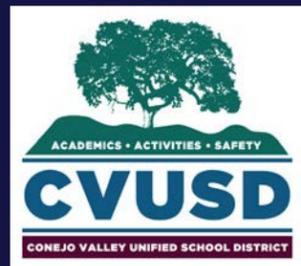


WESTLAKE HIGH SCHOOL



# CVUSD | *Facilities Master Plan*

CVUSD - WESTLAKE CLUSTER



## Westlake High School | *Site Analysis*

100 Lakeview Canyon Road | Thousand Oaks, CA 91362  
Conejo Valley Unified School District  
March 31, 2017

NAC Architecture  
837 North Spring Street, 3<sup>rd</sup> Floor  
Los Angeles, CA 90012  
Contact: 323.475.8075  
E-mail: [lochoa@nacarchitecture.com](mailto:lochoa@nacarchitecture.com)  
Website: [www.nacarchitecture.com](http://www.nacarchitecture.com)

- Collegiate-like environment
- Generous playfields
- Large grounds and varied exterior environments



Image A



Image B



Image C



**LEGEND**

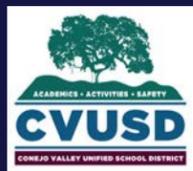
- |  |                         |  |                  |
|--|-------------------------|--|------------------|
|  | PERMANENT BUILDING      |  | PLANTED AREA     |
|  | PORTABLE BUILDING       |  | SAND             |
|  | ASPHALT                 |  | IMAGE KEYS       |
|  | CONCRETE                |  | BUILDING NUMBERS |
|  | ARTIFICIAL TURF/SURFACE |  |                  |

**BUILDINGS**

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1. ADMINISTRATION/CLASSROOM BUILDING | 11. NUMBER NOT USED                  |
| 2. MULTIPURPOSE BUILDING             | 12. VISITING TEAM LOCKERS (PORTABLE) |
| 3. CLASSROOM BUILDING                | 13. BLEACHER/RESTROOMS/ CONCESSION   |
| 4. CLASSROOM BUILDING                | 14. TEAM LOCKERS (PORTABLE)          |
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| 6. PORTABLE BUILDINGS (4)            | 16. CLASSROOM (PORTABLE)             |
| 7. POOL BUILDING                     | 17. CLASSROOM (PORTABLE)             |
| 8. WEIGHT ROOM (PORTABLE)            | 18. CLASSROOM (PORTABLE)             |
| 9. FACILITIES MANAGEMENT BUILDING    | 19. CLASSROOM (PORTABLE)             |
| 10. NUMBER NOT USED                  | 20. CLASSROOM (PORTABLE)             |



Image D



**Westlake High School | Site Analysis**

100 Lakeview Canyon Road | Thousand Oaks, CA 91362  
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 March 31, 2017

**Campus Findings**

- Science facilities do not support the needs of the school
- Topography presents accessibility, safety, site drainage and site structure challenges
- Unequal distribution of restrooms
- Lack of cross-campus plumbing infrastructure
- Drop-off is congested
- Student parking is slightly undersized & parking entrance location is not ideal
- Interior and exterior building finishes are aging
- Site railing finishes are aging



