

SANTA ANA
COLLEGE

2014 FACILITIES MASTER PLAN **UPDATE**

SANTA ANA COLLEGE • RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

SANTA ANA COLLEGE

2014 FACILITIES MASTER PLAN UPDATE

RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT



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Hicks Bart Hoffman
Mark Liang Nadia
Lopez Sara
Lundquist Erlinda
Martinez Loy
Nashua Kimberly
O’Neill Ed Ripley
Sean P Small Lilia
Tanakeyowma Silvia
Turner

COLLEGE MASTER PLAN COMMITTEE–2014 UPDATE

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Raymond Hicks
Bart Hoffman
James Kennedy
Sara Lundquist
Erlinda Martinez
Linda Rose Sean
Small John Zarske

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LETTER FROM THE PRESIDENT

Dear Santa Ana College Community and Friends,

As Santa Ana College prepares to celebrate its centennial in 2015, we provide a Comprehensive Master Plan as an opportunity for reflection, analysis, and planning. And as we emerge from a period of budget constraints, it is important to stabilize and reinvent our operation to reflect current realities and expectations.

Santa Ana College remains committed to student success by providing quality instruction, valuable support services, and modern facilities for our students.

Santa Ana College continues to excel in academic achievement and maintain a spirit of innovation and responsiveness as new needs emerge. Overall, Santa Ana College ranks 8th in the nation for the number of certificates awarded to Hispanic students and 12th in the awarding of Associate of Arts degrees according to The Hispanic Outlook in Higher Education Magazine. The College was ranked 14th nationally amongst two- and four-year colleges and universities that enrolled and supported Hispanic students.

Santa Ana College offers a rich array of vocational and transfer programs. Several programs are separately accredited by professional organizations such as The American Bar Association for the Paralegal Program and the Accreditation Commission for Education in Nursing (ACEN) for the Nursing Program to name just two. Recently, Santa Ana College was selected as one of 24 colleges in the state to participate in a 2+2+2 program with selected law schools for the statewide Law School Initiative. In addition, Santa Ana College has a robust non-credit program with a hub at the Centennial Education Center. From this hub, Santa Ana College has expanded to provide academic and support services to over 100 other locations. Finally, the establishment of programs such as Adelante Program, the Upward Bound for Veterans and the online program in Business Administration demonstrates the College's commitment to developing new pathways for students and serving new populations as they emerge at the campus. Santa Ana College is deeply committed to credit and non-credit instruction and services as it serves the needs of its immigrant community.

A handwritten signature in black ink that reads "EJ martinez". The signature is written in a cursive style with a large, stylized "E" and "J" at the beginning.

Erlinda J. Martinez, Ed.D.

President

Santa Ana College

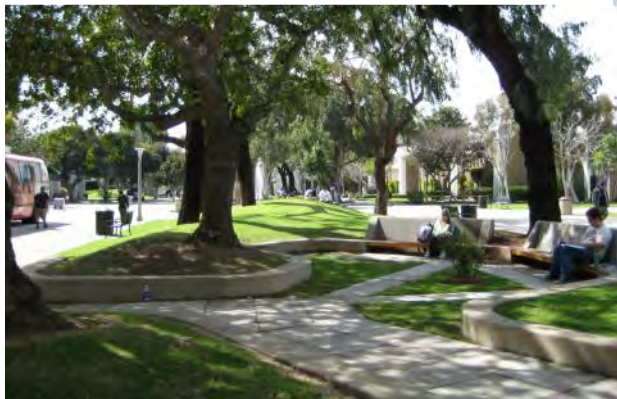
MISSION AND GOALS

Mission Statement

The mission of Santa Ana College is to be a leader and partner in meeting the intellectual, cultural, technological and workforce development needs of our diverse community. Santa Ana College provides access and equity in a dynamic learning environment that prepares students for transfer, careers and lifelong intellectual pursuits in a global community.

Goals

- Increase student academic literacy and learning across disciplines
- Eliminate economic barriers to student achievement
- Increase transfer, progress/course completion, and employment rates for all students
- Promote and sustain excellence in teaching and learning
- Enhance cooperative efforts between credit and non-credit to encourage success in workforce preparation, transfer and basic skills
- Santa Ana College students will graduate with highly competitive technology skills that will serve them in their continuing education and professional life
- Santa Ana College will provide a technology rich environment that will promote efficiency and productivity for faculty, staff and students
- Santa Ana College will provide innovative instructional technologies that will enable faculty to enhance and facilitate student learning
- Increase development of innovative teaching techniques



Goals continued

- Help students embrace scholarship, inquiry and a love of learning
- Enhance opportunities for student access to non-traditional delivery modes
- Promote an “achievement attitude” among our prospective student population and supporting networks

- Extend awareness of the College as part of the community
- Increase interest in lifelong learning across the college and community
- Increase awareness and practice of healthful living across the College and community
- Expand and identify partners and collaborate with industry and communities to identify workforce needs

- Integrate basic skills and workplace competencies to address workforce education needs
- Support regional economic development by becoming the primary local source of skilled employees for high demand occupations
- Increase awareness and foster proactive civic responsibility
- Increase Green efforts
- Educate the faculty, staff, students and community regarding the *New American Culture*, the cultural polyglot that has transformed us and our community, promoting greater awareness and global enrichment

- Create an environment among faculty, staff and students that encourages cross disciplinary collaboration, activities and dialogues



PURPOSE

The 2014 Santa Ana College Facilities Master Plan Update builds upon the 2011 Facilities Master Plan and aligns the recommendations with current priorities. It describes the College's vision for future campus development that supports the initiatives of the Educational Master Plan, addresses the growth in enrollment projected for the next decade, and positions the College to maximize funding opportunities. It recommends projects to construct new facilities, renovate and modernize existing facilities, and improve the campus site. In addition, it plans for modernizing the aging campus utility infrastructure and building a central plant to improve the energy efficiency of the campus.



MASTER PLANNING PROCESS

The Master Planning Team worked in close collaboration with the Santa Ana College Master Plan Committee, whose members represent faculty, staff, administrators, and students. The master plan was developed through a series of interactive meetings with the Master Plan Committee, as well as additional presentations and discussions with a wider audience to broaden the planning perspective and enhance acceptance by the College community.

At the start of the process to develop the 2011 Facilities Master Plan, a set of goals were developed to guide the planning process and to measure its success. The Master Plan Committee reviewed an analysis of the existing conditions, evaluated a series of development options, and made the decisions that led to the development of the recommendations that are described in the 2011 Facilities Master Plan.

During fall 2012, the Master Plan Committee was reconvened to engage in a discussion of current priorities and participate in the process to update the facilities master plan. The facilities planning goals were reviewed and expanded. The focuses of the update were identified with regard to specific programs, facilities, and site areas. The Master Planning Team gathered additional information through meetings and tours with faculty. The Master Plan Committee met to explore options and engage in the discussions that led to the updated recommendations described in this document.



Recommendations

Santa Ana College is looking toward its centennial celebration in 2015 with great optimism. Through their approval of Bond Measure Q in 2012, the voters have affirmed Santa Ana College's plans for future campus development. The College is currently undergoing the final phase of work on the Measure E projects and has laid a foundation of prudent planning for the construction of future projects. Santa Ana College is achieving its goal to transform its main campus into a place of unique physical character, founded on its mission, history, and identity.

The recommendations describe an overall picture of the future, developed campus. Projects that are currently in design and under construction are taken into consideration, as well as those that are in the planning pipeline.

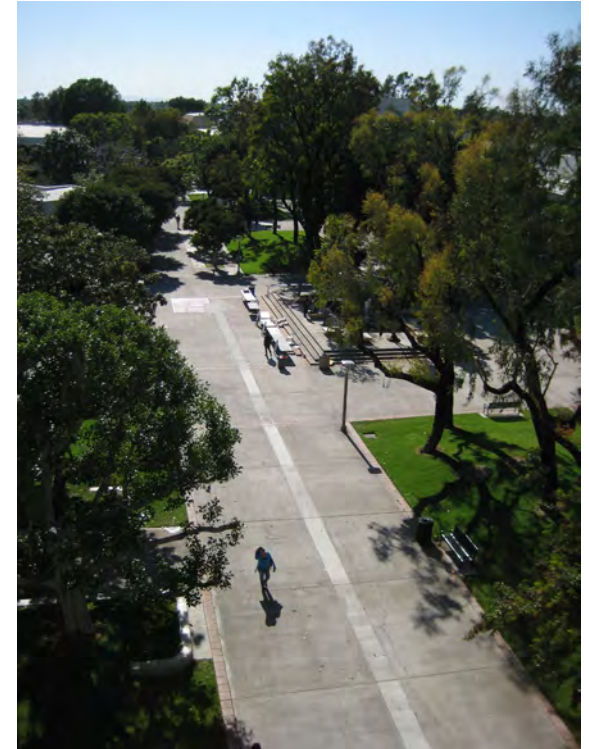
The graphic depictions and narratives presented in this section describe an overall picture of the future, developed campus and include recommendations for the following project categories.

- New Construction Projects
- Renovation, Campus-wide Improvement, and Modernization Projects
- Site Improvement Projects

Following the description of recommended projects is a series of phasing plans that broadly describe the phased implementation of the recommended projects.

Master Plan Project Goals

- Create a plan with order and flexibility
- Develop a complete plan with long-term solutions
- Develop a plan that is based on college-wide priorities
- Develop the image of the campus to the surrounding community
- Focus on students
- Consolidate related programs
- Encourage collaboration and connections
- Right-size functions and spaces to align with state standards
- Identify facilities to be replaced versus renovated
- Develop total project scopes and budgets
- Incorporate universal access design principles
- Incorporate sustainable design principles

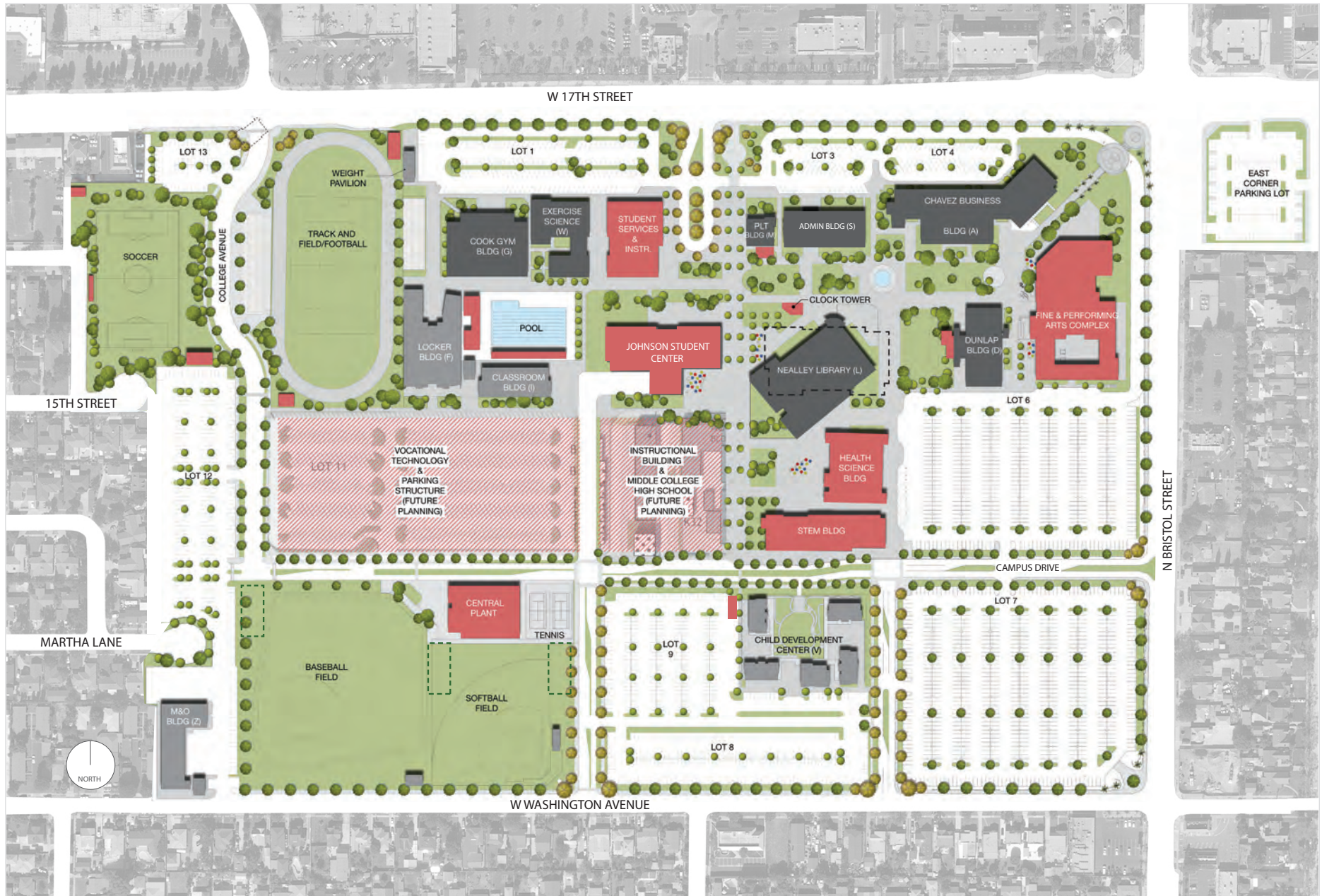


Master Plan Recommendations

The 2014 Facilities Master Plan Update for Santa Ana College presents a guide for future development that is based on the College's 2007 Educational Master Plan and addresses current and projected needs through the year 2020. The Facilities Master Plan Recommendations are intended to address a projected on-campus enrollment of 25,000 students.

