



SOUTHWESTERN COLLEGE

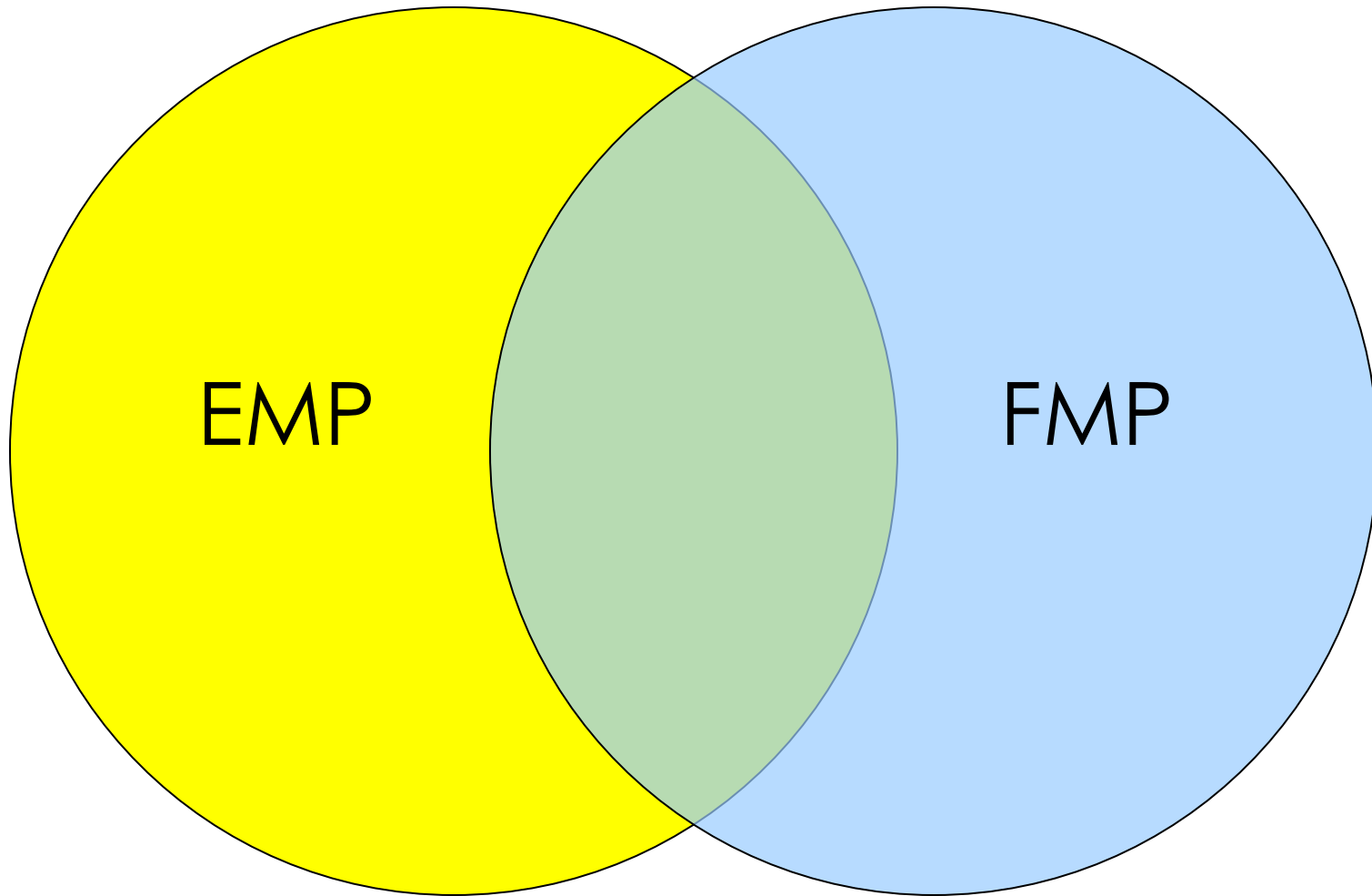


CW/P

facilities master plan

february 2013

A Parallel / Integrated Approach



The Process

- All campus **planning emanates from the program of instruction.**
- Planning must be built with & be **supported by the College Community.**
- All plans must be **integrated into a unified whole** supporting the College's strategic vision.
- **Hands on approach** & the ability to implement the College's thoughts & ideas into working plans & finished products.

The EMP

- **Internal Scan**
 - Student Origins & Characters
 - Assessment of the Service Area of the College
 - Overall Headcount and Enrollment Practices
- **External Scan**
- Analysis of the **Program of Instruction**
- **Capacity for Growth** in WSCH / FTES
- **Program Review & Evaluation of Services**
- **Institutional Effectiveness & Student Success**
- **Assimilate findings** from the EMP into the Facilities Master Planning process

Creating a framework of **systems** to support current & future **growth** & campus **improvement** : a roadmap bringing all projects together to serve **one vision.**

An Integrated Plan

- Supporting student **access, learning & teaching**.
- Balancing and supporting **socialization** & formal learning.
- Creating **unique “places”**.
- Fostering **environmental responsibility**.
- Maintaining student **safety**.
- Supporting / enabling **enterprise & alternate land use opportunities**.

