

# CVUSD | *Facilities Master Plan*



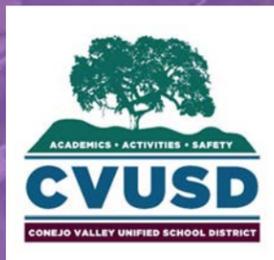
CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

## Aspen Elementary School | *Site Analysis*

1870 Oberlin Avenue | Thousand Oaks, CA 91360

Conejo Valley Unified School District

January 10th, 2017



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## 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.

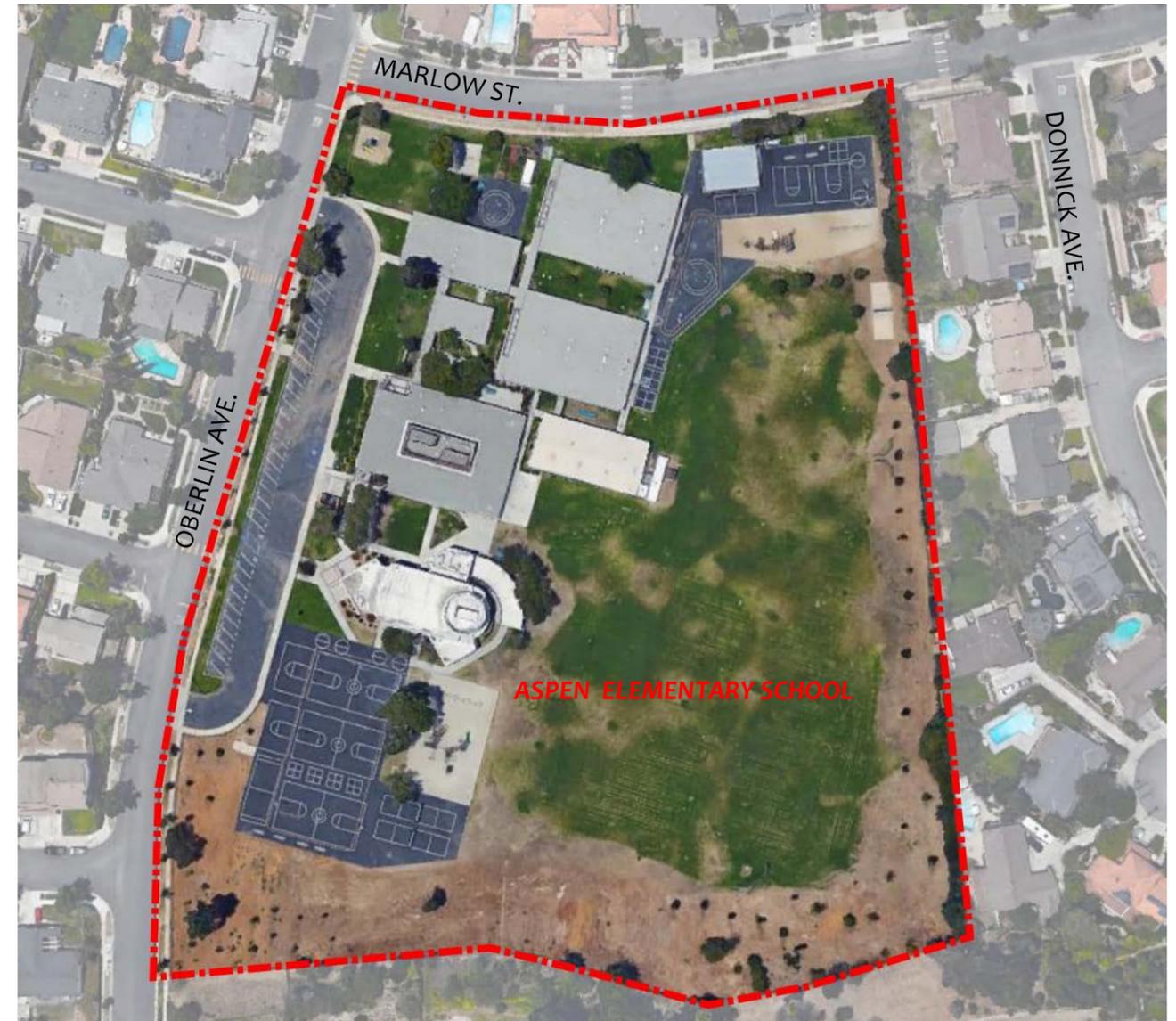
## School Description and Summary of Analysis:

Aspen Elementary School is located on a relatively flat site that borders a private school and private residents on a hill south of the site. The original building facades were constructed with durable materials and have aged relatively well in the past 40 years. It is one of the few schools in the District with a recent increase in enrollment. However, the current entrance condition and the converted administration building present many opportunities for improvement.

The site observation of Aspen Elementary School points out a potential to re-configure the entrance and the administration building. The solar access analysis calls attention to the need for additional daylighting in the library space as well as shading at the most utilized and exposed outdoor areas. It is also noted that many temporary classroom buildings are in poor conditions and are not certified by DSA; the school may consider different options at the location of these portable buildings.

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 inefficient entry condition, sub-optimized administration building layout, 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



# Aspen Elementary School Site Analysis - Environmental

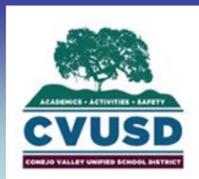
Aspen Elementary School's Building Alignment and location of trees provide some shading to the playground areas. However, The playground located north east of the site may need additional coverage while the remaining playgrounds may be benefited from possible additional shading by either landscaping or structure.

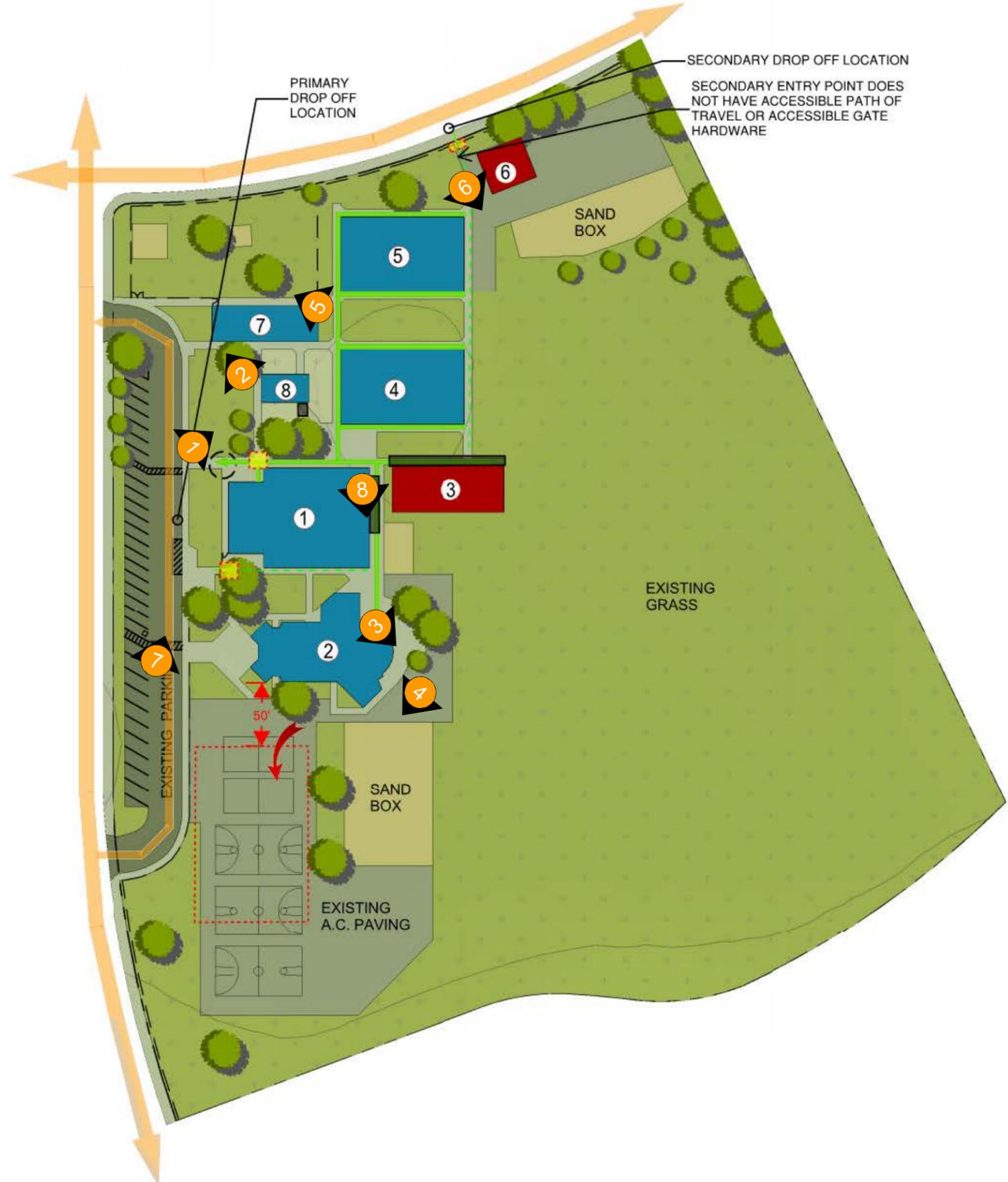
If a free standing structure is to be built near the playground, the playground surface and equipment may be upgraded at the same time.

