ATTACHMENT C

MASTER PLAN

Polytechnic School
2017 Master Plan

Revised

September 14, 2017

PROJECT NARRATIVE
POLYTECHNIC SCHOOL
2017 MASTER DEVELOPMENT PLAN

CONTENTS

PROJECT NARRATIVE
POLYTECHNIC SCHOOL
2017 MASTER DEVELOPMENT PLAN

I. OVERVIEW

A. COMMUNITY CONNECTION

Approximately 50% of Poly students and 40% of employees reside in Pasadena. Poly provides about $1.3 million in financial assistance each year to assist Pasadena residents attend Polytechnic School.

The demand to attend Poly is very high. Poly only admits 10% of about 1,000 applicants each year due to an enrollment cap which has not been modified since inception in the 1992 master plan.

Poly was founded in 1907 and is an independent, co-educational day school kindergarten through twelfth grade.

B. COMPLETION OF 2005 MASTER PLAN - NEIGHBORHOOD IMPROVEMENTS

The 2005 master plan expired April 2015. All requirements were met, including:

- Reduced parking in the neighborhood due to construction of a parking structure which is accessed from non-residential Wilson Street.
- Improved student drop-off / pick-up lanes on the north campus.
- A net increase in trees across campus.
- Significant parkway improvements (lights, trees, sidewalks) along the school's borders of Catalina, Wilson, Cornell and California streets.
- Sustainable building and landscape designs that earned LEED Gold.
- Preservation of cultural resources (buildings and trees).

C. PROPOSED 15-YEAR MASTER PLAN

The proposed master plan is for fifteen years beginning upon City approval. The school is asking for two things in the proposed master plan:

Proposed Development
Remove the two existing gym buildings and construct two new gyms in roughly the same footprint and with the addition of a below-ground level.

Proposed Enrollment Increase

- Increase the student enrollment cap by approximately 9%, from 861 to 941 students, in order to better meet community demand
- Add approximately 12 to 15 additional staff during the period covered by the master plan to accommodate normal operations and the enrollment increase.

II. COMMUNITY INVOLVEMENT WITH PROPOSED PLAN

Two community meetings were hosted by Poly on November 10, 2014 and March 5, 2015 during which Poly outlined its plans to request development of the two gym buildings and to request an increase to the student enrollment cap.

Subsequent meetings with representatives of Catalina, Cornell, Mentor and Dale streets were held May 6, June 29, and August 20, 2015 to discuss their concerns of an enrollment increase. Poly and these neighbor representatives worked together to arrive at the following agreements.

Mutual Goal
Preserve the quality of life, character and safety of our established community.

Steps Already Taken to Mitigate Traffic or Improve Safety

A. The Poly bus program was launched fall 2014 with 12-15 riders as a pre-emptive measure to reduce traffic impacts of a future enrollment increase. Poly subsidized $45,000 (over 50%) of the program cost.
B. Student drivers (12th graders and some 11th graders) park in the new garage or the surface lot, both accessed from Wilson Avenue.
C. Evening and weekend bus duty was assigned to the security shift to better ensure that visiting sports team buses approach and depart along Wilson Avenue and avoid the narrower Cornell Road whenever possible.
D. Moved the bus staging zone on Wilson Avenue further north of the Cornell Road intersection to improve line-of-site for cars exiting Cornell Road.

Program 1 (traffic reduction)
Gradually implement the enrollment increase over five years to provide time for implementation and refinement of traffic mitigation measures. (Table 3)

Eliminate vehicle trips associated with each enrollment and related staffing increase so that total vehicle trips remain at 2015-16 levels (e.g. the prior 861 enrollment cap level).

Target an additional goal over time to reduce trips to below 2015-16 levels.

Implement an annual assessment and follow-up process with City staff.

Program 2 (traffic dispersion)
Modify Upper School drop-off and pick-up to place more emphasis on using the Garland parking lot, including entering and exiting from Wilson Avenue. Evaluate academic feasibility to further stagger student start times, which would disperse morning arrivals over a longer period of time.

Program 3 (athletic events)
Maintain the number of onsite sporting events at approximately 2015-16 levels, recognizing that the number of events during playoff seasons vary.

Maintain external group usage of facilities at approximately 2015-16 levels, recognizing that Poly desires to be helpful from time-to-time to community groups or local schools who request facility usage.

Restrict usage of amplified sound primarily to game days with limited use during team practices.

Do not install permanent nighttime lights at the sports field.

Program 4 (good neighbor policy)
Prepare a Good Neighbor policy by December 2015 that embodies inclusiveness, respect for the broader community, and safety.

Post the policy on the school's website and communicate annually to parents.

Program 5 (neighborhood communications)
Organize a Good Neighbor committee by December 2015 to include representatives of the neighborhood, city council district and Poly. Meet periodically throughout the year to discuss progress on the above items and other topics of mutual interest.

III. PROPOSED DEVELOPMENT

The proposed development area is the existing gym buildings. The school would like to rebuild its gym buildings on roughly the same footprint but with the addition of an underground level. The timing of this future construction is unknown and subject to fundraising planning. Design has not yet commenced.

A. SITE PLAN OF BUILDINGS (EXHIBITS 1-4, SITE PLANS 3.0, 3.1)

Exhibits 1 and 2 reflect data on existing buildings, Exhibit 3 reflects data on buildings to demolish, and Exhibit 4 reflects data on proposed new buildings.

Building square footage is estimated to increase 38,214, which is almost entirely due to the addition of an underground level to the gyms. The overall footprint of the two gyms will remain roughly the same and in the same location. But, we are providing for a small increase (4,600 square feet) in building footprint as a contingency to final design plans.

B. BUILDING HEIGHTS (EXHIBITS 2-4)

Building heights for existing structures are consistent with the prior master plan.

The school is asking for a height increase of five feet for the proposed gym buildings as a contingency to final design plans.

C. ADJACENT BUILDING MASSING (EXHIBITS 5-8)

The school's two-story buildings further north on Wilson Avenue and California Institute of Technology buildings across the street from the school's gyms are of similar massing to the school's gym buildings.

D. ADJACENT USES / ZONING (EXHIBIT 9)

Exhibit 9 shows zoning and uses within a 500 foot radius of the proposed development area.

E. BUILDING SETBACKS (EXHIBIT 10)

Exhibit 10 shows building setbacks approved in the prior master plan. No changes are requested. Fences, walls, mechanical equipment and enclosure, pool equipment and enclosure, power transformer and enclosure, trees, shrubbery and similar features are located within the setback areas.

Consistent with the prior plan, the setback for the existing field bleachers is two feet from the campus property line. This is in compliance with the permit for the bleachers which required that they be set back ten feet from the curb.

F. LOT AREA DENSITY (TABLE 1)

Lot density is substantially the same before after the proposed development.

G. DELIVERY AND LOADING AREAS (EXHIBIT 11)

The school has three loading areas for mail, supplies and equipment that serve the gym buildings and other areas of the campus. Re-building of the gyms will not modify the school's logistics or locations for deliveries and loading.

H. CONSTRUCTION ACCESS AND STAGING (EXHIBIT 12)

Preliminary construction access and staging plans are reflected. Final construction access and staging will be determined upon permitting.

I. TREE INVENTORY (EXHIBIT 13, TABLE 2, PROPOSED DEVELOPMENT 3.1)

There is one protected tree in the development area that will be retained. The school anticipates a net increase in tree count within the development area.

Preliminary construction staging and access plans have been prepared to avoid impact to all City parkway trees.

One oak tree on school property will be protected in place during construction. The other four trees on school property will most likely require removal during construction in order to provide sufficient clearances for the removal and placement of large beams and structural building elements.

J. PRELIMINARY DESIGN CONCEPT (DESIGN ELEVATIONS 3.2 TO 3.7)

The design process for the proposed gyms has not yet begun and is dependent upon timing and board approval of a future fundraising campaign. Consequently, no design plans exist at this time.

The preliminary elevations incorporate the following concepts:

- Entry on Wilson Avenue creating relief between the two gym masses.
- Edifices, seating areas and pedestrian-scaled trellis elements to enhance the pedestrian experience along Wilson Avenue.
- Trellis covers and landscaping to soften the central plant and trash enclosure areas.
- Exterior surface pattern and palette that build upon the existing campus and its historical buildings.
- Windows as features to break-up massing and introduce natural light.
- Additional tree canopy along Wilson Avenue and woven into the existing canopy in order to break-up massing and enhance the pedestrian walkways.
- Foundation planting to soften the base of the structure and sympathetic to the retaining condition directly across Wilson Avenue.

Sustainable Design
The school is committed to sustainable designs as evidenced by its LEED Gold achievement during the prior master plan development. Various initiatives will be considered once the design process begins, including solar power, connecting to the existing energy-efficient central plant, drought tolerant landscaping, natural light and low-flow plumbing fixtures.

IV. PROPOSED ENROLLMENT INCREASE

A. PHASING OF ENROLLMENT INCREASE (TABLE 3)

The school is requesting to increase its enrollment cap by 80 students, from 861 to 941, to be phased-in over five years tentatively beginning fall 2018. The school also anticipates approximately 12 to 15 additional staff during the period covered by the master plan due to normal operations and the enrollment increase.

