



# FACILITIES UPDATE

BOARD OF TRUSTEES MEETING, NOVEMBER 20, 2019





# TOPICS TO BE COVERED

- Project Updates
  - Pacific Highlands Ranch School #9
  - Del Mar Heights School Rebuild



# PACIFIC HIGHLANDS RANCH SCHOOL #9



# PACIFIC HIGHLANDS RANCH SCHOOL #9 – DESIGN PROCESS

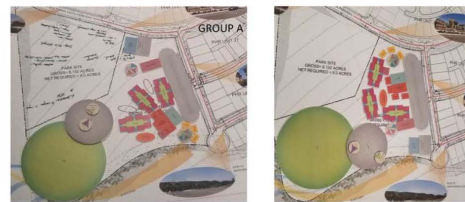
- 5 Community Design Meetings
  - April 2
  - April 30
  - May 28
  - September 18
  - September 30

# PACIFIC HIGHLANDS RANCH SCHOOL #9 – MEETING 1, APRIL 2

- Kickoff Meeting
- Initial design idea
- Notice & Wonder

## DESIGN PROCESS RECAP

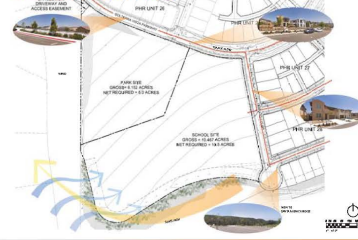
### CABINET MEETING #1 - RECAP



EAST PACIFIC HIGHLANDS RANCH SCHOOL MARCH 21, 2019 CABINET WORKSHOP #2



### ENVIRONMENTAL CONSIDERATIONS



EAST PACIFIC HIGHLANDS RANCH SCHOOL MARCH 21, 2019 CABINET WORKSHOP



### SITE CHARACTER



EAST PACIFIC HIGHLANDS RANCH SCHOOL APRIL 2, 2019 COMMUNITY PRESENTATION



### NOTICE AND WONDER

<p><b>NOTICE</b></p> <ul style="list-style-type: none"> <li>1. Notice of the location of the school site.</li> <li>2. Notice of the location of the school site.</li> <li>3. Notice of the location of the school site.</li> <li>4. Notice of the location of the school site.</li> <li>5. Notice of the location of the school site.</li> <li>6. Notice of the location of the school site.</li> <li>7. Notice of the location of the school site.</li> <li>8. Notice of the location of the school site.</li> <li>9. Notice of the location of the school site.</li> <li>10. Notice of the location of the school site.</li> </ul>		<p><b>WONDER</b></p> <ul style="list-style-type: none"> <li>1. Wonder of the location of the school site.</li> <li>2. Wonder of the location of the school site.</li> <li>3. Wonder of the location of the school site.</li> <li>4. Wonder of the location of the school site.</li> <li>5. Wonder of the location of the school site.</li> <li>6. Wonder of the location of the school site.</li> <li>7. Wonder of the location of the school site.</li> <li>8. Wonder of the location of the school site.</li> <li>9. Wonder of the location of the school site.</li> <li>10. Wonder of the location of the school site.</li> </ul>
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EAST PACIFIC HIGHLANDS RANCH SCHOOL APRIL 2, 2019 COMMUNITY PRESENTATION



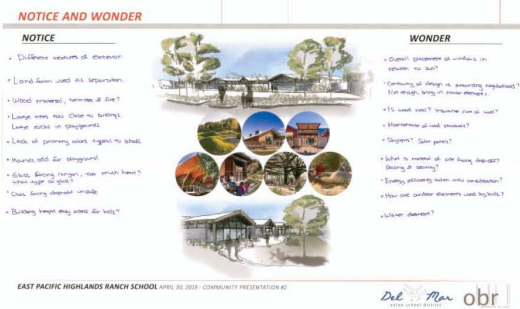
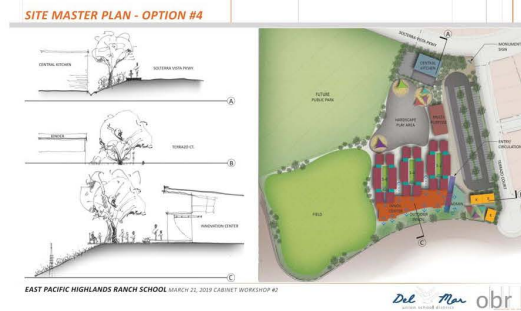
CABINET KICK-OFF MEETING

COMMUNITY MEETING #1 | 04.02.2019

# PACIFIC HIGHLANDS RANCH SCHOOL #9 – MEETING 2, APRIL 30

- Design update
- Aesthetics
- Notice & Wonder

## DESIGN PROCESS RECAP



CABINET DEVELOPMENT MEETINGS

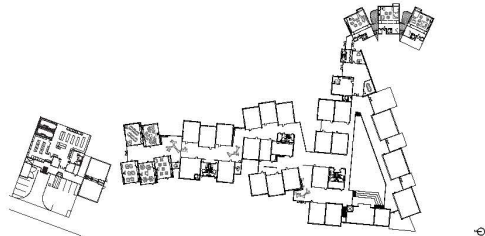
COMMUNITY MEETING #2 | 04.30.2019

# PACIFIC HIGHLANDS RANCH SCHOOL #9 – MEETING 3, MAY 28

- Design update
- Site renderings
- Notice & Wonder

## DESIGN PROCESS RECAP

OVERALL FLOOR PLAN



EAST PACIFIC HIGHLANDS RANCH SCHOOL MAY 16, 2019 - CABINET WORKSHOP #1  
*Del Mar* obr

INTERIOR VIEW - ADMIN/INNOV



EAST PACIFIC HIGHLANDS RANCH SCHOOL MAY 16, 2019 - CABINET WORKSHOP #1  
*Del Mar* obr

UPDATED BUILDING DESIGN



EAST PACIFIC HIGHLANDS RANCH SCHOOL MAY 20, 2019 - COMMUNITY PRESENTATION #1  
*Del Mar* obr

NOTICE AND WONDER - BUILDING

NOTICE	WONDER
<ul style="list-style-type: none"><li>Notice: To see the design and building (3/16/19), we are excited to see the design and building. We are excited to see the design and building. We are excited to see the design and building.</li></ul>	<ul style="list-style-type: none"><li>Wonder: How will the building be designed? We are excited to see the design and building. We are excited to see the design and building. We are excited to see the design and building.</li></ul>

EAST PACIFIC HIGHLANDS RANCH SCHOOL MAY 28, 2019 - COMMUNITY PRESENTATION #3  
*Del Mar* obr

CABINET DEVELOPMENT MEETINGS

COMMUNITY MEETING #3 | 05.28.2019

# PACIFIC HIGHLANDS RANCH SCHOOL #9 - MEETING 4, SEPTEMBER 18

- Design update
- Traffic study
- Community input

## DESIGN PROCESS RECAP

### INNOVATION CENTER UPDATE



- UPDATES**
- GRADUAL PROGRESS DOWN BETWEEN LEVELS
  - MINOR TONIC ACCESS BEHIND OFFICE
  - INNOVATION FLEX SPACE
  - STAIR AND LOBBY TERRACE AREA ARE LEVEL
  - MAIN ACTIVITIES
  - ENCLOSED THEATER TO ACCOMMODATE 4-150
  - STAIR OUT SETTING TO ACCOMMODATE 4-150

PACIFIC HIGHLANDS RANCH SCHOOL AUGUST 6, 2019 - CABINET WORKSHOP #1



### DESIGN UPDATE - INNOVATION CENTER



PACIFIC HIGHLANDS RANCH SCHOOL SEPTEMBER 28, 2019 - COMMUNITY PRESENTATION #4



### CLASSROOM PROTOTYPE 1



PACIFIC HIGHLANDS RANCH SCHOOL #9 OCTOBER 2, 2019 - CABINET PROGRESS MEETING #3



CABINET DEVELOPMENT MEETINGS

### TRAFFIC FLOW TO RESIDENTIAL STREETS

- E/W DIRECTED INWARDS TO CAMPUS
- W/IMPACT CONTROLS E/W L/T
- Turn III?
- NAME OF SIGNAL
- ENTRANCE TO THE SO → Better ACCESS
- IF LEFT TURN OUT OF SCHOOL
- How IS CONTROL DRIVERS THAT
- TELL DANGEROUS NEIGHBOURS
- SEATING/ CHAIRS BETWEEN STAIRS, BOUNDARIES?
- % DROPPED OFF BY CAR? HOW DO YOU HANDLE
- ESCAPE SPACE FOR DRUGS?
- # PARKING SPACES? ENOUGH FOR BUSES?

- TELLERIO CT. LEFT TURN ON?
- SEPARATE PED/BICYCLE ENTRANCE?
- WILL PEOPLE TRY TO LOOP AROUND NEIGHBOURHOOD?
- LEFT TURN ON TIER? BESTMENT CITY IS DEGREE?
- CAN WE GET WHAT CAN WE DO @ SIGNAL? WHERE FEELING?
- CARPENTERIA DELIVERY TIMES? GATE @ ENTRANCE?
- DOES COMMUNITY GET TO REVIEW PLANS FROM
- TO CONSTRUCTION? ANOTHER MEETING? REVIEW DED?
- COMMUNITY NOTIFIED IF ANY CHANGES ARE
- MADE THAT IMPACT THE COMMUNITY/NEIGHBOURHOOD?
- COMMUNICATION CHANNELS TO COMMUNITY FOR VOICES
- BOUNDARY DEFINITION
- PEDESTRIAN/BICYCLE CROSSING @ SIGNAL PT. - CONTROL?
- ANTICIPATE ANIMAL CROSSING TO ENTRANCE?
- BACK UP ON GREEN VALLEY RD? SIGNAL STOP TIME @ SIGNAL?

COMMUNITY MEETING #4 | 09.18.2019



# PACIFIC HIGHLANDS RANCH SCHOOL #9 - MEETING 4, SEPTEMBER 30

## OPEN Q&A

- Design update
- Further renderings
- Community input





CIRCULATION & PARKING DESIGN



PACIFIC HIGHLANDS RANCH SCHOOL OCTOBER 30, 2019 - COMMUNITY PRESENTATION #5



TRAFFIC ACCESS PLAN - Pros & Cons

ISSUE	OPTION CONSIDERED (TERRAZO CT ACCESS)	SELECTED DESIGN (SOLTERRA VISTA PKWY ACCESS)
VEHICLE QUEUES DURING DROP-OFF/PICK-UP	Better queuing off-street, less traffic delays on Solterra	Less internal queuing, slower traffic on Solterra Vista
POTENTIAL FOR TRAFFIC	Conflicts will be at Solterra Vista at Terrazo	New point for conflicts close to existing intersection
ACCESS ROUTE	Terrazo Court 29 feet wide with residential parking on the east side of the street	Access on wider street, more direct and efficient
NEIGHBORHOOD TRAFFIC INTRUSION	Traffic will use local residential streets, Terrazo is a bit narrow to handle school traffic	Traffic will be mostly on a collector street
PEDESTRIAN SAFETY / INTERSECTION CONTROL	Crossing guard / intersection control needed at Solterra Vista-Terrazo Court intersection and Terrazo Court - Kenmar Way intersection	Crossing guard / intersection control needed at Solterra Vista only.
KINDER PICK-UP/DROP-OFF	Access to Kinder drop-off/pick-up obstructed by site entry queue on Terrazo Court	Access to temporary parking for Kinder drop-off/pick-up available unobstructed on Terrazo Court

