

# 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

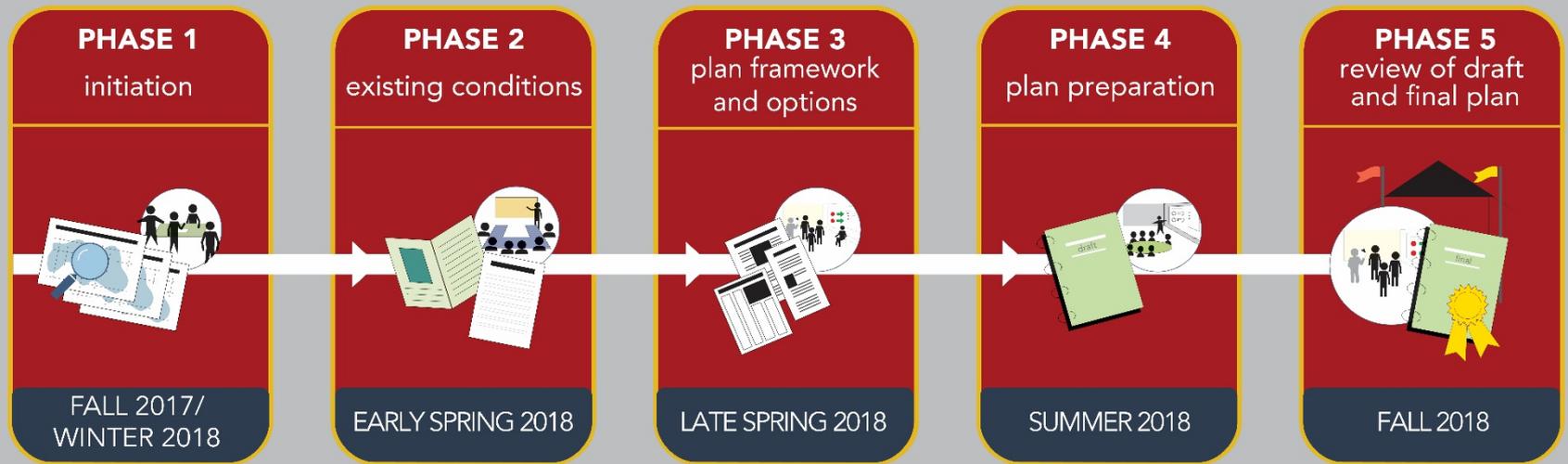
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2018 DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

# 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
- Executive Committee Scenarios Discussion
- May 10<sup>th</sup> Community Meetings (3) and Open House

# 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

# 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

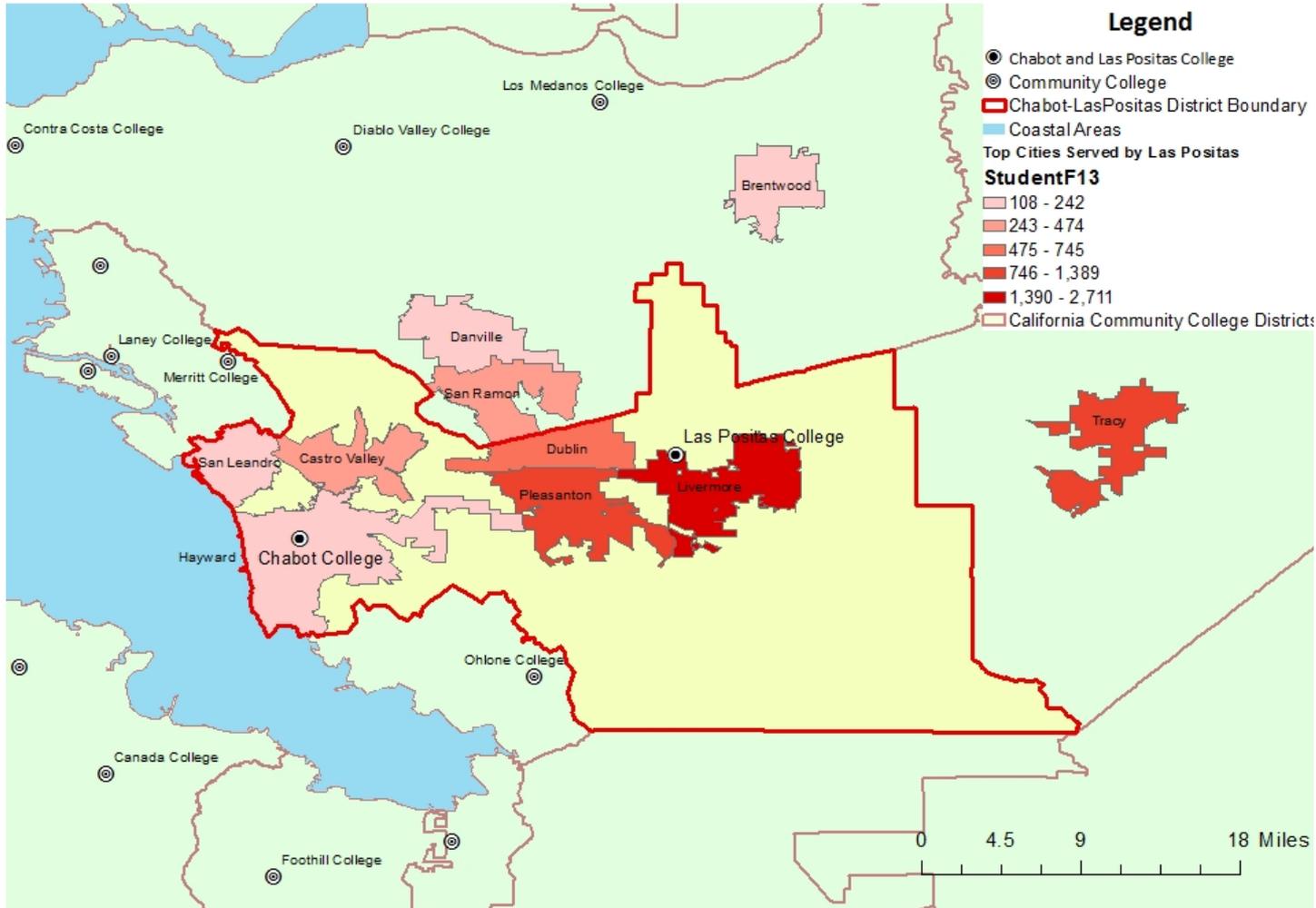
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2018 DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

# 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

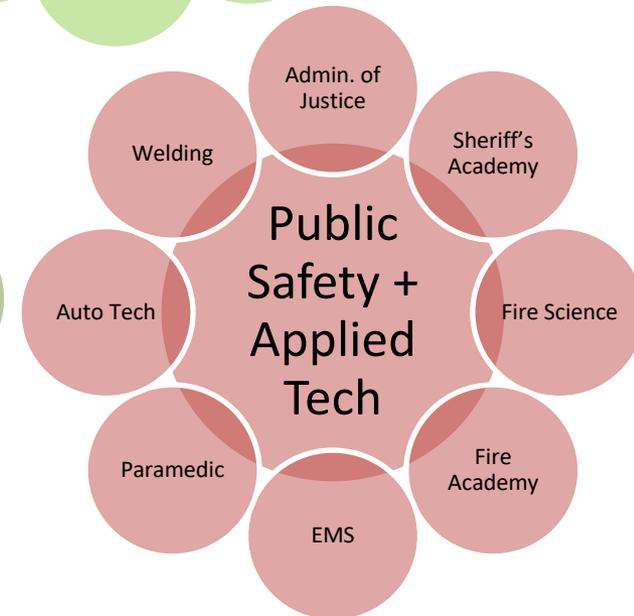
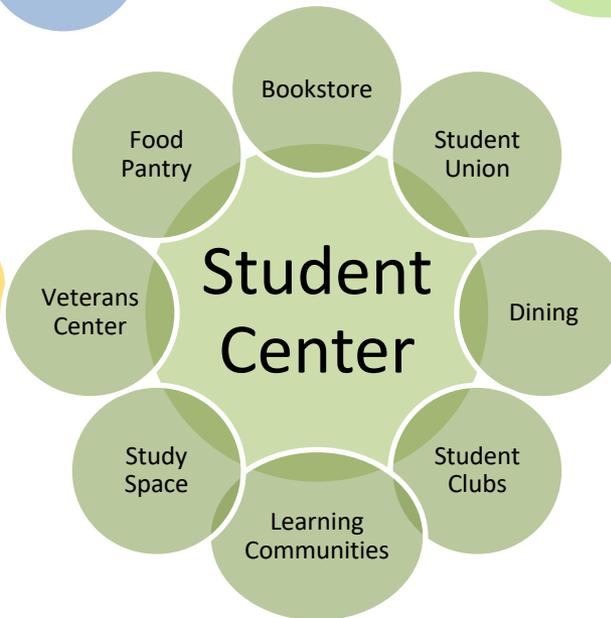
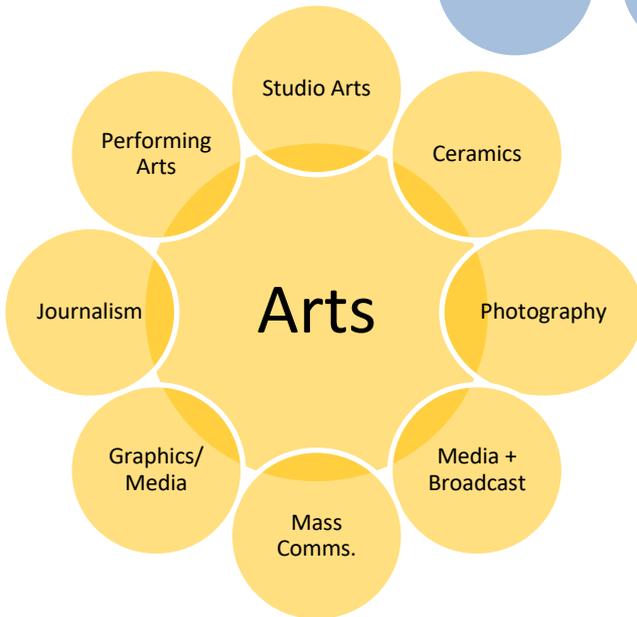
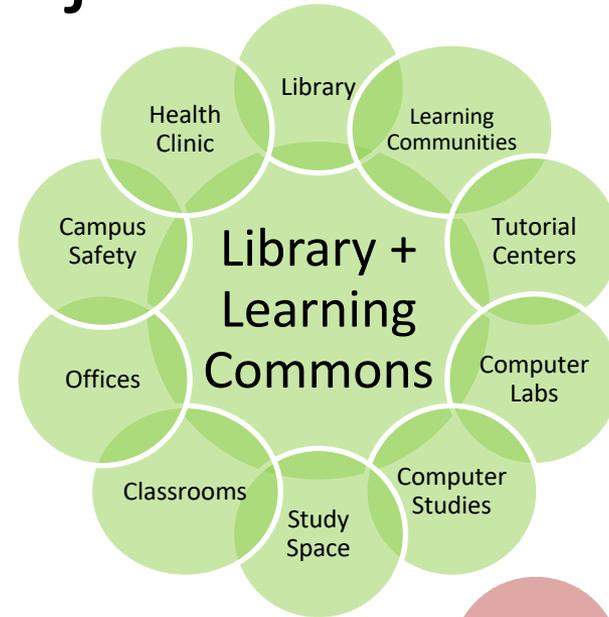
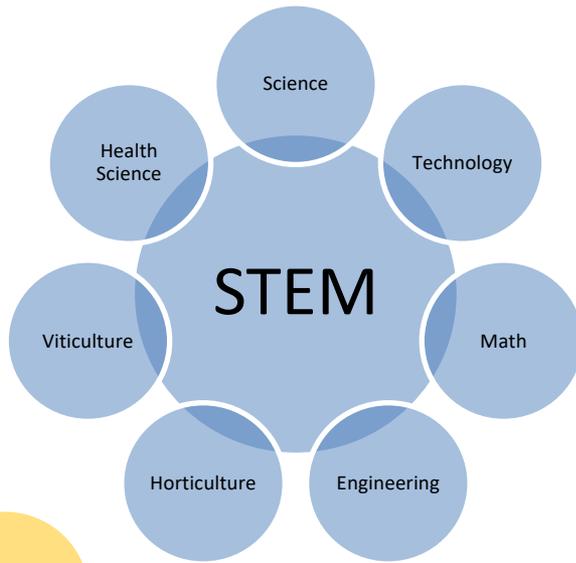
- Substantial Alameda County **population growth** (30% in the years 2010-2035) may drive increased demand for programs
- There is high or increasing **market demand** for skills in the following areas:
  - Applied Technology & Business
  - Media & Communication
  - Health
  - Science & Mathematics

## 2. Program Priorities and --- Adjacencies

# Building Use



# Planning New Program Adjacencies



# 3. Current Campus Fabric

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## 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



