

## **Fremont Campus Master Site Plan Board of Trustees Briefing April 27, 2005**

The following is a discussion of the components of the updated master site plan for the Ohlone College Fremont Campus. Suggestions and issues to be addressed from members of the Board of Trustees and campus constituents are incorporated. The major objectives of further development of the Ohlone College Fremont Campus are:

- 1) Maintain and enhance the current facilities that are compatible with the master plan, including the transfer mission of the Fremont campus
- 2) Allocate space in keeping with State utilization formulas
- 3) Remove facilities that are not compatible with the master plan
- 4) Construct new facilities to promote the master plan
- 5) Enhance surplus properties as a major source of revenue for campus development
- 6) Protect historical and environmental resources
- 7) Provide energy efficient and environmentally sustainable facilities

### Exterior Surfaces and Interior Water Intrusion

Close inspection of current facilities has indicated a much larger project and cost factors for sealing/painting exteriors and controlling/repairing for water intrusion. Bond funds and state funds will need to be prioritized to these projects to protect buildings as well as occupant safety.

### Preservation of Historic Olive Trees/View and Pedestrian Corridors

The master site plan calls for the preservation of the historic olive trees along Mission Boulevard as well as the olive tree pedestrian corridor running east/west through the center of the lower campus. This will be the major connecting link between the new frontage retail stores and the main campus, as well as provide pedestrian access to the athletic fields. The corridor will have protected views from Mission Boulevard frontage to the palm bosque and campus facilities.

### Removal of Building 7

In considering the most desirable and workable location for the new student services building, it is proposed that Building 7 be removed and part of the new building would be constructed at that location. Removal allows the new student services building to be better integrated into the existing campus and also locates it away from the influence of high-voltage power lines. The previously proposed location for student services removed parking spaces and did not facilitate a southern formal campus access/entry in the fashion that is accomplished by using the Building 7 site. Also, that building does not meet today's life and safety codes, contains asbestos and has major on-going water intrusion issues. Based on computed loads for lecture/classroom space in 2009, the college will exceed the State standards for the Fremont campus by 5,920 asf. Removal of Building 7 will reduce lecture/classroom space inventory by 4,079 asf. This will improve the college's position for future State M&O funding and also make future state-funded projects easier to justify.

### Athletic Fields and Buffer Zone

The college needs a new soccer field and the baseball field needs to be relocated so that a new parking lot can be constructed in the center of the campus. Previous studies showed a new baseball field just below the tennis courts. This continues to be the best location, partly through a process of elimination of other alternatives.

Current thinking is that athletic fields would make a very effective Buffer Zone between the campus facilities and private development. The advantages include not having students park in private development lots, creating a clear line of demarcation between the college by using green space as the divider, and the creation of an integrated athletic fields complex that is more visible and accessible to the public.

Other bond measure projects for athletics, including tennis court resurfacing, would be included as previously listed.

### New Student Services Building

Bond Measure A included a new student services building. The first location chosen was near the Palm Bosque. Changing the orientation of the main campus from up and down the hill (East/West) to moving laterally across (North/South) as well as the additional excavation, etc. cost led architects to propose 2<sup>nd</sup> location adjacent to buildings 6 and 7 on the north side of upper campus. The issue with this site is that it removes parking spaces in the most desirable location and also stands apart from other buildings on Main Street. The site now proposed is immediately next to building 6 and in the area made available by removal of building 7. This site creates direct tie-in to the other campus facilities of the core main street location and also enhances the ability to create a formal north entrance to the college. A definite advantage of locating the new center further north is better avoidance of the power lines to the south.

### Secondary Effects/Renovations

As called for in the original Bond Measure planning, classrooms and labs that will move to the Newark Center will be remodeled on the Fremont Campus. Specific plans are not yet in place for this activity that will initially involve buildings 8 and 6.

### Learning Resources Center/Library

A proposal has been submitted to the state for a major remodeling and expansion of the LRC. Funds earmarked in Bond Measure A for this purpose will be dedicated as matching for the state financed project.

### Remove Buildings 25 and 26

Non-Code Buildings 25 and 26 will be removed as previously planned within the scope of the local bond measure. This will be accomplished after the secondary effects work makes additional classroom spaces available.

### Maintenance Building and Security

If private developers desire to build on the current maintenance building site, another location must be found. By process of elimination and also central convenience considerations, the location selected is north/west of Building 20. Security, which is currently in Building 20, would move to the new maintenance building. Building 20 would be renovated as a college Museum and visitor center.

### Building 5: Bookstore and Cafeteria

The first plan called for a new bookstore and cafeteria as part of the new student services building. Current thinking is that the existing bookstore and cafeteria can be remodeled rather than built new and frontage development revenues and/or private partnerships would pay for this since escalating construction costs are diminishing the bond measure resources. The current locations are satisfactory; however, major renovation is recommended by the architects. Once the developer(s) is selected for the frontage property, possible integration with food service and retail operations will be explored before finalizing plans for upgrading the current bookstore and cafeteria.

### Building 1 Remodel

After move-in to the new student services building, vacated building 1 office areas will be remodeled into classrooms, labs or offices, depending upon plans yet to be finalized.

### Science Facilities

Renovations called for in the initial bond measure plan have been revisited in favor of major remodeling and/or new construction with bond measure dollars used to match state funds. A new science center could be built for about the same as a complete remodel of the current Building 8 and has the general support of the Chancellor's Office. The new science center would be in the vicinity of the current Building 8. Further study is needed to determine whether renovation or new construction (or a combination) is preferred.

### Lecture/Classroom Expansion and New Building

As previously planned, large exterior porch areas on existing buildings can be built-out to expand classrooms. One new instructional building is shown across from Hyman Hall.

### Parking and Roadways

The primary objective of the revised site plan is to move as much parking as near to the upper campus as possible. A secondary objective is to balance parking locations on the southern and northern sides of campus for traffic circulation purposes. As already stated, a third objective is to clearly separate parking for private development from college parking. The roadway(s) constructed for the Site Safety Project will be kept in operation.

Developers will be given easements or other means of building their access roadways within certain guidelines including maintaining the historical olive tree corridor along Mission Boulevard as well as up through the center of the campus east and west.

Parking decks or structures are a desirable addition to the site, especially to improve access to the upper campus. The Smith Center is the first priority location for a parking structure holding 300 cars on the ground and two decks. In conjunction with this parking structure, a permanent storage facility should be constructed for Smith Center instead of the temporary storage that now exists. Other locations for parking structures in the future are shown on the site planning map.

Parking under the power lines on the southern boundary of the campus is the best use of that land. During construction this area could be graveled for temporary parking with paving to occur at a later time. Some gravel overflow event parking could also be in the long-term plan.

### Fine Arts & Media Center

Consolidation of Fine Arts & media programs in existing building 2, renovating the space that would be vacated by removing the existing science lab and perhaps connectivity to the Smith Center are elements of a new construction project that can be submitted to the state and/or locally funded.

### Building 20 College Museum

After construction of the new maintenance and security building, building 20 would be converted to a college (Ohlone Indian and Natural history) museum. The current archaeology lab/museum would be relocated from building 8. A temporary adjunct museum could be installed in building 27 (alumni-foundation).