



CASTILLEJA SCHOOL

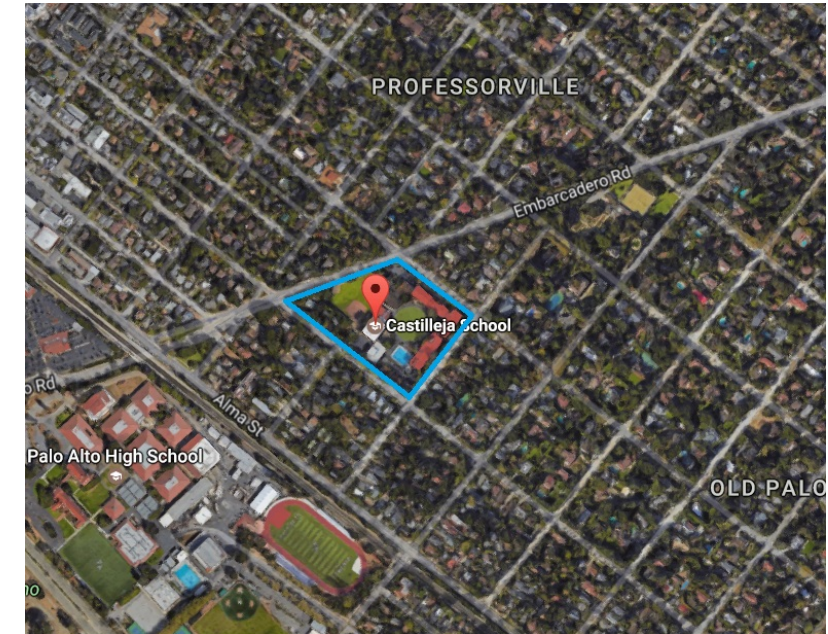
Architectural Review

DECEMBER 2, 2021 ARB

www.cityofpaloalto.org/castilleja

TODAY'S ARB HEARING

1. Staff presentation, ARB questions
 - Overview of ARB 2020 action
 - Council motions in March 2021
 - Trees and Site Revisions
 - Building Revisions reducing GFA
 - Parking Options/Adjustment
2. Applicant presentation, ARB questions for Applicant
3. Community and ARB comments
4. Continue hearing



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



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- Overview of 2020 ARB Action/Ad Hoc Review Items
- ARB recommended project with 78 below grade/26 above grade spaces per AR findings w/subcommittee review

ARB 2020 MOTION: AD HOC REVIEW 8 ITEMS

- Detail of work near Tree #89 to reconfigure staircase as per the proposed arborist recommendation
- Final design for placement of rooftop equipment
- Green tile patterning detail – including tile size and how tile pattern will be implemented
- Detail of the cap on the Kellogg shingled wall – to show how this will be finished
- A larger scale cut sheet of landscape lights on Kellogg Avenue
- Consideration for adding transparent sound barrier (panel) at Kellogg balcony per acoustician's recommendation to achieve a 5 dB reduction, describing projected sound mediation
- Full scale interior courtyard façade elevations – scale @ 1/18" on reduced size paper. Include in drawings shingle/band covering over sheer wall shown at hearing
- A small level of additional study of the basement lighting using walkable light wells/skylight



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Council Motion Requested ARB Review Revised Building

December 2, 2021

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COUNCIL MOTION REQUESTED ARB REVIEW

- ✓ **Council Asked ARB to Re-review Academic Building.** The ARB is requested to review the revised building design after the reduction of 4,370 sq. ft. and “to *reconsider* the massing and the compatibility of the design within the residential neighborhood context”.
- ✓ **Council referred other items to staff, Planning and Transportation Commission.** The ARB staff report describes items on staff’s list. Staff seeks the ARBs input regarding the five parking options, but particularly Option E with its preservation of tree 155 and reduction of impacts with the TPZs of trees 87 and 89. Staff of Urban Forestry will attend the ARB meeting.

OTHER COUNCIL MOTIONS OF INTEREST

- ✓ **Additional tree protection measures.** “Staff and Palo Alto’s Arborist work with Castilleja to preserve as many protected trees to reduce the loss of protected trees, on campus as can reasonably be accommodated”. *Applicant responded, City’s consultant report prepared and accepted by Urban Forestry, Option E supported as best approach to save tree 155 and improve protection of trees #87 and 89.*
- ✓ **Construction phasing options.** “Staff evaluate phasing the construction...to mitigate impacts associated with construction and evaluate elimination of the need for a temporary campus ... on Spieker Field”. *Applicant responded; placement of a temporary campus on the Circle (58 months) vs. proposed 34 months on Spieker Field vs. unidentified off-site location (21 months).*
- ✓ **Initiated GFA definition amendment.** The PTC will review the draft change to the GFA definition to count a below grade parking facility that provides parking spaces beyond 50% of code-required spaces toward GFA. *Applicant provided three options with 52 spaces below grade, one with 57 spaces below grade, and one with 69 spaces below grade.*
- ✓ **Support for Parking Adjustment.** Council supported applying a parking adjustment due to robust TDM program and increasing surface parking. *Director supports 14.4% adjustment with Option E*



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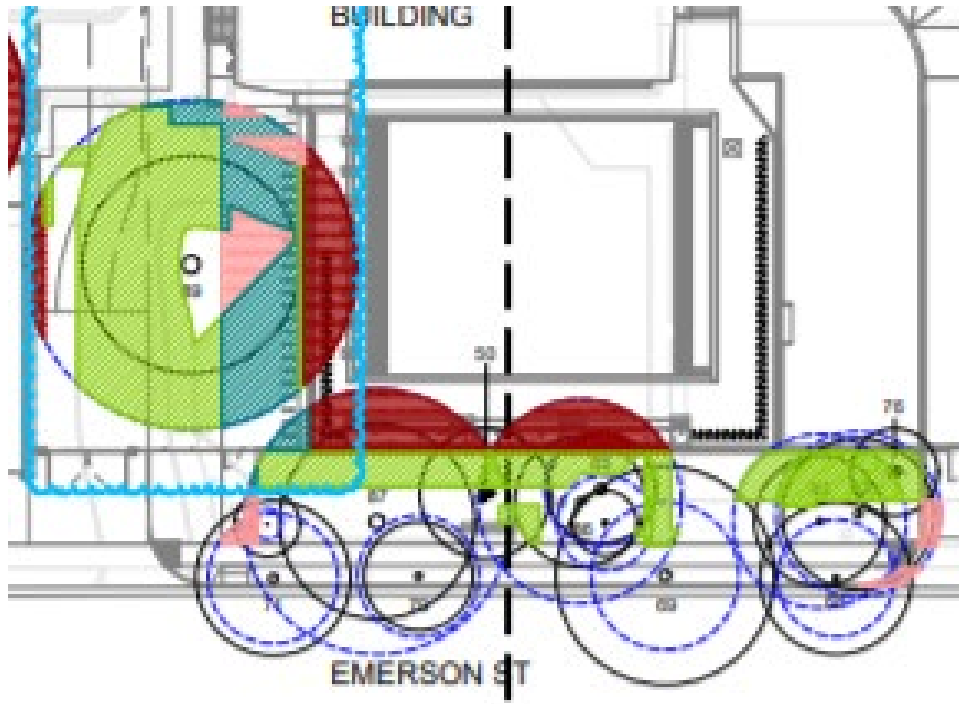
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Trees and Site Revisions

December 2, 2021

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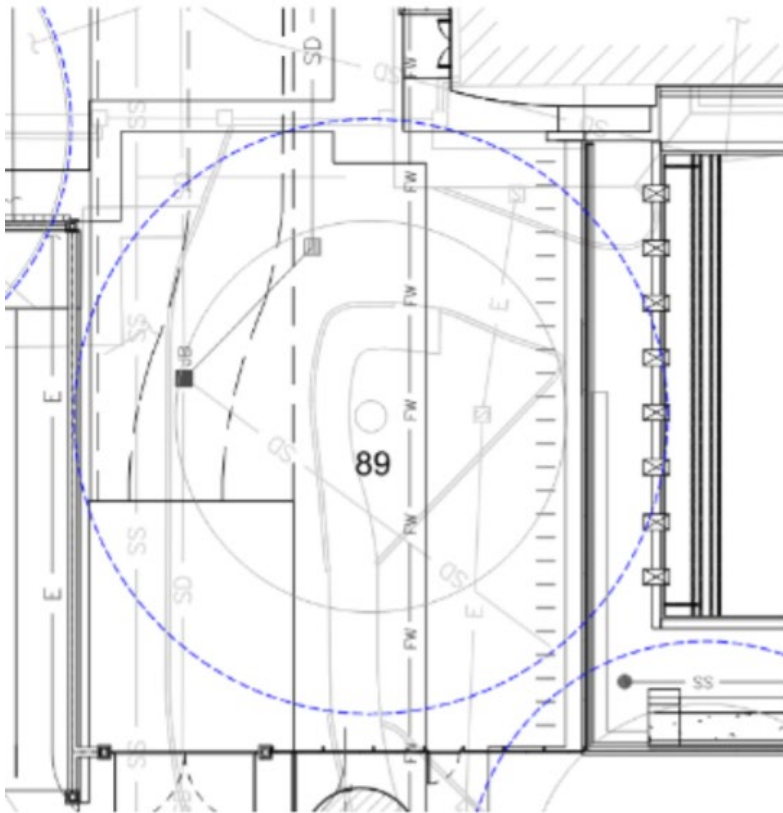
TREE #89 TREE PROTECTION ZONE