Image I



Image E



Image G



Image F



Image H

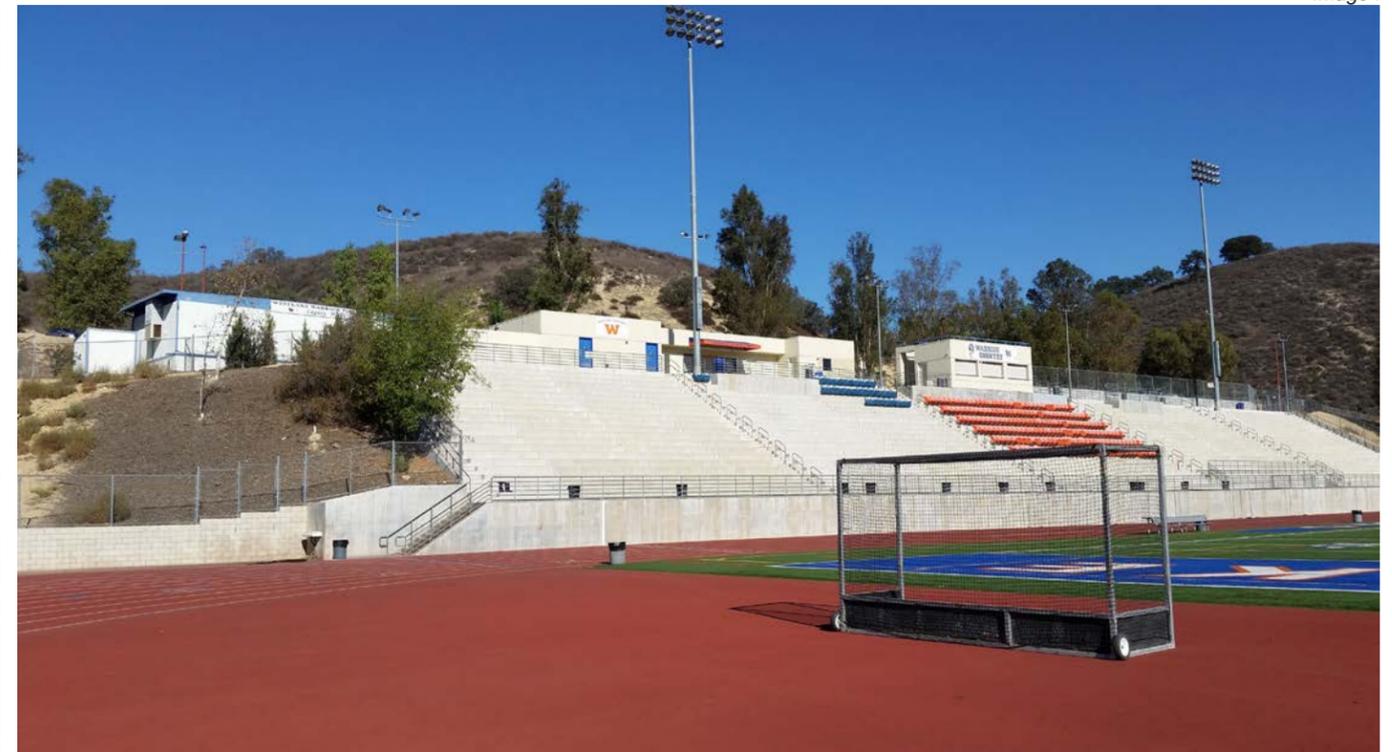
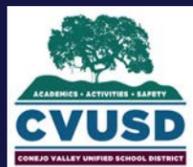


Image J



## Westlake High School | Site Analysis

100 Lakeview Canyon Road | Thousand Oaks, CA 91362  
 Conejo Valley Unified School District  
 March 31, 2017

## Campus Findings



Improvement of curriculum and campus identity with new science facilities

Enhance and formalize face of school with entry plaza and/or science facility

**LEGEND**

- PERMANENT BUILDING
- PORTABLE BUILDING
- ASPHALT
- CONCRETE
- ARTIFICIAL TURF/SURFACE
- PLANTED AREA
- SAND
- A IMAGE KEYS
- # BUILDING NUMBERS

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The school prides itself in its strong science curriculum, which includes a Health Pathway, Environmental Program, Advanced Anatomy and Physics. The science facilities may be greatly enhanced with spaces and infrastructure that support multi-size group discussion, interdisciplinary interaction, and large work surfaces for lab work. Some science classrooms are undersized, while others are tucked into the center of the building with little daylight. A new facility would allow the science curriculum to grow and bolster the campus identity.

While the site is set in a bucolic environment, one must pass through the school parking lot to enter the campus interior. The pedestrian approach may be enhanced through modernization of the entry stairs, or use of an entry plaza.



