

2010 EASTSIDE CAMPUS MASTER PLAN UPDATE



LOS MEDANOS COLLEGE
Contra Costa Community College District

Los Medanos College

2010 Eastside Campus Master Plan Update

Letter from the President

In 1974, Los Medanos College opened its doors to the students of Contra Costa County with an innovative curriculum and a creative albeit minimal physical plant - a single major structure for instruction and student services, a few small specialty buildings and some worn wooden portables from elsewhere in the district. Since 2001, our facilities planning has focused on three points; expanding LMC's instructional capacity to address East County's and the college's phenomenal growth, improving the quality of facilities to enhance the students' experience and the community's perception, and adding the essential building elements needed for a comprehensive community college.

This chapter of facilities planning includes the transformation of the deteriorating wooden buildings and portables where physical education and intercollegiate athletics currently take place into new and improved state of the art fitness, health and athletics buildings and fields where students can learn and practice the science and arts of lifelong health. This is part of a larger plan for the east side of the campus to become more integrated with the recently added buildings around the new college quad and with the original complex. A critical link in this connection will be a new home for student life and related services, a missing and much needed location for students to explore leadership and engagement with the academic and greater community. Time wise, the most distant, yet basic elements of this plan, are a performing arts center and another classroom building to bring Los Medanos College's main campus footprint to near completion.



Library and Central Quadrangle

On behalf of the college, I want to thank our faculty and classified staff from physical education, intercollegiate athletics, student life, student services, and maintenance for the time, thought, and labor that they brought to this planning effort in partnership with college administrators and tBP, the architectural firm guiding the planning process. I also want to acknowledge the citizens of our district who supported the Contra Costa Community College District's 2006 Measure A Bond, the funding source for both this process and much of the construction that will eventually occur.



Peter Garcia, President
January, 2010

Planning Process

2009-2010 Planning Committee

Peter Garcia	President
Bruce Cutler	Vice President
Jalil Bazyar	District Project Manager
Dave Belman	Student Life Coordinator
Lori Biles	Physical Education
Van Boschetti	Physical Education
Christina Cannon	Associated Students
Elaine Davis	Associated Students
Derek Domenichelli	Physical Education
Bob Estrada	Bookstore Manager
Richard Livingston	Senior Dean Instruction
Annie Martin	Physical Education
Newin Orante	Former Dean Student Development
Colleen Ralston	Physical Education
Robert Rush	Physical Education
Jim Taylor	Buildings and Grounds Manager
Richard Villegas	Physical Education
Glenda Vowter	Physical Education
Lindy Maynes	Foundation Director
Dan Henry	Former Vice President

Master Planning
tBP/Architecture



Los Medanos College Entry

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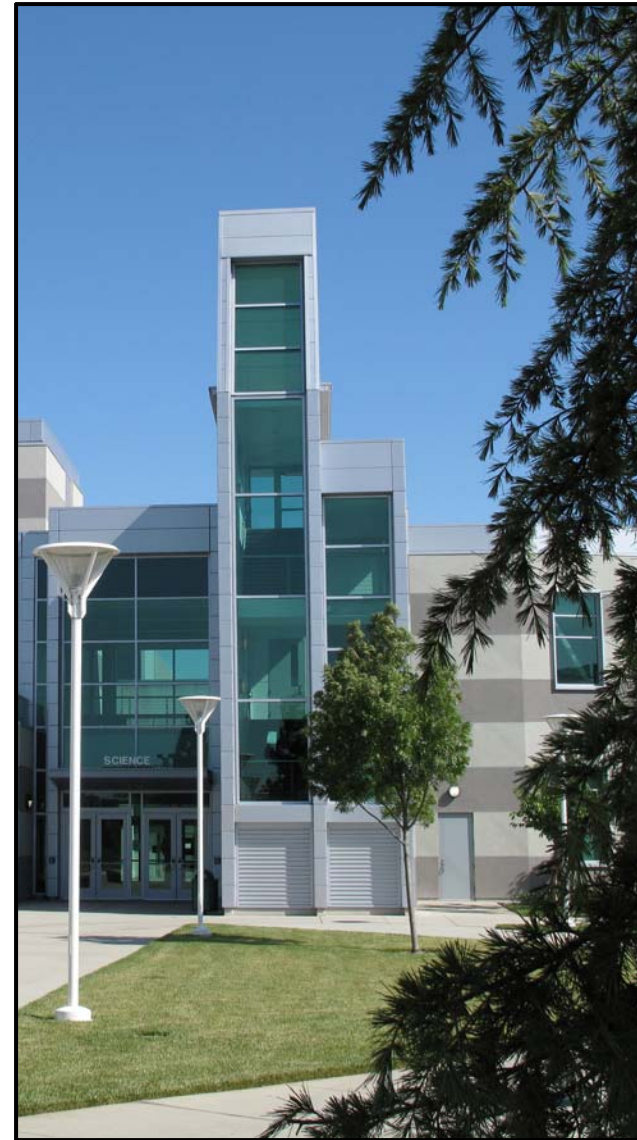
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Science Building and Central Quadrangle



Los Medanos College Entry

LOS MEDANOS COLLEGE MISSION, VISION and VALUES

Mission

Los Medanos College is a public community college that provides quality educational opportunities for those within the changing and diverse communities it serves. By focusing on student learning and success as our first priorities, we aim to help students build their abilities and competencies as life-long learners. We create educational excellence through continually assessing our students' learning and our performance as an institution. To that end, we commit our resources and design our policies and procedures to support this mission.

Vision

Los Medanos College provides the premier educational opportunity for East County residents, where learning matters most.

Values

Values remind us of what matters most. Los Medanos is an educational community that cares deeply about learning, collaboration, effective communication and engagement with our surrounding community.

Purpose of 2010 Eastside Campus Master Plan Update

In 2009 Los Medanos College began to update the previous 2007 campus facilities master plan. The College wished to define the development of the east side of the campus. Improvements to the football field initiated the development of the campus east side during the summer of 2009 when synthetic turf was installed on the field and ADA bleacher upgrades were completed.