B. PARKING

Code-Required Parking (Table 6, Exhibit 14)
The school currently exceeds on-site, code-required parking and will exceed on-site, code-required parking upon full implementation of the enrollment increase.

Parking Demand (Exhibit 14)
Daily parking of employees, students and visitors is accomplished on-site using the garage and two surface lots. On-site valet parking and the sports field may be used to accommodate additional demand arising from events.

Short-term, one-hour visitor parking is also available on most of the school's curbsides.

Events Parking
The sports field (up to 100 cars) is used as necessary throughout the year for event overflow parking during school events (Exhibit 14).

The school may also use off-site parking to supplement onsite parking for its largest events. These recurring, large events include:

- Grandparents/Special Friends Day (Thanksgiving)
- Several admissions open houses (fall, winter)
- Several winter performances (winter holiday)
- Pet and Hobby Show (spring)
- Several spring performances (spring)
- Several academic events (e.g. engineering fair, debate tournament)

- Graduation ceremonies (late May, early June)
- Occasional athletic playoffs (non-routine)

The following procedures are currently in-place for the school's mid-sized or larger events in order to reduce neighborhood parking impacts:

- "No Poly Event Parking" signage is posted at neighboring streets.
- Security personnel are assigned to monitor neighboring streets.
- Parking requirements are communicated to event attendees.

Proposed Enrollment Increase - Parking
The school expects to fully mitigate traffic and parking impacts of the proposed enrollment increase. The current parking supply is sufficient to meet the additional demand of the proposed enrollment increase if, for example, walking or biking were impacted on rainy days.

C. BICYCLE PARKING (EXHIBIT 16)

The school has bicycle racks or rails around its campus that can accommodate approximately 50 bicycles. Should demand for bicycle racks increase during the course of this master plan, the school will add additional bicycle stations.

D. ATHLETICS

Usage and Events
The school does not expect an increase in the number of athletic events due to the enrollment increase. However, the enrollment increase will result in a slight increase in the number of participants.

The number of athletic events held at the school (home events) during 2015-16 was 391. The school expects to maintain the number of these home athletic events to approximately the 2015-16 level. However, the number of home athletic events varies each year based on how many teams advance to season playoffs.

Bus Loading (Exhibit 17)
Visiting buses are asked to park at a curbside bus loading zone on Wilson Avenue adjacent to the gym buildings, which can accommodate up to three buses. A secondary bus loading zone is on Wilson Avenue adjacent to the north campus drop-off lanes. Buses are asked to approach and exit on Wilson.

The following procedures are currently in-place to manage bus parking:

- Parking and route instructions are communicated to the visiting organization which in turn is asked to inform their bus company.
- Personnel are assigned to assist arriving and departing buses.

The following improvements to bus-management are in-process of investigation or implementation:

- The school will install signage along California Boulevard to guide approaching buses to Wilson Avenue.
- The school has changed its address provided to visiting athletic teams to be a Wilson Avenue address in order to direct drivers who may use Google maps, etc. towards Wilson Avenue.

Proposed Enrollment Increase – Athletics
Refer to **"Program 3 (athletic events)"** in Section II, Community Involvement, for agreements the school made during meetings with neighbor representatives.

E. STUDENT DROP-OFF AND PICK-UP (EXHIBIT 15)

Exhibit 15 depicts student drop-off and pick-up locations which the school has been using for a number of years. The school believes use of multiple locations softens the intensity and traffic queuing at any single location.

Adults are present at all locations in the morning and afternoon to guide and calm the process of student drop-off and pick-up.

The following improvements to drop-off / pick-up were recently implemented:

- Ceased using the north side of Cornell Road to improve the safety conditions on this narrow street.
- Designated the Wilson / Cornell parking lot as the preferred location for Upper School with entry/exit off of Wilson Avenue.
- Release Lower Division students earlier so they load into cars more quickly, and use a third pick-up lane in the afternoon, both of which have reduced the traffic que on California.

Proposed Enrollment Increase – Student Drop-off and Pick-up
Drop-off and pick-up intensity on a school-wide basis should not increase since the school intends to fully mitigate impacts of the enrollment increase (Table 3).

The school plans to use existing drop-off and pick-up locations (Exhibit 15) following the proposed enrollment increase. However, the school continually reviews and as necessary refines its drop-off and pick-up procedures.

F. TRAFFIC MITIGATION

The school intends to fully mitigate traffic impacts of the proposed enrollment increase and to phase the enrollment increase over five years. (Table 3)

Refer to **"Program 1 (traffic reduction)"** and **"Program 2 (traffic dispersion)"** in Section II, Community Involvement, for agreements the school made during meetings with neighbor representatives to reduce and disperse school traffic.

Early-Adopted, Preemptive Mitigation Measures

The following traffic mitigation programs were implemented "early" as preemptive measures to reduce the impact of the proposed enrollment increase:

- A school bus program was started fall 2014 with 12 to 15 regular passengers. The school subsidizes at least 50% of the cost of the program.
- Upper School pick-up and drop-off was modified fall 2015 to place more emphasis on using the Wilson/Cornell lot and with entry/exit off of Wilson, thus lessening congestion on Cornell Road.

Other Mitigation Measures Currently In Effect

- Preferential parking is available for rideshare participants.
- Several events are held each year to encourage and reward rideshare, walk or bike to work participants.
- Start and end times for the three school divisions are staggered to spread out the vehicle trips to campus.

Future Mitigation Measures Being Considered

- Develop annual marketing plan for the bus program.
- Develop annual marketing plan for walk/bike teams; designate preferred routes; consider a crossing guard.
- Develop annual marketing plan for a vanpool.
- Develop annual marketing plan for a walkable drop-off location.
- Develop annual marketing plan for shuttle service to Gold Line Metro.
- Implement a $15,000 budget for employee commute options.
- Evaluate academic impacts to further stagger school start times.

G. USE OF FACILITIES BY OUTSIDE ORGANIZATIONS

The majority of facility use relates directly to the school's academic, athletic and arts programs, which sometimes includes events with multiple schools. The school has no long-term rental arrangements with outside organizations. The school occasionally lets civic organizations or other schools with facility issues use its facilities. Examples include:

- Local, public high school using the gym or pool on emergency basis

- A southern California job fair for teachers
- Pasadena Heritage meetings

The school's calendar and logistics committee meets weekly to review all event requests, including those from outside organizations. An event is approved only if it does not overlap with another event causing too many visitors on campus, and only if the event can be adequately parked.

TABLE 1 - Lot Area Density
Polytechnic School
2017 Master Development Plan

	With Existing Buildings	With Proposed Buildings
Lot Area Ratio:		
Building footprint square feet	159,922	164,522
Lot square feet	593,650	593,650
Ratio	26.9%	27.7%

TABLE 2a - TREE INVENTORY (pre-development)
AT DEVELOPMENT AREA
Polytechnic School
2017 Master Development Plan

Tree #	Private or Parkway	Common Name	Scientific Name	*Note 1* Diameter	Height	Canopy	Status
1	Private	Sweet Gum	Liquidambar styraciflua	10 inch	40 ft	25 ft	Remove/replace
2	Private	Sweet Gum	Liquidambar styraciflua	9 inch	40 ft	25 ft	Remove/replace
3	Private	Sweet Gum	Liquidambar styraciflua	2 inch	15 ft	5 ft	Remove/replace
4	Private	Sweet Gum	Liquidambar styraciflua	2 inch	15 ft	5 ft	Remove/replace
5	Private	Valley Oak	Quercus lobata	16 inch	40 ft	45 ft	Protected tree/remain
A	Parkway	Southern Live Oak	Quercus virginiana	3 inch	12 ft	6 ft	Remain
B	Parkway	Southern Live Oak	Quercus virginiana	4 inch	20 ft	10 ft	Remain
C	Parkway	Southern Live Oak	Quercus virginiana	3 inch	15 ft	6 ft	Remain
D	Parkway	Southern Live Oak	Quercus virginiana	4 inch	20 ft	12 ft	Remain
E	Parkway	Southern Live Oak	Quercus virginiana	3 inch	15 ft	6 ft	Remain
F	Parkway	Southern Live Oak	Quercus virginiana	5 inch	25 ft	12 ft	Remain
G	Parkway	Southern Live Oak	Quercus virginiana	2 inch	15 ft	6 ft	Remain
H	Parkway	Southern Live Oak	Quercus virginiana	2 inch	15 ft	5 ft	Remain
I	NOT USED						
J	Parkway	Southern Live Oak	Quercus virginiana	3 inch	20 ft	10 ft	Remain

Note 1: Tree diameter as measured 4 1/2 feet above natural grade.