Pro

PACIFIC HIGHLANDS RANCH SCHOOL OCTOBER 30, 2019 - COMMUNITY PRESENTATION #5



- Conducted by Placeworks
- Traffic consultant presented to staff and community
- Solterra Vista Road determined to be the better site entrance

PACIFIC HIGHLANDS RANCH SCHOOL #9 – TRAFFIC STUDY

# SITE PLAN



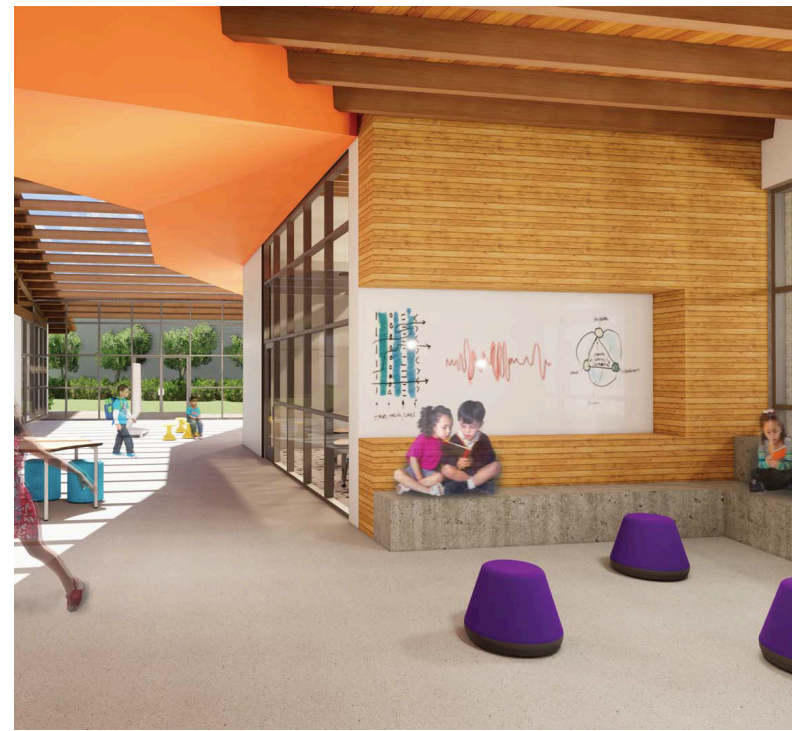
- Building – 61,215 sq. ft.
- Field – approximately 100,000 sq. ft.
- 480 students
- 20 classrooms





# ENTERING SCHOOL





# UPPER GRADE CLASSROOMS



# COMMON LEARNING HALL





# MUR, INNOVATION CENTER, & STEAM+



# KINDERGARTEN







# SITE RENDERING



# PACIFIC HIGHLANDS RANCH SCHOOL #9

- Next Steps
  - Finalize and approve CEQA
  - Purchase property
  - Design Development with obrARCHITECTURE and Erickson-Hall Construction
  - Anticipated start of construction – Fall 2020



# DEL MAR HEIGHTS SCHOOL REBUILD

# DEL MAR HEIGHTS SCHOOL REBUILD – SITE PLANNING

- Spring 2019 – 5 community meetings
  - Community, staff, and district input
  - Goals, Facts, Needs, Concepts
  - Started with no design
  - Input and priorities shaped design
- Fall 2019 – 2 community meetings
  - Shared design updates and gathered input
  - Responded to input and feedback

# DEL MAR HEIGHTS SCHOOL REBUILD – SITE PLANNING

## Existing Campus

- 22 K-6 classrooms
- 2 SDC Classrooms
- 532 Capacity

## Rebuilt Campus

- 21 K-6 classrooms
- 2 SDC Classrooms
- 507 Capacity

# COMMUNITY SESSION I – APRIL 1, 2019

# Session One

GOALS

## EXECUTIVE COMMITTEE

Holly McClurg, Ph.D. Superintendent  
 Cathy Birks, Asst. Supt. Business Services  
 Shelley Petersen, Asst. Supt. Instr. Services  
 Jason Romero – Asst. Supt. HR  
 Lori Cummins, Dir. of Student Services  
 Chris Delehanty, Exec. Dir. Capital Prog.  
 Mike Galis – Director of MGO  
 Laura Spencer – Exec. Dir. Innov & Design  
 Jason Solteau, Principal, DMHES

## DESIGN TEAM

Jon Baker, FAIA  
 Richard Nowicki, AIA  
 Buddy Gessel, AIA  
 Brian Leonard, AIA  
 Julie Zimmerman  
 Angela Grindley  
 Bethany Dewitt, AIA  
 Cristele Pierre  
 Drew Anderson  
 Eric Schulz  
 Erik Herman  
 Jennifer Timmons, AIA  
 Jeremy Kossack  
 Karyn Shore, AIA  
 Kelley Mack  
 Leo Contreras  
 Nate Berk  
 Stephen Helms, AIA  
 Trevor Cornell, AIA  
 Young Abulencia

## STAFF & COMMUNITY MEMBERS

Adam  
 Aditya Mandapaka  
 Alison Catilus  
 Amanda Barman  
 Amanda Frizzell  
 Amanda Kumagai  
 Amy Caterina  
 Amy Chelesnik  
 Ana West  
 Angie Lee  
 Ann Amukele  
 Amy Sun  
 Aracely Forrester  
 Arch Ramky  
 Becky Young  
 Beth Milligan  
 Bhargav Gurappadi  
 Bo Gao  
 BreAnne Custodio  
 Brian MacDonald  
 Britt Nesheim  
 Carla Brown  
 Carolyn Lee  
 Casey Doose  
 Catherine McCarthy  
 Chris Young  
 Christina Gallone  
 Cristin Strain  
 Daniel Walter  
 David Victor  
 Emilie Hafner-Burton  
 Eric Hall  
 Erica Halpern

Esther Rubio-Sheffrey  
 Frank Stonebarnks  
 Fuxiao  
 Gail Moran  
 Gang Cheng  
 Gerhard Reitmayr  
 Gilbert  
 Gina Vargus  
 Grace Rohrer  
 Greg Heinzinger  
 Heidi Merkel-Eckstein  
 Heidi Young  
 Ian Phillip  
 Irina  
 Jane Rothbaler  
 Jazmin Blais  
 Jeannette Estrada  
 Jenn Dender  
 Jennifer Hasselmann  
 Jennifer Porter  
 Jeremy Pearson  
 Joann Hooley  
 Jocie Van Rensen  
 John Cronin  
 John Friedman  
 Julia Hinton  
 Kate Ditzler Lampe  
 Kathy Minarik  
 Kelley Huggert  
 Kimberly Fábri  
 Kristen Linehan  
 Kristin Yanicelli  
 Kurt Knutson

Kyle Martin  
 Lena Liu  
 Ling Chan  
 Linno Yang  
 Liping Zhu  
 Lisa Coles  
 Lisa Dorsey  
 Lisbeth Fletcher  
 Lyndie Adao  
 Maisie Lee  
 Makoto Ferguson  
 Mark Maggenti  
 Mark Pong  
 Michael Yacinelli  
 Michelle McGraw  
 Mike Halpern  
 Mike Krems  
 Mike Milligan  
 Mindy Lewis  
 Minnie DeVico  
 Mireille Barnard  
 Narimene Lekmine  
 Natalie Lutch  
 Nathan Lee  
 Niasie Forrest  
 Nicole Haines-Denholm  
 Nima Lekmine  
 Paige Rollins  
 Rachel McCandless  
 Rachel Olsen  
 Rachel Olsen  
 Ravi Venngopal  
 Rob DeCicco

Rohit  
 Rory Linehan  
 Rupal Kalapanda  
 Sandra Rickert  
 Sara  
 Sean Davidson  
 Sean Wheatley  
 Shailja  
 Sharina Pearson  
 Sharon Franke  
 Sharone michel  
 Shawn song  
 Stephanie Bernstein  
 Steve Rohrer  
 Steven Barnard  
 Susan McKim  
 Tammy Kotnik  
 Tammy MacDonald  
 Tanya Berg  
 Ting Huang  
 Tracy Friedman  
 Tricia Dixon  
 Vesna Ferrer  
 Viji  
 Wendy Wardlow  
 Werhsin Lee  
 Wes Huggert  
 Yisheng Xue

## SESSION ONE PARTICIPANTS



## GOALS

Defining the desired outcome that supports the strategic direction for the project.

## FACTS

Given information identified as having objective reality influencing the project outcome.

## NEEDS

Define the scope of work necessary to meet the strategic goals of the district.

## CONCEPTS

Development of concepts & approaches to meeting the identified needs of the campus.

# SYMPOSIUM OVERVIEW

# COMMUNITY SESSION 2 – APRIL 15, 2019

## Session Two

FACTS & NEEDS RECAP

### GROUP ENGAGEMENT

#### Administration & Site Management

- Administration Services
- Staff Support Services
- Site Management, Safety & Security
- Food Services
- Student Services & Health Office
- Site Access & Community Sports

#### Common Learning Areas

- Library and Innovation Space
- Technology Considerations
- Outdoor Learning Areas
- Garden
- STEAM+ Classrooms
- Multipurpose Room & Assembly
- P.E. / Outdoor Play Programs

#### Site & Building Development

- Site Zoning, Access & Circulation
- Community Use and Access
- Development Phasing

### District Design 2022

- School facilities support studentcentered learning, teacher collaboration, positive school climate, technology integration
- Students have access to a variety of environments for doing independent research, working on team projects, engaging in debates in social settings, and interacting via technology with peers and colleagues in other parts of the world.
- School spaces are learning spaces; they are active and fully utilized to meet the learning needs of students.
- Learning spaces have flexible furnishings, support the seamless use of technology, provide a variety of workspace options, and are a reflection of student ownership.

### PROJECT NEEDS



Learning Studio Needs:  
 connection to each other and lines of sight to  
 identify between spaces.  
 needs not just for planning but connection

over supervised areas.  
 response to size difference between older  
 students (6th graders are bigger).  
 connection between classrooms and maker spaces.  
 large enough so classroom feels bigger.  
 room due to use of technology.  
 create larger (louder) group and smaller (quiet)

for recording technology.  
 2 TV's  
 space utilized for learning.  
 long wall, "Campfire"  
 space, multiple learning opportunities.

rooms have to have four walls? This stifles what we  
 can do. Perforated walls ok, NOT accordion.  
 create space that can accommodate change.  
 transition from Classroom to the outside.  
 furniture around perimeter and flexible furniture in  
 center.



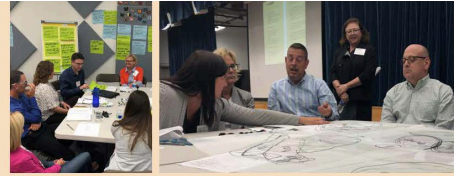
## NEEDS

Needs:  
 controllable lighting.  
 space for kids to gather.  
 STEAM connection and flexibility.  
 balance of collaborative (loud) and quiet spaces.  
 circular books around perimeter (kids are too young for

space for social programs.  
 flexible use.

gather all students and parents indoor together for  
 music.

Special Needs:  
 storage for custodial and both central and de-  
 central instructional supply storage shared by grade level.



## NEEDS

shaded outdoor space for physical education, lunch  
 and outdoor learning activities.  
 play environments that will keep kids interested.  
 pedestrian access to site for community and kids who  
 pool.  
 space that takes advantage of the view.  
 reduce entry congestion at drop-off and pick-up and  
 provide on-site to drive and park.  
 separate Entry, Admin, and Kindergarten drop-off points so  
 as to not back up traffic.  
 Primary Access: MUR, After School /Latch Key, Enrichment  
 After Hours Meetings, Conference, PTA, Use of

emergency access and egress.

