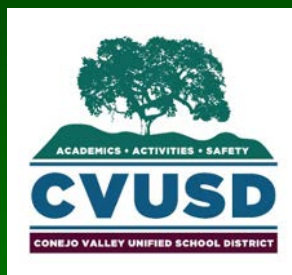


CVUSD | *Facilities Master Plan*



MADRONA ELEMENTARY SCHOOL

CVUSD - THOUSAND OAKS CLUSTER MASTER PLAN & PROJECTS



Madrona Elementary School | *Master Plan & Projects*

612 Camino Manzana | Thousand Oak, CA 91360

Conejo Valley Unified School District

April 2017



3194 D Airport Loop
Costa Mesa, 92626
Contact: (714) 427 - 0277
E-mail: ericp@dougherty.us
Website: www.dougherty.us

Existing Site Summary

Neighborhood:

Madrona Elementary School is located in the City of Thousand Oaks on a 11.39 Acre site bounded by Camino Manzanas (North and East) and Lynn Road (East). These two roads also create the major intersection. The school is about half mile north of Freeway 101. The entrance to the school site is located at the end of Marian Ave.

Instruction:

The school serves K to 5th grade. Typical class size for TK to 3rd grade is around 21 students while the 4th and 5th grade class size is averaged 30 students per class. The school offers a unique integrated program where three special education classes are paired with three general education classes. Each class will spend a portion of time each day together. The school caters to both sensory and down syndrome.

The school has a thriving music program that is taught in all grade levels. 4th and 5th graders also have opportunities to join school band. The new PE program SPARK aims to develop both motor skills and social skills. 4th and 5th graders also enjoy the dance program. Various after school enrichment programs are offered throughout the year. The school has approximately 120 English language learners and Spanish Enrichment class is also offered for 3rd graders.

Summary of Facilities:

The main core buildings 1 to 4 were built in 1964. The additions of building 5 and 6 were completed in 1997 and 2000 while portable building 8 for kindergarten was constructed in 1999. First campus wide modernization was completed in 2003/2004. The original circular drop off area provided a strong sense of arrival while the original multi-purpose building is located adjacent to the long down-slope driveway to the drop-off area, creating an enclosed roundabout. The campus has several special learning spaces such as a science lab (STAR lab), two computer labs, a music room and an art room. The main entry gate and the immediate fencing have been replaced with galvanized steel gate and picket fence in 2015. The circular drop-off area provides very limited loading and parking capacity; thus, the school relies heavily on the adjacent church parking lot to provide short term parking for parents and visitors.

Building Systems:

HVAC, electrical and plumbing system have been upgraded within the past 20 years. However, majority of them will require major service or replacement within 5 years. The elevator for the school is noted to require frequent maintenance although it is rarely used.

Technology:

Most lower and upper classrooms have projector/screen or promethean boards. The campus has a working WIFI network that provides connection to portable devices and laptop computers. The two computer rooms provide adequate access to technology for each student.

Energy:

The energy data shows an overall trend of decreasing usage of electricity gas and water. The recent installation of energy efficient light fixture, water efficient plumbing fixture and declining enrollment may attribute to the general downward trend.

Site Attributes:

- Beautiful views in the distance accentuated by the elevated vantage points throughout the site.
- Existing durable exterior building materials such as concrete masonry wall and tile roofing appear to stand the test of time well.
- Overall a well kept facility with numerous recent upgrades on site.
- Functional MPR building.
- Large storage spaces under building 5
- Ample learning spaces for current and future enrollment

Site Deficiencies:

- Congested drop-off area with limited passenger loading spaces.
- Very limited parking area for both staff and visitors.
- Various steep walkways throughout the site that present challenges to wheel chair accessibility.
- Wood handrails on second floor balconies show signs of water damages and weakening support.
- Many gates lack lever hardware that meet accessibility requirement.
- Remote location of MPR building exposing students to traffic crossing for assembly and other large group activities
- Underutilized outdoor stage area behind MPR building.
- Insufficient outdoor lighting near entrance and parking area
- Visitors currently must walk through nurse office to enter campus.
- Deteriorating chainlink fencing between lunch and parking area creating security and safety issues.
- No wheel chair lift for MPR stage
- Lack of shading at playground area especially at the kindergarten area.
- Some classroom rooms lack window shading.
- Portable building is old and may be removed based on current enrollment
- Large storage space under building 5 needs to be investigated for fire, life and safety code compliance

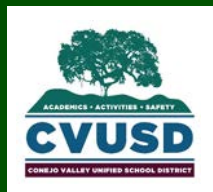
Table of Contents:	
1	Table of Contents, Existing Site Summary
2	Master Planning – Existing Site
3-4	Master Planning – Existing Facilities
5-7	Master Planning – Process Summary
8	Master Planning – Campus Goals
9	Master Planning - Projects
10	Master Planning - Project Groups
11	Master Planning - Project Groups
12	Master Planning - Long-Term Master Plan
13	Master Planning - Long-Term Master Plan
14	Master Planning - Façade and Entry Improvements