Image A

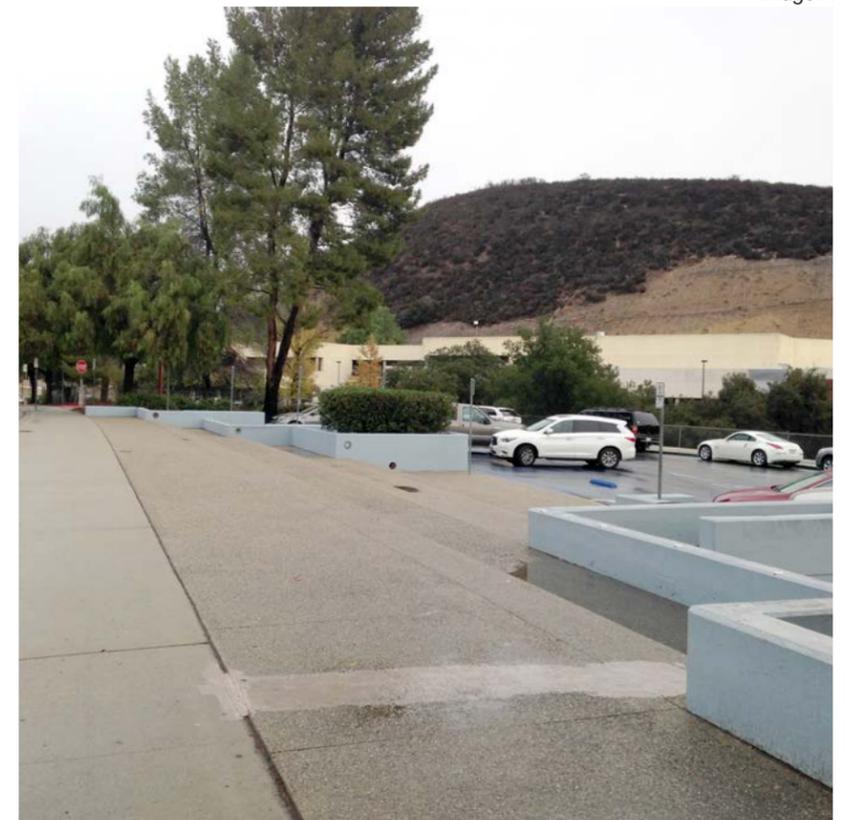
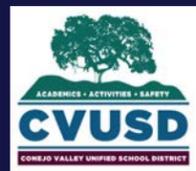


