

Ashley Falls Elementary School Modernization

05.21.2025 | COMMUNITY MEETING: SESSION ONE

Welcome Del Mar Families



Founded with the purpose of anticipating community needs, HMC aims to create designs that have a positive impact, now and into the future.

We focus primarily on opportunities to have the most direct contribution to communities — through education, healthcare, and civic spaces.

Agenda

DISTRICT WELCOME AND INTRODUCTIONS *(5 MINS)*

PROCESS OVERVIEW *(15 MINS)*

Overview of Our Process

Community Meeting Timeline

DEFINING PROJECT GOALS *(20 MINS EACH)*

Recent District Projects

Activity: “Highest Hopes and Biggest Concerns”
and “I See, We See” Exercise

Activity: Group Reporting

FINAL THOUGHTS *(30 MINS)*

Meeting Norms

SOLUTION ORIENTATION

SHARED UNDERSTANDING

LISTENING FOCUS

RESPECT

CREATIVITY AND FUN



ASHLEY FALLS ELEMENTARY SCHOOL MODERNIZATION
DEL MAR UNION SCHOOL DISTRICT
COMMUNITY MEETING: SESSION ONE

Process Overview

05.21.2025

DEL MAR UNION SCHOOL DISTRICT

HMC ARCHITECTS

ASHLEY FALLS ELEMENTARY SCHOOL MODERNIZATION
DEL MAR UNION SCHOOL DISTRICT
COMMUNITY MEETING: SESSION ONE

Del  Mar
• UNION SCHOOL DISTRICT •

HMC
Architects
DESIGN
FOR
GOOD

Overview of Our Process

WHAT OUR TEAM WILL STUDY

Roofing	Lighting	Structure	Plumbing
HVAC	Security	Sustainability	Electrical
Finishes	Color	Accessibility	Cost Estimates
Outdoor Learning	Wayfinding	Space Planning	Noise Control
Technology	Landscaping	Student Experience	Traffic Flow
Code Compliance	Acoustics	Campus Identity	Material Health

Community Engagement Process

MEETING #1

DISCOVER
Listen and define guiding principles and project goals

MEETING #2

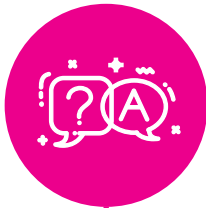
COLLABORATE
Report on early studies and listen for feedback

MEETING #3

SHARE
Present the final design solution based on feedback

Community Meeting Timeline

A STRUCTURED PROCESS FOR COMMUNITY ENGAGEMENT



MAY
MEETING #1
DISCOVERY
Listen and define
guiding principles and
project goals

MAY



SEPTEMBER
MEETING #3
SHARE
Present the final
design solution based
on feedback

SEPTEMBER

AUGUST



AUGUST
MEETING #2
COLLABORATE
Report on early
studies and listen for
feedback

**ESTIMATED MEETING TIMELINE*

**Construction timeline to be
provided in future meetings
based on determined goals*

Defining Project Goals

Recent Completed Projects and District Standards

PACIFIC SKY SCHOOL



ASHLEY FALLS ELEMENTARY SCHOOL MODERNIZATION
DEL MAR UNION SCHOOL DISTRICT
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Recent Completed Projects and District Standards

DEL MAR HEIGHTS



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Recent Completed Projects and District Standards

