

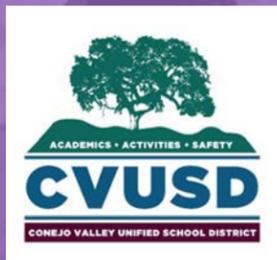


# CVUSD | *Facilities Master Plan*

Glenwood  
Elementary  
*Home of the Gators*



CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS



## Glenwood Elementary School | *Site Analysis*

1135 Windsor Drive | 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:**

Glenwood Elementary School is located on a relatively flat site that borders Glenwood park at north east of the campus. The school has a large Hispanic student population and serve a long established neighborhood. The large number of small, temporary classroom buildings, which responded to varying enrollment figures over the years, pose challenges to the school's need for outdoor areas and appropriately sized activity spaces for the future.

The site observation of Glenwood Elementary School points out a potential to re-configure the multi-purpose building to accommodate a permanent stage and additional covered lunch area. The solar access analysis calls attention to the possible need for 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 support the future curriculum.

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 inappropriately sized and located activity spaces, and various accessibility related issues. The aesthetic enhancement may come in the form of highly visible improvement on the site featured by shading opportunities, potential replacement of temporary buildings, 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**



# Glenwood Elementary School Site Analysis - Environmental

Glenwood 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.

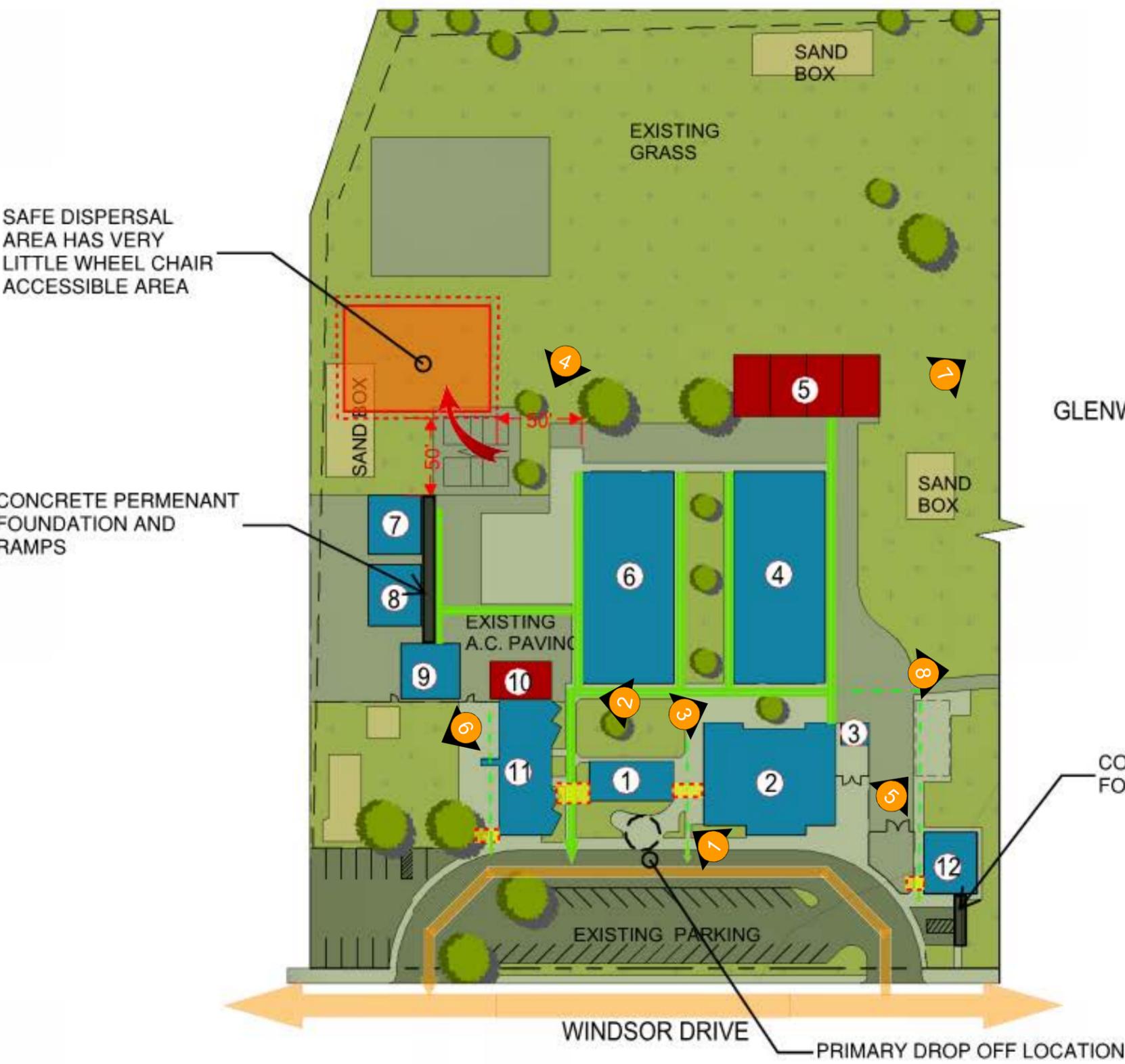
One opportunity is to build free-standing shading structure to shelter the playground from sun exposure. It should be noted that if free standing structure is to be built near the playground, the playground surface and equipment may be upgraded at the same time.