Special Needs:  
 point of entry with convenient parking.  
 supervision of campus/students by administrative staff.  
 Conference Room.  
 space for (8) On-site Visiting Specialists, (2) Full-day SDC,  
 (1) Clerk, Registrar, Principal, Staff Workroom,  
 Reception, Lobby, Health Office (1 full-time Health Tech.)

Special Needs:  
 provide outside vendors.  
 provide District food prep (Plan for a warming kitchen)

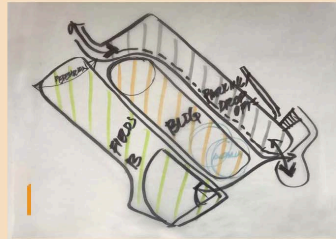


## NEEDS

# COMMUNITY INPUT – LISTING NEEDS



# COMMUNITY GENERATED DESIGN IDEAS

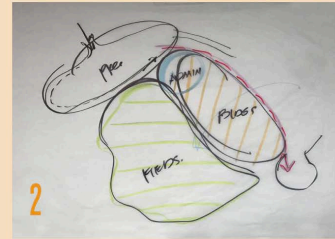


## PROS

- Maximizes vehicle queuing length along building.
- Ample distributed on-site parking will reduce street parking.
- Fields behind buildings are more secure.
- Second access improves regular/emergency vehicle circulation.

## CONS

- Admin location difficult to coordinate with drop-off.
- Building distance from sloping topography worse for views from street above.
- Limited access to fields from parking lot for visitors
- Potential traffic impacts and security concern with second entrance off of Mira Montana.



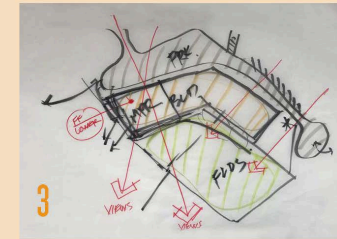
## PROS

- Supervision of entrance by Admin office.
- Improved on-site vehicle queuing.
- Field area closer to ocean view and prevailing breezes.
- Building distance to sloping topography better for views from street above.
- Adjacency of parking to fields will encourage on-site parking for community use.
- Second access improves regular/emergency vehicle circulation.

## CONS

- Potential traffic impacts and security concern with second entrance off of Mira Montana.

## GROUP ONE CONCEPTS

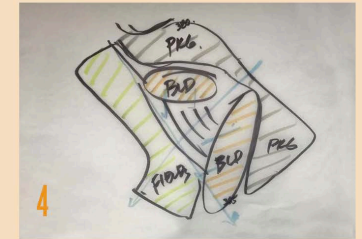


## PROS

- Maximizes vehicle queuing length along building.
- Provides view for both fields and building.
- Improved on-site vehicle queuing.
- Ample distributed on-site parking will reduce street parking.
- Field area closer to ocean view and prevailing breezes.
- Fields behind buildings are more secure.
- Second access improves regular/emergency vehicle circulation.

## CONS

- Building distance from sloping topography worse for views from street above.
- Limited access to fields from parking lot for visitors.
- Potential traffic impacts and security concern with second entrance off of Mira Montana.



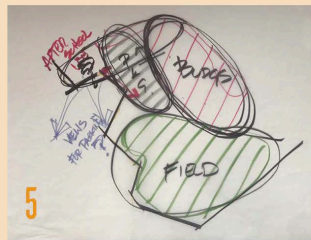
## PROS

- Courtyard area created between buildings.
- Divided parking zones provides flexibility (parent/teacher).
- Provides view for both fields and building.
- Ample distributed on-site parking will reduce street parking.
- Improved on-site vehicle queuing.
- Fields behind buildings are more secure.

## CONS

- Building distance from sloping topography worse for views from street above.
- Limited access to fields from parking lot for visitors
- Lack of second access hinders regular/emergency vehicle circulation.

## GROUP ONE CONCEPTS

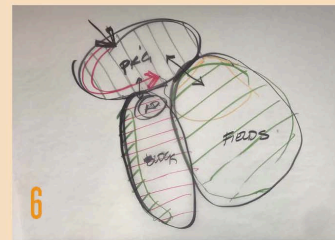


## PROS

- Supervision of entrance by Admin office.
- Field area closer to ocean view and prevailing breezes.
- Building distance to sloping topography better for views from street above.
- Adjacency of parking to fields will encourage on-site parking for community use.

## CONS

- Lack of second access hinders regular/emergency vehicle circulation.



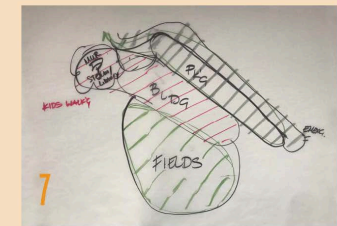
## PROS

- Field area closer to ocean view and prevailing breezes.
- Provides view for both fields and building.
- Supervision of entrance by Admin office.

## CONS

- Adjacency of parking to fields will encourage on-site parking for community use.
- Limited vehicle queuing length prior to Admin.
- Building distance from sloping topography worse for views from street above.
- Lack of second access hinders regular/emergency vehicle circulation.

## GROUP TWO CONCEPTS

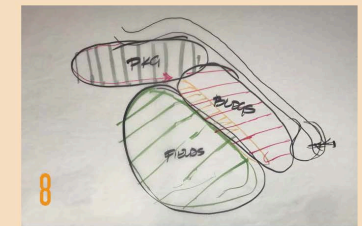


## PROS

- Maximizes vehicle queuing length along building.
- Ample distributed on-site parking will reduce street parking.
- Field area closer to ocean view and prevailing breezes.
- Fields behind buildings are more secure.
- Improved on-site vehicle queuing.
- Second access improves regular/emergency vehicle circulation.

## CONS

- Admin location difficult to coordinate with drop-off.
- Building distance from sloping topography worse for views from street above.
- Potential traffic impacts and security concern with second entrance off of Mira Montana.
- Limited access to fields from parking lot for visitors



## PROS

- Improved on-site vehicle queuing.
- Adjacency of parking to fields will encourage on-site parking for community use.
- Field area closer to ocean view and prevailing breezes.
- Building distance to sloping topography better for views from street above.
- Second access improves regular/emergency vehicle circulation.

## CONS

- Potential traffic impacts and security concern with second entrance off of Mira Montana.

## GROUP TWO CONCEPTS

# COMMUNITY SESSION 3 – MAY 1, 2019

## Session

## Three RECAP

### EXECUTIVE COMMITTEE

Holly McClurg, Ph.D. Superintendent  
Cathy Birks, Asst. Supt. Business Services  
Jason Romero – Asst. Supt. HR  
Chris Delehanty, Exec. Dir. Capital Prog.  
Mike Galis – Director of M&O  
Jason Soileau, Principal, DMHES

### DESIGN TEAM

Jon Baker, FAIA  
Richard Nowicki, AIA  
Buddy Gessel, AIA  
Brian Leonard, AIA  
Scott Moreland, AIA

### STAFF & COMMUNITY MEMBERS

#### SESSION TWO

Alexis Brodt  
Alison Catilus  
Carolyn Lee  
Chris Young  
Donna Chung  
Erica Halpern  
Gail Moran  
Grace Rohrer  
Greg Heinzinger  
Heidi Merkel-Eckstein  
Ian Phillip  
Jeannette Estrada  
Jennifer Hasselmann  
Joann Hooley  
Karrie Beach  
Katherine Fitzpatrick  
Kathy Minarik  
Lena Liu  
Mark Maggenti  
Meg Money  
Michelle McGraw  
Mike Halpern  
Mirelle Barnard  
Neelum Arya  
Paige Rollins  
Pat Freeman  
Sandra Rickett  
Sean Wheatley  
Stefani Mazepa  
Steve Rohrer  
Wendy Wardlow

#### SESSION THREE

Adriana West  
Alison Catilus  
Ana West  
Becky Young  
BreAnne Custodio  
Carolyn Lee  
Chris Young  
Cristin Strain  
David Victor  
Erica Halpern  
Gail Cornwell  
Gail Moran  
Gina Vargus  
Grace Rohrer  
Greg Heinzinger  
Heidi Merkel-Eckstein  
Ian Phillip  
Jason West  
Jazmin Blais  
Jeannette Estrada  
Jennifer Porter  
Joann Hooley  
John Friedman  
John Friedman  
Karnie Beach  
Kate Lampe  
Kelley Huggett  
Kristin Yanicelli  
Ksenia Nawrocki  
Lena Liu  
Louie Nguyen  
Mark Maggenti

Mark Pong  
Michael Yanicelli  
Michelle McGraw  
Mike Halpern  
Mirelle Barnard  
Neelum Arya  
Paige Rollins  
Pat Freeman  
Richard Cornwell  
Sandra Rickett  
Scott Wooden  
Stefani Mazepa  
Tracy Friedman  
Tricia Dixon  
Wendy Wardlow

SESSION TWO/THREE PARTICIPANTS

## DESIGN DRIVERS

### SITE

- Reduce Vehicle Congestion
- Improve Pedestrian Safety
- Maximize On-Site Vehicle Queuing
- Maximize Parking
- Maintain Neighborhood Views
- Emergency Vehical Access



### BUILDING

- Campus Interconnection
- Flexibility/Adaptability
- Indoor/Outdoor
- Collaboration and Transparency
- Natural Light and Fresh Air
- Access to Views
- Flexible Technology
- Centrally Located Multi-Use Space

## CONCEPTS

# COMMUNITY GENERATED DESIGN DRIVERS



## SITE DIAGRAM

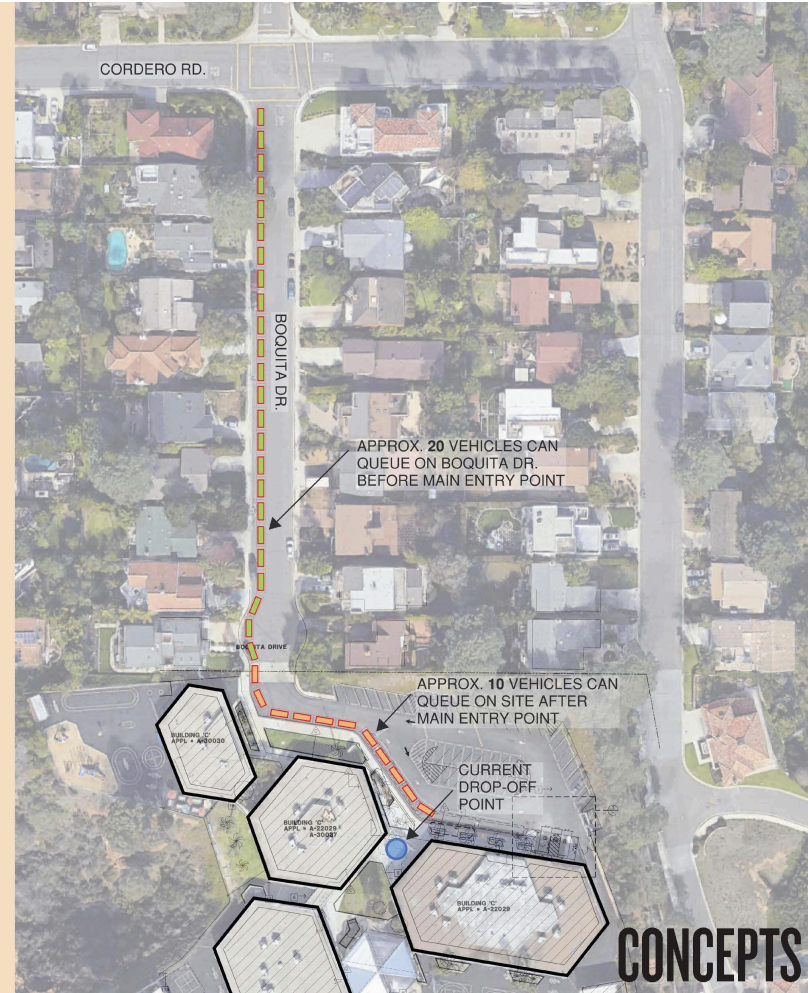
### EXISTING VEHICLE QUEUING

- Existing On-Site Queuing after Main Entry to Drop Off Point:

10 Vehicles

- Existing Off-Site Queuing on Boquita Drive:

20 Vehicles

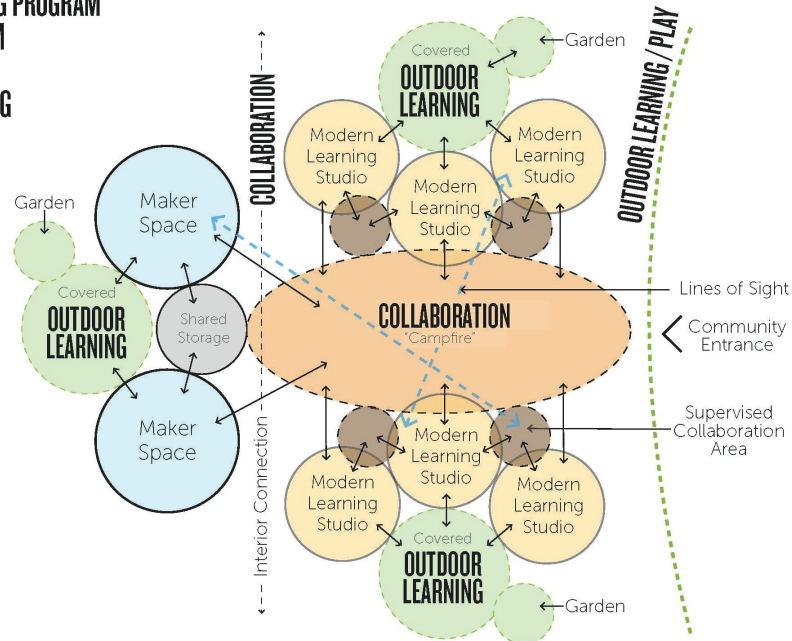


# TRAFFIC OVERVIEW

# LEARNING SPACE INPUT, PHASING DISCUSSION BEGINS

## BUILDING PROGRAM DIAGRAM

## LEARNING VILLAGE



## SITE PHASING STRATEGY



COMMUNITY SESSION 4 – MAY 13, 2019

# Session Four

CONCEPT PLANNING UPDATE



# COMMUNITY PRIORITY - TRAFFIC, INGRESS, AND EGRESS

## SITE DIAGRAM EXISTING VEHICLE QUEUING

- Existing On-Site Queuing after Main Entry to Drop Off Point:  
**10 Vehicles**
- Existing Off-Site Queuing on Boquita Drive, Cordero Road, and Mercado Drive:  
**52 Vehicles**
- Total On and Off-Site Neighborhood Queuing:  
**62 Vehicles**
- Note:  
Off-Site Traffic Backup currently impacts Emergency Access to the School and to the Residents.



## SITE DIAGRAM VEHICLE PARKING / QUEUING

- Existing Parking:  
**48 Spaces**
- Desired Parking:  
**90 Spaces (55 Staff)**
- Goals:
  - Keep drop off and parking vehicle flows separate.
  - Admin, Kinder Parent and Teacher parking convenient to their locations.



## SITE DIAGRAMS SUMMARY



CONCEPT ONE



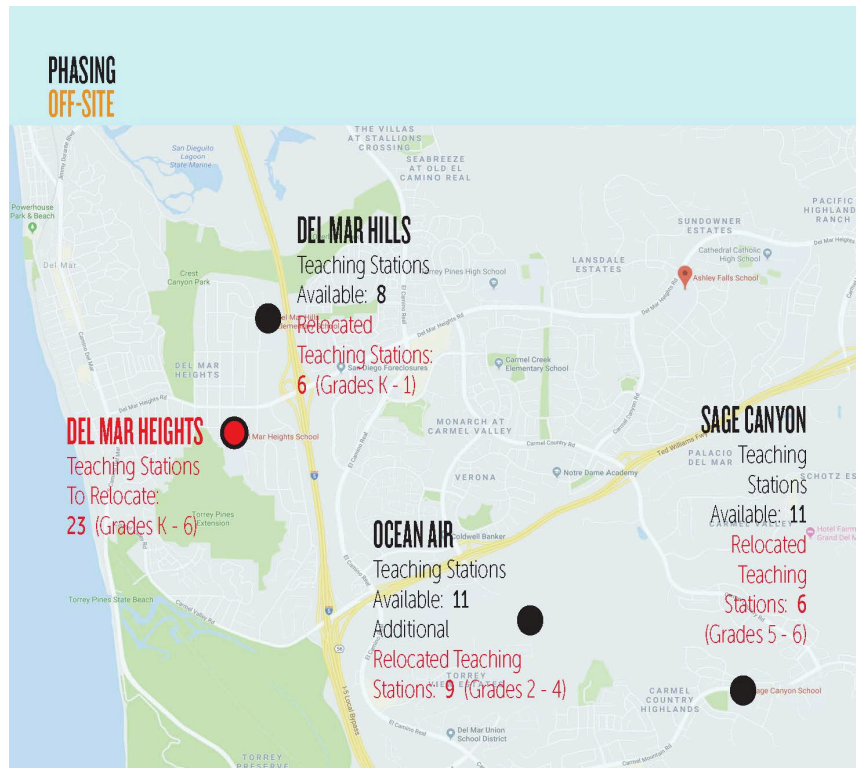
CONCEPT TWO

CONCEPTS

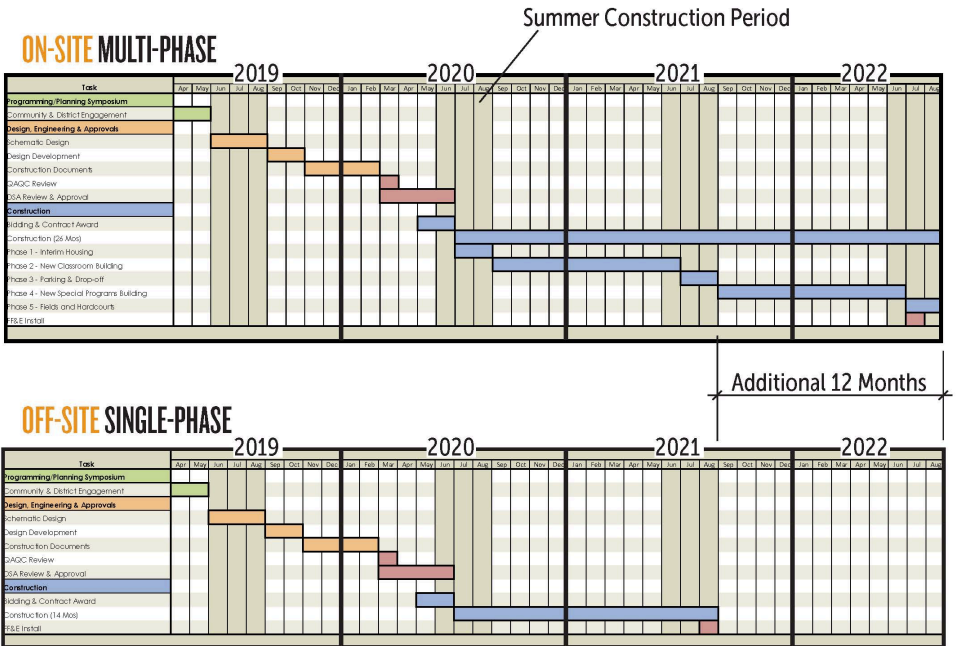
FURTHER  
DESIGN  
INPUT



# PHASING DISCUSSION – FURTHER DETAIL



## SCHEDULE



COMMUNITY SESSION 5 – MAY 30, 2019

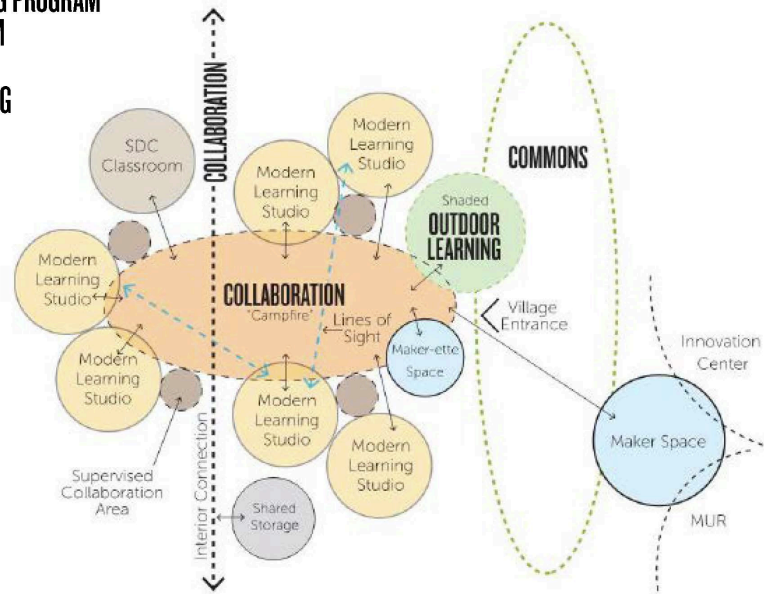
# Session Five

SOLUTIONS

# LEARNING SPACE DESIGN UPDATE

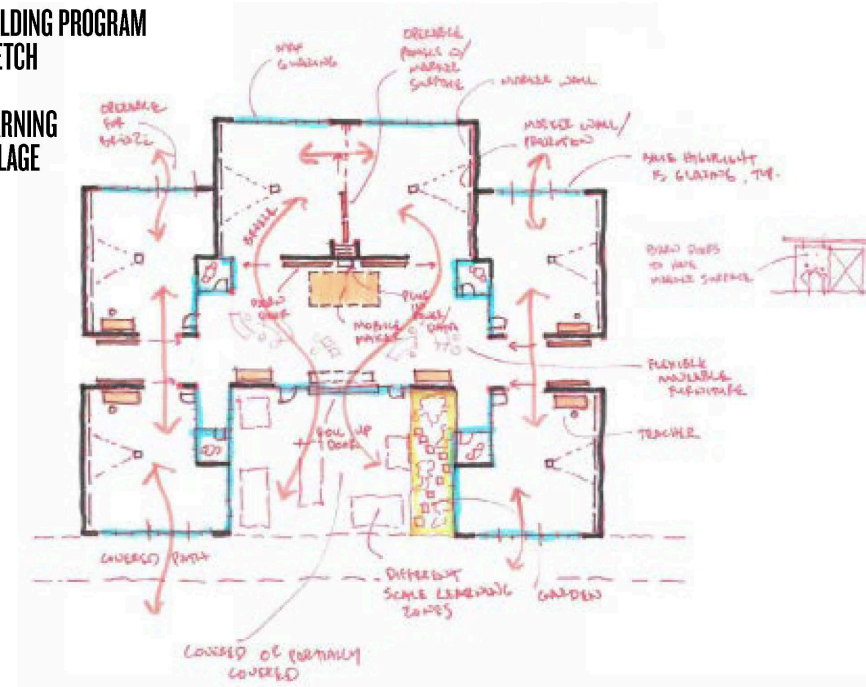
## BUILDING PROGRAM DIAGRAM

### LEARNING VILLAGE



## BUILDING PROGRAM SKETCH

### LEARNING VILLAGE



# SITE DESIGN UPDATE

- Accumulated priorities from the community
- Built upon the 8 initial design ideas and community input

