



CASTILLEJA SCHOOL

Architectural Review

AUGUST 20, 2020 ARB

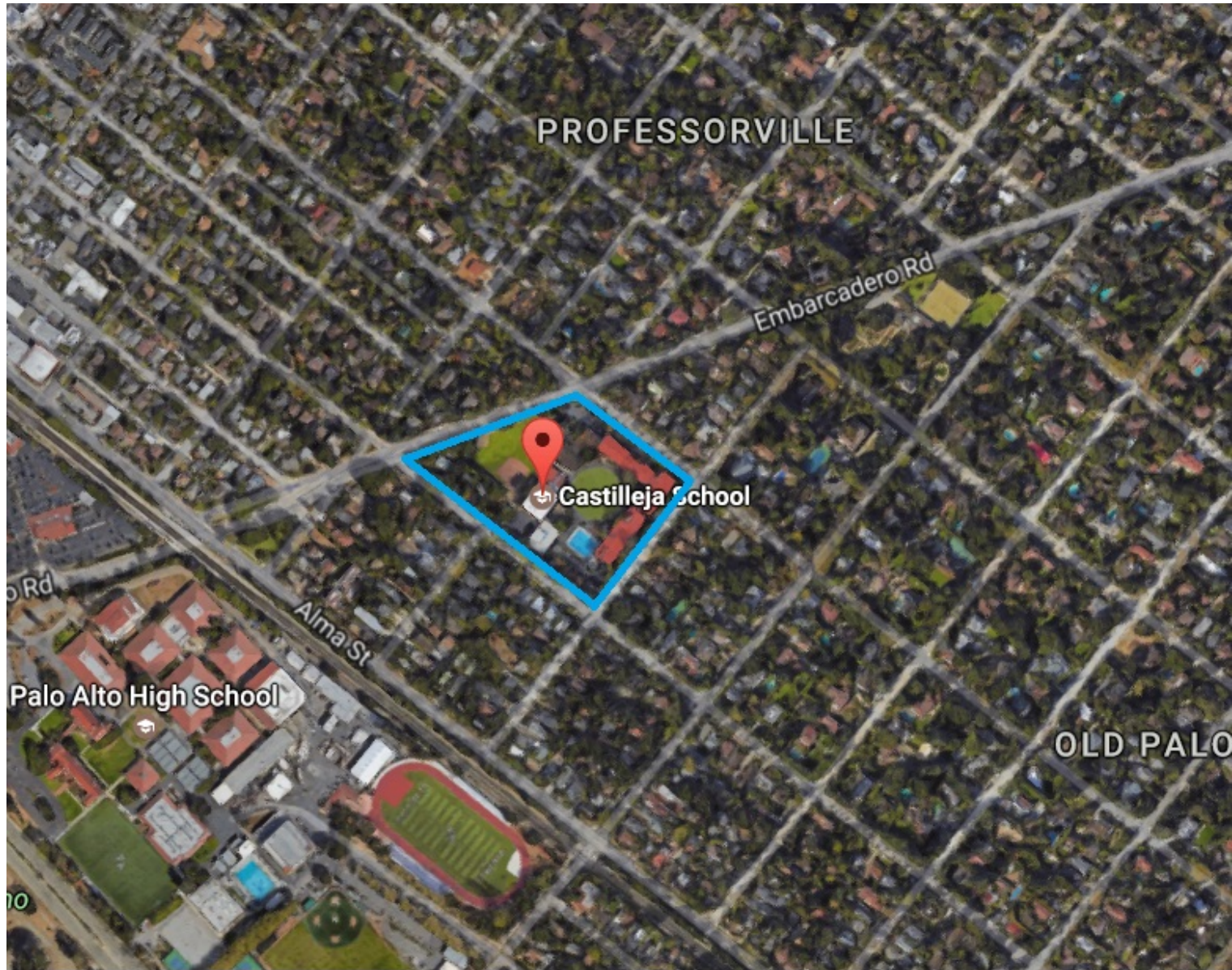
www.cityofpaloalto.org/castilleja



TODAY'S ARB HEARING

1. Staff presentation followed by ARB questions for staff
 - Brief History and Context
 - Project Overview (Applicant Requests)
 - Required Entitlements and Review
 - Final Environmental Impact Report (Dudek)
2. Applicant presentation, ARB questions for Applicant
3. Community and ARB comments
4. ARB to continue hearing

Castilleja School Project on City's website: www.cityofpaloalto.org/castilleja



CASTILLEJA SCHOOL LOCATION



CITY OF
**PALO
ALTO**

CASTILLEJA SCHOOL

Brief History and Context

August 20, 2020

www.cityofpaloalto.org/castilleja

CASTILLEJA SCHOOL 1907-1910

Began in Professorville @ 1121 Bryant



1907 Castilleja: 68 students grades K-12

CASTILLEJA SCHOOL CAMPUS 1910

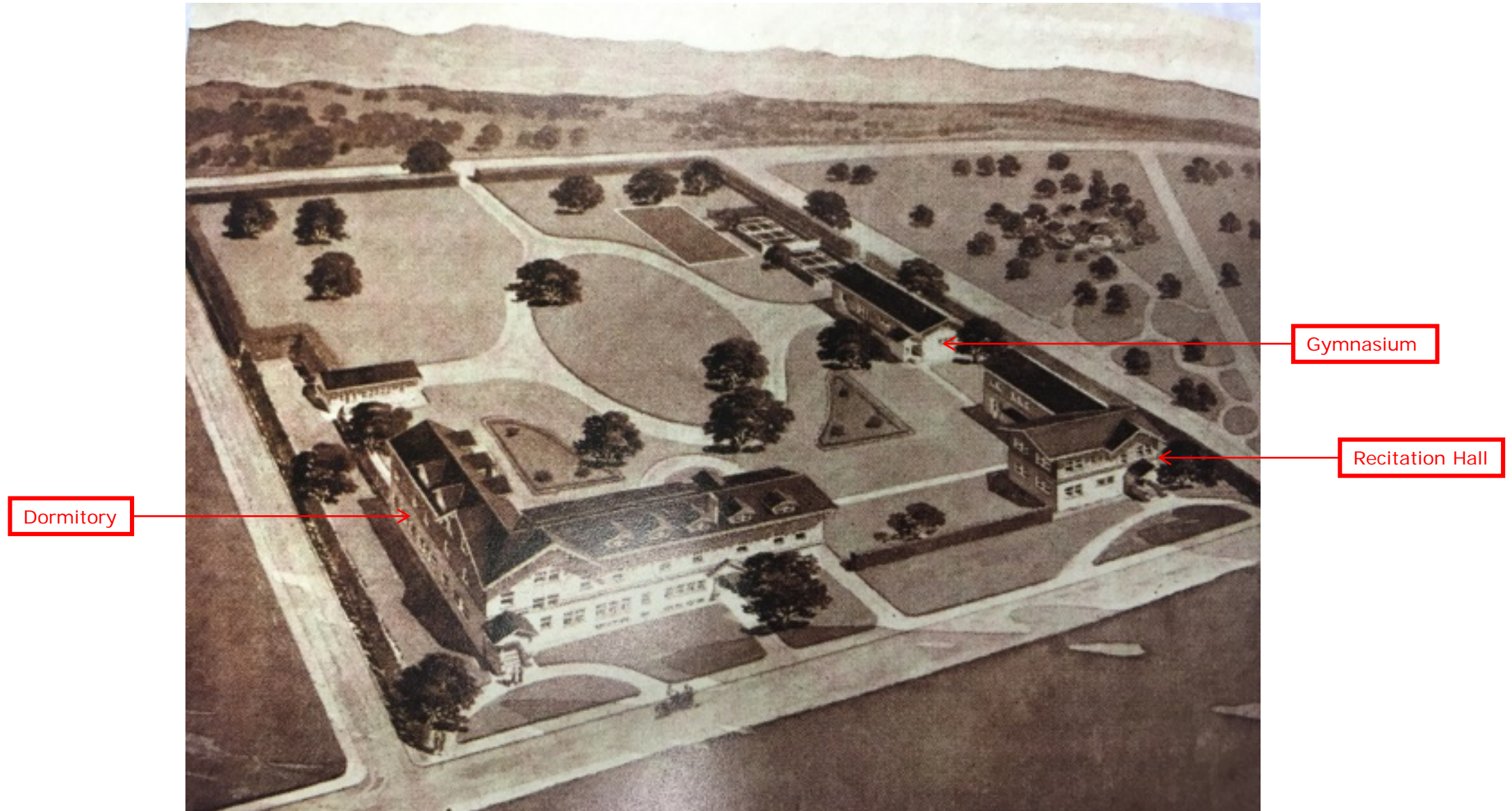
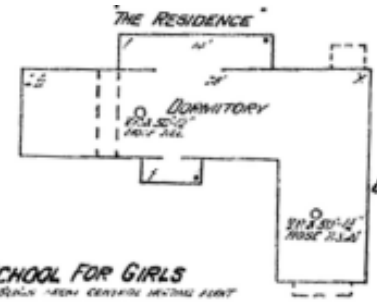


