

PLAN SCENARIOS

LAS POSITAS COLLEGE CAMPUS



CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT

DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

Meeting Purpose

To review and provide guidance on the major elements of the Facilities Master Plan

- Programmatic Assumptions
- Project Assumptions
- Building Needs
- Building Locations
- Landscape
- Transportation

Presentation Overview

- I. Planning Progress and Schedule Update
- II. Scenario Building Blocks
 1. Enrollment and Market Trends
 2. Program Priorities and Adjacencies
 3. Current Campus Fabric
 4. Future Building Scenarios
 5. Landscape
- III. Summary of Directions and Next Steps



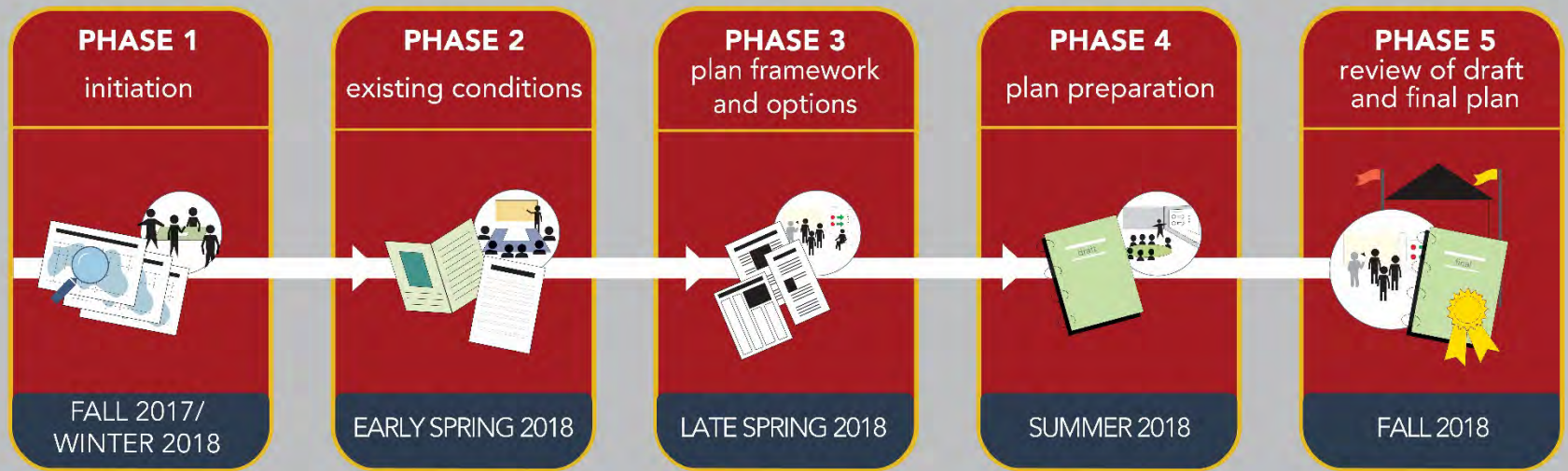
CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT

2018 DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

PLANNING PROGRESS AND SCHEDULE UPDATE

Plan Process

CHABOT/LAS POSITAS DISTRICT-WIDE FACILITIES MASTER PLAN SCHEDULE



Phase 3:

- Physical Plan Outline
- Plan Scenarios

Phase 4:

- Draft Plan Development
- Plan Layout

Phase 5:

- Campus-Wide Review of Draft Plan
- BOT Review and Approval

Meetings to Date

- Campus Tours
- Executive Committee Kickoff
- Facilities Committee Kickoff
- Classified Senate
- Faculty Senate
- Student Senate
- Maintenance and Operations
- District and LPC ITS Staff
- Security Master Planner
- Space Needs Development
- Steering Committee
- Programs Involved in Approved Projects (6)
- Executive/Steering Committee Existing Conditions and Visioning
- Facilities Committee Existing Conditions and Visioning

SURVEY RESULTS

Sample Characteristics

- Number of Respondents at Las Positas College: 510
- Female: 64%
- Male: 35%
- Ages:
 - 18-29: 56%
 - 30-39: 11%
 - 40-49: 10%
 - 50+: 19%
- A wide range of divisions/departments responded

Time on Campus

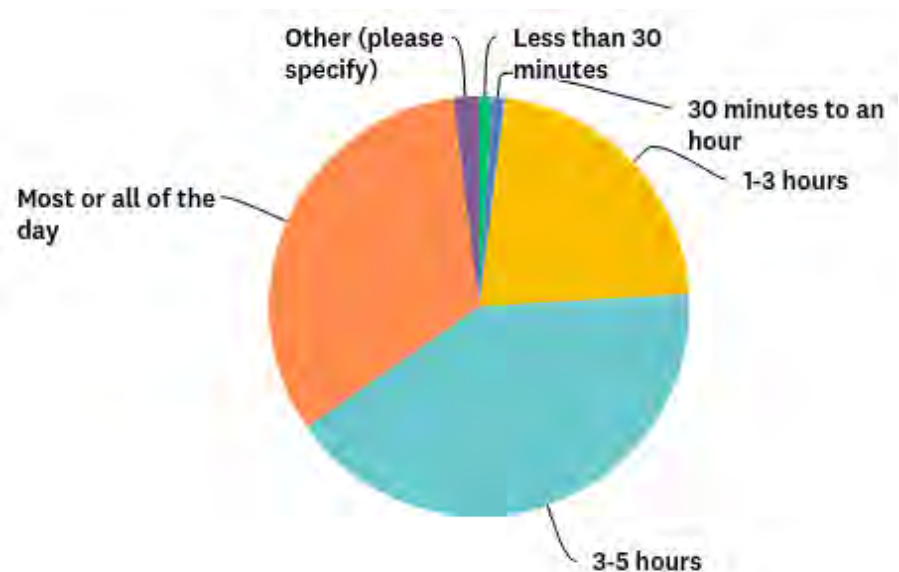
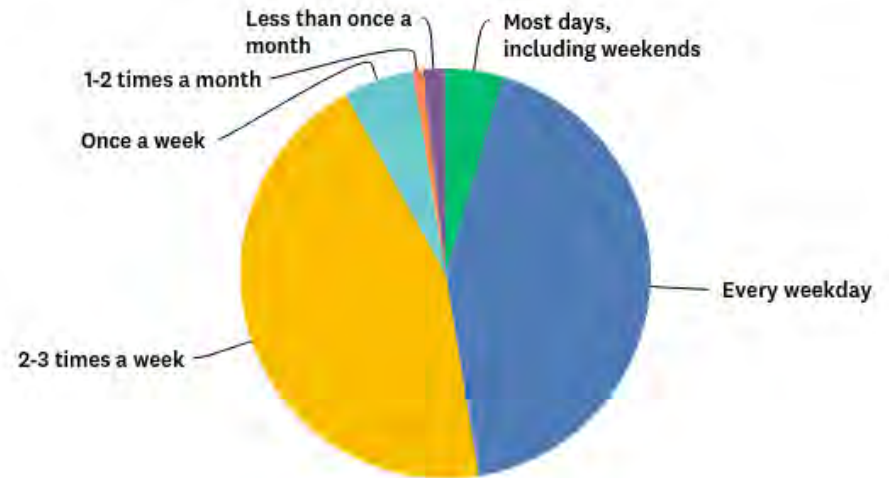
Typically on campus:

- 2-3 times a week: 45%
- Every weekday: 43%

Time spent on campus:

- 1-3 hours: 22%
- 3-5 hours: 41%
- Most or all of the day: 33%

Class is the primary reason for visiting campus



Transportation

Majority of respondents drive alone (85%)

Preferred mode other than driving alone:

- Carpool/carshare: 46%
- Bus: 20%
- On-demand car service: 11%

How do you prefer getting to campus, other than driving alone?



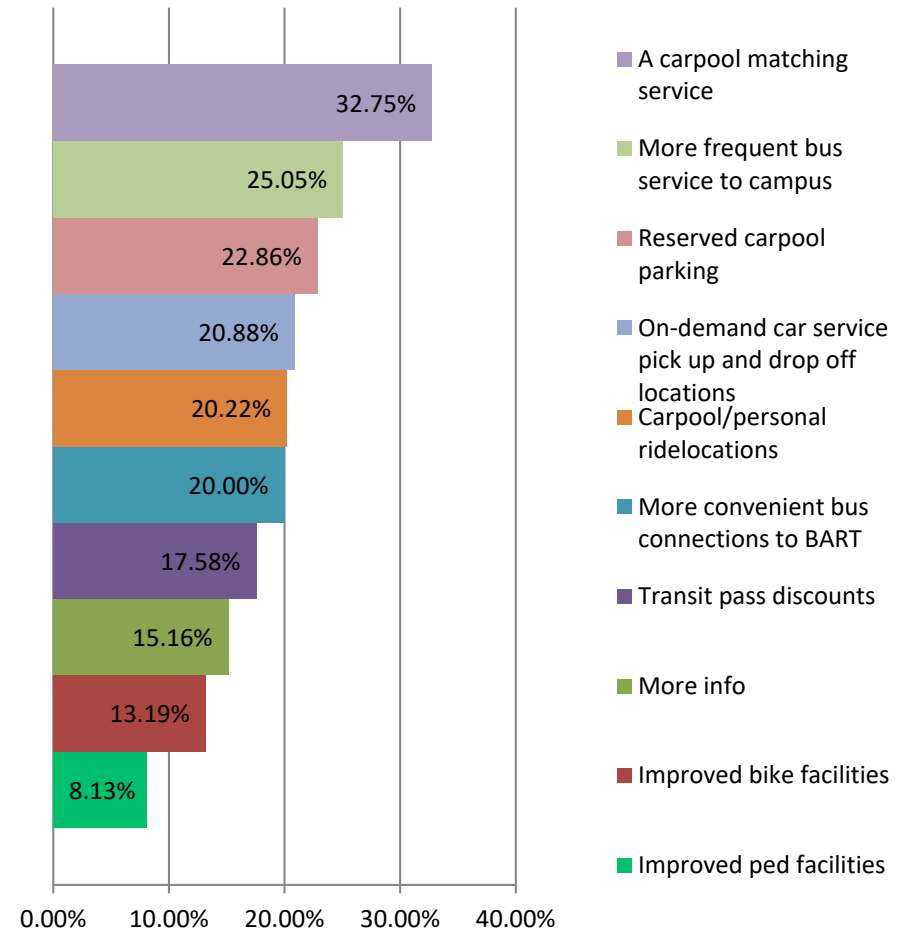
Transportation

“If you drive alone, what would it take for you to use another mode of transportation?”

Respondents said:

- Improved bus service, connections and discounts
- Carpooling program
- Car/ride share
- Improved bike facilities

If you drive alone, what would it take for you to use another mode of transportation?



Campus Improvements

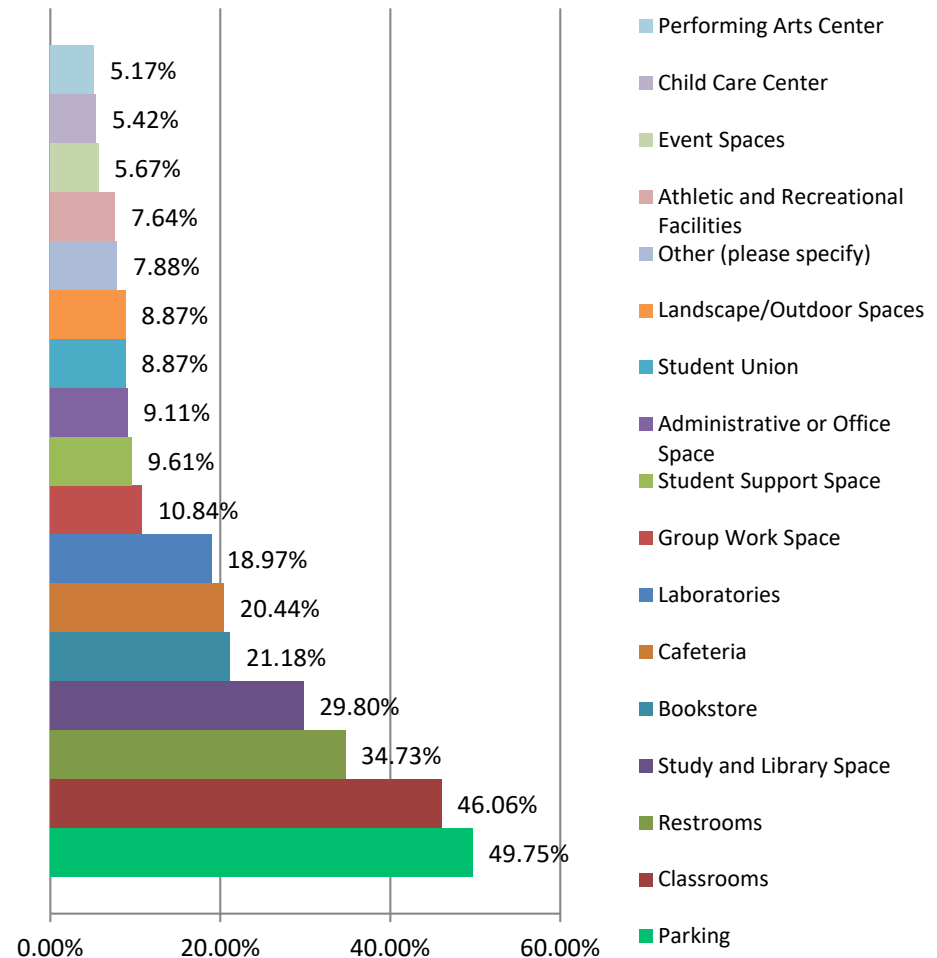
Top five improvements to invest in:

1. Parking
2. Classrooms
3. Restrooms
4. Study and Library Space
5. Bookstore

Recurring comments:

- More parking is needed for both students and faculty
- Lack of space and missing a variety of spaces/ classrooms

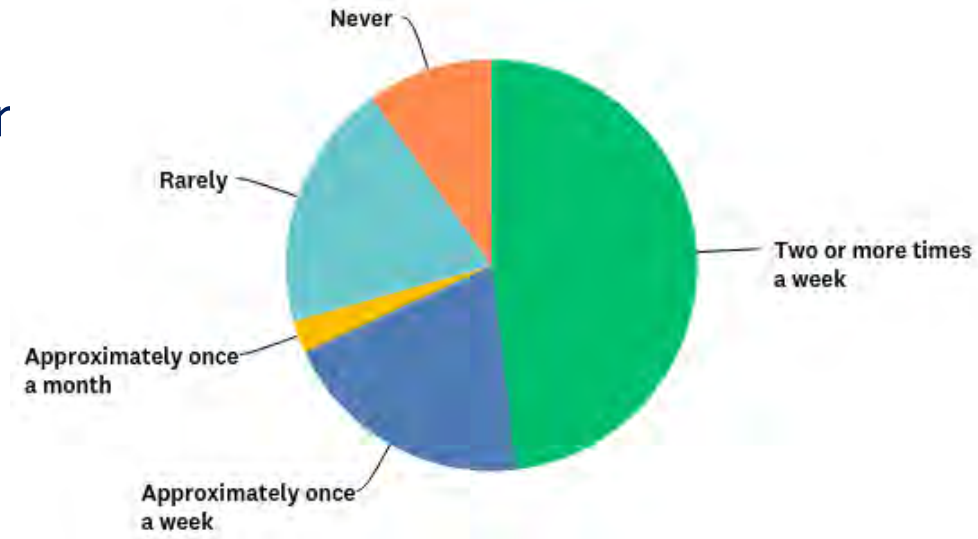
What are your top three facilities improvements based on the list below?