DEL MAR UNION SCHOOL DISTRICT MODERNIZATIONS



ASHLEY FALLS ELEMENTARY SCHOOL MODERNIZATION
DEL MAR UNION SCHOOL DISTRICT
COMMUNITY MEETING: SESSION ONE

Existing Campus Plan

EXISTING UTILIZATION
BY ASHLEY FALLS
ELEMENTARY SCHOOL

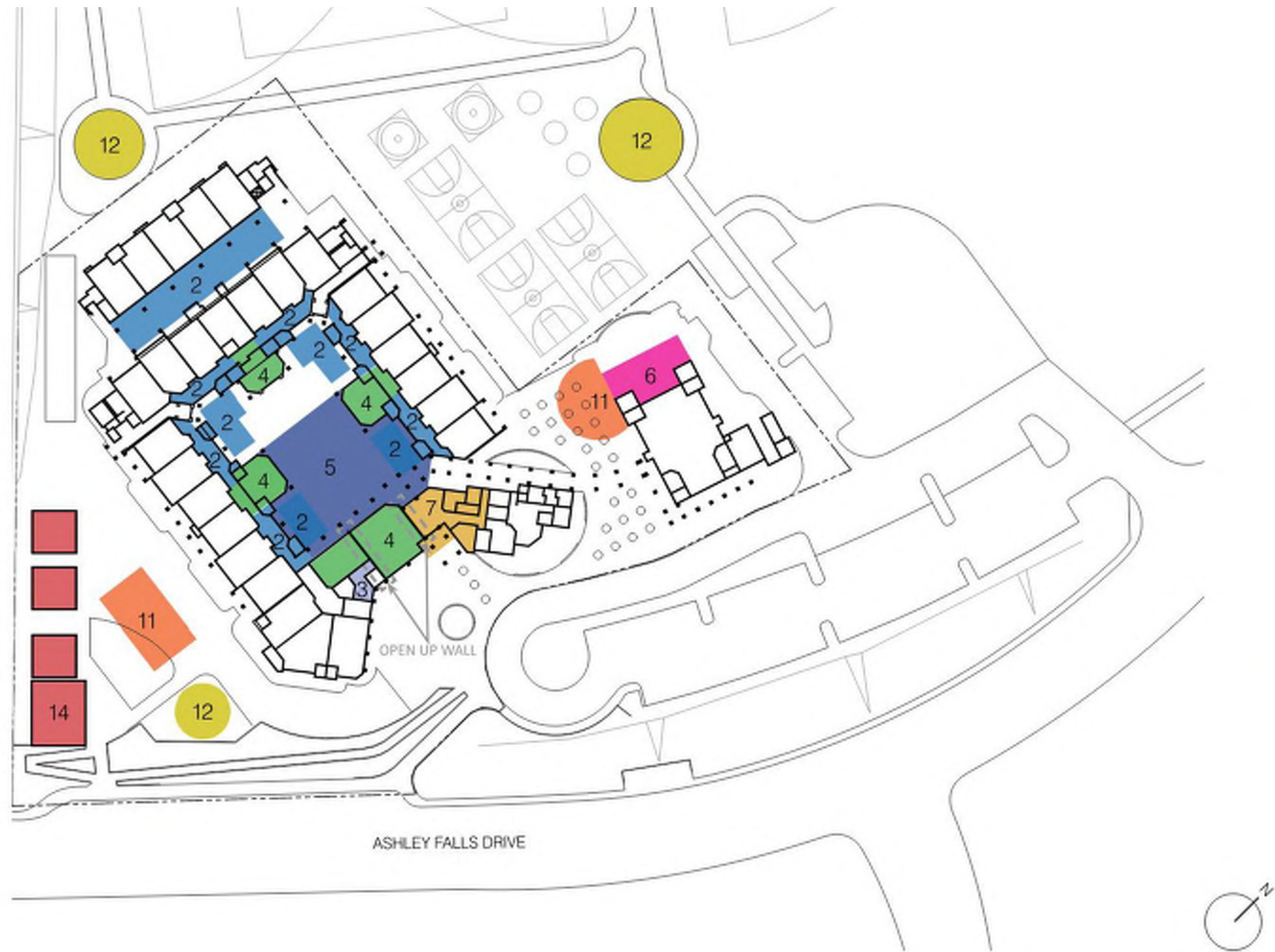
372* Students
19 Learning Studios/
Teachers