Steps Taken

- Completed initial interviews with the various Departments and Schools
- Developed a growth projection for the instructional program
- Collected data regarding existing facilities
- Visually assessed the systems and physical conditions of the campus
- Meet with the IFC for SWOT analysis
- Translated to facility needs (meet with Instructional Schools)
- Developed conceptual approach(s) for discussion with President's Cabinet

The Timeline

2012	September	Facilities master plan kick off with IFC
	October	Baseline / growth, SWOT, campus input with IFC
	December	Working Meeting with the President's Cabinet
2013	January	Working meeting with Facilities / EMP Draft
	February	SCC & IFC Review , Community Breakfast
	March	SCC & IFC Review, Open Forum, Board Workshop
	April	Board Adoption
	Future	Project implementation

District Growth P-2's : Summary of Activity

- 2000-2005 District Grew by 25.2% (Annual Average 5.04%)
- 2005-2007 District Dropped by 20.5%
- 2007-2011 District Grew by 7.9%
- This represents an annual growth of 1.975%

Chancellor's Office Growth 2000-2010

- Adult Population Change 2.52%
- HS Graduation Rate 6.10%
- Blended Rate 4.50%

District Headcount Projections

- 2001 18,229
- 2009 21,863 (High Point – Grew .96% Annually)
- 2011 20,330
- 2015 21,155
- 2020 23,016
- 2025 25,862
- Cumulative Headcount Growth 27.2%
- Compounded Average Annual 1.94%

WSCH Projections

2011
CV 180,038

OM 15,649

NC 13,917

SY 13,783

Total 223,387

2025
CV 243,950

OM 21,825

NC 19,167

SY 19,081

Total 304,023

Cumulative 36%
Annual Average 2.57%

SWOT Analysis : existing facilities & systems

strengths, weaknesses, opportunities, threats

Context

- Community Edge
- Campus Access

Vehicular Circulation

- Campus Entries / Access
- Drop Off Locations
- Transit Drop Off
- Parking
- Vehicular Movement
 - General Public
 - Students
 - Service & Maintenance
 - Emergency

Existing Facilities

- Age and condition of buildings
- Age and condition of infrastructure
- Campus zoning
- Operational efficiency

Pedestrian Circulation / Open Space

- Public Transit Drop Off
- Pedestrian Entry
- Primary / Secondary Circulation
- Pedestrian Nodes / Gathering Spaces
- Accessibility
- Bike Paths / Lock up

-  Artery Roads
-  Campus Entries
-  Potential Campus Entries
-  Transit Drop Off

Observations:






- Limited access
- Access opportunities
- Limited entries
- Lack of identity
- Blind NW Entry
- Inconsistent campus edge
- 1 on-campus transit stop
- Multiple transit stops on Otoy Lakes Road
- Traffic congestion at intersection of Otoy Lakes Road and Gotham St.
- Transit impacts traffic flow
- Pedestrian access from transit stops?



vehicular circulation / parking

Observations:

- Limited Entries
- Commitment to the loop road
- Difficult to traverse parking
- Generally well distributed
- ¼ mile radius from campus core to most parking
- Limited access to remote lots
- Parking is out of the "loop"
 - Vehicles removed from campus core
 - Creates pedestrian / vehicular conflict
 - Congested






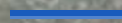
-  Artery Roads
-  Campus Entries
-  Potential Campus Entries
-  Parking
-  Vehicular Circulation






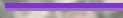

Observations:

- Scattered services
 - Multiple food service locations
 - Bookstore
 - M&O
 - Shipping / Receiving / warehousing
 - CTE Facilities
- Shared loop road



-  Artery Roads
-  Campus Entries
-  Potential Campus Entries
-  Parking
-  Vehicular Circulation
-  Service

pedestrian circulation / core open space

-  Parking
-  Vehicular Circulation
-  Cross Walks
-  Pedestrian Circulation
-  Open Space

- Observations:**
- Lack of defined entry / gateways from parking to core
 - Defined E/W Spine
 - Significant topography
 - Significant open space framework at the academic core
 - Internalized courtyards
 - Strong heritage trees
 - Well maintained
 - Diluted student energy



Observations:

- Most buildings are 1965 (47 years, approaching 60 years in the planning horizon)
- Some buildings have had renovations



- 40-50 years
- Renovated
- 30-40 years
- Renovated
- 20-30 years
- 0-20 years



- 5: Major Deficiencies
- 4: Heavy Improvements
- 3: Moderate Improvements
- 2: Minimum Improvements
- 1: Good Working Condition



Campus Zoning



SWOT Systems : conclusions

strengths, weaknesses, opportunities, threats

Planning Concerns

- Age & Conditions of Buildings
 - Operational Efficiency
 - Future Growth
 - Cost of Renovation
- Vehicular Traffic VS. Pedestrians
- Pedestrian Wayfinding
 - Sense of Arrival
 - Visibility of Destinations
 - Signage
 - Numerous Courtyards
 - Landmark Elements

Campus Assets

- Well Defined Academic Core
- Open space / Legacy Trees
- Distribution of Parking
- Underutilized Land

Noteworthy Considerations

- Topography
- 2 Arterials/ Limited Access
- Consistent Architecture
 - Field House (varies)

building an exceptional community of learners and leaders

Institutional Facilities Committee

input for facilities master plan

Institutional Values

- Assure district **utilities are efficient** and promote safety, (especially fire suppression) cost effective and **sustainable**
- **Support college and community use** to comply with **civic center policy**
- Xeriscaping – create **sustainable building and landscaping** (LEED Certification)
- **Universal Design** (ADA Compliance)
- Leverage capital dollars to **reduce general fund spending**
- **Ensure viable “total cost of ownership”**

Concrete Facilities Planning Ideas

- Maintain Legacy Trees
- **Standardization**
- Enhance athletic fields facilities, (restrooms)
- Reduce single occupancy vehicles, provide electric cars in SWC fleet, provide charging stations for electric vehicles used by staff and students
- Explore purple water
- Provide mass transit / trolley extension to SWC Campus
- Classroom design for safety and universal design, doors that can be locked from the inside, accessibility in furniture.
- Careful review of classroom management when designing classroom spaces.