It was the desire of the College to retain the previously conceived campus master plan as proposed in the 2007 document with changes and further developments to the concepts for the east side of the campus. The Physical Education Building Final Project Plan (FPP) funding request had already been submitted to the State at the time of the "Update" planning process. The PE building as programmed did not change; however, a slight relocation was necessary. Initial Project Plans (IPP) were prepared for the modernization/renovation of the gymnasium and replacement of the men's and women's locker room buildings during the planning process.

The program needs to be incorporated in the [2010 Eastside Campus Master Plan Update](#) were:

New Physical Education Building

New structures for the men's and women's locker rooms and removal of existing locker rooms

Modernization and renovations to the existing gymnasium building

Refinement of a proposed Student Life Building with exterior spaces

Improved tennis courts

New ticket booth and concession stand centrally located for all athletic events

Improved press/scorekeepers boxes for men's baseball and women's softball

Enlarged press box at football field with ADA access

Exterior athletic free play and multi-use space

Improved women's softball field

Future location for a performing arts building

Development sites for future academic buildings

New field house/storage building

Traffic circulation and improved parking

Removal and replacement of portable buildings housing concessions, men's and women's restrooms, dance, weight room, Stang Room, and adaptive PE space

Men's baseball field improvements



Existing Men's and Women's Locker Rooms



Existing Men's Baseball Field and Press Box

2010 Eastside Campus Master Plan Update Planning Process

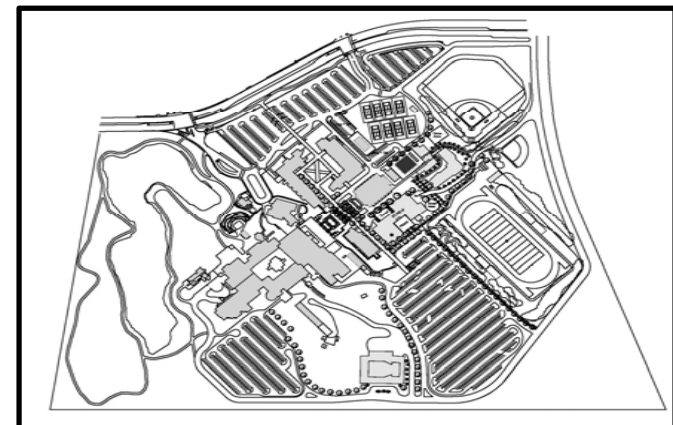
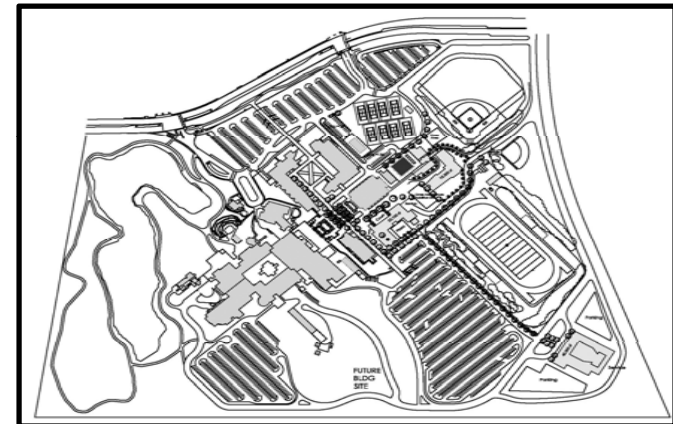
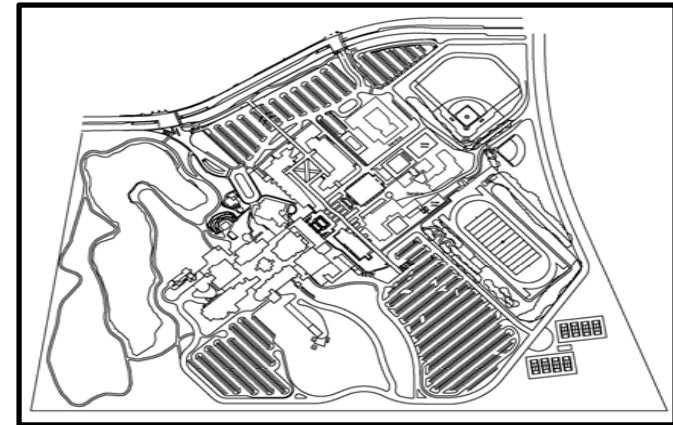
The 2010 “Update” planning process was participatory and invited comment from all committee members. The planning team worked closely with the committee to assess prior problems and evaluate new ideas. Presentations were held at different points in the process to evaluate options and inform decisions.

A meeting was planned for the committee and architects to walk the campus together to discuss areas of concern. The group walked through the existing facilities and exchanged ideas for future improvement.

Six on-campus meetings were held with the committee. The presentation of planning concepts at each meeting allowed participants to share ideas and concerns about each of the concepts. All participants were encouraged to ask questions, share observations, and verbally acknowledge the common direction of the plan.