Enrolment Summary :

ELEMENTARY SCHOOLS	PRIOR										ADOPTED	+OR-
	JrK	K	1ST	2ND	3RD	4TH	5TH	SDC	TOTAL*	YR		
Elementary Students												
ACACIA	30	62	59	52	63	63	79	27	435	463	460	-25

Master Planning Goal:

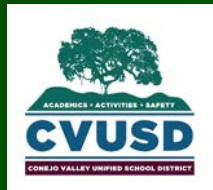
Repurpose/modernize existing buildings and classrooms to become a modern cutting edge educational space. Revitalize the campus with a cohesive beautification upgrade and enhancement of exterior spaces. Improve general site conditions to improve the educational experience. Address deferred maintenance issues and site accessibility issues.





Ladera Elementary School | *Master Plan & Projects*
1211 Calle Almendro | Thousand Oaks, CA 91360
Conejo Valley Unified School District
April 2017

Master Planning- Existing Site



Facilities Issues:

Functional Deficiencies in Existing Facilities:

- Congested drop-off area with limited passenger loading spaces.
- Very limited parking area for both staff and visitors.
- Insufficient shading on the playground
- Remote location of MPR building exposing students to traffic crossing for assembly and other large group activities
- Underutilized outdoor stage area behind MPR building.
- Insufficient outdoor lighting near entrance and parking area
- Visitors currently must walk through nurse office to enter campus.

Spatial Deficiencies:

- Average condition of interior finishes

Maintenance & Accessibility Issues:

- HVAC and roofing requires replacement. Admin. Building HVAC needs optimization
- Deteriorating chain-link fencing between lunch and parking area creating security and safety issues.
- Wood handrails on second floor balconies show signs of water damages and weakening support
- Various steep walkways throughout the site that present challenges to wheel chair accessibility.
- Many gates lack lever hardware that meet accessibility requirement.
- Other misc. ADA items (Door thresholds, Drinking Fountains, Sink height, Ramp Slope, Handrails, etc.)

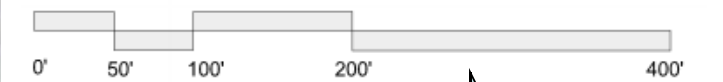


Campus Summary	
Current Usable Area	11.39 Acres
Current Playground Area	7.00 Acres
Playground Area Required	9.00 Acres
Total Classrooms	
Classrooms in Portables	1
Permanent Classrooms	37
Enrollment	
2-Semester Planning Capacity	760
Current Enrollment	435
Enrollment Used for Planning	460

Building Key

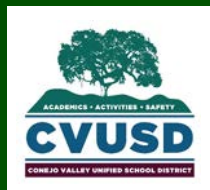
- 1- ADMINISTRATION
- 2- MULTI PURPOSE
- 3- CLASSROOMS
- 4- CLASSROOMS
- 5- CLASSROOMS
- 6- LIBRARY / CLASSROOMS
- 7- KINDERGARTEN
- 8- KINDERGARTEN (MODULAR)
- 9- LUNCH SHELTER

BUILDING CONDITIONS



LEGEND

- Good Condition Permanent Building
- Fair Condition Permanent Building
- Poor Condition Permanent Building
- Fair Condition Portable Building
- Poor Condition Portable Building
- Seismic Evaluation Required



School District Site Name	School District Building Name	Building Rating Classification	Square Footage	Fire Const. Code	Fire Const. Type	Sprinkler Y/N	Fire Y/N	Alarm Local/Central	Roof Type	Year Built	Year Renovated				Status	Vacant Is Vacant Y/N	Flood Risk	Zone Code	Map Date
											Roof	HVAC	Elec	Plumb					
Madrona Elementary	1 - Administration	Elementary	2,280	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	2005	1999	2005	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	2 - Multi-Purpose	Elementary	6,041	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	1995	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	3 - Classroom 3-10	Elementary	8,640	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	1997	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	4 - Classroom 11-18	Elementary	8,640	2	Joisted Masonry	No	Yes	L	Tile	1964	1984	1997	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	5 - Classrooms 19-30	Elementary	11,520	5	Modified Fire Resistive	No	Yes	L	Metal	2000	2000	2000	2000	2000	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	6 - Classroom/Library 31-39	Elementary	8,284	5	Modified Fire Resistive	No	Yes	L	Composition	1997	1997	1997	1997	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	7 - Kindergarten 1-2	Elementary	2,944	2	Joisted Masonry	No	Yes	L	Tile	1964	1964	2005	1999	2004	Owned and occupied by the district	N	NS	X	1/20/2010
Madrona Elementary	8 - Kindergarten 2A	Elementary	1,440	5	Modified Fire Resistive	No	Yes	L	Metal	1999	1999	1999	1999	1999	Owned and occupied by the district	N	NS	X	1/20/2010

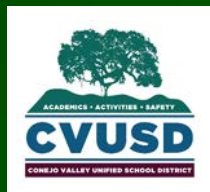


Existing Facilities:

5 buildings are over 40 years old

Analysis Summary:

Madrona has 5 buildings that are over 40 years old, however these buildings are concrete brick masonry construction and overall have aged well. The older 2 story buildings have wood railing that are deteriorating and in need of replacement. Overall the HVAC systems are in need of replacement. The roofing system is tile and although very old is still working well.



