

DEL MAR HEIGHTS SCHOOL REBUILD UPDATE

BOARD OF TRUSTEES MEETING
DECEMBER 18, 2019

TOPICS TO BE COVERED

- Review – Process & Priorities
- Defining Characteristics
- Site Information
- Ideas Analyzed

COMMUNITY DESIGN PROCESS

- 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

COMMUNITY DESIGN PRIORITIES - SITE

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

COMMUNITY DESIGN PRIORITIES - 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

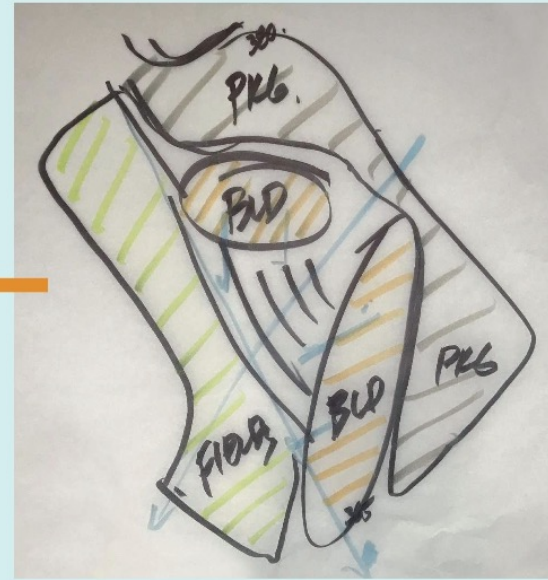
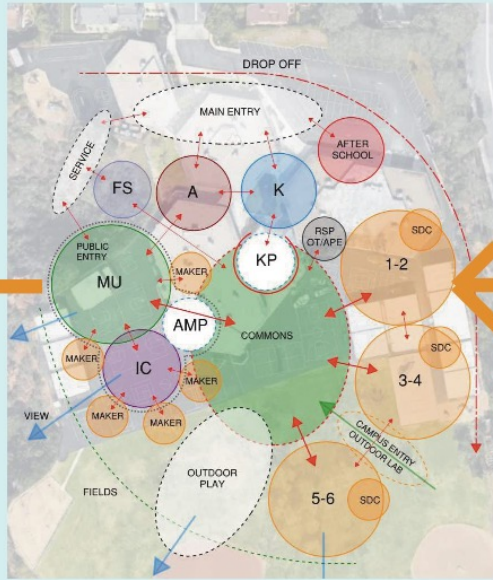
DEFINING CHARACTERISTICS



DEL MAR HEIGHTS SCHOOL REBUILD

REFINEMENTS MADE TO PROPOSED PLAN

- Reduction in building square footage of 3,000 square feet
- Buildings moved 20 feet to the East
 - Associated increase in grass play area
 - Associated increase in other play areas
- Reduction in height of southern classroom building of 4 feet

