

# SAINT MARY'S COLLEGE HIGH SCHOOL

## MASTER PLAN SUMMARY

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### **BACKGROUND**

The high school campus consists of twelve acres bordered by Codornices Creek to the south. The buildings presently comprising the school are a diverse assortment of structures, having been constructed over a period of fifty-five years.

This Master Plan follows the last stage of development of a master plan initiated in 1972. At that time, the school decided that it had to abandon De La Salle Hall, in excess of 50,000 square feet (20 classrooms), the main instruction building on campus, due to its liability as an earthquake hazard. The need to replace that facility, as well to provide a residence for the Brothers, required a planning process to guide the rehabilitation and future improvement of the school. Two of the existing buildings were retained: the Gymnasium Building (1948) and Saint Joseph's Hall (originally a student dormitory and library, 1957). Vellesian Hall (worker dormitory, 1946) and Cronin Hall (classrooms, 1952 and 1959) were retained, but scheduled for future replacement. The temporary buildings housing science laboratories and classrooms were replaced. The core of the original plan was the central plaza with a new Brother's Residence, Student Center, classrooms and library, and a multi-use performing arts facility.

The plan called for the gradual replacement of temporary and existing buildings with new structures, and the development of the campus into a park-like pedestrian enclave. Construction of the new facilities was organized into phases, to provide the school an opportunity to raise funds for construction, and to allow the school to continue to function during the building process. With some revisions in 1981, including a transition to a co-educational program in 1995, this plan has guided the campus program of improvements for thirty years.

With the completion of Frates Memorial Hall (8 classrooms), the projects that have not been realized include: the programmatic and seismic upgrade of Saint Joseph's Hall offices and library and additional classrooms for the arts. In the design review process for Frates Memorial Hall, the City urged an examination of the future campus and program needs.

In 2003, Saint Mary's College High School initiated a process to accomplish a needs assessment, site use analysis, and an updated/expanded master plan. The process included interviews with faculty, staff, and administrators; two planning workshops with the academic community; and, collaboration with the design advisory committee. The resulting plan is an expression of the needs to be accommodated as Saint Mary's College High School seeks to fulfill its mission over the next five, ten or fifteen years.

### **PLANNING GOALS**

The development of the planning for Saint Mary's College High School is driven by the LaSallian Catholic mission. The focus of the educational plan is a religious, high quality, and student centered education with a preference for middle and low income families.

The principal program needs, as Saint Mary's College High School starts the new century, are to provide seven period, college preparatory and advanced placement programs. Arts programs are currently the most disadvantaged, with needs for dance, choir, music, theater, art, and photography. Support for the excellent athletic programs requires improved field, practice, and locker facilities. Spaces are needed for

counseling, student activities, and student publications including yearbook and newspaper. State of the arts technologies requires new language and computer laboratories and an updated media center.

Facility needs for the support of these programs include: chapel, classrooms, choir room, display areas for student work and announcements, meeting rooms (lecture, teacher-parent meeting, business conferences, administration, etc.), storage, student store (books, supplies, clothing, tickets, etc.), publications room, library, and technology spaces including a television studio.

Other campus support needs include campus access, parking, maintenance, and security provisions.

The overall goal is to create a campus that responds to the needs of the whole person, including the academic, physical, spiritual, and social needs.

### **MASTER PLAN APPROACH**

A new "main entrance" reception area for the campus, visible from the campus entry drive, is desired. The vehicular entry should lead to a turning circle. Parking should be kept to the outside edges of the campus, minimizing the visual impact.

New buildings, because of the limited site area and funding, should be designed for multi-use.

With a focus on the southeast portion of the campus, the design approach to the new facilities should have several goals. The exterior spaces should have similar qualities to the northwest side of campus, landscaped open spaces with gathering opportunities and covered walkways (arcades). The buildings and the spaces between should be organized with view axis's, highlighted by statuary or other visual or symbolic accents. Entries to buildings should be clearly recognizable. There should be various sizes and types of outdoor spaces for multi-use student oriented functions.