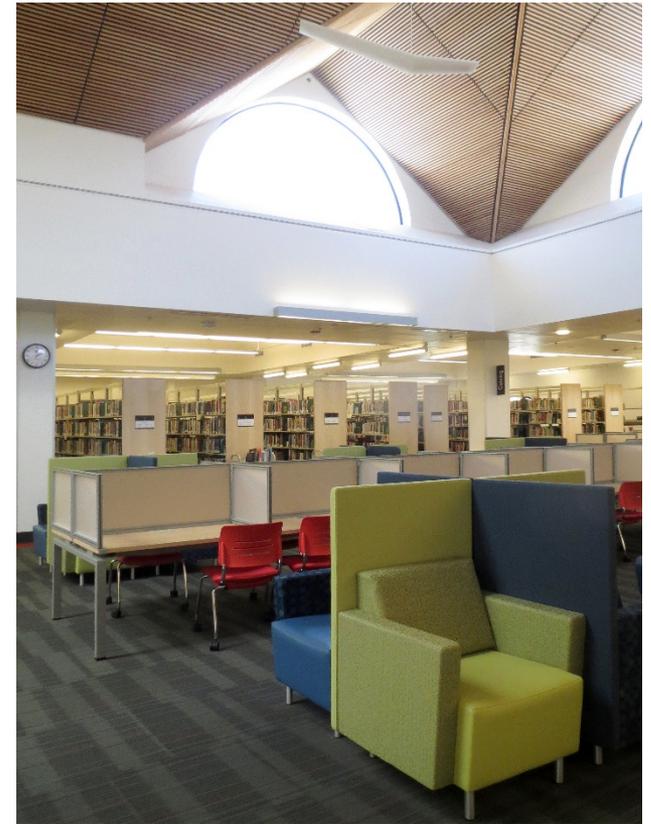
**Existing Site Plan**

N

0 100 200 300 Feet

# 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

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# 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

# Library and Learning Centers



# Library and Learning Centers



# Library and Learning Centers



# Library and Learning Centers



# Student Centers



# Student Centers



# Student Centers



# Flexible Classrooms



# Flexible Classrooms



# Lecture Rooms



# Needs By Division

- Arts and Humanities
  - Increase arts studio space, add a ceramics program
  - Showcase student work
  - Create a STEM 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 STEM District
- Kinesiology/Athletics, Health, Business
  - Update Turf Soccer field, including a possible relocation
  - Increase gym space
  - Increase student health space

# 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

Las Positas	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

Las Positas	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 deferred maintenance**

# FUTURE BUILDINGS

# Current Campus



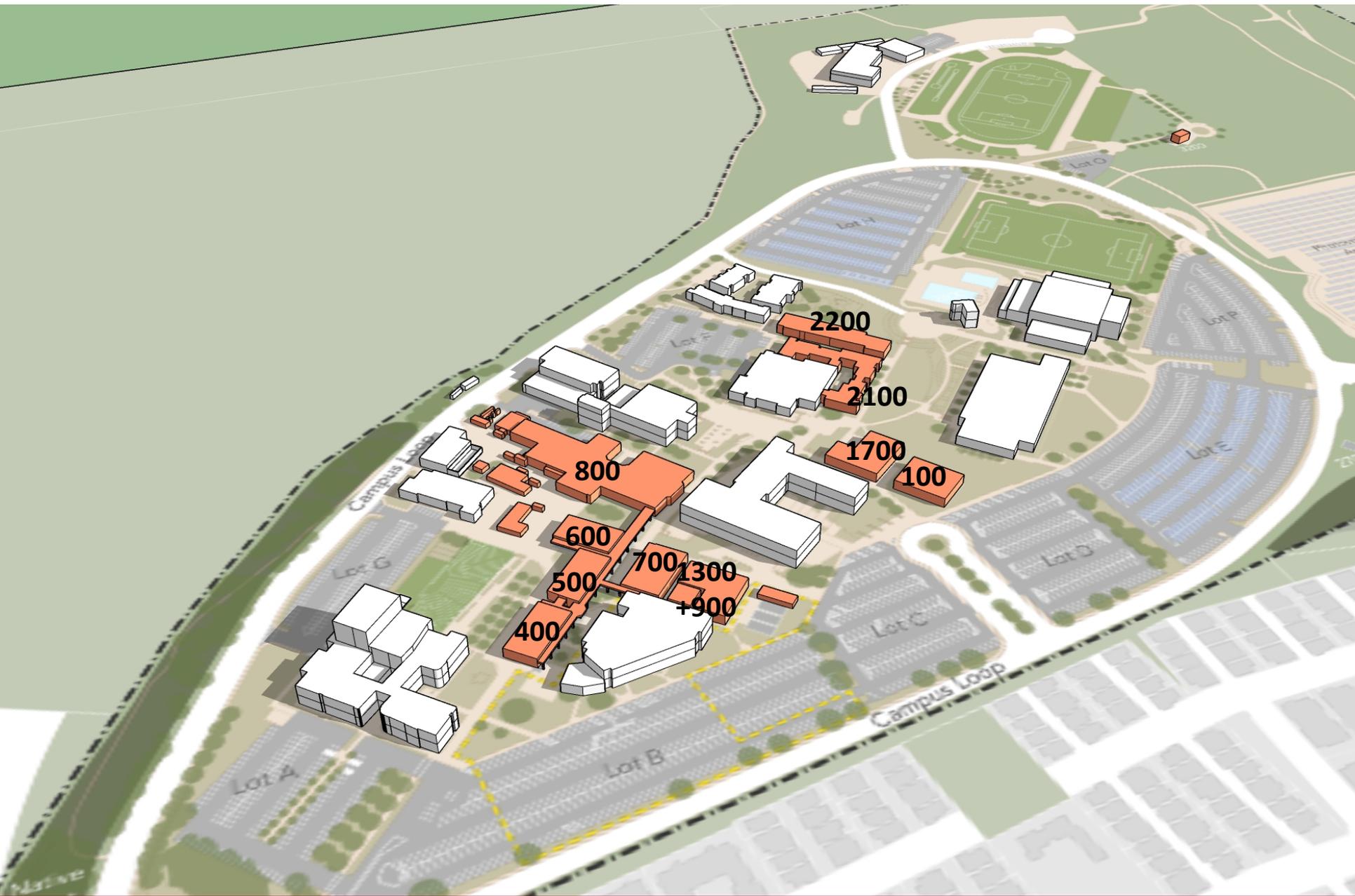
# Criteria For Building Replacement

1. Cost of complying with current codes
2. Inadequate internal spaces and ROI of potential renovations
3. Poor quality
4. Inefficiency
5. Spaces that are inappropriate for modern pedagogy

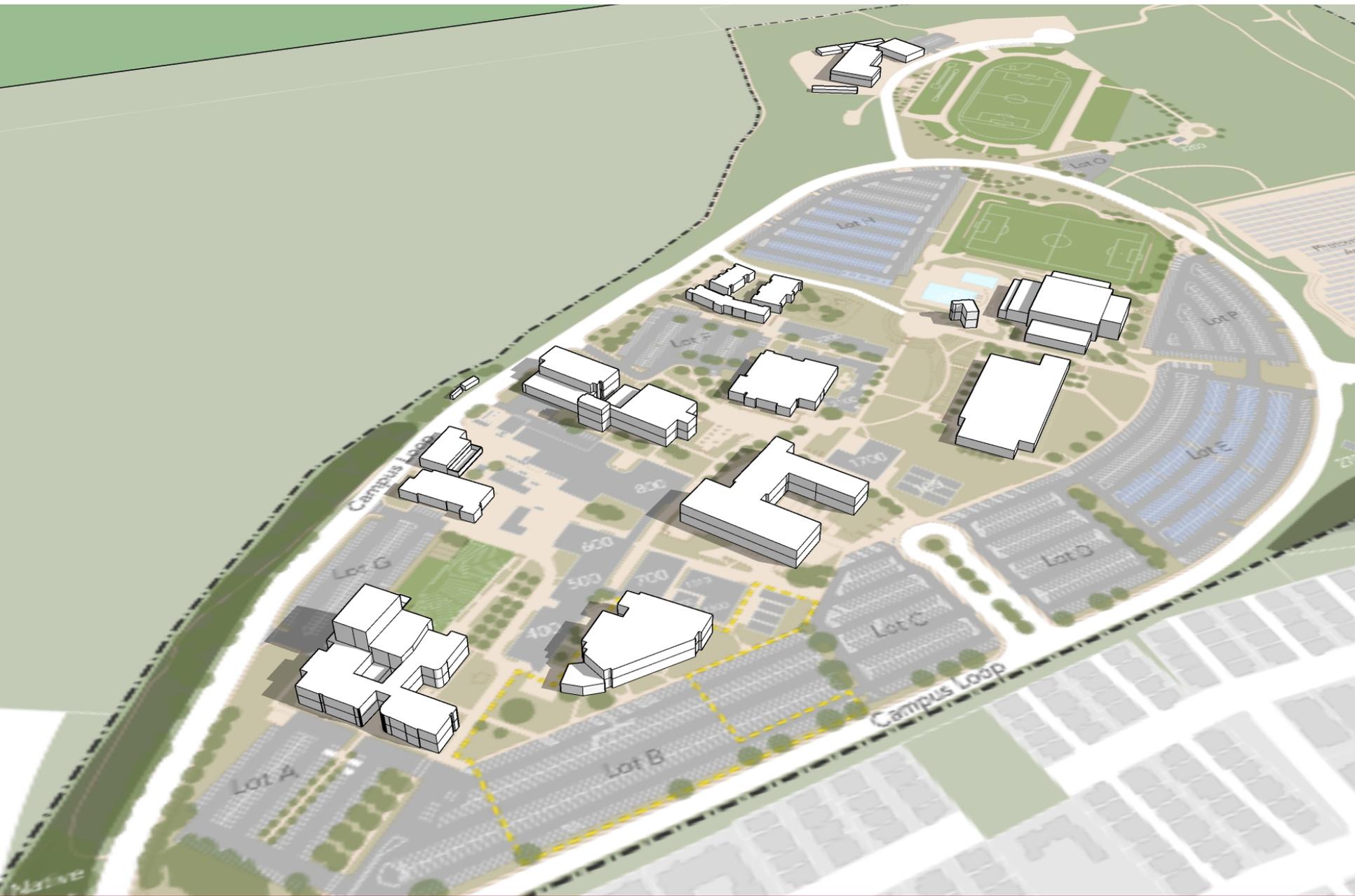
# Buildings Identified for Replacement (Programs to be Re-Housed)