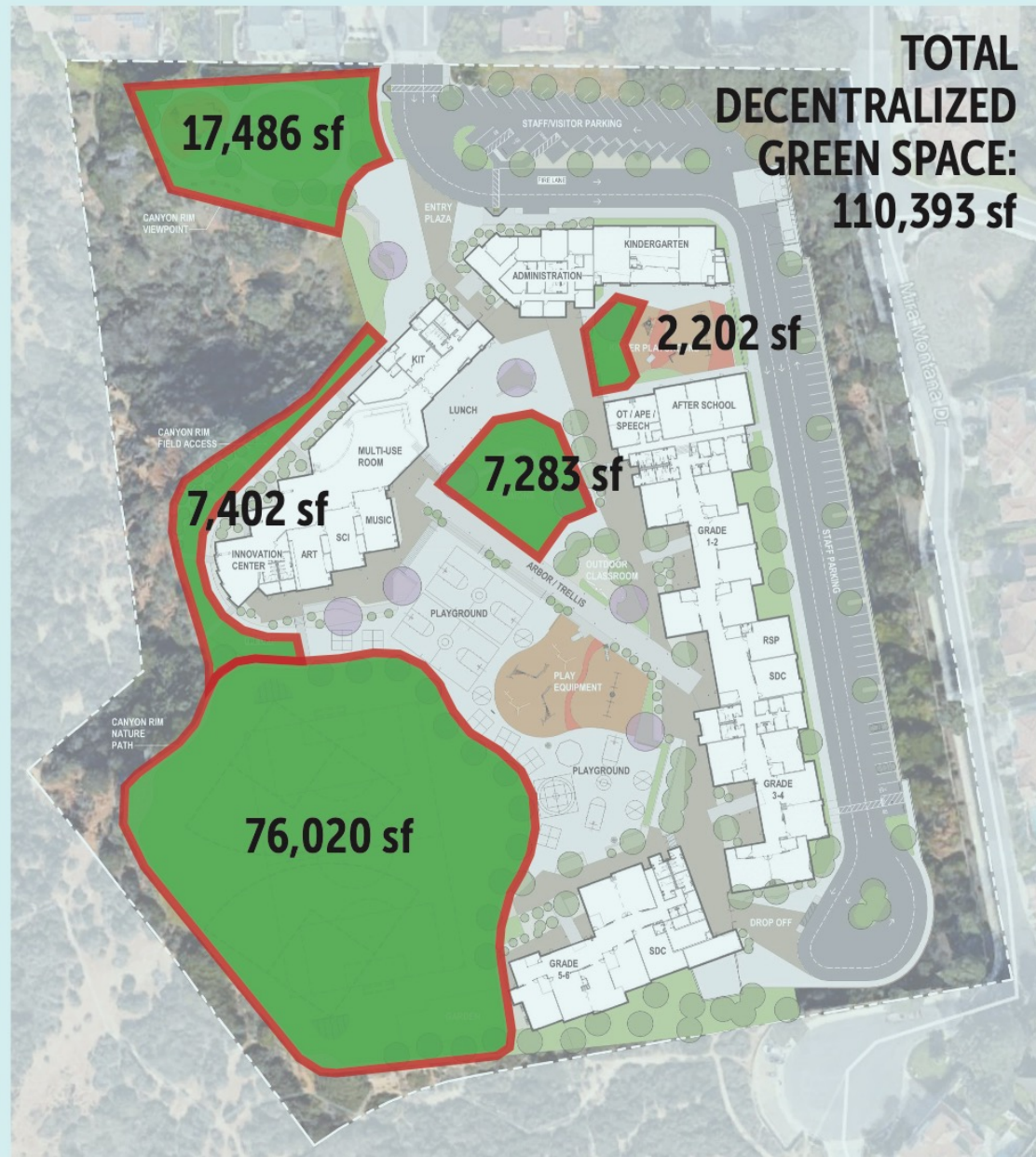


EVOLUTION OF PROJECT NUMBERS

	EXISTING	PROPOSED
GREEN SPACE		
OVERALL AREA	126,367 sf	110,393 sf
PARKING		
OVERALL AREA	23,825 sf	51,547 sf
• OVERALL SPACES	(48)	(80)
• QUEUING SPACES	(15)	(45)
BUILDINGS		
OVERALL AREA	54,007 sf	66,990 sf
• STEAM+	• 2,625 sf	• 3,807 sf
• M.U.R. / INNOV. CENTER	• 5,906 sf	• 8,772 sf
• PORTABLE CLASSROOM LEARNING	• 12,480 sf	• 0 sf

Numbers
based on
survey data
received on
10/22/2019

EXISTING/PROPOSED COMPARISON



Numbers based on survey data received on 10/22/2019

CURRENT SITE PLAN GREEN SPACE

SITE PLAN (KEEP EAST PARKING/QUEUING)

ADJUSTMENTS:

- Move retaining wall 25ft east.
- Move buildings and fire lane east 25ft.

IMPACTS:

SAFETY:

- High retaining wall 15-22ft.
- Limited surveillance.
- Students crossing vehicle traffic.

VIEWS:

- Safety fence at top of retaining wall.

