

Glenview Elementary Minutes of Meeting for Neighbors about the Glenview Design

Date: September 24, 2014	Time: 6:30pm - 8:00pm
Meeting Purpose	To give those neighbors who will be most affected by changes in design an opportunity for more in depth conversation with the architects so that the architects to take comments into account as they move forward with the design.
Meeting Objectives	<ul style="list-style-type: none"> ✓ To review information about the current status of the project with those not able to attend the 9/11 meeting ✓ To provide a forum for sharing ideas, concerns, and questions about the current design
Attending	Wil Newby, project manager, OUSD Facilities Dara Youngdale, project architect, HKIT Heather Imboden, community engagement facilitator 10 Glenview neighbors

Agenda

	<p>Welcome and Introductions</p> <p>Meeting Purpose and Objectives</p> <p>Review of where we are</p> <ul style="list-style-type: none"> • Principles on which new designs are based • Concerns raised at 9/11 neighbor meeting • Designs shared at 9/11 neighbor meetings <p>Roundtable discussion of designs – Share ideas, questions, and concerns</p> <p>Next Steps and Check In</p>
--	---

Minutes

<p>Review of where we are</p> <p>Facilitator and project architect reviewed hand out (see last page) of hopes and concerns raised at 9/11 neighbor meeting as well as the slide show of the current approach to massing and design shared at the 9/11 meeting.</p> <p>The following hopes and concerns were added:</p> <p>Hopes:</p> <ul style="list-style-type: none"> • The opportunity to get down to very specific concerns and ideas in this meeting.
--

Concerns:

- Being cut off visually from school. (Others wished to remain private from or to increase separation from sights and sounds of school.)
- Traffic patterns and parental waiting areas. Will exits change and, if so, will traffic get worse? Is there a way to improve drop off/pick up traffic flow?

Roundtable discussion of designs: Overview

This was an opportunity for neighbors to share ideas and concerns so that the architects can take them into consideration during the schematic design phase. The architects were able to answer some questions; others issues raised will be worked through during the next few months of design. All of the information heard is useful to the design team in understanding how the facility currently works in the neighborhood and what effect changes may have on neighbors.

The design team has many factors to weigh while designing design including, but not limited to, fire code, California educational code, OUSD facilities standards, the project budget, and neighbor, staff, and parent desires. The final design solution will require the architects to balance these many needs and may not be able to accommodate all desires or concerns.

Design discussion

Noise: a change of height or orientation of the building will change how noise from the freeway bounces off the building onto nearby neighbors.

The building will be roughly the same height as it currently is and the form of the building is currently planned to be roughly the same shape.

Will entryways have different location or orientation? This has a major effect on noise from students and guardians entering and leaving school, as well as how families congregate in front of neighbor's houses.

The plan is to retain the current main entrance and the stairway leading up to it. There will also be a handicapped entrance on La Cresta in roughly the same location as the current one, but it will be slightly further back from the street.

What about the ramp on Hampel? Something about the ramp encourages people to congregate in front of the Hampel neighbor's houses.

No decision has been made about the ramp that leads down to Hampel, though it currently does not meet code and so that access will likely change in some way.

Will the drop off and pick up traffic patterns be reworked? Currently the buses that drop students off on La Cresta nearly block the street, which is very narrow. Whatever happens, please don't make the traffic worse.

The project team hasn't looked at changing traffic patterns. Entrances are currently planned to be in the same locations as they are now.

How will foot traffic patterns on campus and doorway and window placement affect neighbor privacy? Neighbors don't want students looking into or throwing things into yards.

- Window placement will be driven by light considerations as well as privacy concerns for both neighbors and students. The biggest change will be classroom windows on 2nd floor

on the Wellington side.

- Doorways placement: aiming for increased security and a corridor system, which will be more contained than current circulation at the school site. Currently have not included a back door for library onto the exterior passageway behind Hampel-side neighbors. There are concerns about noise going both ways – noise from school disturbing neighbors, but also neighbors disturbing kids (with loud music, for instance).
- Kindergarten classrooms must have two doors, per code. Still working out placement of secondary classroom doors – they may be at the back of the K classrooms (opening into the pathway between the school building and Hampel-side neighbors). There are pros and cons to this – it could mean more foot traffic at the property line, but would also mean that space is more likely to be kept clean and attractive. Some neighbors felt doors would be okay, but regular use for foot traffic might be disruptive to neighbors.