Safety and Night Use

How often respondents were on campus after 5pm:

- 2+ times a week: 48%
- About once a week: 20%
- Rarely: 20%



Recurring comments:

- Better and more lighting throughout campus, especially parking lots
- More campus security

General Comments

- Focus on making experience better for students in the classroom as well as throughout campus
- Create new and specific space for classrooms, and focus activities for students
- Address lack of parking*

** We will discuss parking in detail in a later section*



CHABOT-LAS POSITAS

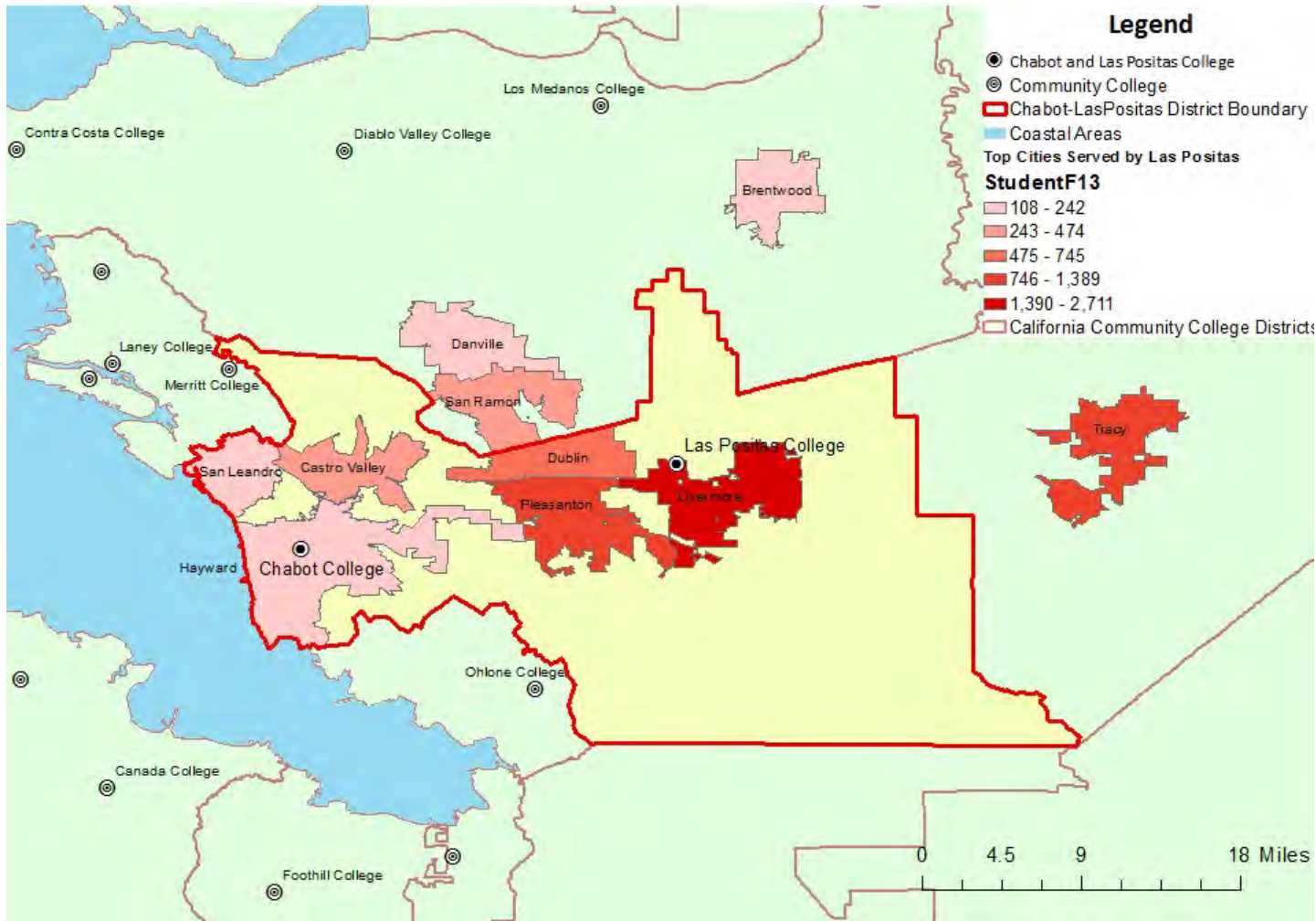
COMMUNITY COLLEGE DISTRICT

2018 DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

BUILDING BLOCKS

1. Enrollment and Market --- Trends

Cities Served by LPC



Enrollment

- **Las Positas has seen an overall increase in enrollment**, with spikes during economic downturns
- We are assuming a **growth rate** of approximately 1.5% a year and **34% over 15 years**
- For estimating purposes, we assume Las Positas College will receive **75% of the growth** in student population District-wide

Market Demand

- Substantial Alameda County **population growth** (30% in the years 2010-2035) may drive increased demand for programs
- There is high or increasing **market demand** for skills in the following areas:
 - Applied Technology & Business
 - Media & Communication
 - Health
 - Science & Mathematics

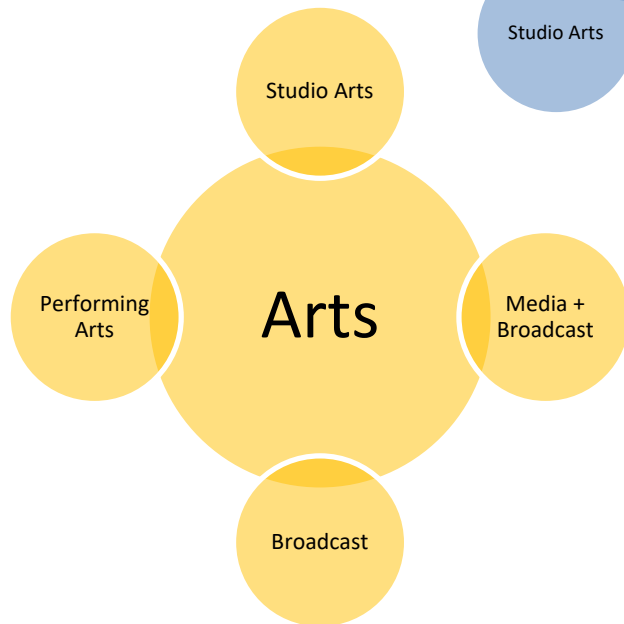
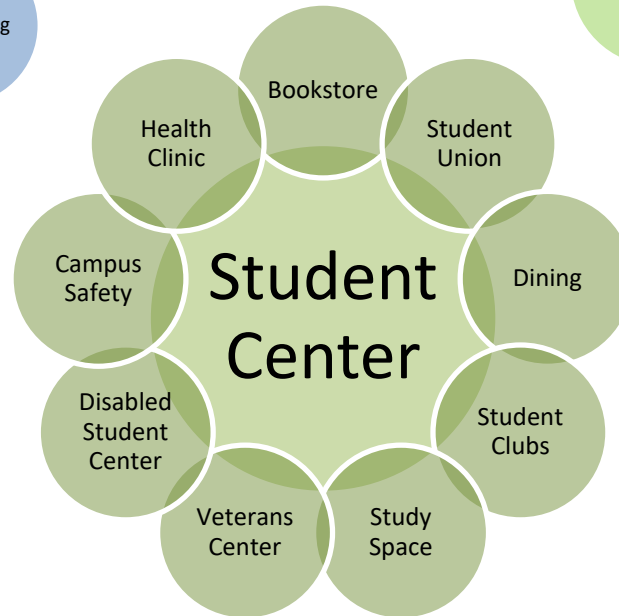
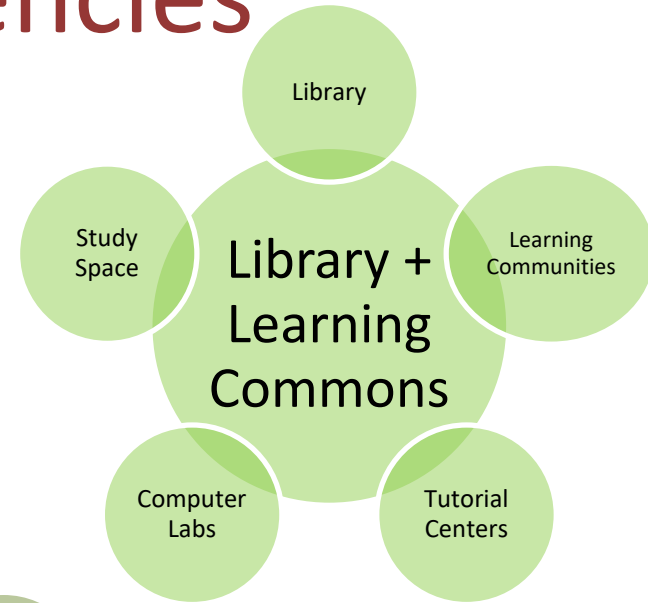
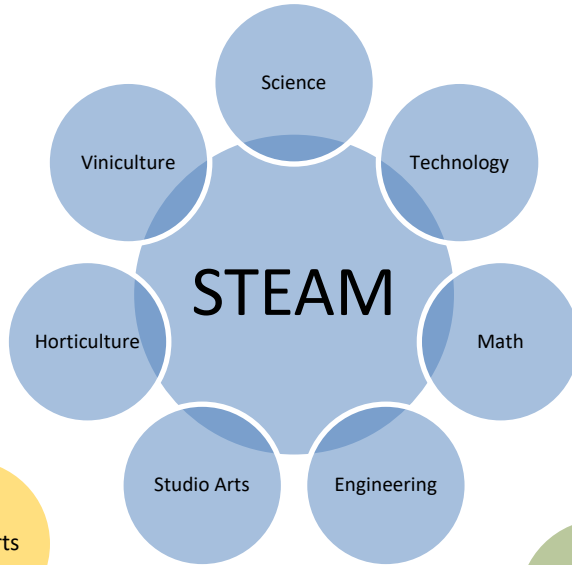
2. Program Priorities and --- Adjacencies

Building Use





Desired Program Adjacencies

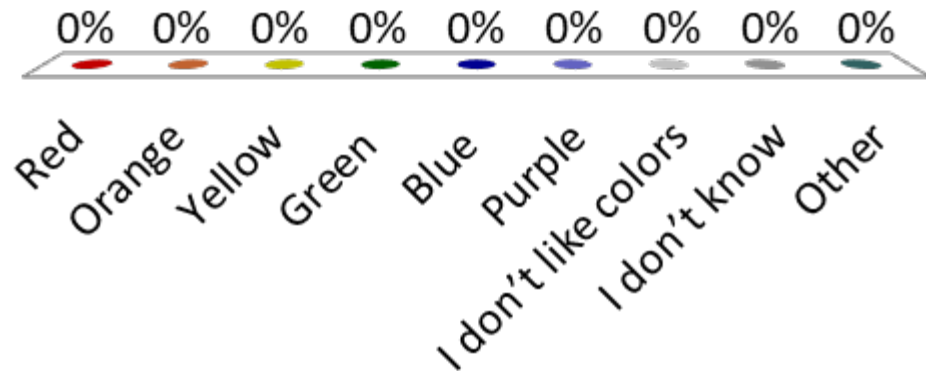


Intro to Turning Point



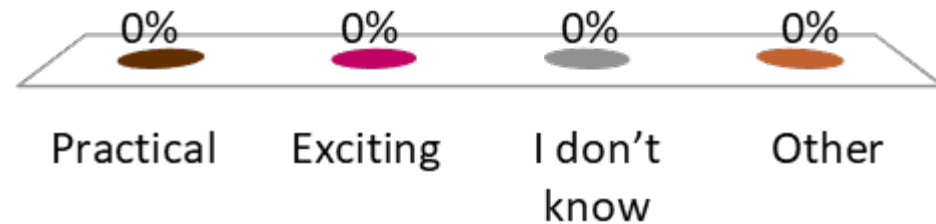
What is your favorite color?

1. Red
2. Orange
3. Yellow
4. Green
5. Blue
6. Purple
7. I don't like colors
8. I don't know
9. Other



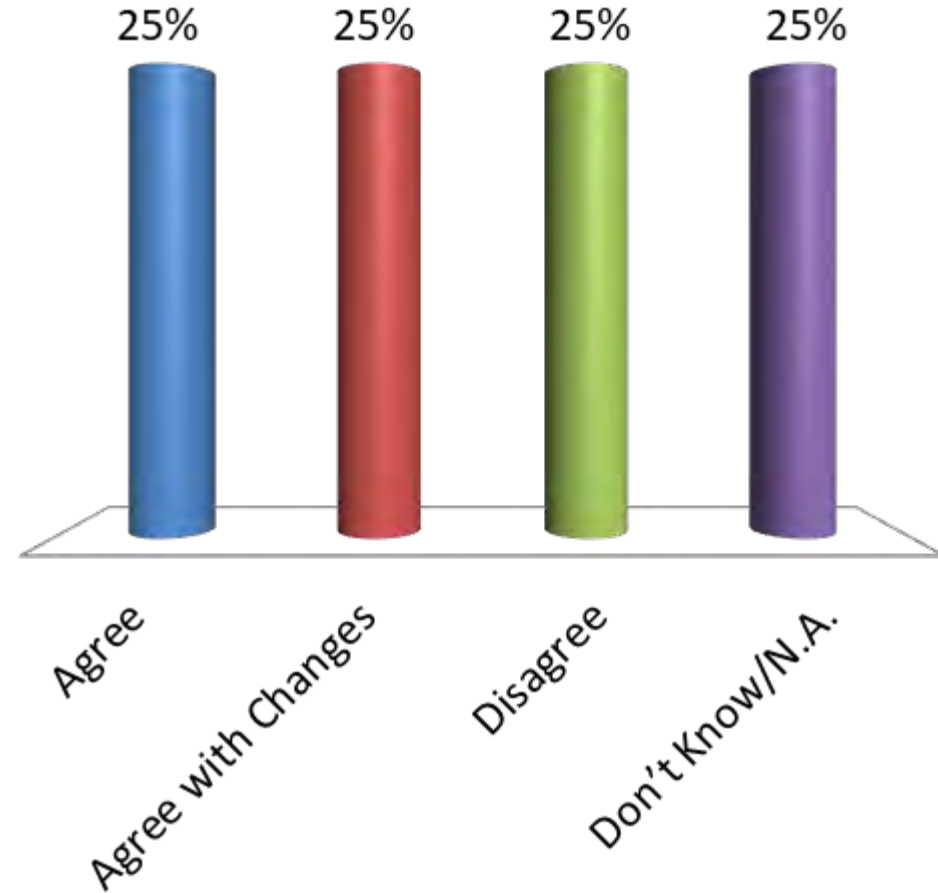
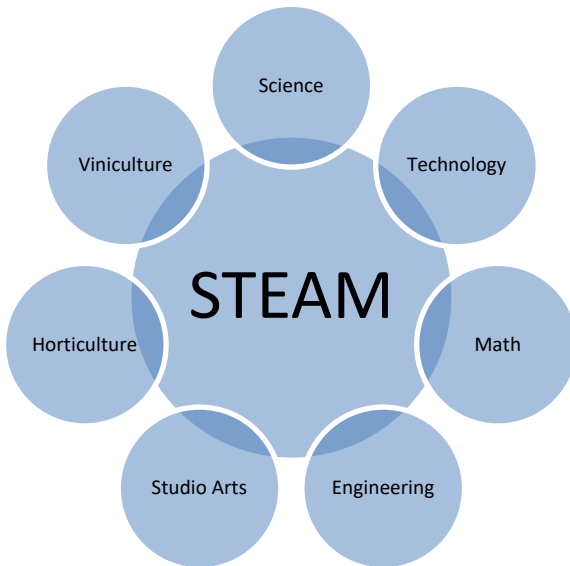
What color are your shoes?

1. Practical
2. Exciting
3. I don't know
4. Other



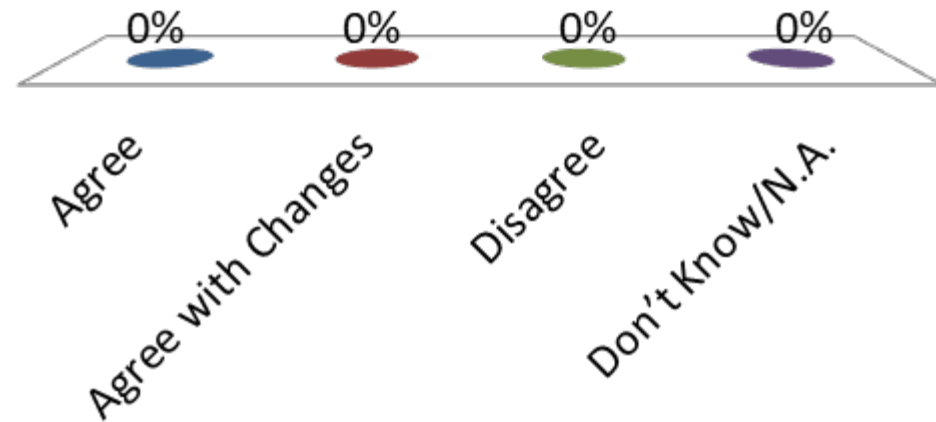
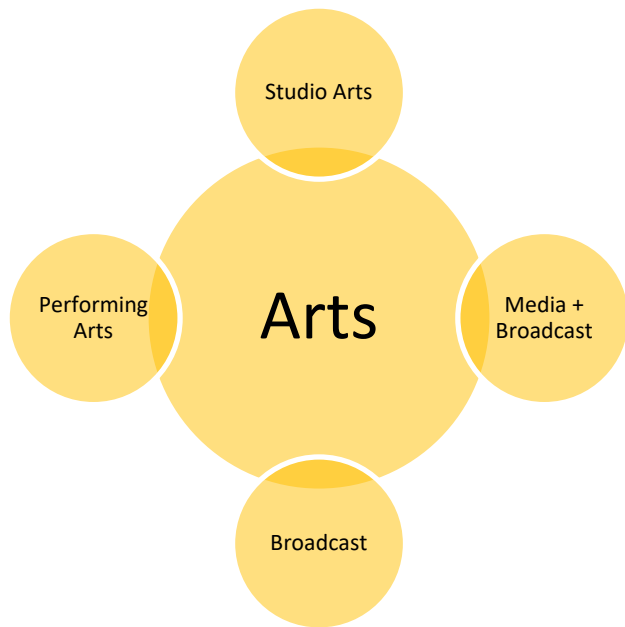
“These are the programs I’d like to see in the STEAM Cluster”

1. Agree
2. Agree with Changes
3. Disagree
4. Don’t Know/N.A.



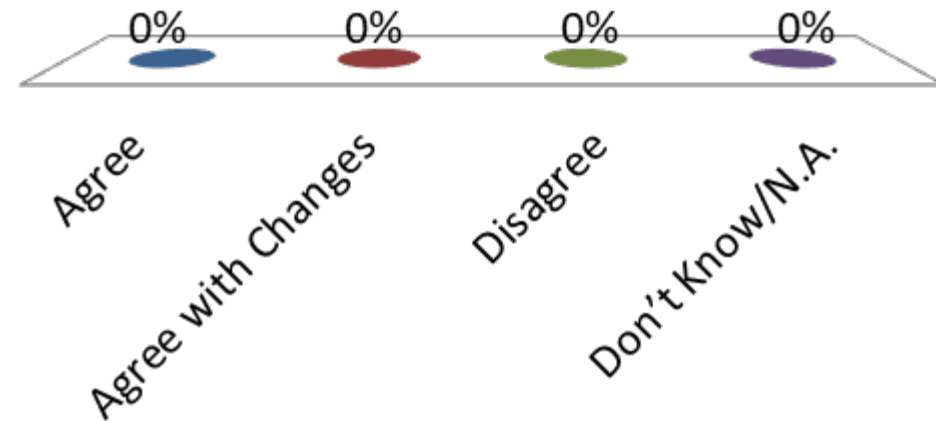
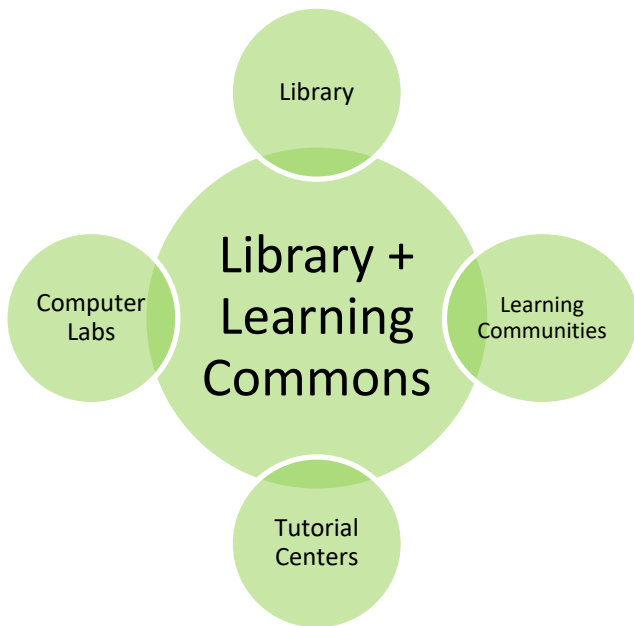
“These are the programs I’d like to see in the Arts Cluster”

