Castilleja

Introductions

- Kelsey Rugani begins the meeting by introducing herself and inviting others to introduce themselves.

Updates

- **Castilleja Enrollment for 2026-27**
  - 416 students in grades 6 through 12.
- **Winter Monitoring Report**
  - 67% of families use alternative transportation, that's up 3% from the last report.
  - This is 19% below our daily average maximum trips.
  - We are well below our car counts and parking demand: 27% below peak occupancy.
  - We continue to run morning and afternoon shuttle services.
  - We continue to provide incentives to our employees to take alternative transportation: walk, bike, carpool, take the train, etc.
  - Employees also work as traffic and parking monitors in the neighborhood throughout the day.
    - The morning pickups
    - Throughout the streets during the day
    - The afternoon pickup.
  - Off-site parking is available for juniors at AME and for seniors at First Presbyterian Church.
  - Employees also have the option to park at AME.
- **Casti Camp**
  - On Casti Village
  - Movers working hard to try to get everything to Casti Village while we're in the last week of school.
  - The traffic drop off and pick up will be through the underground parking garage, so cars will go inside the entrance on Bryant Street and through the Admin Parking lot, then out through Emerson Street.
  - We will have parking monitors at both the entrance and the exit.
  - We will also have a car monitoring device that lets pedestrians know that there's a car coming.
- **Timeline**
  - This has been in each one of our neighborhood meetings, so it's stayed the same on track.
  - Construction fencing will start going up on June 15.
- **Photos of Garage and Casti Village**
- **Site Logistics Plan**
  - We follow exactly what was approved in conditions of approvals.
  - We have regular meetings with the city and city code enforcement. We come and look at everything and ensure compliance.
  - During the last year and a half, we have completed the underground parking garage.

    - We are following the regulations of the city.
        - Approved truck routes.
        - No parking on streets.
        - The noise and vibration guidelines
    - From the plan, the red line is the fence around the site, and even though the city requires only a six-foot fence, we are putting in an eight-foot fence.
    - There is an emergency road that you see: in case of emergency, that connects between Bryant and Emerson..
- **Truck Routes**
    - For the main campus, we will follow the same truck routes and hours with monitors in place.
- **Neighborhood Newsletter**
    - Construction news gets posted here.
    - Scroll down a little bit to the bottom and click on Looking for More Details?

Question and Answer

- Question: Some construction workers may arrive very early and socialize, causing noise. Can you be sensitive and limit that?
  Answer: This happened once; strict rules are enforced—workers who violate the rules are removed from the project. The contractor will be sensitive and follow rules (suggested limit: 7:00am).
- Question: Has there been a toxic materials (hazmat) assessment for the deconstruction period?
  Answer: Yes—there is a hazmat report from Phase 1. Minimal remediation is required and will follow required codes/rules.
- Question: Will you use water trucks (water buggies) to keep dust down?
  Answer: Yes—water buggies will be used.
- Question: Can the construction newsletter be more descriptive and include timeline/duration for major phases so neighbors can plan?
  Answer: For the main campus (where major demo occurs) the newsletter will be more detailed; we will try to reference the overall timeline and, where possible, indicate when activities (e.g., concrete work) start and expected durations—acknowledging that these dates can change.
- Question: The deconstruction period was described as ~35 days. When does that start?
  Answer: It is planned to start in the third week of June.
- Question: How will the puck (vehicle count) sensors be set up for the Admin Building entrance and garage exit?
  Answer: Two previously removed pucks are being reinstalled; working with the vendor (Census) to have them in by the start of summer camp—one at the Admin Building entrance and one at the garage exit.

- Question: How will the garage drop-off/pick-up flow work (entry/exit lanes, single-lane entrance, internal lanes)?
  Answer: Cars enter via Bryant Street into the Admin Parking lot, then into the garage. Entrance is one lane from the street but splits into two lanes inside the garage for drop-off/pick-up; the right lane is for employees bypassing the line. Exit will be through Emerson Street.
- Question: What happens if there is a major backup on Embarcadero Road—how will you handle unexpected external traffic congestion?
  Answer: We cannot predict accidents or external traffic. We will use summer camp operations to test flow and may implement car-line management or parent notification software as needed to reduce congestion.
- Question: Will trucks still use the prior senior lot for parking/ staging?
  Answer: Trucks will park on site; the senior lot will not be used for truck parking (senior lot area will later be the pool area in the longer-term phasing).
- Question: When cars exit on Emerson Street, can they go in any direction, and how will pedestrian/cyclist safety be managed at that egress?
  Answer: During drop-off/pick-up, only right turns will be permitted. We will station monitors at the entrance and exit during those hours to oversee pedestrian/bicycle safety; outside those hours, there will be no monitors. A flashing sign/alert ("car approaching") is installed to warn pedestrians/cyclists.
- Question/s (community concerns): Parents may avoid the garage and drop off in neighborhood streets—how will that be managed?
  Answer: We will continue current monitoring and enforcement (daily employee parking monitors, communications to staff/parents about parking rules). We will try to reduce on-street drop-offs but cannot guarantee 100% compliance.
- Question: Could landscaping near the garage exit be kept low to improve visibility for pedestrians/runners/bicyclists?
  Answer: The flashing/car-approach warning system is in place to help mitigate visibility risk and we will consider low landscaping/visibility needs.
- Question: Where can neighbors find the general timeline referenced in the presentation?
  Answer: Timeline and construction newsletters are posted on the school site (castilleja.org → Neighborhood News). We can work on making the newsletter updates more timeline-aligned and provide schedule-related notices when possible.