

**College of San Mateo
2001
Facilities Master Plan**



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Letter from the President

Since its founding in 1922, College of San Mateo has occupied several sites, moving to its current location in the hills above San Mateo in 1963. Virtually all its campus buildings were completed at that time. Since then the college has undergone major changes in its programs and services, the methods employed by faculty to foster learning, and the tools and technologies needed to support effective education. Students' needs and expectations continue to evolve, reflecting our increasingly diverse local community.

During the last year, the college has undergone a major master planning effort. Detailed in this document, the new plan is the result of countless hours of work by the CSM community. It describes the implications for facilities-reflecting our need to ensure that our programs are accessible, current, and responsive to emerging community needs.

Recommendations of the 2001 Facilities Master Plan include the renovation or replacement of the oldest facilities to accommodate new programs and methods of instruction. In particular, CSM must update its science and many diverse occupational facilities-including, for example, Horticulture Multi-Media, KCSM, and Administration of Justice. Services for students must be consolidated to create a "One Stop Shop," improving accessibility to our multiple support services. The entrance to the campus needs to become more welcoming and sharply defined so that first-time visitors can easily locate their destinations. Parking areas, too, need to become more accessible. Several outdoor areas must be transformed into flexible, multi-use assembly spaces while many of our athletic facilities

must be renovated to support more comprehensive use by both students and the community at large.

The projects detailed in the following pages will enable us to meet our education goals-providing the best possible learning environments for our current students and generations to come.

*Shirley J. Kelly, President
September 2001*

Recommendations

RECOMMENDATIONS

The Facilities Master Plan Recommendations for College of San Mateo present an overall picture of the future campus and include proposed sites for new facilities, recommendations regarding renovations of existing facilities, and site development projects.

While drawings in the Plan appear specific, the forms are conceptual sketches, which highlight the location and purpose of improvements. The final design of each site and facility project will occur as projects are funded and detailed programming occurs.

The Recommendations are presented in a series of illustrations, which are included in this section and are described below.

Recommended Master Plan

The Recommended Master Plan Drawing is an illustration of the proposed Facilities Master Plan recommendations. The graphic illustrates all of the site development and facility projects identified in the plan.

