



AMERICAN RIVER COLLEGE
JULY 2019 DRAFT FACILITIES MASTER PLAN

prepared by: gouldevans

Table of Contents

1. ACKNOWLEDGMENTS 3

2. EXECUTIVE SUMMARY..... 4

- Goals and Objectives
- Indigenous Land Statement
- Aerial Photography
- List of Identified Projects
- Campus Master Plan Diagram

3. DESIGN GUIDELINES 7

- Goals and Objectives
- Zone Identification
- Site and Landscape Design
- Boundaries and Perimeters
- Signage, Gateways and Way-finding
- Plaza and Open Space
- Campus Swing Space
- Transportation, Access and Parking
- Architectural Design Guidelines
- Inclusion, Social Justice and Equity
- Sustainability

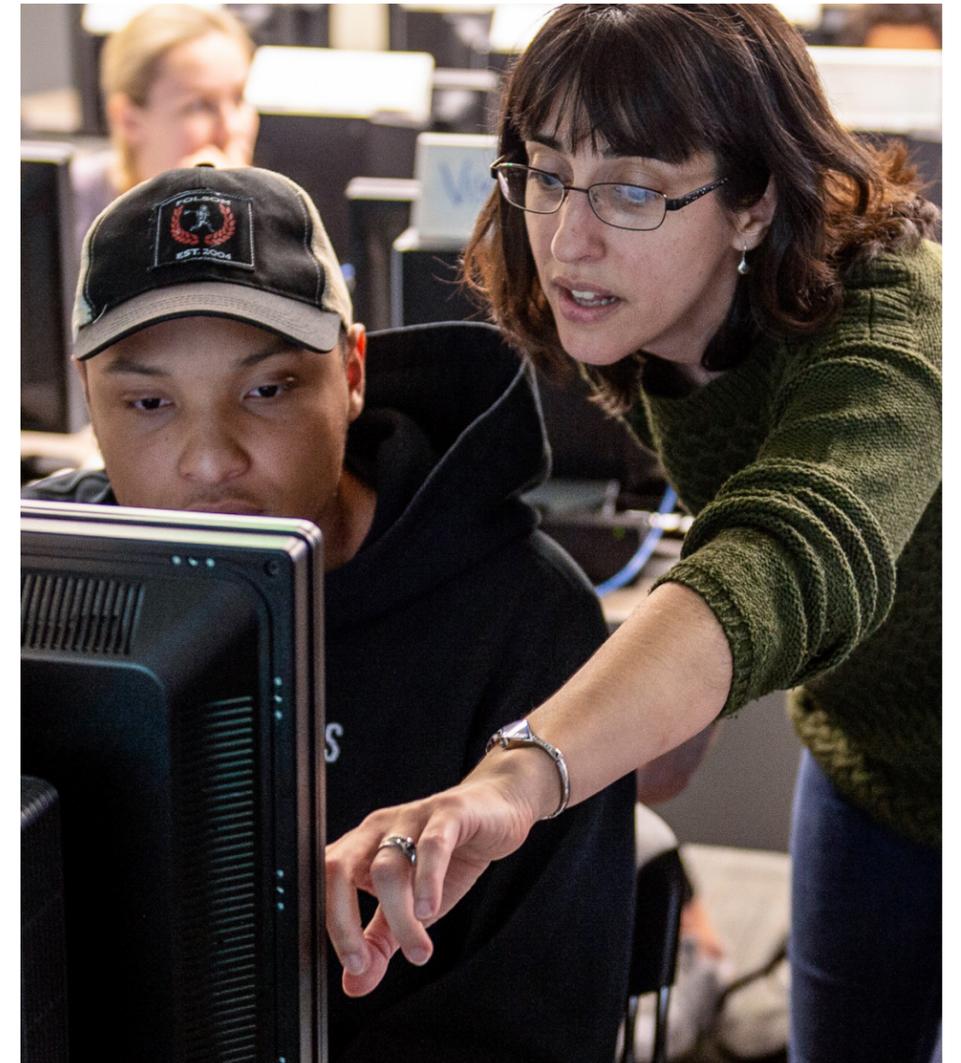
4. ZONE GUIDELINES..... 12

- Zone 1: Blue Zone
- Zone 2: Yellow Zone
- Zone 3: Green Zone
- Zone 4: Red Zone

5. IDENTIFIED PROJECTS IN DETAIL 17

- Technical Education Modernization
- Corporation Yard Modernization
- Stadium Modernization
- Davies Hall Modernization
- Science Modernization
- New Administration Building
- Raef Hall
- Fine Arts Building Modernization
- Horticulture Modernization
- North Parking
- Transit Center and West Parking
- Kinesiology & Athletics Modernization
- Campus Promenade
- Student Quad
- Instructional Space – New
- PE Plaza
- Infrastructure and Support Projects

6. 3D MASSING MODELS OF CAMPUS PROJECTS..... 29



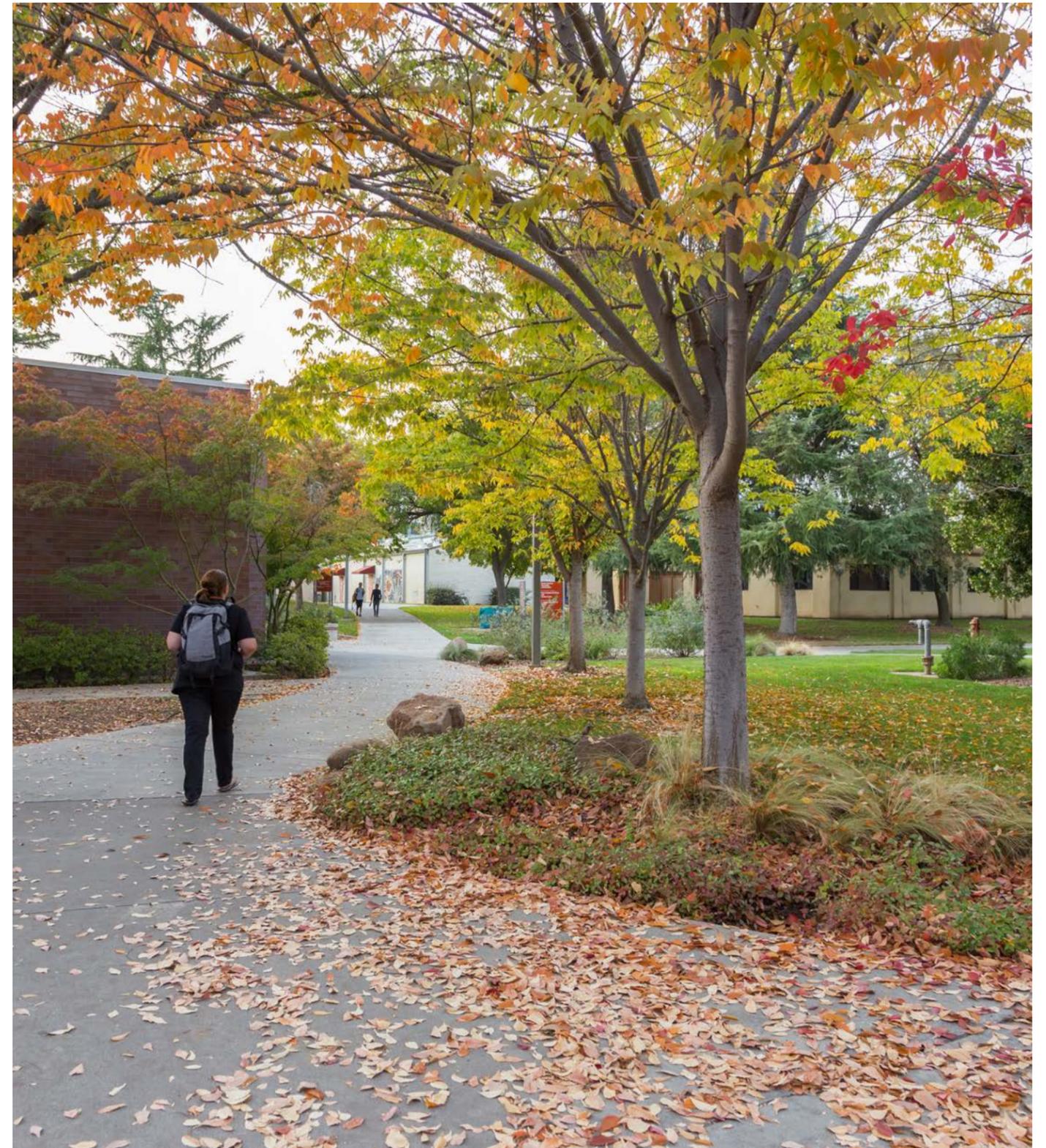
1. Acknowledgments

CAMPUS MASTER PLANNING LEADERSHIP COMMITTEE

THOMAS GREENE	<i>President</i>
KULDEEP KAUR	<i>VP, Administration</i>
ROBIN NEAL	<i>VP, Student Services</i>
LISA LAWRENSON	<i>VP, Instruction</i>
JEFF BUCHER	<i>IT Supervisor</i>
CHERYL SEARS	<i>Director, Admin Services</i>
DAN MCKECHNIE	<i>Director, Facilities Planning</i>
ANNALIESE PENNELL	<i>Note Taker</i>

CAMPUS PLANNING TEAM

KULDEEP KAUR	<i>VP, Administration (Chair)</i>
JEFF BUCHER	<i>IT Supervisor (Co-Chair)</i>
CHERYL SEARS	<i>Director, Admin Services</i>
DAN MCKECHNIE	<i>Director, Facilities Planning</i>
RINA ROY	<i>Dean, Science & Engineering</i>
JEFFREY STEPHENSON	<i>AVP Student Services Grant Programs</i>
CHERYL WATT	<i>Classified, Nursing</i>
RICHARD WOOD	<i>Classified, Student Services</i>
PAUL BETHEL	<i>Faculty, Behavioral/Social Sciences</i>
MARC CONDOS	<i>Faculty, Business & Computer Science</i>
JENNIFER SCALZI	<i>Faculty, Counseling</i>
TRACI GOURDINE	<i>Faculty, English</i>
SARAH MATTSON	<i>Faculty, Fine & Applied Arts</i>
JOHN COLDIRON	<i>Faculty, Health And Education</i>
LORRAINE CHOW	<i>Faculty, Humanities</i>
DANIEL CRUMP	<i>Faculty, Library & Learning Resources</i>
AILEEN HALSETH	<i>Faculty, Mathematics</i>
MICHAEL PAYNE	<i>Faculty, Science & Engineering</i>
RICK STOKER	<i>Faculty, Technical Education/Workforce & Economic Development</i>
RICK ANDERSON	<i>Faculty, Technical Education/Workforce & Economic Development</i>
KAT SULLIVAN-TORREZ	<i>Faculty, Technical Education/Workforce & Economic Development</i>
BOBAK JABERY-MADISON	<i>Faculty, Kinesiology & Athletics</i>
ANNALIESE PENNELL	<i>Note Taker</i>



2. Executive Summary

GOALS AND OBJECTIVES

The 153 acres site once known as Cameron Ranch has transformed and grown into one of the 10 largest community colleges in the state of California. The vision of the college as “transform the future of all students and our community through inclusive, equitable education”, is further reinforced by the commitment and implementation of this Master Plan.

This Master Plan is informed by current and past planning efforts by the District, College and local agencies. Following is a list of resources used in developing this master plan update:

- **ARC Facilities Master Plan, 2012** – the existing Campus Master Plan document that provides the foundation for the continued evolution of the campus identified in this plan.
- **Building Inventory** – A roster of current buildings on campus including their age, year of construction, gross square footage and any recent modernizations completed.
- **Facilities Condition Index (FCI)** – An assessment report with the year built, renovation date, total current repair cost, replacement value and FCI %, a measure of the relative condition of the campus building stock.
- **The Long Range Capital Needs Plan (LRCNP)** – as provided by the Los Rios Community College District, outlined potential projects, assignable square footage and dates for occupancy. These projects can potentially receive funding from the state as well as matched local bond funding. Some projects are listed on LRCNP already finished, others still undergoing.
- **The Transportation, Access and Parking Master Plan (TAP), 2009** – This report was prepared to study and make recommendations on all aspects of transportation, access and parking at ARC. A campus committee worked with the consultant to do extensive research and outreach to determine the best options for parking, roadway, transit and pedestrian and bicycle access improvements. Many of the recommendations of this report are incorporated into the Master Plan update.
- **ARC Utility Master Plan, 2012** – The Utility Master Plan provides a framework that allows the campus to address utility improvements in the context of broader campus needs. Utilities that provide service to the campus and are documented in the plan include water, sanitary sewer, storm drainage, hydronics, natural gas, electrical, communications and compressed air.
- **ARC Technology Master Plan, 2009–2012** – The aim of this plan is to provide reliable access to current technological resources for ARC staff, faculty and students.

The 2018 Master Plan identifies preferred locations for proposed new buildings, modernizations and future open spaces as well as transportation, parking and utility improvements identified in these studies.

To the extent possible, this Master Plan is intended to geographically align capital project locations to specific program needs. However, the plan does not address the placement of specific program requirements within each project. This will be addressed later with a detailed programming effort associated with the project as each project is initiated. Similarly, secondary effects and opportunities generated by new capital projects are beyond the scope of this Master Plan and have not been addressed. While this plan addresses specific projects through the year 2035, it can also guide the planning efforts for additional projects not currently considered beyond the year 2035.

The objectives of this Master Plan are to:

1. Provide design guidelines which inform and plan for future growth/modernization on campus to help:
 - Improve the college’s image within the community and enhance the student’s experience on campus.
 - Improve existing pedestrian and vehicular circulation to increase wayfinding.
 - Better utilize outdoor spaces and plazas.
 - Improve accessibility and connectivity.
 - Where appropriate, review reasonable accommodations for students & staff under ADA/FEHA in designing new & modernized facilities.
2. Provide guidelines for establishing hierarchies and themes within the existing and potentially new “zones” on campus.
3. Provide a plan which locates preferred sites for future capital projects.

INDIGENOUS LAND STATEMENT

“We acknowledge the land which occupy today as the traditional home of the Maidu and Miwok tribal nations. These sovereign people have been the caretakers of this land since time immemorial. Despite centuries of genocide and occupation, the Maidu and Miwok continue as vibrant and resilient Federally recognized tribes and bands. We take this opportunity to acknowledge the generations that have gone before as well as the present-day Maidu and Miwok people.”



Figure 2.1: Aerial Photograph of American River College. Google Earth 2018



Figure 2.2: ARC Main Campus Master Plan Diagram

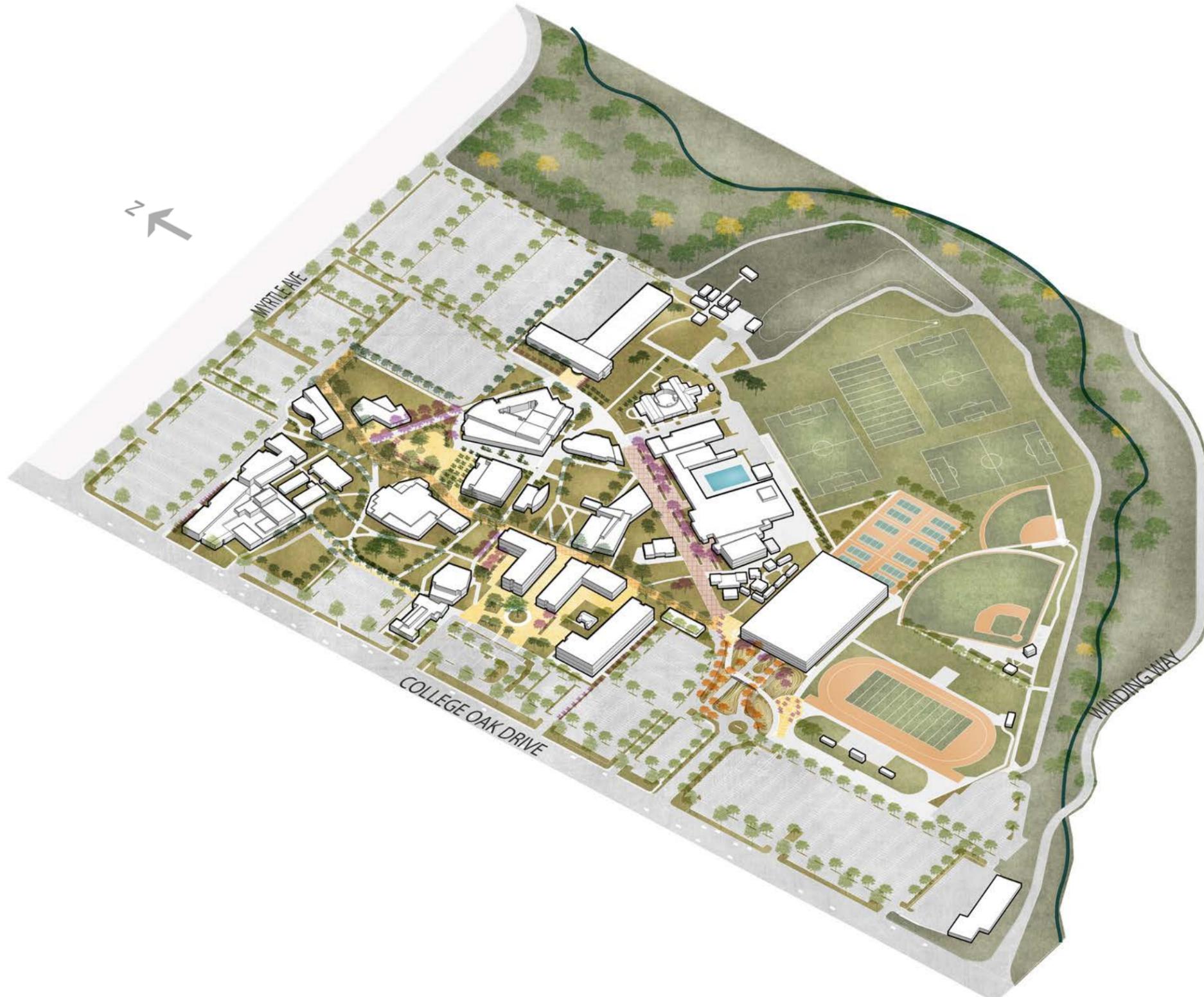


Figure 2.3: ARC Main Campus Master Plan Diagram-Birdseye

3. Design Guidelines

The Design Guidelines provide a campus-wide direction to create a cohesive campus for future development and improvements. The Design Guidelines address the physical development of the campus through construction of facilities, open spaces and connections. By providing campus-wide guidance to create common themes, the campus becomes a consistent environment to support learning. The guidelines also provide a structure to create unique places within the campus zones defined later in the plan.