The library in Building 1 currently has no windows or skylight to bring natural daylight to the space. Potential projects related to adding openings on either interior walls or exterior building envelope may bring daylighting to the space.

The general east-west running buildings provide an opportunity to support solar panels on the roof. However, a feasibility study regarding cost, benefit and regulatory requirement must be conducted prior to moving solar panel project forward.

It should be noted that the topography on the site is relatively flat; however, the school still has several locations that require further improvement to be wheelchair accessible.





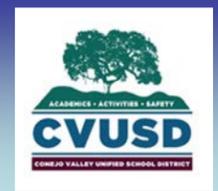
- LEGEND**
- CERTIFIED
  - NOT CERTIFIED
  - SAND BOX PLAY AREA
  - X BUILDING NUMBER
  - PRIMARY POINT OF ENTRIES
  - GATE LOCATIONS
  - SAFE DISPERSAL AREA
  - PATH OF TRAVEL
  - VEHICULAR PATH OF TRAVEL
  - RAMP
  - ⓧ IMAGE REFERENCE SEE PHOTOS ON NEXT PAGE
  - ~ TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

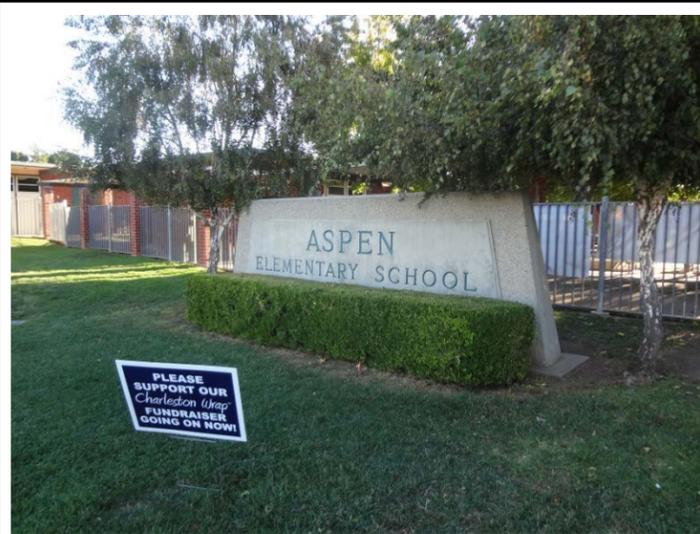
- BUILDING**
- 1- MAIN BUILDING (CLRM - OFFICE)
  - 2- MULTI PURPOSE BUILDING
  - 3- CLASSROOMS (MODULAR)
  - 4- CLASSROOMS
  - 5- CLASSROOMS
  - 6- TWO/THREE UNIT RELOCATABLE
  - 7- CLASSROOMS (KINDERGARTEN)
  - 8- LEARNING CENTER

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

0' 25' 50' 100' 200'

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N





**Photo -1**  
**Curb Appeal – School Entry**  
 Mature landscape and a concrete monument sign mark the entry to the school.



