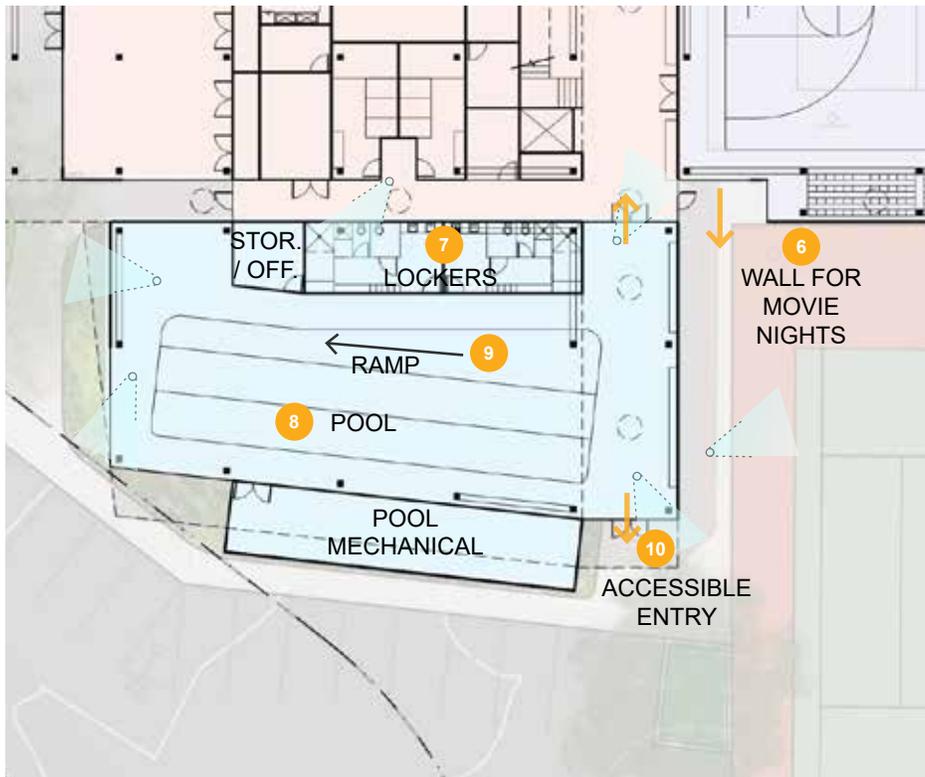


Reflecting what we heard during the community outreach process -- the spaces in the gym are well suited to accommodate the following activities and/or programs:

- 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...

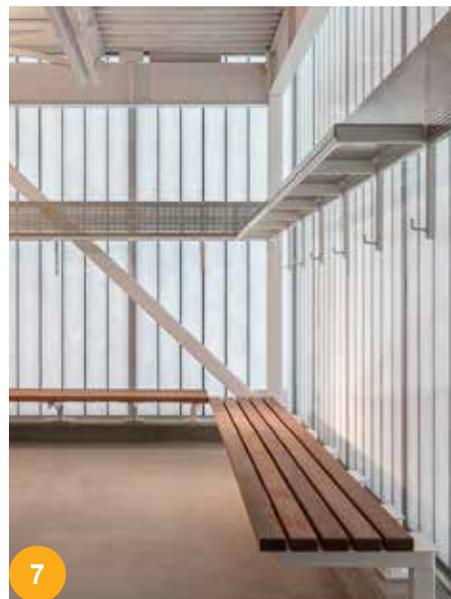


Pool



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...



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.

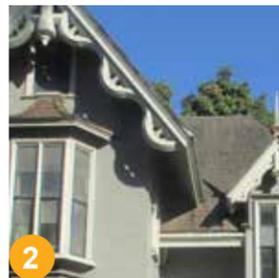
EAST ELEVATION

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



1 SLIDING DOORS



2 SHIPLAP SIDING
SIM. TO MOSS HOUSE



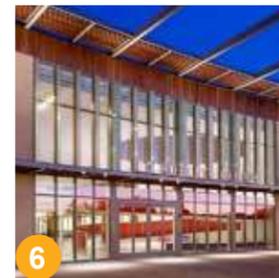
3 ENTRY CANOPY



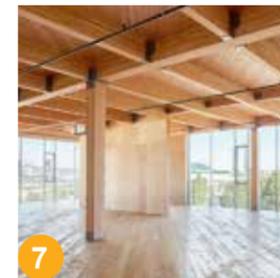
4 SOLAR
PHOTOVOLTAICS



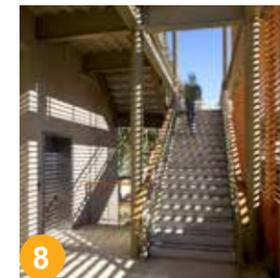
5 ROOF DECK



6 STOREFRONT
GLAZING



7 MASS TIMBER
STRUCTURE



8 EXTERIOR STAIR

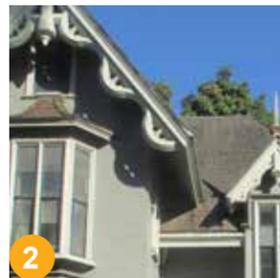


9 METAL SUNSHADE

West Elevation



1 SLIDING DOORS



2 SHIPLAP SIDING
SIM. TO MOSS HOUSE



3 ENTRY CANOPY



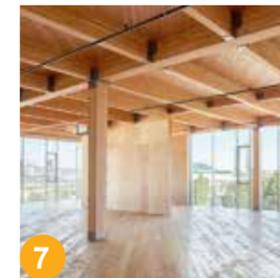
4 SOLAR
PHOTOVOLTAICS



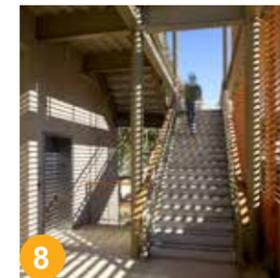
5 ROOF DECK



6 STOREFRONT
GLAZING



7 MASS TIMBER
STRUCTURE



8 EXTERIOR STAIR



9 METAL SUNSHADE

South Elevation

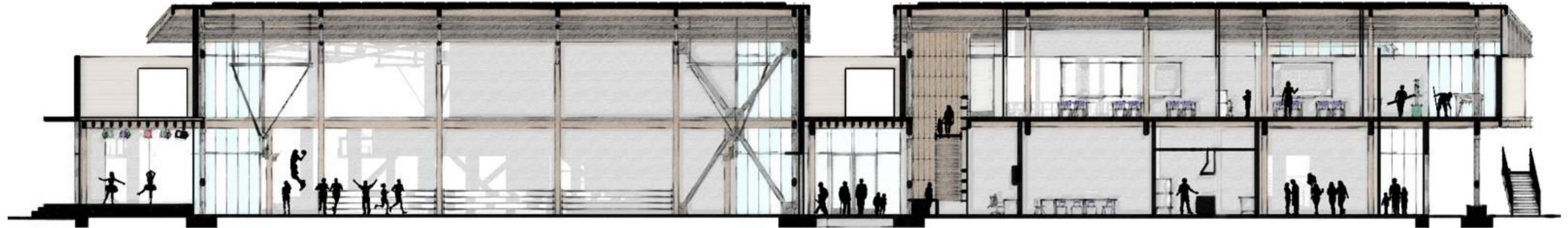
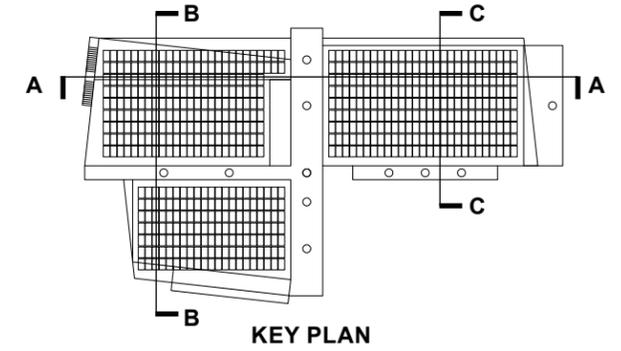


East Elevation



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 allow 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.



