

Castilleja Neighbor Meeting October 27, 2023

Minutes

INTRODUCTIONS

The agenda was presented for the evening (i.e. Introductions, Updates from Castilleja, and Next Steps). The Castilleja employees present were introduced (i.e. Elke Teichmann, Dan Chapman, Emily McElhinney, Josée Band, and Tanya Campbell Temple). We announced that we were recording the meeting.

TOPIC: UPDATES FROM CASTILLEJA

The 2023–2024 school year is underway with a split campus this year. Currently, there are 364 students on the Bryant Street campus (grades 7 through 12). Next year, all grades will be on campus (a total of 416 students).

TOPIC: CONSTRUCTION TIMELINE

A communication was sent to neighbors sharing when we would begin construction and how the stages would proceed. The construction of the underground garage will start next summer and will take about a year to complete. For the next academic year (2024–2025), we will have all of our students on campus (416 students). Once the garage is largely completed, we will begin construction on the other side of campus. Students will continue their learning on Spieker field in a modular village.

When this project was approved in June 2022, we had hoped to move off campus. Complex coding and zoning requirements for an educational institution prevented us from finding an off-campus location for the duration of construction.

We are committed to staying on campus while construction is in progress, which makes this at least a three-year project. Our best estimate is that construction will be finished sometime in late 2027, with the hope of moving into our new facilities at that point.

There are mitigation measures in our CUP and the EIR that we will strictly follow. We are working with the City as we go through the permitting process, and they are thoroughly vetting our plans. There is a long list of actions we are required to take to minimize impacts during construction. Among them, we will use smaller trucks, monitor traffic flow, not allow trucks to access or depart campus during drop-off and pick-up times, and frequently measure and work to reduce noise.

Casti Camp did not take place last year, but there will be summer camp next year (summer 2024) now that we know that part of campus will be available. We are happy to offer this since it is a great opportunity for young girls to experience Castilleja. We will follow all of our TDM measures during this program to ensure that traffic counts stay below what is mandated by the City.

Based on our recent report, we can share that we had a successful monitoring period last spring in which we continued to stay below our targets for average daily trips and average AM peak trips.

TOPIC: NEXT STEPS

We are currently in a traffic monitoring period. This monitoring period ends at the end of October, with our next report due on Friday, December 15.

We will continue to keep our neighbors updated on this project and our progress as it relates to construction. We are very mindful of the potential impacts on the neighborhood. We look forward to dialogue between the school and the neighbors as we want to hear their opinions and pain points so we can be responsive and helpful to them.

QUESTIONS

- 1. When you move off campus during construction. What happens if you can't find a location to accommodate all students?**
 - a. We will not be moving to a different campus since it was difficult to find a location to accommodate 416 students. We checked with Meta, Stanford, Google, every major developer, and landlord. It is so much harder than it seems it should be. If you have an inside take that has the zoning and code that will support educational use, we want to hear about it.
- 2. Will the recording of this meeting be available to download?**
 - a. We will figure out how it will be available.
- 3. Are cars supposed to have stickers?**
 - a. We distribute stickers to our community members who bring a vehicle to campus. Cars without stickers may not be ours. We have noticed that people who live on the other side of Embarcadero are parking along the

school-side of the street. We issued hundreds of stickers this year and we are working to ensure that all employees and students have stickers. We will continue to monitor it. But if you see a car that you believe belongs to Castilleja, without a sticker, let us know. We are happy to have your help.

- 4. How do we monitor cars that don't have stickers if they are parking in the neighborhood?**
 - a. There are houses with construction on all sides of the school. We are seeing a lot of non-Castilleja cars parked on the campus side of the street. We will continue to monitor.
- 5. I appreciate the sticker program. A neighbor still continues to see drop-offs and parking by Gamble Garden and the eastern part of the school.**
 - a. This is good to know, we will check on that and make sure that isn't happening.
- 6. How do you get to 416? Is that because there are fewer students in higher grades?**
 - a. Every year, 60 students graduate and we have some attrition from other grades.
- 7. What kind of loaders will you be using?**
 - a. We will record this question, and when we have our contractor here, we will be sure they answer specific questions like this. We do not have the answer right now.
- 8. There are safety concerns because there is no stop sign on Kellogg. Can the shuttles park further down the block of the school?**
 - a. We will take a look at that too.
- 9. How far down will we dig for the garage? And the gym?**
 - a. We don't have our technical experts here to be sure, but we believe the garage will go down 15ft. When the gym was built, it went down 33ft. We will hold technical questions like these for the session with our contractor since we do not have the answer right now.
- 10. Will the exits during construction be on Embarcadero?**
 - a. The City won't allow that. When the garage is being built, we will be entering on Bryant, and exiting on Emerson.
- 11. Did you actually get a permit, or are you still hung up by traffic?**
 - a. We are not hung up by traffic. There are two things we are working on to get the garage permit. The first is the tree plan, and the second is the logistics plan. We are awaiting final comments from the City. The campus permit will take longer.



After we walked through our agenda and completed the question and answer session, the meeting concluded to leave time for a presentation from the Neighborhood Committee.