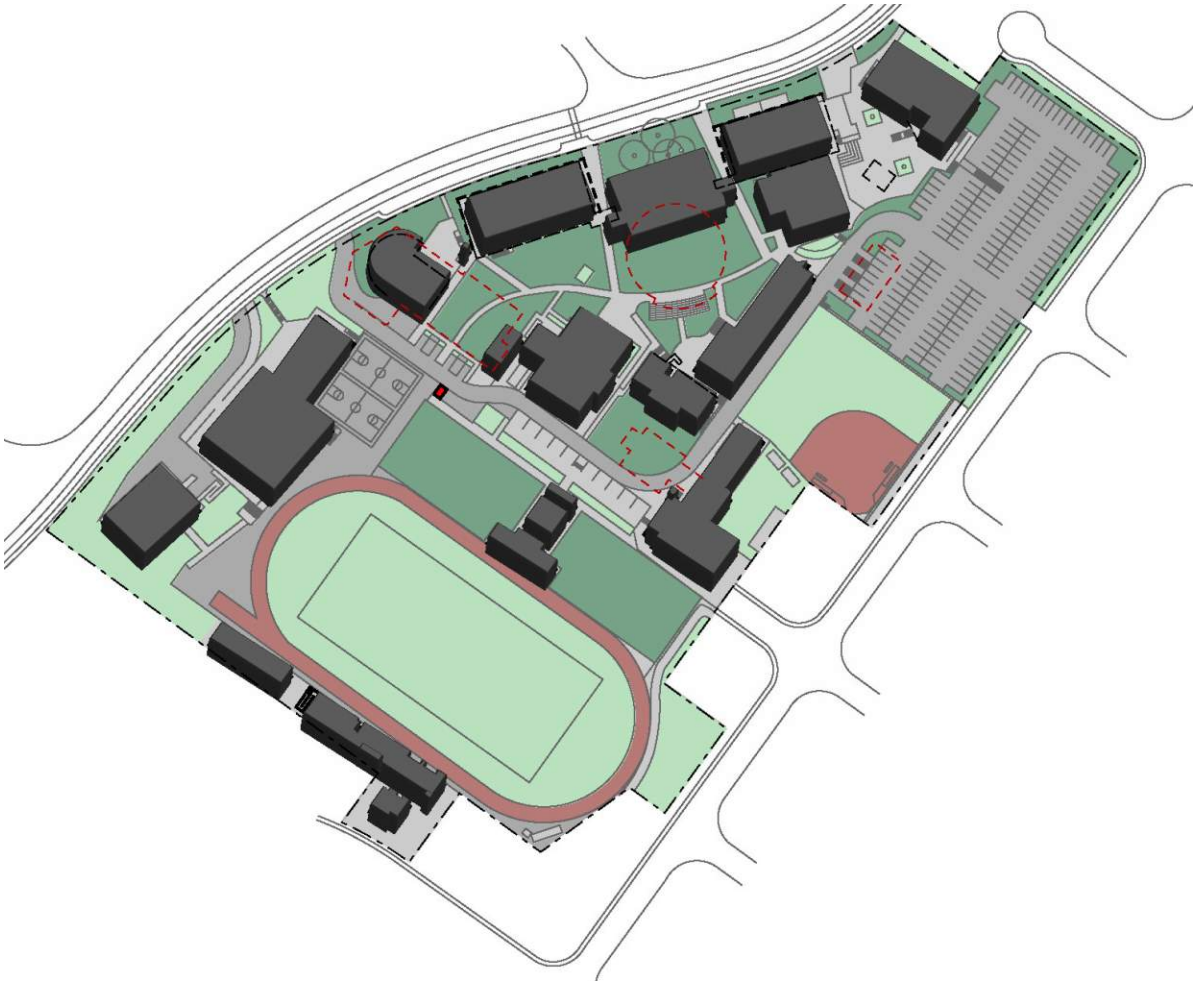
Point Loma High School
Master Plan 2014



avrpstudios

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Executive Summary

This report documents the planning effort and recommendations for the improvement of Point Loma High School for the next 10-20 years with the principal source of funding being Proposition S and Z funds.

Considerations within this work effort included demographic and enrollment projections; the condition of existing facilities; the physical constraints and opportunities associated with the campus site; the requirements of the school's educational mission; the role of the school within the local community; the aspirations of the faculty, staff, student body and neighbors as they pertain to the future of Point Loma High School; and the recognition that available funding, District wide, is and will be limited.

The goals of this planning effort were:

- The development of a plan that considers evolving changes in school facility design, such as:
    - increased access to the Internet and computer based teaching and learning tools;
    - changing trends in the shape, size and design of educational support facilities like libraries, media centers and classrooms;
    - the presentation of nutritional programs and food service delivery;
    - the development of supplemental/alternative learning venues like outdoor teaching areas and spaces for collaborative learning
- The development of a plan that considers the integration of sustainable design concepts
- The development of a plan that accommodates school district security initiatives
- The development of a plan that enhances provisions for student safety and security
- The development of a plan that promotes the design of humanistic spaces which convey the importance of education in our society.

Executive Summary Cont.

The approach to this assignment was both inclusive and collaborative. The planning process included meetings with District and School staff in order to secure basic demographic, physical, and operational information about the school, as well as five interactive meetings in order to understand the sensibilities, concerns, and aspirations of the population within and around the school site.

The improvements recommended in this master plan have been derived on the basis of open dialogue. At the outset of the process, this dialogue took the form of collecting a broad range of input from the effected community (neighbors, parents, students, staff, and faculty) regarding all matters of concern and desire relative to the improvement of the school. Initial plan concepts were developed from the dialogue and brought back to the community for further comment and discussion, including setting goals and priorities. Continued discussion led to the identification of a preferred concept, which was developed to include finer grain detail concerning the scope and character of the improvements and then reviewed with the community. And, finally, a recommended master plan, which included phasing and scope proposals, was created and presented to the community for additional comment. The master plan recommendations included in this report are made by AVRP Studios on the basis of the collective commentary of the community as well as professional experience and judgment concerning the content of a viable master plan.

The master plan recommendations in this report include a series of improvements that are intended to maximize the benefit of potentially limited funds while being responsive to the educational objectives of the District and School as well as the concerns of the community. These recommendations include phased improvements, that are intended to facilitate the general renewal of the campus while limiting the need for the provision of temporary facilities in order to maintain school operations while the improvements are made, as well as unscheduled improvements, which can be implemented in any order without significant impact to operations.

