

**WILDWOOD**



Elementary School

# CVUSD | *Facilities Master Plan*



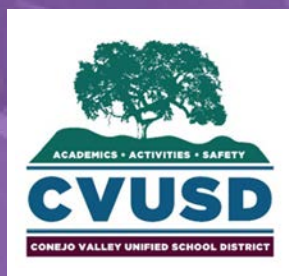
CVUSD – THOUSAND OAKS CLUSTER SITE ANALYSIS

## Wildwood Elementary School | *Site Analysis*

620 Velarde 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:

Wildwood Elementary School is situated on a relatively flat site with panoramic view of hills and mountain all around. The school is comparatively newer than other schools within the Thousand Oaks School cluster and has an increasing enrollment this year. Despite the newer buildings, the current facilities and site still present many opportunities for improvement.

The site analysis of Wildwood Elementary School points out the potential to re-configure a portion of the main multi-purpose/administration building and the possibility of expanding the drop-off area. The solar access analysis calls attention to the need for additional shading for the most utilized and exposed outdoor areas. On the other hand, many existing temporary classroom buildings are in poor conditions and the school may consider options to replace those structures with permanent buildings in anticipation of future growth.

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 sub-optimized multi-purpose/administration building, limited drop-off and various accessibility related issues. The aesthetic enhancement may come in the forms of highly visible improvement on the site featured by shading opportunities, potential new building structure 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







## Wildwood Elementary School Site Analysis - Environmental

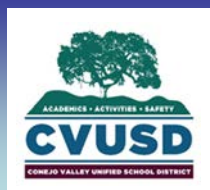
Wildwood Elementary School's building alignment on the site provides little morning or afternoon shading of the playground areas. There are two possible means of providing additional shading to those outdoor activity areas.

One 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 northeast to southwest, 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.

The topography on the site is relatively flat and slopes down gradually toward south; however, the school still has several locations that require further improvement to be wheelchair accessible.







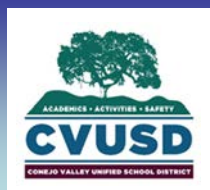
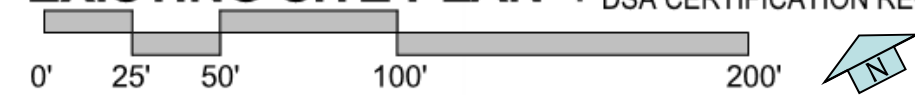
**BUILDING**

- 1- ADMINISTRATION/MULTI-PURPOSE (OFFICE/CLASSROOM)
- 2- LUNCH SHELTER
- 3- KINDERGARTEN (CLASSROOMS)
- 4- CLASSROOMS
- 5- CHILDCARE
- 6- LEARNING CENTER (CLASSROOM)
- 7- CLASSROOMS
- 8- CLASSROOMS
- 9- CLASSROOM
- 10-CLASSROOM

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

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







**Photo -1**  
**Curb Appeal – View at Entry of School**  
 The primary entry to the school looks directly at the administration and multi purpose building. The building has mature landscaping.



**Photo -2**  
**Curb Appeal – View of Classrooms**  
 The exterior of the classroom buildings point toward the play ground area. They have overhangs to protect the classrooms from sun and rain.



**Photo -3**  
**Curb Appeal – View of Lunch Shelter**  
 Large relatively new lunch shelter provides good protection from the elements during meal and break periods.



**Photo -4**  
**Curb Appeal – View of Kindergarten**  
 Kindergarten building is a separate structure in a separate portion of the campus. It is surrounded by large mature trees and landscaping.



**Photo -5**  
**Curb Appeal – View of Playground**  
 The playground is large with mature trees and views of the mountains. The play equipment is surrounded by scenic views on all sides



**Photo -6**  
**Curb Appeal – Outdoor Sitting Area**  
 An outdoor sitting area dedicated by one of the previous principals creates a rather intimate outdoor activity space for students.



**Photo -7**  
**Curb Appeal – View of Playground**  
 The playground is large with mature trees and views of the mountains. The play equipment is surrounded by scenic views on all sides



**Photo -8**  
**Curb Appeal – Kindergarten Play Area**  
 Kindergarten play area is efficiently laid out next to the kindergarten building.





**LEGEND**

- PRIMARY POINT OF ENTRIES
- ADMINISTRATION
- CHILD CARE
- CLASSROOM
- FOOD SERVICE
- KINDERGARTEN
- LIBRARY
- LUNCH SHELTER
- MULTI PURPOSE
- SUPPORT SPACES
- UNDER UTILIZED AREAS\*  
*(No Under Utilized Spaces on this Campus)*
- IMAGE REFERENCE  
SEE PHOTOS ON NEXT PAGE
- TOPOGRAPHIC LINES AT  
5'-0" INCREMENTS

**Future Programmatic Requirement:**

Wildwood Elementary School has strong academic and art programs. To continuously support those programs and the possible increase in enrollment in the future, additional flexible learning spaces or maker spaces may best meet the school's long term needs. Remodeling of existing spaces or additional building on site may provide the solution.

