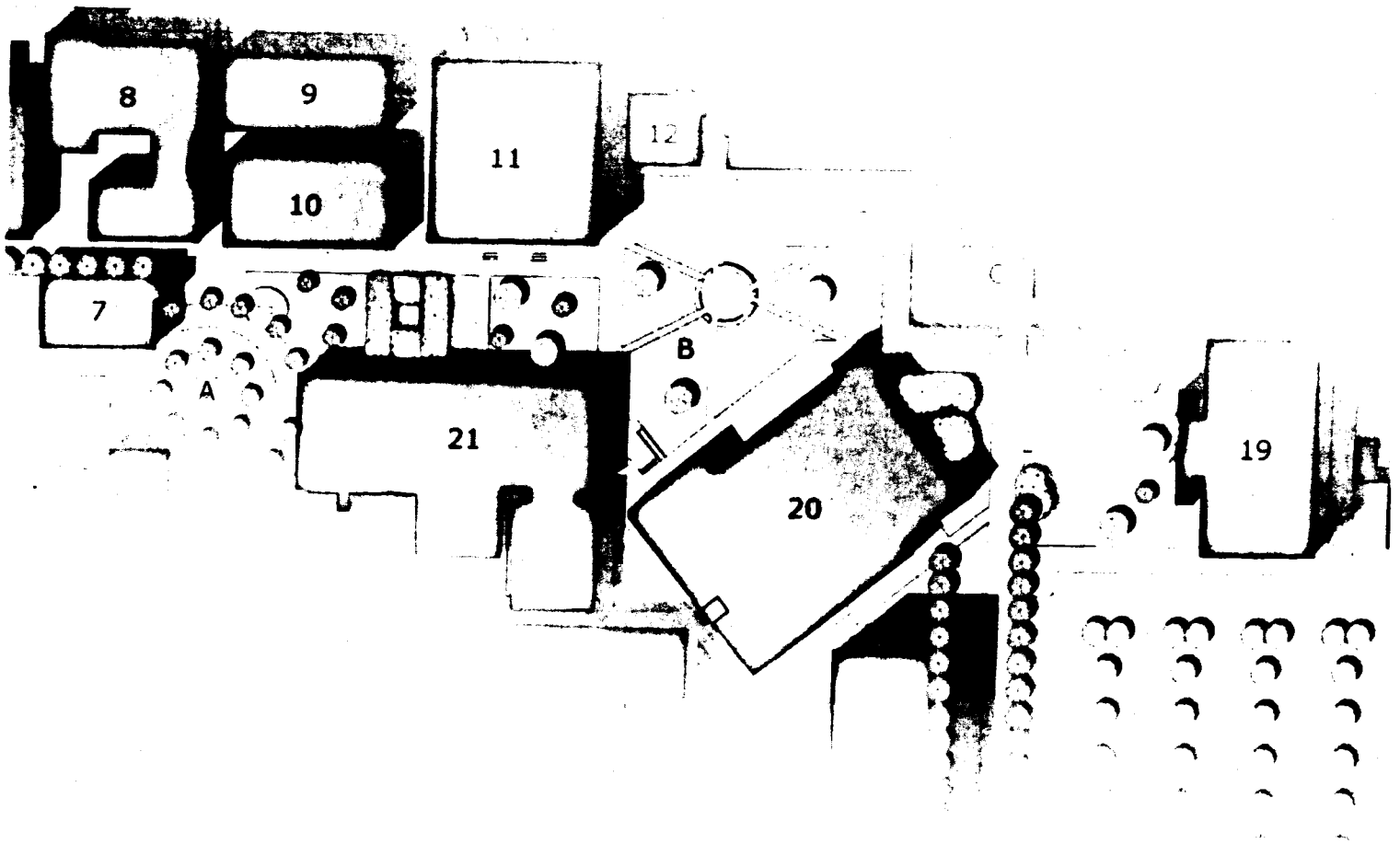
Santa Ana College

Santa Ana College
Facilities Master Plan - Measure "E"

LPA



RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
Santa Ana College Facilities Master Plan

March 2004

LPA

RANCHO SANTIAGO
COMMUNITY COLLEGE DISTRICT
Santa Ana College • Santiago Canyon College

2323 North Broadway
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Letter from the Chancellor

As Chancellor of the Rancho Santiago Community College District, I am pleased and proud to witness this new development phase for Santa Ana College. Special recognition should be given to the district's Board of Trustees for its dedication and commitment to the future of our colleges.

The leadership demonstrated by all district employees and students, using the planning process, has led to the development of this outstanding master plan. This plan reflects expansion and improvement of a campus which has been landlocked for many years. Santa Ana College has a rich history of meeting the demands of its community, and with this plan, will continue to do so for many years.

With the ability to purchase land as a result of residents' support of the district's Measure E, Santa Ana College will gain acres desperately needed for the continued growth of its student population.

The community and students served by the district deserve the improvements this master plan projects. New and renovated facilities, additional parking, and other attractive campus improvements as outlined have been a long time coming.

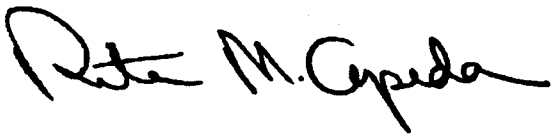
Eddie Hernández, Jr., Ed.D.
Chancellor

Letter from the President

Santa Ana College is synonymous with the evolution of Orange County. I am fond of saying that since our founding in 1915, there isn't a single corner of this county we haven't impacted. It is, therefore, all the more fitting that we are able to demonstrate through the Facilities Master Plan the way in which SAC literally reinvents itself and recreates a place for teaching and learning that will continue to serve our county and our state well into the 21st century.

The plan represents the hopes and dreams of students, faculty and staff who live and learn in a "beloved institution." The design is guided by a spirit that creates spaces to learn that are worthy of our learners. It is a representation grounded in tradition but forever forward looking. Informed by the vision of our Educational Master Plan, this plan represents the best the college has to offer through a participatory governance process that enabled all the members of the college community to voice their needs, offer solutions and present approaches within the context of a student-centered philosophy.

Finally, the Santa Ana College Facilities Master Plan represents miracles in an urban setting and the creative approaches that are possible in landlocked urban colleges that nevertheless, preserve the beauty of open spaces. It is at once practical and efficient while being a sanctuary for the community we have served for nearly a century and which we hope to serve well into the millennium.