COST:

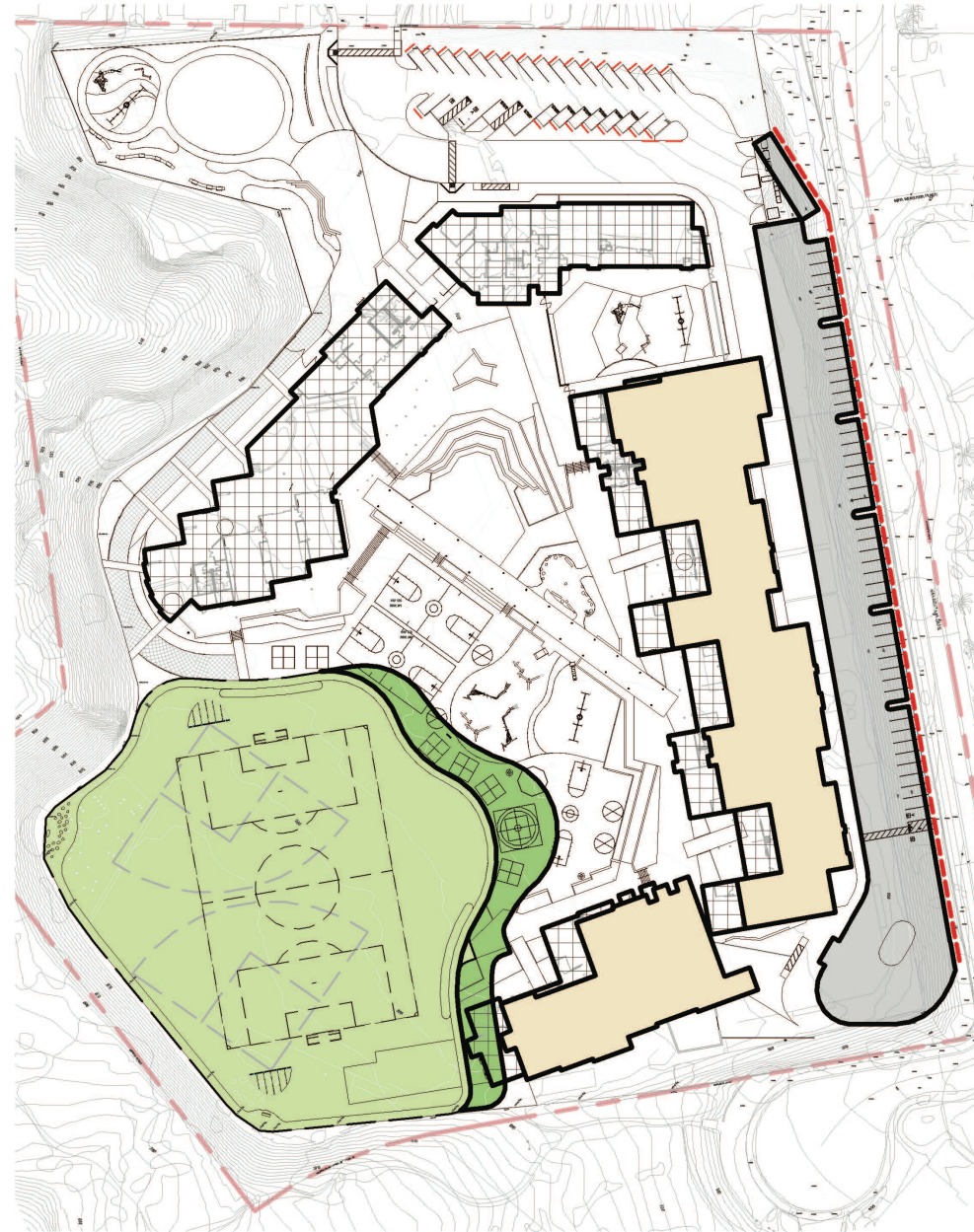
- Retaining wall: \$950,000

LANDSCAPE BUFFER:

- East site slope and landscaping removed.

AESTHETICS:

- Appearance not desirable.
- Graffiti target.



SITE ADJUSTMENT ONE-STORY OPTION I

SITE PLAN (RELOCATE EAST PARKING/QUEUING)

ADJUSTMENTS:

- Remove east side drop off and parking.
- Relocate east parking lot to northwest corner.
- Move retaining wall 25ft east.
- Move buildings and fire lane east 65ft.
- Shift Admin Building south to allow for bus turning radius.

