PALOMAR COLLEGE

PALOMAR COMMUNITY COLLEGE DISTRICT

FACILITIES MASTER PLAN 2019 UPDATE

FRAMEWORK


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PALOMAR COMMUNITY COLLEGE DISTRICT

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FACILITIES MASTER PLAN 2019 UPDATE
FRAMEWORK

DOCUMENT ORGANIZATION

The Palomar Community College District *Facilities Master Plan 2019 Update Framework* is organized into five chapters beyond this initial introduction. These chapters include a District Overview, which introduces new District-wide project recommendations that could be implemented on each of the campuses. Following the District Overview is a chapter for each of the four Palomar College sites: the San Marcos Campus, the Escondido Education Center, the Rancho Bernardo Education Center, and the Fallbrook Education Center.

Each of these chapters is further broken down to analyze the existing conditions on each site and to identify which projects have been completed since the original Master Plan. This is followed by updated recommendations for this next iteration of the Master Plan. The recommendations document the planning solutions and development concepts that were developed through discussions in College stakeholder meetings and those updated from the previous Master Plan. Recommendations fall under the following categories: District-wide projects, New Facilities, Renovation Projects, and Site Projects.

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LETTER FROM THE SUPERINTENDENT / PRESIDENT

In January 1946, registered voters in the Vista Unified School District, the Fallbrook Union School District, and the Escondido Union High School District voted in favor of establishing a "junior college" in the North San Diego County area. Located on the Vista High School campus, Palomar College opened its classroom doors in September 1946, with exactly 100 students enrolled in classes in science, mathematics, music, art, social sciences, commerce, English, physical education, and foreign languages.

Today, Palomar College is a public, two-year community college serving a large student body of diverse ages, ethnicities, and lifestyles. The District's 200-acre main campus is located in San Marcos. The San Marcos campus, Education Centers in Escondido, Fallbrook and Rancho Bernardo, and four additional sites serve a District covering 2,555-square-miles ranging from urban to agricultural areas of North San Diego County. Palomar College constitutes a single-college district, and it is the largest single community college district in San Diego County.

For more than 70 years, the Palomar Community College District has maintained its vision of *Learning for Success* by its commitment to academic excellence and serving as a major contributor to the local economy in North County. Currently, over 35,000 students have the opportunity to participate in a vibrant college life that includes a cadre academic programs, social campus organizations, competitive intercollegiate sports teams for men and women, and dozens of music, theatre, and dance performances.

In the November 2006 General Election, voters approved an educational facilities improvement measure (Proposition M), which provides the majority of the funding for the College's $1 billion construction and remodel plan. The first major step in re-imagining Palomar Community College District and the implementation of this transformative plan was realized with the completion of the Natural Sciences Building, which opened for the Fall 2007 semester. This was an exciting time for students, faculty, staff, and administration at Palomar College. The vision in the *Master Plan 2022* has moved to reality as the planning, design, and construction of several instructional and support facilities take shape. Master Plan 2022 is transitioning Palomar College into its next generation as an outstanding institution in higher education committed to the learning success of its students and responsive to the changing needs of its diverse community.

This Education and Facilities Master Plan update is the culmination of a comprehensive process that involved a wide range of individuals in the district and community. This plan identifies key educational needs and trends in our community, and serves as a blueprint for institutional development and resource allocation for the next decade.

This plan highlights the district's physical needs to best serve our students and create a teaching and learning environment that supports access, equity, innovation, achievement and student success. It clearly illustrates the college's long-term plan and serves as the foundation for other components of the college's integrated planning process and commitment to institutional effectiveness and continuous quality improvement.

I am excited about the opportunities and potential that this document represents and what it means for our district and community. I want to thank the members of our Governing Board, district facilities team, HMC Architects, the College Brain Trust, the Office of Institutional Research and Planning, the Master Plan Update Advisory Committee, and the many, many people in the district and in the community who participated in this process. We look forward to continuing our legacy of providing excellent learning opportunities and being the premier higher education institution in North San Diego County.

JOI LIN BLAKE, ED.D.
SUPERINTENDENT / PRESIDENT

Insert Signature

VISION

Learning for Success

MISSION

Our mission is to provide an engaging teaching and learning environment for students of diverse origins, experiences, needs, abilities, and goals. As a comprehensive community college, we support and encourage students who are pursuing transfer-readiness, general education, basic skills, career and technical training, aesthetic and cultural enrichment, and lifelong education.

We are committed to helping our students achieve the learning outcomes necessary to contribute as individuals and global citizens living responsibly, effectively, and creatively in an interdependent and ever-changing world.

VALUES

Palomar College is dedicated to empowering students to succeed and cultivating an appreciation of learning. Through ongoing planning and self-evaluation we strive for continual improvement in our endeavors. In creating the learning and cultural experiences that fulfill our mission and ensure the public's trust, we are guided by our core values of

- **Excellence** in teaching, learning, and service
- **Integrity** as the foundation for all we do
- **Access** to our programs and services
- **Equity** and the fair treatment of all in our policies and procedures
- **Diversity** in learning environments, philosophies, cultures, beliefs, and people
- **Inclusiveness** of individual and collective viewpoints in collegial decision-making processes
- **Mutual respect** and **trust** through transparency, civility, and open communications
- **Creativity** and **innovation** in engaging students, faculty, staff, and administrators
- **Physical presence** and **participation** in the community

THE FACILITIES MASTER PLAN 2019 UPDATE

On August 8, 2006, the Palomar College Governing Board adopted a resolution to request that the voters pass a $694 million proposition to maintain and modernize the 60-year-old college's San Marcos campus and to create new educational opportunities to serve all areas of the Palomar Community College District. The foundation for Proposition M was the *Educational and Facilities Master Plan 2022*, which was published in August 2003 and outlined future development of the San Marcos Campus as well as the development of other educational opportunities in the District based on educational needs and goals. Proposition M was approved by the voters on November 7, 2006. The total proposition was funded through the sale of several series of bonds, with the first series of bonds being sold in May 2007. An Independent Citizens' Oversight Committee (ICOC) was developed, and verified bond funds were spent as intended and in a prudent manner.

The *Facilities Master Plan 2022* identified projects to be completed. These projects were prioritized and an implementation plan using Proposition M funds was developed. In 2010, an update to both the Educational and Facilities Master Plans was completed. Many things had changed since the original *Educational and Facilities Master Plan 2022* was developed in 2003, including enrollment changes, educational approaches, state funding availability, student needs, leaps in technology, and swings in economic conditions in California. The *Facilities Master Plan 2010 Update* provided continued direction on how best to develop and meet the needs of students across the College District and how to best utilize the remaining Proposition M funds to maximize taxpayer dollars. Eighteen successful projects have been completed and five more projects are in construction or design and will be completed in the near future. Two new Centers: Rancho Bernardo Education Center and Fallbrook Education Center, opened Summer 2018, expanding service and support for students further south and north in the District, and the Escondido Center was redeveloped into a contemporary, student-friendly campus.

In 2018, Palomar College recognized that continued changes in community college education and the economy made it prudent to do another update for both the Educational and Facilities Master Plan, to ensure that the College best serves its communities and all 11 school districts in its service area. This update will allow facility planning to be updated and prioritized based on current educational needs, as well as other critical factors that influence community colleges today. Other considerations for this Facilities Master Plan include:

- Enrollment growth projections and targets
- Analysis of existing facilities and campus conditions
- Access to campus sites and educational needs
- Safety and security of campus sites
- Sustainable and operational efficiencies and the ability to meet the State Net Zero Mandate

The intention of this *Facilities Master Plan 2019 Update* is to lay the foundation for the next phase of campus development for all the District's campuses, including both campus-specific building and site projects, as well as District-wide projects that would be implemented on all campuses. Many of the building projects are those identified in the original *Educational and Facilities Master Plan 2022* and the *Facilities Master Plan 2010 Update*, and are still relevant, with minor modifications to the exact location and concept. Projects identified for the Centers are new. All project concepts allow for flexibility to accommodate the constant change in educational needs of the community as well as fluctuations in District resources. This *Facilities Master Plan 2019 Update* continues to bring forth the *Facilities Master Plan 2010 Update* goal of establishing a sustainable approach to planning and developing facilities that will serve the District's students and communities with safe, accessible, and stimulating learning environments.

2010 FMP PROJECT STATUS UPDATE
COMPLETED PROJECTS
Building A Renovation
Baseball Field
Campus Police Building
Early Childhood Education Lab School
Escondido Center Reimaging
Health Sciences Building
Horse Ranch Creek Road
Humanities Building
Humanities Secondary Effects
Industrial Technology Center
Library/Learning Resources Center
Maintenance and Operations Complex
Multidisciplinary Instructional Building A
North Education Center (Interim)
Parking Structure/College Police
Planetarium
South Education Center
T Building Renovation
Theatre/Performing Arts Complex
Teaching and Learning Center (TLC)
PROJECTS UNDER CONSTRUCTION
Arboretum Phase I
T Building Storage

PROJECTS IN DESIGN
Athletics/Kinesiology Complex
North Education Center (Phase 1)
Playing Fields
PROJECTS NOT YET COMPLETED
Art Building
Boulevard
Campus Edge and Entry Points
Co-gen and Central Plant
Digital Arts and Communication Building
Dome Remodel
General Instruction Building
Loop Road
Multidisciplinary Instructional Building B
Music Building
New Administration Building
Parking and Roads Improvements
Parking Structure(s)
Specialty Instruction Building
Student Services Center
Student Union Addition
Student Union Phase 2
Student Union Upgrades
WFC Building Remodel

PARTICIPANTS

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PROCESS

Palomar College has a well-developed planning process whereby community college educational programs and services are planned to meet the current and future needs of students, employers, and communities served by the Palomar Community College District. The College has implemented an Integrated Planning, Evaluation, and Resource Allocation Decision-Making Model (IPM) and a Resource Allocation Model (RAM).

A comprehensive assessment of the District is conducted every 12 years to articulate an Educational Master Plan (EMP) and complementary Facilities Master Plan (FMP) to guide the College. EMP Updates are developed as needed during the 12-year cycle. The current *Educational Master Plan 2022* was first developed in 2002. The FMP was developed in 2003, and subsequently both documents were updated in 2010. Student demographics, workforce needs, state and national trends in higher education, and societal factors have all changed since 2010. These changes warranted the need for this *Educational Master Plan 2018 Update* and the *Facilities Master Plan 2019 Update* to ensure the College's current programs and services meet today's needs, and to provide a road map for planning future programs, services, and facilities for future needs in anticipation of that plan's sunset in 2022.

The *Educational Master Plan 2018 Update* and its complementary *Facilities Master Plan 2019 Update* are the last updates before the next comprehensive Long-Range Master Plan is recast in 2021–2022 and is important for the medium-range planning. The FMP is integrally linked to the EMP to ensure facilities and campuses are supporting the strategic educational needs of students and the community.

THE INTEGRATED EMP/FMP PLANNING PROCESS

To assist with the development of the *Educational Master Plan 2018 Update and Facilities Master Plan 2019 Update*, the College engaged the services of the Collaborative Brain Trust (CBT), a national firm located in Sacramento that has been serving community colleges across the United States since 2008, and HMC Architects, a firm that has specialized in educational planning and facility design since 1940.

The most important component of a college's integrated planning process is the linkage between the EMP and the FMP. Community colleges provide higher education services to students, businesses, and communities within their service region, and contribute to the economic vitality and quality of life of the region. The EMP examines the enrollment trends at the college and assesses future attendance and participation patterns based on the demographics of the region. It also examines data and information about the District's demographics and the economic and workforce data of the region looking forward. These data and information are essential to both Educational and Facilities Master Planning efforts.

During the development of the College's Educational Master Plan (EMP) and its regular updates, analyses are conducted that result in data, information, and planning assumptions vital to the College. This in-depth "Discovery Phase" is critical to ensure that educational programs, courses, and wrap-around academic and support services are planned to meet the current and future needs of the region. Such planning then yields a strong foundation upon which the FMP can be based. The FMP must take into account the programs and services that will be required in order to effectively plan facilities to house these functions, along with the safety, security, and technology needed to support them effectively, efficiently, and in a fiscally prudent manner.

The FMP also provides direction for the placement and use of facilities at various locations in the District. Site-based facilities planning, working with both the College and its governmental partner agencies (city and county planners, etc.) ensures that local needs are addressed. Educational and Facilities Master Planning is a collaborative process among College administrators, faculty, staff, and consultant experts in educational and facilities planning. For Palomar College, the EMP consultant team from Collaborative Brain Trust (CBT), and the FMP consultant team from HMC Architects (HMC) have worked closely together to support the *Educational Master Plan 2018 Update and Facilities Master Plan 2019 Update*.

Representatives from HMC have reviewed such elements of the *Educational Master Plan 2018 Update* as the College Data Profile, planning assumptions, space utilization, growth projections, and plans for program expansion at the San Marcos Campus and the College's growing educational centers. The CBT team has ensured that data gathered from internal scans, external scans, and listening sessions incorporates

elements needed for the FMP's development as well. Additionally, HMC participated directly in the many listening sessions conducted by CBT to hear first-hand from students, staff, and external constituents the pressing needs that have implications for facilities planning. All information has been shared and vetted with the College's planning committees, following the College's Shared Governance process.

This strong linkage between the EMP and FMP is critical to the update process and will be invaluable moving forward over the next several years as the College approaches the sunsetting of *Master Plan 2022*. *The Educational Master Plan 2018 Update and Facilities Master Plan 2019 Update* reflect that a facilities bond will likely be required to provide the resources necessary for the facility renovation, expansion, and new construction needed to serve the rapidly growing North San Diego County region.

EDUCATIONAL MASTER PLAN UPDATE LINKAGES

The most important component of a college's integrated planning process is the linkage between the Educational Master Plan (EMP) and the Facilities Master Plan (FMP). Therefore, it is important to understand how the *Educational Master Plan 2018 Update* was used as the foundation for the *Facilities Master Plan 2019 Update*, and to examine previous goals from the *Facilities Master Plan 2010 Update* so that goals could either be carried forward, expanded, or modified.

The *Educational Master Plan 2018 Update* examines the enrollment trends at the College and assesses future attendance and participation patterns based on the demographics of the region. Data gathered from external and internal environmental scans reveals the College's historical trends and insight into forecasts for the future. Changes in the District's service area, student demographics, and participation/attendance patterns were noted. Additionally, valuable qualitative data and information were gathered from internal and external stakeholders via interviews, listening sessions, and student forums. From these data and information, a set of planning assumptions has emerged to help guide the College into its future and support an overarching implementation strategy, which is articulated in the Overarching Implementation Strategy statement. Six key implementation strategies were identified to support the overall strategy. The facility implications for each of these six strategies are identified on the opposing page.

DISTRICT GROWTH

Annually, the California Community Colleges Chancellor's Office issues a Long-Range Growth Forecast for every community college in the state. The forecast extends through the year 2023. The consultant team extended the forecast through the year 2028 based on the demographic information gathered and analyzed in the EMP Data Portfolio. Full Time Equivalent Students (FTES) is projected to reach 20,000 for the District by 2020 (i.e., academic year 2019–20). Then, growth proceeds at a slower pace through 2028. This growth forecast has the San Marcos Campus growing to 310,578 Weekly Student Contact Hours (WSCH), the Rancho Bernardo Center growing to 30,000, Escondido growing to 15,319, and the Fallbrook Center growing to 30,478. This is a combined total of 386,374 WSCH, which translates to approximately 25,758 FTES by 2028–29.

Based on the projected growth at each campus, overall space needs have been calculated based on California State Chancellor's Office Title 5 Space Standards. The adjacent table shows an approximate amount of space needed at each campus to accommodate the future growth for the EMP and FMP ten year update horizon. All numbers are in Assignable Square Feet (ASF) as opposed to Gross Square Feet (GSF). GSF is the total amount of building square footage that would need to be built to support growth. The Space Needs Analysis assumes that headcount will grow in direct proportion to WSCH. Overall, the Space Needs Analysis suggests that the College will need significant amounts of additional space (177,126 ASF) by 2028, with the largest needs at the San Marcos Campus and Rancho Bernardo Center.

SPACE NEEDS ANALYSIS BASED ON GROWTH

	Space Inventory 2017 (ASF)	Space Needs 2028 (ASF)	Net Space Needs 2028 (ASF)
San Marcos			
Total	398,153	486,946	88,793
Rancho Bernardo			
Total	-	65,054	65,054
Fallbrook			
Total	41,775	65,054	23,279
Escondido			
Total	49,000	18,066	(30,934)

OVERARCHING IMPLEMENTATION STRATEGY

"Expand and enhance community college educational services within the Palomar Community College District both to support an inclusive, highly accessible environment where students can establish and successfully achieve their educational goals, and to grow enrollments toward a goal of '20,000 FTES by 2020', thus ensuring fiscal stability of the District."

IMPLEMENTATION STRATEGY #1: GROW CENTERS IN AN INTENTIONAL, RESPONSIVE, EFFICIENT MANNER

Facilities Implications:

- Additional instructional program space at the Rancho Bernardo Center and Fallbrook Center
- Upgrades and potential repurposing of instructional space at the Escondido Center
- Student-focused collaboration space at all centers, including new STEAM Center at the Rancho Bernardo Center

IMPLEMENTATION STRATEGY #2: INCREASE PARTICIPATION RATES AND REACH NEW MARKETS

Facilities Implications:

- New instructional space to support new and additional programs
- Space to support Distance Learning expansion
- Branding and implementation of signage/ wayfinding program
- Space for University Center
- Create high visibility of campus in the surrounding communities with opportunities to bring the community on campus, including educational arboretum, tennis courts, public art, performing arts facilities, space for community/ adult education

IMPLEMENTATION STRATEGY #3: STRENGTHEN INTERNAL PROCESSES FOR PROGRESSION AND COMPLETION

Facilities Implications:

- Student support spaces in new Student Services Building, including space to implement Guided Pathways and expand FYE and other support programs
- Collaboration and support spaces, including food services to keep students on campus for longer periods fo the day
- Upgrades and standardization for all instructional spaces for improved utilization

IMPLEMENTATION STRATEGY #4: GROW A MATURE, ROBUST, INTENTIONAL DISTANCE EDUCATION PROGRAM

Facilities Implications:

- Space to support instructor training
- Voice and video recording studio
- Testing center
- Distance Education counseling service space at all campuses

IMPLEMENTATION STRATEGY #5: INVIGORATE CAMPUS CLIMATE

Facilities Implications:

- Create Multicultural Centers on campuses
- Implement District-wide projects on all campuses to improve student and faculty life on campus, including:
  - Safety/Security Upgrades
  - Creation of student/faculty collaboration space
  - Upgrades of instructional spaces
  - Public art and wayfinding/program
  - Universal Design upgrades
- Campus site development projects, including outdoor learning areas

IMPLEMENTATION STRATEGY #6: STREAMLINE AND ENHANCE INTEGRATED PLANNING

Facilities Implications:

- Space integrated into all buildings to support both large and small group collaboration


PALOMAR COLLEGE

DISTRICT OVERVIEW

DISTRICT OVERVIEW

FACILITIES MASTER PLAN 2019 UPDATE

PALOMAR COLLEGE®
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DISTRICT OVERVIEW FRAMEWORK

District Overview

DISTRICT OVERVIEW

Palomar College is a public, two-year community college serving a large student body of diverse ages, ethnicities, and lifestyles. The District's over 200-acre main campus is located at 1140 West Mission Road in San Marcos. The San Marcos campus, Education Centers in Rancho Bernardo, Escondido and Fallbrook, and four additional sites, serve a District covering 2,555 square miles ranging from urban to agricultural areas of North San Diego County.

The four education sites are located in Camp Pendleton, Fallbrook, Pauma Valley, and Ramona. In June 2018, Palomar opened the South Education Center in Rancho Bernardo on 27 acres of land purchased in 2010 with an existing four-story office building and parking structure. At the same time, the college opened its North Education Center on 82 acres of land purchased in 2007 in Fallbrook. The Escondido Center is located on eight acres owned by the District.

Palomar College constitutes a single-college district, and it is the largest single community college district in San Diego County. Palomar College borders seven other community college districts: South Orange County, Mt. San Jacinto, Desert, Imperial Valley, Grossmont-Cuyamaca, San Diego, and Mira Costa.

Palomar College has five academic divisions: (1) Arts, Media, and Business Administration; (2) Career, Technical, and Extended Education; (3) Languages and Literature; (4) Mathematics, Science, and Engineering; and (5) Social and Behavioral Sciences. The college offers more than 200 credit degree and certificate programs within those five divisions, and noncredit courses. At Palomar, students have the opportunity to participate in a vibrant college life that includes 38 academic and social campus organizations, 21 competitive intercollegiate sports teams for men and women, and dozens of music, theatre, and dance performances.

District Overview

RECOMMENDATIONS

The *Facilities Master Plan 2019 Update Framework* recommendations translate Palomar College's educational master planning strategies, themes, and needs into a series of building and site recommendations for the future. These recommendations carry forward many of the projects previously identified in the *Facilities Master Plan 2010 Update*, and augment the project list with projects that address current needs that have arisen since 2010. These recommendations also address issues and needs identified in the updated campus analyses and current issues and challenges that face all community colleges, such as changes in pedagogy, security and safety, climate change, and the need for economic operational efficiencies.

The intention of the project recommendations is to create campuses in the District that support the success of students and the community. While recommendations are listed individually, the intention is to develop campuses that works holistically and seamlessly to achieve this goal.

While site plan drawings in each section of this document might appear specific, the forms are intended to be conceptual sketches of the location and purpose of the facility and site improvements. The photographs shown in the recommendations sections for each campus are intended to illustrate concepts and ideas to inspire the design, based on original input at the time of planning. The final design of each site and facility project will take place as the projects are funded and detailed programming and design occurs.

District Overview—Recommendations

DISTRICT-WIDE PROJECTS

The District-wide Projects respond to broad initiatives with strategies that would be implemented throughout all of Palomar's campuses. District-wide projects have been identified through broad internal and external stakeholder input gathered during the multiple listening sessions during the EMP and FMP update process as well as through the Facilities Analysis of each campus. The FMP recommends a flexible approach to implementation of these projects, which could occur in one phase, in several phases, or together with other projects. Each project includes an initial study and discussions to identify detailed needs, set objectives, and define implementation strategies.

DISTRICT-WIDE PROJECT LIST

- Zero Net Energy Compliance and Sustainability Upgrades
- Safety and Security Upgrades
- Campus Signage and Wayfinding
- Universal Design Upgrades
- Learning Environment Upgrades
- Informal Student Spaces
- Technology Upgrades
- Infrastructure and HVAC Upgrades
- Integration of Public Art

District Overview—Recommendations

ZERO NET ENERGY COMPLIANCE AND SUSTAINABILITY UPGRADES

With the issuance of Executive Order B-18-12, mandating Zero Net Energy (ZNE) for new and existing state buildings beginning design after 2025 be constructed as Zero Net Energy facilities with an interim target for 50% of new facilities beginning design after 2020 to be Zero Net Energy, it is prudent that the Palomar College starts planning and implementing strategies to position the College to meet this requirement by 2025. The approach outlined will allow the District to improve operational efficiencies in all utilities.

Palomar College is committed to continuing to develop and implement sustainability initiatives that make the District a regional leader in responsible and accountable stewardship of all resources. This continued priority influences the approach to developing each campus and is a key component of this *Facilities Master Plan 2019 Update*. District Material and Systems Guidelines that are currently being developed incorporate cost effective sustainable building and site materials and systems that will further move the district towards Zero Net Energy compliance. After determining the College's current carbon footprint, several potential projects were identified to reduce energy use, as well as water use and solid waste.

The District will continue to have all new and remodeled renovation projects designed using the LEED Certification rating system (Certified, Silver, Gold, or Platinum) as the basis for all design, construction, and operation. The District will also continue to participate in energy saving programs that review new lighting, heating, ventilation, and air-conditioning systems on a regular basis, including SDG&E Savings by Design, SDG&E Sustainable Communities, Demand Reduction Programs and Methods, and renewable energy solutions. The District will also be investigating other programs, such as The Living Building Challenge and the WELL Building Standard for potential participation.

District Overview—Recommendations

SAFETY AND SECURITY UPGRADES

The District takes a proactive approach to security and safety for all campuses. The District has a Safety and Security Committee that examines the operations of the College with respect to safety and security, considering general safety of facilities, inspection of hazardous materials and equipment, designation of dangerous areas, general laboratory safety, and all matters concerning risk management and securing the campuses. The Committee prioritizes safety and security upgrades on a continual basis and implements projects as funds are available.

The District uses CPTED (Crime Prevention Through Environmental Design) design principles and best practices for creating secure environments in its approach to providing safe and secure learning environments, including outdoor and building space. The District augments this approach with electronic security and safety systems. Recommendations for Security and Safety Upgrades on all campuses are identified with guidance from this Committee. Projects to upgrade building systems can be done as new buildings come on line and as existing structures are renovated, or as specific security projects. The implementation of these upgrades should be coordinated with the campus police and a campus-wide safety and security plan. Safety and security systems upgrades will be compliant with accessibility codes at the time of project implementation.

Safety and security projects would include the following.

- Expand the electronic hardware access control system to control access to all buildings, with supplemental areas evaluated on a case-by-case basis
- Install additional digital CCTV security cameras and monitoring system in parking areas and other key areas of the campuses including between buildings
- Expand the intrusion alarm system on campus to include all buildings and key spaces on campuses
- Install a campus-wide emergency notification system (interior and exterior speakers)
- Upgrade fire alarm system with auditable alarm
- Add appropriate lighting on the campus to support evening classes
- Provide appropriate fencing and gates around the campuses to secure the boundaries of the campus
- Add additional emergency call stations where needed
- Provide a knox box at every building
- Provide push button and flashing light at pedestrian crosswalks on campus for safer road crossing
- Add sidewalks along all roads, where appropriate
- Install emergency buttons in required rooms
- Upgrade hazmat yard
- Provide additional space and support infrastructure to the athletics complex to provide a community Red Cross emergency shelter for natural disasters in the area

INSPIRATIONAL PHOTOS

District Overview—Recommendations

CAMPUS SIGNAGE AND WAYFINDING

Being able to navigate a campus is critical for students, faculty and staff, and visitors alike. A successful signage system greets, guides, informs, and enhances the user experience, just like a good concierge in a hospitality setting. Implementation of a comprehensive signage and wayfinding system would not only improve access on each campus but would also emphasize the brand of the College. The comprehensive new signage and wayfinding system would also include visual displays, banners, and art. This project group should be coordinated and implemented with the campus circulation upgrades and would support improved circulation throughout the campus. A coordinated College branding and holistic *Graphic Identity Plan* has been developed and is waiting for implementation. Campus signage and wayfinding will be implemented that is intuitive and easy to understand. The upgrades should be coordinated with the recommendations in an *Accessibility Compliance Study* to ensure signage code compliance throughout the campuses. In addition to signage and wayfinding, opportunities for a variety of display media should be included throughout the campuses to showcase student work, College partnerships, and special programs. Displays could include digital media such as animations, videos, and performances on monitors, as well as gallery space for professionally displayed photography and art, interactive displays for information, outdoor sculpture, interactive musical instruments, and performance spaces.

A plan for campus signage and wayfinding upgrades could include the following.

- College marquee signs at all main entrances to all campuses
- Vehicular directional signage upon entering the campuses
- Parking signage
- Easy-to-read campus directories and directional signage located at key points throughout the campus and in buildings (optional interactive systems)
- Consistent exterior building identification for all buildings
- Interior building directories, directional signage, and room signs

INSPIRATIONAL PHOTOS

District Overview—Recommendations

UNIVERSAL DESIGN UPGRADES

Universal Design is the design and composition of an environment that can be accessed, understood, and used to the greatest extent possible by all people, regardless of age, size, ability, or disability. Because Universal Design is intended to equitably meet the needs of all people who use the District's campuses, it is a fundamental condition of good design and will guide the design and construction of every recommended new and renovated building, as well as upgrades throughout the campuses where access can be improved.

The Campus-wide Universal Design Upgrades projects would complete the implementation of the ADA Transitional Access Plan regarding the removal of physical barriers in existing facilities, open spaces, and campus-wide systems. In addition, the projects would redesign and reconfigure specific physical elements to meet the objectives of Universal Design. The project would include a process to identify these elements and to validate their selection through open dialogue among students and College employees.

It is recommended that the District conduct a detailed Accessibility Compliance Study by a Certified Access Specialist (CASp) to provide the College with a comprehensive outline of upgrades needed to meet current accessibility regulations. While all items identified may not be able to be addressed immediately, the study could note the most important issues to address in the near future and plan for phased implementation. Upgrades would address both exterior campus path of travel and parking needs, as well building upgrades.

Universal Design projects could include the following.

