

The Nystrom Area Community Campus
Reconnecting the Community

Joint Use Project of the City of Richmond and the West Contra Costa County Unified School District
In association with Community Partners

February 2007

Prepared for:
The City of Richmond
West Contra Costa County Unified School District

Prepared by:
Moore Iacofano Gotsman, Inc.
Marcy Wong and Donn Logan Architects
Interactive Resources
Vallier Design Associates, Inc.

Funding support provided by:
City of Richmond
East Bay Community Foundation

DRAFT

PROJECT PARTNERS

The Nystrom Area Community Campus project is a collaborative process that involves the following key partners:

- **Sante Fe and Coronado Neighborhoods** – Members of the Santa Fe and Coronado neighborhoods, in particular the neighborhood councils, churches, and residents, have been actively involved in planning the project.
- **City of Richmond** – The City owns the 13-acre MLK Park and Community Center, and is responsible for improvements to the surrounding neighborhoods. The Richmond Housing Authority owns Nystrom Village, four blocks of public housing near the Community Campus site.
- **West Contra Costa County Unified School District** – The District owns and operates the 9-acre Nystrom Elementary School site and is responsible for providing modernized facilities for elementary and preschool students.
- **Contra Costa County** – The County owns the historic Maritime Center and has been actively involved in the planning activities and collaborative meetings.
- **East Bay Community Foundation (EBCF)** – EBCF is the overall coordinator for the project and has been active in the neighborhood since 2001.
- **Richmond Children's Foundation (RCF)** – RCF operates the Richmond College Prep K-5 Charter Elementary School (RCP) and preschool that may be located at the Nystrom School site.
- **Local Initiatives Support Corporation (LISC)** – LISC is a national organization that helps resident-led, community-based groups to transform distressed neighborhoods into healthy communities by providing capital, technical expertise and training.
- **Rosie the Riveter/World War II Home Front National Historical Park** – The National Park Service will run an interpretive center in part of the Maritime Center. Other historic buildings on or adjacent to the project include the Nystrom Village Housing Project, Nystrom School, and the Kaiser Field Hospital.
- **Rosie the Riveter Trust** – The Trust is a local partner with the National Park Service that has helped raise money and promote the national park.

For more information contact Allison Brooks, Program Officer, Livable Communities Program, the East Bay Community Foundation
200 Frank Ogawa Plaza, Oakland, CA 94612, 510/208.0840 Telephone, 510/625-8659 Fax, abrooks@eastbaycf.org

TABLE OF CONTENTS

1. Overview	1
2. History of the Nystrom Area	6
3. Proposed Program Elements and Improvements	9
4. Estimated Project Budget	14
5. Implementation and Phasing	15
6. Joint Use Project Examples	16

1. OVERVIEW

The Project

The Nystrom Area Community Campus project is a community-based planning effort that will begin to reverse the decline of the Coronado and Santa Fe neighborhoods caused by long-term disinvestment and neglect of public facilities and spaces. The project will address multiple sites and institutions located in the heart of the Iron Triangle area, in central Richmond, including the Nystrom Elementary School, the historic Maritime Center, the Martin Luther King Community Center and Park, the Nystrom Village public housing complex, and public streets and corridors.

This project is a joint effort between many public and private institutions that will breathe new life into the neighborhood. Specifically, the project uses targeted physical improvements to meet community and social development needs. The changes to the built environment will enable public and private groups to offer new and improved program and services. The project will reconnect community members to their history, their schools and other institutions and their neighborhoods.

The project is shaped and crafted by the community.

Vision

The project contributes to a safe, vibrant and thriving community by providing high quality community amenities and public facilities, a healthy environment, and enhanced services and programs to support education, recreation and economic development in the Santa Fe and Coronado neighborhoods. Through joint-use of facilities and collaboration among jurisdictions, the project maximizes benefits from available resources and builds on community assets.

Nystrom Neighborhoods Then and Now

<<Historic picture of the neighborhood>>

The Coronado and Santa Fe neighborhoods have a significant place in American history. The site of tremendous industrial, economic and social progress that shaped the nation, these neighborhoods are now distressed and suffering from disinvestment. Built largely during World War II, they supplied housing to the tens of thousands of workers who came to build ships or to work in the factories that helped America win the war.