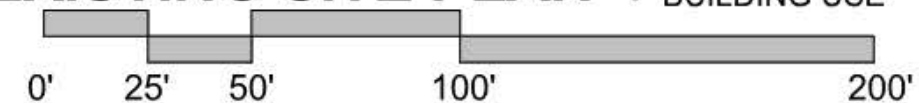
**SITE IMPROVEMENT KEY NOTES**

- 1 POSSIBLE SHADE STRUCTURE LOCATION
- 2 FRONT PARKING LOT IS FULLY UTILIZED AND MAY BECOME JAMMED DURING PICK UP AND DROP OFF.
- 3 BACK LOT BELONGS TO PARKS AND RECREATION, SOME PARENTS USE THE LOT FOR DROP-OFF.
- 4 GATE IS NOT FULLY SECURED
- 5 LUNCH SHELTER MAY NEED OF REPAINTING.
- 6 OUTDOOR SEATING SPACE WITH TALL CMU WALLS AROUND AND NO WHEEL CHAIR ACCESSIBLE PATH TO THE BUILDING

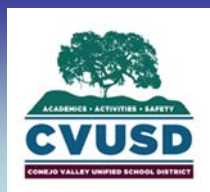
**SITE IMPROVEMENT GENERAL NOTES**

- ACCESSIBILITY UPGRADES NEEDED AT RAMPS, THRESHOLDS, AND LANDINGS THROUGHOUT CAMPUS.
- CARPETING UPGRADES NEEDED THROUGHOUT CAMPUS.
- ACCESSIBILITY UPGRADES AT PORTABLES NEEDED. SOME PORTABLES ARE ALSO DETERIORATED AND ARE IN NEED OF REPLACEMENT.
- INCREASING ENROLLMENT PUTTING STRAIN ON EXISTING CLASSROOMS. MORE SPACE NEEDED.
- SOME ACCESSIBILITY UPGRADES NEEDED IN SOME RESTROOMS AND AT SOME SINKS TO BECOME COMPLIANT.
- ELECTRICAL SURVEY NEEDED. INCREASED USAGE LOAD IS MORE THAN ORIGINAL WIRING CAN HANDLE SUFFICIENTLY.

**EXISTING SITE PLAN | WILDWOOD ELEMENTARY SCHOOL BUILDING USE**



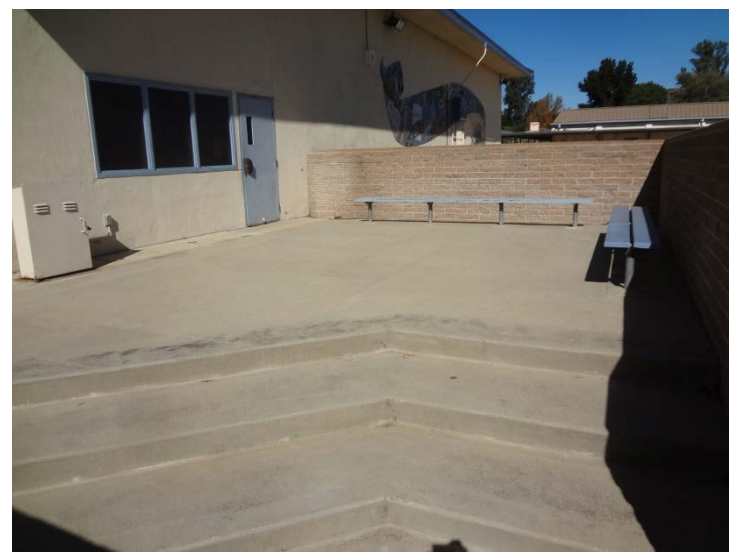
\* Spaces marked as underutilized are based on classrooms used partially or fully as storage or for a capacity less than a dedicated full classroom.







**Photo -1**  
**Accessibility Issues**  
 Campus wide accessibility upgrades may be needed to bring the campus in full compliance with accessibility standards.



**Photo -2**  
**Sitting Area Behind MPR**  
 Sitting area behind MPR appears to have no clear purpose and is not wheelchair accessible.



**Photo -3**  
**Accessibility Issues**  
 Campus wide accessibility upgrades may be needed to bring the campus in full compliance with accessibility standards.



**Photo -4**  
**Numerous Portables**  
 There are numerous portable buildings, several of which are not DSA certified.



**Photo -5**  
**Secondary Entry To Campus**  
 The secondary entry to campus has wheelchair accessibility issues.



**Photo -6**  
**Lack of Shading**  
 The campus has large amounts of black top area with little shading from trees or buildings.



**Photo -7**  
**Kindergarten Entry**  
 The kindergarten entry to campus may have accessibility issues related to hardware and wheelchair clearances.



**Photo -8**  
**Back of MPR**  
 The backside of the MPR has accessibility issues as well as a lack of shading.



# Wildwood Elementary School Site Analysis – Summary

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

Area 1: The parking lot and drop-off area in front of the school main entrance have insufficient capacity for loading as well as parking for the visitors. To increase the capacity, further study and design alternatives may arrive a solution within the north west frontage.

Area 2: The library area in the multi-purpose building may present an opportunity for a maker or flexible learning space. Improvement at the outdoor area at south corner of the building may create a more usable space for outdoor performance or activities.

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.

Area 4: A row of temporary classroom buildings west of the site presents an opportunity for possible replacement with a permanent building that serves music, performing art and additional flexible learning spaces.

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.



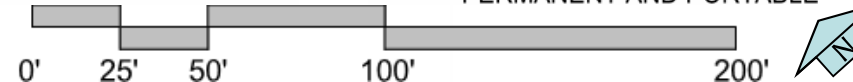
### LEGEND

- PERMANENT
- PORTABLE
- SAND BOX PLAY AREA
- X BUILDING NUMBER
- PRIMARY POINT OF ENTRIES
- POTENTIAL AREAS OF OPPORTUNITY

### BUILDING

- 1- ADMINISTRATION/MULTI-PURPOSE (OFFICE/CLASSROOM)
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- 9- CLASSROOM
- 10-CLASSROOM

### EXISTING SITE PLAN | WILDWOOD ELEMENTARY SCHOOL PERMANENT AND PORTABLE



\*See Cluster Survey Report for enrollment data

