



MiraCosta College
Facilities Master Plan Update
Executive Summary

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Letter from the President



**Sunita V. Cooke, PH.D. -
Superintendent / President**

Since its beginning in 1934, MiraCosta College has served as coastal North San Diego County's premier location for an affordable higher education and top quality career training and transfer education. Over the past 82 years, as the communities MiraCosta serve have expanded, so has the college. In the 1960s, MiraCosta moved from a small wing at Oceanside-Carlsbad High School to a campus of its own at 1 Barnard Drive in Oceanside. In 1988, the college built a second site in Cardiff to better serve the communities in the southern portion of the district. The construction of the Community Learning Center followed in 2000. This urban facility in downtown Oceanside houses the college's noncredit programs. Most recently, the college added the Technology Career Institute in Carlsbad, which is home to the Community Education and Workforce Development programs as well as the North County Small Business Development Center.

Over the past eight decades, MiraCosta has grown from a small college located inside a high school to a vibrant college with multiple sites. Over the past ten years in particular, the college has seen tremendous growth, with student enrollment skyrocketing 34 percent. Today, we serve more than 22,000 credit students and an additional 10,000 noncredit and fee-based students each year.

This rapid expansion has not come without growing pains. If you walk around our campuses and enter our buildings, you'll find that many of our facilities are antiquated. Others are crowded and lack the

space to house the technology and tools needed to support cutting-edge programs. On the Oceanside Campus, for example, an independent state assessment rated 61 percent of our facilities in poor condition.

At its June 22 meeting, the MiraCosta College Board of Trustees approved the Facilities Master Plan Update. This plan is not just a wish list. It is a prioritized plan for crucial construction and remodeling, based upon the needs of our community and our students. As an update to our 2011 Comprehensive Master Plan, this plan further analyzes the college's current and future needs as identified in the district's updated Educational Master Plan, and makes recommendations derived from forecasted student enrollment, regional employment projections and future economic growth of the region.

I want to thank the college for the time, research and thoughtfulness that went into the creation of this master plan. Through presentations, campus forums, online feedback and community forums, the entire college had the opportunity to review this plan and offer suggestions. I also want to thank our community for its input and support. The end result is a carefully crafted plan that, once fulfilled, will allow our college to fulfill its mission of providing superior educational opportunities and student-support services that help our students succeed while also strengthening the economic, cultural, social, and educational well-being of the communities we serve.

Overview

The MiraCosta Community College District is comprised of four campuses: Oceanside, San Elijo, Community Learning Center, and Technical Career Institute (TCI). All four campuses work together to form a unified district to serve the needs of the surrounding communities. MiraCosta owns and operates three of the four sites: Oceanside, San Elijo, and Community Learning Center — The TCI site has recently been rented and renovated. As such, the TCI is not the subject of this FMP.

As an update to the 2011 Comprehensive Master Plan, the purpose of this Facilities Master Plan Update is to analyze existing facilities and outline development goals that align with the current and future needs of MiraCosta College as identified in the District’s updated Education Master Plan (completed Fall 2015).

To fully understand MiraCosta’s needs and issues, a large and diverse set of stakeholders—from the Board of Trustees to students, from faculty to facilities personnel—participated in the Facility Master Plan process through online surveys, workshop discussions, meetings, campus forums and presentations. These stakeholders identified the following master plan goals.

Additionally, an assessment of existing conditions on each campus found:

- Space deficit on all three campuses according to California State space requirements;
- Out-dated classrooms and labs which cannot support 21st century instruction and learning;
- Aging facilities with failing systems requiring repair or replacement, like electrical and air-conditioning;
- Significant number of instructional and student spaces located in temporary buildings past their useful life;
- Student services impaired by dispersed locations throughout the Oceanside campus and inadequate space to accommodate functions;
- Underground utility piping for storm drains, sewer and water in poor condition; underground piping for technology is at capacity; and
- Significant parking deficiencies at the Oceanside and Community Learning Center campuses.

Based on the updated Education Master Plan, Institutional Goals, and facilities assessments, District Leadership identified priorities for this 2016 Facilities Master Plan to address.