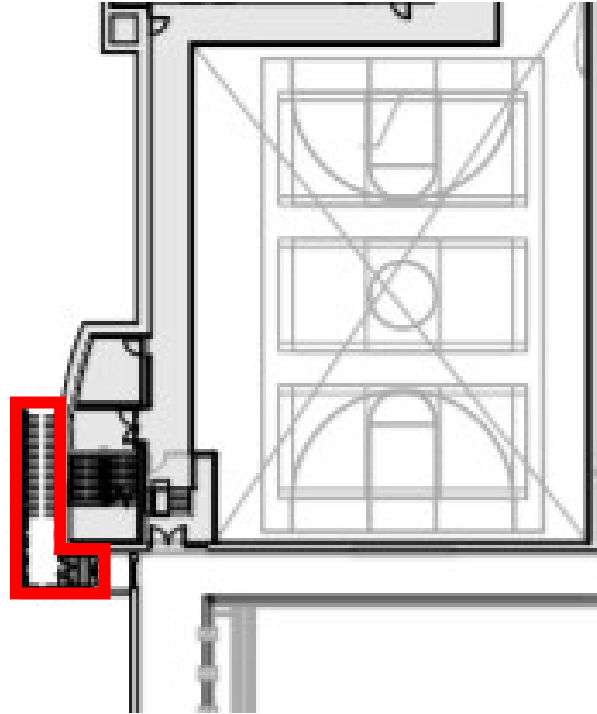
Amending draft COA #31 to add: For Tree #89, ground penetrating radar (GPR) shall be used to identify the extent of the roots and thereby determine the optimal tree protection zone for that particular tree given its high-profile nature, amount of excavation, and current paved-over root zone; the exceptional value this tree brings to the site and community warrants use of this tool.

TREE #89: TPZ IMPROVEMENTS

Tree #89 TPZ (blue line)
intersects w/pool deck <25%

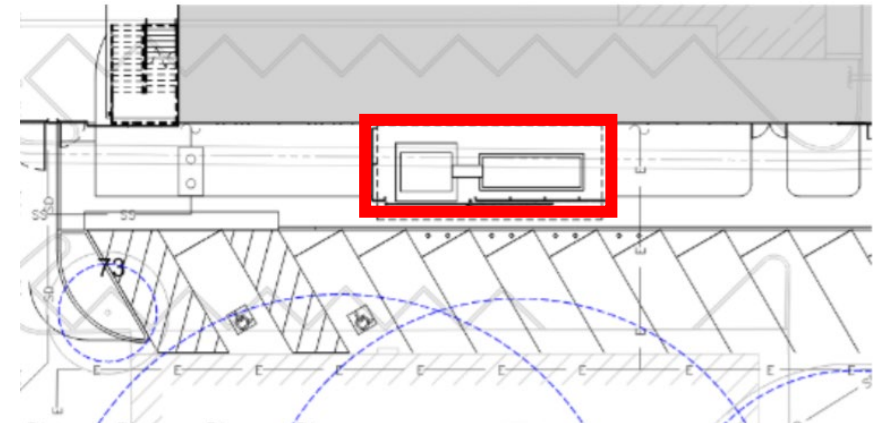


Tree #89 Enlargement Plan (NTS)

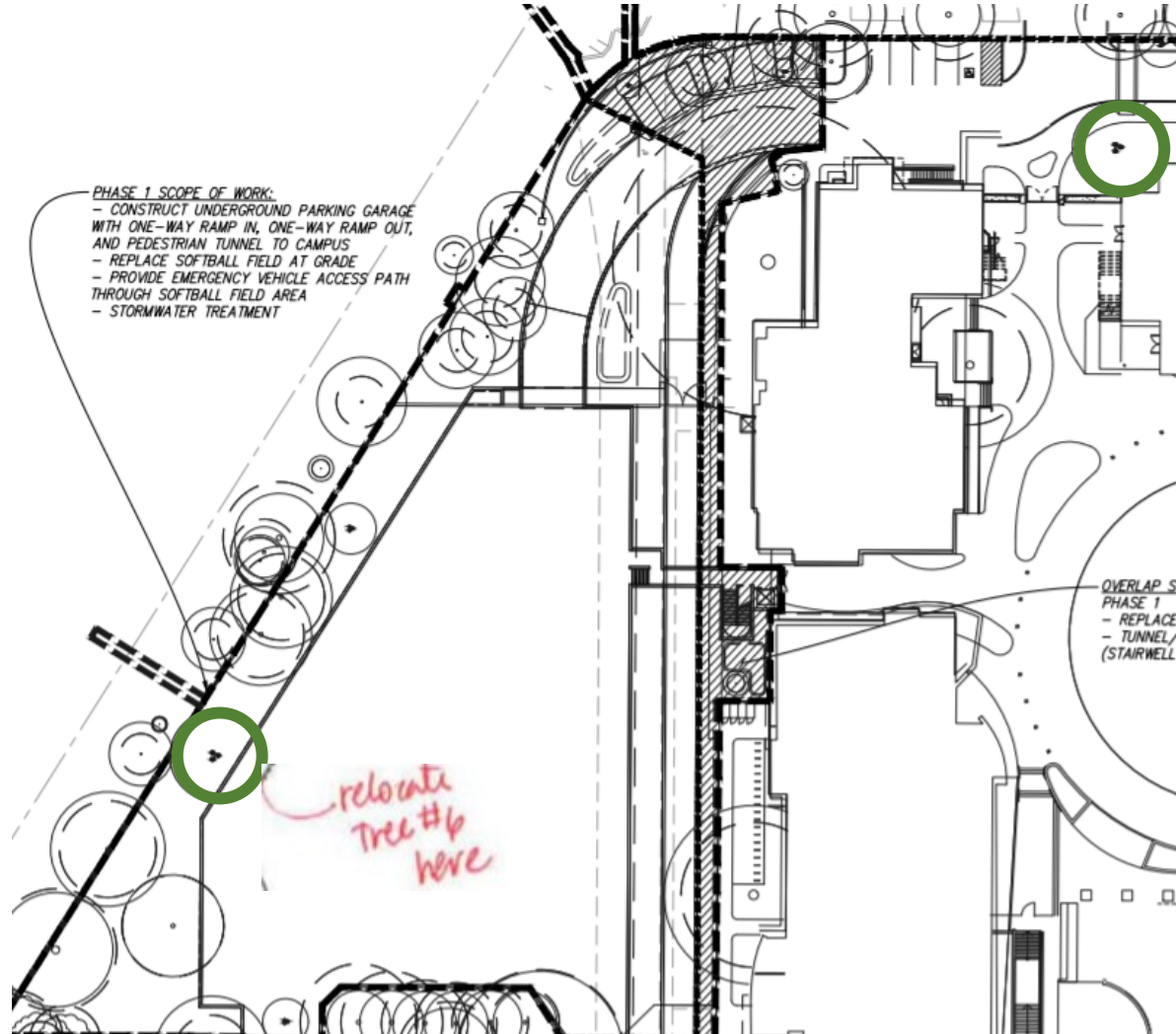


Revised Plans:

- Relocates stair away from #89
- Relocates transformer next to new academic building



REPLANTING TREES #6 AND #13



With Tree #6 transplanted to a new location, Tree #13 has this space all to itself





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Academic Building Revisions Reducing GFA