TABLE 2b - TREE INVENTORY (post-development)
AT DEVELOPMENT AREA
Polytechnic School
2017 Master Development Plan

Tree #	Private or Parkway Tree	Common Name	Scientific Name	*Note 1* Diameter	Height	Canopy Spread	Proposed Status
1	Private	TBD	TBD	TBD	TBD	TBD	New tree
2	Private	TBD	TBD	TBD	TBD	TBD	New tree
3	Private	TBD	TBD	TBD	TBD	TBD	New tree
4	Private	TBD	TBD	TBD	TBD	TBD	New tree
5	Private	Valley Oak	Quercus lobata	16 inch	40 ft	45 ft	Protected tree/remain
6	Private	TBD	TBD	TBD	TBD	TBD	New tree
7	Private	TBD	TBD	TBD	TBD	TBD	New tree
A	Parkway	Southern Live Oak	Quercus virginiana	3 inch	12 ft	6 ft	Remain
B	Parkway	Southern Live Oak	Quercus virginiana	4 inch	20 ft	10 ft	Remain
C	Parkway	Southern Live Oak	Quercus virginiana	3 inch	15 ft	6 ft	Remain
D	Parkway	Southern Live Oak	Quercus virginiana	4 inch	20 ft	12 ft	Remain
E	Parkway	Southern Live Oak	Quercus virginiana	3 inch	15 ft	6 ft	Remain
F	Parkway	Southern Live Oak	Quercus virginiana	5 inch	25 ft	12 ft	Remain
G	Parkway	Southern Live Oak	Quercus virginiana	2 inch	15 ft	6 ft	Remain
H	Parkway	Southern Live Oak	Quercus virginiana	2 inch	15 ft	5 ft	Remain
I	NOT USED						
J	Parkway	Southern Live Oak	Quercus virginiana	3 inch	20 ft	10 ft	Remain

Note 1: Tree diameter as measured 4 1/2 feet above natural grade.

TREE SUMMARY (at Development Area):

	Pre-Development	**Post-Development**
Protected trees	1	1
Parkway trees	9	9
Private trees	4	6
Total tree count	14	16

TABLE 3 - Enrollment Cap Increase
Polytechnic School
2017 Master Development Plan

I. Enrollment Phasing:		**Student Enroll Cap**	**Student Enroll Increase**	**Student Vehicle Reduction**	**Net Student Vehicle Impact**
Existing enrollment cap		861			
2018-19 school year	Yr 1	871	10	(10)	0
2019-20 school year	Yr 2	886	15	(15)	0
2020-21 school year	Yr 3	901	15	(15)	0
2021-22 school year	Yr 4	921	20	(20)	0
2022-23 school year	Yr 5	941	20	(20)	0
			80	(80)	0

II. Enrollment Targets by Division:	*Lower Division* **K-5**	*Middle Division* **6-8**	*Upper Division* **9-12**	**Total**
Existing targets	270	209	382	861
New targets	270	237	434	941
Enrollment increase	0	28	52	80

Note: The allocation of enrollment between the three school divisions is an estimate and not intended to be a firm commitment. Various factors influence the manner in which enrollment is spread between the three school divisions each year.

TABLE □ - □utdoor Play Area
Polytechnic School
2017 Master Development Plan

Note: excludes building set-back areas

Location	**Square Feet**
North Campus	
Kinder playground	1,587
1st to 5th playground	8,493
Dining courtyard	3,105
Library courtyard	5,700
Reed play / courtyard	15,780
Henley patio / courtyard	4,125
Athletic Precinct	
Multipurpose field	138,188
Pool & deck	15,730
South Campus	
McWilliams courtyard	10,275
Hixon courtyard	3,600
Erdman courtyard	5,700
Arden lawn (excluding 55' set-back)	11,900
Total outdoor play area	**224,183**
Required (zoning code 17.50.270):	
Current enrollment (861 x 75sf per stud)	64,575
Proposed enrollment (941 x 75sf per stud)	70,575

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□ldg □	**□□age**	**□ldg Square Feet**	**□ □la□□roo□ (e□cluding □all□ay□, □at□roo□ □, etc.)**	**□ndoor □la□□roo□ Square Feet**
□ort□ □a□ pu□:				
1	Classrooms	4,293	80%	3,434
2	Classrooms	2,815	80%	2,252
3	Classrooms / Offices	2,867	40%	1,147
4	Classrooms / Offices	13,077	40%	5,231
5	Classrooms / Offices	8,718	80%	6,974
6	Library / Media	6,105	80%	4,884
7	Instrumental Music	1,127	80%	902
8	Dining Hall	3,263	0%	0
9	Auditorium	3,482	0%	0
10	Classrooms	1,825	80%	1,460
11	Classrooms	4,282	80%	3,426
12	Classrooms	2,140	80%	1,712
13	Classrooms	3,122	80%	2,498
14	Classrooms	2,079	80%	1,663
15	Classrooms	2,426	80%	1,941
16	Classrooms	1,114	80%	891
17	Classrooms	2,937	80%	2,350
18	Classrooms	1,440	80%	1,152
		67,112		41,916
□t□letic □recinct:				
19	Swimming Pool Bldgs	1,000	0%	0
20	Gymnasium (Girls)	15,300	0%	0
21	Gymnasium (Boys)	18,486	0%	0
22	Operations, Maintenance	3,429	0%	0
23	Maintenance Storage	1,000	0%	0
		39,215		0
Sout□ □a□ pu□:				
24	Math, Science, Library	29,380	60%	17,628
25	Theater	13,937	0%	0
26	Woodshop / Ceramics	3,700	80%	2,960
27	Classrooms / Offices	6,688	40%	2,675
28	Classrooms / Offices	6,534	40%	2,614
29	Classrooms / Offices	4,348	0%	0
30	Visual Arts	4,097	60%	2,458
		68,684		28,335
Total		**175,011**		**70,251**
Required (zoning code 17.50.270):				
Current enrollment (861 x 24sf per stud)				20,664
Proposed enrollment (941 x 24sf per stud)				22,584

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2017 Master Development Plan

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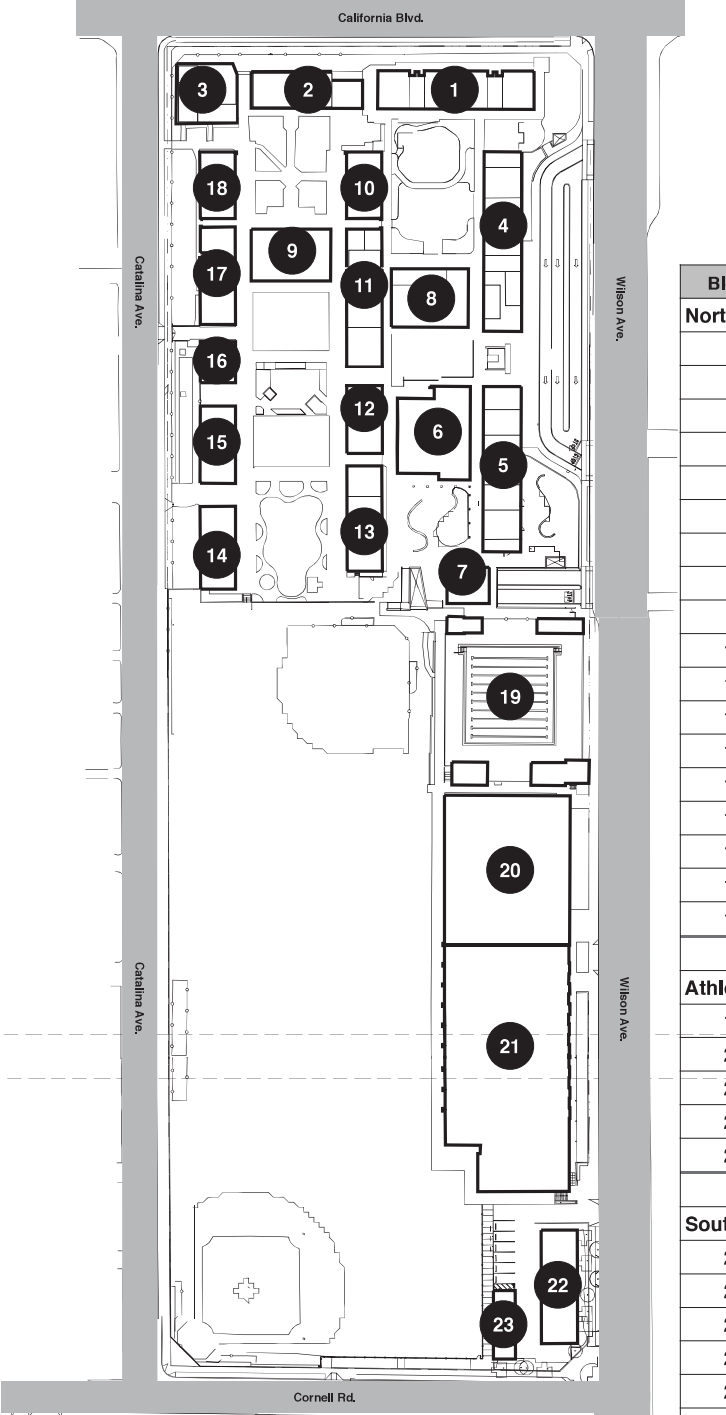
□ategory	**□ar□ing □ode Require□ ent**	**□ount**	**□ar□ing Required**	**□ount**	**□ar□ing Required**
Number of employees	1 space per 2 employees	207	103.5	222	111
Grammar School Classrooms K-8	1.5 spaces per classroom	38	57.0	38	57.0
Number of High School students	1 space per 5 students	382	76.4	434	86.8
Total code□required par□ing □pace□			**23□.□**		**254.8**
□n□□ite par□ing □pace□ (□□□i□it 14):					
Underground garage			282		282
Surface lot			69		69
Surface lot			4		4
			355		**355**