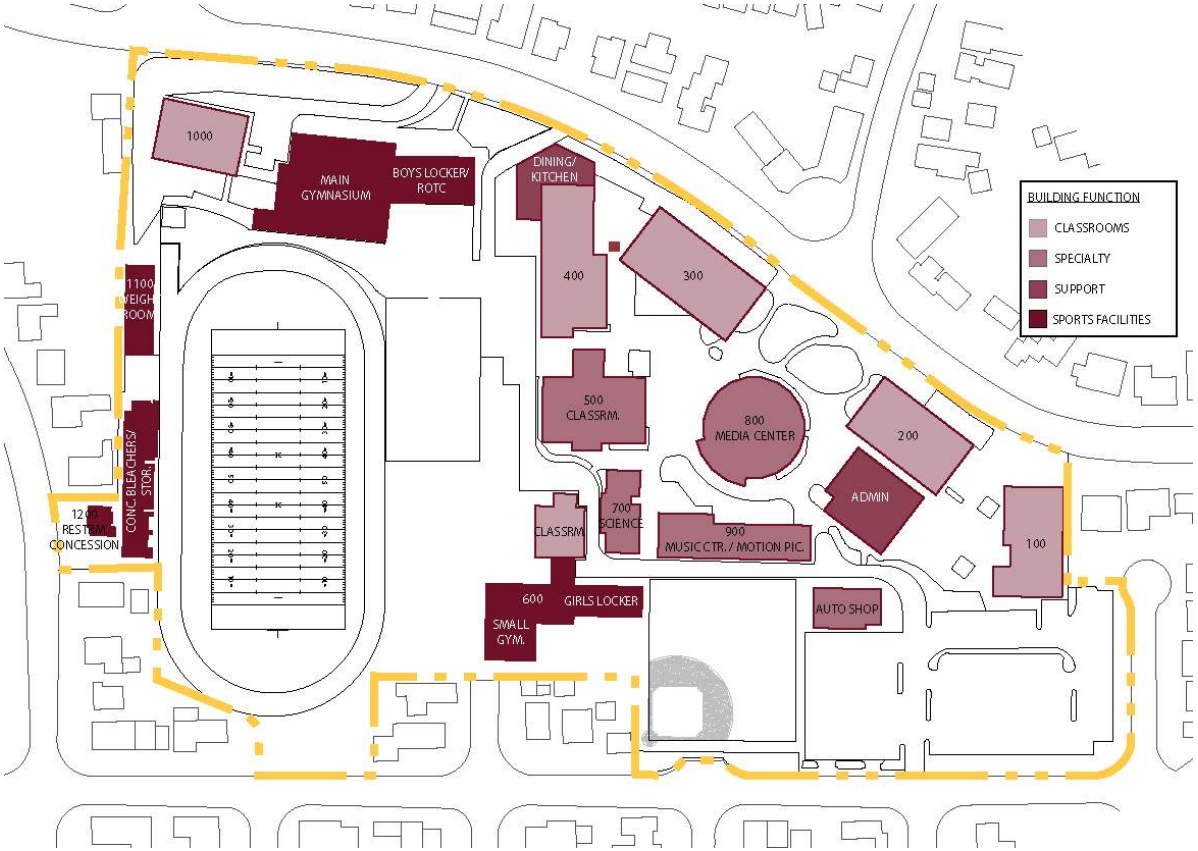
Master Plan Considerations

Demographic/Enrollment Projections

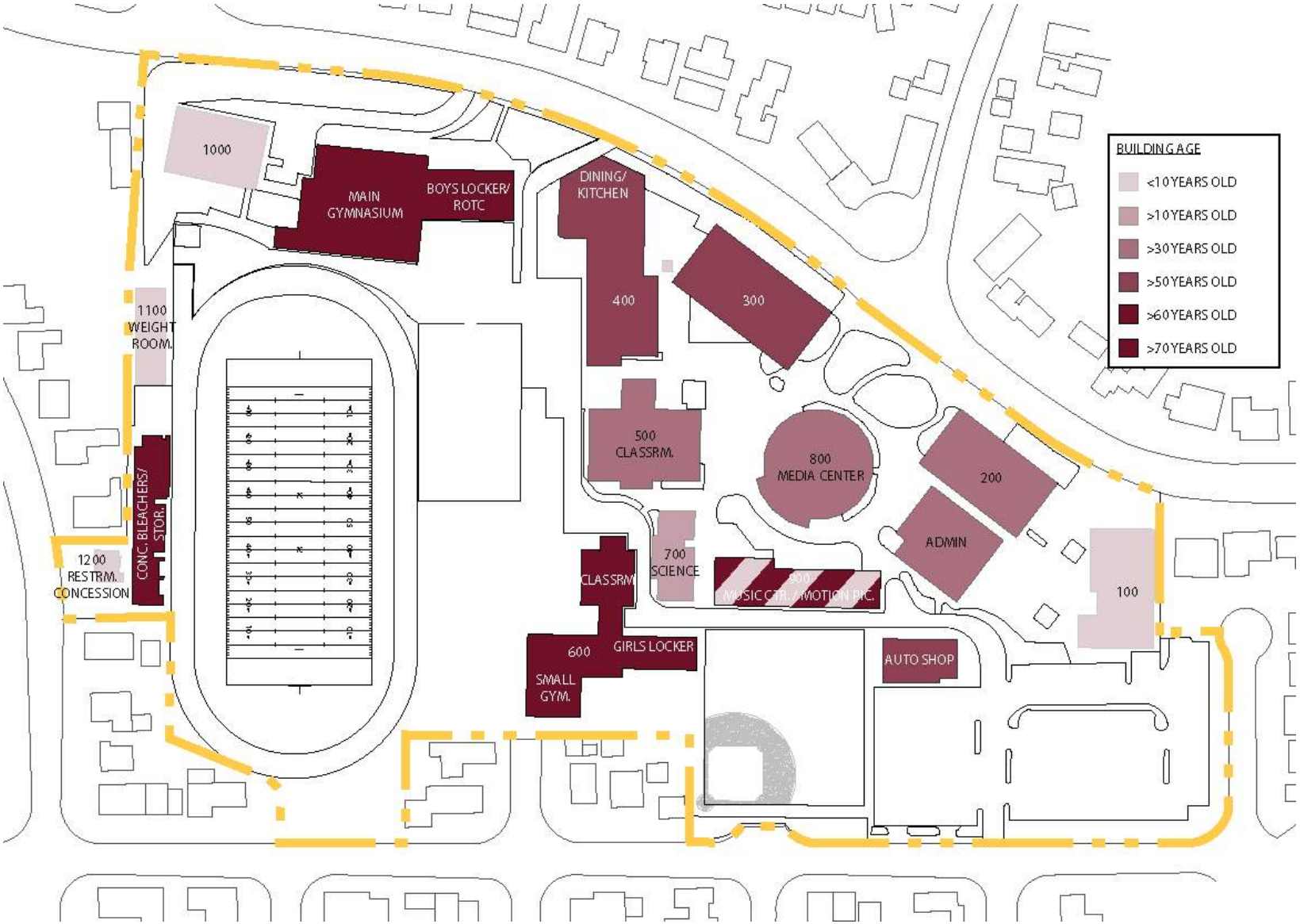
For the past 6 years, the student population of Pt. Loma High School has ranged from 1944 to 2126 students and has a current enrollment (at start of 2013-2014 school year) of 1970. Future student enrollment is projected to be 1817 students in 2016.

Existing Facilities

The Pt. Loma High School Campus is located on a 16.4 acre site and includes 21 buildings housing a total of 90 classrooms. Of the 90 classrooms, 30 are classified as being undersized. The greatest concentrations of undersized classrooms are located in Building 200 (8); the classroom wing of Building 600 (8); and, in Building 800 (10).



Master Plan Considerations Cont.



Master Plan Considerations Cont.

While these structures have received ongoing maintenance, that work has generally been intended to treat obsolescence rather than to keep in step with changes in function and need. The following provides a summary of building use, age and condition/need based upon previous reports and/or current observations:

Building 100 (12 Classrooms)*
- Constructed 2004/10 years old
- Remodel/Replacement Priority: Low

Building 200 (11 Classrooms)*
- Constructed 1976/38 years old
  - use profile inconsistent with current layout
  - changes in lighting controls needed
  - general refurbishment/energy efficiency upgrades needed
  - openings occur outside of security perimeter
- Remodel/Replacement Priority: High

Building 300 (13 Classrooms)*
- Constructed 1959/55 years old
  - sound transfer between classrooms
  - general refurbishment/energy efficiency upgrades needed
  - openings occur outside of security perimeter
- Remodel/Replacement Priority: High

Building 400 (13 Classrooms)*
- Constructed 1955/59 years old
  - irregular classroom configurations/ inefficient layout/unused cabinetry
  - cafeteria does not conform with current nutrition program/service format
  - circuitous exiting
  - general refurbishment/energy efficiency upgrades needed
- Remodel/Replacement Priority: High

Building 500 (Performing Arts Center/ 2 Classrooms)*
- Constructed 1977/37 years old
  - general refurbishment/energy efficiency upgrades needed
  - no orchestra pit and no fly loft
  - theatrical equipment/systems upgrades needed
- Remodel/Replacement Priority: Moderate

Building 500 (Boiler Room/Storage)
- Constructed 1976/ 38 years old
- Remodel/Replacement Priority: Low

Building 600 (Classroom Wing/8 classrooms)
- Constructed 1935/79 years old
  - building not accessible to disabled
  - classrooms are undersized
  - general refurbishment/energy efficiency upgrades needed
  - location compromises route of service drive/fire lane
- Remodel/Replacement Priority: High

Building 600 (Girls Lockers/Dance)*
- Constructed 1938 /76 years old
  - upper floor not accessible to disabled
  - dance classroom upgrades requested
  - general refurbishment/energy efficiency upgrades needed
- Remodel/Replacement Priority: High

Building 600 (Small Gymnasium)*
- Constructed 1949/65 years old
  - general refurbishment/energy efficiency upgrades needed
- Remodel/Replacement Priority: High

Building 700 (6 science classrooms)*
- Constructed 1994/ 20 years old
  - additional storage requested
- Remodel/Replacement Priority: Low

Building 800 (Library-Media Center/11 Classrooms)*
- Constructed 1977/37 years old
  - floor layout is inefficient and functionally outmoded
  - concerns about absence of second exit for some classrooms
  - building location is problematic
  - basement floods during periods of heavy precipitation
- Remodel/Replacement Priority: High

Building 900 (Music Center [1 classroom]/ Motion Picture [3 classrooms])
- Constructed 1936/Remodeled 2010/ 4 years old
- No significant modifications/upgrades required

Building 1000 (8 Classrooms)*
- Constructed 2010/ 4 years old
- Remodel/Replacement Priority: Low

Building 1100 (Weight Room)
- Constructed 2012/ 2 years old
- Remodel/Replacement Priority: Low

Building 1200 (Restroom/Concessions)
- Constructed 2013/ 1 year old
- Remodel/Replacement Priority: Low

Stadium
- Home Grandstand constructed 1950/ 64 years old
  - scheduled to receive public address system
  - scheduled to receive press box and elevator additions
- Scheduled to receive visitor's bleachers (500) and toilets/concessions
- Remodel/Replacement Priority: Moderate

Main Gymnasium*
- Constructed 1949/ 65 years old
  - disabled access is restricted
  - replacement bleachers requested
  - general refurbishment/energy efficiency upgrades needed
  - acoustical treatments required
- Remodel/Replacement Priority: High

Boys Locker/ROTC (1 classroom)*
- Constructed 1948/64 years old
  - disabled access is restricted
  - general refurbishment/energy efficiency upgrades needed
- Remodel/Replacement Priority: High

Administration*
- Constructed 1976/38 years old
  - general refurbishment/energy efficiency upgrades needed
  - remodeling to provide sufficient for counseling and parent/staff conference spaces needed
- Remodel/Replacement Priority: Moderate

Auto Shop
- Constructed 1959/55 years old
  - currently unused
  - general refurbishment/energy efficiency upgrades needed
  - equipment upgrades needed
  - additional classroom/laboratory space needed
- Remodel/Replacement Priority: Indeterminate

Elevator*
- Constructed 2004/10 years old
- Remodel/Replacement Priority: Low

** Note that with the adoption of the 2010 California Building Code, a variety of previous code standards have changed which will require some existing previously code conforming improvements to be modified.*

Master Plan Considerations Cont.

Student/Classroom Ratio

The existing student to classroom ratio on this site is 2000 students/90 classrooms = 22.22.

This would suggest that the classroom count could be substantially reduced and still provide an adequate number of classrooms for the student population.