- Upgrade non-accessible restrooms for accessibility
- Upgrade all door hardware for accessibility compliance
- Upgrade all doors in instructional spaces to meet width compliance
- Upgrade drinking fountains and consider installing units with bottle refill stations
- Upgrade casework, sinks, and built-in stations if required for compliance
- Provide universal compliance entries to buildings
- Provide access to all public areas of a building, including raised platforms and stage
- Disperse accessible parking throughout the campus
- Provide compliant paths of travel to buildings throughout the campus
- Develop pedestrian access around the campus for easy navigation
- Include interactive and large letter signage as part of the signage upgrades on the campuses

INSPIRATIONAL PHOTOS

District Overview—Recommendations

LEARNING ENVIRONMENT UPGRADES

Learning and student development can and should take place in all areas of the campus—from informal conversations outside of class, to the discussions and investigations that take place in a classroom, lab, or tutoring space. New buildings, renovations, and upgrades to existing instructional buildings and spaces provide opportunities to respond to multiple *Educational Master Plan 2018 Update* themes in order to create instructional, collaborative, and tutoring spaces that focus on the current needs of students and faculty for today's learning. These redeveloped spaces would be flexible to allow for a variety of instructional approaches, including direct presentation, group work, hands-on project-based learning, class discussion, and role playing. All these learning and collaboration experiences could take place in a variety of spaces across the campuses.

INSTRUCTIONAL SPACES SUPPORTING ACTIVE LEARNING

Redevelopment of instructional spaces, particularly lecture classrooms, should align with pedagogical needs and enrollment parameters. A variety of instructional room sizes would provide options for scheduling courses in a space that aligns with the enrollment size of a particular course.

The flexibility of space development with durable and comfortable mobile furnishings and technology could encourage creative approaches to "Active Learning," including discussions, project-based learning, and teamwork, rather than restricting process, thought, and collaborative development. Faculty in each classroom or lab need to feel empowered to rearrange and create a space to suit their specific instructional approach and the needs of a course. Redeveloped instructional spaces should include mobile furnishings on casters that can easily be reconfigured to support various modes of instruction. Engagement of students could be increased with a layout that provides for small group discussions and activities, rather than rows of individual desks. Storage space for project supplies and student work should be considered both inside and outside the instructional spaces.

Wi-Fi access to allow for use of tablets, laptops, and mobile devices should be included in all instructional spaces throughout the campus. Power for charging devices should also be included along all walls. Opportunities for multiple large-screen monitors on the walls and multiple large front projection screens would increase visibility for direct presentations and allow for small group work. Multiple writing surfaces should also be considered. As technology changes, new technology options should be implemented to encourage the latest methods of research and interaction with information beyond the walls of the College.

DISTANCE LEARNING

Spaces to support new directions in Distance Learning would be developed throughout all campuses.

INSPIRATIONAL PHOTOS

District Overview—Recommendations

INFORMAL STUDENT SPACES

Many of the Themes from the EMP interviews recognize the importance of engaging students through instructional and student services programs. These programs would be supported by facilities with space for students, however, the importance of providing informal student spaces on the campuses cannot be underestimated in order to encourage students to stay on the campus and participate in all that Palomar College has to offer.

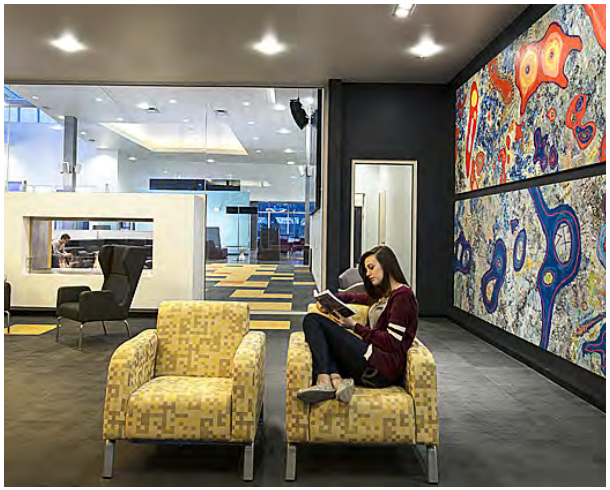
This view is supported by the opinions of students that participated in the Student Focus Groups and listening sessions. Students expressed their desire to have a variety of spaces that included places for quiet study, places with moderate noise where students could work individually and in groups, and places for recreation, and social gathering. They stressed the importance of including Wi-Fi and electrical outlets. Food options were also important to students.

With the College's *Guided Pathways Plan* and desire to find opportunities for engagement outside of the classroom, that is tied into academic plans and interests, special attention to the physical spaces where students can gather becomes an important planning mechanism in meeting the broader objectives of Palomar's planning.

Campus-wide Informal Student Spaces would create spaces throughout the campuses that would be designed to take advantage of every opportunity to provide space for students to study and interact with others. These spaces would include widened alcoves and niches in hallways, as well as seating areas in lobbies. Outdoor opportunities would include portions of plazas and courtyards, and paved nodes along paths and next to buildings.

There are opportunities to encourage students to hang out near the services they use or the faculty and staff that they may be waiting to see. The spaces would be designed in keeping with the character of surrounding programs, with regard to noise level, number of occupants, and types of furnishings. Their key amenities would include adequate but comfortable lighting, furnishings, Wi-Fi, power outlets, and—for outdoor spaces—shade. There would also be an opportunity to place more food options on the campuses, including a small café, coffee and snack carts, and food/supply vending machines.

INSPIRATIONAL PHOTOS



District Overview—Recommendations

TECHNOLOGY UPGRADES

Many District initiatives and educational, strategic, and facilities projects rely on robust technology infrastructure and services. Technology upgrade recommendations must anticipate the requirements of the wide variety of District initiatives and upgrades to ensure their long-term support and sustainability. Device and infrastructure upgrades must be conscientiously planned to occur on a scheduled basis with associated funds set aside for this purpose, as opposed to relying on irregular capital or grant fund infusions for mission critical infrastructure. In addition, recommendations for technology upgrades encompass a range of technology choices to enable creative and active learning, while simultaneously ensuring that District technologies utilize intuitive but standardized user interfaces across all District locations, enabling students, faculty, and staff to be comfortable and confident with technology options regardless of the facility.

To support increased network and internet bandwidth required by systems, users, and the planned District-wide projects described in this FMP, the District's fiber infrastructure will need to be extended and improved. Network equipment will be required to expand the implementation of a separate, secure IoT network to enable and support the many environmental and access control systems planned and already serving the District's needs. The District's deteriorating, outdated, and slower cable plant and network switches must be redesigned and replaced to enable the implementation of creative technology applications in classrooms and other learning environments, service areas, meeting rooms, and work spaces, without infrastructure or bandwidth barriers.

Basic network redundancy is recommended to ensure uninterrupted service for teaching and learning and to support the District's operations and business continuity. This includes implementing a redundant core network infrastructure, along with a secondary MDF and MPOE location supported by backup generator power. In addition, redundant building connectivity (for all buildings) to both the primary Data Center and the secondary Data Center on the San Marcos Campus is needed in order to provide failover service for the main campus.

A comprehensive wireless access infrastructure throughout all District locations, available inside and outside District structures, is required to support teaching and learning, as well as provide service and support to the campus community. Student, employee, and visitor mobile device usage continues to increase, requiring expansion of the District's wireless infrastructure in both location coverage and capacity.

The use of mobile devices in classrooms and labs has been steadily increasing to enable instructional space flexibility and the application of active learning in classrooms. Extending wireless infrastructure management to support segregation of classroom mobile device connection from general mobile device connection is required in order to provide classroom connection priority. In addition, an investment in mobile device management is needed to ensure that District's instructional and operational devices are prioritized and maintained.

The District must work to extend cellular services both inside and outside all buildings District-wide, as degraded cellular service continues to frustrate students and employees, as well as remains a safety concern.

Network support for updating and expanding existing camera, mass notification, loudspeakers, "blue phones", panic and lockdown buttons, and other safety equipment and associated service is needed to some degree at all locations, both inside and outside District buildings. In addition, consideration for extended infrastructure for these systems and services must be included in every new construction project.

Networked clocks with integrated speakers and digital displays are recommended standards for every classroom and large meeting spaces to help address ADA requirements as well as to provide efficient clock server management, as opposed to requiring separately maintained clock service appliances in every building.

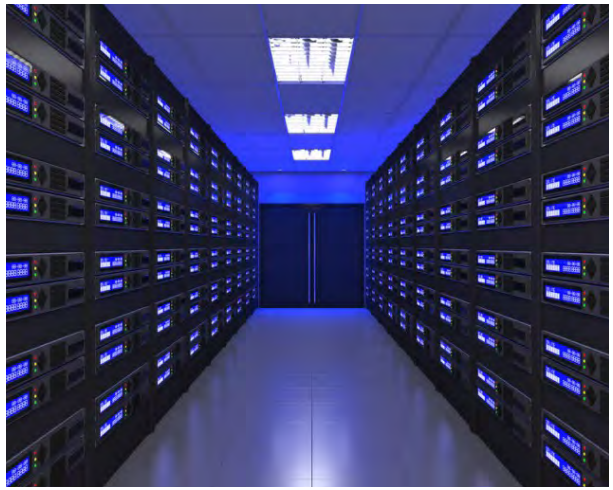
Voice and data convergence has long been in place as part of the infrastructure, however the District needs to increase voice service and workstation integration by expanding phone system call management through broader use of workstation client/agent software.

Academic programs demand more of classroom technology than ever before. Faculty and students must have technology in classrooms and labs that enable a wide array of teaching and learning applications. Classroom interactive displays not only

support more traditional presentations, but offer shared presentation spaces that can be manipulated using either traditional interfaces, keyboards/mice, or using touch. Standardized classroom technology must include not only interactive digital displays, but wireless display hardware and software that allows multiple participants to share and present meeting content from their mobile devices on the in-room display, without the need for special-purpose software installed on their mobile devices.

Network infrastructure and content management software and appliances will be required to support the District's signage and wayfinding project, as well as provide managed relevant content in locations where student congregate, through a centralized digital content management system.

INSPIRATIONAL PHOTOS



District Overview—Recommendations

INFRASTRUCTURE AND HVAC UPGRADES

INFRASTRUCTURE UPGRADES

The District should continue ongoing work to maintain and improve the site utilities infrastructure on its campuses, with the goals of improving service, reliability, and the efficient use of resources, as well as complying with regulatory requirements. Utilities infrastructure system upgrades would include storm drainage and stormwater management, capacity expansion of sanitary sewer and natural gas, reclaimed irrigation water, electrical, and communications. Technology infrastructure would be expanded on all campuses to provide Wi-Fi for all interior and exterior areas of each campus. Roads with adjacent sidewalks on the San Marcos campus would also be repaired and expanded to provide improved access to all areas of the campus.

HVAC UPGRADES

Existing buildings and site improvements would be maintained with the goal of providing welcoming, comfortable, healthy, and environmentally sustainable learning and working environments that support the optimal utilization of the District's physical resources. The District would survey and assess the District-wide facilities inventory to identify and prioritize the repair and replacement of aged and non-functional building mechanical systems with energy-efficient units that meet the current District standard.

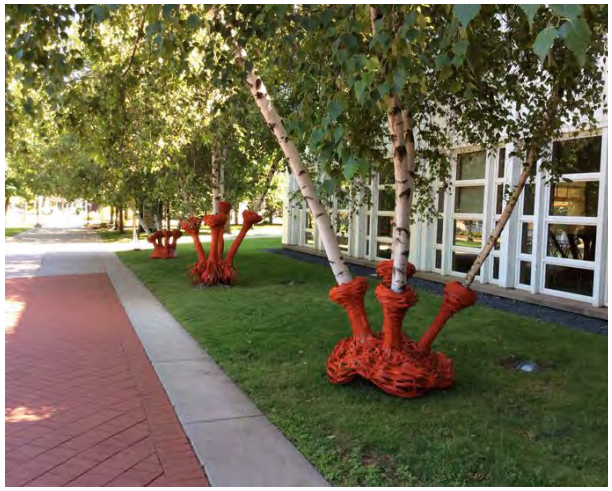
INSPIRATIONAL PHOTOS

District Overview—Recommendations

INTEGRATION OF PUBLIC ART

One of the College's goals is to embrace the importance and appreciation of art on campus, as a way to solidify the College's identity and sense of community. Public art displays among different campus environments create a cohesive tone throughout. These spaces can be both indoors—in common areas, not just in facilities that serve the arts department—as well as outdoors. Outdoor spaces for intimately-scaled performance art (music and theatre) could also be incorporated in many places, encouraging the integration of arts in students' lives. The widespread incorporation of the arts across campus can also serve to make the campus a cultural destination for its students, staff, and the surrounding community.

INSPIRATIONAL PHOTOS



SAN MARCOS CAMPUS

SAN MARCOS CAMPUS

FACILITIES MASTER PLAN 2019 UPDATE

PALOMAR COLLEGE®
Learning for Success

SAN MARCOS CAMPUS FRAMEWORK

San Marcos Campus

CAMPUS OVERVIEW

Palomar College opened in 1946 in Vista, California after voters in Vista Unified School District, Fallbrook Unified School District, and Escondido Unified School District voted in favor of establishing a "junior college" in the North County area. In 1950, the College was relocated to Mission Road in San Marcos, where the San Marcos campus is now located on over 250 acres. Today, Palomar College is a public, two-year community college serving a large student body of diverse ages, ethnicities, and lifestyles. The San Marcos campus is one of the largest community colleges in California in both geographical area and student population.

There are five academic divisions on the campus: (1) Arts, Media, and Business Administration; (2) Career, Technical, and Extended Education; (3) Languages and Literature; (4) Mathematics, Science, and Engineering; and (5) Social and Behavioral Sciences. The College offers more than 300 credit degree and certificate programs within those five divisions, as well as noncredit courses. Students may also participate in a vibrant college life that includes free art, a cinema series, 34 academic and social campus organizations, 21 intercollegiate sports teams for men and women, and dozens of music, theatre, and dance performances.

The campus is known for its beautiful landscaping and includes over 35 themed garden areas. The ArbNet—an online community of professionals—has designated the entire San Marcos Campus as a Level II arboretum. In 1973, a five-acre hillside on the San Marcos campus was set aside for an arboretum. Soon thereafter, many trees, palms, and bamboos from around the world were planted and labeled, making the arboretum not only an area for the study of botany, but also a place to study, relax, and bond with nature. Classes from several disciplines use the Arboretum as a place for field trips, class projects, and research. The trails in the arboretum are open to the community for walking and observing the beautiful habitat and vistas.


earning Center

San Marcos Campus

EXISTING CAMPUS IN 2019

Proposition M, which passed in the 2006 General Election, provided Palomar College most of the $1 billion construction and redevelopment funds to implement the *Facilities Master Plan 2022* and *Facilities Master Plan 2010 Update*. Proposition M provided the College with the opportunity to update and redevelop the San Marcos campus with a higher density use to maximize land utilization, increase potential for capacity, and create a welcoming student and community-focused campus with open areas for outdoor gathering, activity spaces, and vehicle-free pedestrian circulation.

Eighteen of the original new buildings identified in the *Facilities Master Plan 2022* and *Facilities Master Plan 2010 Update* have been completed on the campus, and several more are under construction and will be completed in the near future. The campus has started on the development of the "loop road," which provides a continuous vehicular circulation route around the campus; parking has been improved with the opening of the new parking structure; and athletic fields and facilities have been designed.

The core of the campus has started to shift to the north, closer to the parking structure and key services and facilities of the campus. The campus has become a sustainability model with opportunity to continue along this path to target the goal of a Zero Net Energy campus by 2030, increasing operational efficiencies and maximizing tax payer dollars.

San Marcos Campus

EXISTING CAMPUS IN 2019 (CONT.)

BUILDING KEY

A	Administration
AA/ST	Administration Annex
C	Music and Fine Arts
CES	California English School
CT	Court Building
D	Music and Fine Arts
DA	Design and Architecture
DR	Disability Resources
DSPS	Disability Support Programs and Services
ECELS	Early Childhood Education Lab School
ETV	Educational Television
FD	Fashion Design
G	Gymnasium
H	Humanities
HC	Health Center
HS	Health Sciences
ITC	Industrial Technology Center
LL	Library
LRC	Learning Resource Center
M	Men's Physical Education
MC	Math Tutoring Center
MD	Multidisciplinary Instruction
NS	Natural Sciences
O	Women's Physical Education
P	General Instruction
PAC	Performing Arts Complex
PAO	Public Affairs Office
PL	Planetarium
Q	Electronics
RF	Reading/Food
RS	Receiving and Storage
SSC	Student Services Center
SU	Student Union
SW	Swimming Facility
T	Industrial Technology 2
TCB	Tutorial Center B
TLC	Teaching and Learning Center
WFC	Wellness and Fitness Center

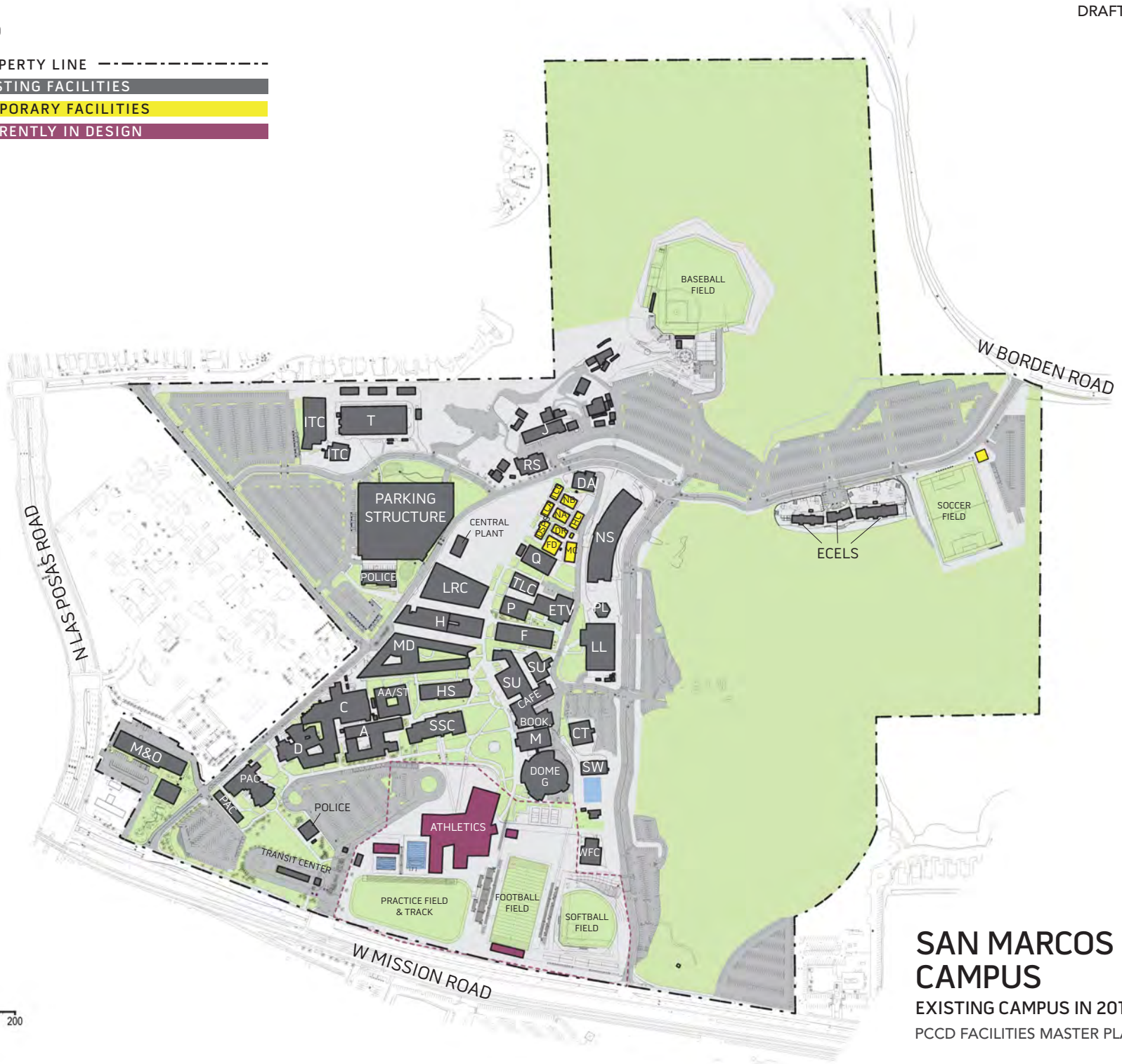
LEGEND

PROPERTY LINE

EXISTING FACILITIES

TEMPORARY FACILITIES

CURRENTLY IN DESIGN



SAN MARCOS CAMPUS

EXISTING CAMPUS IN 2019

San Marcos Campus

UPDATED FACILITIES ANALYSIS

The San Marcos Campus Updated Facilities Analysis builds upon and updates the analysis that was completed as part of the *Facilities Master Plan 2010 Update*. The Analysis looks at existing site and building conditions and identifies current and potential future issues, challenges, and opportunities that should be taken into consideration for the planning of the campus. The analysis is based on observations and information gathered during the initial master planning process, including review of data, discussions with facilities staff, and input gathered in the listening sessions with stakeholders and planning committees. As part of this analysis, an updated carbon footprint will be completed to assist in determining where additional sustainability efforts and strategies should be employed to meet the Zero Net Energy goal.

The existing campus analysis and findings are presented on graphic plates in the following areas:

- Neighborhood Context
- Topography
- Facilities Conditions
- Infrastructure
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Emergency Vehicular Access

San Marcos Campus—Updated Facilities Analysis

NEIGHBORHOOD CONTEXT

Palomar College is located in the City of San Marcos on West Mission Road—a busy thoroughfare. The Sprinter train runs along West Mission Road as well and has a station across the street from the Campus. The College can also be accessed by several NCTD Breeze bus routes, which stop at the Transit Center on Campus. The College is situated just to the north of the CA-78 freeway, near where it connects to I-15.

The Campus is bordered on one side by its Arboretum, which is open to the public. The surrounding neighborhood is comprised of businesses, shopping centers, and restaurants. The area directly to the west of the Campus is residential. There are also several apartment complexes across Mission Road, with new ones currently under construction.

The San Marcos Campus is located just a mile from San Marcos Unified School District, in proximity to the District office, San Marcos Middle School, and San Marcos High School.

OBSERVATIONS

- The campus has easy access to several public transportation lines, including buses and the Sprinter light rail line
- There is a lot of residential and commercial development happening in the neighborhood surrounding the campus
- The campus' proximity to several schools in the surrounding area position it to be the prominent choice for future students
- The campus' Arboretum stands out as a lush natural habitat amongst the growing urban area


LEGEND
PROPERTY LINE
EXISTING FACILITIES
TEMPORARY FACILITIES
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SAN MARCOS CAMPUS
NEIGHBORHOOD CONTEXT

San Marcos Campus—Updated Facilities Analysis

TOPOGRAPHY

The San Marcos Campus is situated within a small valley among the foothills of the San Marcos Mountains. The campus has been developed on the gently sloping bottomlands of the valley. It is bounded by undeveloped hillsides that are blanketed with Coastal Sage Scrub. The developed portion of campus slopes up from Mission Road, which defines its southwestern edge, to Borden Road at its northeastern point.

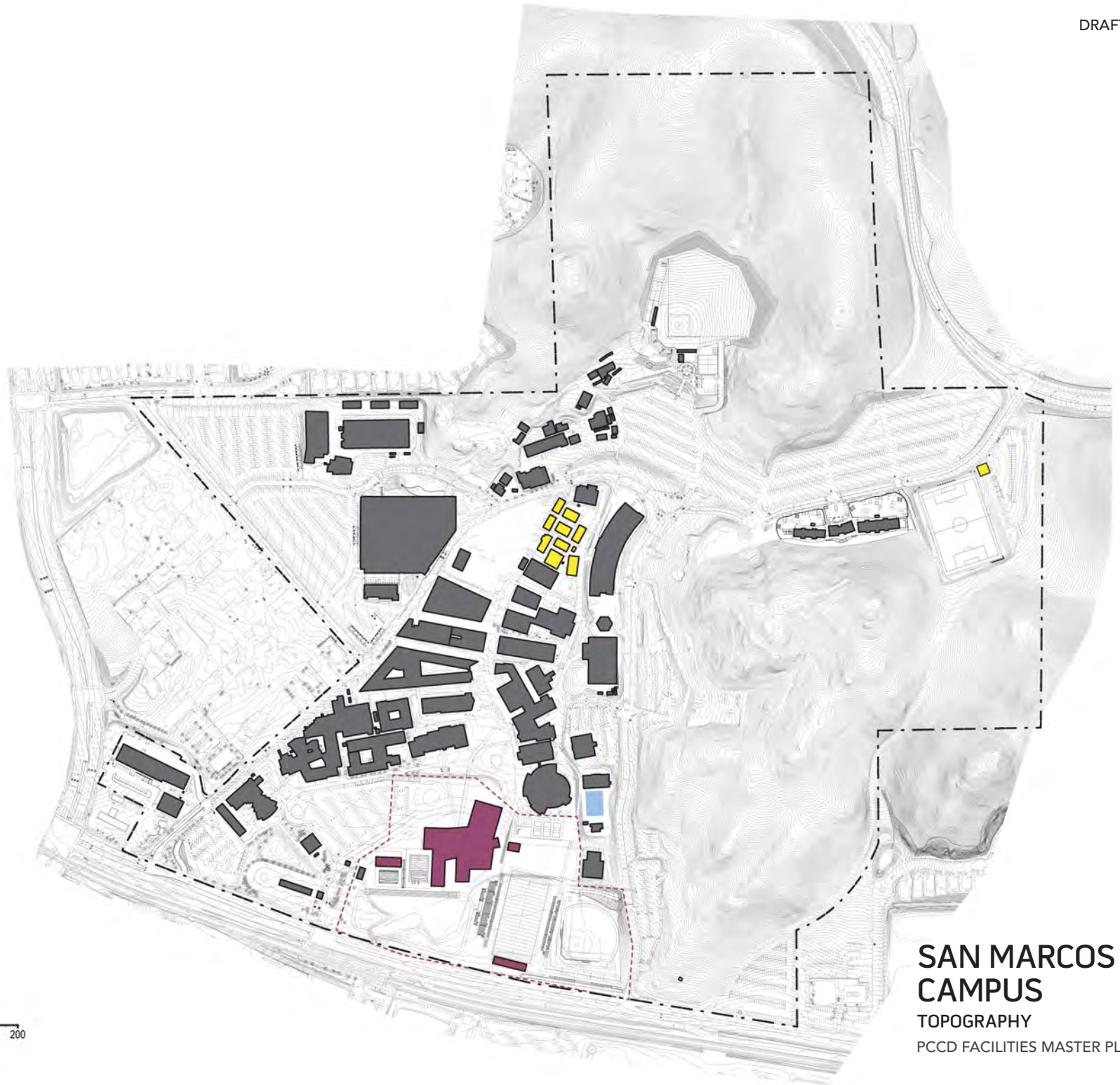
Topography is an important consideration for planning the location and massing orientation of facilities due to its impact on development costs. The most level land area lies near Mission Road, at the lowest elevation of the campus. Here, facilities and parking could be developed with the least movement of earth and the most flexibility regarding massing, orientation, and site development.

The topography of the campus and the surrounding hillsides highlight the importance of stormwater management and habitat preservation to minimize the Campus' vulnerability to erosion and runoff from the surrounding hillsides and impervious surfaces within the campus.

Although the varied topography makes careful planning more critical, it also imbues the campus with its unique character and sense of place. The slopes and hillsides provide opportunities to highlight unique views into and out of the Campus, as exemplified by the Palomar College "P" on the hillside above the Campus.

OBSERVATIONS

- Development of northern campus areas at higher elevations must address rocky soil conditions
- Topography is an important consideration for planning circulation routes, especially in the direction that is perpendicular to the overall slope of the Campus
- Buildings can be designed to improve access between topographic levels by using elevators that connect entrances at multiple ground levels
- It is important to manage stormwater to minimize the impact of the high-volume storm events that bring most of the rainfall to this region
- The topography offers opportunities to emphasize the unique character of the Campus



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SAN MARCOS CAMPUS

TOPOGRAPHY

San Marcos Campus—Updated Facilities Analysis

FACILITIES CONDITIONS

Palomar College participates in the California Community Colleges Facility Condition Assessment Program, which periodically assesses its existing buildings. Such assessments help the District plan for maintenance and repairs to extend the useful life-span of facilities, as well as identify and prioritize projects for renovation, demolition, and replacement.