GOALS AND OBJECTIVES

- General recommendations and considerations for improving the site, landscape, and architectural amenities to enhance the student experience and public image of the campus.
- Conceptual framework for diversity of styles and images found on the campus.
- Emphasis on developing key landmarks that define and differentiate programs and/or zones.



Figure 3.1: Conceptual Collage

ZONE IDENTIFICATION

The campus consists of four zones that define the different areas of the campus, and correspond with the wayfinding zones that are being created for a campus wide wayfinding system. The zones are not exclusive to a single user, group of users or programs, but a movement toward the congregation of like and supportive uses and programs is desired. The zones should be further differentiated through landmark buildings and distinctive landscapes that support the zone character and campus wayfinding measures.

The guidelines provide a conceptual framework and objectives for development within each of the campus districts. Each district is discussed in the next section of the Master Plan. Detailed specifications and building requirements will need to be addressed on a case by case basis with each project, but should use the goals and objectives for each zone to guide and develop projects and their impacts. Each zone should seek to:

- Reinforce zone identification with landmark buildings.
- Create distinctive landscapes to provide a clear, easy way-finding system on campus.
- Respect and recognize (indigenous lands) the Native American history and heritage of the campus, where appropriate, through the campus and zone identification themes that are created.

LEGEND	
	1. Blue Zone
	2. Yellow Zone
	3. Green Zone
	4. Red Zone



Figure 3.2: Zone Identification Plan

SITE AND LANDSCAPE DESIGN

Site planning and landscape design should provide the foundation for the development and connectivity of the campus. Future development and improvements should strive to shape the campus use and maximize connectivity and accessibility of the campus. Limited resources for green improvements to the campus creates a need to be opportunistic yet strategic for site and landscape improvements to the campus.

The landscape experience within the campus should be relaxed and informal with development set among mature vegetation. Site and landscape design can provide many benefits to the campus and its users, including environmental - heat reduction, storm water management and clean air, and health - providing a comfortable setting for walking and relief from the sun. Additionally, maintenance of the plant materials plays an important role in the appearance and health of the campus environment. Site and Landscape design should strive to:

- Coordinate lighting design and site furnishings to update the image of campus site amenities.
- Maximize existing and future connection through the campus.
- Create a relaxed and informal landscape with mature trees and vegetation within the campus core, that provide shaded spaces and connections for students.
- Create identifiable quad or plaza space to provide a gathering space for students.
 - Consider the relationship of campus gathering spaces, and their use, to educational spaces and the impact on the learning environment.
- Reinforce direct campus connections, improve quality of open space, and provide a distinctive sense of place through building placement, open space configuration, and landscape/hardscape materials.
- Reinforce the existing pattern of plant materials or create a new landscape palette to strengthen the zone and use of space.
- Ensure that landscape and site design support accessibility of the campus for handicapped users.

- Create sustainable landscapes that contribute to the environment by promoting water conservation.
- Use hardscape design and quality materials that contributes to the connectivity and defines unique gathering spaces across campus.
- Engage maintenance staff in landscape design and plant materials selection to improve the appearance of landscape.
- Enhance gateway landscape by identifying future locations for potential development as illustrated by this Campus Master Plan.

BOUNDARIES AND PERIMETERS

The first impressions of the campus are formed along College Oak Drive and Myrtle Avenue. These edges of the campus are development primarily with parking lots, not an appealing boundary for the campus. Future improvements to the perimeter of the campus should reflect the quality of higher education received on the campus. To enhance the visual and perceptual relationship of the campus to its surrounding, design of the campus edges should strive to:

- Create a sense of security, and parking lot separation/screening through perimeter fencing.
- Create a perimeter, with landmark gates, as a symbolic gesture to the education received within.
- Maintain the informal, natural edge on the south and east boundaries of campus.



Figure 3.3: Internal edge of campus at north parking lot



Figure 3.4: Wayfinding in the heart of campus.



Figure 3.5: Signage in front of the Student Service

SIGNAGE, GATEWAYS AND WAY-FINDING

Visual clues contribute to the ease of use of the campus, and as such a robust signage, gateway and wayfinding system should be part of the campus. ARC is currently undertaking an update to the existing wayfinding system. To support the other goals and objectives of this Master Plan, the new wayfinding system should strive to:

- Create clear and consistent signage system for drop-off, pick-up and parking at various points on campus.
- Establish a uniform campus and building signage system for clear identification of campus locations and buildings.
 - Improve the visual clues of signage with the use of color, typology and/ or symbols rather than just text
- Establish clear signage system for facilities (i.e. distinct room numbers for all rooms with clearly visible signs, all gender facilities marked clearly as such).
- Establish graphics and signage programs to provide a comprehensive system of way-finding and defining the sense of place on the campus.
- Incorporate technology to assist with campus wayfinding, including the use of GPS, audible and braille to assist handicapped users navigate and access campus destinations.

PLAZA & OPEN SPACE

A campus is often defined by the outdoor gathering spaces that support the operations of the campus and that create the setting for its use. These spaces are easily identifiable by users and often become the sanctuaries for daily life on campus for a break, studying or for recreation. They are important to the function of any campus.

Several gathering spaces exist on the ARC campus such as, Rose Marks Plaza, the Library Plaza and Student Quad and the Campus Green, or are proposed including the STEM Plaza, the PE Plaza and the Campus Promenade. Future projects should relate to one of these identifiable spaces and the building configuration, landscape and hardscape design and materials should be used to improve the quality of and experience provided by these spaces and improve the connectivity of campus.

- Reinforce the connection of open space from the “quad” in front of the library to the lawn area in front of the Learning Resource Center.
- Establish recognizable outdoor spaces, including landscape, hardscape and art work, that reflect the character and location of individual zones.
 - Provide open and covered or protect (sun, heat and rain) spaces for gathering and relaxing.
- Develop new open space with new pedestrian connections from the parking areas and parking structure to the campus core.
- Enhance Rose Marks Plaza as a primary campus community gathering space at the heart of campus.



Figure 3.6: Open space in front of the library



Figure 3.7: Rose Marks Plaza



Figure 3.8: Portable Village

CAMPUS SWING SPACE

As improvements to the campus are made, space that can temporarily accommodate displaced programs or facilities will be needed. The continued use of temporary or portable structures should be the method to accommodate this needed space. Swing space that is the least disruptive to the campus life and connectivity and that is in proximity to the current use location is desirable. The use of swing space should strive to:

- Identify a specific campus location for swing space, to be used on a temporary, as needed basis to support projects anticipated in the Campus Master Plan.
- Provide adequately served and accessible spaces to guarantee the quality of the learning atmosphere and comfort of use.

TRANSPORTATION, ACCESS AND PARKING

The ability to access the campus and to connect to different spaces on campus are important to the future success of American River College. A focus on the transportation systems, including parking, that support the campus should result in coordinated, efficient access and connectivity for all people using the campus. Connecting people to the campus by all modes of transportation including automobile, walking, biking and transit will ensure access. Similarly, connecting campus internally for pedestrians and bikes, will create a safe, comfortable environment for students, faculty and staff. Future improvements to the campus will focus on the efficient use of parking areas and their connections to the internal campus for pedestrians and cyclist to use. Accessibility for persons with disabilities will be a focus of all transportation efforts. Future transportation improvements to the campus should also strive to:

- Reinforce pedestrian circulation routes throughout campus.
- Encourage public transportation and ride-share accessibility to the campus through the creation of a transit center.
- Create efficient, organized and connected parking areas on campus.
- Increase safety and security of pedestrian/bike routes and improve access to and through campus with clearly identified bike lanes.
 - Create partnerships with the City of Sacramento and Sacramento Regional Transit District to ensure multi-modal access to the campus.
- Encourage the use of bike racks and locks to secure bike and reduce theft on campus.
- Improve parking lot landscape and increase way-finding for different modes of circulation.
- Minimize disruptions to the campus connectivity networks, specifically pedestrians and bicycles.
- Incorporate transportation technology, such as car charging stations, to support multi-modal access to the campus as well as sustainability and social justice opportunities.



Figure 3.9: North Parking Area



Figure 3.10: Campus Walkway



Figure 3.11: STEM Building

ARCHITECTURAL DESIGN GUIDELINES

The campus was originally developed with single-story buildings constructed with brick and textured concrete panels. Currently the campus reflects a variety of architectural styles that have evolved over time. As the campus continues to evolve an overarching architectural vocabulary with which new buildings will be designed should emerge across campus. Recent modernization and construction projects have taken on a modern, high-tech aesthetic that refers to the 21st Century state of the campus community. To continue this visual evolution of the campus future building design should strive to:

- Strengthen an overall campus hierarchy of forms and materials reflecting the high-tech image of the campus.
- Create “landmark” buildings that anchor individual zones and help to improve campus way-finding.
- Design new structures and facilities with flexibility and user-friendliness to accommodate changing technology and space needs over time.
- New buildings should achieve energy efficiency requirements (net zero energy in 2030) and be easily maintained.
- Ensure that the supporting infrastructure to support campus change, locally to individual facilities as well as across the campus, is sufficient prior to or with the upgrading of facilities.
- Consider the use of a design scheme with new buildings that encourages the mid-pint modernization of a facility during its tenure, to accommodate cost-effective upgrades to facilities.



Figure 3.12: Student Center Modernization

INCLUSION, SOCIAL JUSTICE AND EQUITY

American River College is committed to the inclusion, social justice and equity for all students, faculty and staff. The Strategic Plan for the campus specifically addresses this commitment through “ equity-minded education, transformative leadership and community engagement.” This commitment should manifest itself through the development and evolution of the campus, by providing facilities for all users of the campus and engaging users in change to the campus setting.

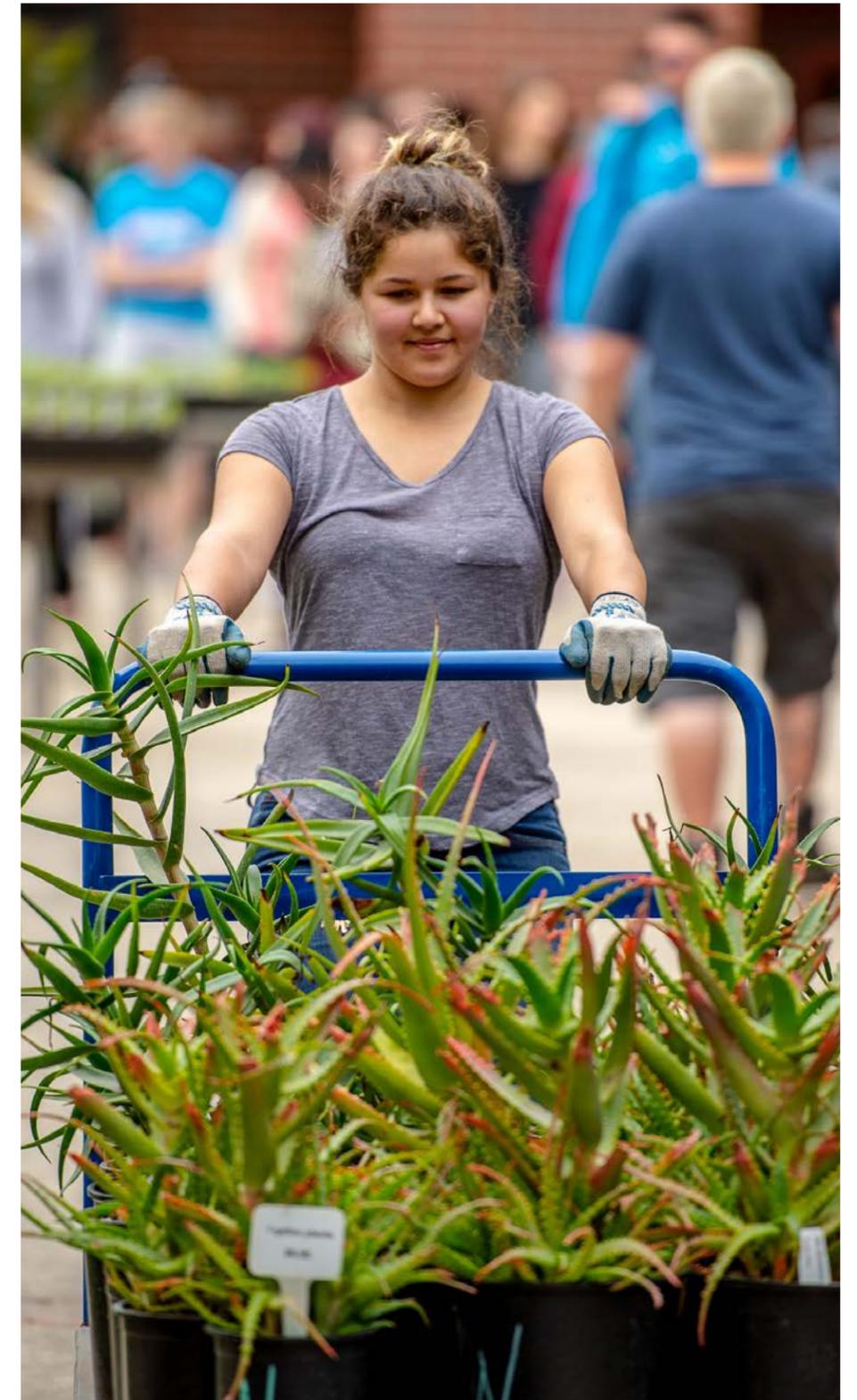
- Ensure adequate facilities to meet the needs of all genders (gender conforming and/or gender-neutral facilities) of the American River Campus Community.
- Accommodate the use of alternative forms of transportation including bicycles, transit and para-transit to provide access and support all users of the campus.
- Ensure the implementation of ADA compliant facilities to encourage accessibility and use of the campus by the disabled.
- Create an inclusive environment across campus through the engagement of all users and user groups of the campus.



SUSTAINABILITY

The future of the campus depends on its ability to manage its resources to maintain a vibrant campus that provides for the educational needs of students. Future development should focus on productive use of the natural resources, technology and construction methods to create a living, evolving campus that contributes to the environment and the community. The ARC campus should consider environment, economic and social impacts when planning for a sustainable future.