Recent Improvements under Proposition S

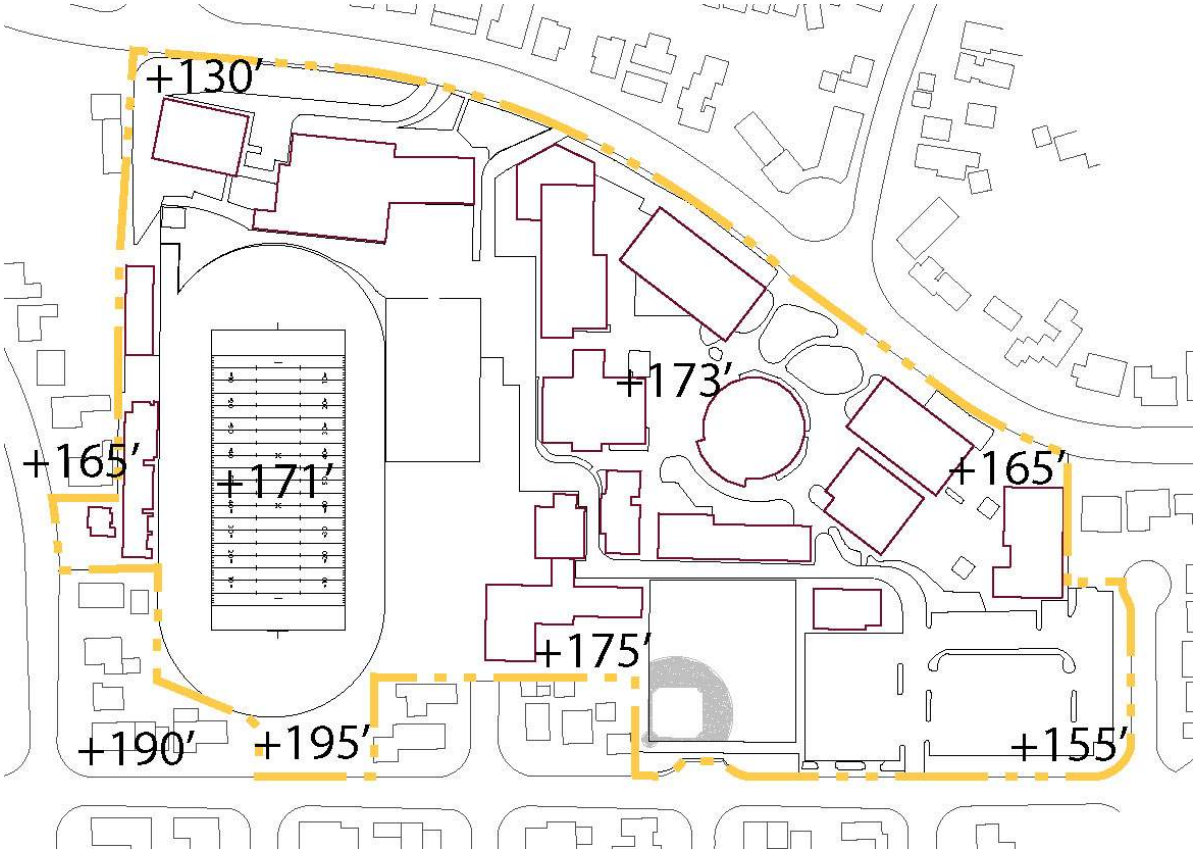
Technology Upgrades (2009-2013)
2-Story Classroom [Building 1000] (2010)
Weight Room [Building 1100] (2012)
Football Field Replacement (2012)
Conversion of Wood Shop to Music Room [Building 900] (2012)
Motion Picture Facility [Building 900] (2012)
Stadium Restrooms/Concessions [Building 1200] (2013)

Master Plan Considerations Cont.

Topography

The school site is located on a inner coastal land mass between the Pacific Ocean and San Diego Bay with a promontory in the south corner of the site that slopes to the northwest and northeast. There is land bench that generally runs from the northwest corner of the site to the northeast corner of the site upon which the central campus is located.

Elevation labels shown on the adjacent illustration reflect the approximate grade elevation above mean sea level.



Master Plan Considerations Cont.

Neighborhood Context

Point Loma High School is located in the Loma Portal Community of San Diego and is generally surrounded by housing on all four sides. The site is bounded by single family houses to the north, northeast, southeast and southwest. Multi-family structures (apartments) are located to the west and northwest. A small enclave of commercial buildings and a church are located to the west-northwest of the school site.

The school is bounded by Chatsworth Boulevard to the northwest, Alcott Street to the northeast, Clove Street to the southeast and Voltaire Street to the southwest. While Chatsworth Boulevard is a major community arterial road it provides only limited (service drive) access to the school. Access to the school parking lot is located off of Clove Street, a neighborhood surface street.

Master Plan Considerations Cont.

Parking

Due to the limited size of the school site, there are only 142 off-street parking spaces provided on school grounds, which are allocated for faculty and staff (100) and site visitors with the balance of spaces (42) made available to students on the basis of a lottery. As a result, nearly 300 students park their cars in the surrounding neighborhood on a daily basis. Similarly, the bulk of parking for special school events (open house, football and basketball games) is found in the surrounding neighborhood.

The San Diego Unified School District standard for parking on this site is:

1 space per staff (100) + 1 space per senior (500 + visitor parking (14) = 614 parking spaces

School Access

Based upon a survey of the current student body, the following chart illustrates how students are conveyed to and from school on a daily basis:

Driven	998	50.6%
Drive	332	16.9%
Walk/Bike/Skate	308	15.6%
School Bus	256	13.0%
Public Transportation	76	3.9%

Master Plan Considerations Cont.

Student Safety

With more than 80% of students being conveyed to and from school by a means other that driving themselves, the predominant point of access to and from the school is along Chatsworth Boulevard with the greatest concentration of traffic being near the intersection of Chatsworth Boulevard and Zola Street because this is the location that is most convenient for drop-off and pick-up. However, a combination of circumstances at this location create a variety of potential safety hazards which become exacerbated at periods of increased traffic flow (such as the time periods just before the start of the school day, just after the completion of the school day and during special events).

The circumstances which need to be addressed are:

- Traffic along Chatsworth Boulevard generally moves faster than the posted speed limit
- The curved and inclined shape of Chatsworth Boulevard in front of the school creates visibility problems
- Random jaywalking along the length of Chatsworth Boulevard in front of the High School impedes traffic flow and creates risky conditions for both pedestrians and motorists
- Random U-turns made by cars dropping students off or picking students up impacts traffic flow and creates risky conditions for motorists
- Bus queuing along Chatsworth Boulevard frontage restricts forward vision for motorists
- Heavy foliage along the school frontage restricts forward vision for motorists

Master Plan Considerations Cont.

Campus Security

Provisions for campus security need to be addressed in four areas: 1) provision of a continuous security enclosure around the entire campus, with a central (visually) controlled access point at the administration building; 2) the arrangement of buildings and spaces so that visual surveillance of all parts of the campus from occupied buildings is possible; 3) the provision of surveillance cameras (with night vision capability) to facilitate remote security monitoring/recording of the campus; and 4) the provision of general outdoor illumination.

Accessibility for the Disabled

Even though specific designs for future improvements will be the responsibility of the designers of those facilities, general provisions for access by disabled persons needs to be taken into account as part of the master planning process. This includes general recommendations for the placement of new elevators and ramps that are to be included as part of future construction.

Master Plan Considerations Cont.

Site Sustainability

In consideration of the long term impact that this project will have on energy consumption and local environmental quality, special attention needs to be paid to the integration of sustainable design principles, including (but not limited to): the integration of daylighting into interior spaces; the integration of energy conserving equipment (HVAC) and lighting; the integration of water conserving fittings and fixtures; the development of water conserving landscaping; the control and retention of storm water; the use effective insulation, thermal mass and 'cool' roof technology; and, the use of photovoltaic panels where practical.

In addition, the planning effort should promote active participation in conservation, including making provisions for recycling as well as facilitating the use of bicycles and skateboards as means of conveyance.

Master Plan Considerations Cont.

Emergency Vehicle/Service Access

Owing to the size and arrangement of the Point Loma High School campus, the master planning process needs to account for the provision of roadways for use by emergency and service vehicles into the central portions of the school campus.

The current emergency/service drive through the campus does not conform to the standards of the San Diego Fire Department with regard to width or turning radius, but has proven passable to emergency vehicles and trucks access through the central portion of the campus during annual inspections and emergent situations.

To the extent practical, the proposed campus master plan shall provide for improvements in the configuration of the emergency/service driveway and/or provide alternate access.

Unused Property

The planning effort needs to consider the potential use of the piece of undeveloped school-owned property located along Clove Street, between Voltaire Street and Xenophon Street.

Master Plan Recommendations

Pursuant to our study of the Point Loma High School campus and in consideration of the dialogue which took place over the course of the Master Plan Development Process, AVRP Studios is pleased to present the following recommendations for the Site Master Plan of Point Loma High School:

Objectives

- Replace aged and inefficient classrooms with new or renovated classrooms
- Reduce the number of classrooms to 'right size' the campus to the student population
- Update the major educational support facilities to reflect evolving need
    - Re-evaluate the use, size and function of the Library and Media Center based upon the effect of the evolving information and communication technologies
    - Redesign the Cafeteria and Food Service facility to reflect evolving concepts of healthy eating and food delivery
    - Update the Administrative Offices to reflect the increased need for counseling and meeting spaces
    - Update the athletic facilities to reflect the evolving focus on encouraging physical fitness
- Provide improvements to campus safety and security
- Create a multi-functional central outdoor area that serves as the 'Heart' of the campus (the Paseo)
- Provide opportunities to define and unify the architectural image of the campus
- Reduce adverse impacts of school operations on surrounding neighborhood

Master Plan Recommendations Cont.

Strategy

Step 1

Create Architectural and Landscape Design Guidelines as basis for unifying campus appearance and to establish stronger community identity.

Step 2

Implement Core Improvements in Phases Sequence to Facilitate Ongoing Occupancy.

- *Replace 800 building with larger and more efficient 'signature' building that:*
  - establishes new identity from Chatsworth Boulevard;
  - provides state of the art facilities;
  - establishes upper level connection with 200 and 300 buildings;
  - preserves significant tree plantings along Chatsworth frontage; and,
  - opens space in the center of campus for future 'Paseo'
- *Renovate 200 and 300 Buildings*
  - improves building functionality and efficiency;
  - provides new architectural and security treatment along Chatsworth frontage;
  - provides school access safety improvements; and,
  - renews additional landscape frontage along Chatsworth
- *Remove 400 Building and Construct new Cafeteria and Janitorial Supply Buildings*
  - eliminates old and inefficient classroom structure;
  - provides state-of-the-art food service facilities;
  - provides improved alignment of service roadway and improved delivery and loading facilities;
  - expands 'Paseo' and provides updated parking for disabled near sports complex;
  - facilitates construction of outdoor play courts; and,
  - completes renewal of landscaping along Chatsworth frontage
- *Remove 600 Building Classroom Wing*
  - eliminates old, inefficient and inaccessible classroom structure;
  - provides access to remaining upper floor of 600 building;
  - provides improved alignment of service roadway;
  - provides site for possible future 'technology sciences' building;
  - provides interim landscaped space/possible 'school garden'; and,
  - completes the 'Paseo'

Master Plan Recommendations Cont.

- *Demolish Auto Shop and Remodel Parking Lot*
  - eliminates old and unused classroom structure
  - increases on-site parking by 30%
- *Renovate 500 Building*
  - improves building functionality and efficiency; and,
  - replaces worn finishes
- *Renovate Girl's Gym and Lockers*
  - improves building functionality and efficiency; and
  - provides improved access for disabled
- *Renovate Main Gym and Boy's Lockers/ROTC*
  - improves building functionality and efficiency; and
  - provides improved access for disabled
- *Renovate Administration Building*
  - improves building functionality and efficiency

Step 3

Implement Supplemental Improvements as Funding Allows.