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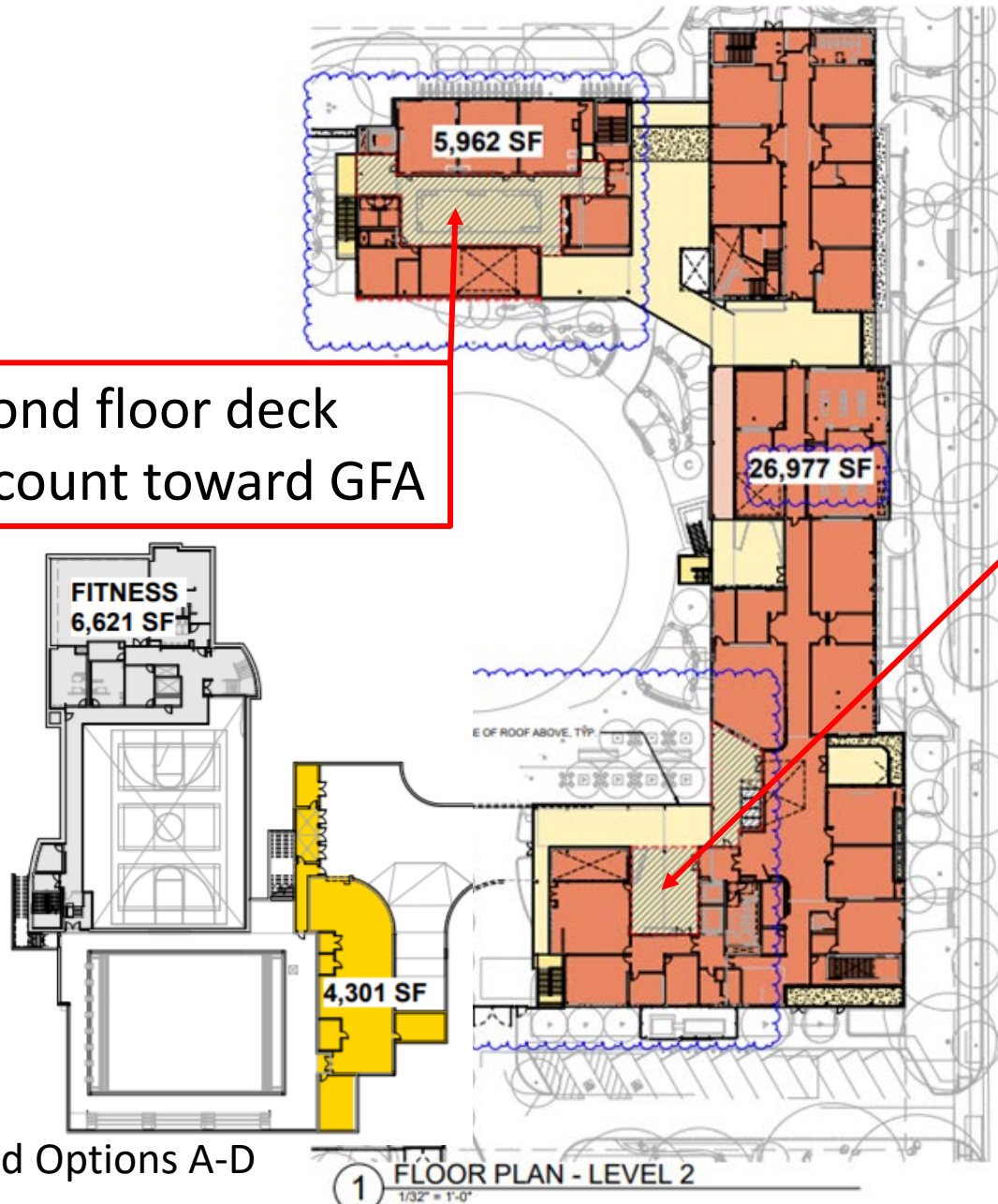
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ACADEMIC BUILDING REVISIONS

Upper floor GFA equivalency not captured in applicant's plans for Gym (to remain), Fine Arts Building (to be demolished)

Large second floor deck does not count toward GFA

Roof and exterior wall removed at second floor uncovered Deck D



LEGEND - GFA

- ENCLOSED FLOOR AREA INCLUDED IN GFA
- EXTERIOR DECK & PORCHE AREA INCLUDED IN GFA (L1, L2)
- EXTERIOR STAIRS, NOT INCLUDED IN GFA
- EXTERIOR DECKS/PORCHES, NOT INCLUDED IN GFA
- LOWER LEVEL AREA, NOT INCLUDED IN GFA
- LIGHTWELLS & SUNKEN GARDEN NOT INCLUDED IN GFA
- REDUCED FOOTPRINT, NOT INCLUDED IN GFA
SEE G.006 FOR ROOF TRELLIS DIAGRAM

Project and Options A-D

DECK D WITH OPEN TRELLIS



DECK D



EXISTING GFA PER 2021 EVALUATION

Conclusions:

Existing Campus

114,819 sf GFA, not including volumetric from gym and fine arts; 138,345 sf includes volumetric

Proposal

111,341 sf GFA when gym's volumetric area is discounted; 128,687 sf includes volumetric

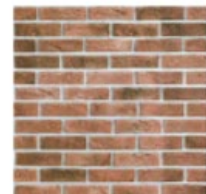
Campus Building	Existing GFA Consultant Report	Demolished GFA Consultant Report	Proposed GFA Consultant Report/Plans
Arrillaga Campus Center	37,179	37,179	0
Administration, Chapel, Theater	17,754	0	17,754
Gymnasium	33,513	0	33,513
Leonard Ely Arts Building	12,360	12,360	0
Maintenance Building	2,863	2,863	0
Pool Equipment Building	884	884	0
Rhoades Hall	33,793	33,793	0
New Academic Building	0	0	77,420
TOTAL	138,345	87,079	128,687
TOTAL (Not Including Volumetric Area)	114,819	80,899	111,341

ACADEMIC BUILDING: COMPATIBILITY



PRE-FINISHED METAL

LOCATION:
- FENCES



BRICK

LOCATION:
- PLANTERS



TEXTURED CONCRETE

LOCATION:
- EXTERIOR WALLS
- CURB
- SITE ELEMENTS: PLANTERS, BENCHES



CEDAR WOOD PANELING

LOCATION:
- EXTERIOR WALLS
- FENCES



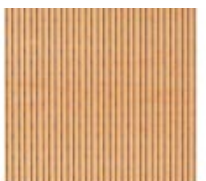
CEDAR WOOD SHINGLES

LOCATION:
- EXTERIOR WALLS
- FENCES



CERAMIC TILE

LOCATION:
- EXTERIOR WALL



DOWEL-LAMINATED TIMBER

LOCATION:
- STRUCTURAL FLOOR SYSTEM



CAST-IN-PLACE CONCRETE

LOCATION:
- FLOOR



ANODIZED ALUMINUM CHAMPAGNE

LOCATION:
- WINDOW INSERT
- LOCATIONS IDENTIFIED ON EXTERIOR ELEVATIONS. ALL OTHER EXTERIOR WINDOWS TO BE CLEAR HIGH PERFORMANCE GLAZING



ANODIZED ALUMINUM CHAMPAGNE

LOCATION:
- FASCIA
- WINDOW FRAMES

Proposed Materials (No Change)

KELLOGG BEFORE-AFTER IMAGES



KELLOGG AVE 1 - EXISTING



KELLOGG AVE 1 - PROPOSED



KELLOGG AVE 2 - EXISTING



KELLOGG AVE 2 - PROPOSED





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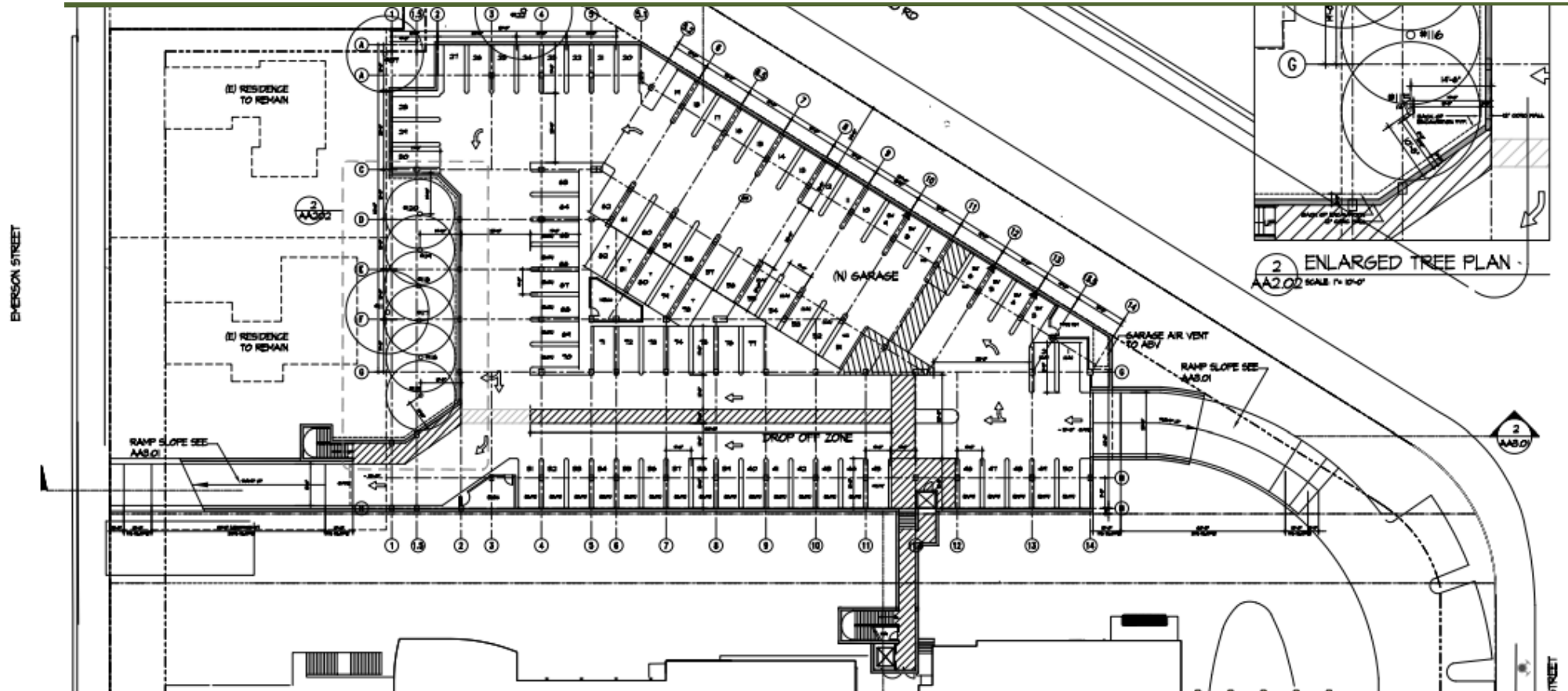
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Parking Option Designs and Adjustment Request