# Buildings Identified for Replacement (Programs to be Re-Housed)



# Buildings Replaced



# Benefits of Densification

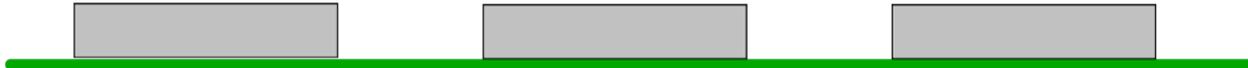
**A**



Footprint: 3  
Building Space: 3

# Benefits of Densification

**A**



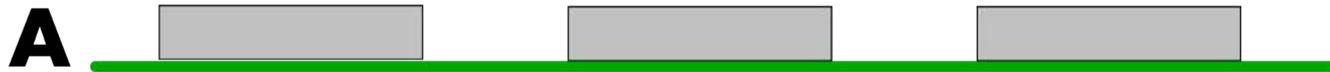
Footprint: 3  
Building Space: 3

**B**



Footprint: 3  
Building Space: 1

# Benefits of Densification



Footprint: 3  
Building Space: 3

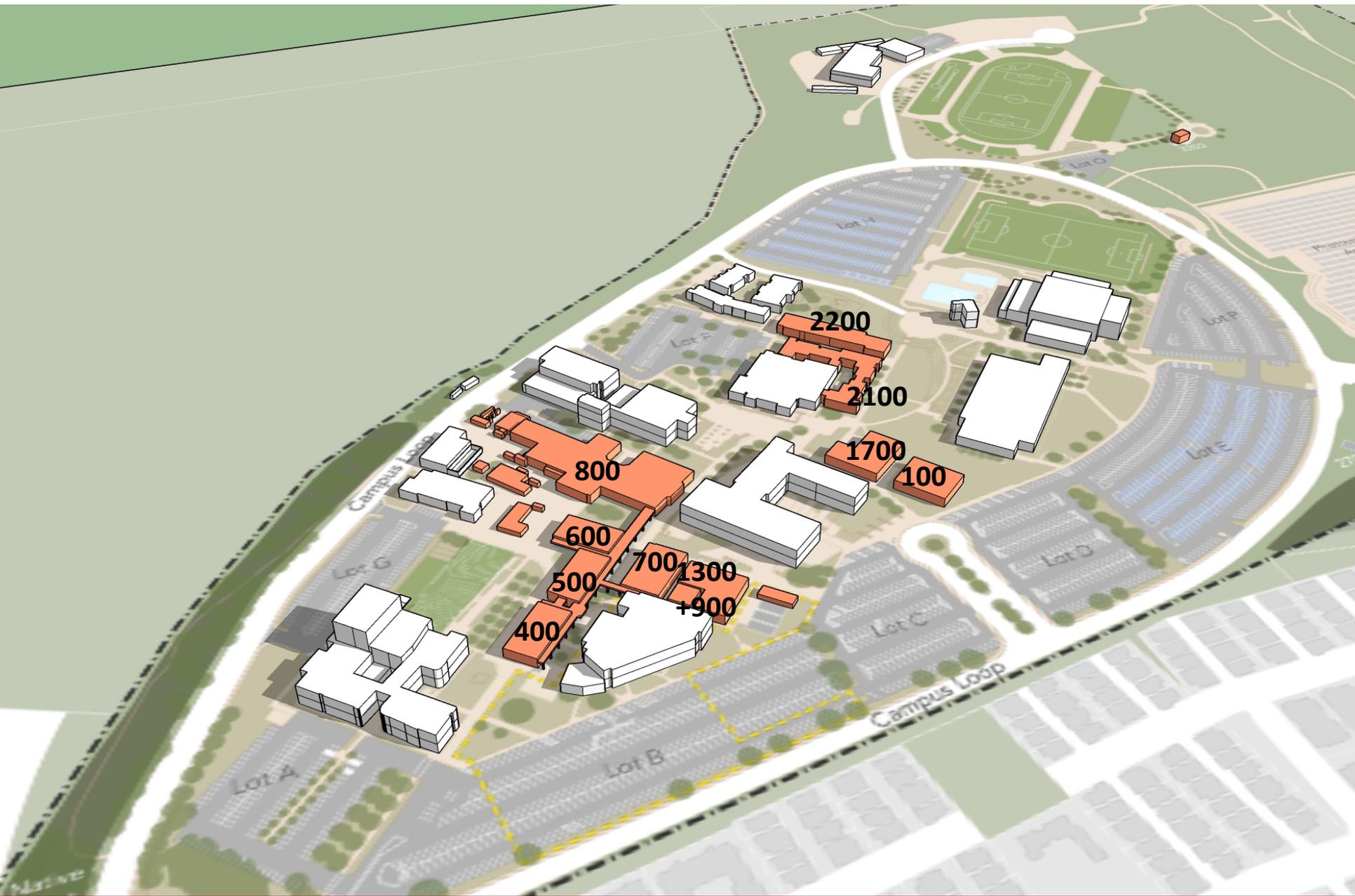


Footprint: 3  
Building Space: 1

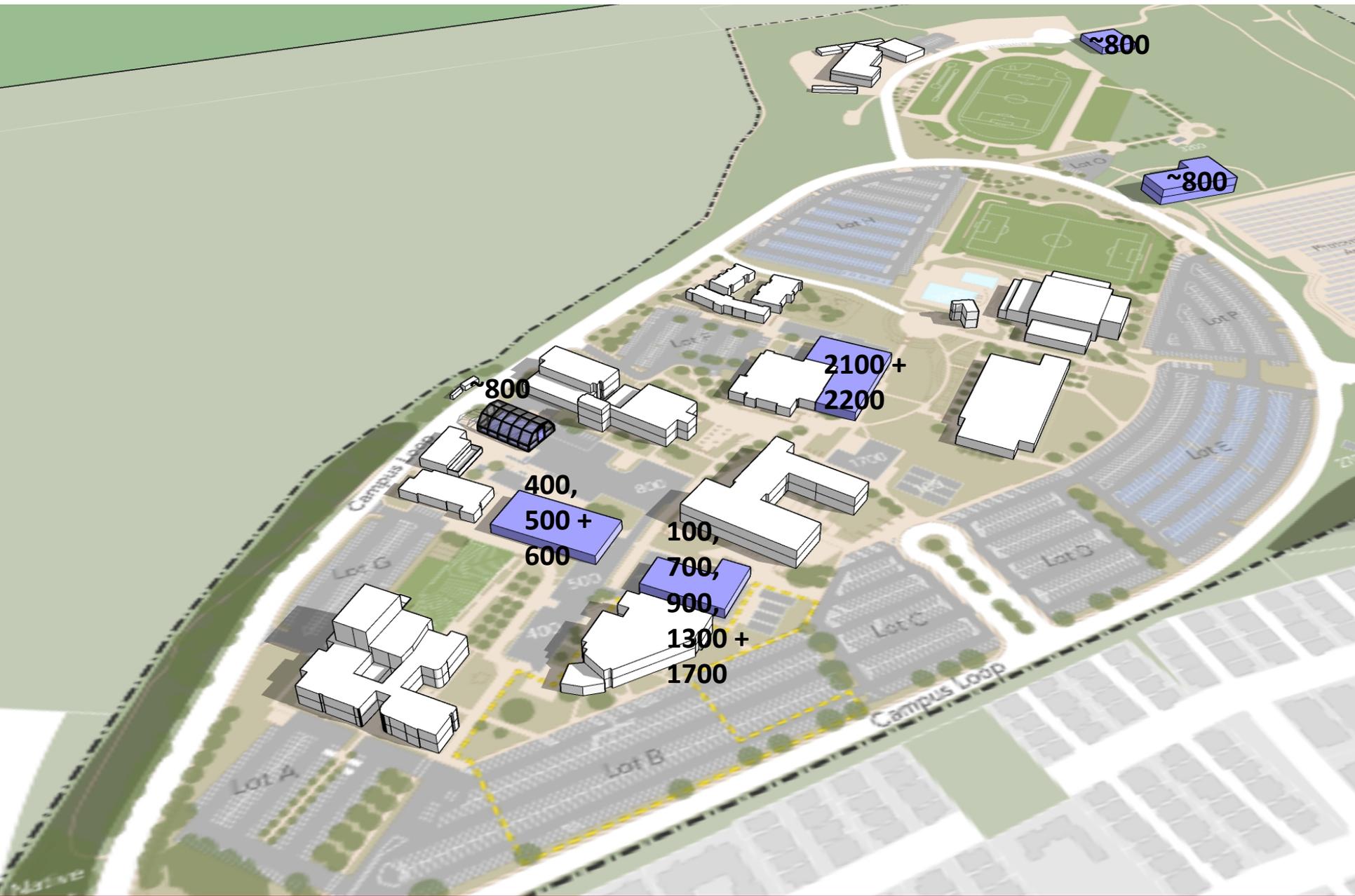


Footprint: 2  
Building Space: 6

# Buildings Identified for Replacement (Programs to be Re-Housed)

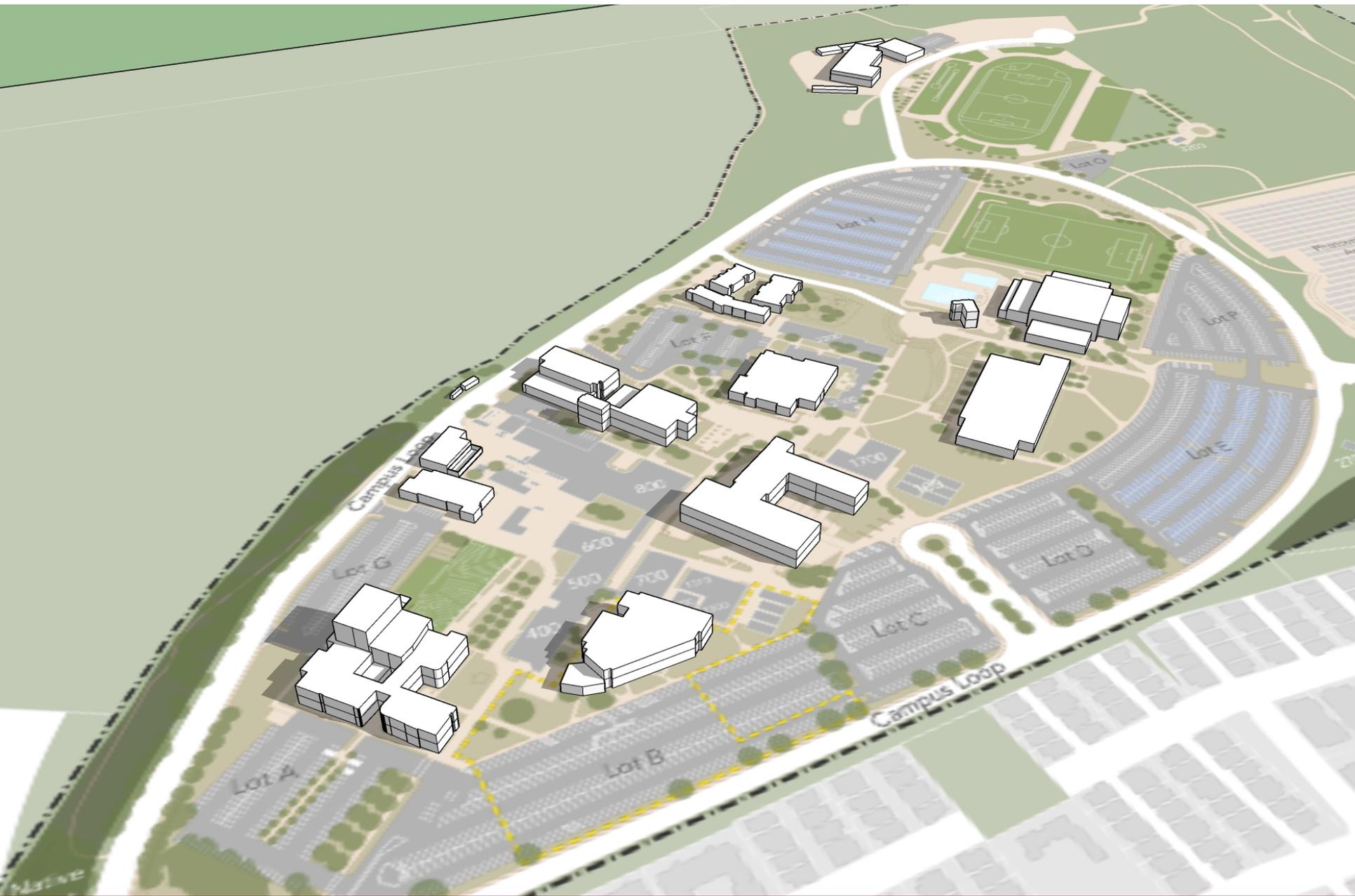