Step 4

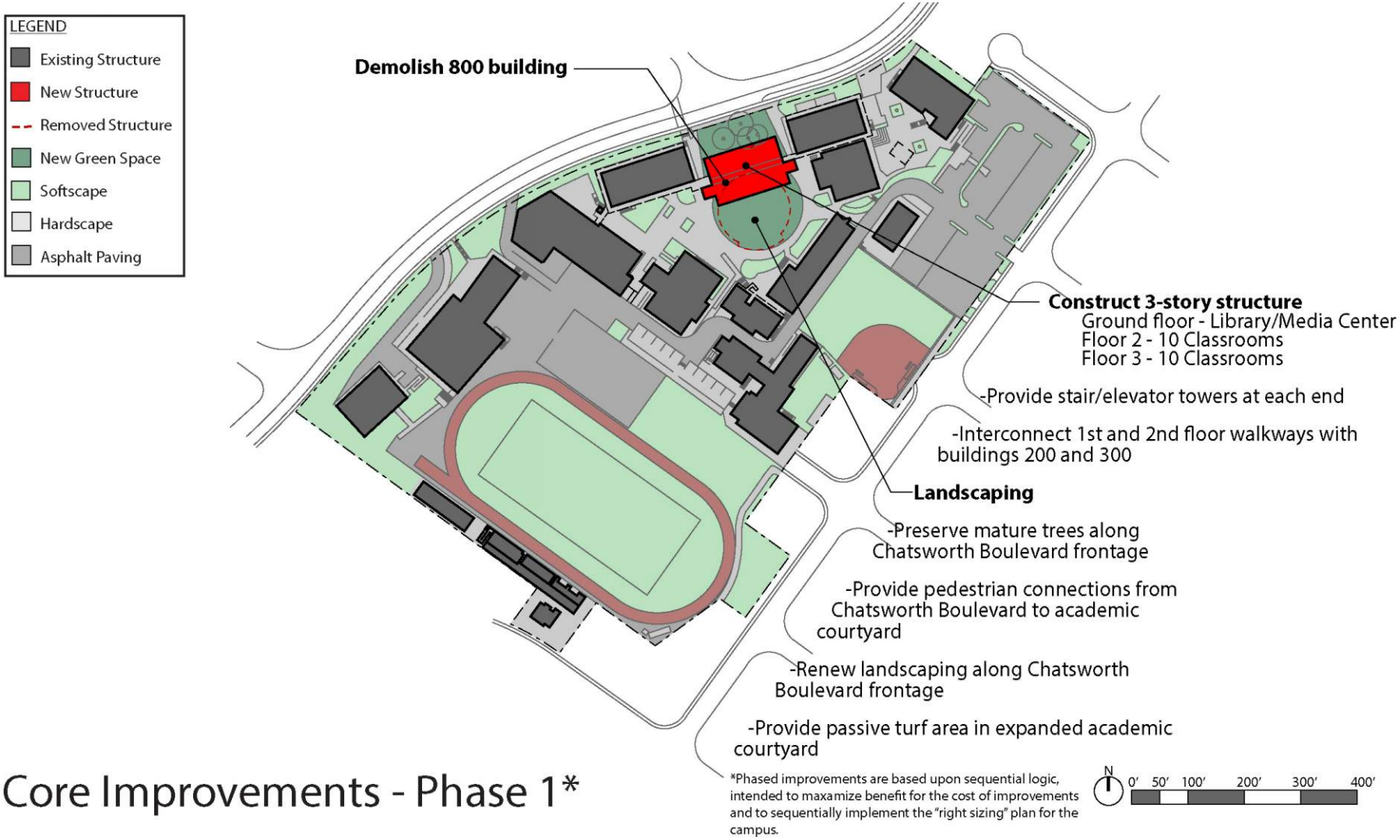
Secure Financing for Large Scale On-Site Parking Improvement Projects and Implement Improvements as Funding Allows.

Implementation

Existing Site Plan

Master Plan Recommendations Cont.

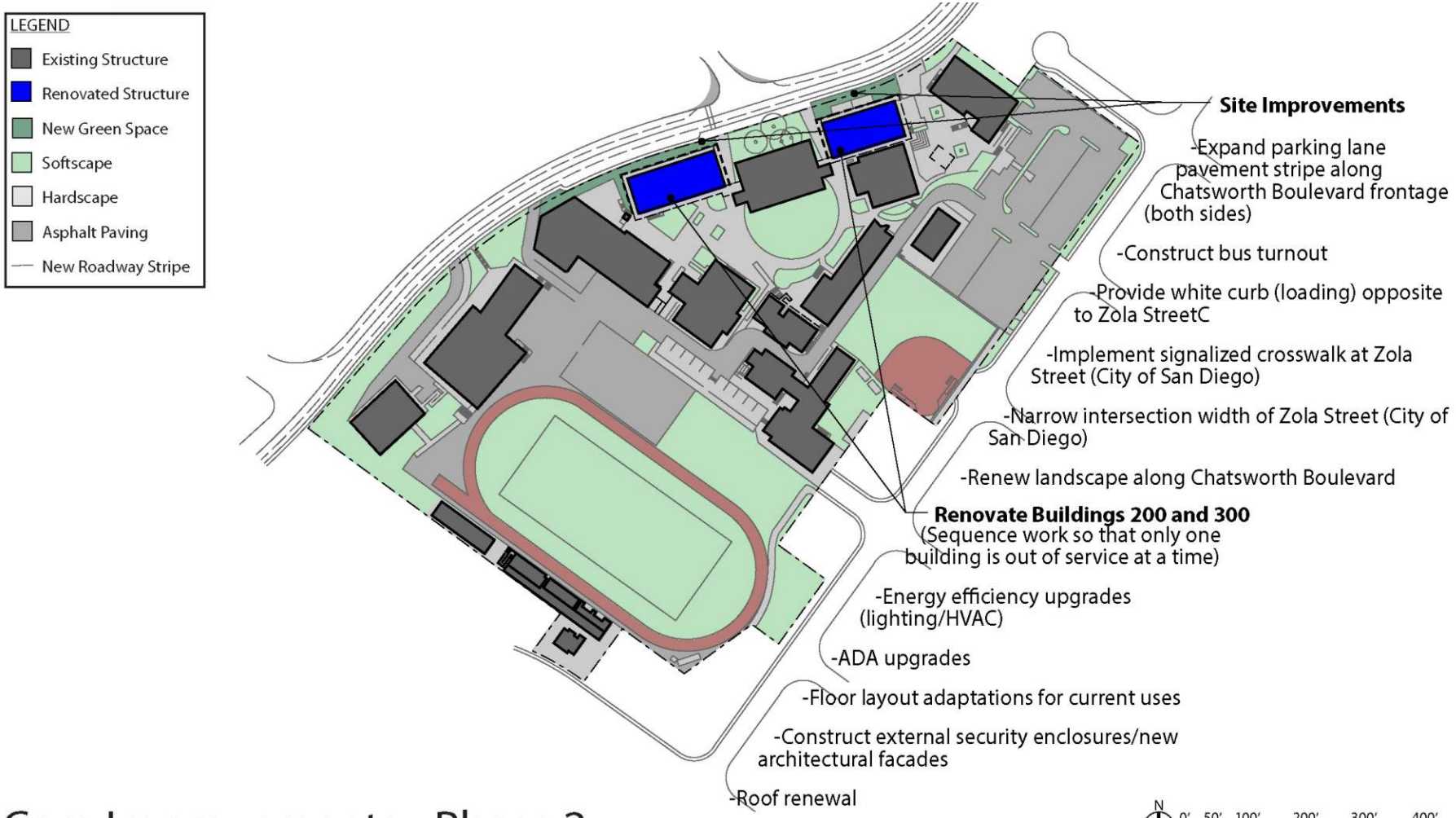
Implementation



Core Improvements - Phase 1*

Master Plan Recommendations Cont.