Illustration from "Castilleja, Celebrating a Century" by Kroll and Pang

CASTILLEJA SCHOOL BUILDINGS IN 1924

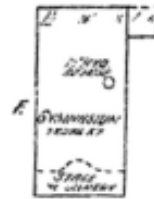
Of the 1924 buildings, only the Recitation Hall still stands; as Gunn Administration Building

Recitation Hall



Dorm

Gym



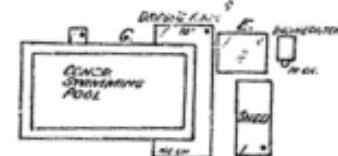
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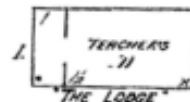
Presidents Bungalow



Pool and outbuildings



Teachers Lodge



Music Hall

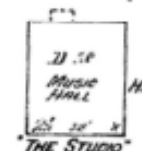


Figure 5. 1924 Sanborn Fire Insurance Company Map Showing Castilleja School (Sanborn 1924)

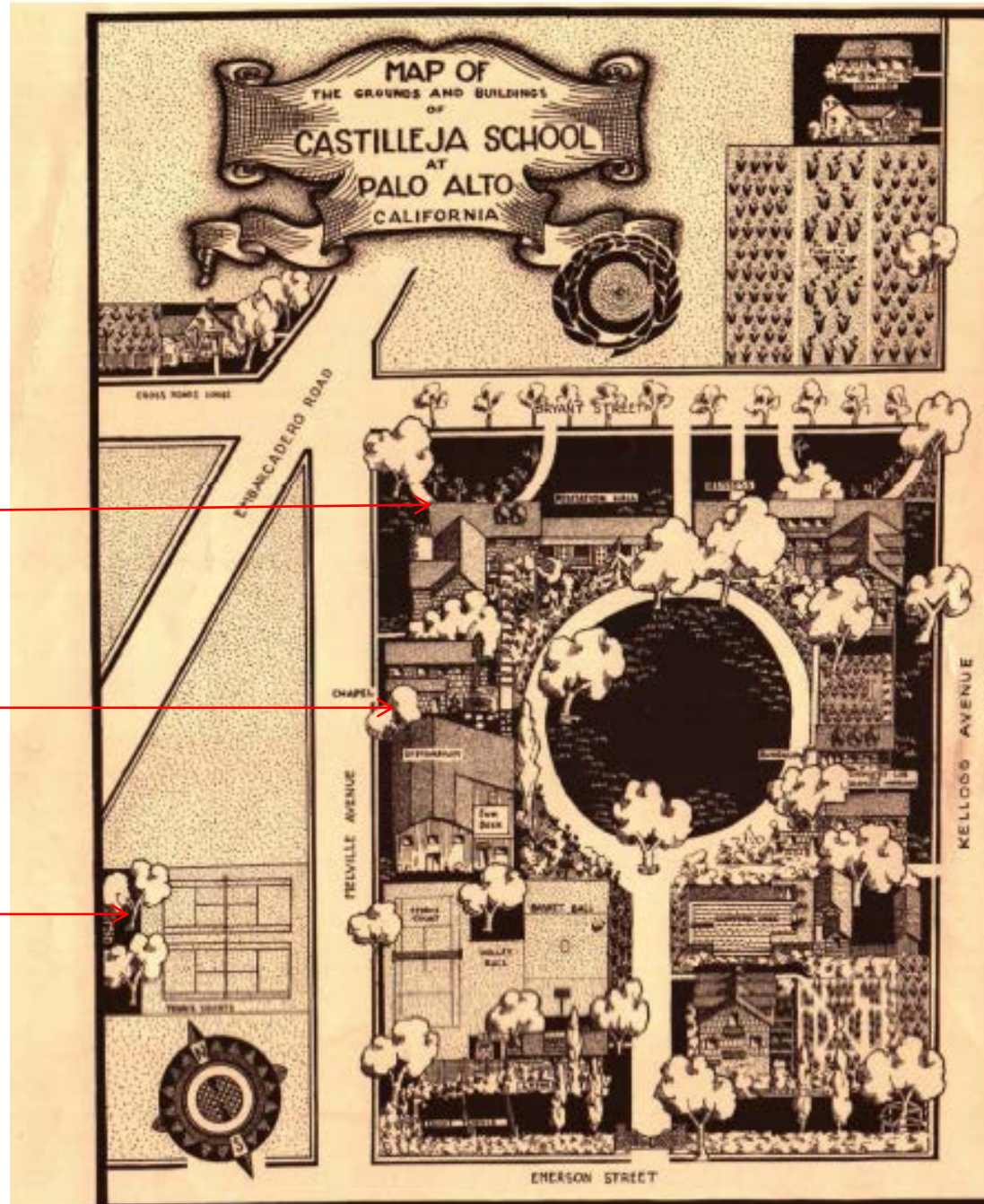
CASTILLEJA SCHOOL

1934

Recitation Hall today serves as Gunn Administration Building

1926 Chapel constructed/designed by Birge Clark and still remains today

Tennis courts across Melville;
City abandoned Melville in 1992



HISTORICAL RESOURCES ON CAMPUS



BRYANT STREET VIEW – RHODES HALL CLASSROOM



Rhodes Hall is attached to the Gunn Administration Building, at right

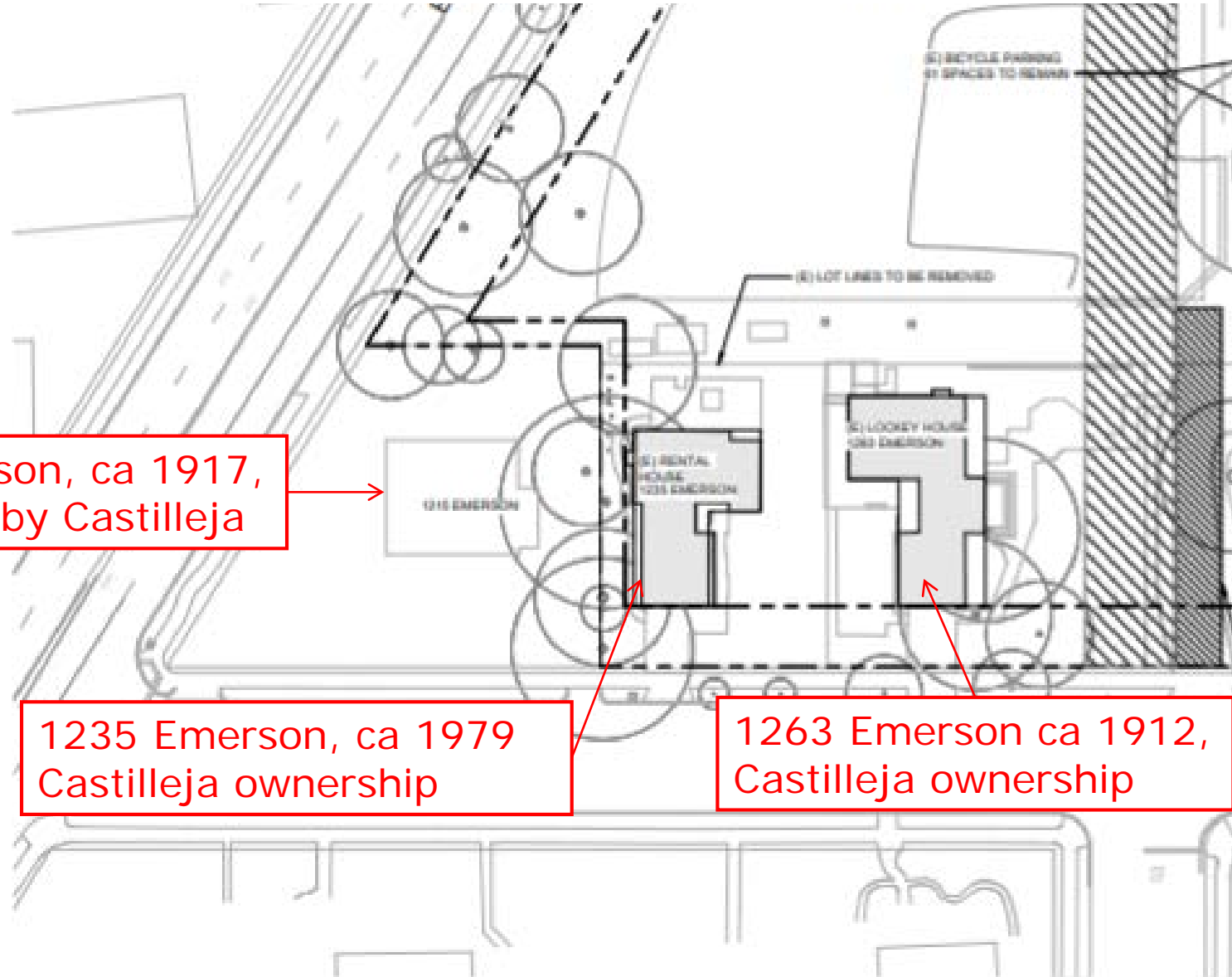
EMERSON STREET

Houses Next to Campus

1215 Emerson, ca 1917,
Not owned by Castilleja

1235 Emerson, ca 1979
Castilleja ownership

1263 Emerson ca 1912,
Castilleja ownership



VIEWS OF EMERSON STREET HOUSES

1215 Emerson at Corner of Embarcadero



Historic Resource (NRHR Eligible)