Implementation

conceptual campus layout



Campus Core

conceptual campus layout: New/ Remodel



Proposed Program of Work

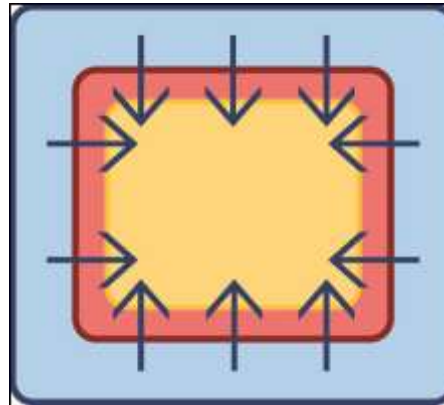
<u>Project Name</u>	<u>Assumed GSF</u>	<u>Funding</u>
<u>Chula Vista Campus</u>		
* Gym / Pool Complex		Local
Performing Arts Center	59,230	Local
Student Union Complex + Central Server	78,435	Local
Math & Science Building / Large Lecture	79,923	State
Planetarium/Exhibition FPP-2015	5,104	State
Business CIS Center (New Construction)	43,769	State
Administration Building (New Construction)	40,638	Local
Student Services - New Building / Removal of 100's	50,898	Local
Academic Success Center (renovation of 1400)	32,998	State
Remodel 420 for Language Arts/Communication	29,714	State
Remodel Bookstore as 710 Swing space	10,431	Local
Fine Arts Reconstruction	14,125	State
Remodel 1600's for Community Serv/Child Dev.	4,384	Local
<u>Chula Vista Campus - Other Projects</u>		
Campus Wide Classroom Improvements		Local
Central Plant Connection / Start up		Local
Parking Structure / Parking Improvements		Local
Security Bldg		Local
Perimeter Road / Parking Improvements		Local
M&O / Grounds		Local
Automotive		Local
Solar Fields		Local
Fields / Courts / Field House		Local
<u>Higher Education Centers Program of Work</u>		
Otay Mesa Remodel Project		Local
National City Phase II - 21,000GSF, parking?		Local
San Ysidro Phase II		Local

