Neighborhood Meeting

APRIL 25
Agenda

• Welcome and introductions
• Project background and summary of neighborhood feedback to date
• Our vision for the South Campus
• Opportunities for further feedback

Please hold questions until the end of the presentation.
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
• Flexibility of Spaces
• Innovative and Inspirational Learning Spaces
Master Plan Timeline

- **Property Purchase**: 2012
- **Architect Selection**: 2013
- **Stakeholder Input**: 2014
- **Site Assessment**: 2015
- **Land Use Considerations**: 2016
- **Head Transition**: 2017
- **Fundraising Feasibility**: 2018
- **Master Plan Proposal**: 2018

Key Considerations:
- Neighbors
- Faculty
- Parents
- Alumni
- Students
- Views
- Traffic
- Buildings
- Trees
- Storm Water
Four key elements of the plan

1. Increased safety through new infrastructure: internal loop road and pedestrian tunnel
2. Renovation of four existing buildings
3. New Performing Arts Center and Link Pavilion building
4. Maintenance of outdoor space
EXISTING VS PROPOSED BUILDINGS
PROCESS SUMMARY
Neighborhood Feedback

The five themes that emerged from our 2014 neighborhood meetings and have been core to the planning process are:

1. Process and Transparency
2. Enrollment/School Size
3. Traffic and Parking
4. Noise and Privacy
5. Master Plan Design and Neighborhood Character
PROCESS AND TRANSPARENCY
FEEDBACK

• Frustrations with former HRS leadership and identified issues around transparency, follow-through, and communication.

• Neighbors want to be kept apprised of progress and have the opportunity to comment on plans before any plan is formally proposed and City review commences.
PROCESS AND TRANSPARENCY
APPROACH

NLC Group
• The Neighborhood Liaison Committee (NLC) was formed in July 2017 as a forum to maintain open lines of communication and address any concerns that may arise among neighbors. Representatives from the surrounding neighborhood meet with Head-Royce administrators at least twice a year, with additional optional meetings as the need arises.
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Newly-developed neighbor website: headroyce.org/neighbors

• View information divided by major topics of interest, including Parking & Traffic, Noise, Enrollment, Fire Safety, and Master Plan; access written correspondence to neighbors; keep apprised of school events and news affecting the neighborhood
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Recent postcard mailer: Details the different ways to get in touch with HRS in an effort to open channels of communication and be more accessible to concerned parties
Neighborhood Meetings

• Two meetings in June 2014 to obtain feedback
• April 25, 2018 all-neighbor meeting
• Request for comments on proposal through website and comment card
ENROLLMENT/SCHOOL SIZE
FEEDBACK

• Neighbors want to know that HRS is in compliance with permitted enrollment numbers.

• Neighbors seek assurance that the School doesn’t have plans for rapid expansion.
ENROLLMENT/SCHOOL SIZE
APPROACH

• In the last 6 years, we’ve had a slow and moderate annual enrollment increase that’s in keeping with our historical trend of 1% growth a year.

• There are no plans to grow rapidly.

• We are currently permitted to enroll 906 students but will seek approval for a maximum of 1,250 students, spread over time. Planning, analysis, and traffic studies have all been based on a maximum size of 1,250; more than we will actually enroll at the outset.
TRAFFIC AND PARKING
FEEDBACK

• Neighborhood is bearing the traffic of the School.

• How does HRS plan to address traffic challenges (congestion and infractions on Lincoln Avenue and “The Loop”)?

• How can the School accommodate on-site parking to prevent spillover into the neighborhood?

• How can the North and South campuses be connected to allow people to safely cross Lincoln Avenue throughout the day with minimal impact on the neighborhood?
TRAFFIC AND PARKING
APPROACH
EXISTING CAMPUS

- Lower School
- Middle School
- Upper School
- Shared Facilities
- Administration
- Indoor Athletics Facilities
- Outdoor
- Combined Sports Fields
TRAFFIC AND PARKING
VEHICULAR CONNECTIONS

On-campus loop road
TRAFFIC AND PARKING

TRAFFIC SIGNALS

- Relocated signal at crosswalk/South Campus exit
- Existing signal at parking lot/Ability Now
- New signal at South Campus entrance
TRAFFIC AND PARKING
LINCOLN AVENUE

Existing Lincoln Avenue alignment

Proposed Lincoln Avenue alignment

HEAD-ROYCE SCHOOL
SKIDMORE, OWINGS & MERRILL LLP
TRAFFIC AND PARKING
LINCOLN AVENUE

Existing Lincoln Avenue alignment

Proposed Lincoln Avenue alignment
TRAFFIC AND PARKING
DROP-OFF AND PICK-UP
Key Benefits

- No passenger vehicle drop-off or pick-up on Lincoln Avenue. The loading and unloading of buses will remain on Lincoln.

- Cars will no longer need to use “The Loop” through the neighborhood to change direction.
TRAFFIC AND PARKING
PEDESTRIAN CONNECTIONS
TRAFFIC AND PARKING
PEDESTRIAN CONNECTIONS

New pedestrian tunnel below Lincoln Avenue
NOISE AND PRIVACY
FEEDBACK

• Concerns about the potential noise levels that will be generated on the renovated South Campus, especially as it relates to athletic activities and vehicular/pedestrian activity.

• Will privacy be compromised?
NOISE AND PRIVACY
APPROACH

Athletics
• Existing field on South Campus proposed for informal outdoor recreation only

Lighting
• No night time lighting of any field or open space
NOISE AND PRIVACY
PERIMETER SECURITY
Perimeter fence provides security and sound buffer at key locations.
82% of the site’s healthy trees will be preserved in place or transplanted on site.
The preservation of trees along the perimeter of the campus provides visual screening for neighbors.
MASTER PLAN DESIGN AND NEIGHBORHOOD CHARACTER
FEEDBACK

• Will Head-Royce’s building plans affect the character of the neighborhood?

• Neighbors want to know the scale and scope of planned construction projects, particularly as it relates to the preservation of existing buildings and the ecology of the site.

• The School shouldn’t compromise the residential quality of the neighborhood or introduce any disruptive elements (ie. harsh external lighting).
MASTER PLAN DESIGN AND NEIGHBORHOOD CHARACTER APPROACH
EXISTING VS PROPOSED BUILDINGS

- **Existing Building**
- **Existing Building - Interior To Be Renovated**
- **Proposed Building**
EXISTING BUILDINGS ON SOUTH CAMPUS TO BE RETAINED AND REHABILITATED

BUILDING 0
EXISTING BUILDINGS ON SOUTH CAMPUS TO BE RETAINED AND REHABILITATED

BUILDING 1
EXISTING BUILDINGS ON SOUTH CAMPUS TO BE RETAINED AND REHABILITATED
BUILDING 2
EXISTING BUILDINGS ON SOUTH CAMPUS TO BE RETAINED AND REHABILITATED

BUILDING 9
SITE PLAN
PRESERVES EXISTING CHARACTER OF SITE
The landscape will act as a “high performance” feature that provides stormwater conveyance, filtration, detention, infiltration, and flood control mechanism as part of a transparent user experience on the campus. By integrating landscape functionality to the design approach, these functions are stacked, providing potential space and cost efficiency.
STORMWATER MANAGEMENT APPROACH
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What’s Next

- Visit headroyce.org/neighbors to leave feedback and view regular updates

- Multiple additional opportunities to provide comments on the project through the CEQA public review process