Create a MiraCosta College that is:

ENGAGING	WELCOMING
SAFE & SECURE	INSPIRING
INNOVATIVE	EXCEPTIONAL
SUSTAINABLE	CONNECTED

Highest Priority (in no particular order):

- 21st Century Learning Environments
- Meeting / Study / Gathering Space
- Optimizing Functional Adjacencies
- Office / Work Environments
- Parking
- Infrastructure
- Building Systems
- Safety & Security

High Priority (in no particular order):

- Outdoor Space
- Optimized Space Utilization
- Identity
- Athletics / Gym Replacement
- Sustainability
- Temporary Building Replacement

To address these needs and priority issues, the 2016 Facilities Master Plan Update recommends new construction, renovations, and modernization projects on all three campuses, as well as site improvement projects to address infrastructure, parking, and landscape issues.



Oceanside Campus Existing Condition

A detailed assessment of the existing campus condition was conducted through site observations, review of existing documentation, and discussions with facilities personnel, faculty, staff, and District Leadership. The following issues need to be addressed:

Site

- The campus lacks a defined sense of entry and arrival, causing way-finding issues for new or prospective students and visitors;
- While the landscaping is well maintained and in good condition, there is an extraneous amount of turf, which requires excess water usage; and
- There is a lack of functional outdoor study and gathering spaces.

Infrastructure

- The Oceanside Campus has experienced issues with underground pipes for domestic water, irrigation/fire, storm water, and sewer pipes due to the topography of the site as well as roots from the large quantity of trees on campus;
- Natural gas lines lack earthquake valves and are showing wear at locations where the lines are exposed; and
- The current communications infrastructure lacks a physical redundancy and the conduit required to add additional load to the system. Wireless access to exterior spaces is poor.