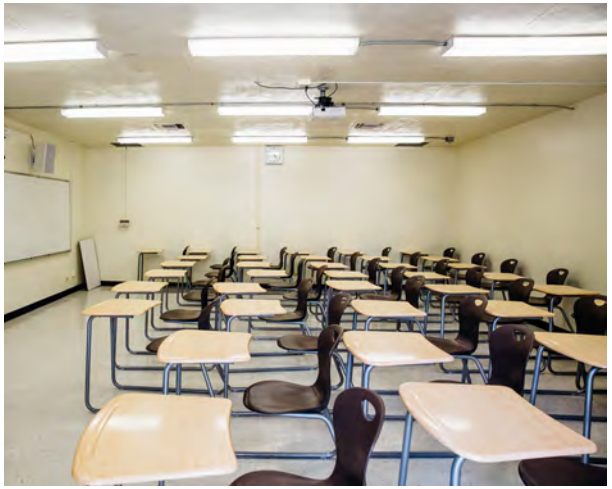
An assessment report identifies the Facilities Condition Index (FCI) as a key measurement of the condition of each building. The FCI is the estimated cost of all necessary repairs as a percentage of the cost to replace the facility.

Based on the results of the last assessment, which was conducted in 2014, facilities on the San Marcos Campus were placed in one of the three following categories.

- Good Condition: less than 10%
- Fair Condition: 10% – 30%
- Poor Condition: 30% or greater

OBSERVATIONS

- The campus facilities were determined to be in fair condition with an aggregated FCI of 17.77%
- The age of facilities range widely, from newly constructed to over six decades
- Many of the campus buildings are new or recently renovated. These facilities are in good condition
- Facilities constructed before 2000 and not recently renovated are generally in fair or poor condition
- Temporary facilities are not intended for long-term use, therefore, most of the modular buildings are in poor condition regardless of age



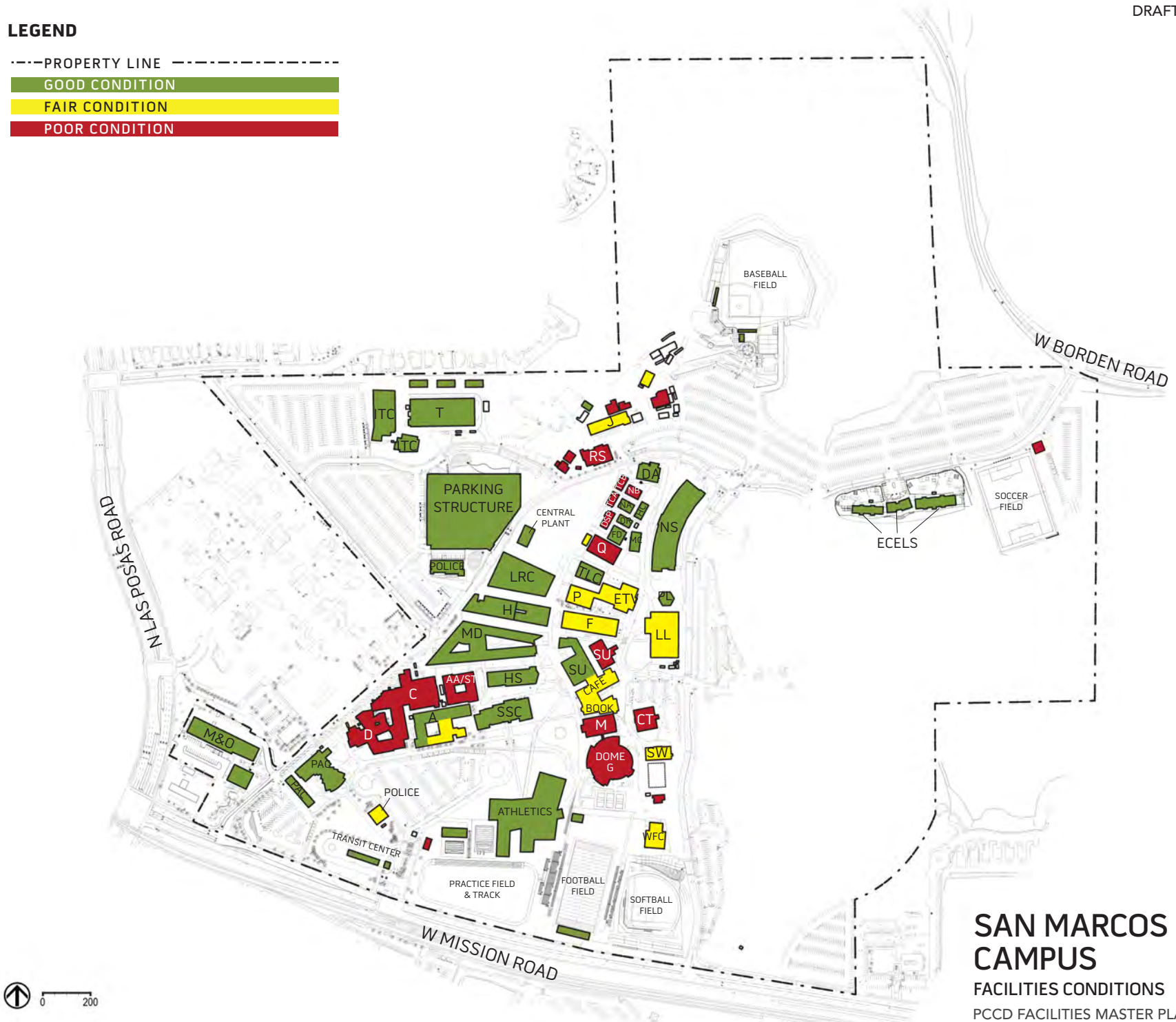
LEGEND

PROPERTY LINE

GOOD CONDITION

FAIR CONDITION

POOR CONDITION



SAN MARCOS CAMPUS

FACILITIES CONDITIONS

San Marcos Campus—Updated Facilities Analysis

INFRASTRUCTURE

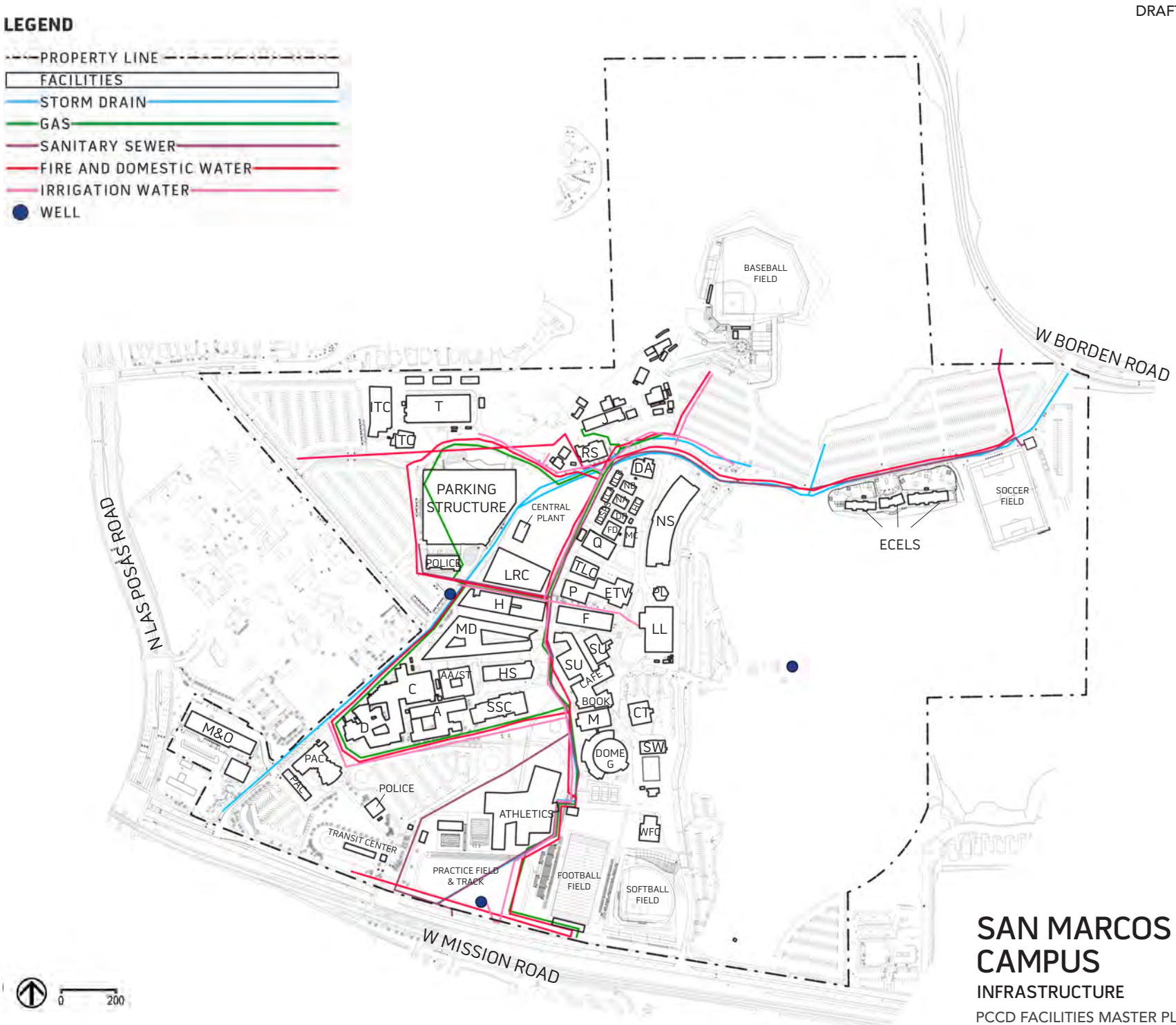
The campus infrastructure systems connect to and support every facility and outdoor space. Therefore, it is vitally important to upgrade these systems to support the planned enrollment and planned facilities. When evaluating options for developing new facilities or altering existing ones, the need to extend, augment, or reroute infrastructure must be considered.

The location of key equipment and routes of underground main lines are illustrated by the graphic on the opposing page. Separate systems supply energy in the form of electricity and natural gas, link the college to its communication networks and the internet, and provide water used for domestic consumption, fire protection, and landscape irrigation. The stormwater system manages rain water that falls on the campus and the sanitary sewer system conveys waste water away to be treated.

Many existing underground utilities lines have been grouped together and routed under permanent paths and driveways, which maintains their accessibility for maintenance and improvement. Natural gas, electricity, communications, water, sanitary sewer, and stormwater connect to public utilities and infrastructure at Mission Road. A 12" Vallecitos Water District main line passes through the campus and provides additional connections for domestic, fire, and irrigation water. A well near Mission Road supplies part of the Campus' irrigation water needs.

OBSERVATIONS

- The main utilities pathways align with the topography and work with gravity to convey waste water and stormwater
- More robust and complete Wi-Fi coverage is needed
- The College's telecommunication link to the internet and among its campuses and far-flung teaching sites should be improved
- There are many opportunities for the campus infrastructure to be more environmentally sustainable, especially regarding energy, water use, and stormwater management
- Although the natural gas main lines are adequate, the main campus gas regulator and point of connection at Mission Avenue are undersized and must be replaced before new buildings open
- Certain underground low-voltage communications pathways are vulnerable to flooding



SAN MARCOS CAMPUS

INFRASTRUCTURE

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

San Marcos Campus—Updated Facilities Analysis

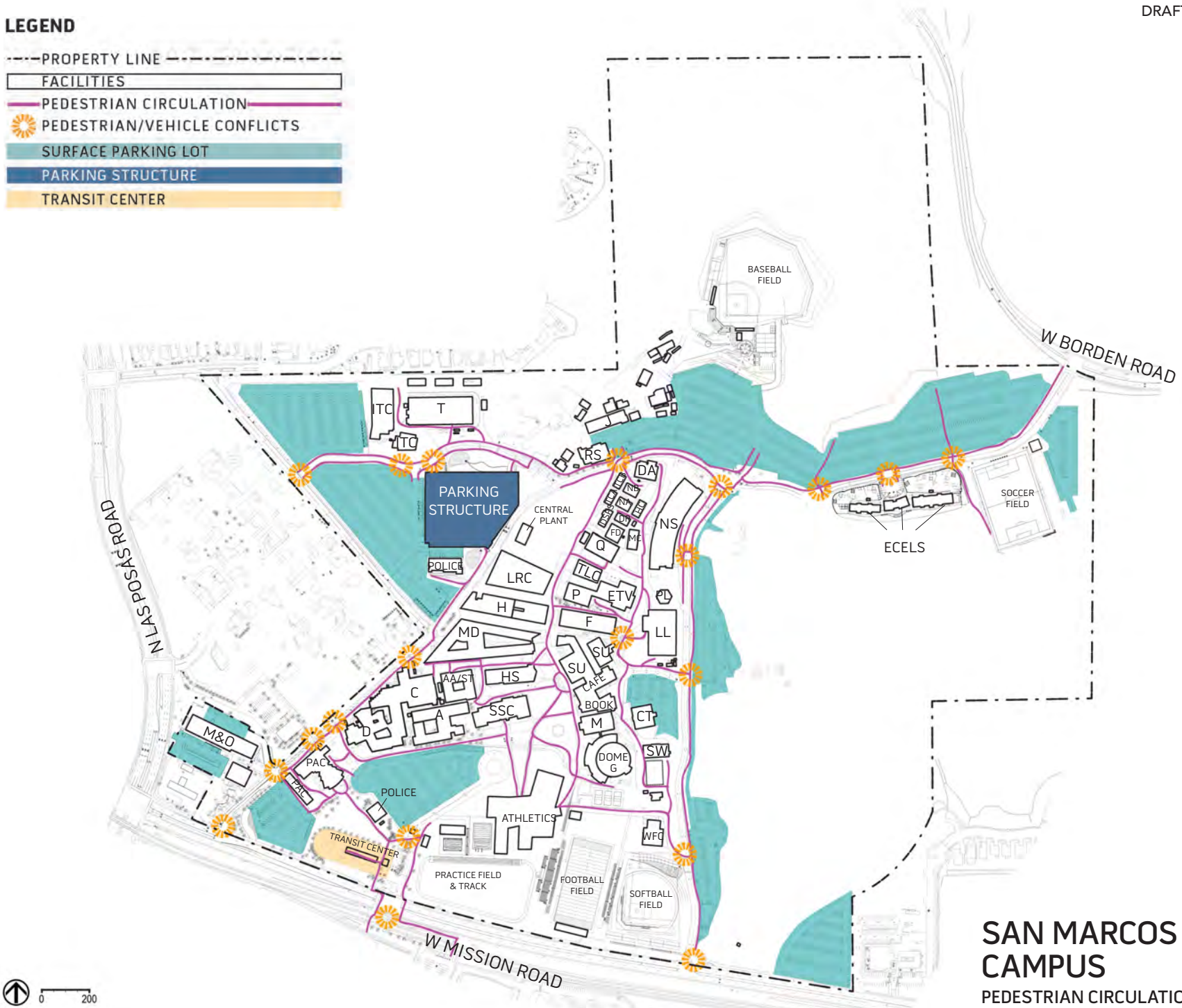
PEDESTRIAN CIRCULATION

A network of existing pedestrian circulation paths provides routes into the Campus and among its facilities, site areas, and parking. The ease of traversing the campus is significantly affected by its topography. Paths that follow the gentler slope in the northwest/southeast direction tend to be easier than paths that follow the steeper slope in the northeast/southwest direction, such as the Campus' primary pedestrian circulation spine.

Clear and direct connections are needed among important pedestrian destinations and entry points, including the Light Rail Station and Bus Station at Mission Road and Palomar College Drive, the parking structure and large parking lots, buildings, and athletic facilities. Except for the primary pedestrian circulation spine, the campus lacks a clear circulation hierarchy and wayfinding system.

OBSERVATIONS

- Better nighttime lighting is needed along pedestrian routes and gathering spaces
- Full accessibility is needed for all pedestrian routes and gathering spaces, in accordance with the Americans with Disabilities Act and, where critical and feasible, with the tenets of Universal Design
- Well located passenger loading zones with seating and shade are needed
- The Campus is mid-way through the implementation of its long-range facilities master plan and the following recommended pedestrian circulation improvements are planned, but have yet to be completed:
  - Extend the primary pedestrian circulation spine southward to Mission Road and the Bus Station and Light Rail Station, and northward to the upper parking lots
  - Develop strong secondary circulation paths to link the primary pedestrian circulation spine to all facilities and parking
  - Implement a campus-wide signage, wayfinding, and building numbering system
  - Build an Arrival Plaza and Academic Quad as major open spaces that will promote wayfinding by creating direct paths and clear lines of sight to many destinations



SAN MARCOS CAMPUS

PEDESTRIAN CIRCULATION

San Marcos Campus—Updated Facilities Analysis

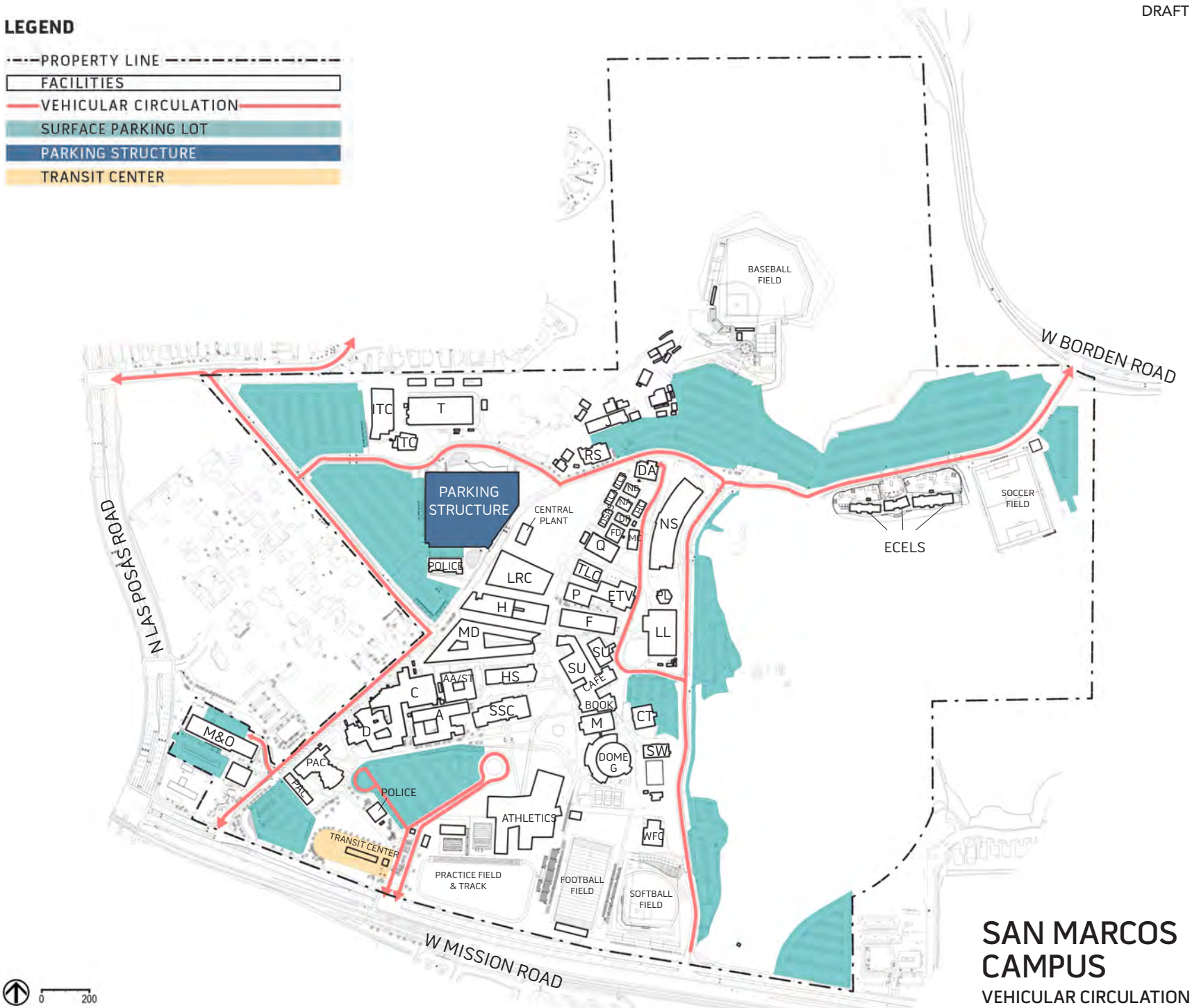
VEHICULAR CIRCULATION AND PARKING

As illustrated by the graphic on the opposing page, vehicular circulation is routed among entry points on the surrounding public roadways: Mission Road, Borden Road, and Avenida Azul. Currently, navigating the campus with a vehicle is complicated by the lack of connection between existing routes and one-way circulation on most of Comet Circle. Palomar College Drive is the main access/egress point for the Campus that leads to its "front door" facilities: the Administration Building and Student Services Building. However, except for a service road, no connection is provided between Palomar College Drive and other campus roads.

The Campus' parking is well located, and capacity is sufficient for current needs. Parking is provided around the perimeter of Campus, at each elevational level. The recently completed parking structure conveniently concentrates parking near the center of campus and close to students' most frequent destinations.

OBSERVATIONS

- Existing Campus roads are aging and need renovation
- The Campus is mid-way through the implementation of its long-range facilities master plan and the following recommended vehicular circulation and parking improvements are planned, but have yet to be completed:
  - Convert one-way routes into two-way routes
  - Link vehicular routes to allow circulation among parking areas without the need to leave and re-enter the Campus
  - Build additional parking near the "front door" of campus



SAN MARCOS CAMPUS

VEHICULAR CIRCULATION AND PARKING

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

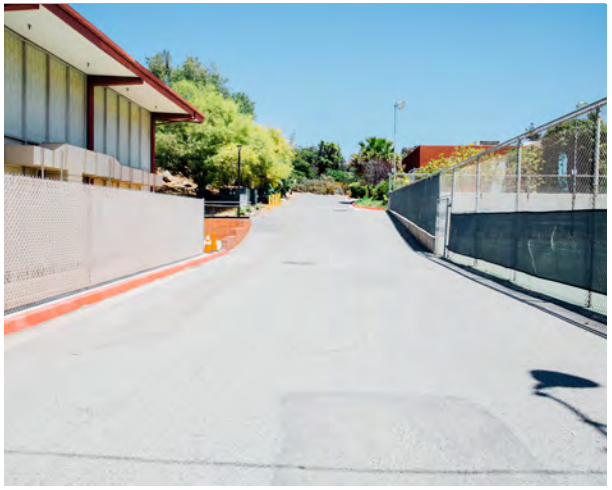
San Marcos Campus—Updated Facilities Analysis

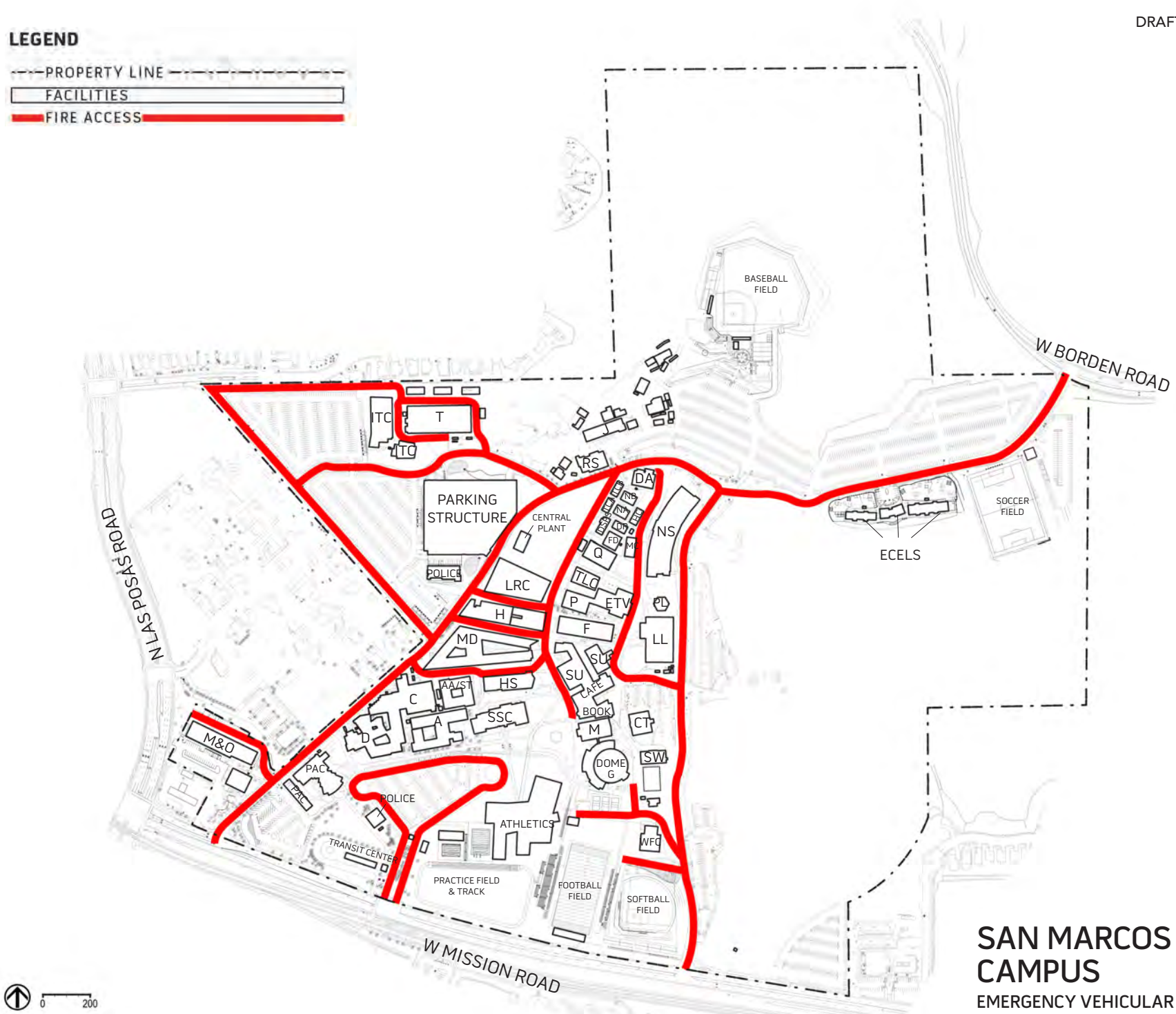
EMERGENCY VEHICULAR ACCESS

Emergency vehicle access for all facilities and site areas must comply with requirements set forth by the San Marcos Fire Department, which is the local fire authority for the Campus. As illustrated by the graphic on the opposing page, emergency access is provided via the existing vehicular circulation routes, as well as pedestrian circulation routes within the campus core that are constructed to accommodate emergency vehicles.

OBSERVATIONS

- The Campus is mid-way through the implementation of its long-range facilities master plan and the following recommended emergency vehicle circulation improvements are planned, but have yet to be completed:
  - Incorporate fire access within planned new and improved vehicular circulation routes
  - Incorporate fire access within the campus core through the building of new site and facilities projects
  - Provide emergency vehicle turnarounds where through-circulation is not feasible





SAN MARCOS CAMPUS

EMERGENCY VEHICULAR ACCESS

San Marcos Campus

RECOMMENDATIONS

The *Facilities Master Plan 2019 Update Framework* recommendations translate Palomar College's educational master planning strategies, themes, and needs into a series of building and site recommendations for the future. These recommendations carry forward many of the previous projects identified in the *Facilities Master Plan 2010 Update*, and augment the project list with projects that address current needs that have arisen or evolved since 2010. These recommendations also address issues and needs identified in the updated campus analysis and current issues and challenges that face all community colleges, such as changes in pedagogy, security and safety, climate change, and the need for economic operational efficiencies.

San Marcos Campus—Recommendations

REMOVALS

Temporary facilities as well as aged permanent facilities that are no longer feasible or cost effective to renovate are recommended for removal and replacement. The decision to renovate or replace an existing facility is often influenced by the limitations that an existing structure or site places on the success of a potential renovation. These factors have been considered by Palomar College in the course of seeking the most effective solutions.

The removal of the following facilities clears the way to improve the utilization of the campus land area. Removal of facilities will be phased to take place as new and renovated space becomes available. In certain circumstances, programs may be temporarily housed in swing space prior to being relocated to long-term facilities.