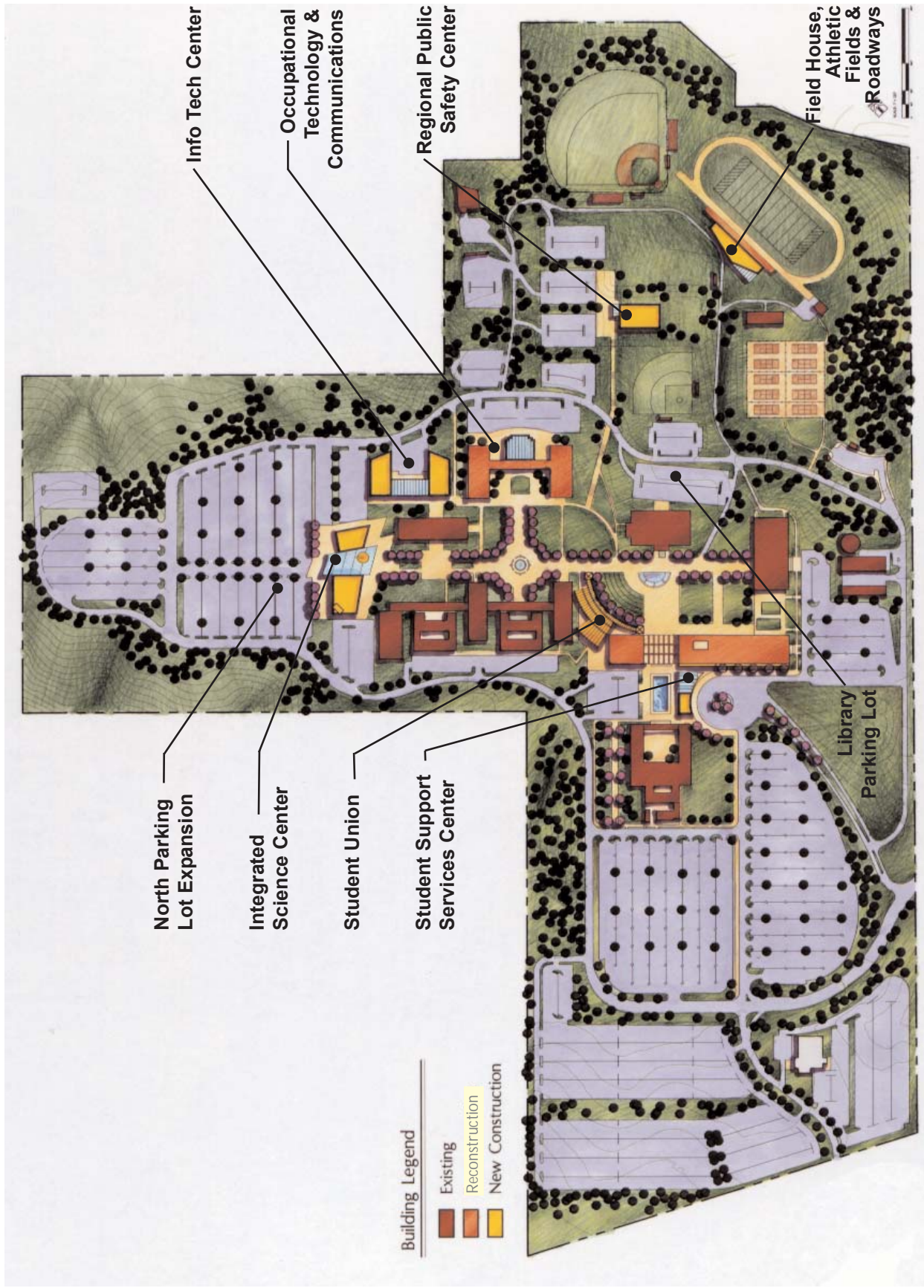
The recommendations incorporate the goals identified in the Planning Process, including:

- Renovate or replace existing facilities to support current instructional needs.
- Create a welcoming, identifiable entrance to the campus.
- Welcome students with a new "One Stop Shop" for Student Services.

- Re-zone the campus to evenly distribute parking and to bring the campus together into a cohesive campus environment.
- Create new pedestrian gateways to the campus from all major parking areas.

Design Images

The Design Images identify the key concepts and elements discussed in the planning process. These images serve as a guide to future building and site development.



College of San Mateo Recommended Master Plan

College of San Mateo

Recommendations

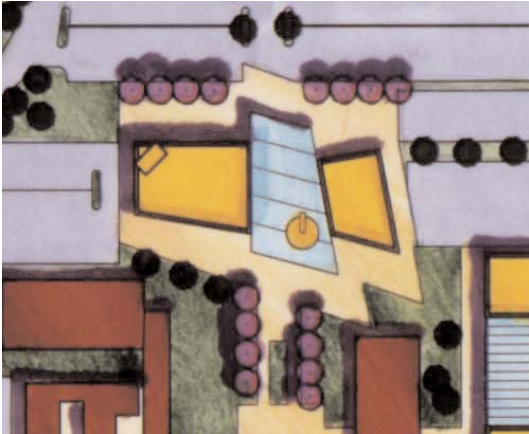
MASTER PLAN PROJECTS

Facilities Renovations

Repair and renovation to existing facilities are planned in order to address current needs at the college. Projects will include renovation to allow new methods of instruction, ADA compliance concerns, fire and safety code requirements, emergency preparedness and security.

