

SECTION 32 00 00
SKYLINE COLLEGE CAMPUS EXTERIOR
Design Standard

PART 1 GENERAL

1.1 PURPOSE:

- A. San Mateo County Community College District is committed to providing world-class educational facilities for its faculty, staff and students. This goal would be unfulfilled without emphasizing that the exterior environment is part and parcel to the educational experience. The campus exterior is not just the space left over between the buildings nor is it simply the void between the buildings and the parking lots. The design of the entire campus experience must be thoughtfully considered to achieve this goal.
- B. Being an institution of higher learning, the built environment of the buildings and grounds should be exemplary and not merely representative of satisfaction of minimally accepted standards. The campus should have a park like quality, with a strikingly beautiful and impressive appearance while requiring minimal maintenance. The conscientious use of appropriate materials that satisfy aesthetic and economic goals should, in their own right, be employed to provide subliminal lessons on the conservation of natural resources. The landscape design shall provide directional cues and provide places to congregate and collaborate. At the same time, these elements shall provide clear emergency access and safe paths especially during the evening hours, when many classes are in session. To this end, SMCCCD, a publicly funded educational institution, also has a responsibility to 'teach' and 'lead' by being a showcase of the economy of employing the appropriate use of native and drought tolerant plants and the use of irrigation systems that conserve water. The design shall represent the proper balance of erosion control and hardscaping, and the economical use of lighting that provides way finding and safe access while also highlighting the beauty of the nighttime campus.

1.2 SITE DESCRIPTION

- A. Edited from 2011 Facilities Master Plan
 1. Skyline College is located on 111 acres just west of Skyline Boulevard in San Bruno, along the ridge of the San Bruno mountain range which faces the coast. The campus borders both a coastal forest, the Golden Gate National Recreation Area (GGNRA), and natural coastal foothill grasslands. The hilly site offers a wonderful view of the Pacific Ocean and borders designated open space to the west. On the south, it is bordered by significant stands of trees.
 2. Since the campus opened in 1969 most of the buildings have been added within the loop road, creating a dense campus core and defining a major campus spine from Building 8, Business and Language Arts, down through the heart of the campus to the portable buildings and Athletic Fields. A web of pedestrian pathways weaves between the buildings to bring pedestrians to the campus spine from the various parking lots that surround it.
 3. There are two main campus entry points, one from Skyline Boulevard to the east and one from Sharp Park Road to the north. Both have entry monuments clearly announcing the arrival to campus. The vast majority of parking spaces are distributed around the campus perimeter, although the recently completed projects included the re-routing of the loop road to capture a large number of parking spaces in Lot M within the loop road. The public transit stop is well-located for delivering passengers to the heart of campus. The roundabout on the loop road between Building 6, Student

Services, and Building 7, Science, has improved the traffic flow into Parking Lots M and K as well as into the Loma Chica Parking Lot. The pedestrian drop-off at “Ceremonial Circle” provides a visual destination point and a dedicated centralized location for drop-off.

4. Refer to the 2006 and 2011 SMCCCD Facilities Master Plan and the 2015 Master Plan Amendment for additional information about the campus and proposed projects.

PART 2 DESIGN STANDARD

2.1 CONSIDERATIONS

- A. The following considerations should be taken into account when designing exterior spaces at Skyline College:

2.2 EXTERIOR DESIGN AND PROGRAM CONSIDERATIONS

- A. **Site:** Consider the coastal zone, natural beauty of the surrounding environment and design appropriately to create an environment that is compatible and easily sustainable in this locale, while ensuring that intimate and protected outdoor gathering spaces and connections between buildings, parking areas, and quads are safe, inviting, and inspiring. Renovation of the main quad in 2010 consolidated a clear precedent for the exterior design vernacular at Skyline College, which new site design projects should relate to.
- B. **Micro climate:** The microclimate of the campus is typically cold and windy the majority of the year. The prevailing winds come from the North and West and carry moist, corrosive marine air across most of the campus. The months of September/October are typically the warmest, with clear and sunny weather. The months of November through April are typically clear or cloudy, though not foggy, and cold. The months of May through August are usually cold and foggy. The fog is an iconic presence, and many consider it poetic and atmospheric. Nevertheless, the cold and fog of Skyline College requires special care in exterior design.
 1. Care should be taken when placing trees near walkways, plazas, quads or other areas where fog drip from trees would drip onto people. In addition, the windy conditions limit the type of tree that is successful on the campus. Refer to Appendix A, Approved Species List.
- C. **Emergency vehicle access:** Emergency response vehicles must be provided with a clear and direct access to all areas of the campus.
- D. **Safety:** Outdoor areas should feel safe and secure at all times.
 1. Selection and placement of plants should not create hidden areas.
 2. Pedestrian and automobile paths should be well lighted and incorporate the use of clearly marked signage.
 3. Aesthetic considerations during the daylight hours should be secondary to the primary concern of clear and unobstructed view for safety considerations day and night.
 4. Root barriers should be employed where trees are planted near paved areas. Consideration must be made to prevent root-triggered pavement lifting that will cause trip hazards and the high costs of future sidewalk repair.
- E. **Pedestrian circulation:** Emphasize the campus’ natural beauty and vistas. Provide pathways in naturally traveled areas to promote enjoyable walking experiences.

- F. Night time/ Day time use: Up to half of the Skyline College student population may be attending evening classes. Beyond the issues of personal safety, the exterior design should support an evening experience. This may include orchestration of exterior features (i.e. graduating heights of features to conceal and reveal illuminated vistas). Well thought out lighting of landscape, site, and architectural features shall be coupled with safety and way finding lighting to create a comprehensive experience.
- G. Art on Campus: Provision in the hardscape planning should be made for art placement and enjoyment. Art can take the form of water features, murals, tile mosaics, topiary, paving patterns, sculpture, and display areas for two-dimensional works. Provision should be made for evening lighting of artwork as well. Maintenance requirements and provisions for proposed artwork should be reviewed with the District Project Manager during the process of art selection.
- H. Accessibility: The hilly campus must be accessible to the entire community. Physical and mental limitations should not preclude the use of the use and enjoyment of the campus facilities by students, faculty, staff and the general public. Accessible paths of travel that allow the entire community to use the same or geographically similar paths shall be developed to minimize or eliminate the distinction between the varying degrees of physical disability.
- I. Public Transportation, Passenger Drop-Off and Pick-Up Zones, Service & Delivery: Accommodate these necessary vehicle-based elements while maintaining a pedestrian-friendly and aesthetically-pleasing campus.
- J. Bicycle Racks: Provide bicycle racks at strategic locations around the campus, for the convenience of bicyclists. Refer to 32 23 13 Bicycle Racks Design Standard for more information.
- K. Permit Parking: Placement of parking permit dispensers, parking meters, and parking fee collection equipment shall be clearly identified and logically placed.
- L. Drinking Fountains: Drinking fountains should be located within buildings. Exterior fountains are only required at athletic facilities. Refer to 22 47 13 Exterior Drinking Fountains Design Standard for more information.
- M. Concessions: Placement of vending machines and concession stands, such as for coffee, juice, smoothies or prewrapped foods, shall be easily accessible and serviceable. Safety and accessibility concerns for pedestrian use should not be compromised for temporal servicing and re-loading of equipment or vending machines.
- N. Irrigation: Skyline has a Toro central control system; satellite controllers and equipment must be compatible. Backflow preventers should be housed in a marine-grade aluminum box enclosure. Refer to 32 84 00 Irrigation Design Standards, Construction Specifications and Details for complete information about irrigation design at Skyline campus.
- O. Security: Surveillance cameras shall be placed to capture images of vehicles entering and exiting the campus, as well as critical areas identified by SMCCD. Security systems shall be connected to the existing AMAG Access Controls and Alarm Monitoring System. Emergency telephones shall be located in well lit, easily identifiable areas along walkways, in plazas, and in parking lots. Locations shall be reviewed for convenience of use and minimum exposure to abuse and vandalism. It is important to note, that while the campuses are to remain open most of the time, there are times when the campuses must be physically closed (for example, during emergency response or power outages). Gates and/or removable lockable bollards, chains and padlocks, or some other provision(s) should be considered for this purpose, appropriate and unobtrusive to the surrounding environment.

- P. Site Furniture and Receptacles: Standard benches, tables and chairs and waste and recycling receptacles have been selected by the District. Refer to 32 23 23 Site Furniture Design Standard and 32 23 23 Trash and Recycling Receptacle Design Standard for more information.
- Q. Hardscape and Landscape: Respect and build upon the existing selection and use of colored concrete, seatwalls, granite seat pads, handrails, stairs, paths, ramps and other site architectural elements, as well as the existing selection of specific landscaping elements, when designing improvements and additions to other exterior areas. See Section 4, Hardscape Materials and Design, below.
- R. Outdoor activities/events: The continued development of the Skyline College campus shall take advantage of its beautiful natural views and vistas afforded by its hilltop location. A constructive and holistic approach shall be undertaken in developing the campus to graciously facilitate the many outdoor activities/events that presently occur and support the many outdoor activities that may occur in the future. The following is a sampling of the types of activities and events that could occur on a college campus:
1. Displays:
 - a. Information about college activities - - current events
 - b. General public information (e.g. emergency response information)
 - c. Academic achievement/awards
 - d. Art exhibits
 2. Study:
 - a. Individual Study
 - b. Group Study
 - c. Outdoor Education (e.g. art class / landscape class)
 - d. Informal collaborative gatherings
 3. Academic Support Activities:
 - a. Academic Commencement activities
 - b. Conference pre-function and break-out areas
 - c. Performances (e.g. recital / concerts / plays / multi-media presentations)
 4. Campus Life Activities:
 - a. Exercise
 - b. Fundraisers (e.g. car wash / barbeques / swap meets)
 - c. Retail surge space
 - d. Movie night
 - e. Photography
 - f. Food Fairs / Book Fairs / Club Fairs / Job Fairs

- g. Welcome Week / Podcast Tours
- 5. Landscape Maintenance
- 6. Waiting areas for transportation (public & private)
- 7. Landmark entries, secondary and tertiary gateways
- 8. Expanding Your Horizons event
- 9. Women on Writing event

2.3 PLANT SELECTION AND PLANTING DESIGN

- A. Refer to 32 90 00 Planting Design Standards, Construction Specifications, and Details for additional information and guidelines regarding planting design and installation on SMCCCD campuses. Key points:
 - 1. Each campus is subdivided into planting “zones”: undeveloped areas, perimeter areas, campus core, and specialty areas. Each zone has different requirements for plant selection and irrigation and maintenance requirements.
 - 2. Planting and irrigation design should meet the requirements of LEED-NC WEc1.1, the Cal Green Building Code and the state’s model Water Efficient Landscape Ordinance. Site and planting design should meet the requirements of LEED-NC SSc5.1.
 - 3. Preference should be given to native species first and then adapted, drought-tolerant species.
 - 4. Consideration shall be given to SMCCCD’s commitment to integrated and natural pest management.
 - 5. Consideration shall be given to SMCCCD’s lean maintenance budgets.
 - 6. Coordinate all planting, particularly trees, with utilities. Utilize root barriers.
- B. Headers: Groundskeeping staff prefers composite wood headers.
- C. Design for the Seasons: Fall and Spring semesters are the most highly enrolled academic periods, followed by the Summer semester. Provide opportunities for shows of color throughout the seasons, but emphasizing Fall and Spring when more students and faculty are present to enjoy the natural beauty of blooms and color changes.
- D. Refer to Appendix A: Approved Species List. The Approved Species List has been developed through previous landscape projects. It lists both historic plants and new plants. This list should be considered PRELIMINARY, and the design professional shall work with the District Project Manager to finalize the list prior to the design development phase of the project. It is the role of the design professional to select plants which are compatible with this palette. Not every species listed is located in every section of the campus and care should be taken to select a project palette which is visually and functionally balanced.

2.4 IRRIGATION DESIGN

- A. Campus System:
 - 1. Skyline does not have a dedicated irrigation main; connect to nearest domestic water lane.

2. Skyline has a Toro centralized irrigation control system. Satellite controllers and equipment must be connected and compatible. Toro controllers are preferred.
 3. Locate controller so that it is shielded from public view but easily accessed for maintenance and operations. Pedestal or wall-mounted controllers are acceptable.
 4. Irrigation backflow preventers should be housed in a marine-grade aluminum box enclosure.
- B. Refer to 32 84 00 Irrigation Design Standards, Construction Specifications and Details for complete information about irrigation design and installation on all SMCCD campuses. Key points:
1. Design irrigation systems that are water conserving, efficient, practical to maintain and manage, and flexible to changes in the campus development pattern.
 2. Irrigation design should meet the requirements of LEED-NC WEC1.1, the Cal Green Building Code and the state's model Water Efficient Landscape Ordinance, as well as the requirements of all agencies with jurisdiction.
 3. Irrigation controller should be connected to real-time weather or ET data. Irrigation control and scheduling should be based on plant type, time of year and weather.
 4. Irrigation systems should be designed with parallel purple pipe infrastructure, in anticipate of future reclaimed water use.

2.5 HARDSCAPE MATERIALS AND FEATURES

- A. Concrete Flatwork:
- B. Approved colors:
1. Natural gray (standard) concrete
 2. Accent color: Solomon Colors "Old Gold"
 3. Accent color: Solomon Colors "Taupe"
 4. Limit the use of concrete colors with Solar Reflectance Index values below 29.
- C. Approved finishes:
1. Typical pedestrian concrete shall be medium broom finished.
 2. Accent stripes or bands may have sandblast finish. Mask the edges of adjacent concrete sections that will not receive a sandblasted finish, for protection.
- D. Photographic examples:



Natural gray concrete with bands of Solomon Taupe concrete between Buildings 2 and 3



Natural gray concrete with bands of Solomon Old Gold concrete behind Building 8



Solomon Old Gold circle with Solomon Taupe bands



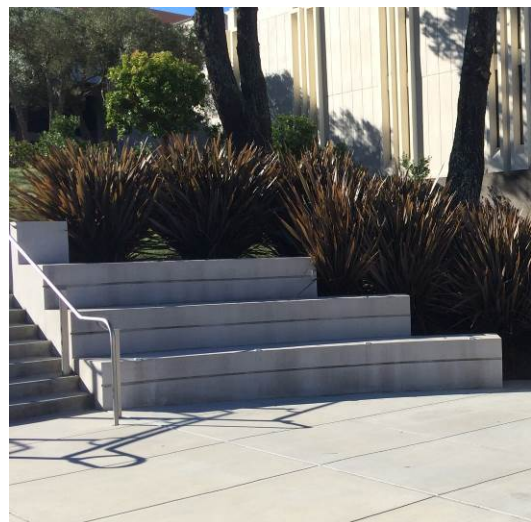
Solomon Taupe paving with Solomon Old Gold bands

E. Cast-in-Place Concrete Seat Walls:

1. Design of concrete seat walls should relate to existing curved seat walls found throughout campus.
 - a. Approved color: natural gray concrete
 - b. Finish: light sandblast
 - c. Specify 1/8" radius corners
 - d. Seat walls should have skate guards, see specifications below
2. Photographic examples:



Curved seatwall by Building 5



Terraced site walls and seatwall by Building 7

F. Stone:

1. Approved stone materials:
 - a. Sierra White granite,
 - 1) Application: seat pads throughout main campus
 - 2) Supplier: Cold Spring Granite
 - 3) Finish: cut top, wire sawn and flame tempered
 - b. Academy Black granite
 - 1) Application: water feature boulders

- 2) Supplier: Academy Black Quarry (located outside of Clovis, California), operated by Cold Spring Granite Company

2. Photographic examples:



Academy Black granite water feature with Sierra White granite seat pads



Sierra White granite seat pads

G. Stucco:

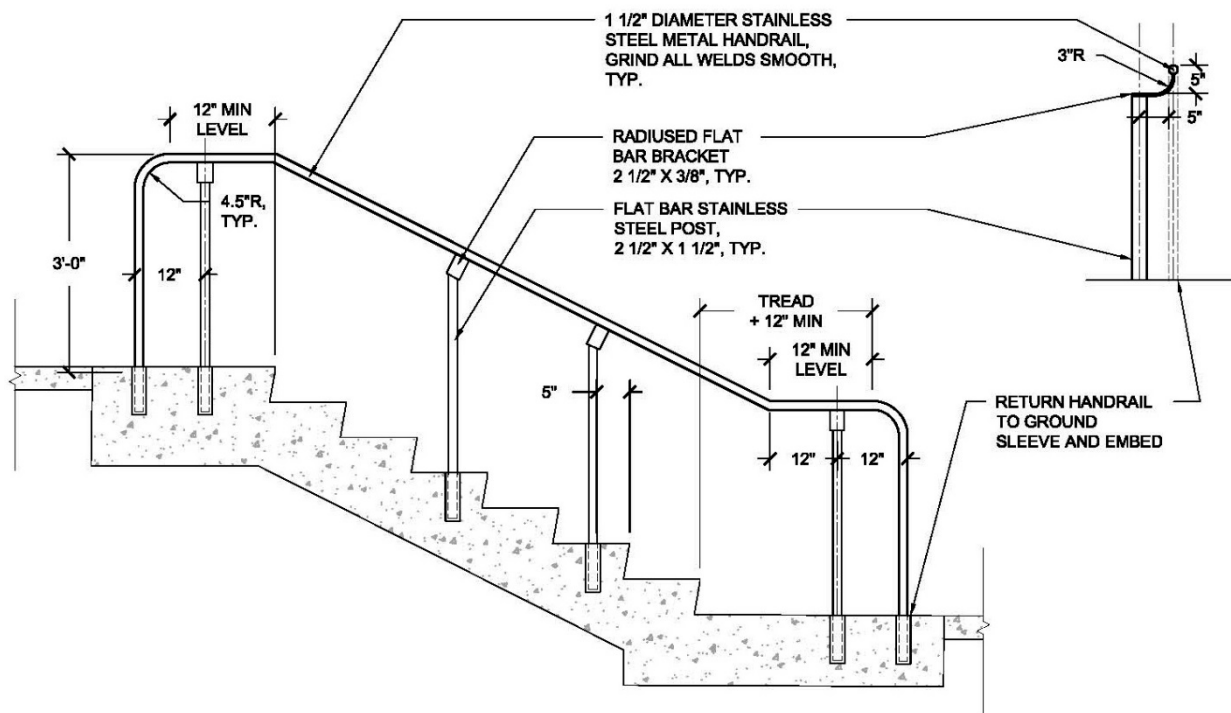
1. There is not a precedent for stucco on the Skyline campus. Proposed use of stucco should be discussed with the District project manager.

H. Handrails:

1. Design of handrails should relate to design of handrails between Building 2 and 5 and below Building 8.
2. Handrails to be stainless steel. Galvanized steel railings rust due to marine influence on Skyline campus.
3. Photographic examples:



4. Detail example:



- a. Note: Detail provided to illustrate design intent only. Landscape architect responsible for ensuring design complies with applicable codes.

I. Stair Nosing:

1. Specify grooved and painted treatment warning strips on stair nosing, compliant with applicable codes. Do not specify surface-adhered treatments, as they eventually fail and become a maintenance burden.
2. Photographic example:



Truncated Domes:

3. Specify cast in place truncated dome pavers, compliant with applicable codes, such as Armortile.
4. Colors: Dark gray/charcoal when yellow is not required by code.
5. Photographic example:



J. Anti-Skate Devices:

1. Where anti-skate devices are required, use these approved products:
 - a. Skatestoppers® clear anodized FA series skate deterrent for poured concrete;
 - b. Skatestoppers® clear anodized HR series skate deterrent for hand rails
2. Photographic examples:



Skatestoppers® FA-902.5



Skatestoppers® HR-1.9

2.6 APPROVED MANUFACTURERS

- A. Solomon Colors
- B. Cold Spring Granite
- C. Armortile
- D. Skatestoppers

PART 3 EXECUTION

3.1 SUBSTITUTIONS

- A. These Standards have been approved by SMCCCD as Guidelines. Any deviation from the Standard must be approved by the District Project Manager.

3.2 ASSOCIATED DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS

- A. Emergency Vehicle Access Design Standard
- B. 09 91 13 Exterior Paint Design Standard
- C. Divisions 30-34 Design Standards and Construction Specifications
- D. 32 23 13 Bicycle Racks Design Standard
- E. 32 23 23 Trash and Recycling Receptacle Design Standard
- F. 32 23 43 Site Furniture Design Standard
- G. 32 84 00 Irrigation Design Standard, Construction Specification and Details
- H. 32 90 00 Planting Design Standard, Construction Specification and Details
- I. 01 81 13 Sustainability Design Standard

- J. San Mateo County Community College District is strongly committed to promoting sustainability throughout their campus projects. Section 01 81 13 Sustainability of the Design Standard provides guidelines and recommendations for implementing sustainability strategies. Where relevant, specific sustainability criteria is noted in this section; however, each project team should review and cross reference that front section while developing the specific project and its documentation. Each discipline shall confirm that specific performance and manufacturer information provided in the specification section is in alignment with code requirements, LEED criteria, and any other goals for sustainability.

Refer to Appendix A: Approved Species List (PDF)

END OF SECTION