EXHIBIT 1- Existing Buildings

Polytechnic School

2017 Master Development Plan



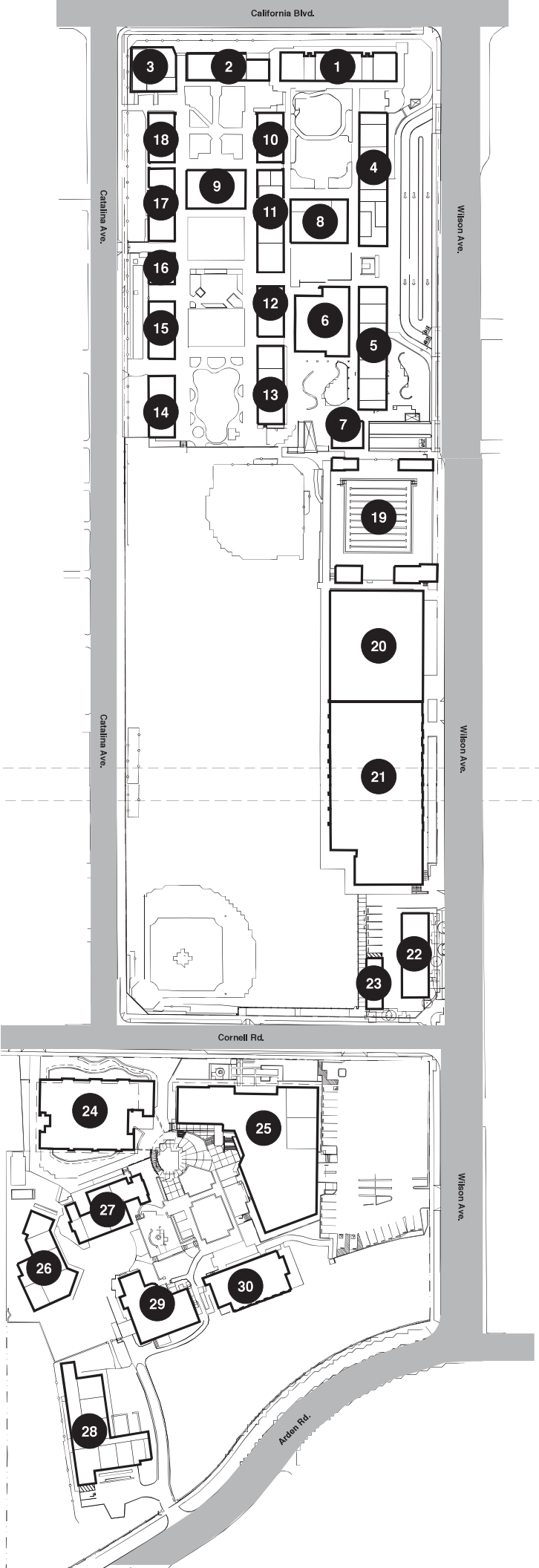
Bldg #	Usage	Architect	Year Built
North Campus			
1	Classrooms	HMC Architects	2011
2	Classrooms	Gordon Kaufman	1927
3	Classrooms / Health Offices	Gordon Kaufman	1927
4	Classrooms / Offices	HMC Architects	2011
5	Classrooms / Offices	HMC Architects	2011
6	Library / Media	HMC Architects	2011
7	Instrumental Music	Gordon Kaufman	1938
8	Dining Hall	Myron Hunt	1923
9	Auditorium	Hunt & Grey	1907
10	Classrooms	Hunt & Grey	1907
11	Classrooms	Hunt & Grey	1907
12	Classrooms	Hunt & Grey	1907
13	Classrooms	Hunt & Grey	1916
14	Classrooms	Hunt & Grey	1916
15	Classrooms	Hunt & Grey	1916
16	Classrooms	Hunt & Grey	1907
17	Classrooms	Hunt & Grey	1907
18	Classrooms	Hunt & Grey	1907
Athletic Precinct			
19	Swimming Pool / Structures	Moule & Polyzoides	2006
20	Gymnasium (Girls)	Neptune, Thomas, Davis	1989
21	Gymnasium (Boys)	Kistner, Wright, Wright	1968
22	Technology, Operations, Maintenance	Roland Coate	1928
23	Maintenance Storage	HMC Architects	2009
South Campus			
24	Math, Science, Library	HMC Architects	2012
25	Garland Theater	Millard Achuleta Assoc.	1984
26	Hixon - Woodshop / Ceramics	Smith, Powell, Morgridge	1959
27	Fullerton - Classrooms / Offices	Christopher Ward	1996
28	Language Arts - Classrooms / Offices	Christopher Ward	1997
29	Haaga House - Classrooms / Offices	J.J. Blick	1907
30	Boswell - Visual Arts	Eggers, Wilkman, Whittle	1967

