



September 22, 2022

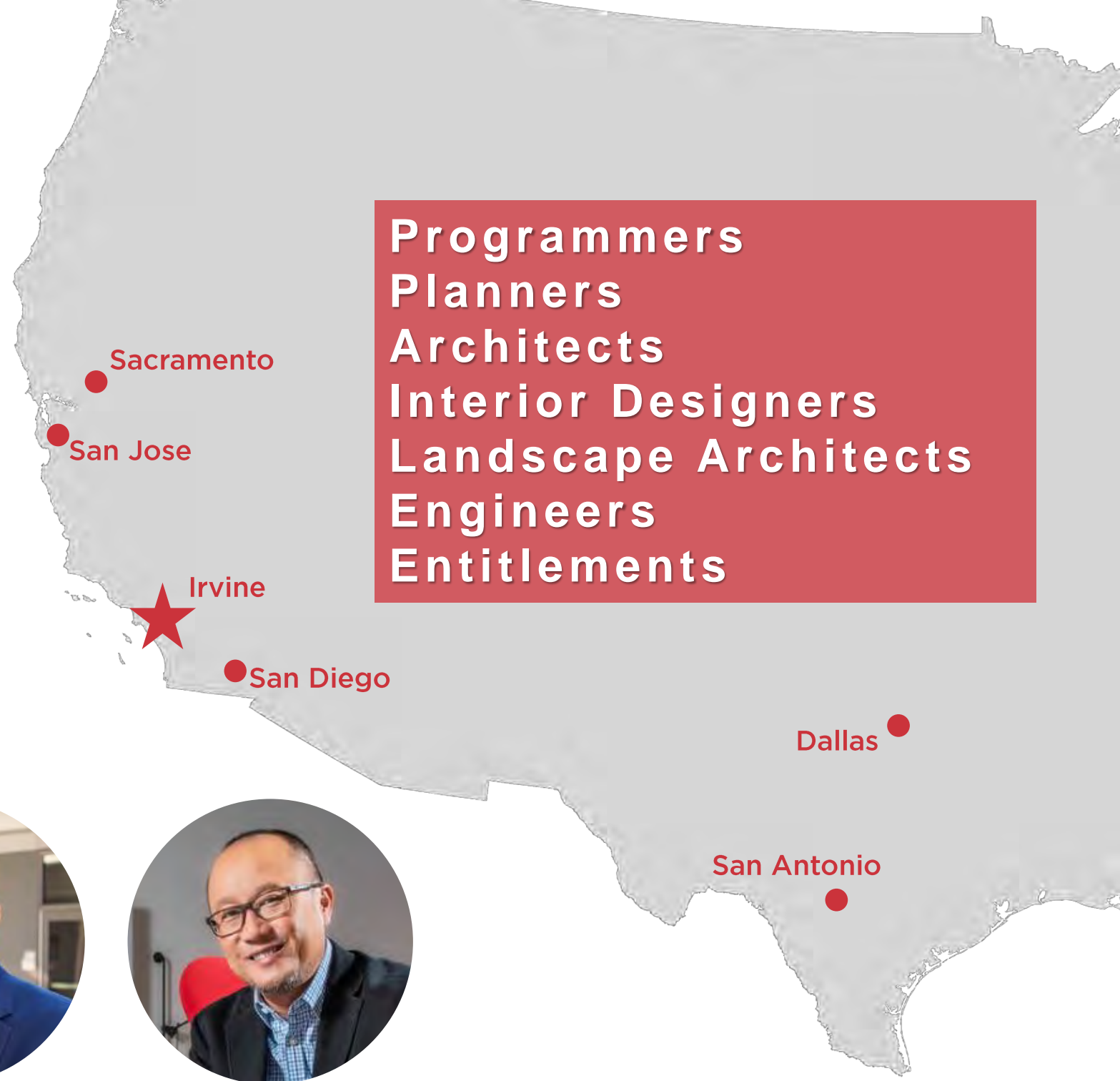
**Board of Trustees Facilities Workshop  
Facilities Master Plan Review**



Founded 1965 | 400+

LPA

CHANGING LIVES BY DESIGN



Programmers  
Planners  
Architects  
Interior Designers  
Landscape Architects  
Engineers  
Entitlements



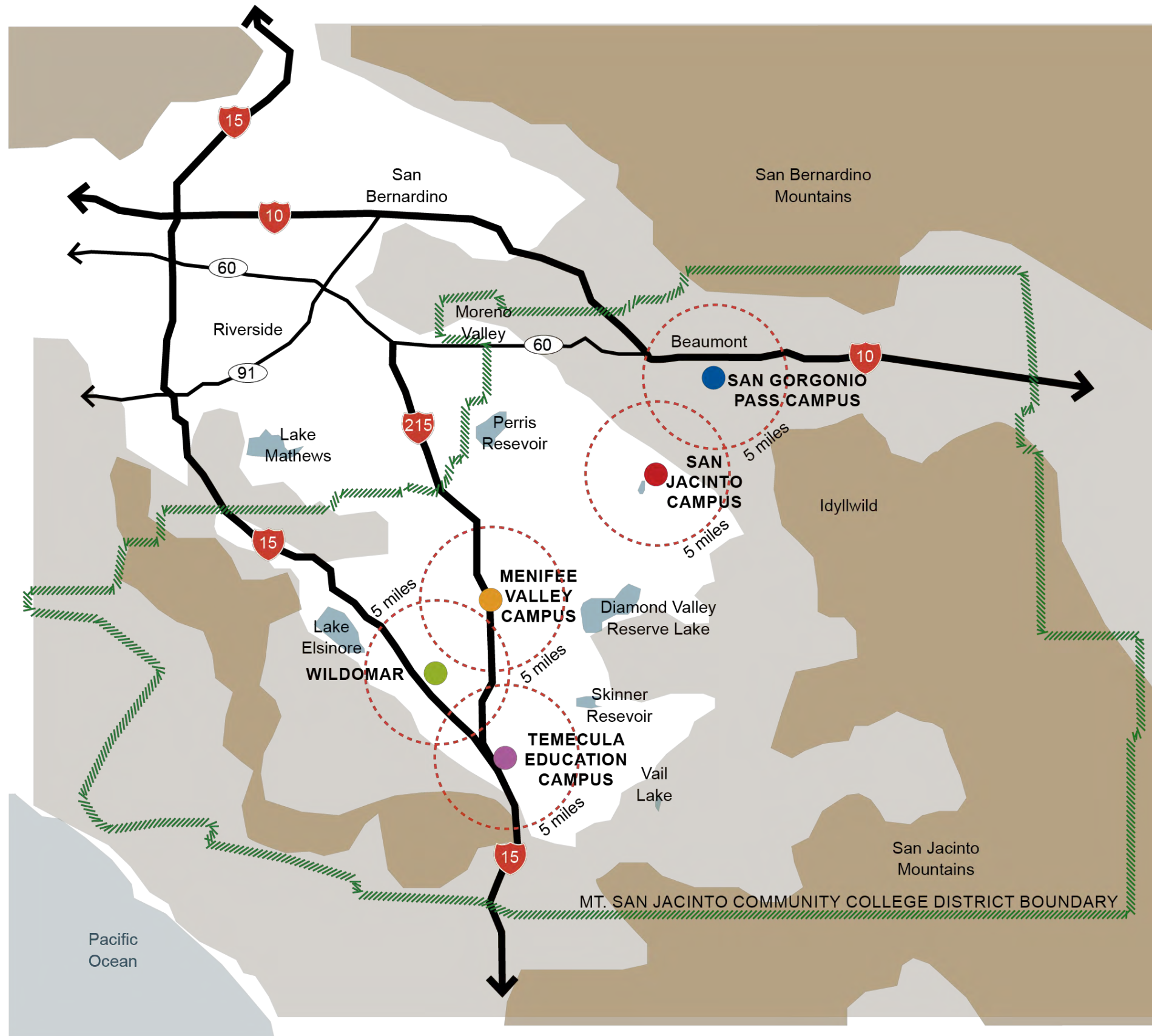
Dave Eaves  
Principal



Winston Bao  
Design Director

# Agenda

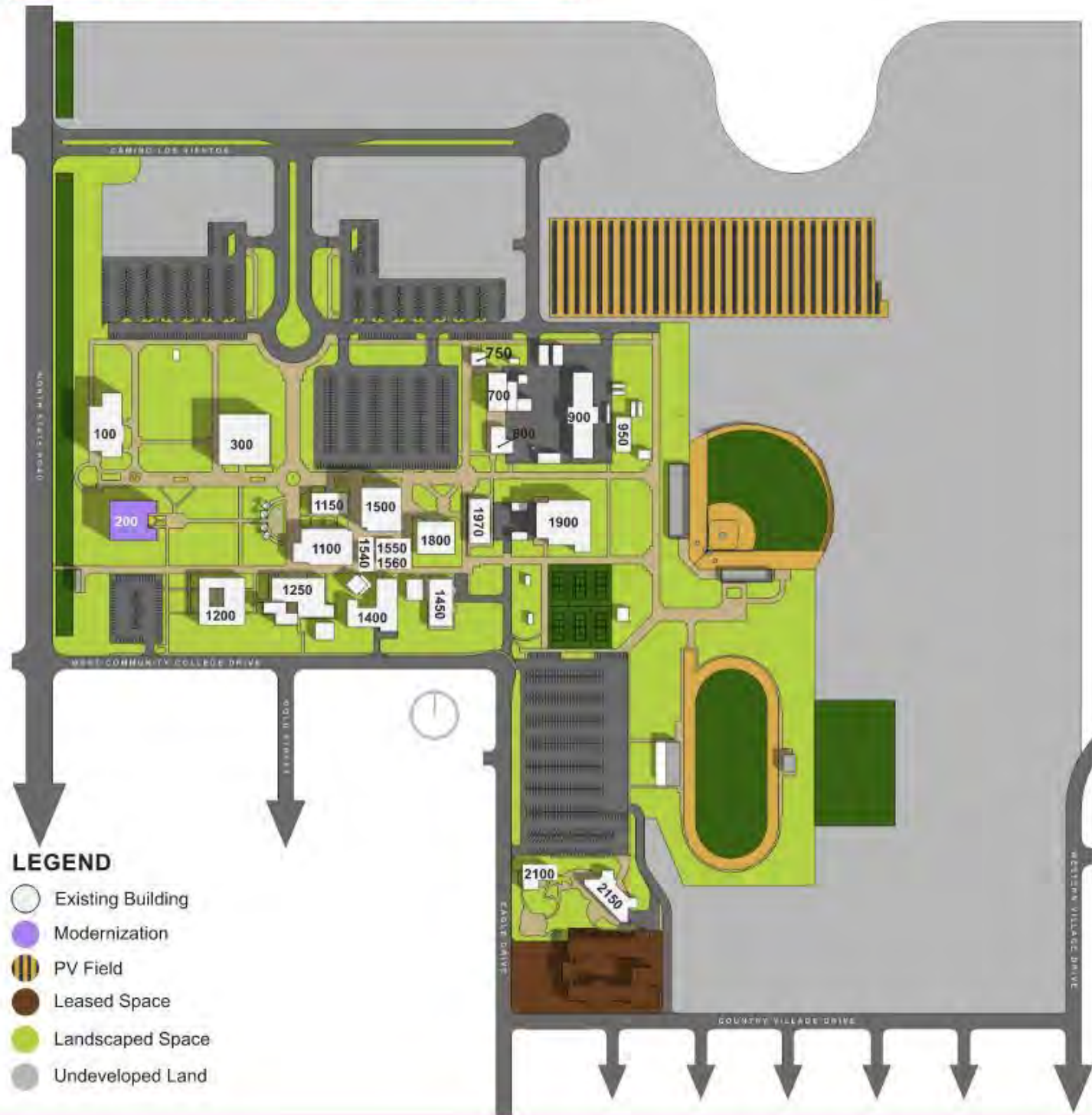
- Facilities Master Plan 2020 Update Overview
- Discussion + Q&A
- Emerging Topics