Saint Mary's College High School is a notable environment for learning. The campus layout is a balance of formal and natural geometry. There is a variety of building images, but the appearance of the whole has significance to student, staff, and visitor. As the Master Plan moves forward, these qualities should be preserved and the traditions respected. For over forty years the academic community has participated in the school's growth and evolution. In the development of this master plan, that process has continued.

### **MASTER PLAN FACILITIES PROGRAM**

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The facilities program for the master plan has three priorities:

1. Replace and update aged or inadequate facilities (field, band room, student center kitchen, small or inadequate classrooms).
2. Reinforce the community and values of a LaSallian education (smaller class size, chapel, multi-use meeting spaces).
3. Consolidate & improve central functions (administrative offices, library, remove Vellesian).

### **EXISTING BUILDINGS TO REMAIN**

#### **GYMNASIUM (1948)**

The Gymnasium Building is in need of improved acoustics and window coverings.

#### **GYMNASIUM AUDITORIUM (1996)**

Serving as both gymnasium and auditorium, the facility is over used; programs and schedules for

the arts and recreation are often in conflict.

#### FRATES HALL (2002)

Frates Memorial Hall is the latest classroom building with eight large classrooms. The classrooms in this building should be considered as a standard for future classrooms.

### **FACILITIES IMPROVEMENT OR EXPANSION**

#### 1. ATHLETIC FIELD RENOVATION

As a result of the small overall campus area, many athletic needs are not met. For most schools this size, field space would be provided for football, soccer, baseball and softball, track and field. The campus area is not adequate to accommodate all. Many practice or competition activities have off-site requirements. A new all-weather synthetic surface would provide a better playing surface for current programs (The current surface is sub-standard.). New bleachers and field house are also desired. Though lighting would increase the possible use of the limited fields, this will not be pursued out of consideration for the neighbors.

- Replace field and track with all-weather surfaces
- Replace existing bleachers
- Improve perimeter landscaping
- Field storage building to replace containers, house field equipment

#### 2. CRONIN HALL (1952, 59)

Cronin Hall houses nine classrooms built in two phases. Four classrooms on the lower level are remote and not very accessible; they are substandard with awkward shapes, poor light and ventilation. The upper level classrooms are large and prized because of size, windows, and views. The structural characteristics should be evaluated in detail; serious deficiencies have been previously noted. The wood frame building would probably perform adequately in an earthquake with strengthening of wall to roof connections, lateral reinforcing of the covered arcade, and additional lower floor lateral bracing. Serious structural deficiencies could be corrected with a program of improvements.

Seismic design issues and poor classroom space in the basement can be improved. With some reasonable investment, the building should remain serviceable for some time.

- Reinstate one classroom removed from service as required by City (2005)
- Convert two lower level classrooms to student activities (yearbook, etc.)

#### 3. MUSIC BUILDING

- Replace existing Band Room Pavilion and Snack Bar with new band and choral room.
- Offices
- Dressing and storage

#### 4. WEIGHT ROOM

- New larger Weight room, storage
- Convert existing (small) weight room to new field and athletic offices

#### 5. FIELD & SHOP BUILDING

- Field House: athletic equipment storage; small snack bar; toilets
- Maintenance Shop: shop; storage for materials, supplies and equipment for maintenance, janitorial, and grounds; maintenance office; toilets and showers; washing machine and dryer
- Student Activities Storage: for materials, supplies, and equipment

- Performing Arts Storage: for materials, supplies, equipment, and sets
- General School Storage: for office and classroom furniture and equipment
- Shea Center Storage: for cafeteria tables, chairs, supplies, and equipment
- Parent Association & Booster Parents Storage: for materials, supplies, and equipment

6. STUDENT CENTER (1976) – RENOVATION & EXPANSION

The Shea Center houses cafeteria and kitchen. There are two classrooms in the lower level. The principal need is space; the facility is not adequate for a single lunch period during periods of inclement weather. There is no space for student activities. The Shea Student Center is one of the most over-used facilities on campus. Food service needs have expanded considerably since the building was completed. The kitchen should be improved to accommodate both snack bar, lunch service, and catering for large gatherings. Removal of the existing classrooms in the lower level would allow incorporation of student related activities, programs, and spaces (acoustics impair the use of space for classrooms). Covered outdoor dining is suggested.