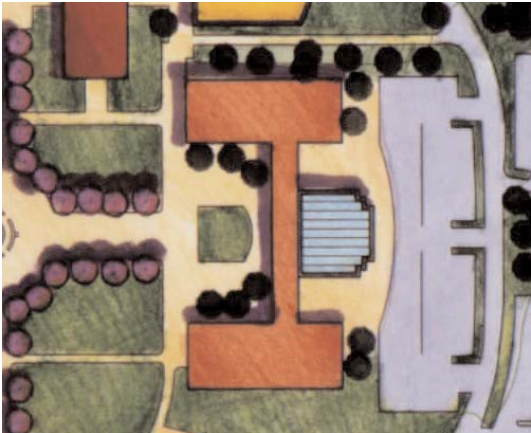
Integrated Science Center

A new facility is planned to house the Science programs for the College. The proposed location at the north end of the campus provides the opportunity to create an important campus gateway from a newly developed north parking lot. The planetarium and an observatory will be incorporated into the building, which will be designed to take advantage of, while not obstructing, views from the campus.



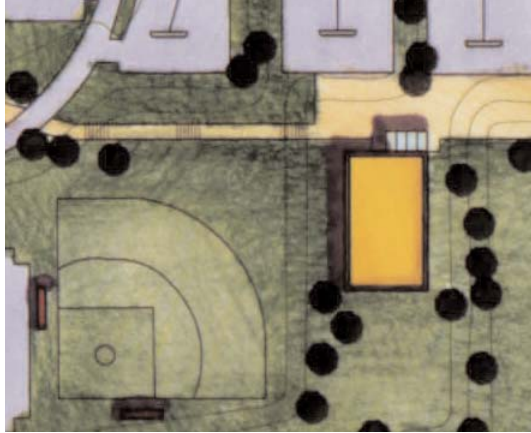
Occupational Technology & Communications

An extensive renovation to Buildings 10, 11 and 12 will serve as a replacement facility for the Occupational programs located in buildings 21 through 27. The facility will be designed to support the current and projected instructional needs of the College.



Regional Public Safety Center

A new facility will be constructed to house the Administration of Justice program, the Police Academy and possibly the Fire Science program. The building site will provide appropriate adjacencies to existing Athletic Fields, parking and a newly developed pedestrian connection to the main campus.



Recommendations

Student Support Services

A renovation and expansion to existing Buildings 5 and 6 will house all of the Student Services functions for the College. A reconfigured entry drive and drop-off, along with an addition, will create a welcoming, identifiable entrance to the College and will contain the "One Stop Shop" for Student Services.



Secondary Effects

Vacated space in the existing Library and Fine Arts Buildings will be renovated and re-assigned. The temporary facility housing KCSM will be removed.

Field House & Athletic Field Renovations

A new Field House with a Press Box is planned to accommodate the additional space needs to support Title IX requirements, the Physical Education and Athletic programs. Space will be provided for locker rooms, team rooms, restrooms, and storage. Reconfiguration and renovations to the athletic fields, and new bleachers are also included in this project.

Student Union

A renovation of Building 1 will transform the building into a Student Union. Functions will include a Student Activities, Student Offices and a Bookstore, and Food Service. The development of the outdoor space to link Building 1 to the main instructional core of the campus will include the development of an active plaza, with a variety of Food Pavilions and a large grass amphitheatre.

Info Tech Center

A new facility is planned for the site of the existing Greenhouse. The building will include a Multi-Media Center, Journalism, KCSM, and Graphic Arts. An adjacent parking lot will serve this facility.



Recommendations

Practice Field & Roadway

A reconfiguration of the road and practice fields at the east end of campus creates space for spectator seating and new support facilities.

North Parking Lot Expansion

A new parking lot is proposed at the north end of the campus, in the current location of buildings 21 through 27. This new lot will provide parking adjacent to the majority of instructional facilities on campus and will address the goal of re-distributing parking lots on campus.

