

CVUSD | *Facilities Master Plan*



**WEATHERSFIELD
ELEMENTARY**

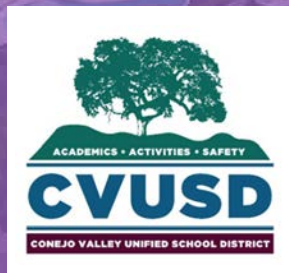
CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

Weathersfield Elementary School | *Site Analysis*

3151 Darlington 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:

Weathersfield Elementary School is uniquely situated on a site surrounded by steep slopes on two sides of the campus. The core buildings form a small triangular quad area that features a large wall mural greeting the visitors. In addition to the challenging slopes, the original site plan also poses challenges to drop-off and parking situations at the school site.

The site analysis of Weathersfield Elementary School points out the need to potentially improve the drop-off areas and the aging building facility. Zones of reconfigurations emerge in the analysis of drop-off locations and circulation patterns. On the other hand, solar access and control issues call attention to the need to increase shading at the most utilized and exposed outdoor areas. It has also been noted that some existing buildings 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 sub-optimized drop-off areas, 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



Weathersfield Elementary School Site Analysis - Environmental

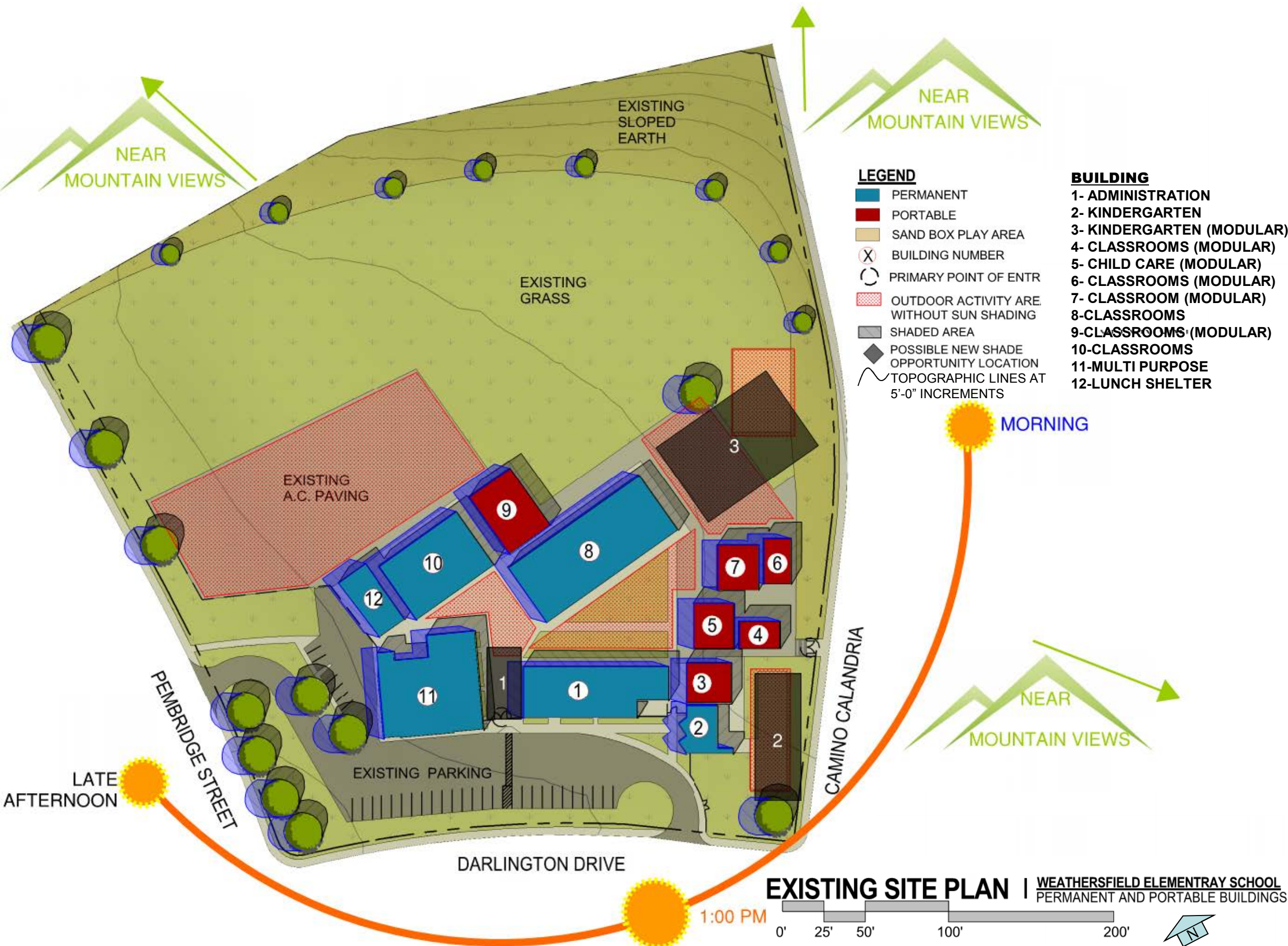
Weathersfield Elementary School's building alignment on the site provides little morning or afternoon shading of the playground areas. The staff of the school also noted that the entrance walkway north of the main entry gate lacks sufficient shading.

