Moreno Valley College: Conceptual Master Plan - Site Analysis

Odds-Shaped Inefficient Buildings:
- Wasted Space
- Complicated Construction
Odd-Shaped
Inefficient Buildings:
• Wasted Space
• Complicated Construction

Poorly Designed
Vehicular Circulation & Parking
• Complicated Way In & Out
• Concentrates Traffic
• Pedestrian/Vehicle Conflicts
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- Odd-shaped buildings: wasted space, complicated construction
- Poorly designed vehicular circulation and parking: complicated way in & out, concentrates traffic, pedestrian/vehicle conflicts
- Student services not at the front door of campus: hard to find, not near parking

Data Center

Building A
Instruction and Student Services

Building B
Instruction

Building C
Instruction

Building D
Administration

Building E
Library

Building F
Instruction

Athletic Facility

Proposed Structures

Parking Structure

OdD - Shaped In-EFFICIENT BUILDINGS:

- WASTED SPACE
- COMPLICATED CONSTRUCTION

STUDENT SERVICES NOT AT THE FRONT DOOR OF CAMPUS
- HARD TO FIND
- NOT NEAR PARKING

POORLY DESIGNED VEHICULAR CIRCULATION & PARKING
- COMPLICATED WAY IN & OUT
- CONCENTRATES TRAFFIC
- PEDESTRIAN/VEHICLE CONFLICTS
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Moreno Valley College Facilities Master Plan Update
Site Analysis

<table>
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<tr>
<th>CAMPUS DATA</th>
<th></th>
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<tbody>
<tr>
<td>Current student head count</td>
<td>8500 students</td>
</tr>
<tr>
<td>Overall usable campus area</td>
<td>52.0 acres</td>
</tr>
<tr>
<td>Existing gross floor area</td>
<td>199,600 GSF</td>
</tr>
<tr>
<td>Pending new and planned gross floor area</td>
<td>92,500 GSF</td>
</tr>
<tr>
<td>Total existing, new and planned gross floor area</td>
<td>293,900 GSF</td>
</tr>
<tr>
<td>Student capacity at 292,100 GSF</td>
<td>7,000 students</td>
</tr>
<tr>
<td>Planned student head count (2008 EMP)</td>
<td>17,500 students</td>
</tr>
<tr>
<td>Gross floor area at 17,500 – 20,000 students (@ 42 SF/student)</td>
<td>750,850,000 SF</td>
</tr>
<tr>
<td>Parking at 17,500 – 20,000 students (@ 5 students/parking space)</td>
<td>3,500-4,000 spaces</td>
</tr>
<tr>
<td>Required addition of gross floor area</td>
<td>450-550,000 SF</td>
</tr>
<tr>
<td>Required addition of parking</td>
<td>2,350 – 2,850 spaces</td>
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</table>

Table of Contents and Executive Summary
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Neighborhood Land Uses

- Single and Multi-family residential properties surround the campus on three sides along Lindley Avenue to the west, Zelzah Avenue to the east, and Hiawatha Street to the south.
- The backside of a strip mall commercial development sits to the north of the campus along Kingsbury Street.
- An overhead high voltage power line and utility easement is located approximately 300 feet from the school's western property line along Lindley Avenue.
Campus Activity Zones

- The Food Services & Multipurpose Building sits in the northern center of campus. It is adjacent to the campus quadrangle, portable classrooms and the Administration Building.
- Administrative buildings are sited in the northeast portion of the campus.
- The Gymnasium Building sits in the approximate geographic center of campus just south of the central quadrangle, adjacent to the hard court playground and track/football field to the south.
- Classroom portables are located in the northwest corner and the southwest corner of the academic campus.
- Parking occurs at the east and northeast corner of the property at Kingsbury Street and Zelzah Avenue, in the south along Hiawatha Street and a small lot along Lindley Avenue. An internal street allows access for emergency and fire access.
• The Physical Education Building is of high architectural quality due to its location and durable construction.
• Of note, Classroom Building #26 requires ADA upgrades, but is considered of medium quality due to efficient land use and situation.
• Numerous Buildings including the Administration Building #1, the Cafeteria/Multipurpose Building #9, and Classroom Buildings #2, 4, 6, 8, and 10–12 are of low architectural quality due to their age and poor land use or size.
• The campus has a sizeable number of classroom portables that create maze-like conditions outside the campus core.
Un-programmed Open Space

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4.0
Pedestrian, Vehicular Circulation and Parking

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Security Enclosures, Service and Emergency Access and Exits

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Security Enclosures, Service and Emergency Access and Exits

- Fences and gates secure the perimeter of campus. During school hours, visitors enter the campus through the Administration Building adjacent to Kingsbury Street.