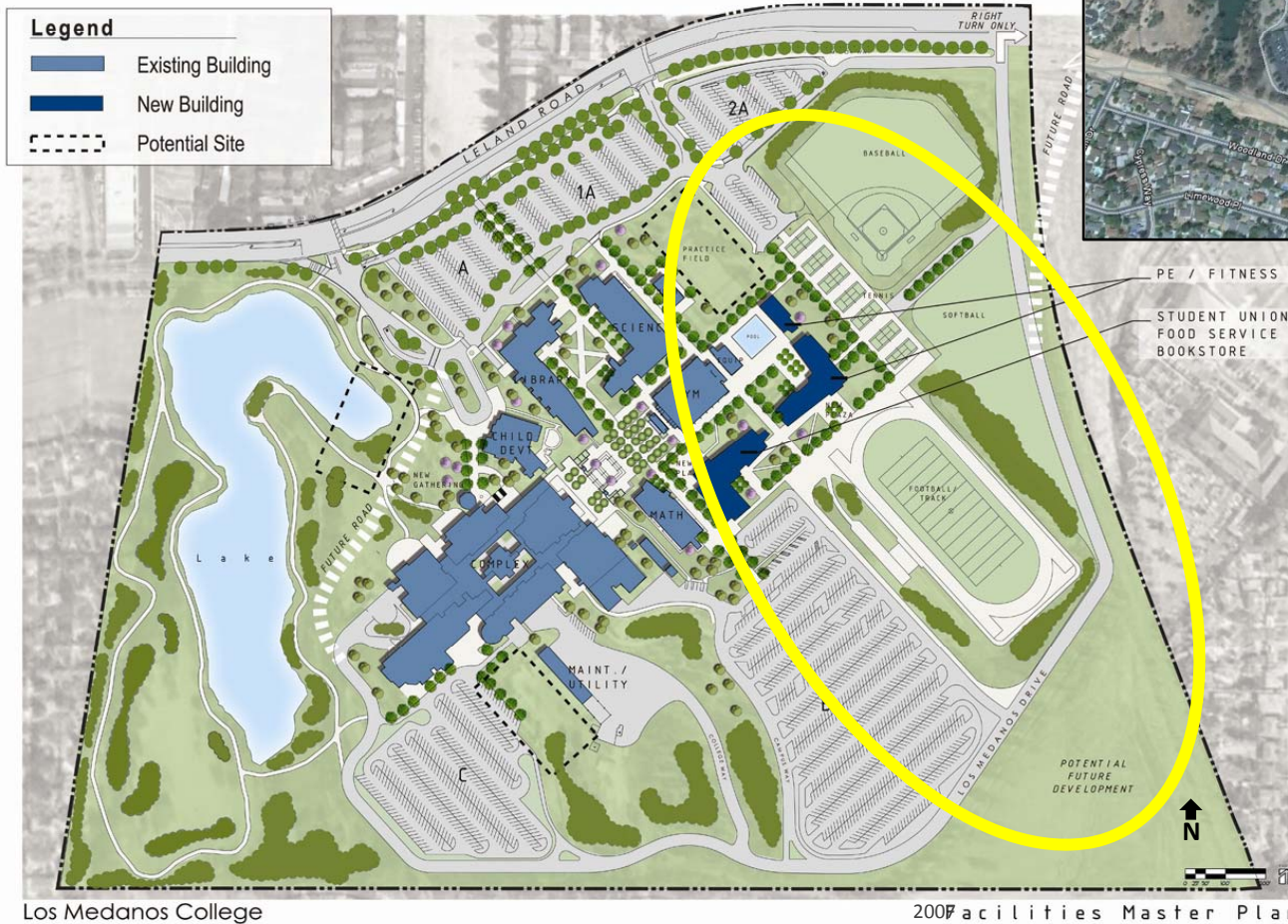
The committee studied the physical area of the campus and assessed the College’s needs. Concepts included four tennis courts versus eight tennis courts, proposed locations for a performing arts building, student access to facilities, quality exterior spaces, loss or gain of parking, as well as options for support functions and future academic building locations.

In total nine concepts were discussed, combined and refined into a final master plan for the east side of the campus. A draft plan was approved by the committee and the College administration.



2010 Eastside Campus Master Plan Update Planning Process

The campus eastside area of the 2007 Facilities Master Plan, shown in the yellow oval below, was the focus of the 2010 Eastside Campus Master Plan.



Los Medanos College Aerial Photo
Existing Campus 2009

2007 Los Medanos College
Master Plan Drawing

2010 Eastside Campus Master Plan Update Planning Process

Performing Arts Center Location

To accommodate the future location of a new Performing Arts Center the committee also considered the 2007 recommended locations and two new locations.



The 2007 Planning Committee previously considered three potential sites for a future Performing Arts Center. The sites selected varied in cost and construction difficulty.

The 2009 Planning Committee decided to revisit the location of a Performing Arts Center and possibly consider the southeast corner of the campus.

During the planning process the committee also discussed identifying several locations for future academic buildings. The location of these future buildings should be in proximity to the existing campus academic core and accessible from parking.

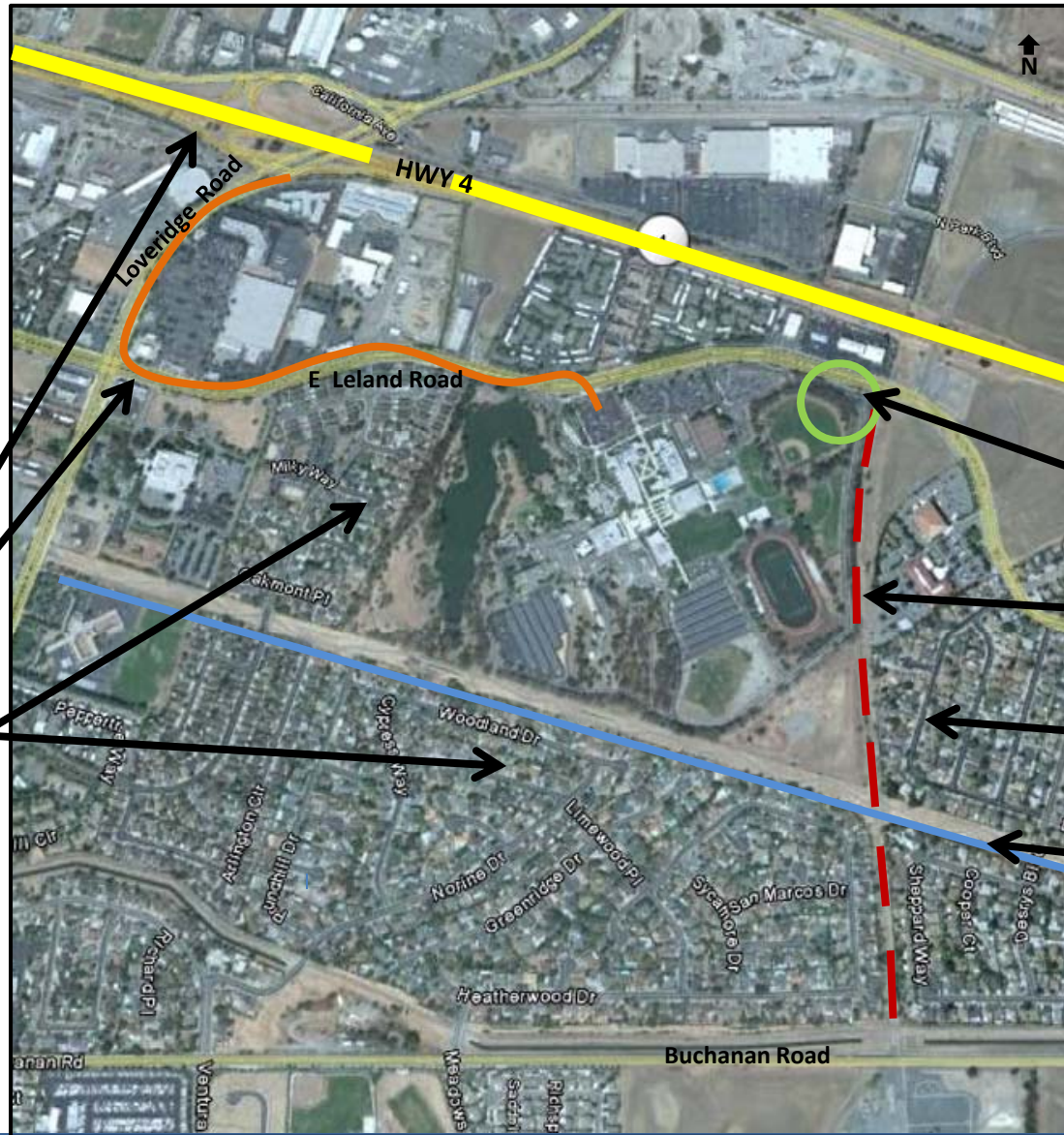
2010 Eastside Campus Master Plan Update Planning Process