It is important to understand that, for planning purposes, the exact year in which projected "build-out" is achieved is not critical. What is critical is that the trend in student enrollment will be recognized and instructional programs, support services, facilities, and staffing are master planned to be responsive when that level of enrollment is ultimately achieved. Although the drawings in the Facilities Master Plan appear specific, the design is intended to be a conceptual guide, conveying the location and purpose of improvements. The detailed programming and design of site and building projects will take place as they are funded.

A series of facilities planning priorities were established to serve as a foundation of good planning practices and a guide to the development of the recommendations. The following is a summary of the priorities.



2014 FACILITIES MASTER PLAN



Facilities Planning Priorities

Maximize functional space

- Renovate facilities
- Address program needs

Eliminate non-functional space

- Remove temporary buildings
- Replace aging facilities

Improve efficiency/utilization of facilities

- Plan facilities to consolidate related programs
- Create flexible, interdisciplinary spaces
- Plan for efficient use of space

Right-size the campus to address program needs

- Align the projected space inventory with state guidelines
- Position the College to maximize funding (federal, state, and local)

Develop the campus environment

- Define clear, inviting campus entry points
- Develop clear pedestrian connections
- Create gathering spaces to support collaboration

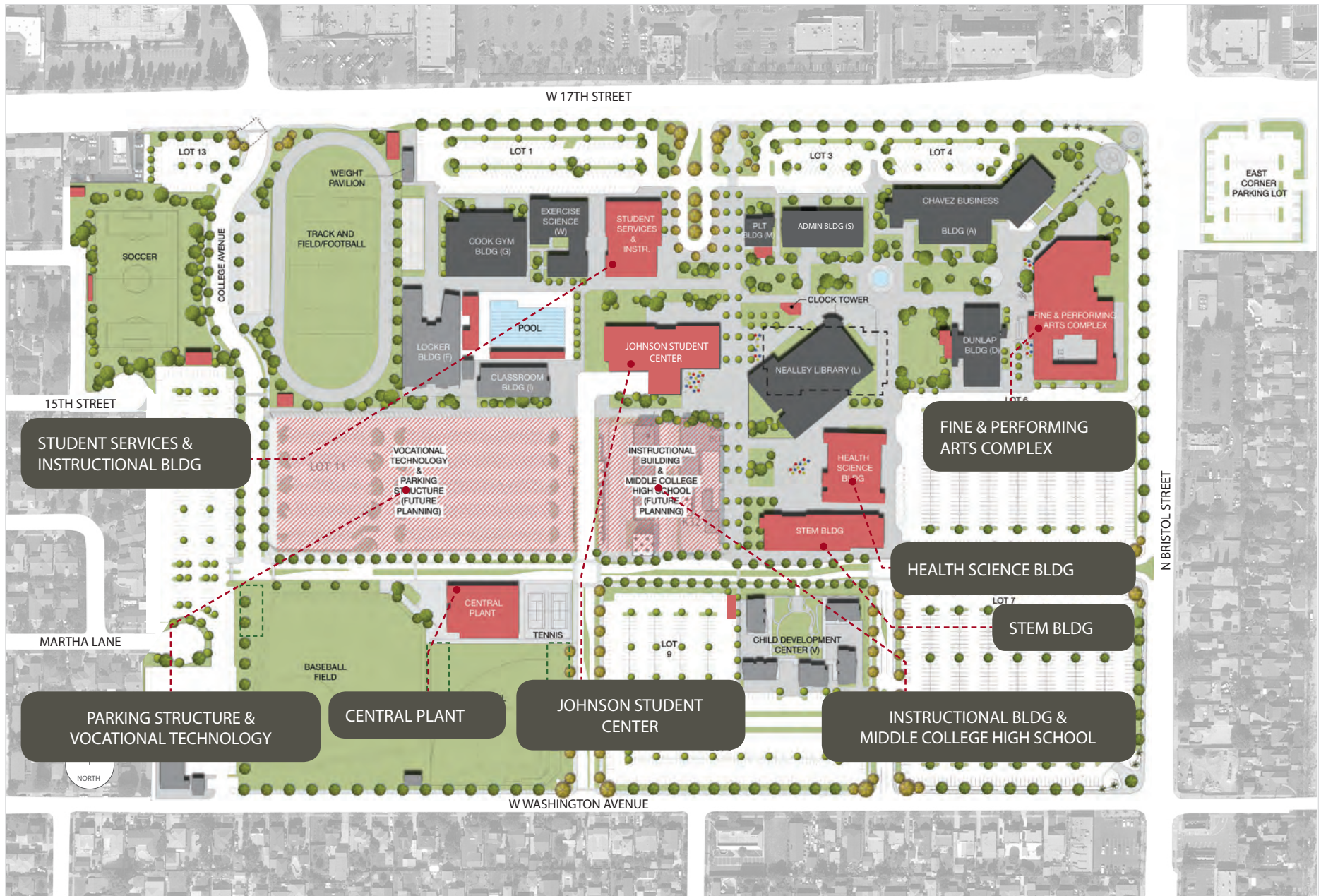
Establish principles to guide the design of facilities

- Design for safety and security
- Design for sustainability
- Design to foster connections

NEW CONSTRUCTION PROJECTS

The recommendations for new construction projects are included on the following pages. These new facilities will be welcoming, safe, and accessible to all. They will be environmentally responsible, healthy, and durable. Architects will work in accordance with established standards to reinforce the unique identity of Santa Ana College. An emphasis will be placed on creating places for students to study, gather, and collaborate.

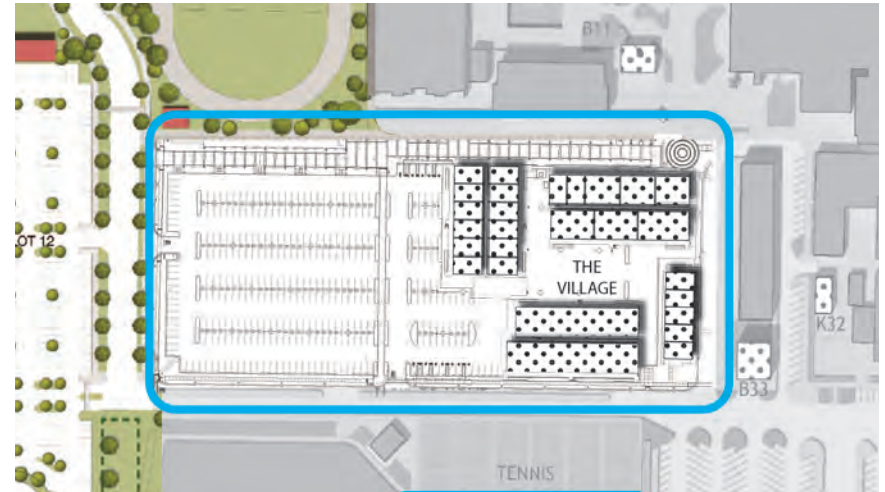
- The Village
- Central Plant and Electrical Service Building
- Johnson Student Center Building
- STEM Building
- Health Science Building
- Fine & Performing Arts Complex
- Student Services & Instructional Building
- Vocational Technology
- Instructional Building
- Middle College High School
- Parking Structure
- Pool Buildings



NEW CONSTRUCTION PROJECTS

The Village

The Village will be located on a portion of Parking Lot 11 for programs that must vacate facilities that are being renovated or removed. It consists of 26 classrooms and restrooms situated around a courtyard with seating areas for students. The Village will be utilized during different phases of construction as a temporary location for classes, programs, and faculty offices. Future use of this location is anticipated to be for the parking structure, however, further study is needed in order to determine the best approach for this project.





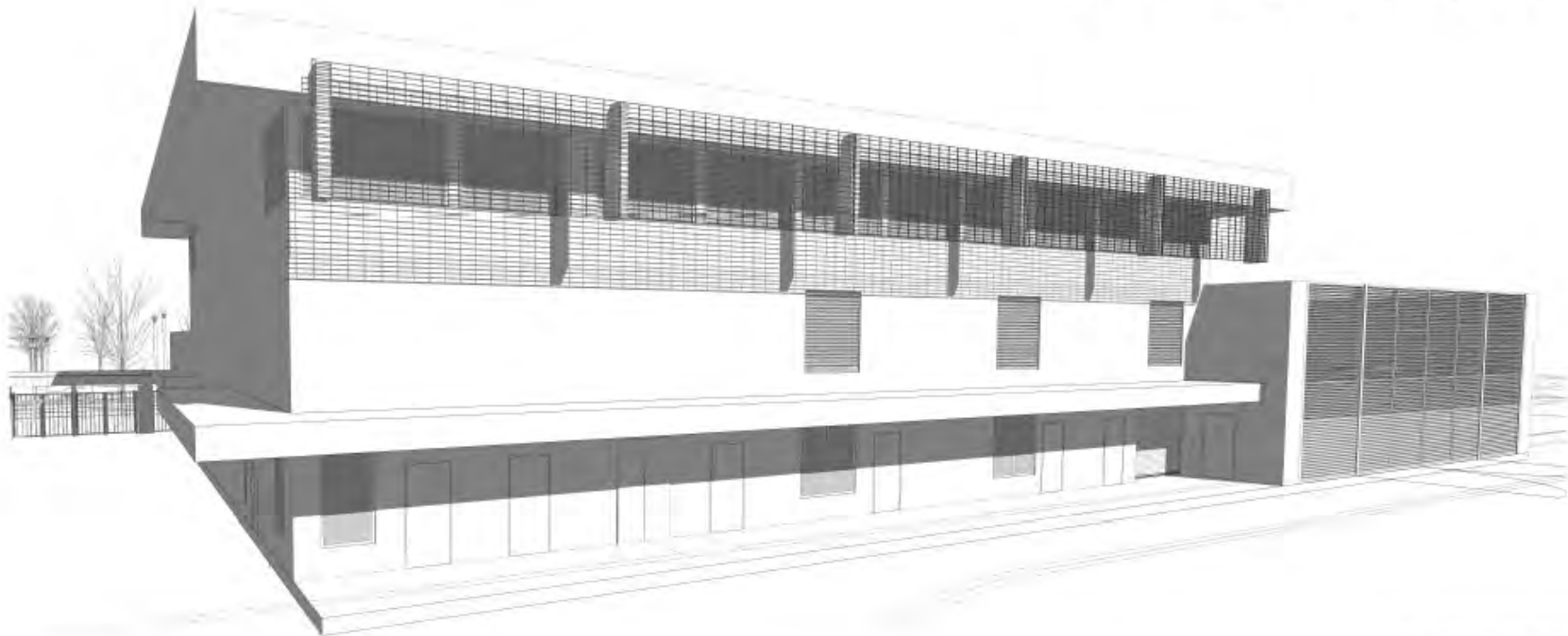
Central Plant

The Central Plant project will provide a central source of chilled water to cool buildings throughout the campus. This approach, enhanced by thermal energy storage, takes advantage of the diversity in cooling needs across the campus facilities to deliver significant savings in energy usage. The construction of the underground chilled water loop will be coordinated with the landscaping and hardscape upgrades of the Campus Mall Improvements. The project also includes a new electrical service building which will be located adjacent to the Child Development Center within Parking Lot 8. The location of the Central Plant presented the opportunity to improve the adjacent entrance to the Baseball Field and entry plaza. Additionally, a new restroom and storage for the Softball Field will be incorporated into the Central Plant Building.



New Central Plant Building

Schematic Design Set



SOUTH ELEVATION

Johnson Student Center Building

The construction of the new Johnson Student Center will transform it into a facility dedicated to student activities and faculty support. With the Student Services, Instructional Building and Nealley Library, it will support a central hub for campus life.

The Johnson Student Center will be rezoned to provide each program with appropriately sized space and placed in a location that supports its function. The bookstore will be relocated to have a prominent presence on the Central Mall. An internet café will be included. The existing bookstore wing cannot be economically upgraded to meet current building code requirements and will be removed. Consideration will be given to placing the food service facility on the ground floor where it will be more visible and have a stronger connection to outdoor dining and gathering places. Instructional space for institutional food service courses will be co-located with the food service facility.

Better use will be made of the covered patio areas and the courtyard between Johnson Student Center and Nealley Library, which will be repurposed and enhanced for outdoor dining. On the second floor, the Student Activities lounge and recreation space will overlook and be seen from the Central Mall. Faculty and staff support, meeting, and seminar spaces will also be housed on the second floor.



The new student center will provide modern and efficient infrastructure and technology to support the building use and fulfill the College's objective for sustainable and environmentally responsible operations. Service and receiving areas will accommodate deliveries to the bookstore and food service facilities and provide for the recycling and composting of waste. A satellite custodial supply and equipment room will support the staff working in the campus core. Site walls will be provided for visual and acoustical screening of support spaces.



STEM Building

The STEM Building provides space to consolidate and expand the Science, Technology, Engineering, and Math programs into a new STEM Center for Santa Ana College. Biological Sciences and Physical Sciences, currently housed in aged and inadequate space in Russell Hall, will move to the STEM Center, along with space to support Math, Technology, and Engineering. This building will provide modern and functional facilities that are supported by efficient infrastructure and technology. Located adjacent to the new Health Science Building, the STEM Building will front the southern edge of the newly developed courtyard and frame the southern pedestrian entrance to the campus core.

Health Science Building

The new Health Science Building will consolidate several programs into one facility. The facility will be designed to support the instructional program needs for the health sciences programs which are currently housed in aged and inadequate space in Russell and Hammond Halls. The first floor of the building will include interdisciplinary instructional space to support a variety of programs and the upper floors will include specialized instructional space to support the health sciences programs. Located adjacent to the new STEM Building, the Health Science Building will frame the eastern edge of the newly developed courtyard and edge the new vehicular drop-off in parking lot #6.