**Photo -2**  
**Curb Appeal – Classroom Buildings**  
 Building have brick façade and projecting wood beams.



**Photo -3**  
**Curb Appeal – Lunch Shelter**  
 A relatively new multi purpose building and exterior lunch shelter provide excellent refuge from the elements during breaks.



**Photo -4**  
**Curb Appeal – Play Area**  
 The play area is large and has mature trees that provide some shading for the students.



**Photo -5**  
**Curb Appeal – Covered Walkways**  
 The overhangs and large trees provide protection from the elements.



**Photo -6**  
**Curb Appeal – Play Area**  
 Large play area with sufficient play equipment, turf area, and blacktop.



**Photo -7**  
**Curb Appeal – School Entry & Drop Off**  
 The school has a long parking lot and the front of the campus has mature lush landscaping that provide shading for students during pick up and drop off.



**Photo -8**  
**Curb Appeal – View of MPR**  
 The campus orientation and repetitive structural elements create focal points throughout the campus, highlighting different features, in this case showcasing the MPR.



**LEGEND**

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

**Future Programmatic Requirement:**

Music and art education has been an asset to Aspen Elementary School and most schools in this District. The school may want to improve the existing music classrooms by refreshing the interior finishes or relocating the music classroom to other spaces better suitable for the band and chorus practice. A potential permanent building may replace some portable classroom buildings and provide dedicated music and art learning classrooms in addition to other maker or project based classrooms.

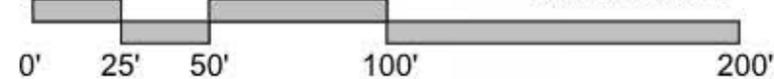
**SITE IMPROVEMENT KEY NOTES**

- 1 ORIGINAL MPR CONVERTED TO LIBRARY, NO WINDOWS OR NATURAL DAYLIGHT.
- 2 NO RUNNING WATER IN PORTABLES AND CARPET IS IN POOR CONDITION.
- 3 POSSIBLE/DESIRED NEW SHADE STRUCTURE LOCATION REQUESTED BY FACULTY.
- 4 ENTRY GATE RELIES ON BUZZER TO CONTROL STUDENT ACCESS.
- 5 INSUFFICIENT IN PARKING LOT.
- 6 NO LIGHT SWITCHES IN MPR SPACE
- 7 DATED PLAYGROUND EQUIPMENT AND PROTECTIVE SURFACES WHICH DOES NOT PROVIDE WHEEL CHAIR ACCESS.
- 8 ACCESSIBLE DROP-OFF IS LOCATED IN THE MIDDLE OF THE LOADING ZONE, DECREASING THE EFFICIENCY OF THE DROP-OFF AREA.
- 9 GROUND SURFACE SHOWS EXTENSIVE CRACKS, WEAR AND TEAR.