Image B



**Westlake High School | Site Analysis**

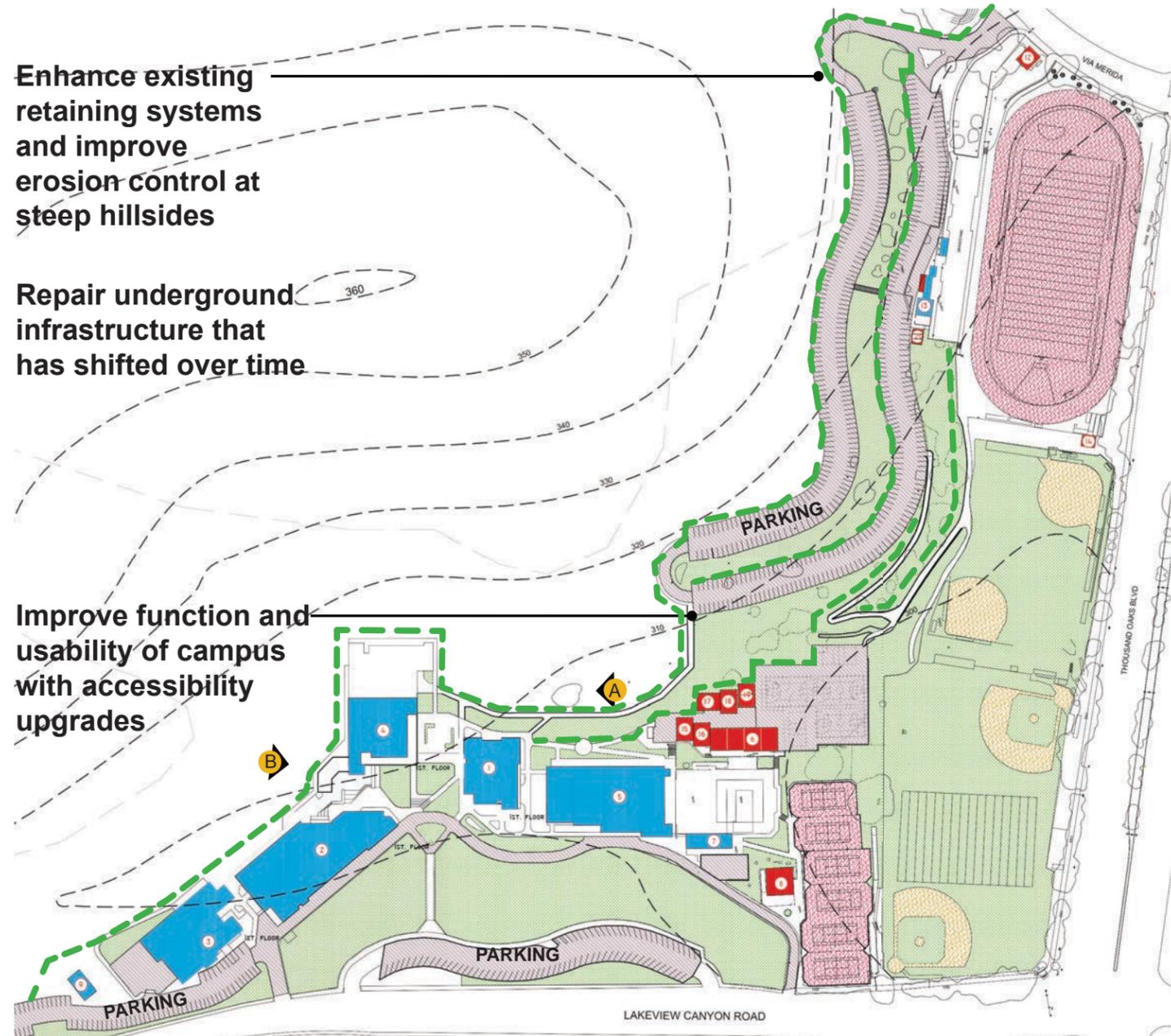
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**Opportunities for Improvement: Campus Identity**

Enhance existing retaining systems and improve erosion control at steep hillsides

Repair underground infrastructure that has shifted over time

Improve function and usability of campus with accessibility upgrades



**LEGEND**

- PERMANENT BUILDING
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- PLANTED AREA
- SAND
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- |   |  |
|---|--|
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|---|--|

The topography of the site presents safety, accessibility, drainage and site structure challenges. A comprehensive effort to provide accessible paths of travel, while simultaneously controlling erosion would make the campus more functional and preserve the site structures. Notably, attention may be paid to the paved walkway spanning from the main school structures to the student parking lot. The concrete amphitheater nestled into the hillside may be bolstered. Soil movement has caused some underground infrastructure to shift; this may also be repaired.