- Vehicular entry/exit gates occur at the north and east boundaries of the campus on Kingsbury Street and Zelzah Avenue. The gates regulate vehicle access to the parking lots.

- Vehicles serving campus operations and the Cafeteria enter via one of two car gates on either Lindley Avenue or Kingsbury Street. The student lot is used by facilities for staging of athletic events in afterschool hours.

- The Virtual School portables are separately fenced and accessed from Lindley Avenue.

NOTE: Emergency vehicle access and on campus circulation requires verification.
Primary Redevelopment Issues

• Create an adequate campus frontage that provides a clear, safe and secure learning environment while providing gracious, mutually beneficial physical and functional relationships with the community and surrounding neighborhoods.

• Provide expanded core facilities, such as food services, a multipurpose room and improved administration, that meet the school’s student capacity now and into the future.

• Replace portable classrooms with permanent classroom buildings that, in relationship with one another, create meaningful un-programmed open space.

• Provide an increased on-campus parking capacity and multiple drop-off and pick-up opportunities to mitigate morning and afternoon congestion in adjacent residential neighborhoods.
The campus accommodates sufficient area for both paved and unpaved outdoor activity including football, baseball, softball, soccer, basketball, handball, and tennis, among others. A series of fences and gates allows the school to open outdoor facilities for sporting events such as baseball, softball, track and field, football and soccer after school hours.

**INVENTORY OF HARD COURTS:**
- Ten (10) basketball – full court
- Two (2) basketball – half court
- Six (6) handball
- Four (4) tennis
Ground Plane Permeability

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Ground Plane Permeability

<table>
<thead>
<tr>
<th>Category</th>
<th>Area (SF)</th>
<th>Acres</th>
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<tr>
<td>Building Footprint</td>
<td>154,813</td>
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<tr>
<td>Pavement</td>
<td>696,000</td>
<td>16</td>
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<tr>
<td>Permeable</td>
<td>1,445,187</td>
<td>55</td>
</tr>
<tr>
<td>Total</td>
<td>2,206,000</td>
<td>52.5</td>
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</table>
Summary Observations

- Portables occupy a significant portion of the school’s property along its northern boundary.
- The total number of on-site classrooms does not meet the population needs of the school.
- Core services including the Library, Food Services, and Multipurpose Room are considered undersized in regards to the student population.
- Only one permanent building (Physical Education) is considered to be of high quality while the majority of buildings are identified as medium and low quality due to poor land use and/or the need for upgrading.
- Long narrow outdoor spaces between classroom buildings create excessive amounts of paved circulation across the site.
- Student drop-off and pick-up occurs mainly off-campus and the parking capacity is undersized.
Site Constraints

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Site Constraints

Preliminary Assessment of Redevelopment Opportunities

• One building site provides the opportunity for a new face to the campus, housing core administrative and academic facilities.
• One site provides the opportunity for a performing arts building that could be used by both the campus and the community.
• Five building sites and the renovation of one classroom building provide the opportunity for new academic and core facilities. These sites form coherent open spaces that support and enhance both smaller academic departments and whole school environments.
• The conversion of Kingsbury Street into a drop-off / pick-up parking site solely for Granada Hills Charter HS eases neighborhood traffic congestion. A second drop-off / pick-up parking site along Zelzah Avenue provides for visitor parking. A parking structure placed along Lindley Avenue would increase the parking capacity for faculty and staff.
• Due to it’s charter status and opportunities for private funding, the campus could also accommodate additional specialized academic and sport facilities.

NOTE: 1) At two stories, full build-out of new building sites provides a potential overall campus capacity of +/-450,000 SF, or roughly 4,500 students.
2) Redevelopment opportunities allow for a variety of phasing and implementation scenarios.
Available Building Sites

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