N

EXHIBIT 2 - Existing Buildings

Polytechnic School

2017 Master Development Plan

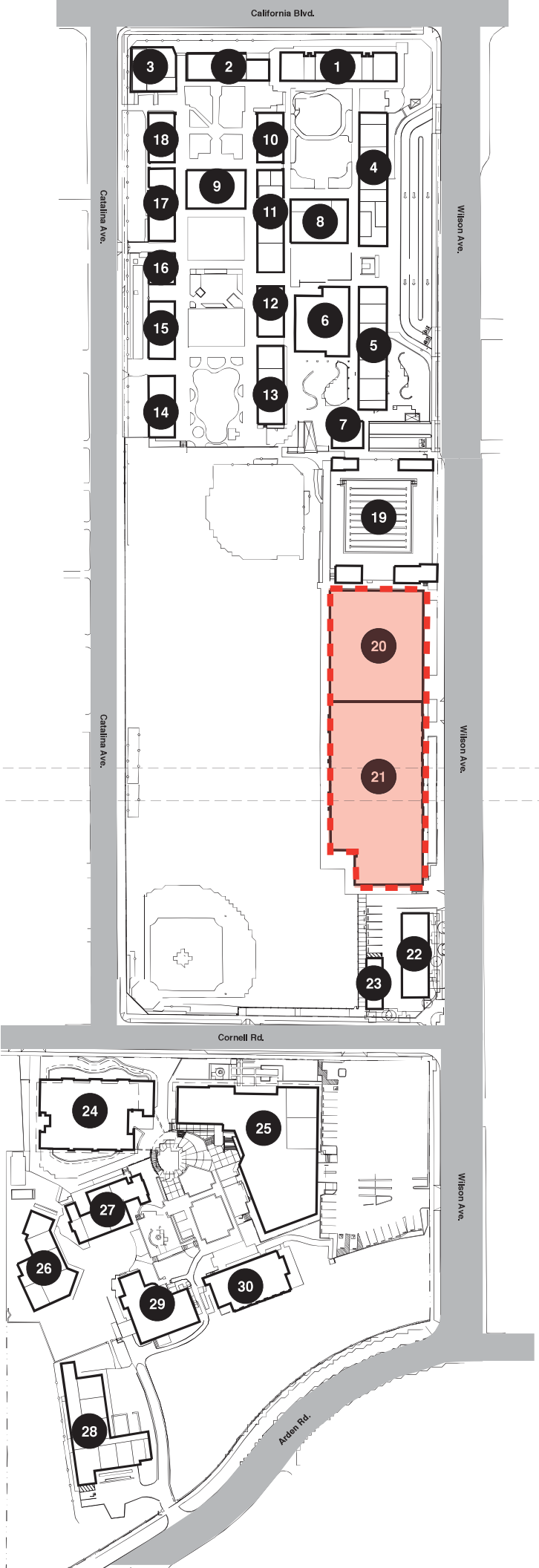


Bldg #	Usage	# of Stories	Bldg Height Limit (feet)	Bldg Sq. Ft.	Bldg Footprint (sq ft)
North Campus					
1	Classrooms	1	max 35'	4,293	4,293
2	Classrooms	1	max 28'	2,815	2,815
3	Classrooms / Health Offices	1	max 28'	2,867	2,867
4	Classrooms / Offices	2	max 35'	13,077	9,720
5	Classrooms / Offices	2	max 35'	8,718	9,070
6	Library / Media	2	max 35'	6,105	5,695
7	Instrumental Music	1	max 28'	1,127	1,127
8	Dining Hall	1	max 28'	3,263	3,263
9	Auditorium	1	max 28'	3,482	3,482
10	Classrooms	1	max 28'	1,825	1,825
11	Classrooms	1	max 28'	4,282	4,282
12	Classrooms	1	max 28'	2,140	2,140
13	Classrooms	1	max 28'	3,122	3,122
14	Classrooms	1	max 28'	2,079	2,079
15	Classrooms	1	max 28'	2,426	2,426
16	Classrooms	1	max 28'	1,114	1,114
17	Classrooms	1	max 28'	2,937	2,937
18	Classrooms	1	max 28'	1,440	1,440
				67,112	**63,697**
Athletic Precinct					
19	Swimming Pool / Structures	1	max 28'	1,000	1,000
20	Gymnasium (Girls)	1	max 35'	15,300	16,400
21	Gymnasium (Boys)	1	max 35'	18,486	22,000
22	Technology, Operations, Maintenance	1	max 35'	3,429	3,429
23	Maintenance Storage	1	max 35'	1,000	1,000
				39,215	**43,829**
South Campus					
24	Math, Science, Library	3	max 35'	29,380	10,115
25	Garland Theater	2	max 35'	13,937	16,800
26	Hixon - Woodshop / Ceramics	1	max 35'	3,700	3,700
