

A. Studies

1. In slide 4¹ of the master plan presentation shown to the community on April 25, 2018 and that is now on the school's website, under "Site Assessment," HRS lists the following topics: Views, Traffic, Buildings, Trees, and Storm Water. On slide 16, there is a reference to "Planning, analysis, and traffic" studies. On the website in the inaugural edition of the Jayhawk Journal², under "Research and Assessment," there is a list of studies that were completed: SOM soft map, view studies, and tree survey. Are these all of the studies that HRS has conducted related to its proposed master plan?

2. There is a mention of a stormwater management system in the "Research and Assessment" section of the recent Jayhawk Journal. Was there a study that accompanied this topic?

3. Were any studies done relevant to the new master plan for the North Campus?

4. We would appreciate HRS making available all studies and the tree survey completed relevant to the new master plan for each, the North and South Campus and the backup data that was relied upon for the studies. We suggest either posting them on the HRS website, scanning and emailing them, or sending them in another way by electronic means.

B. Plans

1. There are many plans shown in the slides that were presented to the community and in the recent copy of the Jayhawk Journal. We would appreciate receiving a copy of all the plans for the North and South Campus that are related in any way to the master plan. Posting on the HRS website, scanning and emailing them, or providing them in another way by electronic means would be appreciated.

2. There are also drawings and surveys throughout the slide show and the Jayhawk Journal. We request an electronically sent copy of these items.

3. The plans, surveys and drawings are not readable on the HRS website due to the size. It would help the neighbors' understanding of these items if we could receive them in a large enough size or format to read all of the writing and see all of the information.

¹From here, the term "slide" refers to the slide program HRS showed to the community on April 25, 2018 and is now on the HRS website.

²<https://www.headroyce.org/about-us/master-plan/research-and-assessments>

4. Under “A note from Scott Verges,” in the Jayhawk Journal, there is a conceptual plan entitled, “Take a sneak-peak at our vision for the South Campus” which is the same as the plan on slide 22 of the April 25th presentation. That plan looks different from the plan in slide 7 of the presentation to the community. For example, the conceptual plan below Scott Verges’s name and in slide 22 shows the performing arts center building tilted away from neighboring houses, vegetation in the center of the campus, and the circulation road going to the property boundary. Slide 7 shows a seemingly much larger performing arts center parallel to the housing, an amphitheater or stairs located in the middle of the property, and the circulation road pulled in from the property boundary. Which version accurately reflects the proposed project for which HRS will be filing its application?

5. It would be helpful to have one or more plans that show the street names around the proposed project.

6. A topographical map for the North Campus and one for the South Campus would be appreciated. (The one on the HRS website is not readable.)

7. What date will the school be applying for approval by the city for the new master plan?

C. Traffic

1. Referring to slides 26 and 27, does HRS anticipate that there will be no busses parked on both sides of the street at the time parents and others will be turning left into the South Campus?

2. At full capacity of 1,250 students, will the school still be using tour busses? Will it continue that practice currently?

3. Does HRS anticipate continuing to use the Mormon Temple parking lot to “meter” cars during drop-off and pick-up times as part of the new master plan?

4. What will HRS do to prevent parents from deciding not to use the circulation road and instead, just dropping off or picking up their children on Lincoln Avenue or one of the feeder streets leading into it?

5. How many monitors does HRS plan to have during drop-off and pick-up and where will each one be located?

6. What instructions will HRS give to each monitor?

7. Will the busses continue to park on Lincoln Avenue or will the school make other arrangements for them to drop-off and pick-up students?

8. At full capacity of 1,250 students, how many cars does HRS anticipate will arrive via Lincoln Avenue?

9. At full capacity, how long for a parent does HRS anticipate it will take to complete each drop off in the morning and pick up in the afternoon?

10. At full capacity of 1,250 students, how long does HRS anticipate it will take to complete the drop-off process in the morning and the pick up process in the afternoon?

D. Storm Water Drainage System

1. From where does the water drain onto the South Campus? Same question as to the North Campus.

2. We would appreciate a description of the current drainage system on the South Campus. Same request as to the North Campus.

3. Is there any creek, including any tributaries of a creek flowing through the South Campus? Same question as to the North Campus.