# San Jacinto Campus



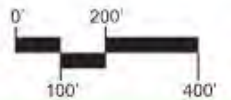
EXISTING CAMPUS PLAN 2020



- 100 Business & Technology
- 200 Administration, Business Services, Human Resources
- 300 Library/ Learning Resource Center
- 700 Facilities Planning Management, M&O, Receiving
- 750 Campus Safety, Trio Program (751)
- 800 Printing Department
- 900 Auto Shop
- 950 Warehouse
- 1100 Student Center - Instruction, Cafeteria, Student Services
- 1150 Student Center - Enrollment services, Career Center, Counseling, Financial Aid
- 1200 Classrooms – Humanities, Assessment Center
- 1250 Classrooms - Science
- 1400 Fine Arts Center & Gallery
- 1450 Bookstore, Community Education, Job Connect, CalWORKs, Computer Lab
- 1500 Theater
- 1540 Student Health Center
- 1550 Theater Annex
- 1560 Veterans Resource Center
- 1600 Music Building
- 1900 Gymnasium & Dance Studios Wellness Center
- 1970 P.E. Offices & Locker Room
- 2100/ 2150 Child Development Center

LEGEND

- Existing Building
- Modernization
- PV Field
- Leased Space
- Landscaped Space
- Undeveloped Land



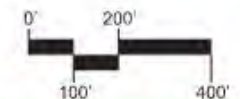
5-YEAR PLAN 2025



LEGEND

- Existing Building
- Modernization
- New Building
- PV Field
- Leased Space
- Landscaped Space
- Undeveloped Land

- 1 STEM Building
- 100 Business & Technology
- 200 Administration, Business Services, Human Resources
- 300 Library/ Learning Resource Center
- 700 Facilities Planning Management, M&O, Receiving
- 750 Campus Safety, Trio Program (751)
- 800 Printing Department
- 900 Auto Shop
- 950 Warehouse
- 1100 Student Center - Instruction, Cafeteria, Student Services
- 1150 Student Center - Enrollment services, Career Center, Counseling, Financial Aid
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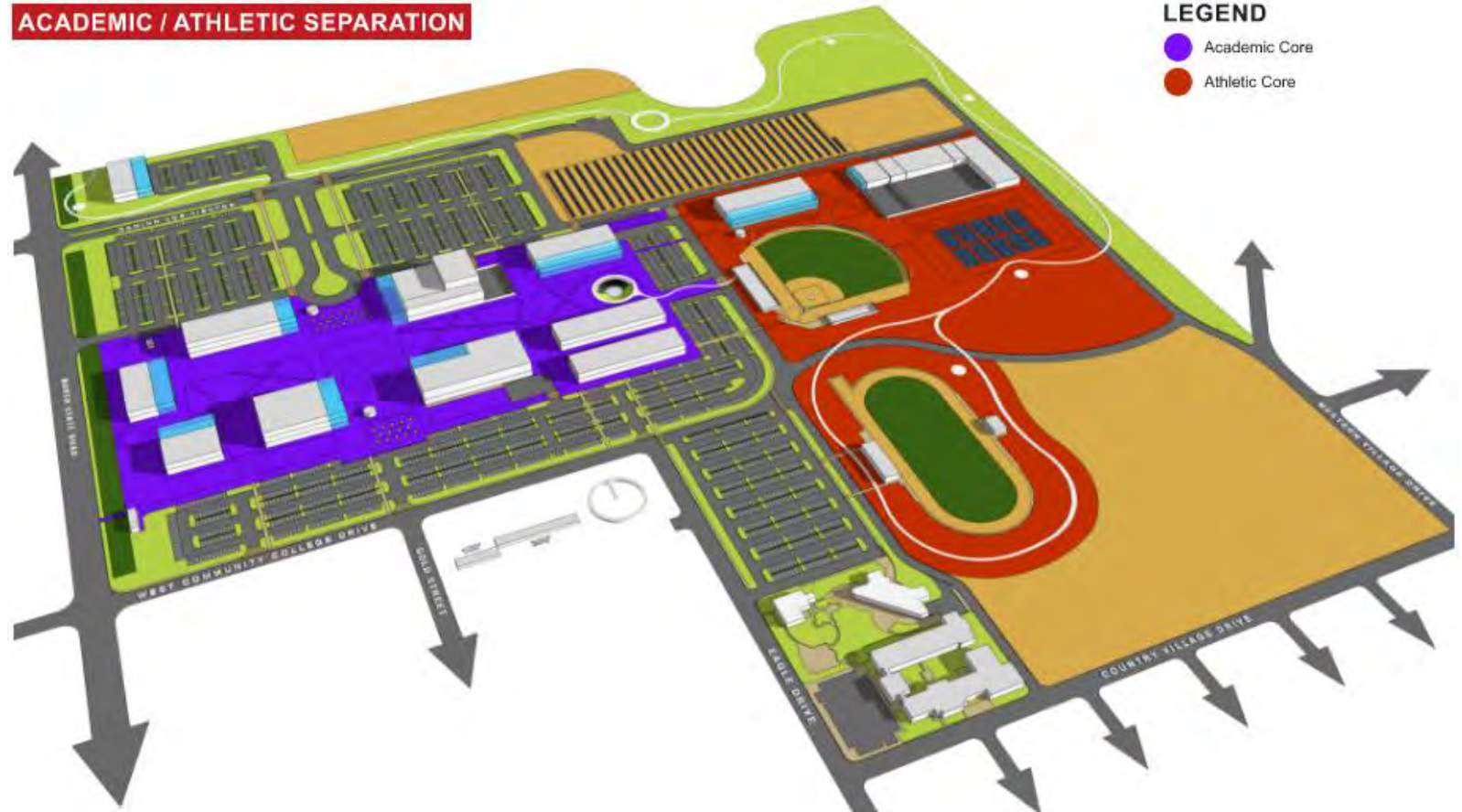


CAMPUS CORE AND QUAD



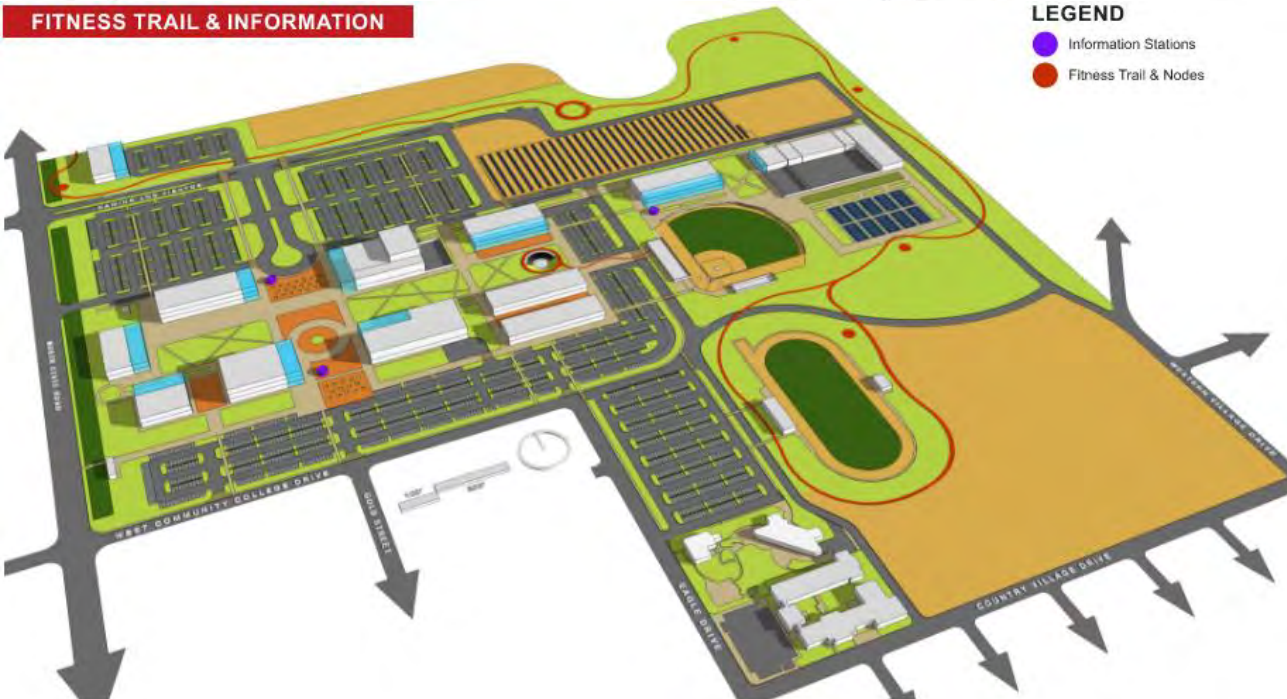
- LEGEND**
- Campus Core
  - New Academic Quad

ACADEMIC / ATHLETIC SEPARATION



- LEGEND**
- Academic Core
  - Athletic Core

FITNESS TRAIL & INFORMATION



- LEGEND**
- Information Stations
  - Fitness Trail & Nodes



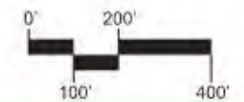
FULL-BUILD OUT PLAN



- 1 STEM Building
- 2 Theater/ Cultural Arts Building
- 3 Student Center
- 4 Fitness Center
- 5 Police
- 6 Warehouse
- 7 Auto shop
- 8 Repro
- 9 M&O
- 10 Classrooms
- 11 Learning Resource Center/ Library
- 12 Student Services
- 13 Business Technology Building
- 14 Future Building
- 15 Innovation Center (P3)
- 16 Public Service Center
- 2100/ 2150 Child Development Center