December 2, 2021

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PROJECT (ALTERNATIVE 4) GARAGE

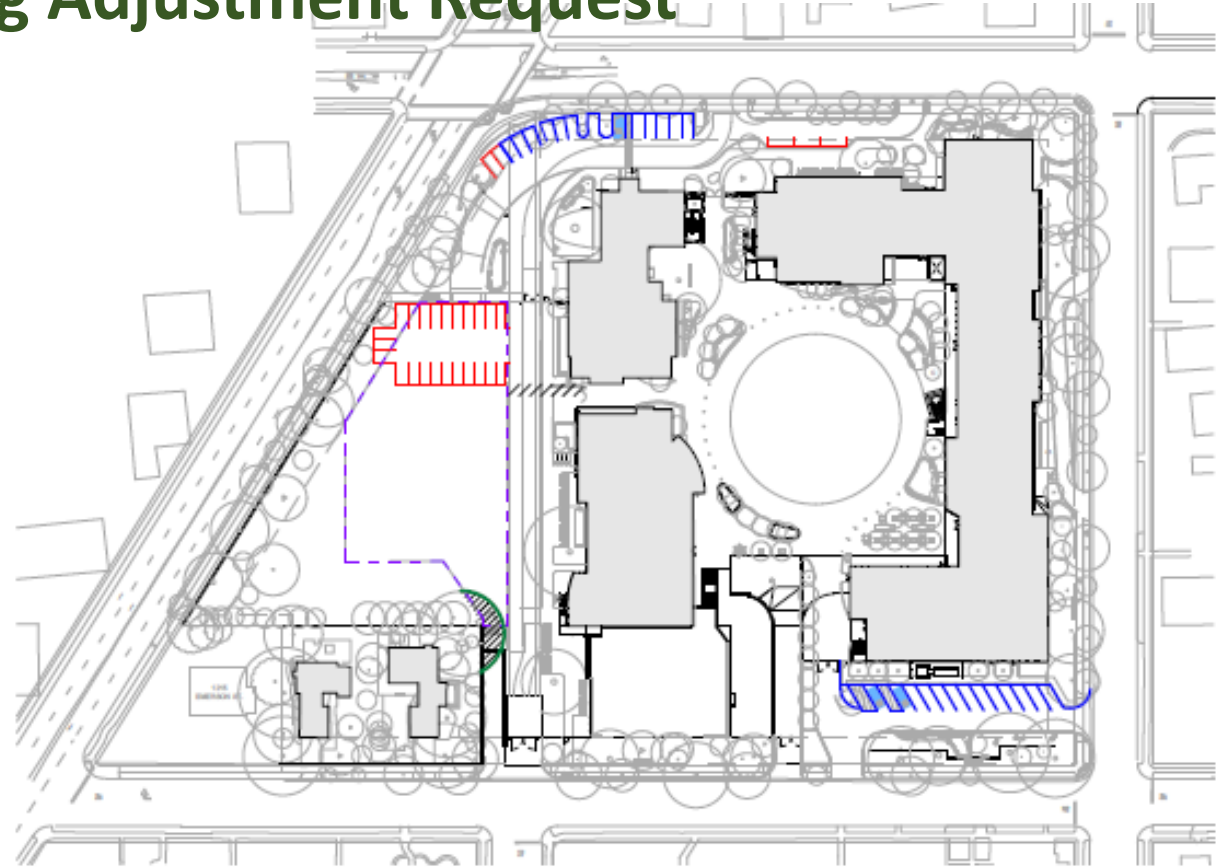
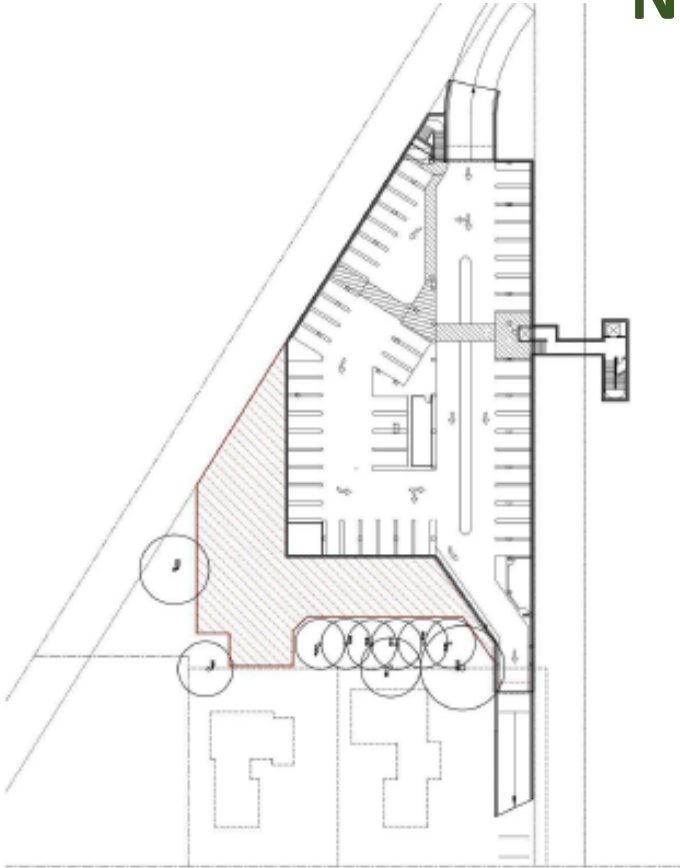


104 parking spaces (26 spaces @surface: 13 in Admin/Visitor lot, 13 in senior lot; 78 subterranean spaces)



Option A: 104 total (52 below, 52 @ surface)

No Parking Adjustment Request



GARAGE SCHEME A BELOW GRADE PARKING
N.T.S.

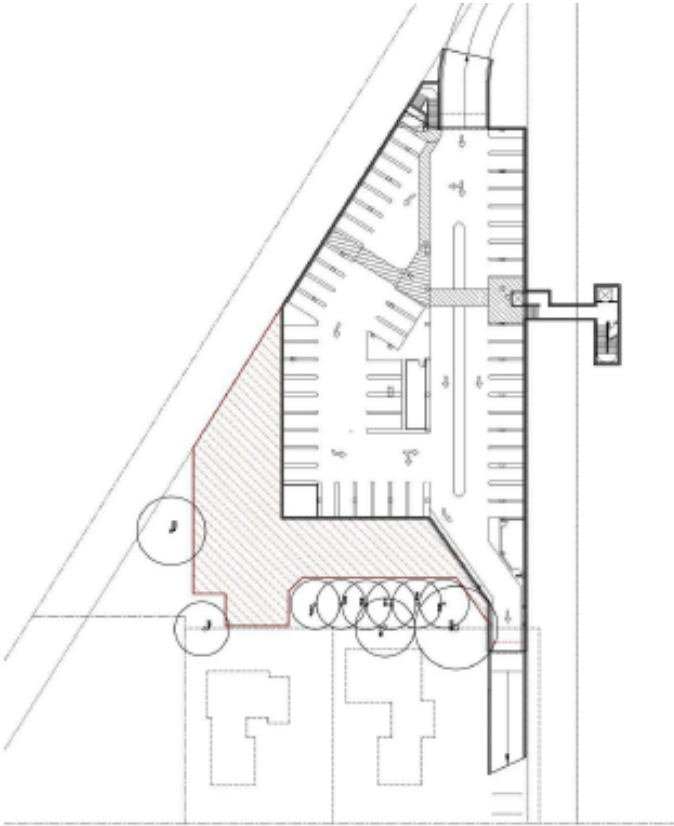
GARAGE SCHEME A ABOVE GRADE PARKING
N.T.S.