* Sequencing Project

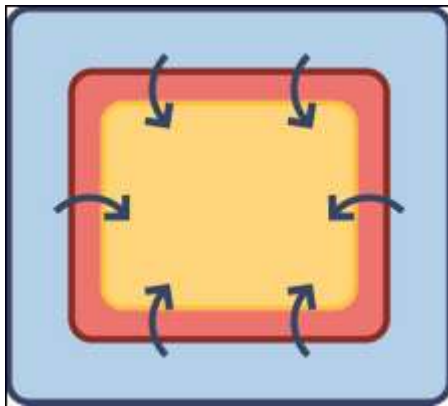
Flexible Start Date

Vehicular and Pedestrian Circulation

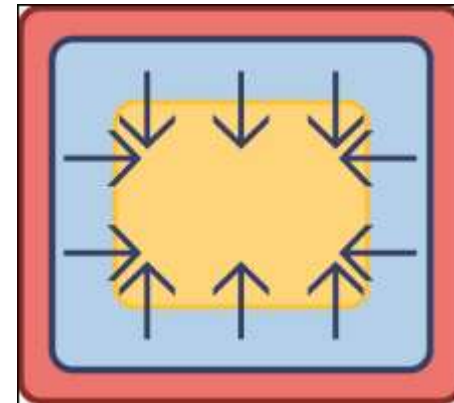
conceptual campus layout



Southwestern College Today



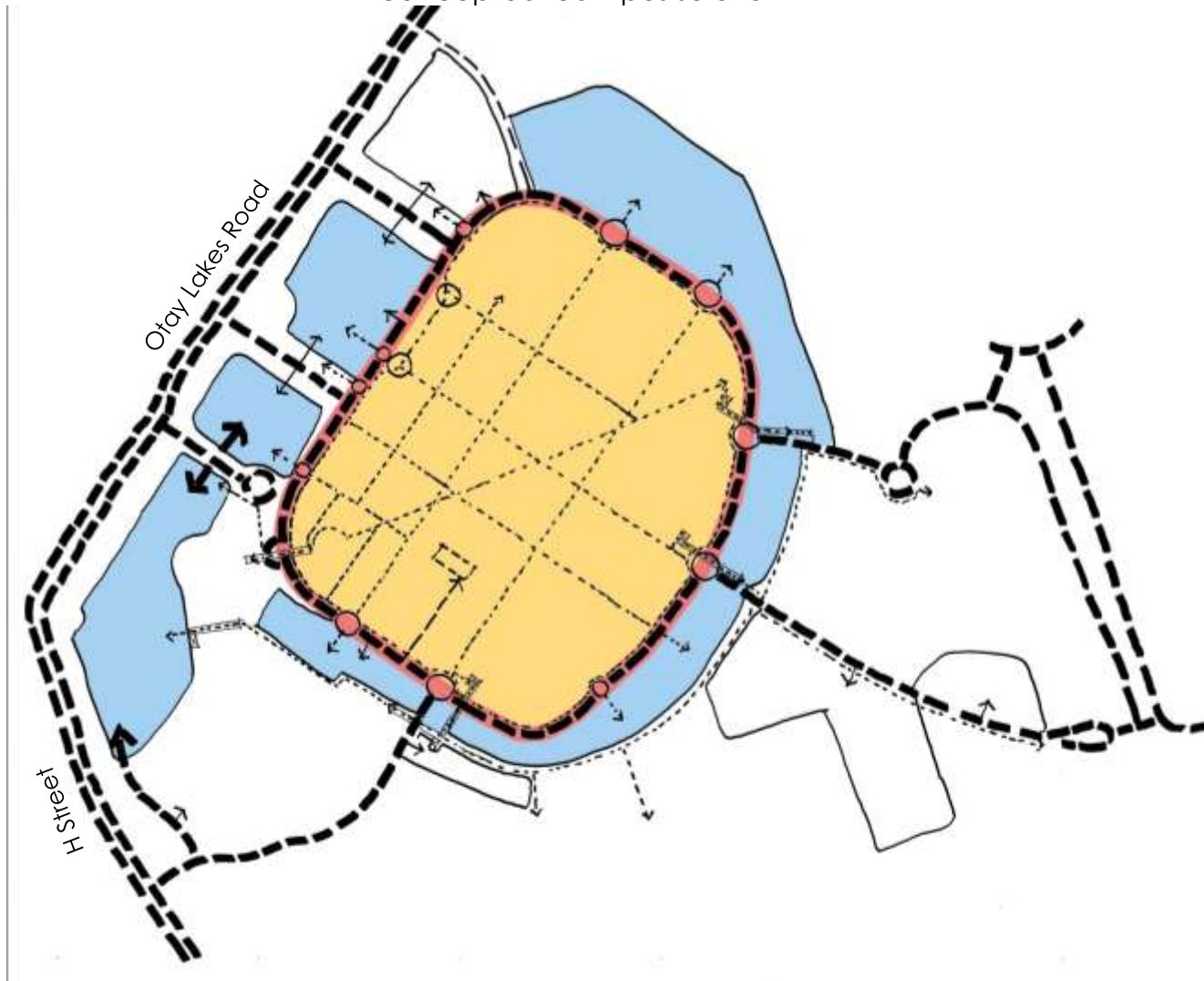
Proposed Solution 1



Proposed Solution 2

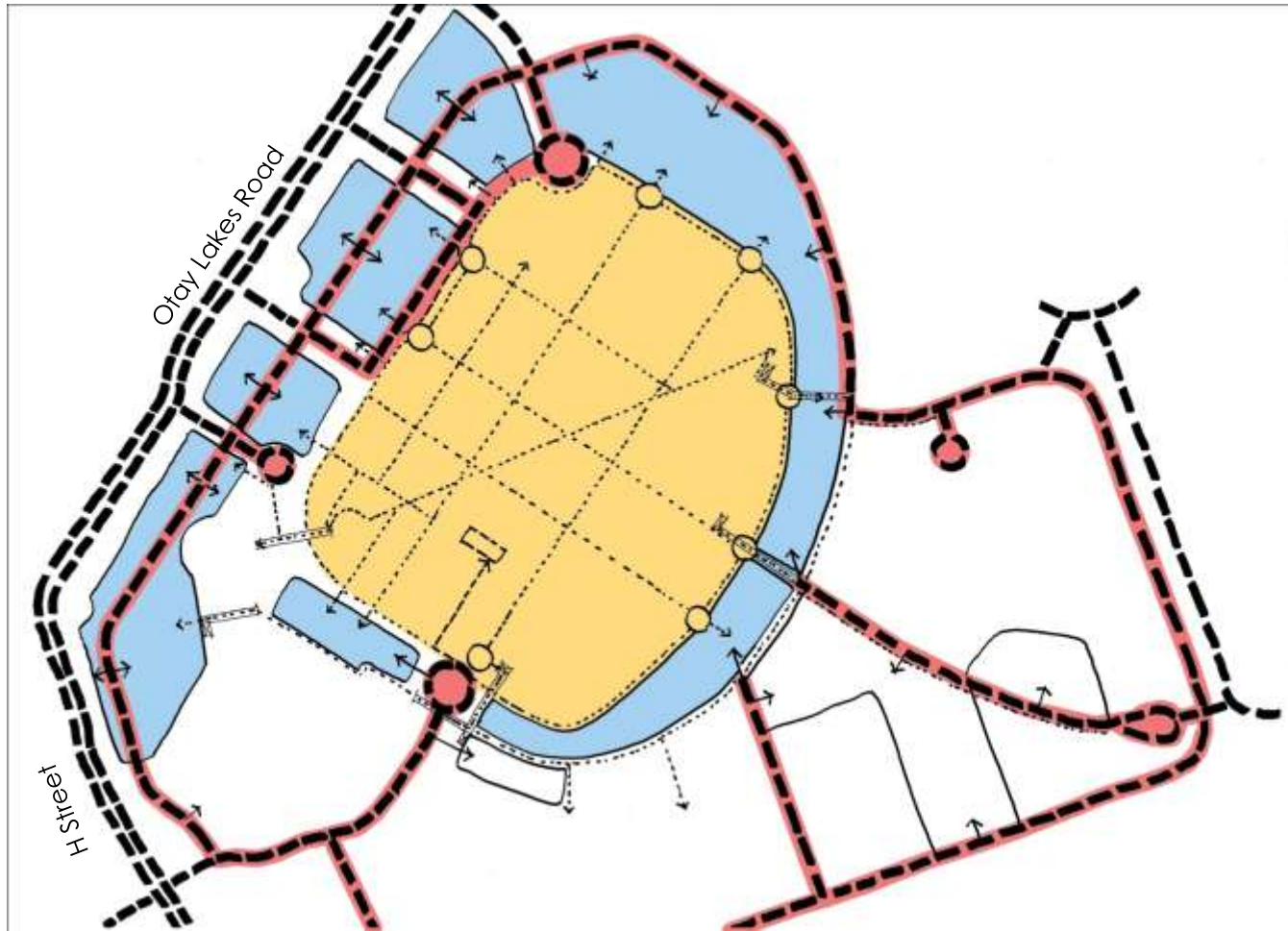
Vehicular and Pedestrian Circulation

conceptual campus solution – 1