Master Planning Process Summary

Master Plan Goals

The goal of the Master Planning process is to facilitate the formulation of the District's short term and long term goals and engage the school, stakeholders and community in the decision making process for each site. This was done by utilizing information and findings of the Site Survey, Site Analysis, site visit(s), as well as presentations and community feedback through the charrette process in order to provide a holistic Master Plan for each campus in the CVUSD Thousand Oaks Cluster.

The goals for the Master Plan for Madrona Elementary, as developed through the process documented in The Master Planning Process, are the following:

- Provide the correct number and type of instructional spaces for the campus population through the modernization of existing buildings
- Provide the basic facilities needed for a population of approximately 435 students.
- Upgrade the face or "curb appeal" by redesigning the site work and landscaping of the existing front of the campus.
- Create quality and cohesive exterior spaces that are interconnected and well landscaped including upgraded courtyards and quads throughout the site while providing accessible paths of travel to buildings and site areas affected by the master plan.
- Upgrade and modernize permanent buildings, building systems and overall school site.

The following pages document: the master plan and the process through which it was developed; the projects needed to implement the master plan; and the estimated cost of these projects.

Process

The master planning process includes 5 sequential items/deliverables and 4 charrettes following the first four steps.

ITEM 1- Survey

The Campus Survey was completed in December of 2016 by Dougherty Architects.

The survey found that the campus currently houses 435 students under the projected enrollment expected to increase slightly to 469 students by 2017-18. The CVUSD Planning Capacity for the campus is 760 students. Overall, the campus was found to be in good condition. The visual survey confirmed several deficiencies in core facilities.

After the conclusion of the survey, a detailed list of potential projects had begun to emerge. These projects ranged in complexity and size from basic deferred maintenance projects, to large scale building modernizations.

List of deficiencies:

- Congested drop-off area with limited passenger loading spaces.
- Very limited parking area for both staff and visitors.
- Various steep walkways throughout the site that present challenges to wheel chair accessibility.
- Wood handrails on second floor balconies show signs of water damages and weakening support.
- Many gates lack lever hardware that meet accessibility requirement.
- Remote location of MPR building exposing students to traffic crossing for assembly and other large group activities
- Underutilized outdoor stage area behind MPR building.
- Insufficient outdoor lighting near entrance and parking area

- Insufficient outdoor lighting near entrance and parking area
- Visitors currently must walk through nurse office to enter campus.
- Deteriorating chain-link fencing between lunch and parking area creating security and safety issues.
- No wheel chair lift for MPR stage
- Lack of shading at playground area especially at the kindergarten area.
- Some classroom rooms lack window shading.
- Portable building is old and may be removed based on current enrollment
- Large storage space under building 5 needs to be investigated for fire, life and safety code compliance

Overall the campus was found to contain sufficient site area, 11.39 acres, to accommodate the needs of a 440 student population, but various buildings require renovation, while underutilized site areas should be redeveloped to better serve student needs.

Charrette #1

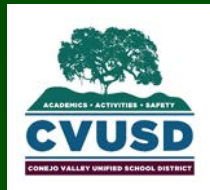
Following the Survey, a summary of the findings and draft survey were presented to the Principal, selected Maintenance Staff, and District Planning Staff to discuss priorities for the campus. These Campus Users provided additional input for campus improvements and the comments were included on final Survey.

ITEM 2- Site Analysis

Site Analysis was completed in January of 2017 by Dougherty Architects.

Using the survey along with more traditional forms of site analysis, including, shading studies, views, circulation, etc., a series of broader project locations began to emerge.

- The main concern is the parking area. It is too small and gets congested. It may be expanded and reorganized to become more efficient. In conjunction, a new ADA ramp may be constructed that will be compliant with accessibility standards and offers a egress path for occupants on the second floor.
- There is also a need for a direct 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.



Charrette #2

Following the Site Analysis, a summary of the findings was presented to various stakeholders in January 2017 at a community meeting located in the Multipurpose Building at Thousand Oaks High School.

Dougherty Architects reviewed the points raised by the Campus and discussed the initial options for redevelopment and modernization. The School supported these options and requested that the Project Team review and provide additional input to be considered in the master plan including:

- There is a desire to increase the campus energy efficiency to promote green technologies in both the projects related to the master plan and the general educational environment.
- Priority was established that the money should be used to enhance the educational environment over beautification.
- Beautification in general is still a major priority but to be approached in a fiscally responsible manner.
- Removal of portable buildings in poor condition was set as a high priority, provided the campus has excess capacity for students.