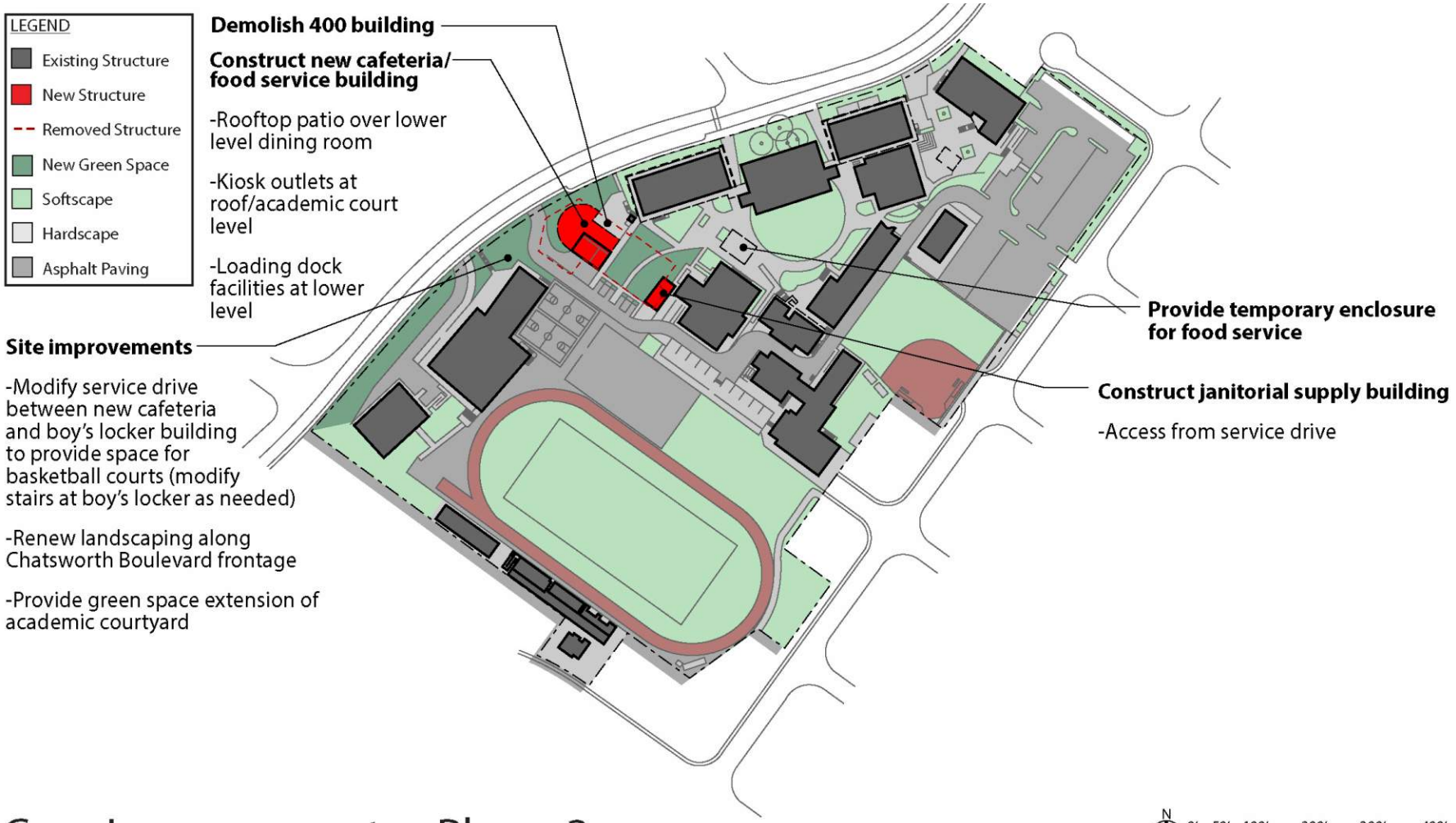
Implementation



Core Improvements - Phase 2

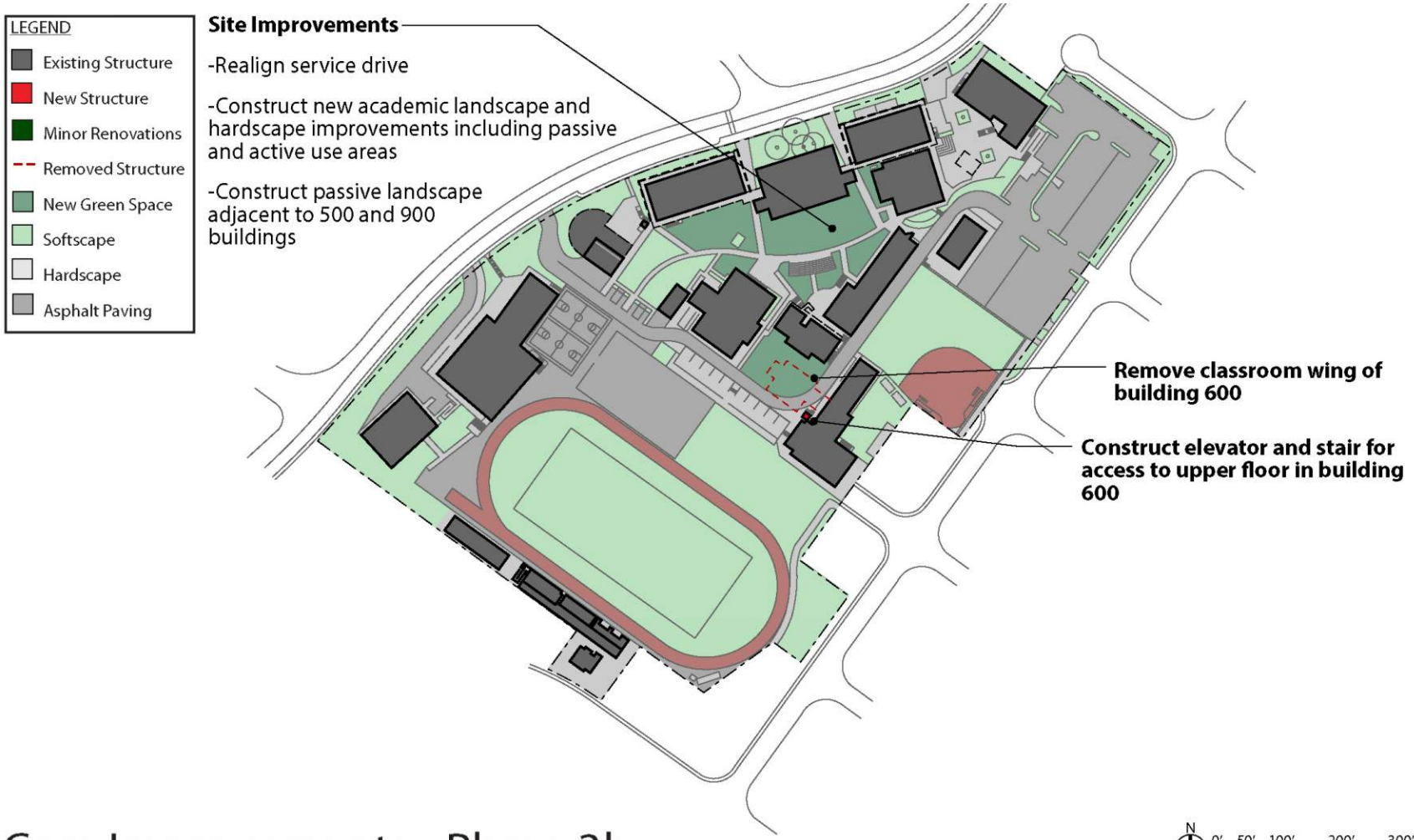
Master Plan Recommendations Cont.

Implementation



Core Improvements - Phase 3a

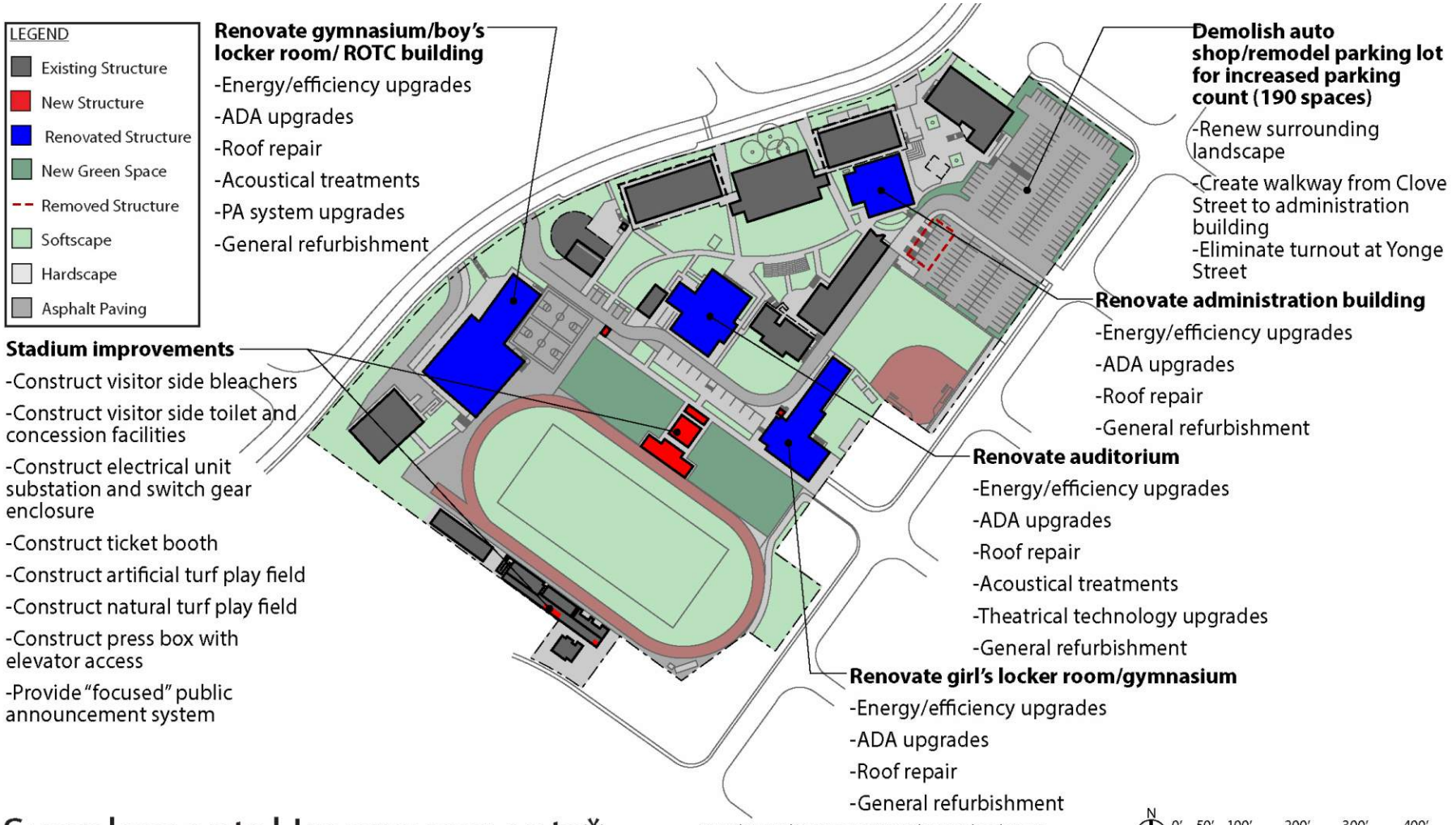
Implementation



Core Improvements - Phase 3b

Master Plan Recommendations Cont.