Image A

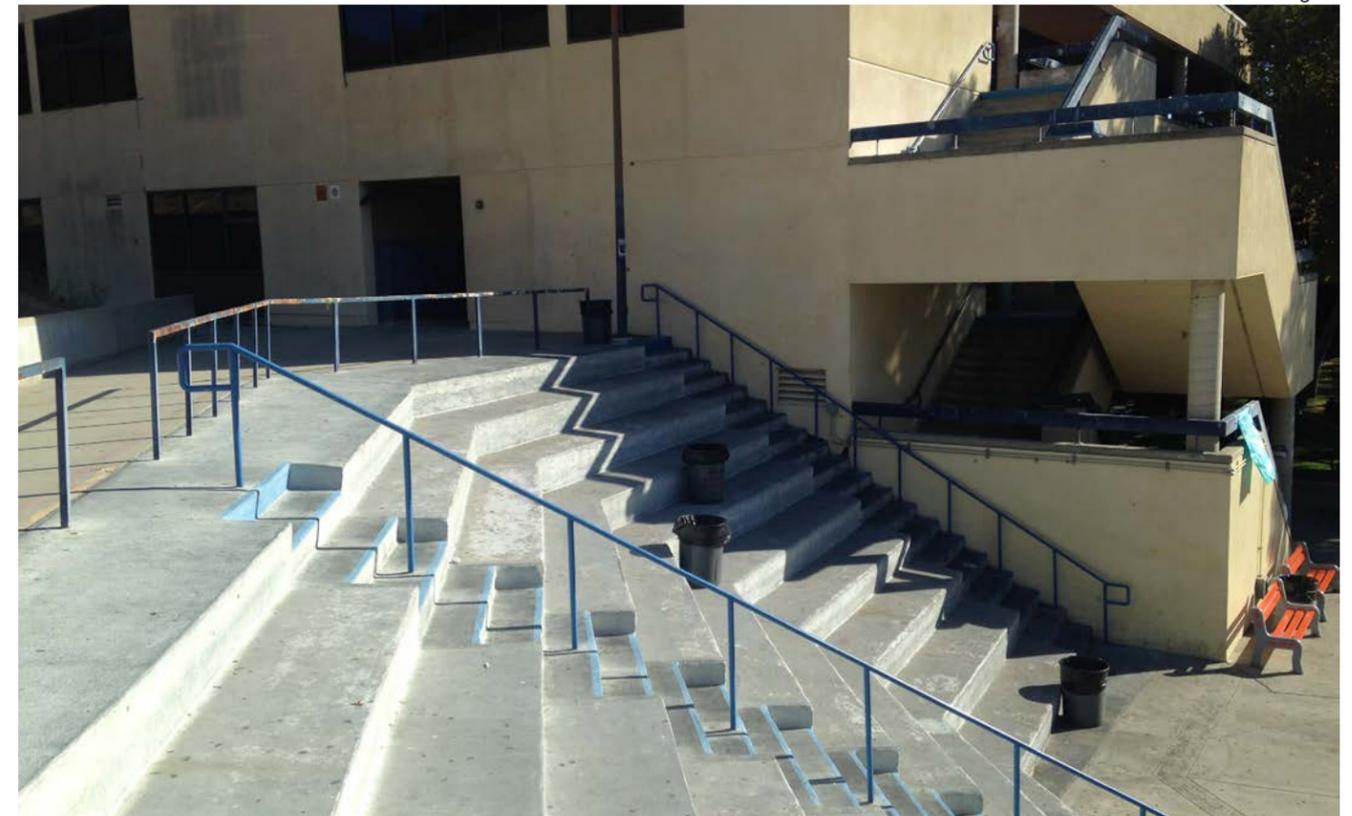
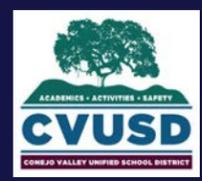