- Improve building energy efficiency in all new buildings, with one-half of campus buildings being net-zero energy users by 2025, and all new buildings constructed net-zero energy users by 2030.
- Encourage the use of technology and alternative energy sources, like solar panels, for power, lighting (parking lots, walkways), and hydronics, to support the creation of a sustainable campus.
- Create highly flexible spaces, especially for modernization projects, to accommodate changing space needs over time.
- Encourage other forms of transportation like walking, cycling, carpooling, and buses and shuttles by promoting convenience of accessibility and service to common destinations.
- Use landscape and structures to create shade on campus supporting connectivity and gathering and supporting the sustainability of the campus by reducing the heat island effect of the pavement surfaces.
- Document and communicate the sustainability of new development and improvements to the campus, i.e. energy and water consumption of new projects.



4. Zone Guidelines

The section of the Master Plan explains the different campus zones. The guidelines for each one explore the goals and objectives, landmarks, open space, and circulation as opportunities or constraints when developing within the specific zone. The related projects which are anticipated for development within the district are also highlighted for quick reference and can be examined in more detail in the next section of the Master Plan, Projects in Detail.

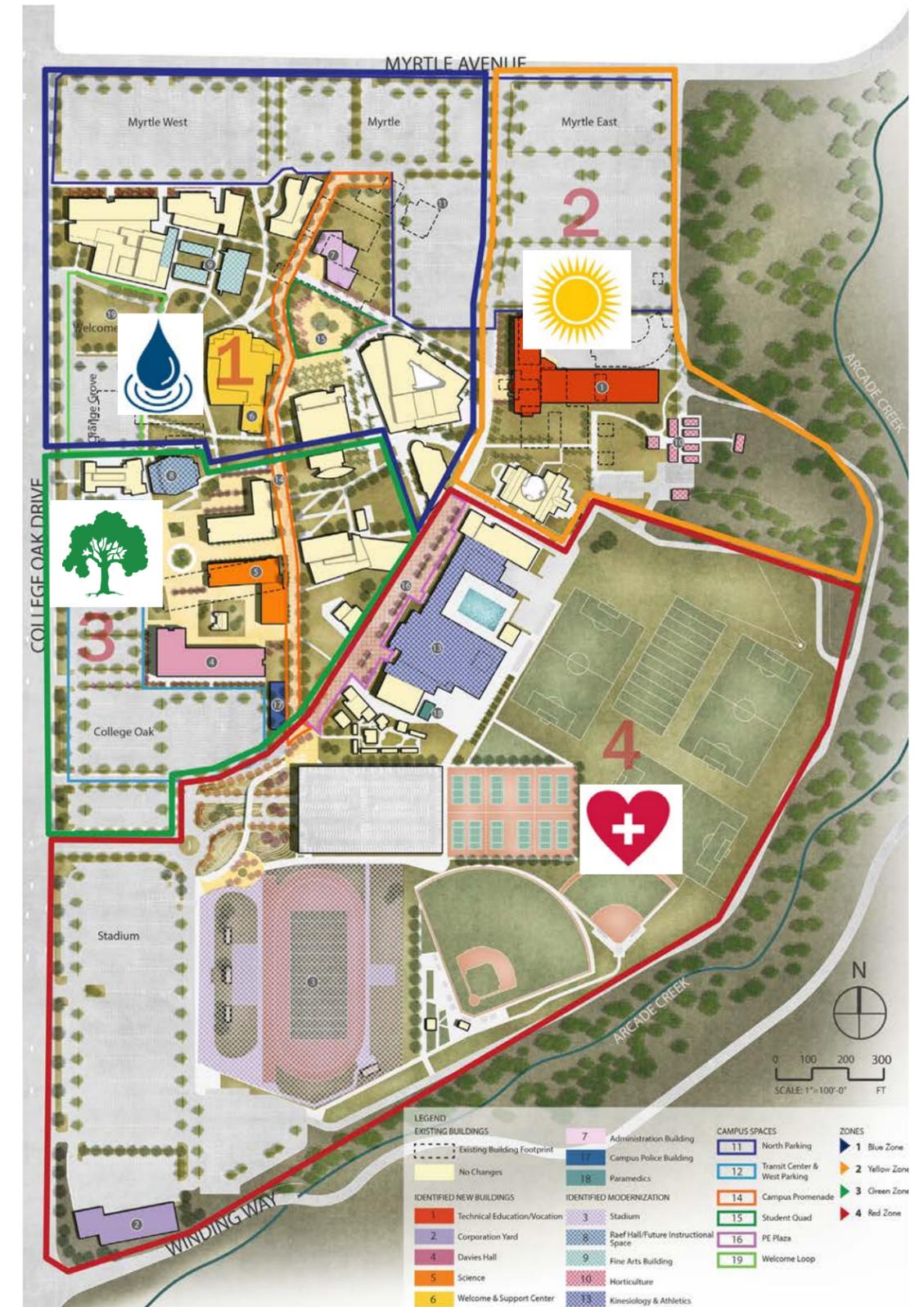


Figure 4.1: Zone Map

ZONE 1. BLUE



Description

The northwest corner of campus, occupies a prominent corner and frontage along College Oak Drive and Myrtle Avenue. This zone provides a first impression of the campus for those visiting the campus from the north or from the west along College Oak Drive. Home to the performing and fine arts programs, administration and students functions, this zone is a hub for student activity on campus. The zone is evolving in to a student services area with the presence of student services, counseling, admissions and enrollment, the library, student center and bookstore and other student success focused programs and services.

Goals and Objectives

- Modernize existing facilities and spaces for current needs, including technology.
- Enhance the public image (building modernization) and front door of the campus to provide a better entry experience (Campus Promenade) for students and the public.
- Provide a centralized location for student services - enrollment, academic and social.
- Provide better pedestrian and vehicular entry experience for the public.
- Provide efficient parking, access, circulation and drop-off for students and visitors to campus.

Landmarks

Current: Performing Arts Theater, Student Center, Campus Green, Library, Library Plaza & Rose Marks Plaza

Future: Welcome and Support Center Addition and Campus Promenade

Open Space

Campus Green, Campus Promenade, Student Quad, Library Plaza.

Circulation

Pedestrian: The Campus Promenade provides the backbone of the circulation system with well defined walkways connecting the zone, internally and to the rest of campus.

Automobile: The zone is well served by parking lots to the north, while traffic within the zone is discouraged.

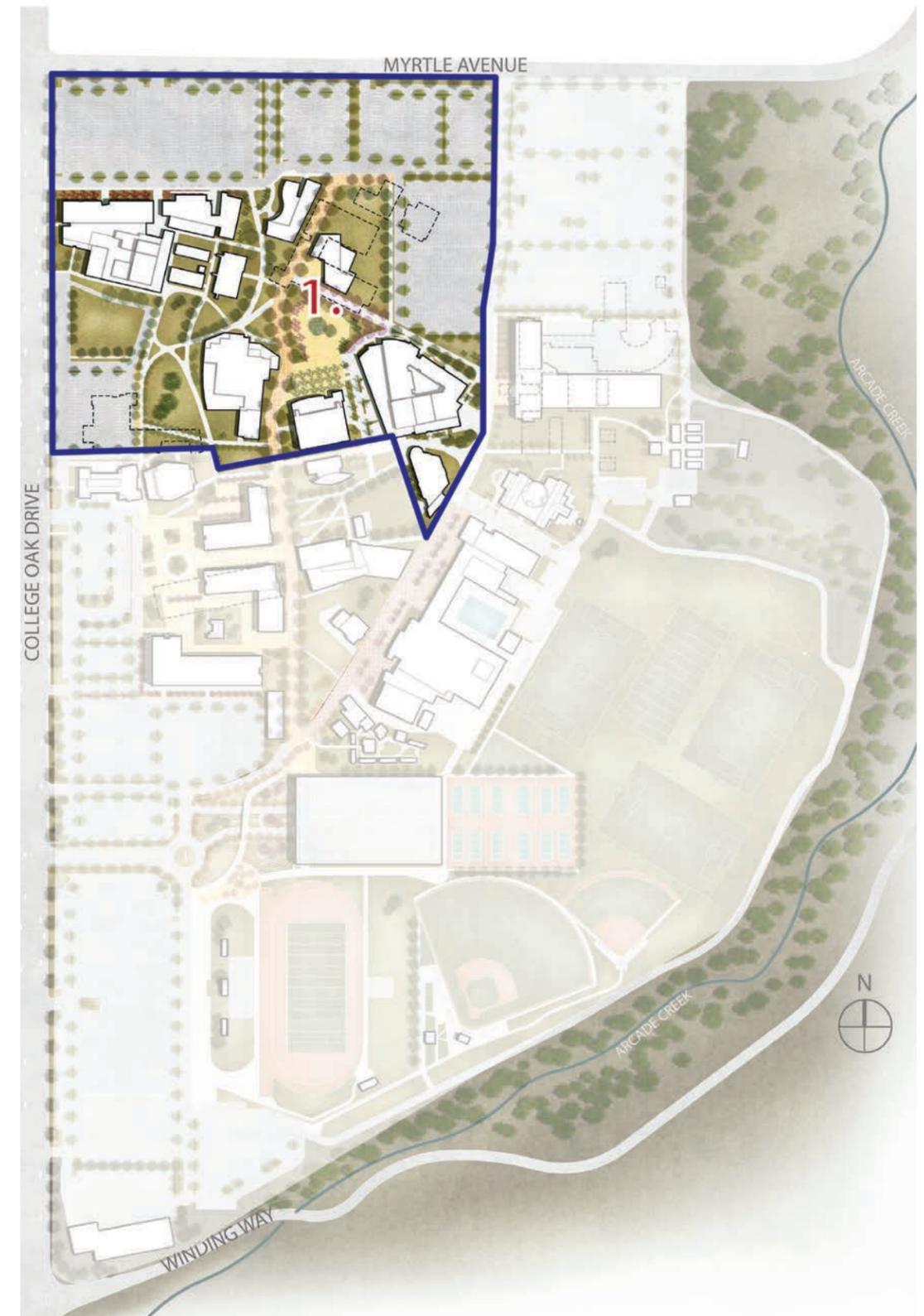


Figure 4.2: Zone 1 "Blue" Detail Map

ZONE 2. YELLOW

Description

Anchors the northeast section of campus as a destination for the technology and horticulture. Is also home to the Child Development Center.

Goals and Objectives

- Improve access and modernization of facilities.
- Improve connectivity to the rest of the campus through pedestrian pathway enhancements, specifically the PE Plaza.
- Provide efficient parking, access, circulation and drop-off for students and visitors to campus.

Landmarks

Current: Technical Educational Building

Future: PE Plaza & Defined Entryway from Myrtle Avenue.

Open Space

Arcade Creek Trail, Arcade Creek Bridge, Campus edge along the American River

Circulation

Pedestrian: The PE Plaza will provide improved circulation to the rest of campus and walkways connecting the zone internally.

Automobile: The zone is well served by parking to the north, and access is provided to the CDC and the horticulture within the zone.

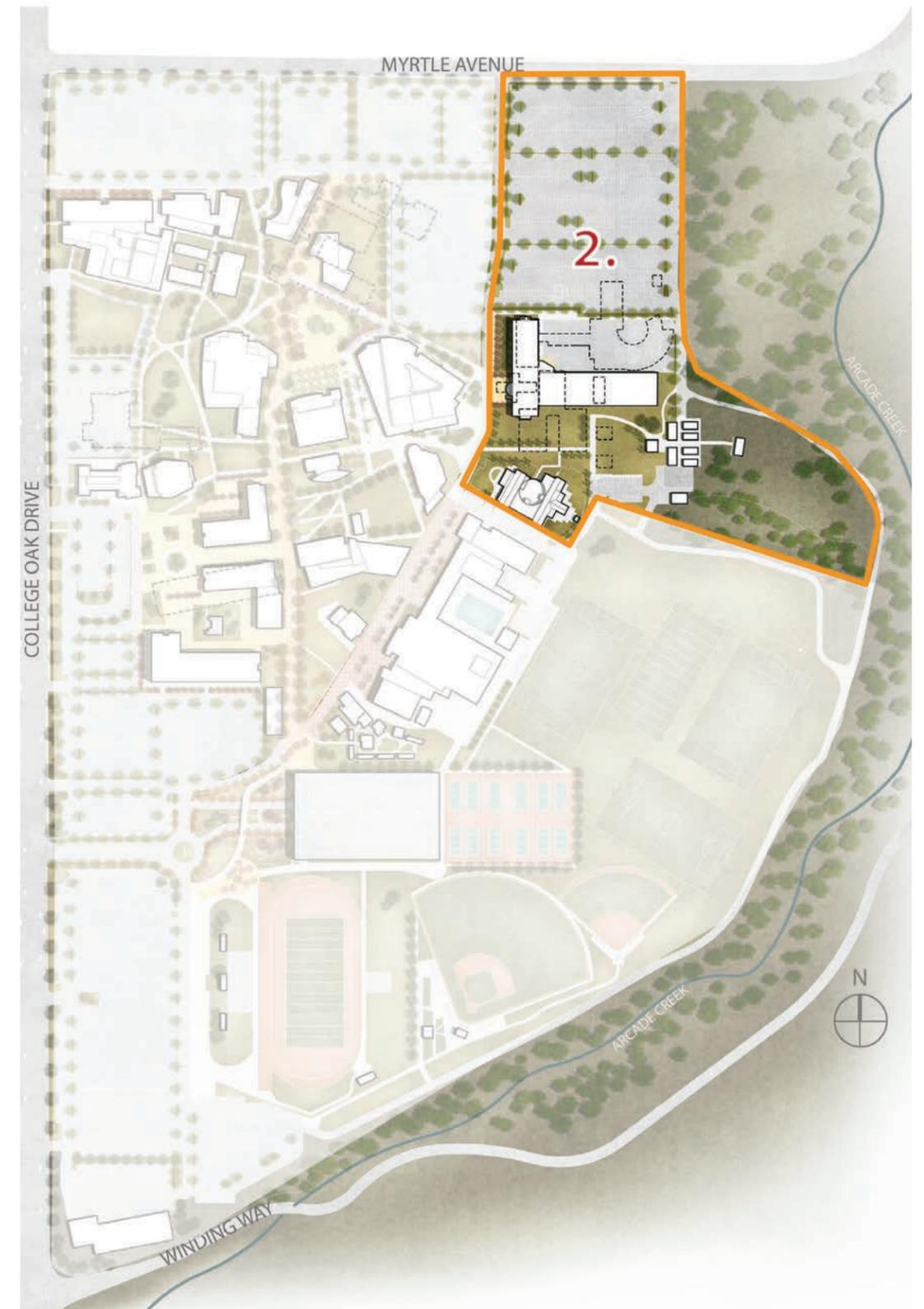
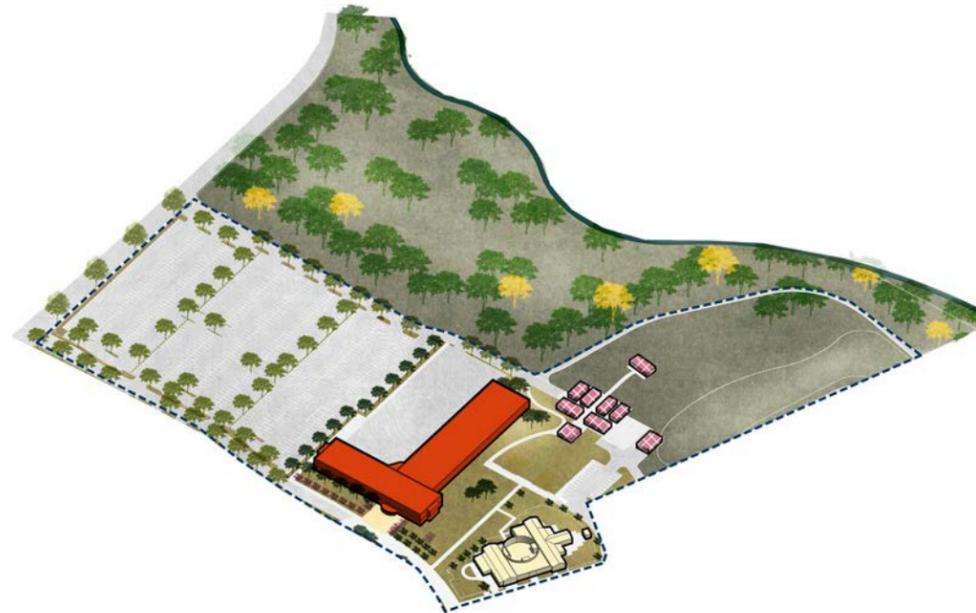


Figure 4.3: Zone 2 "Yellow" Detail Map

ZONE 3. GREEN



Description

Represents primary campus entry from the west and the academic core of the campus. Modernization of the campus continues in this zone with the current construction of the STEM building and future redevelopment.