Implementation

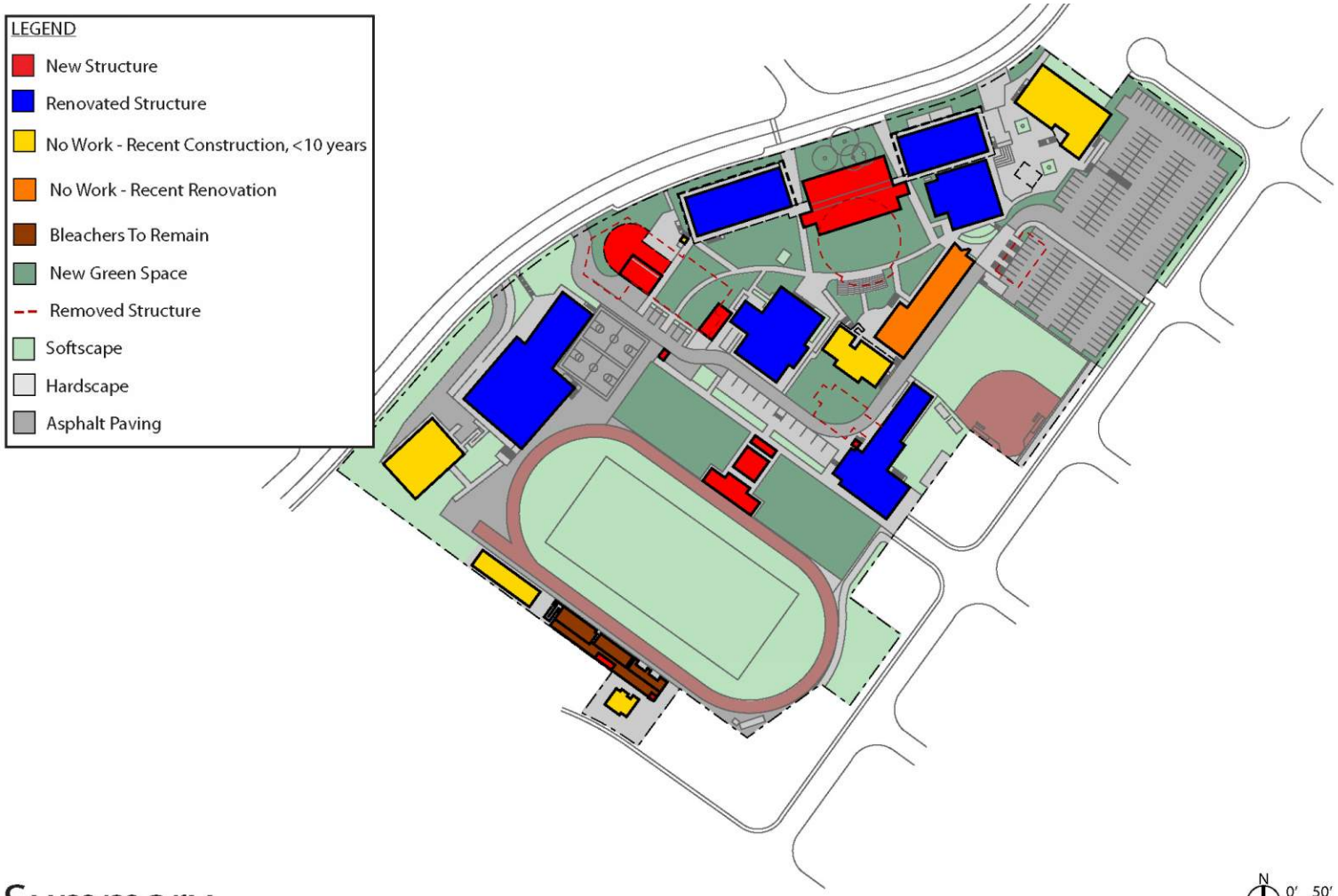


Supplemental Improvements*

*Supplemental improvements may be completed at any time. - They are not dependent upon the sequence of other construction improvements.

Master Plan Recommendations Cont.

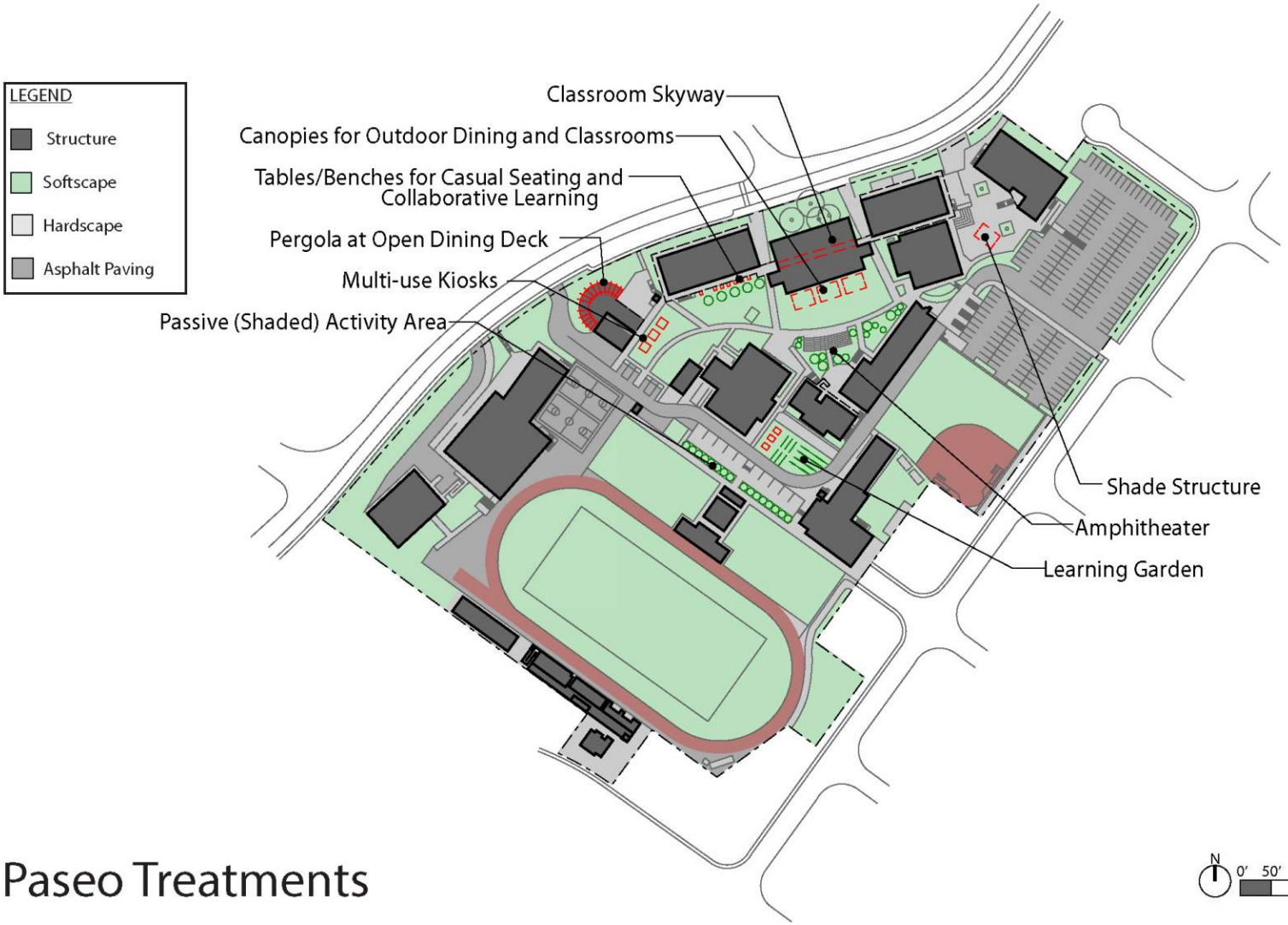
Implementation



Summary

Master Plan Recommendations Cont.

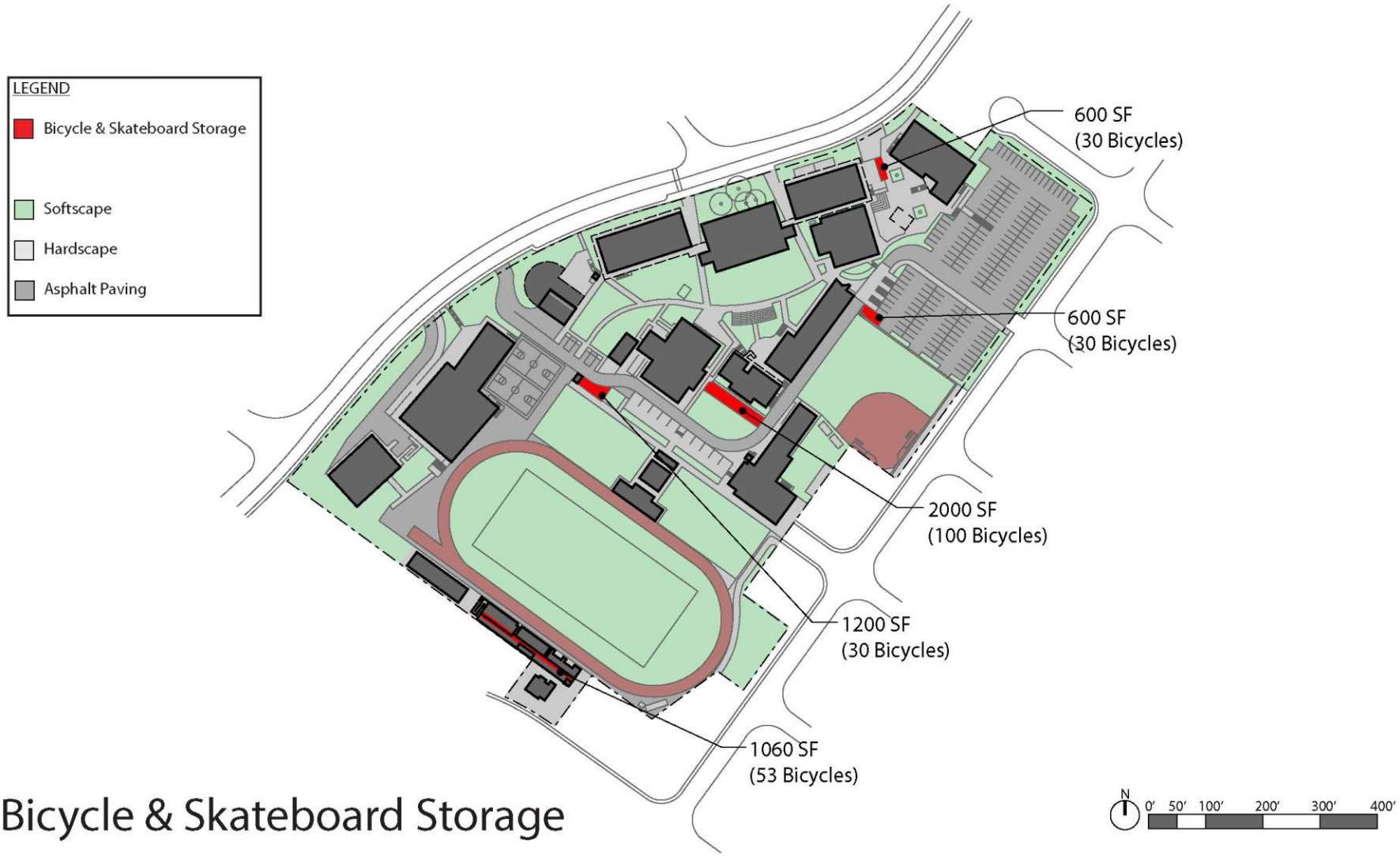
Conceptual Diagrams



Paseo Treatments

Master Plan Recommendations Cont.