1. Agree
2. Agree with Changes
3. Disagree
4. Don’t Know/N.A.



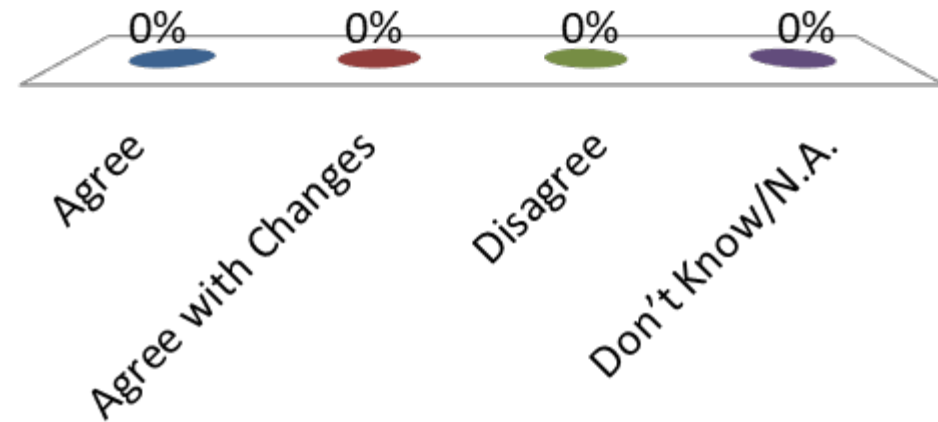
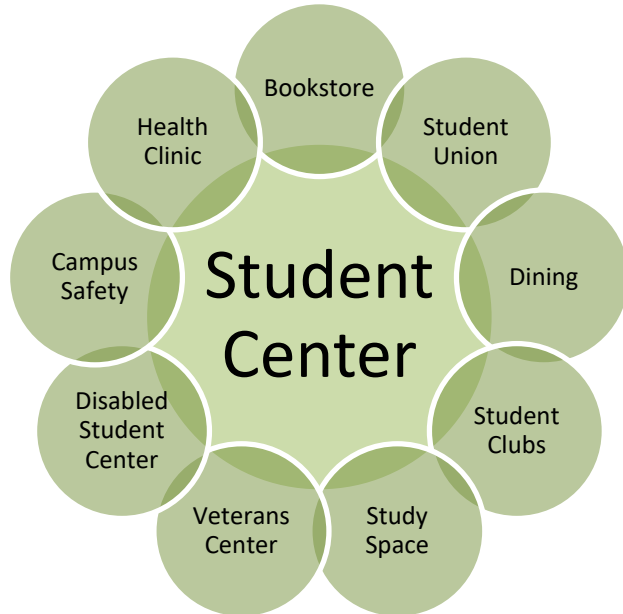
“These are the programs I’d like to see in the Library and Learning Commons”

1. Agree
2. Agree with Changes
3. Disagree
4. Don’t Know/N.A.



“These are the programs I’d like to see in the Student Center”

1. Agree
2. Agree with Changes
3. Disagree
4. Don’t Know/N.A.





3. Current Campus Fabric

- Legend**
- Campus Boundary
 - Parcel
 - Campus Building
 - Open Space
 - Programmed Recreation
 - Parking Areas
 - Solar Panels
 - Tree Canopy
 - Vineyard and Native Plant Trail
 - Construction Zone



Existing Site Plan

N

0 100 200 300 Feet

Building Design & Function

- Documentation reviewed
 - FUSION Space Inventory
 - 2012 Facilities Master Plan CLPCCD
 - Drawings provided by District Facilities Bond Program
- Documented Site Visits



Student Service & Administration Building
(B1600)

Building Design & Function

- Campus opened in 1975
- Las Positas is the smaller of the two campuses in the Chabot-Las Positas Community College District
- The campus is situated on a sloping site. Original buildings were located in the lower campus area.
- Newer buildings were added to expand the campus to both the upper campus area and west of the lower campus



Las Positas Building 2500 P.E. Complex

Building Design & Function

- Older Buildings:
 - Original buildings were primarily one-story wood framed modular structures
 - Older buildings have relatively small classroom sizes
 - Older buildings may need significant accessibility upgrades



Las Positas Building 2200

Building Design & Function

- Newer Buildings
 - Due to relatively poor quality in terms of construction, energy efficiency, and instructional capacity, the master planning strategy has been to replace rather than renovate with a few exceptions.
 - Quality of design and construction of renovations and new structures vary.



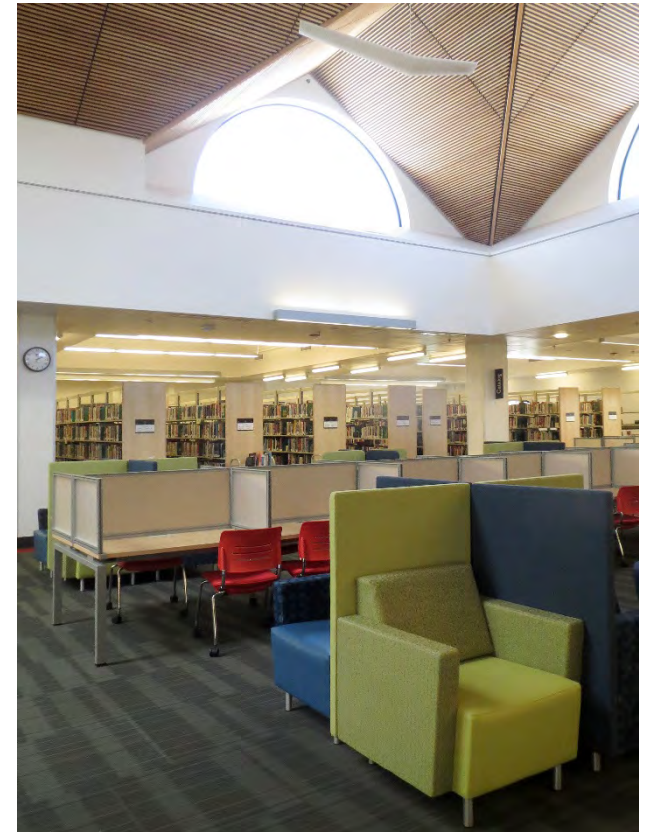
2013 Student Services & Administration Building 1600



1997 Science & Tech classroom Building 1800 renovated in 2012

Objectives

- Identify existing serviceable buildings important for new FMP
- Identify existing programmatic shortcomings critical for new FMP
- Identify renovation and infrastructure priorities
- Identify potential State funded projects



Las Positas Building 2000 Learning Resources

4. Future Buildings

General Needs and Assumptions

1. Create classroom spaces appropriate for current pedagogy and action learning
2. Ensure adequate classroom sizes
3. Elevate the design of building interiors and exteriors, as well as open spaces, at Las Positas College to celebrate and increase the College's vibrancy and dedication to the service of its students
4. Provide adequate, pleasant work and study spaces with access to eating areas
5. Assume that all general purpose classrooms and labs are shared across divisions

Needs By Division

- Arts and Humanities
 - Increase arts studio space, add a ceramics program
 - Showcase student work
 - Create a STEAM District
- Computing, Applied Technology & Social Sciences
 - Relocate Auto Tech and Welding to new facilities
 - Ensure adequate access to technology and lab space
- Math, Science, Engineering & Public Safety
 - Relocate Public Safety to purpose-built facility
 - Increase lab space
 - Create a STEAM District
- Kinesiology/Athletics, Health, Business
 - Update Turf Soccer field, including a possible relocation
 - Increase gym space
 - Increase student health space

Arts Humanities Division -- Measure A Program Needs from Survey

11/8/2017

PROGRAM		NEW SPECIFIC NEEDS	GENERAL BUILDING OR HIGHER LEVEL	NOTES
Art	<input checked="" type="checkbox"/>	Art studio classrooms, art history classrooms with enhanced projection, ceramic/sculpture lab and kiln, gallery space.	Applied Arts Building	Confirmed
E.S.L.	<input checked="" type="checkbox"/>	Language-learning classrooms, 900 replacement.	2012 FMP "Reinvention of Blds. 2100/2200	
English	<input checked="" type="checkbox"/>	Basic skills classrooms and computer labs with inst. assistant work space to replace the English Center, transfer course computer labs, learning community hub(s), language-learning classrooms.	2012 FMP "Reinvention of Blds. 2100/2200	
Foreign Languages	<input checked="" type="checkbox"/>	Non-lab foreign language-learning classrooms	2012 FMP "Reinvention of Blds. 2100/2200	
Humanities, Philosophy, & Religious Studies	<input type="checkbox"/>	Mindfulness Center including a meditation room, gallery area, student publication office, and proximate faculty offices. Outdoor lab space including a 12 circuit Chartes style labyrinth, meditation garden, and external mural space.	Outdoor Physical Space, classroom building	New
Mass Comm.	<input checked="" type="checkbox"/>	Journalism classroom adjacent to the journalissm lab, radio studio, broadcast technology recording studio, equipment storage and checkout	Applied Arts Building	Confirmed
Music	<input checked="" type="checkbox"/>	Choir/Recital room, recording studio, practice rooms, temperature-controlled piano storage room	Applied Arts Building	Confirmed
Photo	<input checked="" type="checkbox"/>	Digital media labs, darkroom, finishing room, equipment storage and check out space, photo studio	Applied Arts Building	Confirmed
Reading & Writing Center	<input checked="" type="checkbox"/>	A central hub, workshop space, and individual tutoring area	Academic Support Ctr.	Confirmed
Theater	<input checked="" type="checkbox"/>	Maker's space, storage facilities, ampitheater completion	Applied Arts Building/Ampitheater	Confirmed
VCOM	<input checked="" type="checkbox"/>	Digital design lab	Applied Arts Building	Confirmed
	<input type="checkbox"/>	A honors program work, conferencing, and collaboration area with a faculty office, display cases for completed honors projects, small computer space for future honors publications		
	<input type="checkbox"/>	A memorial area with markers for members of the Las Positas community to be honored	Outdoor Physical Space	New
	<input type="checkbox"/>	A campus food pantry for students in need of food and a food preparation area	Student Union	New

Symbols

Mentioned in preliminary survey summary

Not captured on preliminary major results

SPACE NEEDS

State CAP Loads*

** CAP Loads projected are for the 2012 Facility Master Plan. These will be a new projection coinciding with the 2018 FMP.*

2017 CAP Loads: Current

Chabot	Lecture	Lab	Office	Library	AV/TV
Current (CA)	122%	94%	118%	84%	28%

CCCCO estimates the amount of space required using its methodology

Benchmarked Current Space Needs

2017 CAP Loads: Current

Chabot	Lecture	Lab	Office	Library	AV/TV
Current (CA)	122%	94%	118%	84%	28%
National Benchmark	115%*	92%*	100%	96%	26%

We compared CCCCO calculations with national space needs benchmarks

** This includes the new academic building*

Conclusions

- California's space needs model is **more conservative** than all other states, overall
- State model assumes **teaching a 5-7 day week**, in addition to small station sizes
- Las Positas has historically **not been able to fill classes on Fridays**, or at other non-peak times
- This is **very common** in Higher Education
- This makes **state funding** for construction and maintenance difficult to get approved

Conclusions

- Excessive Cap Load ratios puts undue **strain on existing infrastructure like parking and the Central Plant**
- Spending Measure A (Bond) money on construction will **create more space and funding for maintenance**

FUTURE BUILDINGS

Starting Points . . .

1. Prioritize previously approved projects
2. Replace inadequate space/facilities
3. Increase space where programs have outgrown their space and/or have documented programmatic needs, including high market demand
4. Increase usability of general use classrooms, including providing access to larger and more flexible spaces

Starting Points . . .

5. Increase general use space (offices, services areas, etc.) in accordance with enrollment/WSCH projections
6. Increase energy efficiency campus-wide
7. Increase building footprint efficiency campus-wide by increasing density in individual buildings to two or three stories
8. Consider remodeling or new construction based on costs and benefits

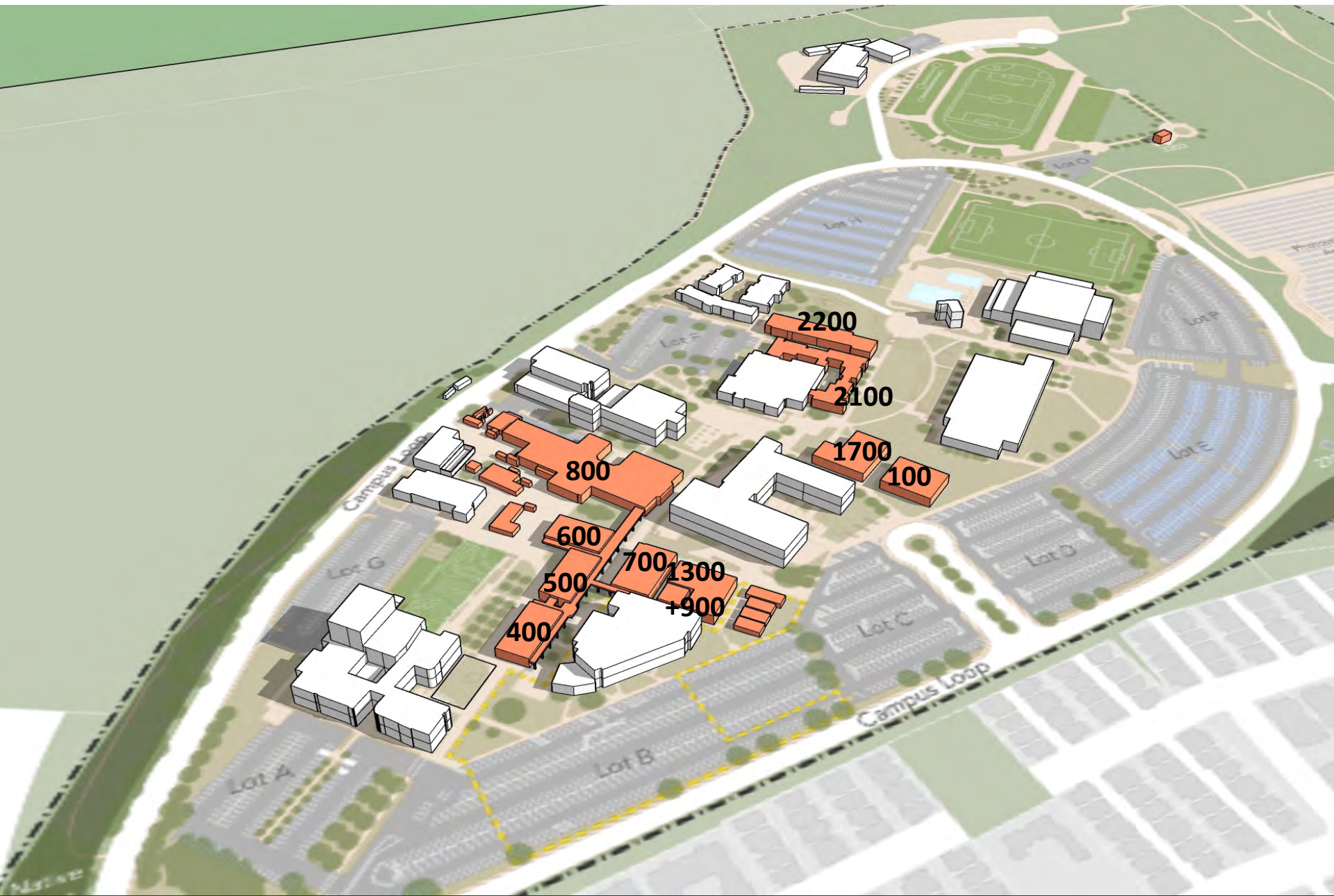
Current Campus



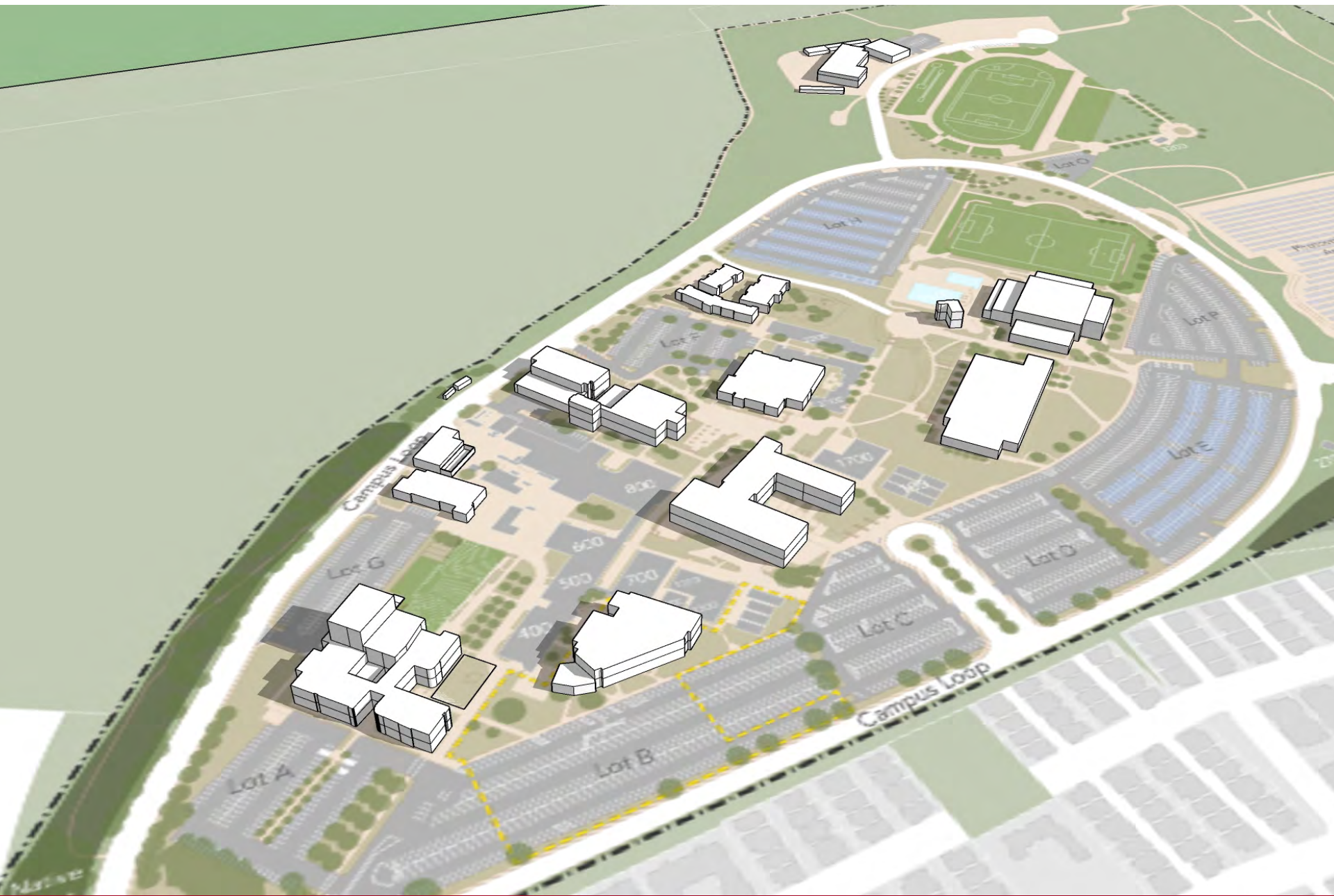
Buildings Identified for Removal (Programs to be Re-Housed)