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Kathy Mennealy	Vice President, Continuing Education
Sara Lundquist	Vice President, Student Services
Silvia Barajas	Director, Administrative Services
Sharon Whelan	Dean, Humanities and Social Sciences
Rick Manzano	President, Academic Senate
Rhonda Langston	Director Auxiliary Services
John Nastasi	Skilled Maintenance Work, Classified Employee Representative SCC Public Affairs
Sean Small	Stage Construction Expert, Classified Employee Representative
David Perez	Plant Manager
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I. INTRODUCTION

Purpose

The recently passed bond measure has created an unprecedented opportunity for Santa Ana College to impact the local community. The local voters have entrusted the District to responsibly plan and develop the campus and provide for the education of the future generations in the community. At the same time, the campus has a rich heritage of architecture and development that has withstood the test of time. With great pride the College Construction Coordination Committee has strived to preserve the qualities of the campus and provide a rich new vision for the future with this facilities master plan.

The Facilities Master Plan document is a living document intended to assist in the long term planning and vision of the District and Santa Ana College for the future development of the campus. It documents the current understanding and expectations for the development of the bond expenditures as well as long term needs for the campus. The document addresses two basic elements of the built environment, the "practical" and "poetic". The practical is a tool to assist in the strategic planning and design of future improvements, buildings, utility services, and circulation. The poetic discusses the qualities of the spaces created by the existing buildings and proposed development. Combined the two present the collaborative vision of the College Construction Coordination Committee and the district at this point in time.

The facilities master plan, as a living document, is a momentary document based on existing conditions; proposed bond funded projects, and desired development funded by unknown sources. The parameters for the decisions that were made are based on input from the College Construction Coordination Committee, the district, local planning authorities and the existing educational master plan. Over the years as the facilities master plan is implemented, the programming and detailed planning for each project will enhance and modify this document. Changes in program offerings, the campus leadership and demographics of the local area are all influences that could modify the current plan. This document as a living document should be consistently consulted and updated as development occurs.

Project Goals and Objectives

The initial step with the College Construction Coordination Committee was to develop the vision statements for the facilities master plan. The vision was defined in the following three categories followed by specific statements to assist in clarifying the broader category.

- Provide student spaces for study and gathering
  - The central mall, the urban living room for the students
  - Provide seating spaces to facilitate gathering and sharing
  - Enhance the landscaping; build on the arboretum collection and information
  - Develop acoustic control at the amphitheater
  - Centralize student services to the center of the campus
- Circulation as a means of organization for space and function
  - Capture the qualities of the central mall pedestrian flow
  - Three types of circulation, pedestrian, vehicular and service
  - Provide for "drop off zones"
  - Adjacency of parking to use for students, faculty and adjunct staff
  - Internal versus external building circulation bringing life to a building
- Campus identity through architectural form.
  - Develop the front door entry element / feature
  - Provide for "memorial" opportunities
  - Maintain the urban open space, clustering buildings
  - Improve building signage and directional clues / organization
  - Provide for centralized faculty services and adjunct support
  - Enhance campus security with the built environment and lighting

II. EXECUTIVE SUMMARY

The Facilities Master Plan

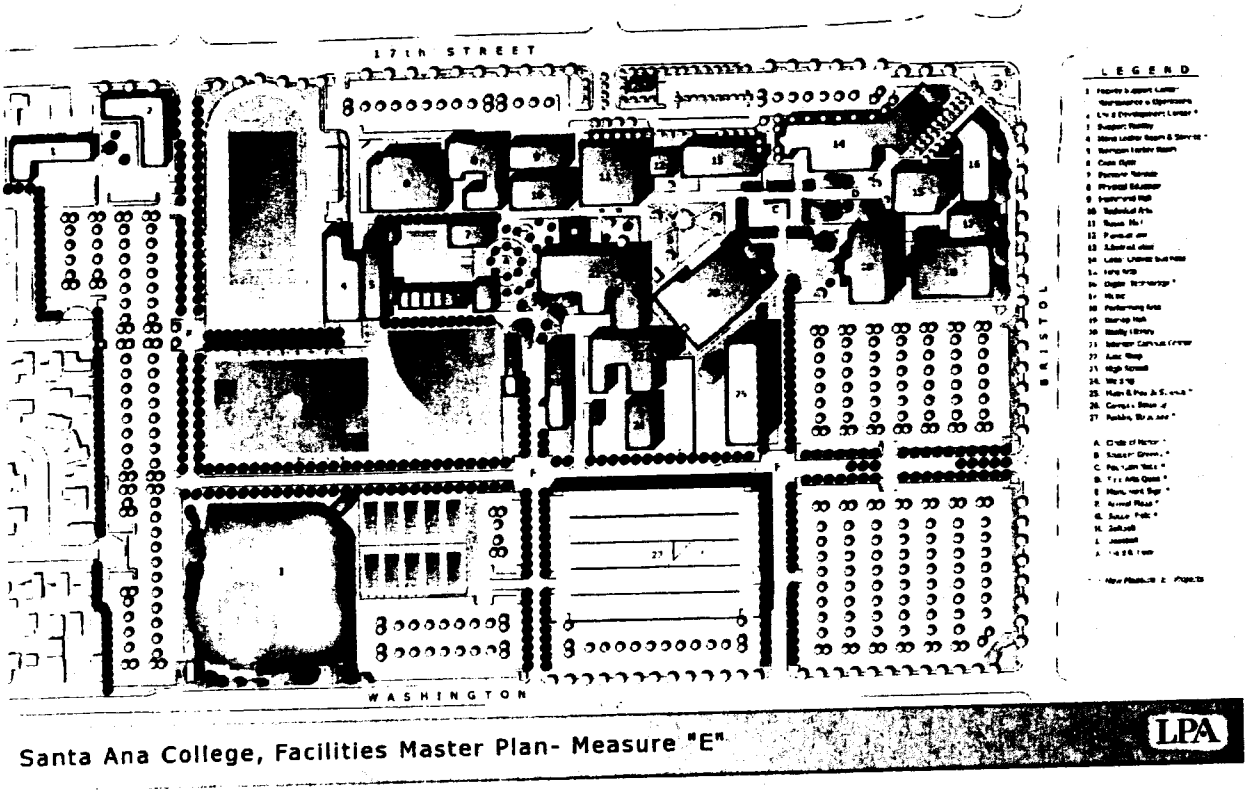
The development of the facilities master plan (FMP) provides for several new structures, increased parking capacity with additional parking lots, and parking structure. The FMP It enhances pedestrian and vehicular access around and through the campus, and includes planning and development of the recently acquired properties to the west of College Avenue. (see figure 1)

Proposed structures include; a Child Development Center, Maintenance and Operations Center, Math / Science Building, Digital Technologies, Locker Room Facilities and Theater Arts building. These building were placed to reinforce and create student spaces for study and gathering while reinforcing access points to the existing campus quad. The proposed plan maintains open areas for future development, as funding is available.