ITEM 3- Alternative Concepts

Following the Charrette, The Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of existing buildings to address the points raised by the campus user groups.

3 Alternative layouts were developed.

Alternative 1- Included:

- Reconfigure ramp along north west side of campus and extend to MPR
- Reconfigure administration office to allow for circulation path through office
- Some landscaping and beautification
- New shading structure for kindergarten area.

Alternative 2- Included:

- Reconfigure ramp along north west side of campus and extend to MPR
- Reconfigure administration office to allow for circulation path through office
- Reconfigure and expand parking lot
- Landscaping and beautification throughout front of campus
- New shading structure for kindergarten area.

Alternative 3- Included:

- Reconfigure ramp along north west side of campus and extend to MPR
- Reconfigure administration office to allow for circulation path through office
- Reconfigure and expand parking lot
- Landscaping and beautification throughout front of campus
- New shading structure for kindergarten area.
- New connection/bridge to Camino Manzanas

Extra Groups:

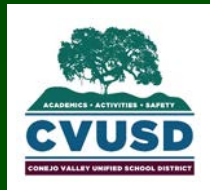
- New playground equipment with shading structures
- Investigate and correct code compliance issue in the storage space under Building 5

Charrette #3

Following the development of the Alternative Concepts, Dougherty Architects developed a series of projects for the campus which included new facilities and the modernization of many existing buildings and facilities to address the points raised by the campus user groups. These projects in a draft master plan were reviewed with Stakeholders in public Charrette #3. The charrette took place on the Thousand Oaks High School campus in February, 2017. The Dougherty Architects presented potential projects to a Stakeholder Groups consisting of the CVUSD School Principals and representatives of the teachers and parents who were recommended by the campus administration to participate.

The Stakeholders supported these options and emphasized the need to provide for student needs first. The Stakeholders added specific input for campus improvements:

- Madrona expressed a desire to have all new playground equipment. The school in general was satisfied with all of the concepts.



Following the Charrette #3, the campus administration and staff reviewed the proposal and added additional input and suggestions:

- The school does not want to pursue the idea of adding a bridge to increase access to the campus. This was one of the projects in alternative concept #3.
- School is receptive to reconfiguring the parking lot and having a ramped access walkway from the furthest end of parking lot to the main entrance
- Kindergarten playground shading is a top priority
- Reconfiguration of the administration building to allow a direct access for visitors and volunteer is a top priority.
- The planning team has opted not to include the storage space under a classroom building before the District can provide more information regarding the DSA close-out status for the structure.
- Playground equipment and surface replacement are a lower priority item.
- The school has expressed interest in adding a new centrally located MPR building or just a new food service building with an adjacent lunch shelter to resolve the inconvenience of having a remotely located MPR building.

The additional Input was incorporated into the subsequent Conceptual Master Plan.

ITEM 4- Conceptual Master Plan

The Conceptual Master Plan was developed based on the presentation and feedback from the Alternative concepts and the following feedback that had occurred during and after the charrette process. The Conceptual Master Plan was a hybrid of several alternatives. In this phase of the process, the solution was narrowed down to one plan for every site to include long-term and short-term plans. Projects were developed in this step with draft cost estimates.

Charrette #4

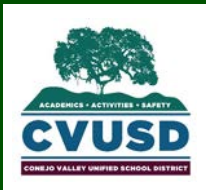
The Conceptual Master Plan was presented to include projects and draft cost estimates at Charrette #4, Dougherty Architects revised the earlier reports to reflect the Stakeholder's input. The various stakeholders supported the direction taken by the master plan. Stakeholders were given an additional 2 weeks for final comments to be incorporated into the final Master Plan document.

ITEM 5- Master Plan and Projects

This document is the Master Plan based on the presentations and feedback from the Conceptual Master Plan and earlier reviews. This document includes a single short-term and long-term Master Plan vision which is shown in a series of projects to be completed under the current Measure I Bond and future funding sources. Each project group is accompanied by a cost estimate.

Documentation of the process and identification of the stakeholders who participated ensure that the master plan addresses the need for each site in an objective and comprehensive way.

Projects will be prioritized by CVUSD based on the criticality, functionality and adequacy of facility needs.

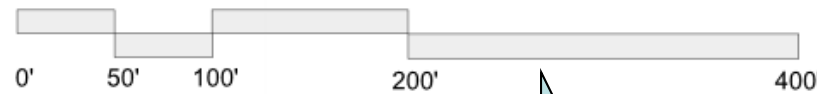


Master Plan – Campus Goals

- Reconfiguration and expansion of parking and drop off zones. Landscaping and beautification of the front entrance.
- Reconfiguration of administration to establish a direct point of entry through the building.
- New play equipment. New shade structure for kindergarten area.
- Basic modernization of kindergarten and portable.
- New Food Service Building and lunch shelter to be centrally located to provide students convenient daily access.
- Incorporate principals of sustainability into the design.
- Upgrade campus accessibility to be in line with current standards.