LEGEND

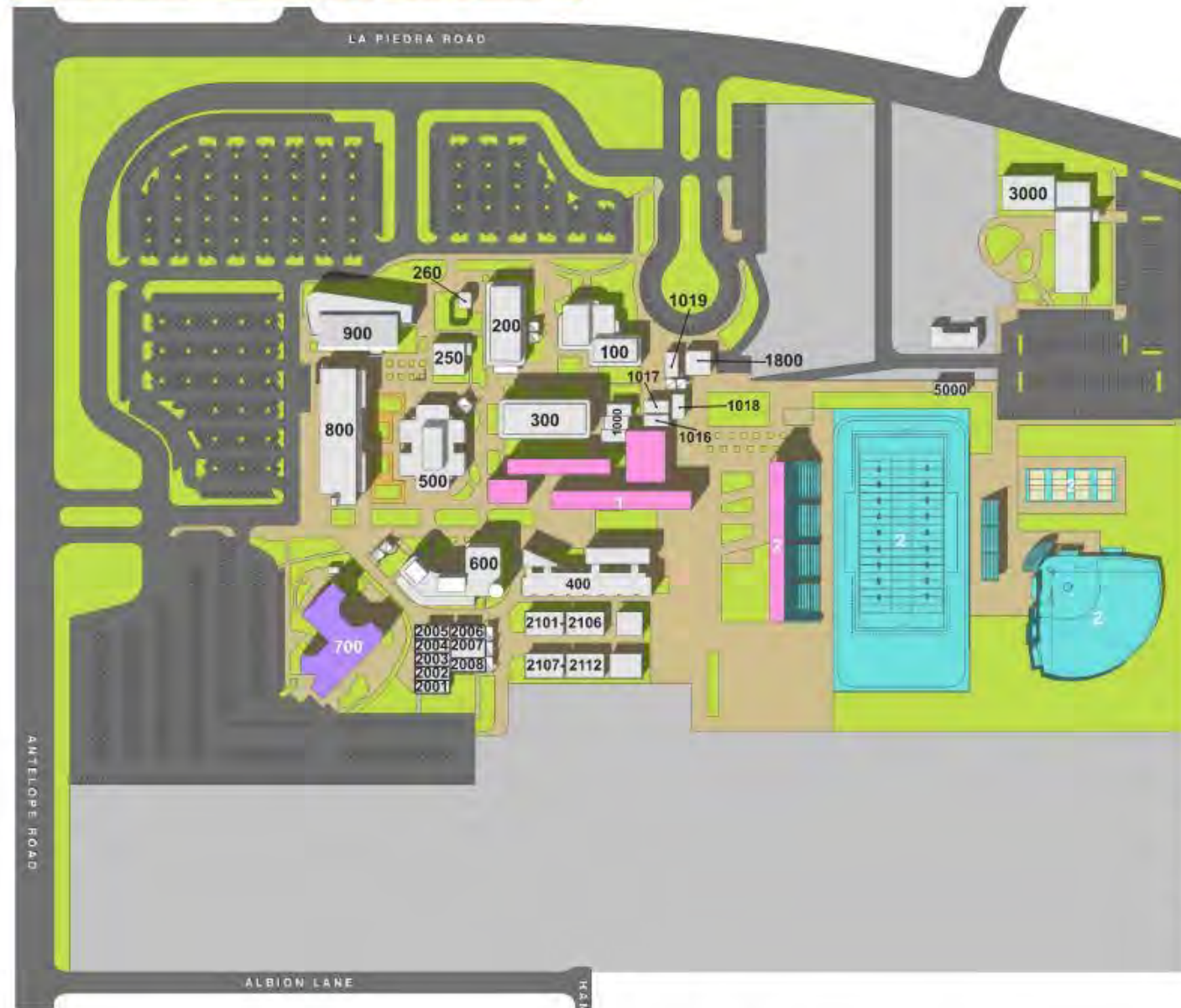
- Existing Building
- New Building
- Building Entry
- Plaza Space
- Landscaped Space
- PV Field
- Undeveloped Land







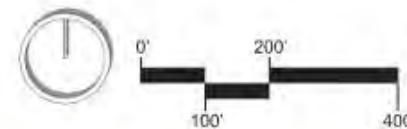
CURRENT CAMPUS PLAN 2020



- 1 STEM Building
- 2 Field House, Soccer Field, Softball Field, Beach Volleyball Courts
- 100 Enrollment Services Business Services, Counseling, Veterans Affairs, Career/Transfer Center, Financial Aid, EOPS/CARE
- 200 Music & Dance, Cafeteria, Student Lounge
- 250 Bookstore
- 260 Utility Building
- 300 Classroom, Computer Labs, Science Labs
- 400 Humanities/Social Science
- 500 Allied Health & Nursing Classrooms
- 600 Fine Arts, Classrooms and Multimedia Lab
- 700 Health Center, Student Center, Cafeteria, Bookstore
- 800 Learning Resource Center/ Library, Honors Program Office
- 900 Technology Building
- 1000 Instruction Office
- 1016 Offices, EOPS
- 1017 Veterans' Resource Center
- 1018 Eagle Access Center
- 1019 Disabled Students Programs & Services
- 1020 Print Shop, Receiving
- 1021 Maintenance & Operations, Facilities Planning
- 1800 Business Services
- 2001-2003 Classrooms
- 2004 Campus Safety
- 2005-2006 Classrooms
- 2007 Associate Faculty Workroom
- 2008 University Center
- 2101-2112 Science Village
- 3000 Career Education/Classrooms
- 5000 Shower/Locker Building

LEGEND

- Existing Building
- New Sports Facilities
- Modernization
- Landscaped Space
- New Building
- Undeveloped Land



5-YEAR PLAN 2025



LEGEND

- Existing Building
- Modernization
- New Building
- Landscaped Space
- Undeveloped Land

- 1 STEM Building
- 2 Field House, Stadium and Softball Field
- 3 Performing Arts
- 4 Gymnasium
- 100 Enrollment Services Business Services, Counseling, Veterans Affairs, Career/Transfer Center, Financial Aid, EOPS/CARE
- 200 Music & Dance, Cafeteria, Student Lounge
- 250 Bookstore
- 260 Utility Building
- 300 Classroom, Computer Labs, Science Labs
- 400 Humanities/Social Science
- 500 Allied Health & Nursing Classrooms
- 600 Fine Arts, Classrooms and Multimedia Lab
- 700 Health Center, Student Center, Cafeteria, Bookstore
- 800 Learning Resource Center/ Library, Honors Program Office
- 900 Technology Building
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- 2008 University Center
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- 3000 Career Education/Classrooms
- 5000 Shower/Locker Building

## CAMPUS QUAD AND PROMENADE

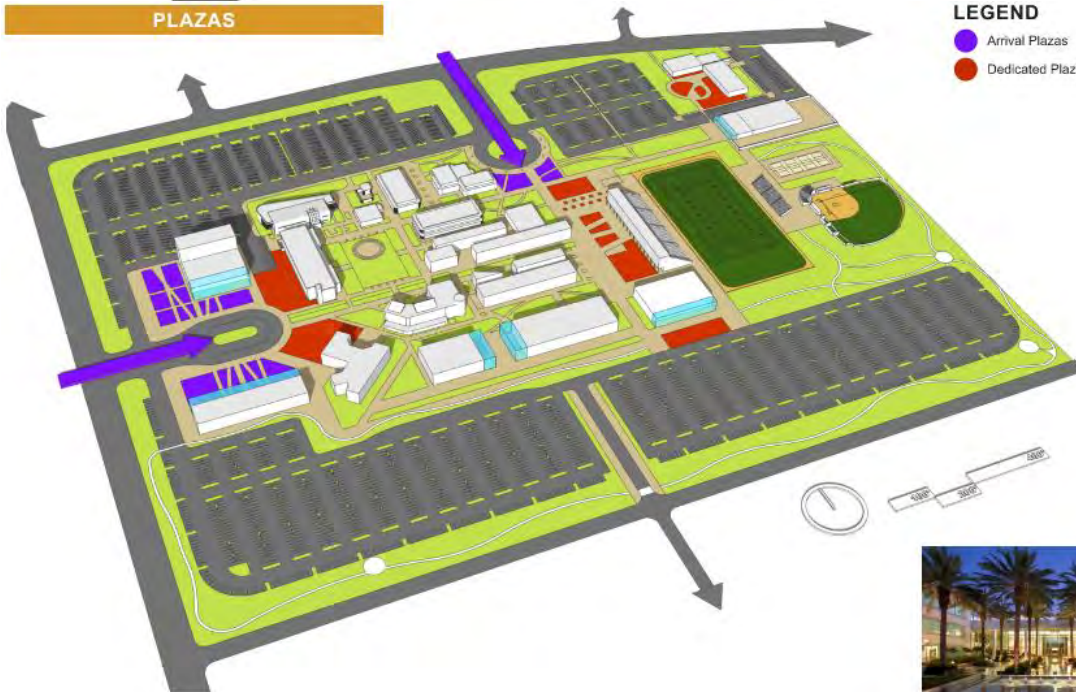


### LEGEND

- Quad
- Campus Promenade

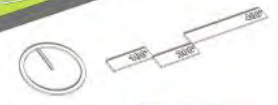


## PLAZAS



### LEGEND

- Arrival Plazas
- Dedicated Plazas



## ACADEMIC/ ATHLETIC SEPARATION



### LEGEND

- Academic Core
- Athletic Core



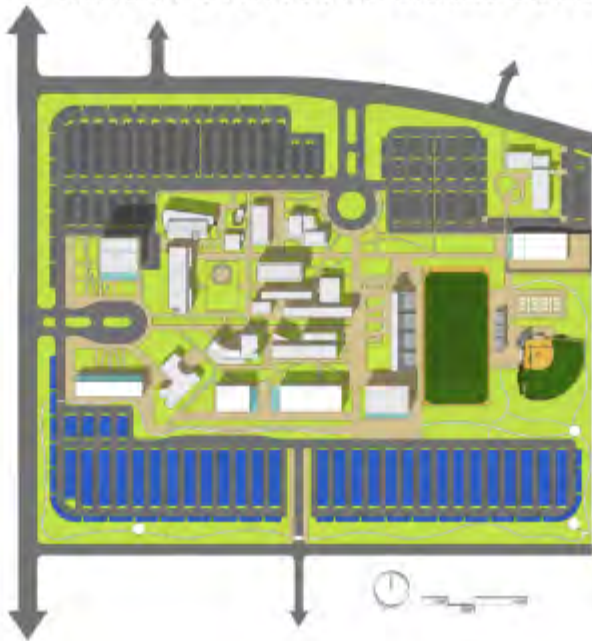
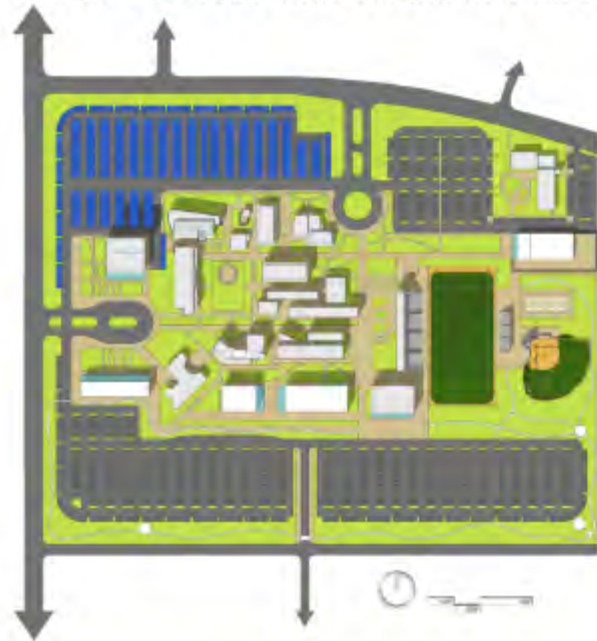
**PV PARKING STUDY OPTIONS**