4. Under “Research and Assessments” in the HRS website, and in the section entitled, “storm water management approach,” in the Jayhawk Journal, there is a mention of “detention” related to storm water management. Is there a detention pond planned for the South Campus?

5. As to any catchment facilities meant to hold back and meter water on each campus, it would be helpful to have the location and dimensions of each one.

6. As to any catchment facility on the South Campus, would HRS please give us the dimensions, including the number of acre-feet and gallons when the facility is at full capacity? Same question as to the North Campus.

7. How many square feet of the South Campus are currently covered with impervious surfaces?

8. After the proposed project is completed, how many square feet of the South Campus will be covered with impervious surfaces?

9. For each of the following storm years, in acre-feet and in gallons, how much water flows downhill into and through the South Campus? 2, 10, 25, and 50 year storms. Same question as to the North Campus.

10. Who designed the storm water system shown in the Jayhawk Journal?
11. Once runoff flows through the South Campus, where does HRS anticipate it will go next?
12. Where exactly and currently does runoff flow from the hillside above the North Campus through the campus and downhill past the campus property boundary?
13. If HRS anticipates that the water from the South Campus will flow into a city storm drain, it would be helpful to know where the drain is located.
14. Where is the storm drain that collects runoff from the North Campus?
15. It would be helpful to have a larger, more readable version of the topographical map that overlays the stormwater drainage system.

E. Construction

1. In “A note from Scott Verges,”³ he states, “The cost will be borne by the capital campaign, with any funding gap to be addressed by construction phasing and/or possible debt financing.” What specifically does HRS envision if it uses “construction phasing?”
2. Will HRS obtain sufficient funding for the project before it begins construction so that it can be completed in one phase of 18 months to 2 years?
3. If any of the construction of the project is “phased,” what would the phases consist of?
4. What access point or points does the school intend to use for construction vehicles and supplies?
5. Will all access be from Lincoln Avenue to minimize disturbance and traffic in neighborhoods surrounding the HRS properties?
6. How many cubic yards total of dirt does HRS anticipate removing from the South Campus during construction?
7. Does HRS anticipate constructing any retaining walls during construction on the South Campus? If so, where would they be located? What would the dimensions be?
8. Does HRS anticipate sinking piers anywhere on the South Campus? If so, where would they be sunk, how many would be used, and for what purposes?

³<https://mailchi.mp/494773c271be/the-inaugural-issue-of-the-jayhawk-journal-238429>

9. Does HRS anticipate reinforcing the wall next to the parking lot at the base of its driveway off of Lincoln Avenue on the North Campus? If so, what specifically does the school intend to do?

10. What days and hours of construction does the school anticipate during the 18 to 24 month construction time frame?

11. On the South Campus, where would grading occur and for what purposes?

12. Would any of the graded sites include retention walls?

13. If the school intends to widen the main driveway leading from Lincoln Avenue to the North Campus parking lot, would it require retention walls? What would be the dimensions and location of the retention wall or walls?

14. How does HRS plan to have construction equipment enter and leave the South Campus? Same question as to the North Campus?

15. What plans does HRS have for roadbed replacement on streets used by construction equipment after the project is completed?

16. What kind of fencing or walls will be installed on the property line of the perimeter of the South Campus to provide security and mitigate the effects of student noise, traffic and maintenance? What will the height of such fencing or walls be?

17. How much will the South Campus project cost?

18. How much of the work will be carried out by local workers and materials sourced from Oakland companies?

F. Enrollment

1. HRS has stated that it eventually wants 1,250 students. It would be helpful to know where these students would be located for classes as to each campus.

2. How did HRS arrive at the number 350 for its increase in students?

3. How specifically does HRS envision phasing in its enrollment increase?

4. How many new/renovated classrooms are in the master plan?

G. Parking

1. On the HRS website, under “Traffic and Safety Infrastructure,” HRS states, “Parents will easily park in expanded parking lots to see their child off for the day,

connect with school officials, and socialize with fellow parents and staff in a new Welcome Center.”

a. A plan showing the location of the current parking lots and the proposed “extended parking lots” would be appreciated.

b. Where would the “Welcome Center” be located?

2. Currently, how many on site parking spaces does HRS have on each, the North Campus and the South Campus?

3. How many on site parking spaces does HRS plan to have on each, the North Campus and the South Campus as part of the master plan?