The newly acquired land will be utilized as interim parking to facilitate the construction of a new three-level 1,500 car parking structure providing a total of 4,200 spaces with in the campus. The existing parking along 17th street is modified to provide greater access, increased visitor spaces and a drop off zone that is free from the main circulation isles. A modified internal "Main Street" serves student parking on the south side of the campus with connections to both Bristol and 17th streets.

The plan provides arrival plazas to clearly define the pedestrian connection from the parking areas to the campus pedestrian circulation system. This will enhance the architectural identity, provide for better way-finding and increase pedestrian / vehicular safety and separation. The arrival plazas are nodes in the circulation system allowing for special features such as "Memorial" opportunities. These areas are planned to have enhanced paving and planting to delineate the spaces.

In combination, these elements provide a comprehensive space to not only increase the student learning and activities, but to enrich the environment of the college and local community.



(Figure 1) Overall Master Plan

III. PROCESS

Committees

The facilities master plan was developed as a collaborative effort with the College Construction Coordination Committee and the district over a period of several bi-weekly meetings. The discussions were facilitated by LPA to develop concepts and test ideas discussed with the vision statements that were established in the first meetings. Through the process, as concepts and ideas were developed, the plan was presented to the SAC Academic Senate and also to the campus community via an open invitation forum. Both presentations were well attended followed with a question and answer session. Progress of the process including meeting minutes and drawings were posted on the college's web site to allow access to those interested parties within the college and local community.

Additional input was received and incorporated into the facilities master plan documents and design from the City of Santa Ana Planning Department: OCTA (related to the Centerline project); and LSA, a traffic-engineering consultant.

The College Construction Coordination Committee consisted of:

- John Nixon, Vice president, Academic Affairs
- Kathy Mennealy, Vice president, Continuing Education
- Sara Lundquist, Vice president, Student Services
- Silvia Barajas, Director, Administrative Services
- Sharon Whelan, Dean, Humanities and Social Sciences
- Rick Manzano, President, Academic Senate
- Rhonda Langston, Director Auxiliary Services
- John Nastasi, Skilled Maintenance Work, Classified Employee Representative
- Sean Small, Stage Construction Expert, Classified Employee Representative
- David Perez, Plant Manager
- Mike Mugica, Lead, Skilled Maintenance Worker
- Aracely Mora, Dean Exercise Science
- Maria Surgranes, Associated Dean, Center for Instruction and Media Services
- Peter Bostic, Director, Santa Ana College Foundation
- Randy Simons, Director, ITS
- Curt Childress, Director ITS

The District was represented by the following:

Robert Partridge, Assistant Vice Chancellor, Facilities Planning & District Support Services
Robert Brown, RSCCD Support Services.

Concepts

The initial meetings with the College Construction Coordination Committee developed the vision statements for the facilities master plan. These statements were developed in a facilitated discussion in which concepts and ideas were expressed by those attending. The ideas and concepts fell into three basic categories. Specific statements that were taken from the discussion then further defined these categories. The collaborative process was then presented, discussed and accepted as the vision statement for the college to be utilized in the development of the plan.

Facilities Master Plan Vision Statements

- Provide student spaces for study and gathering
- Circulation as a means of organization of space and function
- Campus identity through architectural form.

Following the acceptance of these vision statements, by-weekly meetings were held to confirm the scope of work to be included in the facilities master plan, develop an understanding of the qualities of the campus and items that could be improved through development. LPA utilized discussions with the College Construction Coordination Committee, the physical education department, and the local bond to define the anticipated development to be addressed in the facilities master plan. The development was presented as a list of components and accepted by the College Construction Coordination Committee and the district.

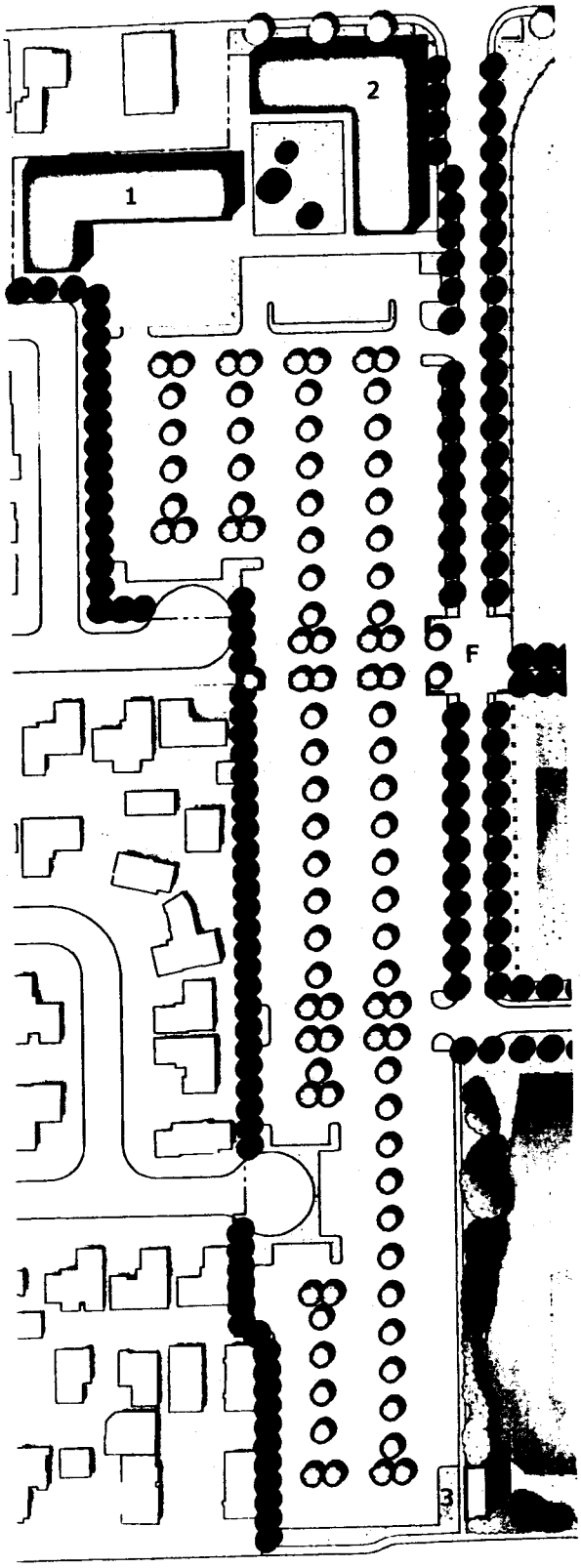
Components

The components of the facilities master plan are both quantitative and qualitative. The quantitative components deal with the specific bond requirements, budgets, and area available to provide parking and buildings. The facilities master plan was developed to specifically address the immediate need to plan and develop the bond-funded projects over the next 15 years and provide for growth on the campus. These projects include:

Acquisition of Land

The acquisition process is nearly complete for the properties to the west side of College Avenue. These properties will need to be vacated and cleared for construction of temporary and permanent parking lots. These lots will serve as swing parking spaces during the implementation and construction of the parking structure. In phased construction the existing day care facility in the church will be utilized as a temporary facility while the new Child Development Center is being designed and constructed. The long-term use of this area is planned as additional athletic fields upon the construction of additional parking structures along Washington Avenue (see figure 2).

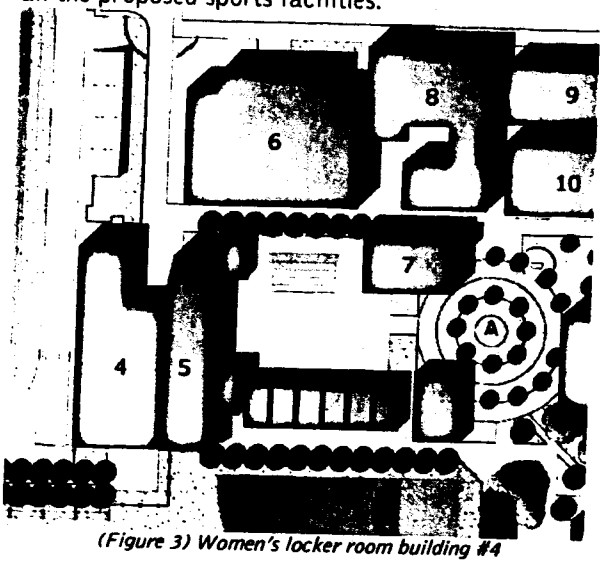
College Avenue is currently a public street with all the existing utilities found in a typical public street. The main sewer line for the college campus connects to the sewer main in College Avenue, which eventually ties into the main in Washington Avenue. It does not appear that the proposed parking lot improvements will interfere with the existing sewer facilities; however, proposed trees should not be placed over the existing main. There is also an existing sewer main that runs northerly, from Martha Lane, up the alley that is west of College Avenue. This sewer main services the existing residences that front onto Meriday Lane. It is located down the center of the alley, approximately ten feet from the property line. This facility will need to remain in place and an easement will need to be recorded to benefit the adjacent property owners. In addition, the property located on the southwesterly corner of 15th Street and the alley appears to have an existing detached garage that faces onto the existing alley. The site plan will need to address providing access to the existing garage.



(Figure 2) Land Acquisition west of College Ave.

New Women's Locker Room

The new locker room facilities (see figure 3) are currently designed and ready to start construction as part of bond funded renovation projects in conjunction with state funding. The location of this facility is centered in the physical education area of the campus to provide more centralized access from all the proposed sports facilities.



(Figure 3) Women's locker room building #4

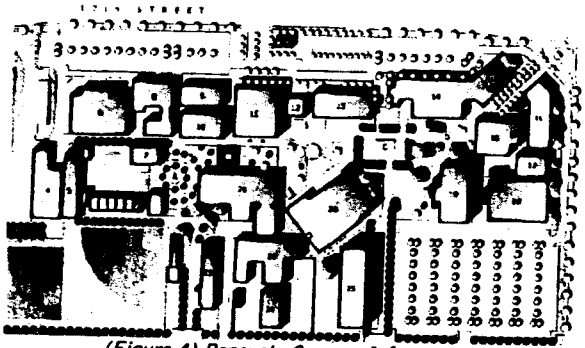
Renovate Campus Infrastructure

The campus utility infrastructure will be modernized and upgraded to support the proposed new buildings and future development of the campus. The utilities serving the proposed new buildings will be centralized and coordinated with the "Main Street" internal vehicular circulation system. Placement of the services in this circulation system will allow the extension of the campus quad area and future buildings to be serviced without disruption or relocation of services as the facilities master plan is implemented.

Renovation of 14 On-Campus Buildings

The renovation of 14 on-campus buildings provides for consolidation of functions, upgraded building services and smart instructional spaces (see figure 4). The central core of the campus will become the student services center and provide for centralized student / faculty support services, mail distribution and printing center. The development of this will provide opportunities for interior and exterior student spaces for study and gathering. Combined with the "Student Green" this will become the urban living room as expressed in the vision statements.

Additional renovations will be incorporated into the way-finding system and architectural elements to reinforce the image of the college by the use of signage, lighting and paving patterns and materials.



(Figure 4) Renovate Campus Infrastructure

Renovate Centennial Education Center

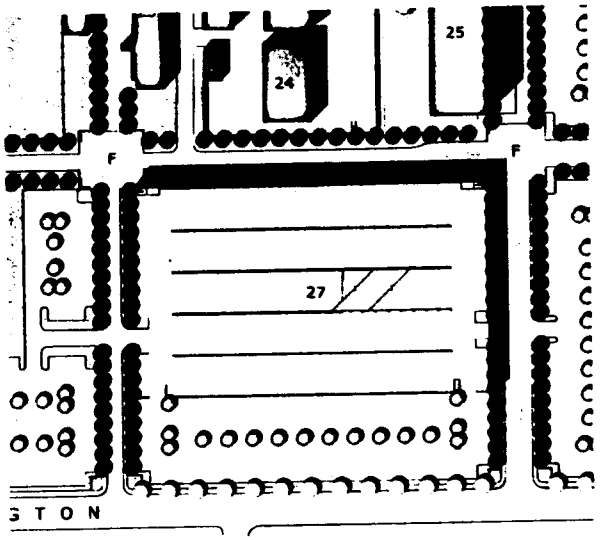
The renovation of the Centennial Education Center is an integral part of the campus although it is not physically on the campus. Its connection to the campus needs to be expressed with common architectural features, materials and landscaping so that the community at large recognizes the facility as part of the main campus.