External Influences and Surrounding Conditions

Conditions surrounding a campus can influence future development on the campus. The 2009 planning committee studied the external influences that may impact the campus growth. Surrounding residential areas along with access routes and future roadways were considered in the placement of uses on the campus.



Highway 4 access to college
 Campus vehicular route from Highway 4
 Residential neighborhoods along west and south edges of campus



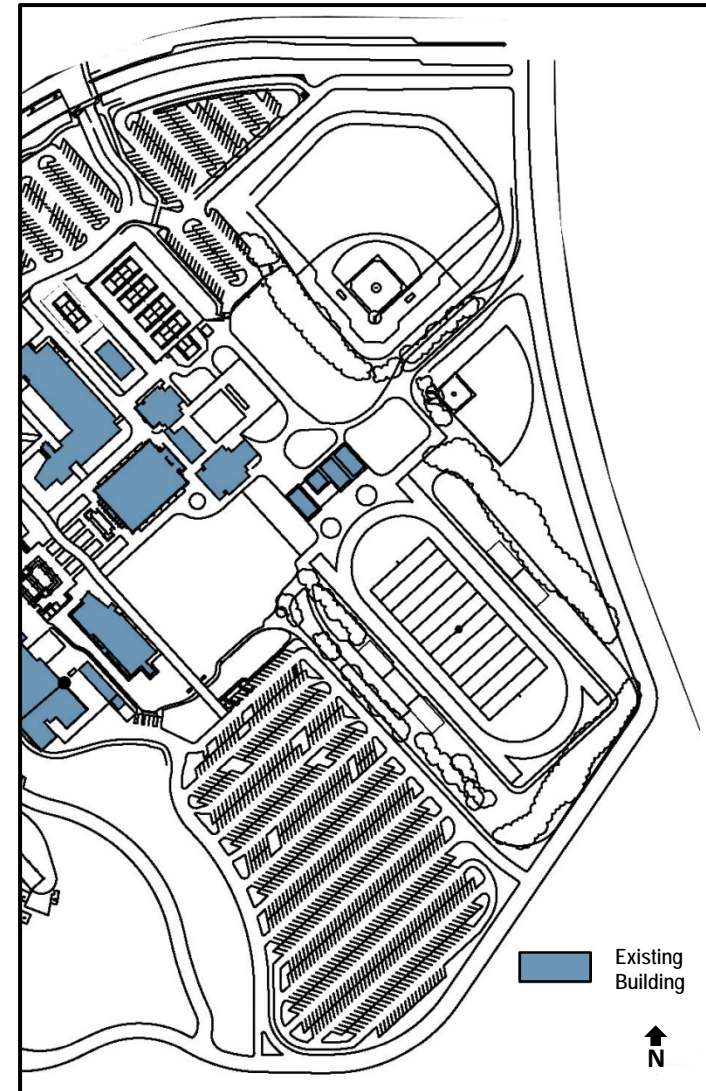
Campus road does not align with stop light
 Possible future road connection along east edge of campus.
 Residential neighborhood at east edge of campus
 Utility Easement at south edge of property



Update Planning Assumptions

In addition to the needs expressed for the Eastside Master Plan Update the following assumptions were part of the planning process:

- Service routes to future buildings are to be shown on the campus map
- The “back forty” (southeast corner) property was to be considered for development
- Unknown future academic building sites are to be located on the plan
- Student Life Building exterior activity spaces are to be identified and located
- Women’s softball field could be relocated
- Planning process was to consider four and half vs. eight tennis courts
- Include additional exterior grass area for PE classes
- Included covered connection to the gymnasium from locker rooms
- New stadium restrooms to be located at the centralized concession stand
- Replacement of any lost parking due to development
- Traffic changes will not hamper existing vehicular circulation
- Pedestrian circulation is to be considered in all development
- Soccer and football will share a field, thus no additional practice field will be required
- Pool instructor office/station will be retained and renovated
- Improved orientation for tennis courts will be considered



Focus Area of 2010 Eastside Campus Master Plan Update

Plan Introduction

Los Medanos College is part of the Contra Costa Community College District. The 120 acre campus is between the cities of Pittsburg and Antioch. The lake, a large reservoir basin, occupies the west side of the campus. The lake is surrounded by trails used by the College and the public. An irrigation canal separates the campus from the residential uses on the south.

There are three undeveloped sites within the 120 acres. The three sites, indicated by gold circles on the aerial photo, are along the southern edge of the property and vary in size and topography. Sites 1 and 2 are more desirable for academic buildings while site 3 is more isolated.

Two Guiding Principles of the 2007 plan that influenced the Eastside Campus Master Plan were:

- Develop Recreational Facilities to Welcome the Community,
- Establish and Energize Student Support Service Facilities.

