



# CVUSD | *Facilities Master Plan*

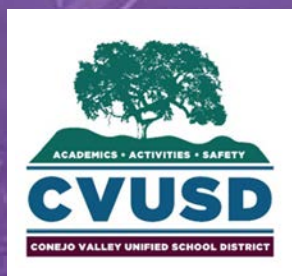
CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

## Madrona Elementary School | *Site Analysis*

612 Camino Manzanas | Thousand Oaks, CA 91360

Conejo Valley Unified School District

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3194 D Airport Loop

Costa Mesa, 92626

Contact: (714) 427 - 0277

E-mail: [ericp@dougherty.us](mailto:ericp@dougherty.us)

Website: [www.dougherty.us](http://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 format 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:**

Madrona Elementary School is uniquely situated on a site with challenging slopes and panoramic views of hills. The original school buildings were constructed with durable materials and have aged relatively well in the past 40 years. It is one of the two schools in the Thousand Oaks Cluster that has two stories classroom buildings, which are perched on slope. In addition to the two story buildings and various steep slopes, the original site plan also poses fundamental challenges to the circulation, drop-off and parking situation at the school site.

The campus has been well-maintained. The interior spaces are in good condition and do not require extensive work with the exception to the administration building, which currently does not allow direct visitor access to the campus without going through the nurse office area.

The site analysis of Madrona Elementary School points out possible need to reconfigure the entrance to the site and the school. The steep topography and current circulation pattern create a zone of site reconfiguration east of the core school buildings. On the other hand, solar access and control issues call attention to a need to nestle the shading solutions among the most utilized and exposed outdoor area.

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 entrance 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**



# Madrona Elementary School Site Analysis - Environmental

Madrona's building alignment on the site provides very little afternoon shading of the playground area. This is a major area of concern for the school and the parents. Analysis shows that there are no major shaded areas on the playground. There are three levels of priority for the solution.

Opportunity 1 is to build a shade structure in the kindergarten area which would shade the concrete and part of the sand box area.

Opportunity 2 is to plant a row of mature trees along the edge of the black top area and the main sand box. This will provide shade to the sand box area and areas of shade along the blacktop for the kids during the hottest days.

Opportunity 3 is to plant a row of younger trees along the southern portion of the blacktop that will provide shade at the bottom portion of the campus for the kids in the later afternoon as they mature.







**Photo -1**  
**Curb Appeal – View of Playfield**  
Large Overhangs shade the walkways and building façades. Each building overlooks a large and expansive landscape.



**Photo -2**  
**Curb Appeal – View of Ramp**  
Ramps on campus are well landscaped, shaded and frame different views in the distance with tree canopies.



**Photo -3**  
**Curb Appeal – Kindergarten**  
Kindergarten classrooms have split face CMU finish with large overhangs that shade picnic tables for the students to enjoy the outdoor environment.



**Photo -4**  
**Curb Appeal – View of Playfield**  
Large gentle sloping site with adequate play area as well as views of mountains that surround the campus in the distance.



**Photo -5**  
**Curb Appeal – View of Classrooms**  
Classroom buildings have split face CMU finish and large balconies that wrap the second floor.



**Photo -6**  
**Curb Appeal – Second Floor View**  
Large second floor balconies provide excellent views of the surrounding mountains and environment.



**Photo -7**  
**Curb Appeal – Second Floor View**  
Balconies overlook playground area and mountains in the distance.



**Photo -8**  
**Curb Appeal – View of MPR**  
Large MPR has split face CMU finish with mature trees and foliage.



**Future Programmatic Requirement:**

The future success of Madrona Elementary School depends on the school's special programs and its ability to accommodate those needs. Music education has been an asset to Madrona Elementary School and most schools in this District. Fortunately, the well maintained interior spaces and adequate infrastructure already support the growth of art and music programs on campus in the future.



**LEGEND**

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

**SITE IMPROVEMENT KEY NOTES**

- 1 CONGESTED DROP-OFF AND PICK UP AREA WITH LIMITED PASSENGER LOADING SPACES
- 2 VERY LIMITED PARKING AREA FOR BOTH STAFF AND VISITORS
- 3 STEEP SIDEWALK PRESENTING CHALLENGES TO ACCESSIBILITY
- 4 GATE LACKING LEVER HARDWARE AND LEVELED LANDING
- 5 REMOTE LOCATION OF MPR AND LUNCH SHELTER EXPOSING STUDENTS TO TRAFFIC CROSSING FOR ASSEMBLY AND OTHER GROUP ACTIVITIES
- 6 UNDERUTILIZED OUTDOOR STAGE AREA BEHIND MPR BUILDING
- 7 VISITORS MUST WALK THROUGH NURSE OFFICE TO ENTER THE CAMPUS

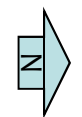
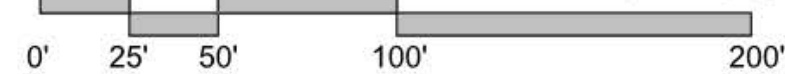
**SITE IMPROVEMENT GENERAL NOTES**