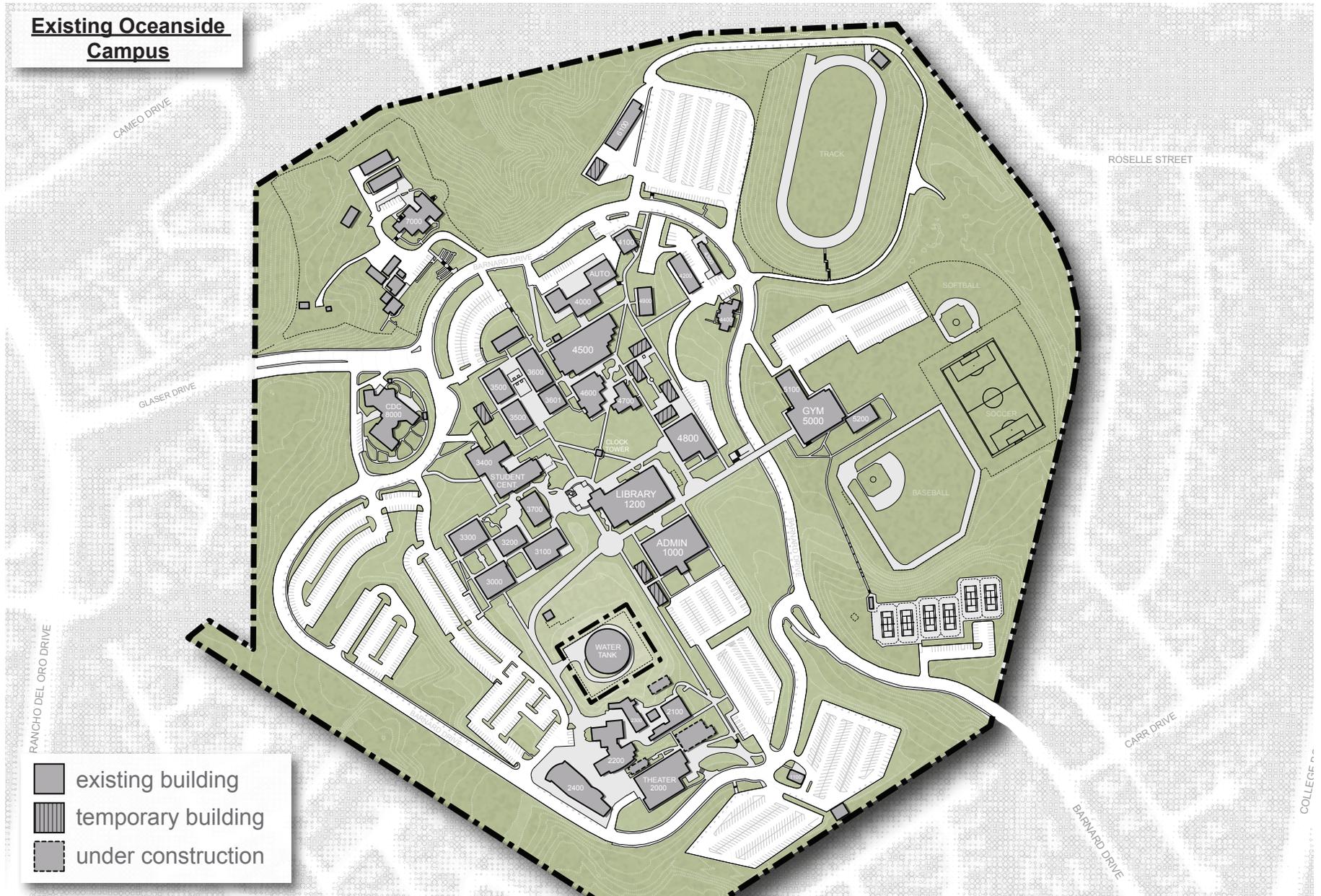
Parking

- There is a deficit of over 500 parking spaces on campus based on current and projected school population; and
- Visitor parking is not located at visitor functions.

Space / Facilities

- According to state space requirements, there is a space deficit of classroom, lab, and library/study space. Additional office space is also required to support growing faculty and staff populations;
- A number of older buildings have failing systems and exterior & interior finishes which require upgrades; and
- Older classrooms and labs cannot support 21st century instruction and learning, which requires flexible and engaging environments. These older classrooms are static environments that lack the appropriate furniture, technology, and whiteboard space for student interaction. Additionally, the Allied Health labs lack the size and space configurations to support hands-on learning and modern simulation scenarios; the science labs are undersized and configured for out-dated teaching methodologies. Additionally, the building systems cannot support the required number of fume hoods.

Existing Oceanside Campus



Oceanside Campus Facilities Master Plan

The Facilities Master Plan for the Oceanside Campus includes new building and renovation projects to address the identified space deficiencies and functionality issues. These projects are organized around the creation of academic hubs throughout the campus. Centered around different academic topics, like STEM or Health, each academic hub contains related instructional space, student tutoring and study space, and faculty office space—creating vibrant learning communities aimed at improving student success and excellence.

A new Student Services Building, located at the current Pedley Park, will not only provide new identity to the campus, but also greatly improve the prospective and current student experience around admission, registration, counseling, financial aid, and the Veterans Center by creating a “one-stop-shop” where all the students needs can be met.

Extending the functional lifespan of existing buildings, modernization projects will refresh finishes, furniture and technology or upgrade building systems, where major renovation work is not required. Buildings in critically poor condition, like temporary classroom buildings and the gym complex, will be demolished as functions move to new or renovated facilities.

Various site improvement projects add parking, correct infrastructure issues, and work towards achieving sustainability goals with water-conscious landscaping.

