



CVUSD | *Facilities Master Plan*



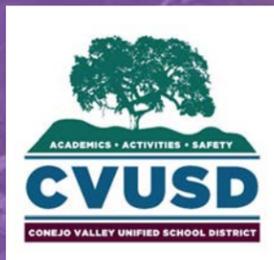
CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

Ladera Elementary School | *Site Analysis*

1211 Calle Almedro | Thousand Oak, CA 91360

Conejo Valley Unified School District

January 10th, 2016



3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: ericp@dougherty.us

Website: 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:

Ladera Elementary School is located on a relatively flat site with many mature trees throughout the campus. The enrollment has been on decline for several years and the school is in vicinity of Bridges Charter School. Although the facilities are in working condition, there are still many areas of improvement based on the site analysis.

The site observation of Ladera Elementary School points out the potential to re-imagine the entrance to the school and improve the lunch shelter and multi-purpose building. The solar access analysis calls attention to the need for additional shading for the most utilized and exposed outdoor areas. It is also noted that many temporary classroom buildings are in poor conditions and the current declining enrollment may suggest other options for the locations of the temporary classroom 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 may come in the forms of missing permanent stage in multi-purpose building, lack of flexible learning space and various accessibility related issues. The aesthetic enhancement may come in the forms of highly visible improvement on the site featured by shading opportunities, and refreshed overall curb appeal of the school, especially at the main entrance. 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



Ladera Elementary School Site Analysis - Environmental

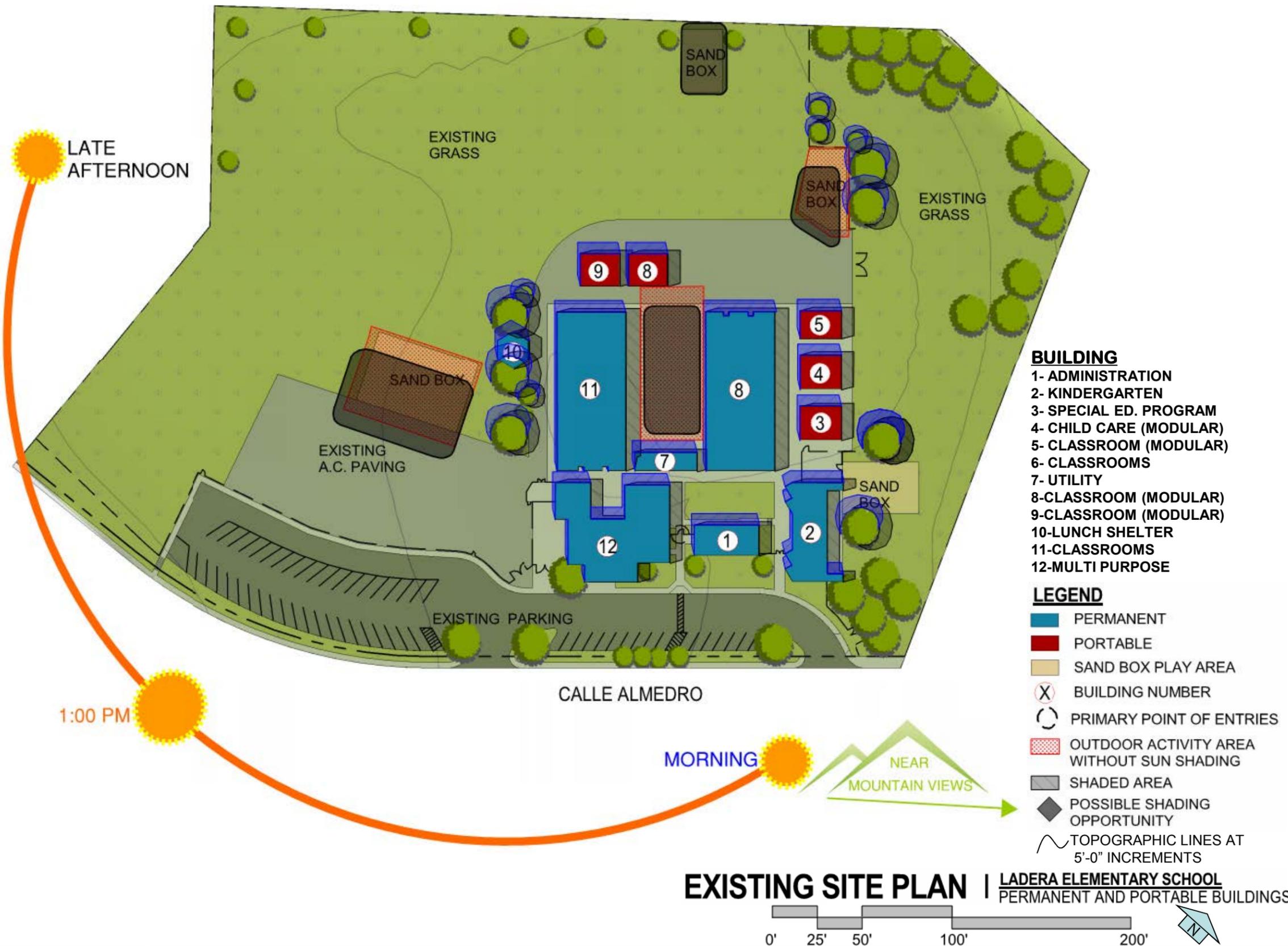
Ladera Elementary School's building alignment on the site provides very little shade for the playground areas. There are two possible means of providing additional shading to those outdoor activity areas.