REMOVALS

- Administration Annex (AA/ST)
- Bookstore
- Building F
- Cafe
- Court Building (CT)
- Design and Architecture (DA)
- Disability Resources (DR)
- Disability Support Programs and Services (DSPS)
- Electronics (Q)
- Fashion Design (FD)
- Health Center (HC)
- Humanities (old P)
- Maintenance and Operations (north M&O)
- Math Tutoring Center (MC)
- Men's Physical Education (M)
- Music and Fine Arts (C)
- Music and Fine Arts (D)
- Police (old)
- Receiving and Storage (RS)
- Student Union (old SU)
- Swimming Facility and old Pool (SW)
- Temporary Building NA
- Temporary Building NB
- Tutorial Center A (TCA)
- Tutorial Center B (TCB)

SAN MARCOS CAMPUS

RECOMMENDED REMOVALS

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

San Marcos Campus—Recommendations

PROJECT LISTS

The intention of the project recommendations for the San Marcos Campus is to create a campus that supports the success of students and the community. While recommendations are listed individually, the intention is to develop a campus that works holistically and seamlessly to achieve this goal.

Locations for future projects have been identified to determine long-range land use and campus development, but the exact architectural programming and design of each project will be developed during the implementation of the project. Locations of recommended future projects consider student flow and support, zoning of similar activities and uses, and logistics of implementation, including available space and infrastructure. We emphasize that the campus master plan diagrams are not meant to propose a design at this point. Stakeholders will be involved in the programming and design of each project. The photographs shown in this section are intended to illustrate concepts and ideas to inspire the design based on original input at the time of planning.

NEW BUILDINGS

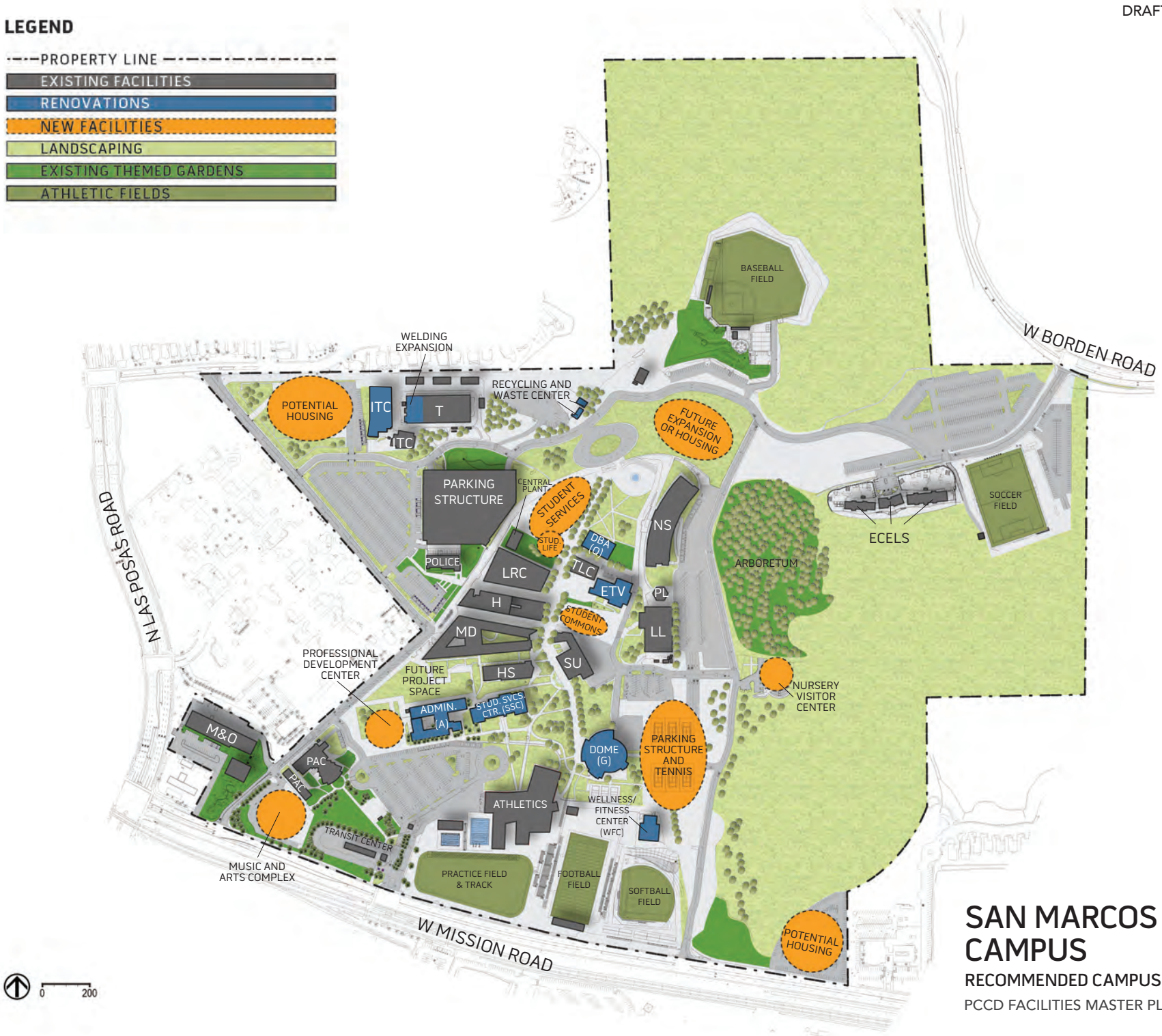
- Student Services Building
- Student Life Center
- Student Commons/Bookstore
- Visual and Digital Art Media Instructional Building
- Second Parking Structure
- Music Building
- Professional Development Center
- Housing

RENOVATIONS

- Administration Building (A) Renovation
- Repurposing of Student Services Center (SSC)
- Dome (G) Renovation
- Wellness/Fitness Center (WFC) Renovation
- Library (LL) Repurposing and Renovation
- Broadcast Arts (Q) and PCTV (ETV) Upgrades
- Welding Expansion
- Recycling and Waste Center Upgrades
- ITC Building Expansion

SITE PROJECTS

- Outdoor Gathering Spaces
- Completion of Arboretum Trail System
- Open Quad and Plaza
- Nursery Visitor Center
- Vehicular Loop Road Relocation
- Main Pedestrian North/South Walkway
- North Drop-off Loop
- Main Campus Entrances



SAN MARCOS CAMPUS

RECOMMENDED CAMPUS CONCEPT

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

San Marcos Campus—Recommended New Building Projects

STUDENT SERVICES BUILDING

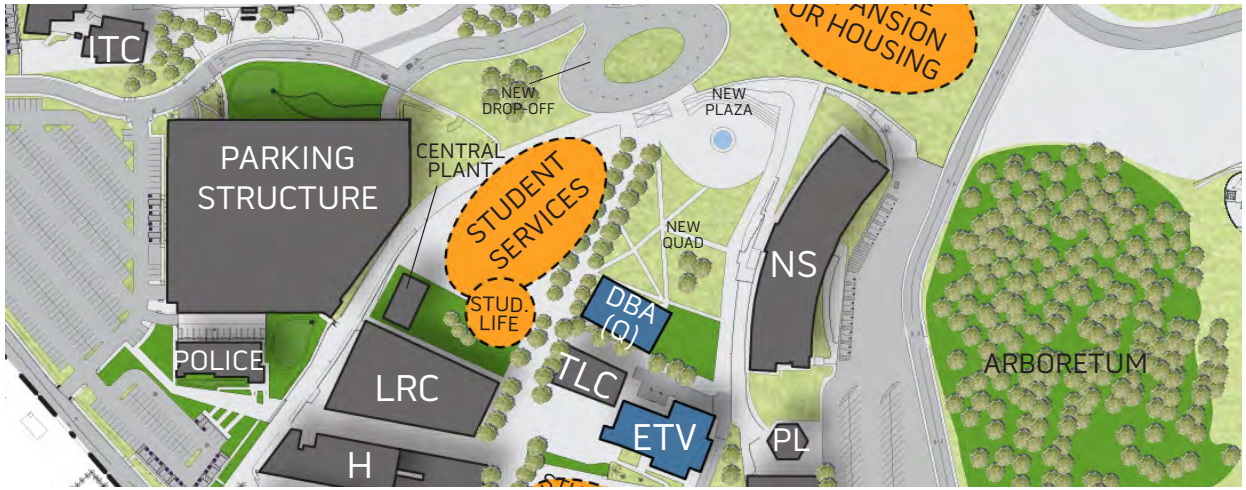
A new Student Services Building is recommended to increase students' access to information and enhance the delivery of comprehensive student support services. The new building will provide improved, functional space to address the needs of current and growing student populations and is aligned with Implementation Strategy #3 in the EMP—improving onboarding of students and providing easy access to student support. The new facilities will be designed as a one-stop facility with innovative service delivery models that are student-centered, seamless, efficient, and augment the guided pathways strategy being implemented by the District.

The *Facilities Master Plan 2010 Update* had planned for the new Student Services facility to be a renovation project, located in the existing LL Building, after the new Library and Learning Resource Center was constructed; however, as programming for the Student Services Center project took place, it became clear that there was not adequate space in the LL Building to make it a one-stop facility and accommodate all the increased programs and services that Student Services currently offers, or support future growth.

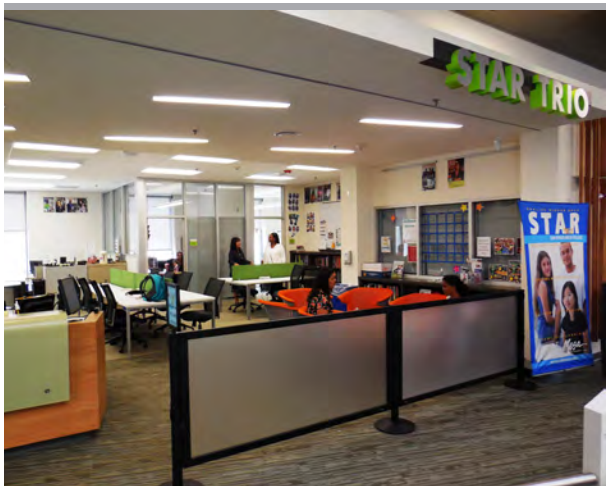
After discussion and analysis of student activity zones and easy access, it was determined that the new Student Services facility should be located near the new Library and the new Parking Structure for easy access to parking. This addresses the original *Facilities Master Plan 2010 Update* goal of relocating the core or heart of the campus further north on the site. This new proposed location would allow an outdoor gathering space to be developed between the key student-focused facilities of the new Library, the Student Union, Student Life, and the new Student Services Building, creating vital student support services within the center hub of campus activity, with easy access to parking.

The Student Services Building will be designed and built to standards for sustainability developed to meet the goals of Palomar's Zero Net Energy initiative. Sustainable strategies, such as the harvesting of daylight, capturing views, and maintaining healthy indoor air quality will optimize comfort while lessening the use of energy in this new building.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT



San Marcos Campus—Recommended New Building Projects

STUDENT LIFE CENTER

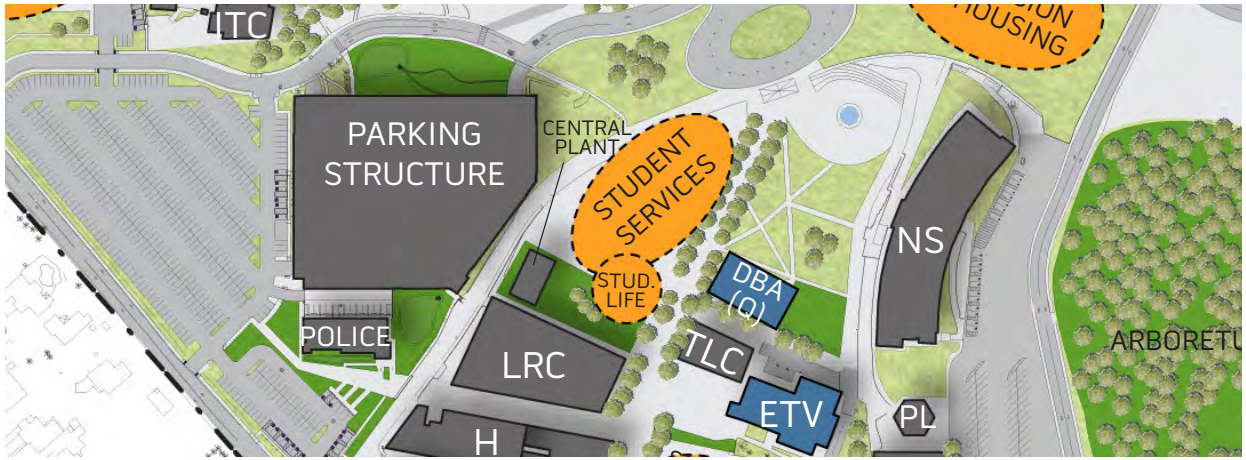
The new Student Life Center could be located in several areas in the updated campus master plan, including being a part of or adjacent to the new Student Services building, adjacent to or a part of the new Student Commons building, adjacent to the TLC, or where the Q building is currently located. Final location will be vetted with students and Student Life support staff, and will consider logistics of implementation and sequencing of projects.

The new Student Life Center will include a variety of spaces and individual centers to serve students and different student groups and clubs, including but not limited to the following.

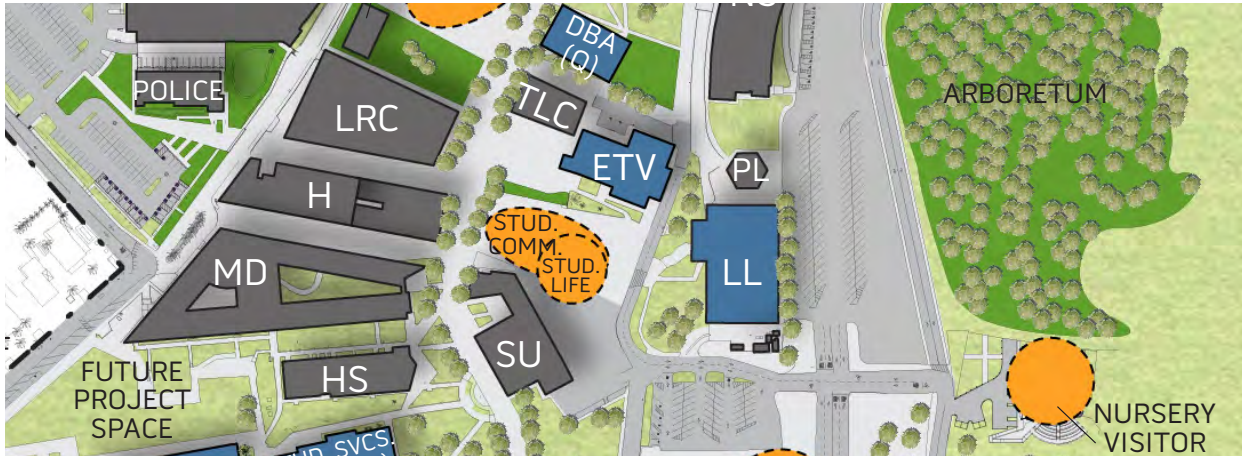
- Equity Center
- Multicultural Center
- Pride Center
- Meditation Center
- Prayer Space
- Student Affairs Center
- Student Clubs

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

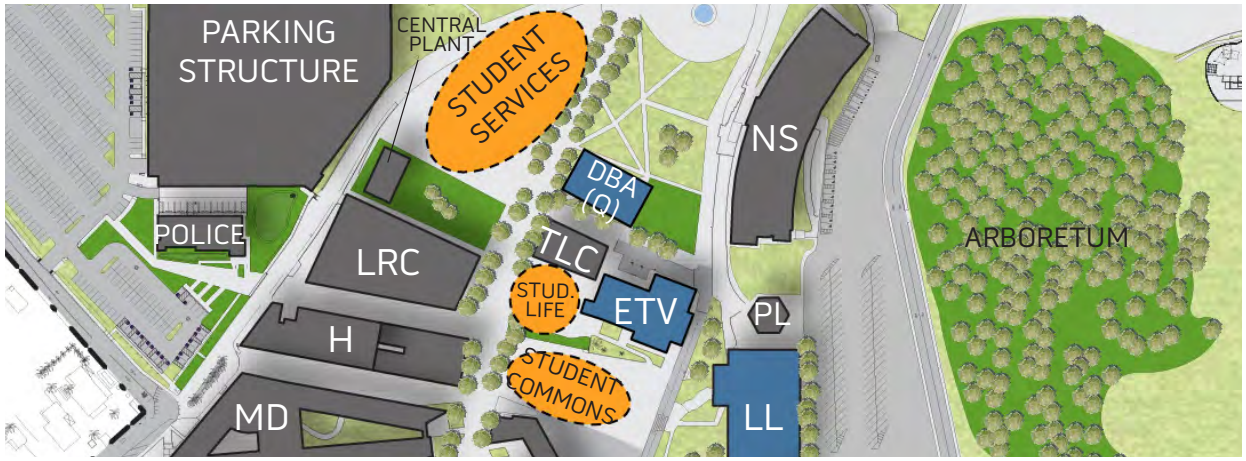
POTENTIAL STUDENT LIFE LOCATION



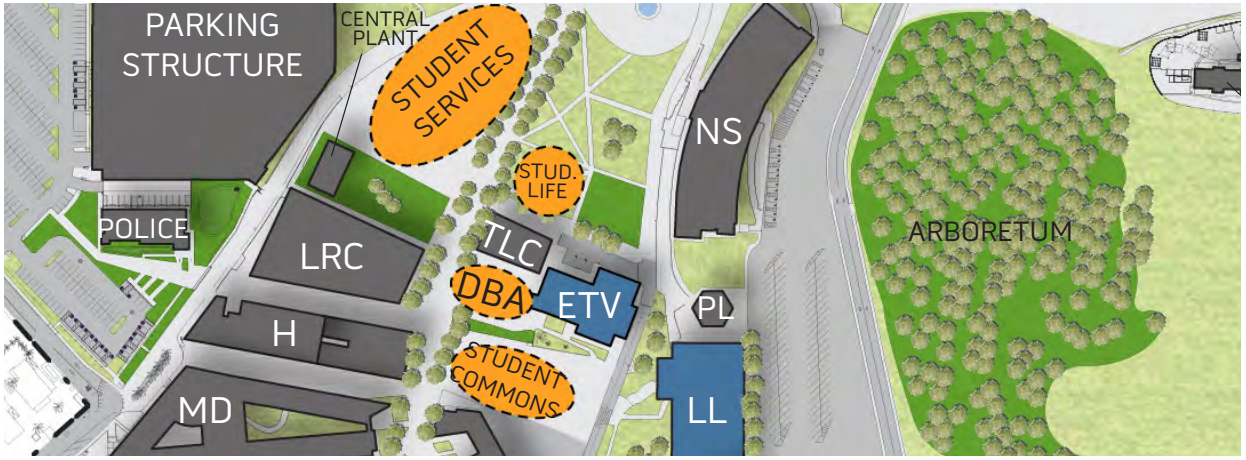
POTENTIAL STUDENT LIFE LOCATION



POTENTIAL STUDENT LIFE LOCATION



POTENTIAL STUDENT LIFE LOCATION



San Marcos Campus—Recommended New Building Projects

STUDENT COMMONS/BOOKSTORE

Formally referred to as the Student Union Phase 2 in the *Facilities Master Plan 2010 Update*, this project will replace inadequate old space on campus, renovate existing space, and construct vibrant student-centered new space to meet the needs of the growing student population on the campus and respond to student input requesting options for more open support facilities for evening classes. The existing food services area will be remodeled and enlarged into a modern food court. The bookstore will be enlarged, enabling it to provide a full-service facility to students. Additional club rooms, collaboration space, and a multi-purpose meeting space/gathering space could be added to the Student Union, providing facilities for student and community services and events. These additional spaces will be determined in collaboration with the user groups at the time of project design and implementation.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT

San Marcos Campus—Recommended New Building Projects

VISUAL AND DIGITAL ART MEDIA INSTRUCTIONAL BUILDING

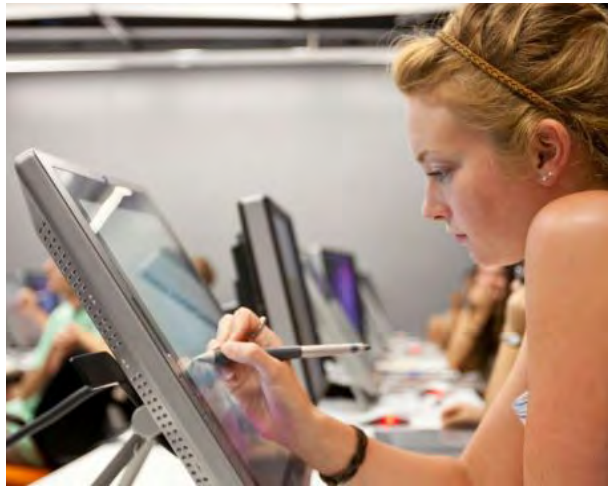
This project will construct a new Visual and Digital Arts Media Instructional Building on the southern end of the San Marcos Campus, adjacent to the new Music Building—forming the Music and Arts Complex. This will be the final segment of the Arts Complex that includes the Howard Brubeck Theatre, Art Studios, Boehm Gallery, and Performing Arts/Music. The new facility could potentially provide instructional, office, and display spaces for a variety of art-related programs, such as Fine Arts, Graphic Arts and Design, MultiMedia, Commercial/Digital Music, Photography, Radio/TV, Communications, and Cinema. The project would include support spaces, such as kilns, drying areas, storage, etc. to support the programs included in this facility. The project also has an opportunity to include gallery space and a sculpture garden that integrates and supports theatre and music events in the adjacent facilities. The facility will have a great opportunity to make a strong statement about Palomar College on this prominent corner of the campus on Mission Road.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT





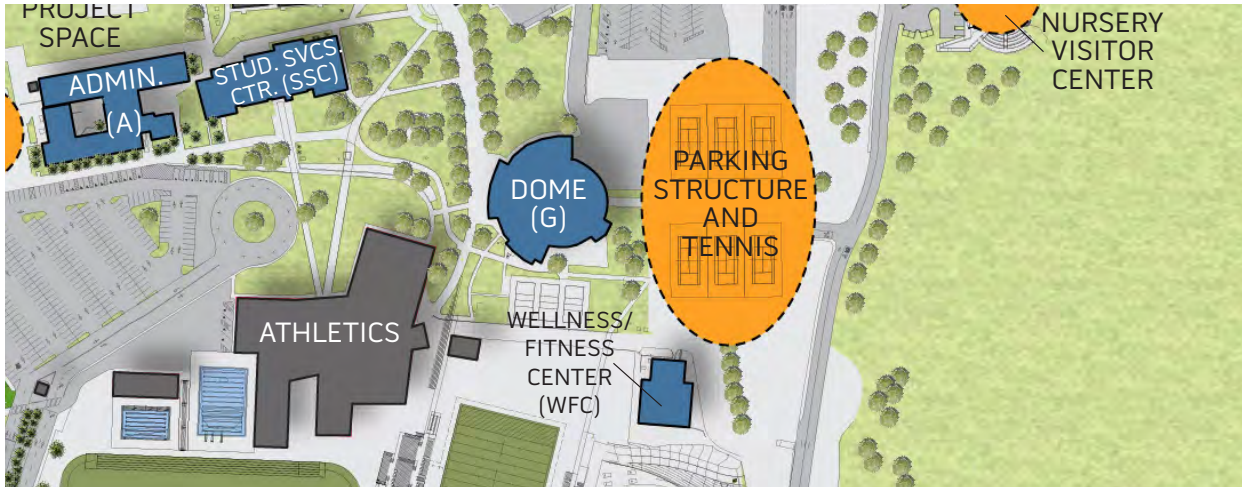
San Marcos Campus—Recommended New Building Projects

SECOND PARKING STRUCTURE

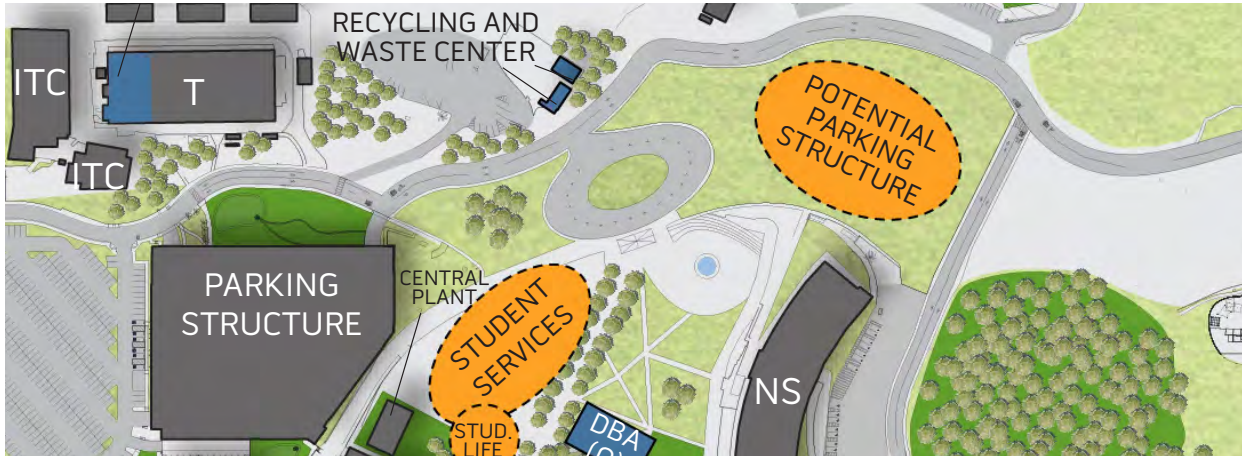
The existing Parking Structure provided much needed parking on the campus in a convenient location. Providing adequate and safe parking is a high priority for the College, as parking and access impact the life of students and the community. As the campus continues to grow, the College will likely need another parking structure to ensure ease of parking access on campus. Using parking structures instead of surface parking allows better use of campus land to increase College capacity, control vehicular traffic, and improve pedestrian circulation on the campus.

Several potential locations have been identified for a second parking structure (and potentially for a third structure in the long-term future). One location, adjacent to the renovated Dome event center, would provide parking for both events and the adjacent Athletics Complex, as well as student access to the center of the campus. Due to the topographic elevation grade change in this area of campus, vehicles would enter the structure off the relocated loop road, high in the structure, and would park on lower levels, allowing pedestrians to exit onto campus on grade, adjacent to the Dome. An event plaza and garden could be created between the parking structure and the Dome to support functions that take place in the Dome. This location could also provide program space such as a makerspace or innovation center on the first level of the structure. The tennis courts would be on the roof, near the Athletics Center. Internal elevators in the structure would provide an accessible path of travel for the extreme topographic grade change in this area of campus. The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

POTENTIAL PARKING STRUCTURE LOCATION



POTENTIAL PARKING STRUCTURE LOCATION



INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT






San Marcos Campus—Recommended New Building Projects

MUSIC BUILDING

The new Music Building would be located near the Howard Brubeck Theatre and adjacent to the Performing Arts Complex, allowing for easy access and support services between these facilities. The new Music Building would also form a Music and Arts Complex with the new Visual and Digital Arts Media Instructional Building in the southwest corner of the Campus. The new facility would replace and expand instructional music space in the existing old Music Building, which would be removed after the new facility is completed. The new music facility location provides the opportunity to integrate with the new Visual and Digital Arts Media Facility and promote program collaboration. The two new buildings on the corner of the campus would provide a great opportunity to create a dynamic statement for Palomar College on Mission Road. This new location would also provide easy access for the community to attend performances and community events.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT





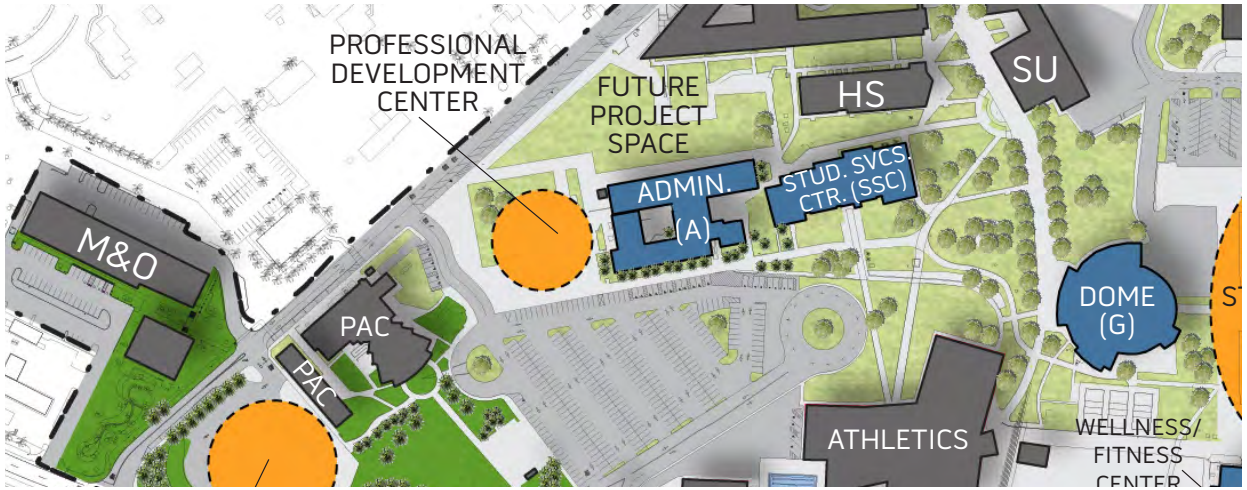

San Marcos Campus—Recommended New Building Projects

PROFESSIONAL DEVELOPMENT CENTER

The Professional Development Center would provide quality programs, services, training, and resources to faculty, promoting best instructional practices, innovation, interdisciplinary collaboration, and equity of access. The facility would include flexible meeting and workshop venues, a hands-on training center with the latest instructional technology tools and equipment used in today's classrooms, an open technology lab, a video/audio recording studio for lecture capture for online courses, a research library, and a permanent large meeting space for Faculty Senate.