CARPORT PHOTOVOLTAIC (PV) PANEL

**OPTION 1: PV OVER NORTH PARKING STALLS**

**OPTION 2: PV OVER SOUTH PARKING STALLS**

**OPTION 3: PV OVER ALL PARKING STALLS**



Estimated Campus Energy Use (kwh/yr)	6,800,000
Estimated PV Energy Output (kwh/yr)	4,700,000
Estimated PV Power Output (KW)	3,000
PV Array Area (SF)	200,000
PV System Estimated Cost	\$11,300,000
<b>Estimated percentage of campus energy offset by PV system</b>	<b>70%</b>

Estimated Campus Energy Use (kwh/yr)	6,800,000
Estimated PV Energy Output (kwh/yr)	7,300,000
Estimated PV Power Output (KW)	4,700
PV Array Area (SF)	310,000
PV System Estimated Cost	\$17,600,000
<b>Estimated percentage of campus energy offset by PV system</b>	<b>100%</b>

Estimated Campus Energy Use (kwh/yr)	6,800,000
Estimated PV Energy Output (kwh/yr)	14,000,000
Estimated PV Power Output (KW)	8,900
PV Array Area (SF)	600,000
PV System Estimated Cost	\$33,500,000
<b>Estimated percentage of campus energy offset by PV system</b>	<b>200%</b>

**SOLAR PHOTOVOLTAICS STUDY FOR MENIFEE CAMPUS**

The future parking lots at Meniffee Valley Campus are ideal for PV integration. If enough PV carports are installed, the campus has the potential to achieve net-zero energy consumption. Campus wide energy bills for the campus were not available at the time of this study. Therefore, the annual energy consumption (6,744,836 kWh/yr) was calculated using an energy use intensity (EUI) estimate. An EUI of 60 was estimated for existing building area (211,623 SF). An EUI of 40 was estimated for new building area (257,900 SF). These values are high level estimates based on similar projects designed by LPA.

Three scenarios were analyzed and referenced on the next page in more detail:

1. Install PV carports on the entire northeast parking lot
2. Install PV carports on the entire south parking lot
3. Install PV carports in all parking lots

**STUDY FINDINGS**

Option 1 offsets about 70% of the campus electrical usage.

Option 2 has the potential to offset the entire campus electrical usage and achieve a net-zero energy campus.

Option 3 would produce double the electrical usage of the campus. This scenario is impractically large, but is shown for reference.

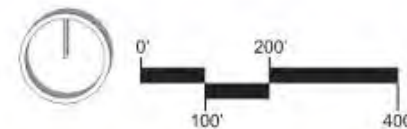
FULL-BUILD OUT PLAN



- 1 STEM Building
- 2 Field House
- 3 Performing Arts
- 4 Gymnasium
- 5 Police
- 6 Maintenance & Operations/ Facilities Planning
- 7 Multi-Disciplinary Instructional Building & Allied Health
- 8 Student Services
- 100 Administration Services
- 200 Music & Dance, Cafeteria, Student Lounge
- 250 Bookstore
- 300 Classrooms, Computer Labs, Science Labs
- 400 Humanities/Social Science
- 600 Fine Arts, Classrooms and Multimedia Lab
- 700 Health Center, Student Center, Cafeteria, Bookstore
- 800 Learning Resources Center/ Library, Honors Program Office
- 900 Technology Building
- 3000 Administration/ General Classrooms

LEGEND

- New Building
- Existing Building
- Building Entry
- Hardscape
- Landscaped Space



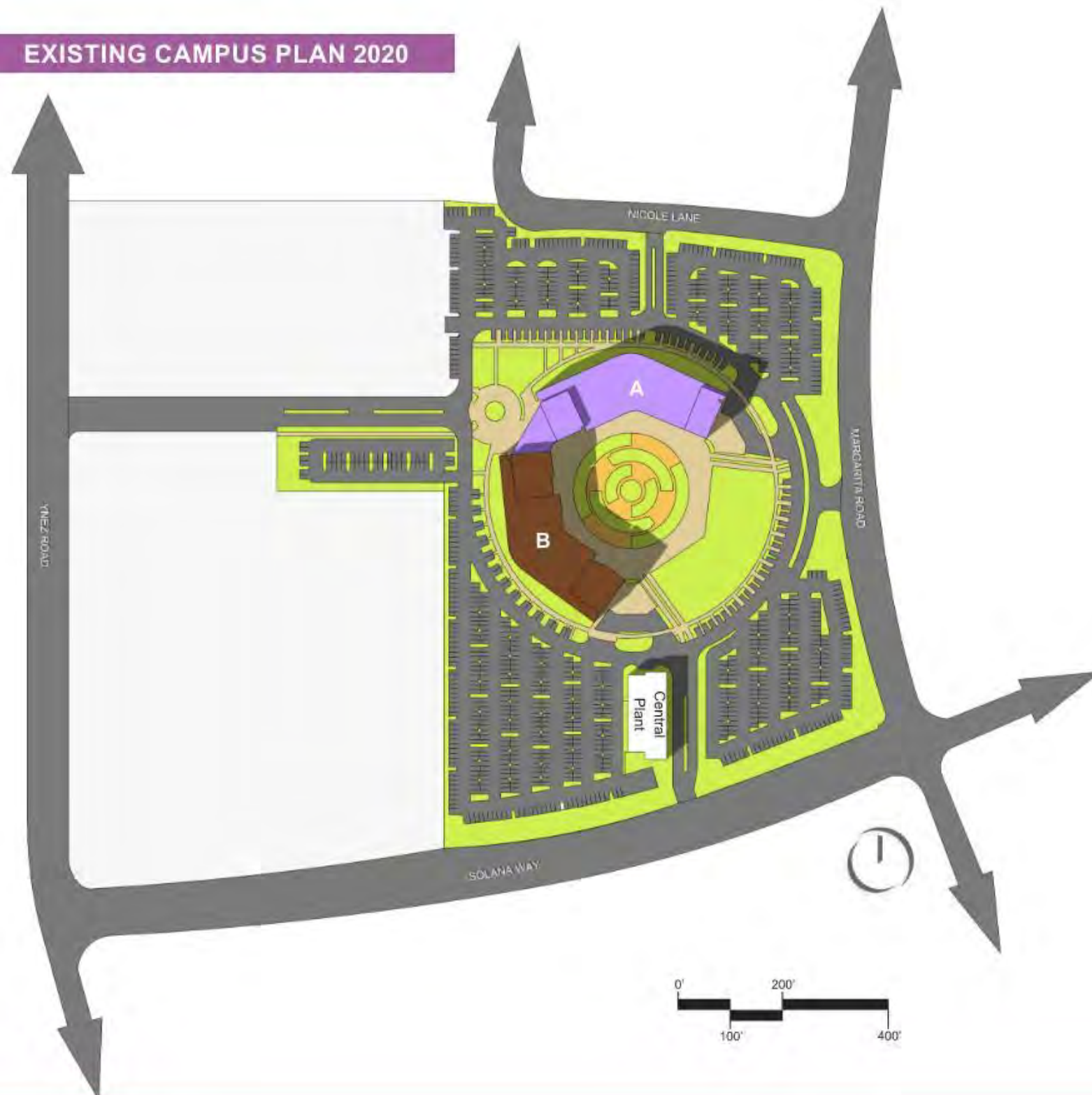




# Temecula Valley Campus



EXISTING CAMPUS PLAN 2020

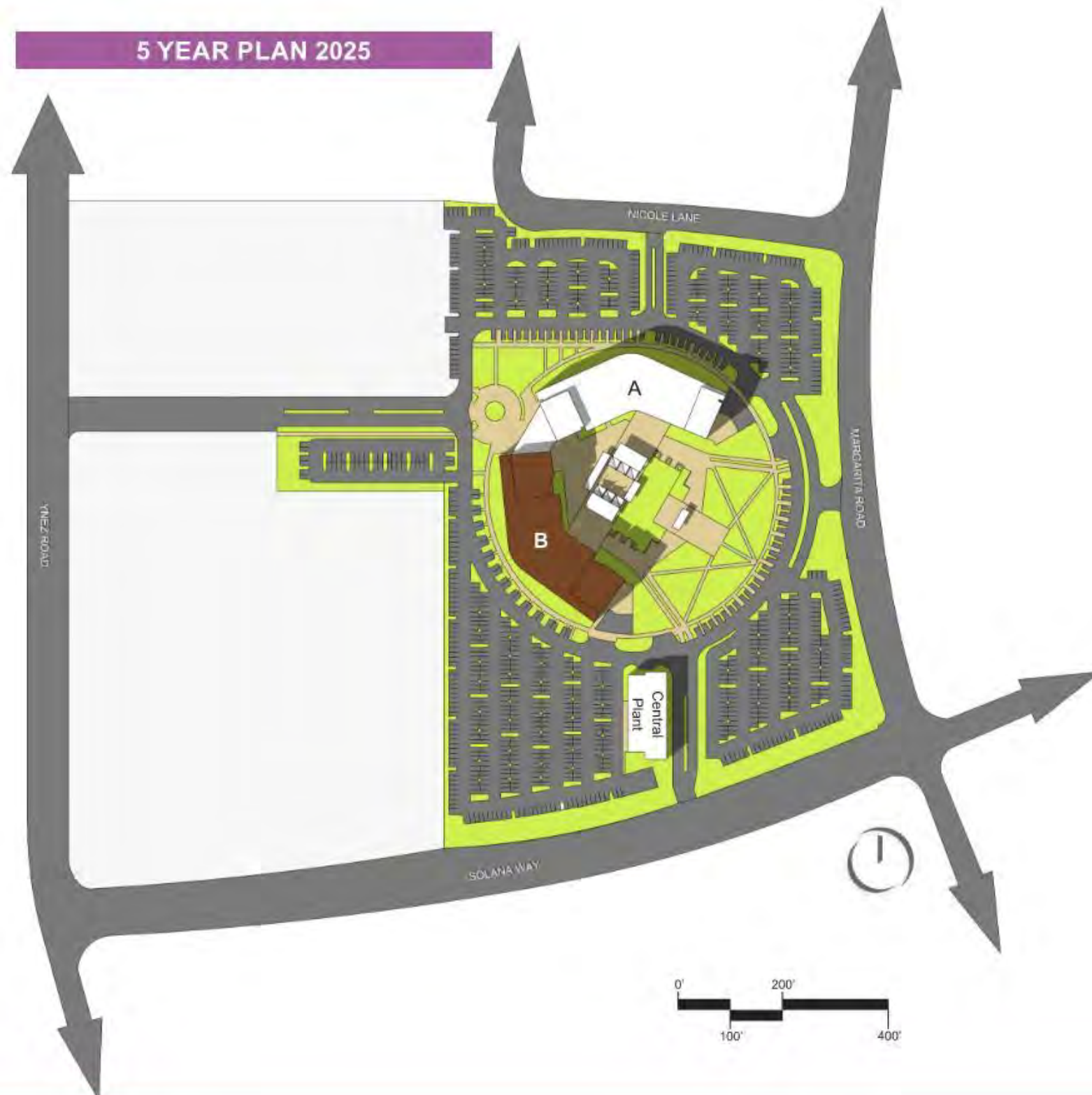


LEGEND

- Modernization
- Leased Space
- Landscaped Space
- Hardscape

- A Labs, Classrooms, Administration and Student Services, Cafeteria, Gym, and Library
- B Future Leased Space

5 YEAR PLAN 2025



LEGEND

- Existing Building
- Leased Space
- Landscaped Space
- Hardscape

- A Labs, Classrooms, Administration and Student Services, Cafeteria, Gym, and Library
- B Leased Space

## VEHICULAR CIRCULATION



### LEGEND

- Entry / Exit
- Circulation Loop
- Security Point
- Parking Structure Access
- Drop-off Location
- Intersection
- R Right turn only

The main entry point to campus is from the intersection on Ynez Road. Currently there is a security point before getting to the main drop-off and visitor parking. For the full-build out of this campus a third building and parking structure will be added to round out the campus.