Library Parking Lot

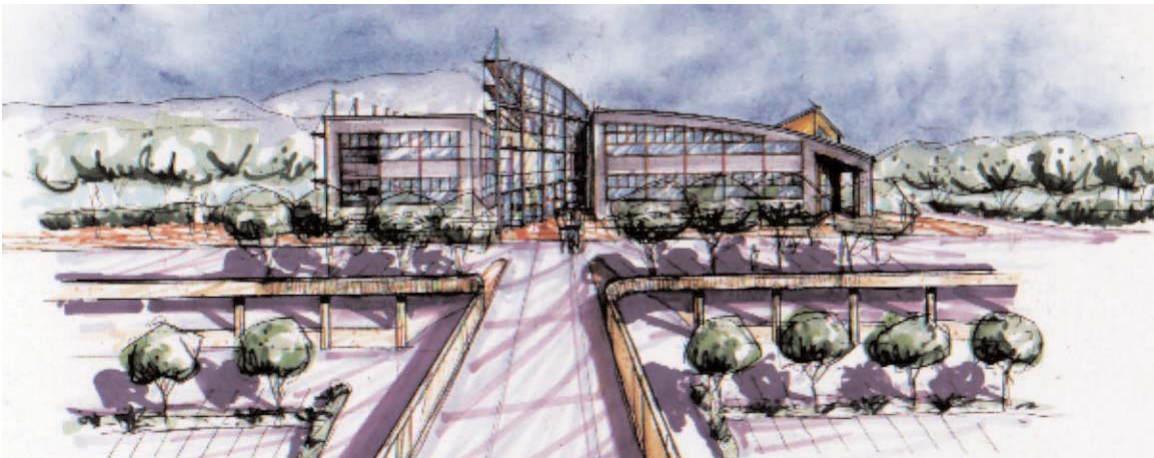
A new tiered parking lot to the east of the Library will address the need for short-term accessible library parking. The lot will be designed to fit into the existing slope and landscape of the campus, without obstructing the view.

Recommendations

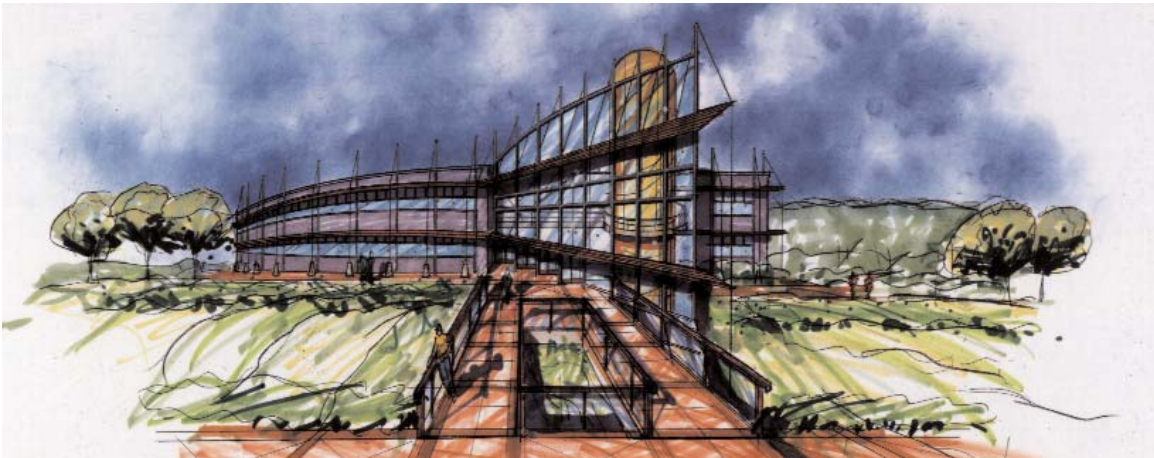
DESIGN IMAGES



Main Campus Entrance



Integrated Science Center - North Campus Entry



Integrated Science Center - View from Quad

College of San Mateo

Existing Analysis

EXISTING ANALYSIS

College of San Mateo is located in the city of San Mateo on a 155-acre site. The campus is situated on a hilly site with expansive views of the San Francisco Bay. It is visually removed from its neighbors with a dense buffer of trees.