Fine & Performing Arts Complex

The Fine & Performing Arts Complex replaces Phillips Hall, the Music Building and the Art Building—facilities that have aged beyond their useful lives—with state-of-the-art performance, exhibition, and specialized instructional space. This facility will bring theatre, music, dance, and fine arts instruction together in one location to encourage interdisciplinary collaboration and create a hub of activity.

This new complex will anchor the east end of the Campus Mall, energizing it with activity from the theater, art gallery, and large lecture hall. This signature building will be a highly visible landmark for the College and community at the well-traveled intersection of W. Seventeenth and N. Bristol Streets. Along with the Chavez Building, the new complex will create an inviting passageway into the Campus Mall. The adjacency to a primary vehicular route will facilitate passenger loading and service vehicle access. Direct access to exterior courtyards within the complex will enhance options for collaboration, outdoor art instruction, and display.





Vocational Technology Building

The Vocational Technology Building will replace the aged facilities in Buildings J, K, and T with up-to-date facilities, supported by the equipment, technology, and infrastructure necessary to prepare students for the modern workplace. This facility will house Manufacturing, Automotive Technology, Diesel and Refrigeration, and Welding in flexible space that can be economically retooled to keep pace with changes in the local economy. These facilities will include outdoor instructional areas and direct vehicular access for each program. Planning for these facilities will take place when this project is funded and implemented.

Instructional Building & Middle College High School

A site for a potential future Instructional Building and a new building to replace the existing modular Middle College High School building is shown on the master plan graphic. Further study is recommended to establish the need for these facilities.

Fitness Building (E) Demolition & Swimming Pool Replacement

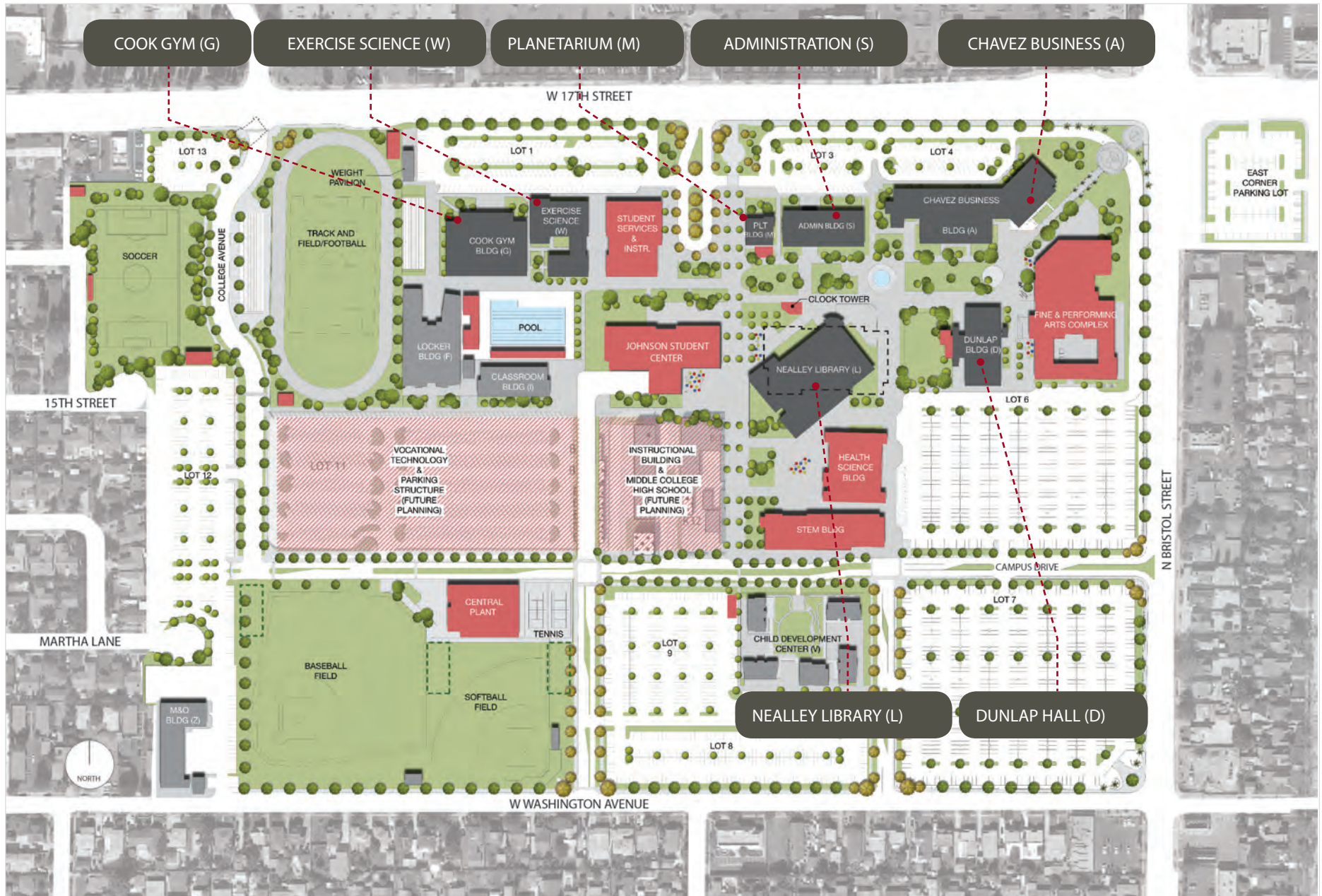
The existing facility will be replaced with a 50 meter swimming pool. The Fitness Building will be removed to provide space for the expansion of the pool facility, and a new home for the Fitness Center will be included within this project in repurposed space in the Exercise Science Building. This facility will utilize state of the art technology for efficient energy and water use. It will include bleachers, a concession, and storage, and will maintain the direct connection to the shower and locker rooms in the Locker Building.

Parking Structure

The Parking Structure will provide safe and convenient parking to support the projected growth in enrollment on a campus with limited land area. As necessitated by its location near the center of campus, the Parking Structure will be designed to present a pleasing appearance when viewed from the adjacent spaces and the neighborhood. The parking structure also provides an opportunity for integrating a photovoltaic power facility into the campus. The College wishes to consider the feasibility of a rainwater harvesting system, which would use the upper deck as a collection area. Planning for these facilities will take place when this project is funded and implemented.







RENOVATION & MODERNIZATION PROJECTS

RENOVATION, CAMPUS-WIDE IMPROVEMENT, & MODERNIZATION PROJECTS

Santa Ana College has existed in its current location for more than 60 years. Many of its buildings have a long history of service and there is a need to address aging infrastructure and implement advances in educational technology and instructional design. Renovation and modernization projects are opportunities to create flexible, state-of-the-art facilities and to provide for accessible, sustainable, healthy, and comfortable environments. Projects must also address logistical planning for temporary facilities, construction access, and the protection of students, faculty, and staff during the building process.

RENOVATION PROJECTS AND CAMPUS-WIDE IMPROVEMENTS

Renovation projects will include the repurposing of space in existing buildings to house new functions, thus allowing the College to consolidate related programs. Four renovation projects are recommended to improve the functional zoning of the campus. The renovation of these four facilities will include the renewal of worn and out-dated components and the installation of modern and efficient building systems. Three Campus-wide Improvement Projects focus on utilities infrastructure replacement and mechanical upgrades, scheduled maintenance work, energy efficiency, and universal accessibility. Descriptions of the Renovation Projects and Campus-wide Improvement Projects are shown on the following pages.

MODERNIZATION PROJECTS

Periodic modernization is essential to help preserve the value of facilities that see little change in use, but are subjected to heavy wear over years of service. Modernization will include the repair or replacement of worn and out-dated components, the installation of modern and efficient building systems and technology, and the implementation of accessibility upgrades. The modernization of three facilities is recommended within the next decade.

RENOVATION PROJECTS

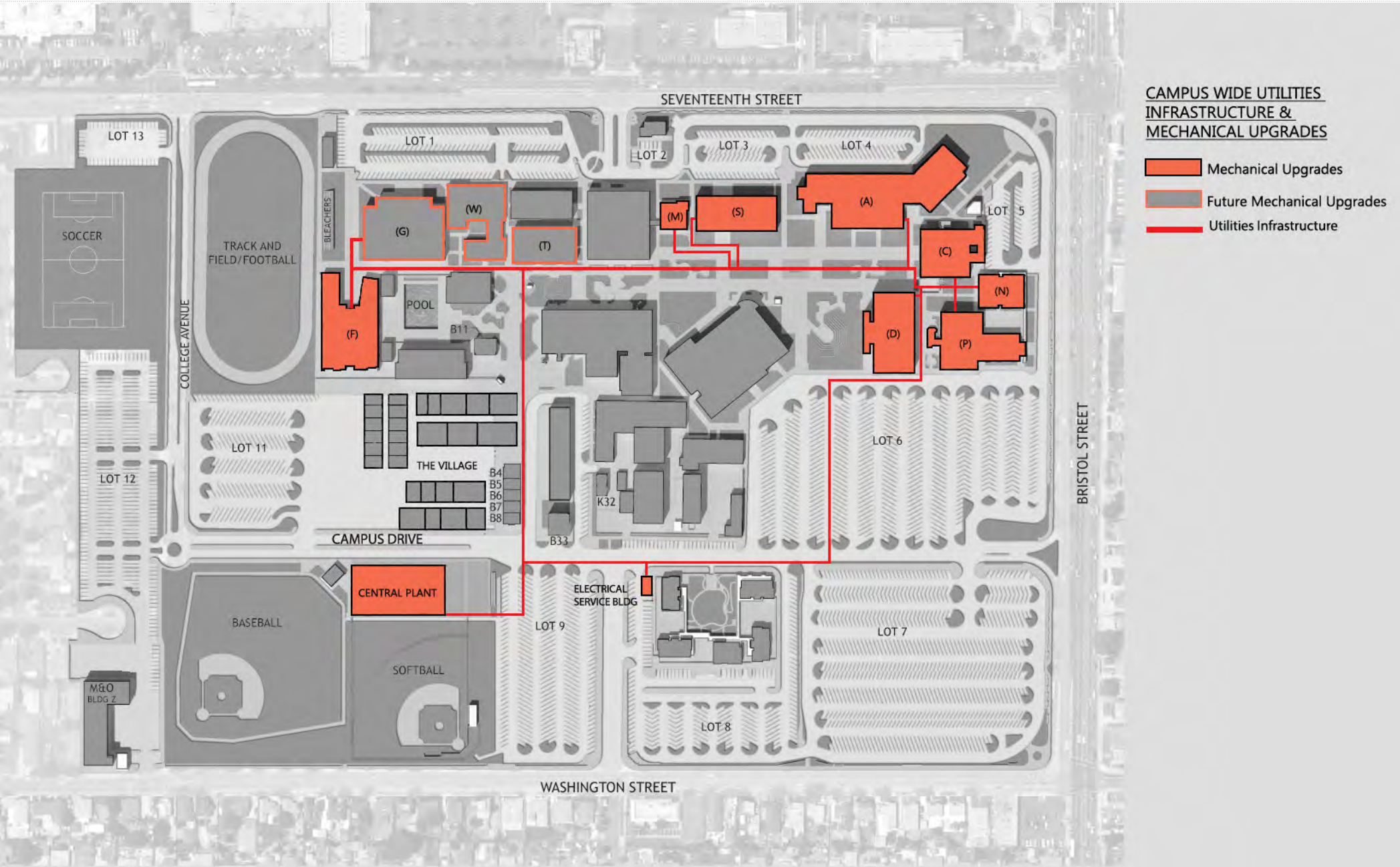
- Tessman Planetarium Renovation (M)
- Dunlap Hall Modernization (D)
- Nealley Library Renovation (L)
- Administration Building Renovation (S)

CAMPUS-WIDE IMPROVEMENT PROJECTS

- Campus-wide Utilities Infrastructure Replacement and Mechanical Upgrades
- On-going Scheduled Maintenance and Efficiency Improvements
- On-going Campus-wide Accessibility Improvements

MODERNIZATION PROJECTS

- Cook Gymnasium Modernization (G)
- Chavez Business Modernization (A)
- Exercise Science Modernization (W)



Mechanical Upgrades to buildings Cesar Chavez (A), Fine Arts (C), Dunlap Hall (D), Locker Rooms (F), Cook Gym (G), Music (N), Phillips Hall Theatre (P), Administration (S), Technical Arts (T), Exercise Science (W)

Mechanical Upgrades & Utilities Infrastructure Replacement

The Mechanical Upgrades project will include the conversion of Cesar Chavez Building (A), Fine Arts/Arts Gallery (C), Dunlaph Hall (D), Locker Rooms (F), Planetarium Building (M), Music Building (N), Phillips Hall Theater (P), and Administration Building (S) to be connected to the new Central Plant. The HVAC system at each of these eight buildings will be replaced with new and efficient chilled water air handler systems and connected to the new Central Plant. The aging campus wide underground utilities infrastructure, including the electrical, communications, natural gas, domestic water, fire protection water, sanitary sewer, and storm drainage systems will be improved or replaced. A new pipe loop will be installed to distribute chilled water from the Central Plant to buildings throughout the campus, which will result in a significant reduction in Santa Ana College's energy usage. A new electrical service building will be located in Parking Lot #8 to replace the existing main campus electric service that is currently in Auto Shop Building (J).

On-going Scheduled Maintenance and Efficiency Improvements

Santa Ana College places a high priority on keeping pace with the need to maintain its facilities, in order to provide sound and healthy learning environments, reduce operating costs, and lead the community in environmental stewardship. All facilities will be assessed and their needs will be documented and prioritized. Project scopes will be defined, budgeted, and scheduled to facilitate the pursuit of funding opportunities. Projects will include sustainability upgrades that support the strategic goals defined in the Rancho Santiago Community



On-Going Campus-Wide Effort for Accessibility

Santa Ana College has been implementing a program to study and improve accessibility as it relates to open space and buildings. An on-going effort is required to keep pace with evolving building codes, standards, and emerging solutions. The College intends to continue this effort to assess and document the need for accessibility improvements in order to define projects, budgets, and schedules. This effort will be coordinated with the parallel effort to improve campus way-finding signage.