Goals and Objectives

- Modernize existing academic facilities and spaces to meet current needs, including technology.
- Enhance the public image (building modernization) and entry of the campus. Provide better pedestrian connectivity for students.
- Provide efficient transit service, parking, access, circulation and drop-off for students and visitors to campus.

Landmarks

Current: Davies Hall, Ranch House

Future: STEM Building, Science Building, Campus Promenade, Transit Center and STEM Plaza, Davies Hall, Police Building, Ranch House.

Open Space

Campus Promenade, PE Plaza.

Circulation

Pedestrian: The Campus Promenade provides the backbone of the circulation system through the heart of campus, providing north/south connectivity with well defined walkways connecting the zone, internally and to the rest of campus.

Automobile: The zone is served by the transit center and parking lot to the west and the stadium parking lot, while internal traffic within the zone is limited to campus facility and emergency vehicles.

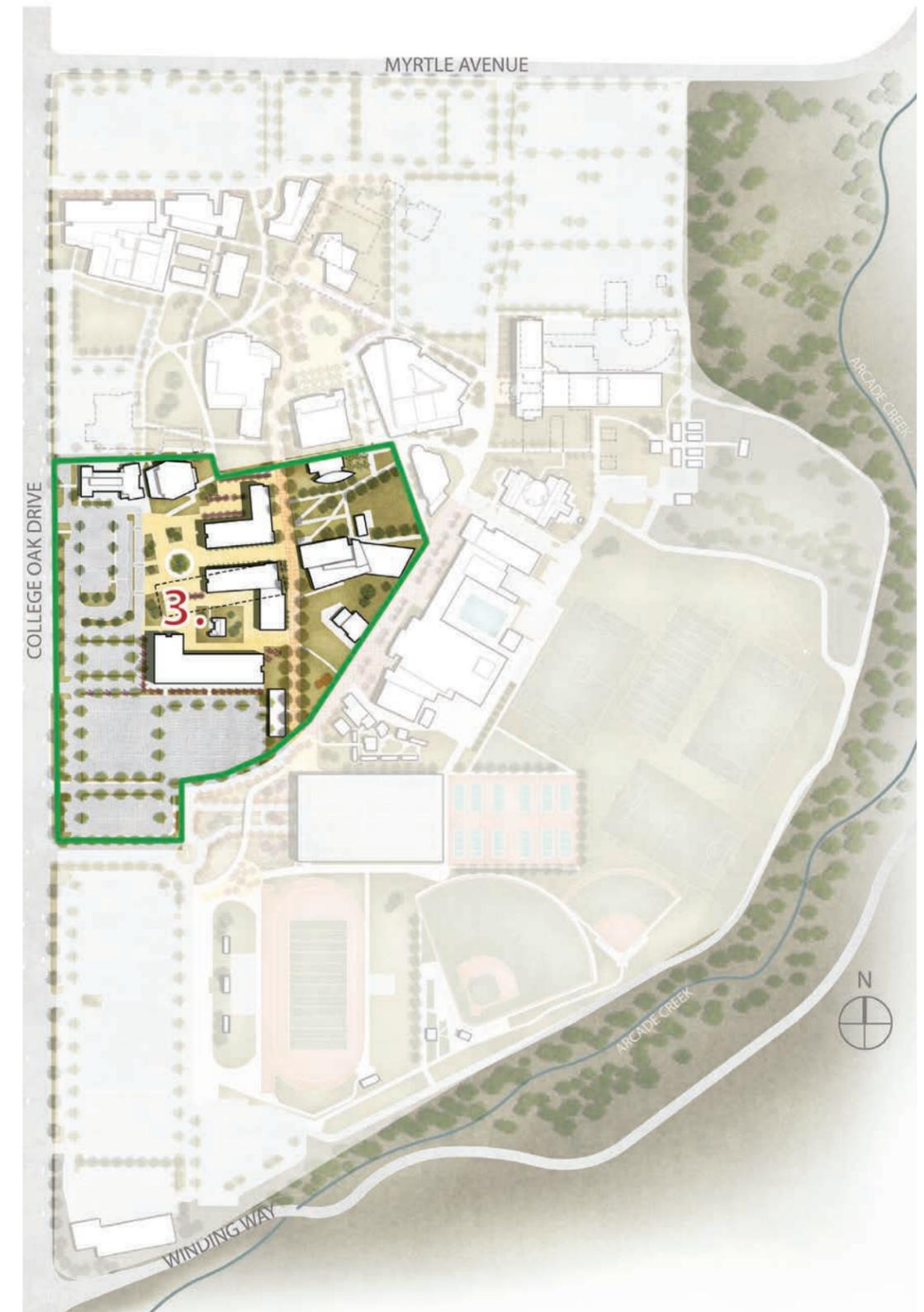
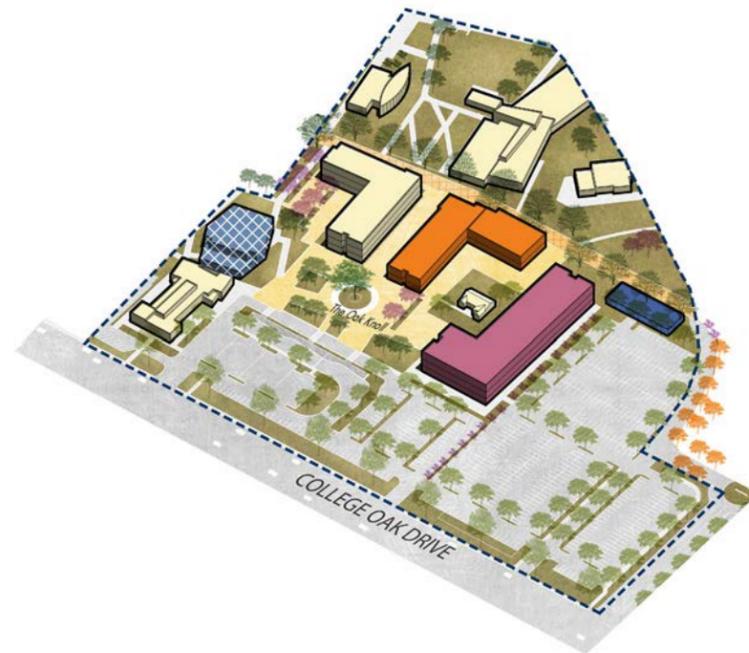


Figure 4.4: Zone 3 "Green" Detail Map

ZONE 4. RED



Description

Comprises the south and much of the eastern boundary of the campus, and is home to the health and athletic functions on campus. The area contains a significant amount of parking that serves the campus and campus events associated with athletics.

Goals and Objectives

- Modernize athletic facilities and spaces to meet current needs, and accessibility standards.
- Provide efficient parking and access for students and visitors to campus.

Landmarks

Current: Stadium, Parking Structure, Kinesiology & Athletics, Soccer Stadium.

Future: PE Plaza, Beaver Lane, Defined Entryway from College Oak Drive to Myrtle.

Open Space

PE Plaza, Campus Promenade, Campus edge along the American River.

Circulation

Pedestrian: The Campus Promenade and PE Plaza will provide improved access and circulation to the rest of campus from the zone.

Automobile: The zone is well served by a parking lot on the western edge of the zone, and provides parking for the southern half of the campus. Traffic within the zone (outside the parking areas) is limited to campus facility and emergency vehicles.

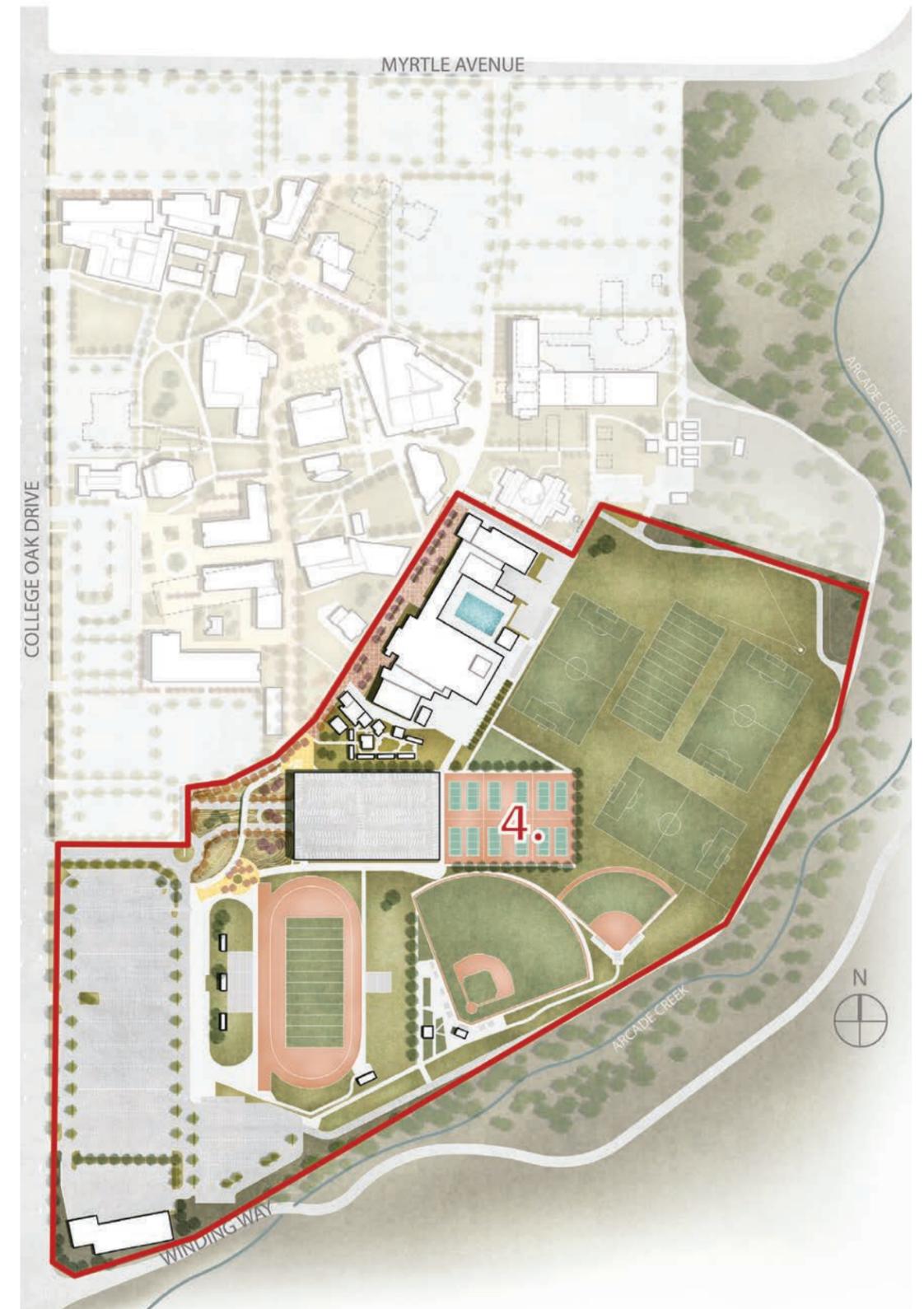


Figure 4.5: Zone 4 "Red" Detail Map

5. Identified Projects in Detail

This section of the Master Plan identifies the key projects:

- 1 Technical Education Modernization
- 2 Corporation Yard Modernization
- 3 Stadium Modernization
- 4 Davies Hall Modernization
- 5 Science Modernization
- 6 Welcome & Support Center Modernization/Expansion
- 7 New Administration Building
- 8 Raef Hall/Future Instructional Space
- 9 Fine Arts Building Modernization
- 10 Horticulture Modernization
- 11 North Parking
- 12 Transit Center & West Parking
- 13 Kinesiology & Athletics Modernization
- 14 Campus Promenade
- 15 Student Quad
- 16 PE Plaza
- 17 Campus Police Building
- 18 Paramedics
- 19 Welcome Loop



1 TECHNICAL EDUCATION MODERNIZATION

Size: 60,552 ASF

Description

This project will be a modernization (through replacement) of the current facilities for the Technical Education Department. No net increase of assignable square footage will be created for departmental programs. Funeral Services, is an important service provided to the Sacramento community, and the recognition of the need is important to the American River College community. The facilities necessary for funeral services are being incorporated into the Technical Education modernization project.

Goals and Objectives

The goal is to provide the department with modern facilities and spaces and replace the existing portable buildings with a new structure in the same location.

Criteria for Location

Current location.

Opportunities and Constraints:

- Modernization of existing buildings and spaces to serve current and future student needs.
- Site is isolated from the rest of campus facilities and spaces.
- Improved connectivity of the location via the future PE Plaza.
- Improved access to the location via an improved north parking area.

Program Adjacency

Horticulture

Image/Aesthetics

A modern design aesthetic is needed to relate the improved structures to the rest of campus and the recent architectural enhancements.

Circulation

Improved pedestrian circulation to and from the rest of campus is necessary to support modernization of the facilities.



Figure 5.1: Technical Education Modernization



Figure 5.2: Corporation Yard Modernization

2 CORPORATION YARD MODERNIZATION

Size: 20,446 ASF

Description

Consolidation and relocation of current corporation yard uses to the far south end of the campus, adjacent to College Oak Drive.

Goals and Objectives

Create additional area on which new instructional space may be developed at the front of campus adjacent to the campus core, resulting from moving existing operations and warehousing facilities and services.

Criteria for Location

Far south end of campus, along College Oak Drive, providing good access for campus operations.

Opportunities and Constraints

- Provide valuable land for instructional space near the center of campus.
- Addition of campus printing to the facility.
- Must occur to accommodate uses and make room for construction of the new Davies Hall.

Program Adjacency

N/A

Image/Aesthetics

- Location at the corner of College Oak Drive and Winding Way will be highly visible when approaching the campus from the south.
- Enhance the image of the campus as approached from the south by screening the large parking area from view.
- Possible opportunity for gateway feature to campus from the south.
- Additional landscape screening of yard area will be required.

Circulation:

- Good access from College Oak Drive and to the rest of campus via south parking area.
- Minimal pedestrian conflicts with delivery trucks.
- Improves pedestrian circulation from the new parking structure and south parking lots to the campus core and new instruction space.

3 STADIUM MODERNIZATION

Size: 2,255 ASF

Description

Modernization of Bleachers, Snack Bar, Visitor Access, Restrooms, Field, Track and Entrance.

Goals and Objectives

Modernize stadium facilities to comply with ADA standards and improve accessibility for patrons.

Criteria for Location

Current location.

Opportunities and Constraints

- Improve visitor access to bleachers, snack bars and restrooms.
- Accommodate all visitors to ARC campus.

Program Adjacency

N/A

Image/Aesthetics

Maintain consistent design aesthetic.

Circulation

- Maintain connectivity and access from the south parking lots and parking garage.
- Establish clearly defined pedestrian routes to the Campus Promenade, PE Plaza and the rest of campus.



Figure 5.3: Stadium Modernization



Figure 5.4: Davies Hall Modernization

4 DAVIES HALL MODERNIZATION

Size: 42,185 ASF

Description

Modernization (through replacement) of the current Davies Hall.

Goals and Objectives

Modernization of educational spaces to serve the needs of students and faculty, creating an engaging learning environment.

Criteria for Location

In the vicinity of its current location. Contributing to a STEM complex with the future relocation of Science and the new STEM building.

Opportunities and Constraints

- Improve and modernize the face of the west side of campus.
- Highlight the original Ranch House.
- Reinforce the development of the STEM complex.
- Requires the relocation of the Corporation Yard prior to construction.

Program Adjacency

Proximate to the new STEM building and future Science building creating a STEM complex.

Image/Aesthetics

- This building will define the southern edge of the Instructional center and will be the primary landmark building for students approaching the campus core from the parking lots and parking structure.
- The new building should reflect the modern design aesthetic of the campus including elements developed for the STEM building.

Circulation

- Pedestrian circulation needs to be maintained along the edge of the new building.
- Defined circulation between the new Transit Center to the west and the new Campus Promenade should be created, utilizing the STEM Plaza.

5 SCIENCE MODERNIZATION

Size: 37,986 ASF

Description

Modernization (through replacement) of existing science building to include updated classrooms, laboratory space, faculty offices and student spaces; including technological updates.

Goals and Objectives

Modernize the building and laboratory spaces to meet 21st century classroom and laboratory standards and needs, improve health and safety, and holistically improve student learning experience through meaningful space design.

Criteria for Location

In proximity to the new STEM building to centralize the STEM educational offerings in an area on the west central part of campus.

Opportunities and Constraints

- Improve student education and transfer opportunities through access to modernized equipment,
- Create a more appealing entrance to the north end of campus.
- To centralize the STEM fields in one area on campus to foster interdisciplinary interaction and learning, creating a STEM complex.
- The STEM complex would serve to advertise to the community ARC's leadership and commitment to train future students.