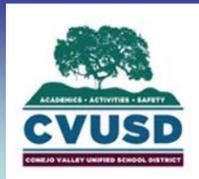
**SITE IMPROVEMENT GENERAL NOTES**

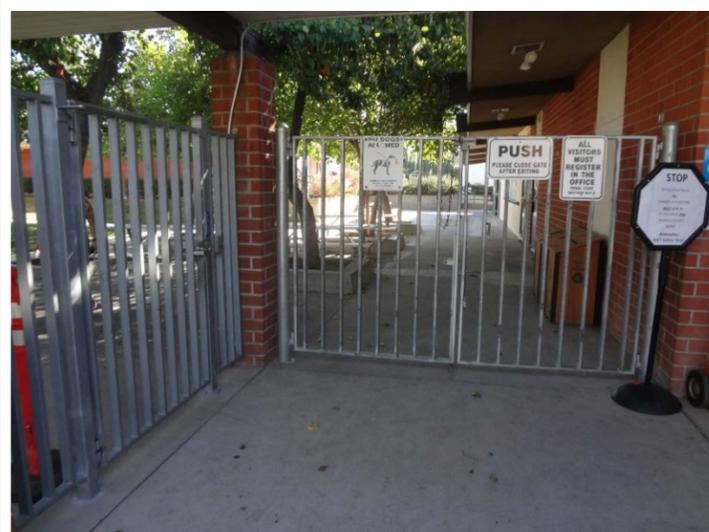
- OLDER CLASSROOMS WILL NEED ACCESSIBILITY UPGRADES ON HARDWARE THRESHOLDS AND SINKS.
- EXTERIOR DRINKING FOUNTAINS WILL NEED TO BE MADE ACCESSIBLE.
- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS.
- SOME ROOF RAFTERS ARE DETERIORATED AND IN NEED OF IMPROVEMENT THROUGHOUT CAMPUS.
- POSSIBLE TRANSITE PANELS BELOW WINDOWS IN ALL CLASSROOMS.
- SPALLING CONCRETE STEPS IN MULTIPLE LOCATIONS.
- NON-MATCHING WINDOW GLAZING THROUGHOUT THE CAMPUS.
- LACK OF WINDOW SHADING IN TYPICAL CLASSROOM.

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

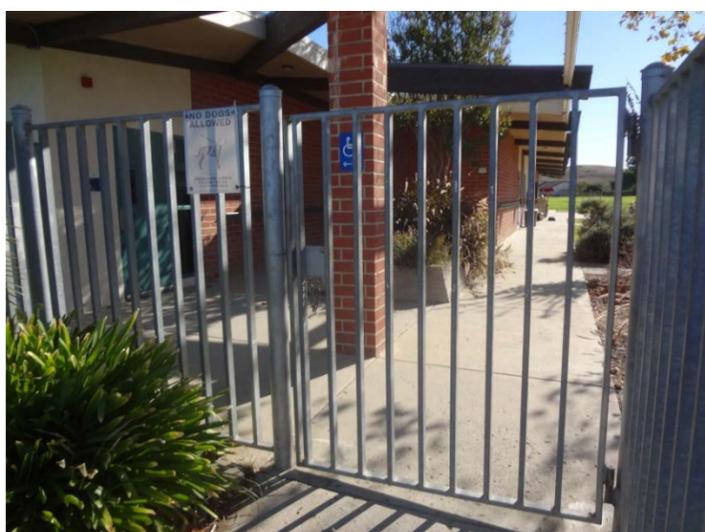


\* Spaces marked as underutilized are based on classrooms used partially or fully as storage or for a capacity less than a dedicated full classroom.

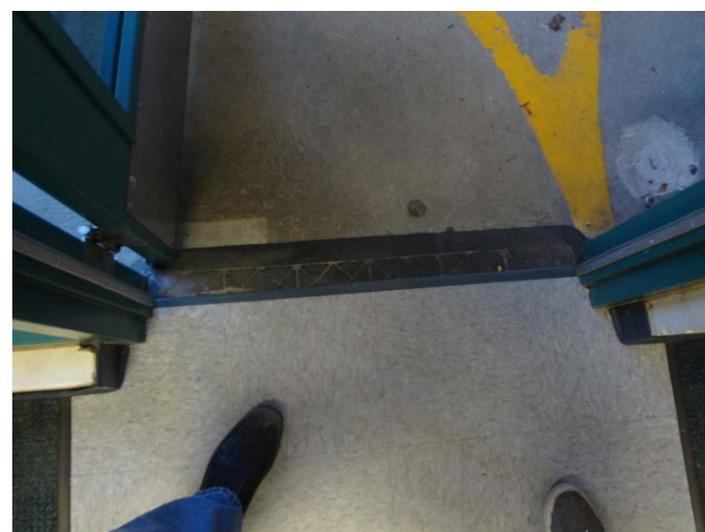




**Photo -1**  
**School Entrance**  
Current configuration of gates requires a buzzer to control student access to adjacent administration space.