Tessman Planetarium Renovation (M)

The renovation of Tessmann Planetarium will replace aging infrastructure and repurpose space that will be vacated when the Student Services and Instructional Building are built. The vacated space will be available to provide needed space for the planetarium program. This project will also provide an opportunity to implement the re-visioning of the building’s exterior, raising its profile in the eyes of the community. Tessmann Planetarium will define the eastern edge of the Entry Plaza, which will serve as a passenger loading and gathering space for its many visitors.

Dunlap Hall Renovation (D)

The renovation of Dunlap Hall will replace aging guardrails, add an elevator tower, renovate restrooms to meet accessibility requirements, and provide a new prominent stairway entrance to the building. Additionally, the outdoor amphitheater will be improved to create both an active and passive learning space for the college.



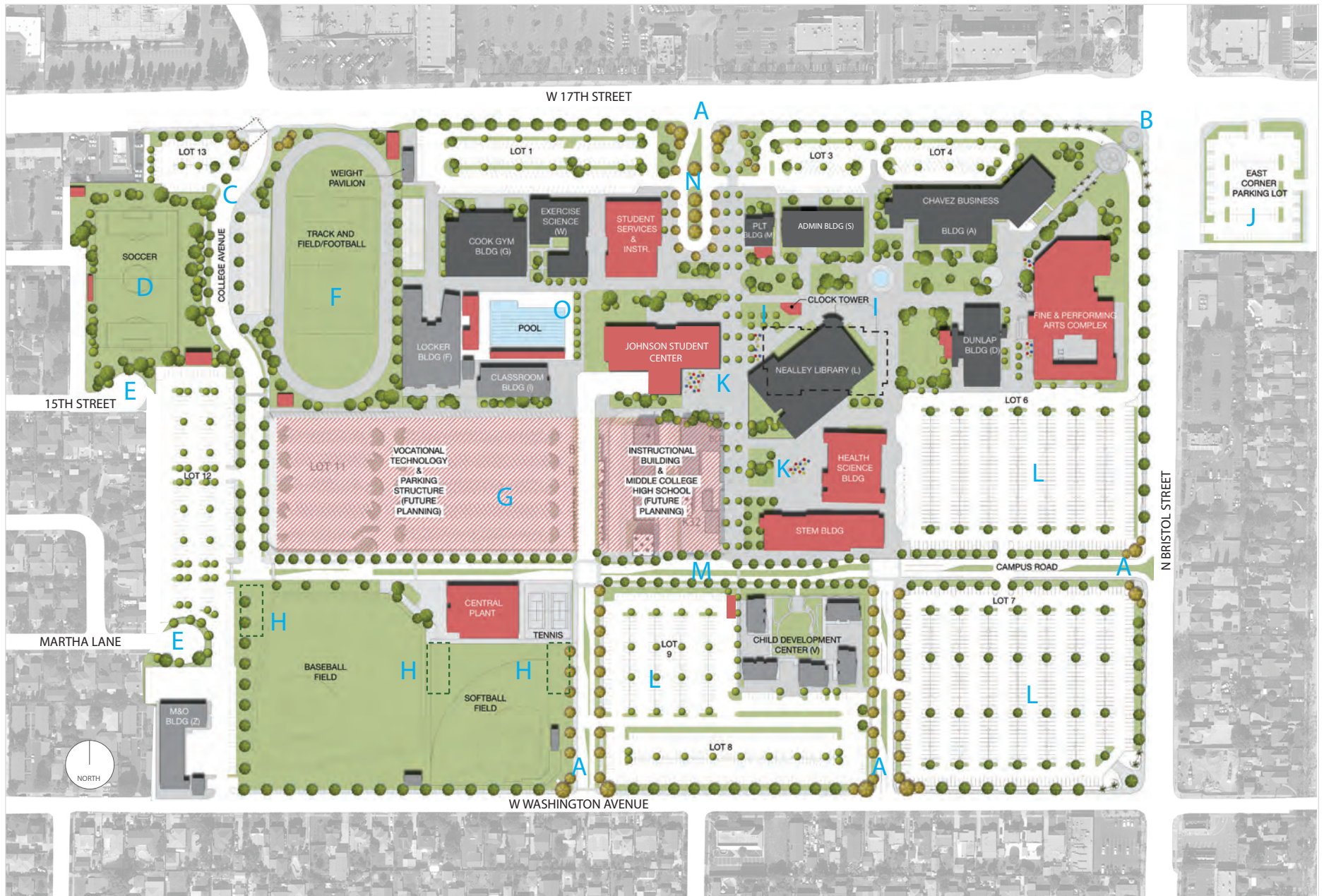
Administration Building Renovation (S)

The renovation of the Administration Building will repurpose space that will be vacated when the Student Services and Instructional Building is built. The vacated space will be available for the consolidation of administrative functions, including the administration of community education and support for Santa Ana College Foundation programs, and to provide needed meeting space. Although it was remodeled in the last decade, there remains a need to replace aging infrastructure and building systems.

Nealley Library Renovation (L)

The Nealley Library will be transformed into a library/learning resource center to provide instructional support services to all students. Tutorial functions currently located in other buildings on campus will be consolidated to increase access to services and to improve efficiencies. The transformation will be either a renovation or replacement of the existing building. Further study is needed in order to determine the best approach for this project.





SITE IMPROVEMENTS

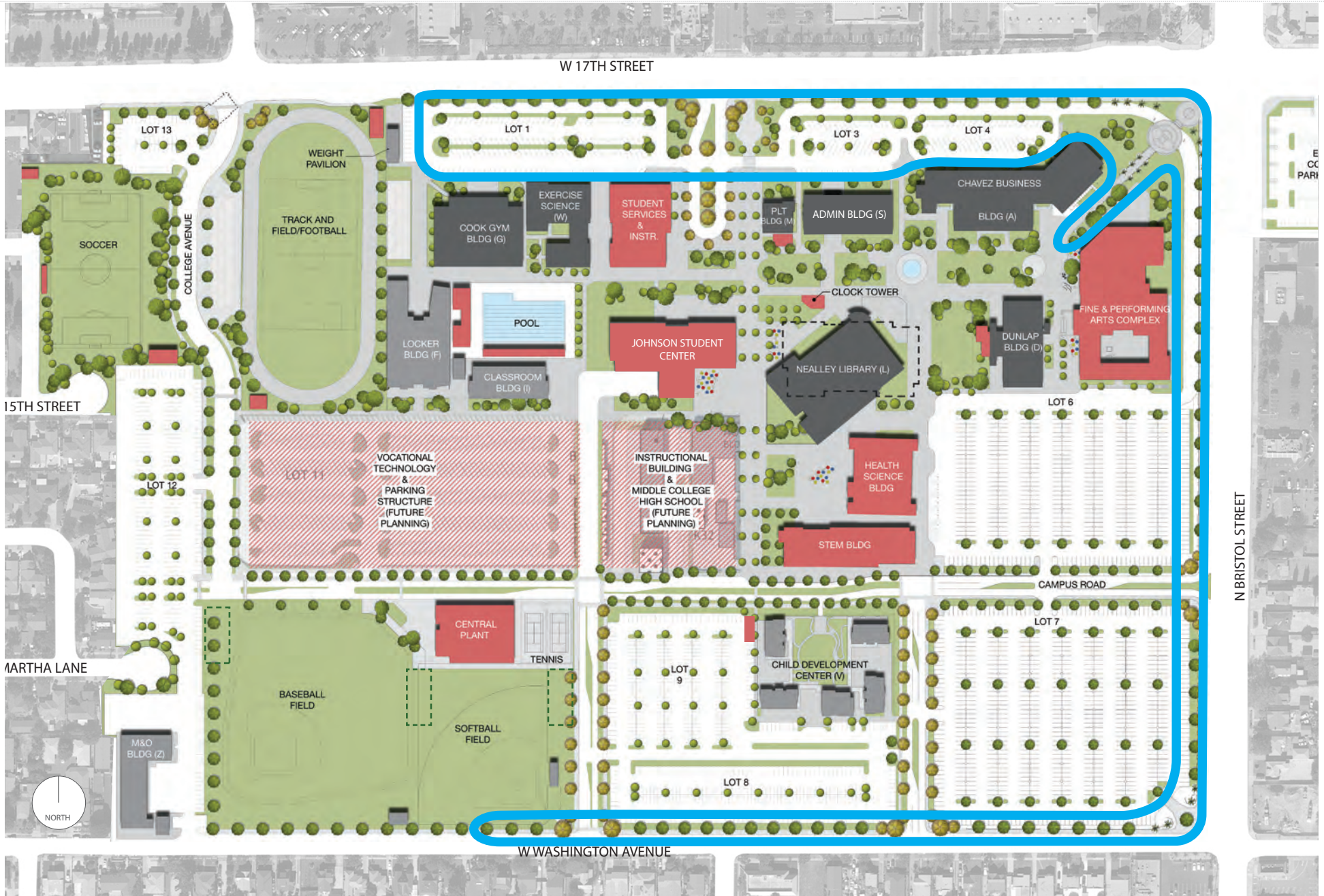
SITE IMPROVEMENTS

Santa Ana College places great importance on campus open space and the community's shared experience of these special places. Open space design standards have been established with the aim of creating a sense of place that is uniquely identifiable with Santa Ana College. The informal style and intimate scale of the Central Mall is a model for the design of new gathering spaces. Landscape color will be used to signal entries, key locations, and circulation routes. The excellent collection of trees will be maintained and expanded to areas of new development. The College will continue its effort to establish a campus-wide arboretum to take advantage of its diverse and mature collection of trees. Campus edges, entries, and streets will utilize a more formal and rhythmic design to facilitate way-finding and circulation.

Santa Ana College intends for its campus to be a tool for teaching—an open and living system, demonstrating solutions for storm water management, water conservation, and energy efficiency. The recommended site improvement projects that are listed on this page will follow the strategic paths of the RSCCD Sustainability Plan and implement the College's open space standards.



- A. Campus Entry & Edge Improvements
- B. Art Corner Improvements
- C. College Avenue Improvements
- D. CDC Demolition & Soccer Field Construction
- E. Cul-de-sacs & Perimeter Wall
- F. Stadium Improvements
- G. Parking Lot 11 Extension & The Village
- H. Percolations Fields
- I. Campus Mall Improvements
 - Centennial Clock Tower
 - Water Fountain
- J. East Corner Parking Lot
- K. Campus Quad
 - Dining Plaza
 - Science Plaza
 - Science Walk
- L. Parking Lot 6, 7, 8, and 9 Improvements
- M. South Campus Circulation Improvements
- N. Entry Plaza
- O. Fitness Building (E) Demolition & Swimming Pool Replacement



CAMPUS ENTRY & EDGE IMPROVEMENTS

Campus Entry and Edge Improvements

The entry and edge improvements are intended to increase the visibility and presence of Santa Ana College to the community, reinforce its positive image, and help visitors find the campus entries.

Campus Entries – Entries will be improved with signage, lighting, landscaping, and paving to welcome visitors who arrive via foot, bicycle, bus, and car. A consistent palette of landscape color will be used to signal the location of the entries.

Seventeenth Street Edge – The existing property line wall and sidewalk will be removed allowing the space between the street and the parking lots to be fully utilized for landscaping and a wider sidewalk. Bus stops will be designed with enough depth to accommodate bus wheelchair ramps and waiting areas. Pedestrian paths will be provided from the bus stops into campus, with safe crossings at the loop road. Landscaping will be scaled to screen the parking lot, but allow views of the buildings from passing cars.

Bristol Street Edge – The improvements here will be similar to those for Seventeenth Street, however the timing of these improvements must be considered. The northern portion of this frontage is subject to storm water incursion from Bristol Street during heavy rains. The Arts Corner Improvements project will construct a ten foot wide bio swale/water diversion swale between Bristol Street and the loop road, by shifting the loop road to the west. Until this work is done, the property line wall should remain as a partial barrier to storm water. Please see the note on the Bristol Street Widening Project, below.

Bristol Street Corners – The corners at the intersections of Bristol Street and both Seventeenth Street and Washington Avenue provide key views into campus. These corners will be improved with signage, lighting, landscaping, and paving to welcome visitors who arrive via foot and bus. Please see the note on the Bristol Street Widening Project, below.

Washington Avenue Edge – The south edge of campus borders a single family residential neighborhood and the existing property line wall serves to screen the residents from the college parking lots. The wall will remain with modifications at the new vehicular entries. The wall will be infilled where the Pacific Avenue entry is removed. The existing street trees will be kept, except where the streetscape is being changed.

Note: A key consideration for the design of the Bristol Street corners and edge is the design of the Bristol Street Widening Project, which is in process under the City of Santa Ana. Although current plans do not include changes to the west side of Bristol Street, the master plan recommendations include dialogue with the city to maintain awareness of possible impacts to the College. The master plan recommends an effort to collaborate with the city on the design of the Bristol Street corners and edge.

College Avenue Improvements

This project will create a major western entry into the campus from W. Seventeenth Street, incorporating signage, lighting, landscaping, and paving to welcome pedestrians. Landscape color will be used to enhance this entry. College Avenue will be realigned to allow space for the addition of western grandstands at the stadium, and the streetscape will be designed to accommodate the numbers of pedestrians that will be expected to attend athletic events and graduations. The vehicular way will be designed to safely accommodate both bicycles and cars. Street trees, sidewalks, and lighting will be provided. The project will include percolation fields to reduce and slow the flow of storm water into the municipal drainage system.

CDC Demolition & Soccer Field Construction

The Soccer Field will include restrooms, storage, and audience seating. This project will remove the former Child Development Center.

Cul-de-sacs & Perimeter Wall

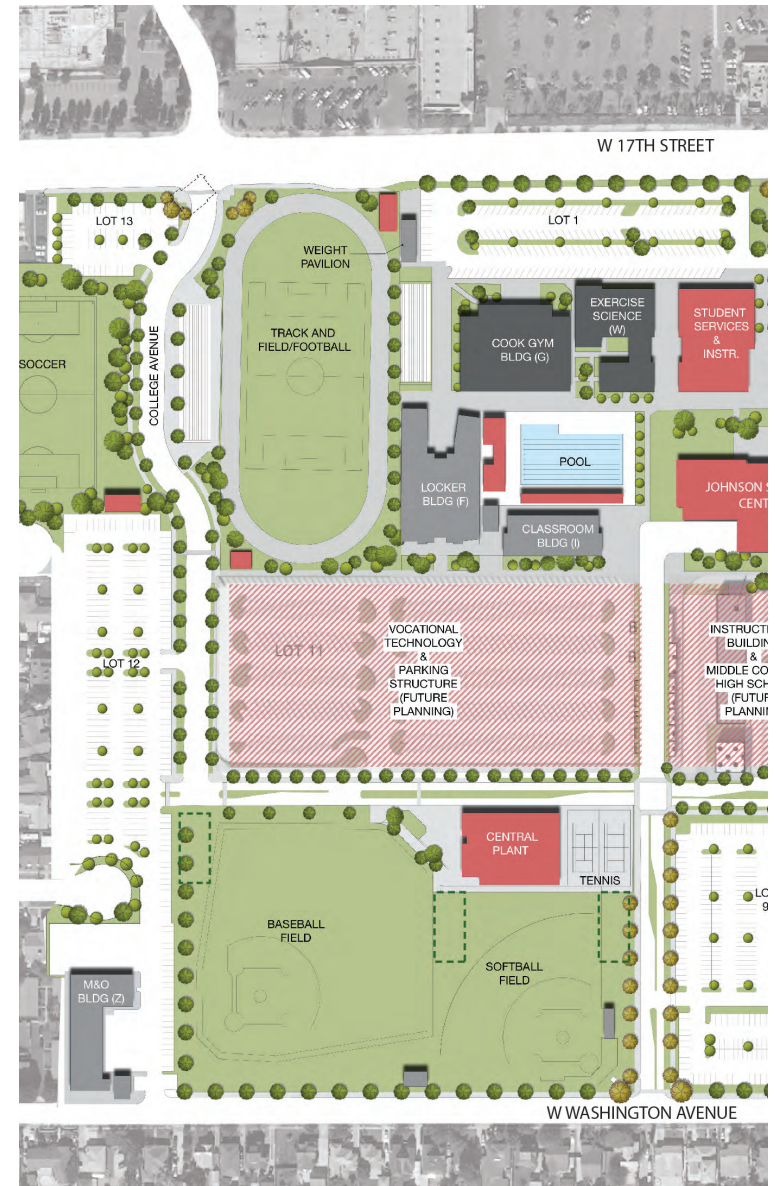
This project provides cul-de-sac terminations at W. Fifteenth Street and W. Martha Lane. It will also provide a concrete masonry wall along the western property line.

Stadium Improvements

The stadium will be enhanced to accommodate athletic competitions, such as football and soccer games, and large gatherings, including graduation ceremonies. A western grandstand will be added, including restrooms, storage, and a concession. The sides and rear of the grandstand will be designed to an aesthetic standard appropriate for its location near the College Avenue entry.

Parking Lot 11 Extension & The Village

The existing soccer field will be replaced with an extension of surface parking lot 11. This parking lot will remain in use until it is replaced by the Parking Structure.



Entry Plaza

The removal of Russell Hall and the Security Building will create an open entry plaza leading into the Central Mall. A vehicular looped driveway will provide a generous passenger loading zone to serve visitors and students, including OCTA Access bus users. Enhanced paving in the driveway will signal the presence of pedestrians.

The Plaza will be formally landscaped with low trees and planted beds to maintain the open views into the Mall. The area adjacent to the Student Services and Instructional Building and the Tessmann Planetarium will provide open gathering space for visitors.



Campus Quad

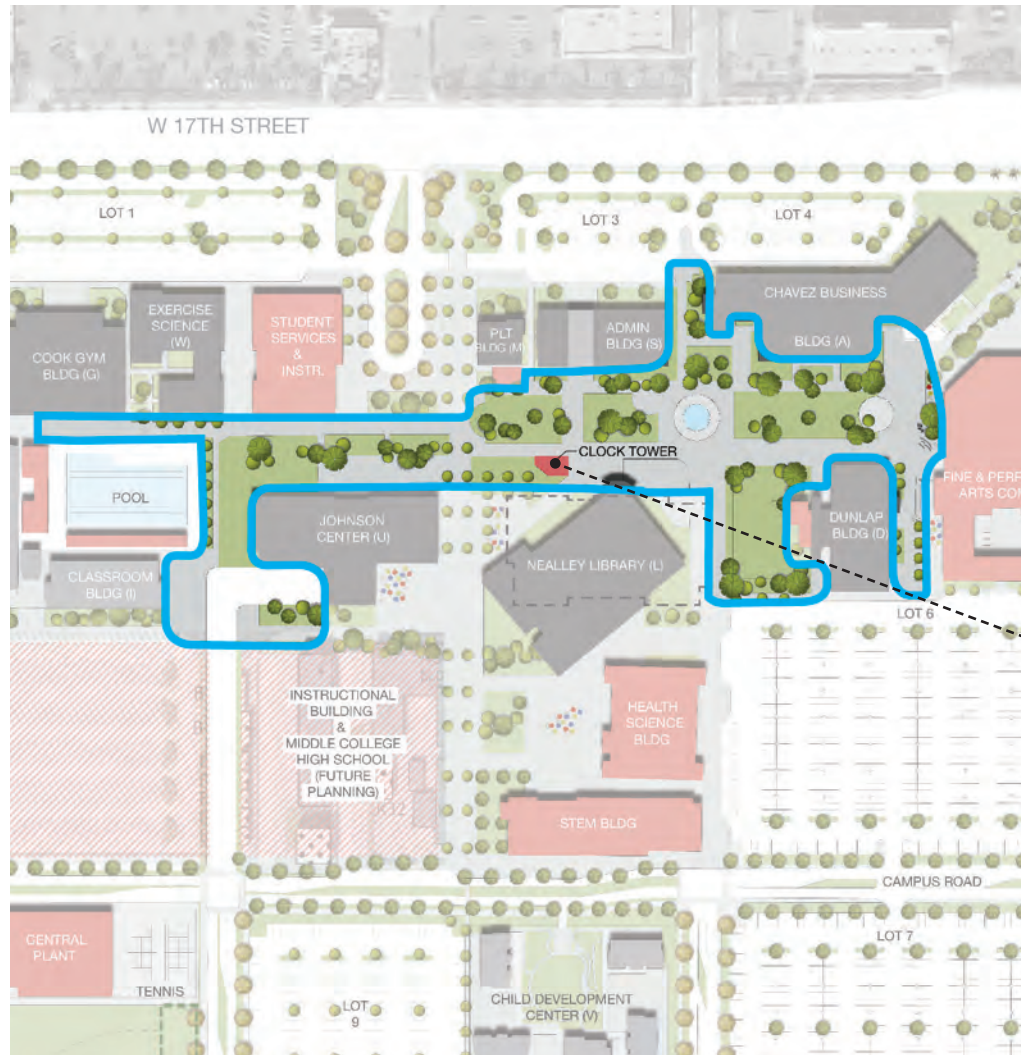
The Campus Quad extends the successful Campus Mall and becomes the core of a new zone of development. It is defined by Johnson Center and Nealley Library to the north and new instructional buildings to the east, south, and west. The Campus Quad is organized around three components, which are described below.

Dining Courtyard – The courtyard between Johnson Center and Nealley Library will accommodate a welcoming outdoor dining and gathering space with strong indoor-outdoor connections to both buildings. Trees and pergolas will provide shade and establish an inviting setting.

Science Plaza – The plaza that is adjacent to the STEM Building and Health Science Building will be developed to support the instructional programs in these adjacent buildings. The Science Plaza will include outdoor teaching spaces, a science garden, and quiet study spaces.

Science Walk – The Science Walk extends campus circulation toward the south to create a southern pedestrian entrance located next to the STEM Building. At Campus Road, the Science Walk will link to safe pedestrian street crossings and sidewalks that will provide accessible paths to the Child Development Center and Washington Avenue.





Campus Mall Improvements

The Campus Mall is the well-loved heart of the campus. This project will enhance the greenscape and hardscape, build on the successful elements of the Mall, make adjustments to better accommodate outdoor programmed uses, and repair or replace aging elements. Consideration will be given to gathering spaces near the entries of buildings, to foster collaboration and support programs housed within these buildings. The portions of the Mall that are adjacent to Johnson Center will be enhanced to accommodate activities, events, and organized gatherings. Preference will be given to the use of long-lived shade trees, and a diversity of plant species.

Centennial Clock Tower

This gift from the Santa Ana College Foundation will commemorate the College's centennial in 2015. The clock tower will rise from a slightly elevated terrace situated in a symbolically landscaped park.

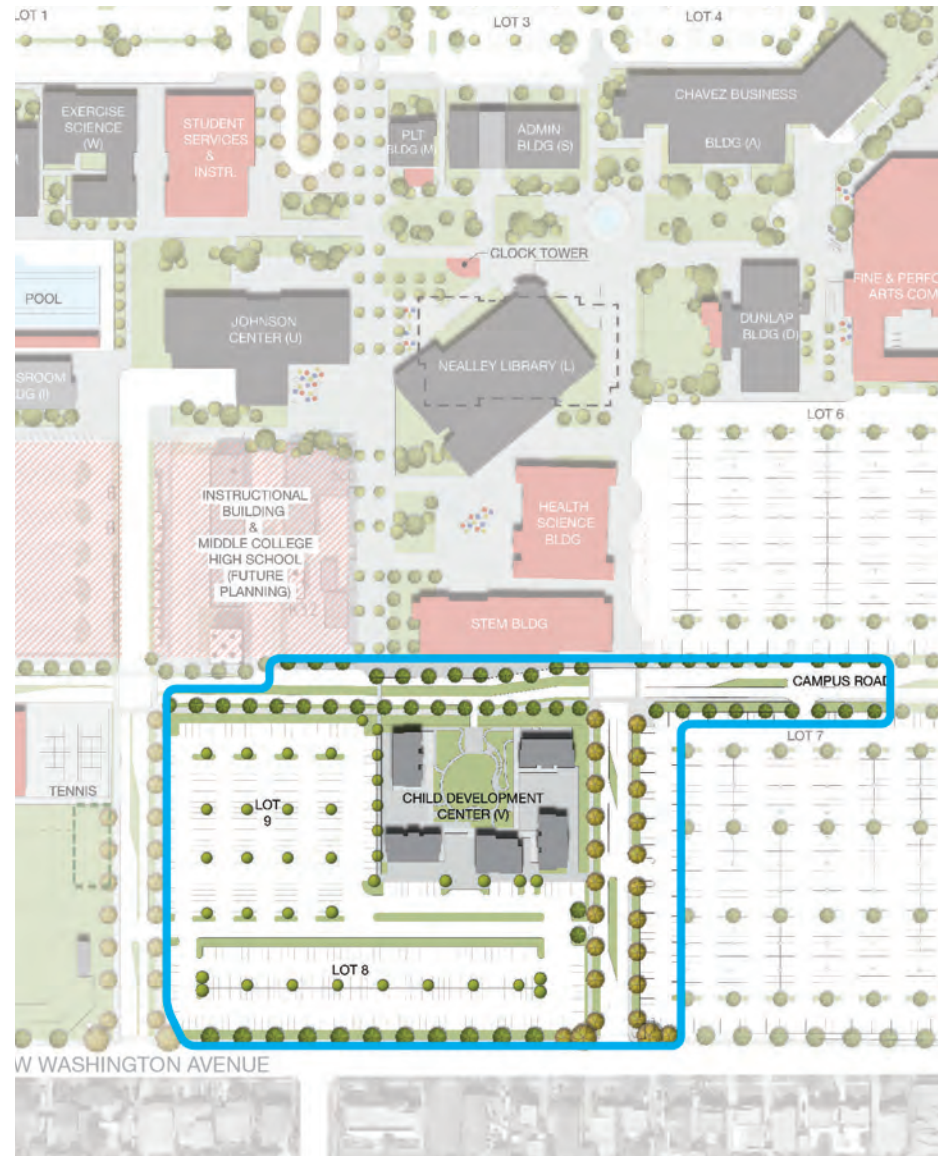
Water Fountain

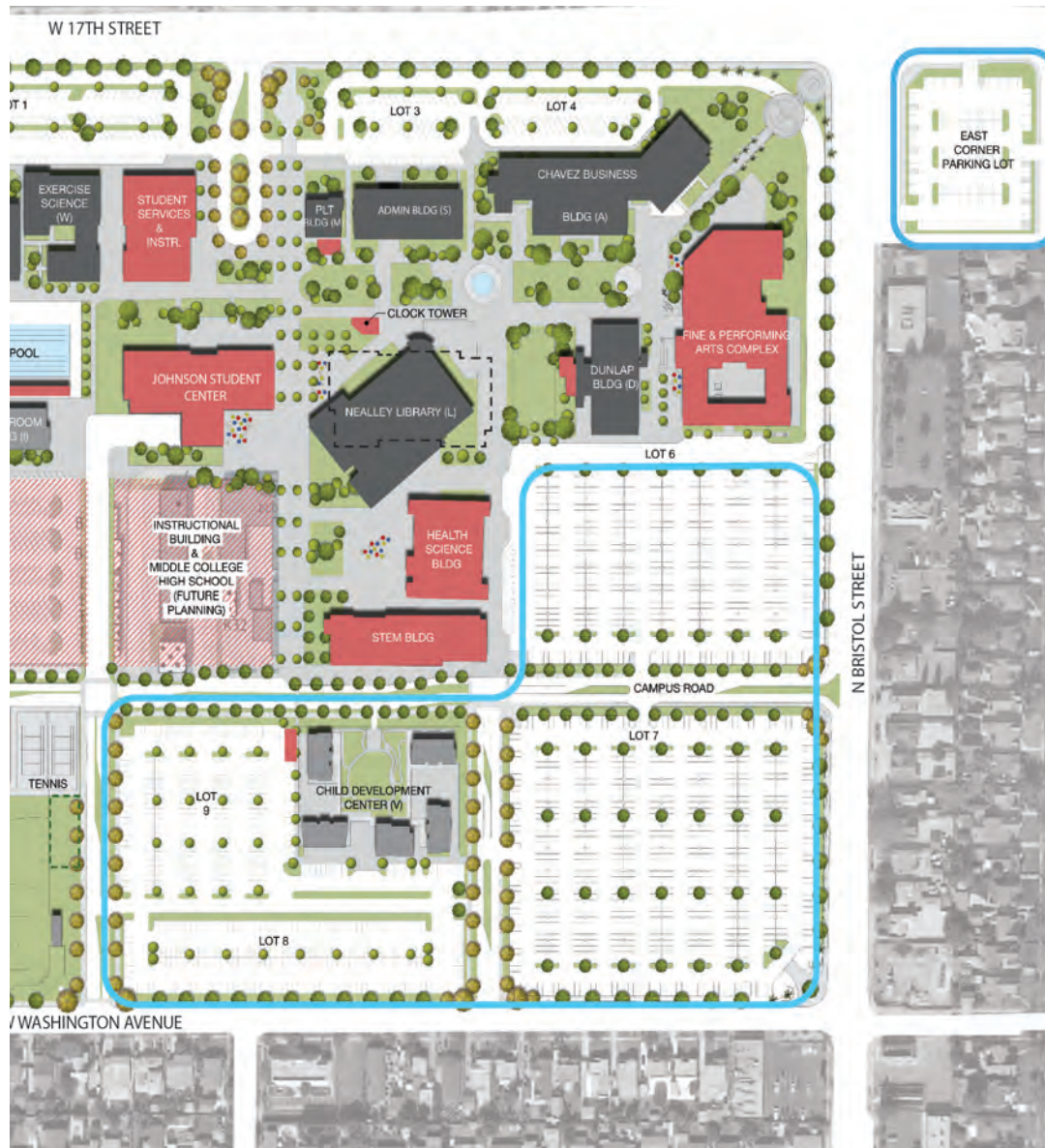
The existing fountain will be replaced with a new fountain as part of the campus infrastructure improvement work to meet accessibility requirement. It will provide an additional outdoor gathering space.

South Campus Circulation Improvements

This project will provide a new campus entry driveway from W. Washington Avenue to Campus Road. It will realign and create a new streetscape for the eastern half of Campus Road, including accessible sidewalks, storm water infrastructure, street trees, and lighting. The parking stalls will be removed and trash storage areas will be relocated. Entry points to Parking Lots 6 and 7 will be relocated and designed to increase the stacking space for cars waiting to turn into the parking lots.

The Pacific Avenue entry drive will be removed. These improvements have been carried over from the 2004 Master Plan. Parking Lots 8 and 9 will be reconfigured and merged. Trees will shade the lots and help to reduce the heat island effect. Energy efficient LED lighting will be provided. Vehicular circulation serving the Child Development Center (CDC) will be improved. Pedestrian circulation between the CDC and the campus core will be improved with accessible paths and clearly marked crossing points at Campus Road. The parking lots and driveways will be designed to consider storm water management needs, and will incorporate bio swales and other best management practices.





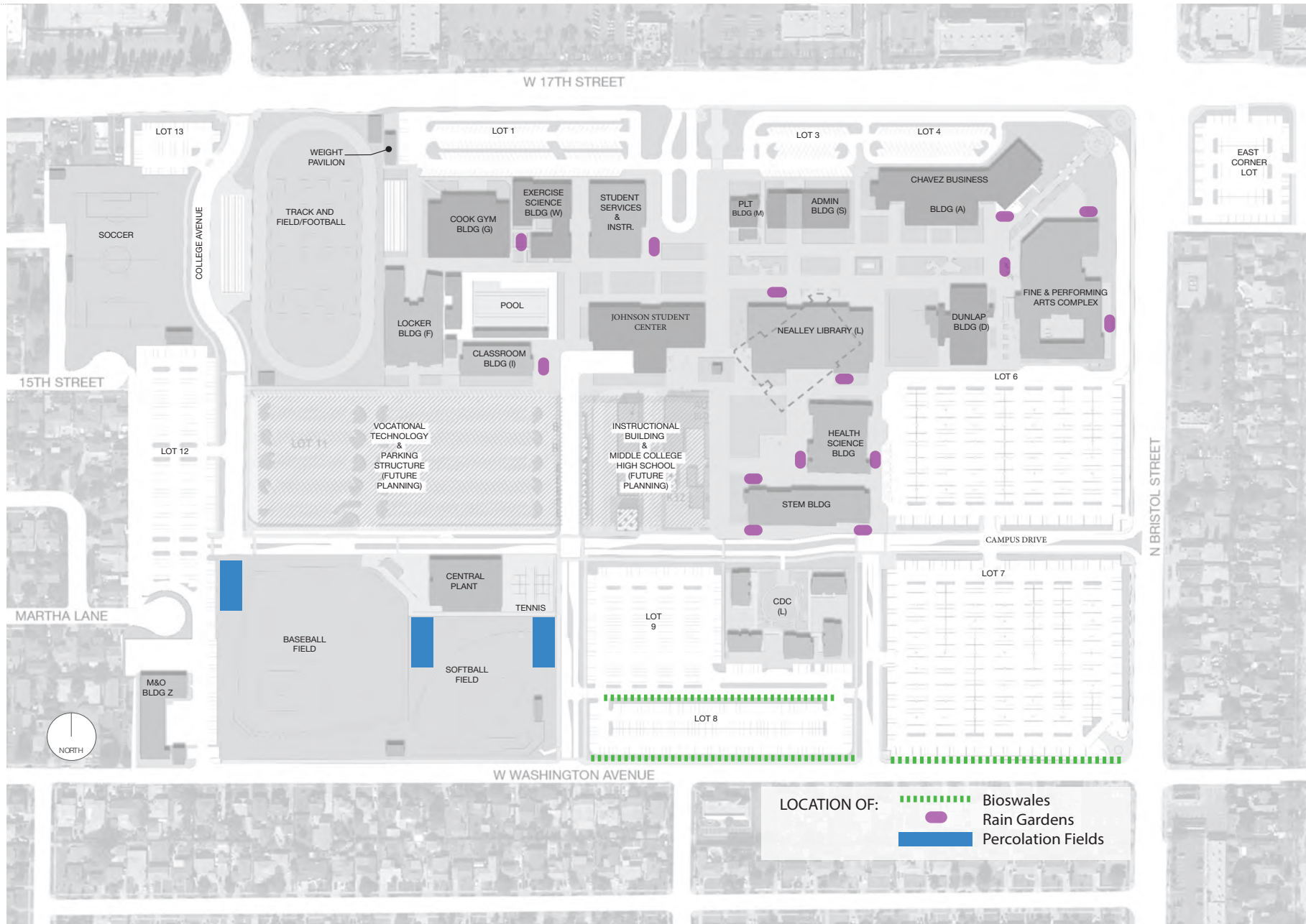
East Corner Parking Lot

The property on the southeast corner of Seventeenth Street and Bristol Street was recently acquired and will be developed to provide additional parking for Santa Ana College.

Parking Lots 6, 7, 8 and 9 Improvements

Parking Lot 6 will be altered to accommodate the Allied Health Building and STEM Building and reconfigured to increase its efficiency and parking capacity.

Parking Lots 7, 8 and 9 will be reconfigured to increase its capacity. A bio swale will be located along the southern edge of the lot. Trees will shade the lot and help to reduce the heat island effect. Energy efficient LED lighting will be provided.



STORM WATER MANAGEMENT

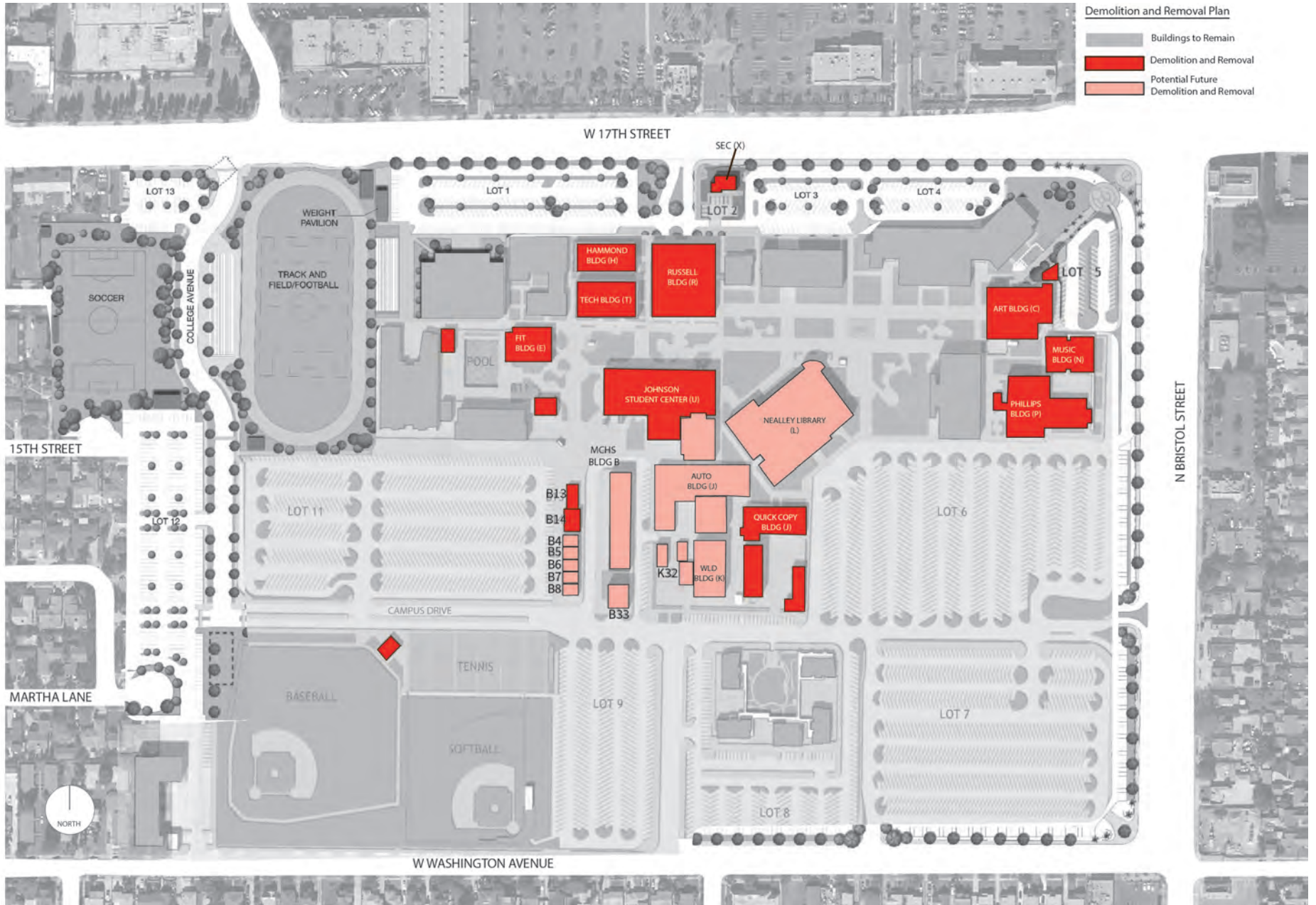
Storm Water Management

Storm water management has been a concern to the College and an environmental issue in Southern California. A long dry season followed by frequent, sometimes heavy rain contributes to the flushing of pollutants into the Santa Ana River and the Pacific Ocean. The Master Plan recommendations will implement the RSCCD Storm Water Management Plan and include proposed best management practices which use natural processes to filter and retain or slow the flow of storm water. Opportunities for bio swales, percolation fields, and rain gardens are shown on the opposing page.

Rain gardens are proposed to retain and percolate water for building roof drains. They may be incorporated in attractive outdoor seating areas near the entrances of buildings. Rain gardens will be engineered to overflow to the storm drain system if needed.

Bio swales are proposed near large areas of impervious paving, including roads and parking lots. Currently most of these areas are drained by surface flow to the southwest, ultimately draining to the box culvert under W. Washington Avenue. The city drainage system has a finite capacity, and efforts to retain or detain storm water on the campus significantly reduce the College's environmental impact. As future campus development occurs, the College will explore the feasibility of harvesting storm water to replace potable water used for irrigation and other uses. Efforts to promote sustainable storm water management is a key part of Santa Ana College's planning for environmental stewardship.





DEMOLITION AND REMOVAL

DEMOLITION AND REMOVAL

In the planning process, the existing facilities were reviewed with regard to their age, condition, utilization, and suitability to support existing and future instructional programs. Removal is recommended for temporary buildings and buildings that have aged beyond their useful lifespans and are no longer feasible to renovate and repair.

Demolition and removal clears the way to improve the utilization of the limited campus land area. It allows the rezoning of the campus and removal of the vestiges of the earlier, smaller campus footprint. It allows for strong, new pedestrian linkages across the campus and the building of a robust and modern site utility infrastructure to support 21st century modes of instruction and energy efficient operations.

The graphic on the opposing page highlights the buildings that are recommended for demolition and removal. The removal of facilities will take place in a logical sequence as new facilities are constructed and existing facilities are renovated to provide up-to-date and efficient space for all campus programs. Further study will be undertaken prior to decision-making with regard to the facilities listed under the category of potential future demolition and removal.

Demolition & Removal

- Johnson Student Center (U)
- Art Building (C)
- Fitness Building (E)
- Hammond Hall (H)
- Automotive Technology Building (J)
- Music Building (N)
- Phillips Hall (P)
- Russell Hall (R)
- Security Building (X)
- Technical Building (T)
- Baseball Field Restrooms
- Temporary Buildings (B13 and B14)

Potential Future Demolition & Removal

- Nealley Library (L)
- Welding & Diesel Tech Buildings (K and K12)
- Middle College High School Buildings (B and B33)
- Temporary Buildings (B4 through B8)

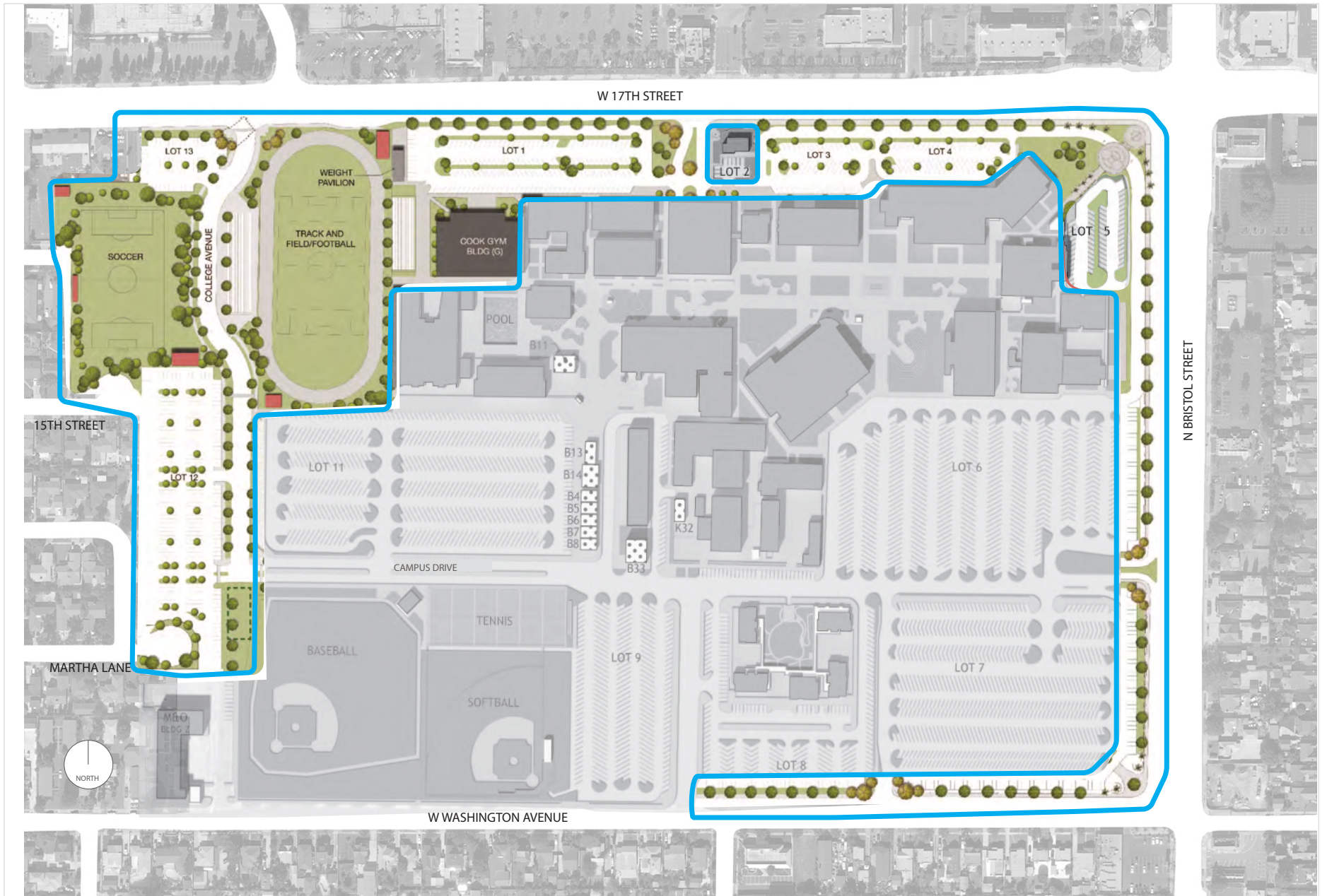


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PHASING PLANS

The projects in the 2014 Facilities Master Plan are grouped into seven construction phases as shown on the following pages. The final order and timing of construction will be determined by specific priorities and funding opportunities.



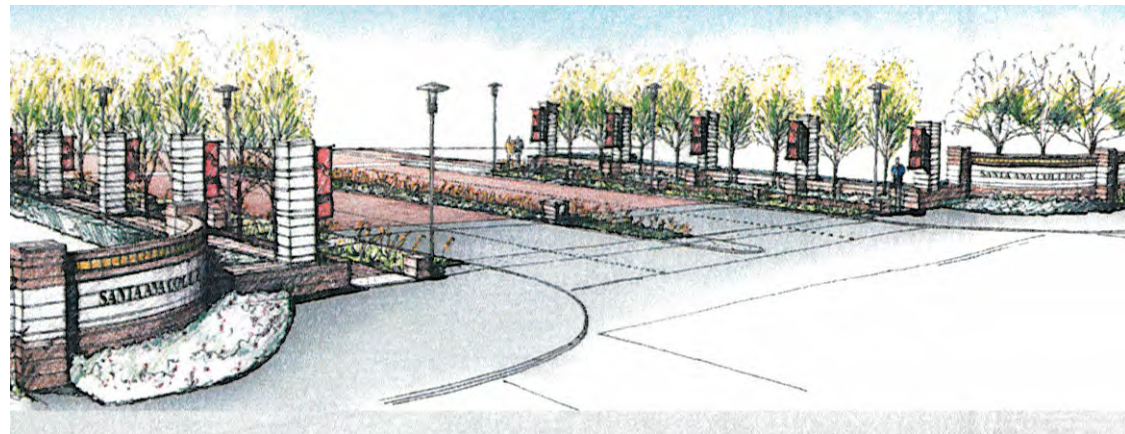
PHASE 1

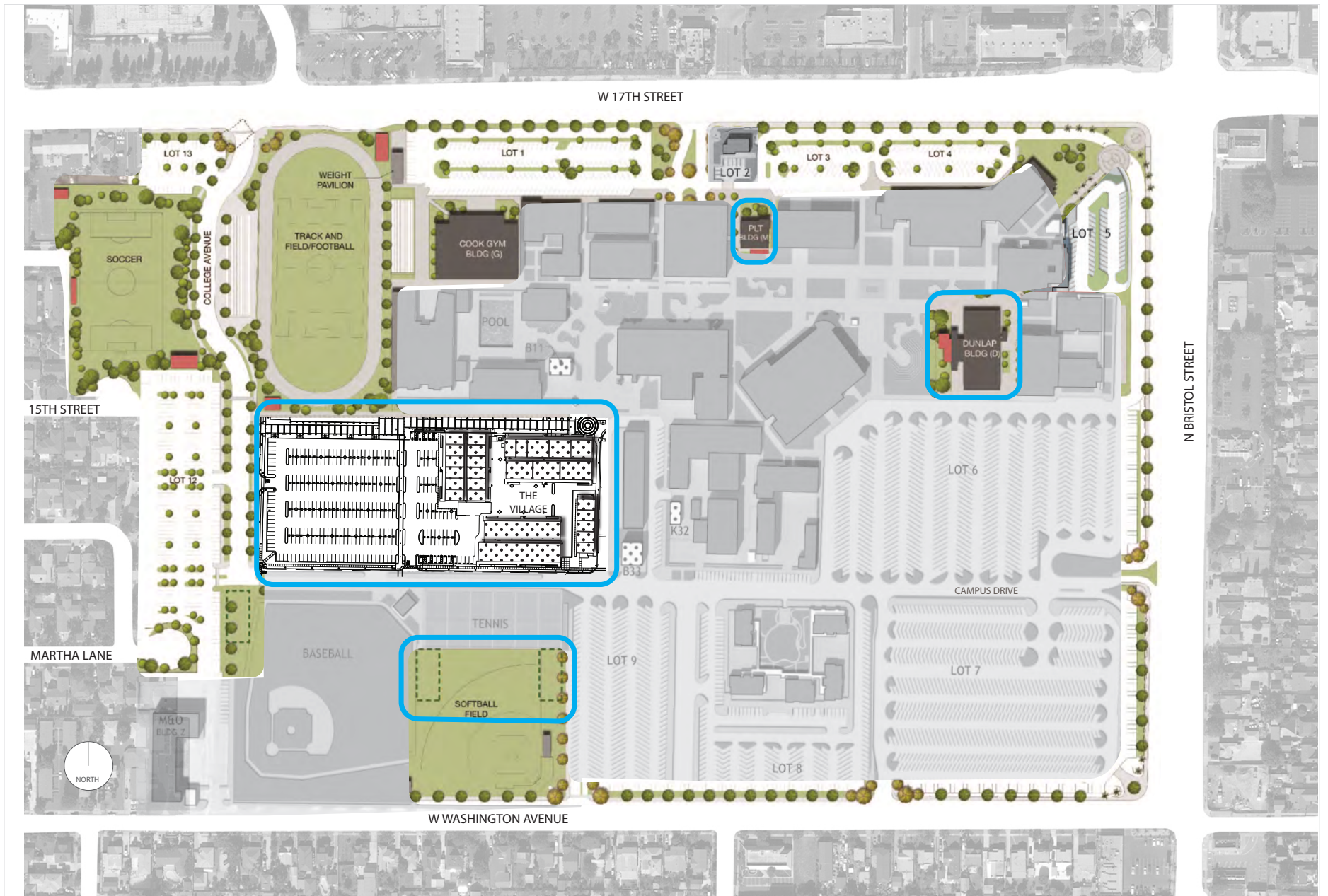
PHASE



Phase 1 Projects

- Cook Gymnasium Modernization (G)
- Campus Entry & Edge Improvements
- College Avenue Improvements & Percolation Field (Baseball Field)
- Cul-de-sacs & Perimeter Wall
- CDC Demolition & Soccer Field Construction
- Arts Corner Improvements
- Stadium Improvements





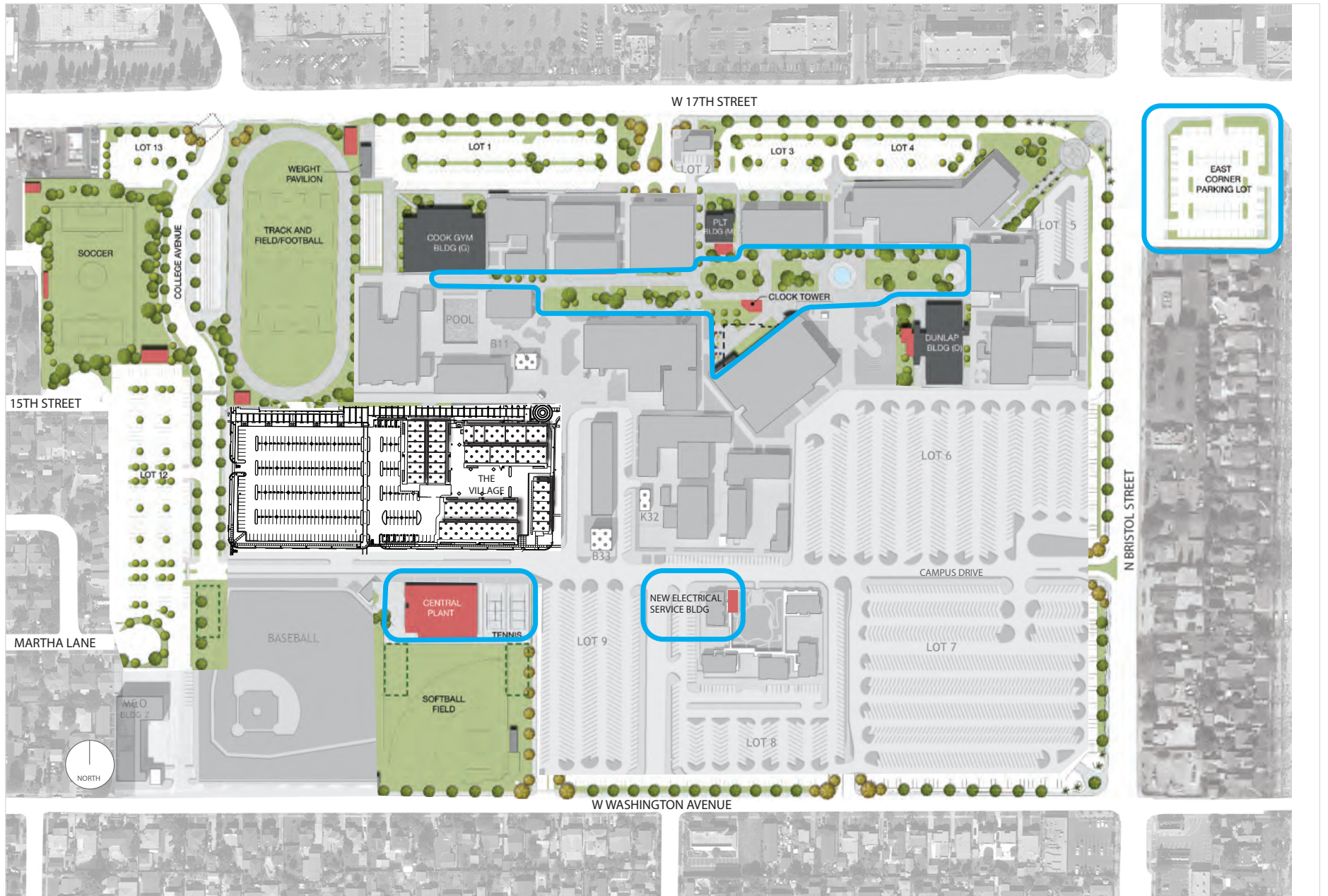
PHASE 2

PHASE 2

Phase 2 Projects

- Dunlap Hall Modernization (D)
- Tessmann Planetarium Renovation (M)
- Parking Lot 11 Extension, The Village, & Percolation Fields (Softball Field)