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 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 slope on the site is rather gentle; 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
- AREA OF CONCERN
- GATE LOCATIONS
- SAFE DISPERSAL AREA
- PATH OF TRAVEL
- VEHICULAR PATH OF TRAVEL
- RAMP
- X IMAGE REFERENCE
SEE PHOTOS ON NEXT PAGE
- TOPOGRAPHIC LINES AT
5'-0" INCREMENTS

BUILDING

- 1- ADMINISTRATION
- 2- KINDERGARTEN
- 3- SPECIAL ED. PROGRAM
- 4- CHILD CARE (MODULAR)
- 5- CLASSROOM (MODULAR)
- 6- CLASSROOMS
- 7- UTILITY
- 8-CLASSROOM (MODULAR)
- 9-CLASSROOM (MODULAR)
- 10-LUNCH SHELTER
- 11-CLASSROOMS
- 12-MULTI PURPOSE



POSSIBLE CONGESTION
ISSUES DURING DROP OFF
AND PICK UP

CALLE ALMEDRO

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

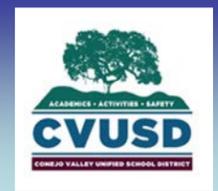
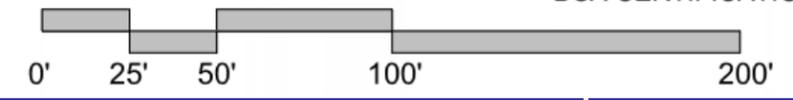




Photo -1
Curb Appeal – View of Entry
 Primary entry location has potential with its mature trees and clearly defined visual location.



Photo -2
Curb Appeal – Covered Walkways
 All of the walkways on campus are covered with overhangs and this in conjunction with mature landscaping makes the classrooms well protected from the sun and elements.



Photo -3
Curb Appeal – Kindergarten
 Kindergarten play area is well landscaped and has shading over the paved area to protect the students during the day.

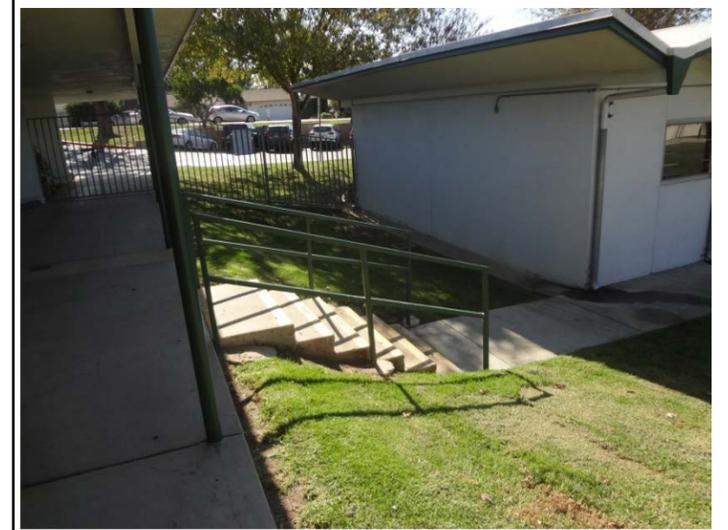


Photo -4
Curb Appeal – Kindergarten Entry
 The school entry location for the kindergarten area has a direct line of sight from the parking lot to the classrooms.