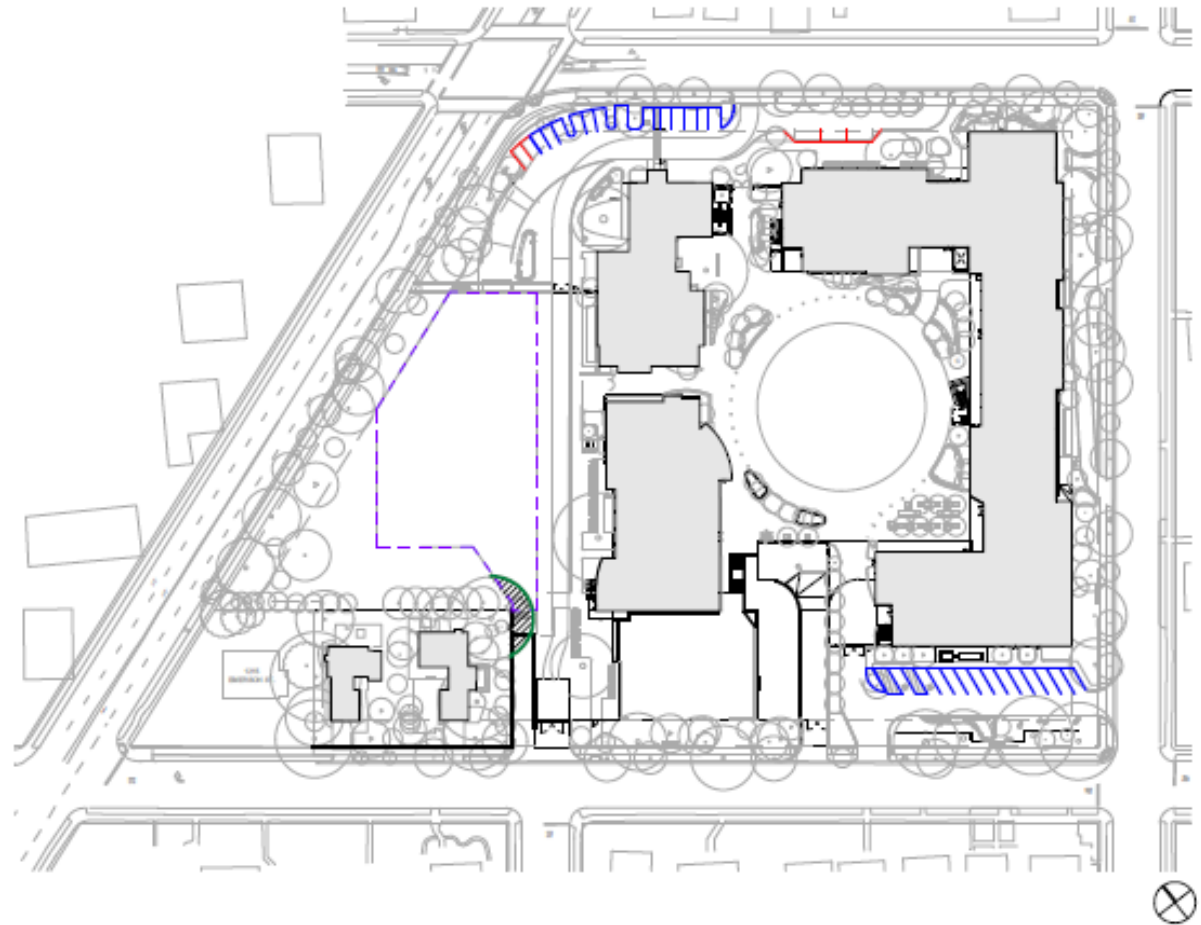
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Option B: 83 total (52 below, 31 @ surface)

20% Parking Adjustment Required



GARAGE SCHEME B BELOW GRADE PARKING
N.T.S

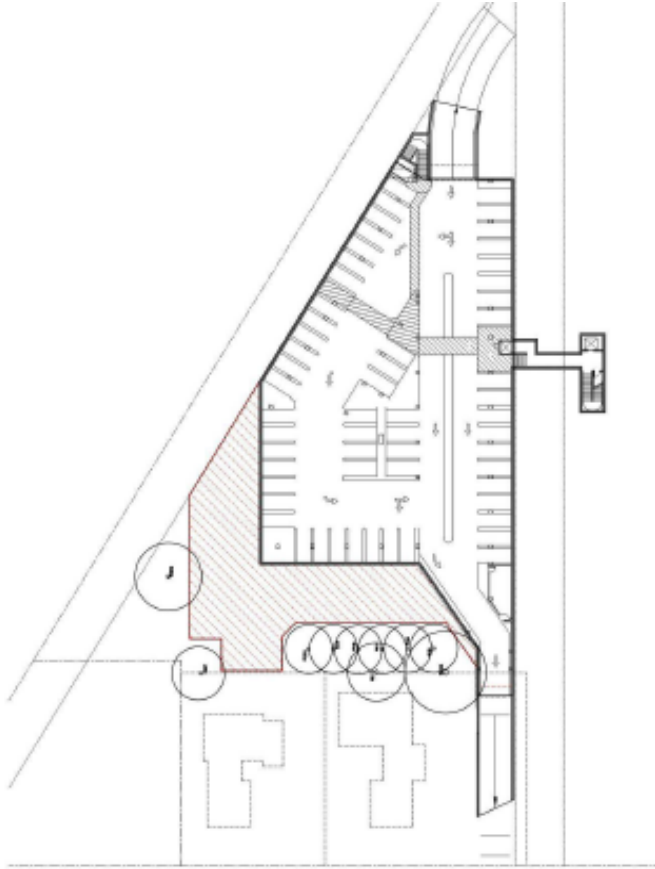


GARAGE SCHEME B ABOVE GRADE PARKING
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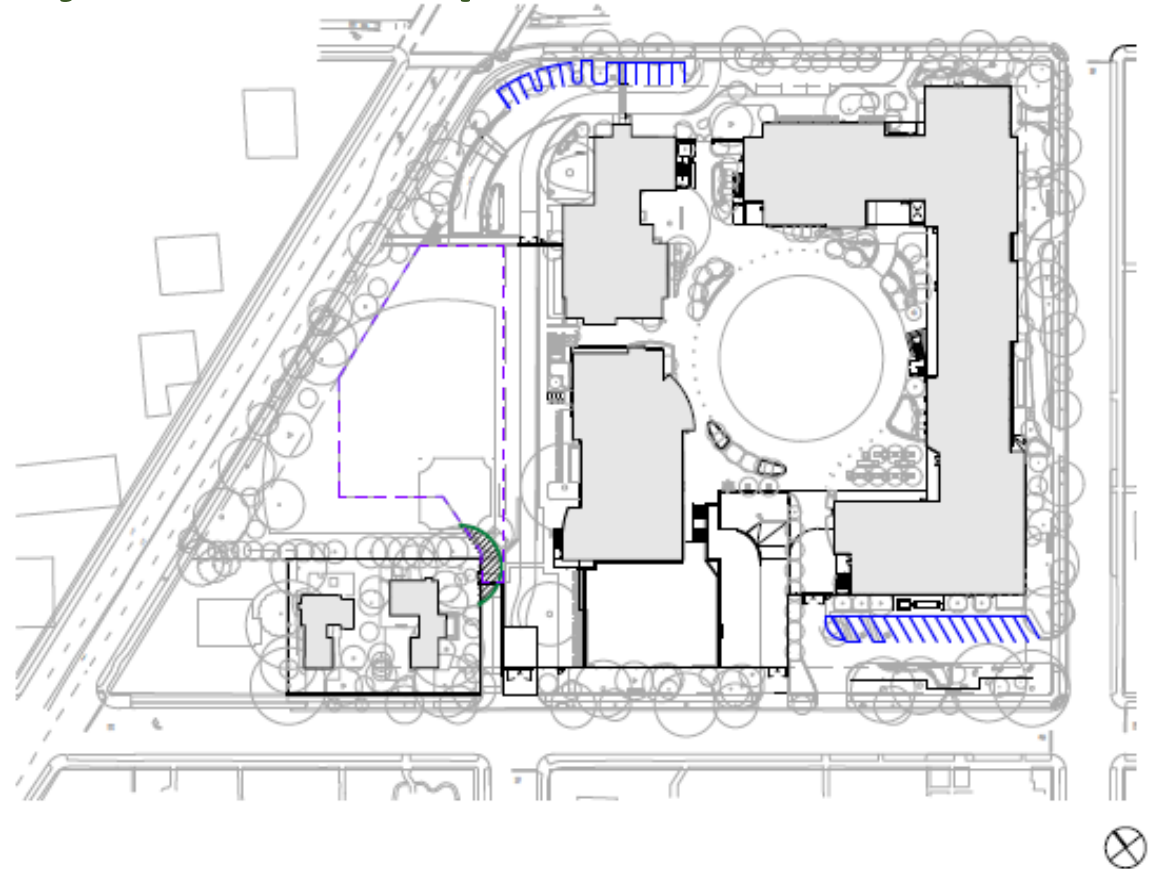


Option C: 83 total (57 below, 26 @ surface)

20% Parking Adjustment Required



GARAGE SCHEME C BELOW GRADE PARKING
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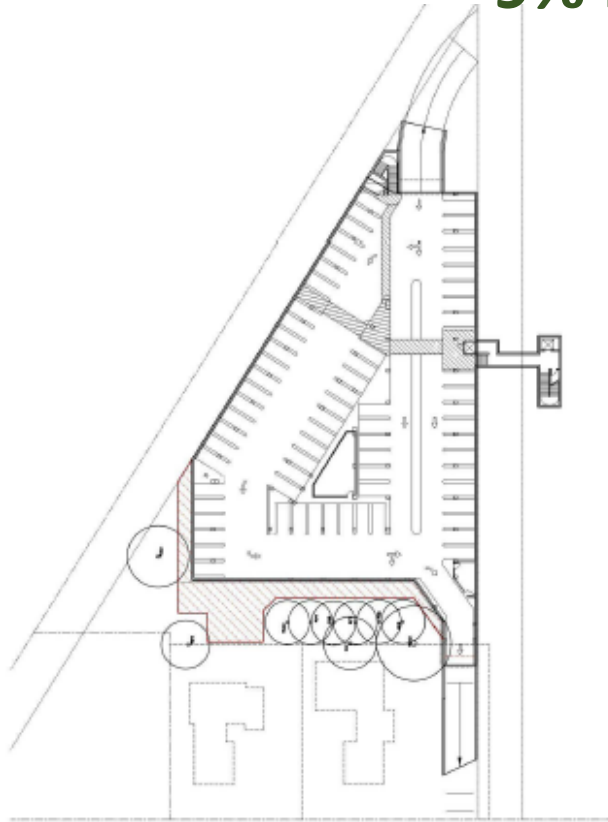