## PUBLIC TRANSPORTATION



### LEGEND

- RTA Bus Route
- Existing Bus Stops
- Commuter lot
- ←...● Proposed new Stop

Overflow North Park & Ride: 71 stalls

This zone is the ideal location for park & ride commuters and bus transit service. It sets at the north edge of Campus, and does not bring unnecessary bus traffic into the primary circulation loop.



## EXISTING PARKING LOTS



### LEGEND

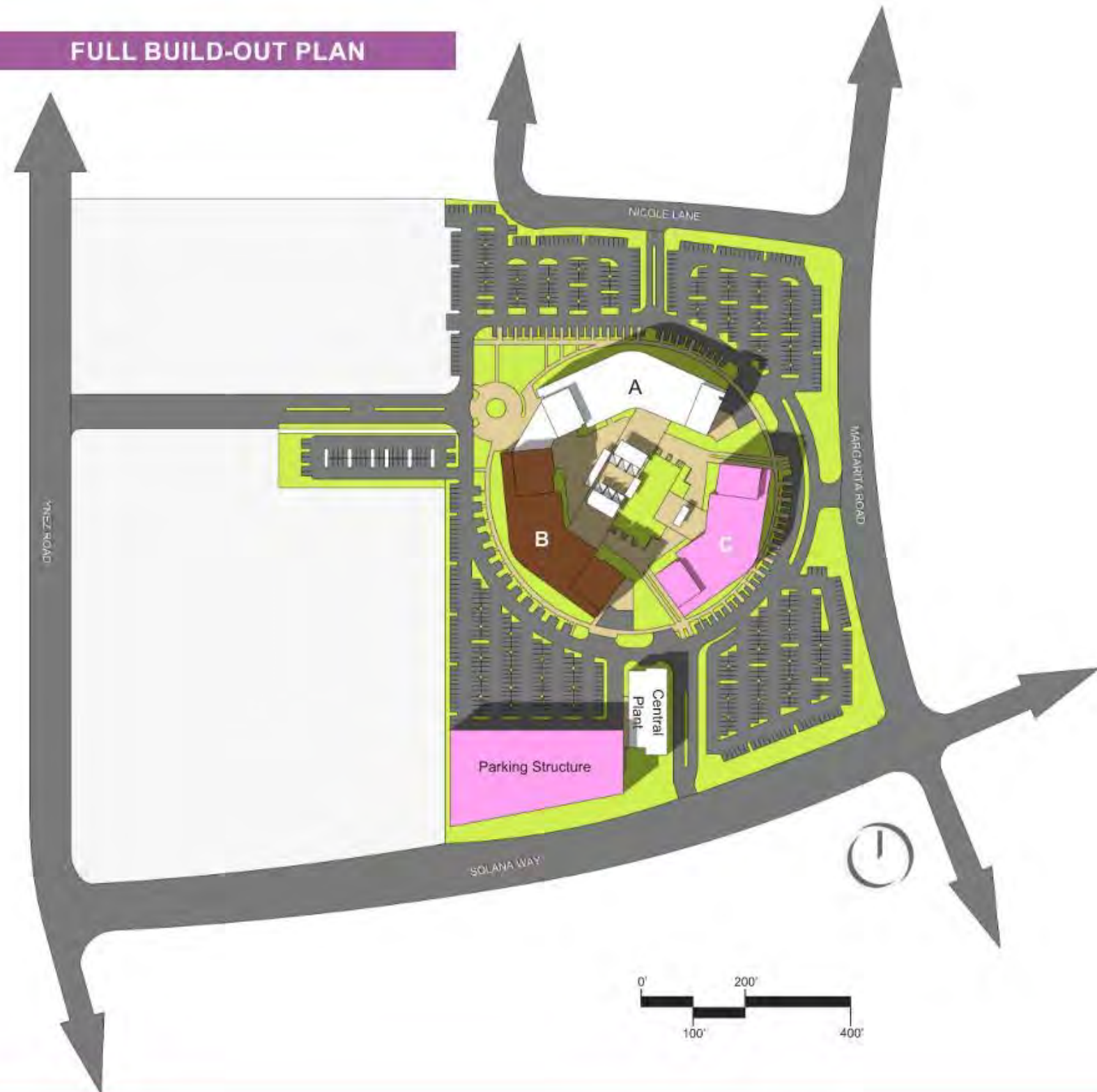
Parking Lot A:	215 stalls
Parking Lot B:	175 stalls
Parking Lot C:	254 stalls
Parking Lot D:	727 stalls
Parking Lot E:	44 stalls

● Student Parking:	1,100 stalls
● Faculty / Staff Parking:	200 stalls
● Commuter lot Parking:	71 stalls
● Visitor Parking:	44 stalls
<b>Total stalls:</b>	<b>1,415 stalls</b>

The existing on-campus parking capacity is 1,136 stalls.

The full build-out on-campus parking capacity will be 1,415 stalls. The parking design for the future build out is to add a parking deck in the southwest corner of the site. This parking structure is planned as a three story structure and will house 400-450 vehicles.

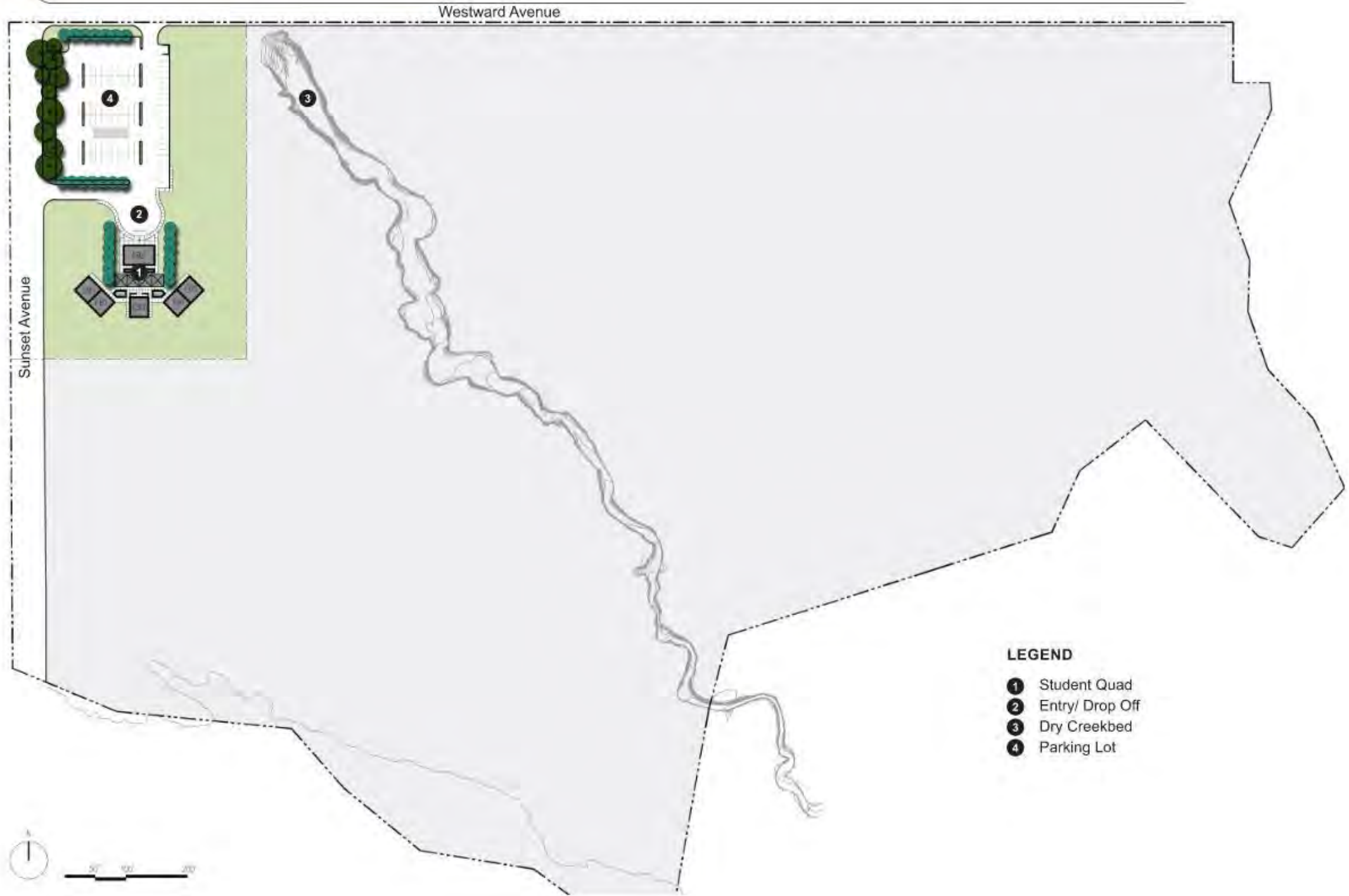
FULL BUILD-OUT PLAN



LEGEND

- Existing Building
- New Building
- Leased Space
- Landscaped Space
- Hardscape
  
- A Labs, Classrooms, Administration and Student Services, Cafeteria, Gym, and Library
- B Leased Space
- C Leased Space