The houses, shops, schools and streets were part of a thriving community, full of people and life. While the factories broke new ground in manufacturing techniques, significant social innovations like the country's first ever publicly supported child care center for children of working mothers and the nation's first HMO were pioneered in Richmond. Unfortunately, the success of the home front's effort in winning the war was also the start of the neighborhoods' undoing.

At the end of the war, factories vanished as quickly as they had appeared. Within a year, over a hundred thousand jobs within walking distance of the neighborhoods were gone, and those who were able to find work elsewhere left. Richmond's population dropped by almost 50 percent and over a million square feet of industrial space was shuttered. Neighborhood stores soon followed and investment in the community began to significantly decline. Wide streets, once necessary to get people to their jobs, stood as bleak reminders of the lost boom times. In an era of segregation and discrimination, people of color were hit the hardest.

In the fifty years since the factories closed, the Coronado and Santa Fe neighborhoods have faced ongoing economic challenges. Residents are still struggling with poverty and violence in the community. Unemployment is a serious problem. The neighborhoods are some of the most dangerous places in Richmond, if not in the entire metropolitan area. Residents report that the high homicide rates create a sense of fear among community members. And while there are some improvements to homes in the neighborhoods, public facilities continue to deteriorate dramatically.

The Planning Process

To help move the neighborhood forward, a coalition of key community leaders and stakeholders formed the Nystrom United Revitalization Effort (NURVE) process in 2001. The coalition has mobilized the community in actively advocating for change. NURVE has held over a dozen public meetings in the neighborhoods and conducted scores of interviews to involve the community in identifying key issues, opportunities and priorities. To help direct their efforts in the early phase, NURVE commissioned a study to assess existing conditions in the community that documented trends, assets and liabilities in the neighborhoods.

An early accomplishment of the planning process was a \$2.5 million grant that the East Bay Community Foundation and the Richmond Children's Foundation applied for on behalf of the City of Richmond to improve the park and community center. The biggest success so far is consensus on a united vision for the Nystrom area. This vision calls for the renovation of the school, park, community center and public housing complex in a way that will reconnect community members to their history, institutions and to each other.

Key Neighborhood Sites

Two public sites are central to the future of the neighborhoods: the Martin Luther King Park/Community Center/Nystrom School Facilities and the Nystrom Village Housing Complex. The aim is to revitalize the neighborhoods from the inside out by improving these key facilities and institutions, leading to a community-driven rebirth of the Nystrom area. Working closely with community members and stakeholders, the project partners will help create a central gathering place and a source of pride in the neighborhood. In particular, this plan is a product of close coordination between all the major players including the Richmond Housing Authority, which owns the housing complex, the West Contra County School District, the Parks and Recreation Department and the neighborhood councils.

There will be joint use facilities, shared between the school district and the neighborhoods, to increase vibrancy of the community and extend scarce resources. It is imagined that the Nystrom neighborhoods will play an integral role in the Rosie the Riveter historical tour experience, presenting opportunities for economic development through cultural/heritage tourism. While some of these projects are fully funded, others are still raising money. There is strong community support and commitment from the project partners to realize this larger vision for the whole neighborhood.

Martin Luther King Park, Community Center and School Facilities

In the 1940's, when the neighborhood was in its prime, the 21-acre Martin Luther King Park and Nystrom School site were a focal point for the community. The park was in use all day as both adults and children celebrated the large open space in a rapidly developing neighborhood. From pre-schoolers to seniors, the park and school grounds were a source of pride.

Today, the park is empty and underutilized with poorly maintained fields, obstructed views that contribute to safety problems, rusty chain link fences and rundown facilities. The historic Maritime Center, home to the first publicly supported childcare for working mothers, is abandoned, in dire need of seismic upgrade. The school building and community center have an extensive list of needed repairs and improvements that would help them function as more viable and up-to-date facilities.

Specifically, there are four elements proposed for the park and school improvements:

- *Schools* – Already funded, the Nystrom School will be completely renovated to meet the needs of students. There is an opportunity to add other educational facilities to the site and expand the joint-use multi-use facility to accommodate multiple programs and services to best serve the broader community beyond traditional school hours.
- *Community Center* – The Community Center will be renovated to provide improved usability, improve community identity and have better integration with the school site and the park.
- *Park and Neighborhood Improvements* – The park grounds and surrounding areas will be improved with new fields and lights and better access. Improved streetscapes will allow safe passage from home to the school and park and back.
- *Maritime Center* – This historic building will be restored and will include a childcare facilities and a History Center as part of the Rosie the Riverer/World War II Home Front National Historical Park.