GARAGE SCHEME C ABOVE GRADE PARKING
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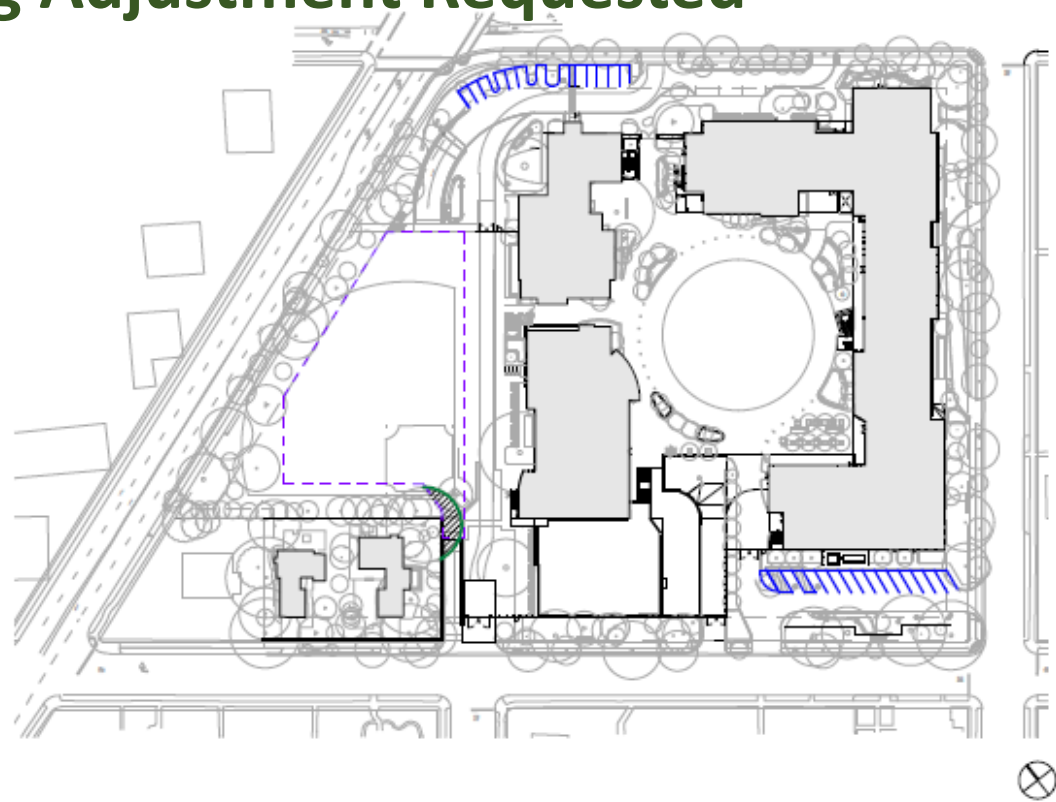


Option D: 95 total (69 below, 26 @ surface)

9% Parking Adjustment Requested



GARAGE SCHEME D BELOW GRADE PARKING
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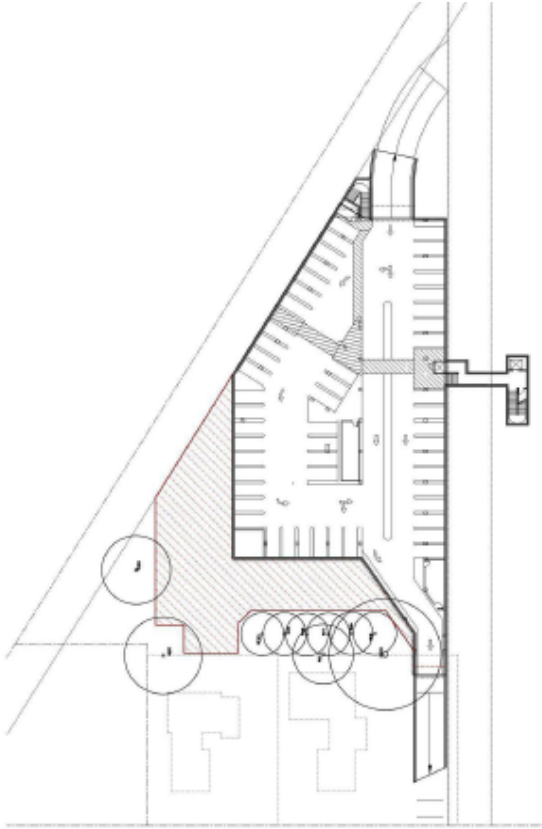


GARAGE SCHEME D ABOVE GRADE PARKING
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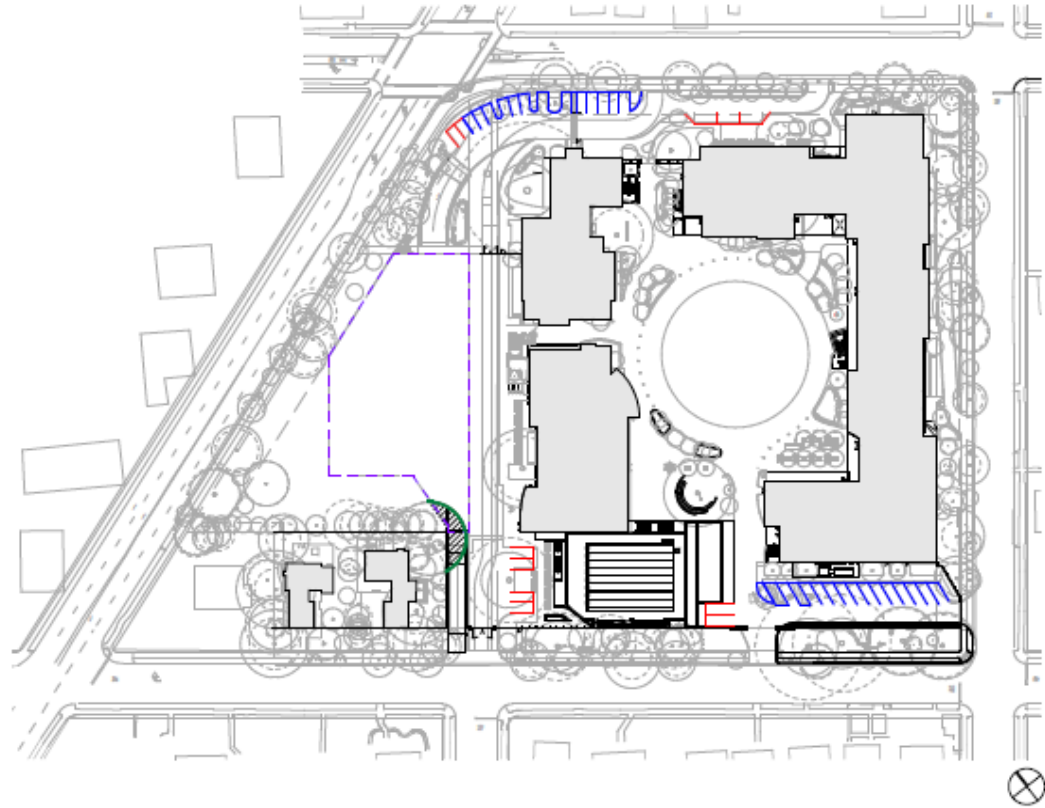


Option E: 89 total (52 below, 37 @ surface)