SECTION A



SECTION B

SECTION C

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.

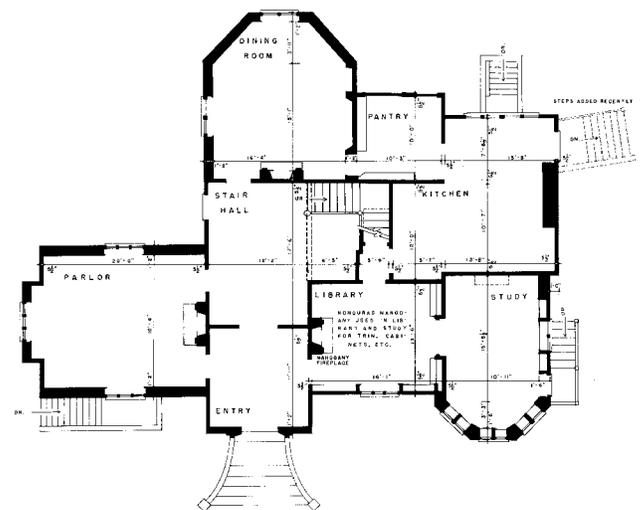
The National Park Service provides requirements for historical structures through the Secretary of the Interior's Standards for Rehabilitation including:

- 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

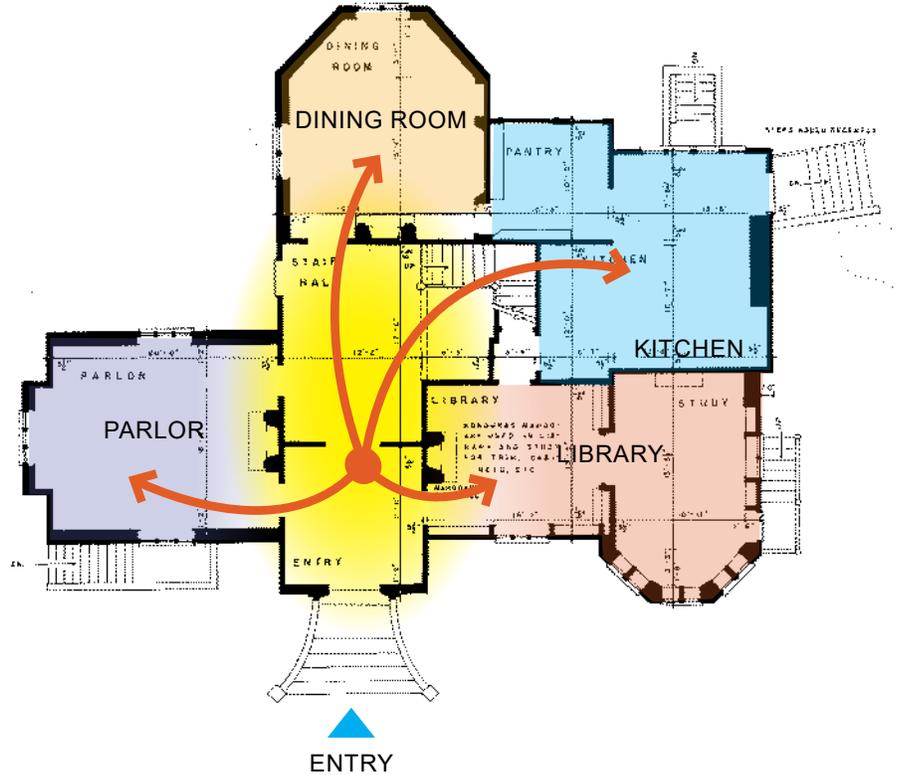


FLOOR PLAN OF MOSS HOUSE

FLOOR PLAN COMPARISON

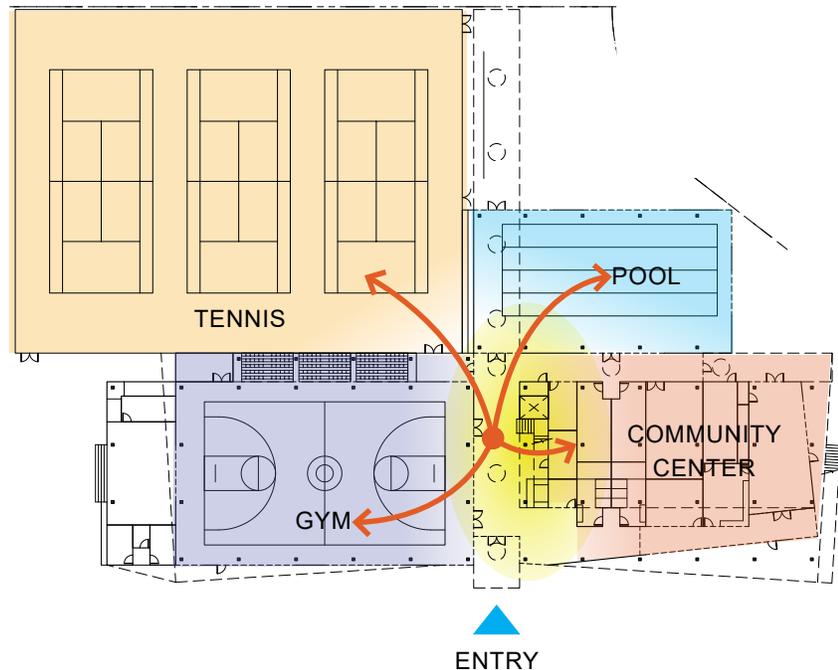
MOSS HOUSE

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.

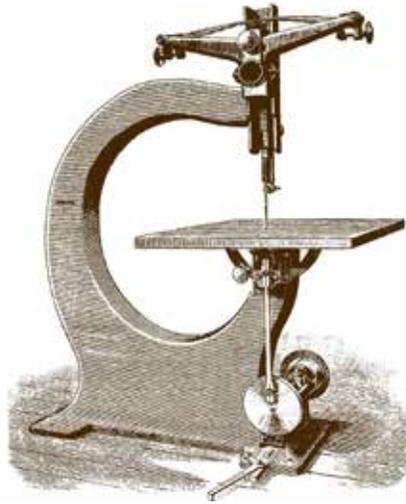


COMMUNITY CENTER

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 sliding 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 highlight the “new” technology in woodworking at the time.