IMPACTS (In addition to Option 1):

PARKING/VEHICLE QUEUING:

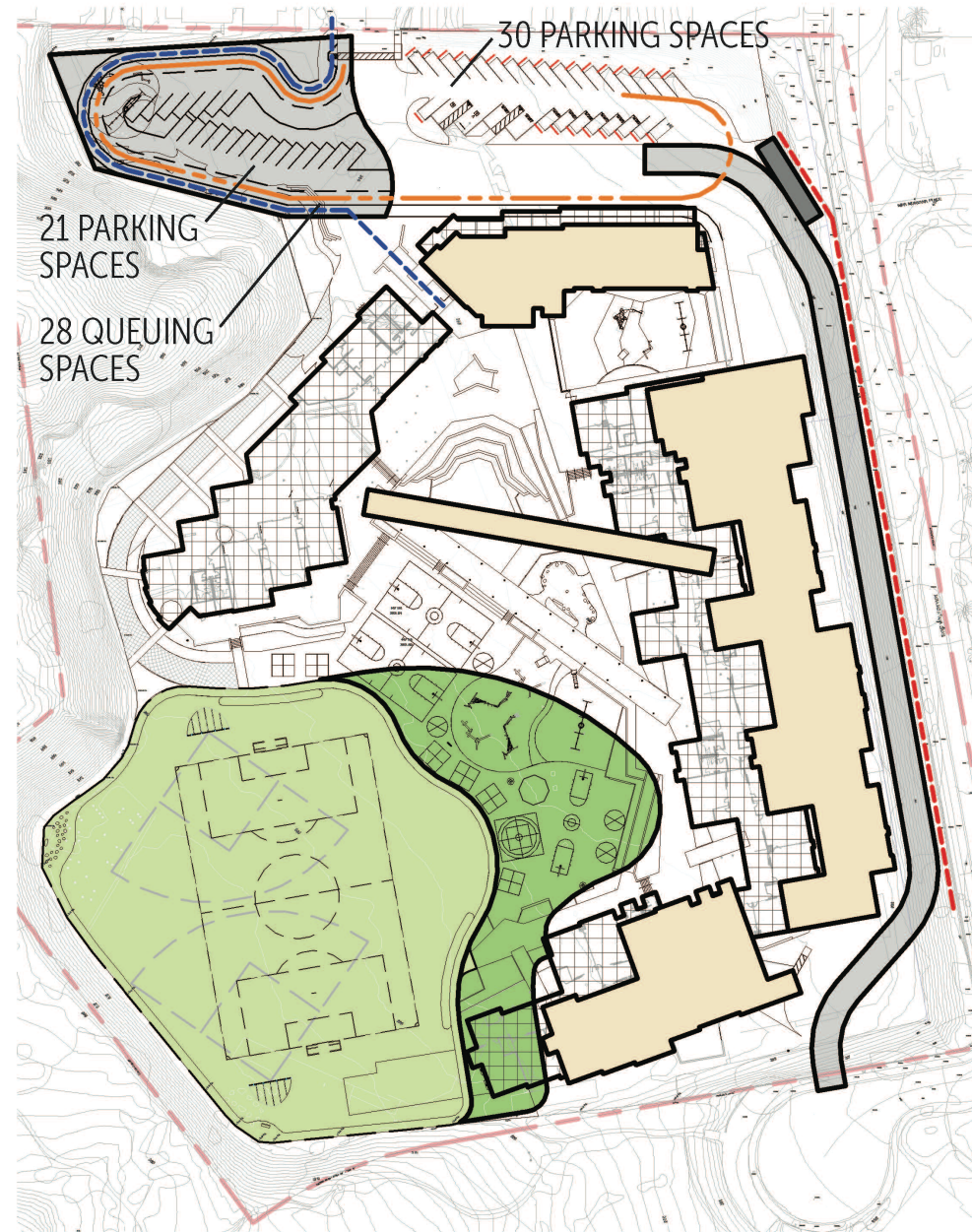
- Limited parking and queuing.

SCHEDULE:

- Additional community input required.

COST:

- Additional year of escalation: \$2,113,638



SITE ADJUSTMENT ONE-STORY OPTION 2

RETAINING WALL CURRENT



RETAINING WALL AFTER ADJUSTMENT



SITE ADJUSTMENT ONE-STORY OPTION

SITE SECTION

ADJUSTMENTS (In addition to One-Story Adjustments):

- Combine classroom buildings into single two-story building along east side.