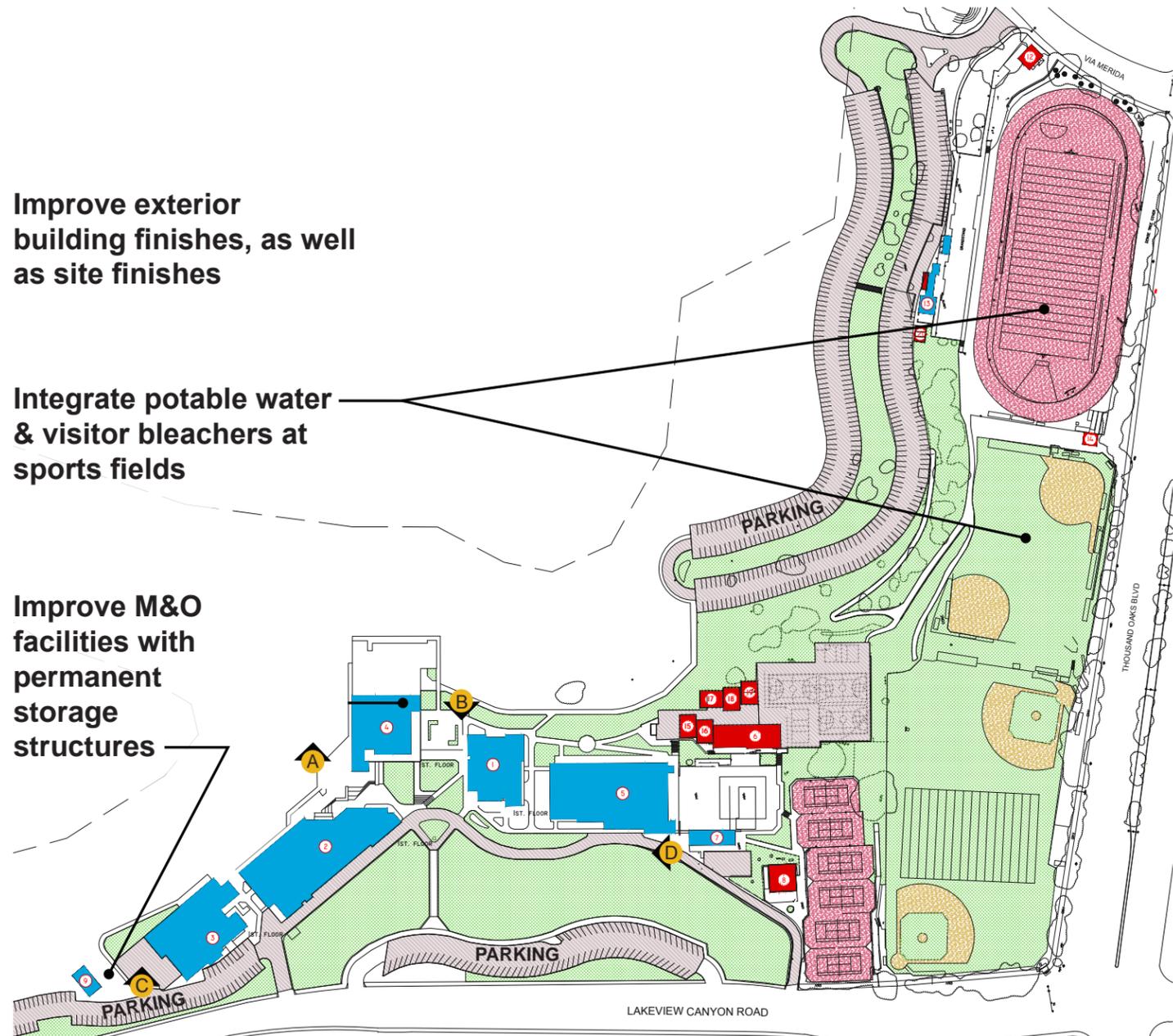
Image B



Improve exterior building finishes, as well as site finishes

Integrate potable water & visitor bleachers at sports fields

Improve M&O facilities with permanent storage structures



**LEGEND**

- PERMANENT BUILDING
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The overall aesthetics of the campus would be greatly improved through maintenance of site and exterior building finishes, notably paint on site rails and guards.

Multiple storage containers to serve the needs of the school occupy the site. More permanent and consolidated storage solutions may improve the aesthetics of the site, while recapturing usable outdoor square footage.

Integration of potable water at sports fields would allow for facilities such as hydration stations, restrooms and concessions to serve the southern athletics facilities.

The integration of visitor bleachers at the sports fields would improve the user experience for the large population of community members that visit the school.