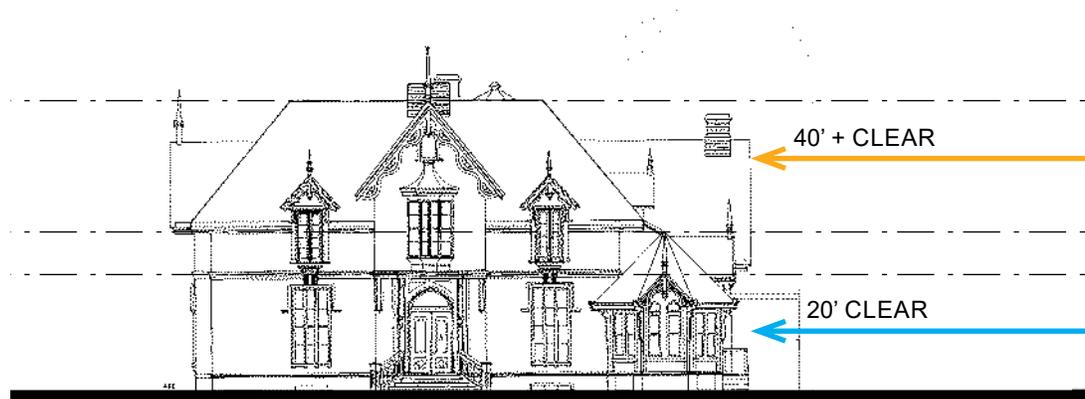
COMMUNITY CENTER

The community center will celebrate 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 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

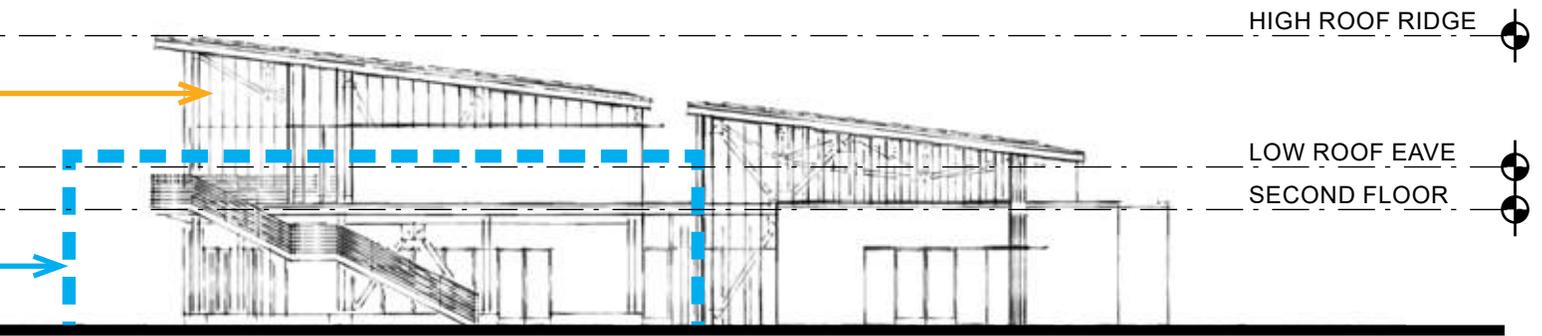
The height of the roof and eaves of the community center align with those of the Moss House. The primary building material is a durable and economical painted fiber cement shiplap siding. Shiplap siding creates a horizontal rhythm of shadow lines that reference the historic Moss House. The new building 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

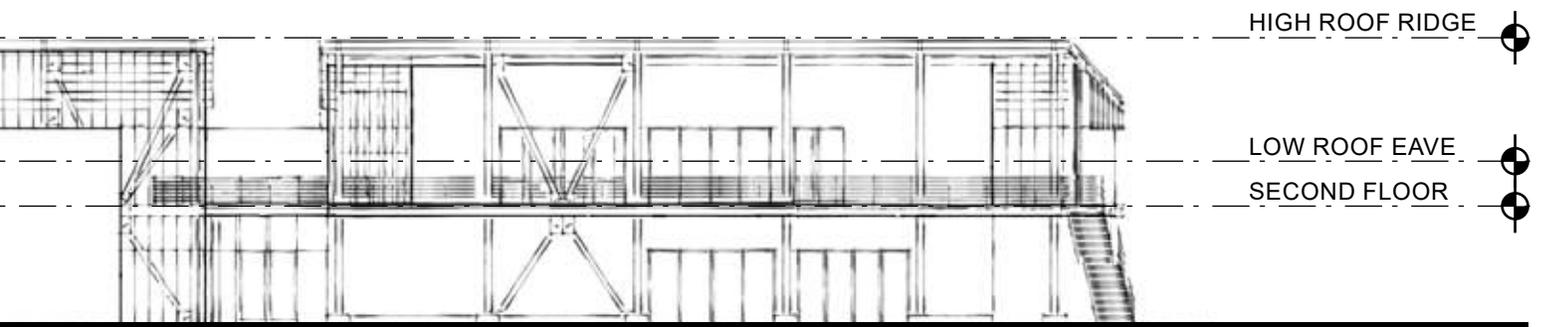


MOSS HOUSE SOUTH ELEVATION



1953 REC CENTER FOOTPRINT (BLUE)

COMMUNITY CENTER WEST ELEVATION

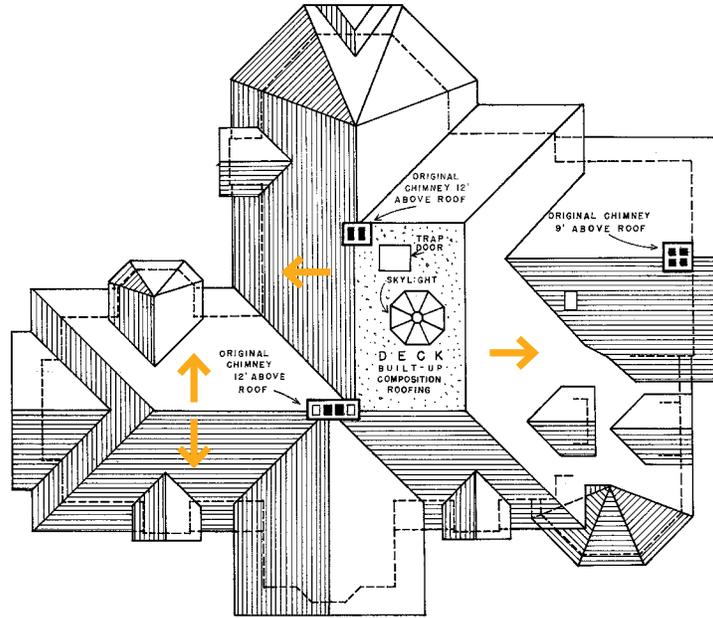


COMMUNITY CENTER NORTH ELEVATION

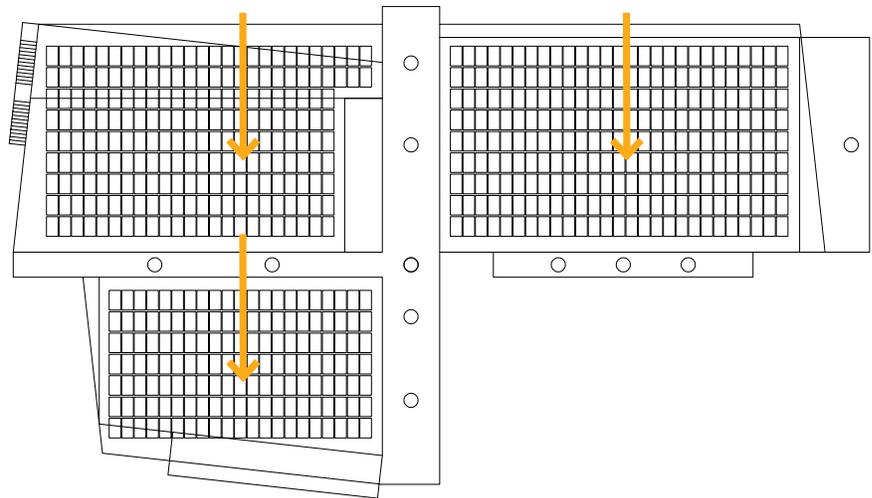
REACHING FOR LIGHT AND FRAMING VIEWS

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.