Nystrom Village Housing Complex

The Nystrom Village Housing Complex is a 12.8-acre, four block site that once housed Kaiser Shipyard workers. The buildings are outdated and unsafe, and can no longer be used for housing. The Richmond Housing Authority will demolish the existing units and build almost 400 town houses adjacent to the MLK Park. RHA is working closely with NURVE partners to ensure that community facilities for new housing residents (whether housed within the MLK Center, the Nystrom Multi-Use Facility, or in other structures) will maximize the potential for creating a central and safe hub of activity for all residents. Adequate space will be created for a historic interpretive center run by the National Park Service to highlight the role of wartime housing in the World War II effort, and for non profit groups or social service providers.

2. HISTORY OF THE NYSTROM AREA

Origins

In the early 1900's, the Coronado and Santa Fe neighborhoods, located in South Richmond, were semi-rural Victorian communities interspersed among farm fields. Typically, residents worked in nearby industrial yards for the just completed Santa Fe Railroad, or along the waterfront. The population grew slowly, with a small boom in the 1930s when Ford Motor Company built an automobile factory at the waterfront

In 1942, with World War II just beginning, President Franklin Roosevelt called for all men, women and children to join the war effort on a new front – the home front. It was a time rich in social and manufacturing innovations and the only time in American history when the entire country, the entire economy, was mobilized for a single purpose.

Industry sprang up. Henry J. Kaiser transformed a mostly empty waterfront at the edge of the neighborhoods into the most efficient shipyard in the world. According to the National Park Service, "More than 747 vessels were built here in the four Richmond Kaiser Shipyards during World War II; a feat not equaled anywhere else in the world, before or since... These ships were completed in two-thirds the amount of time and at a quarter of the cost of... other shipyards." The Ford Assembly Plant was converted to produce jeeps and tanks for the military, processing over 60,000 vehicles and earning the three Army-Navy E awards, the highest award given to manufacturing plants. It was California's *Second Gold Rush* – and the factories hummed three shifts a day, 7 days a week.

Kaiser traveled the country encouraging eager employees to move to California and work at the shipyards, even paying their train fare. Tens of thousands of Americans responded to the call. Large numbers of African Americans from the rural South, reassured by Franklin Roosevelt's new rule prohibiting racial discrimination in defense contracts, made the journey to California. Space was at such a premium that people would sleep in chicken coops or split beds with workers on other shifts. Thousands of new housing units, some private and some public, like the Nystrom Village Complex, were built, more than doubling the neighborhood's populations.

Shops and restaurants opened along major streets in the neighborhood to service the new residents, as well as the tens of thousands of commuters who came in by foot, car, ferry and even a custom built railroad. A new health care facility offering comprehensive care for a fixed monthly charge, the first HMO, was built to care for the workers and residents.

Many of the employees, 27 percent of the Kaiser shipyard's workforce, were women, many of whom had children. The school age population of Richmond jumped from 7,000 before World War II to 35,000 in 1943. Schools, hospitals, park, playgrounds were all overflowing. Kaiser wrote in a newsletter to shipyard employees, "Failure to provide adequate care for the children of working mothers... is probably the gravest home problem we face." After much debate, Congress funded the construction and operation of day care facilities in Richmond, partly housed in the Maritime Center. In addition, the Nystrom Elementary School was built during this time and is still in operation today.

Opportunities were not equally distributed and discrimination persisted. Roosevelt's order helped open up economic opportunities, but the best paid jobs still went to white men more often than not. Additionally, public and private housing were segregated and mortgages were hard to get in minority neighborhoods.

Nonetheless, the story of the times was a country focused and united, with opportunities for all. It was Richmond's finest hour.

Transition

Change came quickly to the Coronado and Santa Fe neighborhoods.

On August 15th, 1945, Japan surrendered to the US and in an instant the industry that helped America win the war was no longer needed. By the end of that year, the workforce at the Kaiser Yards had plummeted by over 90 percent, with over 80,000 workers laid off. While once there were jobs for anyone who wanted to work, by the end of 1945 there was little work to be found. Shops and restaurants were closed, and over a million square feet of industrial space fell silent. Houses, once a rare and valuable commodity, became too plentiful. Tens of thousands of government built units were demolished.

