



Master Plan Neighborhood Update

May 7, 2019 | 7:00-8:30 p.m.

Tonight's Agenda

Welcome + Introductions

Brief Project Overview - Proposal, *not* Impacts

How Neighbor Input Has Informed the Master Plan

The Entitlement Process

Key Issues + Our Proposed Approach

Questions

Master Plan Vision Statement

We imagine a campus that will inspire and allow our students to pursue academic excellence, both inside the classroom and beyond. The physical environment will nurture aesthetic abilities such as creativity, imagination, musical, and visual talent. The site should encourage joyful, healthy living, a love of nature, and physical fitness.

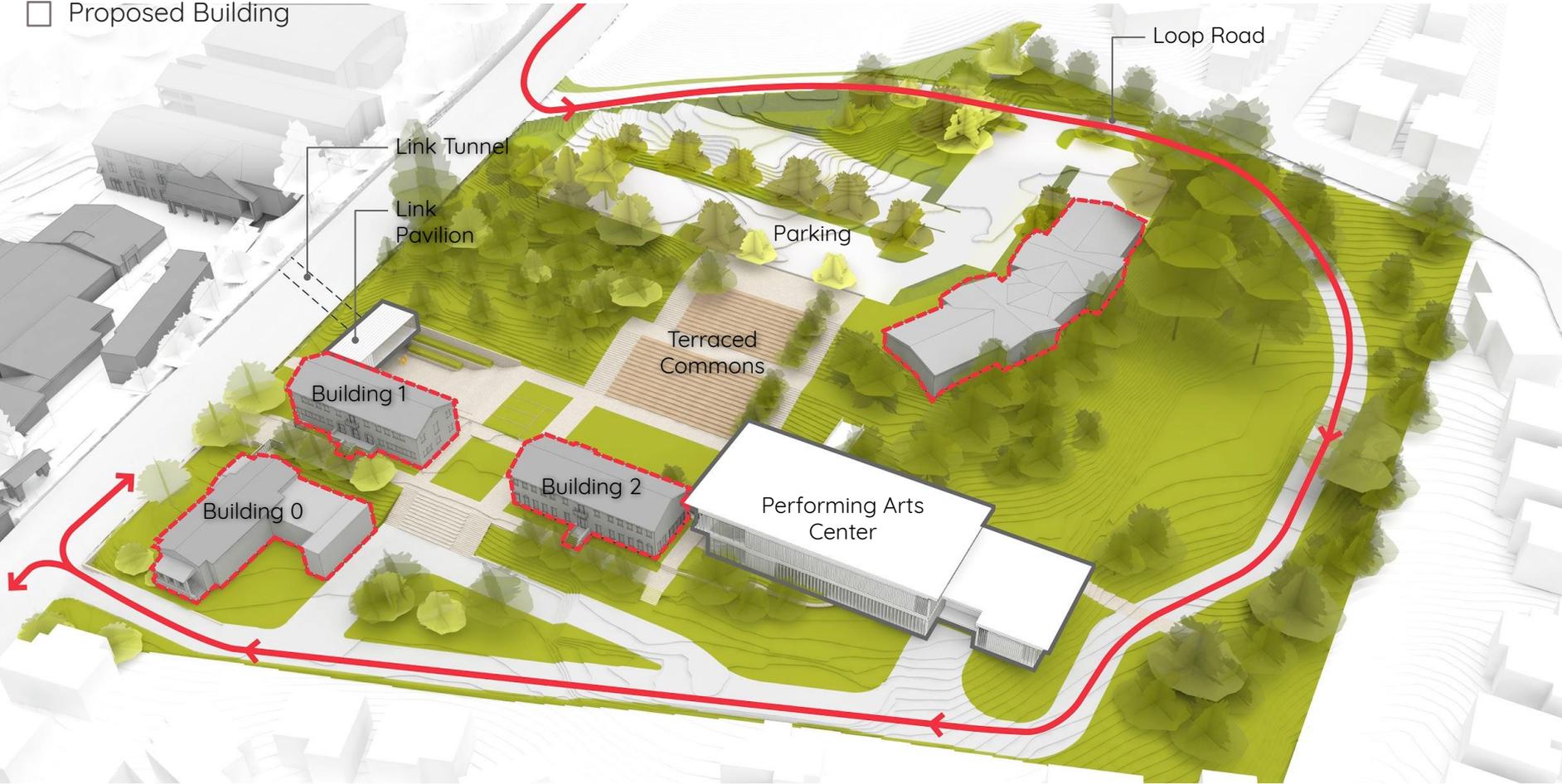
↳ **Welcoming and Inviting Campus for our Students and our Community**

↳ **Sustainability: Minimizing Impact on Energy, Water & Neighborhood**

↳ **Flexible Spaces**

↳ **Innovative and Inspirational Learning Spaces**

- Existing Building
- Existing Building - Interior To Be Renovated
- Proposed Building



Four Key Elements:

1. Traffic & safety improvements through internal loop road & pedestrian tunnel
2. Renovation of four existing buildings
3. New Performing Arts Center and Link Pavilion building
4. Maintenance of outdoor space

Neighbor Feedback Has Helped Form Our Master Plan

Since 2012, HRS has hosted 7 neighborhood meetings to gather input. The proposed plan is responsive to this feedback and seeks to address the major themes that have been identified over the past 7 years, including:

Neighbor Concern	Design Approach
Traffic burden on the neighborhood	<ul style="list-style-type: none"> ● Internal Loop Road for all pick-up and drop-offs (School to enforce) ● Well-lit Pedestrian Tunnel ● Optimized traffic lights
Noise	<ul style="list-style-type: none"> ● Sound-dampening perimeter wall
Privacy	<ul style="list-style-type: none"> ● Tree preservation and transplantation (2/3 of healthy trees) ● No obtrusive nighttime lighting
Preservation of Neighborhood Quality	<p><i>Light touch from a construction and use standpoint:</i></p> <ul style="list-style-type: none"> ● Renovation of four existing buildings ● Two new structures: Link Pavilion & PAC ● Maintaining green spaces ● No bay view obstructions
Drainage & Erosion	Landscape to provide stormwater conveyance, filtration, detention, infiltration, and flood control

The Entitlement Process & Environmental Impact Report

The City of Oakland is currently conducting in-depth studies to assess the proposed project's impacts related to transportation, noise, cultural and biological resources, public safety, and fire prevention, among others.