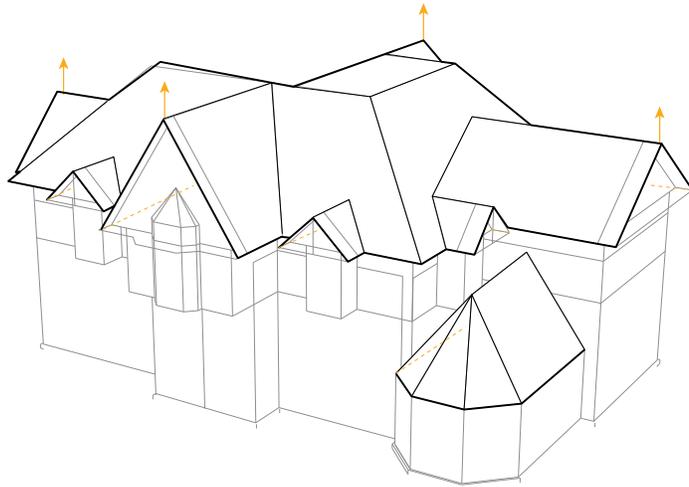
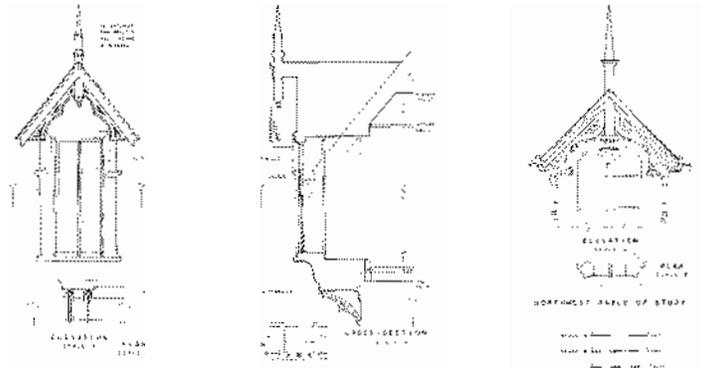
The Moss House drew attention to windows by using bays, dormers and ornament. At the community center, glazing is concentrated at the corners and at high clerestory locations - maximizing daylight into the interior of the space, drawing one's focus to nature, accommodating natural ventilation, and minimizing 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



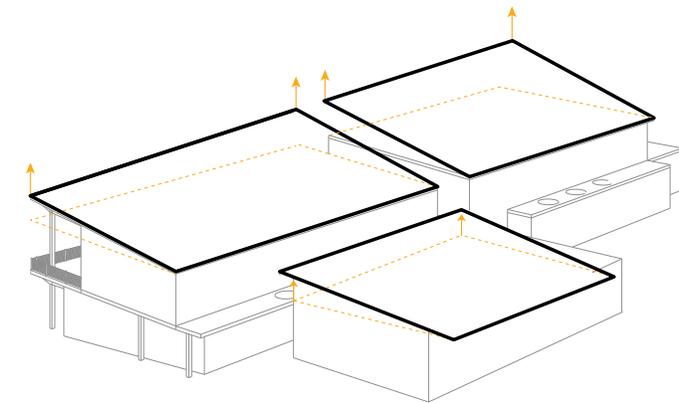
COMMUNITY CENTER ROOF PLAN



MOSS HOUSE ROOF SHAPE



MOSS HOUSE GLAZING



COMMUNITY CENTER ROOF SHAPE



COMMUNITY CENTER GLAZING

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 produce 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 assess 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.









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.



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 glulam 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 summarized below:

- 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

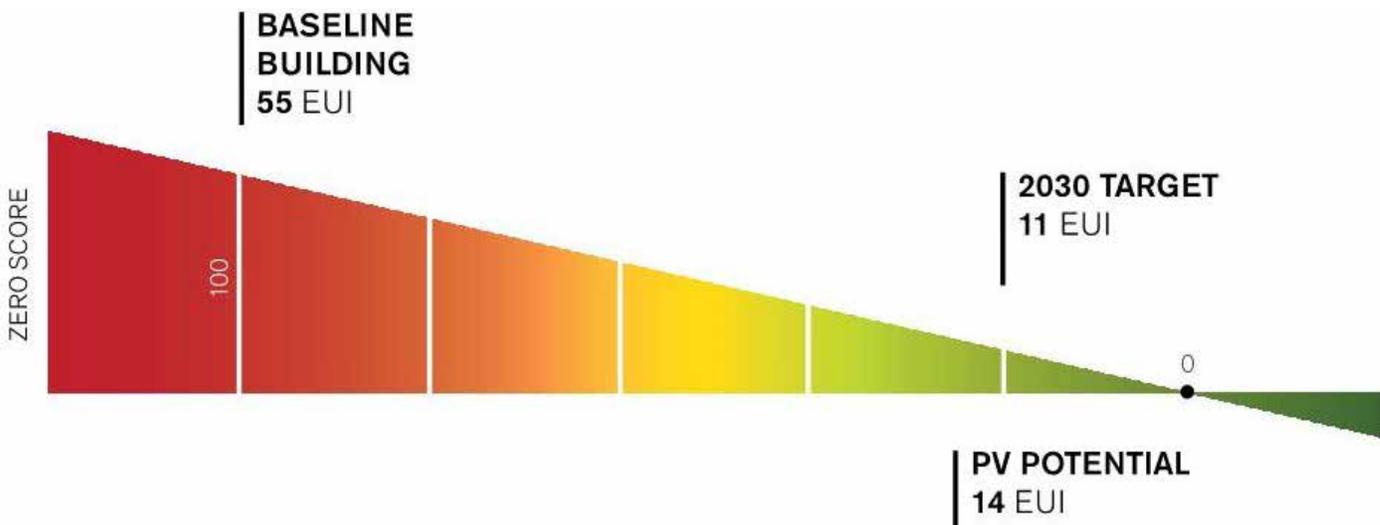
Sustainability Strategies

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.