Prejudice and discrimination added to the problems. In 1945, with Roosevelt's wartime anti-discrimination rules expired and with racial segregation still legal, the remaining jobs were largely given to returning white veterans. Discriminatory federal and private mortgage practices, common throughout the 1950s and 1960s, prevented many of the residents from realizing their dreams of owning their own homes and enjoying the resulting benefits.

By 1946, the US Government decided to shift the remaining shipyard jobs away from Richmond, and Kaiser was forced to announce that the yards were closing for good. The Ford plant briefly returned to making automobiles, but permanently shut by the mid 1950s. The neighborhood and city that helped America win the war was out of work and nearly forgotten.

The one factory that continued to grow was Chevron's Richmond Refinery, meeting the needs of the post-war automobile lifestyle. "By 1960, the Richmond refinery was one of the foremost sources of petroleum chemicals in the United States," boasts Chevron. It was also *the* foremost producer of toxic waste in the country according to the EPA, releasing over 943 million pounds in one year, more than any other facility in the country (Chevron later challenged the figure).

Challenges

The Santa Fe and Coronado neighborhoods, with just over 20,000 residents as of 2003, remain distressed and have not recovered their wartime prosperity. Demographically, the neighborhoods are about 50 percent African American, 41 percent Latino and 6 percent Asian. The Latino population, including many large families, has grown rapidly and accounts for recent increases in the neighborhood's population. Many families remain poor with 31 percent of households reporting a yearly income of less than \$15,000 in 2000. The unemployment rate was 9.9 percent in 2000, twice the rate in the Bay Area. Crime continues to be a problem in the neighborhood.

The area is mostly single-family homes and small multifamily apartment buildings, but home ownership rates are low, hovering around 46 percent. Industrial buildings in a range of conditions and with varying levels of use dominate the northwestern edge of the area and extend south on 2nd Street and along Ohio Avenue. There is not much retail left in the neighborhood, although the existing conditions report found there is sufficient demand to support more, including a full service grocery store.

According to a study prepared for the community by the consultant group Bay Area Economics in 2004, the area is currently one of the most distressed communities in Richmond. Police Department records show that public safety is a pervasive problem in the area. A windshield survey in 2006 showed significant numbers of properties in need of repair. Unoccupied and underutilized buildings dot the neighborhoods, including empty storefronts, warehouse buildings and the now vacant Kaiser Hospital site. A number of key redevelopment opportunity sites are located close to the Nystrom area, including the Ford Peninsula, Richmond Downtown, and Cutting Boulevard corridor. Despite the need for social services, few nonprofits and social agencies are located in the neighborhood.

However, the neighborhood has shown signs of rebirth. Many houses are well cared for and freshly painted; and residents have added trees and other landscaping to beautify the area. Home sale prices increased in recent years and the population is also growing. Many indicators, like income levels and educational attainment, are up slightly from 1990 to 2000. Vacant buildings are down slightly for the same period. Another sign that the neighborhood has stabilized is that duplex and triplexes are being converted to single family homes, according to an analysis of the 1990 and 2000 census. Additionally, organizations have remained active in the community. In particular, churches, a longtime source of neighborhood stability, continue to thrive in the Nystrom area.

One of the few benefits of the rapid demobilization and disinvestment is that many wartime resources are well preserved. In fact, Richmond has the best extant WWII home front structures in the country. From the *Whirly Crane*, which helped piece together Liberty Ships, to the Maritime Center, almost unchanged since the last child was sent home, to the Kaiser Hospital. In fact, when three Nystrom Village homes are preserved and restored, an important element of this project, they will be the only existing examples of wartime public housing in the country and a great addition to the National Park system.

3. PROPOSED PROGRAM ELEMENTS AND IMPROVEMENTS

After three years of planning and discussion there is widespread agreement about what needs to happen: 1) reenergize the MLK Park, Community Center and Nystrom School site; 2) redevelop the Nystrom Village housing complex.

The goal is to breathe life back into the 22-acre park and educational site, making it safe, well used and a point of pride in the neighborhood. Complementing this, there will be approximately 400 new low-rise town homes built on the nearby Nystrom Village site. This in turn will spur private investment and development such as opening of new stores and repairing and upgrading of houses.