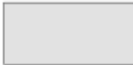



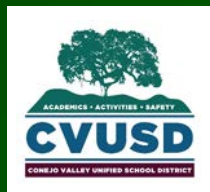
EXISTING BASE PLAN

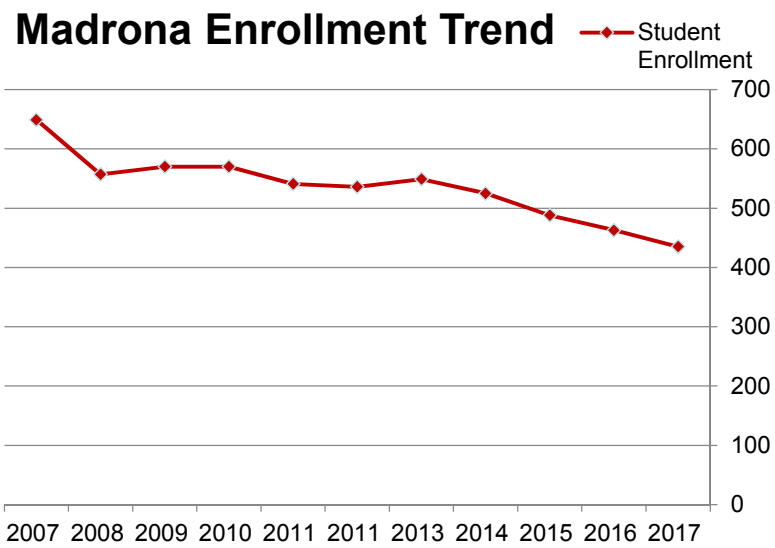


LEGEND



	EXISTING BUILDING
	MODERNIZATION
	NEW CONSTRUCTION
	EXISTING LANDSCAPING
	EXISTING PAVING
	EXISTING AC PAVING





CVUSD ELEMENTARY SCHOOL			
Location Code: 18 120	Campus Summary		
Site Information	Totals	Total Planned Site Capacity:	Totals
Current Useable Area:	11.39 Acres	Current Enrollment:	435
Current Playground Area:	7.0 Acres	Planning 2-Semester Capacity:	760
		Enrollment to use for Planning	460
Playground Area Required:	9.0 Acres		



Master Plan: Projects

- 1** Project 1 - Parking
Reconfiguration and expansion of parking and drop off zones. Landscaping and beautification of the front entrance. New fenced and lit circulation path along the north side of campus to connect the MPR and the campus.
- 2** Project 2 - Access
Reconfiguration of administration to establish a direct point of entry through the building. Includes new fire alarm upgrades.
- 3** Project 3 - Playground
New play equipment with integrated shade structures and playground resurfacing. New shade structure for kindergarten area.
- 4** Project 4 - Grass Field
New open grass area and pathway.
- 5** Project 5 - Parking
Additional expansion of the parking lot.
- 6** Project 6 - Kindergarten Modernization
Basic modernization of kindergarten and portable.
- 7** Project 7 - New Food Service & Lunch Shelter
New Food Service Building and lunch shelter to be centrally located to provide students convenient daily access.

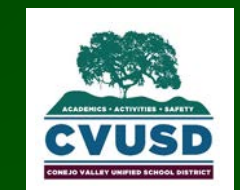
Project Group 1 (Measure 1)

Project Group 2

BUILDING LEGEND

- MEDIUM LEVEL MODERNIZATION
- PORTABLE BUILDING
- NEW CANOPY/SHADING
- NEW LANDSCAPING
- SCHOOL MAIN ENTRANCE

Master Planning: Projects



Ladera Elementary School | *Master Plan & Projects*
 1211 Calle Almendro | Thousand Oaks, CA 91360
 Conejo Valley Unified School District
 April 2017