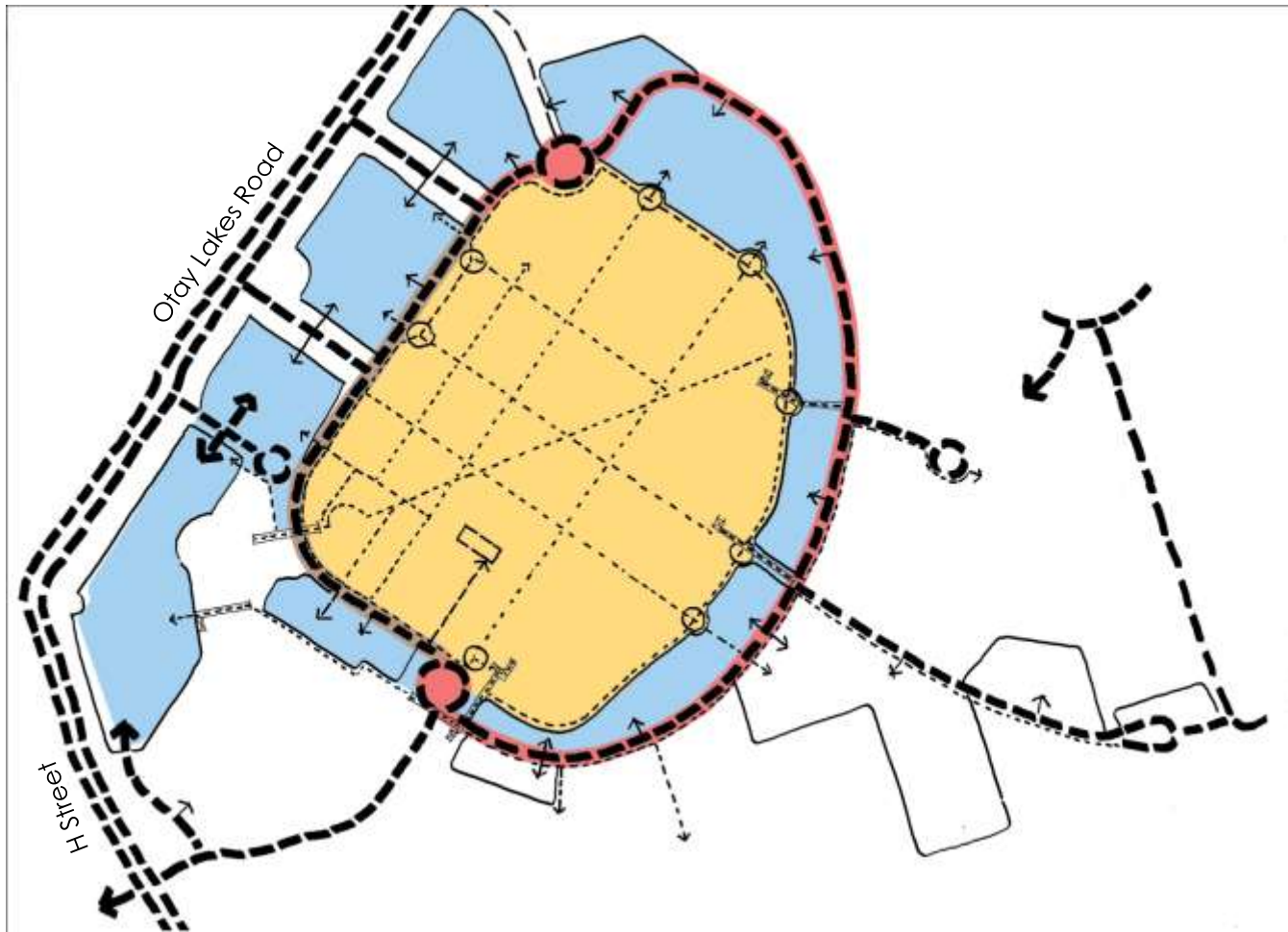
Vehicular and Pedestrian Circulation

conceptual campus solution – 2A



Vehicular Circulation

conceptual campus solution – 2B



Campus Vision

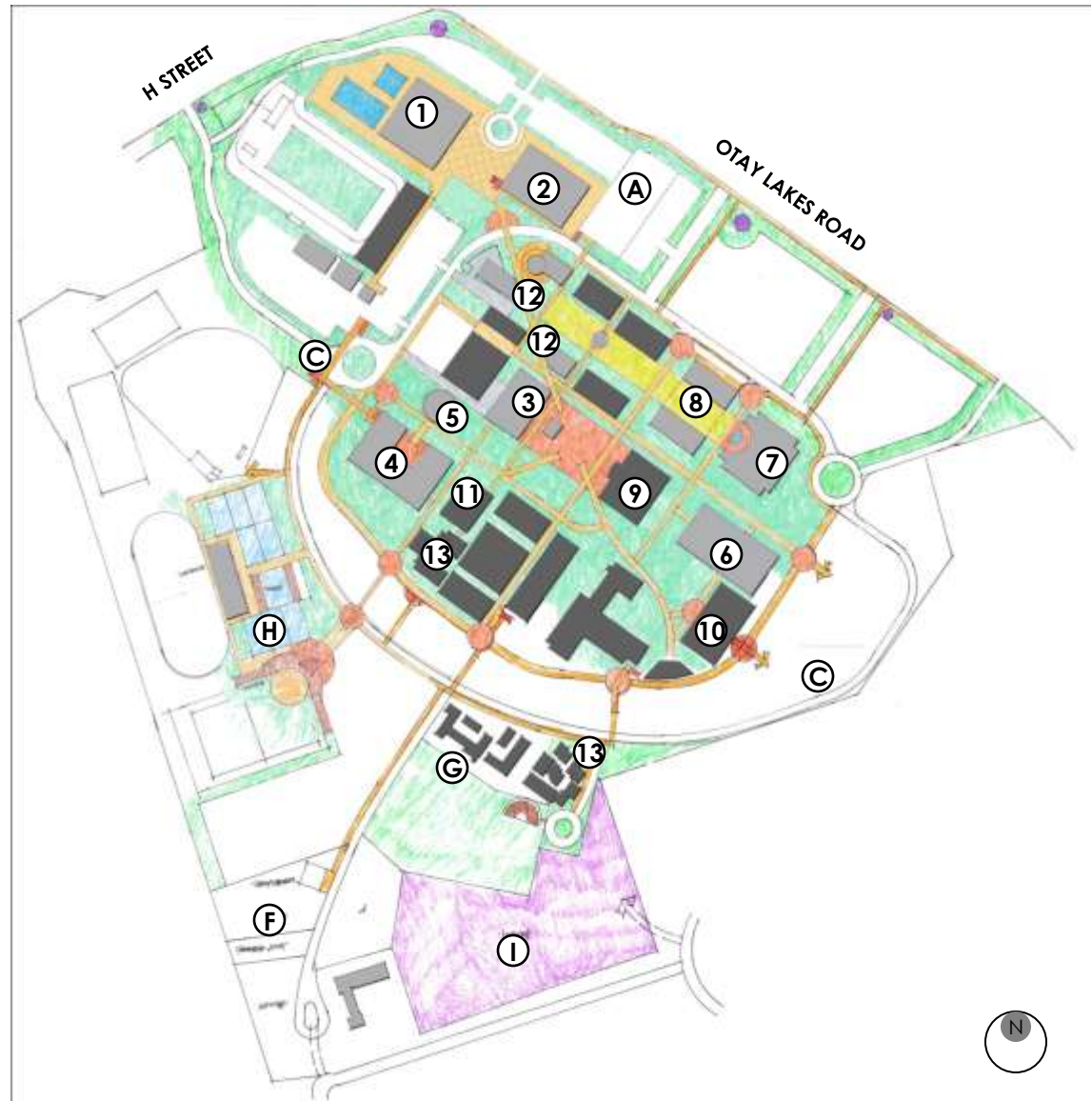
conceptual campus layout

Projects

1. Gym / Pool Complex
2. Performing Arts Complex
3. Student Union
4. Math & Science Building / Lecture Hall
5. Planetarium / Exhibition
6. Business CIS Center
7. Administration Building
8. Student Services
9. Academic Success Center
10. Language Arts / Communication
11. Remodel Book Store for future use (TBD)
12. Fine Arts
13. Community Services / Child Development

Other Projects

- A. Campus Wide Classroom Improvements
- B. Central Plant Connection
- C. Parking Structure
- D. Security Building
- E. Perimeter Road
- F. M&O / Grounds
- G. Automotive
- H. Fields / Courts
- I. Housing
- J. Solar