# Programs Re-Housed (Existing Square Footage Re-Located)

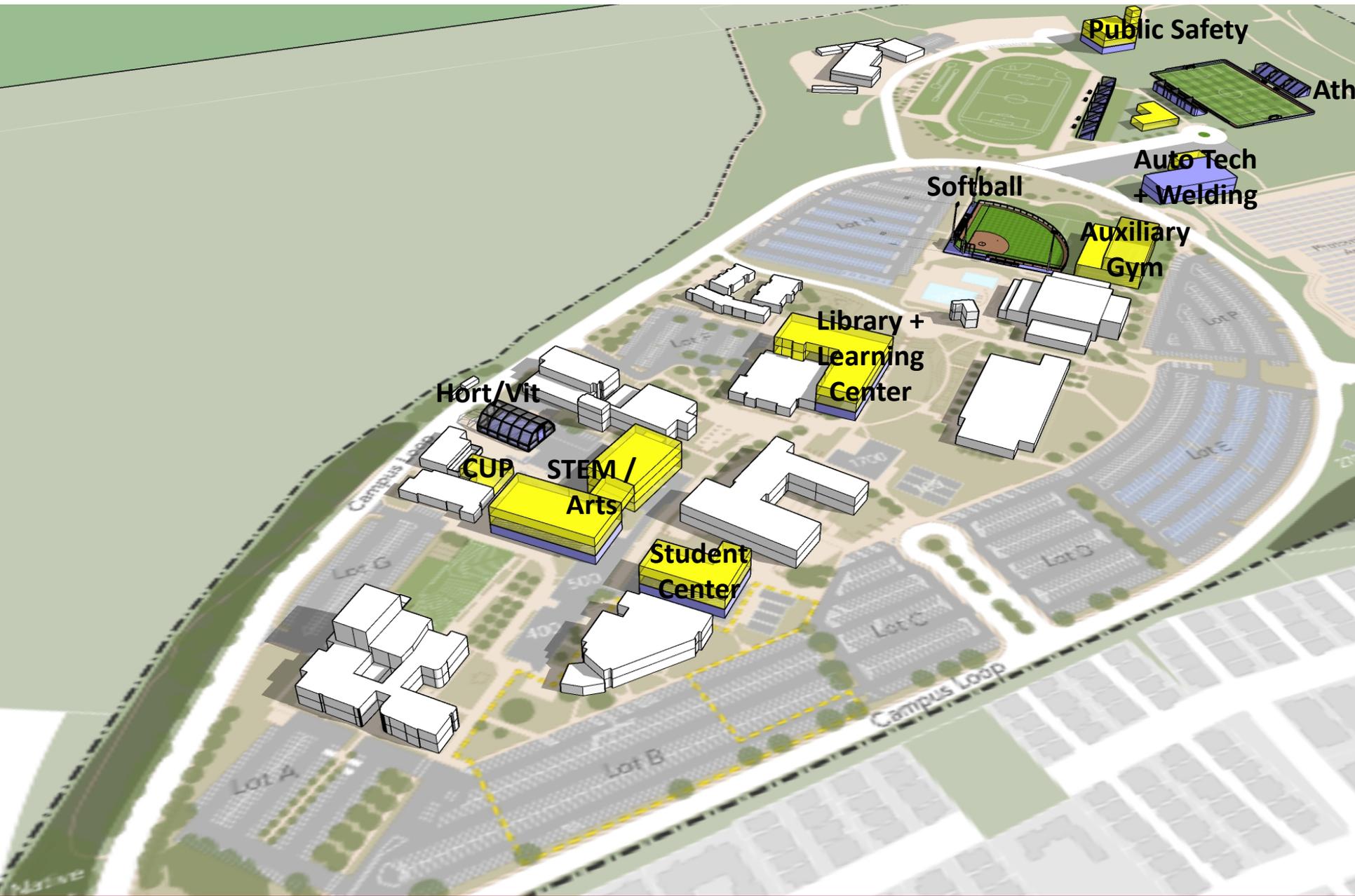


# BUILDING SCENARIOS

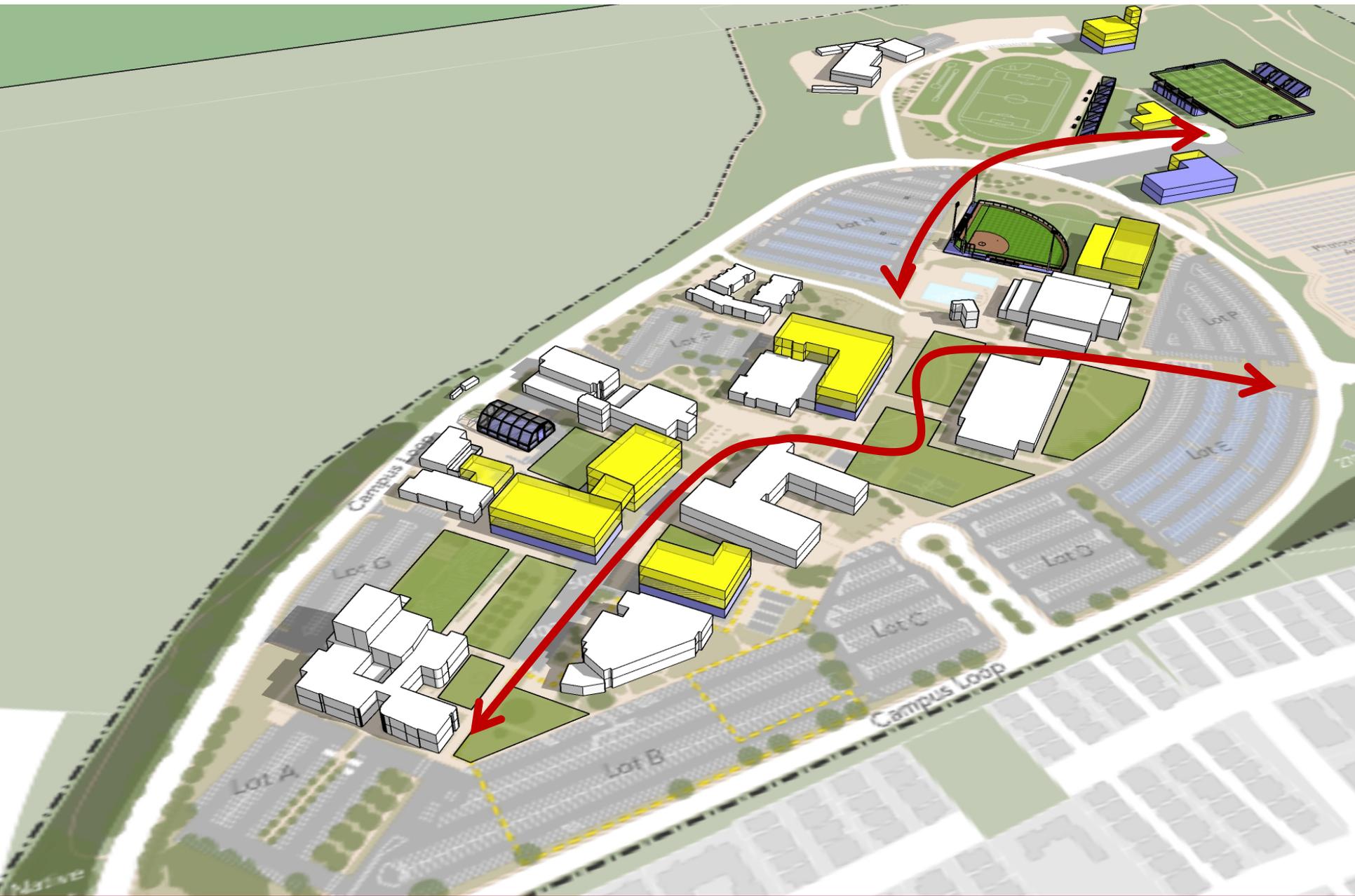
# Buildings Replaced



# Future Scenario 1



# Future Scenario 1

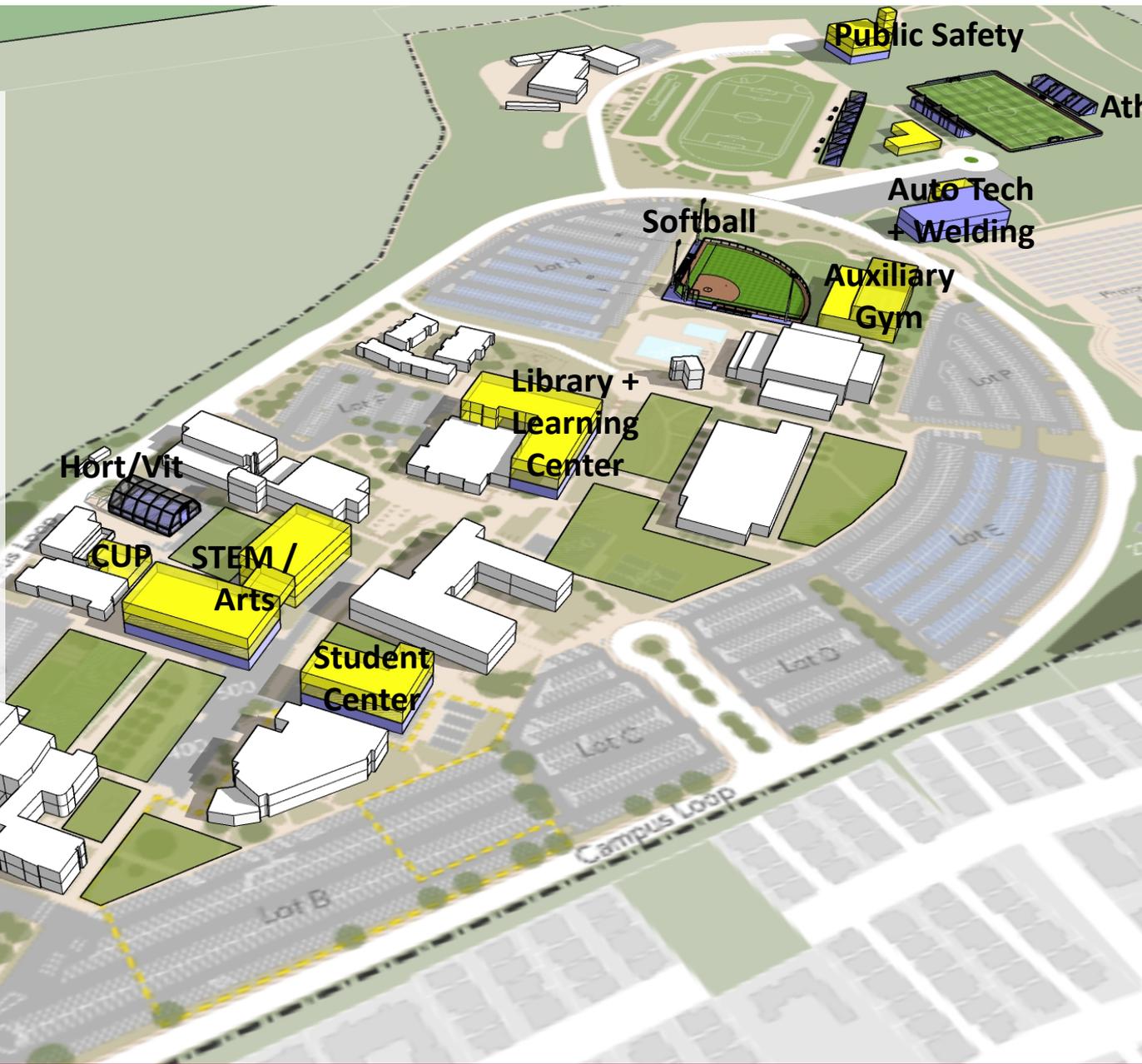


# Future Scenario 1: Land Banked Building Pads

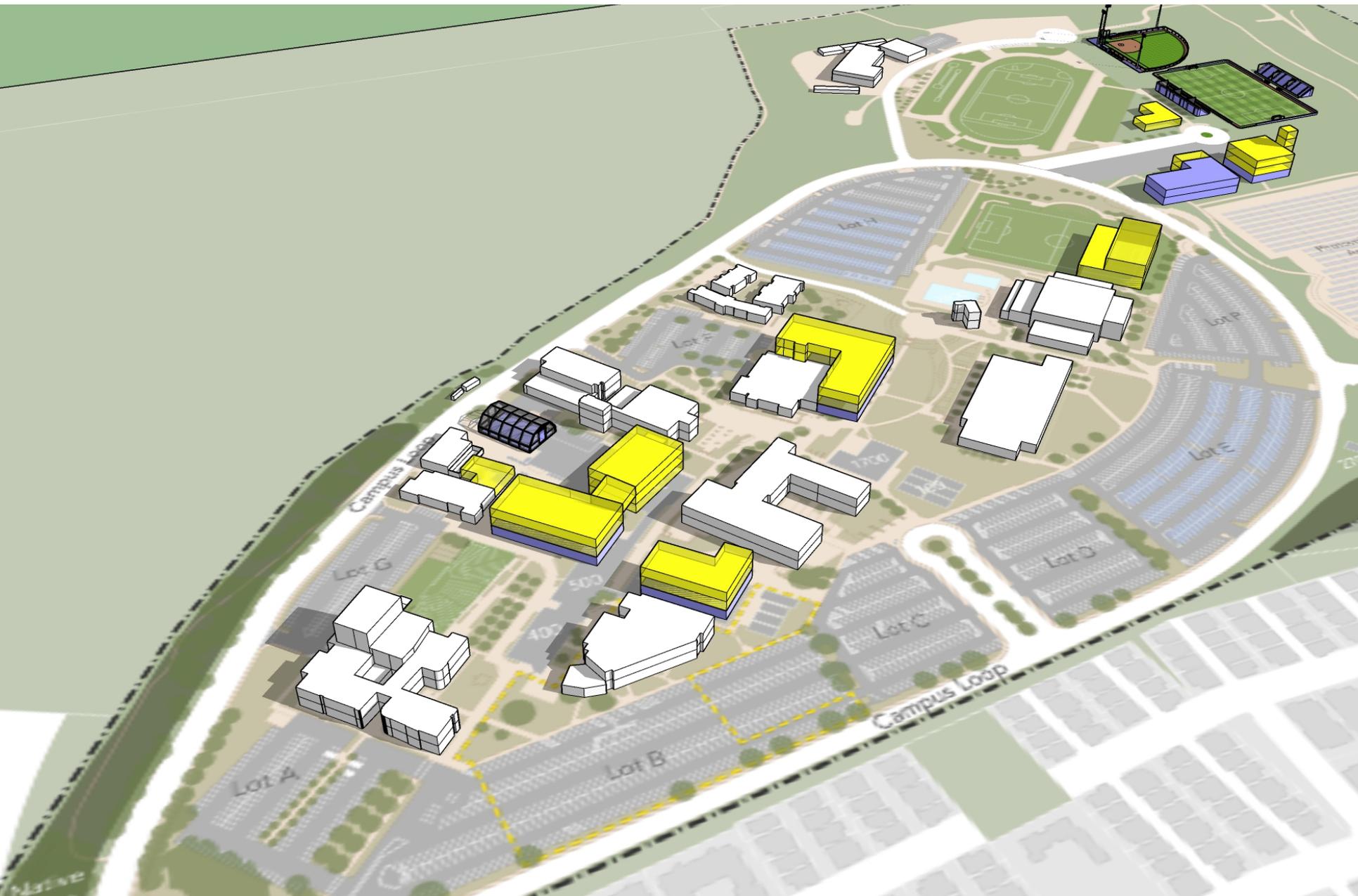


# Future Scenario 1

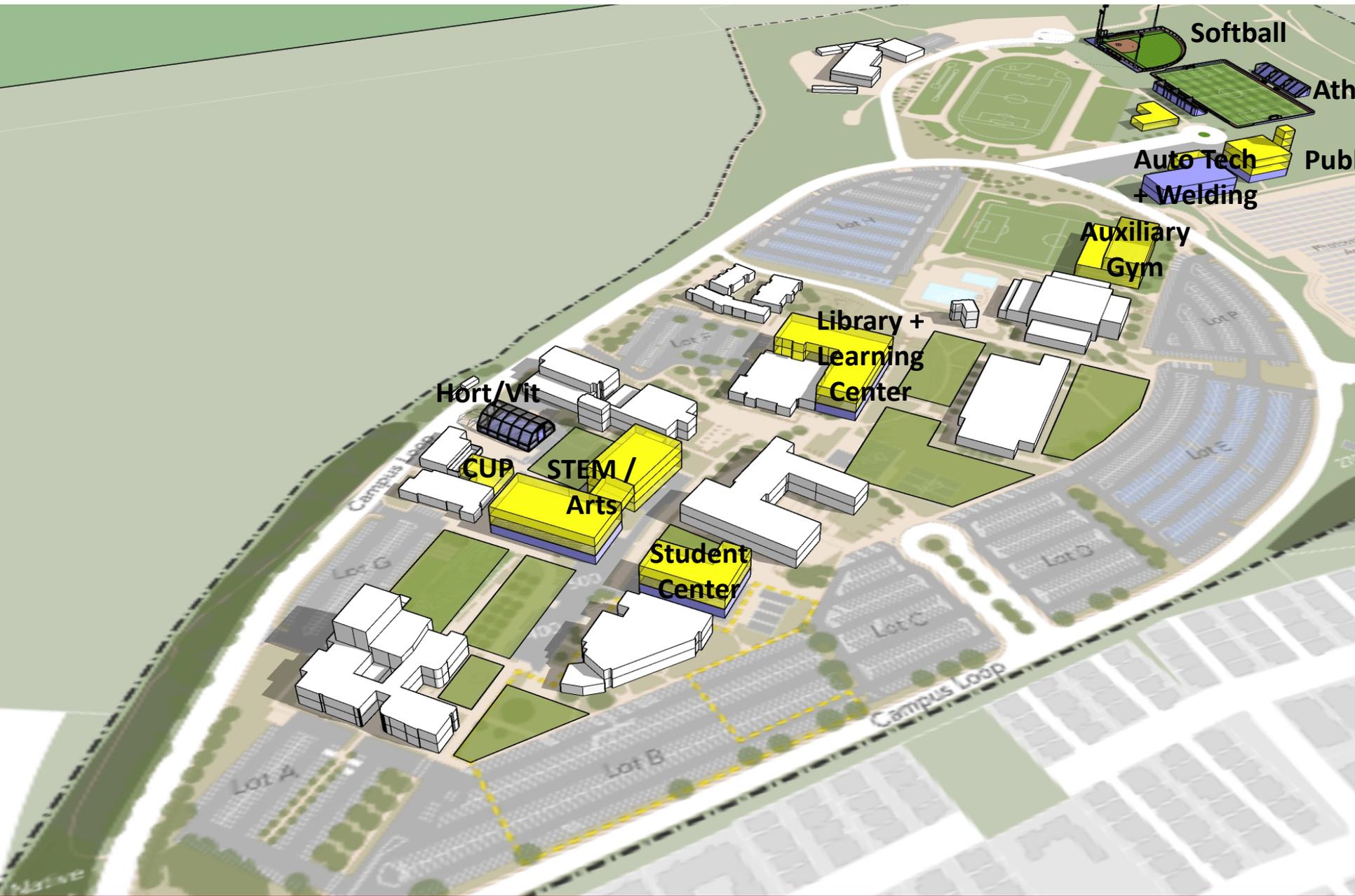
- 1. Expanded Library and Learning Commons
- 2. New Student Center
- 3. New STEM/ Arts District
- 4. Expand CUP, IT Storage
- 5. Aux. Gym, Softball on Turf Field
- 6. Relocate Turf