14.4% Parking Adjustment Request



GARAGE SCHEME E BELOW GRADE PARKING
N.T.S

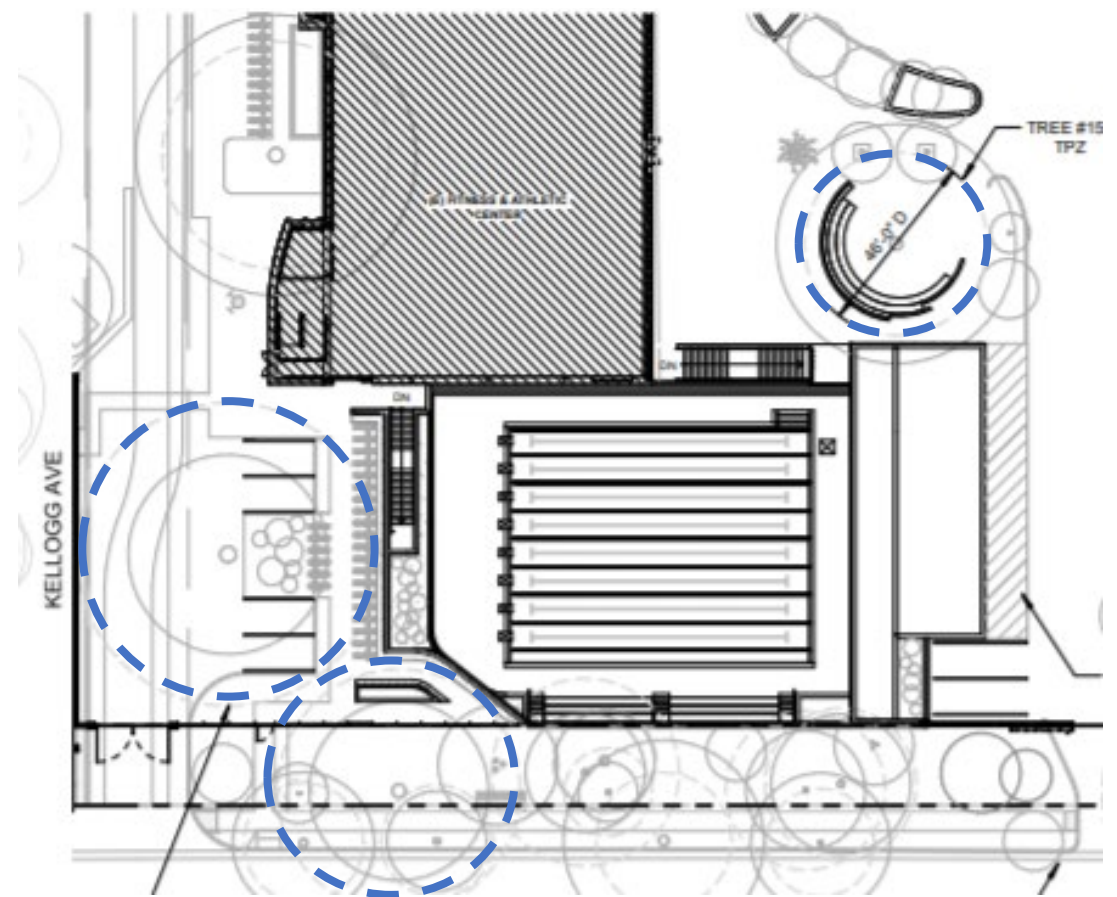
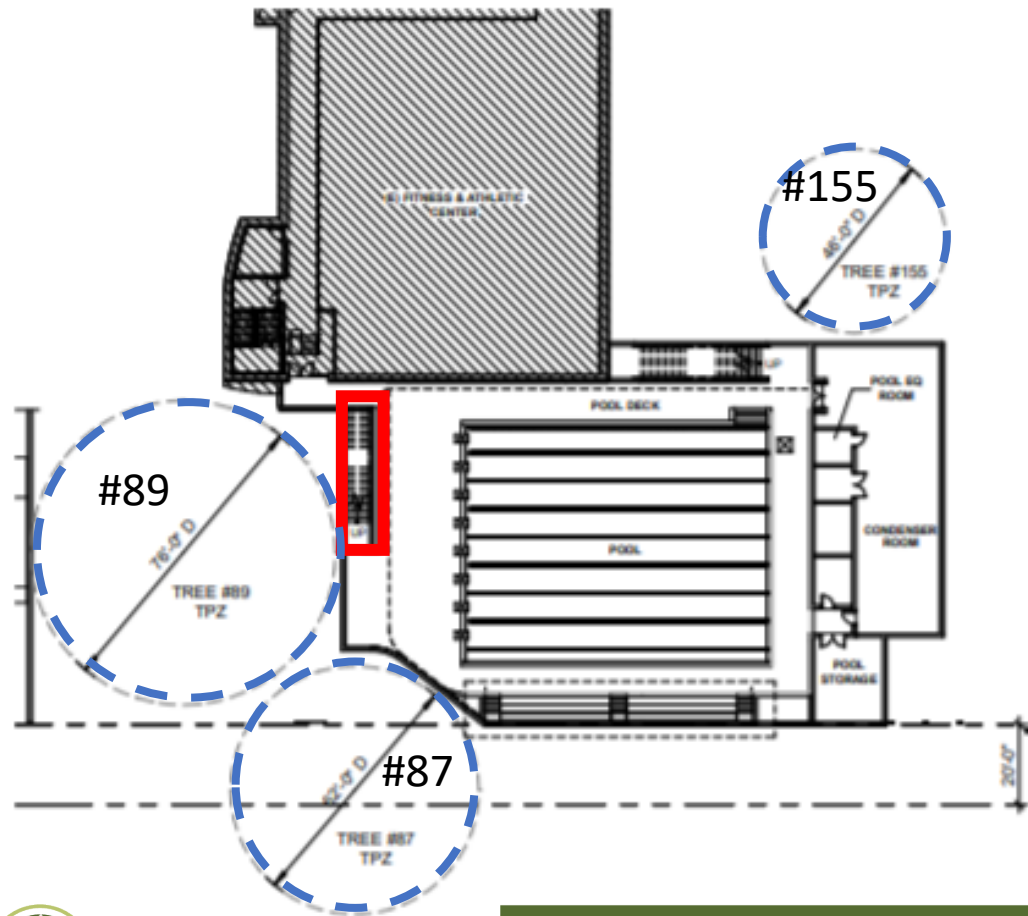


GARAGE SCHEME E ABOVE GRADE PARKING
N.T.S

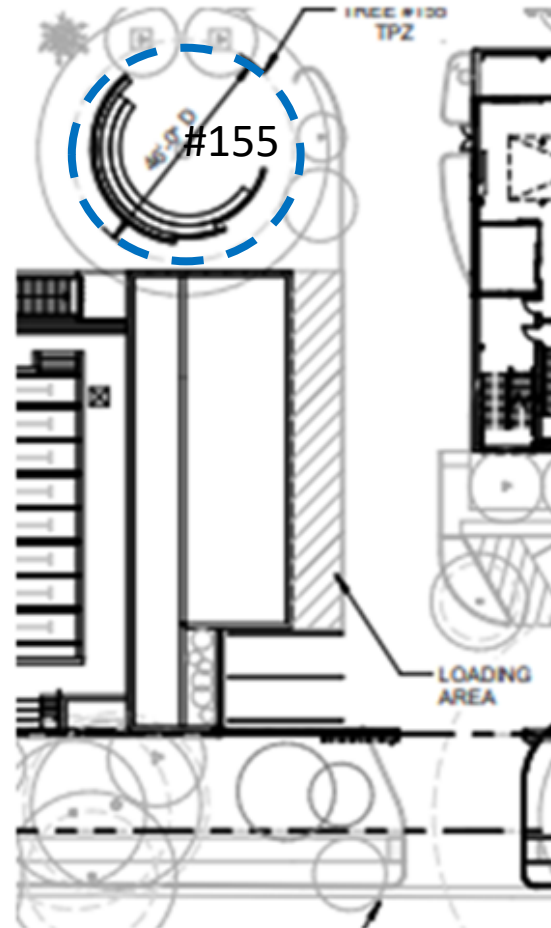
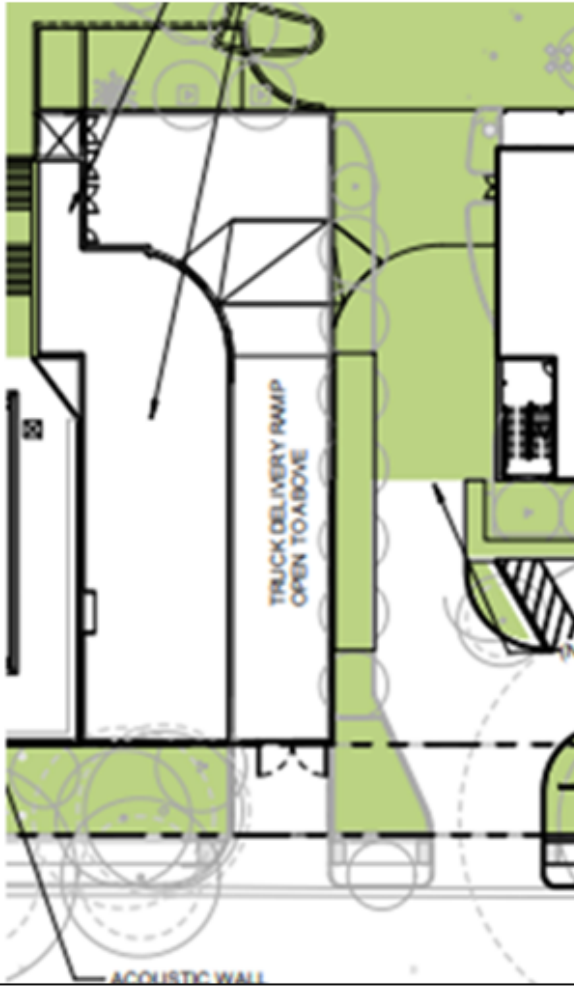