Possible locations for shading opportunities have been indicated on the environmental analysis diagram. One of the possible ways to provide shading is to build shading structure. 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.

The overall topography of the site slopes down toward the south west corner. The north east corner of the site features a steep upslope that presents an opportunity for possible future development of an outdoor seating area.

The general east-west running classroom buildings provide an opportunity to house solar panels on the roof. If Building 8 is to undergo extensive structural rehabilitation, solar panels may be incorporated into the project. However, a feasibility study regarding cost, benefit and regulatory requirement must be conducted prior to moving solar panel project forward.

The presence of ground water is noted north of Building 7 and 6 and east of Building 8. The source of this ground water should be investigated. The soil condition may be affected by the movement of ground water and further geotechnical investigation is recommended at Building 8 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
 - PEDESTRIAN PATH OF TRAVEL
 - VEHICULAR PATH OF TRAVEL
 - X IMAGE REFERENCE
SEE PHOTOS ON NEXT PAGE
 - TOPOGRAPHIC LINES AT 5'-0" INCREMENTS

- BUILDING**
- 1- ADMINISTRATION
 - 2- KINDERGARTEN
 - 3- KINDERGARTEN (MODULAR)
 - 4- CLASSROOMS (MODULAR)
 - 5- CHILD CARE (MODULAR)
 - 6- CLASSROOMS (MODULAR)
 - 7- CLASSROOM (MODULAR)
 - 8-CLASSROOMS
 - 9-CLASSROOMS (MODULAR)
 - 10-CLASSROOMS
 - 11-MULTI PURPOSE
 - 12-LUNCH SHELTER

- PORTABLE RAMP WITH NON-COMPLIANT LANDINGS
- PORTABLE RAMP WITH NON-COMPLIANT LANDINGS
- PORTABLE RAMP WITH NON-COMPLIANT LANDINGS
- PORTABLE RAMP WITH NON-COMPLIANT LANDINGS
- CURRENT PRIMARY DROP OFF LOCATION ON BUSY STREET USING SITE ACCESS THAT HAS NO WHEEL CHAIR ACCESS.
- STEEP STAIRS
- GATE HARDWARE NON-COMPLIANT
- GATE HARDWARE NON-COMPLIANT

- CURRENT SECONDARY DROP OFF LOCATION ON BUSY STREET USING SITE ACCESS THAT HAS NO WHEEL CHAIR ACCESS.
- LACK OF PARKING AND PROPER DROP OFF AREA

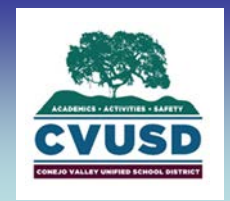
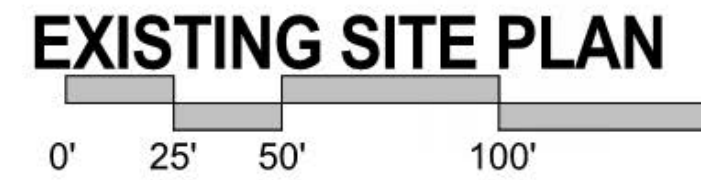




Photo -1
Curb Appeal – Administration Building
 Large Overhangs shade the walkways and building façades.