Rough Timeline:

December, 2018: HRS filed Master Plan Application

February 1, 2019: City issued Notice of Preparation (NOP) of EIR

February 20, 2019: Planning Commission Scoping Meeting

March 11, 2019: Landmarks Advisory Preservation Board Scoping Meeting

Later in 2019: Release of Draft EIR

Later in 2019: Release of Final EIR

Sometime in 2020: Project Hearings Before City of Oakland

Opportunity for written or oral comments from neighbors at each juncture.

Common Questions

Question	Answer
Is Head-Royce planning to establish a preschool?	No.
Does Head-Royce plan to install 5G transmitters on its campus?	No.
What if parents don't use the perimeter road and choose instead to drop-off and pick-up in the neighborhood during peak times?	All parents must contractually agree to adhere to our driving rules. We maintain a database of family license plates and infractions are reported. The School takes action on offenses and plans strict enforcement with added security/traffic monitoring.
What if parents continue to use the Alida-Potomac Loop?	The School will tell parents that the Alida-Potomac Loop will no longer be the way to reverse direction. Parents must use the new internal loop, and traffic will be monitored.
Will the Project preserve historic buildings?	Yes, we believe there are 3 buildings that are historic resources and the plans preserve and renovate these buildings.

Common Questions

Question	Answer
Does the School have an emergency evacuation plan?	The School has a comprehensive plan developed with Joffe Emergency Services. We continue to analyze and refine this plan for the optimal safety of all, including neighbors.
Will the gate at Charleston and Camellia be available for student entry?	Only for students that live in the surrounding neighborhood.
Will student enrollment grow rapidly with the campus expansion?	Enrollment will continue to grow at the same slow and measured rate it has for decades (~1% annually).
What does the school plan to do about the Eucalyptus trees?	Our plan is to remove the Eucalyptus trees over time, which are non-native.
Will the Project retain healthy native trees?	Yes, our plan is to retain or relocate over 3/4 of the native, healthy trees.

Topics Being Discussed Tonight

Emergency Prevention & Preparedness
Vegetation Management , Fire Prevention
Internal Loop Road
Stormwater Management
Terraced Commons
Performing Arts Center
Trees

Emergency Prevention & Preparedness

Our detailed emergency evacuation plan was crafted in partnership with Joffe Emergency Services, a team of experts that has assisted hundreds of schools across the country in developing and practicing emergency procedures.

- **Our athletic field is considered by fire authorities to be a “defensible space” in the event of earthquake or fire. Neighbors can shelter there too and access food and other emergency supplies.**
- **Our emergency plan calls for the school community to shelter in place until we have assurance that it is safe to release students.**
- **Student pick-up following an emergency will take place in an organized manner, with pick-up times staggered over several hours to minimize congestion on the streets.**
- **The proposed loop road and tunnel will make the neighborhood safer** by providing access to additional sheltering locations, escape routes and evacuation options.

Vegetation Management | Fire Prevention

Our management plan is comprehensive and exceeds City requirements.

Vegetation management is a daily activity.

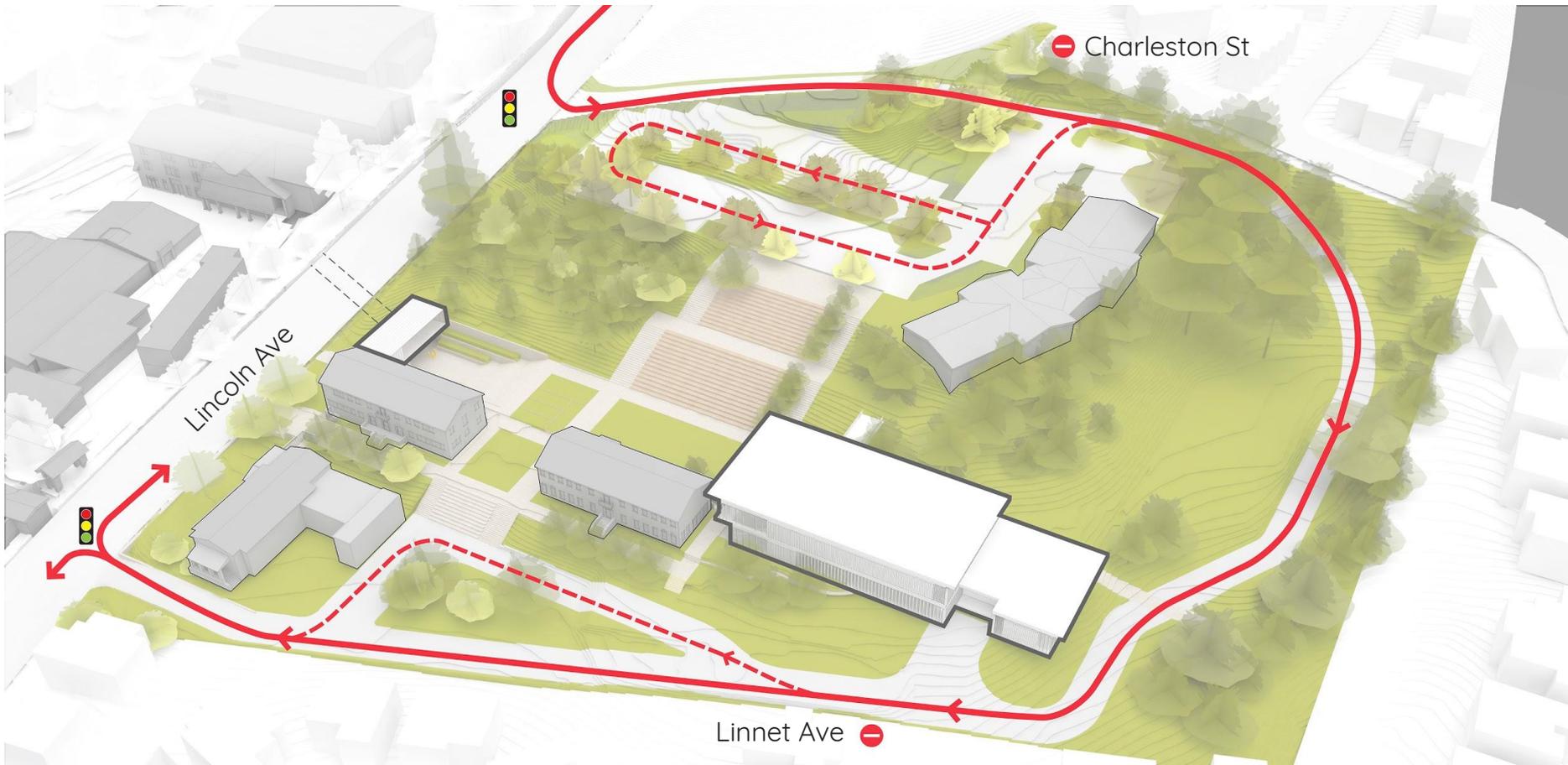
All HRS properties are in compliance per last inspection.