New Building Projects

- Student Services Building (includes Veterans Center)
- Gym Complex
- Chemistry & Biotechnology Building
- Allied Health Building
- Arts/Media Services Building
- Campus Police Building
- Resource Center
- Miscellaneous Support Buildings

Renovation Projects

- Administration Building 1000
- Library Building 1200
- Student Center Building 3400
- Theater Building 2000
- Art Building 2100
- Instructional Building 3000
- Instructional Building 3100
- Instructional Building 3200
- Instructional Building 3300
- Tutoring Building 3601
- Instructional Building 3700
- Automotive Building 4000
- Building 4100
- Building 4400
- Science Building 4500
- Tutoring Building 4600
- Instructional Building 4800

Modernization Projects

- Library 1200
- Facilities (Buildings 4200 & 4300)
- Instructional Building 3500
- Automotive Building 4000
- Building 4700

Infrastructure Projects

- Domestic Water Repair
- Sanitary Sewer Repair
- Storm Drainage Repair
- Natural Gas Repair & Valves
- Communications

Landscape Projects

- Campus Quad
- Promenades
- Academic Hub Plazas
- Outdoor Classrooms
- Athletic Fields
- Bioswales & Native Plantings
- Sod Removal

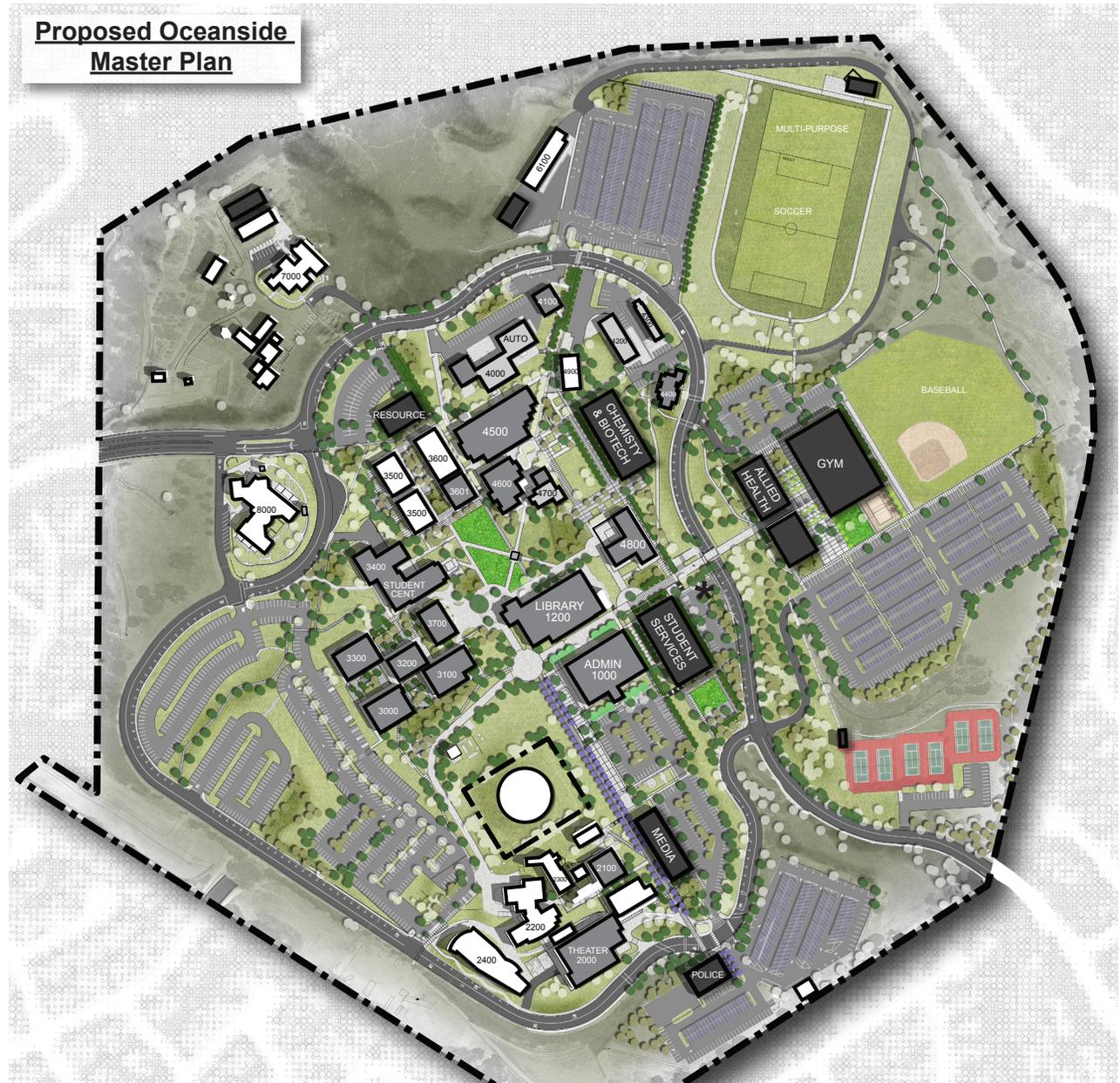
Site Improvement Projects

- Transit Center
- Pedestrian Bridge
- Monument Sign