- 7. Public Safety near M&O
- 8. Auto Tech, Weld. near solar array
- 9. Buildings up to 3 stories
- 10. Accommodating 15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



# Scenario 2

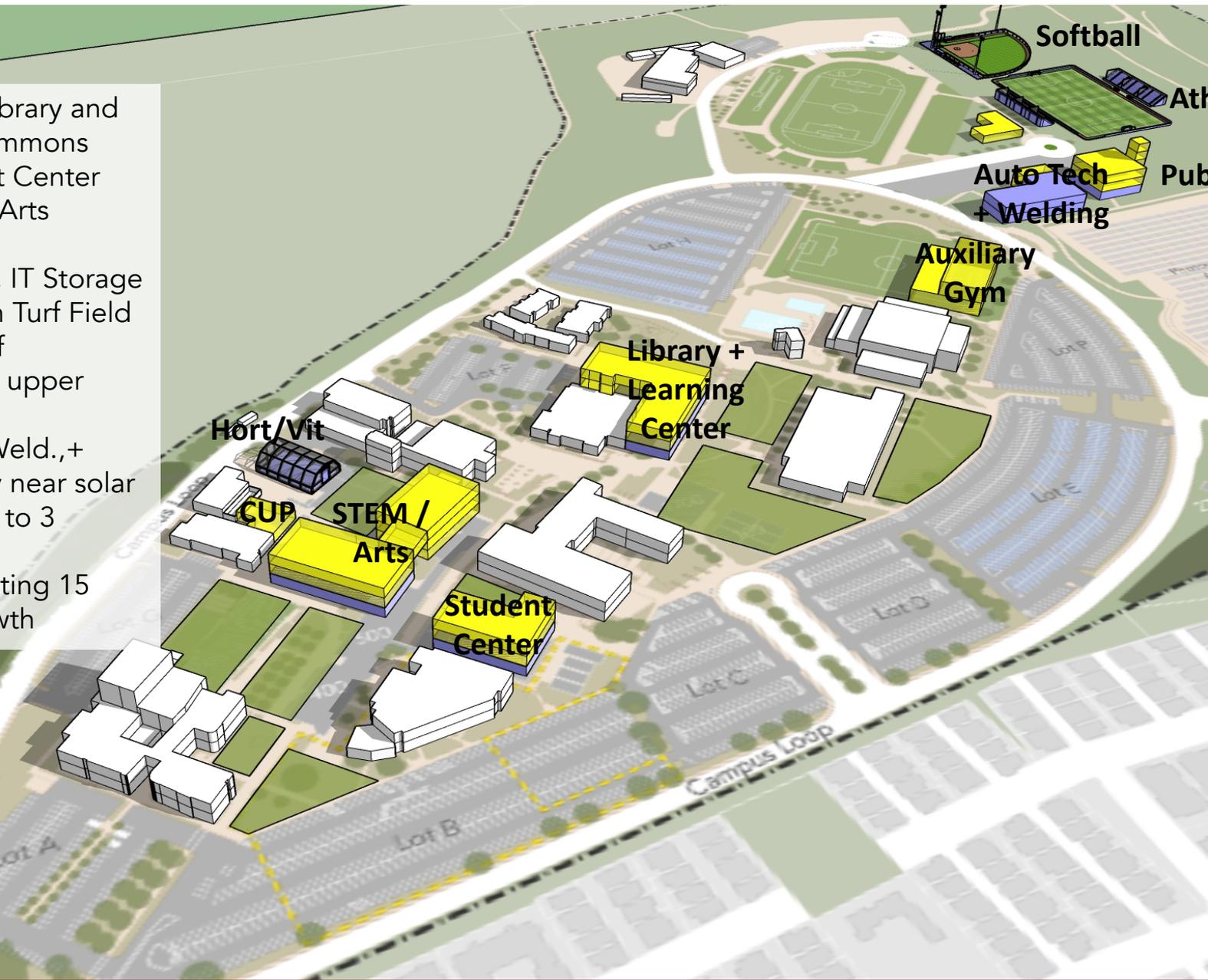


# Future Scenario 2

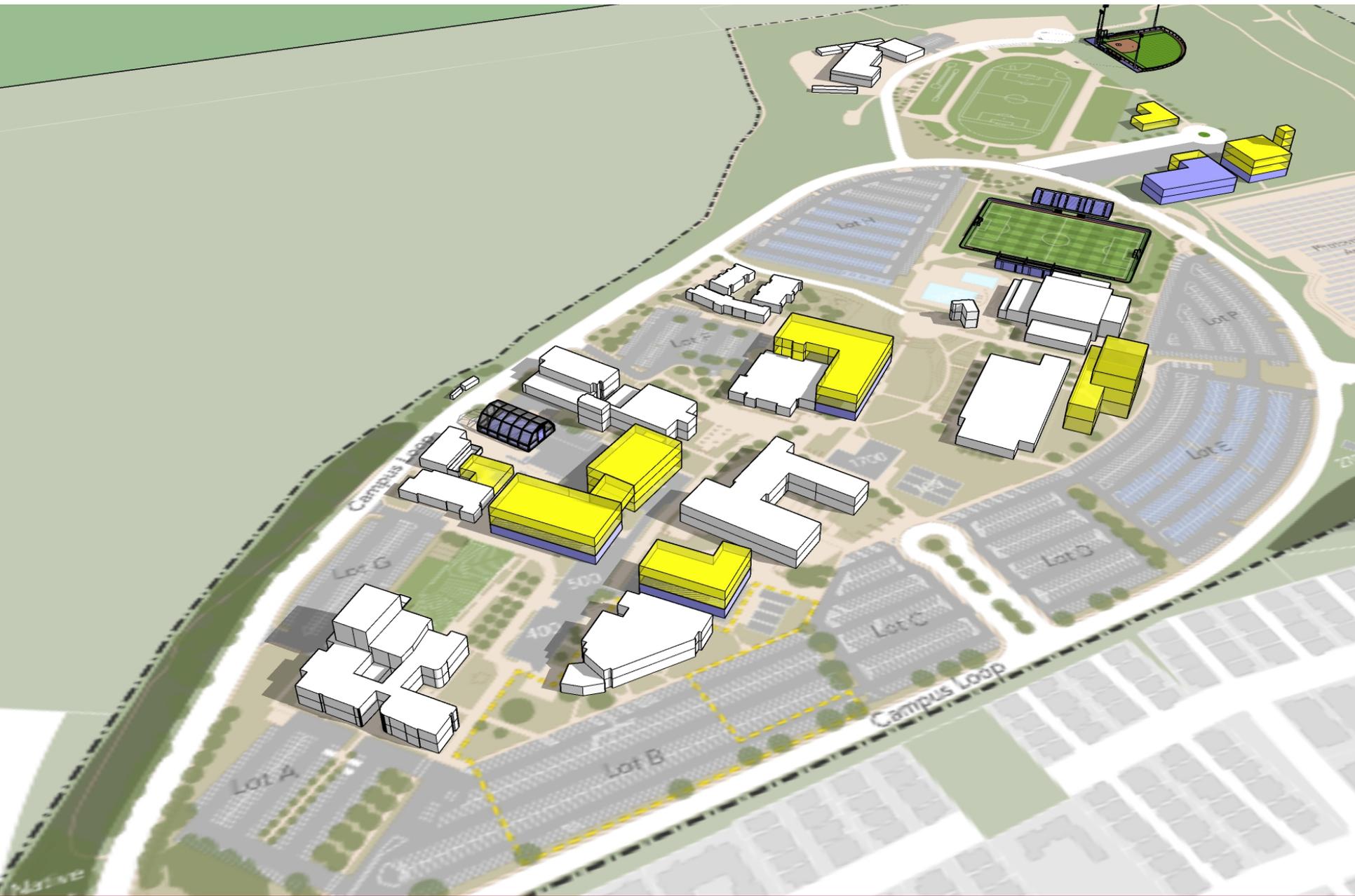


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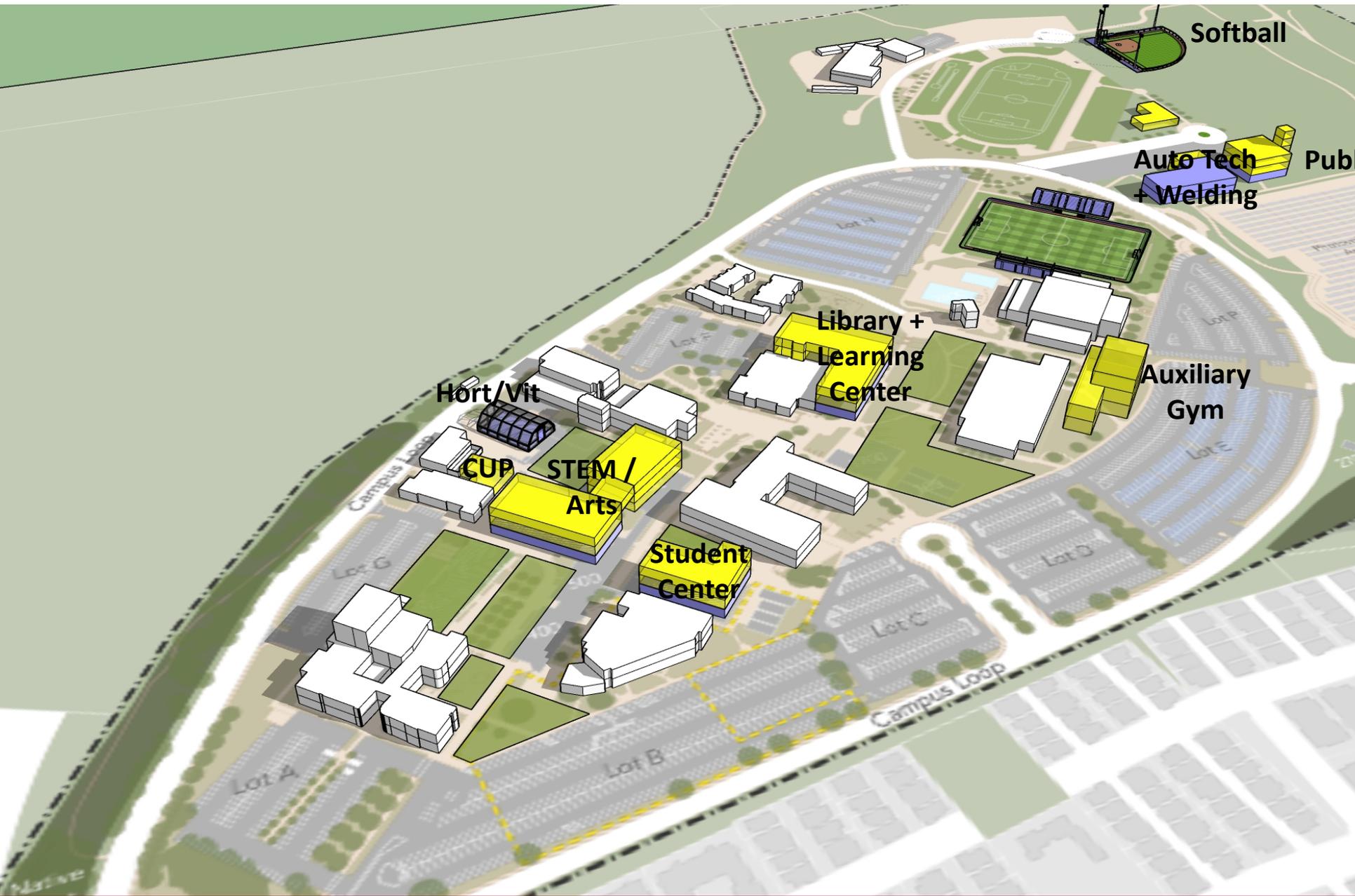
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- 5. Aux. Gym on Turf Field
- 6. Relocate Turf
- 7. Softball near upper fields
- 8. Auto Tech, Weld.,+ Public Safety near solar
- 9. Buildings up to 3 stories
- 10. Accommodating 15 years of growth