# San Geronio Campus





LANDSCAPE PLAN FULL BUILD-OUT

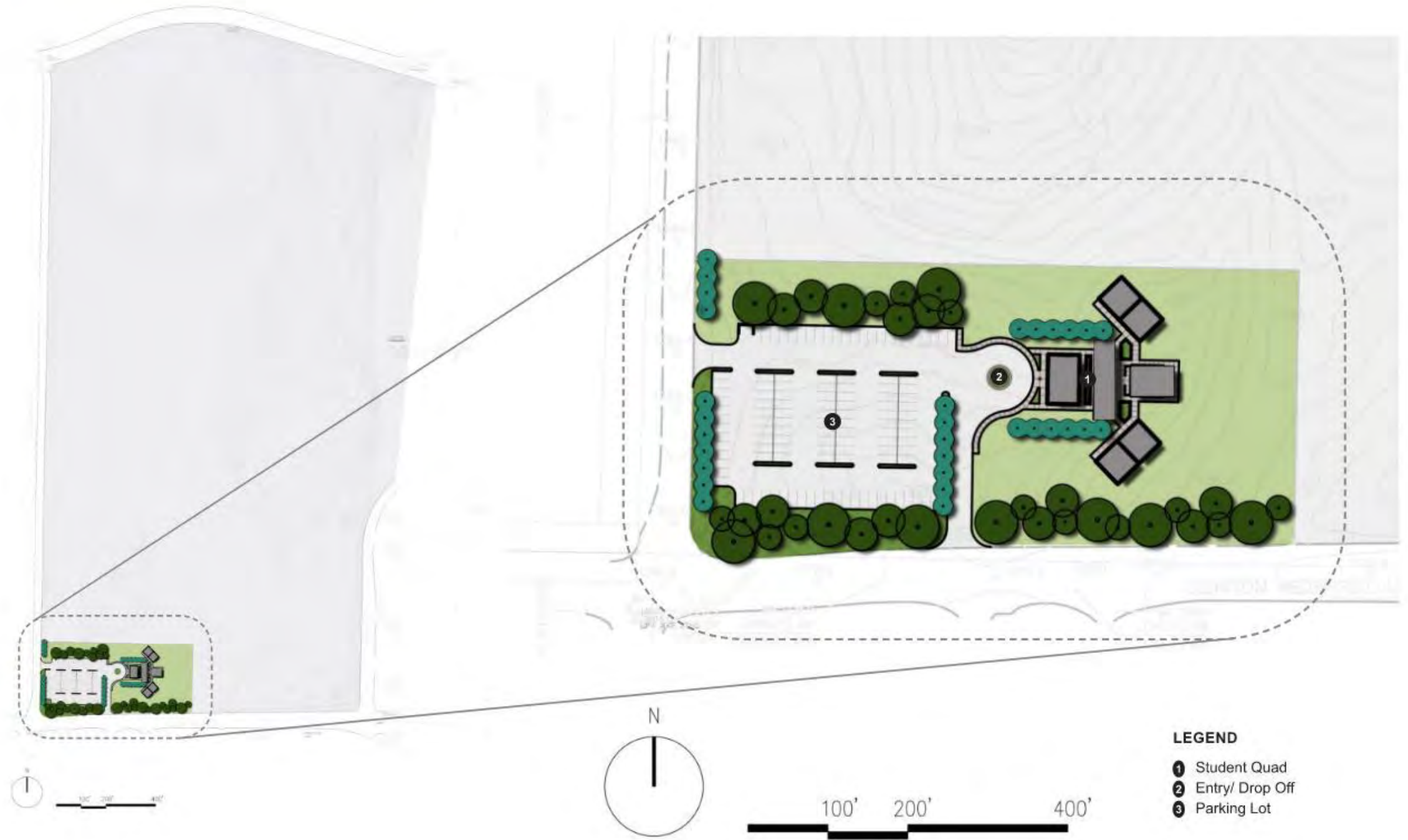


LEGEND

- 1 Student Quad
- 2 Entry/Drop Off
- 3 Dry Creekbed
- 4 Parking Lot
- 5 Construction Yard/Outdoor Classroom



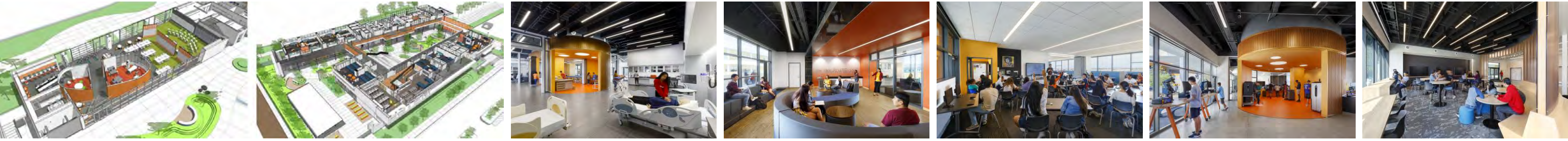
# Wildomar Campus



## Emerging Topics

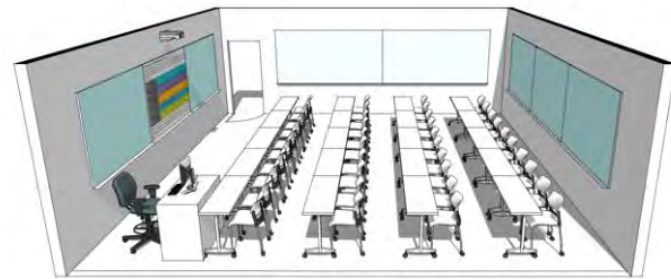
- Energy Master Plan
- Learning Trends
- Health + Wellness
- Workplace Planning
- Housing

# Learning Trends



*“The eSTEM Advisory Committee worked with the architects and began profiling what a 21st century learner looked like. We saw a future-ready student who had the skills to collaborate and communicate effectively with others.”*

— Dr. Kim Lu Lawe | eSTEM Director



presentation mode



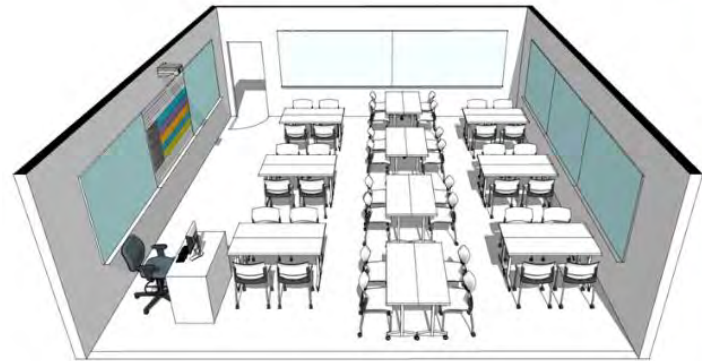
hybrid synchronous



active learning



study room/small



team mode



team-based learning



break-out groups



group collaboration

learning studio

flipped

hyflex

interactive

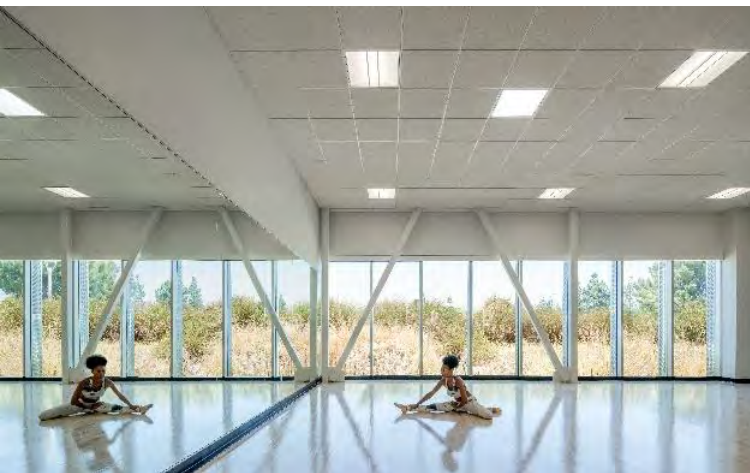




# Health + Wellness



- synergy of kinesiology, athletics and general fitness/recreation
- a destination offering amenities and opportunities for all students
- health and wellness education