Photo -2
Curb Appeal – Courtyards
 The campus has well landscaped courtyards



Photo -3
Curb Appeal – Classroom Buildings
 The classroom buildings have large overhangs that cover the walkways and shade the classroom windows



Photo -4
Curb Appeal – Covered Walkways
 Large covered walkways shade the southern façade and play area during the afternoon.



Photo -5
Curb Appeal – Painted Walls
 Classroom buildings have walls mural painted by the students and faculty.



Photo -6
Curb Appeal – Lunch Shelter
 Large relatively new lunch shelter provides shade for the students during lunch and classroom recess.



Photo -7
Curb Appeal – Play Field
 Large Expansive playfield with ample turf, play equipment and hilly landscape.



Photo -8
Curb Appeal – Play Equipment
 Mature trees provide shading over parts of playground.





LEGEND

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- BAND ROOM
- 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:

One third of the students in Weathersfield Elementary School are enrolled in a music program. Thus, music education has been an asset to the Weathersfield Elementary School. To prepare for future growth of the program, there is a potential to dedicate a music classroom in Building 8 to improve the quality of music education.

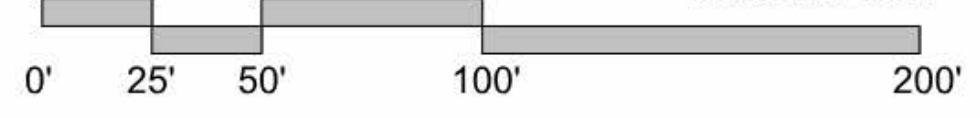
SITE IMPROVEMENT KEY NOTES

- 1 SUMP PUMP AND CATCH BASIN LOCATION SHOWING CONSISTENT FLOW OF WATER. INVESTIGATION MAY BE NEEDED.
- 2 PLEXI GLASS WINDOWS MAY NEED REPLACEMENT.
- 3 GROUND SETTLEMENT ISSUES AND CRACKED WALL FINISH
- 4 CONCRETE SLAB SETTLEMENT ISSUES
- 5 NO WHEEL CHAIR ACCESSIBLE PATH TO PLAY AREA FROM ANY POINT.
- 6 INSUFFICIENT PARKING, CURRENT DROP-OFF IS DONE ALONG DARLINGTON DRIVE.
- 7 POTENTIAL LOCATION FOR OUTDOOR SEATING AND AMPHITHEATER.
- 8 NON-ACCESSIBLE GATE AND STEEP STAIRS.

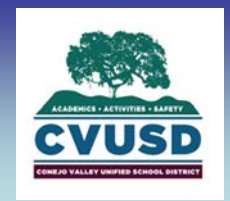
SITE IMPROVEMENT GENERAL NOTES

- 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.
- SOME ACCESSIBILITY UPGRADES NEEDED IN RESTROOMS TO BECOME FULLY COMPLIANT.

EXISTING SITE PLAN | WEATHERSFIELD 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.



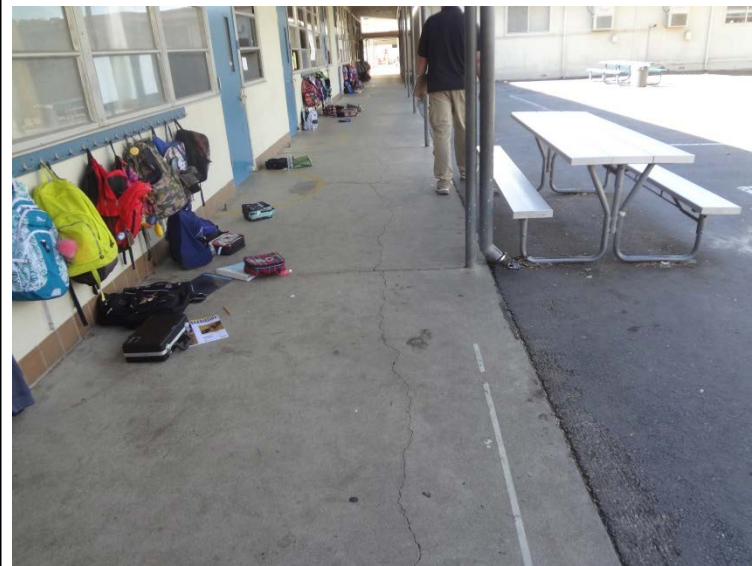


Photo -1
Sump Pump and Water issues
 Location of sump pump where continuous ground water is visible in the catch basin.