* Ashley Falls Students Only



Campus Masterplan

EXISTING MASTERPLAN SUGGESTIONS BY OBR ARCHITECTURE



- 1. MODERNIZATION / RENOVATION**
 - PAINT ALL EXTERIOR SURFACES
 - REPLACE ALL ROOFING AND HVAC UNITS
- 2. MODERN LEARNING STUDIO**
 - RECONFIGURE HALLWAYS AND QUIET ROOMS TO BE PART OF CLASSROOM AREAS. PROVIDE ENTRANCES TO CLASSROOMS DIRECTLY FROM CENTRAL QUAD AREA. ENHANCE PAVEMENT TO PROVIDE ENTRY TO CLASSROOMS.
 - MODERN LEARNING STUDIO OUTDOOR CONNECTION: REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
 - MODERN LEARNING STUDIO SHARED OUTDOOR SPACE: INSTALL NEW RAISED SEATS/PLANTER WALLS, NEW PAVING AND LANDSCAPE OUTSIDE EACH CLASSROOM
 - REPLACE 2X4 CEILING TILES. GRID AND LIGHT FIXTURES TO REMAIN
- 3. TECHNOLOGY INFRASTRUCTURE**
 - MECHANICAL UPGRADE TO IMPROVE COOLING CONDITIONS
- 4. INNOVATION CENTER (5,500 SF)**
 - OPEN UP WALL TO ADMINISTRATION AND ADJACENT CLASSROOM TO INCORPORATE AS PART OF INNOVATION CENTER
- 5. EXTERIOR INNOVATION CENTER**
- 6. MUR UPGRADES**
 - MODIFY LIGHTING AND MECHANICAL DISTRIBUTION
 - ENCLOSE APPROXIMATELY 1,000 SF OF EXISTING COVERED EXTERIOR SPACE AT WEST SIDE
- 7. FRONT OFFICE UPGRADES**
 - RECONFIGURATION OF FRONT OFFICE SPACE, INCL. SOFT SECURITY BARRIER
 - EXPAND BUILDING BY MAIN ENTRY AND OPEN UP WALL TO INNOVATION CENTER
 - REMOVE AND REPLACE EXISTING 2X4 SUSPENDED CEILING TILES IN FRONT OFFICE AREA
 - NEW INTERIOR PAINTING
 - NEW DURABLE FLOORING
 - SOFT SECURITY BARRIER
- 8. PROFESSIONAL LEARNING CENTER**
 - INCORPORATE PROFESSIONAL LEARNING CENTER INTO AN EXISTING SPACE
 - FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS
- 9. PORTABLE CLASSROOMS TO PERMANENT (NO SCOPE)**
- 10. SECURITY**
- 11. COVERED DINING**
 - PROVIDE NEW 1500 SF FABRIC SHADE STRUCTURE
 - PROVIDE NEW OUTDOOR DINING W/ SHADE STRUCTURE ADJACENT TO MUR EXPANSION
 - REPLACE LUNCH TABLES
- 12. PLAY IMPROVEMENTS**
- 13. PARKING LOT/BUS DROP-OFF (ALREADY COMPLETED)**
- 14. EARLY CHILDHOOD DEVELOPMENT CENTER**
 - MINOR MODERNIZATION

Scope Outline above is specific to this campus. Refer to "District Wide Improvements" on pages 26-27 for detailed scope of work typical to all campuses.

Mentimeter



FYI this survey is anonymous and we won't save your contact info

Activity: “Highest Hopes And Biggest Concerns”

STEP 1

Write your group’s names on the large sheet.