4. Realizing that there may be some fluctuation over a school year or even during a week, currently, approximately how many students, employees, vendors, and visitors does the school have?

5. For each category of the students, employees, vendors, and visitors, how many of them currently drive to the school?

6. When the school is at full capacity of 1,250 students, how many employees, vendors, and visitors does HRS anticipate will arrive at the school?

7. When the school is at full capacity of 1,250 students, how many on site parking spaces does HRS anticipate providing on each campus?

8. Currently, where are the parking spaces located that the school uses for large events?

9. How many total parking spaces are available for large events?

10. Where does HRS plan to provide parking for large events when it reaches full capacity of 1,250 students?

11. How many total parking spaces does HRS plan to provide for large events after the school reaches 1,250 students? Of those, how many would be onsite spaces?

12. Does HRS anticipate that it will need any street parking for any of its uses under the new master plan? If so, under what conditions and on what streets would that parking occur?

13. Under the new master plan, will any onsite parking spaces that are currently available be removed? From where specifically will they be removed?

14. Specifically, where will parking be located for the proposed Performing Arts Building and will the public be parking on the South Campus or on adjacent neighborhood streets?

H. Deliveries

1. How many deliveries does HRS currently receive daily?

2. Where are deliveries dropped off?

3. During what hours does HRS currently receive its daily deliveries?

4. When the school reaches full capacity of 1,250 students, how many deliveries does it anticipate it will receive per day?

5. When HRS is at full capacity of 1,250 students, at what locations will it receive its deliveries?

6. Does the school have vendors pick-up shredding and other items? If so, where does that currently occur?

7. Where will vendors pick-up shredding and other items when the school is at full capacity of 1,250 students?

I. Recreational Facilities on the South Campus

1. On slide 33, the school states it intends to use a field on the South Campus for “informal outdoor recreation, only.” What does that include?

2. What days and hours of use does the school anticipate for the field?

3. What are the dimensions of the current field on the South Campus and what are the dimensions for the completed field?

4. The field is currently located adjacent to and very close to housing along Laguna Avenue. What, if any, restrictions does HRS intend to place on use of this field to prevent disturbing the neighbors?

5. Are there any other recreational facilities that HRS contemplates installing on the South Campus? If so, what are they and where will they be located?

6. What does "informal outdoor recreation" mean? Will students be supervised during such periods?

J. Rental Properties

1. Does HRS plan to make any changes to any of its rental properties?

2. The rental properties are restricted in the current PUD. Does HRS plan to request any changes to those restrictions as part of the master plan?

3. Does HRS plan to use any of the land upon which are sited rental housing for access into the North Campus?

K. Access Points to the North and South Campuses

1. Does HRS intend to change any points of access into and out of the North Campus? Same question as to the South Campus.

2. Are all of the access points that HRS contemplates for the South Campus shown on the slides?

3. What uses will HRS make of the gate on Linnet and the each of the two gates on Charleston?

L. Performing Arts Building

1. There appear to be three versions of this proposed structure in the slides. It

would be helpful to have a larger plan of the structure and its immediate surroundings that would be submitted to the city with the application. It would also help to have views of each side and roof of the theater and attached classroom. Windows, HVAC, doors should be included for ease of understanding any possible noise impacts.

2. Where is the public's access point for the theater?
3. How does the public enter the property and make their way to the theater?
4. What would be the days and hours of use for this theater? Same question as to what Mr. Smith or Ms. Land described as an attached classroom.
5. How does HRS contemplate preventing noise from emanating out of the theater and into the nearby housing?
6. Do any doors face the neighboring residential properties? Same question as to windows.
7. What are the dimensions of the theater and any attached buildings? It would be appreciated if the architect would put string down to show the shape of the proposed structure and balloons on stakes to show the height, including any equipment on the roof such as HVAC.
8. Would the uses of the proposed theater or the attached classroom include people practicing musical instruments or percussive instruments such as drums, chanting, dancing with music, choral groups or other vocal activities?
9. We understand that the proposed theater seats 450. How would the theater goers evacuate out of the building and onto a street in the case of a fire or other emergency?
10. The South Campus already has a gym/theater combination. Why did HRS wish to have a fourth theater (one on North Campus that seats 450, one on North Campus that seats 1000, third one in existing South Campus building that was lightly remodeled from a gym/theater, and the proposed theater seating 450)?
11. Mr. Smith mentioned "pressure" from various art sources wishing to rent the proposed theater and classroom structure. Has there been any pressure to rent out the two

gym/theaters on the North Campus?