- 8 DETERIORATING CHAINLINK FENCING BETWEEN LUNCH SHELTER AND PARKING AREA
- 9 NO WHEEL CHAIR LIFT FOR MPR PLATFORM
- 10 INSUFFICIENT SHADING AT PLAYGROUND AREA ESPECIALLY OUTSIDE THE KINDERGARTEN
- 11 WOOD HANDRAIL ON SECOND FLOOR BALCONIES SHOW SIGNS OF WATER DAMAGE

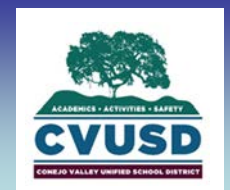
**SITE IMPROVEMENT GENERAL NOTES**

- INSUFFICIENT OUTDOOR LIGHTING NEAR ENTRANCE AND PARKING LOT AREA
- SOME CLASSROOMS LACK WINDOW SHADING TREATMENT

**EXISTING SITE PLAN | MADRONA ELEMENTARY SCHOOL BUILDING USE-FIRST FLOOR**



\* 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 and Drop Off**  
 Current drop off configuration is very congested. Parking layout may be optimized.



**Photo -2**  
**School Parking Entry**  
 Long Steep sidewalk to school entrance poses a challenge to people in wheelchairs.



**Photo -3**  
**Insufficient Playground Shading**  
 Current bicycle parking at top of Playground areas do not have sufficient shading and protection for students



**Photo -4**  
**Storage Under Building**  
 The storage area underneath the southern most building is large and may require fire life and safety related upgrades.



**Photo -5**  
**Under Utilized Classroom**  
 Daycare center is large, but location is too remote and not ideal.



**Photo -6**  
**Under Utilized Classroom**  
 Empty Classroom Used for Storage



**Photo -7**  
**Ramp to Second Floor**  
 Ramps on campus are not current with accessibility standards which is an issue for fire egress as well



**Photo -8**  
**Access to MPR**  
 Currently the only access to the MPR requires the students to exit the main campus and walk across the parking lot

**LEGEND**

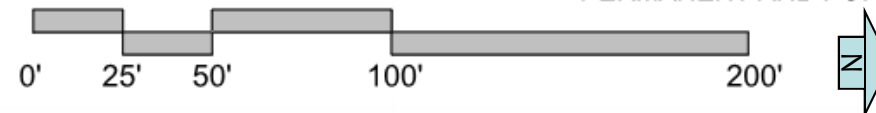
- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES
- POTENTIAL PARKING LOT PROJECT AREA



**BUILDING**

- 1- ADMINISTRATION
- 2- MULTI PURPOSE
- 3- CLASSROOMS
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- LIBRARY / CLASSROOMS
- 7- KINDERGARTEN
- 8- KINDERGARTEN (MODULAR)
- 9- LUNCH SHELTER

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



## Madrona Elementary School Site Analysis – Circulation

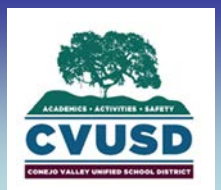
Madrona Elementary School’s current parking and drop off layout is inefficient. The layout causes large amounts of traffic during drop off and pick up. In addition, the parking capacity is insufficient to the needs of the campus.

A new parking layout may be designed that would expand the size of the current parking area allowing for a more efficient drop off and pick up, as well as increasing the parking capacity.

In conjunction, the current non compliant ramp that is in the parking lot would need to be removed and redesigned to met current accessibility standards. The ramp could serve a dual function of providing a secondary entry point to the school if extended along the current ground elevation of the second floor to the street.

The new ramp can also be easily configured to provide a safe pedestrian access to the MPR building.

Additionally the current configuration of the administration building requires visitors to the campus to go through the nurses office to enter the campus. This entry may be reconfigured to allow a new path to enter campus that does not go through any other spaces.







# Madrona Elementary School Site Analysis – Summary

Madrona Elementary School has been well maintained and as a result the buildings are in good condition. The majority of the need for improvements is located on the site.

The largest concern is the parking area. It is too small and gets congested. It may be expanded and reorganized to make it more efficient. In conjunction a new ADA ramp may be constructed that will be compliant with accessibility standards and offer a safe dispersal path for pedestrians on the second floor.

There is also a need for an alternative route through the administration building during school hours.

The next major concern of the school is to address the need for shade on the play ground area. This is broken into 3 possible options. The primary option is to add a new shade structure. The second option is to add a row of mature trees and the third option is to plan young trees at the base of campus that will eventually provide additional shade options.

Although a robust increase in enrollment\* may be a few years away, potential obstacles to growth, which are mainly site and access related, must be addressed now in this long term master plan. Thus, the theme of the future improvement needs to be site oriented until the enrollment reaches the next level.

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.

\*See Cluster Survey Report for enrollment data