STEP 2

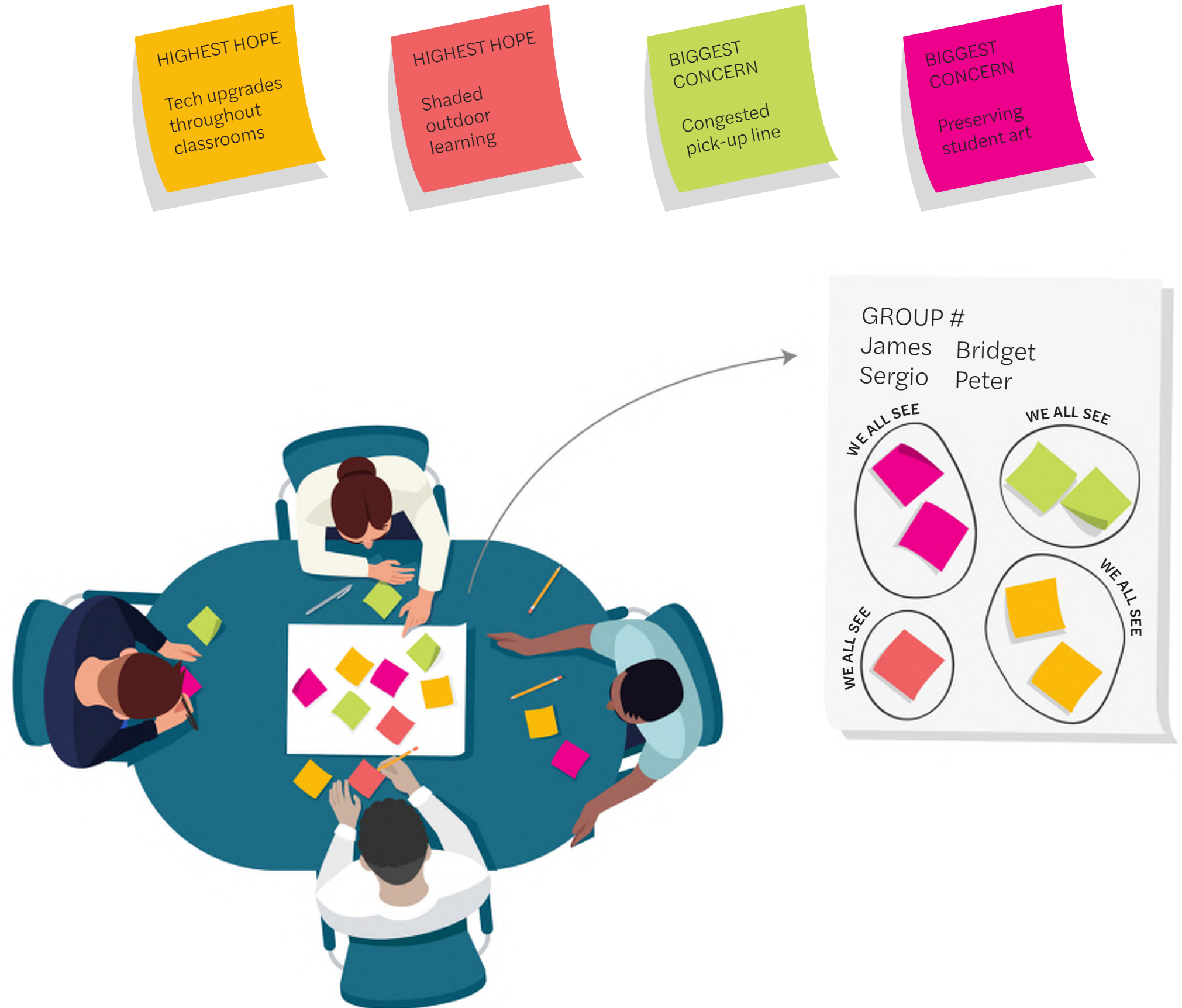
Each person take a post-it note pad and marker.

STEP 3

1. Share your highest hopes and biggest concerns:
2. What gets you excited about this project?
3. Are there key spaces or project elements that can/should be improved?

STEP 4

Cluster similar notes together and label the overarching idea.



Activity: “I See, We See”

STEP 1

Each person take a post-it note pad and marker.

STEP 2

Imagine you are transported into the future when your new school facilities are open and operating.

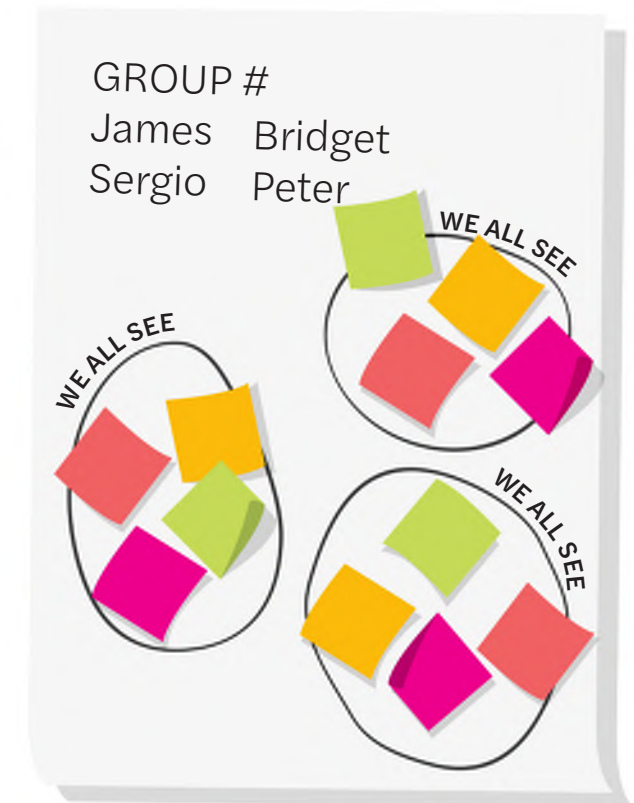
You are excited to visit the school for the first time and to observe school in session.

Imagine that everywhere you look, you find everything you were hoping to see, along with some pleasant surprises.

As you tour the new school, what do you see?

STEP 3

Cluster similar notes together.



Final Thoughts

and Thank You!