Many of the recommendations in the 2007 Facilities Master Plan have been completed.



Existing Campus

2010 Eastside Campus Master Plan Update

Master Plan Overview

The following summarizes the principle elements of the 2010 Eastside Campus Master Plan Update.

The PE Complex

The PE Complex centralizes physical education on the campus. The complex includes the PE Education Building and the men's and women's locker rooms/training facilities. The complex is located adjacent to the pool, gymnasium, ball fields, tennis courts and stadium, forming a physical education cluster on the eastside of the campus.

Future Academic Buildings

The 2010 Eastside Campus Master Plan Update identifies two locations for future academic buildings. Although the need has not yet been determined, the locations reserved are adjacent and within a short walking distance to the existing academic core.

Future Performing Arts Center

A goal of the Update plan was to determine the future location of a state-of-the-art facility to incorporate a range of performing arts. Located on the southeast portion of the campus on one of the open development parcels, the facility will have parking lots on the east and west sides and is accessible from Lot B.

A specific program has not been developed for the facility.

The Student Life Building

The location for the Student Life Building was determined in the 2007 Facilities Master Plan. A brief program was developed during the 2010 Eastside Campus Master Plan Update to approximate the size of the future building and validate the building location. Accessibility and service to the building were important factors studied during the 2010 planning.

Tennis Courts, Traffic Circulation and Parking

The parking lot located between the existing tennis courts and the men's baseball field will be removed for the relocation of the tennis courts. The new parking lots will increase the available number of spaces in both the Future Campus Plan and Phase One of the plan.

The primary traffic circulation routes on the campus have not been altered and service to all new buildings has been addressed.

Future Campus Maps

The Future Campus Maps in Section Four depict the campus at completion of the 2010 Eastside Campus Master Plan Update projects.

2010 Eastside Campus Master Plan Update

Future Campus Map

- | | | | |
|-----------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------|------------------|
|  | Existing Buildings |  | New Buildings |
|  | Existing Parking |  | New Parking |
|  | Path/Central Quad |  | Future Buildings |
|  | Amphitheater |  | Canopy Cover |
|  | Courtyard/Patio |  | Patio/Plaza |






The **Future Campus Map** represents the proposed development of the campus. It is a conceptual sketch meant to inform improvements on the campus, such as, the placement of future buildings, protection of valuable open spaces, and locations for new or revised parking.

Phase One of the plan depicts the proposed new uses and development to be completed within the next few years.

The **Future Campus Map** shows a proposed building near the tennis courts while **Phase One** shows the area as parking until the building is needed.

2010 Eastside Campus Master Plan Update

Update Phase One Map

- | | |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  Existing Buildings |  New Buildings |
|  Existing Parking |  New Parking |
|  Path/Central Quad |  Future Buildings |
|  Amphitheater |  Canopy Cover |
|  Courtyard/Patio |  Patio/Plaza |



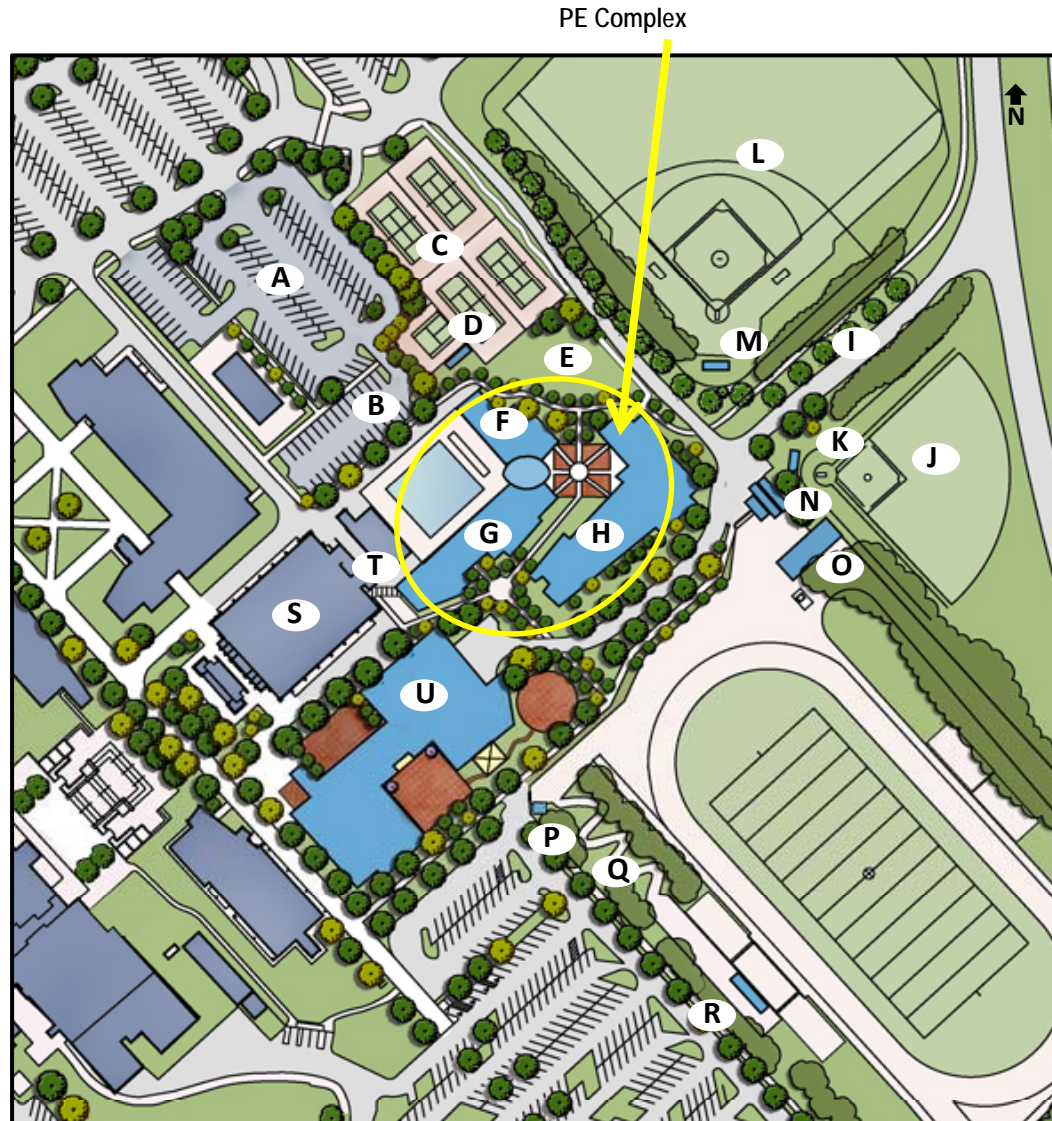
The **Phase One** map includes the improvements to physical education and a new parking lot east of the existing science building.