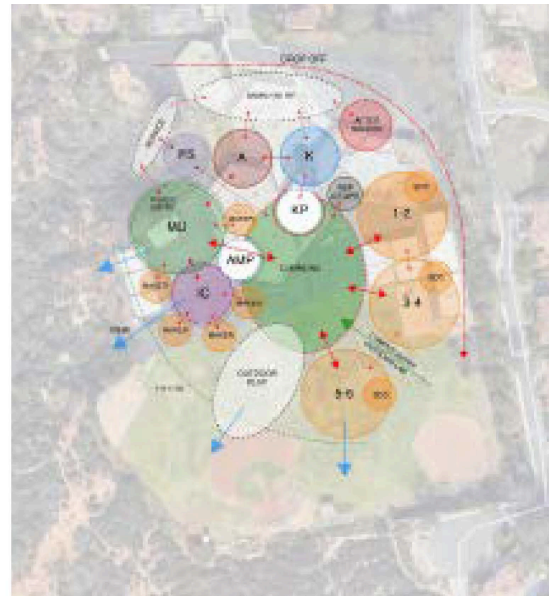
## BUILDING PROGRAM SITE PLAN

### CAMPUS



## BUILDING PROGRAM DIAGRAM

### CAMPUS





# COMMUNITY SESSION 6 – SEPTEMBER 5, 2019



Del Mar Heights School ReBuild



### SYCAMORE RIDGE - TEST FIT

#### SYCAMORE RIDGE FACTS

- Both field areas are too small to fit a 300 FT home run fence.
- Site Area: 10.7 Acres



### DEL MAR HILLS - TEST FIT

#### DEL MAR HILLS FACTS

- 300 FT home run fence distance will not fit with existing grade change.
- Infield could be skinned to work with 90 FT bases.
- Site Area: 6.82 Acres



### TORREY HILLS - TEST FIT

#### TORREY HILLS FACTS

- There is enough field area to fit a 300 FT home run fence.
- Infield would need to be skinned for 90 FT bases.
- Site Area: 10.2 Acres



### OCEAN AIR - TEST FIT

#### OCEAN AIR FACTS

- Existing north field has room for 90 FT bases and a 300 FT home run fence.
- Site Area: 11.5 Acres



## LITTLE LEAGUE - OTHER SITES

# BASEBALL FIELD OPTIONS



# SITE PLAN EXPLORATIONS

## LESS PARKING AT SOUTH END

REASONS THIS OPTION WAS NOT PURSUED:

- Reduces vehicle queuing length by approx. 10 vehicles.
- Reduces parking count by approx. 20 spaces. With reduced north lot parking, target of 90 spaces would not be reached.
- Inefficient use of area at southeast corner
- Groups 3-4 and 5-6 Villages. Educational preference is for 5-6 Village to be separated.







# SCHEMATIC DESIGN UPDATE



**SITE PLAN**



# COMMUNITY SESSION 7 – SEPTEMBER 23, 2019



Del Mar Heights School ReBuild



COMMUNITY UPDATE 9/23/19

BakerNowicki

## FOLLOW UP ITEMS FROM COMMUNITY MEETING ON 9/5/19

- Design Concepts in Response to Community Concerns
- Green Space Comparison, Existing and Proposed
- Programming of Northwest Green Space
- Review of View Corridors and Building Heights
- Programming of Roofs (Solar, Green, Equipment Free, Materials)
- Schematic Design Update
- Review of Design Concepts in Response to Community Concerns, Questions and Ideas.

**COMMUNITY NEEDS**

## DESIGN CONCEPTS IN RESPONSE TO COMMUNITY CONCERNS

- One story buildings to respect views from around the site.
- Roof slopes have been kept low to keep building heights down.
- Mechanical equipment will be on ground rather than visible on roofs.
- On-site parking has been increased to reduce off-site parking impacts.
- On-site vehicle queuing has been increased to reduce off-site queuing congestion.
- Landscape buffer along east edge will be preserved and improved to shield views of school roof and buffer sound.
- Community access to fields and play areas will be maintained.
- Little League will be moved off-site, reducing weekend traffic/noise.
- Pedestrian path connection to Mira Montana has been removed.
- A green space and viewpoint has been provided at northwest corner.

**COMMUNITY NEEDS**

## REVIEW OF CONCEPTS FROM DESIGN PROCESS

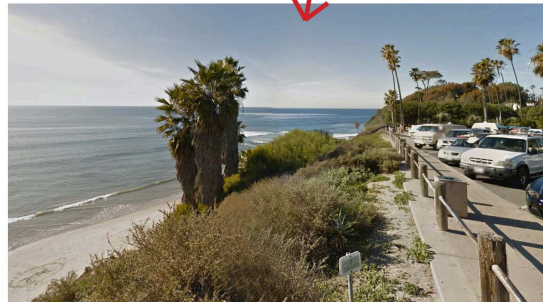


# NORTHWEST GREEN SPACE



## Potential Uses:

- Small Children's Playground (Tot Lot)
- Open lawn area
- "Green Flash" Viewpoint along south side with seating
- Art wall along entry



DMUSD  
COMMUNITY  
PARK –  
POTENTIAL USES

# VIEW SIMULATIONS AND BUILDING HEIGHTS

FROM DURANGO DRIVE



CONCEPTUAL VIEW SIMULATIONS

FROM MIRA MONTANA DRIVE



CONCEPTUAL VIEW SIMULATIONS



# SCHEMATIC DESIGN UPDATE



## SITE PLAN





# Del Mar Heights School ReBuild



BOARD MEETING 11/20/19



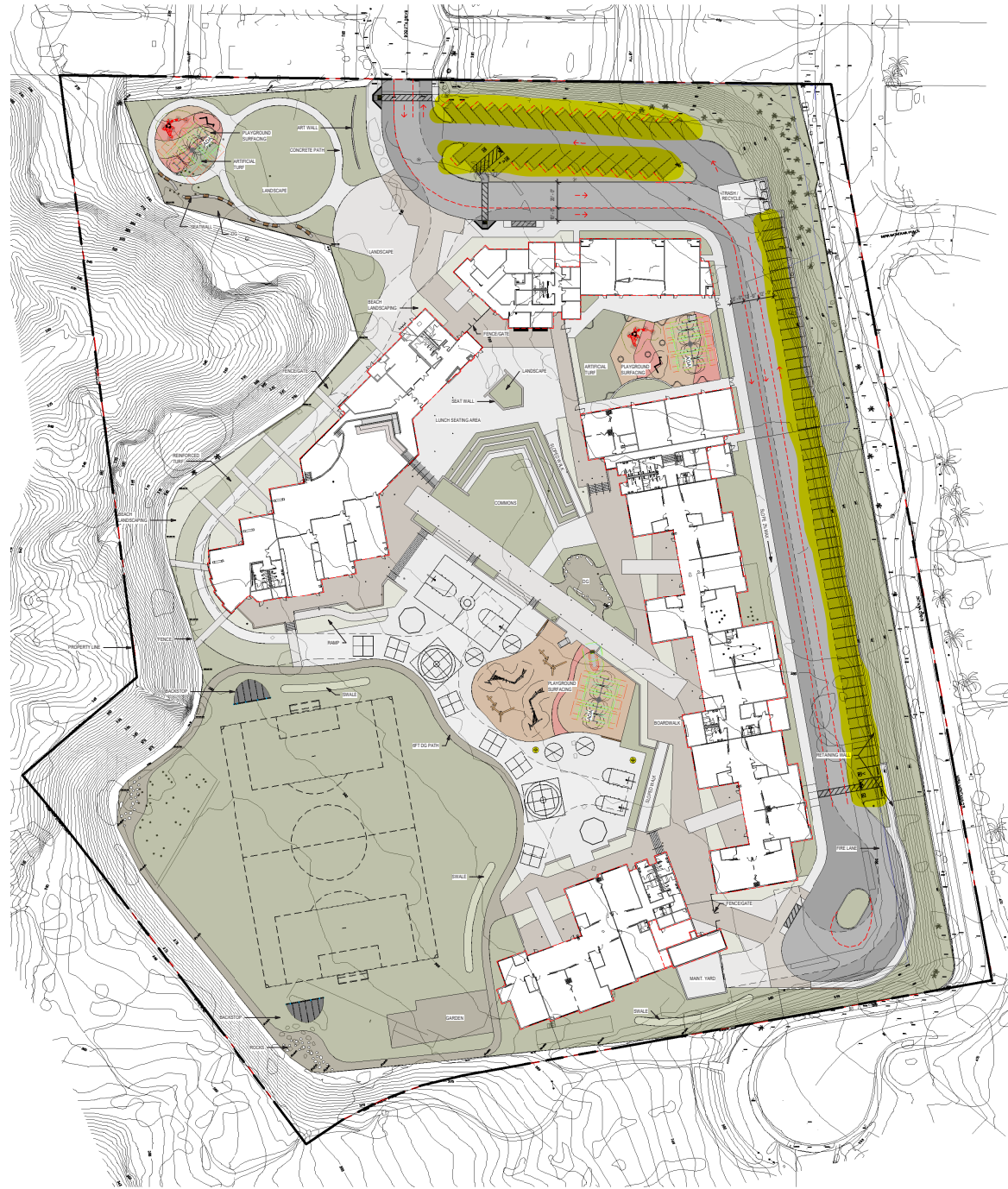
**PARKING**

## Parking Summary

- Goal: Get parked cars off streets.
- Current spaces: **48**
- Proposed spaces: **89** (reduced from 120 spaces before Community Park added.)
- Staff: **55**; Visitors & Kinder Parents: **34**
- Two parking areas allow staff to park separate from parents and visitors.
- Spaces changed from 9ft to 8ft wide.
- Front 3 feet of each space has been made landscaping.
- East parking is cut into grade with a retaining wall allowing buildings to be 15 feet further east.