- Sidewalk Improvement
- Site Lighting

Parking Projects

- New Parking Lots
- Expanded & Reconfigured Lots
- Visitor Parking

-  existing
-  modernization
-  renovated
-  new construction



San Elijo Campus Existing Condition

A detailed assessment of the existing campus condition was conducted through site observations, review of existing documentation, and discussions with facilities personnel, faculty, staff, and District Leadership. The following issues need to be addressed:

Site

- The campus lacks a “center” or a defined sense of place; many students indicated that the campus “does not feel like a college campus,” which can lead to a lack of student engagement and success; and
- There is no sense of arrival which causes wayfinding issues across the campus. This is particularly true for visitors or prospective students who cannot find Admissions.

Infrastructure

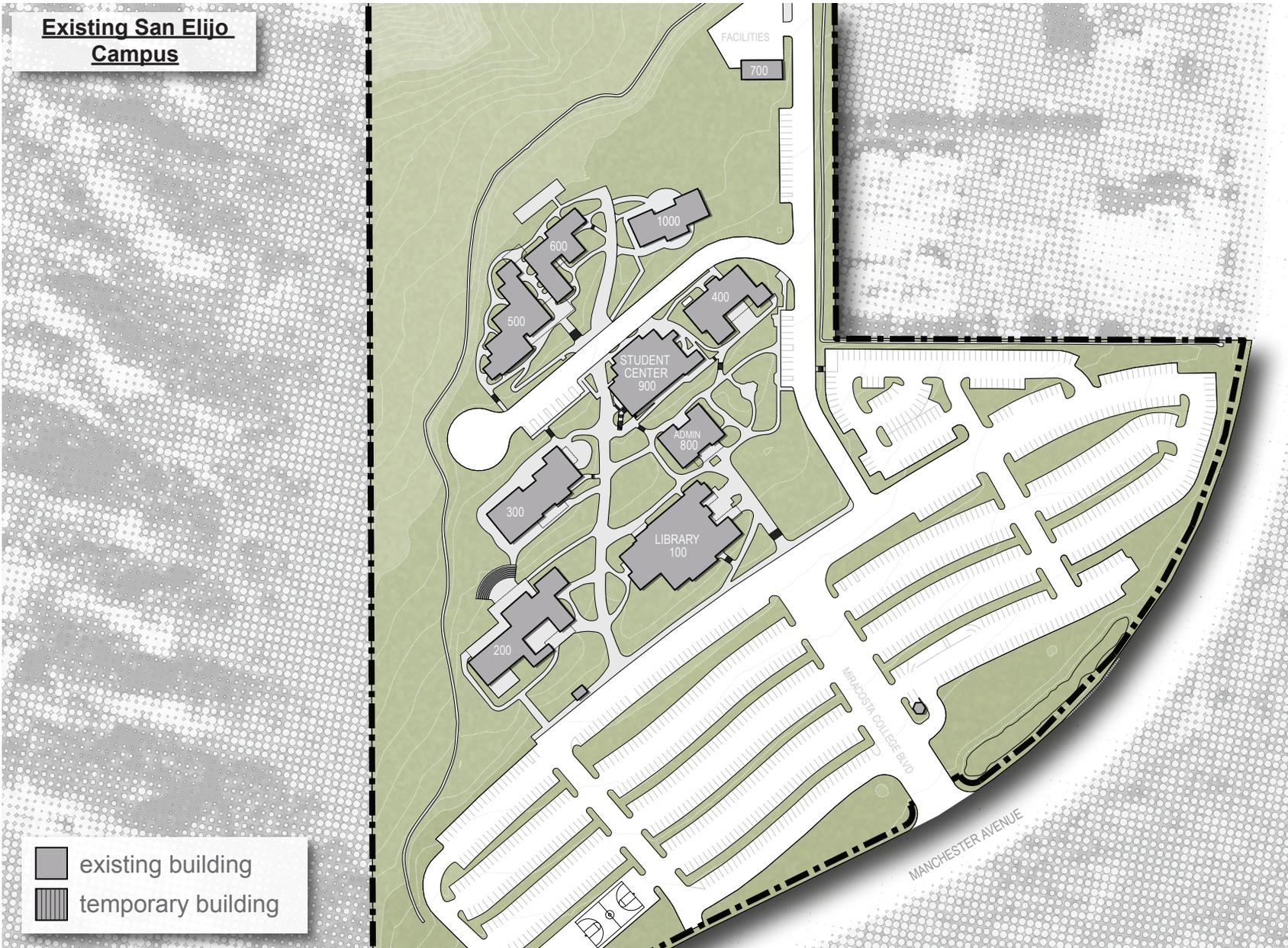
- The San Elijo Campus has experienced issues with underground pipes for domestic water, irrigation/fire, storm water, and sewer pipes due to the topography of the site as well as roots from the large amount of trees on campus;
- Natural gas lines lack earthquake valves and are showing wear at locations where the lines are exposed; and
- Wireless access to exterior spaces is poor.