27	Fullerton - Classrooms / Offices	2	max 35'	6,688	6,630
28	Language Arts - Classrooms / Offices	1	max 35'	6,534	6,534
29	Haaga House - Classrooms / Offices	2	max 35'	4,348	4,520
30	Boswell - Visual Arts	1	max 35'	4,097	4,097
				68,684	**52,396**
				175,011	**159,922**

EXHIBIT 3 - Existing Buildings to Demolish

Polytechnic School

2017 Master Development Plan



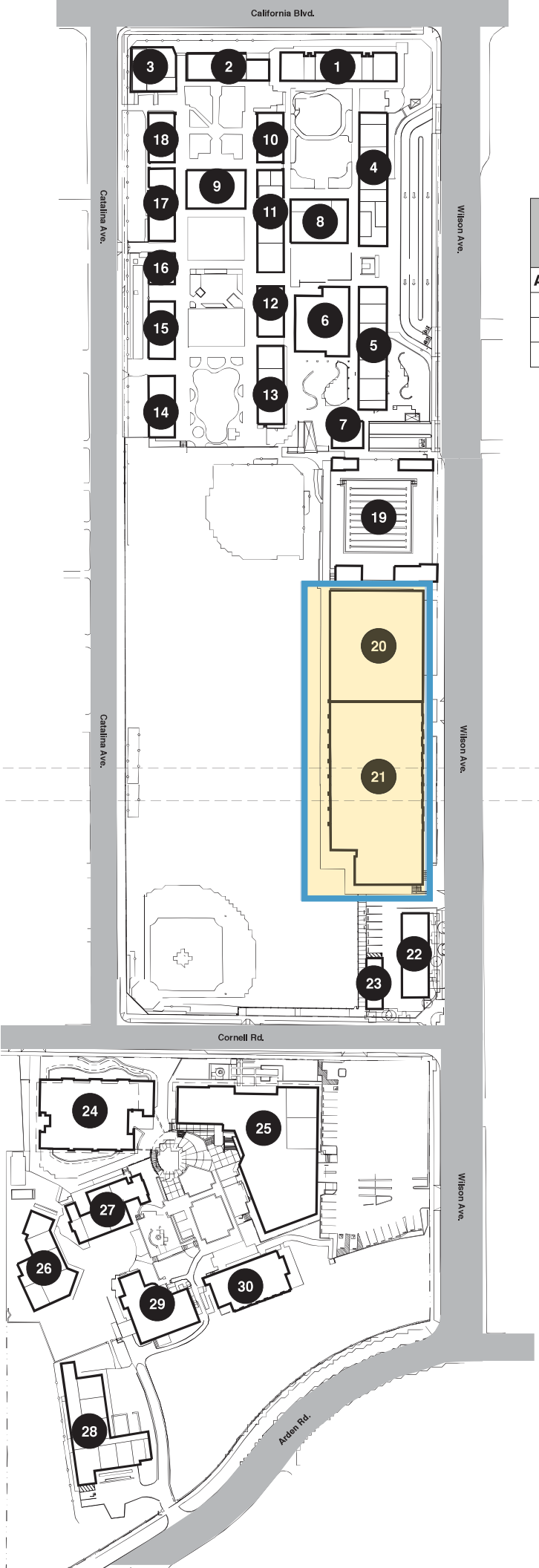
Bldg #	Usage	# of Stories	Bldg Height Limit (feet)	Bldg Sq. Ft.	Bldg Footprint (sq ft)
Athletic Precinct					
20	Gymnasium (Girls)	1	max 35'	15,300	16,400
21	Gymnasium (Boys)	1	max 35'	18,486	22,000
				33,786	**38,400**

N

EXHIBIT 4 - Proposed New Buildings

Polytechnic School

2017 Master Development Plan



Bldg #	Usage	# of Stories	Bldg Height Limit (feet)	Bldg Sq. Ft.	Bldg Footprint (sq ft)
Athletic Precinct					
20	Gymnasium (Girls)	1 above ground, 1 below ground	max 40'	32,000	18,000
21	Gymnasium (Boys)	1 above ground, 1 below ground	max 40'	40,000	25,000
				72,000	**43,000**

EXHIBIT 5 MASSING - Looking South on Wilson

EXHIBIT 6 MASSING - Looking North on Wilson

EXHIBIT 7 MASSING - Close-Up Looking South on Wilson

EXHIBIT 8 MASSING - Close-Up Looking North on Wilson

EXHIBIT 9 - ADJACENT ZONING
Polytechnic School
2017 Master Development Plan

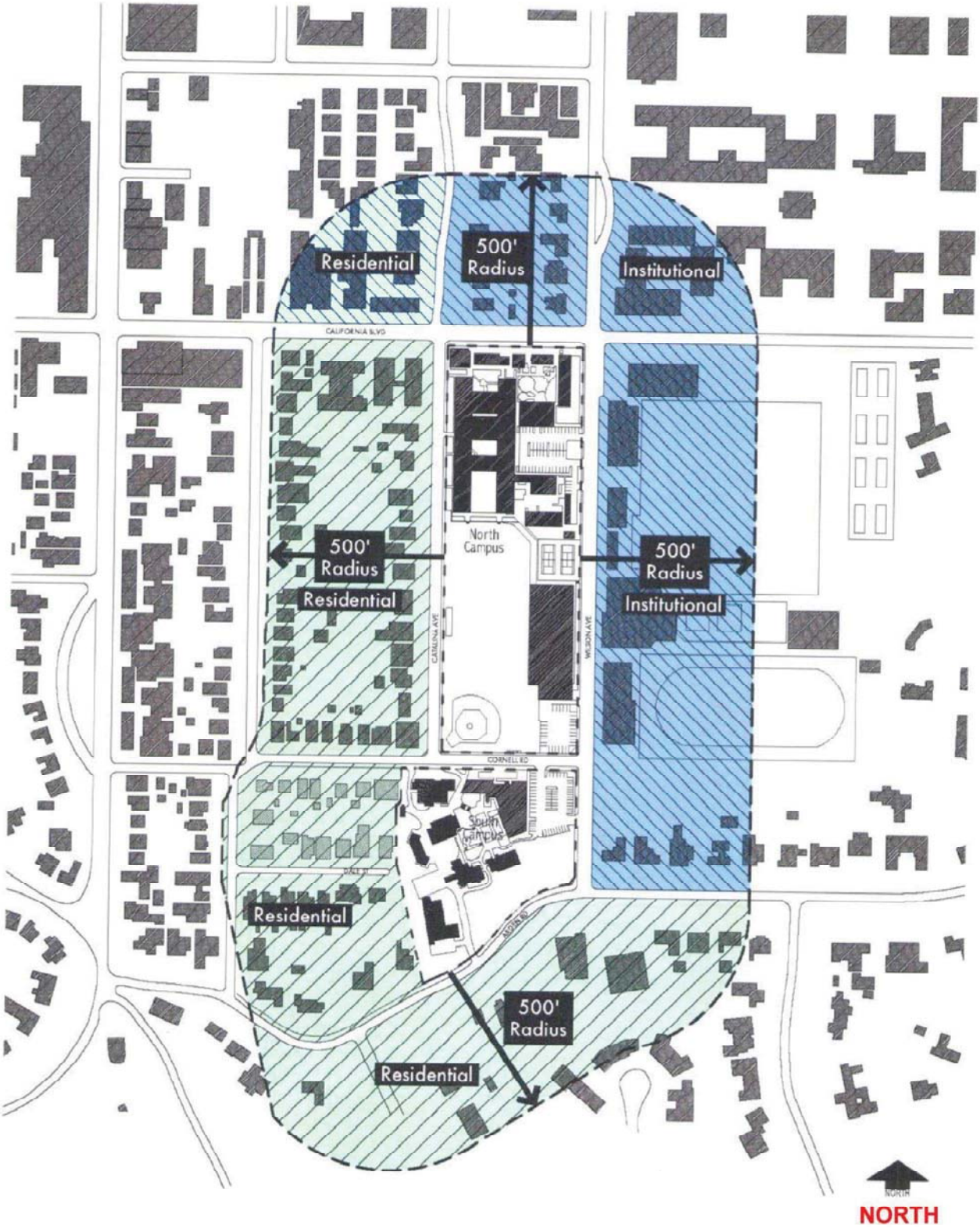
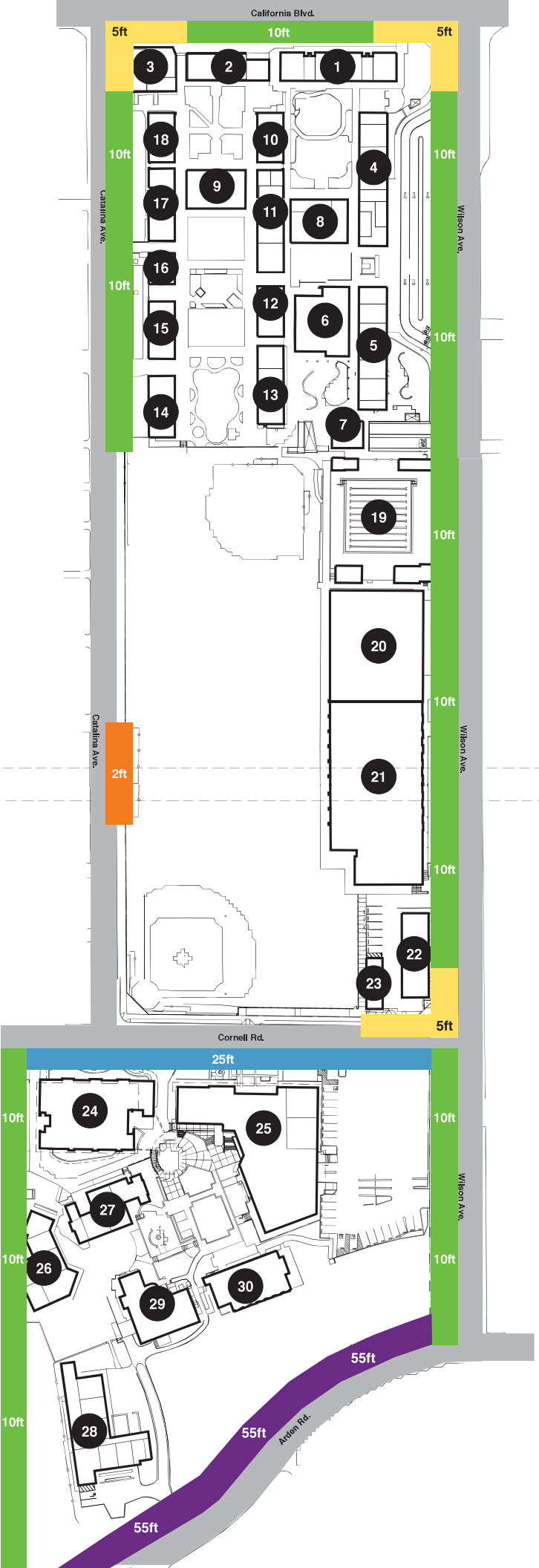