Buildings Identified for Removal (Programs to be Re-Housed)



Buildings Removed



Benefits of Densification

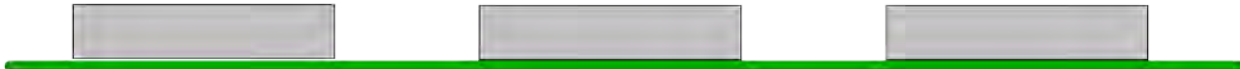
A



Footprint: 3
Building Space: 3

Benefits of Densification

A



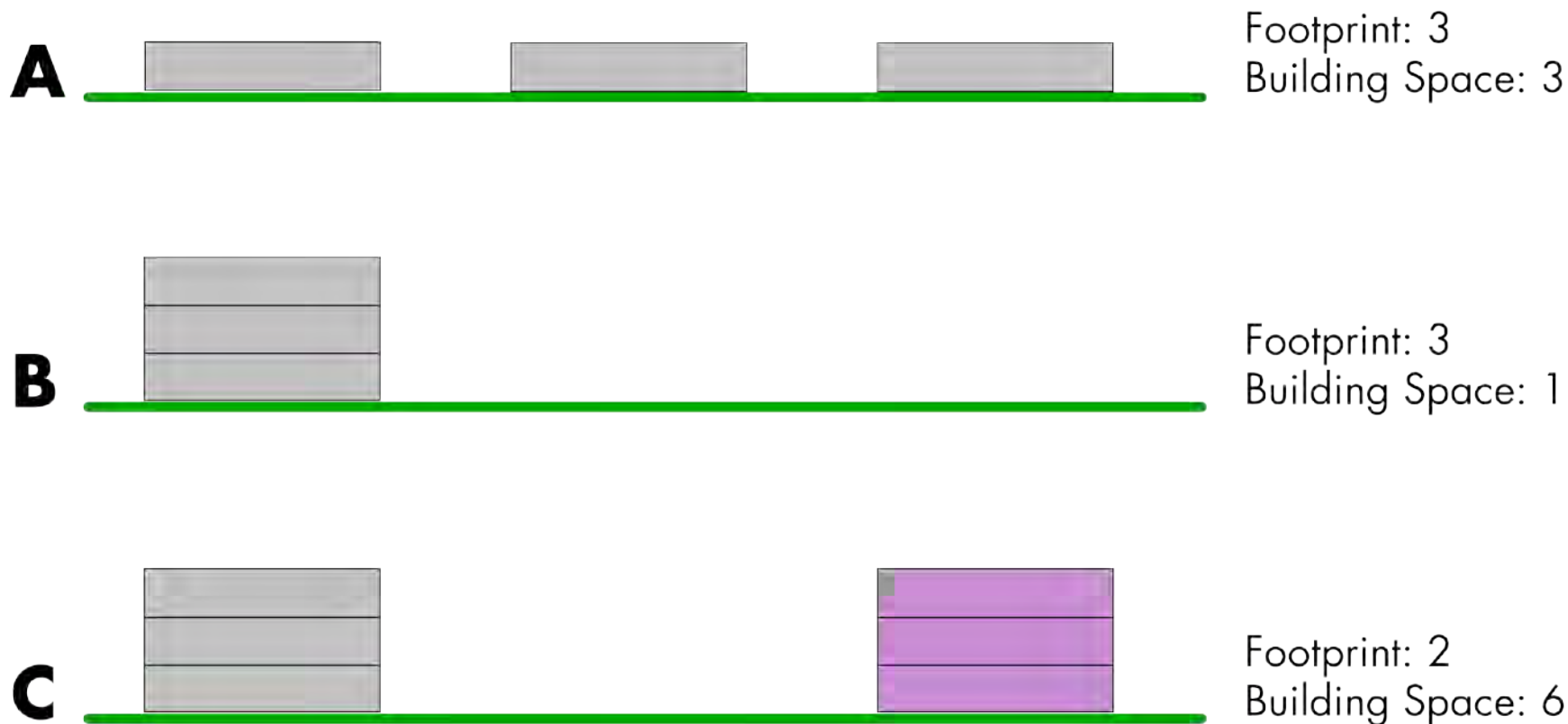
Footprint: 3
Building Space: 3

B

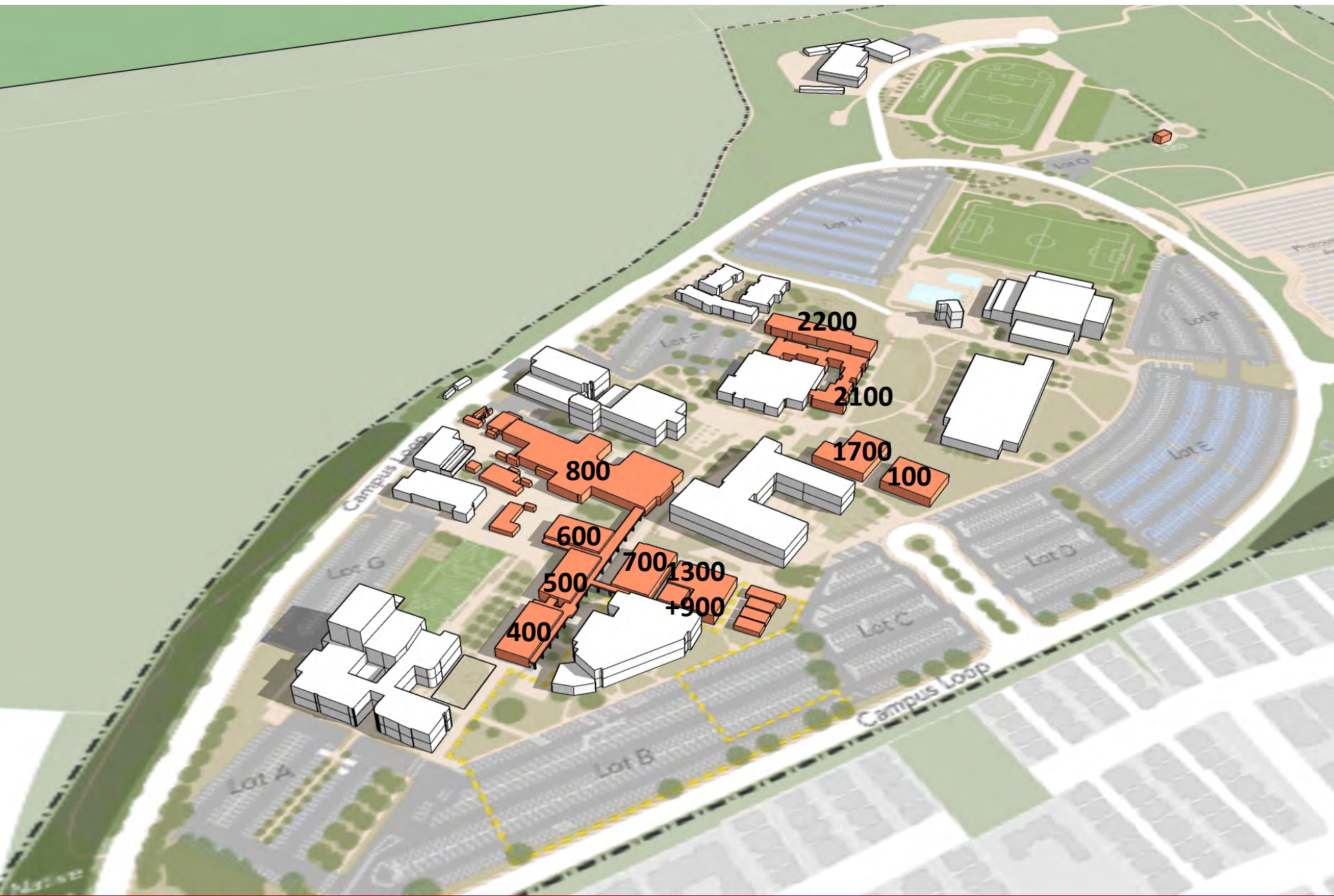


Footprint: 3
Building Space: 1

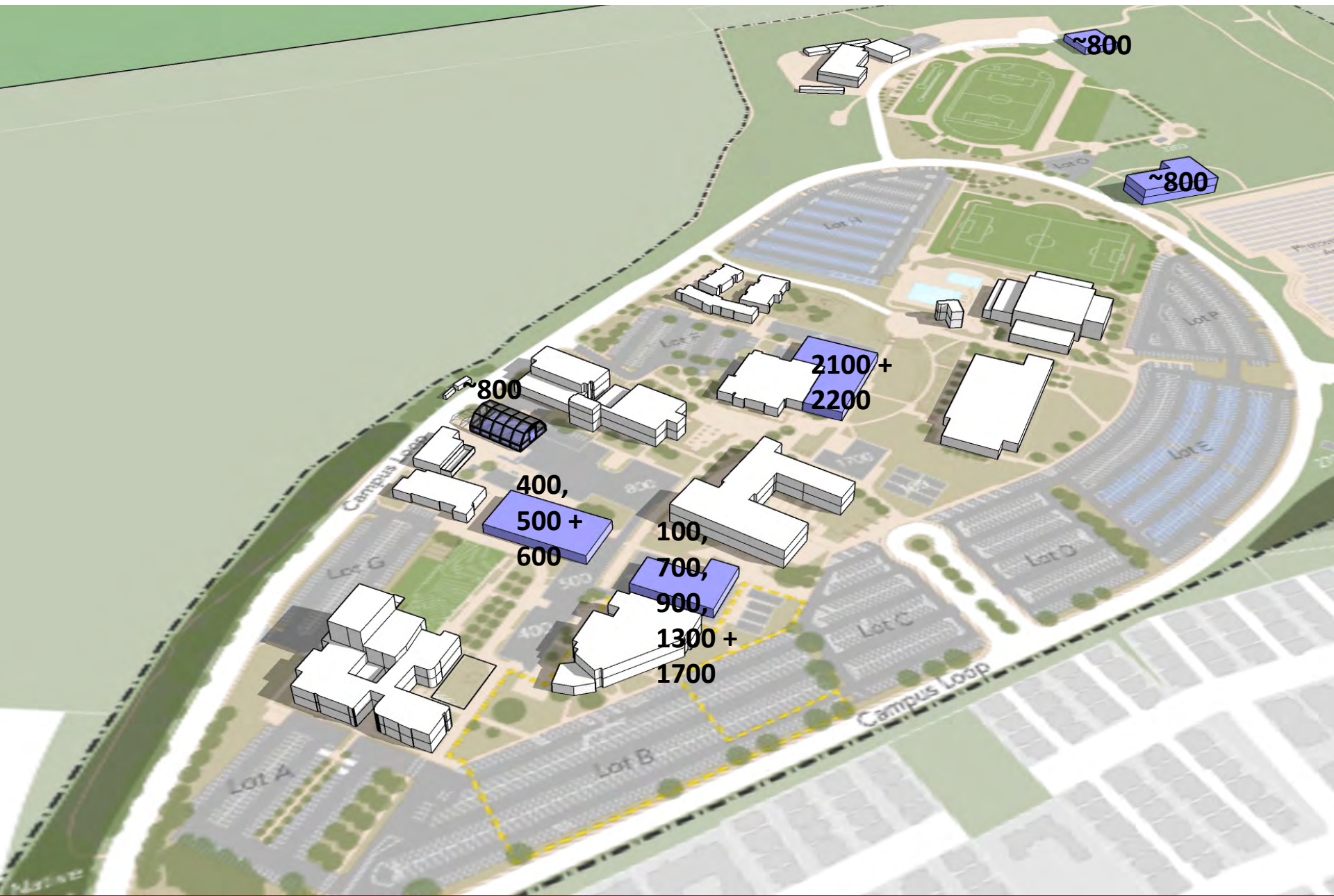
Benefits of Densification



Buildings Identified for Removal (Programs to be Re-Housed)

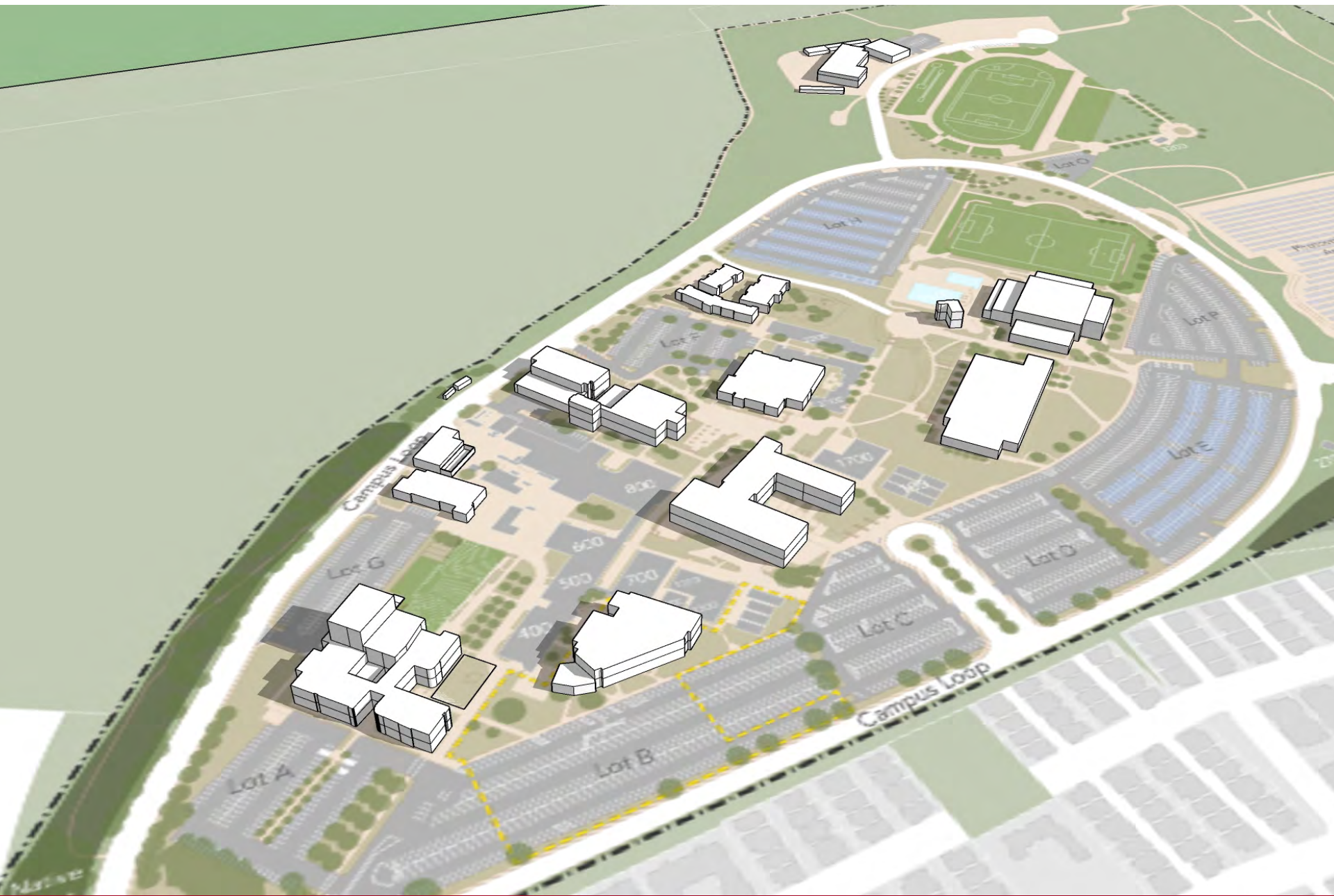


Programs Re-Housed (Existing Square Footage Re-Located)