**Photo -2**  
**Gates**  
None of the gates have panic hardware and some of these gates are used as major points of egress out of the campus.



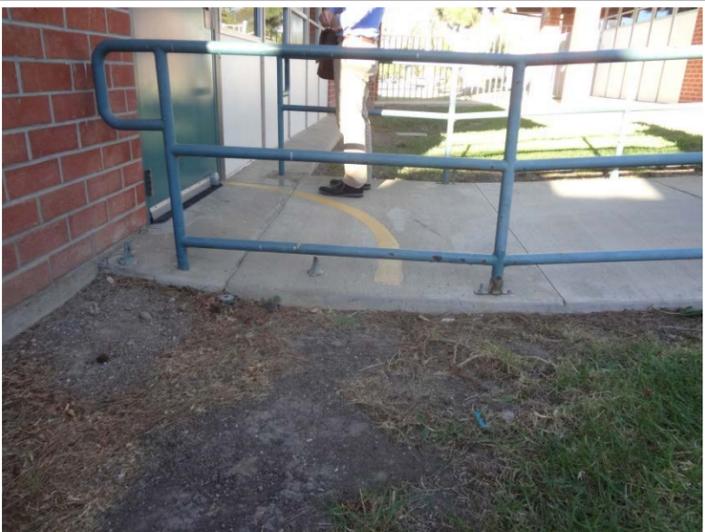
**Photo -3**  
**Door Thresholds**  
Not current with accessibility standards and may need to be updated.



**Photo -4**  
**Beam/Rafter Deterioration**  
Many of the major structural rafters are deteriorated and may need to be investigated for structural integrity.



**Photo -5**  
**Daylight in Library**  
There is currently no daylighting or windows in the library.



**Photo -6**  
**Ramp Compliance Issues**  
This ramp does not have a wheelchair compliant landing.



**Photo -7**  
**Secondary Entry to Campus**  
The path is not compliant with wheelchair accessibility standards and the gate does not have an accessible levered hardware.



**Photo -8**  
**Site Shading**  
Some playground areas do not have complete shading coverage from existing trees or buildings.

# Aspen Elementary School Site Analysis – Summary

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

**Area 1:** Possible reconfiguration of entry gate and fencing may eliminate the current access protocol, which depends on buzzer and constant monitoring of staff. Improvement in the library space may bring additional daylighting while reconfiguration of adjacent spaces may create a flexible learning space inside or next to the library. On the other hand, the adjacent administration spaces as well as the exterior of the building may be further improved and beautified to create a cohesive appearance. The goal of this cluster of potential improvement is to beautify spaces, increase efficiency and functionality.

**Area 2:** There is an opportunity to replace this cluster of temporary classroom buildings with a permanent building, which may house spaces sized for flexible, project based learning experience. Alternatively, there is also a potential for interior remodeling to provide plumbing and replace finishes.

**Area 3:** Additional shading may be added to playgrounds. Shading opportunities may be accomplished by either structure or landscaping. Play surfaces and equipment may also be upgraded as a part of the scope.

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

The next step in the master planning process will seek to further identify alternative concepts stemmed from the general project locations emerged in this site analysis and Charrette number 2.



### LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES
- POTENTIAL AREA OF IMPROVEMENT

### BUILDING

- 1- MAIN BUILDING (CLRM - OFFICE)
- 2- MULTI PURPOSE BUILDING
- 3- CLASSROOMS (MODULAR)
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- TWO/THREE UNIT RELOCATABLE
- 7- CLASSROOMS (KINDERGARTEN)
- 8- LEARNING CENTER

**EXISTING SITE PLAN** | ASPEN ELEMENTARY SCHOOL  
PERMANENT AND PORTABLE



\*See Cluster Survey Report for enrollment data