January	February	March	April	May	June
<ul style="list-style-type: none"> *Tree & shrub pruning *Plant/transplant trees *Replenish mulch *Severe renewal pruning *Irrigate (per weather) *Weed shrubs & beds *Litter/debris pick-up 	<ul style="list-style-type: none"> *Apply weed control *Plant/transplant trees *Landscape projects *Continued pruning *Irrigate (per weather) *Weed shrubs & beds *Litter/debris pick-up 	<ul style="list-style-type: none"> *Prune spring shrubs *Landscape projects *Aerate turf *Mow, edge, trim turf *Irrigation system work *Litter/debris pick-up 	<ul style="list-style-type: none"> *Prune spring shrubs *Re-apply weed control *Seed warm season grass *Plant annuals, irrigate *Mow, edge, trim turf *Weed shrubs & beds *Litter/debris pick-up 	<ul style="list-style-type: none"> *Tree & shrub pruning *Overseed/repair grasses *Mow, edge, trim turf *Weed shrubs & beds *Irrigation *Deepwater trees/shrubs *Litter/debris pick-up 	<ul style="list-style-type: none"> *Tree & shrub pruning (Goats if necessary) *Mow, edge, trim turf *Weed shrubs & beds *Irrigation, grass repair *Litter/debris pick-up INSPECTION (1st round)
July	August	September	October	November	December
<ul style="list-style-type: none"> *Tree & shrub pruning *Mow, edge, trim turf *Weed shrubs & beds *Irrigate *Overseed/repair grasses *Litter/debris pick-up 	<ul style="list-style-type: none"> *Tree & shrub pruning *Mow, edge, trim turf *Weed shrubs & beds *Irrigate *Overseed/repair grasses *Litter/debris pick-up 	<ul style="list-style-type: none"> *Tree & shrub pruning *Mow, edge, trim turf *Weed shrubs & beds *Irrigate *Re-apply weed control *Litter/debris pick-up INSPECTION (2nd round) 	<ul style="list-style-type: none"> *Plant winter annuals *Mow, edge, trim turf *Weed shrub & beds *Irrigate *Landscape projects *Litter/debris pick-up *Leaf pick-up or mulching 	<ul style="list-style-type: none"> *Plant spring bulbs *Landscape projects *Weed shrub & beds *Irrigate (per weather) *Landscape projects *Litter/debris pick-up *Leaf pick-up or mulching 	<ul style="list-style-type: none"> *Tree & shrub pruning *Leaf pick-up *Replenish/apply mulch *Severe renewal pruning *Irrigate (per weather) *Weed shrubs & beds *Litter/debris pick-up

*The City's Fire Marshal inspects the School on an annual basis:
Summer for buildings, summer and fall for vegetation.*