Program Adjacency

Proximate the new STEM building.

Image/Aesthetics

Modern, high-tech yet accessible and friendly to the campus environment.

Circulation

Pedestrian access and circulation from the future Transit Center and Campus Promenade.

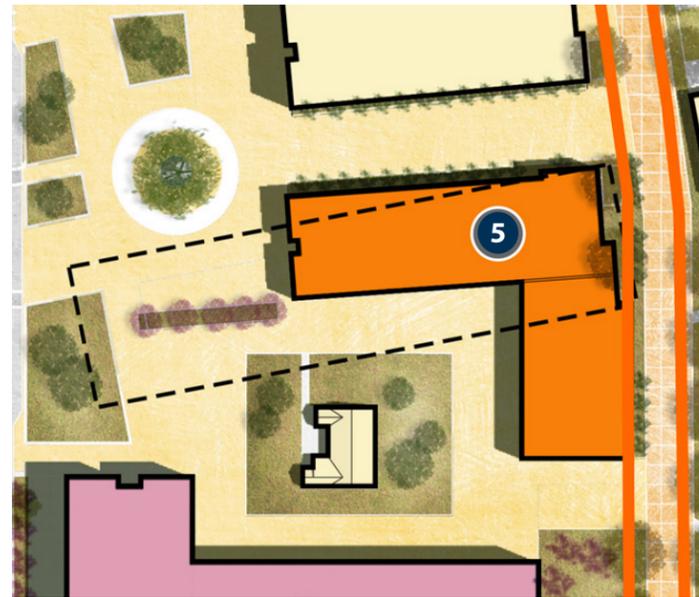


Figure 5.5: Science Modernization



Figure 5.6: Welcome and Support Center Modernization/Expansion

6 WELCOME AND SUPPORT CENTER MODERNIZATION/ EXPANSION

Size: 48,090 ASF

Description

Modernization and expansion of the current facility to add space for the consolidation of student centered services, including Counseling, Admissions/Records and Business Services Office. The modernization and additions will be used to create a modern facility and spaces to efficiently provide services to students.

Goals and Objectives

- More effectively provide services to student to ensure their academic success.
- Provide modern facilities

Criteria for Location

Current Location.

Opportunities and Constraints

- Better service to students.
- Modernization of Counseling services facilities.
- Creation of a one-stop student centered complex on campus to include the Library, Student Center and Welcome and Support Center.

Program Adjacency

Student Center, Library and Administration (Future).

Image/Aesthetics

A prominent location along the Campus Promenade requires a modern facility that conveys the values of the campus.

Circulation

- Pedestrian accessibility from the Campus Promenade encourages use of the building and connects students to necessary services and the rest of the campus.

7 NEW ADMINISTRATION BUILDING

Size: 6,192 ASF

Description

Modernization (through replacement) of existing administrative office and meeting spaces at the north end of campus.

Goals and Objectives

- Provide modern office and meeting amenities.
- Contribute to the coordinated, efficient student experience of the campus.

Criteria for Location

Northern end of campus, replacing Science, adjacent to the northern parking areas and the Campus Promenade.

Opportunities and Constraints

- Modernization of administration spaces to better serve students.
- Creation of a student centered complex on campus to include the Library, Student Center and Welcome and Support Center.

Program Adjacency

Welcome and Support Center, Student Center, Library and northern parking areas.

Image/Aesthetics

This project provides the opportunity to create a building as a landmark for the administration and student centered focus of campus.

Circulation

- Pedestrian accessibility from the Campus Promenade encourages use of the building and connects students to necessary services.
- Automobile accessibility from the northern parking areas provides easy access to visitors and prospective students.

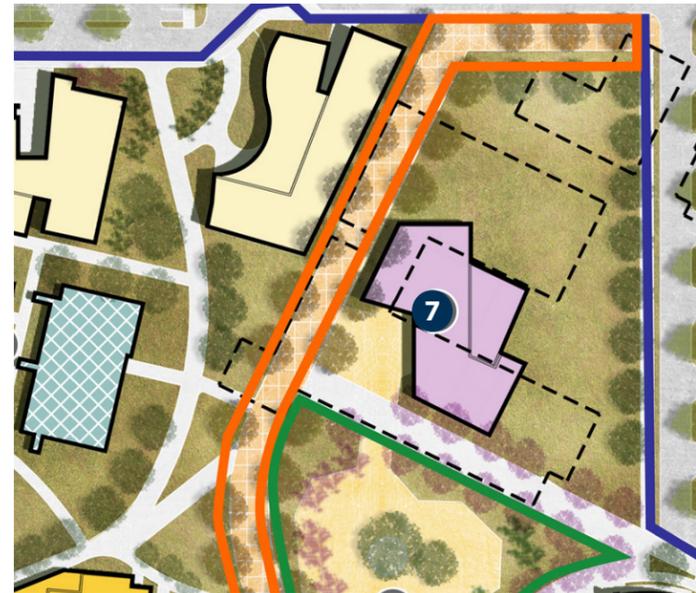


Figure 5.7: New Administration Building



Figure 5.8: Raef Hall/Future Instructional Space

8 RAEF HALL/FUTURE INSTRUCTIONAL SPACE

Size: 5,485 ASF (Raef Hall)

Size: 12,000 ASF (New Instructional Space)

Description

Renovation of existing spaces to provide modern learning facilities. Future growth of the campus would necessitate the construction of additional instructional space to accommodate increased enrollment.

Goals and Objectives

- Meet student need for instructional space.
- Modernization of campus building stock to provide engaging learning environments.
- Additional of additional instructional space to accommodate a larger student population.

Criteria for Location

Current location. New instructional space could be accommodated through a second-story addition to the current configuration of Raef Hall.

Opportunities and Constraints

- Maintain and enhance one of the largest instructional space on campus.
- Provide additional instructional space.

Program Adjacency

STEM Complex - STEM Building, Science and Davies Hall

Image/Aesthetics

- Opportunity to modernize the design of the building to reflect a modern, high-tech campus design aesthetic.
- Design aesthetic should take clues from the current and future improvements in the new STEM complex adjacent to Raef Hall to the south.

Circulation

- Enhance the circulation routes between the western edge of campus and the future Campus Promenade.
- Establish access and connectivity routes between the facility and the future Transit Center.

9 FINE ARTS BUILDING MODERNIZATION

Size: 12,172 ASF

Description

Modernization of Building #10 and existing Art classrooms.

Goals and Objectives

- Replace outdated classrooms for the Art department, including technology to access modern teaching practices.
- Modernization of Fine Arts division and faculty offices.
- Increased space for ceramics, photography, sculpture and gallery management programs.
- A new Kaneko Gallery will provide additional exhibit space.
- Modernization of building and building systems to support programs and activities.

Criteria for Location

Current location.

Opportunities and Constraints

- Create a modern, safe and welcoming space for students, the public and the arts community on campus.
- The Kaneko Gallery and use of PAC is a focal point for the colleges' Gallery Management Certificate.
- Improve student education and learning opportunities by providing up-to-date facilities.

Program Adjacency

N/A

Image/Aesthetics

- Opportunity to improve image to new students and community. This edge is visible from the northern parking areas and College Oak Drive.
- Design aesthetic should take clues from the current and future building improvements to reflect the modern, high-tech aesthetic of the campus.

Circulation

Maintain clearly defined circulation routes and create a defined connection to the future Campus Promenade.



Figure 5.9: Fine Arts Building Modernization



Figure 5.10: Horticulture Modernization

10 HORTICULTURE MODERNIZATION

Size: 7,975 ASF

Description

Modernization of existing facilities and classroom spaces.

Goals and Objectives

- Update current facilities to improve safety, cleanliness and provide for growth of student programs.

Criteria for Location

Current location.

Opportunities and Constraints

- Site is isolated from the rest of campus facilities and spaces.
- Provide better connections to and from the facility through the future PE Plaza and walkways.

Program Adjacency

Technical Education.

Image/Aesthetics

Design aesthetic should take clues from the current and future building improvements, in particular the modernization of the Technical Education Building, to reflect the modern, high-tech aesthetic of the campus.

Circulation

Improvements to the pedestrian connectivity between the facilities and the rest of campus are needed.

11 NORTH PARKING

Size: N/A

Description

Improvements to the circulation, internal connectivity and appearance of the Myrtle West, Myrtle and Myrtle East parking lots.

Goals and Objectives

- Improve access to the campus for faculty, staff and students.
- Improve the efficiency of the parking area and ingress and egress.
- Improve the student drop-off in the north section of campus.
- Improve the visual aesthetic of campus from the surrounding Roadways.

Criteria for Location

Current location.

Opportunities and Constraints

- Increase the overall parking capacity on campus.
- Improve vehicular circulation and connectivity between parking lots.
- Improve pedestrian connections from parking areas to campus destinations.
- Provide a more efficient and drop-off space for access to the north end of campus.

Program Adjacency

N/A

Image/Aesthetics

- Visible from roadways adjacent to the campus and provides a first impression of the campus from the north.
- Internal and edge landscape should soften the impact of the large parking fields on the campus setting.

Circulation

Separate automobile and pedestrian routes within the parking area that connect pedestrians to the Campus Promenade and campus should be created.

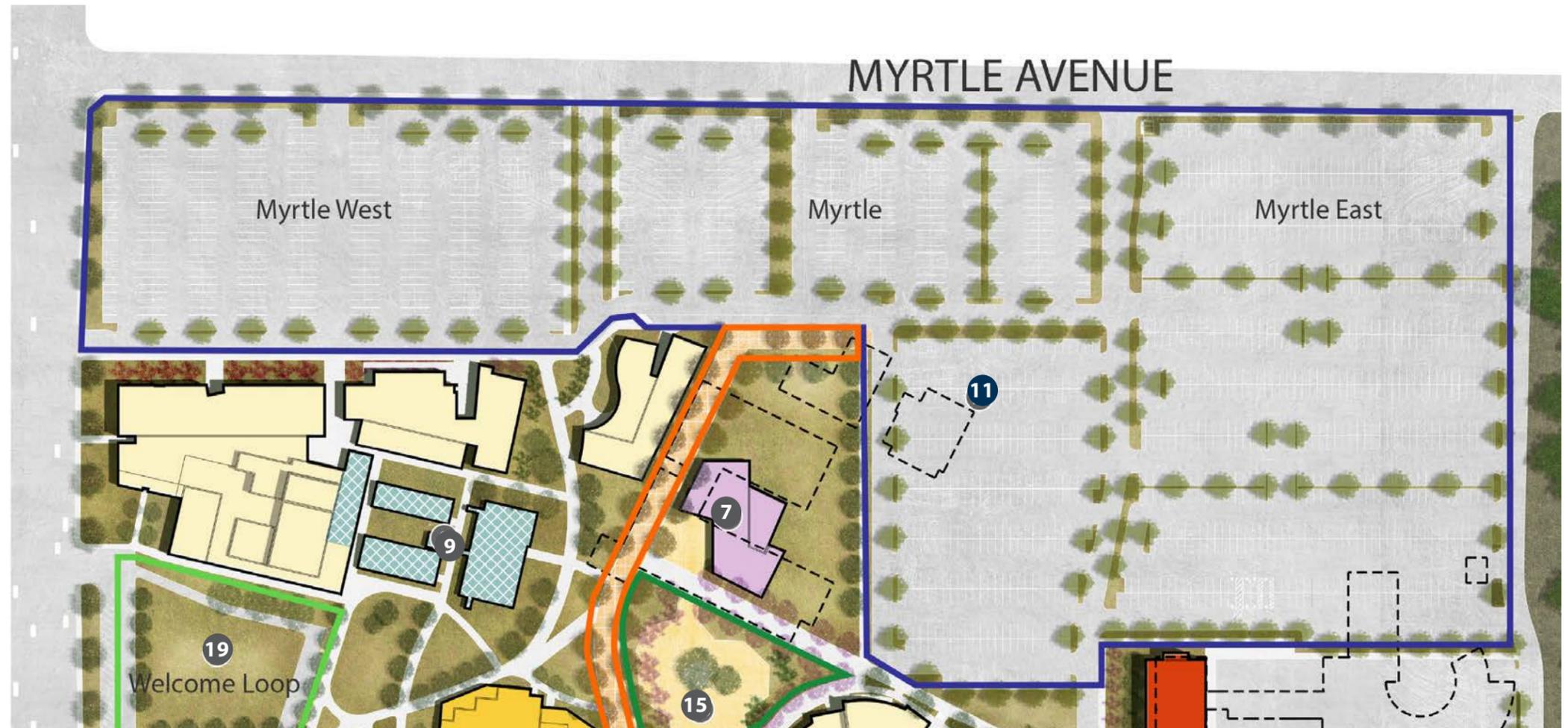


Figure 5.11: North Parking

12 TRANSIT CENTER AND WEST PARKING

Size: N/A

Description

Construction of a on-campus, dedicated location for transit operations and student drop-off and the improvement and addition of parking to the Orange Grove Lot, and creation of a Welcome Loop.

Goals and Objectives

- Improve transit accessibility to campus for commuters and para-transit users.
- Improve the student drop-off in the west central section of campus, with the Transit Center and Welcome Loop improvements.
- Provide a more efficient parking situation south of the transit center and that relates to the stadium parking area and access.
- Provide additional parking to the west side of campus in the location of the existing Administration building.

Criteria for Location

West edge of campus, College Oak parking lot for the transit center as defined in the Transportation, Access and Parking (TAP) Master Plan, existing Administration building site for the new parking area and current Campus Green for the Welcome Loop.

Opportunities and Constraints

- Improve safety for transit users accessing campus.
- Provide a more efficient and drop-off space for access to the west side of campus, the Campus Promenade and Welcome and Support Center.
- Loss of parking on the west side of campus to accommodate transit center.
- Use of the STEM Plaza as a primary entry point for the campus.
- Increase the parking capacity on the west side of campus.
- New parking requires the relocation of Administration.

Program Adjacency

N/A

Image/Aesthetics

- Visible from College Oak Drive adjacent to the campus and provides a first impression of the campus from the west.
- Design should reflect the modern aesthetic of the campus, exhibited by current and recent modernization and development.

Circulation

Defined pedestrian circulation routes to the adjacent buildings and to the Campus Promenade provide connectivity to the rest of campus.

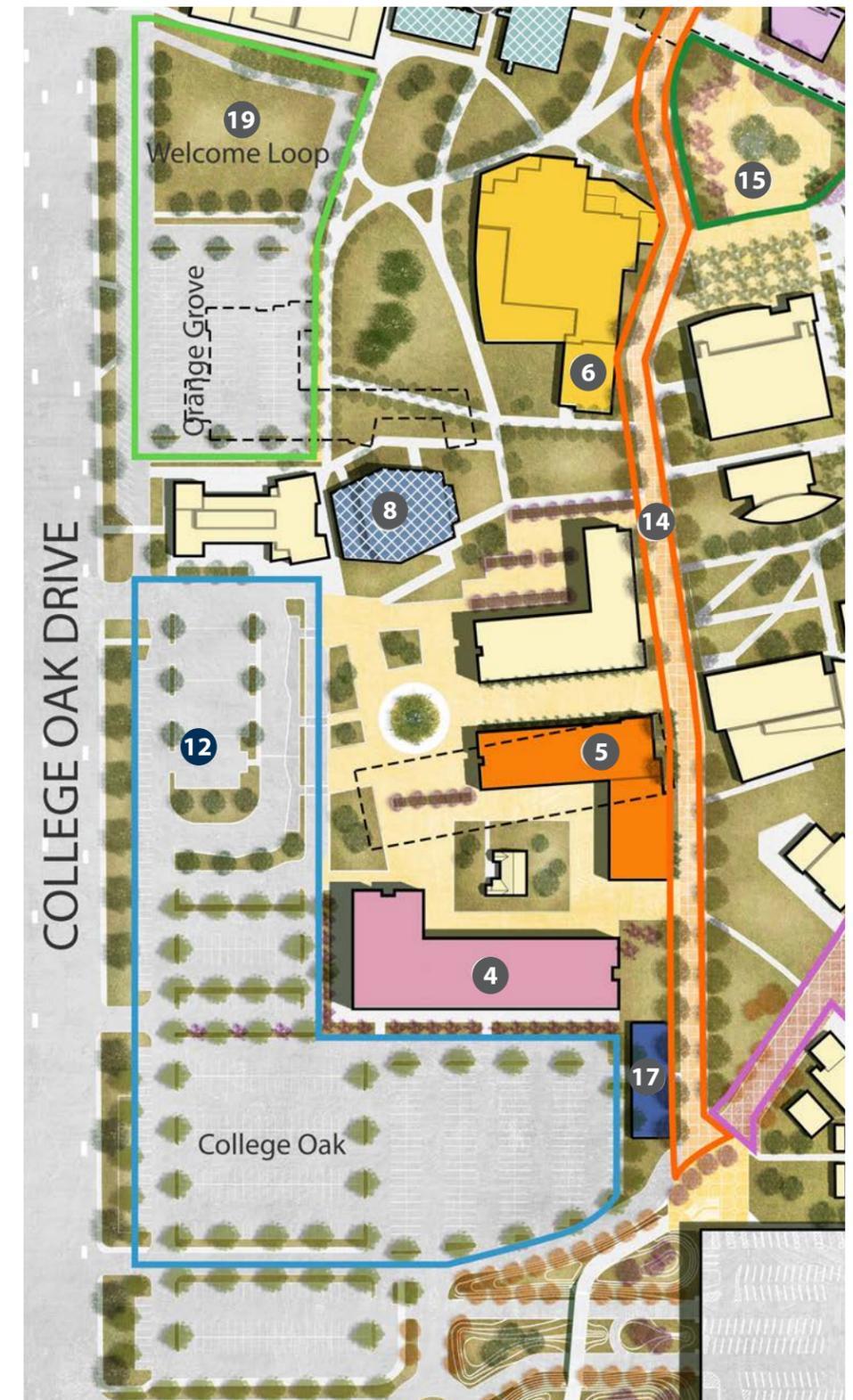


Figure 5.12: Transit Center and West Parking

13 KINESIOLOGY & ATHLETICS MODERNIZATION

Size: 41,670 ASF

Description

Modernization of locker rooms, main GYM and offices.