By designing dual use facilities, precious school district and community funds will be stretched to maximize the benefits of every dollar spent. In fact, all the major stakeholders are committed to working together. The housing authority is developing its plans to complement the facilities at the park. The school and the community are working closely on a joint use facility. A reworked master plan for the sites will tie together all these elements with street improvements, crosswalks and landscaping. It is a model of how projects could be done, with the community, nonprofits and the government all moving forward together.

In fact, the approach is already working. The first piece of the revitalization is already funded, with the approval of a bond measure to rehabilitate the school facilities and the awarding of several grants, but there are additional components that still need funding. Below is a summary of the key elements of the project.

Nystrom School Facilities

The Nystrom Elementary School and other education facilities on the school site date to 1942, and were built to meet the booming Richmond school population, but are now out of date and in poor repair. According to the West Contra County School District Facilities Master Plan, there is extensive dry rot, fire and termite damage, peeling paint and holes in the walls, floors and ceilings. The report continues, "antiquated sewer lines cause chronic back up of toilets and urinals [...] Clocks, bells and fire alarms work inconsistently resulting in security issues [...] lighting is extremely inadequate [...] and there is a lack of flexible teaching areas." The building does not meet ADA standards.

The proposed renovations call for major upgrades to the school. One of the exciting elements of this project is a multi-use building that can be designed for shared use to meet the recreation needs of the school and the community. There are opportunities, depending on funding availability, to expand the program opportunities in this facility in order to best serve the broader community. The work is funded by the Contra County School District Measure J bonds and is scheduled to start in summer of 2007.

Responsible Agency: West Contra County Unified School District

Budget: \$19,250,000

Funding Gap: \$0 (fully funded by the tax payer approved bond measure)

Martin Luther King Park

Currently, the Martin Luther King Park, at almost 12 acres, is a highly underutilized resource, with rusty chain link fences, dilapidated facilities in need of renovation, poorly maintained fields, hidden pockets that contribute to safety problems, and outdated programs. Many residents do not let their children play in the park because of perceived and real safety concerns. The fields are in poor shape and not suitable for intense recreational use. Because the surrounding streets were built for a different era, they are too wide and encourage speeding, thereby isolating the park from some parts of the neighborhoods.

The Park will be transformed into a centerpiece of the neighborhoods, attracting users throughout the day and night. Improved fields will draw soccer, football and baseball players. New energy efficient lighting will extend the hours that the facilities can be used and will contribute to the feeling of safety. Current plans call for a small outdoor amphitheater, renovated community center, children's play area and outdoor plaza, as well as new trees and landscaping that will beautify the park. Lighting the fields will allow the City to host regional teams, thereby meeting regional needs while improving the neighborhood. There is an opportunity to create an outdoor learning environment, coordinated with the Nystrom Elementary School and a non profit educational program provider that will activate the park and contribute to a healthy, educational environment.

A comprehensive streetscape improvement program will transform the intersections around the site into welcoming entryways, providing children and families a safe way to get to the Nystrom site. Bull-outs, narrowing of the street, traffic calming and landscaping improvements will make it easier to cross the street and will make it easier to access park facilities. Painted and textured cross walks, pedestrian-friendly streetlights and decorative paving will provide an upgraded and unified image for the area. Loading areas will provide safe drop-off points for school children and park users.

Responsible Agency: City of Richmond Department of Parks and Recreation

Budget: \$8,500,000

Funding Gap: \$7,500,000 (\$1,000,000, currently available from the State Murray Haden Grant)

Martin Luther King Community Center

Currently, the 25,000 square foot Community Center is not ADA accessible and does not meet state standards for use by the School District, which limits opportunities for joint use. It is an older building, in need of renovation and upgrading. Community groups like the East Bay Center for the Performing Arts have limited space to keep supplies and materials, making it hard to offer programs. Many residents have expressed concerns for the safety in the park, particularly after dark. The Community Center needs to better orient towards the park and to the school to create a more central and safe activity space. The entrance way is currently dark and hidden in shadows, and needs to be renovated to present a welcoming facade to the community.