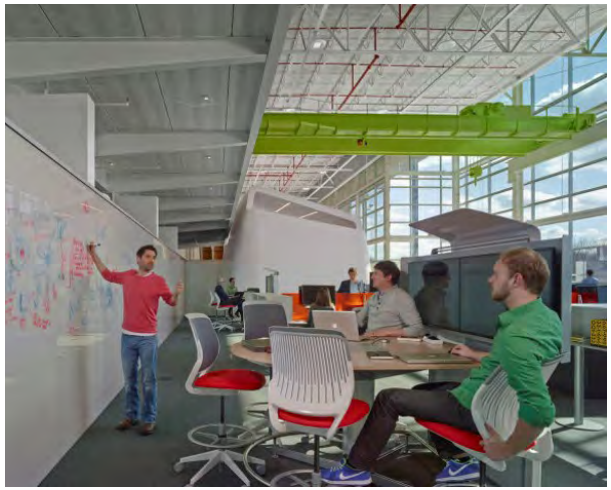
The facility would also include experimental instructional mock-up classrooms where faculty can examine, research, and test new instructional technology, furniture, physical features, and pedagogies for advancement in teaching and learning.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT



San Marcos Campus—Recommended New Building Projects

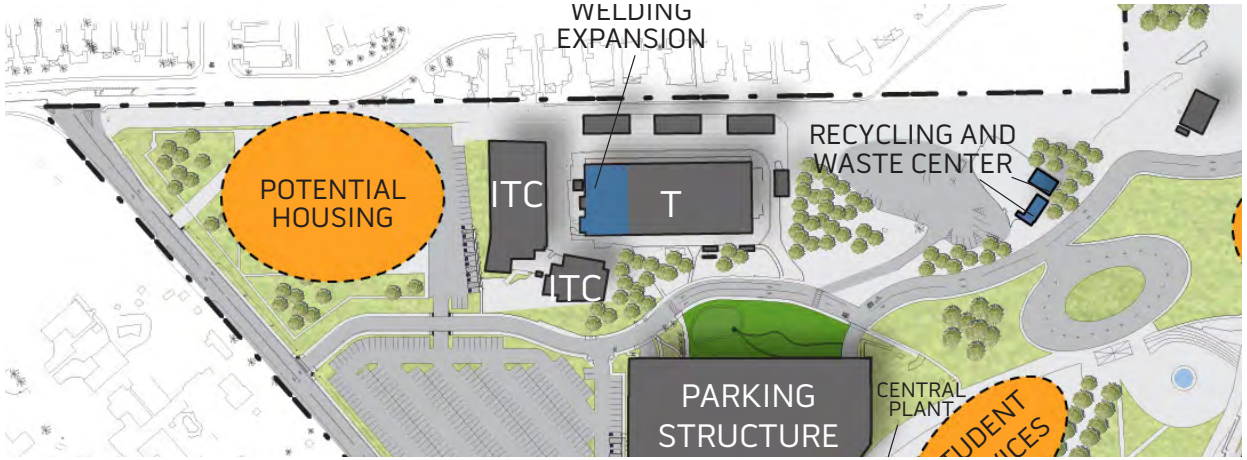
HOUSING

This future project would be developed through a public-private partnership to provide on-campus affordable housing opportunities for students and faculty. Multiple locations are being explored for how to best address housing needs to support the campus. The introduction of a housing project at Palomar College has the opportunity to provide an enriching on-site living experience for its residents with easy campus connectivity and accessibility.

The housing concept on the campus is a future consideration being explored and will require extensive investigation and discussion with developers and College stakeholders. A feasibly study still needs to be completed. At this time, the master plan is only considering potential locations as possible placeholders to understand how housing might fit in the holistic approach to the campus development.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

POTENTIAL HOUSING LOCATION



POTENTIAL HOUSING LOCATION

POTENTIAL HOUSING LOCATION

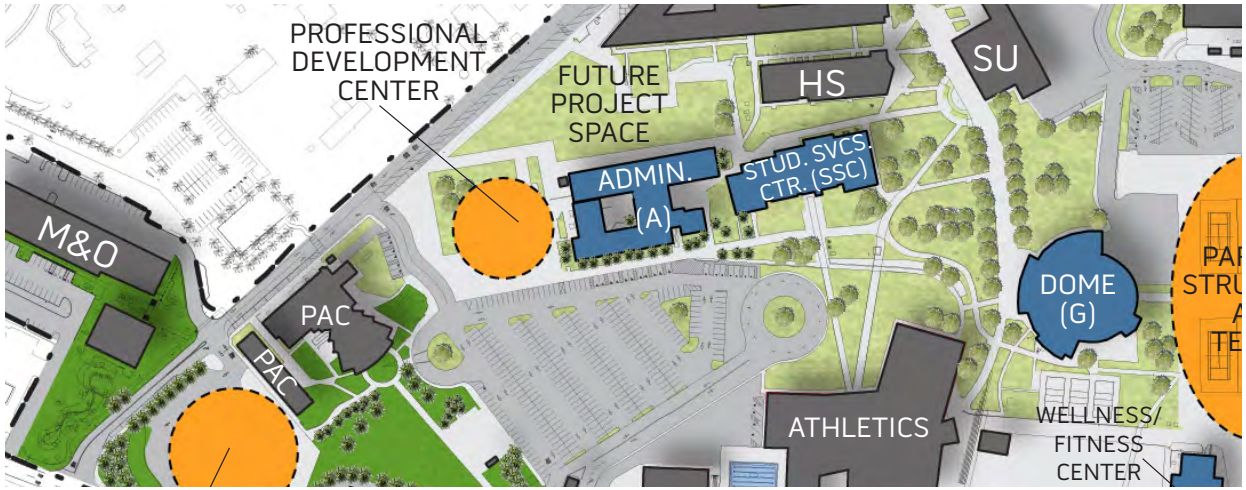
INSPIRATIONAL PHOTOS FOR NEW BUILDING PROJECT

San Marcos Campus—Recommended Renovation Projects

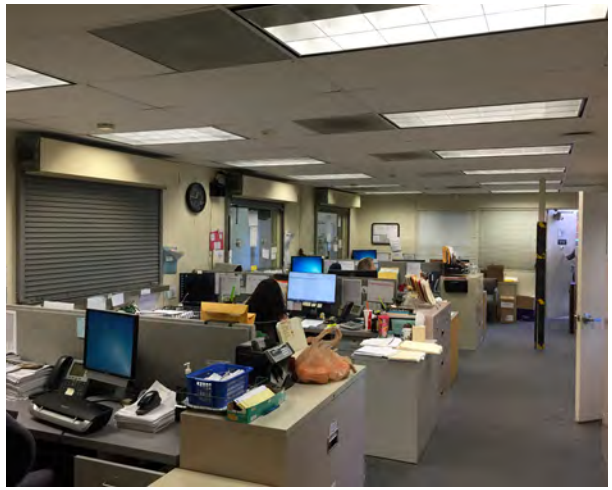
ADMINISTRATION BUILDING (A) RENOVATION

The existing Administration building, built in 1960, would be renovated to provide updated and efficient space for Administrative Services and Institutional Research. The updated facility would include space for meeting rooms and a visitor reception area. Universal access and intuitive wayfinding to department areas would be a focus of the updated design and layout.

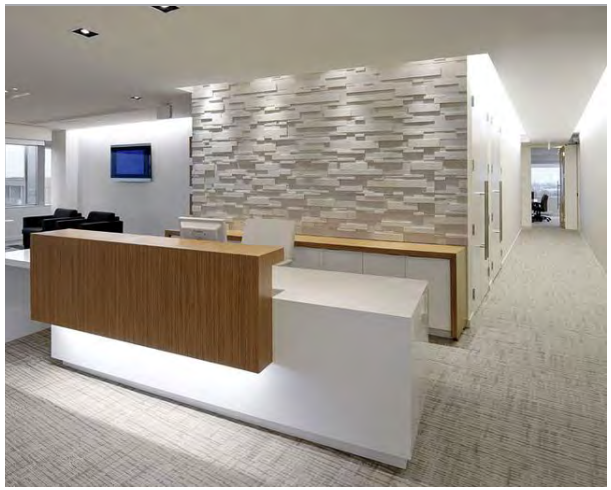
The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



PHOTOS OF EXISTING FACILITY



INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

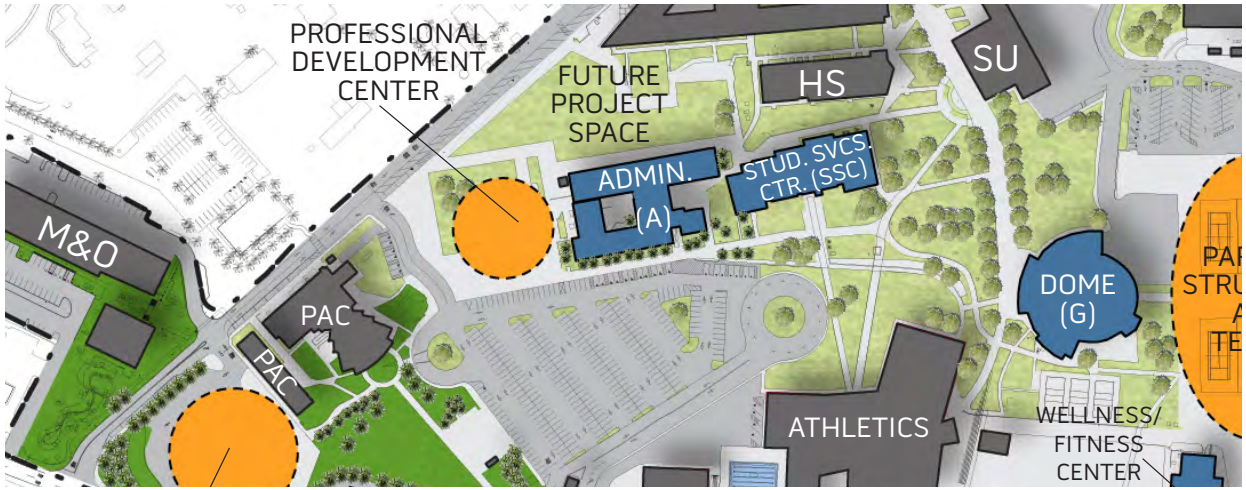


San Marcos Campus—Recommended Renovation Projects

REPURPOSING OF STUDENT SERVICES CENTER (SSC)

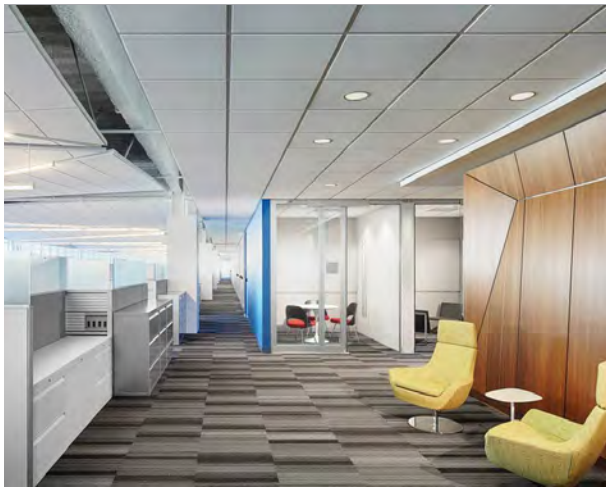
The SSC Building would be repurposed and renovated to include space for College and District support services. This building could potentially house space for such areas as the Office of Instruction, Human Resources, The Palomar Foundation, Public Affairs, CTE, and a Hospitality/Welcome Center for the College. Display space could be incorporated to showcase student art and projects. The building could also provide space where orientations could be held. The Governing Board Room could be expanded and used for this purpose to increase the utilization of this space.

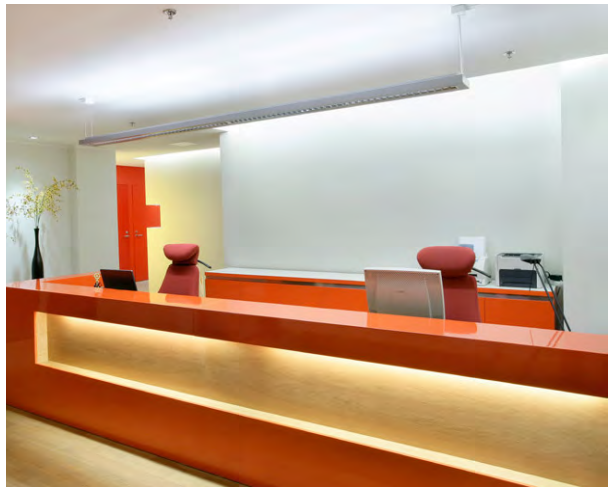
The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



PHOTOS OF EXISTING FACILITY

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT





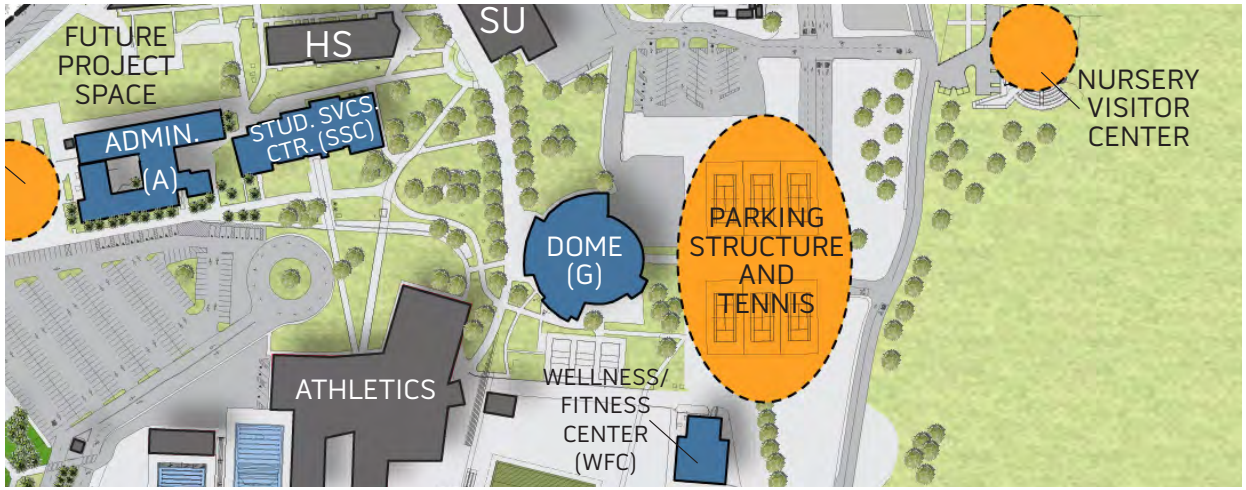
San Marcos Campus—Recommended Renovation Projects

DOME (G) RENOVATION

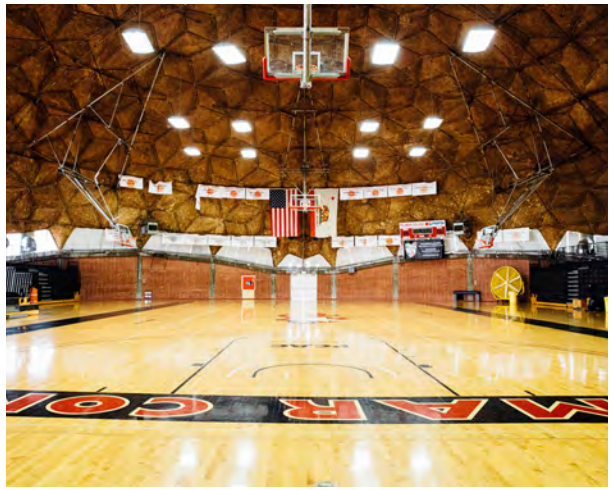
This project would remodel the Dome Building into an event center and a multi-purpose auditorium. The project would address the heating, ventilation, and air conditioning deficiencies that currently exist.

One of the goals of this project is to retain the integrity of the Dome structure, its landmark status, and historical relevance. The conversion of this space into an auditorium/assembly hall would serve the needs of Performing Arts and Athletics and would provide additional space for community events.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



PHOTOS OF EXISTING FACILITY



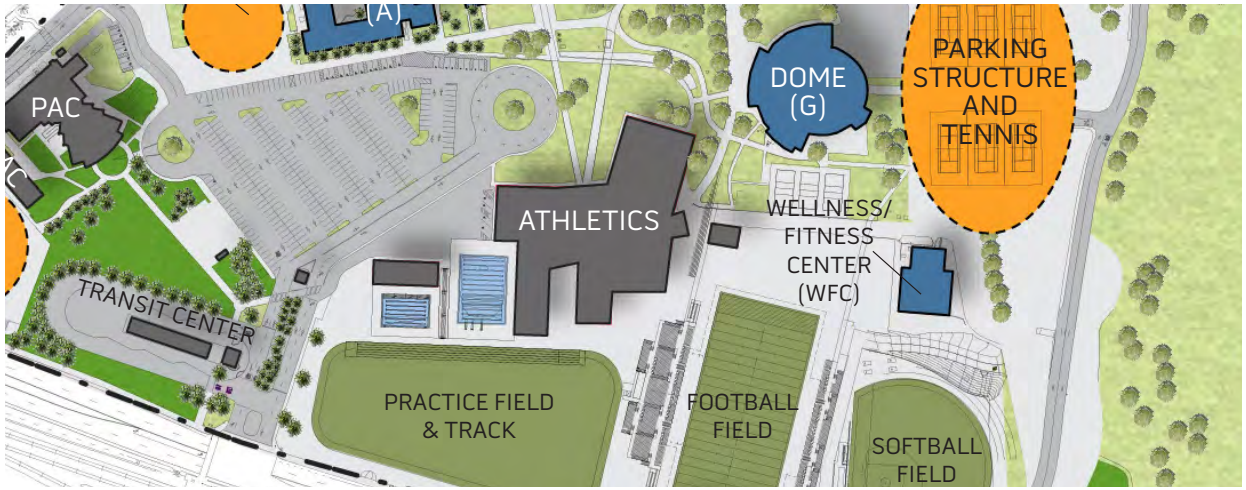
INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

San Marcos Campus—Recommended Renovation Projects

WELLNESS/FITNESS CENTER (WFC) RENOVATION

This project would include upgrades and renovation to the existing building, including incorporating up-to-date and state-of-the-art equipment, improved universal access, and updated sustainability standards. This project may include an addition for the expanded Wellness Program and to serve all students.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



PHOTOS OF EXISTING FACILITY

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

San Marcos Campus—Recommended Renovation Projects

LIBRARY (LL) REPURPOSING AND RENOVATION

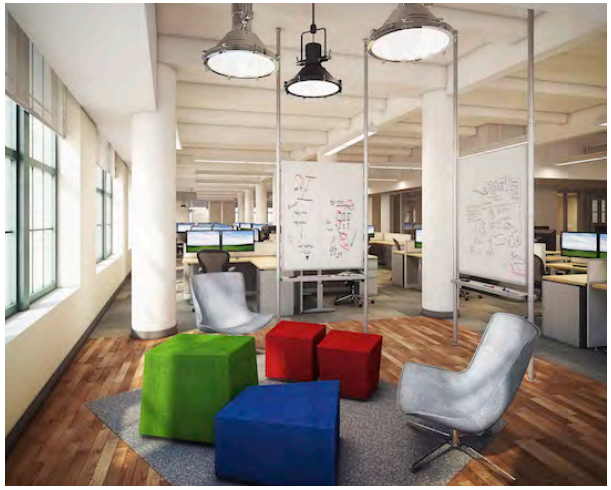
Building LL was originally planned to be renovated and repurposed to become a one-stop Student Services facility in the *Facilities Master Plan 2010 Update*. After the Student Services programming phase was completed, it was concluded that all of the Student Services departments could not fit into the existing Building LL to make it a true one-stop shop. It was determined that the the Student Services one-stop shop would be better positioned if it were located in the originally proposed location of the new Multi-Disciplinary Instructional Building B (MIB-B) and the programs planned to go into the new MIB-B could be located in the remodeled Building LL. These program spaces fit into the LL structure square footage. Thus, this *Facilites Master Plan 2019 Update* shows the MIB-B in the remodeled and repurposed Building LL.

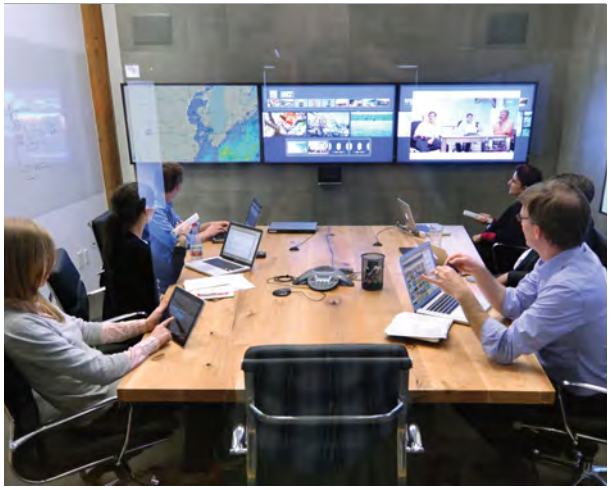
This project would include innovative, active learning instructional spaces, work rooms, meeting rooms, offices, and student and faculty collaboration space for potential programs such as Math, Computer Drafting, Interior Design, Family and Consumer Science, Institutional Food, Administration of Justice, Construction Technology, and Child Development.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

PHOTOS OF EXISTING FACILITY

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT





San Marcos Campus—Recommended Renovation Projects

BROADCAST ARTS (Q) AND PCTV (ETV) UPGRADES

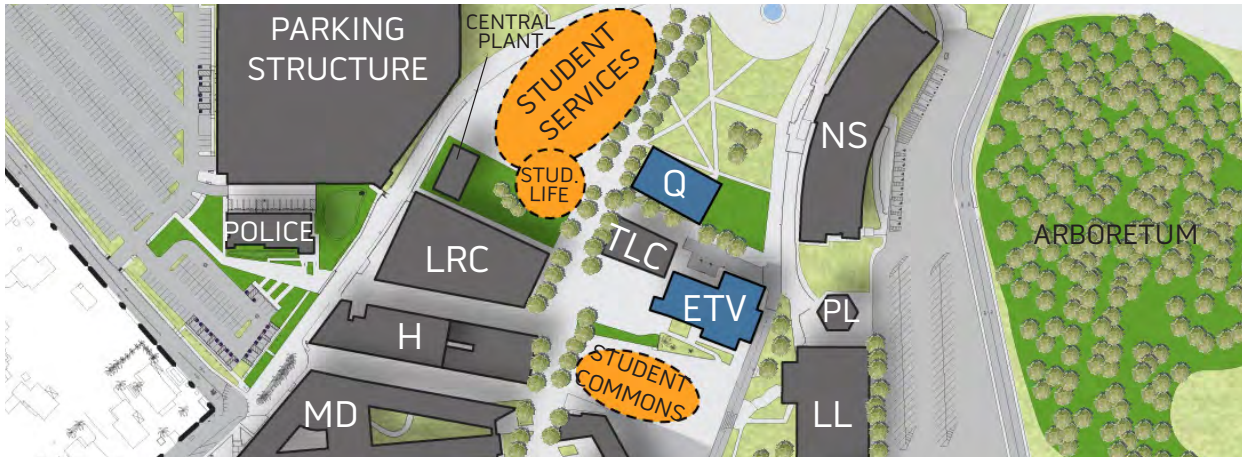
Palomar College Television (PCTV), which has been in operation for more than 35 years, serves both the College and the community. PCTV is located in a digital video production facility on the campus, in the ETV building, adjacent to Building P. The facility is designed to meet the needs of PCTV and to support the College's Digital Broadcast Arts (DBA) academic program.

Part of Building P would be removed and the remaining portion of Building P with the PCTV Studio would be upgraded to meet current needs.

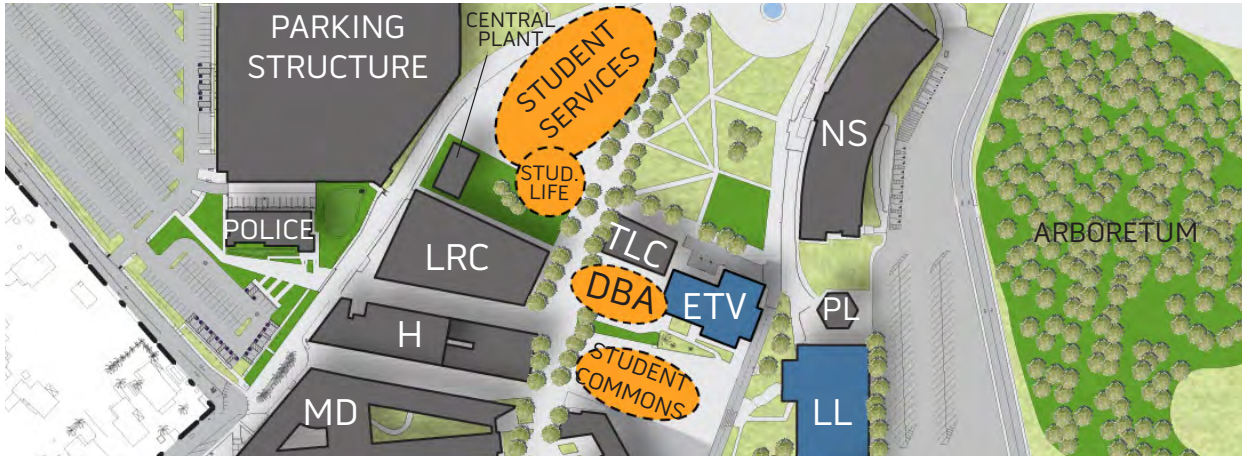
Building Q currently houses the DBA academic program with a small TV Studio and a small Radio Studio, as well as instructional space. These spaces in Building Q would either be renovated in the current Building Q location, or would be relocated to the area adjacent to the PCTV Studio after the west side of Building P is removed. Updated space needs for all Broadcast Arts programs will be further analyzed during project implementation to determine whether space should be renovated in Building Q or moved to a new space.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.