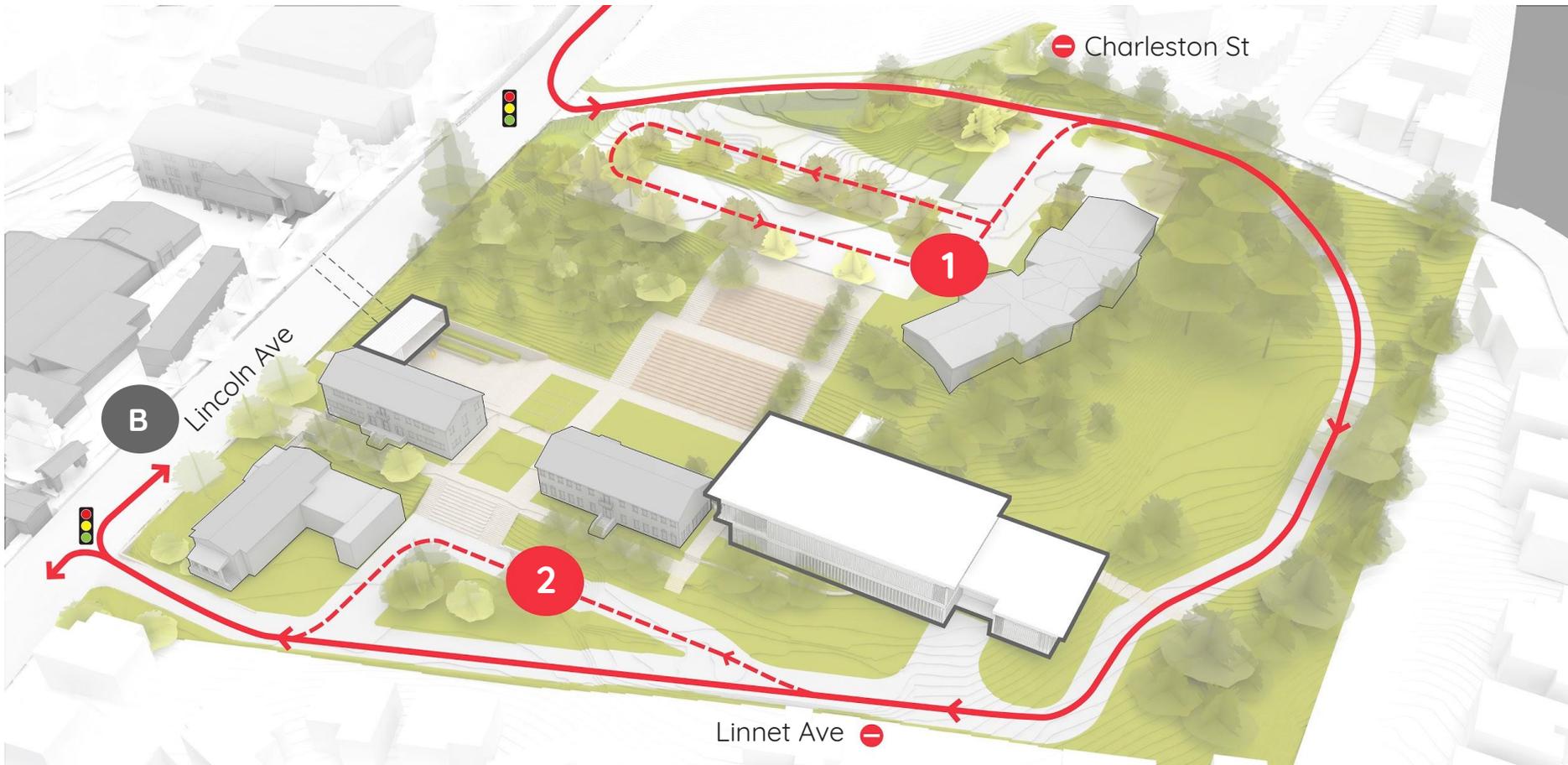
Internal Loop Road

All car pick-up and drop-off will occur on campus.
Actuated and coordinated traffic signals will control access to the Loop Road.
The Loop Road will provide up to 1,450 feet of off-street queuing space.
No vehicular access will be allowed from Charleston Street or Linnet Avenue.



Internal Loop Road

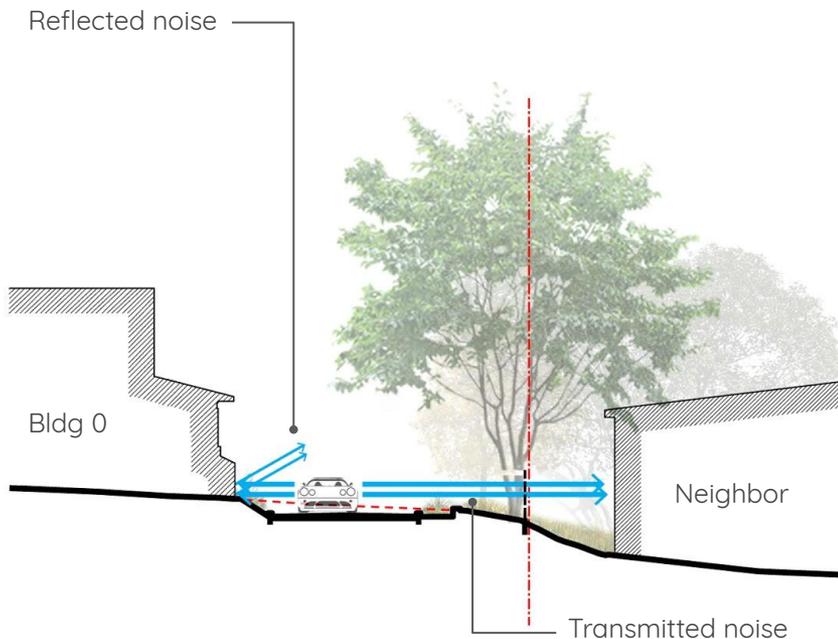
Pick-up and drop-off will be dispersed at the top and bottom of campus to minimize the concentration of noise near neighboring residences.
Bus pick-up and drop-off will remain on Lincoln Avenue.