- Expand Kitchen
- Move eastern interior wall, expand dining, remove office
- Lower floor renovations to convert classrooms to accommodate student activities

7. CHAPEL

A center stone for the campus should be a structure symbolizing the mission of the school and focusing of the values of the community. A chapel would be a special place of gathering, worship and prayer; a point of orientation, and a place of thoughtful reflection. The location selected is one that is visible when arriving on campus, but set aside from other facilities on the tree sloped hillside.

8. SAINT JOSEPH'S HALL (1957) – RENOVATION & EXPANSION

The central campus building in location and function is the preferred location for student and educational program support, including: offices, library, media center, and special classrooms (language lab, etc.). Saint Joseph's Hall is the most prominent building on campus. It is highly regarded and should be retained. It is composed of three floors. The upper level, once a student dormitory is now administrative offices and classroom; the lower level is a library and media center and classroom; a classroom and small storage area is on the lowest level. There would be significant benefits in locating all administrative offices together (offices are also located in Vellesian Hall). The size of the library is adequate, but in need of upgrade. An internal technology and materials and finish upgrade of existing library, media center and offices is desired. Improvements to this building should include seismic upgrade. Though the building was well designed and constructed for its time, there are deficiencies in several areas. The wood roof system is inadequately tied to the concrete walls; supplementary bracing should be added in this area. The length of the building is not adequately seismically braced; an intermediate transverse wall should be added near the building midpoint. Some windows may need to be closed to provide additional lateral resistance. The brick veneer is probably unsecured; it should be removed or reinforced. It may not be possible to upgrade the building to current seismic code; however, for preservation of this significant building a rehabilitation program could bring the building to an acceptable level of seismic safety.

With renovation, a program of expansion, including a new fourth floor, should be considered:

- 4<sup>th</sup> Floor – Classrooms, with Computer and Language Labs (?)
- 3<sup>rd</sup> Floor - Administrative Offices
- 2<sup>nd</sup> Floor – Reception
- 2<sup>nd</sup> Floor – Library

- 1<sup>st</sup> Floor - Facilities (computer server, archives, elec., storage. etc.)
9. DEMOLITION OF VELLESIAN HALL AND CAMPUS ENTRY/CREEK IMPROVEMENTS  
Vellesian Hall (3,900 SF) was originally a worker dormitory, used for many years as a storage shed. Currently it is used for offices and maintenance. Vellesian Hall has served the school well over the years. However the remote location compromises the function of the offices and the spaces do not adequately serve the development functions of the school. A removal of this building would allow improvement to parking and vehicle circulation. It would also allow an opportunity to visually improve the eastern side of the campus.
10. NEW MULTI-USE FACILITY  
Currently the Gymnasium/Auditorium uses are in conflict with each other. There are needs for an additional space to avoid concurrent demands for space. The auditorium stage is often used for dance – in conflict with the drama programs. The Student Center has the only large multi-use space on campus – and it is over used as well. The new multi-use/recreation space should have retractable tiered seating to allow flexible use of this space. The dance studio could serve as a balcony.
- Multi-Use Facility – Banquet facility; assembly (750 seats); gymnasium.
  - Dance Studio
11. NEW CLASSROOM BUILDING  
This facility will occupy the only remaining land available - it may need to accommodate all future campus facility needs. The eight classrooms should be similar to those provided in the new Frates Memorial Hall, large and multi-use. Two classrooms should be divided with an operable wall. Because of the location of this building and the adjacency of the multi-use building, it is expected that the focus of the classrooms be related to the fine and performing arts. One of the classrooms should be a 2D studio, the other a 3D studio. AV/TV production facility may be another possible program.
- Classrooms - 2 floors of 4 each
  - Offices
  - Gallery
12. SCIENCE & CLASSROOM BUILDING (1986) – CLASSROOM CONVERSION  
Murphy Hall has four science and four standard classrooms. One additional science laboratory is desired. The triangle classrooms are small.
- Two small classrooms to be converted to office use. The science laboratory would be created from one of the classrooms in Cronin Hall.