## If East Parking was removed

- Sidewalk & Fire Lane (including turnaround) would remain and Retaining Wall removed.
- Total width would reduce by 14 feet
- 31 Spaces in north parking lot would not be enough for school.
- Adding parking to NW corner would create unsafe crossing of pedestrians

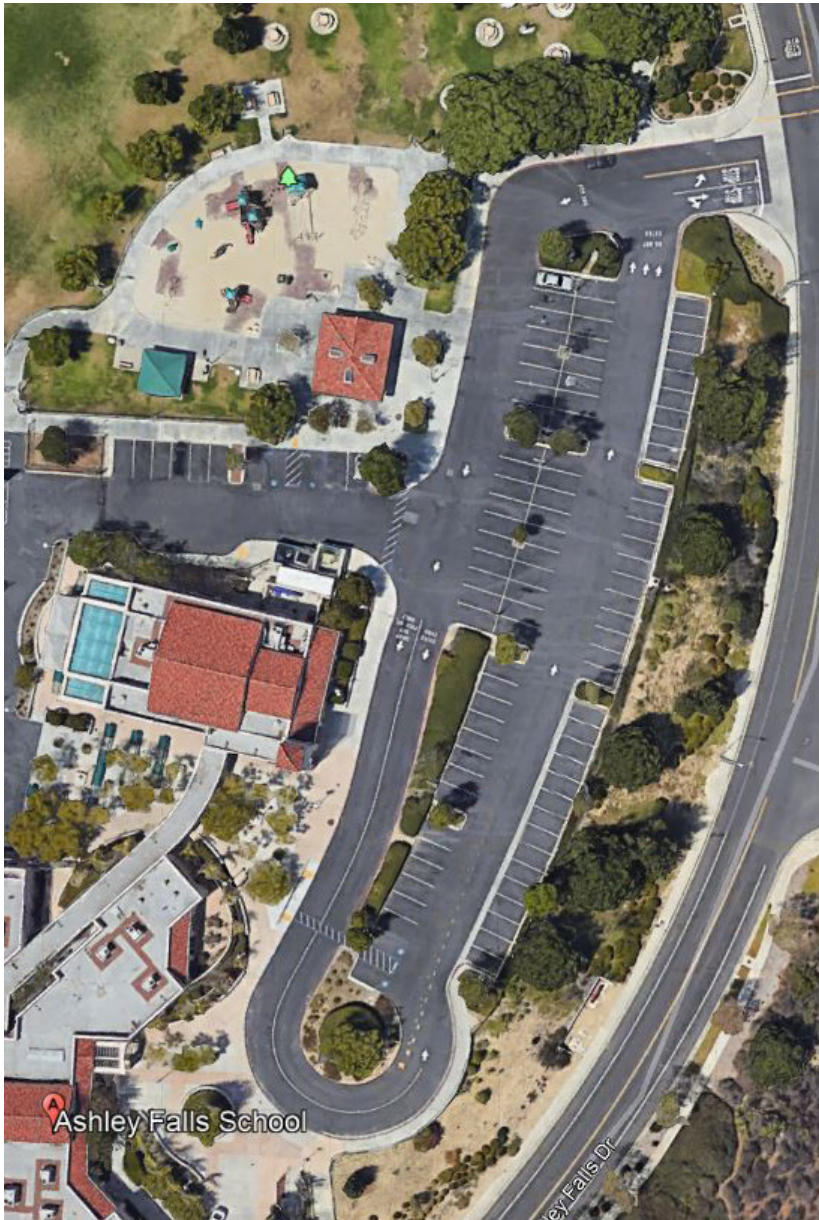


**PARKING**



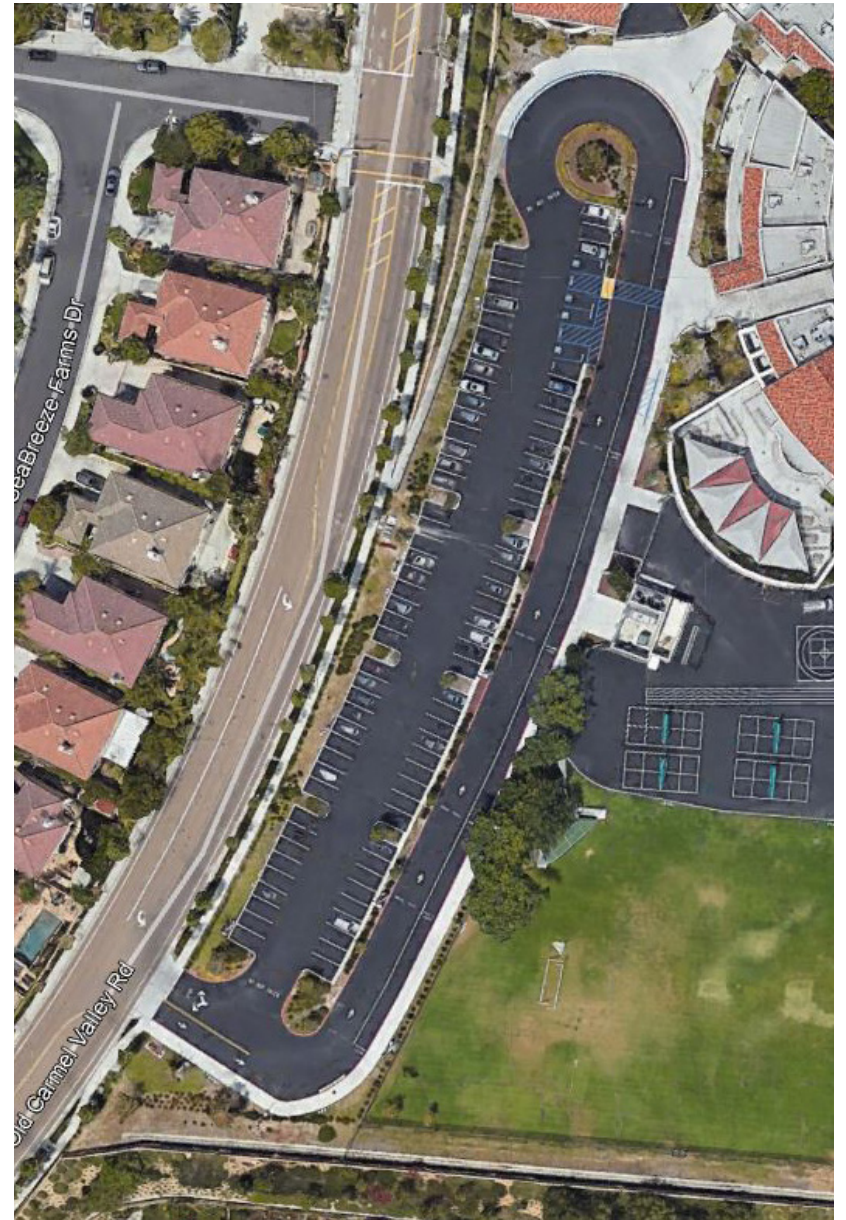
## EXAMPLE PARKING: ASHLEY FALLS

- Total parking spaces: 98



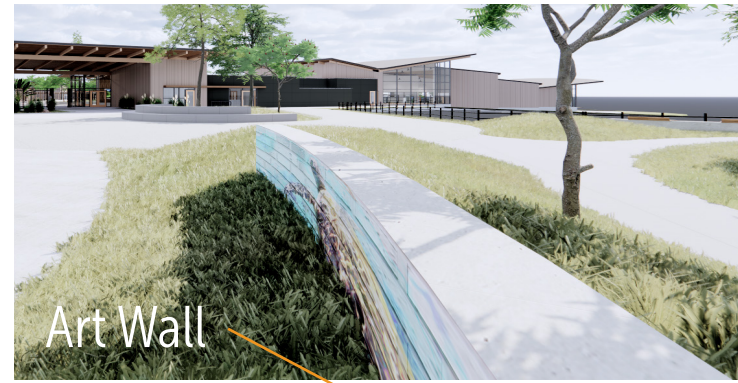
## EXAMPLE PARKING: SYCAMORE RIDGE

- Total parking spaces: 86



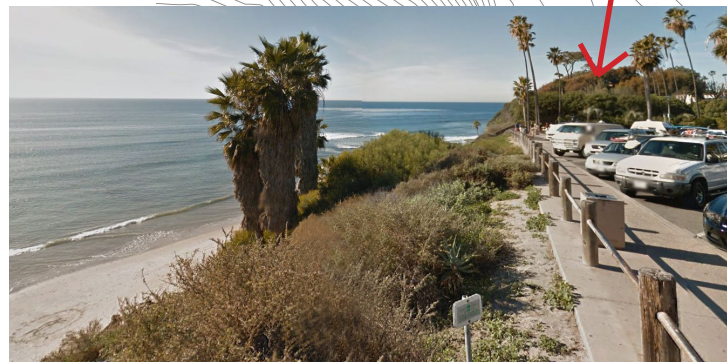
# DMUSD COMMUNITY PARK





Benefits:

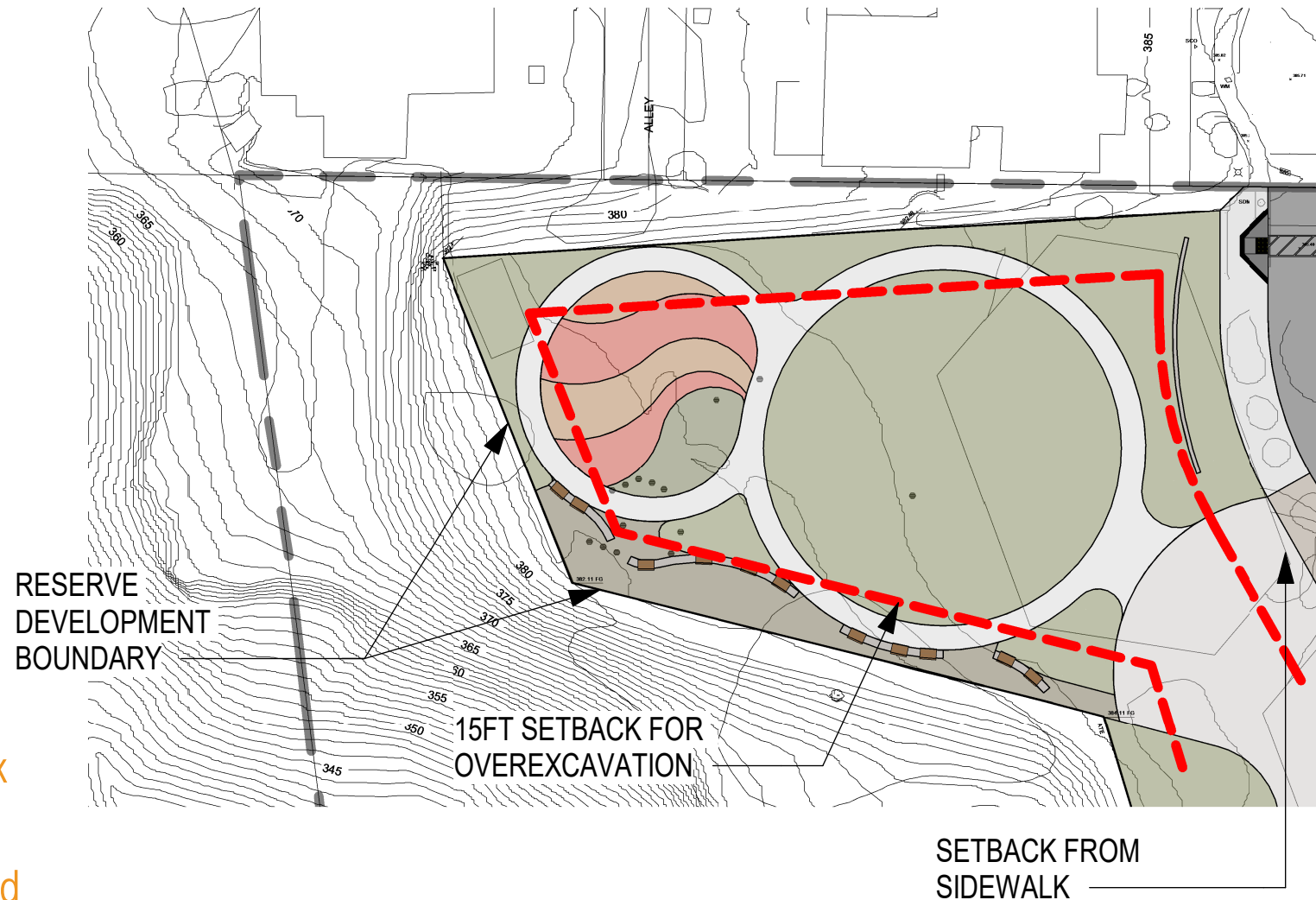
- Pedestrian friendly, improves walkability and safety
- Small Children’s Playground (Tot Lot)
- Open lawn area
- “Green Flash” Viewpoint along south side with seating
- Art wall along entry