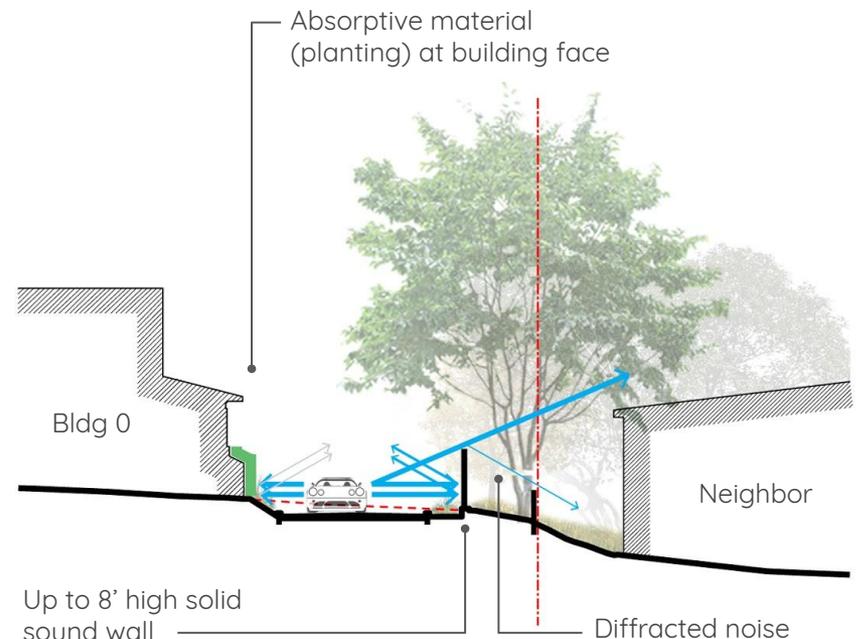
Perimeter Design - West Edge

A sound wall along the Loop Road can create an “acoustic shadow” and reduce transmitted noise for neighboring yards and houses.

Absorptive materials or vegetation on nearby building faces can help reduce noise reflection back towards the neighborhood.