fitness for all students



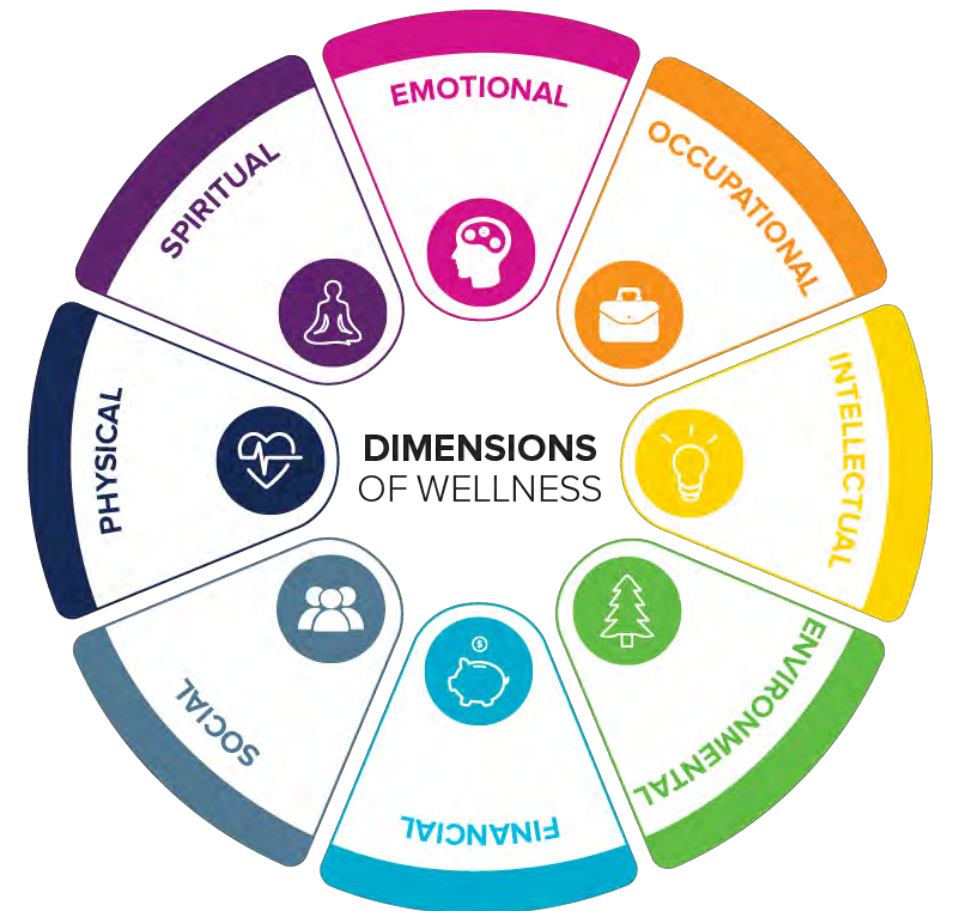
# academic impact

national average

stress **38%**

anxiety **31%**

american college health association  
national health assessment 2021



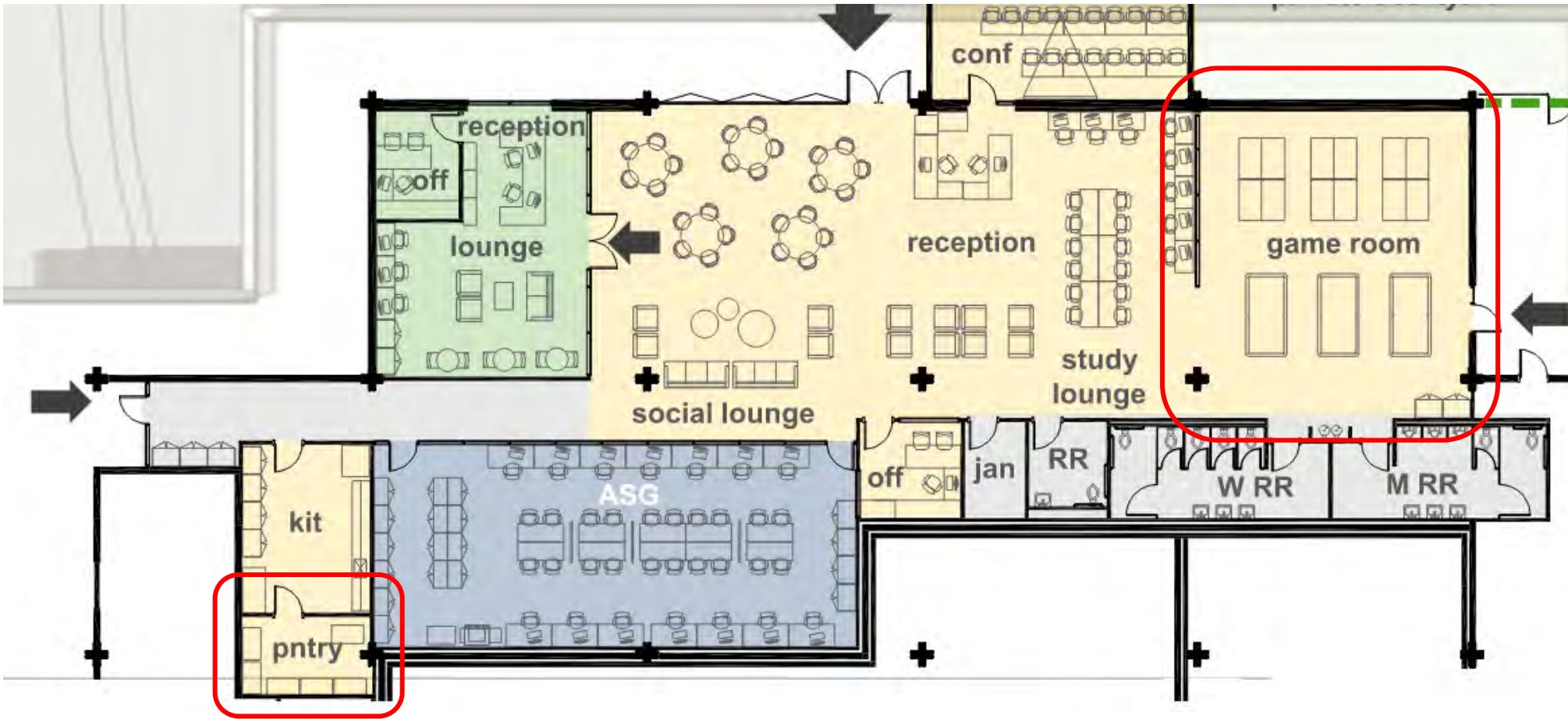
**Food Security**

Based on responses to the US Household Food Security Survey Module  
(USDA Economic Research Service)

	<i>Percent (%)</i>	<b>Cis Men</b>	<b>Cis Women</b>	<b>Trans/ Gender Non- conforming</b>	<b>Total</b>
High or marginal food security (score 0-1)		66.5	63.2	54.6	64.0
Low food security (score 2-4)		19.6	21.7	22.5	21.0
Very low food security (score 5-6)		13.9	15.1	22.9	15.0
<b>Any food insecurity (low or very low food security)</b>		<b>33.5</b>	<b>36.8</b>	<b>45.4</b>	<b>36.0</b>

**College students who reported they agree or strongly agree that:**

	<i>Percent (%)</i>	<b>Cis Men</b>	<b>Cis Women</b>	<b>Trans/ Gender Non- conforming</b>	<b>Total</b>
I feel that I belong at my college/university		67.3	65.3	50.4	65.1
I feel that students' health and well-being is a priority at my college/university		51.0	45.3	31.7	46.8
At my college/university, I feel that the campus climate encourages free and open discussion of students' health and well-being.		57.3	52.7	38.5	53.7
At my college/university, we are a campus where we look out for each other		53.8	49.6	37.5	50.7

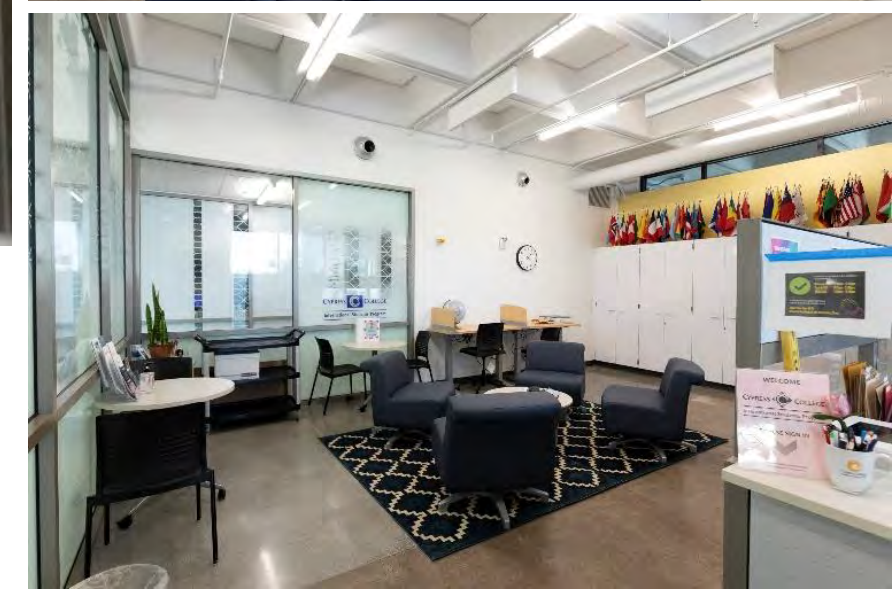
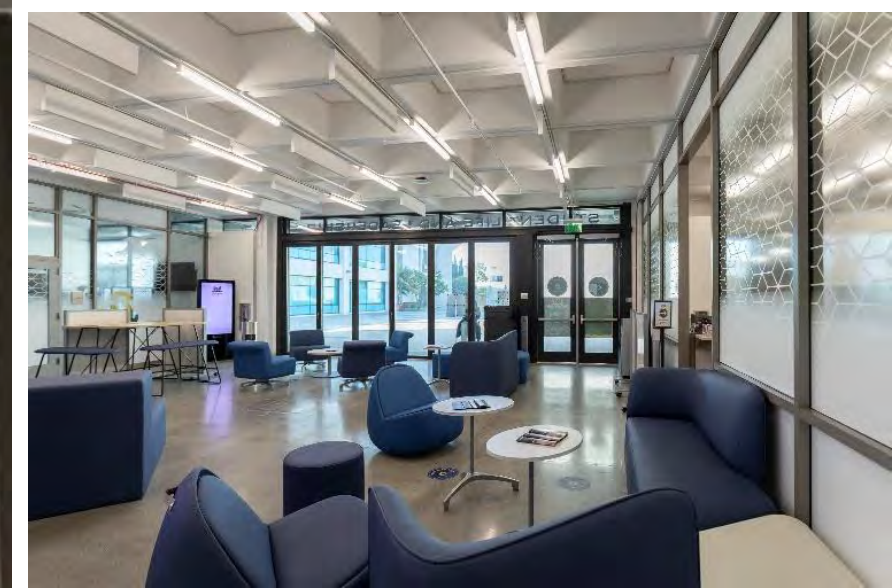


basic needs integrated with student life

cypress college | **previous** student activities center

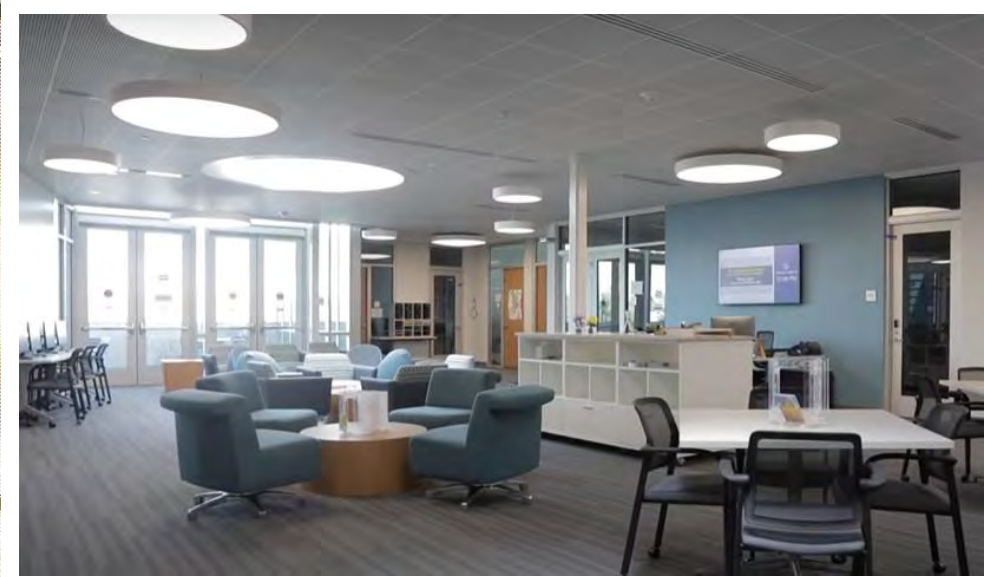


transform and re-imagine





safe places and cultural identity

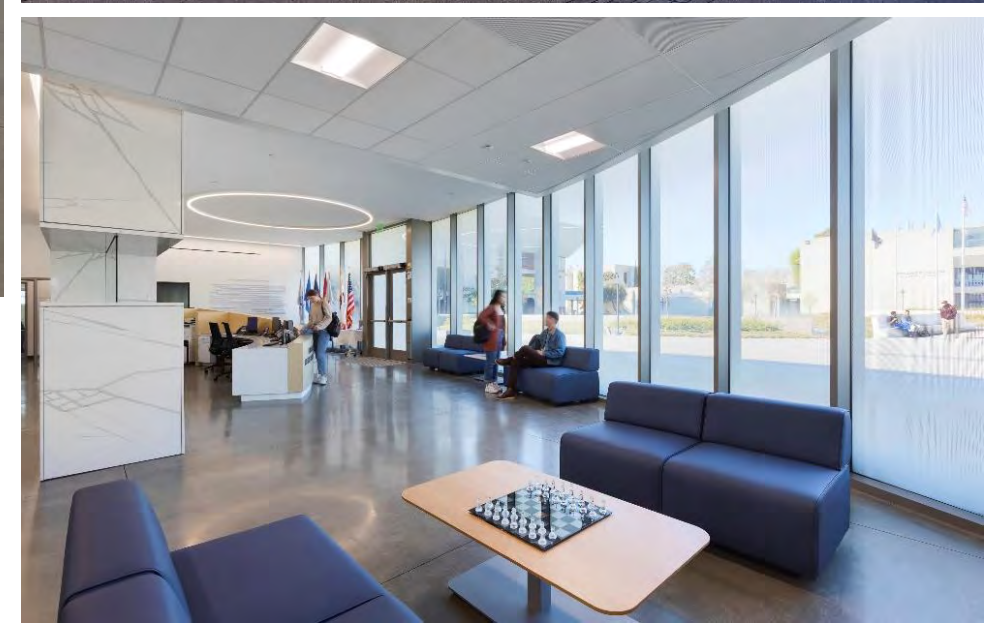




cypress college | **previous** veterans resource center



a place for all students



places to build community



collegiate pride and  
deepening connection

# Workplace Planning



places to connect and offer choice



**ADMINISTRATIVE SPACE PLANNING:  
WORKPLACE PLANNING & DESIGN CONSIDERATIONS**

Why, how, when, and where we work matters. And workplace design needs to keep pace with employee needs and the evolving nature of work. With an understanding of the behavioral and value shifts that have taken place, both before and during the COVID-19 pandemic, thoughtful workplace design can address the changing needs of all stakeholders – at the individual, departmental, and campus/organizational level. This research brief summarizes recent workplace design research, some forecasted trends, and important factors to consider for educational administrative space planning. Employee performance levels are deeply impacted by their work environment. Successful workplace design not only supports employees' performance across a range of work functions and activities, but it also aims to enhance health and well-being, while meeting occupant satisfaction, individual needs, and personal preferences. Employee satisfaction with their work environment has been found to be distinctly correlated to engagement and productivity. However, there's no "one-size-fits-all" solution for faculty offices or other campus workspaces.