POTENTIAL BROADCAST ARTS LOCATION



POTENTIAL BROADCAST ARTS LOCATION



PHOTOS OF EXISTING FACILITY

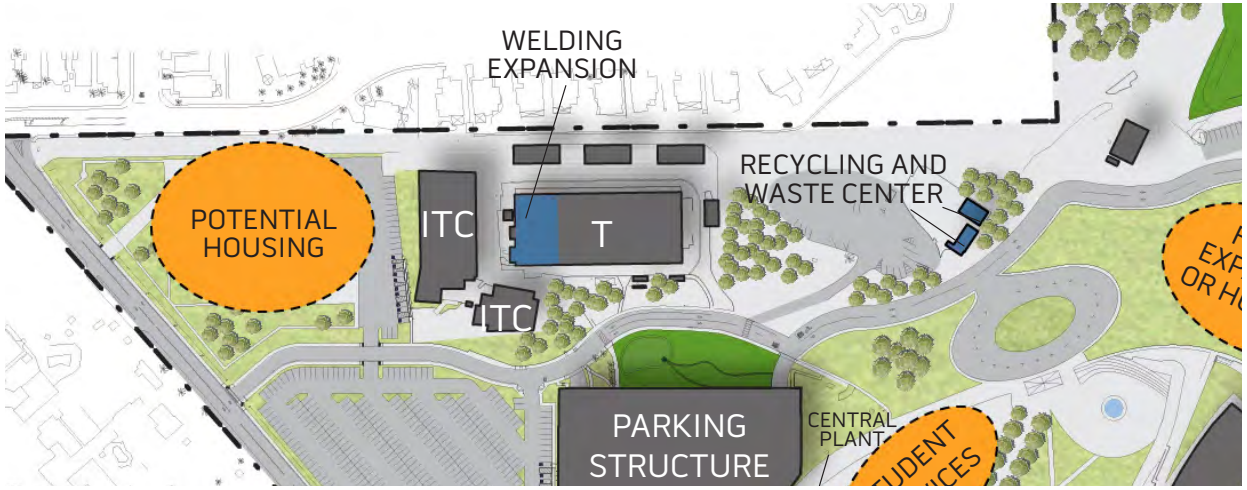
INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

San Marcos Campus—Recommended Renovation Projects

WELDING EXPANSION

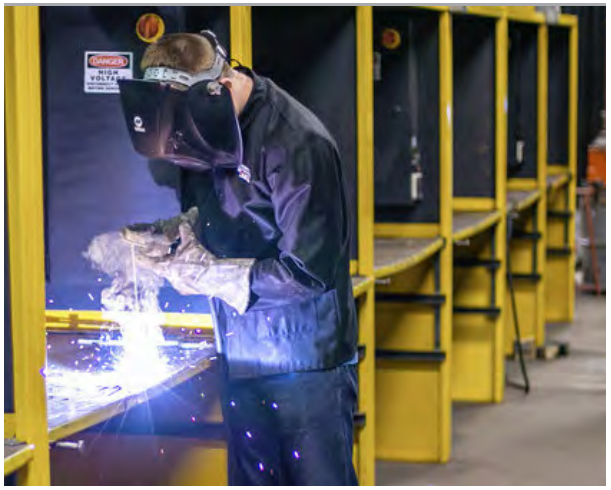
The Welding Program continues to grow as job opportunities in this area are expanding. The current facility is undersized to serve all the students interested in the program. This project will expand instructional space in the T-building for the Welding Program.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



PHOTOS OF EXISTING FACILITY

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

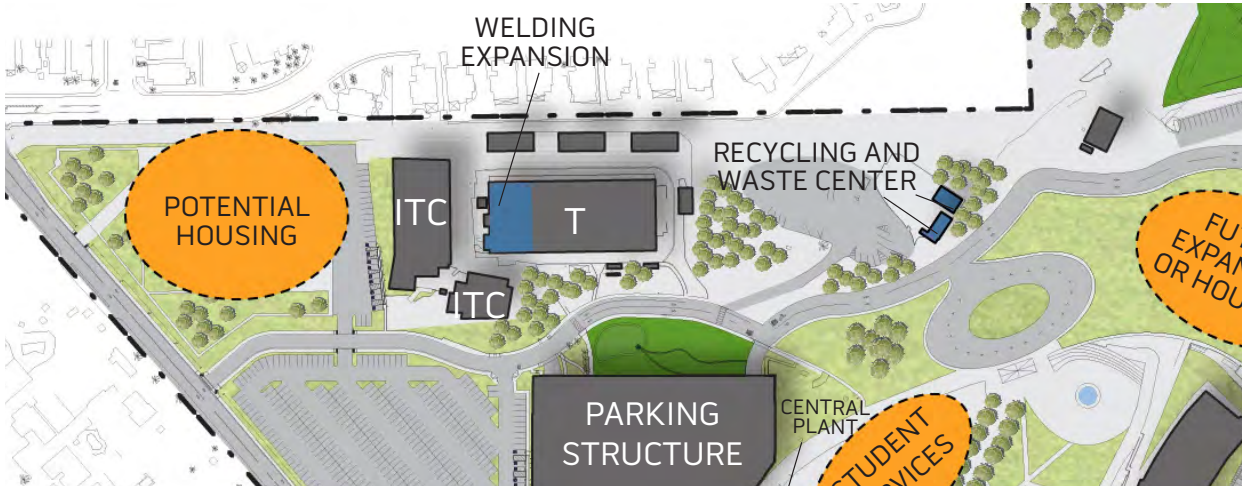


San Marcos Campus—Recommended Renovation Projects

RECYCLING AND WASTE CENTER UPGRADES

The Recycling and Waste Center Upgrades are proactive projects to support the College's commitment to sustainable and ecological best practices. The current recycling and waste area will be relocated and expanded. The location and expansion provides a potential opportunity to become a community recycling center.

The programming and design of the facility will be developed with stakeholder input closer to the implementation of the project.



PHOTOS OF EXISTING FACILITY

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

San Marcos Campus—Recommended Site Projects

SITE PROJECTS

The site projects for the San Marcos Campus are projects carried forward from the previous FMP Update, based on the 2010 Master Plan goals, as well as the articulation of additional projects that respond specifically to the *EMP 2018 Update* and input from multiple listening sessions with internal and external stakeholders. The site projects are identified to improve the overall accessibility and safety for all students and to create a welcoming and inspiring learning environment for the entire community.

INFORMAL OUTDOOR GATHERING SPACES

The beautiful San Marcos Campus has the opportunity to create outdoor collaboration and visiting space for students and staff. These spaces would be developed with shade, comfortable seating, and appropriate landscaping that continues the Arboretum approach to the campus. These "outdoor living room" spaces would vary in scale to accommodate different sized groups of people. The intention of these spaces would be to support the College's strategy of increasing student connection with the college experience by providing desirable open spaces for students to stay and spend time on the campus.

COMPLETION OF ARBORETUM TRAIL

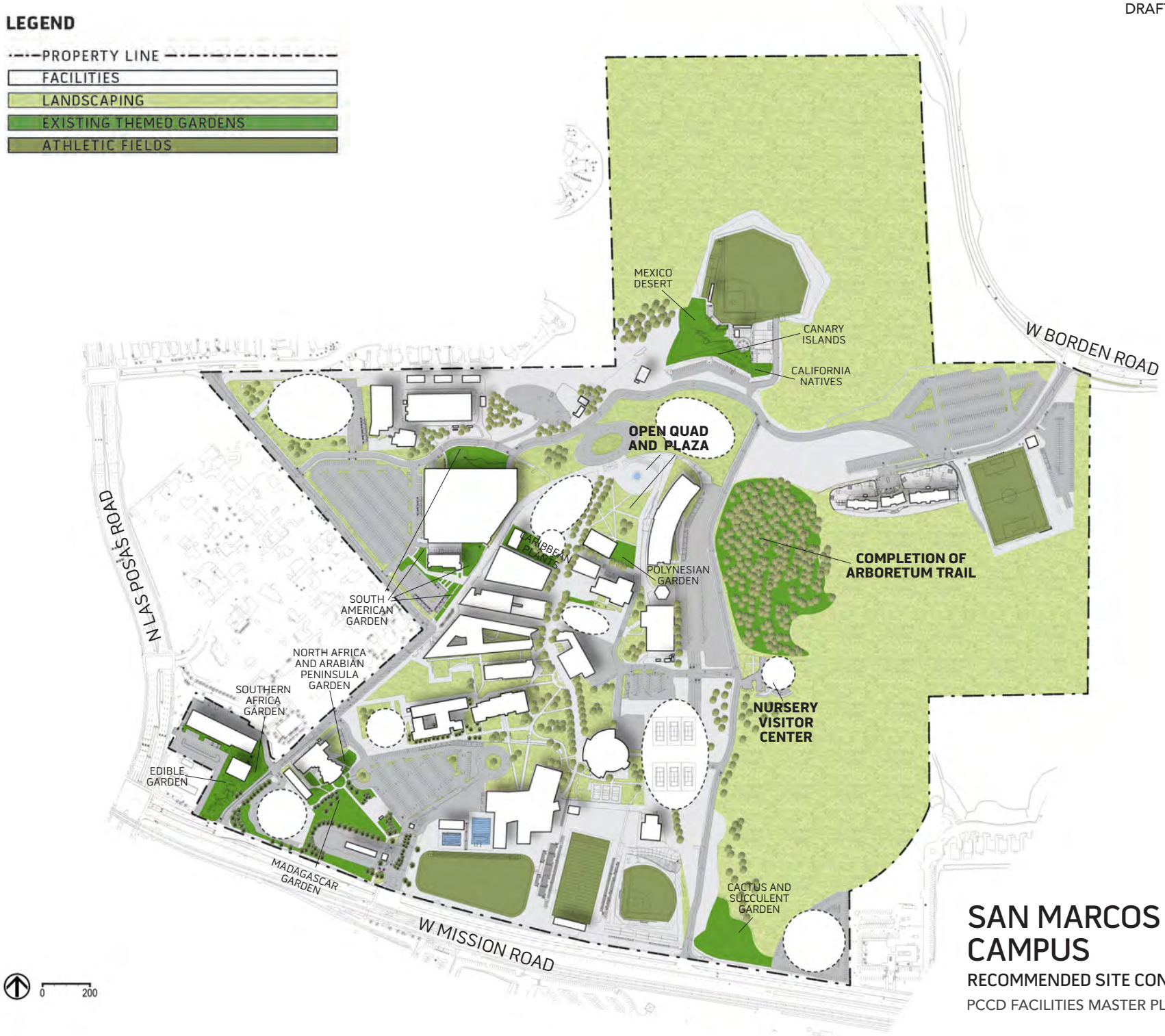
The San Marcos Campus is the only community college in California with the distinction of the entire campus being a Level II Arboretum from AbNet, (an organization that shares knowledge, experience and resources regarding trees and plants worldwide). Arboretum trails and plant labeling began as the campus developed over the last ten years. Trails have been developed to allow access for students, faculty, and staff, as well as the community, to explore the natural habitat and see the variety of plants from around the world in themed gardens. Universal Access to the Edwin and Francis Hunter Arboretum and other garden areas on the campus would be expanded and additional informational labeling of plants would be added to allow the campus landscape to function as an educational tool and to teach the community about botany and the importance of conservation.

OPEN QUAD AND PLAZA

The removal of all the portable structures at the north end of the campus and the re-routing of the loop road would provide an open area to serve as the north entry plaza and gateway to the campus, providing opportunities for sustainable water features/fountains, a small amphitheater-style seating space, a featured themed garden, a coffee kiosk, and an open traditional campus quadrangle space to support student events and larger gatherings. This area would be in the heart of buildings centered around student activities. The main pedestrian walkway connecting the north and south areas of the campus would culminate in this north plaza.

NURSERY VISITOR CENTER

The existing nursey that supports the campus' robust landscaping program would be relocated to the east side of Comet Circle East, adjacent to the Edwin and Francis Hunter Arboretum, and would include a visitor center and parking area to allow community members and K-12 school groups to meet at an information center and visit the Arboretum and the specialty themed gardens on the campus. This area would also include space to collect, grow, and care for plant species that would be utilized in the campus landscaping.



SAN MARCOS CAMPUS

RECOMMENDED SITE CONCEPT

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

San Marcos Campus—Recommended Site Projects

CIRCULATION PROJECTS

One of the original goals from the *FMP 2010 Update* was to improve both pedestrian and vehicular circulation and expand parking. The importance of this goal was reiterated in the *EMP 2018 Update* with input provided in the internal and external stakeholder listening sessions. An emphasis on improving intuitive and graphic wayfinding and universal access to all areas of the San Marcos Campus was also a theme in the *EMP 2018 Update*. Easy, efficient, and safe access to buildings, and adequate parking are the threads that tie all campus destinations together, making the everyday life of students and faculty more enjoyable, and removing barriers to a successful learning and college experience.

Work to improve circulation and parking began during Proposition M implementation, with the addition of the first parking structure on the north side of campus and the beginning of the loop road. Completion of the improved circulation and adequate parking remains a priority for function and safety on campus.

VEHICULAR LOOP ROAD RELOCATION

The relocation of the loop road will move Comet Circle East slightly further to the east, keeping the entrance into the campus at the same signalized intersection off Mission Road where it is currently located. The road would be converted to a two-way vehicular road. The road coming into the campus from West Borden Road would move slightly further north at the Early Childhood Education Lab School (ECELS) and then realign with Comet Circle West and connect to the campus entrance road at Avenida Azul. The purpose of the relocation would be to provide all campus parking inside the loop road to avoid pedestrian crossing of the campus' main vehicular access road. The new road location would provide efficient access onto the campus via three main city access roads: Mission Road, West Borden Road, and North Las Posas Road with key entry gateway signs at each entry point.

MAIN PEDESTRIAN NORTH/SOUTH WALKWAY

The redevelopment of the campus would include a wide "Main Street" style pedestrian circulation pathway from a new north entry and drop-off plaza to the new athletic complex on south campus. This main pedestrian corridor would be universally designed with an emphasis on easy access for all, traversing the topographic elevation grade change up the hill as the pathway moves from south to north. Shade trees would be provided to expand on the campus' themed gardens as features along the route. This pedestrian campus link would provide a linear campus landmark to assist in intuitive wayfinding and would include gathering spaces adjacent to the walkway and themed gardens for resting, study, and collaboration space.

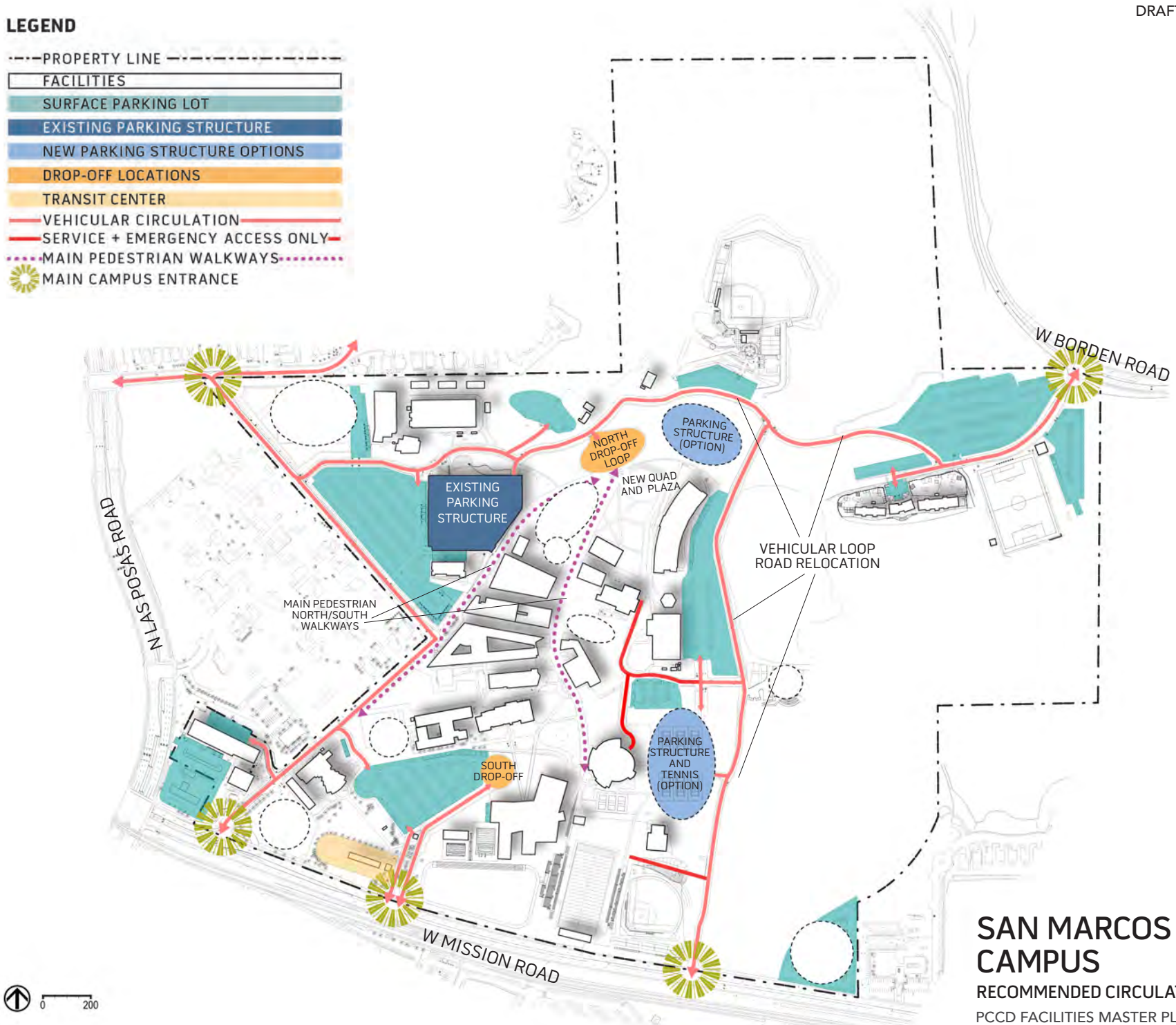
NORTH DROP-OFF LOOP

As the use of ride-share opportunities has increased, the need for designated drop-off zones on a campus has become more critical for providing safe and efficient access to the campus. A new drop-off and pick-up loop on the south side of the campus would be incorporated into the circulation as part of the athletics complex project that is currently in design. A second drop-off and pick-up loop is proposed on the north side of the campus, tying into the north campus entry plaza and main circulation pathway on campus. This drop-off loop would be near the new student services building and the new campus quad. Drop-off areas would include a shade structure or shade trees to protect people from the sun while they wait for their rides.

MAIN CAMPUS ENTRANCES

This project proposes marking each main entry point into the campus with a gateway marquee and informational signage to direct those coming on to the campus to parking locations and key campus destinations.

Secure bike and skateboard storage could be provided at key entrance points to the campus for those students, faculty, and staff that bike or skateboard to campus.



SAN MARCOS CAMPUS

RECOMMENDED CIRCULATION CONCEPT

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FRAMEWORK


STUDENT SERVICES

Escondido Education Center

CAMPUS OVERVIEW

The Palomar Escondido Education Center is a state-recognized educational center that opened for classes in 1989. Located east of downtown Escondido and eight miles east of the San Marcos Campus, the Escondido Center is the nearest to the San Marcos Campus. The Center is designed to serve students from the surrounding communities, many of whom also attend classes at the San Marcos Campus.

Current and future programming focuses on general education and core transfer coursework, Career Technical Education, Emergency Medical Education, English as a Second Language, and Noncredit Instruction. Students are served by a Teaching and Learning Center (TLC) with student support and tutoring services in one convenient location. Enrollment at the Center is projected to stabilize at approximately 1,000 Full Time Equivalent Students (FTES) through 2020 and then maintain at this level thereafter.

The Center offers a variety of student services, including Admissions, Assessment, Counseling, Financial Aid, Health Services, Library Services, Student Activities, and Campus Police. The Center also has an Early Childhood Education Lab School (ECELS) on the campus to serve students with children.

Escondido Education Center

EXISTING CAMPUS IN 2019

The eight-acre site was previously developed as a commercial shopping center. The College adapted the site and facilities into a Division of State Architect certified community college center. The Center houses 59,563 assignable square feet of space that includes classrooms, laboratories, the Library, the Teaching and Learning Center, comprehensive Student Support Services, Student Activities, Campus Police, the Bookstore and Food Services.

The Escondido Center was renovated in 2013, when the College expanded the Library, built more indoor and outdoor student gathering spaces, and improved wayfinding and signage. It removed a vacant grocery store and improved circulation in the parking lots, as well as upgraded the landscaping throughout the site to be sustainable, climate-appropriate, and attractive. The College has developed a consistent aesthetic and a sense of identity within the community that students find most welcoming.

BUILDING KEY

ECELS	Early Childhood Education Lab School
1A	100-300 Wing and 400-500 Wing
1B	600-700 Wing
2	800 Wing

LEGEND

PROPERTY LINE

EXISTING FACILITIES

0 100 200

ESCONDIDO EDUCATION CENTER

EXISTING CAMPUS IN 2019


EXIT
MAXIMUM OCCUPANCY

Escondido Education Center

UPDATED FACILITIES ANALYSIS

The Escondido Education Center Updated Facilities Analysis builds upon and updates the analysis that was completed as part of the *Facilities Master Plan 2010 Update*. The Analysis looks at existing site and building conditions and identifies current and potential future issues, challenges, and opportunities that should be taken into consideration for the planning of the campus. The analysis is based on observations and information gathered during the initial master planning process, including review of data, discussions with facilities staff, and input gathered in the listening sessions with stakeholders and planning committees. As part of this analysis, an updated carbon footprint will be completed to assist in determining where additional sustainability efforts and strategies should be employed to meet the Zero Net Energy goal.

The existing campus analysis and findings are presented on graphic plates in the following areas:

- Neighborhood Context
- Facilities Conditions
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Emergency Vehicular Access

Escondido Education Center—Updated Facilities Analysis

NEIGHBORHOOD CONTEXT

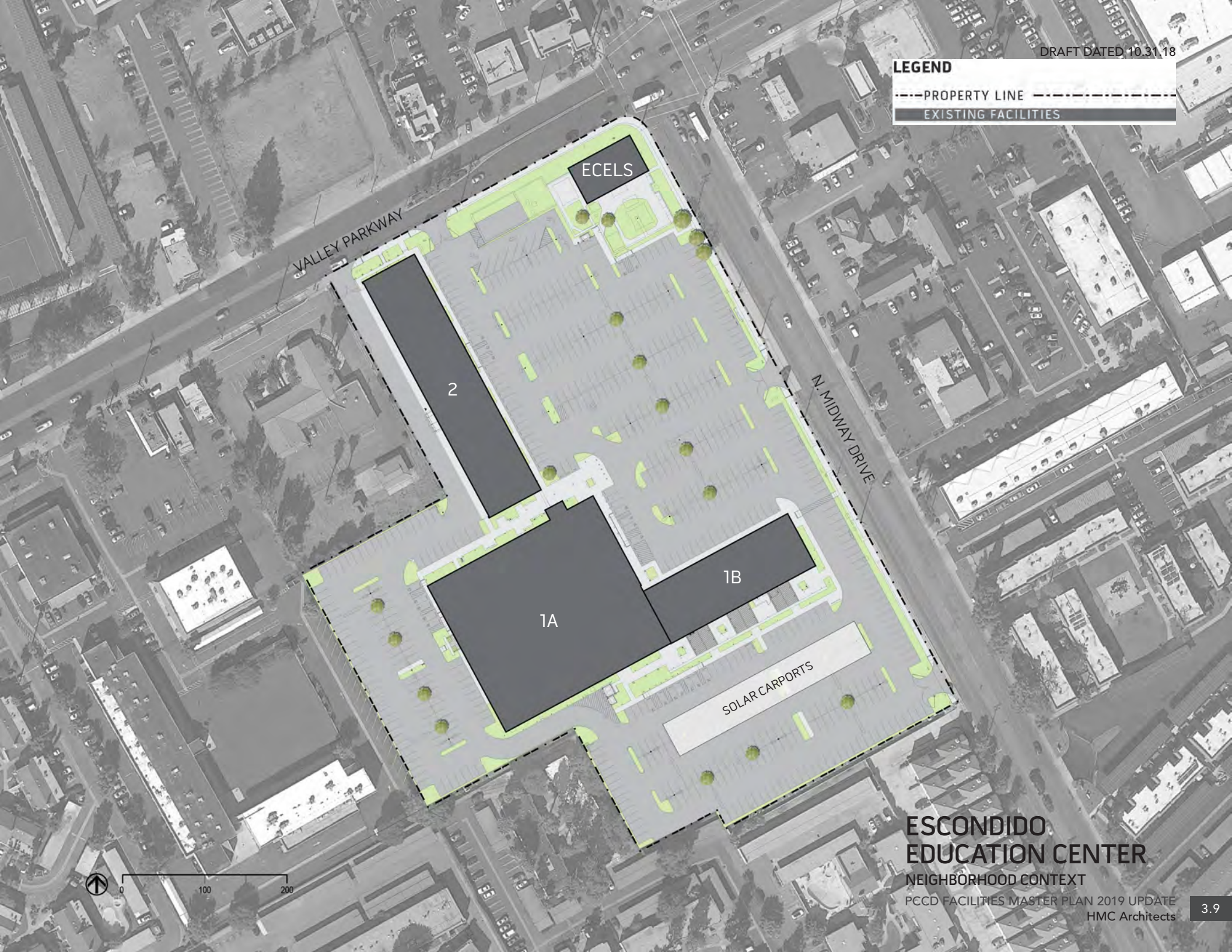
The Escondido Education Center is located in the City of Escondido at the intersection of Valley Parkway and North Midway Drive—a busy intersection of two major thoroughfares. The Center is situated east of the I-15 and CA-78 freeways and has views to the east and north of the mountains of Cleveland National Forest. The 351/352, 354, and 388 Breeze Bus routes run adjacent to the center.

The Center is located across North Miday Drive from the Escondido Union High School District office. The surrounding area is densely comprised of several small businesses, shopping centers, and restaurants. In addition to the many businesses in close proximity to the Center, the neighborhood is composed of several residential apartment complexes and mobilehome parks.

The Escondido Center is located in Escondido Union High School District, adjacent to both the District office and Escondido Charter High School. Orange Glen High School and Orange Glen Elementary School are also within a mile and a half of the Center.

OBSERVATIONS

- The Center is well located to serve students who live in the local communities, as well as high school students in its dual and concurrent enrollment programs
- The Center benefits from being within walking distance of neighborhood services, such as eating and retail establishments
- Good visibility and access from well-traveled roads are provided via Valley Parkway and South Midway Drive
- The campus is not conveniently accessed from Interstate Highway 15—the nearest regional vehicular transportation route—nor the Sprinter light rail service at the Escondido Transit Center



ESCONDIDO EDUCATION CENTER

NEIGHBORHOOD CONTEXT

Escondido Education Center—Updated Facilities Analysis

FACILITIES CONDITIONS

Palomar College participates in the California Community Colleges Facility Condition Assessment Program, which periodically assesses its existing buildings. Such assessments help the District plan for maintenance and repairs to extend the useful life-span of facilities, as well as identify and prioritize projects for renovation, demolition, and replacement.

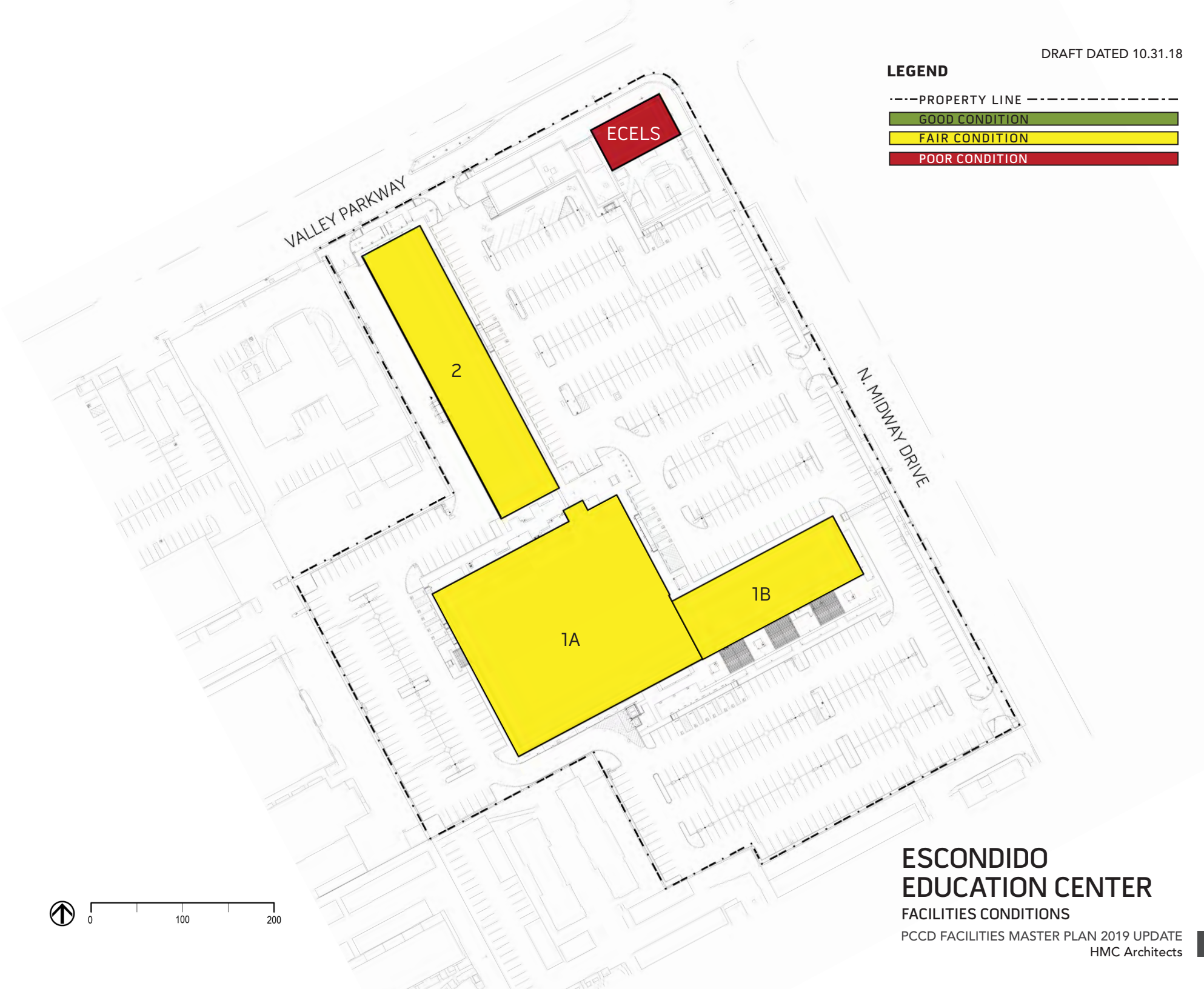
An assessment report identifies the Facilities Condition Index (FCI) as a key measurement of the condition of each building. The FCI is the estimated cost of all necessary repairs as a percentage of the cost to replace the facility.