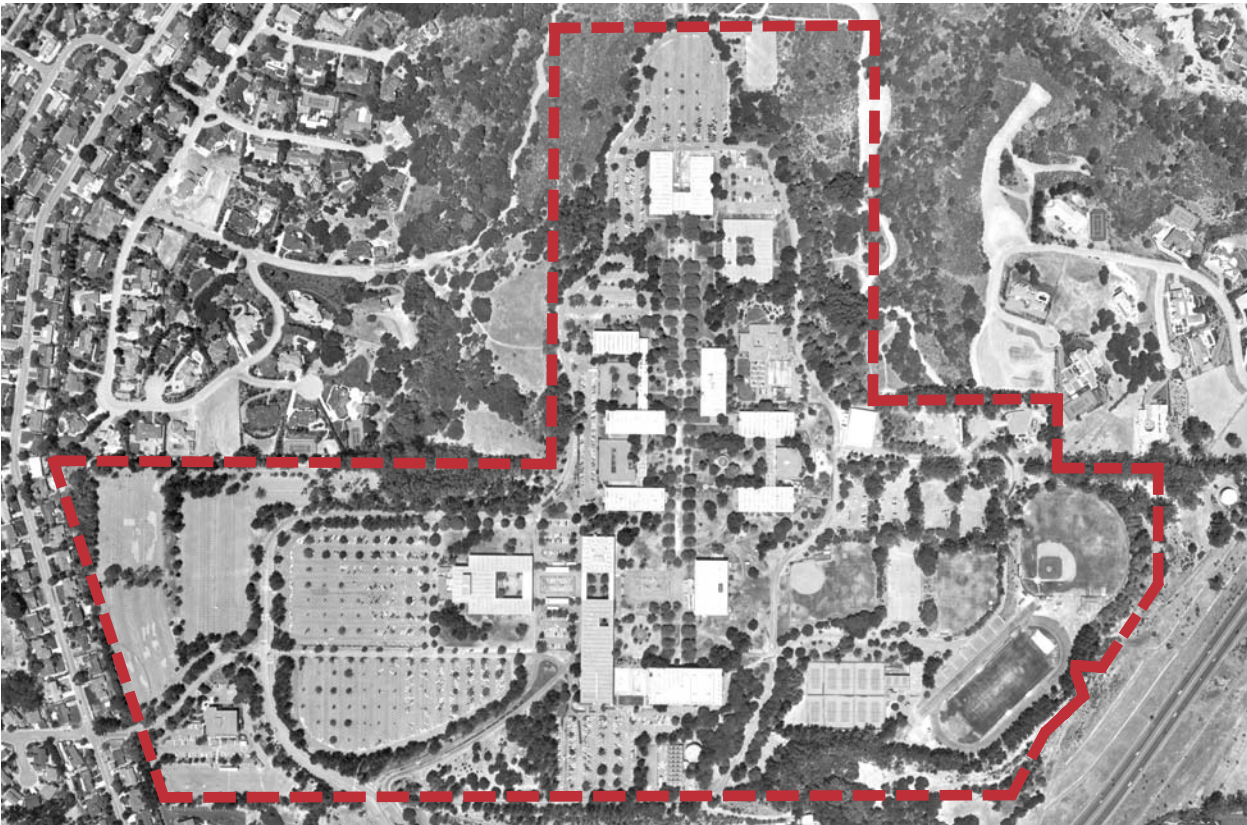
A north-south axis runs the length of the campus. Outdoor spaces, pedestrian paths and buildings are arranged along this axis creating the primary campus experience. A secondary east-west axis connects the main quad to the Performing Art Buildings and the majority of parking to the west. Athletic fields are located at the east end of the campus.

The Existing Analysis phase of the planning process involved a study of current conditions on the campus in order to identify key planning issues to be addressed in the Master Plan Recommendations.

The findings are summarized in two graphic plates, illustrating patterns and characteristics to guide future development.