12. What purpose would the driveway next to the proposed theater and classroom serve?

13. How many feet from the property boundary is the edge of the proposed theater and classroom located?

14. Does HRS contemplate offering acting, music, or other classes to members of the public in the proposed theater and classroom structure?

15. If HRS intends to use the proposed theater and classroom structure at night, what restrictions will it institute to prevent noise, smoking, doors opening and shutting, etc. from disturbing the residential neighbors?

16. Where and what will be the ADA access to and from the proposed theater and classroom structure?

17. Where and what type of outdoor lighting, if any, will be used for the proposed theater? What measures will be taken to ensure that the outdoor lighting does not intrude on the neighboring residential properties?

18. Why are there plans to build a performing arts center?

19. Will the performing arts center be open for rental to the public? If so, when will the school apply for a use permit for use of a public space?

20. If the seating capacity of the performing arts center is about 450, where will the parking be for the attendees? Where will the parking be for the performers?

M. Summer Program

1. For the last three summers, how many children has HRS had for each of its two sessions? It would help if the school could show each year, the session, and the number of students for each session.

2. Does the school intend to ask the city for additional summer program students

over the number in the current PUD for the North Campus?

3. Does the school intend to use any part of the South Campus for summer program students? Which parts of the campus?

4. Does HRS plan to use bounce houses on the South Campus?

5. Will the school use amplified sound on the South Campus?

N. Fire and Major Disaster Safety

1. Does HRS contemplate that fire equipment would enter the South Campus through the circulation road?

2. Currently, it appears that the school's evacuation plan has staff telling children to go onto the North Campus field. How does HRS plan to evacuate these children to safety in the event of a fast moving wildfire?

3. What evacuation plan would the school follow for the South Campus?

4. When the school has 1,250 students, what will it do to evacuate all of them, the employees, and visitors?

5. Does HRS have any objection to removing all of the Eucalyptus trees on the North and South Campuses?

6. Are there any Eucalyptus trees anywhere on HRS-owned properties that HRS feels need to remain where they currently are located? If so, where and why?

7. Has HRS currently coordinated an evacuation plan with the other three institutions (Ability Now, the Greek Orthodox Cathedral and the Oakland (Mormon) Temple) on Lincoln Avenue and EBAC on Charleston?

8. In the event that the theater is in use during the daytime and at the time of a wildfire, how long does the school anticipate that it would take to evacuate to safety the theater and the rest of the people on the South Campus?

9. Does HRS have an evacuation plan for when events are held?

10. In looking at slides 26 and 27, it appears that all four lanes and the left turn lane could be in use at the same time, especially when the school is at full capacity of 1,250 students. Is that correct? If so, how does HRS anticipate first responders will be able to access Lincoln Avenue?

11. What will the school do to prevent parents from coming to the school, and adding to the congestion, in the event of a major emergency? How will HRS enforce it?

O. Events

1. Does HRS contemplate requesting more events in its master plan than the ones currently reflected in the North Campus PUD?

2. How many events and what type does the school anticipate holding on the South Campus during the school year?

3. Does the school intend to hold any events over the summers on the South Campus? If so, how many, what type of events, for how many people as to each type, and where on the South Campus?

4. Does HRS plan to generate revenue or income by renting its facilities on the South Campus or the North Campus, or charging fees, to requesters?

P. Before and After School Program

1. Does HRS plan to use the South Campus for either of these programs? If so, what part or parts of the South Campus would it use?

2. Currently, where on the North Campus does the school have its before school program? Same question as to the after school program?

Q. Existing Buildings that Will Not Be Demolished on South Campus and New Buildings

1. What is the square footage of each of the exiting buildings that HRS plans to

remodel?

2. What are the contemplated uses for each of the existing buildings that HRS will not be demolishing?

3. For each use, it would helpful to know how many square feet will be required and in which building.

4. What are the uses of the buildings that are to be restored and any new buildings that will be constructed as part of the new master plan?

R. Circulation road

1. Does HRS plan to use any part of the circulation road for parking purposes along the road itself?

2. Will new parking areas be sited along the ring road as was mentioned at the community meeting? If so, where exactly would each one be located?