Image A



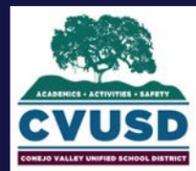
Image C



Image B



Image D



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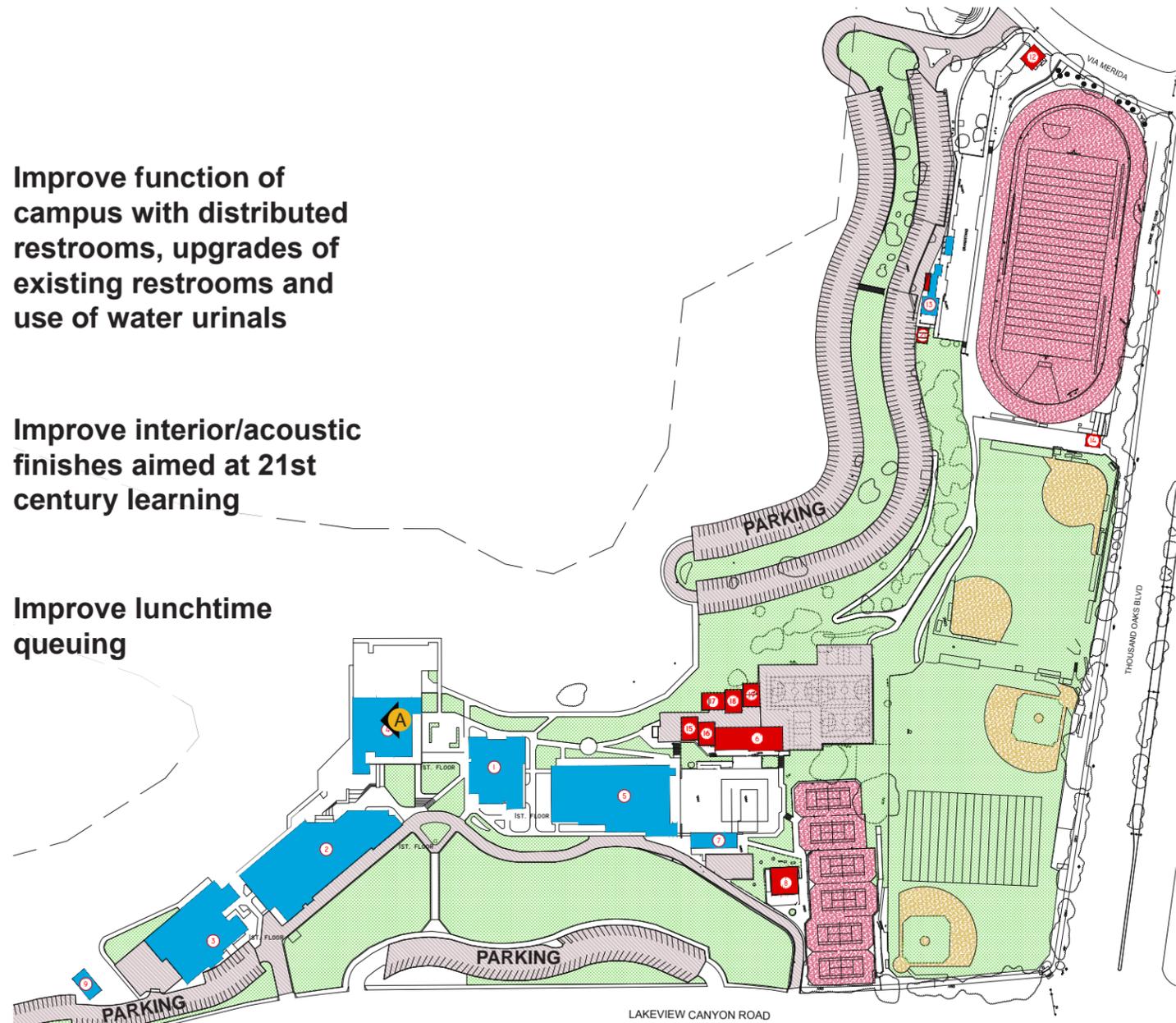
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Conejo Valley Unified School District  
March 31, 2017

Opportunities for Improvement: Exterior Environment

Improve function of campus with distributed restrooms, upgrades of existing restrooms and use of water urinals

Improve interior/acoustic finishes aimed at 21st century learning

Improve lunchtime queuing



**LEGEND**

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|---|--|

Restrooms are not distributed equally throughout the campus; addition of restrooms at Building 2, Building 3 and sports fields, and accessibility upgrades to existing restrooms would improve campus functions. Waterless urinals may be replaced with water urinals for better maintenance.

Modernization of interior finishes, integration of acoustic materials and modification of classroom layout aimed at 21st century learning goals would improve the instructional environment.

Rethinking and/or reconfiguration of lunch time queuing would improve lunch time activities and congestion.

