

May 7, 2019, 7-8:30 pm | Neighbor Master Plan Spring Update Meeting

Approximately 60 people in attendance: HRS reps, SOM architects, neighbors

Neighbor feedback by category:

Emergency Preparedness/Evacuation

Key points:

- HRS athletic fields can be used as defensible space; a safe gathering space for neighbors in the event of an emergency.
- Emergency plan calls for school to shelter in place -- students will get picked up at staggered times once clear to avoid gridlock.
- School has an aggressive vegetation management plan for fire prevention.
- All HRS properties are in compliance; certificates are posted on the neighbor portal.

Neighbor Comments & HRS responses:

- Why not share evacuation plan publically? Crystal Land explained the need to keep the plan confidential for safety purposes.

Internal Loop Driveway/Traffic

Key points:

- Will result in enhanced safety for kids
- Will provide queueing space for 50-70 cars
- Signals up Lincoln Ave. will be upgraded with new technology.
- Majority of vehicle traffic will be taken off Lincoln.
- 2 locations for pickup and dropoff: base and top of hill
- Buses will remain on Lincoln - they generate the most noise.
- Perimeter design studies are underway; our studies thus far are only preliminary.
- We've met with some loop neighbors and are happy to do more.
- SOM working with acoustic consultant to minimize sound to the extent possible.
- Absorptive materials will be used for the perimeter fence.

Neighbor Comments & HRS responses:

- How will the School enforce the new internal loop driveway? City does not enforce 2-hour rule to park. HRS: Trying to move traffic out of the neighborhood and onto our property. Neighbors can share license plates with Mary Fahey and she will follow-up.
- Neighbor wondered if the Charleston/Camellia gate will be open for traffic. HRS: Only students who live in the area can use it for pedestrian access.
- How many feet apart traffic lights will be? To be determined
- Clarification of the dashed line in the rendering. SOM: Queueing space
- Will the stoplight be in front of one of the houses? No, it's at the driveway.
- What is the proposed Link Pavilion? HRS: It's a conference room space.
- During what time periods do you anticipate the loop driveway will be used? HRS: 8-8:25 am for drop-off, afternoon 3:10-3:40 pm
- What speed? Low speed

- Was there any study about alternatives to the Loop Driveway? HRS: Location design driven by existing grade - want downhill instead of uphill because it's quieter. Also driven by location of healthy trees and existing buildings. We need the biggest loop as possible to take the most cars off of Lincoln.
- How will signal at the top of Lincoln be handled? HRS: Traffic consultant will look at this. Extra turn lane.
- Neighbor encouraged school to look at getting free bus passes for kids to increase ridership - volunteered to help coordinate program.
- Where is the opening to the PAC? SOM clarified that it's towards the center of the campus, not facing neighbors.
- Can buses be re-routed? HRS: We don't have control over AC Transit, only Michael's.
- Do we have a traffic rules contract with parents now? HRS: Yes, parents are directed to park in specific areas - traffic monitors are in place to enforce. At events we've taken parking off residential areas into our lots.
- Turning question: Do we need a queue up the hill in addition? HRS: We are still looking at this.
- Have we investigated alternatives to the single lane loop driveway? SOM: It isn't single lane; there will be 2 lanes.
- Did you look at any other alternatives? SOM: Yes, we examined alternatives and the traffic study will review further.
- Bringing cars through wooded area increases fire risk. HRS: Note that the new driveway will serve as emergency vehicle access which does not currently exist.
- What is the grade on the loop driveway? Neighbors want to see houses on drawings. How close will the houses be to the wall? SOM: Closest distance between driveway and property line is 5+ feet on west side. We will meet with individual neighbors and provide more specifics.
- How many cars can queue into the left turn pocket? How long? HRS: We are waiting to hear more on this from the traffic consultant.
- What percentage of current students ride the bus? HRS: 27%. Neighbor: Concerned about what increased enrollment would mean for traffic congestion.
- Neighbor: Where will the gate on Charleston and Camellia be located? HRS: It's not a new gate; It's already there.

Stormwater Management

Key points:

- Targeting net zero with stormwater management plan; increasing environmental stewardship/sustainability
- Water will be filtered through rain gardens and bioswales
- Water will be collected in cisterns that can be used for irrigation or toilet flushing onsite

Neighbor Comments & HRS responses:

- We're glad our houses won't flood

Terraced Commons

Key points:

- Ties whole campus together - a stepped element. Links car drop-off to the Quad and Link Tunnel
- Students will sit there and it will be used for intermittent events.
- Incorporating lighting into steps and benches for people to circulate safely; won't generate harsh light

Neighbor Comments & HRS responses:

- Neighbor concerns that Commons noise will reverberate through the neighborhood. HRS: Amphitheater sound will be part of the EIR study. Commons is in the center of the property, a distance from neighbors. It will be studied and School will comply with Oakland Noise Ordinance.

Performing Arts Center

Key points:

- Primary use will be for K-12 performing arts functions.
- It will be one of only two new buildings.
- City has asked us to consider using it for public events.
- Located downhill, so its presence is minimized for uphill neighbors.

Neighbor Comments & HRS responses:

- Suggests School uses a PAC elsewhere since there are others in the area. HRS: We need a place that matches the quality of our fine arts program. Intentionally made it mid-size.
- How many times will it be used at max capacity? HRS: A few select times a year.
- Clarification of PAC purposes. How many after-hours events per year? Where will parking be located? HRS: Depending on the size of the event, School has different parking solutions. Will be studied in EIR.
- Concern over renting PAC publically. HRS: School isn't applying for a CUP; it's being studied in the EIR because the Planning Commission asked the School to do so. School has not applied for it.

Trees/Landscape

Key points:

- Project will maintain $\frac{3}{4}$ of native, healthy trees. Studies underway to preserve more.
- Eucalyptus plan: remove over time; they provide some privacy but since they are non-native and a fire danger they need to go.

Neighbor Comments & HRS responses:

- Why protect eucalyptus? HRS: School does not have plans to protect eucalyptus. Neighbor pointed out error on website about protecting eucalyptus. HRS: We will correct the website error.

Other topics:

Lighting:

- Concern about nighttime lighting. HRS: This will be studied.

EIR:

- Neighbor inquired about what studies the School is doing. HRS: City has control over studies on environmental impacts; School is still looking at a variety of design solutions to address concerns.
- How is the EIR consultant supposed to know about project changes? HRS: City is talking to School about the project description.

Zoning:

- What is the zone and history of this property? General Plan: Institutional; former home for disturbed children. Zoning: Single family residential.

Neighbor Relations:

- Concern that neighbor input hasn't been heard. HRS: Project is a light touch in response to neighbor feedback -- remodeling current buildings. Original plan was more ambitious - not moving an entire division.

Enrollment:

- Neighbor concerned over increased enrollment. HRS: Increase will happen over a long time at same 1% rate per year.

Other neighbor comments:

- Change is inevitable; we have an obligation to lift up our schools.
- How about public use of PAC?
- Anything proposed will be imperfect. Most important thing to address is getting parents to follow the driving rules. HRS response: School already pays for a residential parking permit program on several neighborhood streets and is willing to work with neighbors to expand the program.