The plates include:

- Existing Campus Zoning
- Existing Campus Circulation



College of San Mateo

Existing Analysis

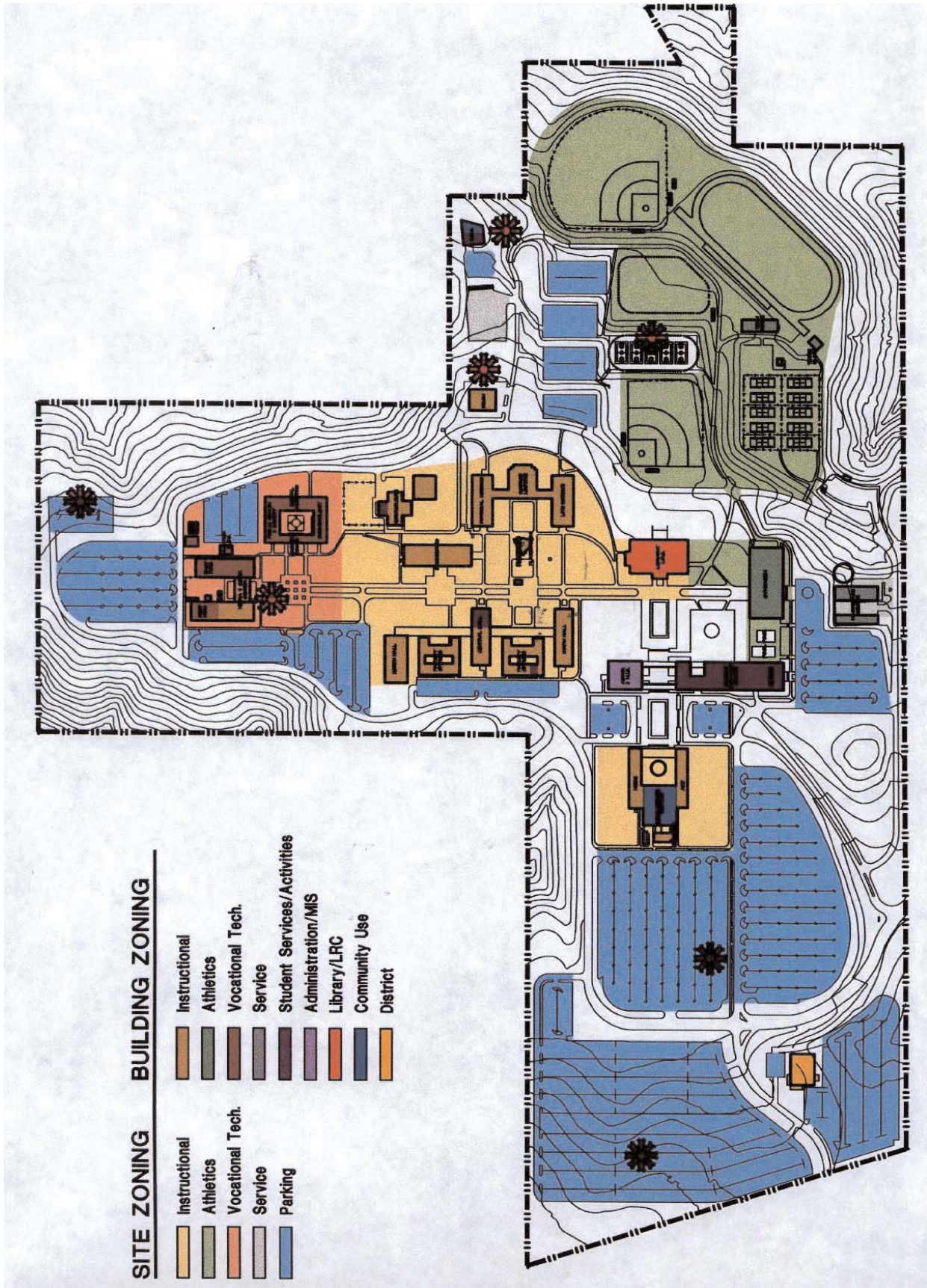
EXISTING CAMPUS ZONING

The Existing Campus Zoning graphic illustrates the functional zoning of the campus in relation to current building and site uses. Colors are used to indicate the current assigned functions of buildings and to identify the general zoning of uses on the campus.