Responsible Agency: City of Richmond Department of Cultural Services, Recreation Division

Budget: \$7,150,000

Funding Gap: \$6,150,000 (\$1,000,000, currently available from the State Murray Haden Grant)

Maritime Center

The historic Maritime Center, home to the first publicly supported child care center, currently abandoned and vulnerable to the elements, will be renovated and transformed into a historical interpretive center with additional space for child care facilities. The building retains most of its historical integrity and is likely eligible for the National Register.

The interpretive historical center will be part of the larger Rosie the Riveter National Historical site, and will show what daycare was like for the children of the women who built ships at the Kaiser shipyard. When combined with the existing park facilities, renovated war era public housing and other improvements, the Rosie the Riveter WW II Home Front National Historical Park will be a major tourist draw. It is estimated that the park will receive over a million visitors a year and the Maritime Center will receive 30,000-50,000 visitors.

There is no more fitting use for the remaining space in the Maritime Center than to return it to its roots: childcare. In a neighborhood with so many children, child care is an essential service and necessary for preparing students for school. Having the facilities on the same site as the elementary school building will ease the transition to elementary school and allow collaboration with school programs.

Responsible Agency: <<Check>>

Budget: \$4,000,000

Funding Gap: \$2,000,000

Nystrom Village Housing Complex

The once proud Nystrom Village, which provided housing to workers in the Kaiser Shipyards, is in poor shape. The buildings are not up to code and do not meet the needs of the residents. Many of the units are empty and the layout of the site presents safety problems.

The City plans to demolish most of the units and build a modern housing complex consisting of a mix of units. Averaging two-to-three stories, the houses will blend well with the existing neighborhood character. Three units will be preserved and restored as part of the Rosie the Riveter National Historic Park.

One of the units will be preserved as an interpretive center, which will demonstrate wartime housing. When combined with the childcare interpretive center and other elements of the Rosie the Riveter WW II Home Front National Historical Park this will present a vivid representation of what life was like at the time. The other two buildings will be leased, most likely to nonprofit groups or social service organizations.

New housing units will include 150 units for seniors and persons with disabilities and 102 units for families. There will also be 100 tax credit mixed income rental units and up to 50 home ownership units. The project will provide many community enhancements, and these will complement the facilities at the community center.

Responsible Agency: Richmond Housing Authority

Budget: \$140,000,000

Funding Gap: \$0 (Funding is available through Fannie Mae, tax credit and other sources.)

6. ESTIMATED PROJECT BUDGET

The project is a joint effort between the City of Richmond and the School District. Both jurisdictions have committed resources to the planning and implementation of the community-driven plan described in the previous chapter. While resources within the jurisdictions remain scarce, joint use agreements will maximize the use of available resources in providing and maintaining enhanced facilities, programs and services.

As the City looks for new resources to fund needed improvements, the design and programming of the project will address long-term maintenance costs of all facilities by adopting 'green' building guidelines and sustainable development practices.

An estimated budget for each program element is described below. The estimates are based on rough costs per square foot based on 2006 assumptions. Costs are for capital improvements. Ongoing maintenance and operations will be funded by the responsible agency.

Development Costs

<i>Program Elements</i>	<i>Estimated Budget</i>	<i>Available Funding</i>	<i>Funding Gap</i>
Nystrom Elementary School Renovation and New Construction	\$15,250,000	\$15,250,000	\$0
WCCUSD Site Improvements (Play Areas, Parking and Landscaping)	\$2,000,000	\$2,000,000	\$0
Maritime Center Renovation	\$5,500,000	\$2,000,000	\$3,500,000
MLK Community Center Renovation	\$7,150,000	\$1,000,000	\$6,150,000
MLK Park Improvements	\$8,500,000	\$1,000,000	\$7,500,000
Nystrom Village Housing Redevelopment	\$140,000,000	\$140,000,000	\$0
Nystrom Village Community Facilities / Traffic Calming	\$13,000,000	\$0	\$13,000,000
Neighborhood Streetscape Improvements	To be determined	N/A	N/A
Total	\$191,400,000+	\$161,250,000+	\$30,150,000

7. IMPLEMENTATION AND PHASING

The Nystrom Area Community Campus project is the first meaningful effort to bring about real change in the Santa Fe and Coronado neighborhoods. While the project builds on community assets and other efforts in the neighborhoods, NURVE is working closely with residents in the area to ensure that the momentum for change is not lost and that implementation and on-going improvement efforts are successful in the short and long term. While the community will continue to advocate for investment in facilities, programs and services that contribute to the overall quality of life in the neighborhoods, improvements are envisioned in three phases, described below.