Based on the results of the last assessment, which was conducted in 2014, facilities on the Escondido Education Center site were placed in one of the three following categories.

- Good Condition: less than 10%
- Fair Condition: 10% – 30%
- Poor Condition: 30% or greater

OBSERVATIONS

- The campus facilities were determined to be in fair condition with an aggregated FCI of 17.12%
- The buildings were constructed in 1979 for use as a shopping center
- The Early Childhood Education Lab School (FCI 78.97%) has not undergone a major renovation and is in the poorest condition
- The Escondido Center Building (FCI 11.17%) underwent a major renovation in 1990 when adapted for college use and a remodel in 2013
- The North Wing (30.40%) underwent a major renovation in 2005
- Updating the insulation, glazing, lighting, and mechanical/plumbing systems have the potential to significantly improve efficiency and sustainability



ESCONDIDO EDUCATION CENTER

FACILITIES CONDITIONS

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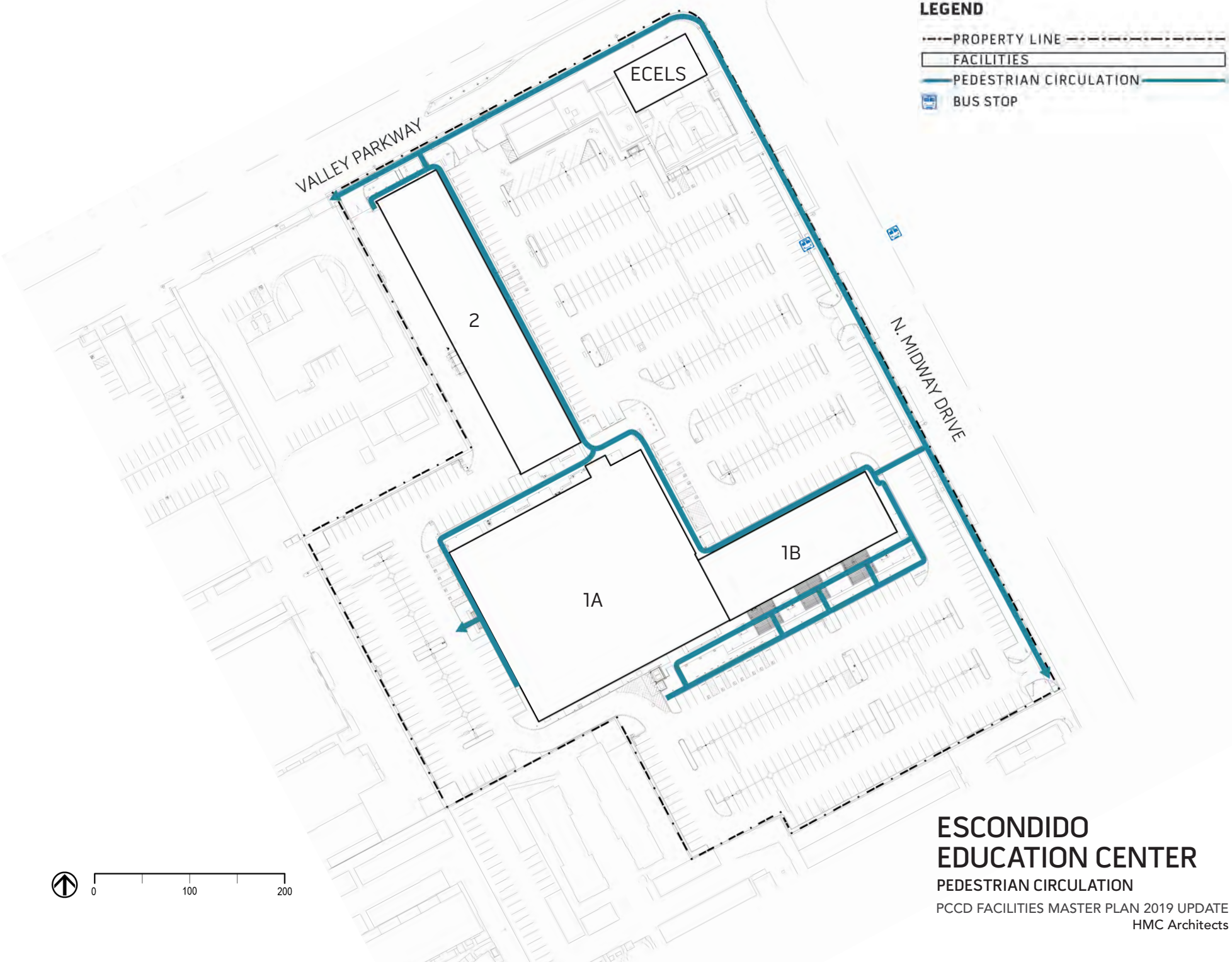
Escondido Education Center—Updated Facilities Analysis

PEDESTRIAN CIRCULATION

Primary pedestrian circulation is accommodated by exterior covered arcades along the length of the North Wing and Escondido Center buildings. These arcades connect to sidewalks along Valley Parkway and N. Midway Drive. A significant number of pedestrians also circulate through parking lots between their vehicles and the buildings.

OBSERVATIONS

- As part of the 2013 renovation, pedestrian circulation facilities were improved as recommended by the *Facilities Master Plan 2010 Update*
- Landscaping upgrades provided more shade and improved aesthetics in parking lots and plazas
- Pedestrian safety was enhanced in parking lots by simplifying and calming vehicular circulation and marking clearer pedestrian paths
- The campus was significantly enhanced by converting a driveway into a large plaza gathering space along the south side of the Escondido Center building



ESCONDIDO EDUCATION CENTER

PEDESTRIAN CIRCULATION

Escondido Education Center—Updated Facilities Analysis

VEHICULAR CIRCULATION AND PARKING

Vehicular access to the Escondido Center is provided via Valley Parkway and South Midway Drive. Both streets provide convenient access to public transit stops that are served by the North County Transit District (NCTD). During the 2013 renovation, the number of vehicular entrance points was reduced to four—two on Valley Parkway and two on South Midway Drive. Parking is distributed around the campus among Parking Lots #1, #2, and #3.

OBSERVATIONS

- Vehicular safety and flow was enhanced in parking lots by simplifying and clarifying circulation
- Circulation among the parking lots is provided via the public streets, as well as internal driveways
- Recently added solar carports provide shaded parking in Lot #3

ESCONDIDO EDUCATION CENTER

VEHICULAR CIRCULATION AND PARKING

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

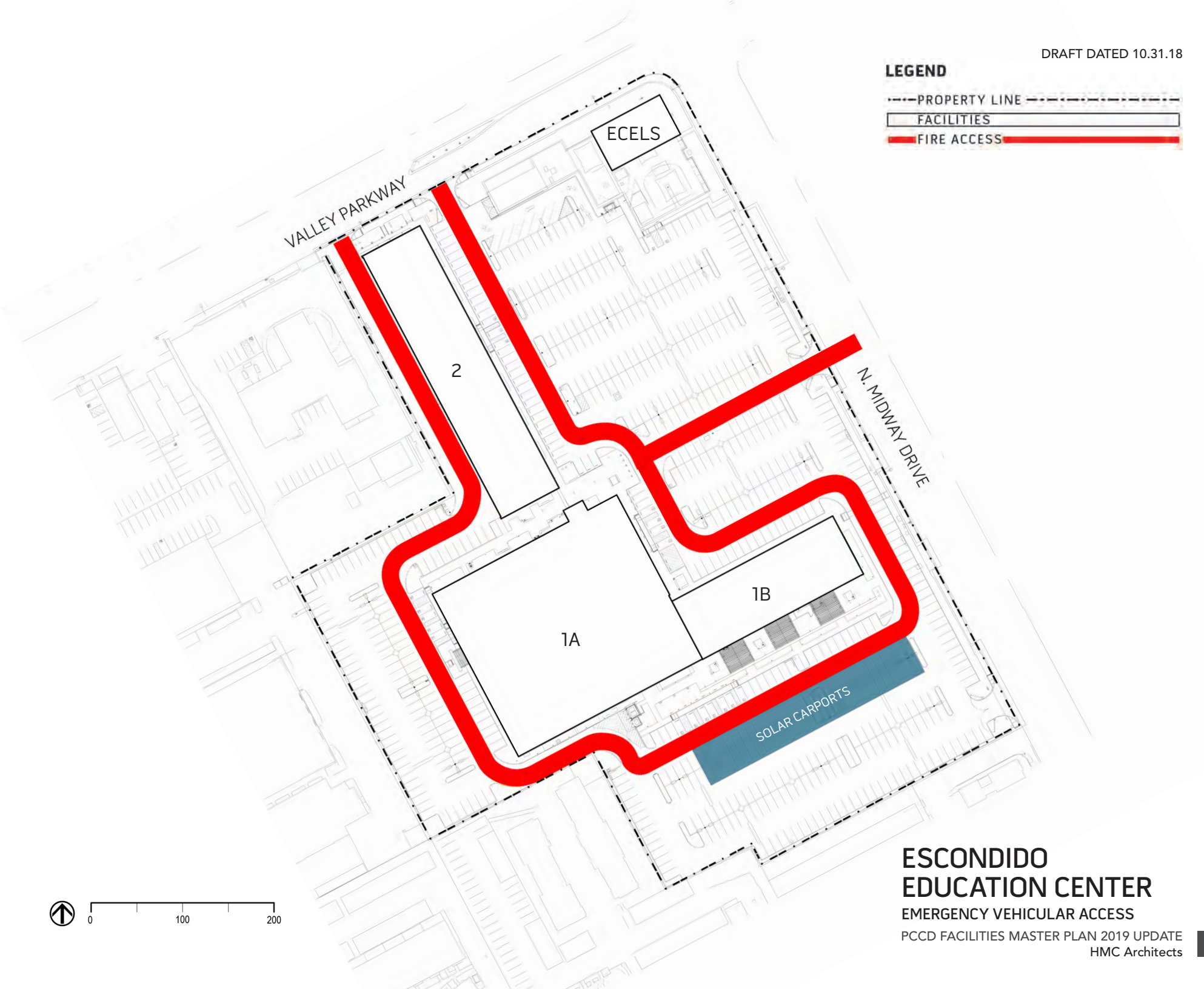
Escondido Education Center—Updated Facilities Analysis

EMERGENCY VEHICULAR ACCESS

Emergency vehicles are able to access the Escondido Center via entrance points on Valley Parkway and South Midway Drive. Circulation around campus buildings are provided by internal driveways. The fire access routes, as shown by the graphic on the opposing page, have been approved by the Escondido Fire Department—the local fire authority.

OBSERVATIONS

- The approved fire access routes provide good access to campus buildings from multiple directions



ESCONDIDO EDUCATION CENTER

EMERGENCY VEHICULAR ACCESS


EXIT
AI Project
Ask Sio
She has Answers!
ESCONDIDO

Escondido Education Center

RECOMMENDATIONS

The *Facilities Master Plan 2019 Update Framework* recommendations translate Palomar College's educational master planning strategies, themes, and needs into a series of building and site recommendations for the future. These recommendations carry forward many of the previous projects identified in the *Facilities Master Plan 2010 Update*, and augment the project list with projects that address current needs that have arisen or evolved since 2010. These recommendations also address issues and needs identified in the updated campus analysis and current issues and challenges that face all community colleges, such as changes in pedagogy, security and safety, climate change, and the need for economic operational efficiencies.

Escondido Education Center—Recommendations

PROJECT LIST

The intention of the project recommendations for the Escondido Education Center is to create a campus that supports the success of students and the community. While recommendations are listed individually, the intention is to develop a campus that works holistically and seamlessly to achieve this goal.

While site plan drawings might appear specific, the forms are intended to be conceptual sketches of the location and purpose of the facilities and site improvements. The photographs shown in this section are intended to illustrate concepts and ideas to inspire the design based on original input at the time of planning. The final design of the site and facilities projects will take place as the projects are funded and detailed programming and design occurs.

RENOVATION PROJECTS

- Early Childhood Education Lab School (ECELS) Upgrades
- CTE Classroom Renovations
- Upgrades for Student Services and Student Life

LEGEND

PROPERTY LINE

EXISTING FACILITIES

0 100 200

ESCONDIDO EDUCATION CENTER

RECOMMENDED CAMPUS PLAN

PCCD FACILITIES MASTER PLAN 2019 UPDATE
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Escondido Education Center—Recommended Renovation Projects

EARLY CHILDHOOD EDUCATION LAB SCHOOL UPGRADES

The existing Early Childhood Education Lab School (ECELS) on the corner of the Escondido Center Campus has an FCI rating of poor and needs both exterior and interior repairs and upgrades. This project would include upgrades to the exterior so that it blends with the existing Escondido Center buildings. The interior would also be upgraded, replacing finishes and ensuring that the facility complies with California childcare center licensing requirements. The outdoor play area would also be expanded and landscaped. The full scope of the renovation would be determined in consultation with the existing user group, and the impact to any ongoing operations would be mitigated as much as possible.

The programming and design of the space will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT






Escondido Education Center—Recommended Renovation Projects

CTE CLASSROOM RENOVATIONS

Existing CTE instructional spaces would be modified and upgraded to meet the needs of the current Escondido Center CTE-focused programs. Upgrades would include the latest instructional technology for the programs and would facilitate active, hands-on-learning instructional approaches.

The programming and design of the space will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT






Escondido Education Center—Recommended Renovation Projects

UPGRADES FOR STUDENT SERVICES AND STUDENT LIFE

Existing spaces would be upgraded to meet the needs of students at Escondido Center and their different student groups and organizations. This project could also include upgrades to the existing Café.

The programming and design of the spaces will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR RENOVATION PROJECT

Escondido Education Center—FUTURE Recommendations

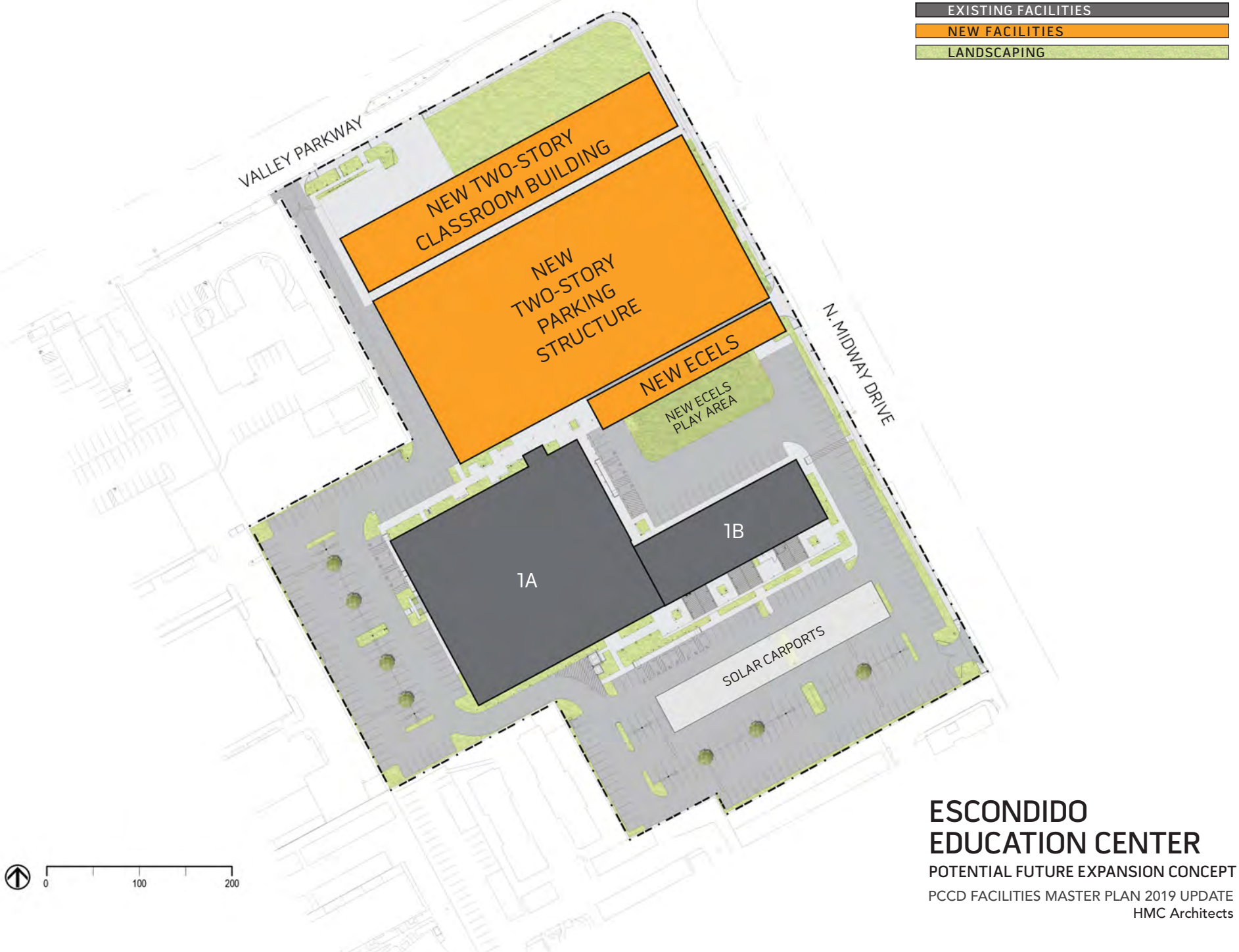
POTENTIAL FUTURE EXPANSION CONCEPT

When the Escondido Education Center develops a need to increase space and expand on its site, it will be important to have a plan in place for how to accommodate such growth. In this Potential Future Expansion Concept, Building 2 would be removed and replaced with a two-story Classroom Building and a two-story Parking Structure. The first level of the Parking Structure could be utilized as temporary classroom space to be used while the two-story Classroom Building is being constructed. The Concept also envisions a new Early Childhood Education Lab School (ECELS) with an outdoor learning and play area.

Future expansion and updates to the campus would be conceived and designed in consultation with user groups, and any impacts to ongoing operations would be mitigated as much as possible. The programming and design of the spaces will be developed with stakeholder input closer to the implementation of the projects.

POTENTIAL FUTURE PROJECTS

- Removal of Building 2
- New Two-Story Classroom Building
- New Two-Story Parking Structure
- New ECELS



ESCONDIDO EDUCATION CENTER

POTENTIAL FUTURE EXPANSION CONCEPT

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Welcome to the
Ernest J. Allen Library
QUICK READS
QUICK READS

RANCHO BERNARDO EDUCATION CENTER

RANCHO BERNARDO EDUCATION CENTER

FACILITIES
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FRAMEWORK


PALOMAR COLLEGE
RANCHO BERNARDO EDUCATION CENTER
EMERGENCY

Rancho Bernardo Education Center

CAMPUS OVERVIEW

The Ranch Bernardo Education Center is approved as a Center with ACCJC/WASC and has been submitted to the State Chancellor's Office for approval as a full Palomar College Educational Center for apportionment purposes. The Education Center opened for classes June 11, 2018 after extensive interior construction in an existing four-story office building. The building was purchased in June 2010 with part of a $694 million Proposition M bond approved by Palomar Community College District voters in November 2006. The Education Center provides a permanent higher education facility in the District's southern attendance region.

When the 27-acre property was purchased, it consisted of an empty building and an adjacent three-story parking garage. The facility was developed into a Division of the State Architect-certified community college center. There are 37 instructional spaces in the Education Center, including laboratories, academic division offices, student support services, a bookstore, food services, and a 2,500 square foot community room that can be rented for community use. The Education Center has a Science, Technology, Engineering, Arts, and Mathematics (STEAM) innovation focus that supports the types of industry and technology in this area of the District. The Education Center is projected to grow rapidly in the next two years, with steady growth thereafter, to reach the goal of 2,000 Full-time Equivalent Students (FTES) over the next several years.

Rancho Bernardo Education Center

EXISTING CAMPUS IN 2019

BUILDING KEY

PS	Parking Structure
1	Building 1

LEGEND

PROPERTY LINE

EXISTING FACILITIES

0 100 200

RANCHO BERNARDO EDUCATION CENTER

EXISTING CAMPUS IN 2019

Rancho Bernardo Education Center

FACILITIES ANALYSIS

The Rancho Bernardo Education Center Facilities Analysis surveys the existing conditions on this newly built site and identifies any current or potential future issues, challenges, and opportunities that should be taken into consideration for the further planning of this campus. The analysis is based on observations and information gathered during this master planning update process, including review of data, discussions with facility staff, and input gathered in the listening sessions with stakeholders and planning committees. As part of this analysis, an updated carbon footprint will be completed to assist in determining where additional sustainability efforts and strategies should be employed to meet the Zero Net Energy goal.

The existing campus analysis and findings are presented on graphic plates in the following areas:

- Neighborhood Context
- Topography
- Infrastructure
- Vehicular Circulation and Parking
- Emergency Vehicular Access

Rancho Bernardo Education Center—Facilities Analysis

NEIGHBORHOOD CONTEXT

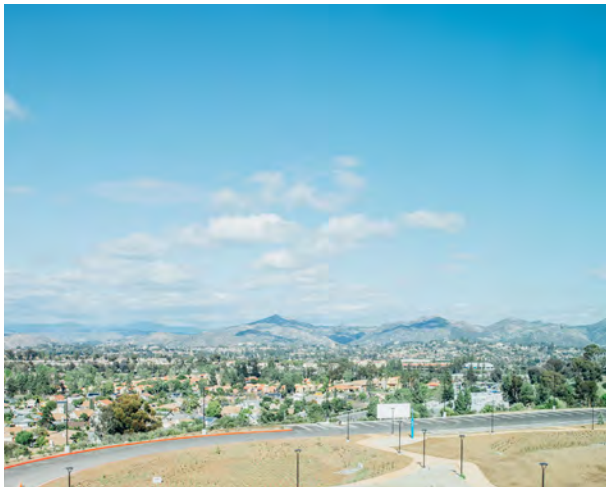
The Rancho Bernardo Education Center is located in the City of San Diego, situated on a hill overlooking Rancho Bernardo Road. The Center boasts sweeping views to the northeast of the mountains of Cleveland National Forest.

The Center is located just west of the I-15 freeway, with restaurants, coffee shops, hotels, and office parks in proximity along Rancho Bernardo Road and in the surrounding area. The hills to the north of the Center, across Rancho Bernardo Road, are composed of residential neighborhoods.

The Rancho Bernardo Center is located in Poway Unified School District, just south of Escondido Union High School District.

OBSERVATIONS

- The campus faces a hillside with many residential houses that can see directly onto the campus
- Above the campus to the west is an office building that overlooks the site
- Rancho Bernardo Road is a busy major thoroughfare that carries cars and trucks, therefore, for safety, cars are not allowed to turn right on red when leaving the campus
- The campus is in close proximity to several restaurants and services further down Rancho Bernardo Road



RANCHO BERNARDO EDUCATION CENTER

NEIGHBORHOOD CONTEXT

Rancho Bernardo Education Center—Facilities Analysis

TOPOGRAPHY

The Rancho Bernardo Education Center is situated in the hilly terrain of northern San Diego County, a region where hilly plateaus separate valleys shaped by rivers that flow generally westward toward the Pacific Ocean. The campus sits on a terrace along the northern edge of the plateau that overlooks the San Dieguito River Valley.

The rugged topography of the campus and the surrounding hillsides highlight the importance of planning for stormwater management, vehicular access, wildfire management, and other needs.

OBSERVATIONS

- The campus takes advantage of expansive valley views that are visible from the main building and outdoor areas
- The topography complicates access to the campus by limiting routes for pedestrians, cyclists, and vehicles
- The region has experienced fast-moving wildfires when hot and dry eastern winds align with the hill and valley topography

LEGEND

PROPERTY LINE

EXISTING FACILITIES

0 100 200

RANCHO BERNARDO EDUCATION CENTER

TOPOGRAPHY

Rancho Bernardo Education Center—Facilities Analysis

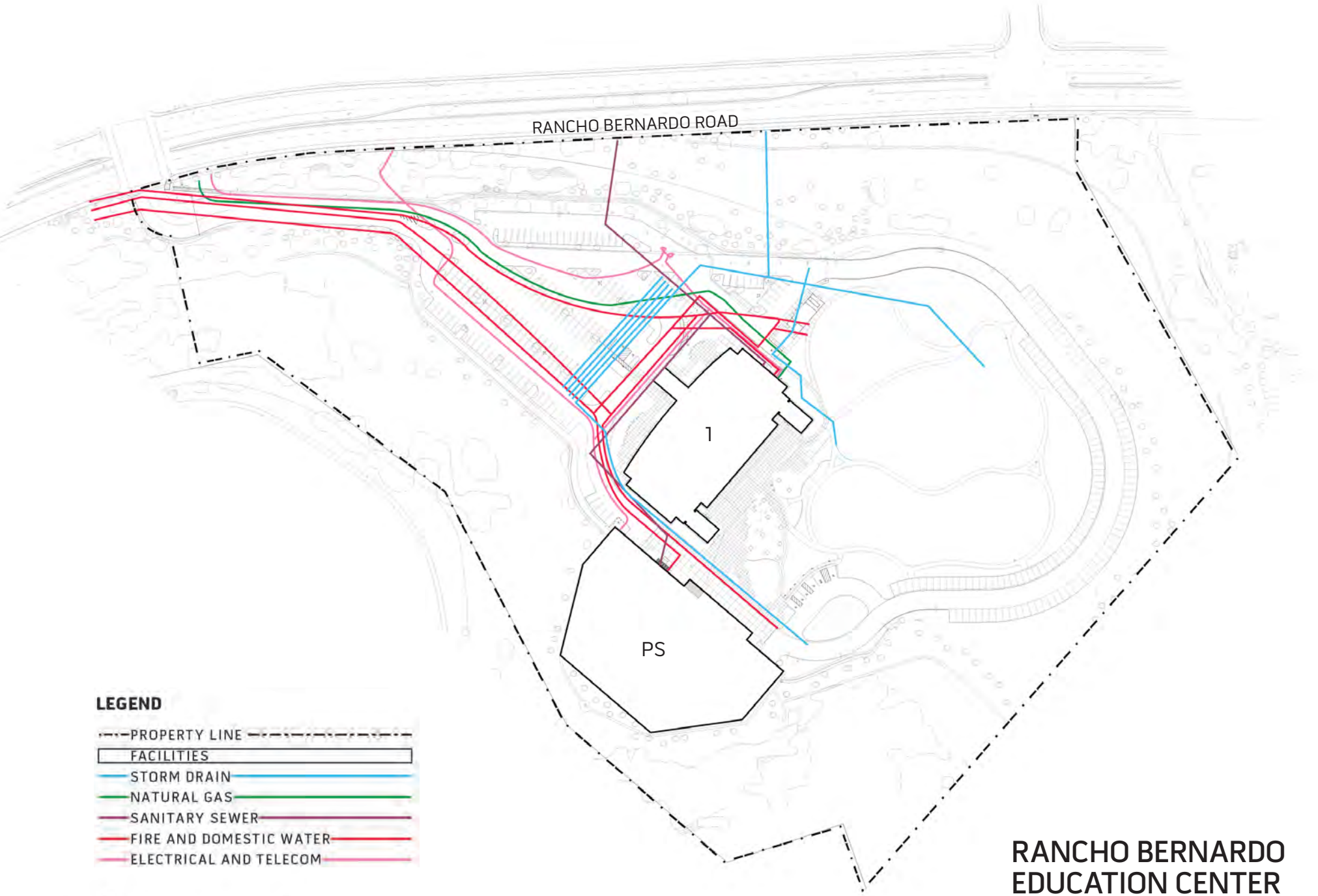
INFRASTRUCTURE

The location of key equipment and routes of underground main lines are illustrated by the graphic on the opposing page. These lines connect to utility mains within the Rancho Bernardo Road right-of-way. Separate systems supply energy in the form of electricity and natural gas, link the College to its communication networks and the internet, and provide water used for domestic consumption, fire protection, and landscape irrigation. The stormwater system manages rain water that falls on the campus and the sanitary sewer system conveys waste water away to be treated.