3. There is a gravel parking lot adjacent to the fence separating East Bay Agency for Children's property from the HRS property. Does HRS have any objection to keeping that lot as a gravel lot?

3. How does the school plan to shield the neighbors living adjacent or near the circulation road from noise, exhaust, and particulate matter due to use of the circulation road?

4. How many cars does HRS plan to have enter and leave the circulation road per day?

5. At full capacity of 1,250 students, at drop-off, how many cars does HRS anticipate will use the circulation road? Same question for pick-up.

6. If the two circles shown on the plan's circulation road are for drop-off and pick-up, what path do the children take to go from each of the areas in the circles to the tunnel?

7. Does the school intend to have all of its drop-off and pick-up, other than busses occur off of the circulation road, or are there other places where drop-off and pick-up will occur?

8. It would help for each location where the school anticipates that drop-off will occur, other than by busses, to know how many cars will arrive at each location for that purpose. Same request for pick-up.

9. Why are charter buses (Michael busses) not included in the on-campus turn-around plan?

10. Would HRS be willing to request a route for the AC Transit busses that kept the busses on Lincoln Avenue and not as present, when they go through the “loop” on residential streets?

S. Food Service

1. Currently, where is food served on the North Campus?

2. Does HRS plan to offer food service on the South Campus and if so, where?

3. Currently, does HRS offer to the public food service of any kind?

4. Does HRS plan to offer to the public any food service on the South Campus?

5. Where, on the South Campus would any food be offered? Same question as to the North Campus?

T. Amphitheater/Steps

1. The plans refer to the area in the center of the South Campus as an amphitheater. Who would use the amphitheater?

2. Would the amphitheater require use of amplified sound at any time? How often?

3. What uses would HRS make of the amphitheater?
4. How does HRS plan to prevent noise from the amphitheater being heard by, or reverberating around the general neighborhood?
5. When would the amphitheater be in use each during the school session, the summer program, and when the school is not in session?
6. Does HRS anticipate that it will make the amphitheater available to third parties for fund-raising related to the school?
7. Is HRS planning on renting the amphitheater out to third parties for their own use?
8. Will the school have any of its school events in the amphitheater? How many times per year?
9. How many persons can be seated in the amphitheater?
10. At the community meeting, Ms. Land referred to the area in the center of the South Campus as “steps for the children to sit on.” During what hours would children be sitting on the steps?
11. Would the steps be used for any other purpose, besides children sitting on them? If so, what uses?

U. Hours of Operation

1. At full capacity, what would the hours of operation be for the South Campus while school is in session?
2. What hours of operation does HRS plan for when the school is not in session on each, the North Campus and the South Campus?

3. What hours of operation does HRS plan for weekends on each, the North and South Campus?

4. What hours of operation during the summer program does the school plan to request for the South Campus?

V. Security

1. At full capacity, how many security guards does HRS plan to have on site and where?

2. Does HRS plan to have security guards on the South Campus or near it? Where would these guards be posted?

3. What methods of fence security does HRS plan to install on each the North Campus and the South Campus? What type and height of fencing will be installed?

4. Under HRS's contract with the security company it uses, are HRS's security guards allowed to do anything in case of witnessing a crime, other than calling the police?

5. What hours and days will security personnel be deployed on the South Campus? Will any staff security be 24/7?

W. Garbage disposal

1. Where are the current locations for dumpsters on the North Campus? Same question as to the South Campus.

2. Under the master plan, where will the dumpsters be located on the North Campus? Same question as to the South Campus.

3. How many dumpsters does HRS use on each campus? How often are the dumpsters emptied? Daily? weekly?

4. At full capacity of 1,250 students, how many dumpsters does the school predict it will need to adequately serve its needs? How many dumpsters would be on each, the North and the South Campuses?

X. Sewage

1. On each the North and South Campuses, where are the sewage pipes located?
2. What is the capacity of each sewage pipe serving the North Campus? Same question as to the South Campus?
3. What changes to the sewer system does HRS plan to request of the city?
4. What volume of sewage does the current system handle from the North Campus? Same question as to the South Campus?
5. At full capacity of 1,250 students, what volume of sewage does HRS plan the sewer system will need to handle on the North Campus? Same question for the South Campus?