## PLACING A STRUCTURE IN DMUSD COMMUNITY PARK AREA

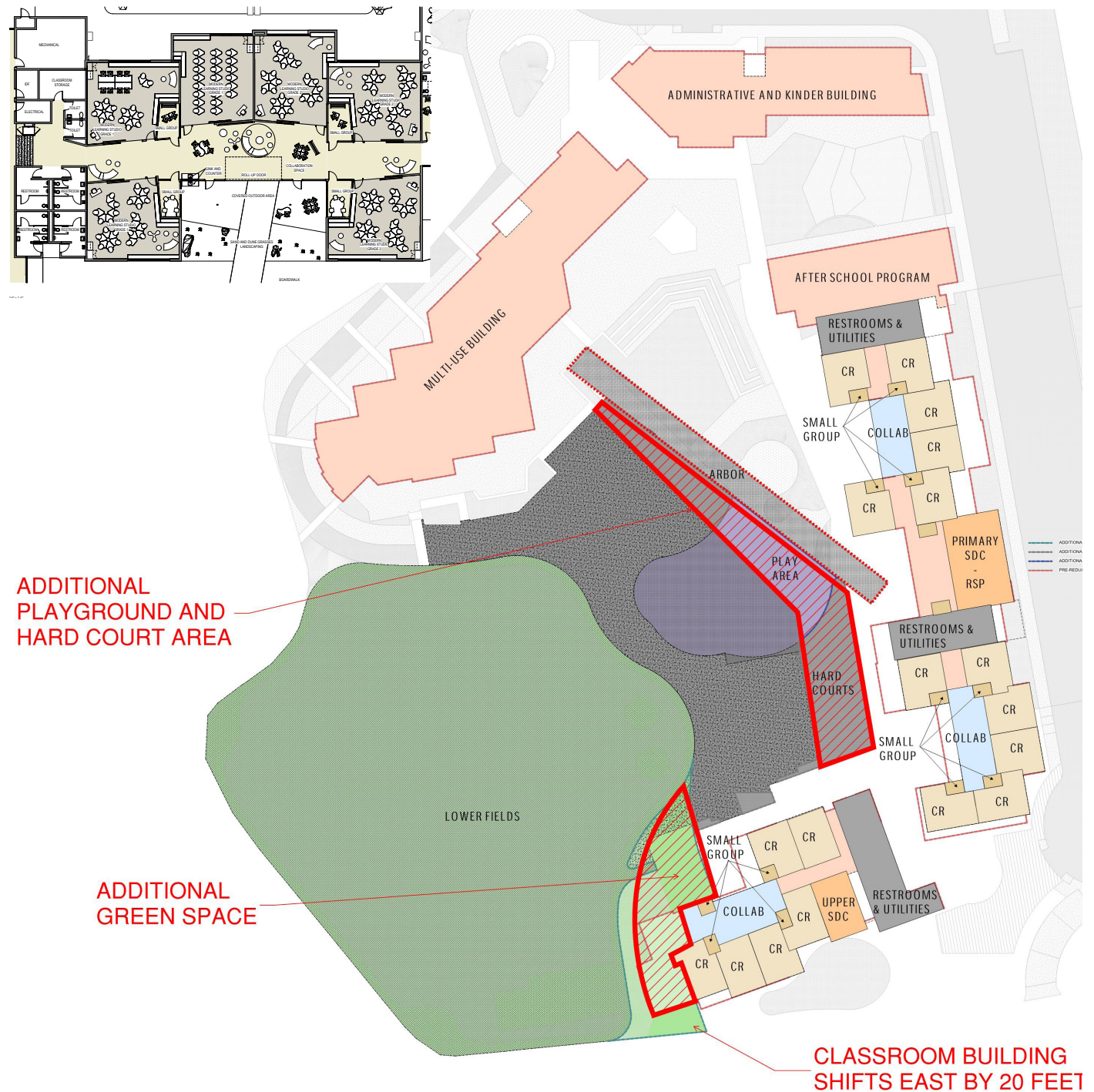
- A Classroom Building will not fit within the development limit of this portion of the site
- This area would be too remote from the playground and fields for the students.
- A Classroom Building would be difficult to safely secure from the main entrance.
- Location does not work with drop-off and pick-up location at south end of site.



# ADJUSTMENTS

## KEY BENEFITS

- Classroom size reduction along with re-orientation of Arbor Connector between Classroom Building and Multi-Purpose Room produces:
- 26% increase of hard court area
- 43% increase of playground area
- 9% increase of Field/ Green Space
- Lower Classroom Building shifts 20 feet to east.
- PRIOR OVERALL BUILDING SF: 69,440sf
- CURRENT OVERALL BUILDING SF: 66,599sf

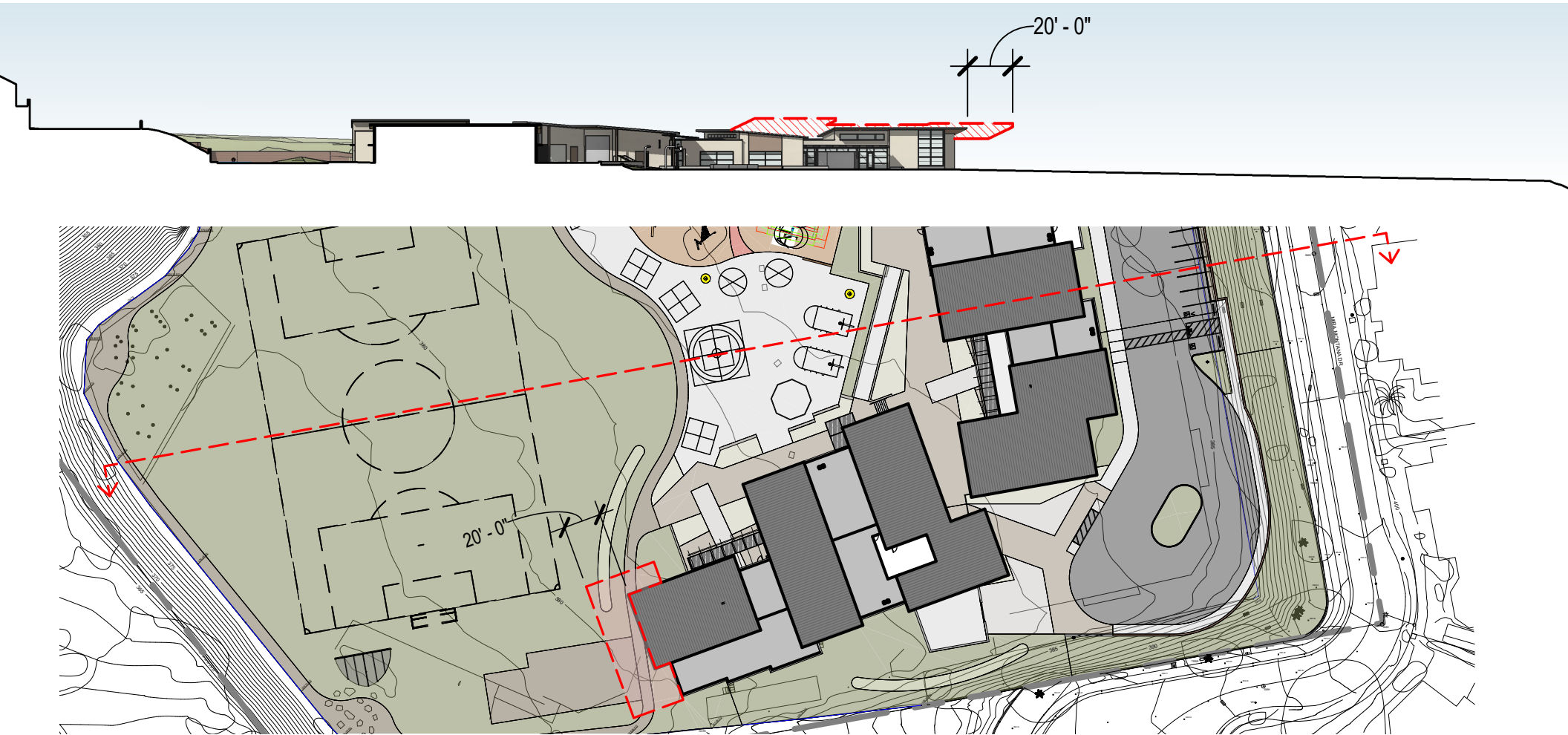


# CLASSROOM SIZE REDUCTION



## Lower Classroom Building:

- Building footprint and roof have been pulled back to the east by 20 feet, increasing green space and sight lines.
- Building highest point has been reduced by 4 feet from 22 feet high to 18 feet at the highest point increasing sight lines.



**SITE SECTION COMPARISON**

Existing:

Green Space: 33% of site area  
Infield: 12% of site area  
Playground: 18% of site area  
Outdoor Learning: 1% of site area

Green Space PE Uses:

-Open field play area, -Kindergarten Play Area

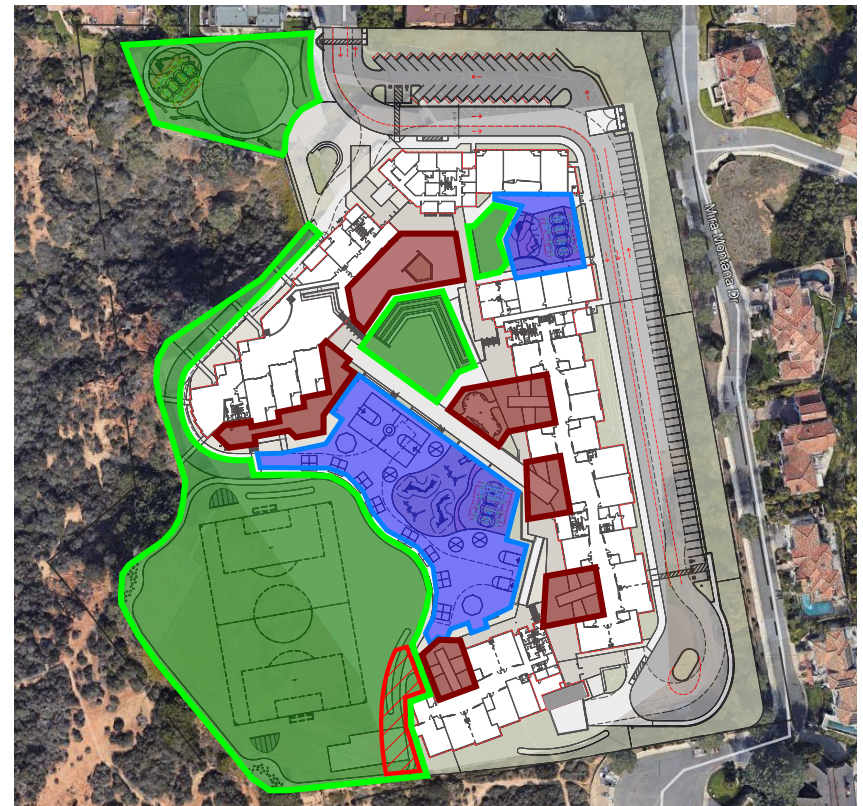


Proposed:

Green Space: 30% of site area  
Infield: 0% of site area  
Playground: 10% of site area  
Outdoor Learning: 6% of site area

Green Space PE uses:

-Open field play area with Soccer Field, Two Ball Fields and Canyon Rim Nature Path,  
-Kindergarten Play Area, -DMUSD Community Park, -Grass Amphitheater