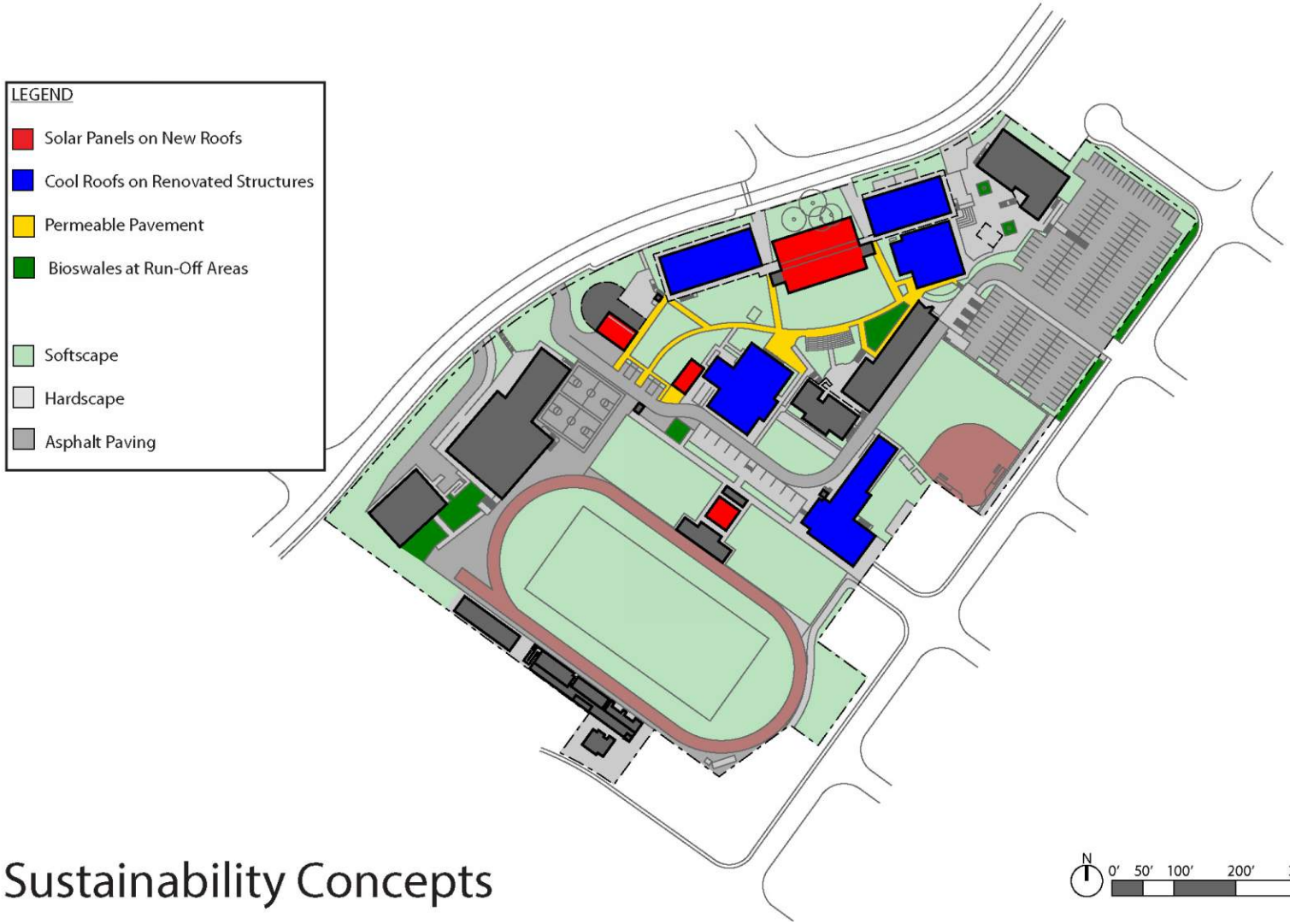
Conceptual Diagrams



Bicycle & Skateboard Storage

Master Plan Recommendations Cont.

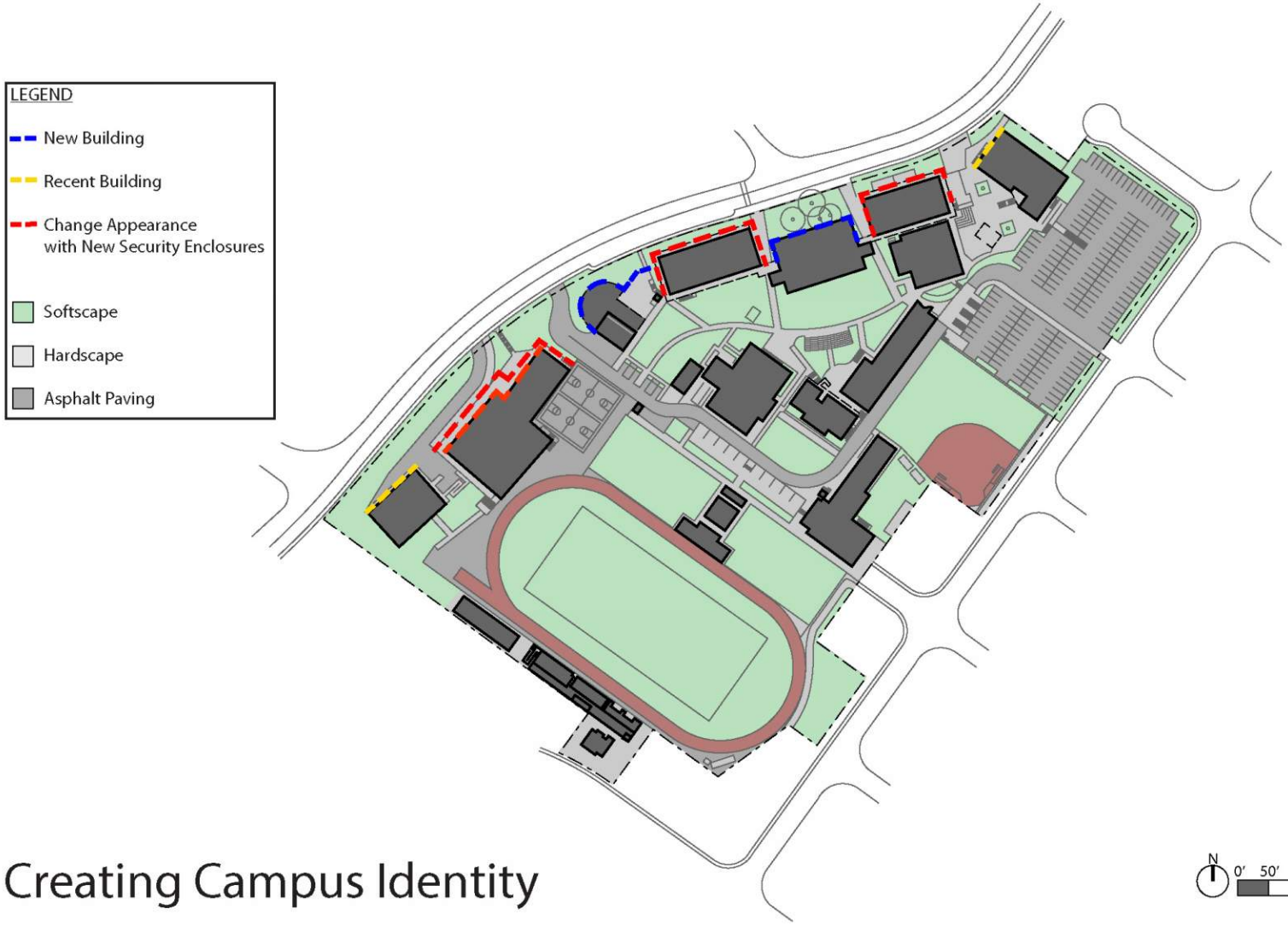
Conceptual Diagrams



Sustainability Concepts

Master Plan Recommendations Cont.