The following issues were identified in the analysis of Campus Zoning:

- The existing campus layout is very spread out, creating long travel distances between functions. The occupational education buildings at the north end of campus are very remote from the main college and support functions located at the southern end of the main axis.
- The Science Division requires additional and more appropriate space in order to support its instructional programs. Expansion of the Planetarium and "Integrated Science Center" is a priority.
- The campus lacks both indoor and outdoor spaces that can be used for activities or special events.
- KCSM is currently operating out of two buildings and requires re-consolidation. The space occupied in the library is desirable for library expansion.
- The campus police are located in a remote location - upstairs in the Administration Building.
- The basketball courts are underutilized.





College of San Mateo Existing Campus Zoning

College of San Mateo

Existing Analysis

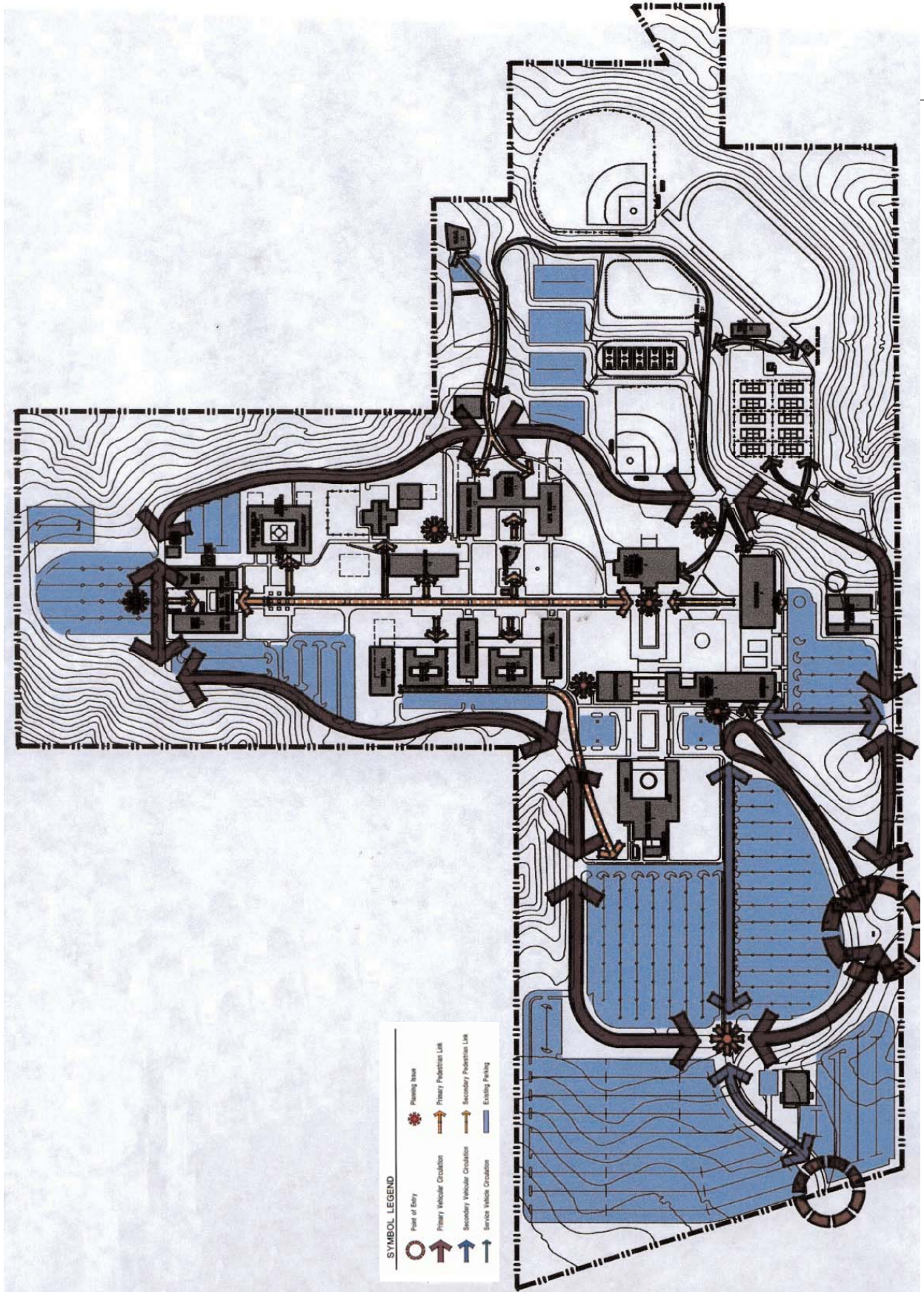
EXISTING CAMPUS CIRCULATION

Vehicular circulation patterns are illustrated on this graphic. Campus entry points and major vehicular circulation routes are indicated along with the areas allocated for parking. Pedestrian circulation patterns are also illustrated on this graphic, in order to understand the complete campus flow.

The following issues were identified in the analysis:

- The campus lacks a prominent entrance.
- Parking areas are unevenly distributed on campus, with a majority of the lots on the west side of campus. Paths from parking to the main campus buildings are long.
- The bus route does not include a primary drop-off adjacent to a campus entrance.
- Parking is difficult in the Science areas.
- Lot 6 is often used as drop off area, although it is not designed for this use.
- The service road is used for parking during sporting events. It also serves as the only seating for baseball games.
- KCSM experiences heavy community use. This often conflicts with the parking for sports events.





College of San Mateo Existing Campus Circulation