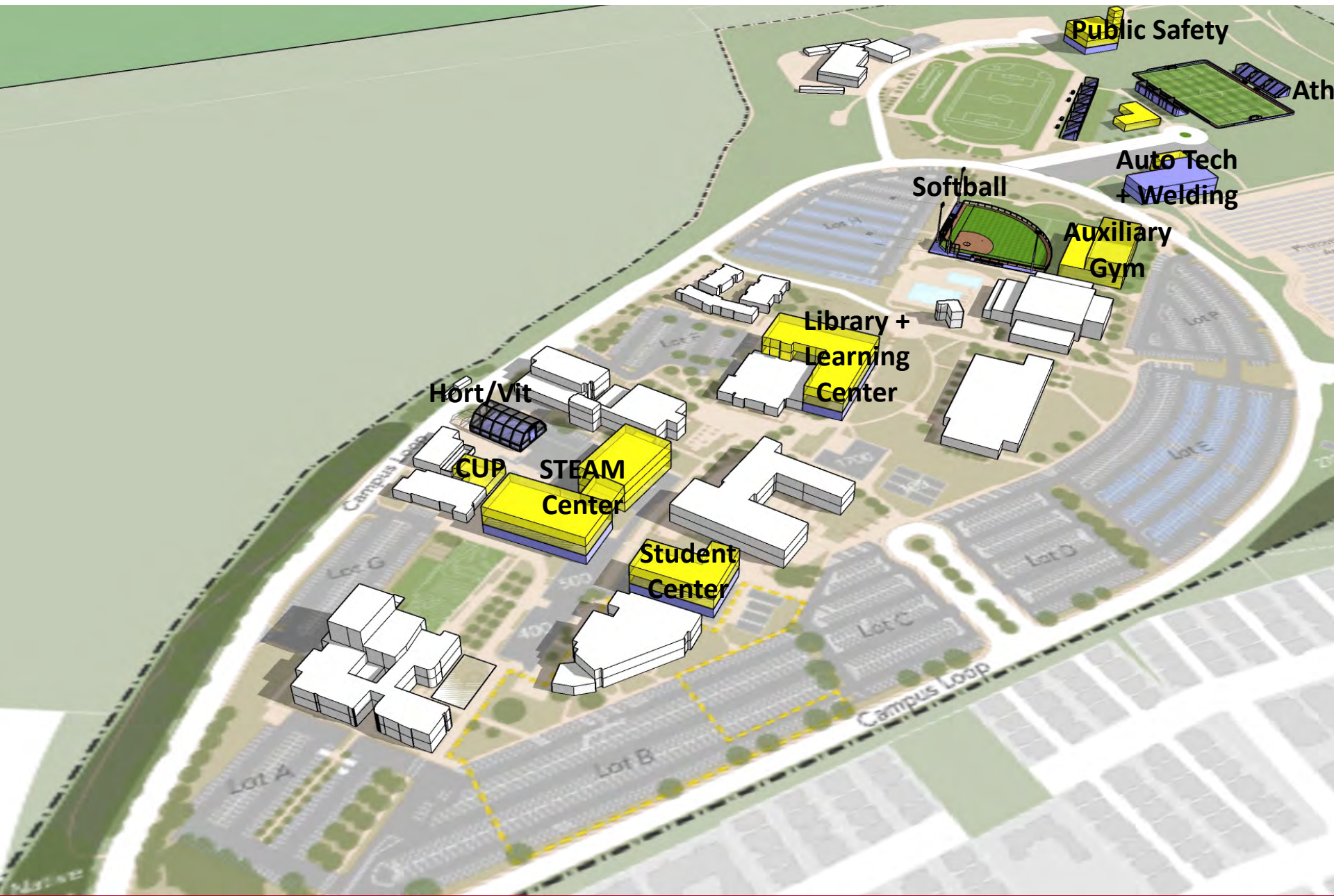


BUILDING SCENARIOS

Buildings Removed



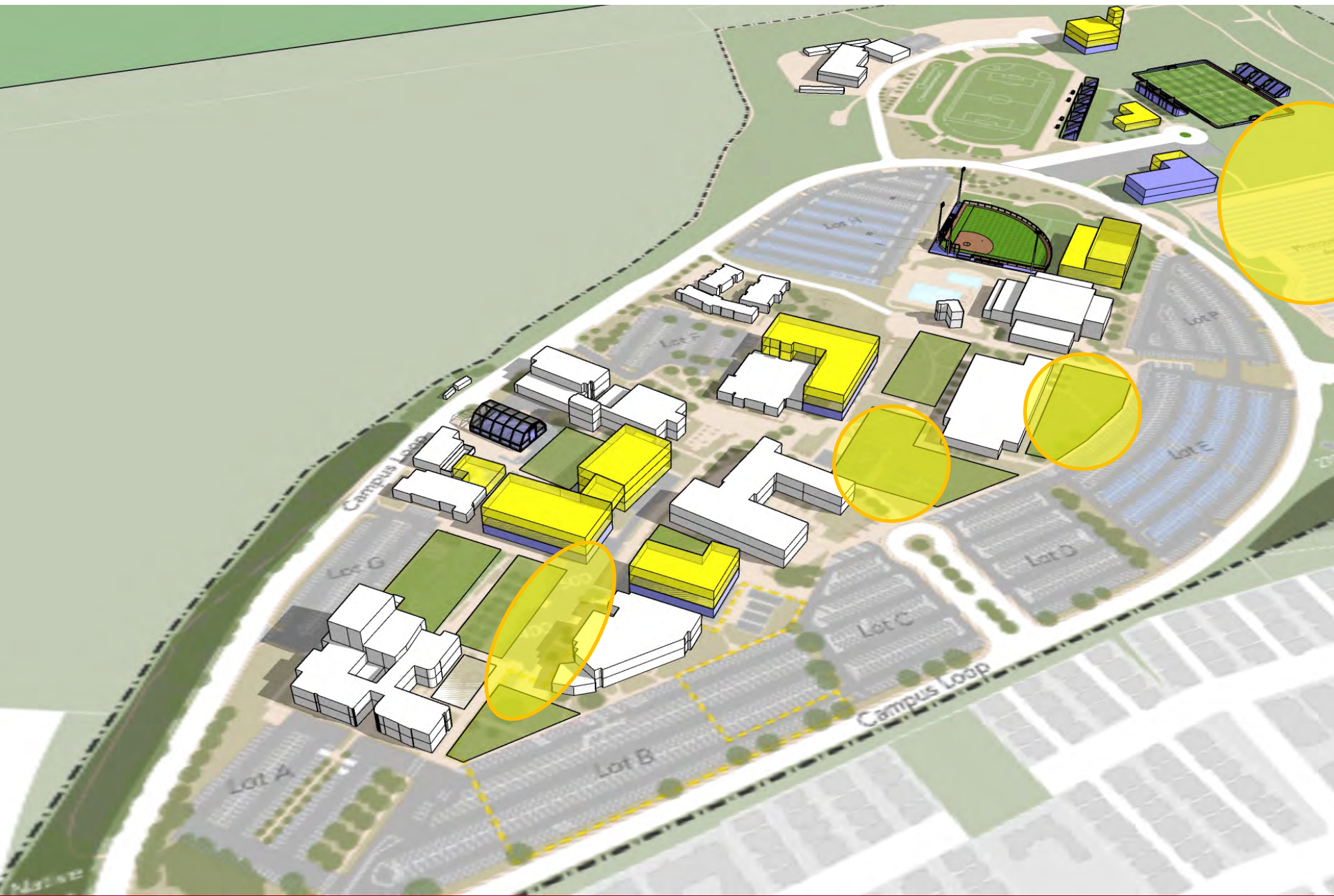
Future Scenario 1



Future Scenario 1

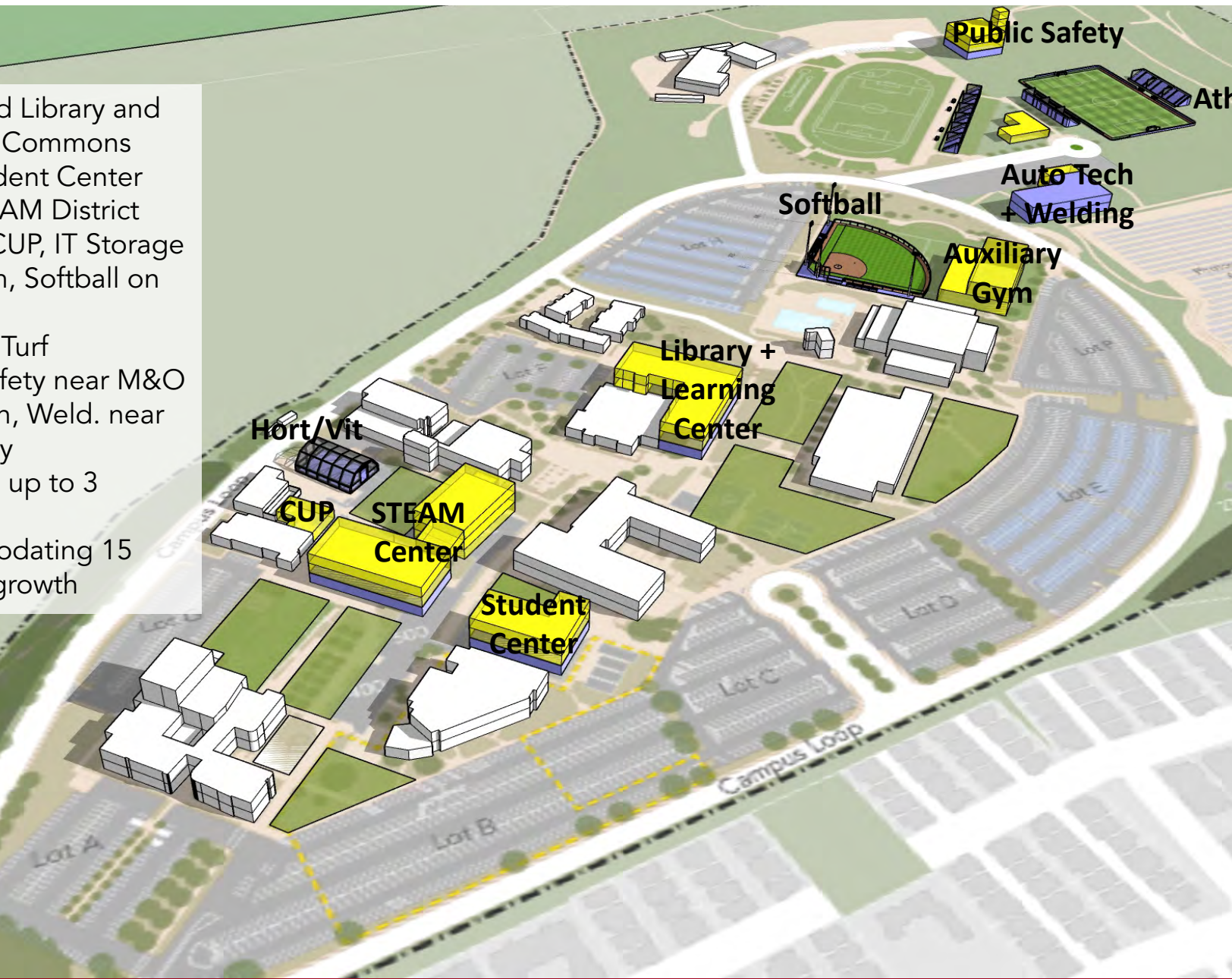


Future Scenario 1: Land Banked Building Pads

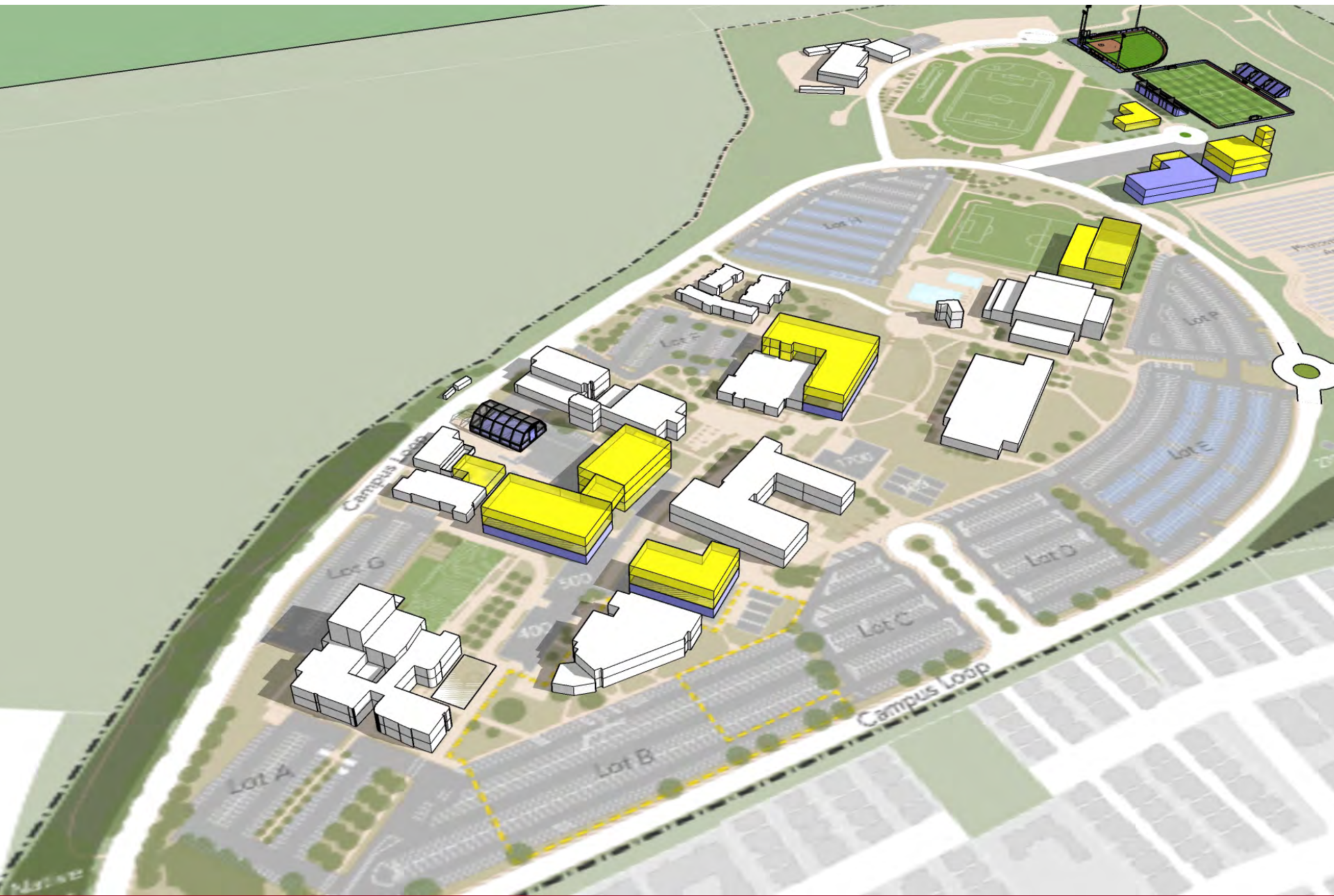


Future Scenario 1

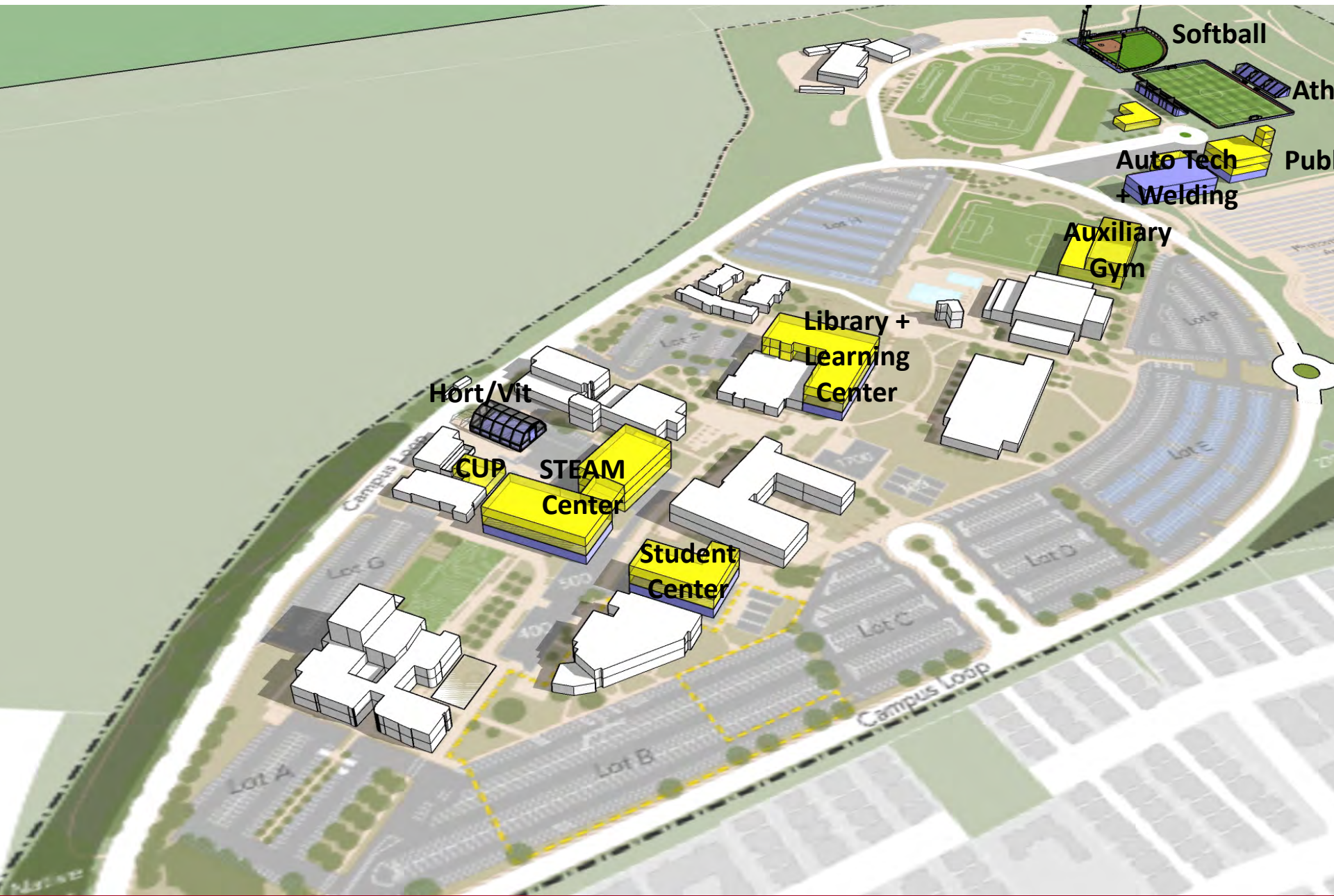
- 1. Expanded Library and Learning Commons
- 2. New Student Center
- 3. New STEAM District
- 4. Expand CUP, IT Storage
- 5. Aux. Gym, Softball on Turf Field
- 6. Relocate Turf
- 7. Public Safety near M&O
- 8. Auto Tech, Weld. near solar array
- 9. Buildings up to 3 stories
- 10. Accommodating 15 years of growth



