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.

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
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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.
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.
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
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
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.
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.

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.

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.

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.
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.
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
The enlarged maps in Section III detail the PE Complex, Gymnasium and Student Life projects.
2010 Eastside Campus Master Plan Update

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.
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
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.
The enlarged maps in Section IV depict the proposed future campus pedestrian and vehicular circulation, parking, open space, emergency routes and service roads.
2010 Eastside Campus Master Plan Update Parking

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

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