Master Planning- Projects

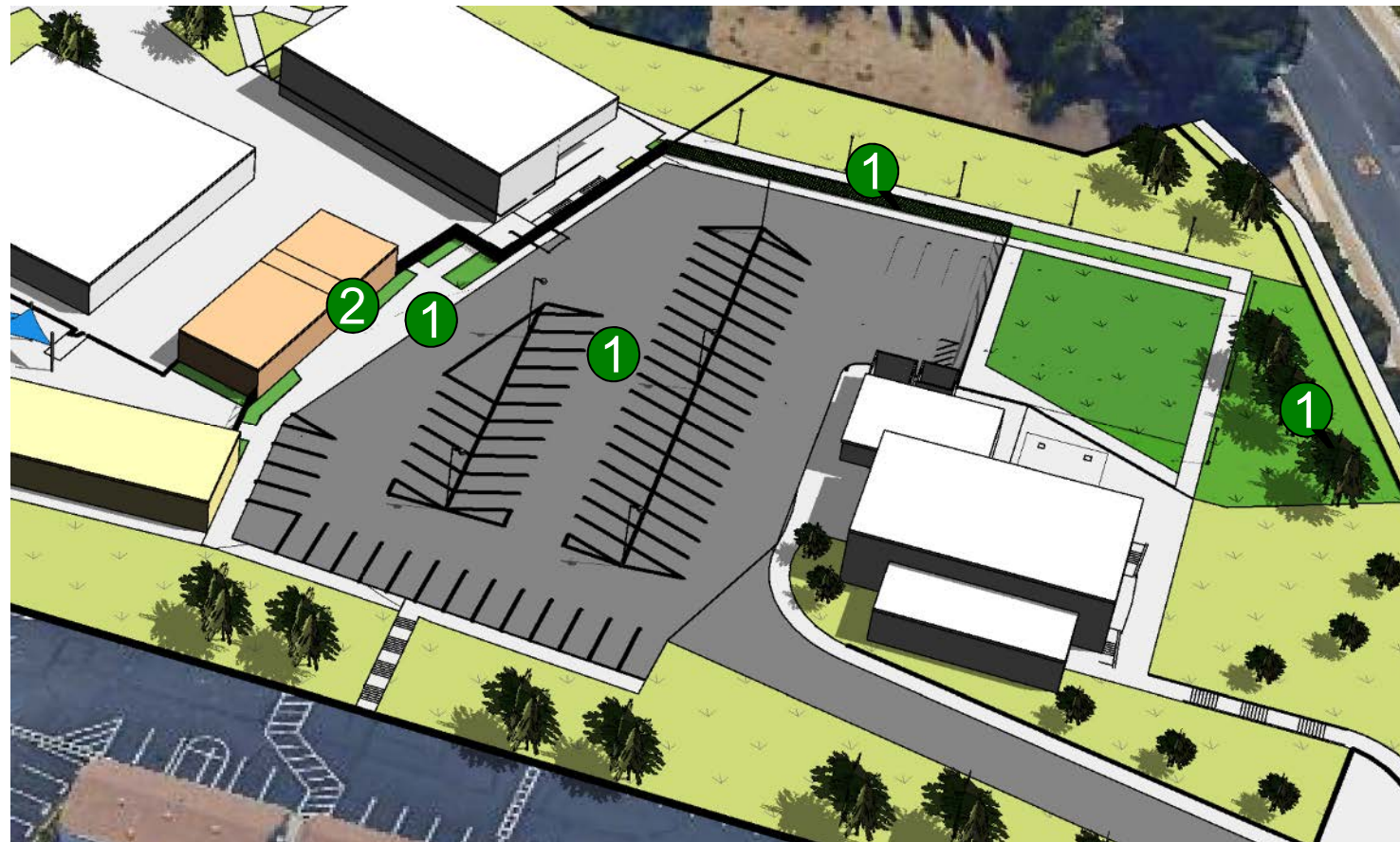


Master Planning: Project Group 1 (Measure I)