Photo -5
Curb Appeal – Kindergarten Play Area
 The kindergarten play equipment is well shaded to provide protection for the students in the morning.



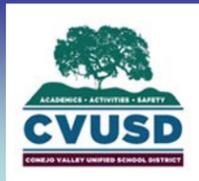
Photo -6
Curb Appeal – Lunch Shelter
 The lunch area has a relatively small lunch shelter and several mature trees that provide extensive shading for the students.

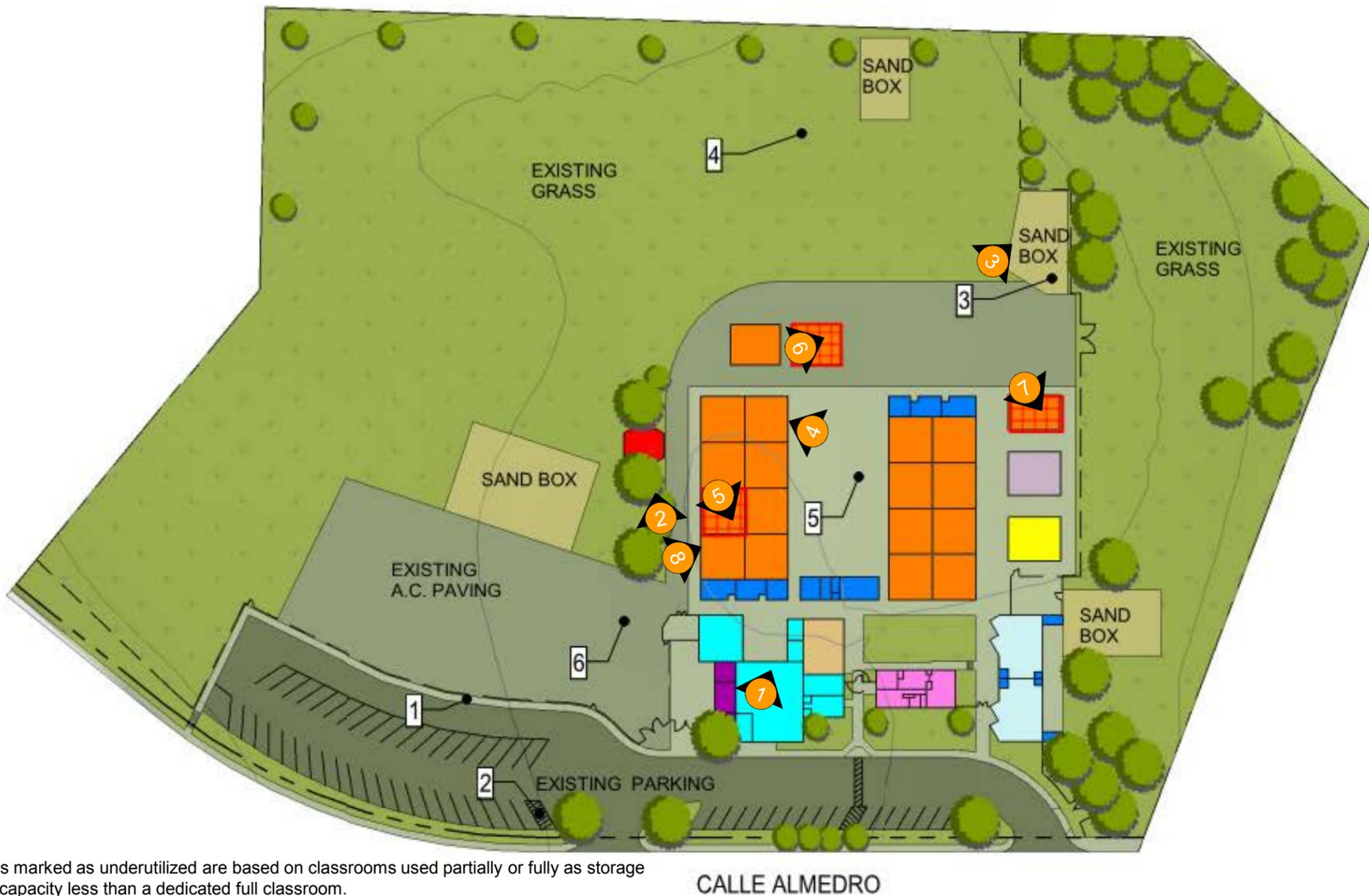


Photo -7
Curb Appeal – Play Area
 The playground area is large and well maintained with mature landscaping and scenery in the distance.