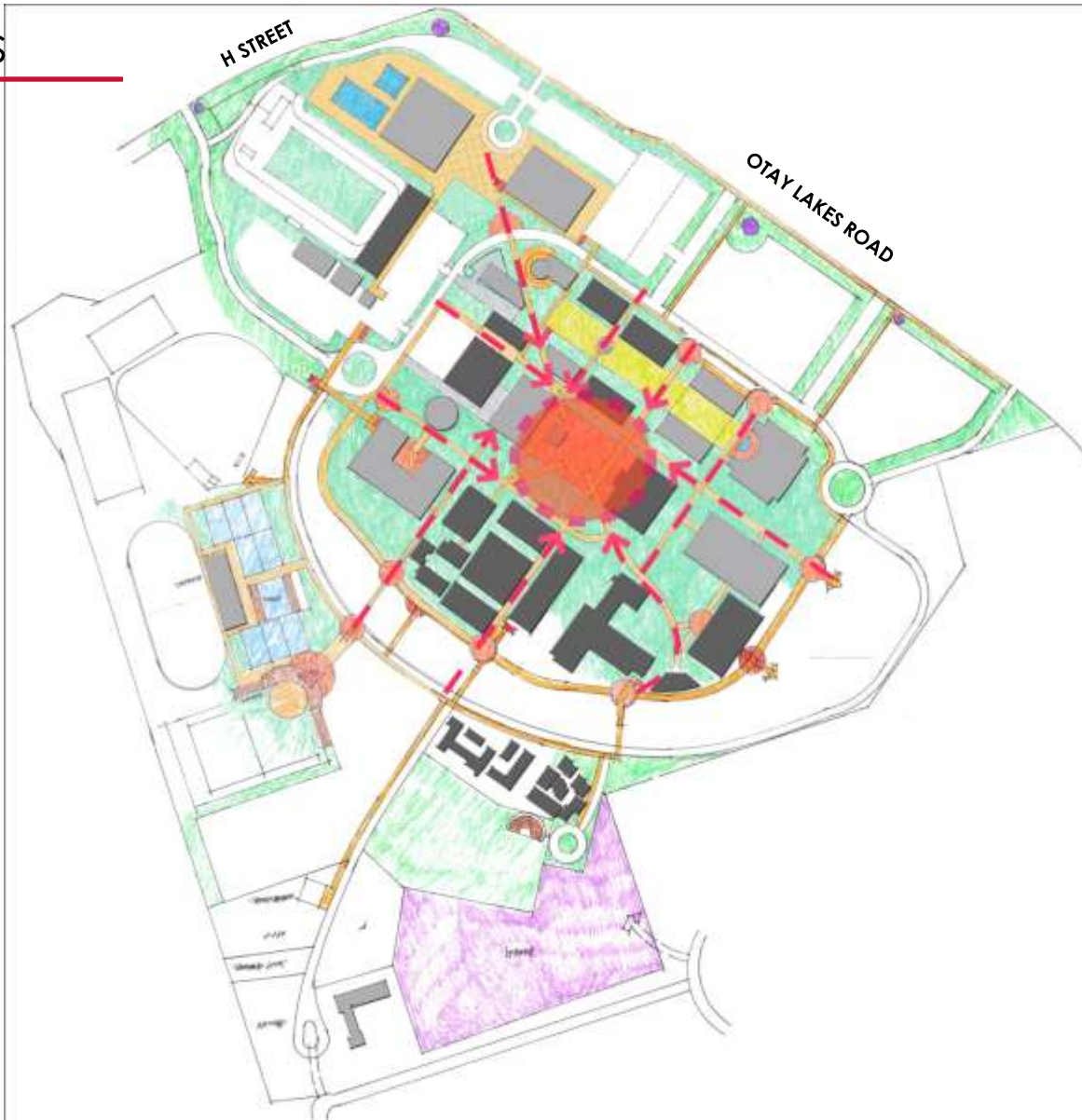
Campus Systems

Vehicular Circulation



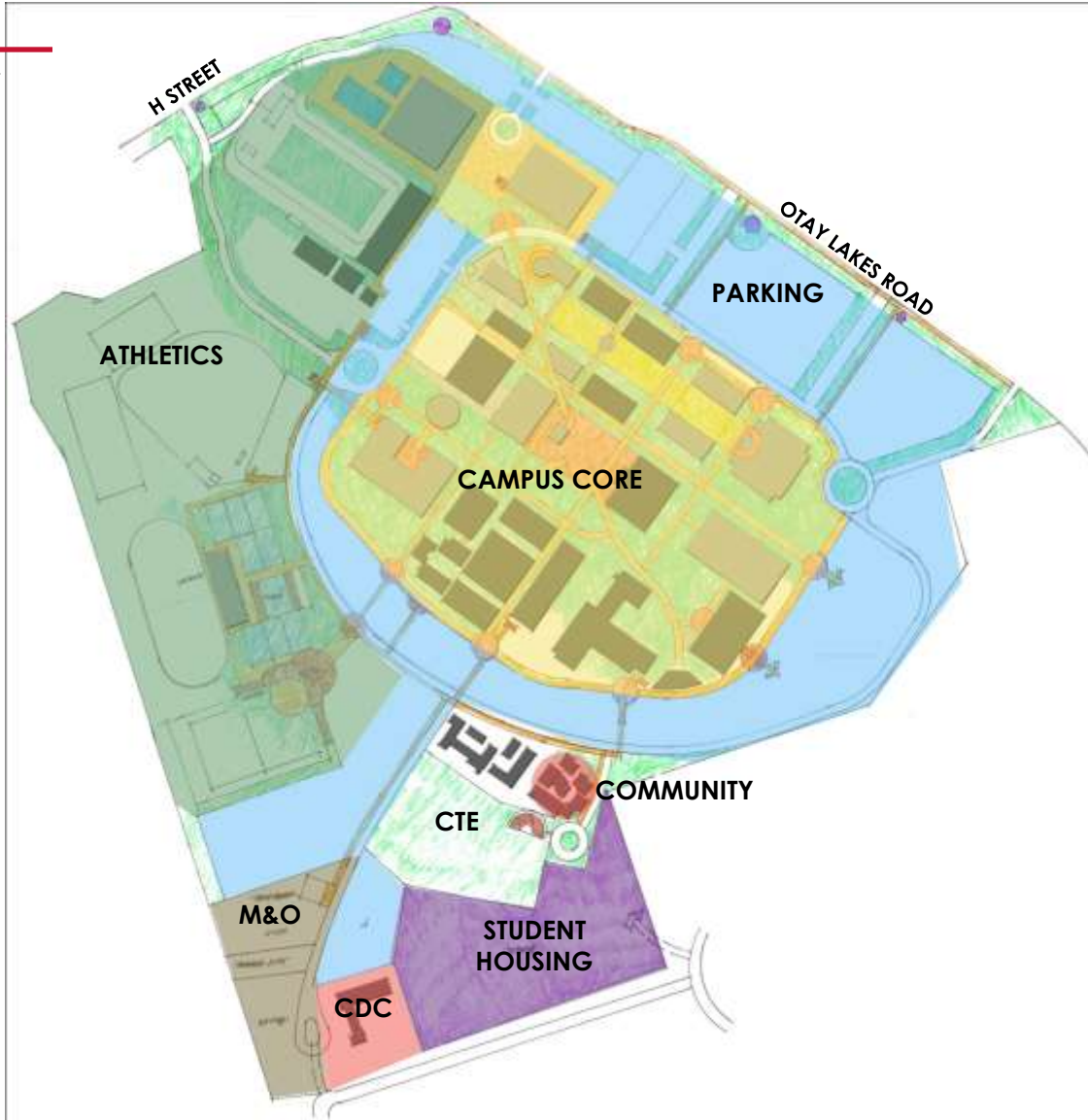
Campus Systems

Pedestrian Circulation



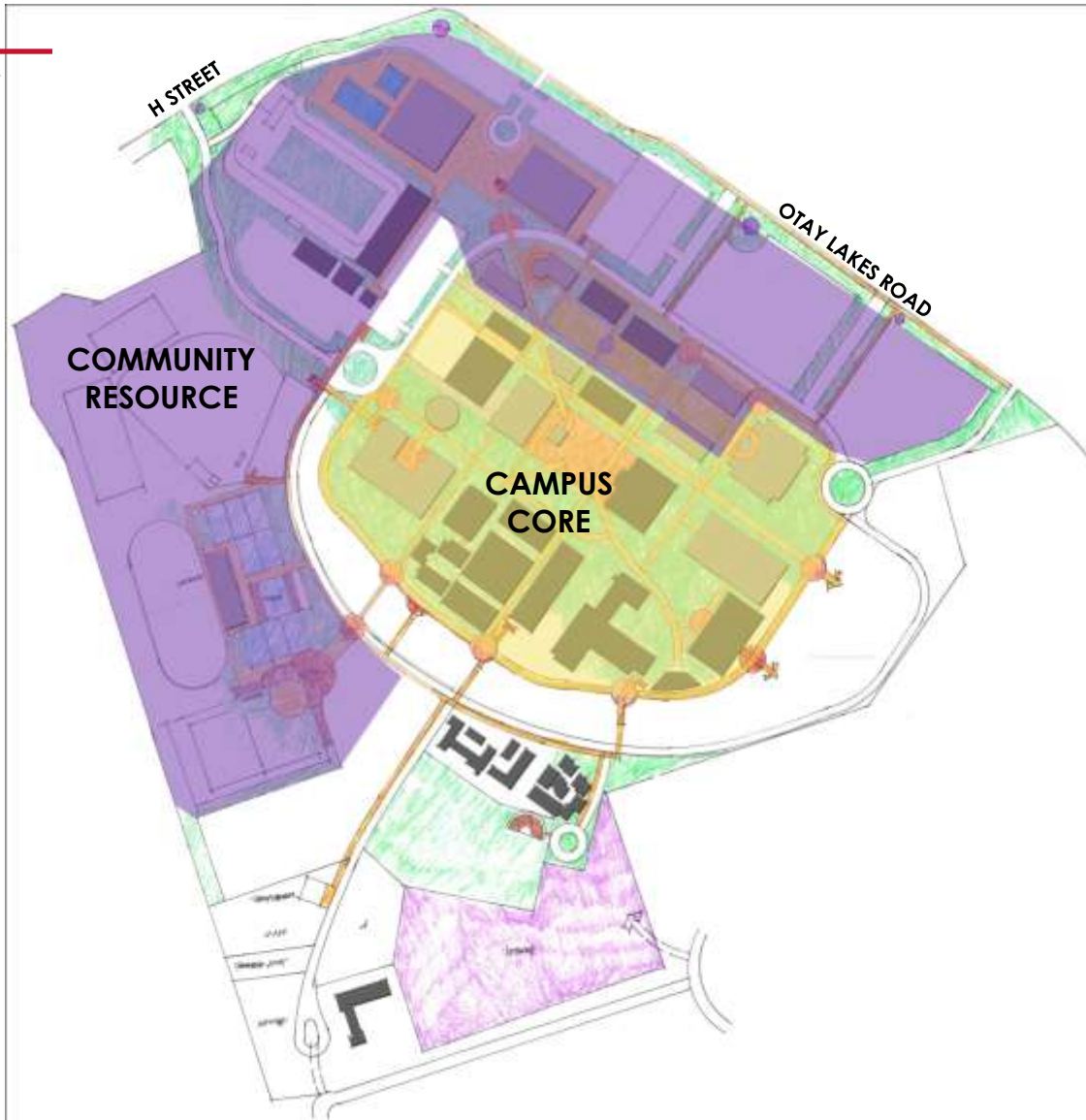
Implementation

conceptual campus layout



Implementation

conceptual campus layout



Higher Education Centers : Otay Mesa

- Overall a well laid out campus
- Minor deficits in instructional space to 2025
- Some need to reallocate space for Allied Health programs
- Some outside improvements are necessary
- Campus focus on Health and Safety Issues



Higher Education Centers : San Ysidro

- Demand is high
- Productivity can be improved
- Projected Space needs – 14 Lecture, 5 Labs
- Site has limited possibilities
- Parking Lot Structure Option
17,615 – 18,153 GSF



Higher Education Centers : National City

- Projected Space Needs by 2025
 - Adequate Lecture Space
 - Deficient in laboratory facilities related to Medical Asst Programs
- Balanced Facility for Space and Services
- Some Emphasis on Small Business Operations
- Phase II Project: 17,076 - 21,000gsf



Q & A

open discussion