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

The current building orientation, which runs in the direction from northwest to southeast, may not provide the most efficient layout for solar panels on the existing roof. Opportunity for solar power generation may not be as viable as that in other school sites.

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
- ⊗ BUILDING NUMBER
- ⊙ PRIMARY POINT OF ENTRIES
- AREA OF CONCERN
- SAFE DISPERSAL AREA
- PATH OF TRAVEL
- VEHICULAR PATH OF TRAVEL
- PORTABLE RAMPS
- IMAGE REFERENCE  
SEE PHOTOS ON NEXT PAGE
- TOPOGRAPHIC LINES AT  
5'-0" INCREMENTS

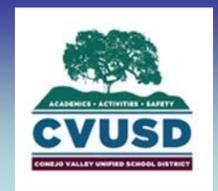
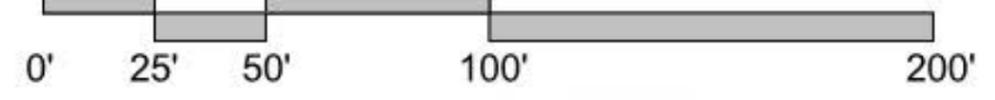
**BUILDING**

- 1- ADMINISTRATION
- 2- MULTI PURPOSE
- 3- MAINTENANCE
- 4- CLASSROOMS
- 5- CLASSROOMS (MODULAR)
- 6- CLASSROOMS
- 7- CLASSROOMS (MODULAR)
- 8-CLASSROOMS (MODULAR)
- 9-CHILD CARE (MODULAR)
- 10-CLASSROOMS (MODULAR)
- 11-KINDERGARTEN
- 12- CLASSROOMS (MODULAR)

**Safe Dispersal Area**

The current safe dispersal area for the school does not have adequate solid ground surface for wheelchair access. There is also no panic hardware or levered accessible hardware on the gates. Addressing those issues may improve the emergency egress of the campus.

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





**Photo -1**  
**Curb Appeal – Administration**  
 The administration building has a unique repeating roof configuration with windows allow natural light into the interior of the space.



**Photo -2**  
**Curb Appeal – Covered Walkways**  
 The walkways throughout the campus are covered and have large mature trees shading the entire space throughout the day.



**Photo -3**  
**Curb Appeal – Courtyards**  
 The covered walkways throughout the campus create enclosed courtyards.



**Photo -4**  
**Curb Appeal – View of Black Top**  
 Large blacktop and concrete area that is sufficient to the needs of the campus.



**Photo -5**  
**Curb Appeal – Lunch Shelter**  
 Relatively new lunch shelter provides protection for the students from the elements during meal and break periods.



**Photo -6**  
**Curb Appeal – Kindergarten Play Area**  
 Kindergarten play area has large mature trees that provide excellent shading for the students.