Future Scenario 2



Future Scenario 2

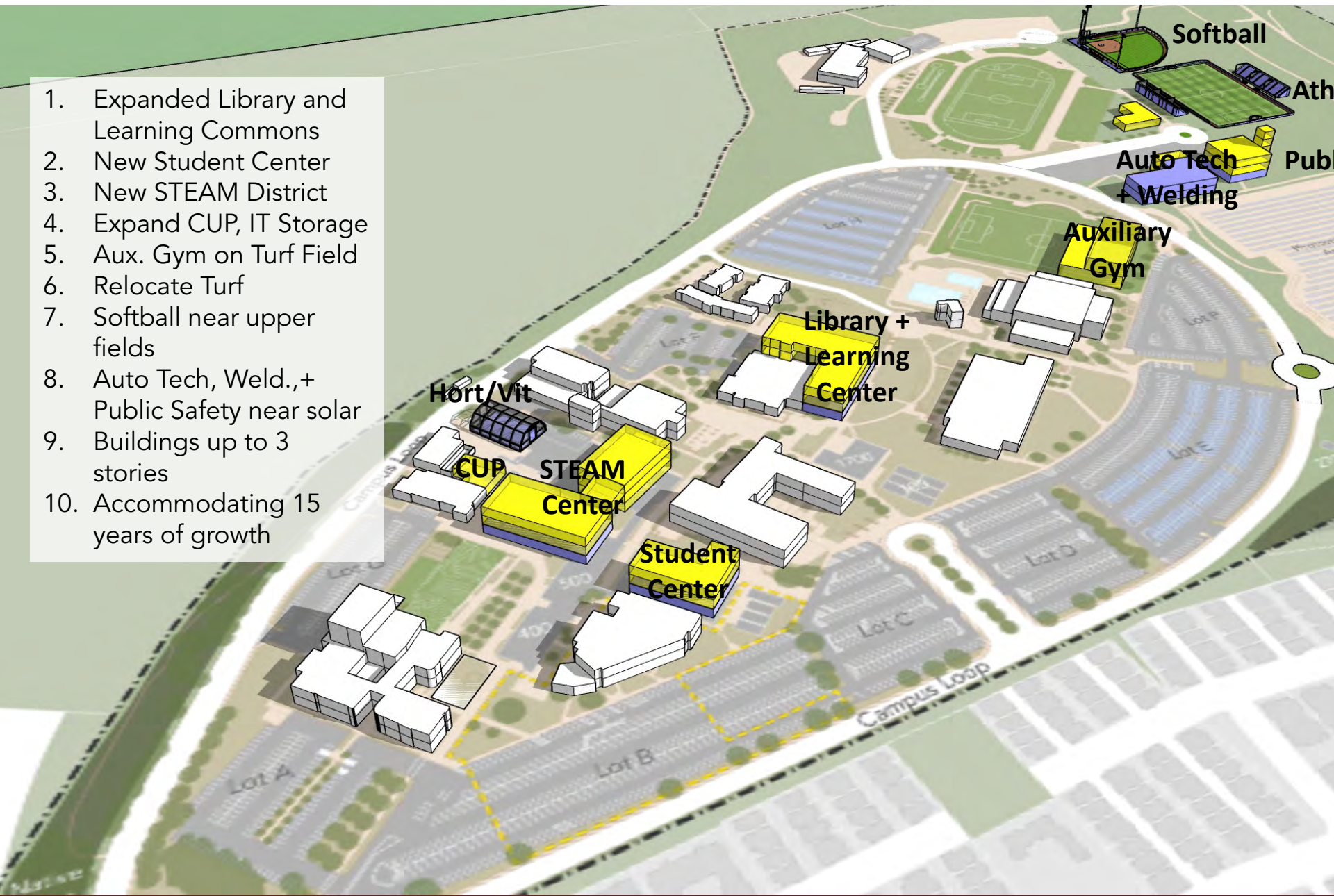


Future Scenario 2: Land-Banked Building Pads



Future Scenario 2

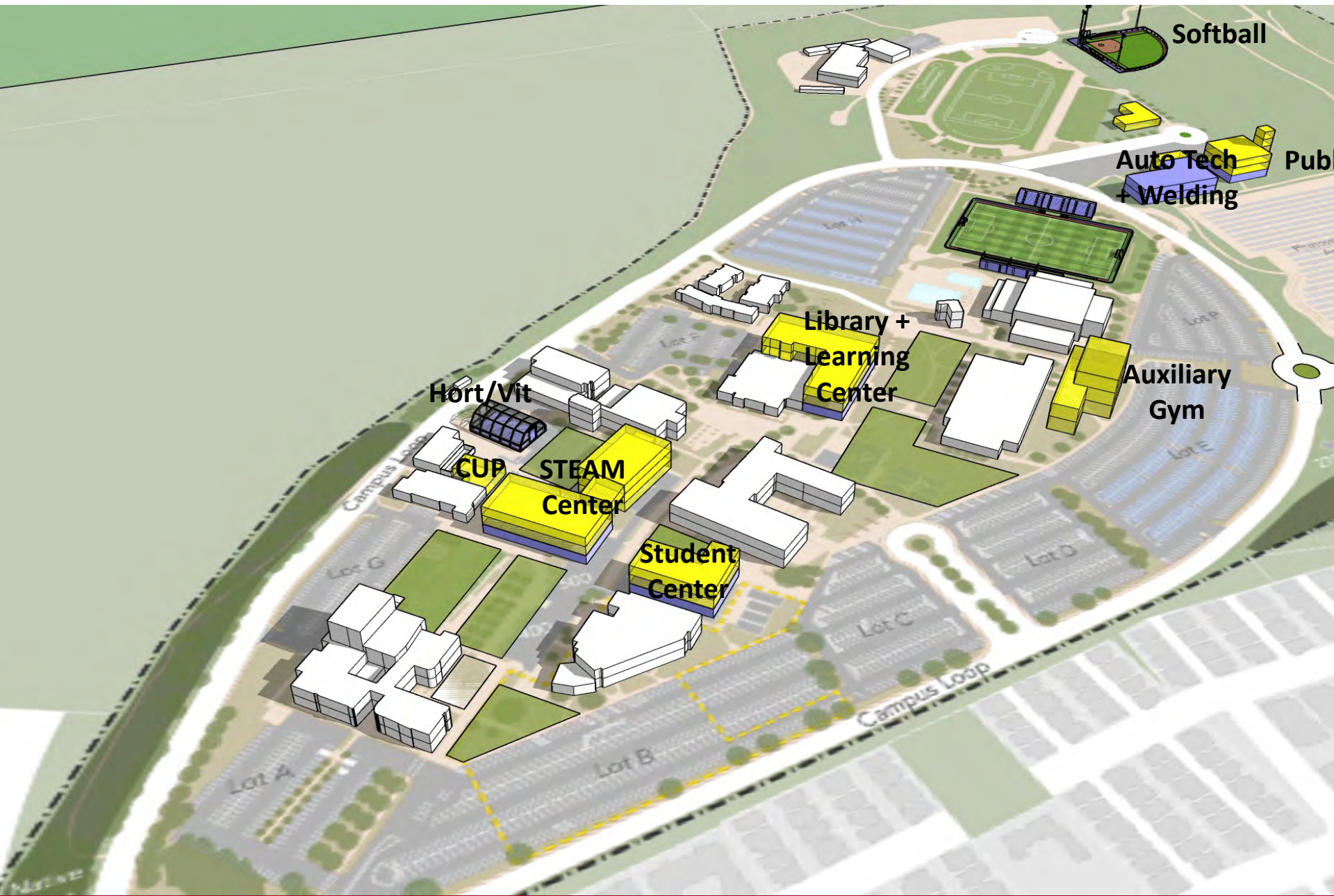
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- 4. Expand CUP, IT Storage
- 5. Aux. Gym on Turf Field
- 6. Relocate Turf
- 7. Softball near upper fields
- 8. Auto Tech, Weld.,+ Public Safety near solar
- 9. Buildings up to 3 stories
- 10. Accommodating 15 years of growth



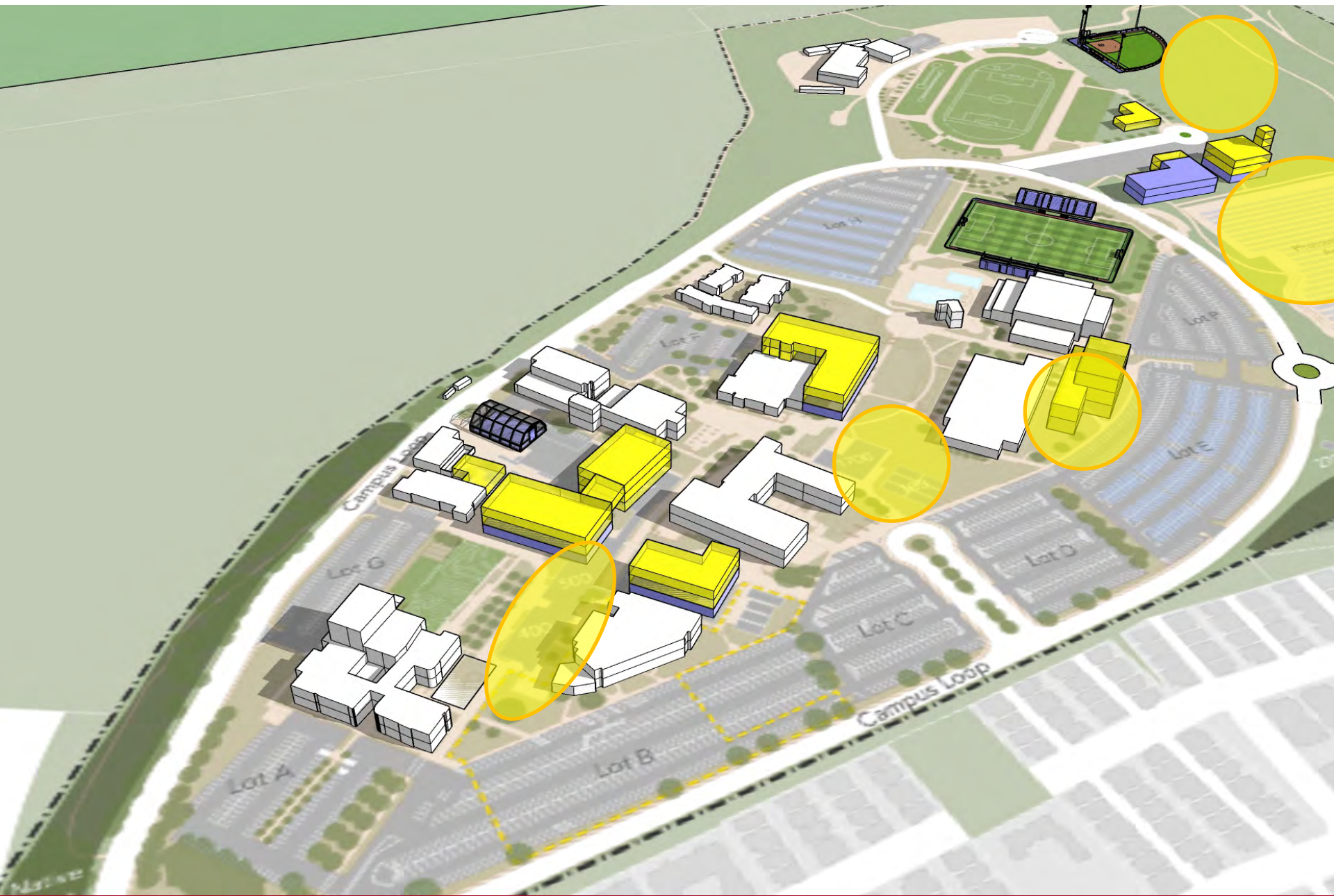
Future Scenario 3



Future Scenario 3

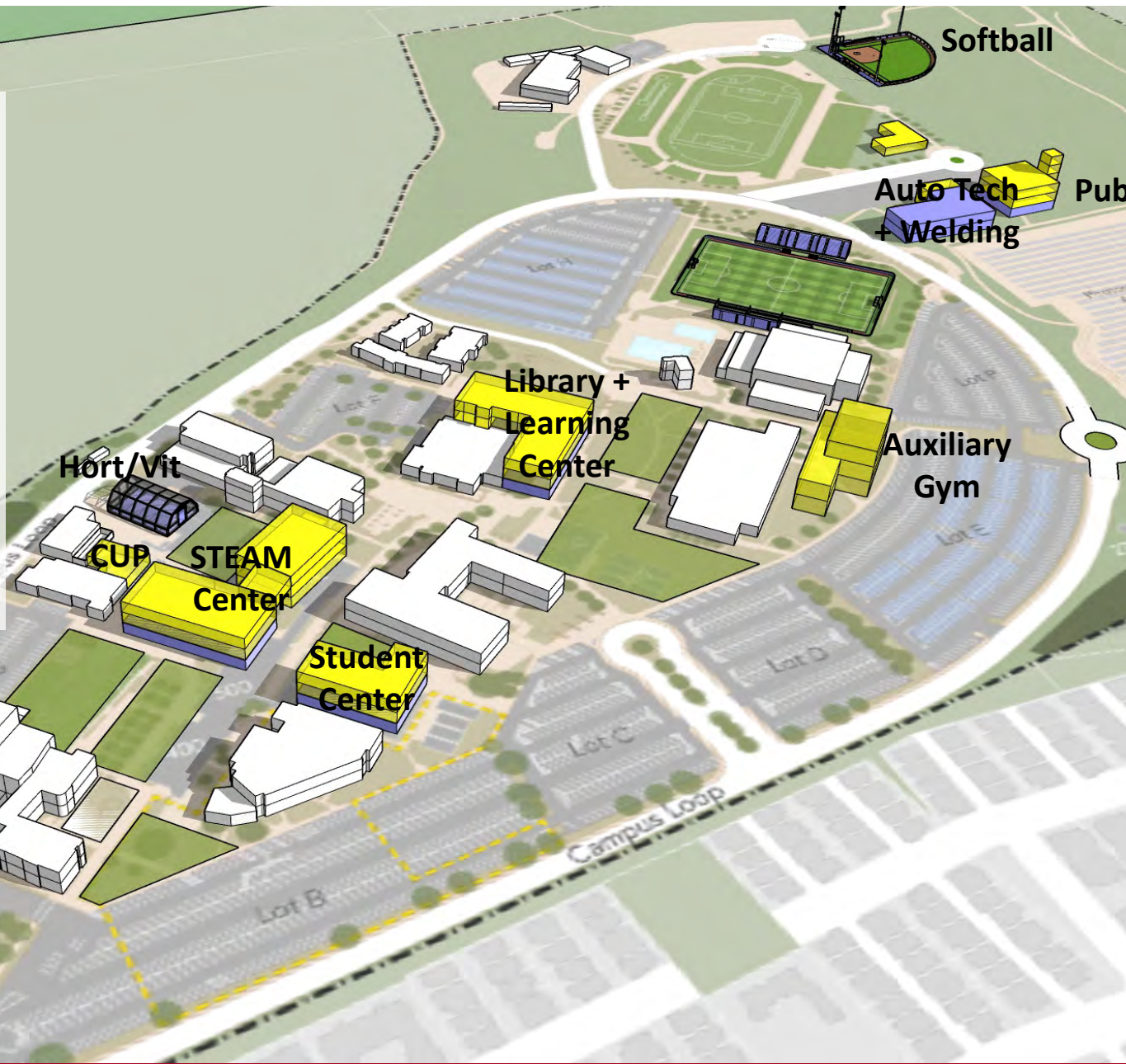


Future Scenario 3



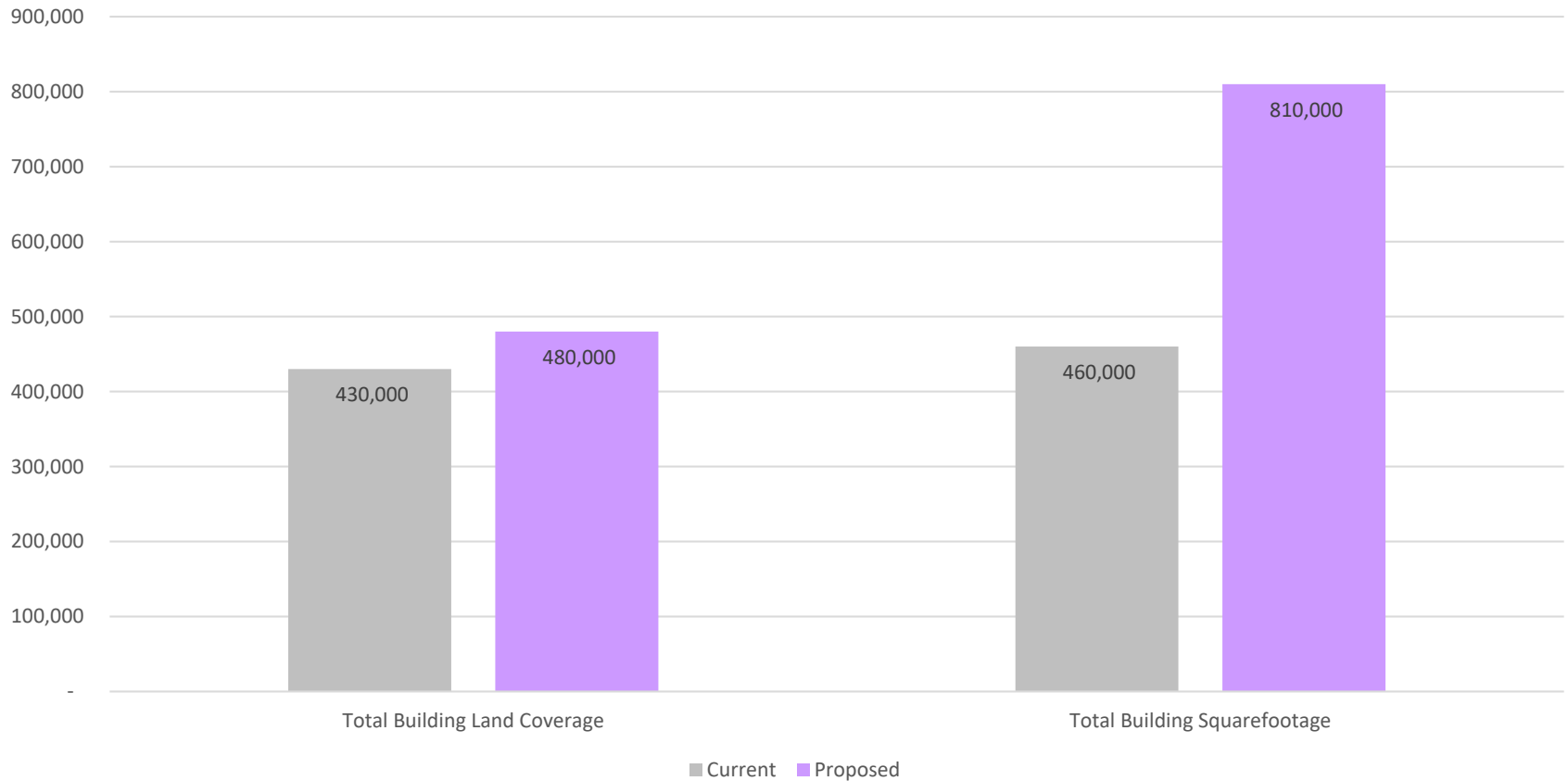
Future Scenario 3

- 1. Expanded Library and Learning Commons
- 2. New Student Center
- 3. New STEAM District
- 4. Expand CUP, IT Storage
- 5. Aux. Gym on near Lot E
- 6. Softball near upper field
- 7. Auto Tech, Weld., + Public Safety near solar
- 8. Buildings up to 3 stories
- 9. Accommodating 15 years of growth



