San Benito Campus Planning
Gavilan Community College District
Agenda

Welcome
Process Overview
September Workshop Review
Sustainable Planning
Site Planning Workshop
Group Presentations and Discussion
Next Steps
Process Overview

- Community Meeting 1, September 20
- Community Meeting 2, November 1
- Options Development
- Presentation/Discussion, December 11
- Final Option
- Documentation

Goals & Observations
Site Planning Workshop
Site Concepts
Community and Board Input
Incorporate feedback and finalize
Programming, site planning definition
September Workshop, Review

Goals and Concerns
Top Rated September 20 Goals/Comments

- Programmatic
- Campus Experience
- Site Amenities
- Community Use
- Transportation
- Faculty
Programmatic

- Sustainable agriculture, nursing, medical technician training, liberal arts, fine arts, veterinary medicine, other technical education
- Transferable credits to UC and CSU
- Extensive adult education program (beyond basics – English, etc)
- A kids-to-college program, bring in grammar school children to get experience
- Collaboration with School District; build planetarium
- On-line programs
- Have a campus that could provide a bachelor’s degree all in one campus vs. transfer
- English as Second Language, Spanish as second language, Conversational as well as the more formal education
- Match what Silicon Valley companies are looking for in technical areas
- Work/Study Programs (medical, legal, and IT)
- Jobs for students while studying
- Desire for outstanding reputation for transfer to four year schools
- Full time counselors on campus
Campus Experience

- Partnerships with City, County, or Library to offer resources and services; share costs
- Integrated into the town – like Harvard, Berkeley
- Central location for cultural, community events. Have big grass area to pull everyone together
- Nice place to walk
- Well-equipped bookstore
- Full service library
- Labs
  - Computer Labs, Science Labs
- Career Center: serve students and community; resources; tests people can take
- Outdoor amphitheater
- Theater
- Athletic center with youth recreation programs to develop support for the community
  - Soccer, football, Track anyone can use – take pressure off current fields
- Wireless Campus
- Aquatic Center
- High-Tech, environmentally savvy – a model for people to come and look at
Site Amenities

- Very “Green” campus – renewable energies - solar, etc.
- Buffer zone between adjacent properties that reflects what is on the adjacent properties
- A very walk-able environment, bike riding, work with county/city to expand biking trails
- Landscape that is reflective of the County and architecture that reflects the history of the County
- Reflect the community – biology, wildlife
- Multi-story buildings with the tallest in the center of campus
- Create a major public building as close to a civic center as possible
- Center that promotes club activities on campus – cultural, fine arts, etc
- Reflect the short water situation – conservation
- Lighting on campus as to not be so bright to block the night sky
- Good enough lighting for safety / night classes
- LEED certified buildings (rating for sustainably designed buildings)
- Drought-tolerant plantings in landscape
- Noise mitigations into neighborhoods
- Passive energy building design: solar energy generation, proper building orientation
- Fully Accessible site
Community Use

- Public Art on the campus
- Performing arts center usable by community groups
- Art Gallery Space
- Public lectures/debates open forum on current problems that arise in a community
- Share the responsibility for the library as well as the use with the community
- Rooms used for classes - yoga, quilting, group activities
- Venue rented for social functions
- Events Center
- Local TV/Radio
- Campus radio station for students, recording studio
- Computer technology, center available to the general public
- Major location for a disaster – recovery capabilities
- Serve the community in the fine arts - share spaces - galleries
Transportation

- Public shuttle from downtown
- Enhanced routes for the whole community transit system
- Design with note much needed – walk and use a bike
- Walking path from high school to college
- Low-cost public transit for students
- Limited car access to campus proper
- Easily accessible to the people who will use it without driving
- Points of Entrance – not a hug traffic impact; many point of access for parking for instructors as well as students – spread out
- Adequate parking – parking structure (attractive if possible)

Faculty

- Is there is a way to attract teachers without adverse impact of real estate prices
- Emphasize tenure track positions vs. part-time positions
Planning Workshop, Review

Sustainability Concepts
Planning Exercise
SUSTAINABLE PLANNING
Concepts
Group Exercise
Assignment

Develop a Site Plan for the San Benito Campus

• Respond to the goals/ideas discussed on September 20
• Place programmatic space on your site
• Develop site entry, circulation, and parking, other site features
• Respond to surrounding properties
• Respond to community use, student use
• Keep notes of ideas expressed at your table
GROUP EXERCISE
Groups A & B
GROUP EXERCISE
Groups C & D
GROUP EXERCISE
Groups E & F
Highest Ranked Concepts

- Welcoming, park-like entry to campus
- Easy access to Administration for visitors
- Greenbelt along Fairview Rd (and Hwy 25)
- Fields along Southern exposure of Rte 25 (recognize Golf Course across Hwy)
- Loop campus road
- Corner of Fairview and Hwy 25 to have a recognizable college building/function (theater)
- Housing Development to the North
- Housing Development intertwined with campus (no hard-line delineation)
- Parking broken up and hidden, no one-large-lot
- Entrance off of Fairview
- Clustering of similar functions (classrooms/labs)
- Student Services at campus entry (one with it distributed around campus)
- Recognition of public transit/drop-off
- Common green spaces / exterior spaces
- Sustainable design
Developed Options

Three Options

Pros/Cons analysis
Option 1

LOCATION
• Campus to the South side of property, Housing to the North

OPEN SPACE
• Along Hwy 25
• Central green area separates campus and housing

CAMPUS AMENITIES
• Retail along Fairview and Campus Drive, outside of campus area
• On-campus Housing adjacent to campus and athletic fields
• Athletic fields at SE corner

CAMPUS ORIENTATION
• E-W orientation, stretched up to Drive
• Presence at Campus Drive and Fairview
• Use of Fairview/Hwy 25 for campus identification
• Future expansion possibilities in green spaces
Option 2

LOCATION
• Campus to the South side of property, Housing to the North

OPEN SPACE
• Along Hwy 25 and Fairview
• Central green strip separates campus and housing

CAMPUS AMENITIES
• Retail and On-campus Housing at campus entry, directly adjacent to campus
• Athletic fields at SE corner and along Hwy 25

CAMPUS ORIENTATION
• Campus clustered to center, organized around N-S campus quad
• Green area at corner of Fairview/Hwy 25
• Future expansion possibilities in green spaces
Option 3

LOCATION
• Campus to the North side of property, Housing to the South

OPEN SPACE
• Central green space
• Strip along Campus Drive separates campus and housing
• Proposed strip along Hwy 25

CAMPUS AMENITIES
• On-campus Housing at campus entry, directly adjacent to campus
• Retail at campus entry and along Fairview
• Athletic complex and fields along NE edge.

CAMPUS ORIENTATION
• E-W campus with defined central plaza
• Future expansion possibilities in green spaces
## Option comparison

<table>
<thead>
<tr>
<th>ATTRIBUTE</th>
<th>OPTION 1</th>
<th>OPTION 2</th>
<th>OPTION 3</th>
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Next Steps
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**December 2007**
Board Input on Campus location on the Site
Develop recommendations for a conceptual Campus Plan

**January 2008**
Review and discussion of refined concept(s)
Finalization and presentation on final site concept