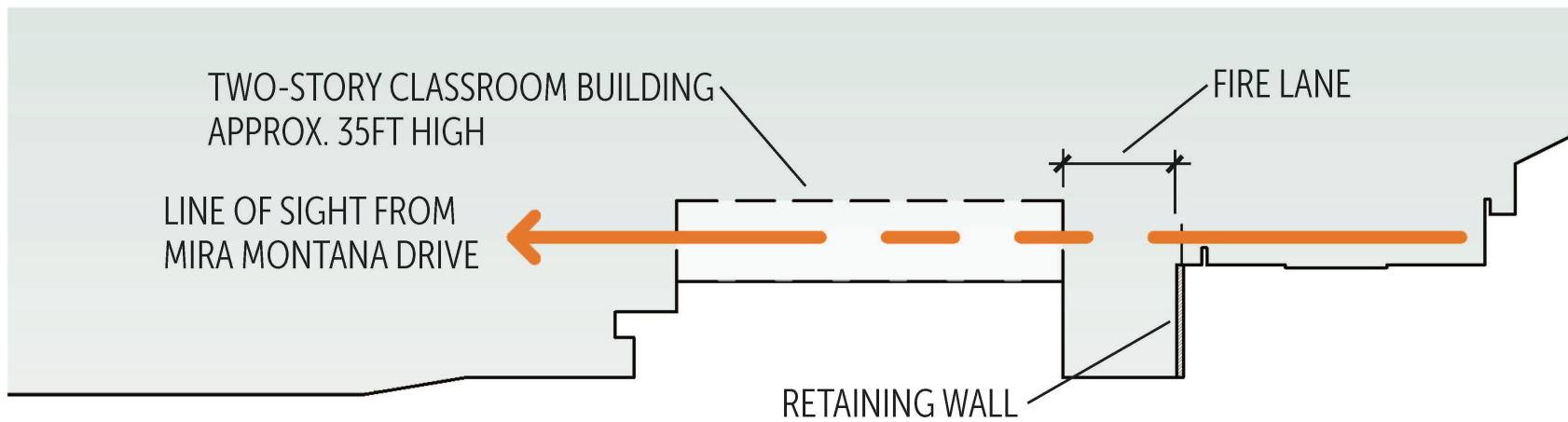
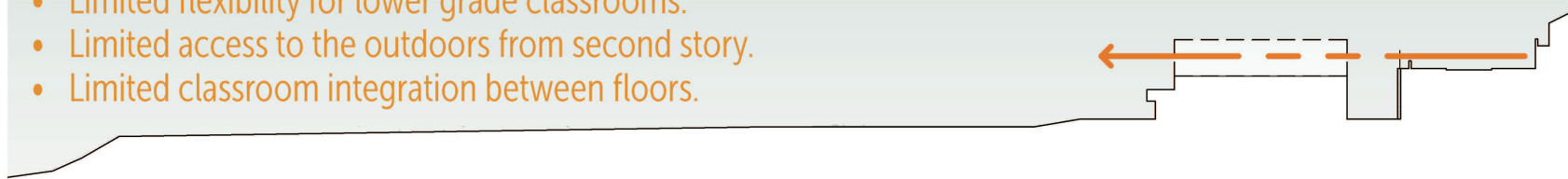
IMPACTS (In addition to One-Story Impacts):

VIEWS:

- Two-story classroom building will obstruct views.

EDUCATIONAL:

- Limited flexibility for lower grade classrooms.
- Limited access to the outdoors from second story.
- Limited classroom integration between floors.



SITE ADJUSTMENT TWO-STORY OPTION

VIEW FROM MIRA MONTANA EXISTING



VIEW FROM MIRA MONTANA TWO-STORY



SITE ADJUSTMENT TWO-STORY OPTION

EXAMPLE TWO-STORY CLASSROOM BUILDINGS

EARL WARREN MIDDLE SCHOOL



PACIFIC TRAILS MIDDLE SCHOOL



SITE ADJUSTMENT TWO-STORY OPTION

ENVIRONMENTAL FEATURES

- **SOLAR:**
South oriented solar ready roofs
- **SHADE TREES**
At parking areas and around campus to reduce heat island effect.
- **PEDESTIANS / BICYCLES**
Path of travel and bicycle parking encourage safe pedestrian access.
- **STORMWATER**
Treated on-site; Run-off will not exceed existing.
- **SITE LIGHTING**
Full cut-off to avoiding light pollution.
- **ENERGY EFFICIENCY**
High efficiency HVAC and lighting systems designed to current energy code.



CURRENT SITE PLAN ENVIRONMENTAL



QUESTIONS