**Photo -7**  
**Curb Appeal – Play Field**  
 Large relatively flat turf area that borders a park and offers ample room for the students to play.



**Photo -8**  
**Curb Appeal – View of Park**  
 School borders a park which makes the school site feel large and expansive with large amounts of open space.



**LEGEND**

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CHILDCARE
- CLASSROOM
- FOOD SERVICE
- KINDERGARTEN
- LIBRARY
- MULTI PURPOSE
- SUPPORT SPACES
- UNDER UTILIZED AREAS\*

IMAGE REFERENCE  
SEE PHOTOS ON NEXT PAGE  
 TOPOGRAPHIC LINES AT  
5'-0" INCREMENTS

**Future Programmatic Requirement:**

Dedicated music classrooms may be needed to support Glenwood Elementary School's effort to build up its music program. Spaces for flexible or maker spaces may be needed to keep up with the latest educational trend of the District as well as the country. Underutilized spaces may either directly serve the future programmatic requirement or provide replacement spaces for relocated classroom spaces.

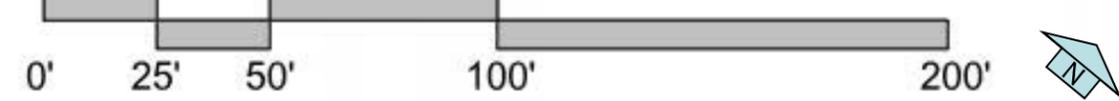
**SITE IMPROVEMENT KEY NOTES**

- 1 LACK OF LIGHTING TO ADDRESS SECURITY CONCERNS AT NIGHT.
- 2 LACK OF SHADING FOR PLAYGROUND AREA, TYP.
- 3 THE MPR DOES NOT HAVE A PERMANENT STAGE.
- 4 LACK OF WINDOW SHADING AND OPERABLE WINDOWS, TYP.
- 5 DRAINAGE ISSUE.
- 6 LACK OF WORK SPACE FOR TEACHERS' WORKROOM. STAFF RESTROOMS DO NOT HAVE THE PROPER CAPACITY.
- 7 6 YEARS OLD PORTABLE BUILDING MOSTLY USED AS STORAGE SPACE.
- 8 NO PANIC HARDWARE FOR MAIN ENTRY GATE.
- 9 KINDERGARTEN PLAYGROUND IS OVERCROWDED.

**SITE IMPROVEMENT GENERAL NOTES**

- 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.
- PAINT CONDITION AND MANY EXPOSED WOOD RAFTERS ARE DETERIORATING AND IN NEED OF REFINISHES THROUGHOUT CAMPUS.
- LACK OF INDOOR FLEXIBLE SPACES AND STORAGE SPACES.
- WINDOWS HAVE BUCKLING FRAMES, NON-MATCHING, SINGLE PANE CLASS.

**EXISTING SITE PLAN | GLENWOOD 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.

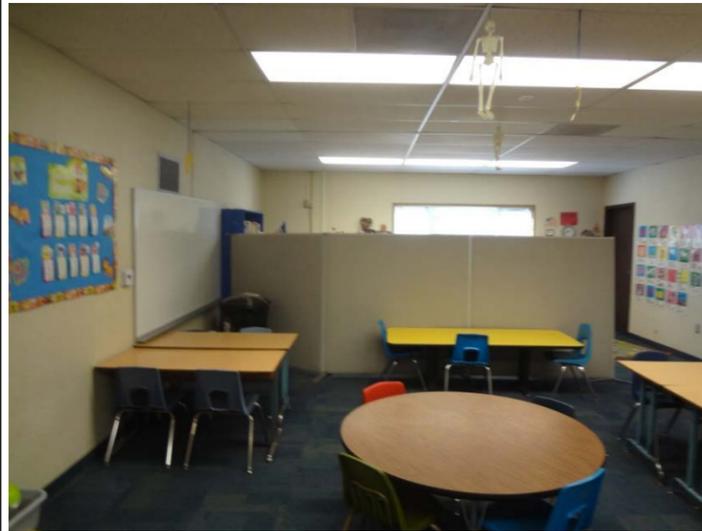




**Photo -1**  
**Parking Lot Accessibility**  
 Current parking lot layout has the accessible parking stalls not in the main parking area and there are accessibility issues with the stalls



**Photo -2**  
**Under Utilized Classroom**  
 These buildings have been recently constructed, but are currently under utilized.