Many existing underground utility lines have been grouped together and routed under permanent driveways and parking, which maintains their accessibility for maintenance and improvement. The main pathways align with the topography and work with gravity to convey waste water and stormwater.

OBSERVATIONS

- The existing network of utility pathways align with circulation routes and work with the topography
- Due to the campus topography, there is less flexibility to alter gravity-fed utility lines—specifically stormwater and sewer
- A portion of the parking lot is used to retain and percolate stormwater in underground structures



RANCHO BERNARDO EDUCATION CENTER

INFRASTRUCTURE

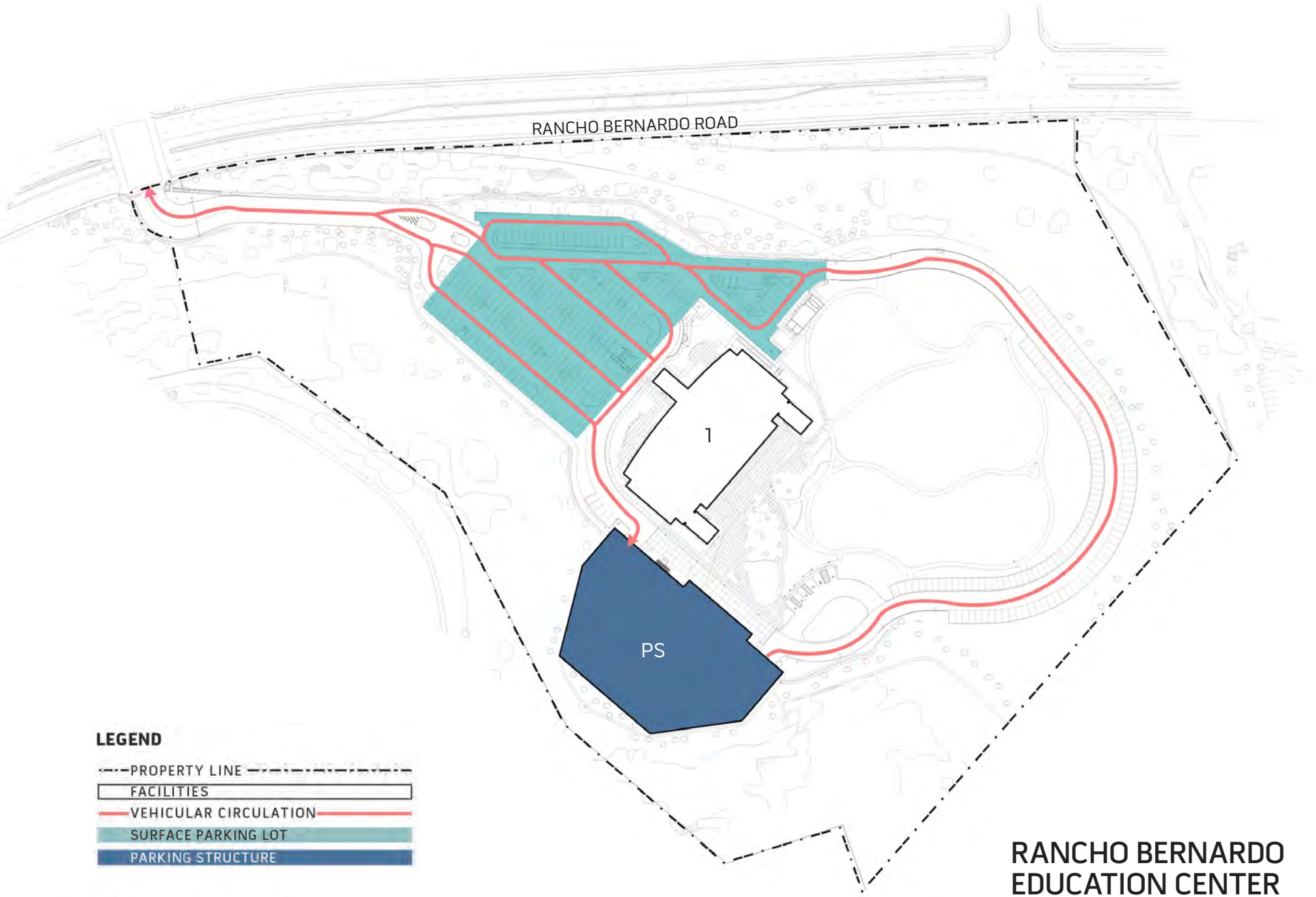
Rancho Bernardo Education Center—Facilities Analysis

VEHICULAR CIRCULATION AND PARKING

Vehicular access to the Rancho Bernardo Center is provided via the entrance on Rancho Bernardo Road. Once vehicles enter the campus, they are directed in one direction to follow a loop through the campus, either turning into the surface parking area, or continuing on to the parking structure. Vehicles are prevented from following the loop past the parking structure by movable baracades that cordon off space for emergency/fire vehicles. This also prevents cars from crossing into the pedestrian path of travel from the main campus building to the parking structure. Parking stalls are distributed between the parking lot and the four-level parking structure. There is only one way to enter and one way to exit the parking structure, which should help with traffic flow and circulation.

OBSERVATIONS

- Circulation and navigation to parking is clear and straightforward
- The campus is served by only one vehicular access route
- The pedestrian path of travel from the parking structure to the main building is separated from the vehicular path of travel



RANCHO BERNARDO EDUCATION CENTER

VEHICULAR CIRCULATION AND PARKING

Rancho Bernardo Education Center—Facilities Analysis

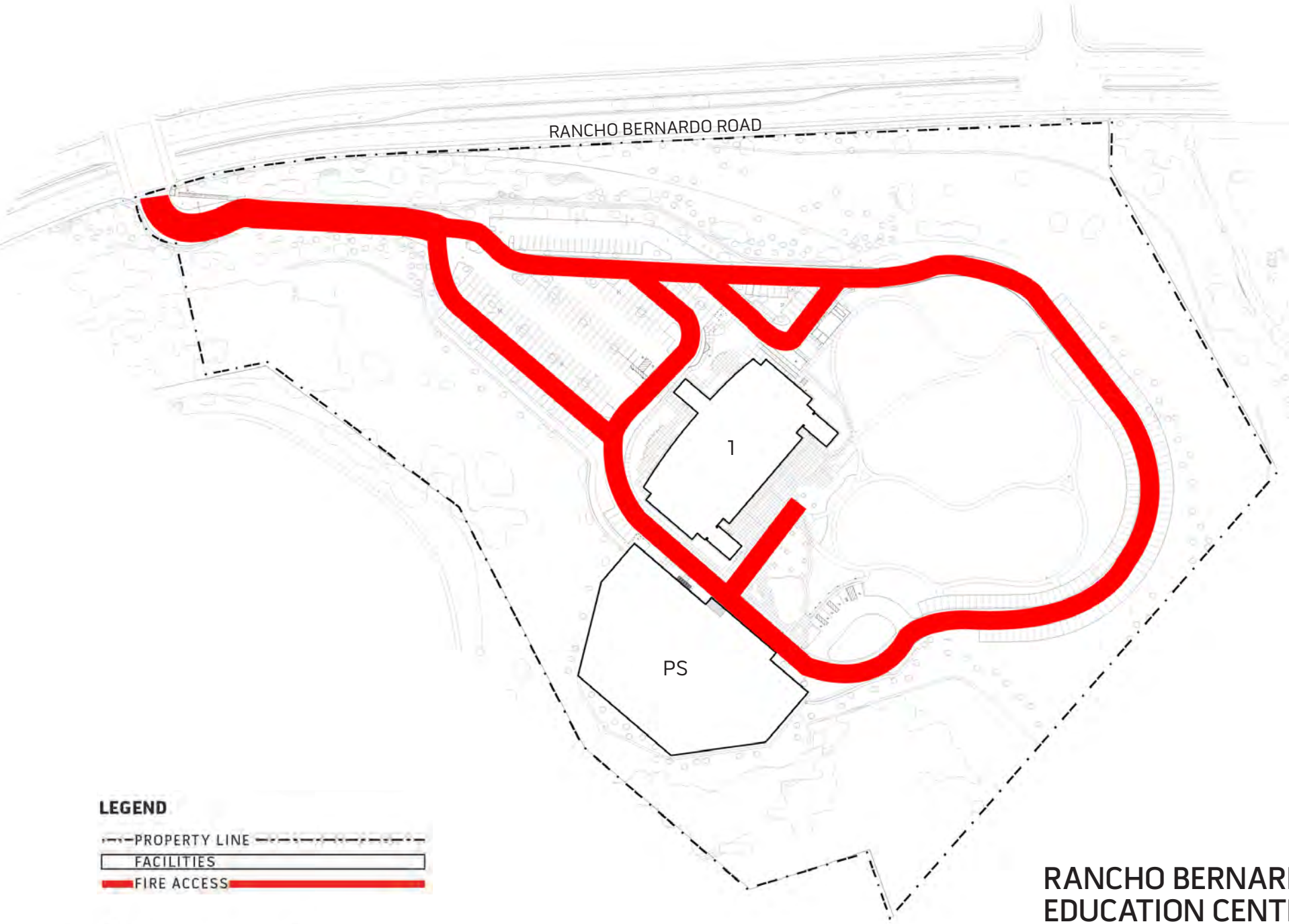
EMERGENCY VEHICULAR ACCESS

Emergency vehicles are able to access the Rancho Bernardo Center via the main entrance on Rancho Bernardo Road. Circulation around campus buildings are provided by internal driveways. The fire access routes, as shown by the graphic on the opposing page, have been approved by the local fire authority. The fire access lane between the parking structure and the main campus building has baracades that can be opened for emergency access, but remain closed to through traffic to avoid vehicular traffic crossing over pedestrian walkways.

The campus is situated in a region that has experienced fast-moving wildfires.

OBSERVATIONS

- The approved fire access routes provide good access to campus buildings
- Currently, only one emergency access and evacuation route serves the campus
- Wildfire suppression could be complicated by the rugged and sloping terrain that surrounds the campus



RANCHO BERNARDO EDUCATION CENTER

EMERGENCY VEHICULAR ACCESS

Rancho Bernardo Education Center

RECOMMENDATIONS

The *Facilities Master Plan 2019 Update Framework* recommendations translate Palomar College's educational master planning strategies, themes, and needs into a series of building and site recommendations for the future. These recommendations carry forward many of the previous projects identified in the *Facilities Master Plan 2010 Update*, and augment the project list with projects that address current needs that have arisen since 2010. These recommendations also address issues and needs identified in the updated campus analysis and current issues and challenges that face all community colleges, such as changes in pedagogy, security and safety, climate change, and the need for economic operational efficiencies.

Rancho Bernardo Education Center—Recommendations

PROJECT LIST

The intention of the project recommendations for the Rancho Bernardo Education Center is to create a campus that supports the success of students and the community. While recommendations are listed individually, the intention is to develop a campus that works holistically and seamlessly to achieve this goal. Other future minor projects may be implemented as needed, including projects like Café upgrades.

While site plan drawings might appear specific, the forms are intended to be conceptual sketches of the location and purpose of the facilities and site improvements. The photographs shown in this section are intended to illustrate concepts and ideas to inspire the design based on original input at the time of planning. The final design of the site and facilities projects will take place as the projects are funded and detailed programming and design occurs.

FACILITIES PROJECTS

- Additional Science Labs
- STEAM Support Center
- Technology Incubator

LEGEND

PROPERTY LINE

EXISTING FACILITIES

0 100 200

RANCHO BERNARDO EDUCATION CENTER

RECOMMENDED CAMPUS PLAN

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

Rancho Bernardo Education Center—Recommended Facilities Projects

ADDITIONAL SCIENCE LABS

Additional Science Labs and support space would be added to the Rancho Bernardo Center to facilitate the expansion of course offerings and more advanced instruction. The space would include the latest scientific and technological tools to support advanced coursework.

The programming and design of the space will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR NEW FACILITIES PROJECT





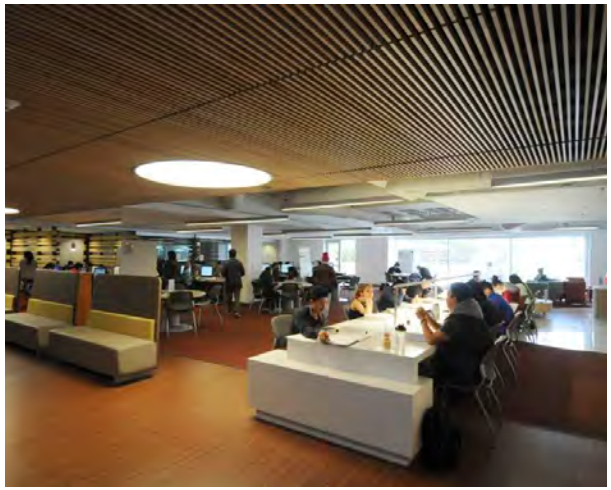

Rancho Bernardo Education Center—Recommended Facilities Projects

STEAM SUPPORT CENTER

A student support STEAM Center would be added to the Rancho Bernardo Center for individual and group study, tutoring, project collaboration, and technology tool access and support. This space would be similar to the STEM Center on the San Marcos Campus.

The programming and design of the space will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR NEW FACILITIES PROJECT



Rancho Bernardo Education Center—Recommended Facilities Projects

TECHNOLOGY INCUBATOR

The Technology Incubator would support both the local entrepreneurial community and Palomar College students with services for technology start-up companies. Faculty and students could be accessed for consultation and guidance to help in the early-stages of company development. The center would include a variety of meeting and ideation spaces, access to technology tools, presentation space, and a mock-up lab.

The programming and design of the space will be developed with stakeholder input closer to the implementation of the project.

INSPIRATIONAL PHOTOS FOR NEW FACILITIES PROJECT

FALLBROOK EDUCATION CENTER

FALLBROOK EDUCATION CENTER

FACILITIES
MASTER
PLAN
2019 UPDATE

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FRAMEWORK


B

Fallbrook Education Center

CAMPUS OVERVIEW

The Palomar Fallbrook Education Center opened for classes June 11, 2018. The Education Center sits on an 80,000 acre site that was purchased in 2007 with funds from Proposition M, which voters in passed in 2006. This Education Center will help the College provide services in the northern section of its service area.

The Education Center opened with an Interim Village that consists of a 20,640-square-foot complex of state-of-the-art modular buildings and more than 700 parking spaces. Included in this Interim Village are two science labs, a computer lab, seven new classrooms, a learning resource center/library, a student lounge, administration space, and more. Located two miles north of Highway 76, on the east side of I-15, the Interim Village represents the first phase of a campus designed to serve students from Fallbrook, Bonsall, and the surrounding communities for years to come.

The design of permanent facilities is in process and will be replacing the Interim Village in three years. The approval from ACCJC/WASC as an Educational Center is well underway. Permanent facility construction and programs are planned to incorporate elements of the rich agricultural and Native American heritage of the region. The north/northeast area of the Palomar District—where the Fallbrook Education Center is situated—is the fastest growing area of the District and is expected to continue in this growth mode.

The Education Center is projected to grow rapidly, with an overall goal of 2,000 Full-time Equivalent Students (FTES) over the next several years. The Center is also projected to provide a strong Distance Education program; innovative, non-traditional scheduling options such as Fast Track for non-traditional students and working adults; and a number of College-business partnerships for Career Technical Education (CTE). Current course offerings include core transfer coursework, Sociology and selected Behavioral Sciences, Business, Accounting, and Health and Public Safety introductory courses in nursing, kinesiology, criminal justice, and emergency medical education.

Fallbrook Education Center

EXISTING CAMPUS IN 2019

FALLBROOK EDUCATION CENTER

EXISTING CAMPUS IN 2019

PCCD FACILITIES MASTER PLAN 2019 UPDATE
HMC Architects

Fallbrook Education Center

DEVELOPMENT CONCEPT

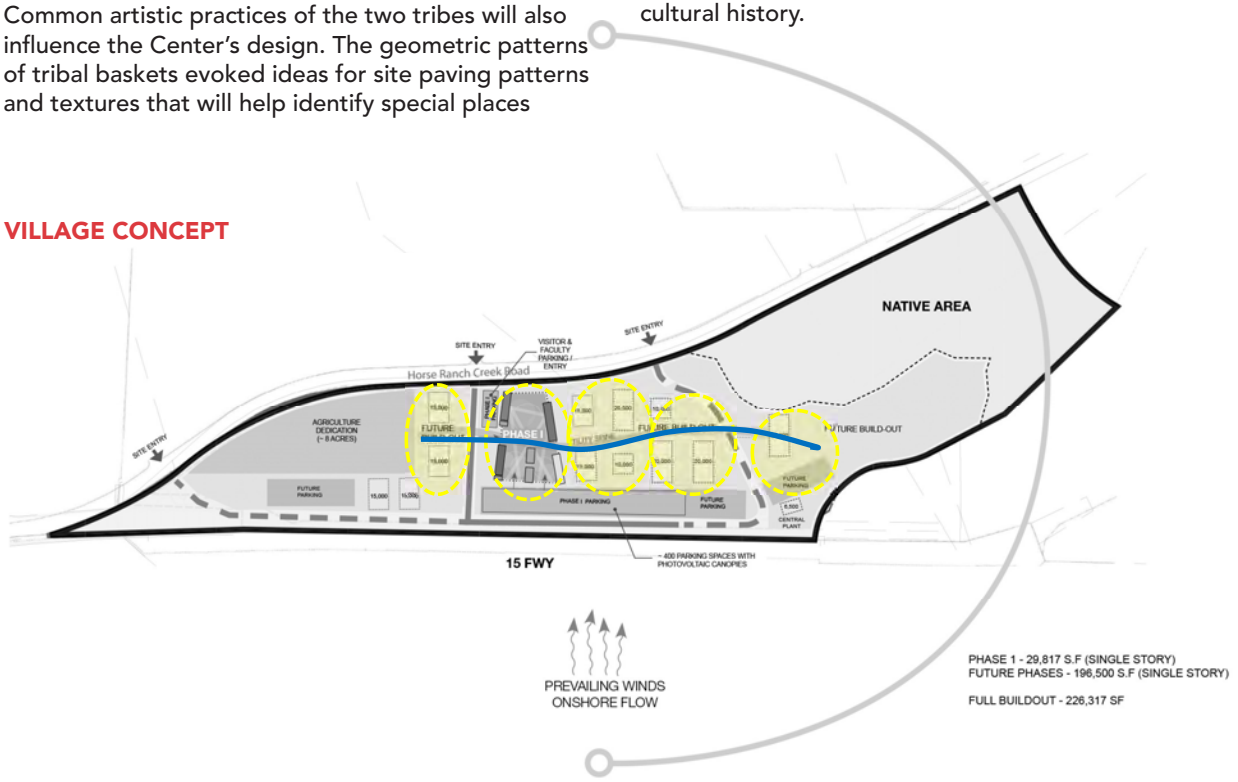
The land that will become the home of Palomar's Fallbrook Education Center is a greenfield site on the floor of a valley bounded on all sides by low scale mountain peaks. The San Luis Rey River is nearby to the south, running from east to west as it connects to the Pacific Ocean. The history of the region is deeply rooted in native American culture, being the home of many tribes that continue to occupy and thrive in the region today. The history of these cultures provides the contextual influences for the planning and design of the new Education Center.

The site area was originally occupied solely by the Luiseno tribe of Native Americans. To the east, the Cupeno tribe occupied the area known today as Warner Hot Springs, but was driven from their land and forced to cohabitate with the Luiseno tribe. Once linked, only by their connection via the San Luis Rey River, the merging of these cultures revealed deeper similarities. The influence of a tribal organization system led to the adoption of a "village" planning concept for the Education Center. The long, narrow site is broken into a series of phased developments that can be provided with a unique identity based on programmatic foci. This approach allows the campus to grow over time as population, demand, and economic resources increase.

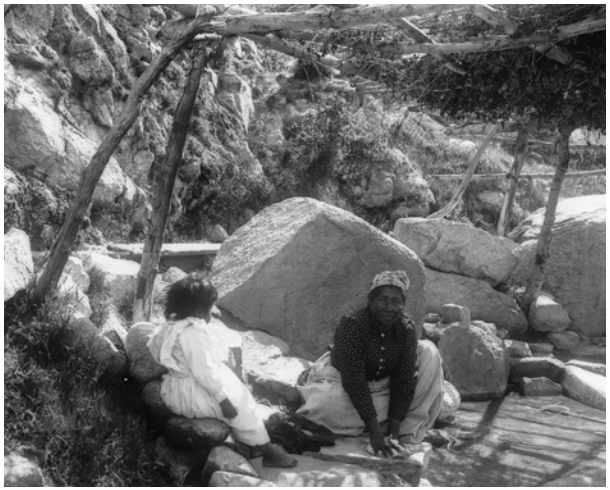
Water was a vital resource for the local tribes. As farmers, the relationship between the people and their natural environment were intimately tied together and each tribe was dependent on access to water to sustain their ecosystem. These sustainable lifestyles also influence the design. A water element, in the form of a dry river bed will wind its way through the site, linking each village and creating a natural wayfinding device. Reminiscent of the local river, this site element will also function as a stormwater mitigation feature. A healthy aquifer below ground will be tapped for a system of wells across the site that will provide the water needed for site irrigation.

Common artistic practices of the two tribes will also influence the Center's design. The geometric patterns of tribal baskets evoked ideas for site paving patterns and textures that will help identify special places within the campus plan. The traditional practice of sand painting will inspire the design of the main plaza. Artistic sand paintings were created by the tribes to memorialize special ceremonies. Upon completion of the ceremony, the paintings were wiped away. Used as a symbol for gathering, the design of the campus' main plaza will draw its inspiration from these elements, further linking the new development abstractly to its cultural history.

VILLAGE CONCEPT



DEVELOPMENT CONCEPT INSPIRATIONAL IMAGERY







STAFF &
FACULTY
LOUNGE
Q

Fallbrook Education Center

FACILITIES ANALYSIS

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Fallbrook Education Center—Facilities Analysis

NEIGHBORHOOD CONTEXT

The Fallbrook Education Center is located just east of the I-15 freeway and just north of CA-76. The Campus is nestled in the hills to the west of Palomar Mountain and is surrounded primarily by vineyards, agriculture, and residential neighborhoods.

Fallbrook—a town of around 30,000 people—is known as being an artists community, which could be engaged as the Education Center grows there.

The Center is located near Fallbook's Elementary and High School Districts, Bonsall Unified School District, Vista Unified School District, and Valley Center-Pauma Unified School District.

OBSERVATIONS

- Residential neighbors to the east directly overlook the campus
- The campus is plainly visible from the I-15 freeway
- Recreational trails run along Horse Ranch Creek Road, abutting the campus
- There are no outside food or retail services in close proximity to the campus

FALLBROOK EDUCATION CENTER

NEIGHBORHOOD CONTEXT


PALOMAR COLLEGE
PALOMAR COLLEGE
PALOMAR COLLEGE
WELCOME
to
Palomar College
North Education
Center

Fallbrook Education Center

RECOMMENDATIONS

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Fallbrook Education Center—Recommendations

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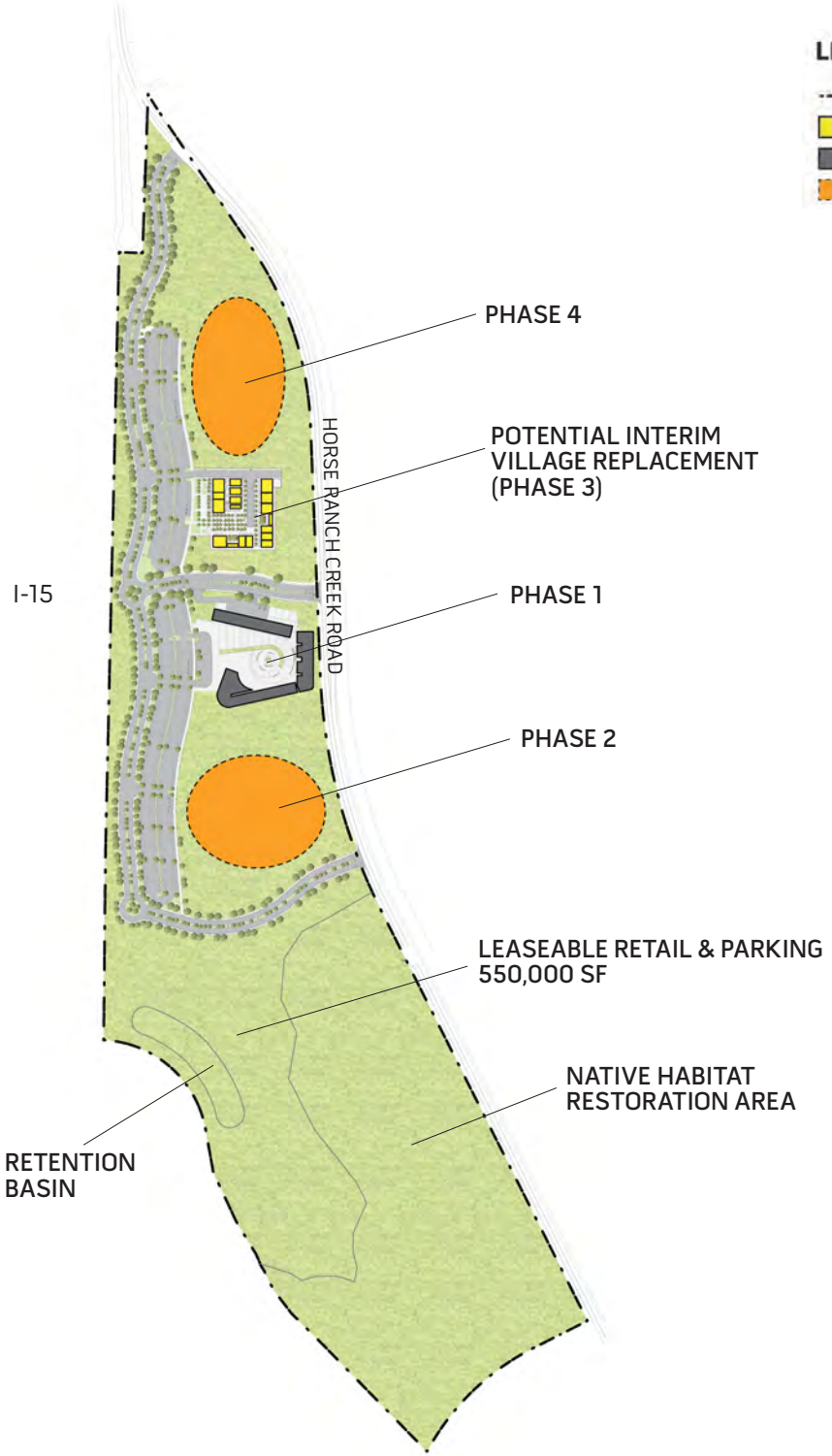
NEW BUILDINGS

- Village Two Expansion



FALLBROOK EDUCATION CENTER

RECOMMENDED CAMPUS PLAN

Fallbrook Education Center—Recommended New Building Projects

VILLAGE TWO EXPANSION

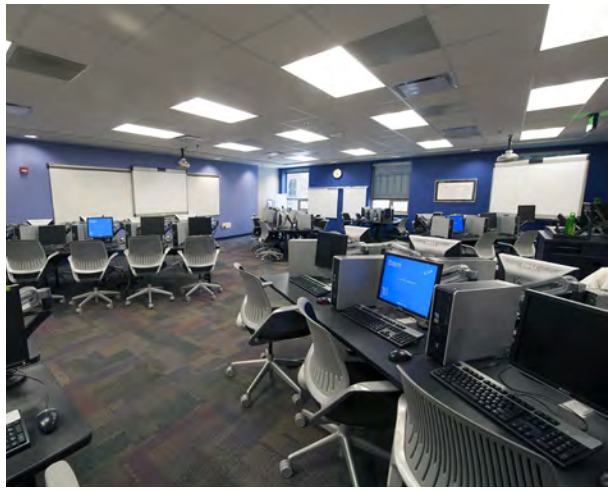
Additional instructional and student support space for the Fallbrook Education Center would allow the Center to expand to provide more specific programs and educational opportunities to students in the northern service area of the College District.

Additional instructional space would accommodate both general instruction as well as CTE instruction, focusing on potential programs such as Health and Public Safety, Agribusiness, Future Farming, Sustainability, Veterinary, Culinary Hospitality, and Art.

The campus expansion would also include additional student support spaces, including a library, resource, and study space; a Student Commons with food service; counseling space; and potentially a University Center. Outdoor gathering space and themed gardens would surround the additional new buildings.

The programming and design of the facilities will be developed with stakeholder input closer to the implementation of the project.

Inspirational Photos for New Building Project



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