# Future Scenario 3

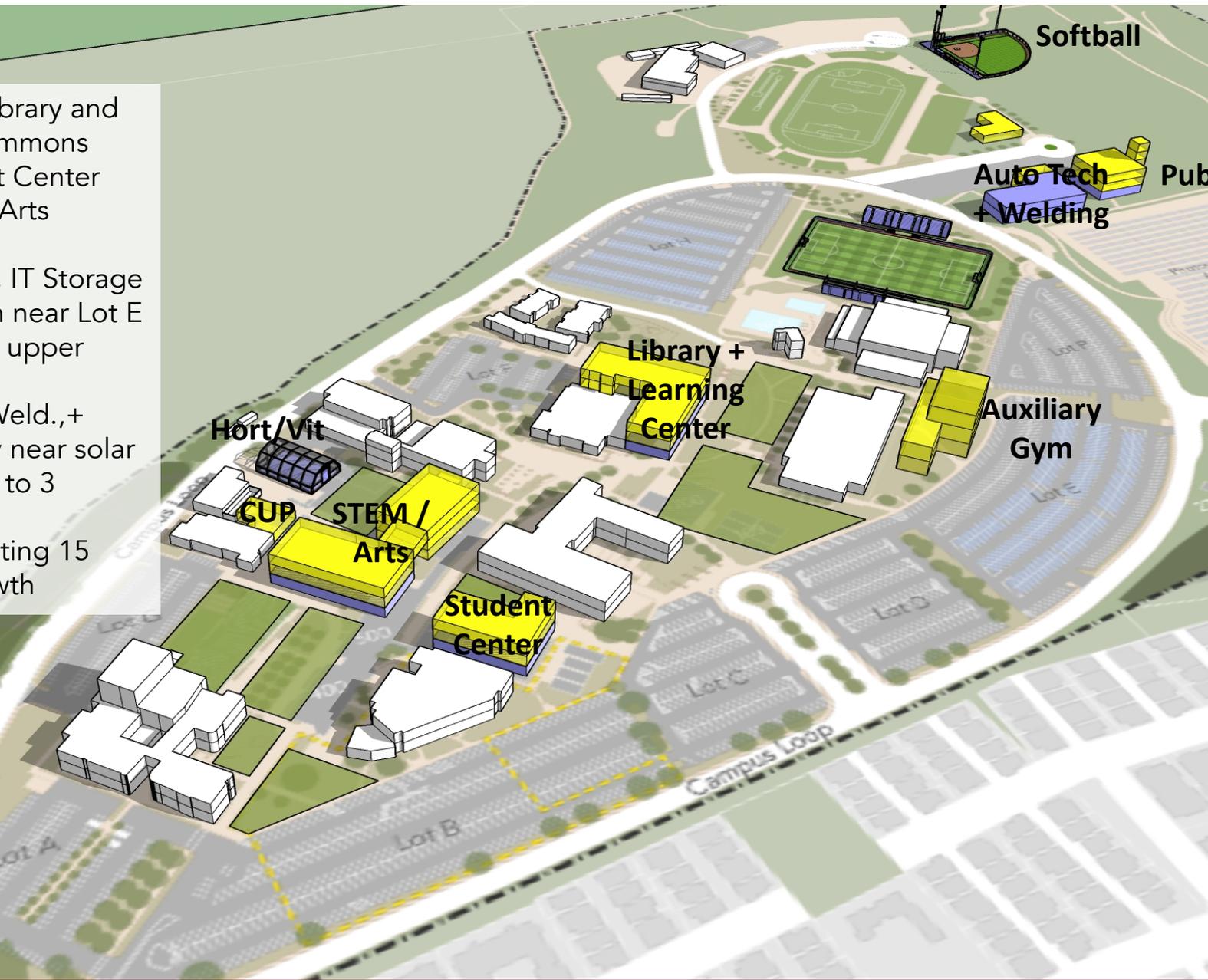


# Future Scenario 3



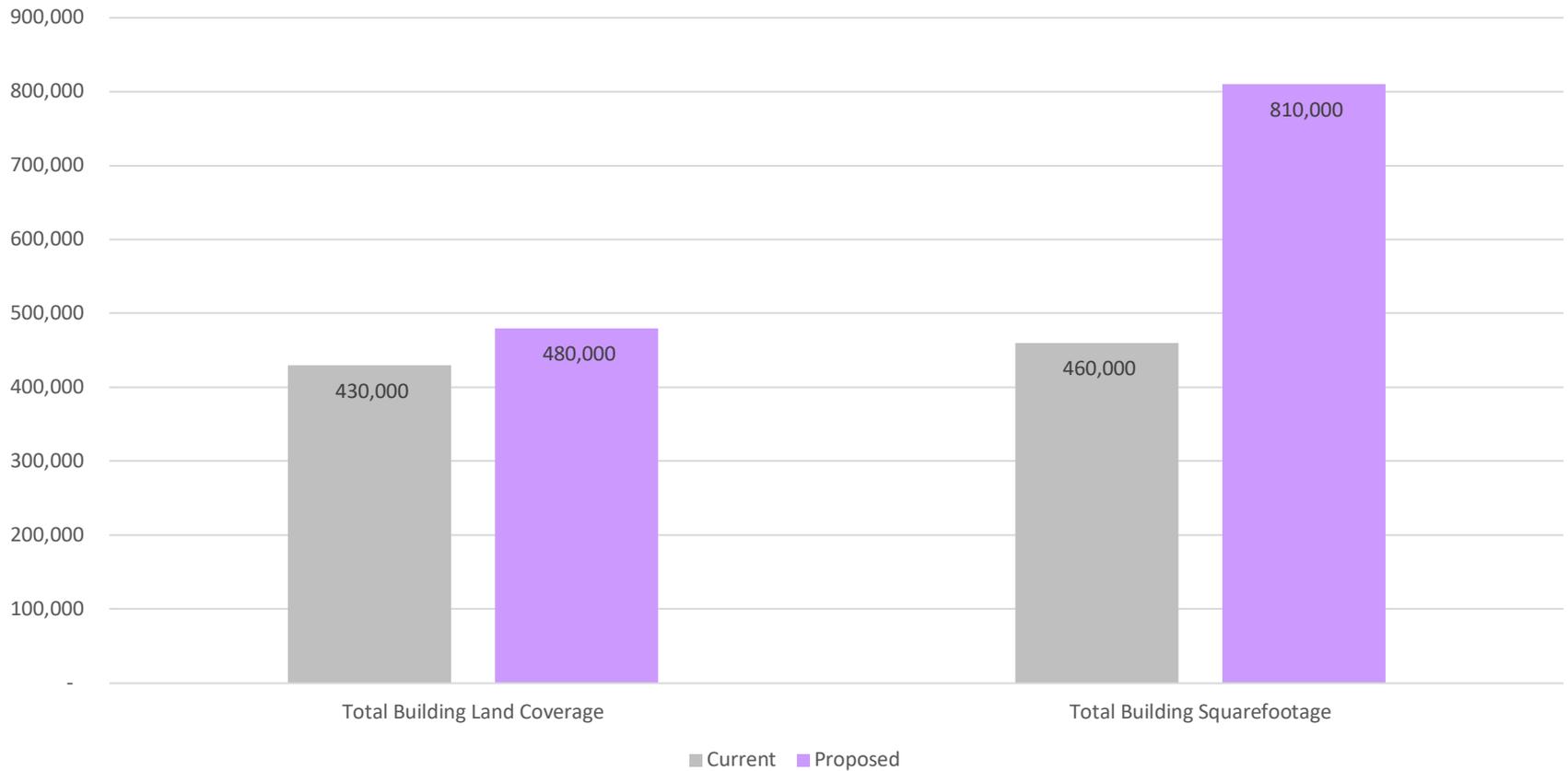
# Future Scenario 3

- 1. Expanded Library and Learning Commons
- 2. New Student Center
- 3. New STEM/ Arts 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