The alleyway between the school building and Hampel-side neighbors is currently a neglected space. It attracts debris, is not well kept, and is used as after-hours access to school site when it's not kept locked. In the new design will it be a walkway or closed off?

This has not been decided. The architects will be doing design study to look at options for this side of the school that will weigh security and accessibility. If it is accessible, there will be a lockable gate for security reasons.

What will happen to the chain link fence that lines the property? (In previous meetings, some neighbors expressed a wish to retain the fence and the vines growing on it, others hoped it would be replaced with something nicer.)

The construction team will assess the condition of the fence – if the condition is poor, it will need to be replaced in pieces or entirely. It also may need to be removed during the construction process for the construction of retaining walls or other features. The process is unlikely to affect the fences around the lower yard.

Will there be parking for staff onsite?

No, parking has never been discussed as part of this project.

Where will the garbage go?

Currently expect garbage to be in same location (on lower yard). This hasn't been explored.

What about the trees on campus, will they be saved?

The architects will be trying to preserve the trees, though they will be working through accessibility issues, which affect the front courtyard.

The original master plan didn't have the kindergarten wing – this is where some neighbors will be impacted most because new building will be very close to their yards and homes. There is fear that it may block light and sky and be unattractive.

The architects don't yet know the exact height or length of that space, but will try to mitigate neighbor impact by testing a bunch of ideas including squaring up the classrooms, building a relatively shallow building, and/or lowering the buildings as much as possible. They can also consider moving the pieces of the program around, while weighing light effects on other parts of the building and the effect on the usability of the playground. (One neighbor suggested that, if the building will be visible, another option is to make the view attractive with a green roof.)

Process discussion

After the community engagement process, who decides how these concerns get addressed and how will the community know the outcome?

Final decisionmaking rests with OUSD, but the District takes neighborhood concerns seriously. Going forward, the process will be to:

- Make meeting minutes available so that neighbors know what issues have been raised and if the District or architects have been able to respond.
- Schedule a follow up meeting, so project team can share next round of designs and what it has or has not been able to do to meet concerns.

Next Steps

To move forward with the design, and explore these issues, the architects need to conduct a site survey, finalize the program with OUSD, and work up the next round of designs.

Once that is complete, another meeting will be scheduled to review next round of designs – which will include more accurate heights of buildings and surrounding terrain – and share back with neighbors how feedback was (or was not) able to be incorporated into design.

Review of project goals and neighbor concerns and interests

Hand out distributed at design meeting for neighbors

September 24, 2014

Project goals

- Provide K-5 school facility with 3 classrooms per grade (same number of classrooms, to serve same number of students as in current facility)
- Add 2 dedicated special needs classrooms
- Create multipurpose room to serve as cafeteria and auditorium

Key drivers for the project design

- Ensuring student safety and seismic safety
- Providing 21st century learning environments that meet California Educational Code standards
- Meeting building codes and ADA standards
- Maximizing outdoor play areas
- Building within the existing massing envelop to the greatest extent possible to reduce impact on neighbors
- Building sustainably and achieving zero net energy
- Retaining a portion of the facade, the main entry porch and the courtyard entry area

Design-related hopes identified by neighbors at 9/11 meeting

- A beautiful and well-designed school that increases property values
- A safe and high-quality learning environment
- Green construction (project is planned to be net zero, meaning it will generate as much power as it uses)
- A more inclusive process and the opportunity to influence the design
- Holistic design that takes into account traffic patterns, neighborhood context, and neighbors' privacy and sight lines
- Preservation of the existing building
- A strong design that is not watered down

One participant summed up the overarching goal of the project as an improved quality of life for all stakeholders: students, teachers, and neighbors alike.

Design-related concerns identified by neighbors at 9/11 meeting

- Effect of new or taller building on sightlines and sunlight for neighbors.
- Aesthetic fit with neighborhood
- Ensuring continued privacy for neighbors
- Minimizing additional light pollution from new facility
- Minimizing alley ways and forgotten spaces at edge of property that will invite debris
- Protecting neighboring properties from objects thrown from schoolyard or school buildings
- Ensuring proper drainage and minimizing run off from school property

Questions, concerns, feedback? Please be in touch: glenviewproject@gmail.com