**OPEN SPACE COMPARISON**

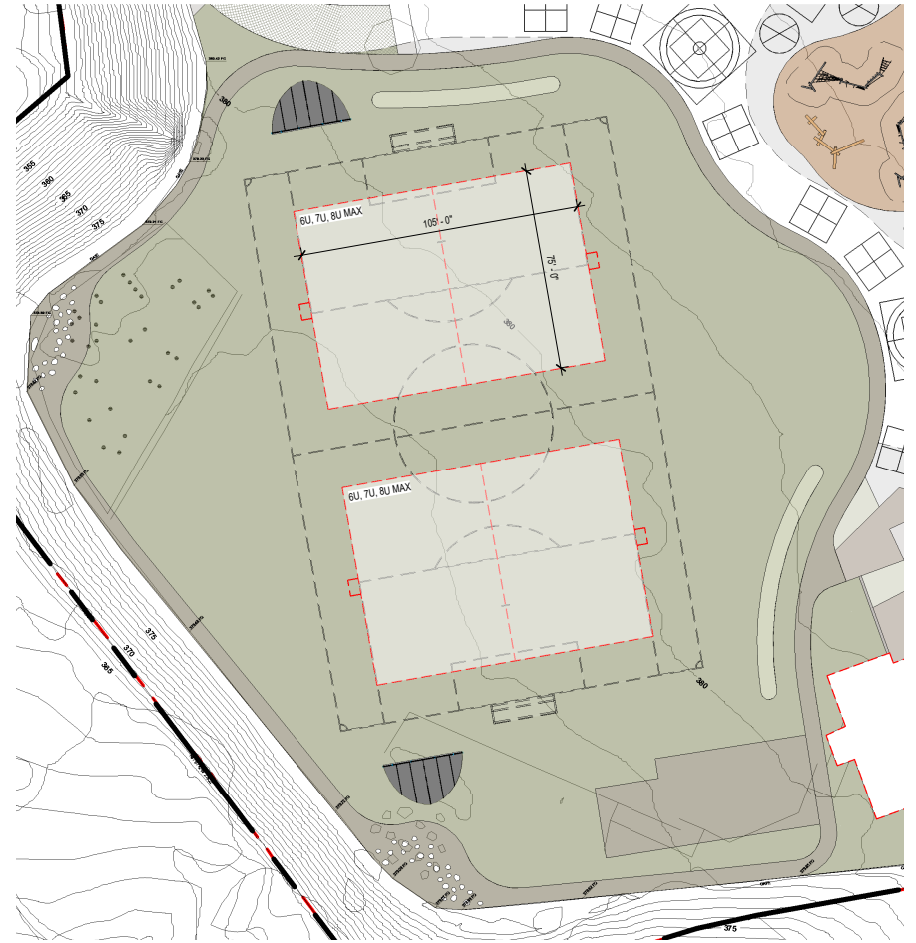


## YOUTH SOCCER FIELD SIZE

- 6U, 7U, 8U Minimum Field Size: 45FT x 75FT
- 6U, 7U, 8U Maximum Field Size: 75FT x 105FT



MINIMUM

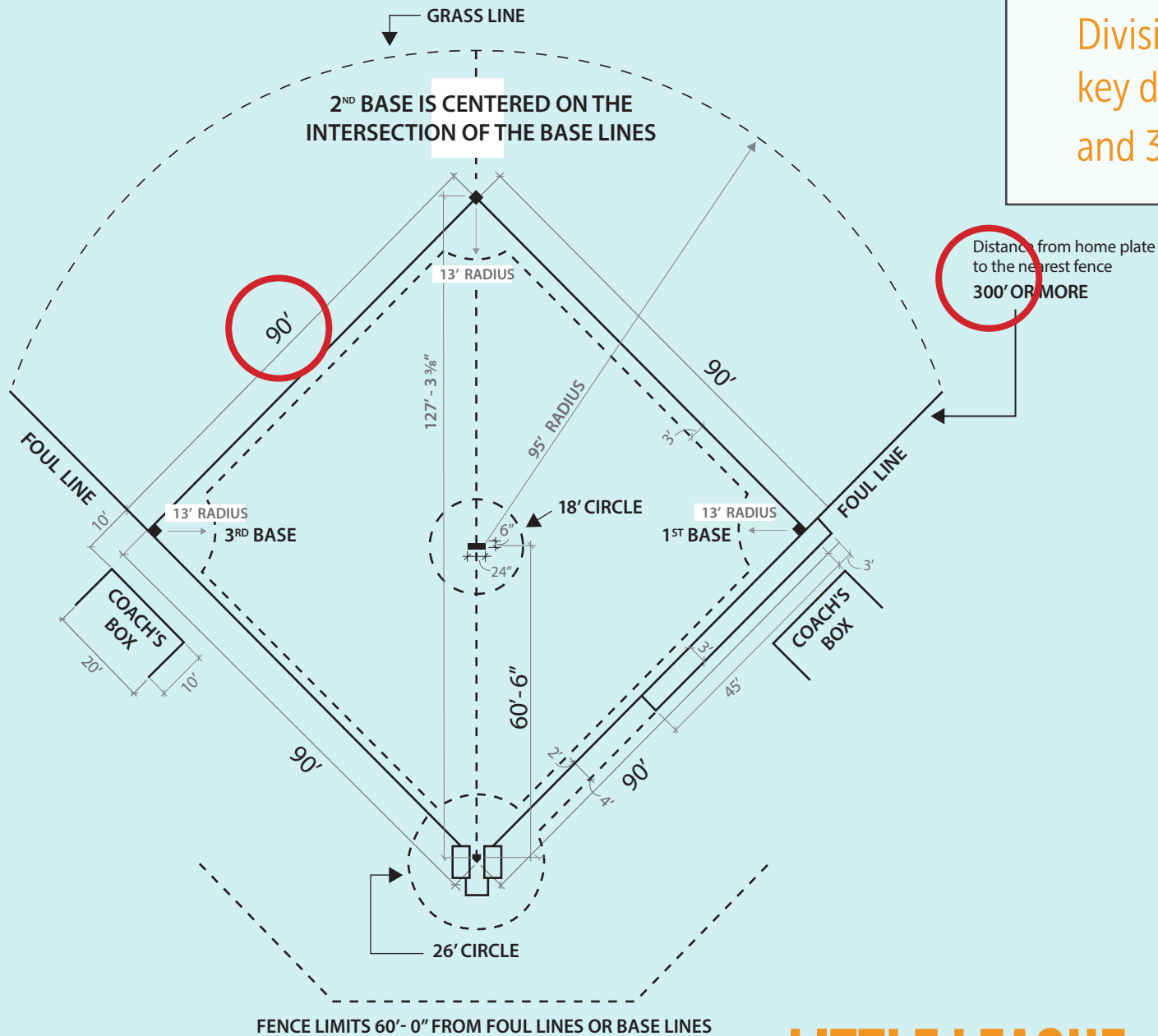


MAXIMUM



# LITTLE LEAGUE FACTS

- Junior/Senior League Baseball Division Field Layout: Based on key dimensions of 90 FT bases and 300 FT to home run fence.



# LITTLE LEAGUE - FIELD DIMENSIONS



### EXISTING FIELD FACTS

- 300 FT home run line extends beyond hard court line.
- Foul line along 3rd base extends beyond west fence line.
- Students generally stay off of field during recess and physical education.
- Site Area: 8.3 Acres

### PROPOSED FIELD FACTS

- On-Site Parking/Vehicle Queuing to address Traffic Concerns decreases available field area.
- One Story Buildings to address Community Views increases the building footprint and decreases available field area.
- Site Area: 8.3 Acres

# LITTLE LEAGUE - DEL MAR HEIGHTS



## SYCAMORE RIDGE - TEST FIT

### SYCAMORE RIDGE FACTS

- Both field areas are too small to fit a 300 FT home run fence.
- Site Area: 10.7 Acres



## DEL MAR HILLS - TEST FIT

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- 300 FT home run fence distance will not fit with existing grade change.
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## OCEAN AIR - TEST FIT

### OCEAN AIR FACTS

- Existing north field has room for 90 FT bases and a 300 FT home run fence.
- Site Area: 11.5 Acres



# LITTLE LEAGUE - OTHER SITES

# ONE STORY VS. TWO STORY



## One Story vs. Two Story

- Two story buildings would increase green space, but also obstruct views to the west across the site.



**ONE STORY VS. TWO STORY**

# **SITE SECURITY AND STUDENT SAFETY**



Current View from Mira Montana Turnaround



Proposed View from Mira Montana Turnaround

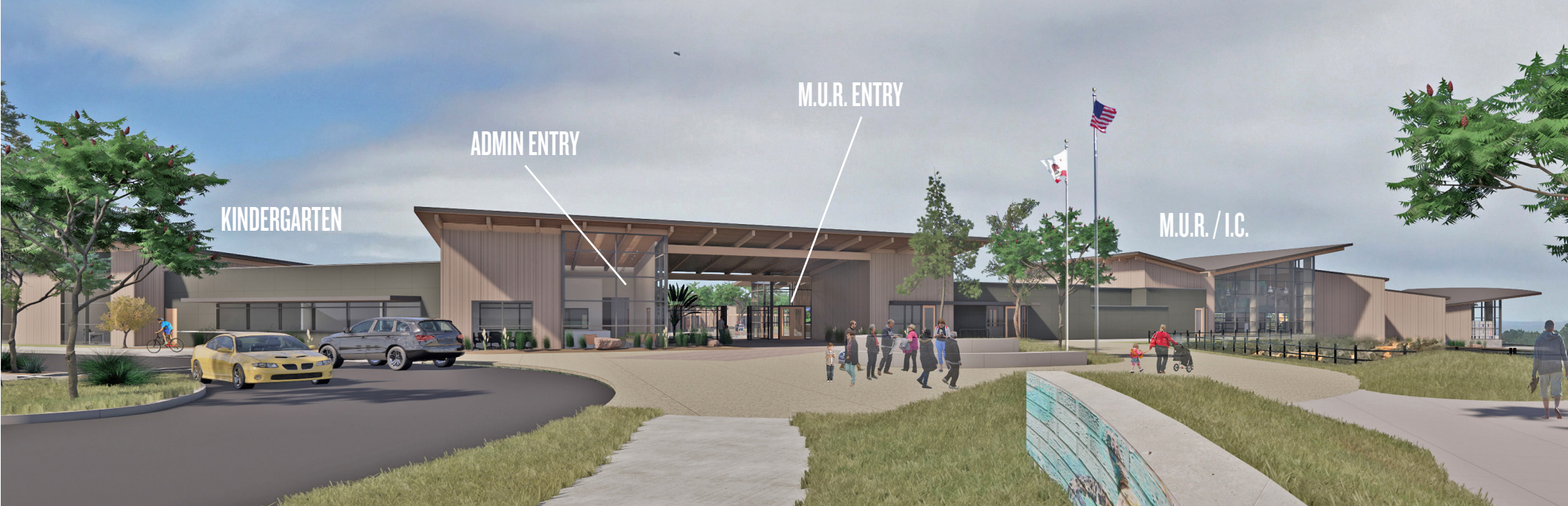


**SITE SECURITY AND STUDENT SAFETY**



# CURRENT SCHOOL DESIGN









**MULTI-USE ROOM**





**MODERN LEARNING STUDIO** **COLLABORATION SPACE**





# STUDENT COMMONS





# DEL MAR HEIGHTS SCHOOL REBUILD



collaborative

integrated

sustainable

innovative

**BakerNowicki**  
design studio



# QUESTIONS