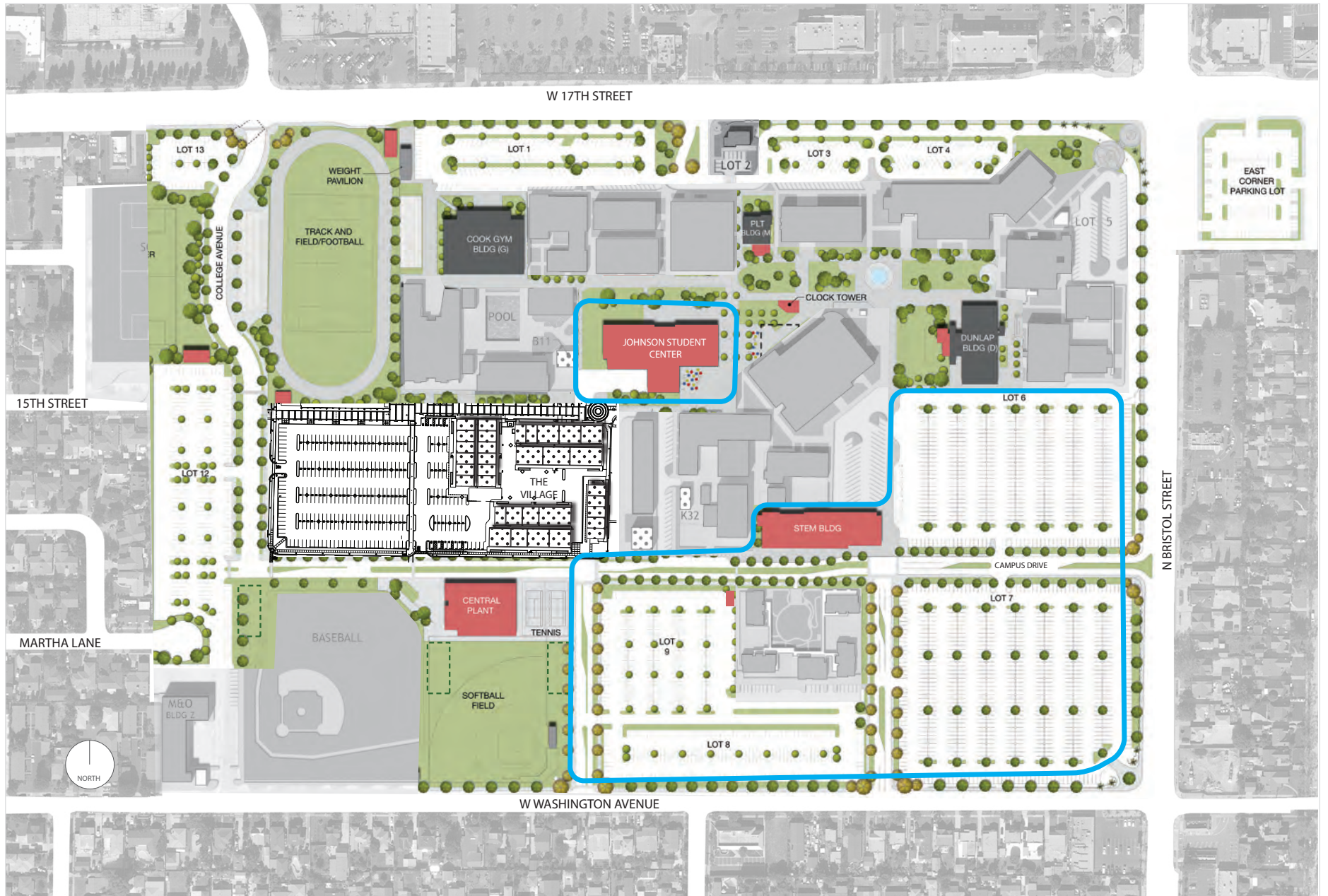
PHASE 3

PHASE 3

Phase 3 Projects

- Central Plant, Electrical Service Building, Mechanical Upgrades, & Utilities Infrastructure Replacement
- Campus Mall Improvements
- East Corner Parking Lot





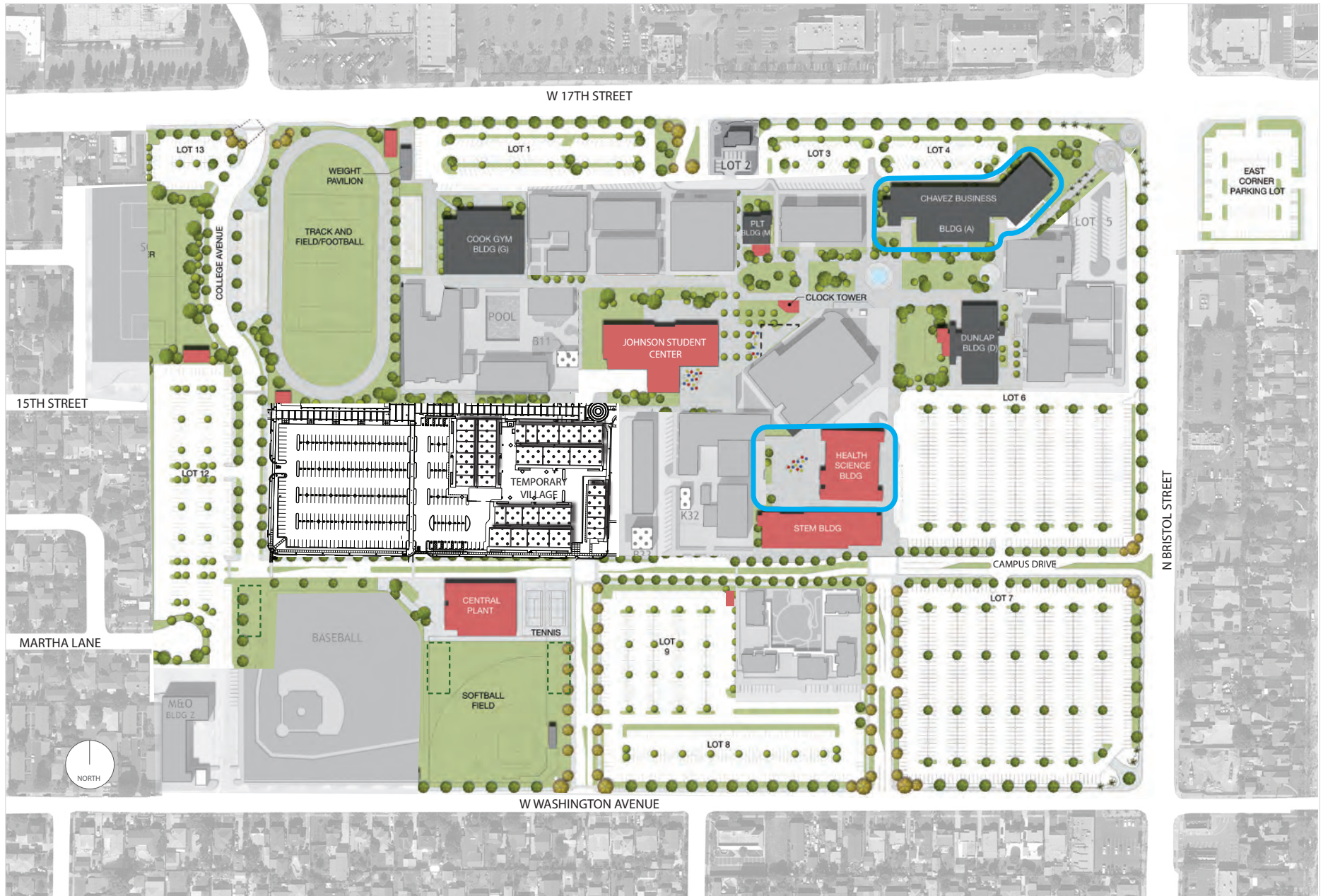
PHASE 4

PHASE 4

Phase 4 Projects

- STEM Building
- Johnson Student Center
- Centennial Clock Tower
- Water Fountain
- Campus Quad: Dining Courtyard
- Parking Lot 6, 7, 8, and 9 Improvements
- South Campus Circulation Improvements





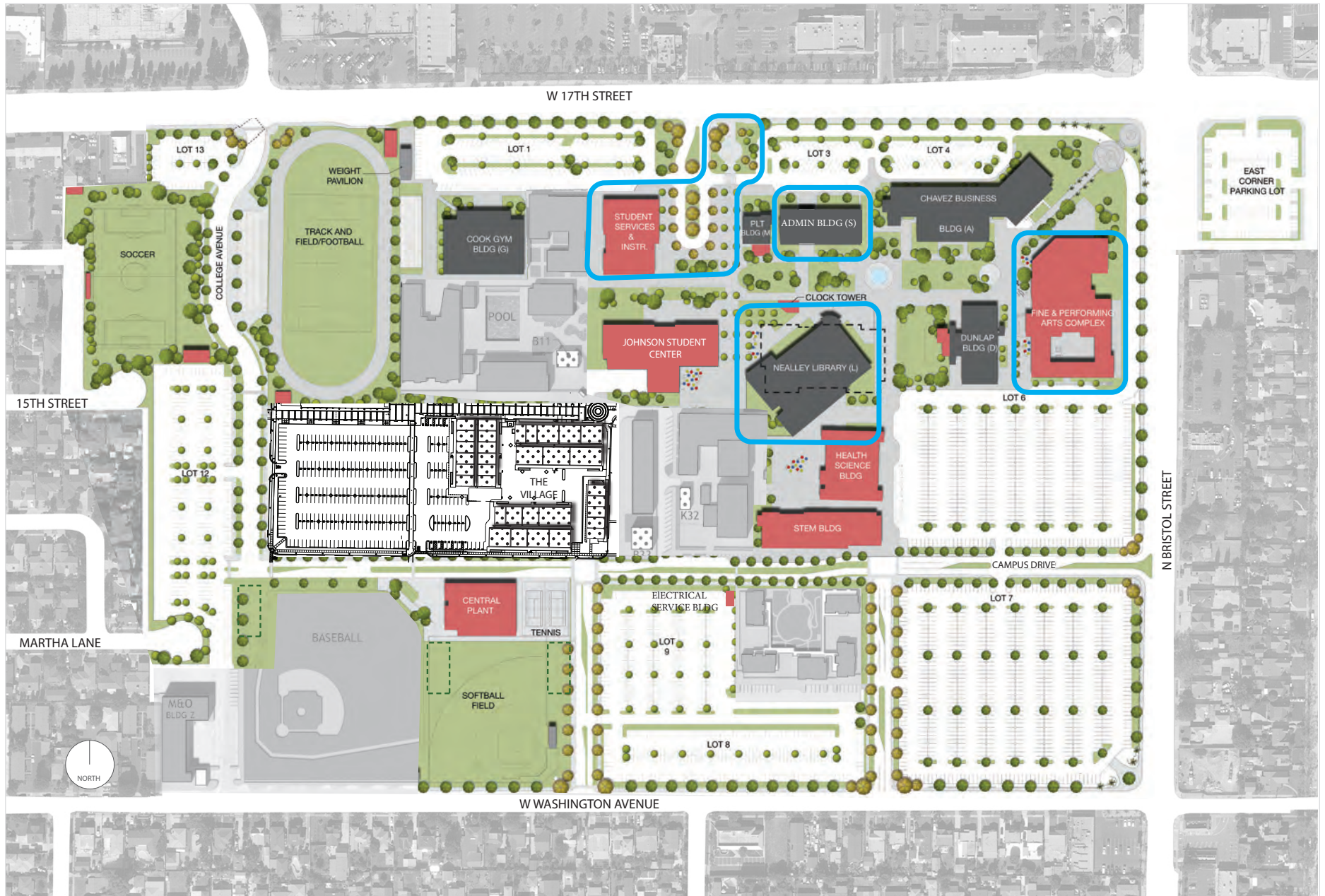
PHASE 5

PHASE 5

Phase 5 Projects

- Chavez Building Modernization (A)
- Health Science Building
- Campus Quad: Science Plaza





PHASE 6

PHASE 6

Phase 6 Projects

- Fine & Performing Arts Complex
- Student Services & Instructional Building
- Administration Building Renovation (S)
- Entry Court
- Nealley Library Renovation (L)





PHASE 7

PHASE



Phase 7 Projects

- Parking Structure
- Vocational Technology Building
- Instructional Building
- Middle College High School
- Campus Quad: Science Walk
- Exercise Science Modernization (W)
- Fitness Building (E) Demolition & Swimming Pool Replacement