Goals and Objectives

- Provide modern facilities and amenities for student and faculty use.
- Update locker rooms with new flooring, showers and storage.

Criteria for Location

Current location.

Opportunities and Constraints

- Improve overall health and cleanliness of facilities as well as provide more storage options for students.

Program Adjacency

Athletic facilities.

Image/Aesthetics

- Opportunity to modernize the design of the building to reflect the current design aesthetic on campus.

Circulation

- Improved circulation and accessibility to the facility and campus will be gained to the future PE Plaza improvements and its connectivity to the Campus Promenade.

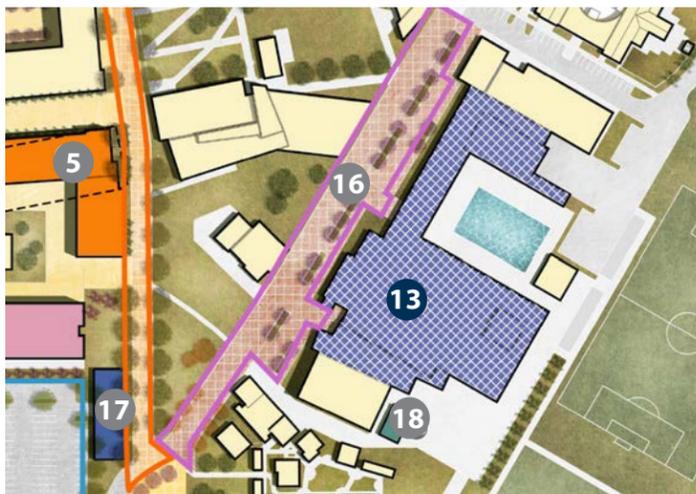


Figure 5.13: Kinesiology & Athletics Modernization

14 CAMPUS PROMENADE

Size: N/A

Description

Create a primary pedestrian path through campus, between the northern parking areas and Parking Structure, connecting campus spaces and destinations.

Goals and Objectives

- Improve overall accessibility to campus buildings for students, faculty, staff and visitors.
- Limit and control vehicular access through the center of campus.

Criteria for Location

- Bisecting campus from Parking Structure to the northern parking areas.
- Connects established pedestrian connections to serve campus buildings.

Opportunities and Constraints

- Complete pedestrian connection of campus.
- Create a linear open space and focal point for the campus.
- Increase the amount of gathering space available at various locations along the route.
- Create a defined public safety lane through the heart of campus to address campus emergencies.

Program Adjacency

N/A

Image/Aesthetics

Create a comfortable, landscaped walkway that meanders through campus.

Circulation

Provides a primary pedestrian pathway through campus, a spine for the campus connectivity network that completely connects campus services, destinations and spaces.

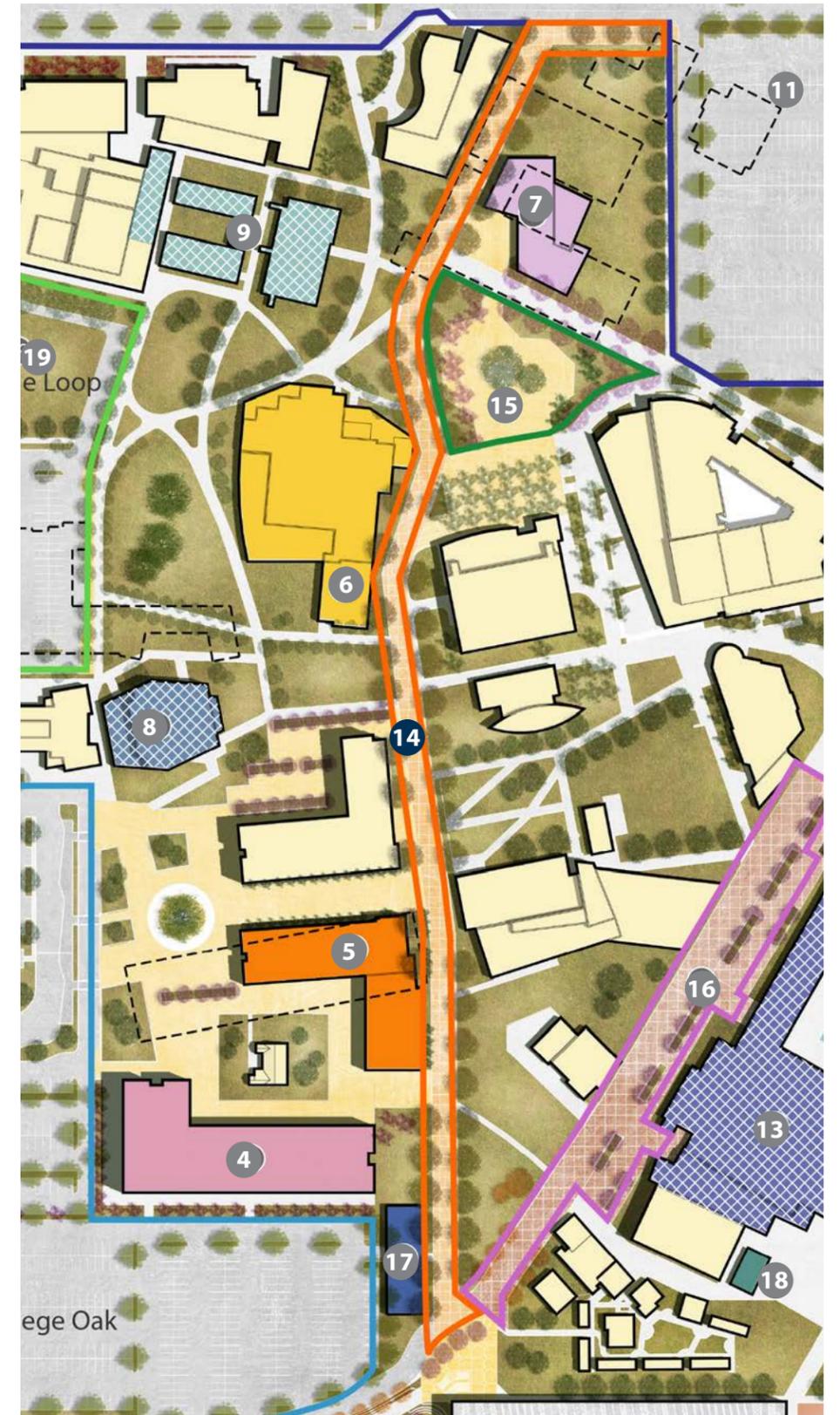


Figure 5.14: Campus Promenade

15 STUDENT QUAD (RELOCATION OF ROSE MARKS PLAZA)

Size: N/A

Description

Improvements to existing green space in front of the Library Plaza and Student Center, as a replacement for the Rose Marks Plaza as a campus destination for gathering, interaction and campus events.

Goals and Objectives

- Improved gathering space for individual and groups of students
- Create a quality multicultural and horticultural space.
- Provide a space to showcase student art.

Criteria for Location

Current location.

Opportunities and Constraints

- Provide a student-centric gathering space for passive and active use, that relates to the student services and educational offering adjacent to the space.

Program Adjacency

Campus Promenade, Library Plaza

Image/Aesthetics

Provide a comfortable, multi-use, gathering space for individuals, small groups and campus events. Adjacent buildings should be oriented to reinforce activities in this area.

Circulation

Primary gathering and event space that is well connected by the campus pedestrian network.

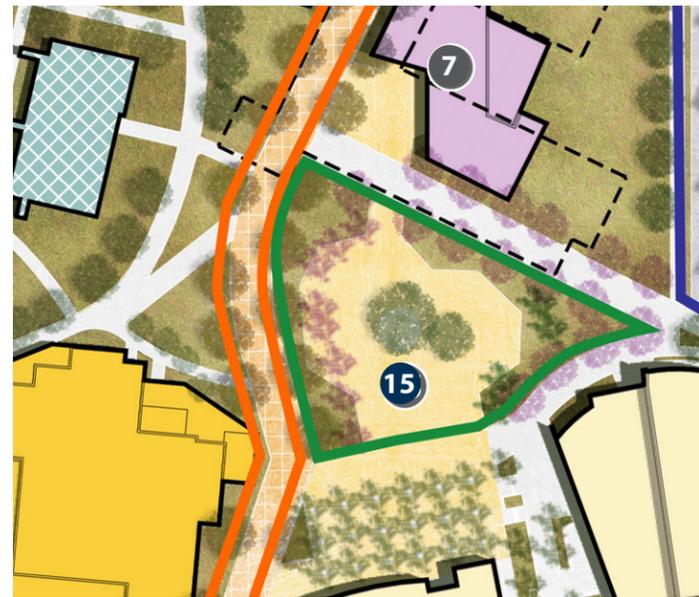


Figure 5.15: Student Quad

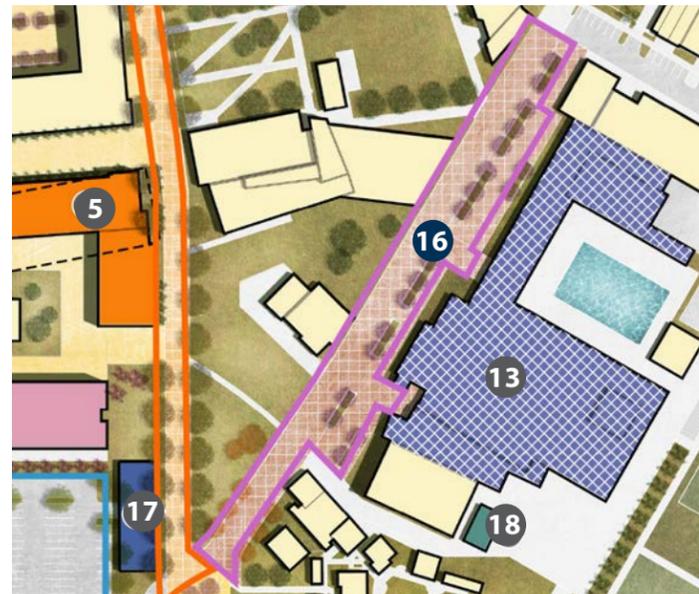


Figure 5.16: PE Plaza

16 PE PLAZA

Size: N/A

Description

Redesign of access roadway in front of Kinesiology & Athletics building as a pedestrian mall and campus event space.

Goals and Objectives

- Create a community outdoor space for gatherings, events and celebrations.
- Improve access and connectivity to the eastern side of campus and associated buildings.
- Limit general automobile traffic within the campus.

Criteria for Location

Current location of the access road, west side of the Kinesiology & Athletics building.

Opportunities and Constraints

- Event space of athletic program celebrations.
- Improved pedestrian connectivity and accessibility to the east side of campus.
- Hydronic improvements should be included with construction of pedestrian improvements.

Program Adjacency

N/A

Image/Aesthetics

Design as a plaza space, incorporating hardscape and landscape, to encourage use, by individuals and groups.

Circulation

Pedestrian circulation connects to the surrounding buildings and provides improved connections to the east side of campus

17 CAMPUS POLICE BUILDING

Size: 5,500 ASF

Description

Consolidation and modernization of police service facilities including offices, workspaces, locker rooms and speciality rooms - evidence, records and training.

Goals and Objectives

- Provide for a safe student, faculty and staff experience on campus.
- Maximize the presence and visibility of campus security.
- Provide secure storage for Police

Criteria for Location

Along a main walkway of campus and adjacent to a parking area.

Opportunities and Constraints

- Create a more visible security presence on campus.

Program Adjacency

N/A

Image/Aesthetics

This project provides the opportunity to create a building as a landmark for south campus and the new promenade and should relate to the future STEM complex reflecting the current design aesthetic of the campus.

Circulation

Defined pedestrian circulation routes that serve the building and connections to the Campus Promenade, providing campus access, are priority.

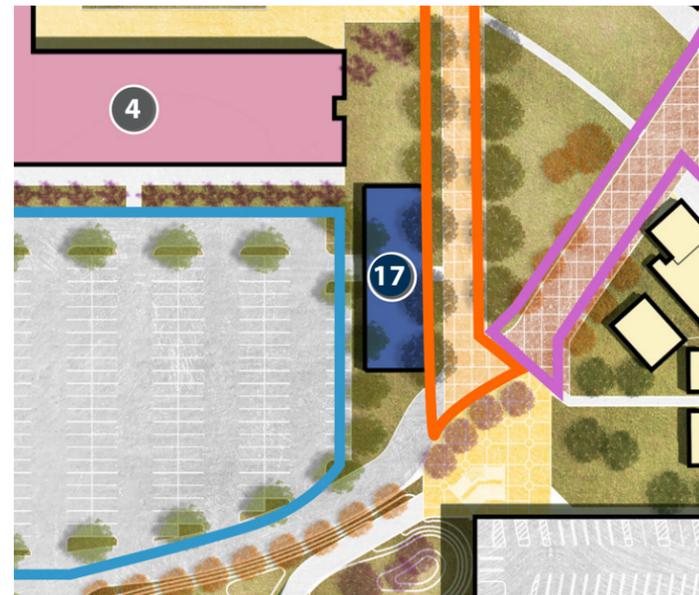


Figure 5.17: Campus Police Building



Figure 5.18: Paramedics

18 PARAMEDICS

Size: 3,352 ASF

Description

New instructional space for Paramedic program.

Goals and Objectives

- Improved instructional space and facilities to support the program and teaching methods.

Criteria for Location

Within the Health and Kinesiology & Athletics area of campus.

Opportunities and Constraints

- Provision of updated/state-of-the-art learning facilities.
- Provision of dedicated program facilities.

Program Adjacency

Health & Education, Kinesiology & Athletics

Image/Aesthetics

Design consistency with Kinesiology & Athletics Building enhancements and the current design aesthetic on campus.

Circulation

Automobile circulation and access provided by the Hutchinson Loop with the primary access point at the northeast corner of the Kinesiology & Athletics facility. Pedestrian access is enhanced through the creation of the PE Plaza.

19 WELCOME LOOP

Size: N/A

Description

A dedicated drop-off for students, faculty and staff near the heart of the campus. Provides improved access to the Welcome and Support Center and the northern end of campus.

Goals and Objectives

- Improve campus access and drop-off through a dedicated route.
- Reduce congestion within existing parking lots that accommodate drop-off.
- Create an enhanced, welcoming access point to the campus.

Criteria for Location

Near the heart of campus with direct access to the Welcome and Support Center.

Opportunities and Constraints

- New campus access point for visitors.

Program Adjacency

Welcome and Support Center

Image/Aesthetics

The drive should be set in the natural setting of the campus green space, providing a comfortable, welcoming experience to campus.

Circulation

Defined pedestrian circulation routes that serve the building and connections to the Campus Promenade, providing campus access, are priority.