Conceptual Diagrams



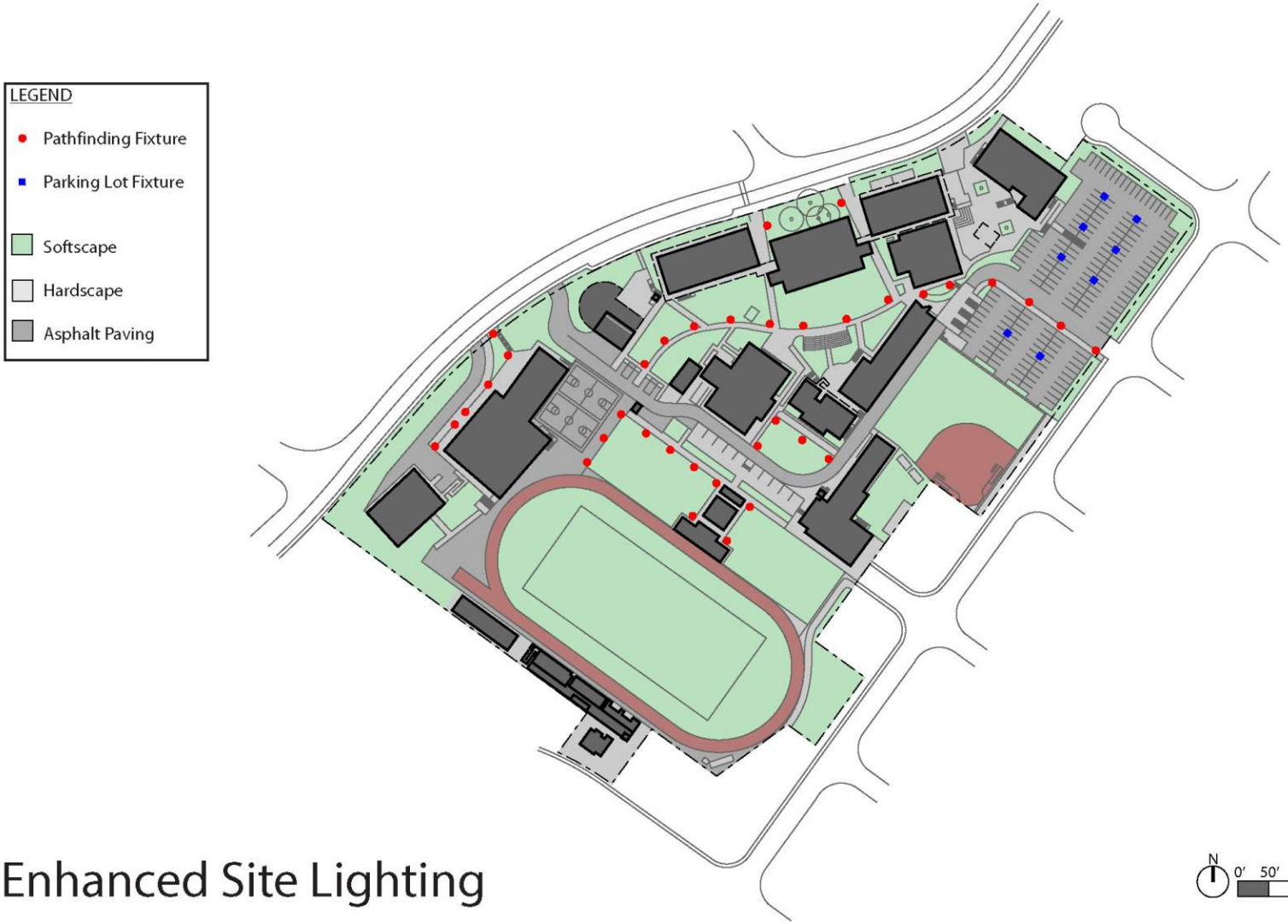
Creating Campus Identity

Master Plan Recommendations Cont.

Conceptual Diagrams

Visual Security

Conceptual Diagrams



Enhanced Site Lighting

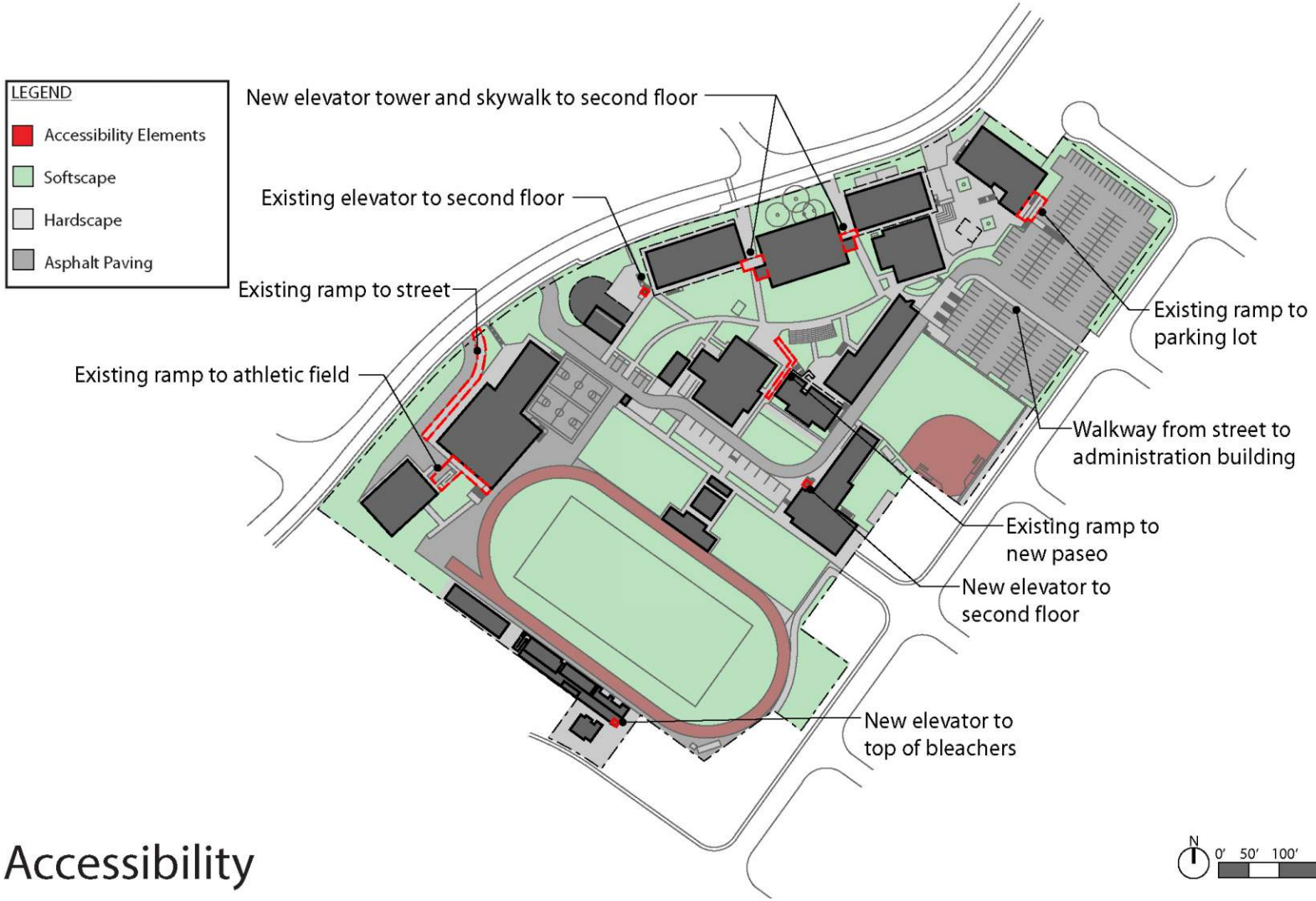
Master Plan Recommendations Cont.

Conceptual Diagrams

Security Provisions

Master Plan Recommendations Cont.

Conceptual Diagrams



Accessibility

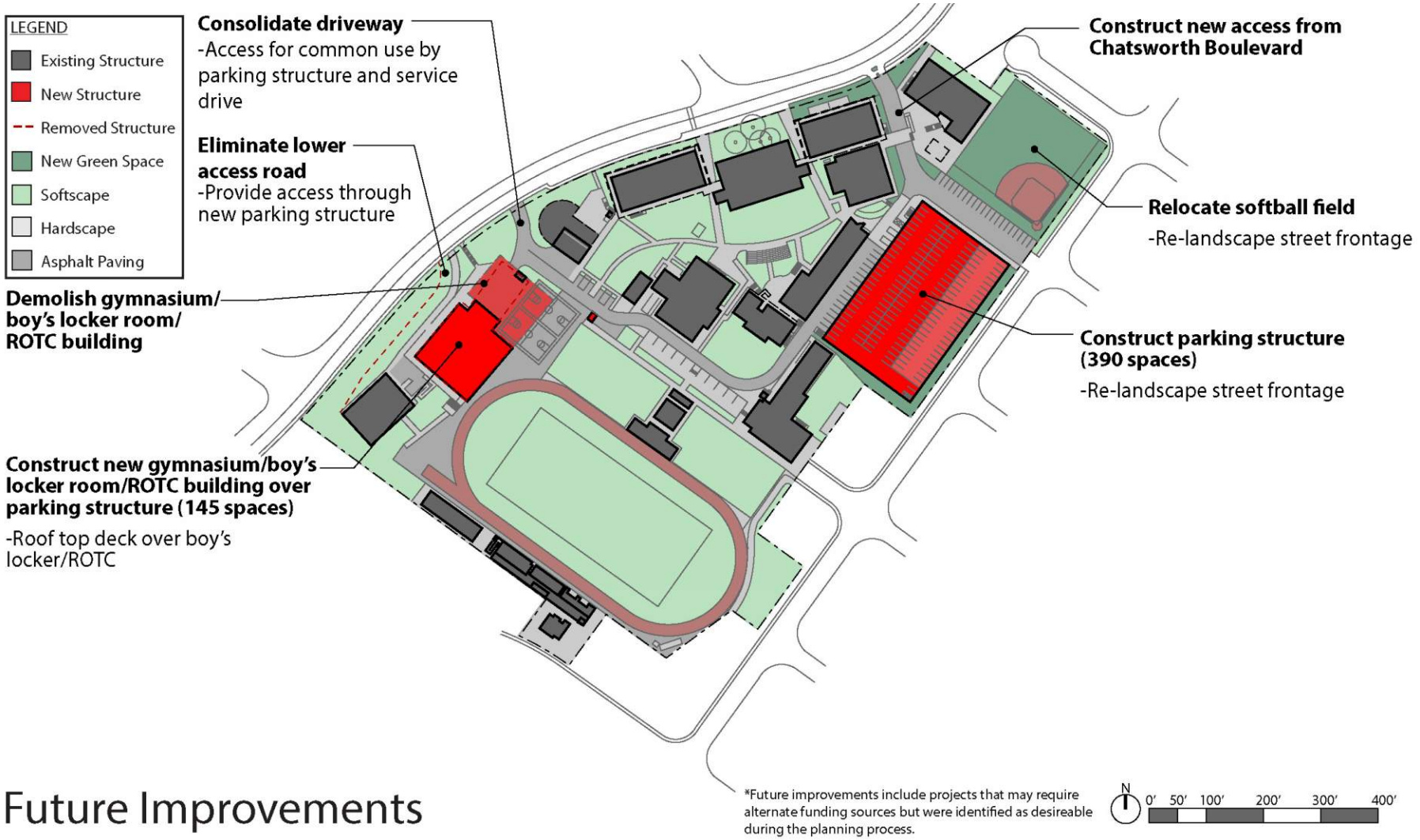
Master Plan Recommendations Cont.

Conceptual Diagrams

Excess Property

Master Plan Recommendations Cont.

Conceptual Diagrams



Future Improvements