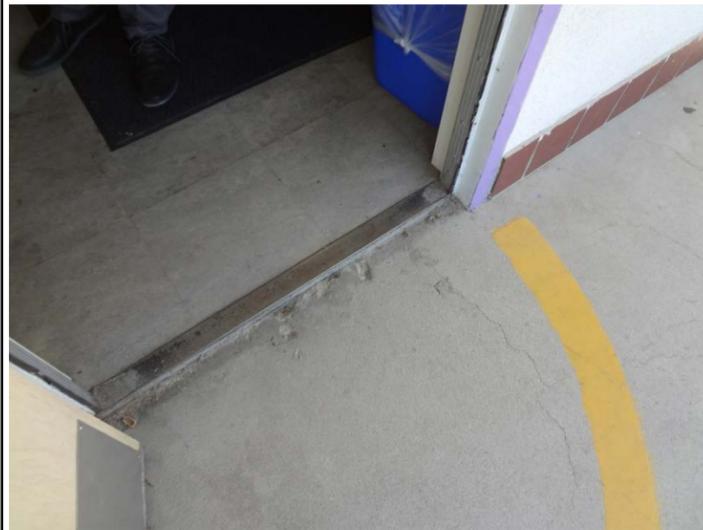
**Photo -3**  
**Under Utilized Classroom**  
 Several Portable buildings are being used as storage.



**Photo -4**  
**Safe Dispersal Area**  
 The black top area is too small and close to the existing buildings to qualify as a safe dispersal area.



**Photo -5**  
**Uncertified Portable Buildings**  
 The portable buildings at the back of campus are not DSA certified.



**Photo -6**  
**Accessibility Issues**  
 The campus may need of a full campus wide accessibility upgrade to meet current accessibility standards.



**Photo -7**  
**Multi Purpose Building**  
 The multi purpose building does not have a permanent stage.



**Photo -8**  
**Accessibility Issues in Parking Area**  
 There is an issue with cross slope of the accessible path of travel in the parking lot.

# Glenwood Elementary School Site Analysis – Summary

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

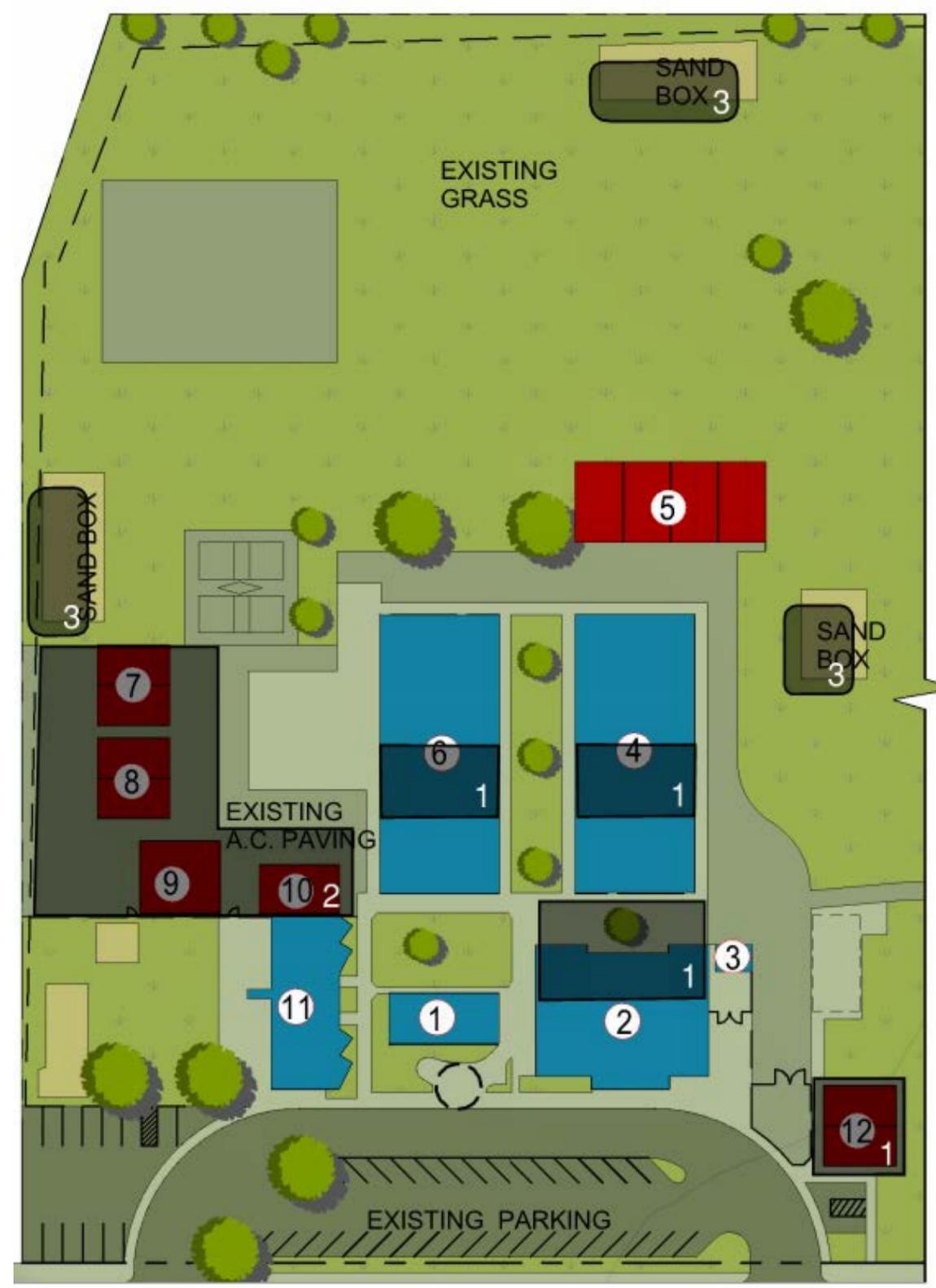
**Area 1:** The multi-purpose Building 2 may receive a permanent stage while the remaining space, including the immediate outdoor area may be re-configured to accommodate activities such as additional sheltered lunch area. The temporary classroom building 12 may be re-purposed for music or other activities while allowing Building 6 and 4 to have capacity of adding flexible activity spaces.

**Area 2:** This area may be re-configured to provide additional playground for transitional kindergarteners. Existing temporary classroom buildings may be removed and consolidated by a potential permanent building in the future, adding additional flexible indoor spaces and restoring much needed safe dispersal area outside.

**Area 3:** Additional shading may be added to playgrounds. Based on the solar analysis, those areas are under-protected by shade provided by either building or landscaping. Shading opportunities may be accomplished by either structure or landscaping. Play surfaces and equipment may also be upgraded as a part of the scope.

Although a robust increase in enrollment\* may be a few years away, 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.



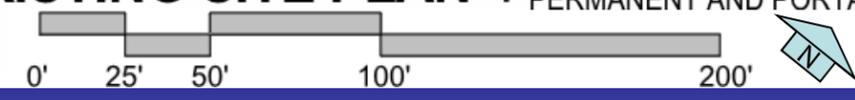
- LEGEND**
- PERMANENT
  - PORTABLE
  - SAND BOX SAND BOX PLAY AREA
  - X BUILDING NUMBER
  - PRIMARY POINT OF ENTRIES
  - POTENTIAL AREA OF IMPROVEMENT

- BUILDING**
- 1- ADMINISTRATION
  - 2- MULTI PURPOSE
  - 3- MAINTENANCE
  - 4- CLASSROOMS
  - 5- CLASSROOMS (MODULAR)
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GLENWOOD PARK

WINDSOR DRIVE

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



\*See Cluster Survey Report for enrollment data