EXHIBIT 10 - Building Setbacks

Polytechnic School

2017 Master Development Plan



Setback Key:

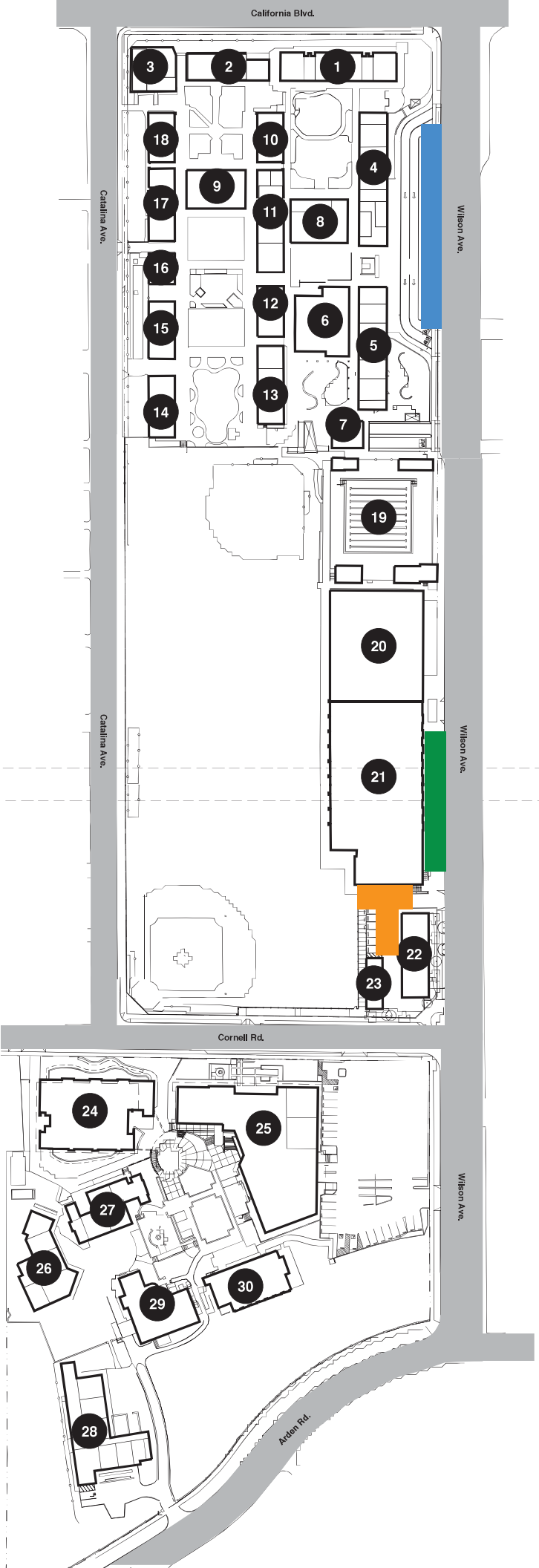
- 5 ft
- 10 ft
- 25 ft
- 55 ft
- 2 ft

N

EXHIBIT 11 - Delivery and Loading Areas

Polytechnic School

2017 Master Development Plan



Street Curb
5 vehicles
8:00am - 3:00pm

General Deliveries to Gyms and entire campus

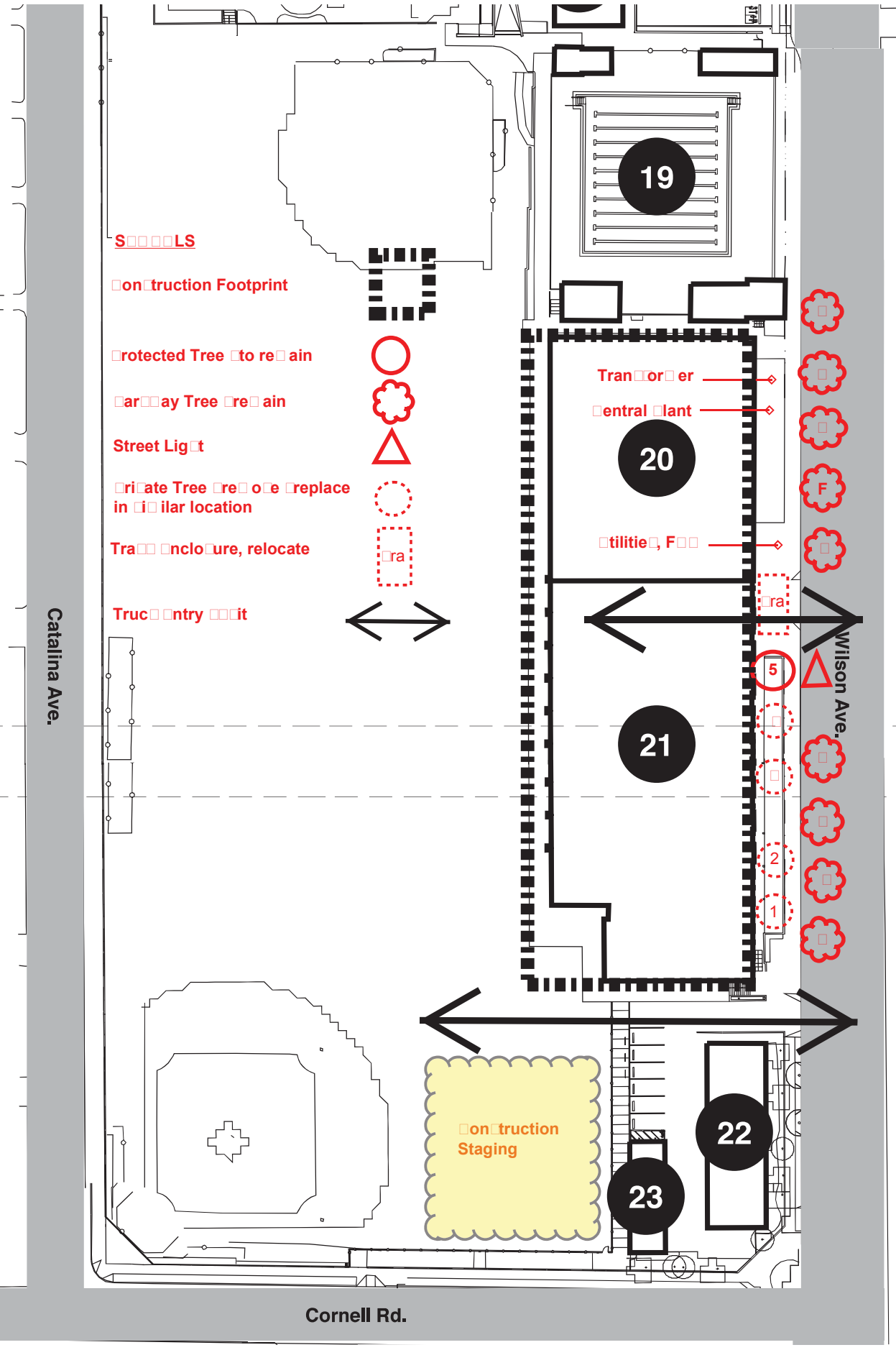
Private Property
2 vehicles

General Deliveries to Gyms and entire campus

Private Property
5 vehicles
8:00am - 2:30pm

Campus-wide mail; equipment deliveries to North Campus

N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Catalina Ave.
Wilson Ave.
Cornell Rd.
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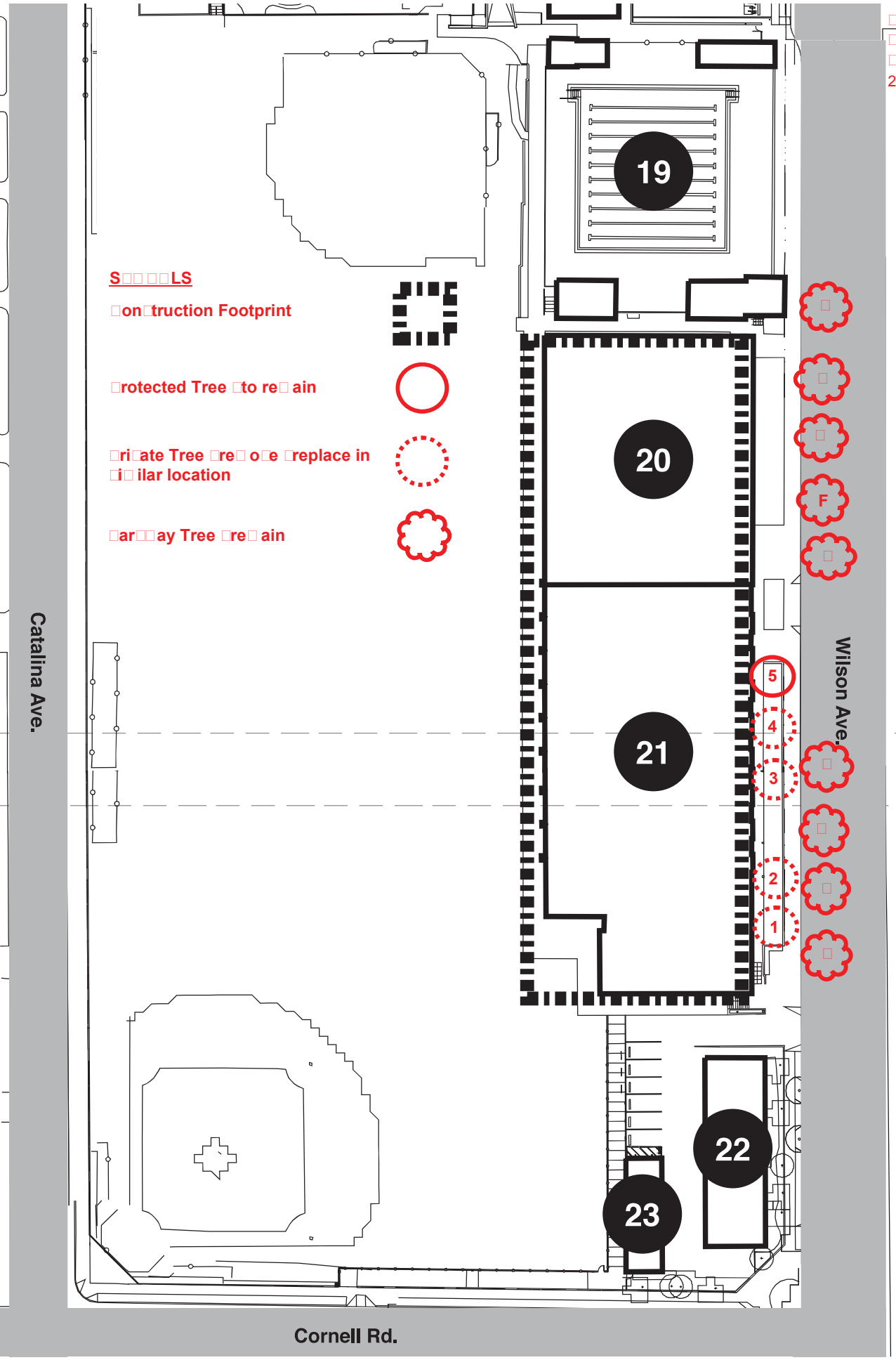

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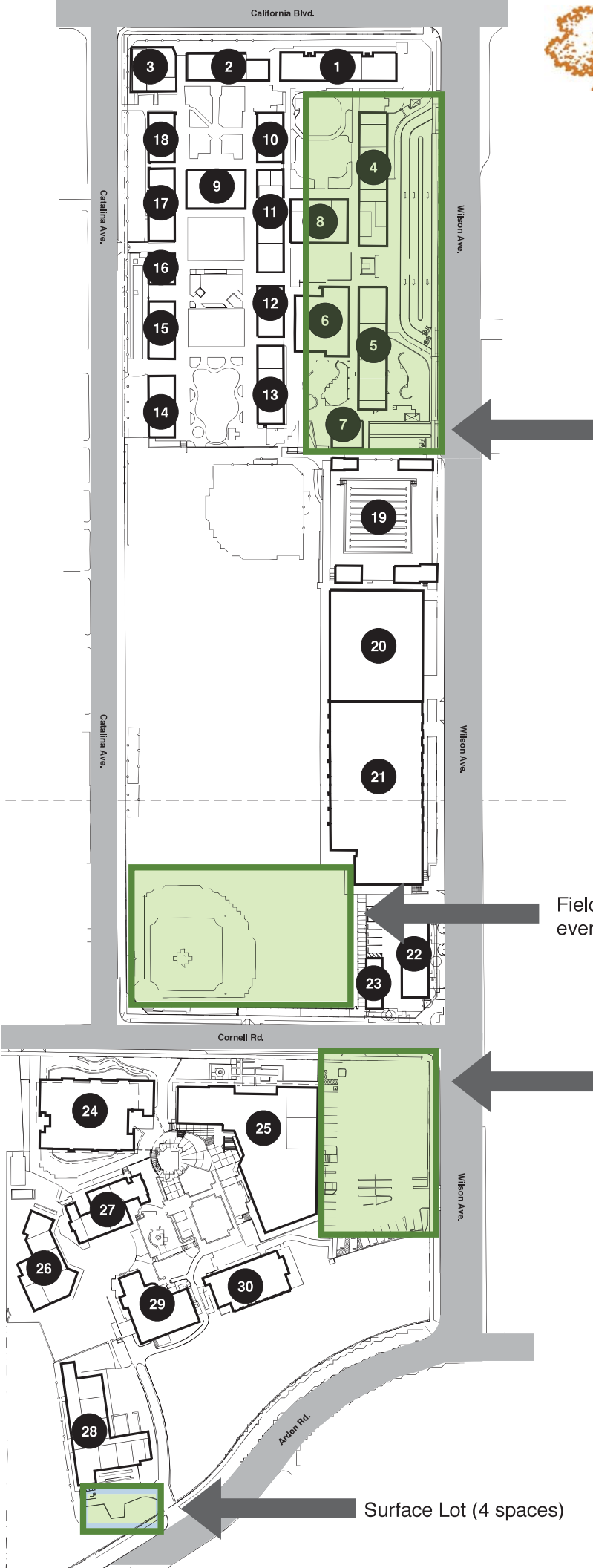
EXHIBIT 14 - Onsite Parking

Polytechnic School

2017 Master Development Plan



Entrance to underground parking garage (282 spaces)

Field parking for event overflow (100 cars)

Surface Lot (69 spaces)

Surface Lot (4 spaces)

On-Site Parking:

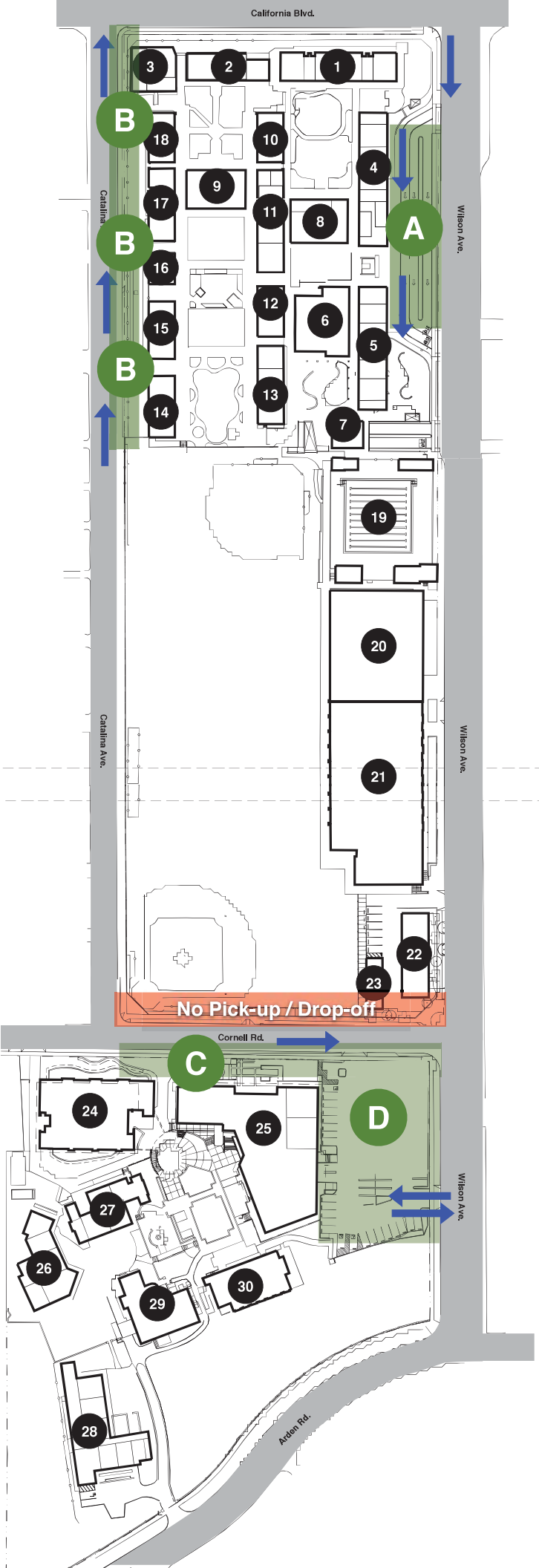
Garage	282
Surface Lot	69
Surface Lot	4
Daily Parking	355
Event Overflow	
Field	100

N

EXHIBIT 15 - Student Drop-off and Pick-up

Polytechnic School

2017 Master Development Plan



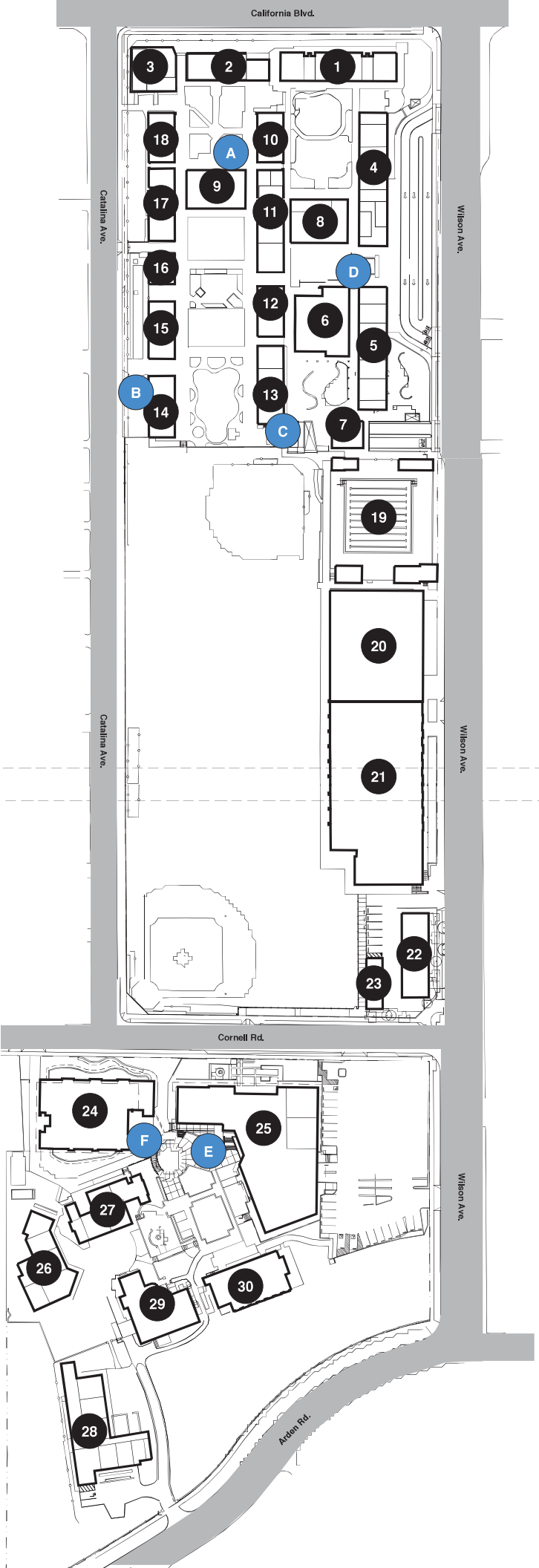
- **A** Primary location for Lower and Middle School
- **B** Kindergarten and certain Middle School families
- **C** Upper School - Eastbound Cornell Road
- **D** Preferred location for Upper School

N

EXHIBIT 16 - Bicycle Rack Locations

Polytechnic School

2017 Master Development Plan



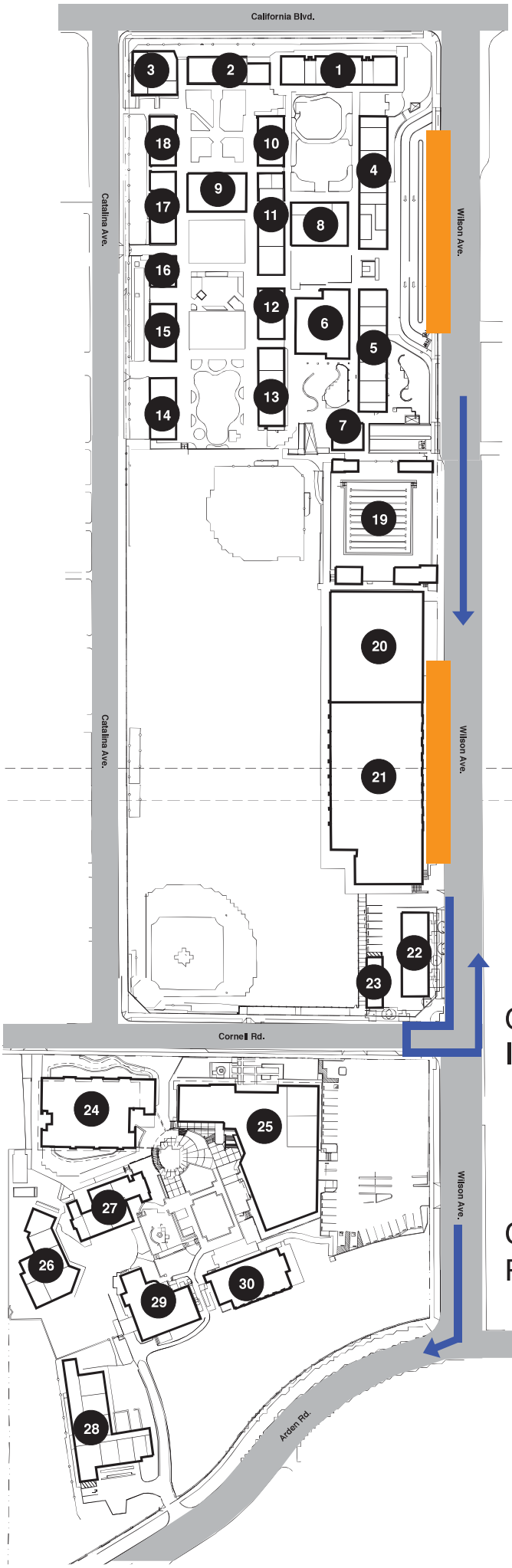
- **A** — 4 bike capacity at interior courtyard
- **B** — 22 bike capacity at Catalina Street entrance, fenced
- **C** — 7 bike capacity at Middle School courtyard
- **D** — 7 bike capacity at 1st level of underground parking garage
- **E** — 8 bike capacity at courtyard level
- **F** — 5 bike capacity, iron fence at Cornell Road entrance

N

EXHIBIT 17 - Bus Loading

Polytechnic School

2017 Master Development Plan



Bus Loading (curbside)

Preferred and communicated routes for buses

Option A:
Intersection turn-around

Option B:
Right-turn at Arden Road

N