The Student Life Building is shown in Phase One and is expected to be constructed towards the end of Phase One.

Phase One of the Eastside Campus Master Plan drawing depicts the projects proposed to be completed initially while the Future Campus Map shows all future projects and building sites.

The Phase One projects upon completion will fulfill the intent of the two Guiding Principles from the 2007 plan:

- Develop Recreational Facilities to Welcome the Community
- Establish and Energize Student Support Service Facilities



- A Parking Lot D
- B Parking Lot E
- C New Tennis Courts
- D Tennis Storage
- E Athletic Multi-Use Space
- F Women's Lockers/Training Facility
- G Men's Lockers/Training Facility
- H Physical Education Building
- I Widened Service Road
- J Women's Softball Field
- K Women's Softball Press Box
- L Men's Baseball Field
- M Men's Baseball Press Box
- N Concessions/Toilets
- O Stadium Storage
- P Stadium Ticket Booth
- Q ADA Path to Press Box
- R Enlarged Stadium Press Box
- S Gymnasium Modernization
- T Gymnasium Breezeway from Locker Rooms
- U Student Life Building

2010 Eastside Campus Master Plan Update

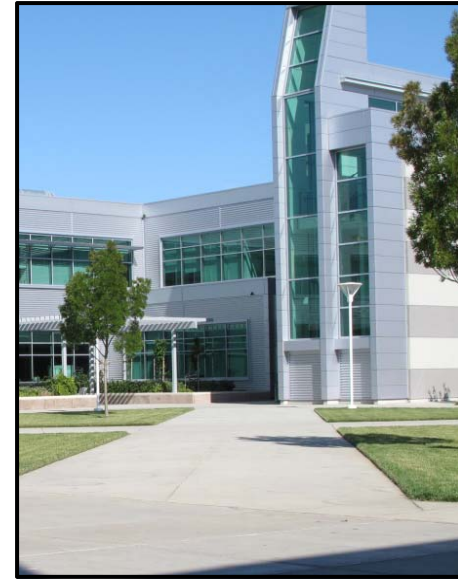
The enlarged maps in Section III detail the PE Complex, Gymnasium and Student Life projects.



Exterior Space at Science Building



Los Medanos College Reservoir Lake



Entry Quadrangle



Solar Panels over Parking

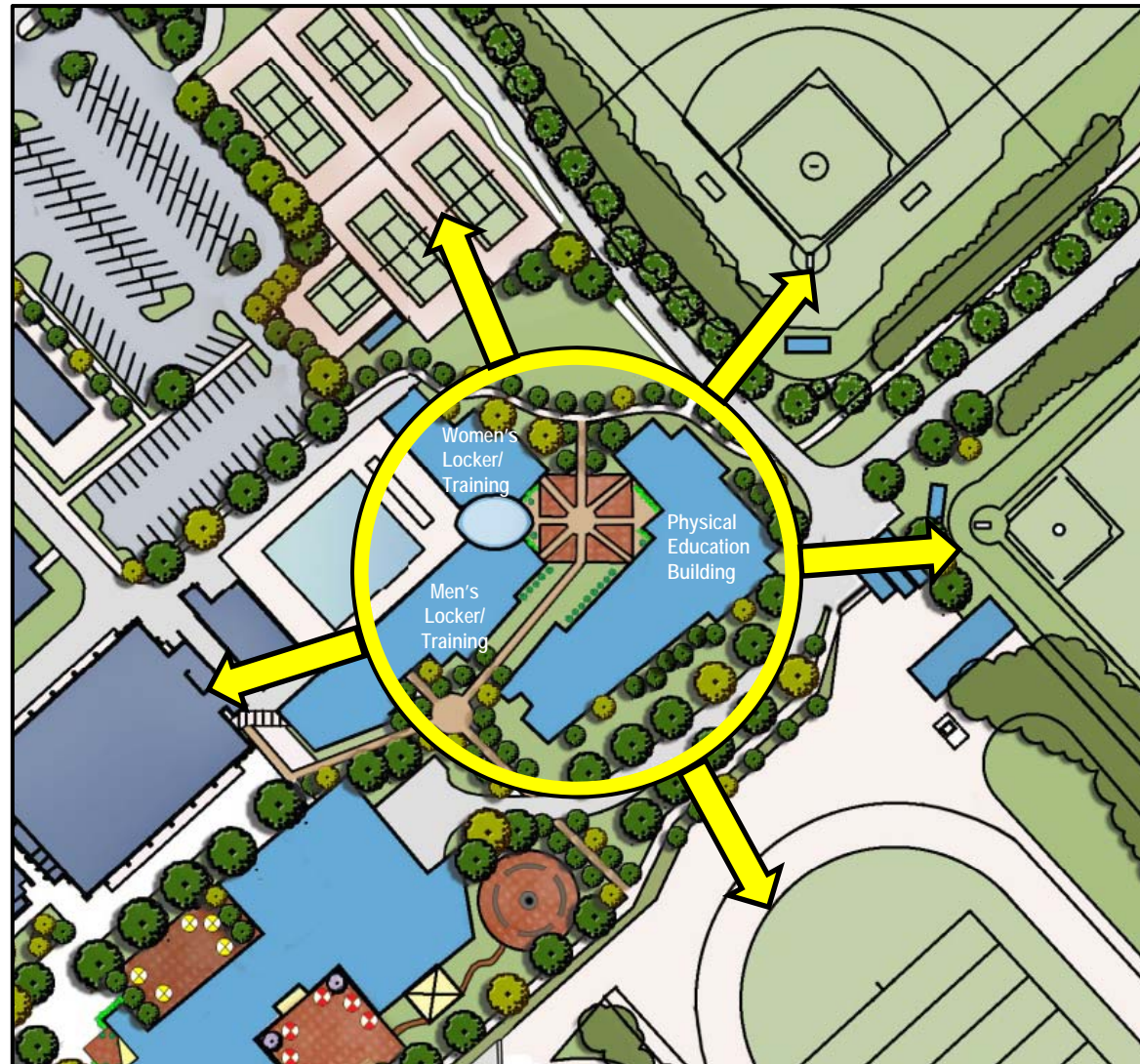
PE Complex

Physical Education Building
Future Athletic Lockers/Training Facilities

New buildings will be constructed to replace the existing portable buildings housing the men's locker room, women's locker room, stadium concession stand and restrooms.