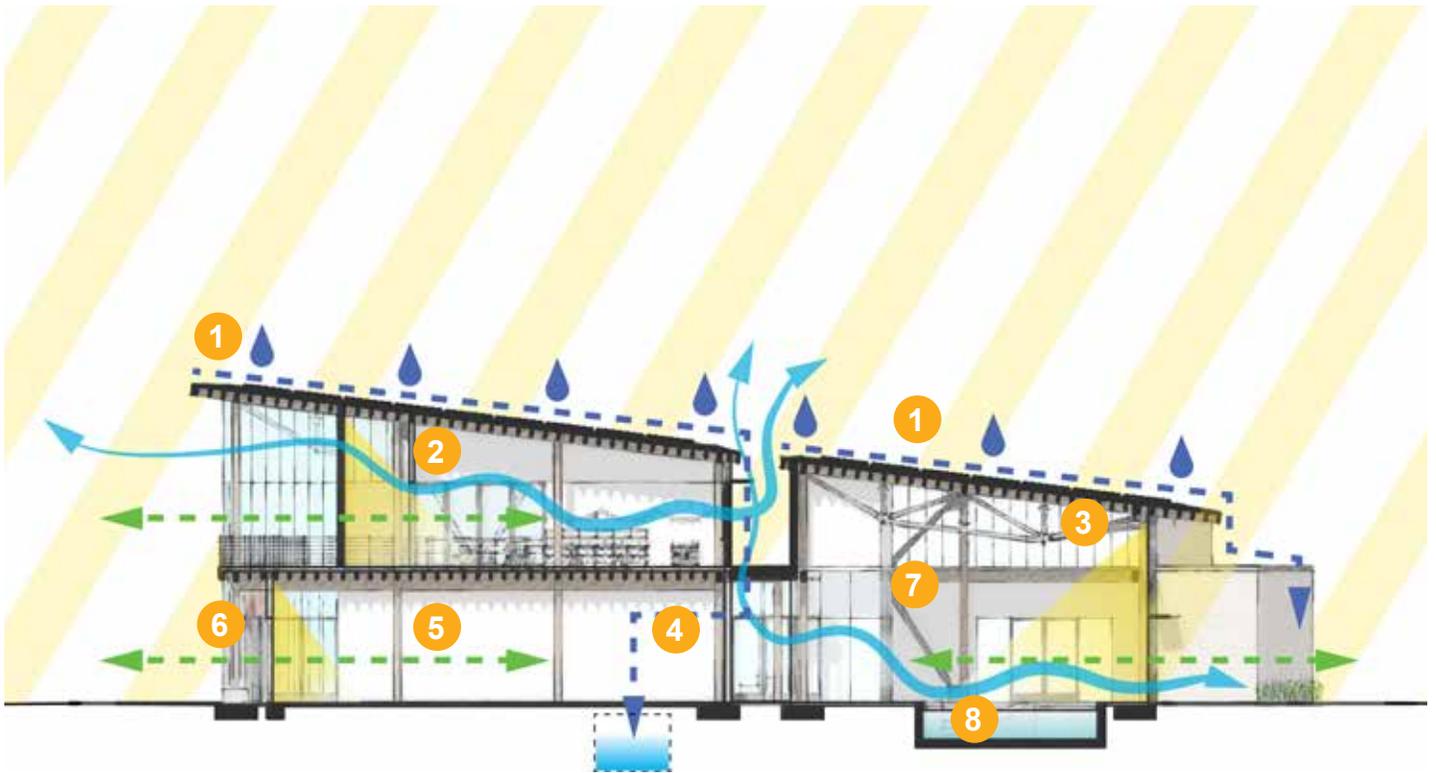
When asked what values should guide the park master plan and the design of the new community center, the 300+ community members that responded to our public survey noted Sustainability as their #1 priority. There are many ways to define sustainability and through deeper engagement we learned that for 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 also be exploring ways to eliminate natural gas use and pursuing 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?



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

2 COMMUNITY

How can the park provide equitable access to the COMMUNITY?



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?



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

4 ECONOMY

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



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?



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.

6 HEALTH & WELLNESS

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



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?



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

8 CHANGE

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



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

SUSTAINABILITY CHARETTE

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

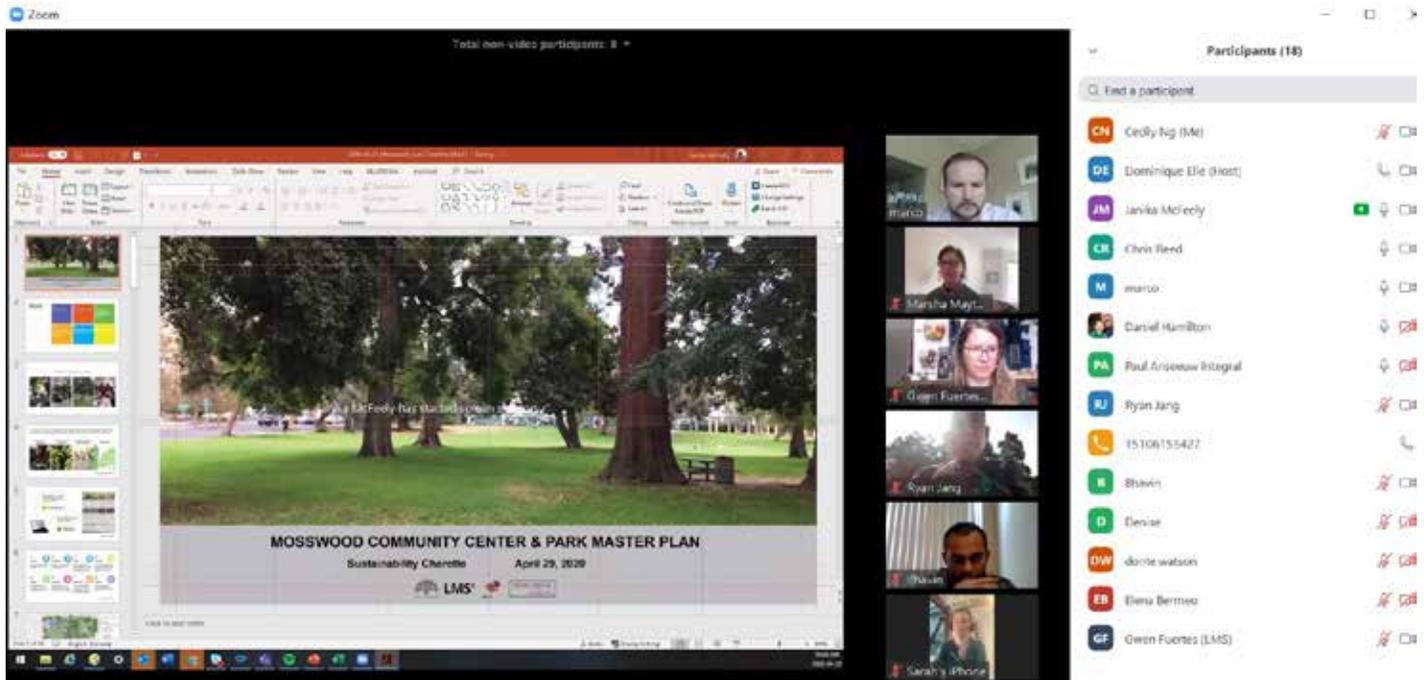
The Design Team facilitated a Sustainability Charette to better understand the opportunities and constraints of some of the strategies from the City of Oakland's perspective. We presented four sustainability themes with strategies to achieve each goal. The four themes that were presented included water,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

Setting Priorities - Goals



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.



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



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



Adaptive and flexible building design that durable and maintainable and provides the community with a resiliency hub during disaster.

And speak up if you can't get the annotation to work. I (Ryan) can get this to work if anyone has problems.

IMAGINE | PERFORM | ACCELERATE | SUSTAIN

Health and wellness, energy and change were the top priorities.

Setting Priorities - Strategies



- Low-flow fixtures
- Alternative water source for toilet flushing and irrigation (e.g. rainwater, municipal purple pipe, onsite wastewater treatment)
- Onsite stormwater treatment and infiltration



- High performance envelope
- Passive design strategies
- Net Zero Energy all-electric design
- Onsite energy generation and battery storage
- Low-carbon materials



- Daylighting and views
- Ceiling fans and operable windows
- 100% filtered outside air (DOAS)
- Healthy materials
- Natural ventilation and air quality testing
- Displacement ventilation



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

Thanks Marco for the input

IMAGINE | PERFORM | ACCELERATE | SUSTAIN

Ventilation and energy resiliency strategies were highly ranked.

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



A water education strategy for the kids would be great, like the example in this photo!

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**



1 HIGHLY FLUORINATED



2 ANTIMICROBIALS



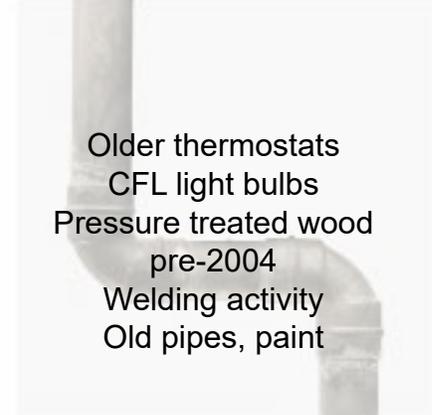
3 FLAME RETARDANTS



4 BISPHENOLS + PHTHALATES



5 SOME SOLVENTS



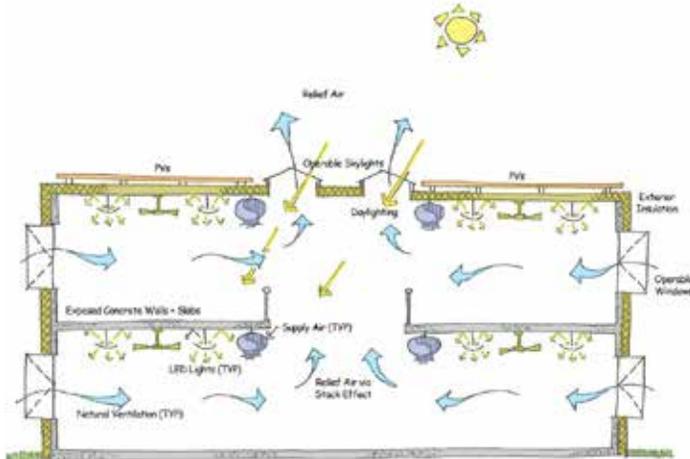
6 CERTAIN METALS

“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

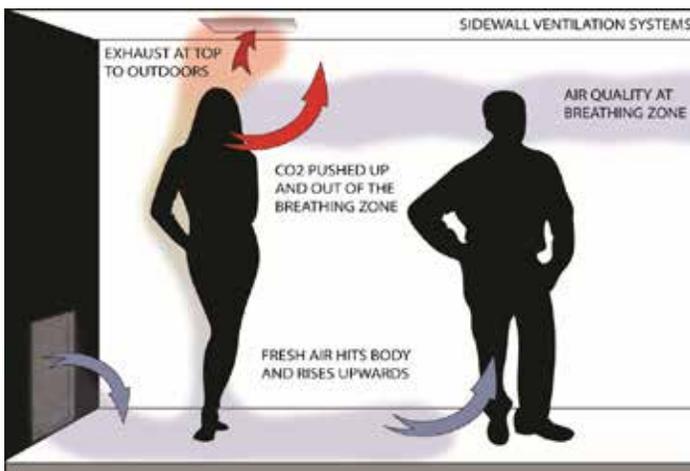


NIGHT COOLING

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

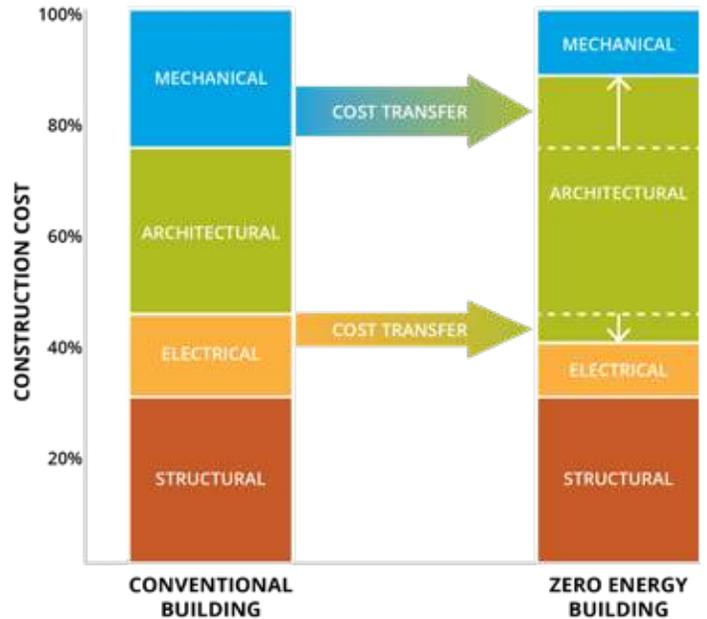
High performance envelope (Passive House)

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)

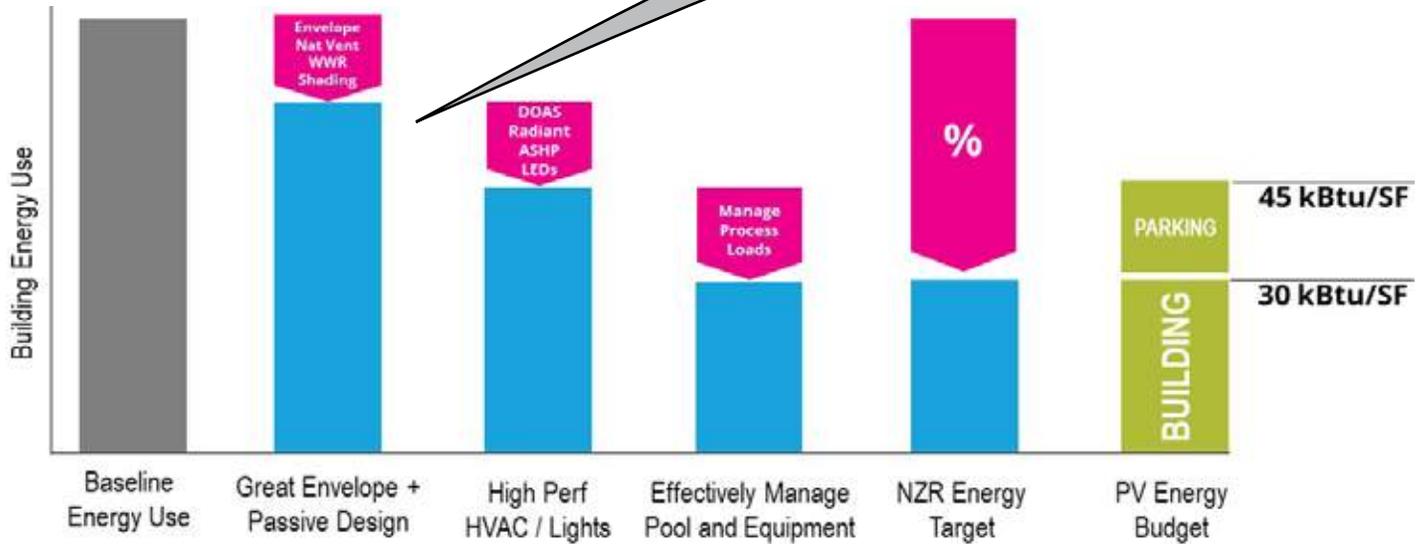


A HIGHER PERFORMANCE ENVELOPE REDUCES MECHANICAL SYSTEM SIZES WHICH IS REFLECTED IN LOWER ENERGY USE AND OPERATING COSTS.

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

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

GETTING TO ZERO STRATEGIES TO REDUCE ENERGY USE



RADIANT HEATING AND COOLING

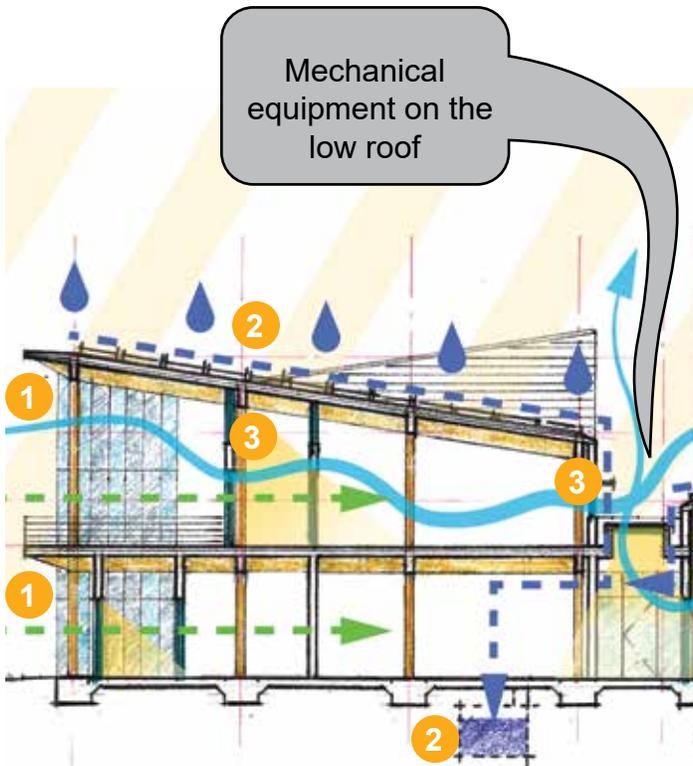
In slab radiant heating and cooling is an effective way to provide thermal comfort that has been widely used. A follow up meeting will be held to discuss the life cycle of this system.

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

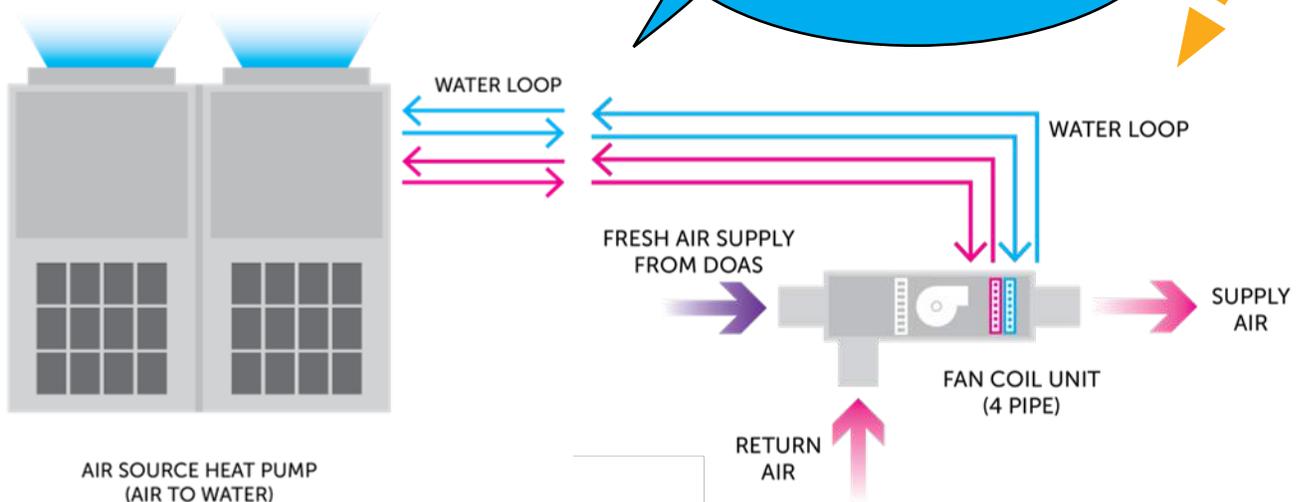
The building design incorporates passive design strategies such as:

- 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)**.

These are most effective for non-athletic pools that have shorter hours of operation.

Automatic pool covers increase efficiency and reduce humidity build up at night.



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



The community center is not a top level of essential service but we should consider a higher structural design risk category. For Rainbow Rec we used the category just below an essential service building.

How will these strategies be implemented in 3 separate phases? How will each unit be a self sustaining whole?

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

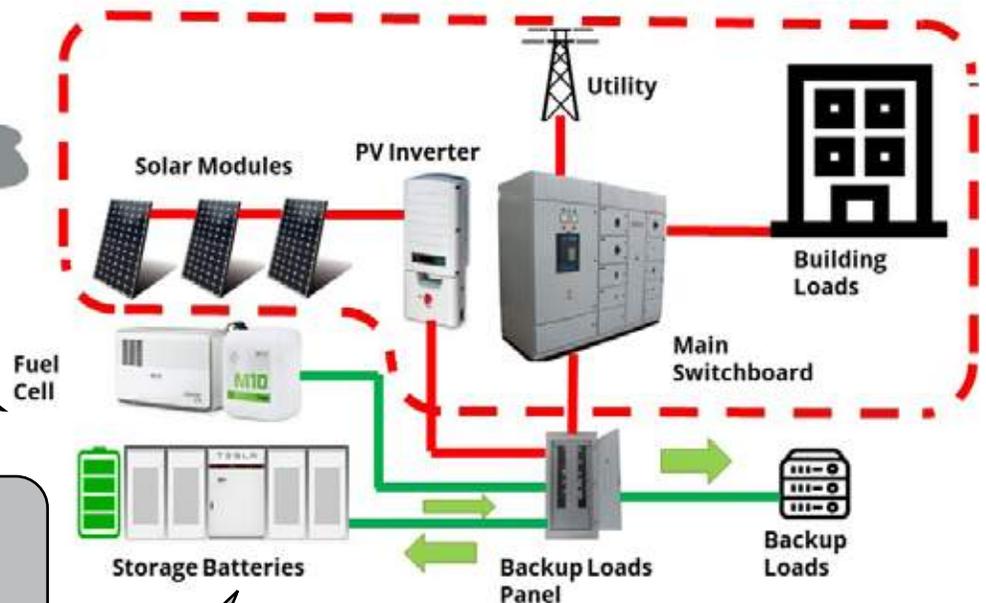
Resiliency measures overlap well with zero carbon strategies. For example, the backup power microgrid includes photovoltaic power which is a strategy to reduce carbon. An underground water cistern could be used for potable water storage. A 3,000 gallon tank provides water for 200 people for 3 days. An 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 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