Photo -8
Curb Appeal – Play Area
 The school has a large turf area and a variety of play equipment locations.





LEGEND

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CHILD CARE
- CLASSROOM
- FOOD SERVICES
- KINDERGARTEN
- LIBRARY
- LUNCH SHELTER
- MULTI PURPOSE
- OPERATIONAL SUPPORT
- SPECIAL EDUCATION
- 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 Ladera 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. As a part of the effort to increase flexible learning spaces or maker spaces, the school may want to explore options to combine existing spaces, which may also be utilized for art and music programs as well as Target Time.

* 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** CURRENT DROP OFF LOCATION IS NOT ADA ACCESSIBLE
- 2** ADA PARKING STALLS WITH NO ACCESSIBLE PATHWAY TO SCHOOL
- 3** REPLACEMENT OF PLAYGROUND EQUIPMENT MAY BE NEEDED
- 4** DESIRED LOCATION FOR JOGGING TRACK
- 5** POTENTIAL NEW SHADE STRUCTURE NEEDED
- 6** CURRENT LUNCH SHELTER SIZE INSUFFICIENT, NEW LUNCH SHELTER DESIRED IN THIS LOCATION

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 AND FALL PROTECTIVE SURFACES.
- ACCESSIBILITY UPGRADES NEEDED IN PARKING, GATE LOCATIONS, DOORS, AND SOME PATHWAYS.
- SOME ACCESSIBILITY UPGRADES NEEDED IN RESTROOMS TO BECOME FULLY COMPLIANT.

EXISTING SITE PLAN | LADERA ELEMENTARY SCHOOL BUILDING USE

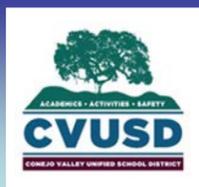
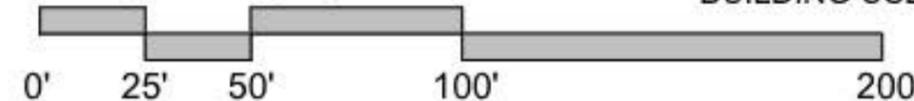




Photo -1
Multi Purpose Space
 Multi Purpose building does not have a permanent stage and may need to be reconfigured to add one.



Photo -2
Lunch Shelter
 While there is ample shade for lunch, the lunch shelter itself is too small to protect students from rain.



Photo -3
Playground Equipment
 The play equipment is over 20 years old and may need replacement.



Photo -4
Accessibility
 There may be a need for campus wide accessibility upgrades. This door threshold condition no longer complies with ADA.



Photo -5
Under Utilized Permanent Classroom
 Classroom is in use but it may be inefficient to the size of the space.



Photo -6
Under Utilized Portable Classroom
 Classroom Space Used for Storage



Photo -7
Under Utilize Portable Classroom
 Classroom Space Used for Storage



Photo -8
Window Buckling
 Some of the window frames are having buckling issues and may need to be replaced.

Ladera Elementary School Site Analysis – Summary

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

Area 1: Beautification of the front entrance and the exterior of multi-purpose building may improve the curb appeal of the campus. A permanent stage and reconfiguration of the multi-purpose building, which may include works in the semi-enclosed courtyard area, may increase the spaces for music, performing art and other programs.