Castilleja's Two Houses

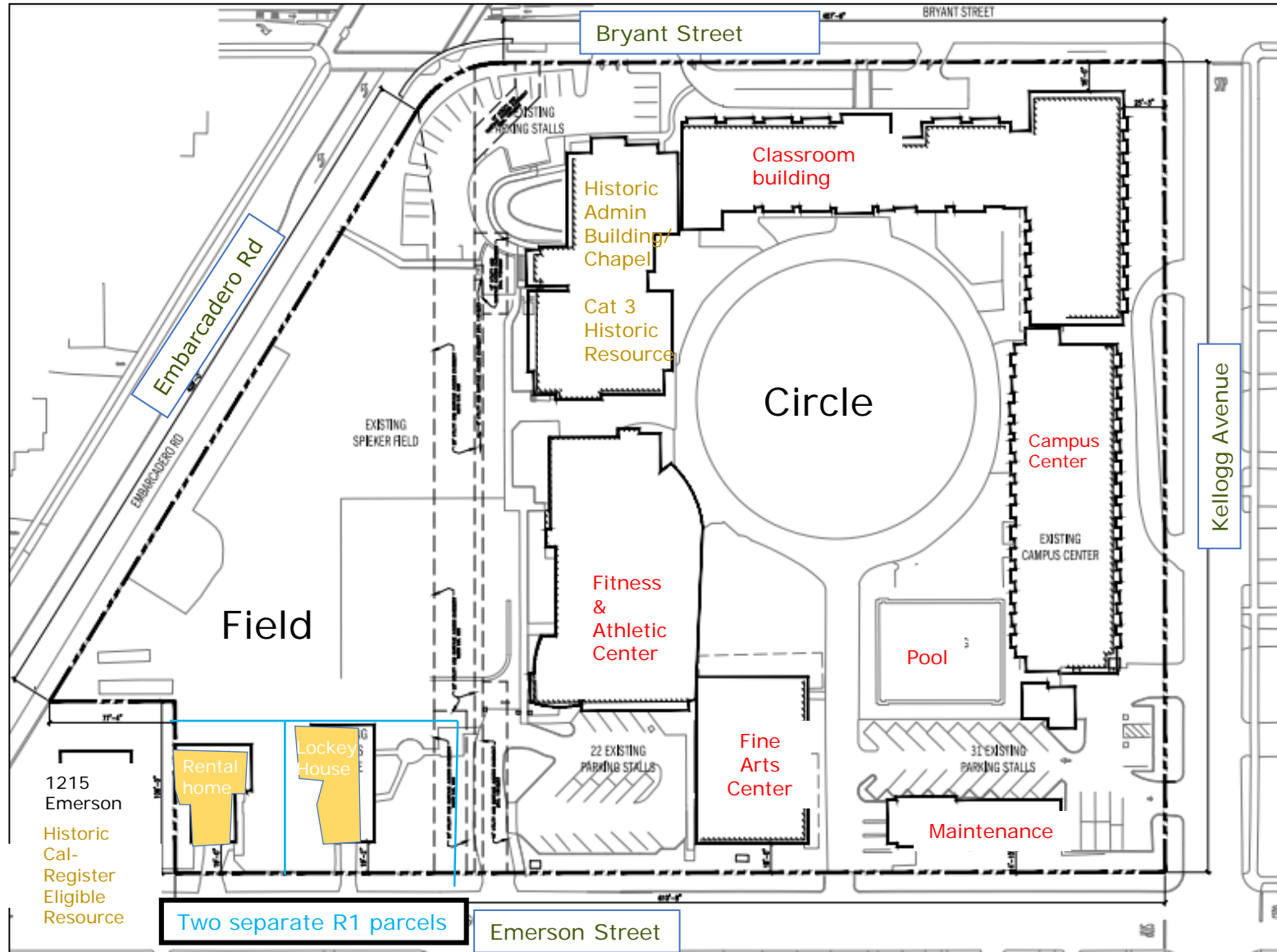


PROJECT ALTERNATIVE EMERSON STREET VIEW
1235 EMERSON-EXISTING RESIDENCE TO REMAIN



PROJECT ALTERNATIVE EMERSON STREET VIEW
1263 EMERSON-EXISTING RESIDENCE TO REMAIN

CASTILLEJA SCHOOL PROPERTY TODAY



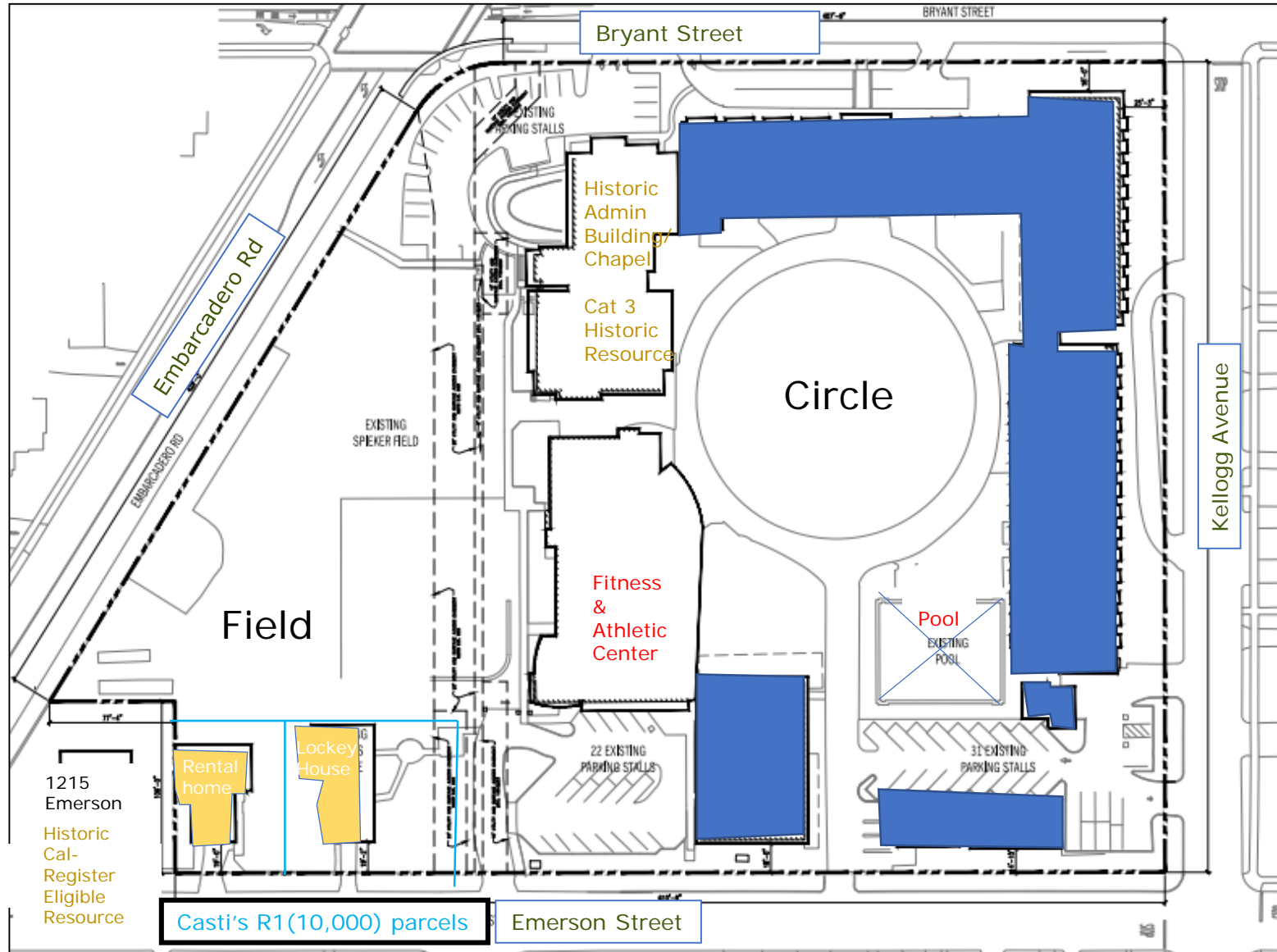


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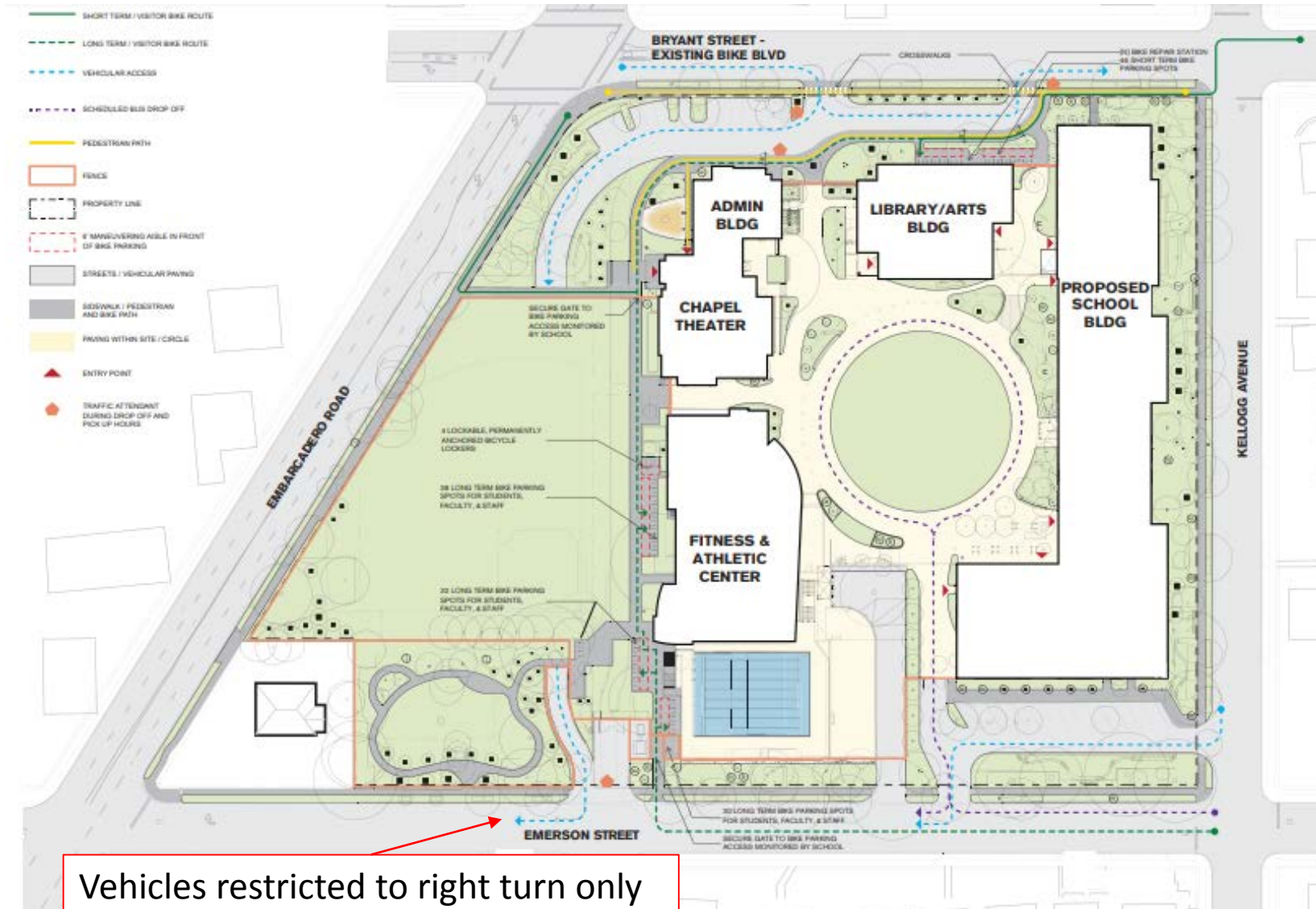
PROJECT OVERVIEW

- Castilleja seeks to change the campus and upgrade the buildings and pool
- ‘Master Plan’ for phased redevelopment with rebuild of above grade floor area and basement expansion creating capacity for student enrollment increases up to a new cap of 540 students with phased redevelopment

BUILDINGS PROPOSED TO BE DEMOLISHED



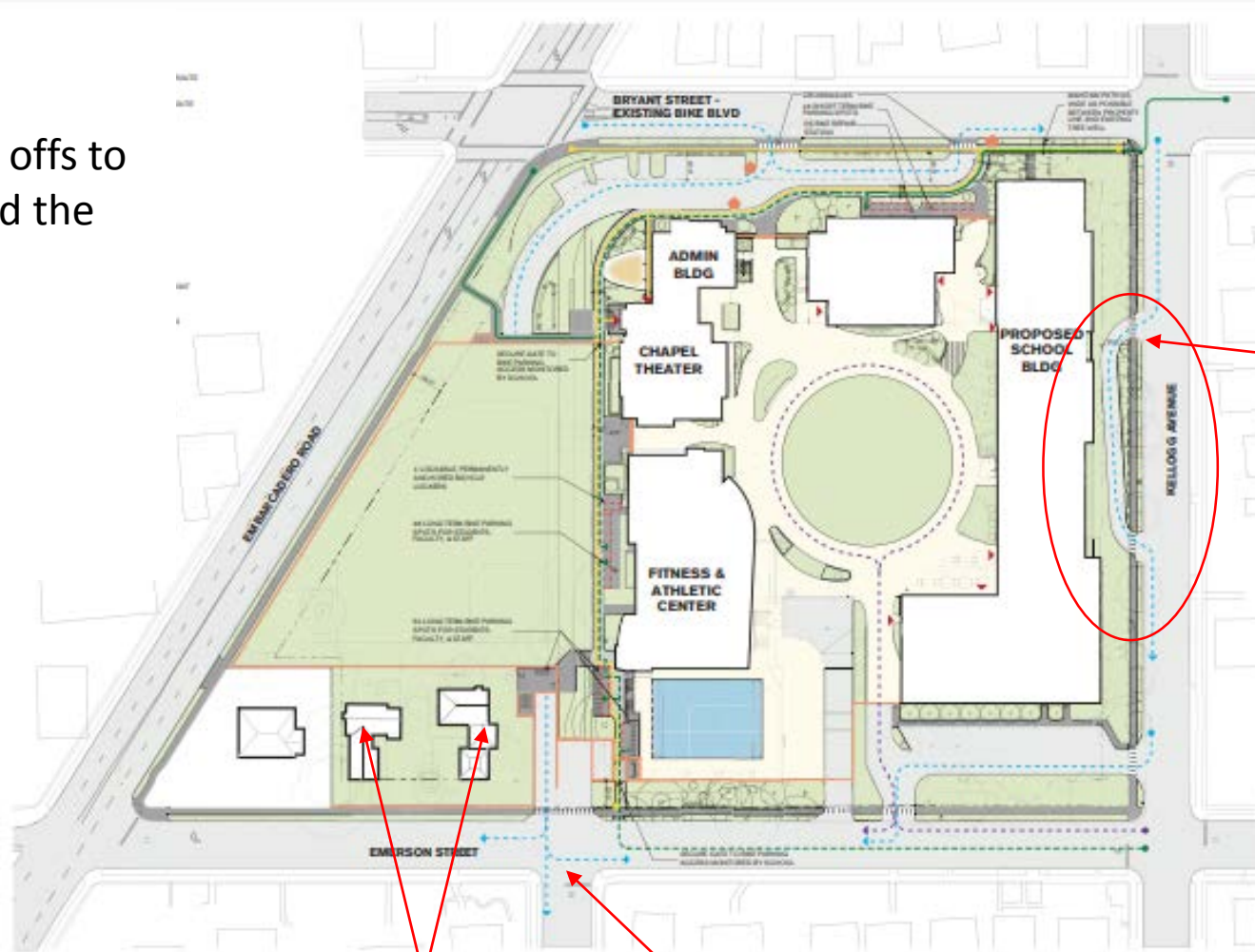
ORIGINAL PROJECT SITE PLAN



Vehicles restricted to right turn only

PROJECT ALTERNATIVE SITE PLAN

Distributes school drop offs to three locations around the campus



Retains a drop off driveway at Kellogg Avenue

Castilleja's two Emerson houses to remain

Vehicles may make all movements

STUDENT ENROLLMENT

- Previously approved enrollment (2000 CUP): 415 Students
- Enrollment today: 426 Students
- Proposed enrollment: 540 Students
- 2013 City action resulted in: A penalty payment for over-enrollment, transportation demand management implementation, annual enrollment reductions, and the Applicant's 2016 CUP application

CHANGES IN GROSS FLOOR AREA

DEMOLITION

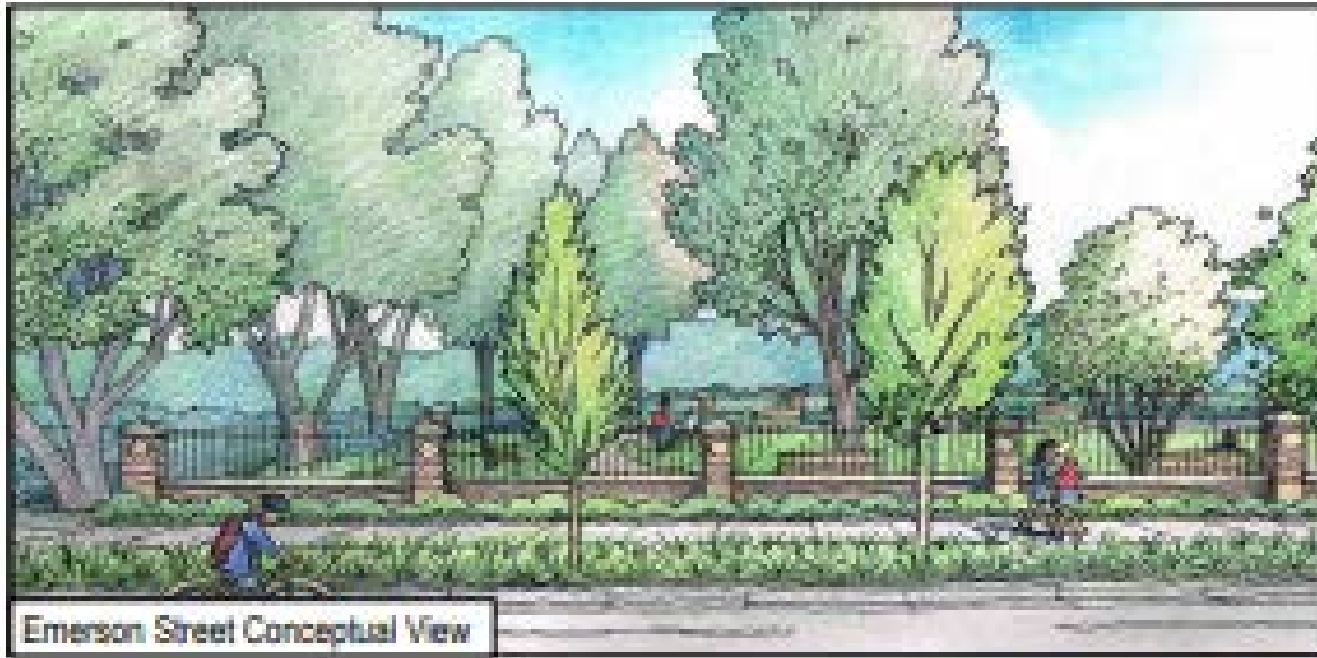
GFA to be demolished:	84,572 sf
Fine Arts building	5,868 sf
Maintenance building	1,901 sf
Campus Center	33,600 sf
Classroom buildings	42,000 sf
Pool equipment building	1,203 sf

Campus Parcel only	Existing/Approved	Original Project	Alternative Project
Square footage (SF) <i>to remain</i> above grade (GFA) plus SF <i>added</i> above grade (GFA)	116,297 sf exists; 31,725 sf to remain (GFA) comprised of Fitness Building (13,944 sf) and Admin/Chapel (17,781 sf)	115,849 sf includes retained (31,725 sf) plus 84,124 sf replacement GFA – mostly above grade (this # includes 3,713 sf below grade GFA*)	115,257 sf includes retained (31,725 sf) plus 84,170 sf replacement GFA to – mostly above grade (this # includes 4,513 sf below grade GFA*)
Square footage <i>to remain</i> below grade plus <i>added</i> below grade	43,913 sf exists; 29,187 sf to remain below grade (not GFA) comprised of Fitness Building (19,661 sf) and Admin/Chapel (9,526 sf)	47,356 sf added below-grade (not GFA) Academic Building	47,356 sf added below grade (not GFA) Academic Building
Academic Building	NA	115,211 sf (above and below)	115,257 sf (above and below)
Library Building	NA	16,269 sf	16,269 sf
Building height	34'6" building via variance approval	30' proposed	30' proposed
Enrollment	415 approved CUP 2000 426 enrolled 2020-21 year	540 student cap	540 student cap
Parking for Automobiles/Bike Parking	82 surface spaces above grade; 102 existing bike spaces on campus	Garage 105 spaces (plus 10 tandem) plus 26 surface spaces (13 each in Bryant and Kellogg lots) = 131 tandem excluded/140 bike spaces	Garage 78 spaces (plus 5 tandem) plus 26 surface spaces (13 each in Bryant and Kellogg lots) = 104 tandem excluded/140 bike spaces
Trees Removed / Added	168 trees counted June 2016	Removals: 35 trees (7 protected and 3 street trees); Relocations: 34 trees (5 protected trees and 1 street tree); retains 99 trees in place	Removals: 22 trees (8 protected and street trees); Relocations: 32 trees (5 protected and street trees) retains 114 trees in place

PROJECT COMPONENTS

- Demolish 5 campus buildings (Fine Arts, classroom/campus center buildings)
- Replace campus GFA in new academic building with expanded below-grade area
- Construct subterranean garage from existing Bryant St. parking lot with a two-way access ramp, and one-way garage exit driveway opposite Melville Ave; garage completion is associated with the phase 1 student enrollment increase
- Provide below grade pedestrian passage from the garage to campus buildings
- Demolish at-grade pool and constructs below-grade pool and pool sound wall
- Provide for below-grade delivery and trash enclosures/waste pick-up @ circle
- Install new landscaping and fences

ORIGINAL PROJECT @ EMERSON



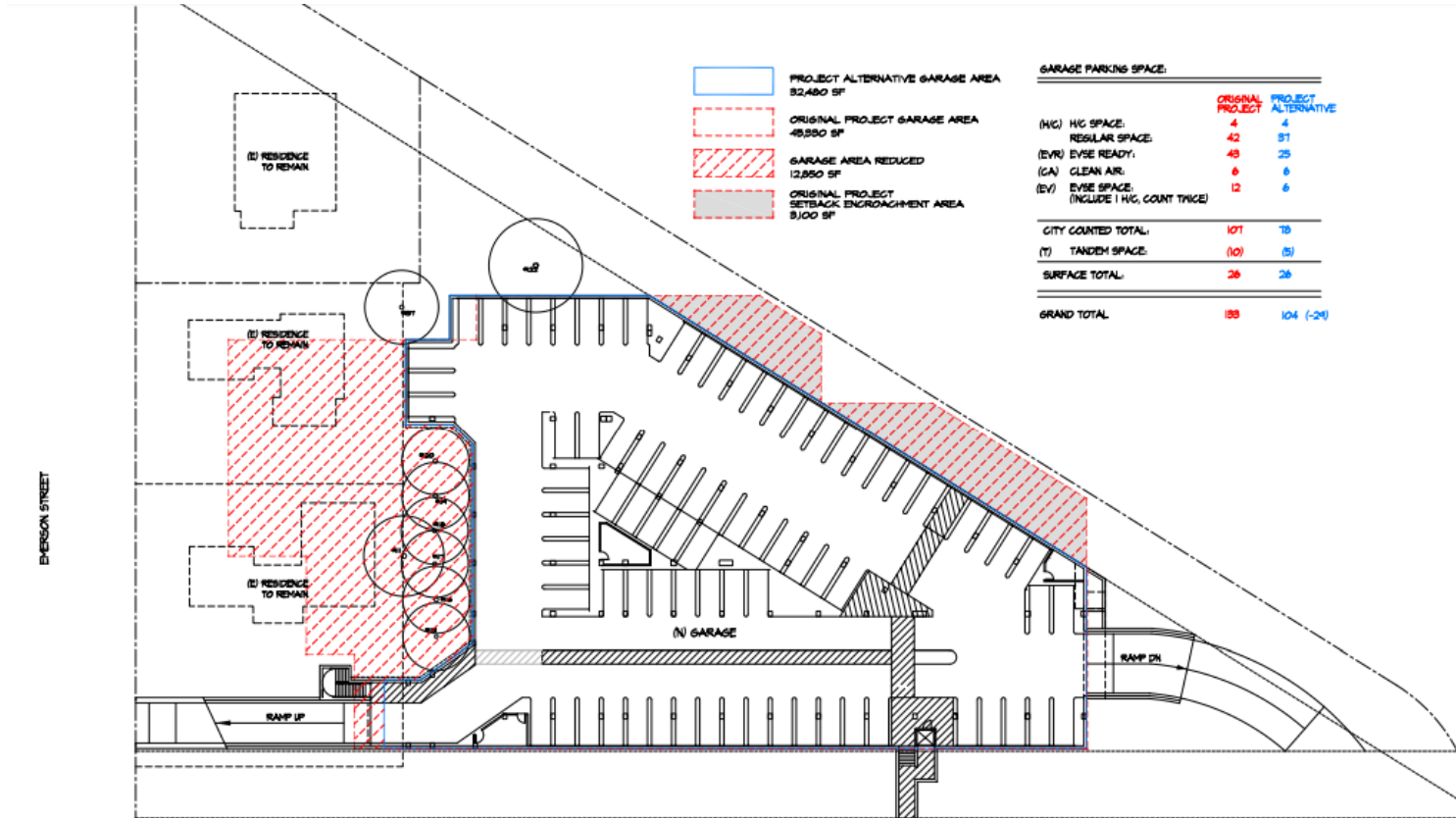
- Removed two Emerson houses to merge campus with these parcels, extended garage below, and created open space above
- Garage extended under Embarcadero Special Setback
- All drop-offs were to occur inside garage and vehicles forced to turn right onto Emerson Street causing a TIRE impact (CEQA impact)

PROJECT ALTERNATIVE GARAGE EXIT



- Proposed exit gate would be 80 feet from Emerson frontage
- Ramp separated by fence at 1263 Emerson
- Exit no longer handling all vehicles leaving after drop off (traffic disbursed)

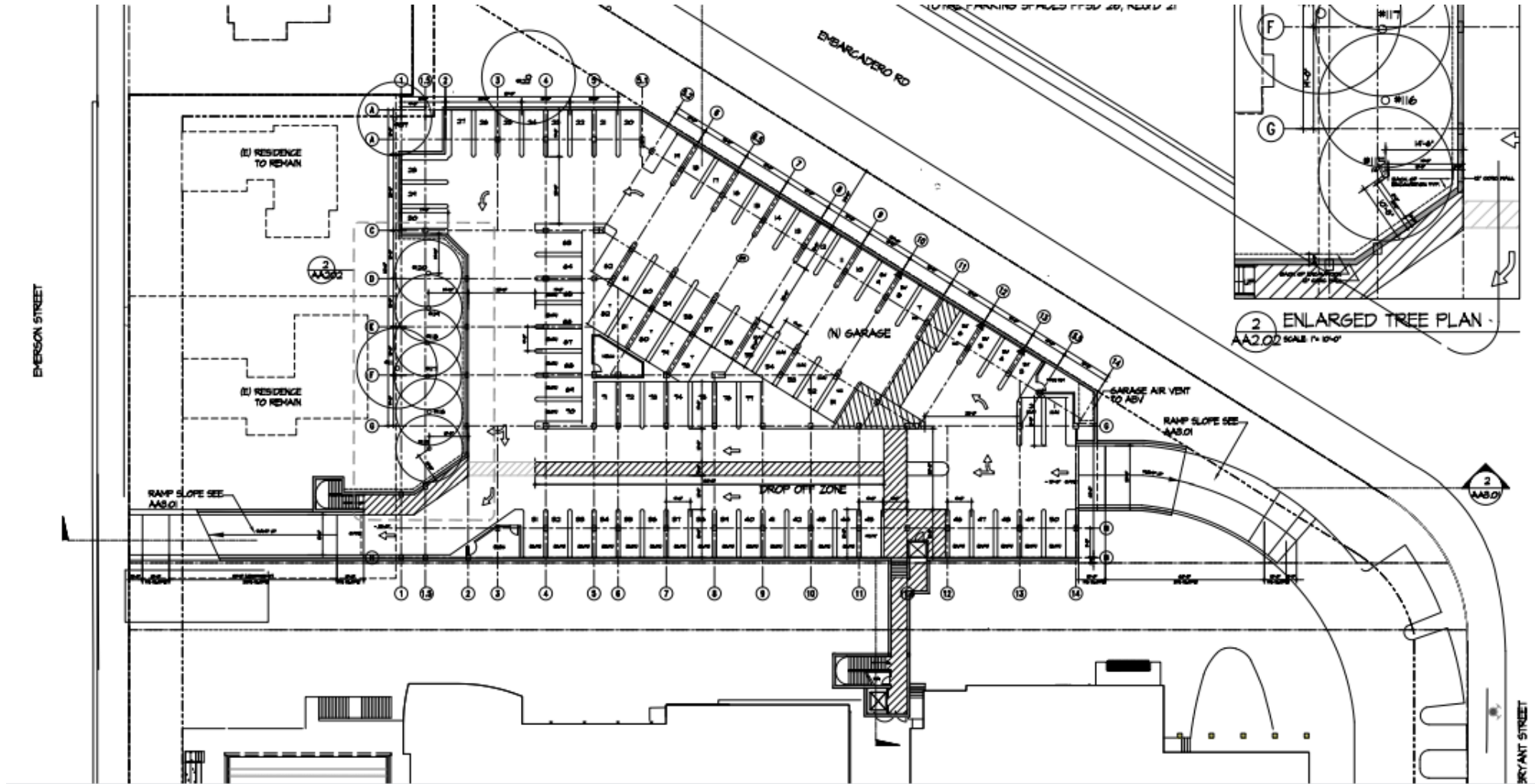
REDUCED GARAGE VS. ORIGINAL GARAGE



Project Alternative Garage:

- (1) would not encroach into Embarcadero setback,
- (2) retains two Emerson Street homes,
- (3) preserves six Redwood trees next to Spieker Field

PROJECT ALTERNATIVE REDUCED GARAGE



Project Alternative's parking meets code rather than exceeds code, as does Project

PROJECT ALTERNATIVE

Achieves all Project objectives, while:

- Addressing several community concerns;
- Removing the significant and unavoidable CEQA traffic impact of the Project
- Enabling withdrawal of:
 - The Tentative Map application to merge Emerson parcels with the campus parcel, and
 - The Variance request for a below grade garage encroachment into the Embarcadero Road Special Setback
- Reducing Academic Building ground floor level by 754 square feet (offset by below-grade increase by 800 square feet (GFA definition))
- Retaining 21 more trees than the proposed project
- Changing the level of significance of CEQA impacts and would not require Council to adopt a 'Statement of Overriding Considerations' to approve it.

REQUIRED APPLICATIONS

Discretionary Review



ARB

Architectural Review application in the ARB's purview: This includes review of the site plan, landscaping, lighting and fencing, design of the Academic Building in context, subterranean garage circulation and parking lots designs.

Potential ARB hearing dates:

- *September 17*: Continued hearing public comments/ ARB questions & comments/requests for further information/design refinement
- *October 15 ARB*: Draft tailored AR Findings/Conditions
- *October 29 ARB (5th Thursday)*: placeholder



PTC

Planning & Transportation Commission purview includes:

CUP: Conditional Use Permit to increase student enrollment to 540 students with phased increases tied to redevelopment phases, to increase the number of classrooms, and with an enhanced TDM program

Variance for FAR (GFA Replacement) associated with CUP

Variance for setback encroachment: Embarcadero Road setback request is *not required for Project Alternative*

Tentative Map with Exception: Merging campus with two residential lots is *not requested for Project Alternative*

Scheduled PTC hearing dates:

- August 26, 2020 PTC: Final EIR, CUP, Variance presentations
- September 30 PTC: Consideration of draft, tailored CUP and Variance Findings and Conditions for Project Alternative



HRB

September 10: Historic Resources Board to consider FEIR responses and assist on AR finding verbiage related to preservation of Gunn Building



HRB reviewed this façade treatment and stair option in September 2019



CITY COUNCIL

November-December:

City Council considers Final EIR and ARB, HRB and PTC recommendations in public hearing(s) to act on project applications:

- Certify the Final EIR by Resolution, and
- Approve a Record of Land Use Action regarding the:
 - Mitigation monitoring and reporting program
 - Architectural Review application
 - Conditional Use Permit application
 - Variance for GFA Replacement application



ARCHITECTURAL REVIEW FINDINGS DISCUSSION

SEVEN TOPICS

August 20, 2020

www.cityofpaloalto.org/castilleja

SEVEN DISCUSSION TOPICS

STAFF REPORT PP 18-32

1. Architectural Review (AR) Findings
2. Phased Development Construction Request (PAMC 18.76.020 (g))
3. Final EIR (Dudek to present)
4. Circulation and Parking Design - AR Findings #2 and #4
5. Compatibility of Building Design and EIR Aesthetics - AR Findings #2D, #3, and #6
6. Views, Trees, Landscaping, Fences, Lighting, Historic Preservation - AR Findings #2B, #3 and #5 (Applicant to present details)
7. Other Considerations – Sustainability

#1: ARCHITECTURAL REVIEW FINDINGS

- (1) The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.
- (2) The project has a unified and coherent design, that: (A) Creates an internal sense of order and desirable environment for occupants, visitors, and the general community, (B) Preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant, (C) Is consistent with the context-based design criteria of the applicable zone district, (D) Provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations, (E) Enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.
- (3) The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.
- (1) The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).
- (2) The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.
- (3) The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

#2: PHASED CONSTRUCTION OVER 3 YEARS

- First phase: completion of the reduced subterranean garage and landscaping. Once concluded, this would enable an increase of enrollment up to 490 students through an annual increase of 27 students.
- Subsequent phases: With requested student enrollment caps of 520 and 540 students, following phases are proposed:
 - Phase 2 relocates the pool and increases enrollment to a maximum of 520 students
 - Phase 3 relocates deliveries/waste pick-ups further from the street and below grade, reduces food service deliveries by 10%, and implements a sustainability plan; and
 - Phase 4 demolishes campus buildings, replaces removed GFA with the academic building GFA, and increases enrollment to a maximum of 540 students

#3: FINAL EIR

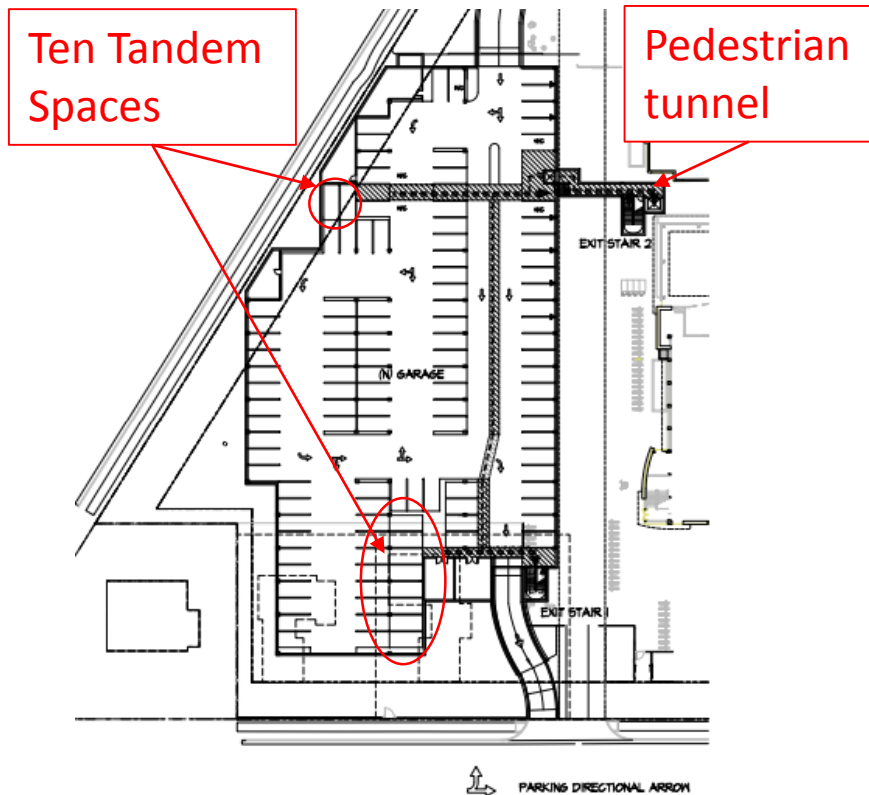
City's consultant will present the Final EIR for the community's understanding

EIR HISTORY 2016-2020

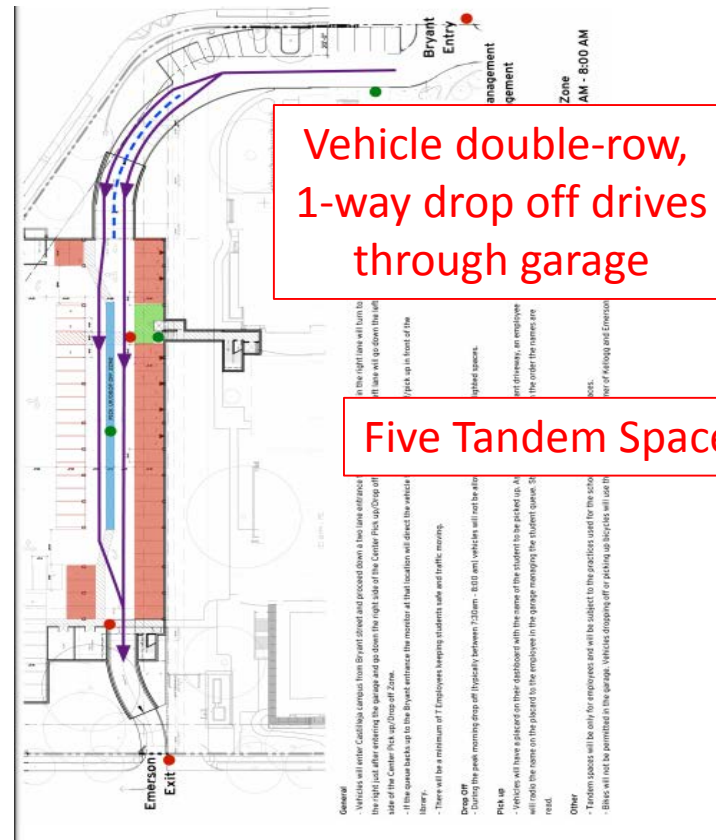
- **2016: CUP** Application; City CEQA consultant funded by applicant
- **2017:** PTC 2017 EIR Scoping Meeting; Council received Scoping Report
- **2018-2019:** Draft EIR preparation; Completion of CUP and Variance applications
- **2019:** AR Application (April); July 15 Draft EIR publication and 60-days comment period contained: (1) Applicant's eight project objectives; (2) Project's 'significant and unavoidable' CEQA traffic impacts; (3) explanations and mitigation measures to address other impacts; (4) two on-site alternatives to the Project; (5) six other project alternatives, rejected from further analysis.
- **2020:** Submittal of Project Alternative = Disbursed Circulation/ Reduced Garage Alternative; July 29 Final EIR publication includes responses to comments on DEIR

#4: VEHICLE CIRCULATION AND PARKING DESIGN

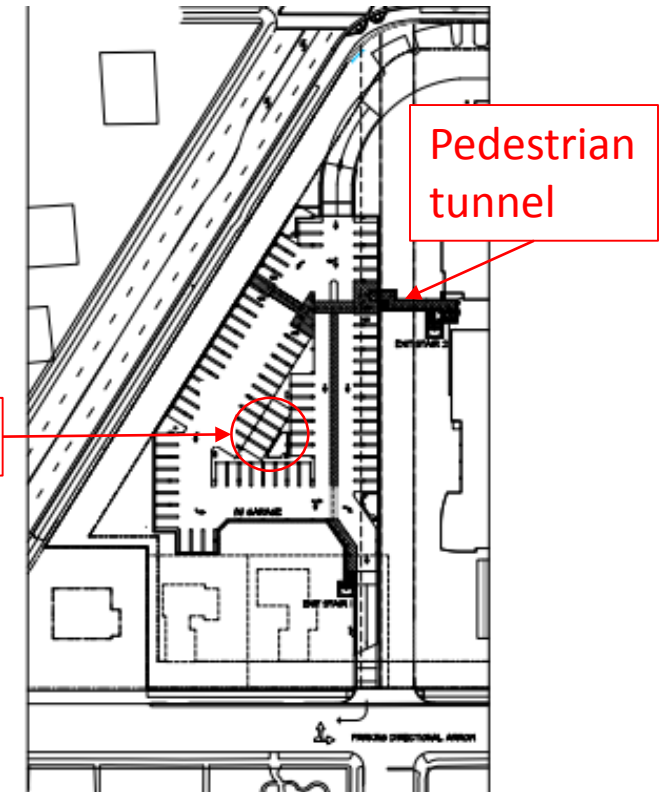
- Two surface lots (13 car spaces each) plus underground garage
 - Use of tandems (deeper spaces not counted toward space requirement)
- Trash/service/loading under Academic Building, buses use Circle perimeter driveway



Original Garage Layout



Project Alternative



#4: PEDESTRIAN AND BICYCLE CIRCULATION

Pedestrian tunnel - from garage to central campus:

- Located between the athletic center and chapel, the tunnel would be approximately 36 feet long with a standard section of 12 feet by 11 feet (inside dimension of 10 feet by 7.5 feet)
- Both ends of the tunnel would include appropriate provisions for access required under the Americans with Disabilities Act
- Tunnel is proposed as a permanent encroachment within the 25-foot Public Utilities Easement

Bike parking (94 long term and 46 rack spaces) in three campus areas:

- Approximately 46 rack spaces at grade along the front of the proposed library
- Approximately 52 long term spaces between the proposed pool and the parking garage
- Approximately 42 long term spaces would be located near the athletic building

#5: COMPATIBILITY - ACADEMIC BUILDING

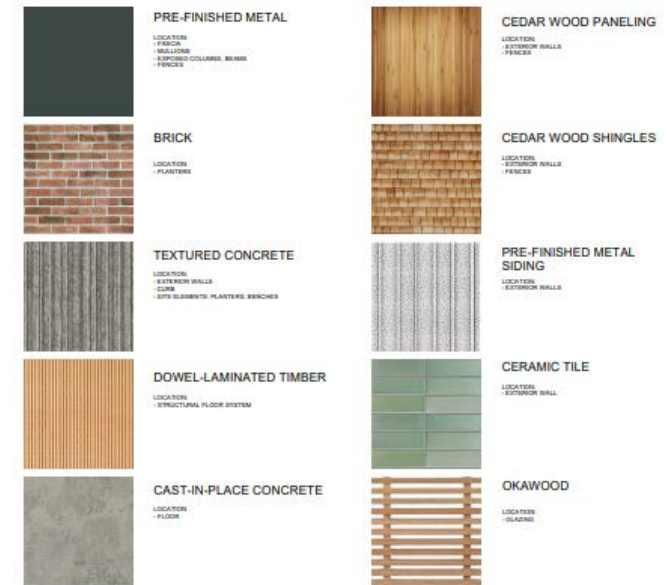
Applicant to present neighborhood context, views of L-shaped Academic Building



Materials Board

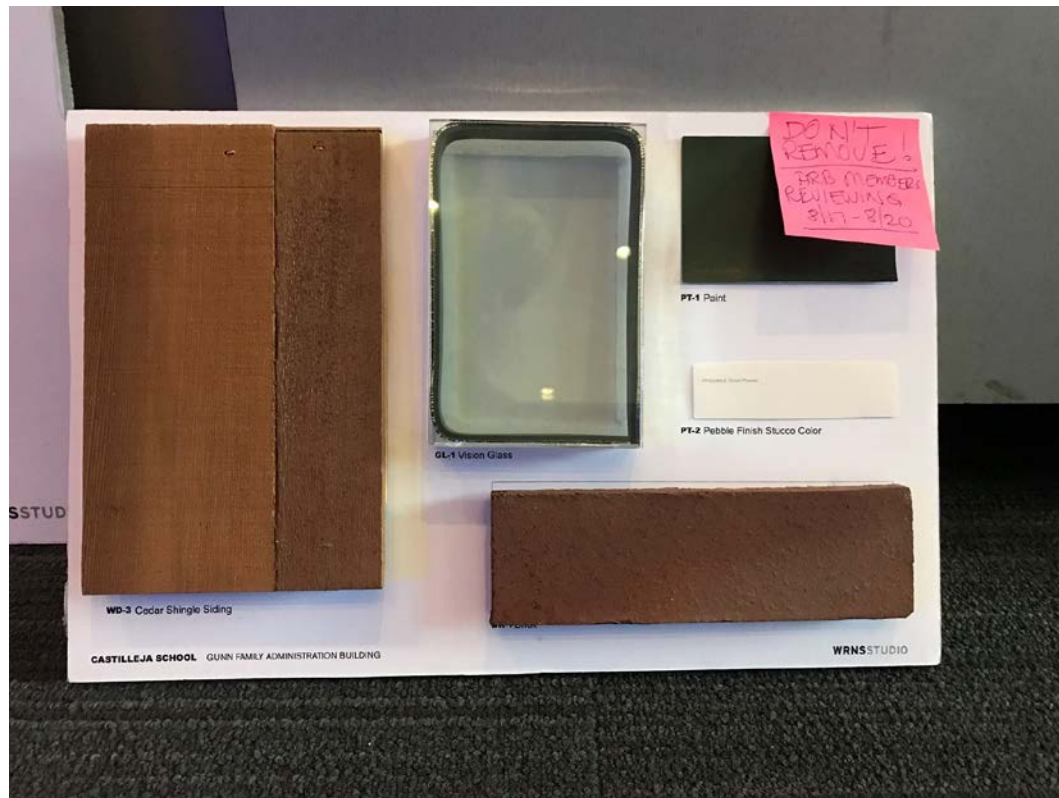
Plan sheet G.020

City Hall display



#6: FINDING #2(B) INCLUDES PRESERVATION

Applicant to present project views, trees, landscaping, fences, lighting



Gunn Building materials board also at City Hall



BRYANT ST - PROPOSED



#7: SUSTAINABILITY

Sustainability Road Map:

- Goals to improve energy & water efficiency, reduce vehicle travel, prioritize use of environmentally sensitive materials, and reduce light pollution.
- Benefits will include reduced carbon emissions, reduced potable water demand, reduced stress on stormwater infrastructure, reduced traffic-related impacts, and enhancements to bicycle infrastructure.
- Strategies include fossil fuel-free building operation, zero net energy, transportation, site work, water efficiency and landscape, environmentally preferable materials & indoor air quality, light pollution reduction, operational practices, and LEED (overlapping many of these categories)



FINAL EIR PRESENTATION ARB FOCUS

LAND USE, AESTHETICS, NOISE, CULTURAL RESOURCES

August 20, 2020

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AMY FRENCH

Chief Planning Official

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Next: Katherine Waugh of Dudek