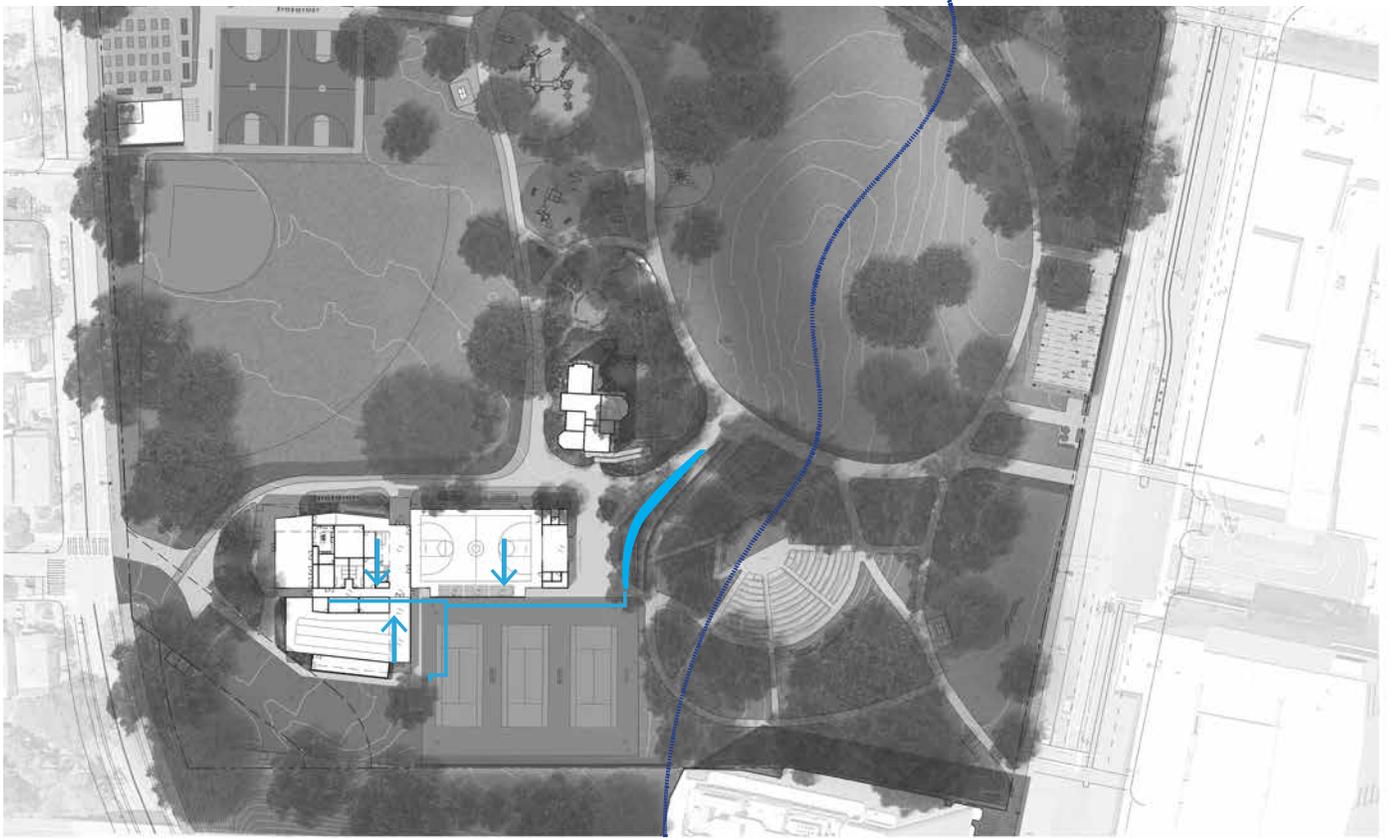
Demonstrating the value of ecosystem services informs the overall planning for the design. Protecting and providing future proofing for stewardship of the urban forest is the highest valued goal. The forest helps to mitigate heat islands, produces oxygen, reduces particulate matter in the air, and contributes 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.

Sustainability Goals and Strategies



STORMWATER TREATMENT



RED TAIL HAWK



STORMWATER PLANTING

Master Plan & Building Phasing

MASTER PLAN - MARCH - MAY 2020
 COMMUNITY CENTER DESIGN &
 ENTITLEMENTS - JUNE - DECEMBER 2020

**PHASE IA
 COMMUNITY CENTER CONSTRUCTION**
 JANUARY 2021 - MARCH 2022

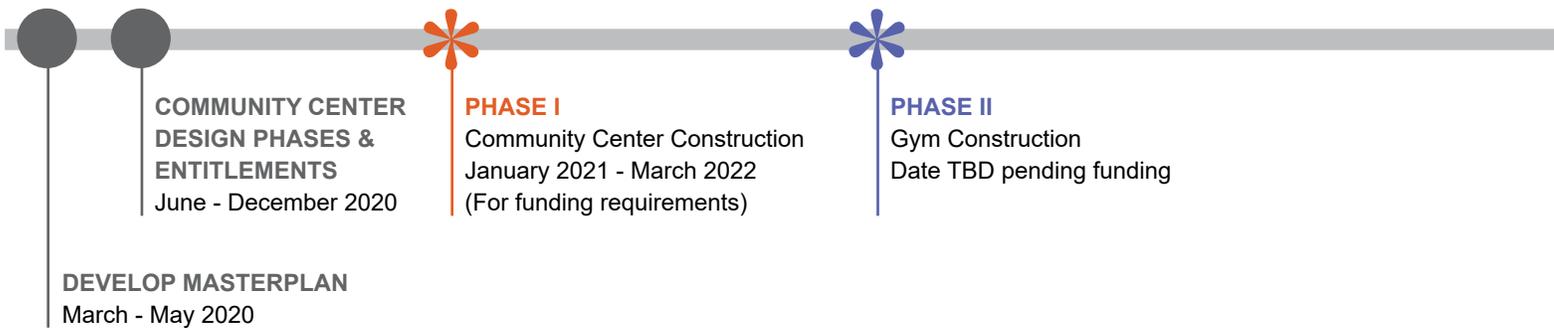
- 11,600 SF COMMUNITY CENTER
- LANDSCAPE IMPROVEMENTS
- NEW PEDESTRIAN PATH & FIRE LANE
- EXISTING PARKING LOT IMPROVEMENTS
- MAJORITY OF TEMPORARY REC CENTER REMAINS GENERALLY OPEN

PHASE IB - INTERIM USE
 MARCH 2022 - PHASE II

- DEMOLITION OF TEMP. REC CENTER.
- INTERIM USE EAST OF COMMUNITY CENTER

**PHASE II
 GYM CONSTRUCTION**
 DATE: TBD PENDING FUNDING

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



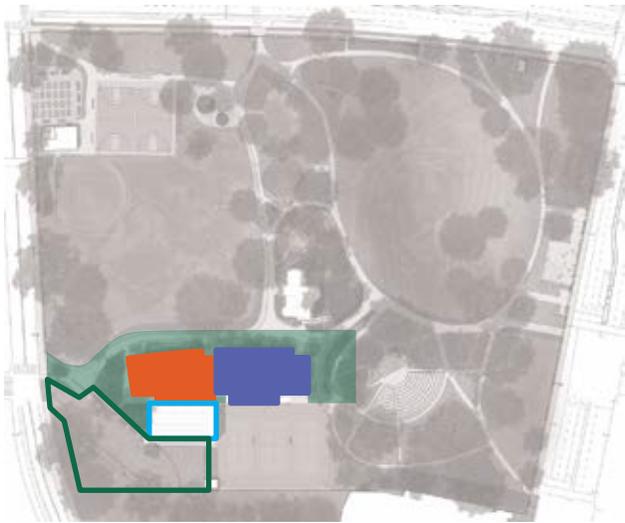
**PHASE III
POOL CONSTRUCTION**
DATE: TBD PENDING FUNDING

- 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