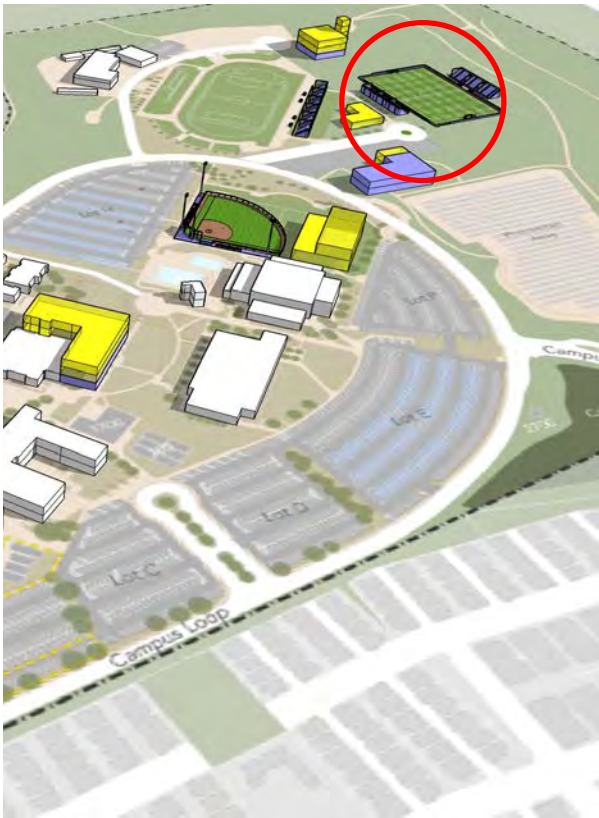
Benefits of Densification

Land Coverage versus Internal Square Footage



Which Turf Field position do you prefer?

1. Upper Campus

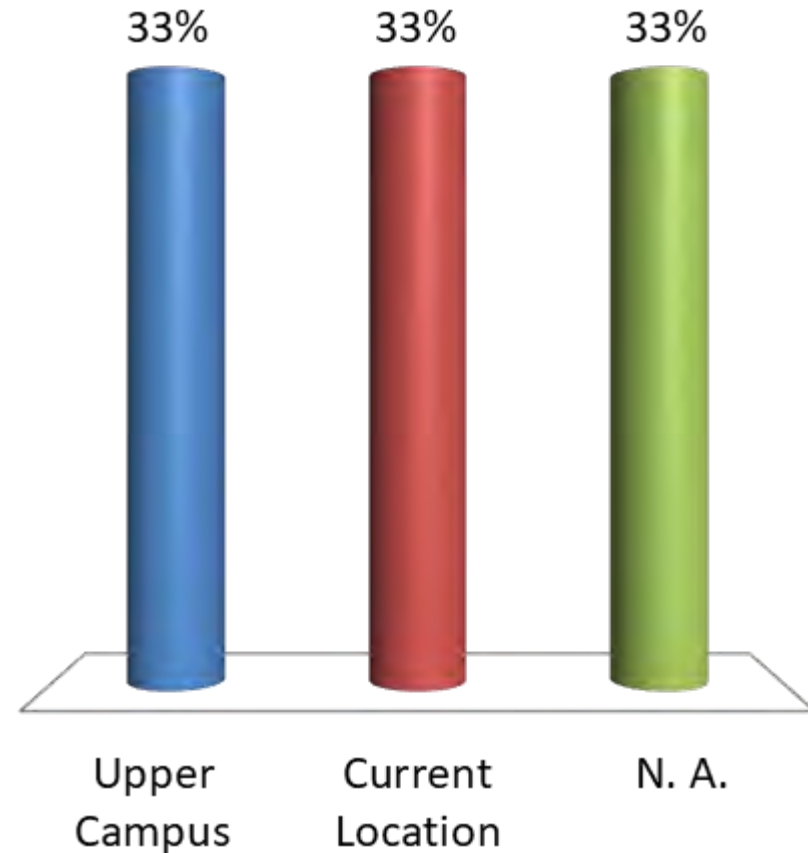


2. Current Location



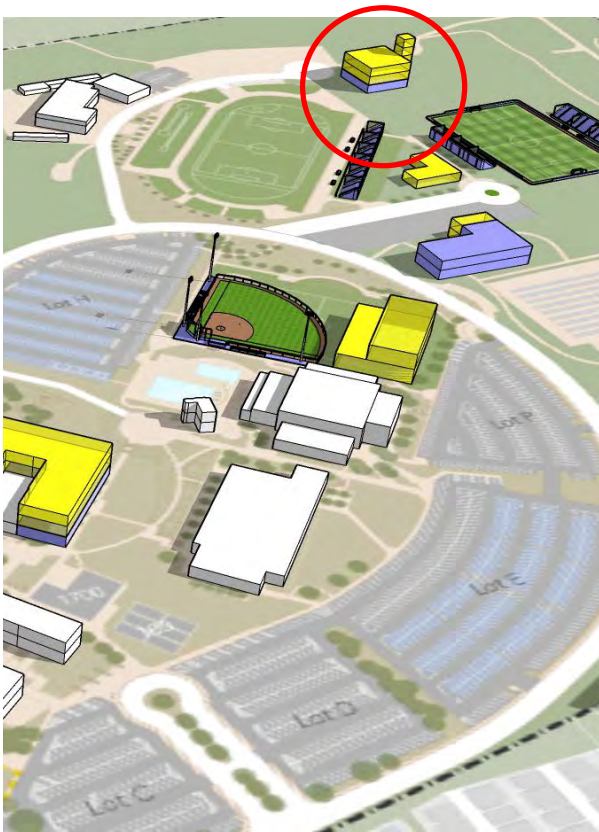
Which Turf Field position do you prefer?

1. Upper Campus
2. Current Location
3. N. A.

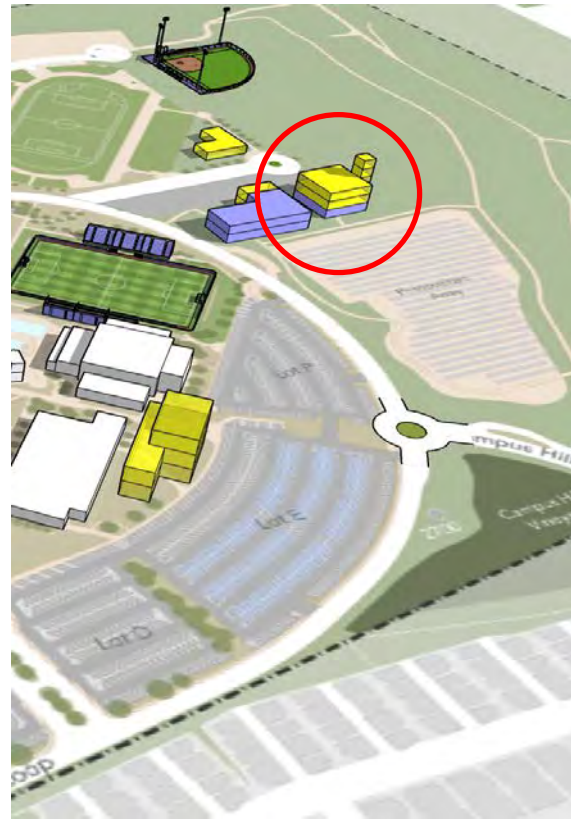


Which Public Safety position do you prefer?

1. Near M&O

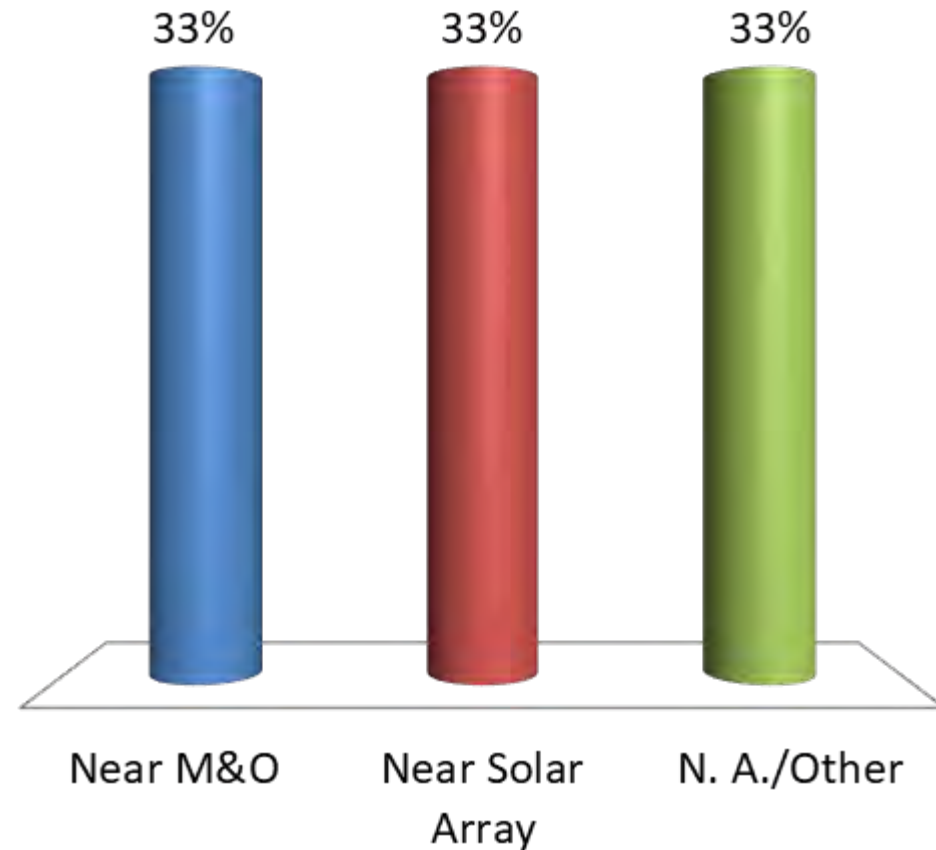


2. Current Location



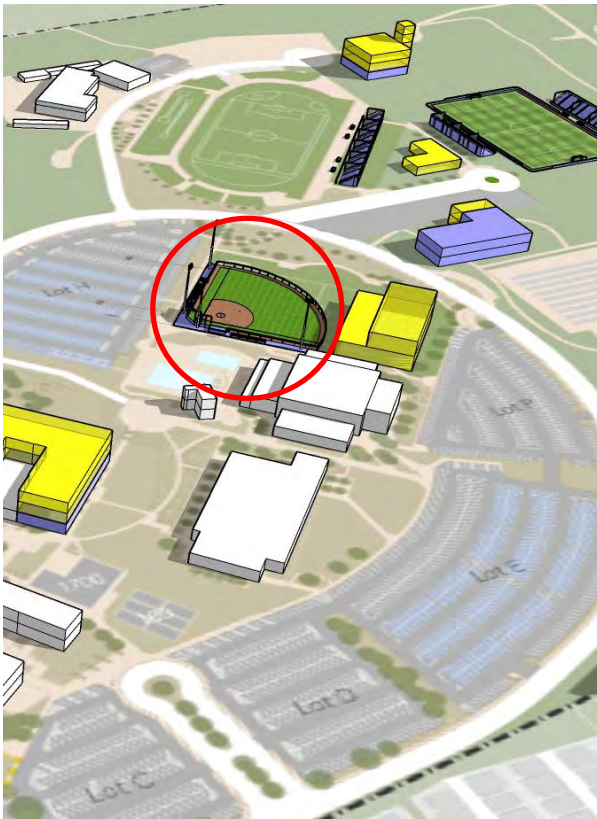
Which Public Safety location do you prefer?

1. Near M&O
2. Near Solar Array
3. N. A./Other



Which Softball Field position do you prefer?

1. Current Turf Field

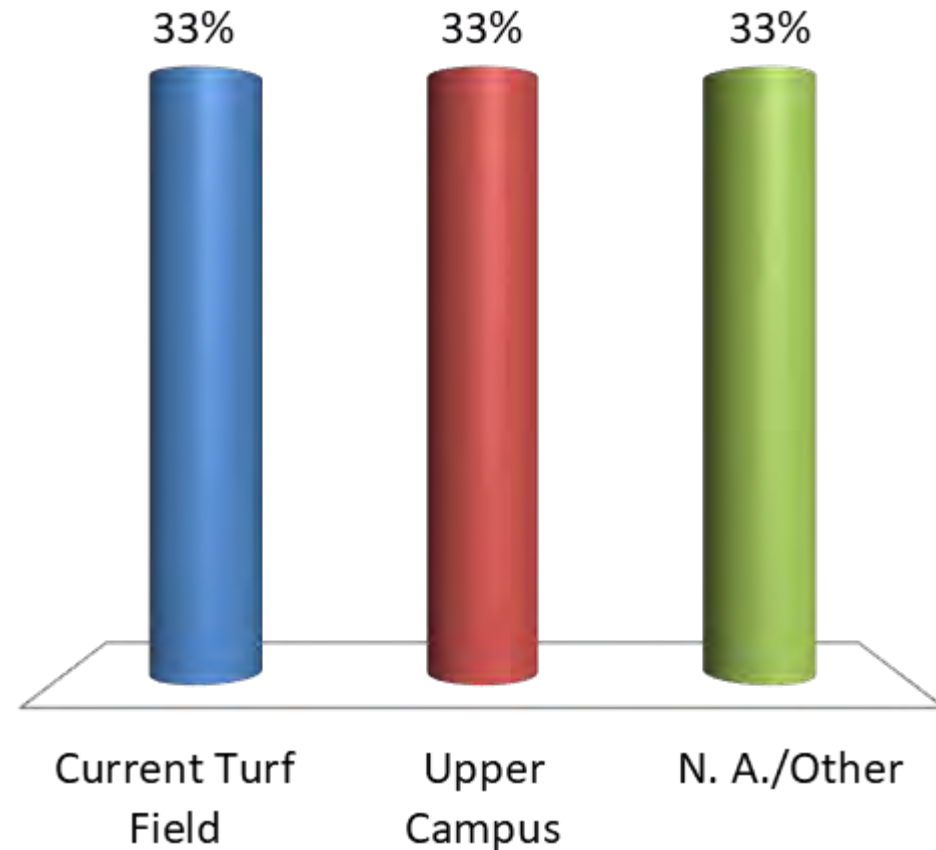


2. Upper Campus



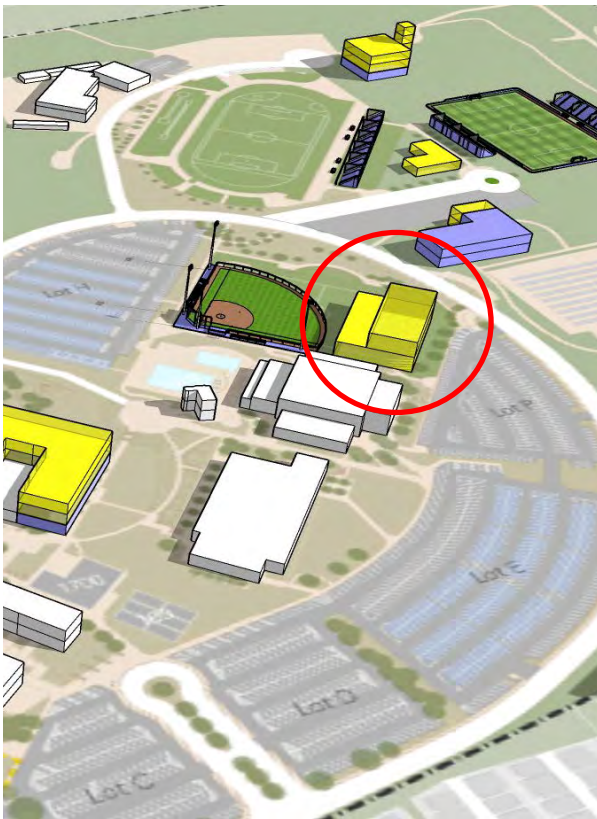
Which Softball Field position do you prefer?