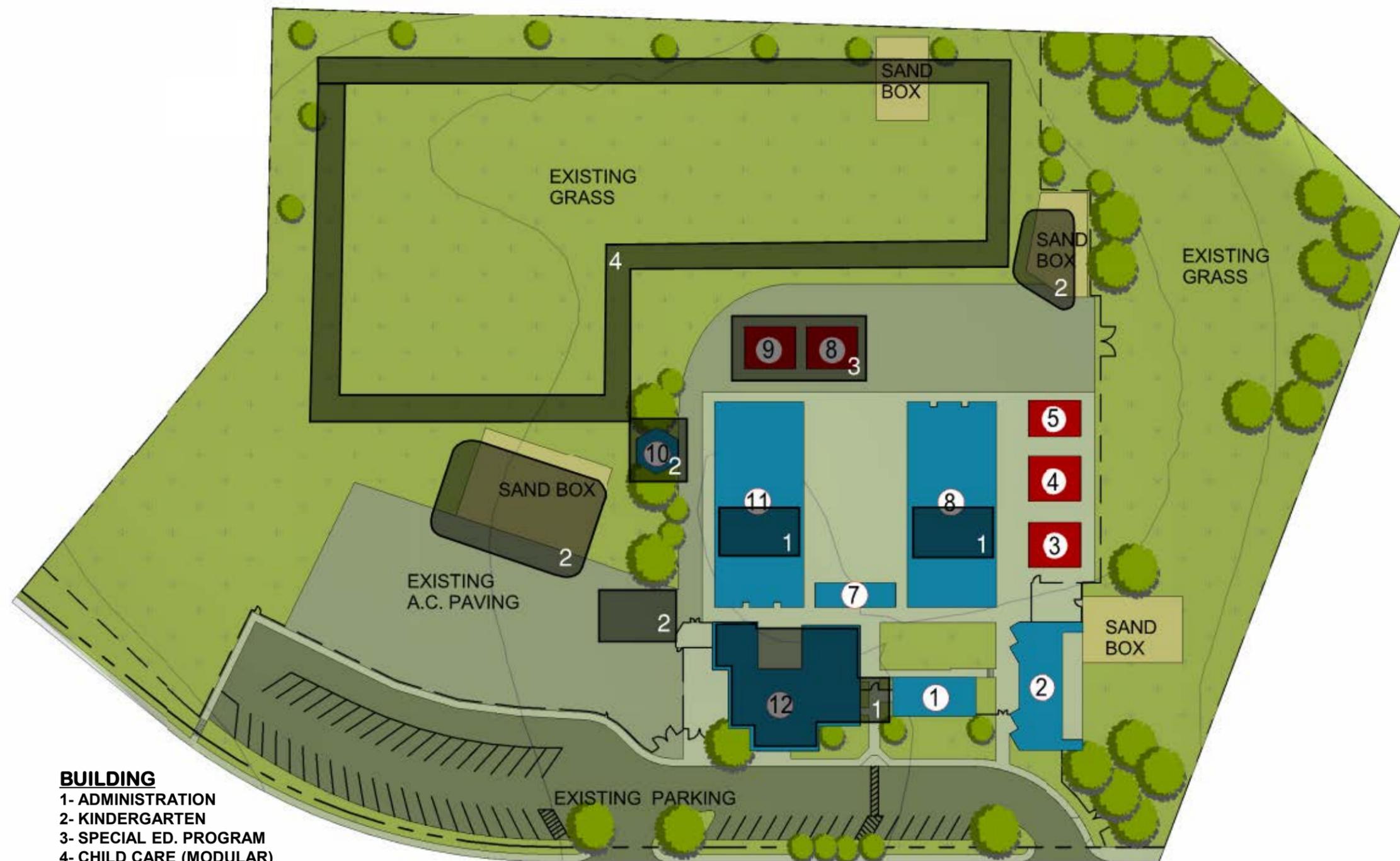
By combining existing classrooms spaces, the school may gain additional maker spaces or flexible spaces within the existing classroom buildings. Potential plans for MPR may be evaluated in conjunction with possible revision of classroom building layout.

Area 2: 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.

Area 3: The current enrollment number may support the reduction of temporary classroom buildings on site. There is an opportunity to remove the two temporary classroom Buildings 8 and 9 to free up blacktop spaces.

Area 4: The principal has expressed interest in adding a jogging track along the perimeter of the grass area.

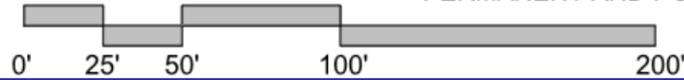
Although a robust increase in enrollment* may be years away, potential obstacles to growth must be addressed now in this long term master plan.



- BUILDING**
- 1- ADMINISTRATION
 - 2- KINDERGARTEN
 - 3- SPECIAL ED. PROGRAM
 - 4- CHILD CARE (MODULAR)
 - 5- CLASSROOM (MODULAR)
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 - 11-CLASSROOMS
 - 12-MULTI PURPOSE

- LEGEND**
- PERMANENT
 - PORTABLE
 - SAND BOX PLAY AREA
 - X BUILDING NUMBER
 - PRIMARY POINT OF ENTRIES
 - PROJECT LOCATIONS
 - TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

EXISTING SITE PLAN | LADERA ELEMENTARY SCHOOL PERMANENT AND PORTABLE BUILDINGS



*See Cluster Survey Report for enrollment data