Short Term (2007-2010)

Renovate Existing Buildings and Build New Facilities on the Nystrom School Site: Demolish existing substandard classroom buildings on the Nystrom School site such as the RCF portables, kindergarten wing, Harbor Way Academy portables, and multipurpose room; construct a multipurpose facility, library and media center; renovate Maritime Center; and modernize the existing Nystrom School building.

Rejuvenate MLK Community Center and Improve the Park: Contingent on funding, the revitalization of the MLK Community Center and Park may be implemented in two phases: 1), upgrade the park by improving play fields, adding lights and improving the layout of the site; and 2) renovate the community center to modern standards to allow expansion of programs and better utilization of space.

Streetscape Improvements: Provide traffic calming, improved sidewalks, landscaping, pedestrian and ADA access, signage, gateways, school and park drop-offs, etc., on Harbor Way, Cutting Boulevard, Marina Way and other access streets from the neighborhood to the Nystrom site.

Medium Term (2010-2015)

Potentially Expand Parts of the MLK Park to Cutting Boulevard: Purchase property next to MLK Park on Cutting Boulevard to allow for an expanded recreational program, improved visibility and access from the street, and improved safety.

Nystrom Village Housing Complex: Replace deteriorated public housing structures in Nystrom Village with modern town homes that support the overall revitalization objectives of the neighborhood.

Long Term Term (2015-2020)

Redevelopment on Cutting Boulevard: Provide improvements along Cutting Boulevard to facilitate redevelopment of properties across from the MLK Park. Promote mixed-use development with housing and neighborhood serving retail. Provide transit and streetscape improvements to support quality development.

8. JOINT USE PROJECT EXAMPLES

Joint use projects allow the partnering agencies to provide essential community amenities, improvements, and public investment that would otherwise not be feasible due to land and resource constraints of individual agencies. The development of shared facilities between K-12 schools and the community is an increasingly popular tool for neighborhood revitalization efforts in distressed neighborhoods. Recent case examples demonstrate many benefits of joint use, such as costs savings, high level of service and improved academic achievement. Several organizations, including the City-County-Schools Partnership and New Schools Better Neighborhoods, offer technical guidance and support to jurisdictions interested in joint use projects. Summarized below are three joint use projects that are similar to the Nystrom Area Community Campus project.

Edison School Pacific Park, Glendale, CA

Partners: City of Glendale and Glendale Unified School District

The City of Glendale in partnership with the Glendale Unified School District and the County Library, developed a shared use project that included a rebuilt school, branch library, new community center and renovated park. The existing Edison school was originally located across the street from the park. The partnership purchased single and multi-family residential lots to fill gaps in the configuration of the existing park parcel to assemble an area large enough to accommodate park and new school facilities on one site. The former school site became available for other projects including neighborhood housing.

The community partners share the use of the building facilities including the school, a branch library, a health center, a community center with a gymnasium and other services; and the outdoor facilities including the park play fields, an amphitheater, outdoor classrooms, a natural learning area, a group picnic area, a children's play area and the school play ground. The partnership also developed an agreement for operations and management of the facilities.

Woodland Park, Library and School, Oakland, CA

Partners: City of Oakland and Oakland Unified School District

In East Oakland, a plan is a well underway to develop two schools, a library, a day care center, and a community center as well as playgrounds, ball fields and a track. The project shares many key facilities such as the school cafeteria, which was designed as a separate building for use by community groups at night. The City of Oakland, Oakland Unified School District and neighborhood groups were all involved in planning and implementing the project.

Cesar Chavez School, Oakland, CA

Partners: City of Oakland and Oakland Unified School District

For years, parents and local community groups in the distressed Fruitvale neighborhood in Oakland demanded relief from severely overcrowded schools. Their goal was realized in 2003 with the removal of an abandoned warehouse and the passage of a bond measure. An award-winning neighborhood school served as a catalyst to revitalize the entire area. Community use facilities have been designed into the school, including a plaza, a community room (with a full kitchen), a library/media center, and a fully equipped multi-purpose room. A large recreational outdoor open space has been carved out for neighborhood use during non-school hours including children's play areas, soccer fields and baseball fields.