**THE EVOLUTION OF WORKPLACE DESIGN**

For decades, research has highlighted common office challenges related to noise distractions, privacy, and static workstations. During the pandemic, remote employees had an opportunity to better understand the qualities of their immediate work environment and became increasingly aware of these persistent workplace challenges. Reasons for re-examining workplace physical environments are both operational (e.g., optimize real estate utilization, adapt to changing needs, control costs) and strategic (e.g., drive innovation and creativity, break down departmental silos, improve employee engagement). Steeped in institutional tradition, though, academia can be slower to change. However, the pandemic has accelerated the implementation of many

**ABOVE:** Blended environments with private offices, open workstations and touchdown shared spaces.  
CSUN Extended University Commons | Northridge, CA | Higher Education

trends already seen in the evolution of workplace even before this shared global experience in terms of why, how, when, and where we work.

**RE-ENVISIONING THE WORKPLACE**

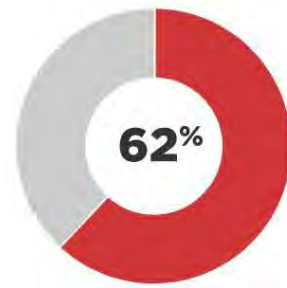
The remote work experience demonstrated the feasibility of alternative work models and increased the demand for workplace design that supports employee wellness, user experience, and organizational culture/community. With greater understanding of how employees' workspaces facilitate or hinder their ability to accomplish role-specific work tasks, the pandemic has provided an opportunity to reimagine workplaces with a renewed and amplified interest in agile workplaces, distributed teams, hybrid work models, activity-based design, and balancing visual, territorial, and acoustical privacy with the need for collaboration space.

forward, employees want to be able to retain these benefits, while leveraging offices for specific activities, tasks, tools, and resources.

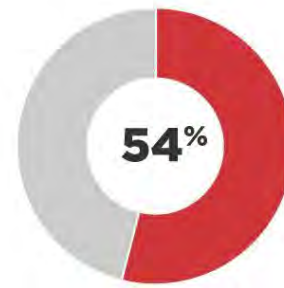
**ACADEMIC EMPLOYEE/OCCUPANT EXPERIENCE**

As people are returning to campus, after spending time away during the pandemic, many are thinking more about ways the physical environment can impact the employee/occupant experience, with a shift toward greater flexibility, agility, and efficiency. The key is planning and designing for the full range of current and future occupants (see sidebar).

The need for private or assigned academic offices is being re-evaluated, due in part to technology and collaboration tools that have enabled most academic tasks to be done from any location. In addition, offices make up a high percentage of campus real estate but have low utilization. Some faculty only come to campus on teaching days, and the proportion of part-time and contingent faculty has continued to increase. Since these offices are underutilized yet costly to build, heat, cool, and power, college and university planners are starting to allocate more office square footage to shared, community-building, respite, and social/gathering spaces that offer more options and choice.



62% of higher education planners surveyed said they plan to create more unassigned or flexible office space for STAFF in the next year (SCUP, 2021)



54% of higher education planners surveyed said they plan to create more unassigned or flexible office space for FACULTY in the next year (SCUP, 2021)

Many campuses are shifting the ratio of private to shared space in favor of a wider variety of flexible spaces. As part of this shift, it is useful to consider questions like:

- Should offices be grouped by department/discipline or distributed to intermix and increase collaboration opportunities?
- Which types of spaces can be shareable and who should share?
- Should all full-time tenure/tenure-track faculty have a private office? And are there generational preferences?
- How are faculty thinking differently about where they conduct research versus where they want to hold office hours with students or have breakout sessions with small groups.

- Equip the common areas with power outlets, comfortable seating for informal meetings, and a variety of small tables for different sizes of groups. Research has demonstrated that the ability to efficiently switch between group and individual tasks leads to innovation.
- Locate spaces strategically in neighborhoods or zones for different levels of noise, lighting, and privacy to accommodate different work modes, teams, departments, and user groups. Brighter, more open spaces will signal more active zones versus secluded spaces with dimmer lighting.
- Consider hybrid-specific spaces and strategies, if applicable, including the ratio of assigned to unassigned desks, hybrid collabs, and single-person enclaves for hybrid meetings.

**“Organizations will need to rethink the purpose of the office from simply a place to work to becoming the infrastructure for building social capital and fostering a sense of purpose and belonging.”**

(Steelcase, 2021)

**FLEXIBILITY, AGILITY, AND EFFICIENCY**

Offer flexible spaces and furnishings that allow employees to adapt their work area to suit their needs and the task at hand (as space needs vary throughout a day, from day-to-day, and long-term). This will improve productivity and employee well-being.

- Install versatile architectural elements, rather than permanent walls, to allow building interiors to support a greater variety of uses (e.g., the ability to combine small adjacent meeting rooms, as needed). Adjustable boundaries enable greater personal choice for occupants to control their interactions, further contributing to psychological



**TOP:** Balance between private offices and open environments that provides visibility and encourages collaboration.

County of Orange Administration Services | Santa Ana, CA | Civic + Cultural

**MIDDLE:** Blended environments that build community and foster engagement.

Mazda Headquarters | Irvine, CA | Workplace

**BOTTOM:** Flexible and seamless transitions between individual workspaces and group activities.

DPR Construction | Pasadena, CA | Workplace

## Focus Mode

- specific
- secured
- individual

## Open Collaboration Mode

- free-address
- hybrid
- community

## Shared Resources

- support
- reservable
- gathering

*“choice is the new amenity”*



**personal**

focus  
controllability  
secured

**collaboration**

intentional  
knowledge share  
working together

**interaction**

informal  
social  
community



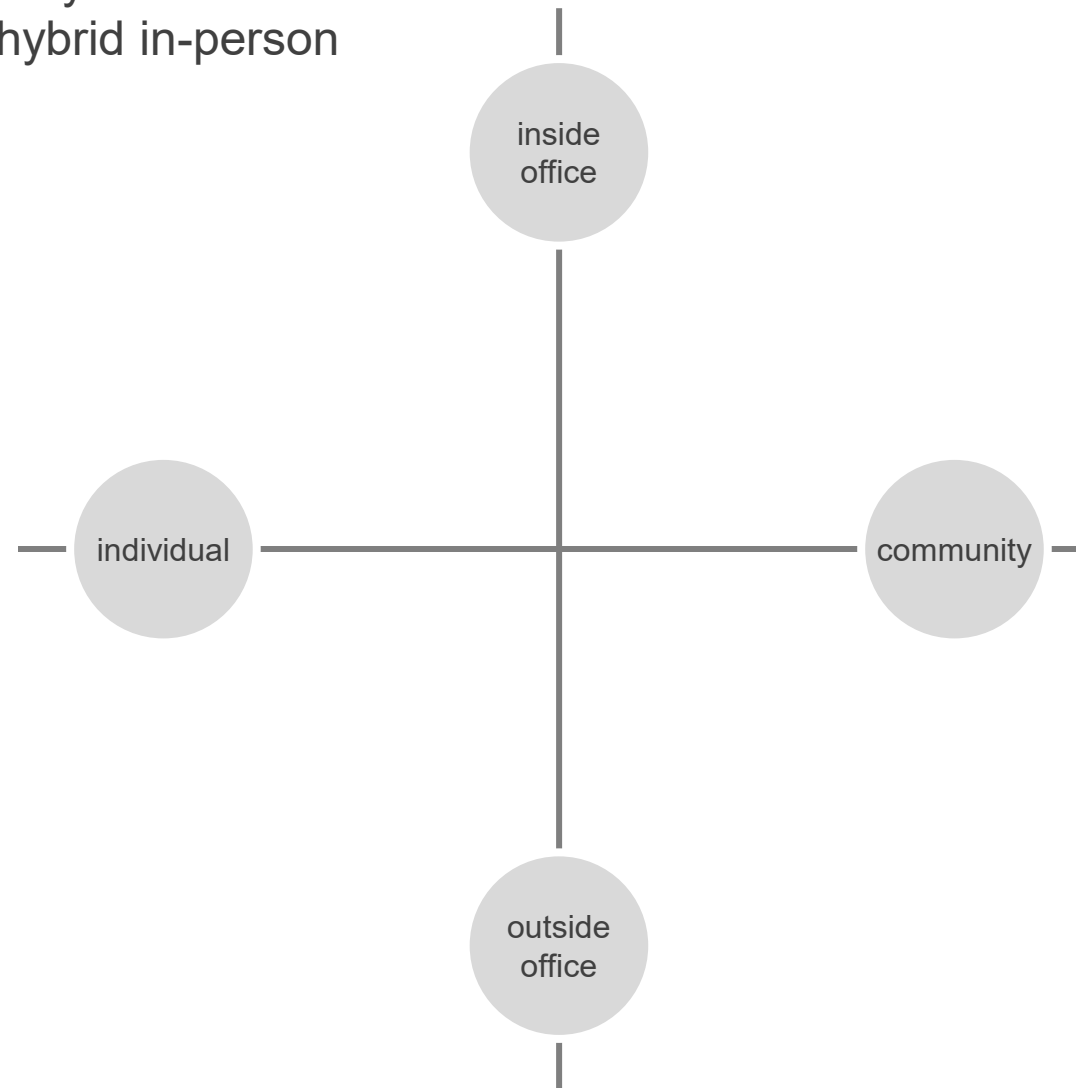
*“ neighborhood concept  
that embraces **ME : WE** ”*



**Question:**

On an average day, **HOW** and **WHERE** do you spend your time?  
Consider how that will change moving forward in a hybrid in-person and remote work scenario.

*how* do you  
spend your day?



*where* do you  
spend your day?

Please rate the importance for each of the following, with regard to use of your personal workspace.

	very important	somewhat important	not important at all
privacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
acoustics	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
work surface capacity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ability to collaborate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
ability to focus and reflect	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
having assigned or dedicated space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

# Housing

Vanguard University



San Diego State University



College of San Mateo



LPA

thank you!