Photo -2
Concrete Slab Settlement
 Classroom building with potential differential settlement. Cracks are visible on wall finishes. Some door frames appear warped.

Photo -3
Gates to Campus
 Gates to campus do not have accessible hardware.

Photo -4
Portable Ramps
 Portable building ramps do not have compliant landings

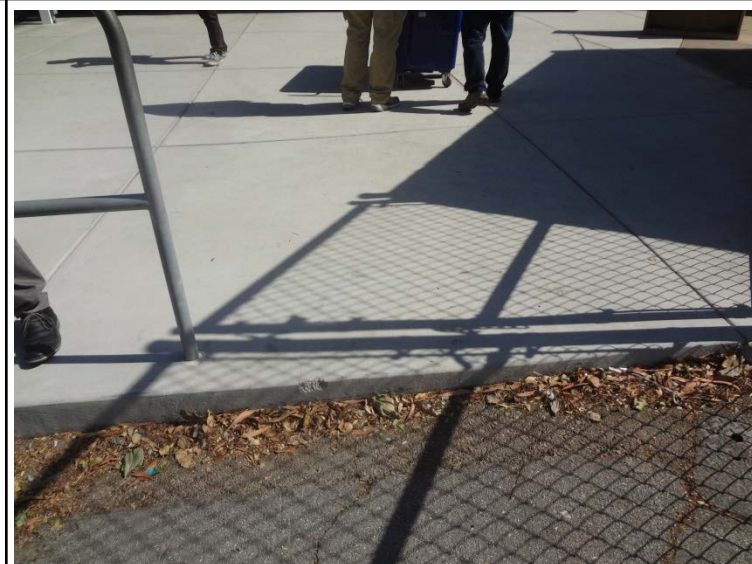
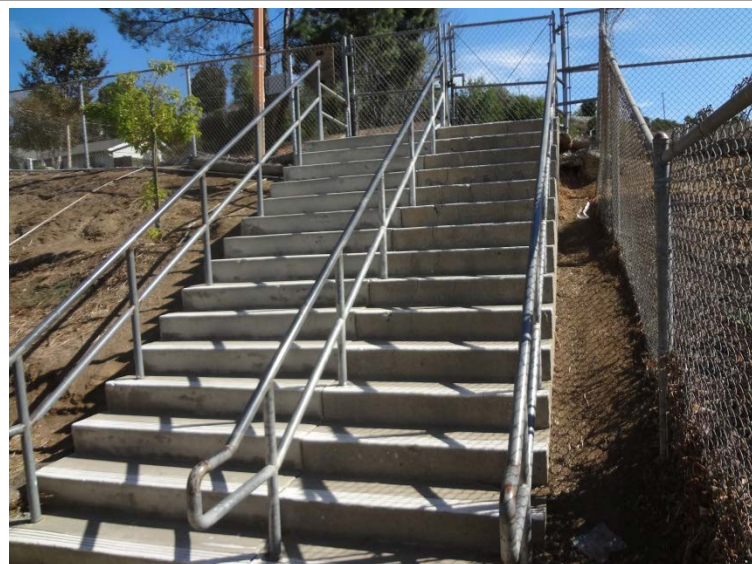


Photo -5
Stairs to Campus
 A large steep staircase has been used as a primary entry for students. Drop-off also occurs along the public street.

Photo -6
Multi Purpose Building
 Multi purpose space does not have a permanent stage.

Photo -7
Lunch Shelter Access
 New lunch shelter has no wheel chair accessible path from playground area.

Photo -8
Drop Off Area
 Currently there is no designated drop-off area in the parking lot.



Weathersfield Elementary School Site Analysis – Summary

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

Area 1: Investigation into the source of ground settlement as well as ground water 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 8 may include both structural improvement, refinishing and additional flexible learning spaces and music classroom.

Area 2: A possible closure of gate and reconfiguration of area around the gate east of building 4 may improve the safety and traffic conditions along Camino Calandria during drop-off and pick-up hours. A potential reconfiguration of the main parking area may increase both parking and drop off capacity and bring the drop-off zone back to the school site from the street.

Area 3: Additional shading may be added to playgrounds and main entry area. Based on the solar analysis, those areas are under-protected by shade provided by either building or landscaping.

Area 4: The multi-purpose building may receive a permanent stage and other improvements in the building.