The future PE Complex is made up of three buildings: the Men's Lockers/Training Facility, the Women's Locker/Training Facility and the Physical Education Building. The complex is centrally located and adjacent to the stadium, baseball fields, tennis courts, gymnasium and pool. The building arrangement shown defines an exterior courtyard that provides a sense of enclosure for the complex.

A new concession stand and restroom building, easily accessible from all the physical instruction areas, will be constructed near the PE Complex buildings. The concession stand will be easily accessible from all the physical instruction areas.



PE Complex Drawing



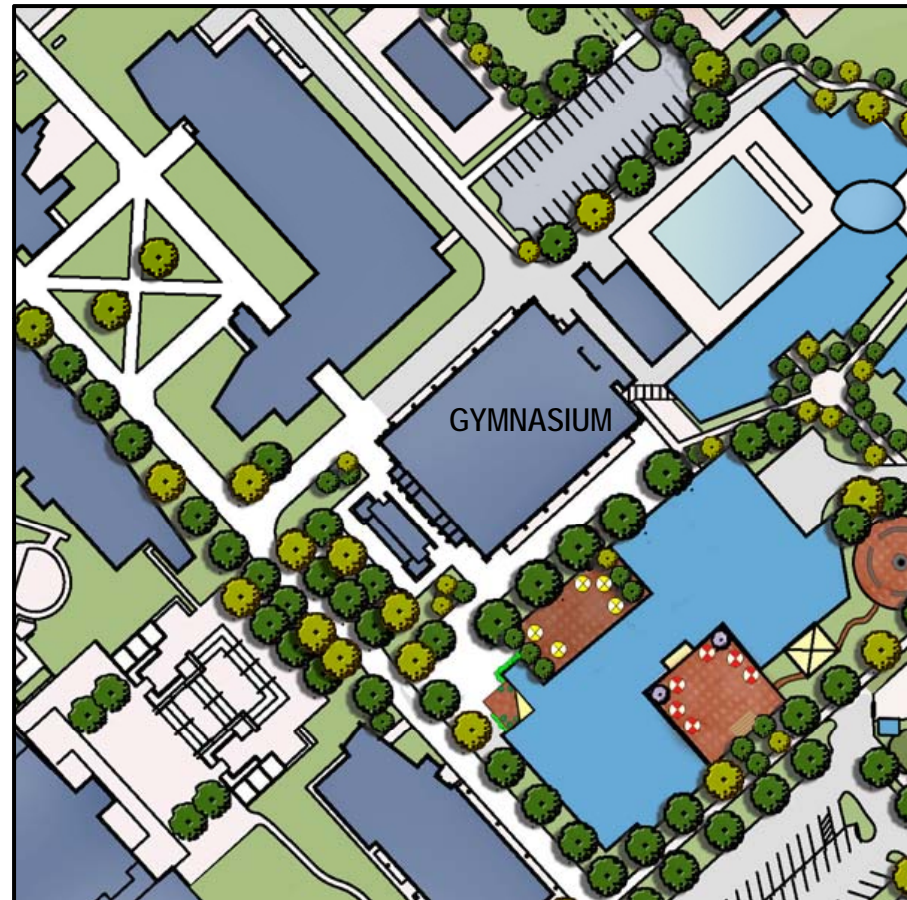
Gymnasium Modernization/Renovation

The gymnasium building is located in the central campus. It is used for physical education instruction and some college events. The building needs renovation and modernization due to the age of the building and Title 24 requirements. The building renovation will include: replacing the windows and doors, resealing exterior concrete wall panels, providing ADA entrances on the West and East sides of the building with attached canopies over the entries for weather protection, and replacement of older pull-out bleacher seating.

Other recommendations and requirements necessary include: structural seismic retrofit, utility upgrades, improved site lighting and signage, and upgraded communications and data transmission systems.

Gymnasium Modernization/Renovation Program

- Insulated Windows and Doors
- Upgrade Utilities
- Lighting and Signage
- Improve Energy Efficiency
- Seismic Retrofit
- Exterior Canopies
- ADA Entries
- Pull-out Bleacher Seating



Gymnasium Drawing

Future Student Life Building

The future Student Life Building will be the campus "Living Room" constructed within the central campus. The building will have two entries: one from the Central Quad and another entry on the south side from Parking Lot B. The Student Life Building is located close to the academic area, physical education, and parking. The Student Life Building will contain a variety of spaces for student interaction and activities.

The exterior spaces for the Student Life Building are important for student events and social gatherings. A plaza on the south side, focused away from the academic buildings, will allow for music and performance events. A future BBQ area will be a flexible space for outdoor event use and student club gatherings.