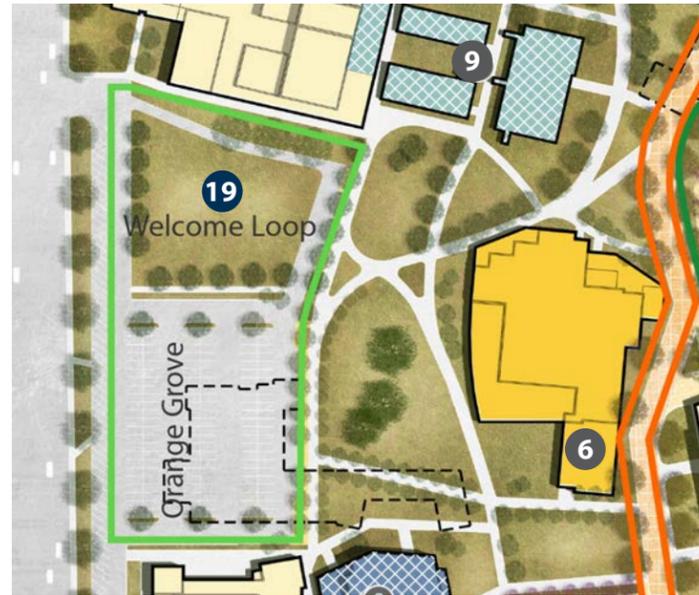


Figure 5.19: Welcome Loop

INFRASTRUCTURE AND SUPPORT PROJECTS

Several projects have been identified to maintain the necessary facilities in support of the campus facilities and students at American River College. The projects typically do not relate to a single building or improvement project but have a larger impact across the campus. These projects include:

Project
Infrastructure
Hydronics
PE Roof Hydronics
Electrical Improvements
Parking Lot LED Upgrade
Water Metering
Sub-Metering
General Plant Upgrade
Cable Plant Upgrades
Wifi Upgrades -Softball Complex
Portable Reduction - Portable Village
Sustainability - MEP, Water, Landscape
Transportation, Access and Parking
Landscape and Water Conservation