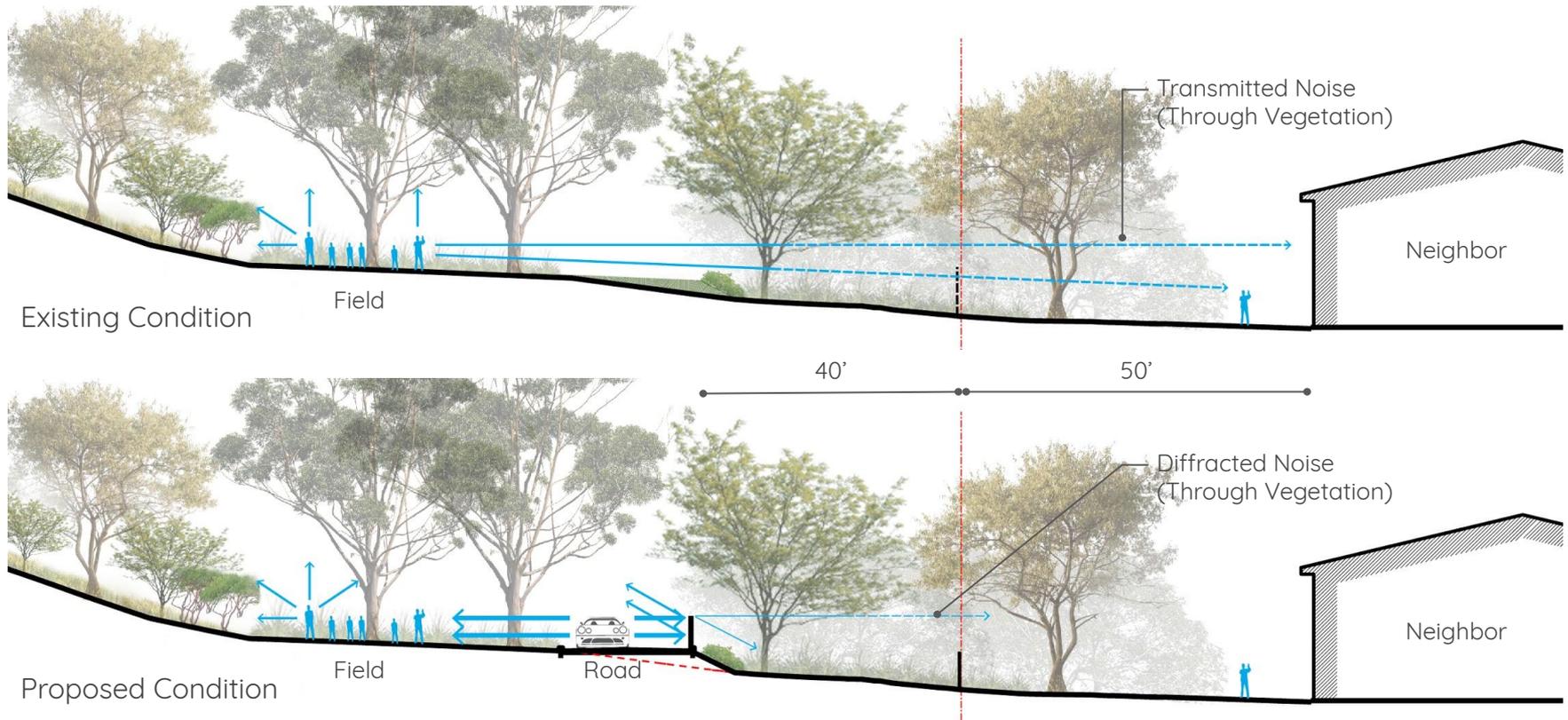
Existing Condition



Proposed Condition

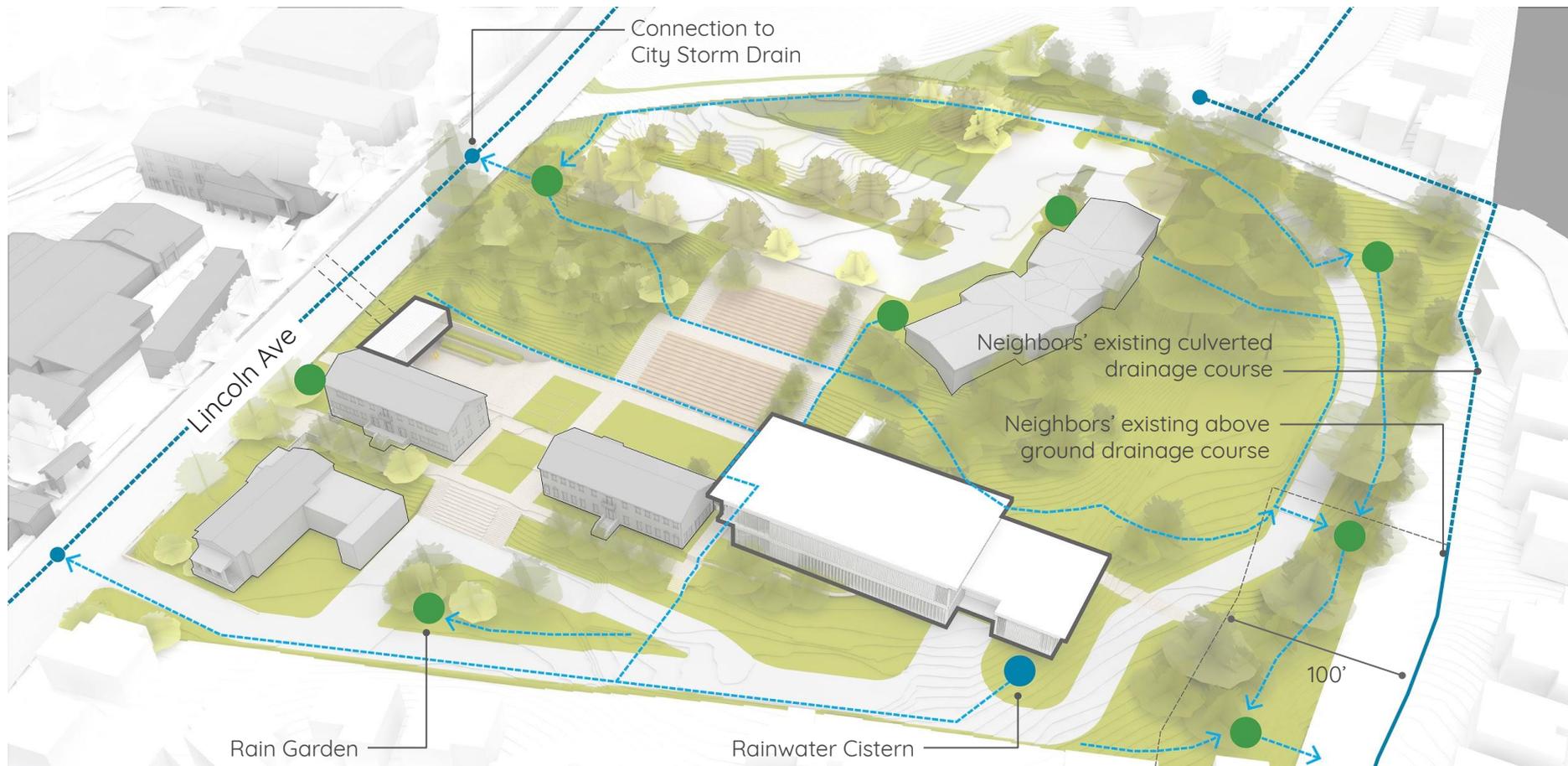
Perimeter Design - South Edge

The Loop Road is set back 40 to 90 feet from the southern property line. Native understory plants will mitigate noise, light, and pollutants from the low-speed Loop Road traffic in this area.