Future Student Life Building Space Use Categories

LMCAS – Student Government

Student Life

Book Store

Clubs

Food Service

Shared Meeting Rooms

Learning Communities

Event Activity Space

Exterior spaces:

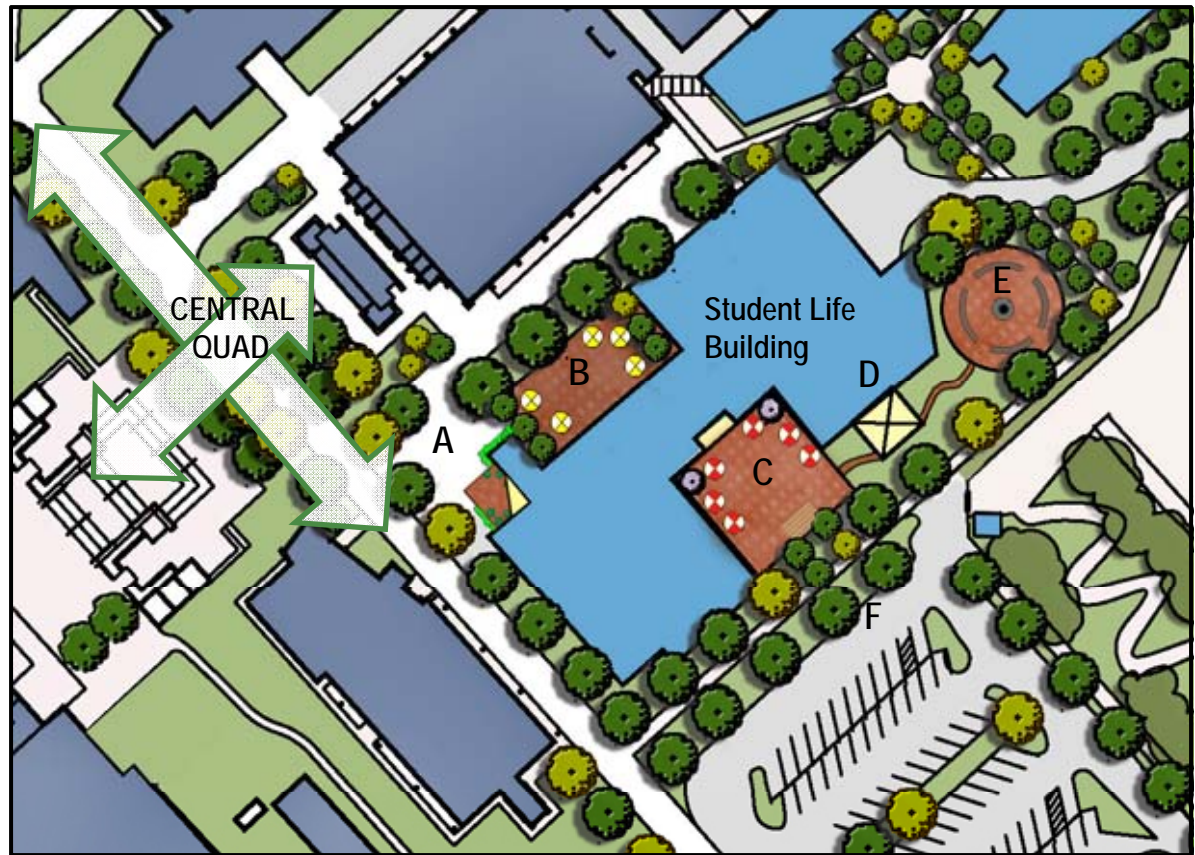
Entry space on Central Quad

Outside dining areas

Large gathering space for student events

An initial program to determine the uses and spaces for the future Student Life Building was prepared. Although the building will be constructed several years in the future the program helped determine the size of the site that will be required.

- | | | | |
|----------|--------------------------------------------------|----------|----------------------------------------------------------|
| A | Entry from Central Quad with Canopy | D | Exterior Café |
| B | Exterior Dining on Quad | E | BBQ/Student and College Events |
| C | South Entry and Gathering Space/
Dining/Music | F | Student Life Building Drop-off
and Accessible Parking |



Student Life Building Drawing

2010 Eastside Campus Master Plan Update

SECTION IV FUTURE CAMPUS MAPS

The enlarged maps in Section IV depict the proposed future campus pedestrian and vehicular circulation, parking, open space, emergency routes and service roads.



Campus Amphitheater



College Complex Steps













Exterior Seating near Stadium



Math Building

2010 Eastside Campus Master Plan Update

Pedestrian Circulation

- | | |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  Existing Buildings |  New Buildings |
|  Existing Parking |  New Parking |
|  Path/Central Quad |  Future Buildings |
|  Amphitheater |  Canopy Cover |
|  Courtyard/Patio |  Patio/Plaza |

-  Pedestrian Pathway
-  Bus Stop
-  Bicycle Rack



2010 Eastside Campus Master Plan Update

Vehicular Circulation

- Existing Buildings
- New Buildings
- Existing Parking
- New Parking
- Path/Central Quad
- Future Buildings
- Amphitheater
- Canopy Cover
- Courtyard/Patio
- Patio/Plaza

- Campus Vehicular Entry
- Primary Route
- Secondary Route
- Bus Stop



2010 Eastside Campus Master Plan Update Parking

Campus Parking

- | | | | |
|-----------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------|------------------|
|  | Existing Buildings |  | New Buildings |
|  | Existing Parking |  | New Parking |
|  | Path/Central Quad |  | Future Buildings |
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Existing Total Parking = 1318
 Student: 1067
 Faculty/Staff: 207
 Disabled: 44

Future Lot B = 449
 Student: 299
 Faculty/Staff: 140
 Disabled: 10

Future F and 1F Parking = 80
 Student: 70
 Faculty/Staff: 6
 Disabled: 4






Note:
 Lots D and E are relocated parking from existing Lot 2A.

**Future Campus
 Total Parking = 1847**

2010 Eastside Campus Master Plan Update

Campus Open Space

- | | |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  Existing Buildings |  New Buildings |
|  Existing Parking |  New Parking |
|  Path/Central Quad |  Future Buildings |
|  Amphitheater |  Canopy Cover |
|  Courtyard/Patio |  Patio/Plaza |

- | |
|-----------------------------------------------------------------------------------------------------------|
|  Lake Paths |
|  Central Quad |
|  Informal Open Space |
|  Athletic Fields Areas |
|  Multi-Use Patio/Plaza |



2010 Eastside Campus Master Plan Update

Campus Emergency











- | | |
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|  Existing Parking |  New Parking |
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 Emergency Routes



2010 Eastside Campus Master Plan Update

Campus Service

- | | |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  Existing Buildings |  New Buildings |
|  Existing Parking |  New Parking |
|  Path/Central Quad |  Future Buildings |
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 Service Routes