Area 5: Large number of temporary classroom buildings may be removed and activities may be relocated back to the permanent buildings.

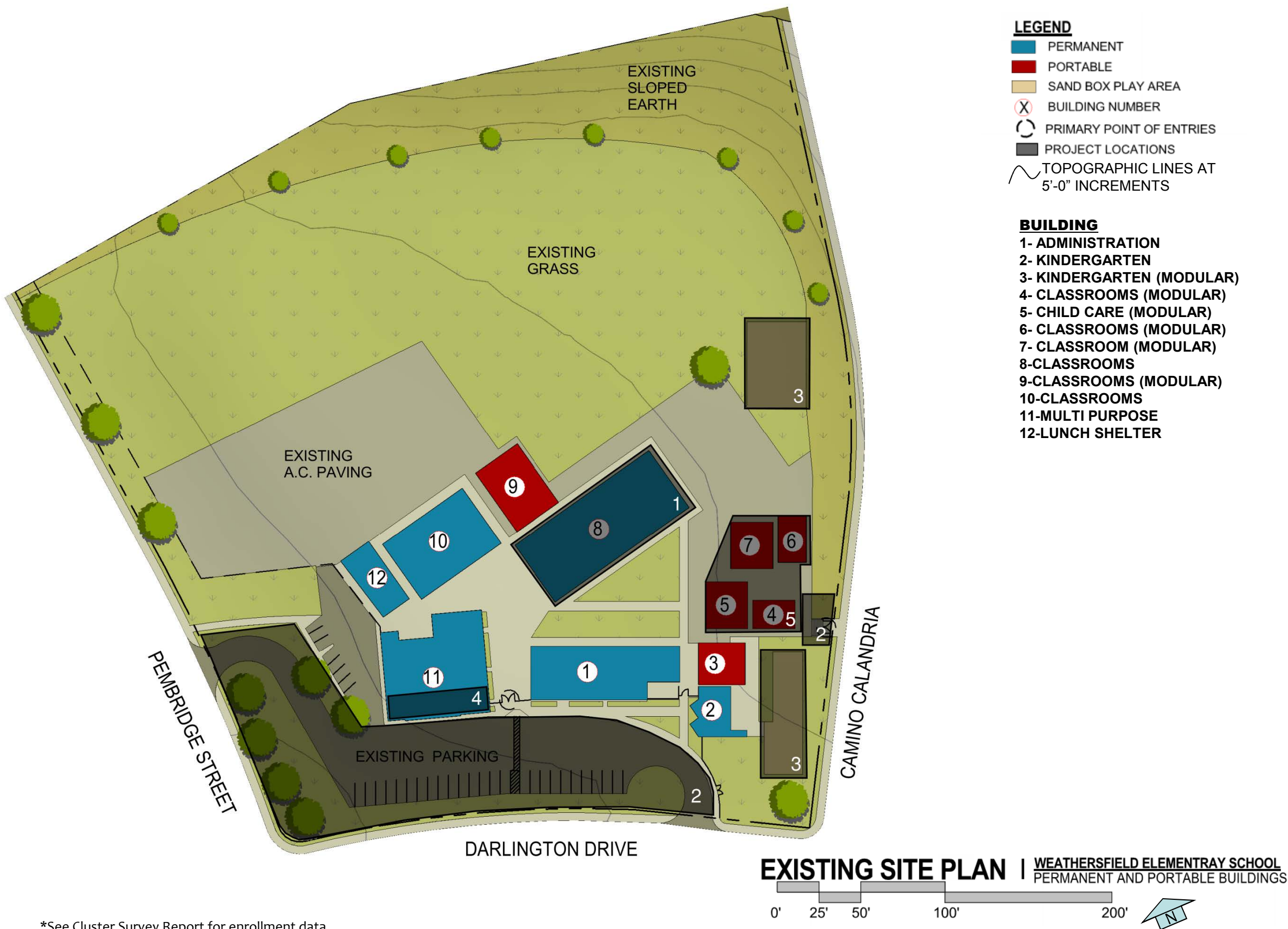
Although a robust increase in enrollment* may be a few years away, potential obstacles to growth must be addressed now in this long term master plan.

LEGEND

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

BUILDING

- 1- ADMINISTRATION
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*See Cluster Survey Report for enrollment data