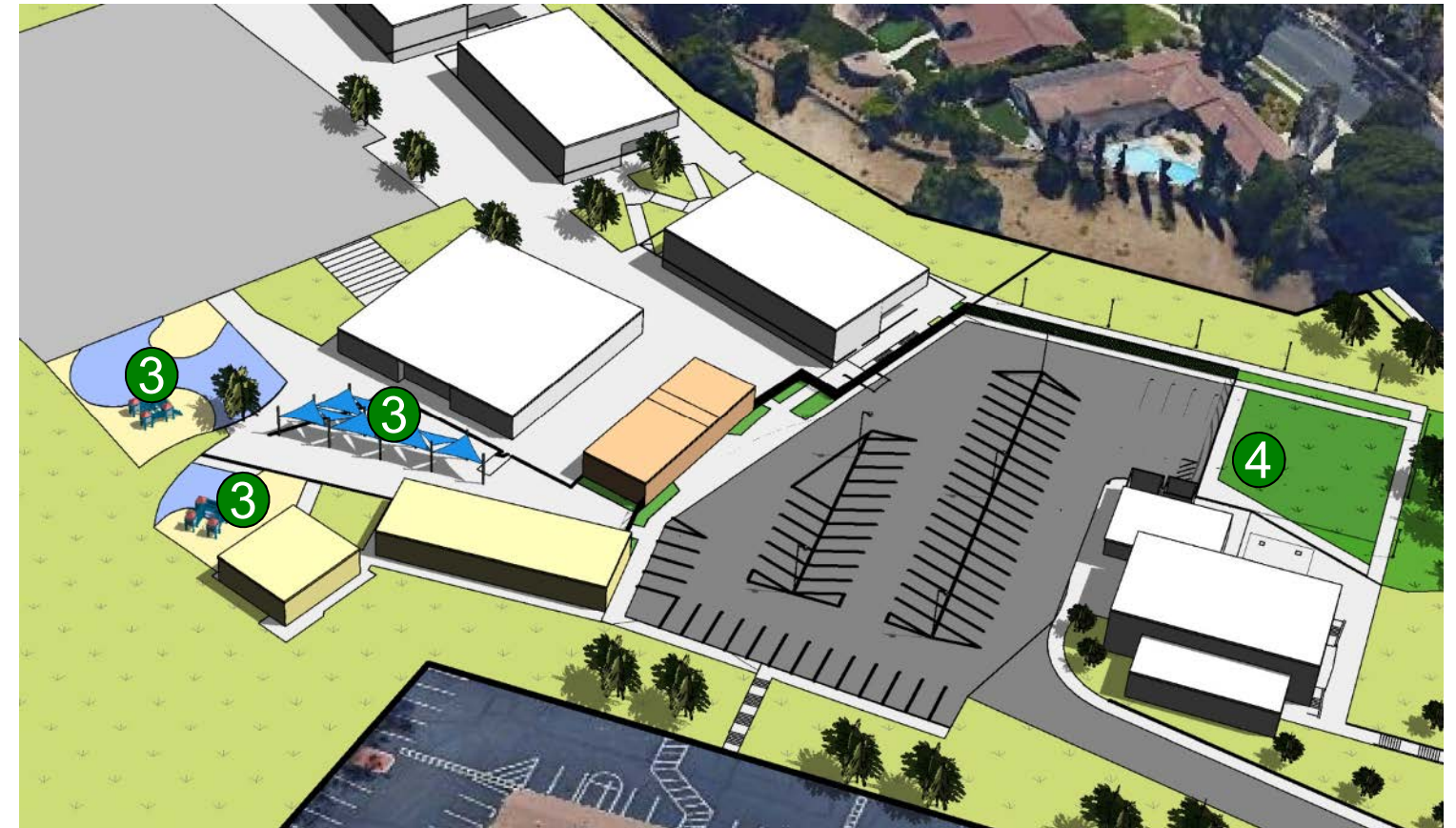
- ① **Project 1 - Parking**
Reconfiguration and expansion of parking and drop off zones. Landscaping and beautification of the front entrance. New fenced and lit circulation path along the north side of campus to connect the MPR and the campus.
- ② **Project 2 – Access**
Reconfiguration of administration to establish a direct point of entry through the building. Includes new fire alarm upgrades.
- ③ **Project 3 - Playground**
New play equipment with integrated shade structures and playground resurfacing. New shade structure for kindergarten area.
- ④ **Project 4 – Grass Field**
New open grass area and pathway.

Project Location:

- 1** Project 1 - Parking \$1,125,000
Reconfiguration and expansion of parking and drop off zones. Landscaping and beautification of the front entrance. New fenced circulation path along the north side of campus to connect the MPR and the campus.
- 2** Project 2 - Access \$180,000
Reconfiguration of administration to establish a direct point of entry through the building.



- 3** Project 3 - Playground \$500,000
New play equipment with integrated shade structures and playground resurfacing. New shade structures for kindergarten area.
- 4** Project 4 – Grass Area \$90,000
New open grass area with pathway.

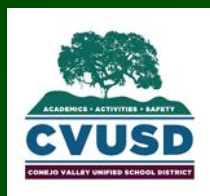


*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$2,450,000.

Deferred Maintenance Allowance \$125,000 (5%)
Replace wood hand rails, repair HVAC equipment, and add roller shades to windows

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						Project Score						
Project Cost						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory	Score	Notes
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria		
						0-100	0-100	0-100	0-100	0-100		





Master Planning: Project Group 2

- ⑤ Project 5 - Parking
Additional expansion of the parking lot.
- ⑥ Project 6 – Kindergarten Modernization
Basic modernization of kindergarten and portable.
- ⑦ Project 7 – New Food Service & Lunch Shelter
New Food Service Building and lunch shelter to be centrally located to provide students convenient daily access.

Project Location:

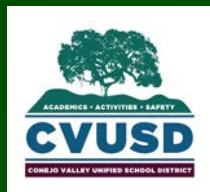
- 5 **Project 5 – Parking Extension**
 Additional expansion of the parking lot. \$375,000
- 6 **Project 6 – Kindergarten Modernization**
 Basic modernization of kindergarten and portable. \$60,000
- 7 **Project 7 – New Food Service Bldg. and Lunch Shelter**
 New Food Service Building and lunch shelter to be centrally located to provide students convenient daily access \$1,400,000



*Estimates are complete project costs with 40% soft cost added to construction budgets over 1 million and 60% added to projects under 1 million.

Total Cost of Projects I \$1,835,000.