6. 3D Massing Models of Campus Projects

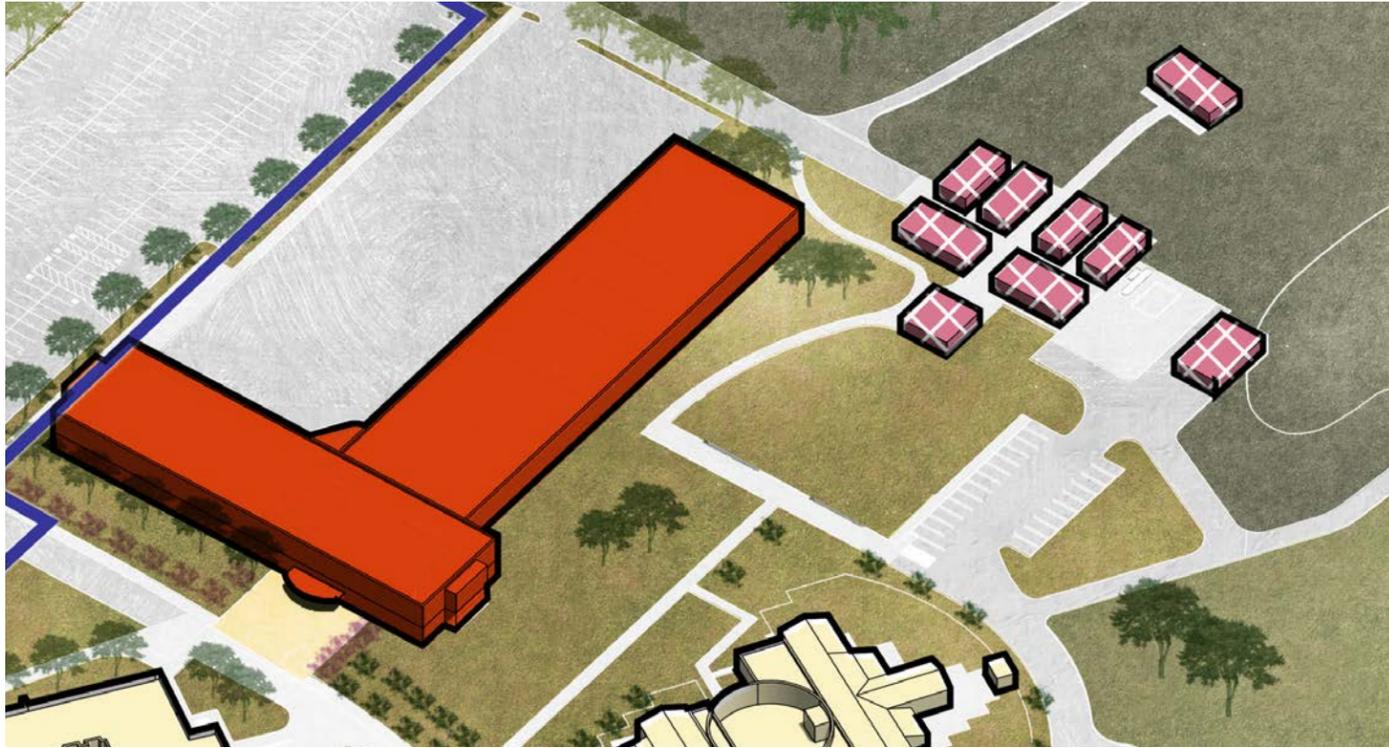


Figure 6.1: Technical Education and Horticulture

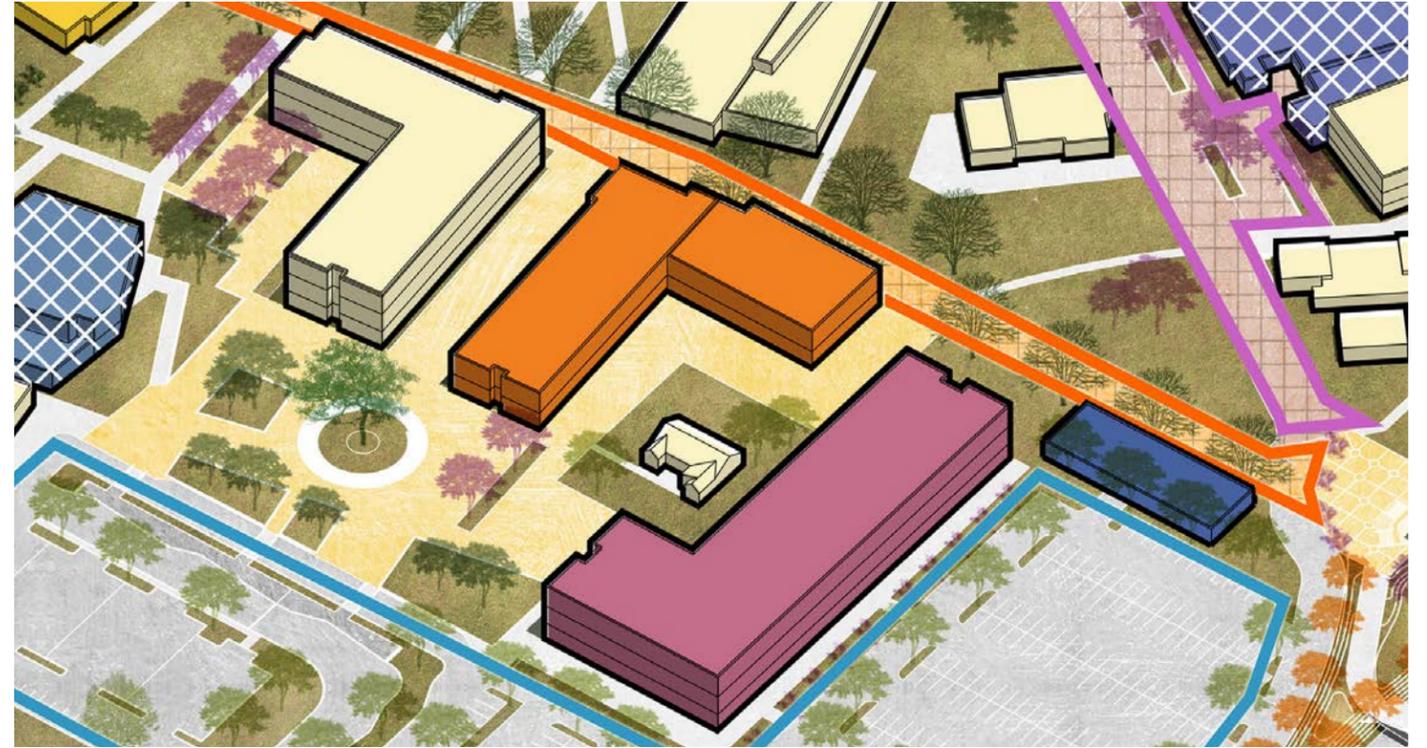


Figure 6.2: Davies Hall, Science and Campus Police Building

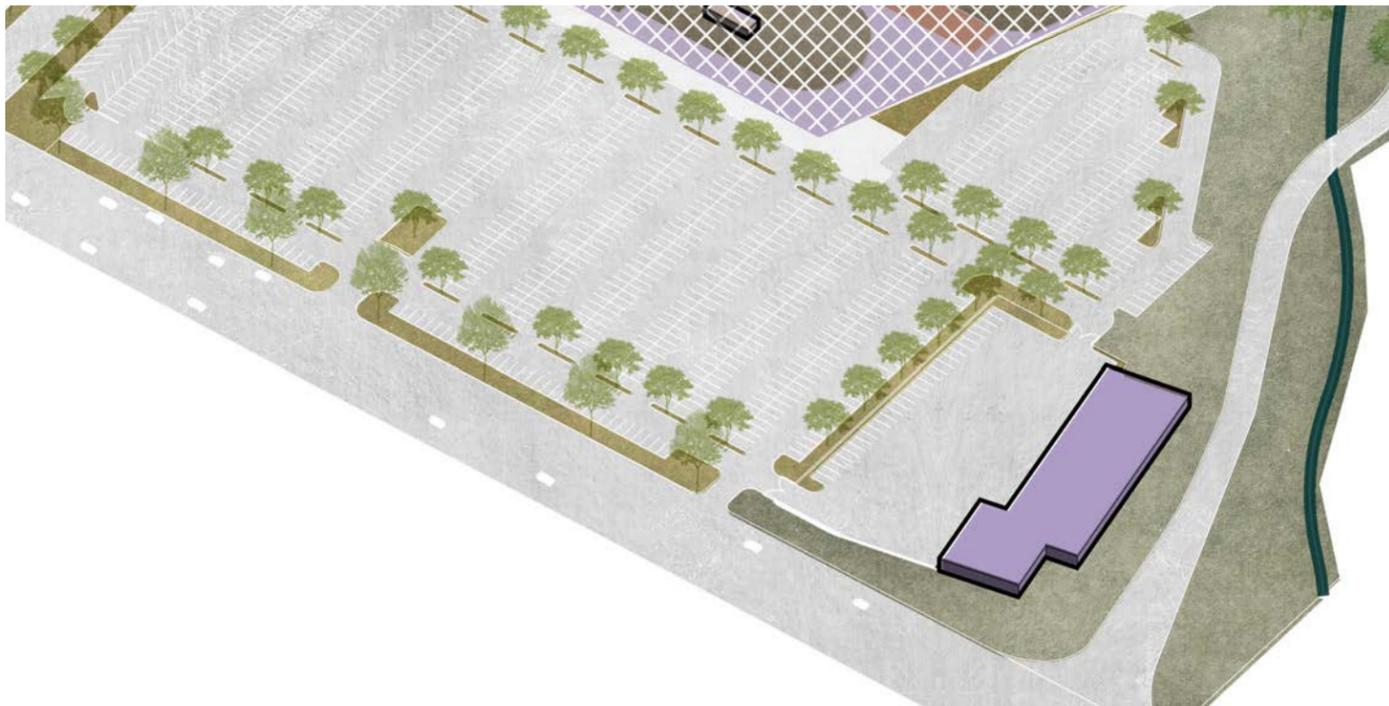


Figure 6.3: Corporation Yard

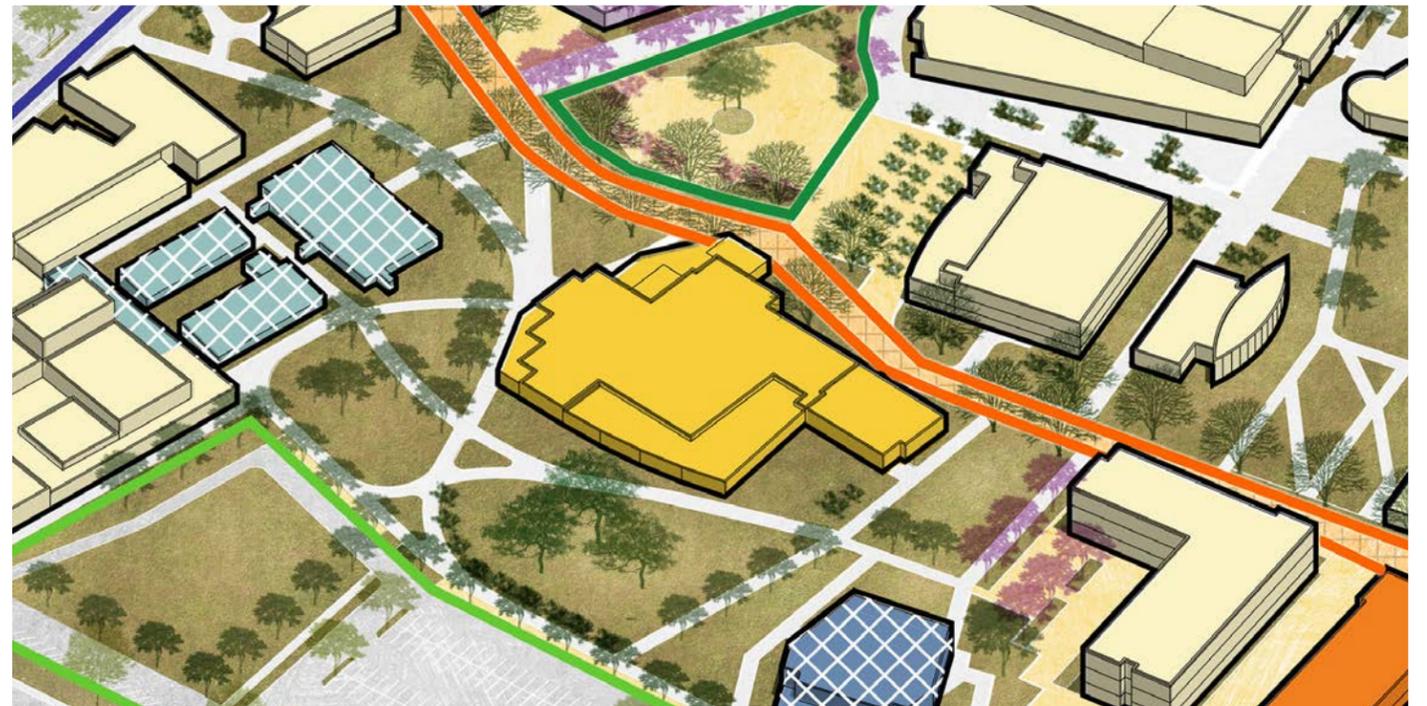


Figure 6.4: Welcome and Support Center

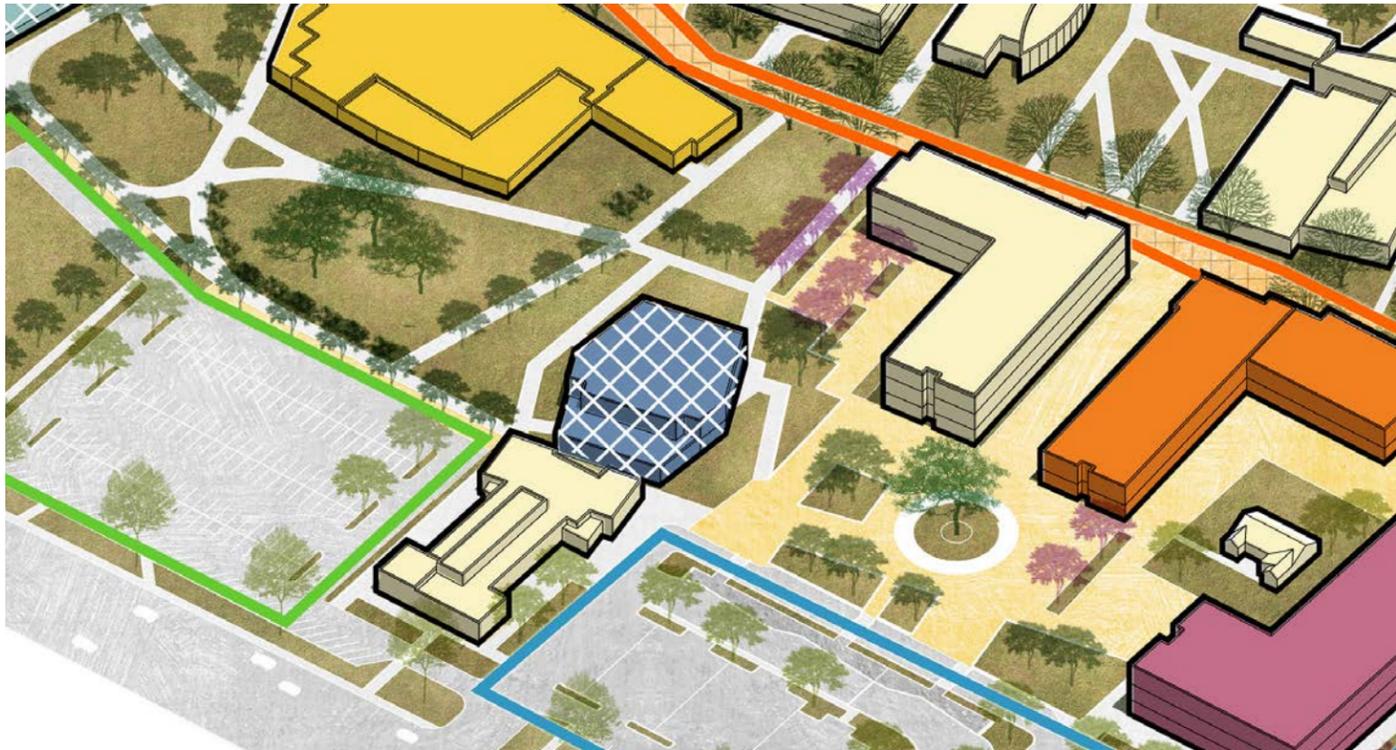


Figure 6.5: Raef Hall/Future Instructional Space

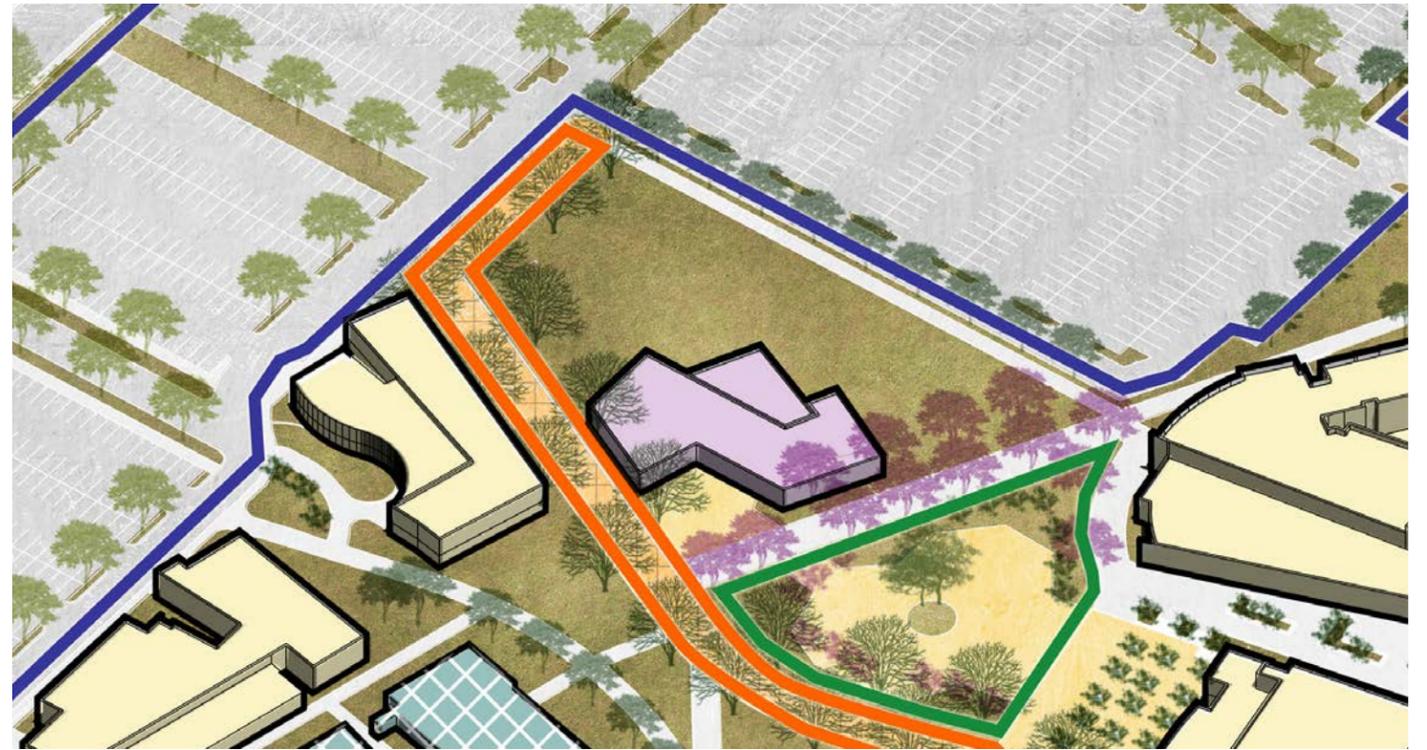


Figure 6.6: Administration Building



Figure 6.7: Fine Arts Building

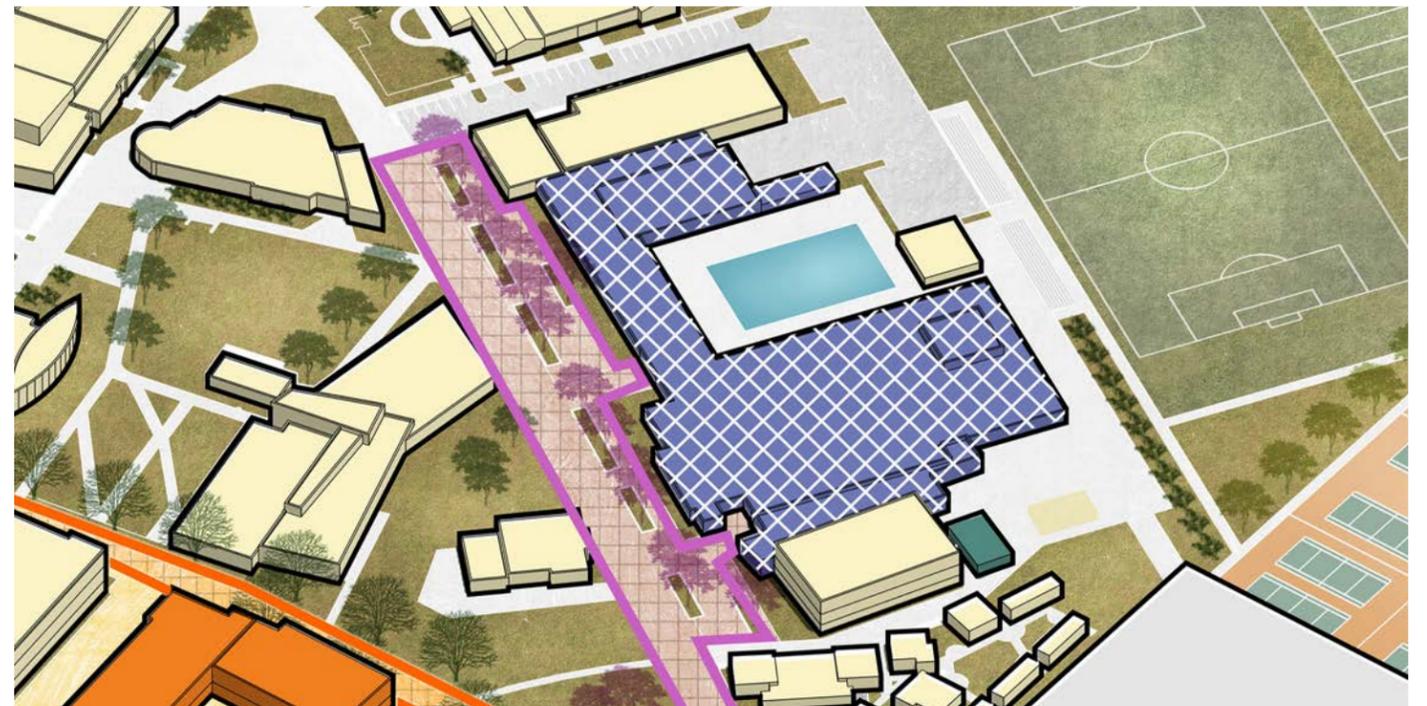


Figure 6.8 Kinesiology & Athletics and Paramedics



AMERICAN
RIVER
COLLEGE

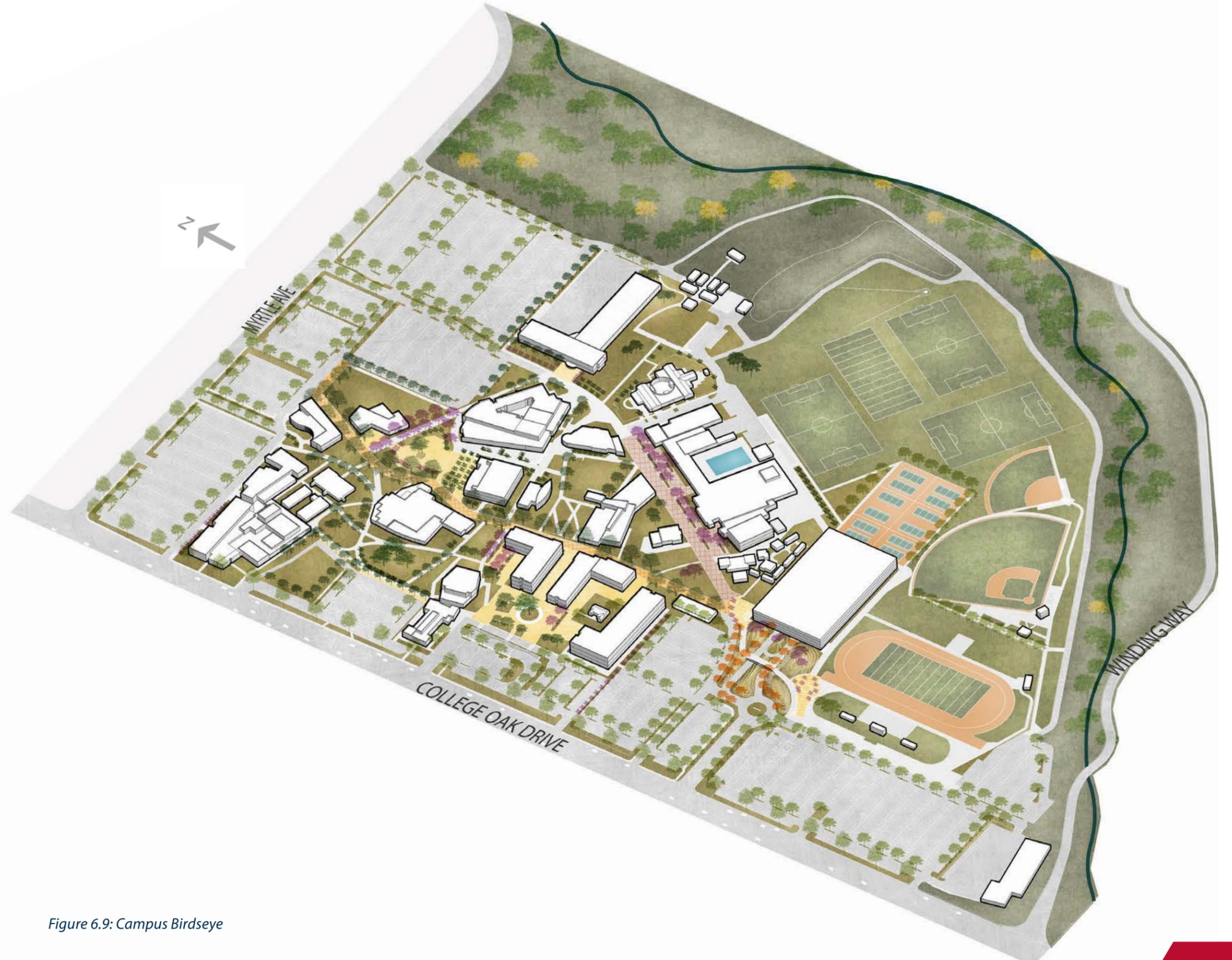
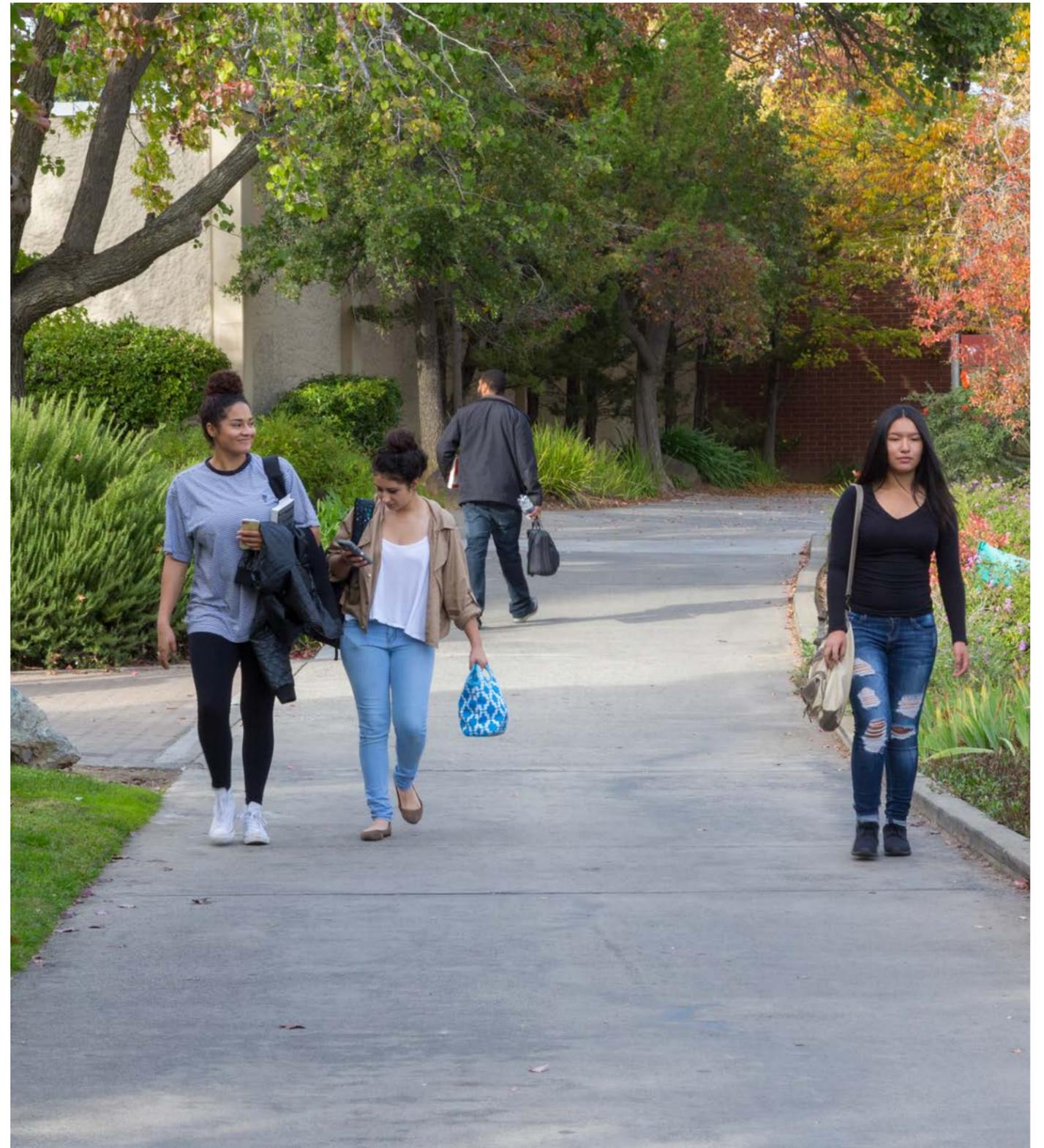


Figure 6.9: Campus Birdseye



Figure 6.10: 2012 Master Plan Diagram





AMERICAN RIVER COLLEGE

www.arc.losrios.edu