# ENTRYWAYS

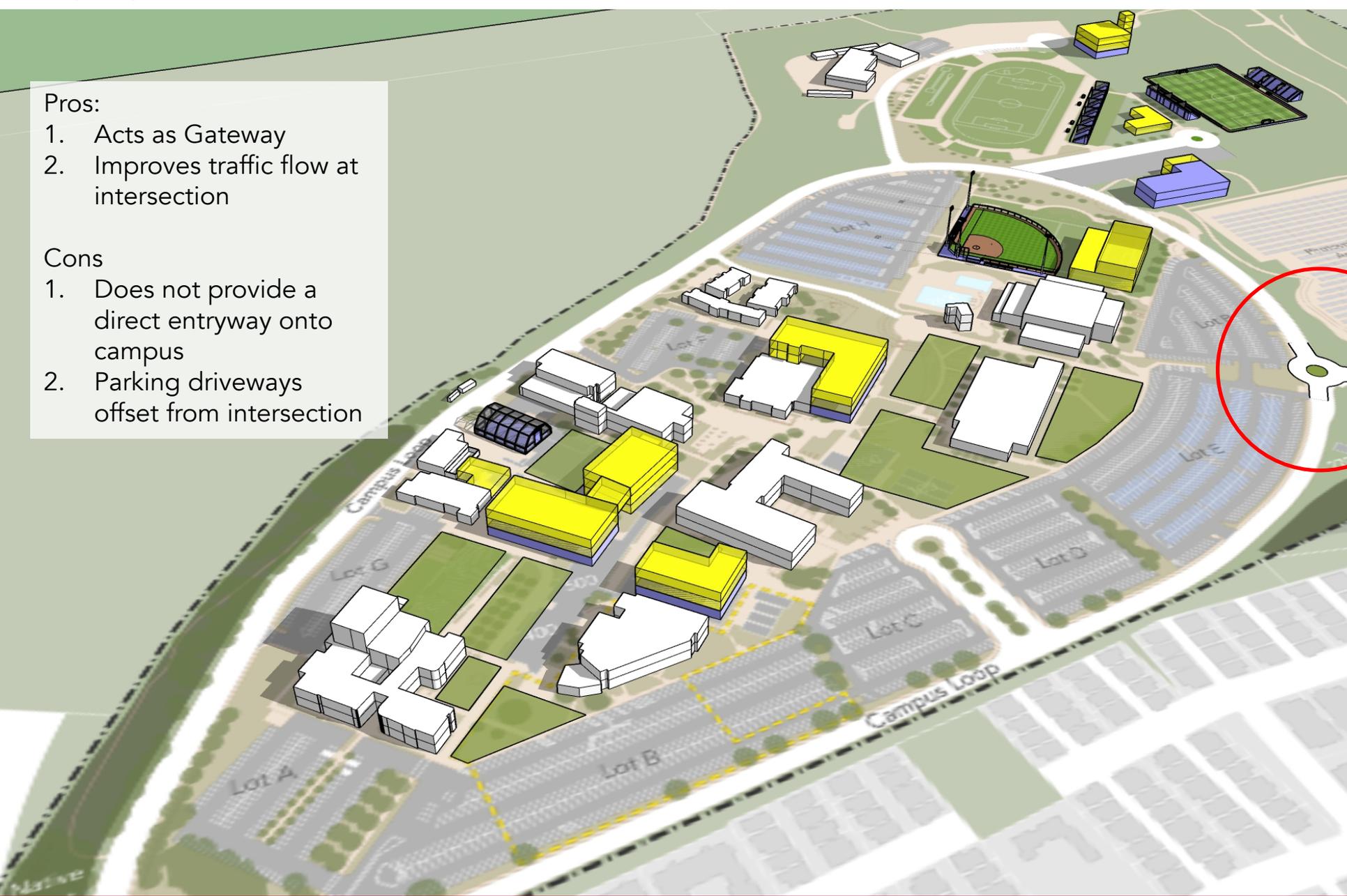
# Entryway 1

## Pros:

1. Acts as Gateway
2. Improves traffic flow at intersection

## Cons:

1. Does not provide a direct entryway onto campus
2. Parking driveways offset from intersection



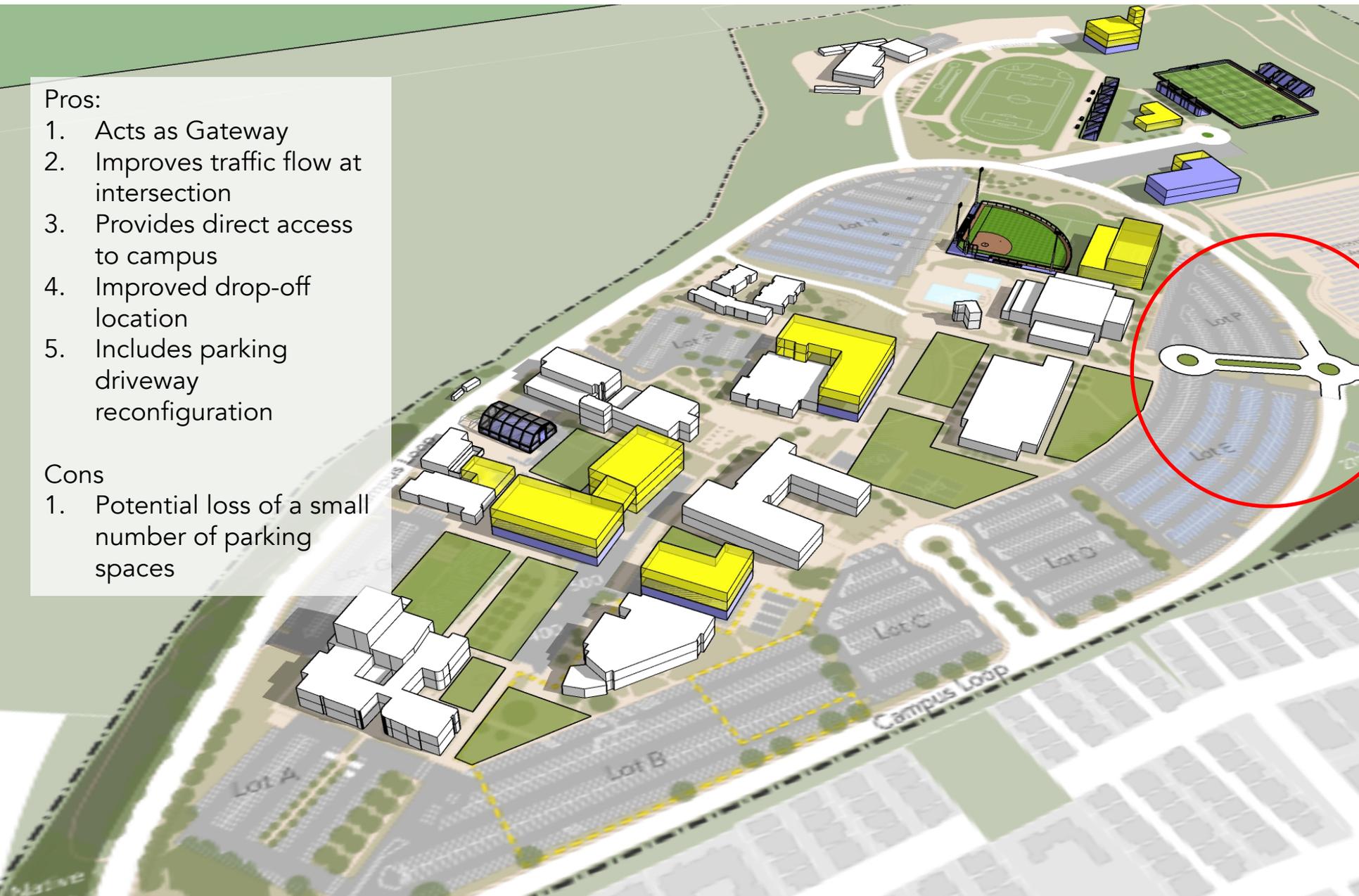
# Entryway 2

## Pros:

1. Acts as Gateway
2. Improves traffic flow at intersection
3. Provides direct access to campus
4. Improved drop-off location
5. Includes parking driveway reconfiguration

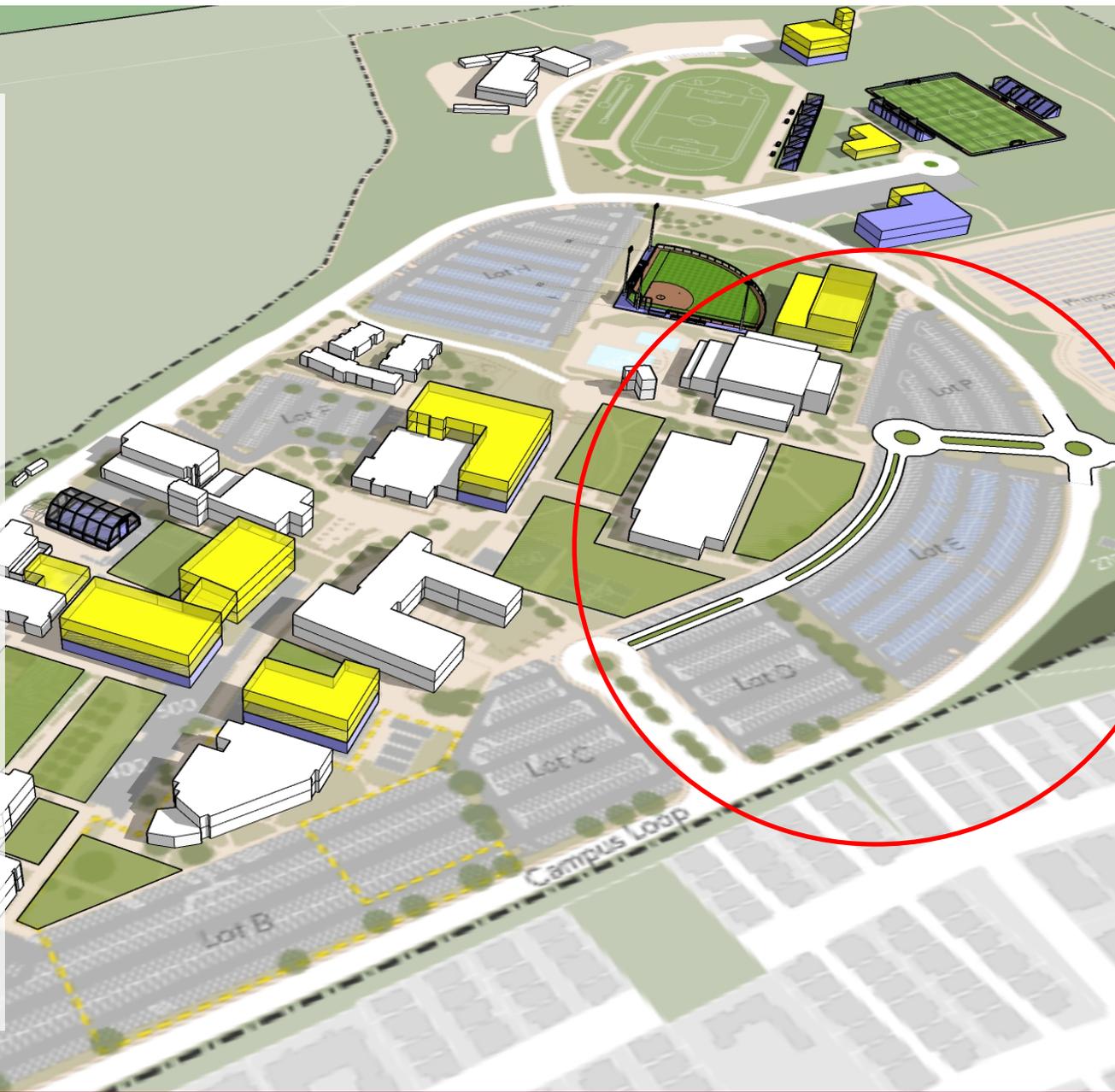
## Cons:

1. Potential loss of a small number of parking spaces

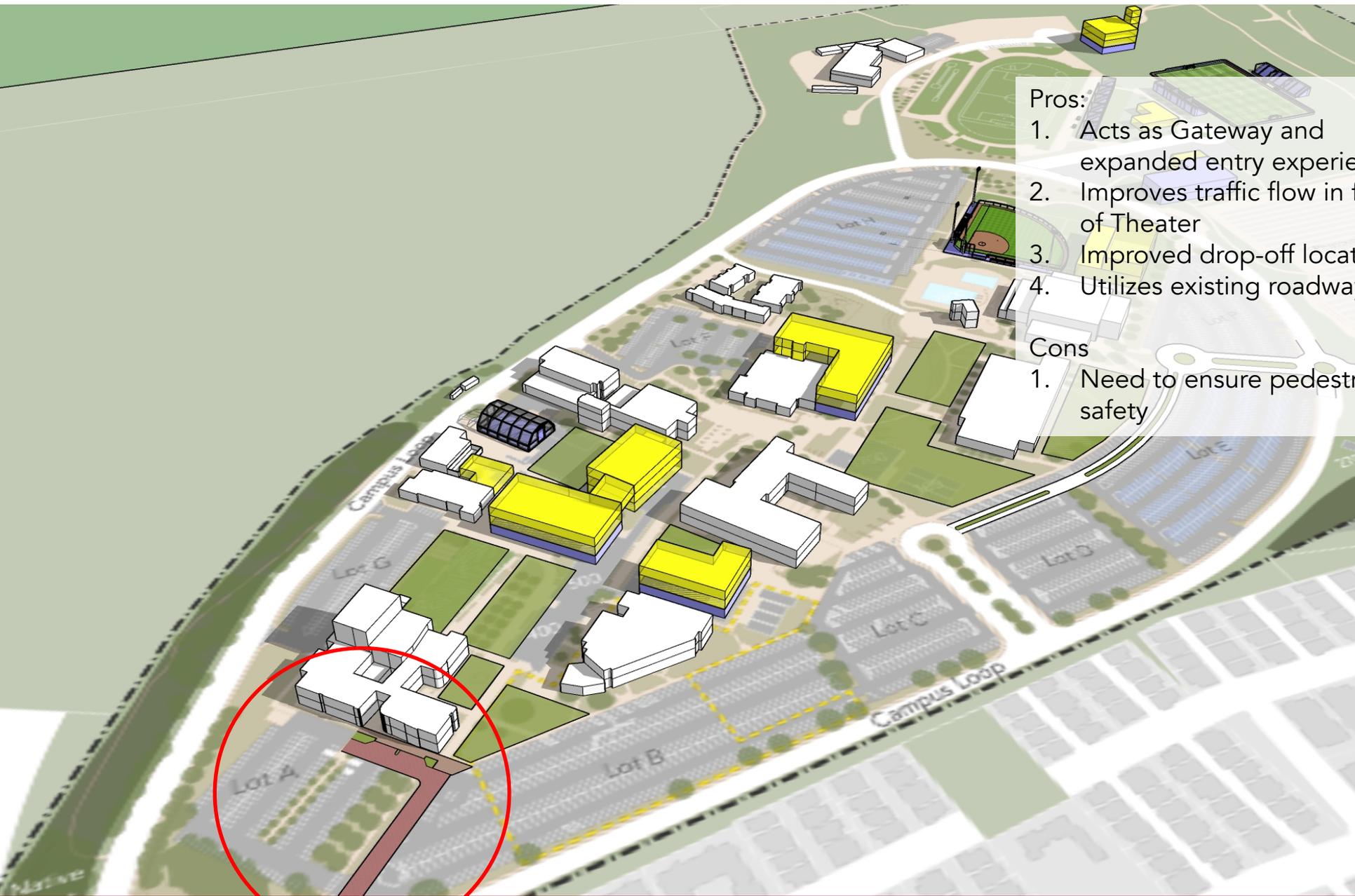


# Entryway 3

- Pros:
- 1. Acts as Gateway and expanded entry experience
  - 2. Improves traffic flow at intersection
  - 3. Connects to existing roundabout to form a loop
  - 4. Provides direct access to campus at multiple points
  - 5. Improved drop-off location
  - 6. Could accommodate transit
  - 7. Includes parking driveway reconfiguration
- Cons
- 1. Potential loss of parking spaces and/or need to relocate parking (52 spaces along proposed route)
  - 2. Brings circulation closer to campus, need to ensure pedestrian safety
  - 3. Overall circulation space increases



# Entryway 4: Including Southwest Corner



### Pros:

- 1. Acts as Gateway and expanded entry experience
- 2. Improves traffic flow in the area of Theater
- 3. Improved drop-off location
- 4. Utilizes existing roadway

### Cons:

- 1. Need to ensure pedestrian safety

# 5. Landscape

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## 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)