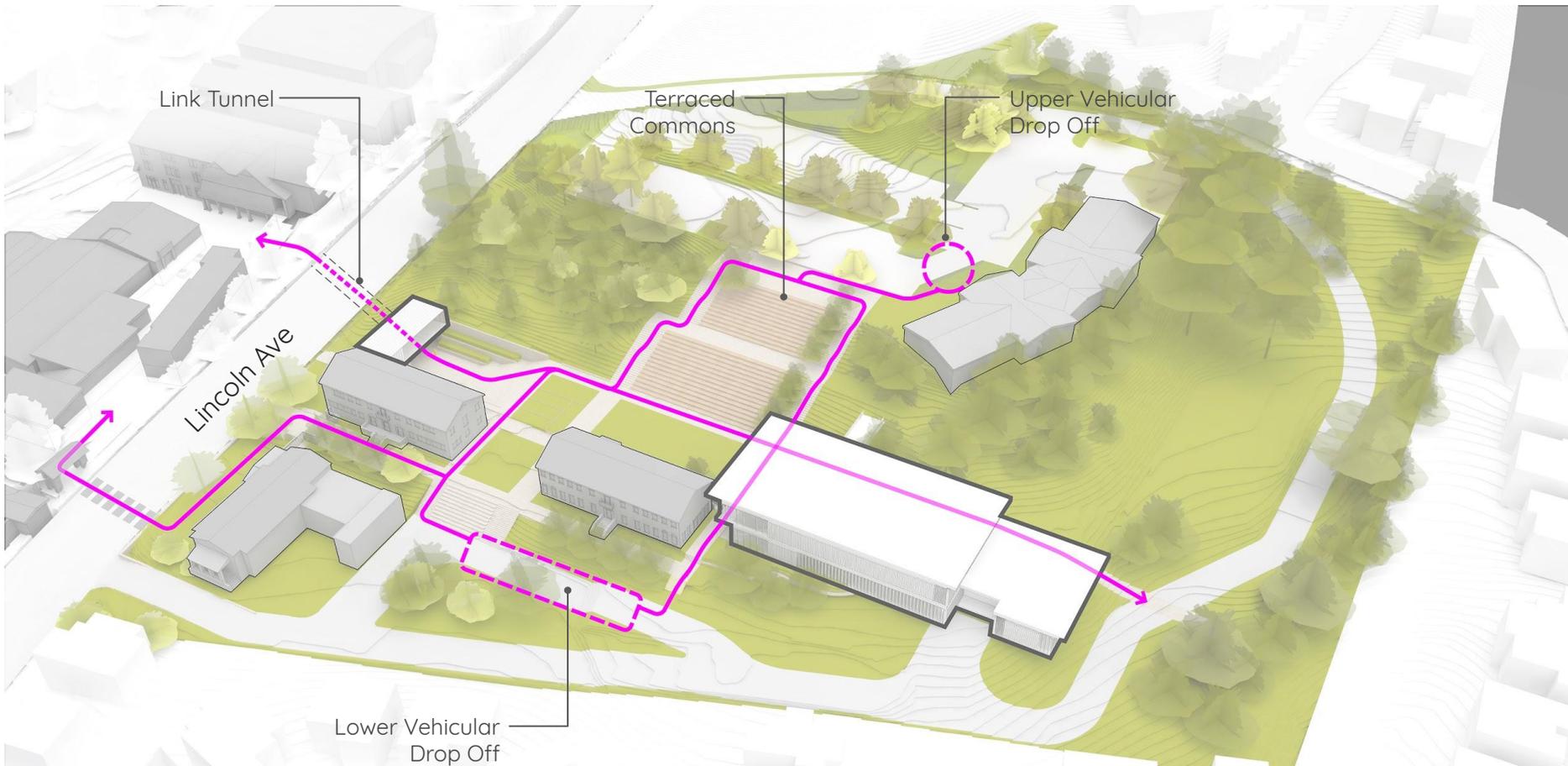
Stormwater Management

Overall stormwater runoff will be reduced from existing conditions. Porous pavement and rain gardens will maximize on-site retention. A rainwater cistern will enable roof capture for re-use.



Terraced Commons

The Terraced Commons is an integral part of the campus. It links the Upper Vehicular Drop Off to the Quad and Link Tunnel. The Commons will be used for outdoor seating.



Terraced Commons

Wood decking and native vegetation will complement the site's ecosystem.



Lighting and material references

Terraced Commons

Lighting will be subtle and integrated into steps and benches.



Lighting and material references

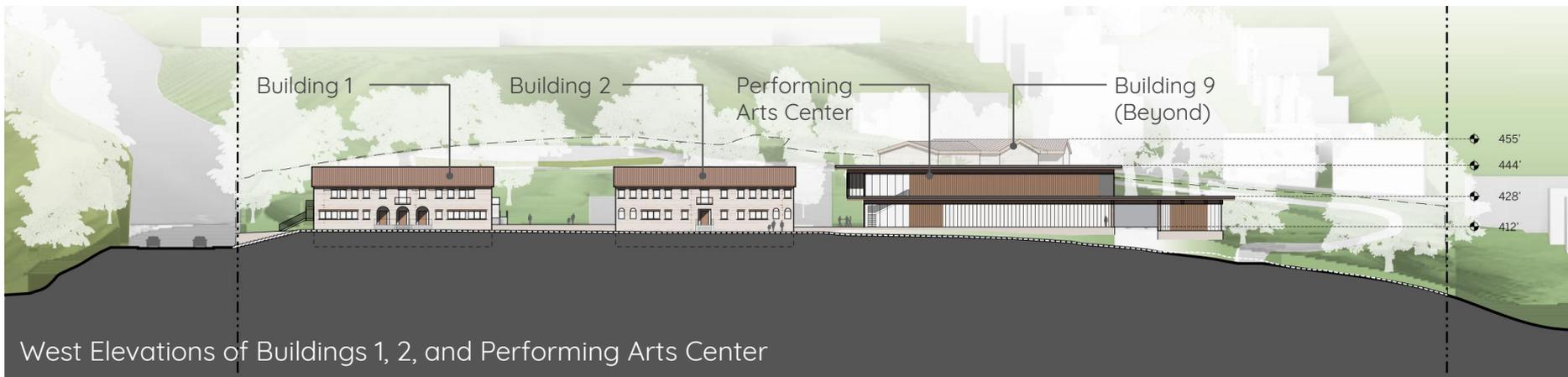
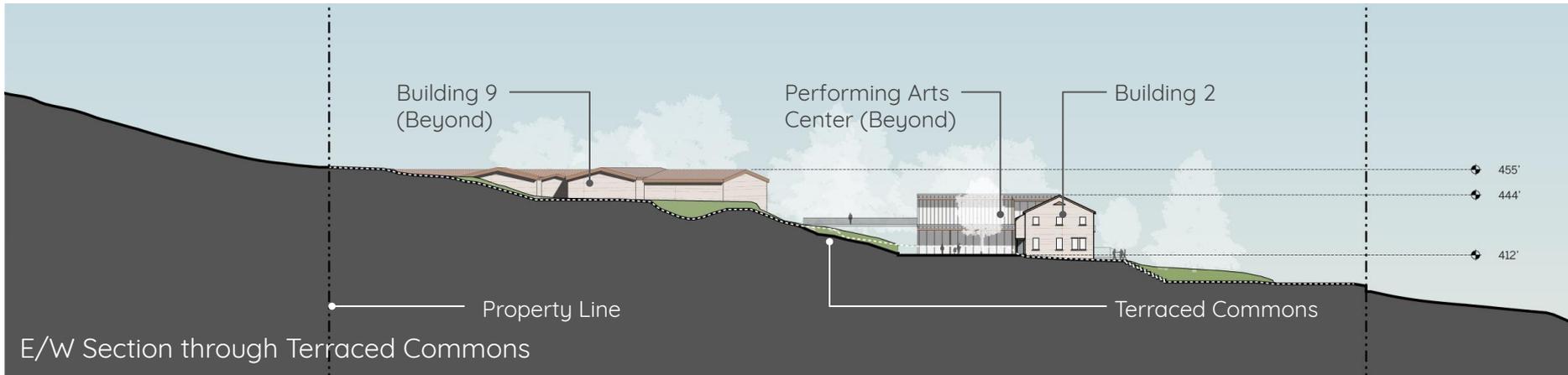
Performing Arts Center

The 450-seat Performing Arts Center will be used primarily for K-12 performing arts functions. It will be one of only two new buildings on campus.



Performing Arts Center

The Performing Arts Center is consistent in height with Buildings 1 and 2. It steps down in height by 16' towards the south to minimize its scale. The building sits near the low-point of the site, downhill from Building 9.

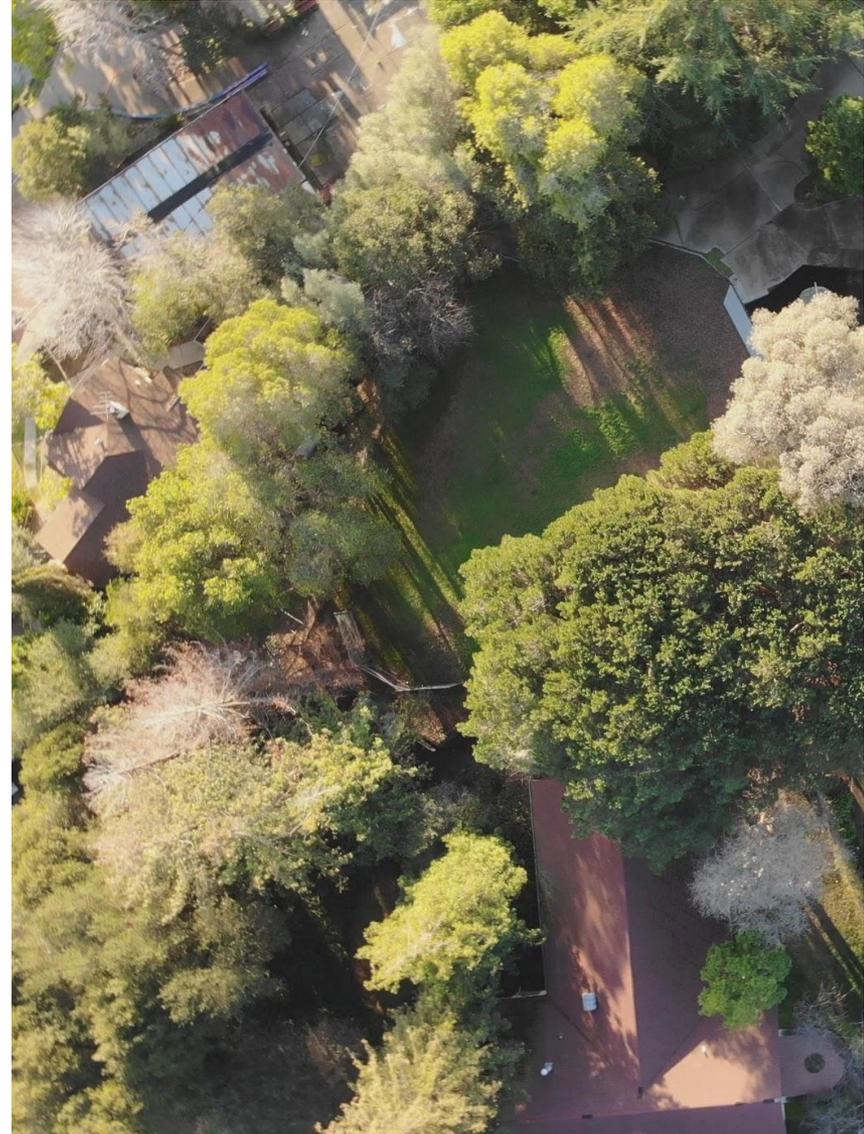


Trees

There are 328 trees on site, of which 65% are native and protected species.

The plan preserves over 170 trees in place and relocates 19 healthy, native trees.

Unhealthy, non-native trees will be removed from the site in accordance with City of Oakland tree removal policies.



Questions?



Stay in Touch > headroyce.org/neighbors

Master Plan

In 2012, Head-Royce School was presented with the transformative opportunity to purchase the former Lincoln Child Center (located across the street at 4368 Lincoln Avenue) to create additional learning spaces that further support the educational goals, strategic vision, and core values of the School.



The proposed plan we have presented to the City of Oakland incorporates years of detailed feedback we have received from neighbors, which helped us identify innovative solutions to top areas of neighborhood concern, including process/transparency, traffic/parking, facility use, noise and neighborhood character. In particular, we have worked hard to address our neighbors' longstanding concerns around traffic congestion on Lincoln during pick-up and drop-off. The master plan will be transformative for the student experience at Head-Royce, yet it exercises a light touch from a construction-and-use standpoint.

The school and its team are in the midst of the entitlements process, during which the City will formally consider our plan for approval and conduct in-depth studies to assess impacts related to traffic, site ecology, and drainage, among other elements. **We value your participation in this process and hope that ultimately City leaders agree that we have worked together to craft a plan that works not just for Head-Royce, but for our entire community.**

Project Resources

[Aerial image of South Campus property](#)

[Preapplication for Preliminary Development Project \(filed July 6, 2018\)](#)

[Application for Preliminary Development Project \(filed December 20, 2018\)](#)

[Notice of Preparation](#)

Master Plan Neighborhood Meeting Materials | 4/25/2018

On 4/25/18, Head-Royce hosted a Neighborhood Meeting to give an update on the School's Master Plan and preview the vision for the former Lincoln Child Center. Related materials are linked below:

[Slideshow Presentation](#)
[Meeting Summary](#)

Learn more about our
Master Plan

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