New Parking Structure

The development of a parking structure (see figure 5) will serve two functions in the facilities master plan. It increases the parking capacity of the campus and allows for development of existing parking into athletic fields and future buildings. The student parking is placed on the south side of the campus along Washington Avenue. The parking structure will be 3 levels with approximately 1,500 spaces. Placement of the structure starts to define the arrival plazas and edge of the proposed "Main Street". The structure is tiered or set back from Washington Avenue to minimize the impact on the local residential property adjacent to the campus. This edge will be developed with landscaping to further enrich the street and reinforce the campus identity to the community. The parking structure will also house a satellite security office to increase the security of the south side of the campus, parking area and structure.

The structure planning should incorporate the future relocation of the Automotive and Mechanical shop spaces into the first floor of the building. Relocation of these functions to the parking structure will provide additional building pads to be developed into additional classroom buildings adjoining the "Urban Living Room". This long term planning will provide further separation of vehicular and pedestrian traffic.

Existing electrical, and storm drain facilities located within the proposed building footprint will need to be modified and/or relocated.



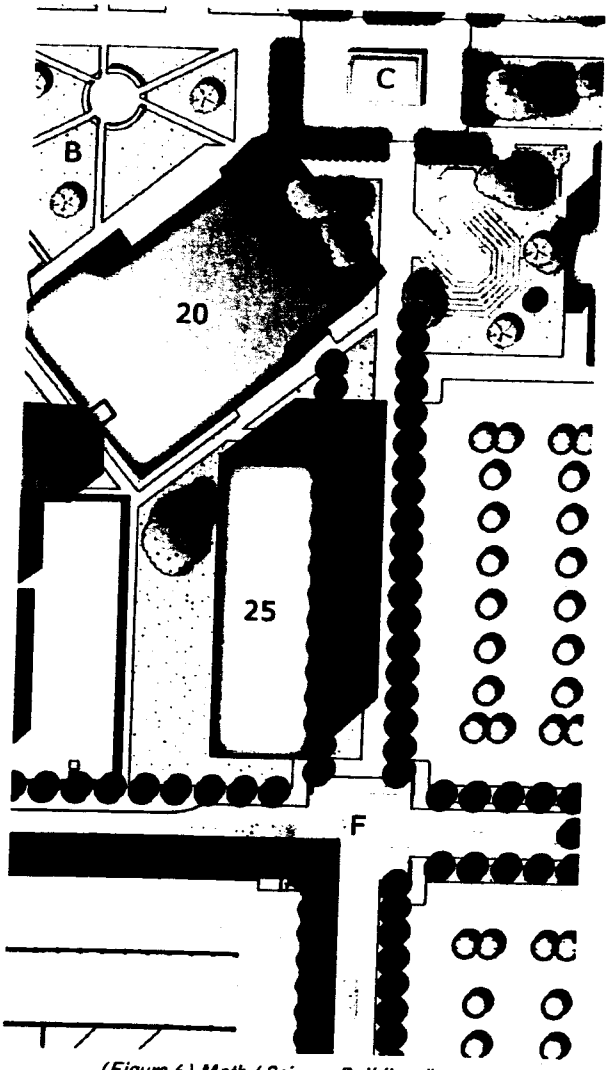
(Figure 5) Parking Structure building #27

As funding and needs develop, the remaining southern parking lots are planned to be parking structures. With the development of the Centerline transit project there are opportunities for a shared use parking facility along Bristol Street. This could be a source of funding for a shared use structure. The facilities master plan allows for development of this parking facility while maintaining the urban open space of the college quad areas and future building pads.

New Math/Science & Health Sciences Building

Prior to the start of construction of the Math / Science and Health Sciences Building, the existing Maintenance, Operations and Warehouse facilities will need to be relocated. The building site will provide an architectural edge to reinforce the pedestrian spine and arrival plaza. Planned as a three or four story building this site will afford the campus additional architectural presence on Bristol Street and balance the size and height of the existing Dunlap Hall building. Further development of the building programs may require the first floor to have direct vehicular support services and a larger ground floor plate. This proposed location (see figure 6) will have direct access to the "Main Street" vehicular circulation core away from any pedestrian conflicts. Existing electrical, water, and storm drain facilities located within the proposed building footprint, will need to be modified and/or relocated. Existing sewer facilities that serve the Nealley Library will need to be relocated and could be extended to serve the proposed building; however, the existing capacity is not known.

As this building is developed and occupied, the vacated space on the campus will allow for the renovation and development of the Central Services core in the facilities master plan.



(Figure 6) Math / Science Building #25

Expansion of Athletic Fields

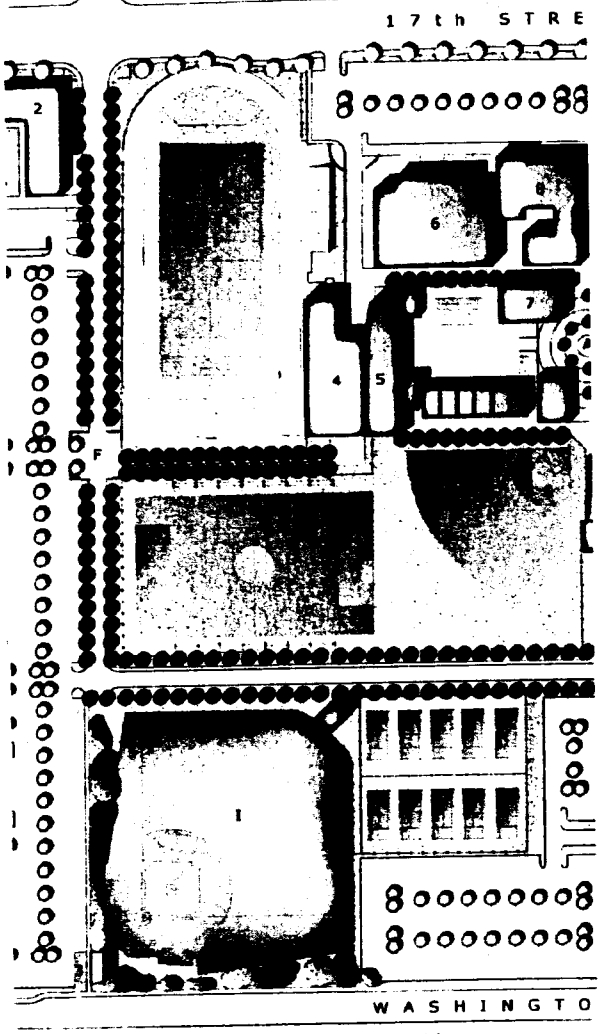
The development of the athletic fields is planned to provide a two-phase long-term concept. The first phase provides the campus with distinct and separate fields for baseball, softball, football and soccer (see figure 7). This phase will allow the college to compete in regulation play by meeting the requirements for equal access. The existing football stadium and baseball fields will receive minor upgrades. A new soccer field with portable bleachers for 300 spectators will be developed adjacent to the football, softball and locker room facilities. If funding is available, the new fields will be surfaced with artificial turf to reduce maintenance costs and enhance the playing conditions for the college. In conjunction with this development an additional support facility will be provided adjacent to the baseball complex complete with announcer booth, concession stand, and public restrooms.

The athletic fields are grouped to the west end of the campus and co-located with the new interim parking to accommodate parking for weekend and evening sporting events. This alleviates excessive street parking during weekends on the local residential community. Fields that require night lighting have been kept internal to the campus to reduce the effects to the residential neighbors.

The second expansion phase slated for unidentified funding sources will expand the athletic fields and football stadium to the west by construction of an additional parking structure with access from 17th Street or by expansion of the parking structure along Washington Avenue. The additional facilities will provide for practice basketball courts, a practice soccer field and dedicated facilities for track events to reduce the annual damage to the football stadium playing surfaces.

Development of these facilities allows for world-class athletic programs to be offered and provides the community with access to the venues for events and tournaments.

Parking Lot 11 is being removed as part of the expansion of the soccer field. The expansion will require modification and/or relocation of existing electrical and landscape irrigation facilities. Some fill material will be required in order to grade the ball field after the pavement is removed. Enough fill material may be available from the footing spoils of the proposed buildings.



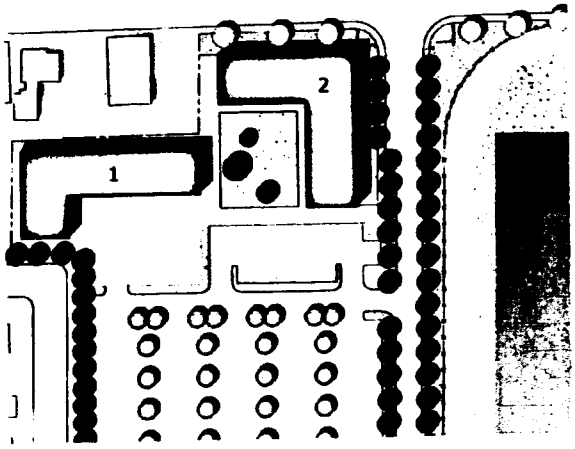
(Figure 7) Athletic Fields

G. Soccer
H. Softball
I. Baseball
J. Football
3. Announcer Booth Concession Stand
4. Women's Locker room
7. Life Fitness Center.

New Child Development Center

Childcare programs at the college are currently contained in three facilities. The facilities master plan incorporates all three locations into one comprehensive Child Development Center that will serve the college and local day care needs of the community (see figure 8). This facility will be temporarily housed in the existing church property recently purchased as part of the bond funded land acquisition. The use of the existing church day care building will dramatically reduce the temporary location costs and allow development of the western interim parking to expedite the construction of the parking structure.

The location of the new Child Development Center is located along 17th Street and College Avenue to provide the community easy access either by public transit or private vehicle without impacting the student access to the campus. The building and play yards will be developed to enhance the architectural identity of the campus while providing an urban living room for the community's children.



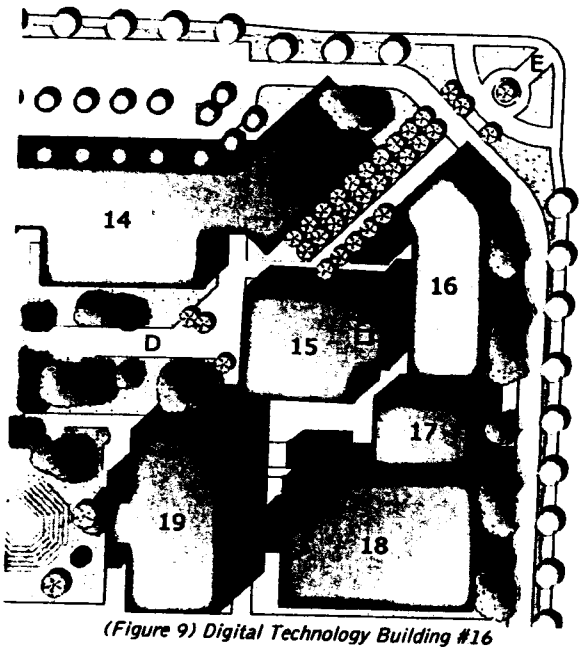
(Figure 8) Child Development Center Building #2

New Digital Technology Building

This facility will bring the campus into the 21st Century and expand the ability for instruction in digital arts. This building as part of the fine arts program is located at the corner to reinforce the campus face along Bristol Street and complement the cluster of arts buildings (see figure 9). The final complement to the arts complex will be a new performing arts center / theater. The digital technology building will be able to support this facility from within the cluster and allow the performing arts center to be constructed along Bristol adjacent to the proposed Centerline rail

station. These two buildings will frame the campus along Bristol and provide a new vision of the future for the campus.

Existing electrical, water, and storm drain facilities located within the proposed building footprint, will need to be modified and/or relocated. Existing sewer facilities that serve the Cesar Chavez Building could be extended to serve the proposed building; however, the existing capacity is not known. Sewer service to this building may require a new connection to the existing sewer main in Bristol Street.



(Figure 9) Digital Technology Building #16

Modernize Library

The modernization of the library building is planned for two phases. The first phase is set to refurbish the interiors of the building combined with an upgrade in lighting and ceiling surfaces. The finishes used will be utilized as part of the campus standards to be applied to the buildings as they are modified through the implementation of the facilities master plan. Phase two of the library modernization will provide increased power and data services as well as some reorganization of the spaces once the digital technologies building is completed. The centralized location of the library building will be enhanced with the addition of the Math / Sciences Building and Central Support Services on each side of the building.

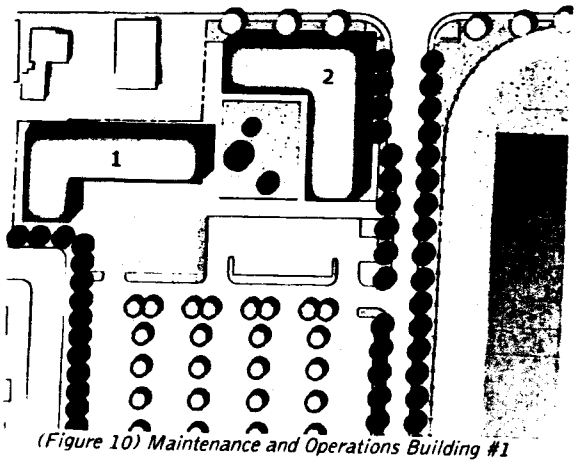
Facilities Support Center Maintenance and Operations Building

The maintenance and operations building is being relocated the northwest corner of the campus along 17th Street (see figure 10). This location will allow direct truck traffic deliveries and reduce the current conflicts between truck and pedestrian traffic patterns. This location will also provide a more direct connection between the facility and the athletic fields. The district is centralizing some of the warehousing functions off site and a smaller warehouse facility will be planned with the maintenance and operations buildings.

Relocation of this facility opens up the center of the campus for additional instructional buildings and is planned as the site for the Math / Sciences Building.

There are several additional off-campus bond-funded projects not addressed in this facilities master plan. Those projects will be built and constructed concurrent with the bond funding, but do have a direct impact on the campus or its facilities master plan at this time.

The qualitative components to the facilities master plan are descriptive and illustrate the types of space created by the plan. These components are critical to providing a cohesive environment full of student spaces that enrich their lives as they learn. The facilities master plan uses the following elements to develop the qualitative components of the facilities master plan.



(Figure 10) Maintenance and Operations Building #1

"Main Street" vehicular circulation system

The main street concept allows traffic circulation to be organized and controlled in one internal street on the campus. This device will be landscaped with plant materials that define its edges and center. Development of the street allows a common core in which to place underground utilities and services to serve the new buildings and improve the existing systems for the campus.

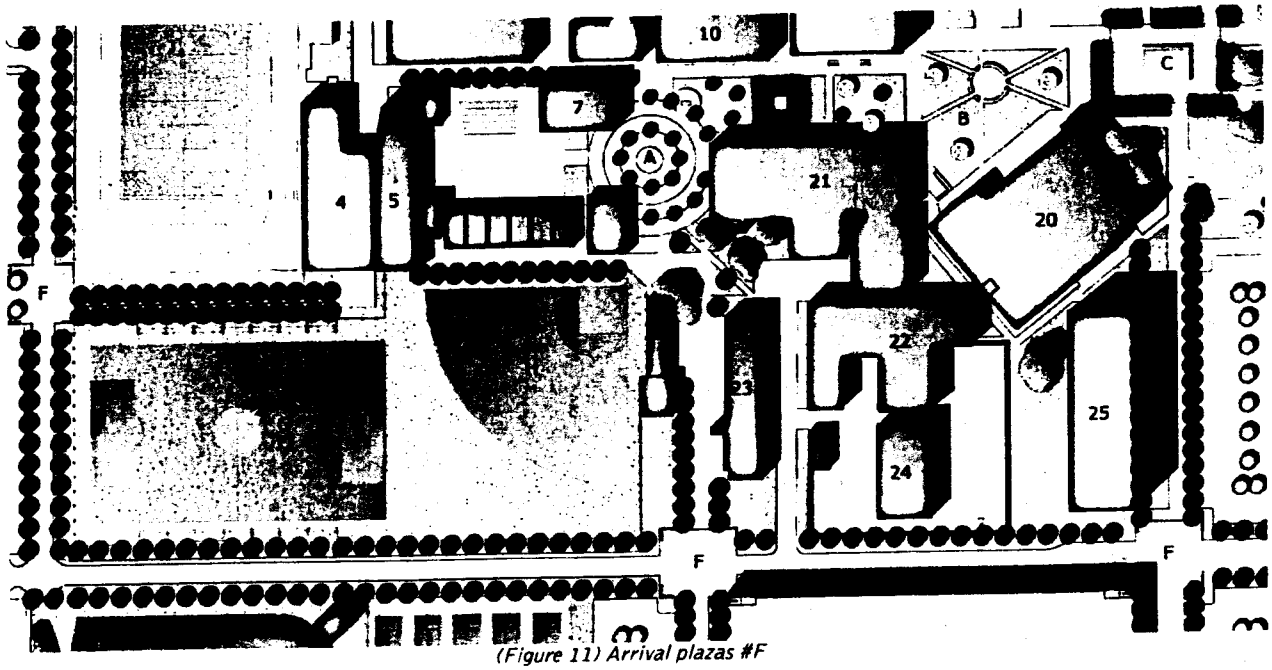
The use of arrival plazas at the points where pedestrians cross the "Main Street" with enhanced paving and raised crosswalks will automatically slow traffic and improve student safety. In addition, the main street will utilize other design elements such as narrowing lanes to naturally control traffic speeds while providing a clear and centralized vehicular circulation system. This street will also allow traffic from the parking structures to disperse on the campus with access to 17th Street, Bristol and Washington reducing the congestion on the local residences and community.

Circulation within the campus and from the community was studied and reviewed by LSA, the traffic engineer. The facilities master plan was developed in conjunction with the Santa Ana Public Works Department and OCTA. The detailed impacts of the circulation system are discussed in the attached traffic analysis in the appendix.

Arrival Plazas

The arrival plazas are intended to address multiple issues and concerns (see figure 11). These plazas are a physical statement with the use of paving and planting of the entry to the campus while on foot. These elements planted with feature trees will signify the start of the pedestrian experience of the campus either as the student is arriving by car or once they have parked, and are on their way to class.

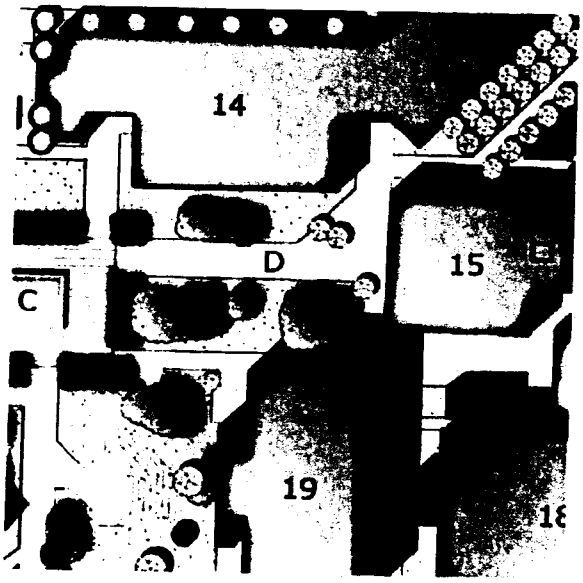
The arrival plazas are connected to the campus urban living room via proposed alleys of trees and landscaping that provide boundaries and emphasis on focal points in the campus. These pedestrian circulation elements will allow the students to prepare themselves for the educational experience as they move in and about the campus. At night these areas will have enhanced lighting to increase safety and security.



(Figure 11) Arrival plazas #F

Fine Arts Quad

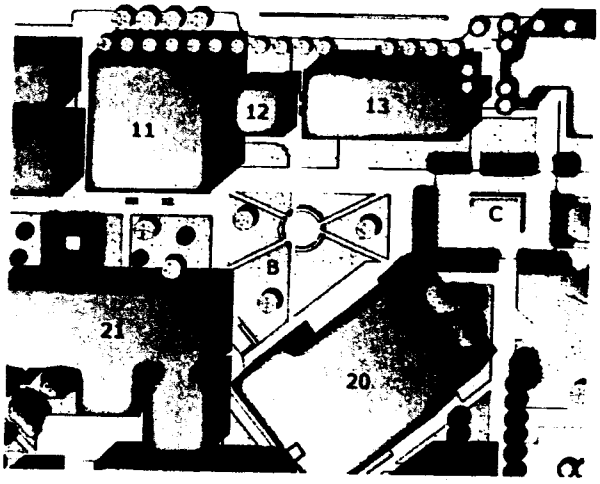
This area outside the fine arts and performance buildings will be organized and planted in such a way as to develop its own character. By creating this room within the urban living room the campus exterior spaces start to develop as part of the way-finding system in the pedestrian element of the facilities master plan. This quad will have exterior seating, enhanced paving patterns, and be the entry statement to the heart of the campus as the students that arrive via public transit enter the campus from 17th and Bristol bus stops. This location also anchors the east west axis of the campus quad (see figure 12). These special areas are places for shade trees and specimen plants to be added to the arboretum.



(Figure 12) Fine Arts Plaza #D

Student "Greens"

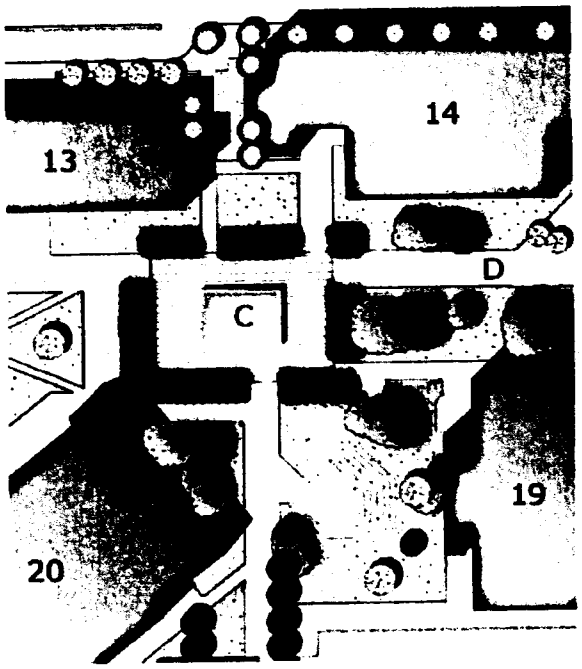
The student greens are intended to be a large-scale gathering place. This area of the urban living room will have large open areas of grass and paving to allow the gathering of student activities throughout the year from a student organization market place to events tailored to specific holidays or special speakers. Placed in the center of the campus adjacent to the centralized student services and faculty support center, this space facilitates movement of large numbers of students while providing a flexible open space for events as they spill out from the buildings (see figure 13). The Circle of Honor to the west and the fountain node to the east formalize the student greens.



(Figure 13) Student Greens #B

Fountain Node

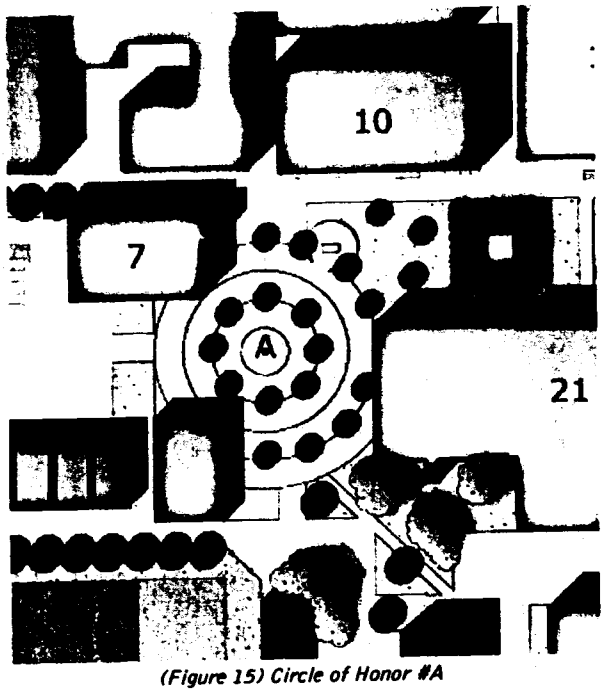
The fountain node utilizes the location of the existing fountain as a terminus for the new arrival plaza and associated pedestrian alley (see figure 14). This feature provides a visual destination from the arrival plaza and signifies the arrival to the main urban living room of the campus. It serves as the eastern terminus of the student greens and start of the fine arts quad. The fountain feature will be revised to have some vertical feature and provide seating around the fountain. Framed by trees and plantings for shade, the sound of the fountain allows for privacy in more intimate conversations and the opportunity for contemplation.



(Figure 14) Fountain Node #C

Circle of Honor

The Circle of Honor provides the terminus of the western end of the student greens. This area with enhanced planting and paving also provides the visual focus of the western pedestrian alley and arrival plaza (see figure 15). The circle located at the heart of the physical education department allows for the naming and honoring of athletic achievements by students. This space would allow for pep rallies and other gatherings in support of the athletic department and designated by shade trees and seating. The Circle of Honor will be provided with a pre-wired public address system to facilitate the use for medium sized public gatherings.



(Figure 15) Circle of Honor #A

Combined, the quantitative and qualitative elements present to the students and local community an environment that is cohesive and demonstrates the level of excellence provided at Santa Ana College. The urban living room provides three distinct spaces for gathering - the existing amphitheater, a performance / public speaking venue; the flexible student greens to allow for campus groups and vendor markets; and the Circle of Honor to provide for smaller group functions and public assemblies. Each of these spaces provides the opportunity to enhance way-finding by becoming a defined destination in the campus public spaces. Each one is connected with similar items such as lighting fixtures, signage and seating elements, but distinctly different through the use of plant materials, shapes and sizes. As these areas are developed, the richness of the arboretum can be enhanced further increasing the value to the students and local community.