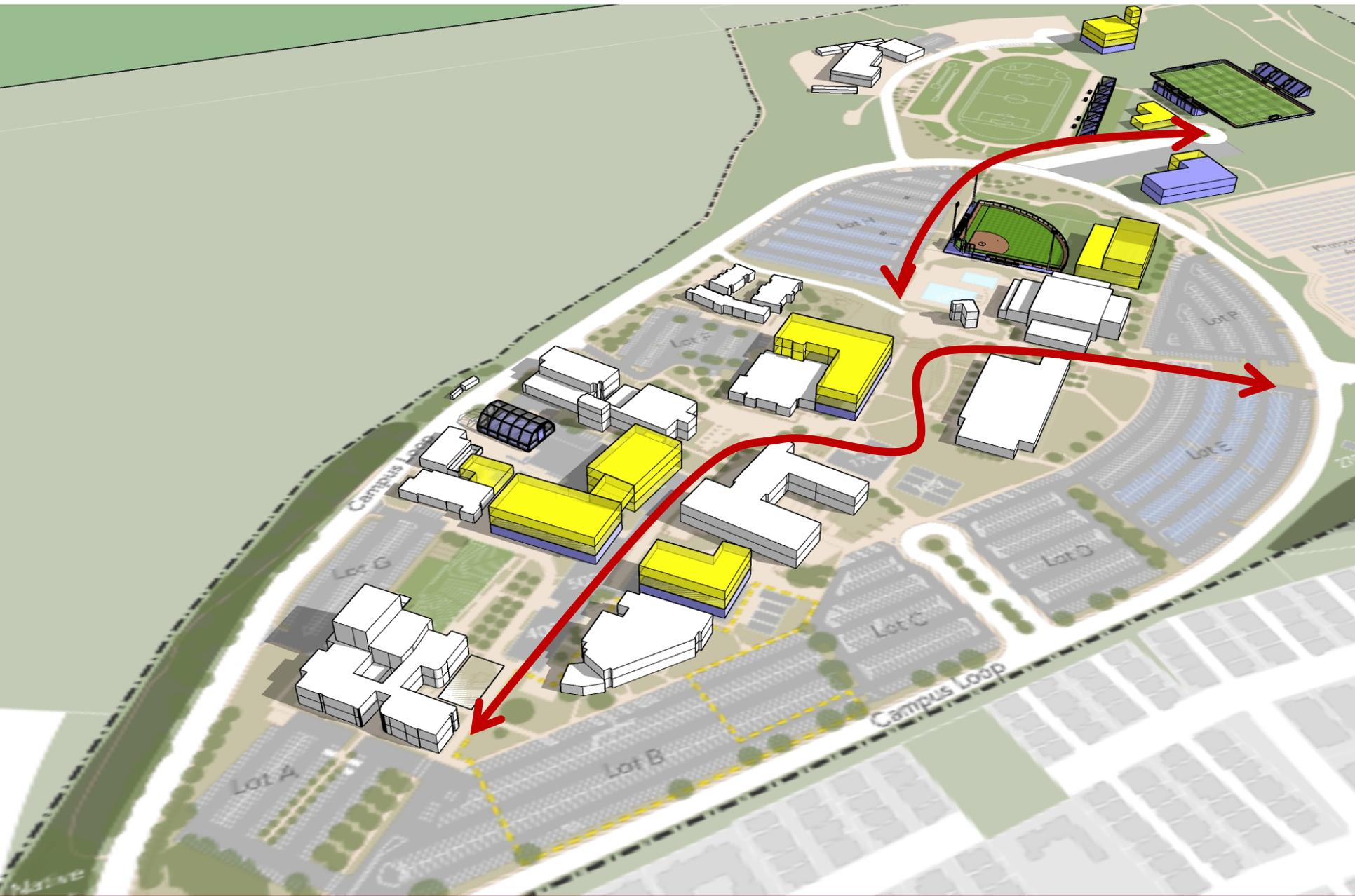
# Campus Entry Experience



# 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 = gradually increase 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:** Continue existing plant palette, strengthen “wine country” character, increase shade

# Additional Plant Palette: Wine Country Character



# 4. Transportation and Parking

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**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 Route
  - ▭ Bicycle Parking



Figure 2  
 Las Positas College  
 Bicycle Access



WC18-3470LPC\_2\_Bicycle

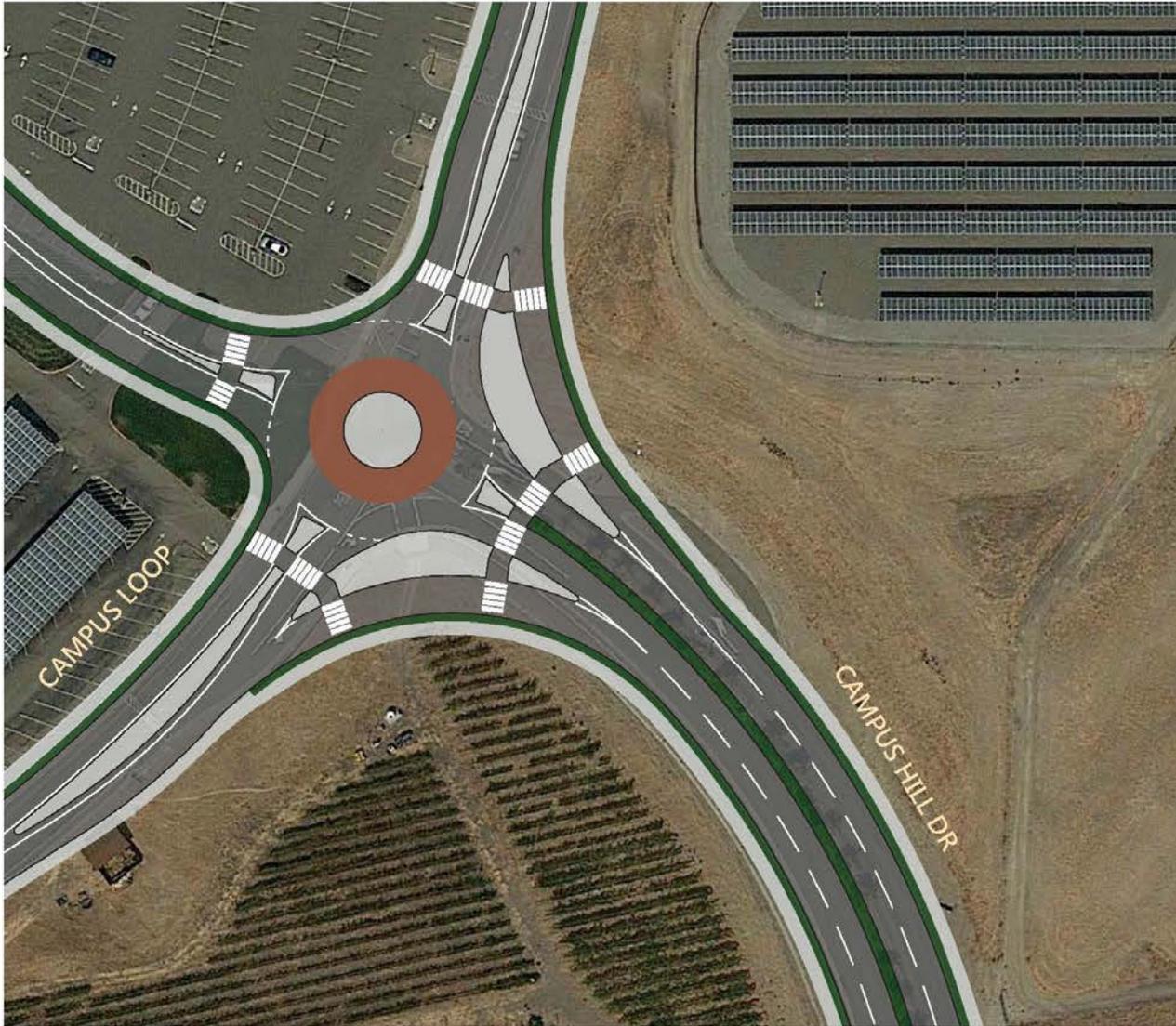


Figure 3  
Las Positas College  
Pedestrian Access



WC18-Chabot-LPC-CMPLPC\_3\_Pedestrian





4-Legged Roundabout  
Campus Hill Dr & Campus Loop



CONCEPTUAL FOR DISCUSSION ONLY- NOT FOR CONSTRUCTION  
DETAILED ENGINEERING DESIGN REQUIRED



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TRAIL CONNECTION  
(BY OTHERS)



Option 2  
Southwest Entrance  
Improvements



CONCEPTUAL FOR DISCUSSION ONLY - NOT FOR CONSTRUCTION  
DETAILED ENGINEERING DESIGN REQUIRED

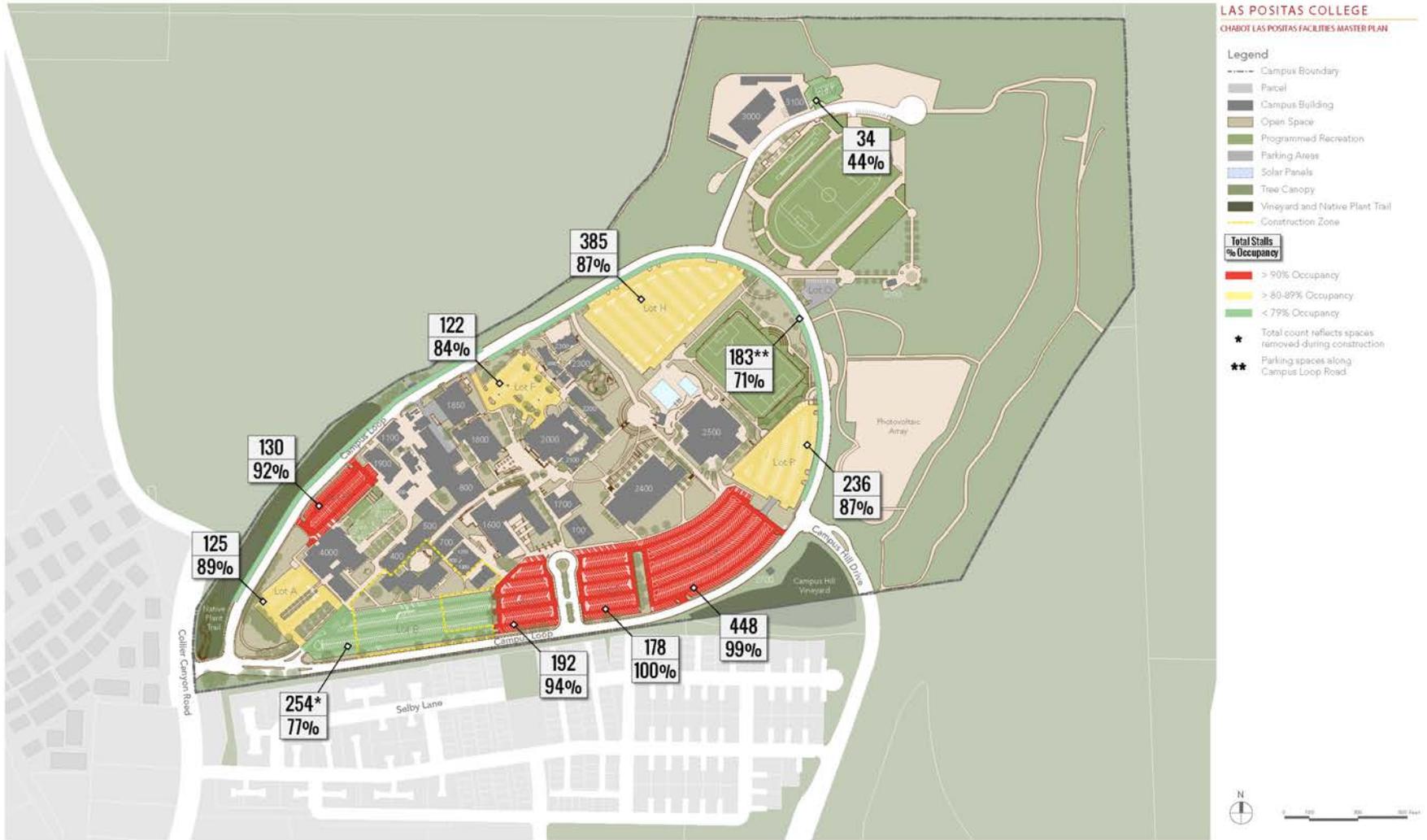


Figure 5  
Las Positas College  
Parking Supply and Occupancy



# 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 and parking availability, there are approximately **270 spaces available at peak times**
- There are an **additional 145 spaces** currently occupied by construction phasing (total 416 available after construction)

# 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



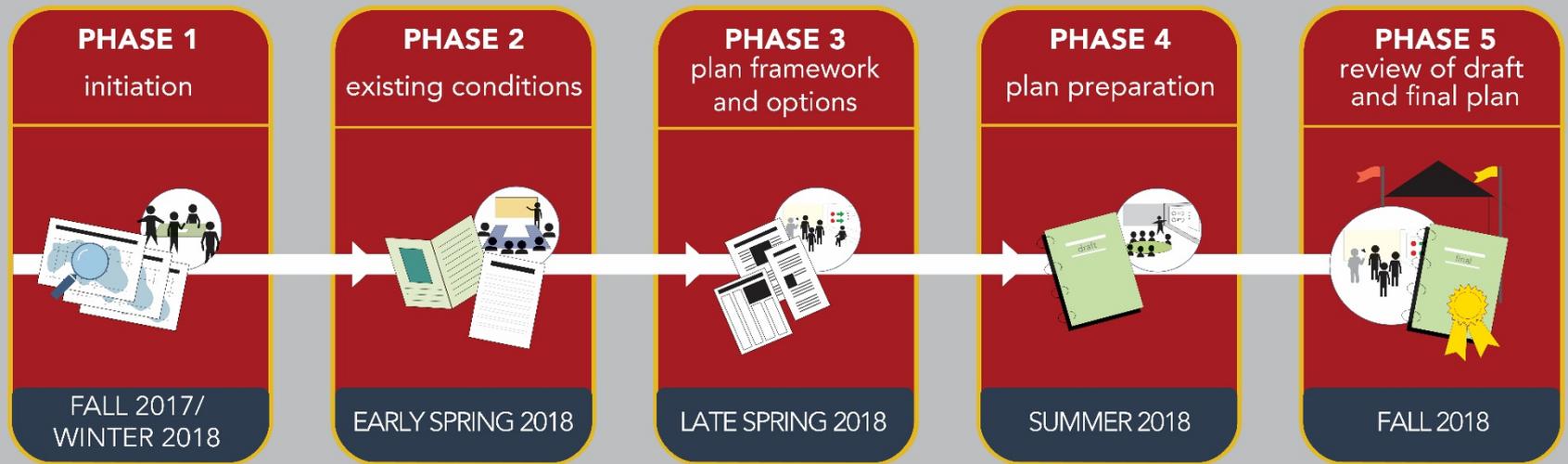
# Conclusions

- 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
- Continue BART Shuttle program

# 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