1. Current Turf Field
2. Upper Campus
3. N. A./Other

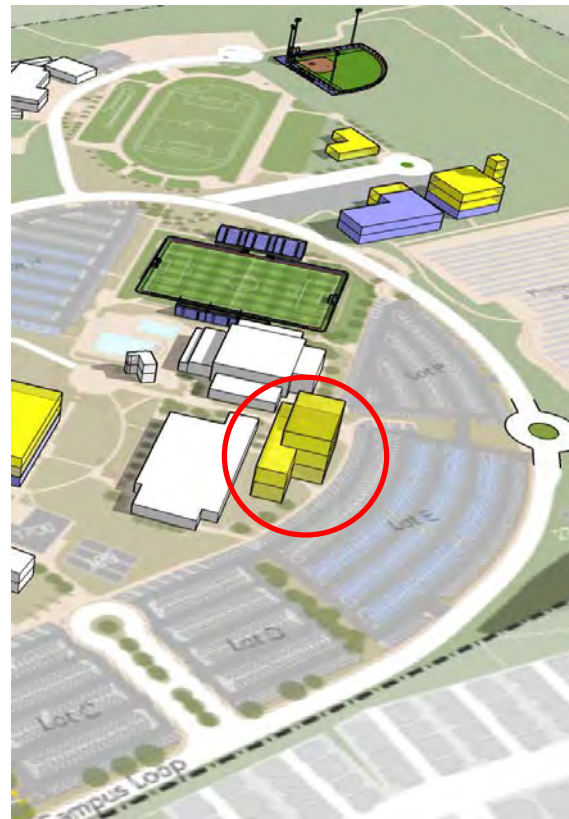


Which Auxiliary Gym position do you prefer?

1. Current Turf Field

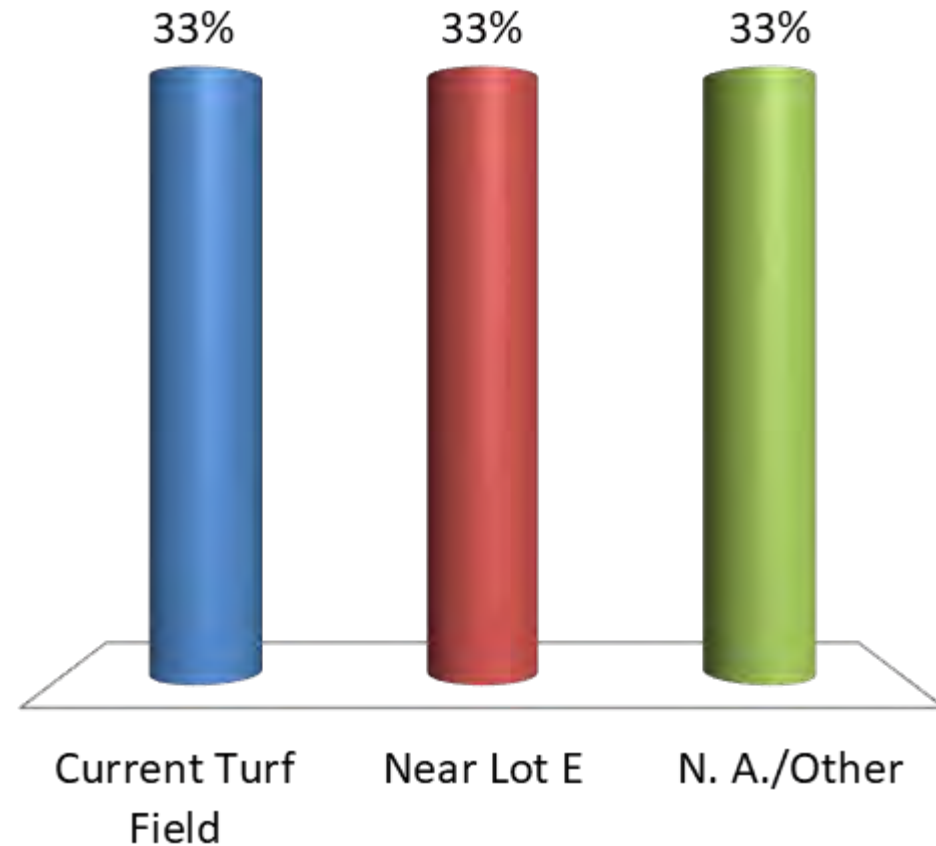


2. Near Lot E



Which Auxiliary Gym position do you prefer?

1. Current Turf Field
2. Near Lot E
3. N. A./Other



Library and Learning Centers



Library and Learning Centers



Library and Learning Centers



Library and Learning Centers



Student Centers



Student Centers



Student Centers



Student Centers



Student Centers



Flexible Classrooms



Flexible Classrooms



Flexible Classrooms



Lecture Rooms



5. Landscape

LAS POSITAS COLLEGE CHABOT LAS POSITAS FACILITIES MASTER PLAN

- Legend
- Campus Boundary
 - Parcel
 - Open Space
 - Programmed Open Space
 - Permeable Surface
 - Vineyards and Native Plant Trails
 - Open Grasslands
 - Tree Canopy



Landscape Goals

- **Improve Pedestrian Orientation & Wayfinding**
 - Increase signage
 - Create distinct landmarks
 - Design places inviting for people
- **Enhance Landscape Character**
 - Create more sunny, attractive spaces
 - Increase drought tolerant plant material
 - Identify placemaking opportunities

Sense of Place: Campus Entry

- Arrival/entry experience
- Pedestrian design/scale (not just vehicular experience)

Campus Entry Experience



Sense of Place: Pedestrian Spine

- Hierarchy reinforced by materials/design (hardscape and vegetation)
- Visual connectivity, wayfinding is reinforced (by hardscape and vegetation)
- Includes inviting pedestrian gathering spaces for large and small groups

Future Scenario 1



Strong Pedestrian Spine



Sense of Place: Comfortable and Flexible Spaces

- Shade
- Materials (for heat or cold)
- Site furnishings for flexible/movable outdoor work spaces, informal discussion

Comfortable and Flexible Spaces



Sense of Place: Social and Functional Spaces

- Places for informal discussion, small or large groups (exhibit, meetings)
- Individual or group study
- Comfortable special event areas (meditation, ceremonial, outdoor lectures, art)

Social and Functional Spaces



Social and Functional Spaces



Sense of Place: Plant Palette

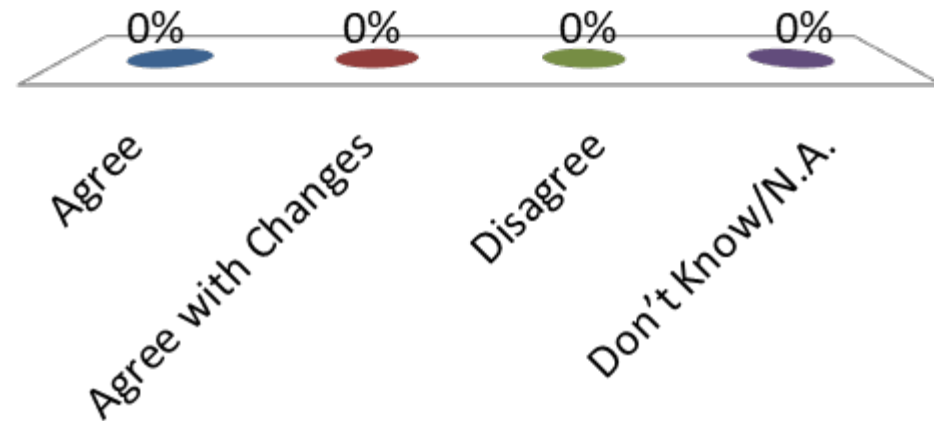
- Both campuses = low maintenance, drought tolerant, phased approach to correspond w/new buildings
- **Chabot:** Redefine “botanical garden landscape theme” to showcase climate appropriate, drought tolerant vegetation with interesting form, texture, color
- **LPC:** Strengthen “wine country” character, increase shade

Plant Palette: Wine Country Character



Do you agree with this approach to developing and maintaining landscape and open space on campus?

1. Agree
2. Agree with Changes
3. Disagree
4. Don't Know/N.A.



4. Transportation and Parking

LAS POSITAS COLLEGE
CHABOT LAS POSITAS FACILITIES MASTER PLAN

- Legend**
- Campus Boundary
 - Parcel
 - Campus Building
 - Open Space
 - Programmed Recreation
 - Parking Areas
 - Solar Panels
 - Tree Canopy
 - Vineyard and Native Plant Trail
 - Construction Zone
 - Existing Class I Bicycle/Pedestrian Path
 - Proposed Class I Bicycle/Pedestrian Path
 - Class II Bike Lane
 - Class III Bike Lane
 - Bicycle Parking



Figure 2
 Las Positas College
 Bicycle Access



WC18_3470/LFPC_2_Bicycle

LAS POSITAS COLLEGE
CHABOT LAS POSITAS FACILITIES MASTER PLAN

- Legend**
- Campus Boundary
 - Parcel
 - Campus Building
 - Open Space
 - Programmed Recreation
 - Parking Areas
 - Solar Panels
 - Tree Canopy
 - Vineyard and Native Plant Trail
 - Construction Zone
 - Sidewalk
 - Crosswalk
 - Gap in Sidewalk Path



Figure 3
 Las Positas College
 Pedestrian Access



WC18-Chabot-LPC-CMPLPC_3_Pedestrian

LAS POSITAS COLLEGE
CHABOT LAS POSITAS FACILITIES MASTER PLAN

Legend

- Campus Boundary
- Parcel
- Campus Building
- Open Space
- Programmed Recreation
- Parking Areas
- Solar Panels
- Tree Canopy
- Vineyard and Native Plant Trail
- Construction Zone
- Auto Access
- Auto Entry Point



Figure 4
 Las Positas College
 Automobile Access



WC18-Chabot-LPC-CMPLPC_A_Pooshtian



LAS POSITAS COLLEGE
 CHABOT LAS POSITAS FACILITIES MASTER PLAN

- Legend**
- Campus Boundary
 - Partial
 - Campus Building
 - Open Space
 - Programmed Recreation
 - Parking Areas
 - Solar Panels
 - Tree Canopy
 - Wineyard and Native Plant Trail
 - Construction Zone
- | Total Stalls | % Occupancy |
|--------------|--------------------|
| | > 90% Occupancy |
| | > 80-89% Occupancy |
| | < 79% Occupancy |
- * Total count reflects spaces removed during construction
 - ** Parking spaces along Campus Loop Road



Figure 5
 Las Positas College
 Parking Supply and Occupancy



WC19-Chabot-LPCOMPL-FIG_5_Facility

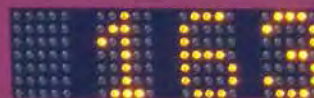
Parking

- The College and consultants measured parking occupancy rates at peak times on multiple days
- The preceding slide represents peak time averages
- There are spaces available even at the beginning of each semester, though they are not the most desired
- With these occupancy rates, there are approximately **XX** **spaces available at peak times**

Parking

- We recommend a parking information system that facilitates students and staff finding a space in a timely way
- On the basis of current utilization, building a parking garage does not seem prudent at this time

Sainsbury's





P Parking Location Lots Available

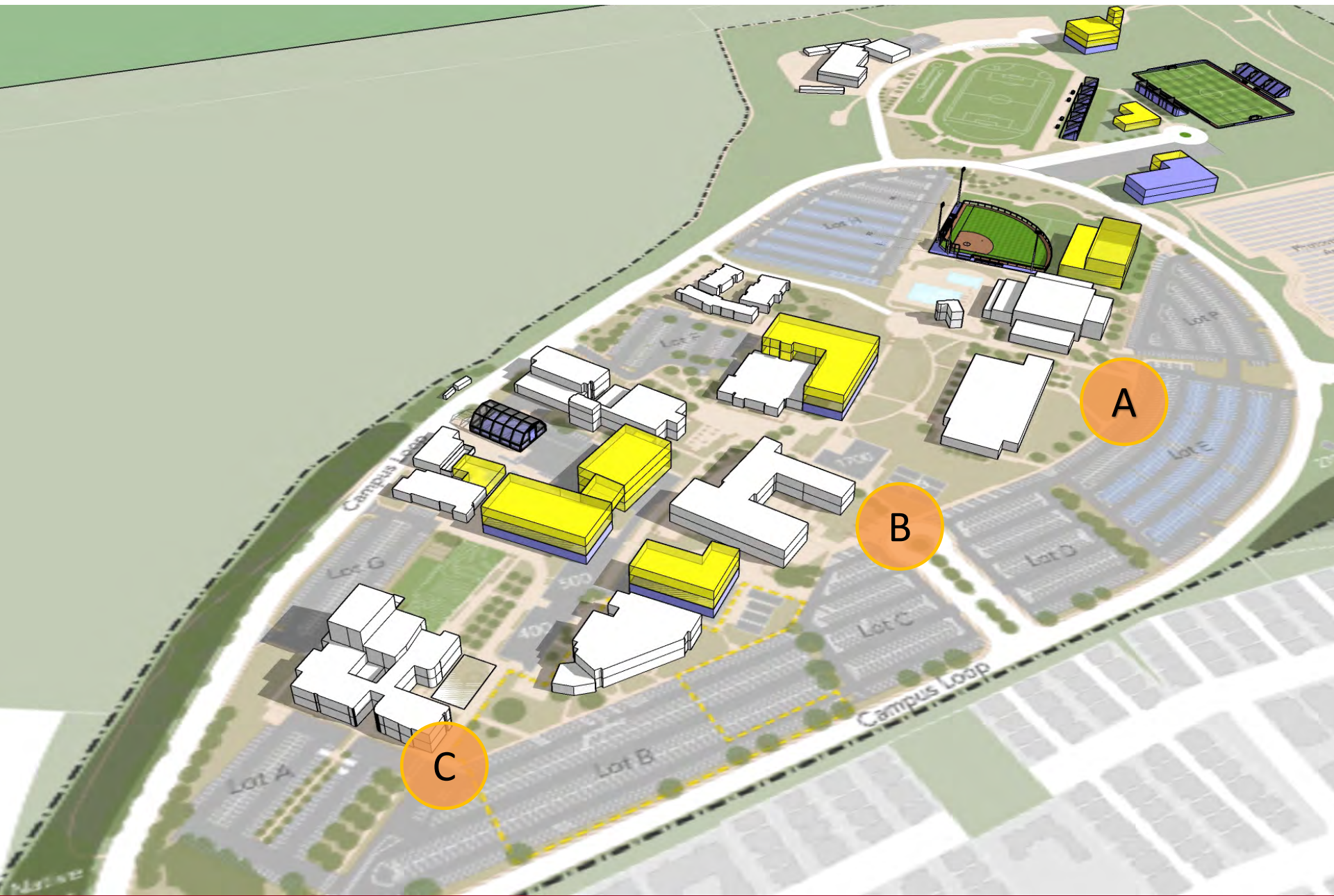
NAT GALLERY	179
RAFFLES CITY	449
SUNTEC CITY	1482
MARINA SQUARE	1210
MILLENNIA SPORE	779
ESPLANADE	681



Alternative Route
to Marina Centre →



Potential Pickup/Drop-Off Locations



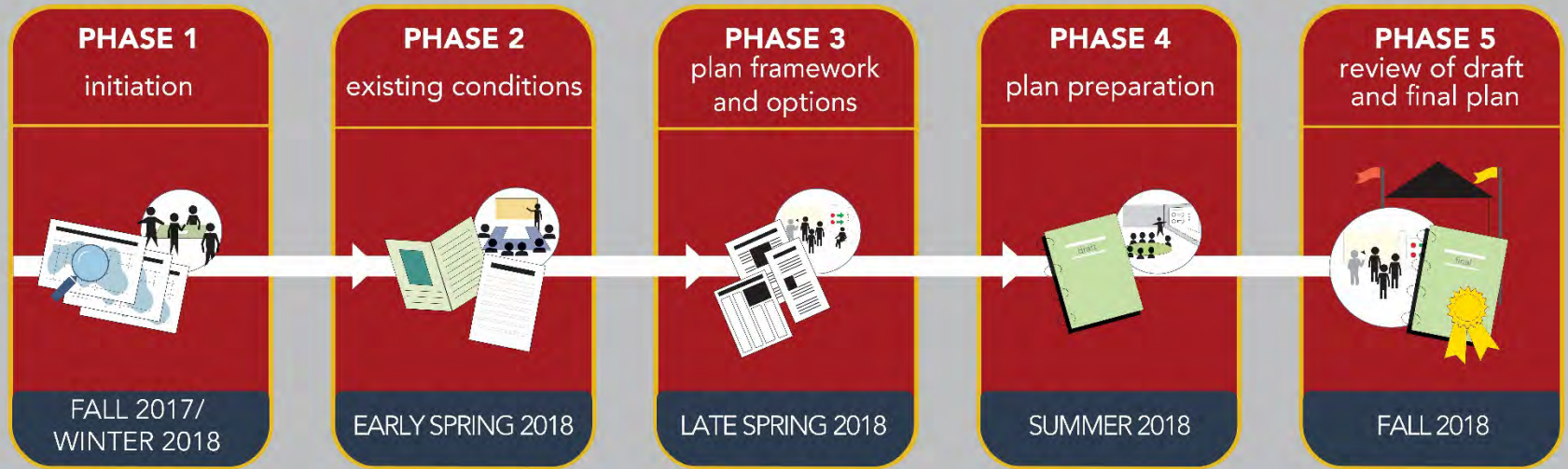
Conclusions

- Need for real time parking availability/directional signage
- Bicycle Connections are Lacking
- Pedestrian Network is Incomplete
- Access to Public Transit Can Be Improved
 - Pedestrian Connections to Transit Center
 - Pedestrian Conflicts with Transit Vehicles
- Consider shuttle in partnership with CSUEB

7. Summary of Directions and Next Steps

Plan Process

CHABOT/LAS POSITAS DISTRICT-WIDE FACILITIES MASTER PLAN SCHEDULE



Phase 3:

- Physical Plan Outline
- Plan Scenarios

Phase 4:

- Draft Plan Development
- Plan Layout

Phase 5:

- Campus-Wide Review of Draft Plan
- BOT Review and Approval

PLAN SCENARIOS

LAS POSITAS COLLEGE CAMPUS



CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT

DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE