

**ACACIA**  
ELEMENTARY

# CVUSD | *Facilities Master Plan*

CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

## Acacia Elementary School | *Site Analysis*

55 W Norman Ave | Thousand Oaks, CA 91360

Conejo Valley Unified School District

January 10th, 2017

**Dougherty**

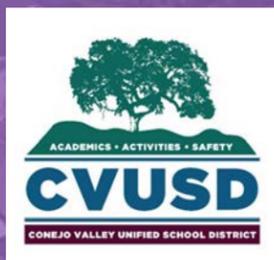
3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: [ericp@dougherty.us](mailto:ericp@dougherty.us)

Website: [www.dougherty.us](http://www.dougherty.us)



## Introduction and Goal Statement

The site analysis phase of this master planning study is intended to identify site related issues, and to further evaluate those issues in both graphic and written formats to illustrate the opportunities for future improvement through both long term and short term strategies.

The ultimate goal of this site analysis is to create a clearly defined boundary and objectives for multiple conceptual master site plans to take shape. It is the District's and the master planning team's desire to clearly identify issues such as building orientation, circulation, topography, enrollment and program requirement...etc. Understanding the site analysis in a highly interactive public charrette, the stakeholders will be able to contribute their input for the District to arrive at a clear direction for the conceptual master plans.

## School Description and Summary of Analysis:

Acacia Elementary School is located on a relatively flat site that is within walking distance to two hills north of its campus. The original buildings were constructed with durable materials and have aged relatively well in the past 40 years. The mature trees and natural brick finishes contribute to a positive curb appeal of the school in the neighborhood. However, the current entry condition to the campus and the administration building presents many opportunities for improvement.

The site observation of Acacia Elementary School points out the need to increase line of sight of the administration building as well as accessibility of the walkway. The solar access analysis calls attention to the need to increase shading at the most utilized and exposed outdoor areas. It has also been noted that the existing Multi-purpose building exhibit signs of potential structural issues. The result of further investigation may inform solutions of varying scales. In any cases, the improvements may be implemented to ensure both lasting structural stability and updated functionality of spaces for the future.

To align with the District's short term and long term goals, the site analysis seeks the opportunities to beautify the school and reduce the physical barriers that limit the future growth of the campus. The physical barriers come in the forms of security blind spots, structural concerns, and various accessibility related issues. The aesthetic enhancement may come in the form of highly visible improvement on the site featured by shading opportunities, and refreshed overall curb appeal of the school. To meet the technological advancement in the future, the District is committed to provide students the physical environment and devices that are appropriate and grade specific as recommended by CVUSD's technology department.

The subsequent slides will illustrate the site constraints, and logic behind the drafted site analysis report.



VICINITY MAP



# Acacia Elementary School Site Analysis - Environmental

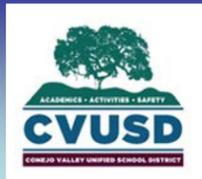
Acacia Elementary School's building alignment on the site provides little morning or afternoon shading of the playground areas. There are two possible means of providing additional shading to those outdoor activity areas.

One shading opportunity is to build free-standing shading structure to shelter the playground from sun exposure. It should be noted that if free standing structure is to be built near the playground, the playground surface and equipment may be upgraded at the same time.

An alternative opportunity is to plant a row of trees at the western side of the playgrounds to provide shade in the afternoon.

The general east-west running classroom buildings provide an opportunity to house solar panels on the roof of the existing classroom buildings. The east-west running parking lot also presents an opportunity of solar panel installation on free standing structure. However, a feasibility study regarding cost, benefit and regulatory requirement must be conducted prior to moving solar panel project forward.

The overall topography of the site is rather gentle comparing to other schools in the district. However, the soil condition may be affected by the movement of ground water and further geotechnical investigation is recommended at Building 7 to determine if further ground settlement might occur.





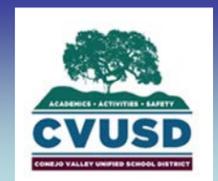
- LEGEND**
- CERTIFIED
  - NOT CERTIFIED
  - SAND BOX PLAY AREA
  - X BUILDING NUMBER
  - PRIMARY POINT OF ENTRIES
  - AREA OF CONCERN
  - GATE LOCATIONS
  - SAFE DISPERSAL AREA
  - PATH OF TRAVEL
  - VEHICULAR PATH OF TRAVEL
  - X IMAGE REFERENCE  
SEE PHOTOS ON NEXT PAGE
  - TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

- BUILDING**
- 1- MAIN BUILDING (CLRM - OFFICE)
  - 2- KINDERGARTEN BUILDING (CLASSROOM)
  - 3- CLASSROOMS
  - 4- CLASSROOMS
  - 5- CLASSROOMS
  - 6- ADMINISTRATION AND CLASSROOM
  - 7- MULTI PURPOSE BUILDING
  - 8- LUNCH SHELTER
  - 9- TWO/THREE UNIT RELOCATABLE
  - 10- TWO/THREE UNIT RELOCATABLE

**EXISTING SITE PLAN | ACACIA ELEMENTARY SCHOOL**  
 DSA CERTIFICATION REQUIREMENTS

0' 25' 50' 100' 200'

N



Acacia Elementary School | Site Analysis  
 55 W Norman Ave | Thousand Oaks, CA 91360  
 Conejo Valley Unified School District  
 January 10th, 2016

Existing Conditions – General / Circulation Patterns



**Photo -1**  
**Curb Appeal – Administration Building**  
 Brick façade with mature landscaping and dominant horizontal lines define the primary entrance point of the school.



**Photo -2**  
**Curb Appeal – Landscape**  
 Landscaping and trees are mature and appear healthy. They provide shade and aesthetic appeal.



**Photo -3**  
**Curb Appeal – Classrooms**  
 Classrooms have a brick façade with clerestory windows to allow daylight in while minimizing distraction for the students on the inside.



**Photo -4**  
**Curb Appeal – Covered Walkways**  
 Walkways around the campus are covered and provide protection from the elements. This, in conjunction with mature landscaping, provides shade throughout campus



**Photo -5**  
**Curb Appeal – Multi Purpose**  
 Large Multi Purpose building has brick façade. The surface may need cleaning.



**Photo -6**  
**Curb Appeal – Play Area**  
 Large landscaped area with tables and chairs for the students' outdoor activities.



**Photo -7**  
**Curb Appeal – Play Structures**  
 Play areas and structures are well landscaped.



**Photo -8**  
**Curb Appeal – Playground**  
 Large expansive turf area with views of the mountains in the distance.



**LEGEND**

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CHILD CARE
- CLASSROOM
- FOOD SERVICES
- KINDERGARTEN
- LIBRARY
- MULTI PURPOSE
- MUSIC
- SUPPORT SPACES
- UNDER UTILIZED AREAS \*
- IMAGE REFERENCE  
SEE PHOTOS ON NEXT PAGE
- TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

**Future Programmatic Requirement:**

Currently, the library space at Acacia Elementary School has a maker space that may be utilized for flexible and project based learning experience. To support the newly implemented Schoolwide Enrichment Model, Acacia Elementary School may want to increase its number of flexible learning spaces, which may be larger than the typical classroom and contains the necessary furnishing and electrical support for handheld devices and group activities.

\* Spaces marked as underutilized are based on classrooms used partially or fully as storage or for a capacity less than a dedicated full classroom.

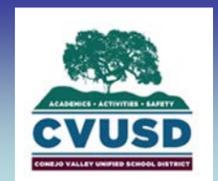
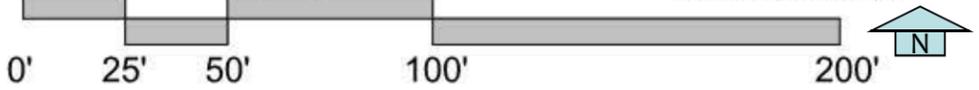
**SITE IMPROVEMENT KEY NOTES**

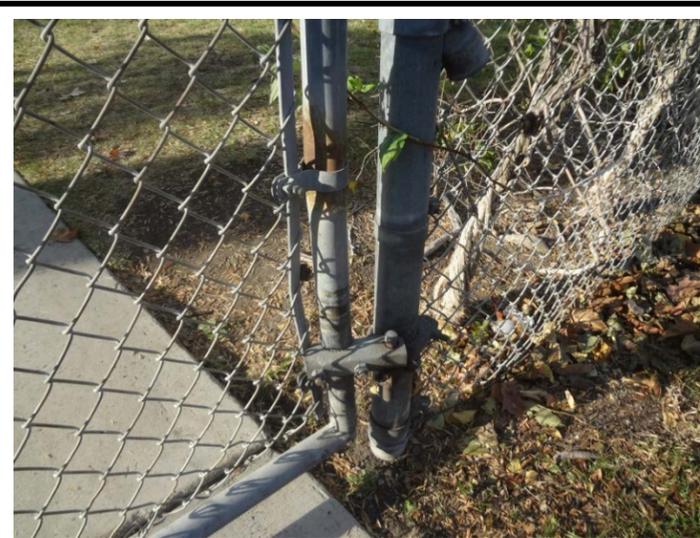
- 1 DRAINAGE AND CONCRETE SETTLEMENT ISSUES.
- 2 DRAINAGE ISSUES AND PONDING.
- 3 BREEZEWAY CONVERTED TO CLASSROOM
- 4 SLOPE OF GROUND TOO STEEP FOR WHEELCHAIR ACCESS TO PLAYGROUND
- 5 MAJOR ACCESS POINT TO SCHOOL IS NOT ACCESS COMPLIANT. GATE ORIENTATION MAY BE MODIFIED TO COMPLY.
- 6 CONCRETE SLAB SETTLEMENT AND VISIBLE CRACKS IN SLAB AND WALLS
- 7 CONCRETE WALKWAY SETTLEMENT ISSUES
- 8 BRICK WALL OBSTRUCTING VIEW FROM THE ADMINISTRATION BUILDING TO THE PARKING AREA

**SITE IMPROVEMENT GENERAL NOTES**

- OLDER CLASSROOMS WILL NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS
- EXTERIOR DRINKING FOUNTAINS WILL NEED TO BE MADE ACCESSIBLE
- PLAYGROUNDS WILL NEED ACCESSIBILITY UPGRADES FALL PROTECTIVE SURFACES
- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS

**EXISTING SITE PLAN | ACACIA ELEMENTARY SCHOOL BUILDING USE**





**Photo -1**  
**Large Wall in Front of Office**  
 Large wall in front of administration building obstructs view of the parking lot and drop off area.

**Photo -2**  
**Concrete Slab Settlement**  
 Concrete pathways throughout campus appear to have settlement issues and show extensive cracks.

**Photo -3**  
**Fencing**  
 Fencing is particularly deteriorated at the entry points of the school.

**Photo -4**  
**Under Utilized Portable Building**  
 The building is under utilized and being used for additional storage on campus.



**Photo -5**  
**Multi Purpose Building**  
 There are large amounts cracking in the walls and floors of the multi purpose building possibly caused by ground settlement.

**Photo -6**  
**Accessibility Upgrades**  
 Accessibility upgrades are needed throughout the campus.

**Photo -7**  
**Secondary Entry Gate**  
 The secondary entry to the school may be reconfigured to be meet current accessibility standards.

**Photo -8**  
**Brick Walls**  
 The decorative protruding bricks on the typical walls may present undesirable opportunity for students to climb the wall.

# Acacia Elementary School Site Analysis – Summary

Based on analysis of circulation, environmental factors and current building usages, Acacia Elementary School has many areas of potential improvement.

Area 1: Investigation into the source of ground settlement should be conducted as soon as possible. Pending the result of the investigation, the school may be entitled to additional funding to retrofit the building. Works occurring inside building 7 may include both structural improvement, and refinishing of interior spaces.

Area 2: The area of improvement includes the possibility to improve line of sight from the administration office to the parking and drop-off area. In addition, site elements surrounding the main entry gate may be re-configured and refreshed to provide barrier free approach and aesthetically pleasing curb appeal. At north east entry point, possible improvement should reconfigure the gate and surrounding paving to comply with accessibility standard.

Area 3: To accommodate Schoolwide Enrichment Model program, additional flexible learning spaces may be created in Classroom Building 3 and 4.

Area 4: Additional shading and replacement of ground surface and equipment may improve the longevity and quality of the play area. Shading opportunities may be accomplished by either structure or landscaping.

There is a possibility of continuing increase in enrollment\*. Thus, potential obstacles to growth must be addressed now in this long term master plan.



\*See Cluster Survey Report for enrollment data