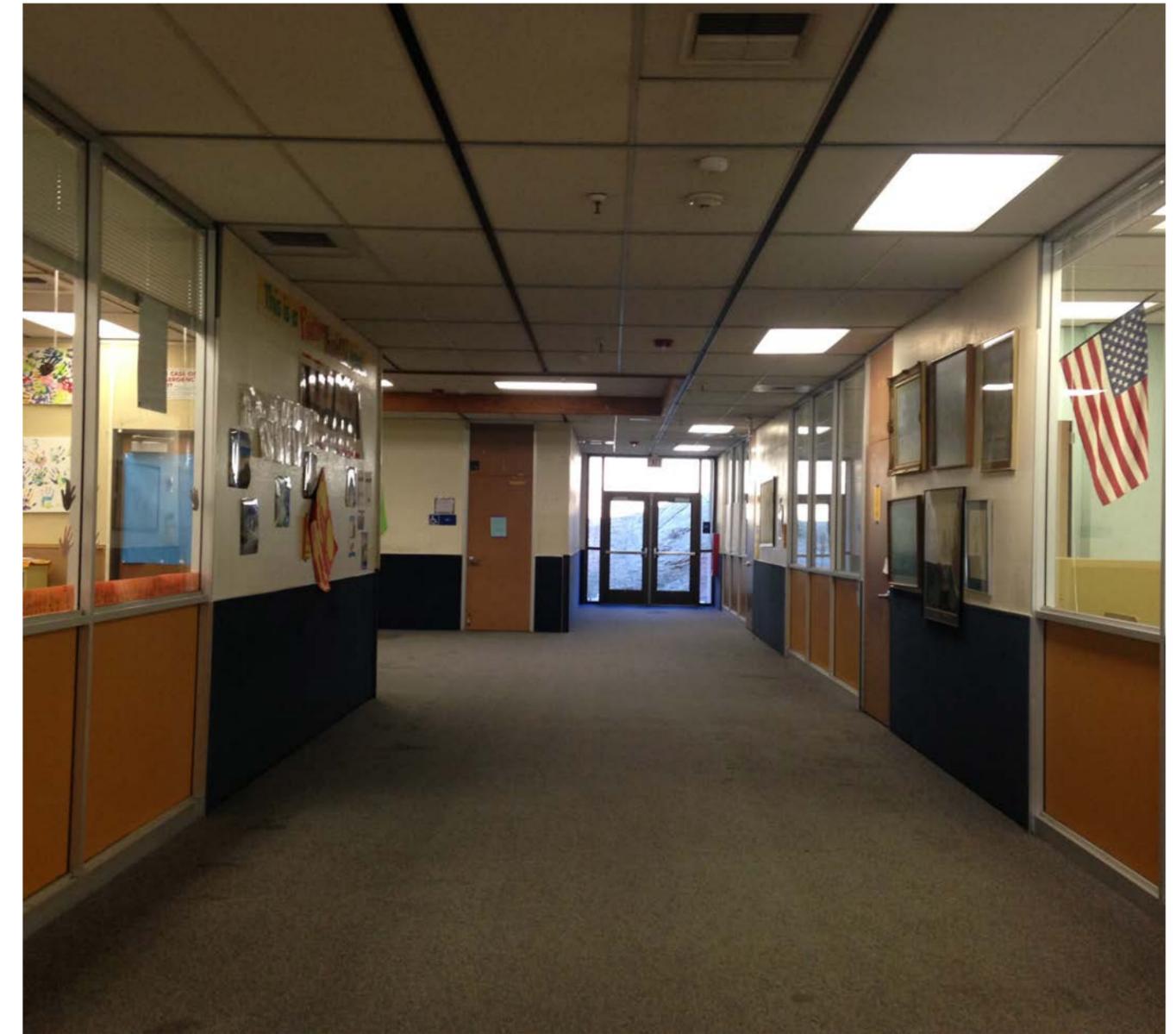
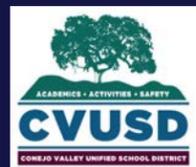


Image A



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Opportunities for Improvement: Buildings