OPTION E: RAMP, STAIR, AND POOL

Intent: Save Tree #155 w/ramp removal; pool and stair adjustments help #87 & 89



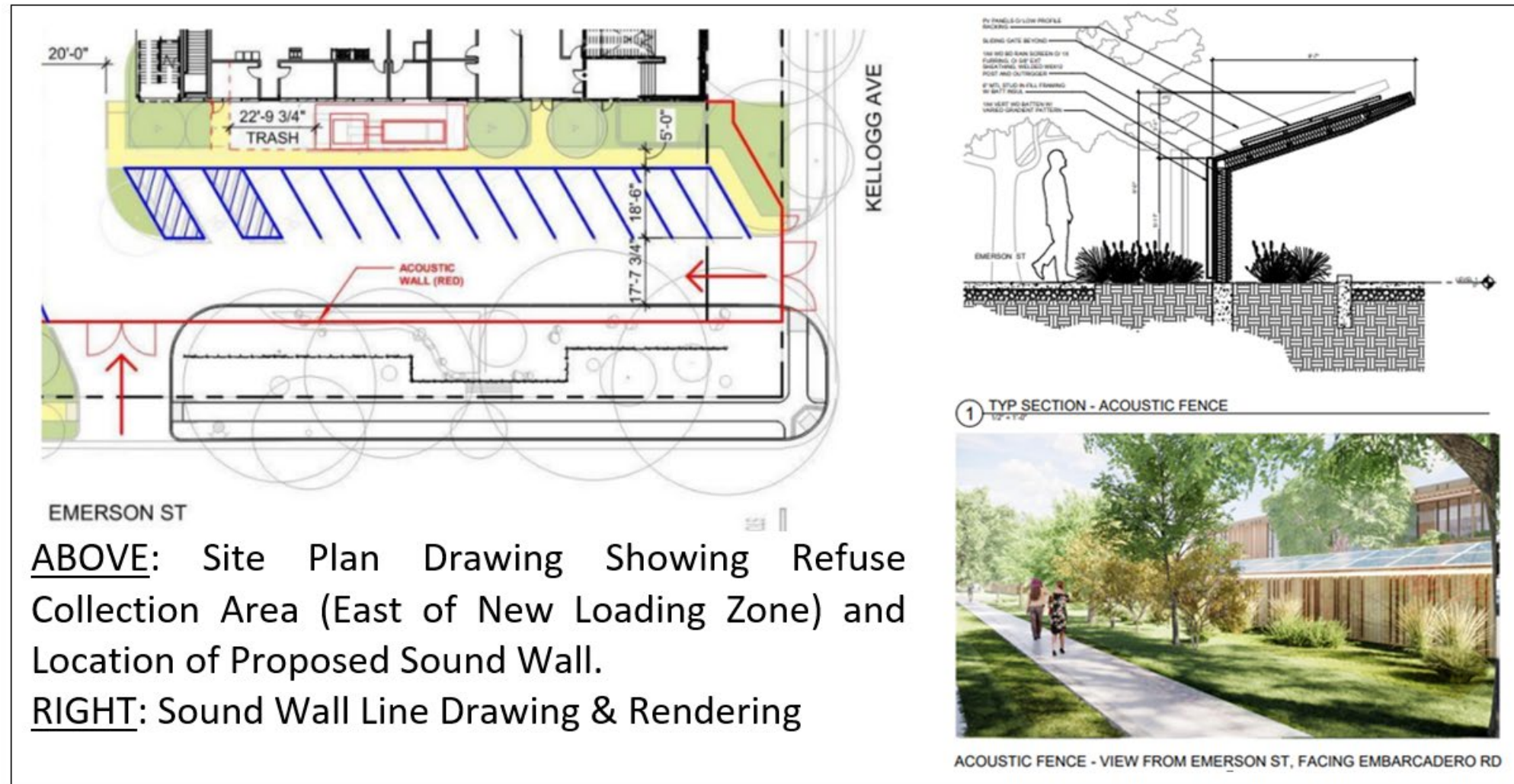
OPTION E: REFUSE AND LOADING AREA



LEFT: Previous Refuse Collection Access / Staging Area (Access Ramp to Below Grade Refuse Collection)

RIGHT: Revised Refuse Collection Area / Loading Area (Redesign Preserves Tree 155 and adds six new at-grade parking spaces, two near this Emerson driveway and four near the other Emerson driveway)

OPTION E: ACOUSTIC FENCE (SOUNDWALL)





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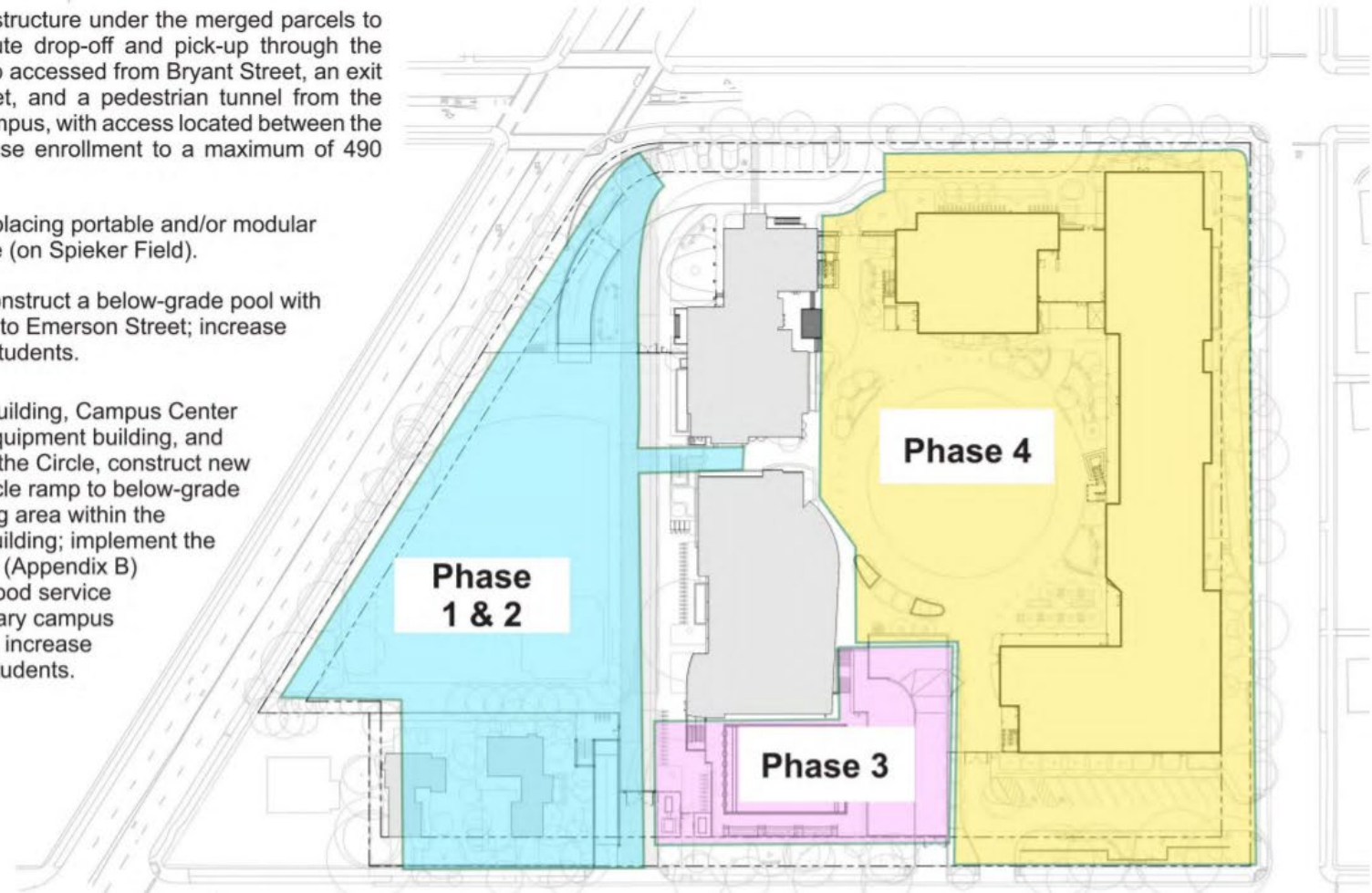
CONSTRUCTION PHASING

Alternatives: Offsite TBD (21 mo), Circle (58 mo)

Project: Spieker Field Temporary Campus

Phasing:

- Phase 1: Construct a below-grade parking structure under the merged parcels to accommodate 82 vehicles, re-route drop-off and pick-up through the garage with an entrance only ramp accessed from Bryant Street, an exit ramp egress onto Emerson Street, and a pedestrian tunnel from the garage to the central part of the campus, with access located between the athletic center and chapel; increase enrollment to a maximum of 490 students.
- Phase 2: Establish a temporary campus by placing portable and/or modular buildings above the parking garage (on Spieker Field).
- Phase 3: Demolish the Fine Arts Building; construct a below-grade pool with sound attenuation barrier adjacent to Emerson Street; increase enrollment to a maximum of 520 students.
- Phase 4: Demolish the existing classroom building, Campus Center Building, the at-grade pool, pool equipment building, and maintenance building; reconstruct the Circle, construct new classroom building, construct vehicle ramp to below-grade trash enclosure and service/loading area within the basement of the new classroom building; implement the proposed Sustainability Road Map (Appendix B) including reducing the number of food service deliveries by 10%, remove temporary campus facilities and restore Spieker Field, increase enrollment to a maximum of 540 students.





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