CVUSD FACILITIES SCORE CARD						Project Scoring Criteria					Total Score	Notes
Project Information						0-20=Optimum	21-40=Adequate	41-60=Fair	61-80=Poor	81-100=Unsatisfactory		
Site	Project Name	Uniform	Planning Time Frame	Execution Time Frame	Project Estimated Total Cost	Functionality	Adequacy	Criticality	Certification	Special Funding or Criteria	0-500= High Score indicates the criticality of the project	Explanation of Project Rating
						Codes; Growth & System Refresh; Deferred Maintenance	System/ Risk Obsolescence; Forward Thinking; Energy Savings & Sustainability; Proactive Routine/ Maintenance	Life Safety; Facility Criticality; Mission Alignment	Uncertified Project Status	Special Criteria		
						0-100	0-100	0-100	0-100	0-100		



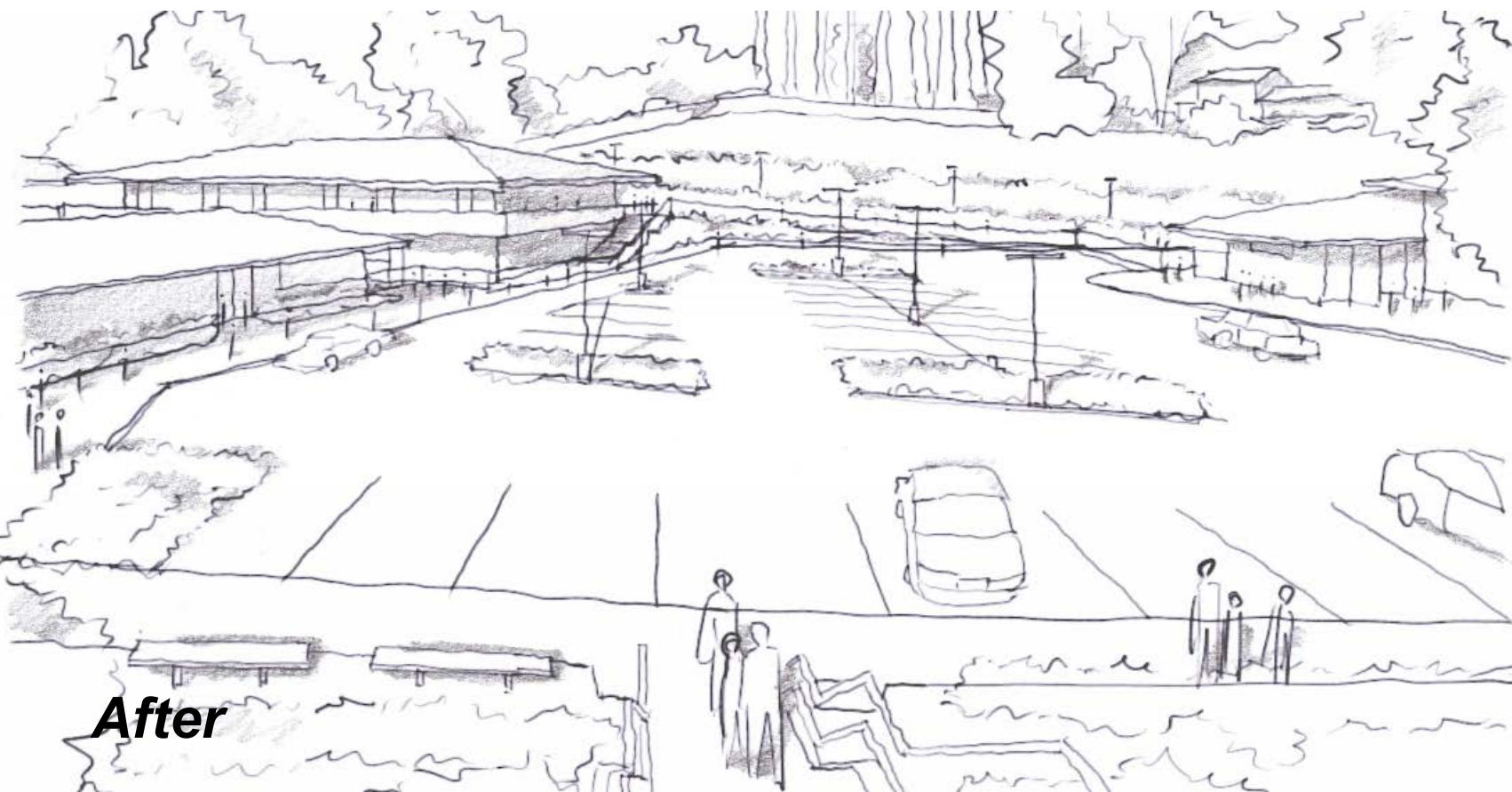


Existing:

Madrona Elementary's façade and entry improvements are related to the need to reconfigure the parking lot along with façade enhancements.

Improvements include:

- New Paint
- New site work and paving to MPR Building
- New Landscaping
- Accessible Entrance
- New Signage
- New Parking configuration and Expansion



After Improvements:

New Façade and Entry

Master Planning Project Group – 1

Madrona Elementary school will have an efficient and working parking lot and drop off with an expanded parking capacity. In addition, the school will have a proper accessible path to the MPR building. This will all be done in conjunction with new paint and landscaping to create an enhanced and new entry to the campus.