College of San Mateo

Option Development

Option Development Summary

During the Option Development Phase of the Planning Process, the Planning Participants reviewed, discussed and evaluated a series of options. These options served as tools for discussion and the development of these options evolved into the Master Plan Recommendations for the College.

Option 1 was the first to be considered. It represented the recommendations from the 1997 Master Plan along with additional projects that addressed current issues at the college. It served as a foundation for discussion and was the first option to be reviewed by the planning participants. The majority of the recommendations in Option 1 involved the renovation and reconfiguration of existing space in order to accommodate the programmatic needs identified in 1997. The overall layout of the campus was unchanged in Option1.



Option 1

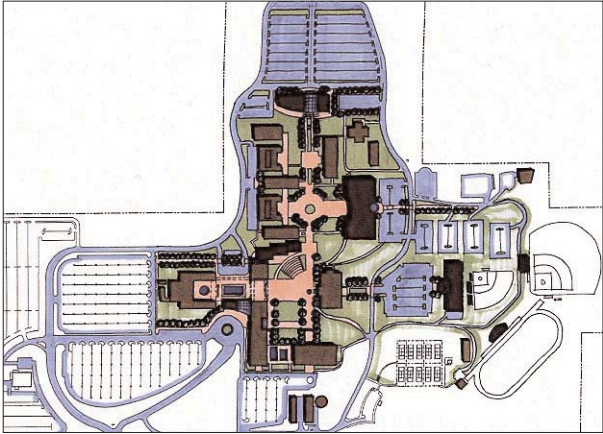
Option 2 represented a different direction for development of the campus. It included site and building development projects that addressed the overall layout and size of the campus. Replacement facilities were suggested to replace the older buildings on campus and to "bring the campus together", into a smaller, more cohesive campus environment. New parking lots were proposed on the north side of campus to address the uneven distribution of parking on campus. The planning participants were pleased with a number of the recommendations illustrated in Option 2.



Option 2

Option Development

Option 3 was developed following the review of Options 1 and 2. It represented the majority of recommendations in Option 2 along with additional suggestions from the participants. New construction was suggested to create an identifiable drop-off and entry to the campus. A slightly different arrangement of new facilities was illustrated including a new facility for the Regional Public Safety Center within the athletic zone of the campus.



Option 3

Option 3 was selected by the planning participants to be developed further into the "Recommended Master Plan" for the College of San Mateo.