Parking

- The parking lot is in fair condition and provides an appropriate amount of spaces for the demand of the campus; no issues to address.

Space / Facilities

- According to state space requirements, there is a space deficit of office, library/study, and instructional media space;
- Older classrooms and labs cannot support 21st century instruction and learning which requires flexible and engaging environments. San Elijo classrooms are static environments that lack the appropriate furniture, technology, and whiteboard space for student interaction; and
- The Administration Building 800 has significant functionality issues, with no separation between Student Services and Administration, poor indoor environmental quality, and insufficient space.



San Elijo Campus Facilities Master Plan

The Facilities Master Plan for the San Elijo Campus focuses on the renovation and modernization of existing facilities to provide flexible and interactive 21st century learning environments, both inside the classroom with finishes, furniture, and technology upgrades and outside the classroom with expanded tutoring and study space.

A new Student Services and Administration Building will address the identified space deficits and also provide a new identity to the campus, improving wayfinding and the student experience.

The demolition of the existing non-functional Administration Building allows for the creation of a central campus quad. Providing a “center” to the campus, this space will provide the necessary resources and environments for supplemental instruction and student engagement.

Additional site improvement projects include new outdoor learning spaces, water-conscious landscaping, and infrastructure repair projects.

New Building Projects

- Student Services & Administration Building

Renovation Projects

- Library Building 100
- Student Center Building 900
- Science Building Building 400
- Instructional Building Building 500

Modernization Projects

- Instructional Building 200
- Instructional Building 300
- Instructional Building 600
- Building 700

Infrastructure Projects

- Sanitary Sewer Repair
- Storm Drainage Repair
- Natural Gas Repair & Valves
- Communications

Landscape Projects

- Entry Plaza & Quad Landscaping
- Outdoor Learning Spaces
- Landscaping Improvement
- Bioswale & Native Plantings
- Sidewalk Improvement



Community Learning Center

Existing Condition

A detailed assessment of the existing campus condition was conducted through site observations, review of existing documentation, and discussions with facilities personnel, faculty, staff, and District Leadership. The following issues need to be addressed:

Site

- The campus buildings sit back from the road, creating a lack of street presence. This, in turn, has caused identity and wayfinding issues;
- Faculty, staff, and students reported that the Center “does not feel like a MiraCosta Campus”. Feedback indicated that this is caused by a lack of outdoor gathering places and a campus center; and
- Campus safety and security is a concern due to lack of protection and barriers between the campus and the surrounding urban and residential uses.

Infrastructure

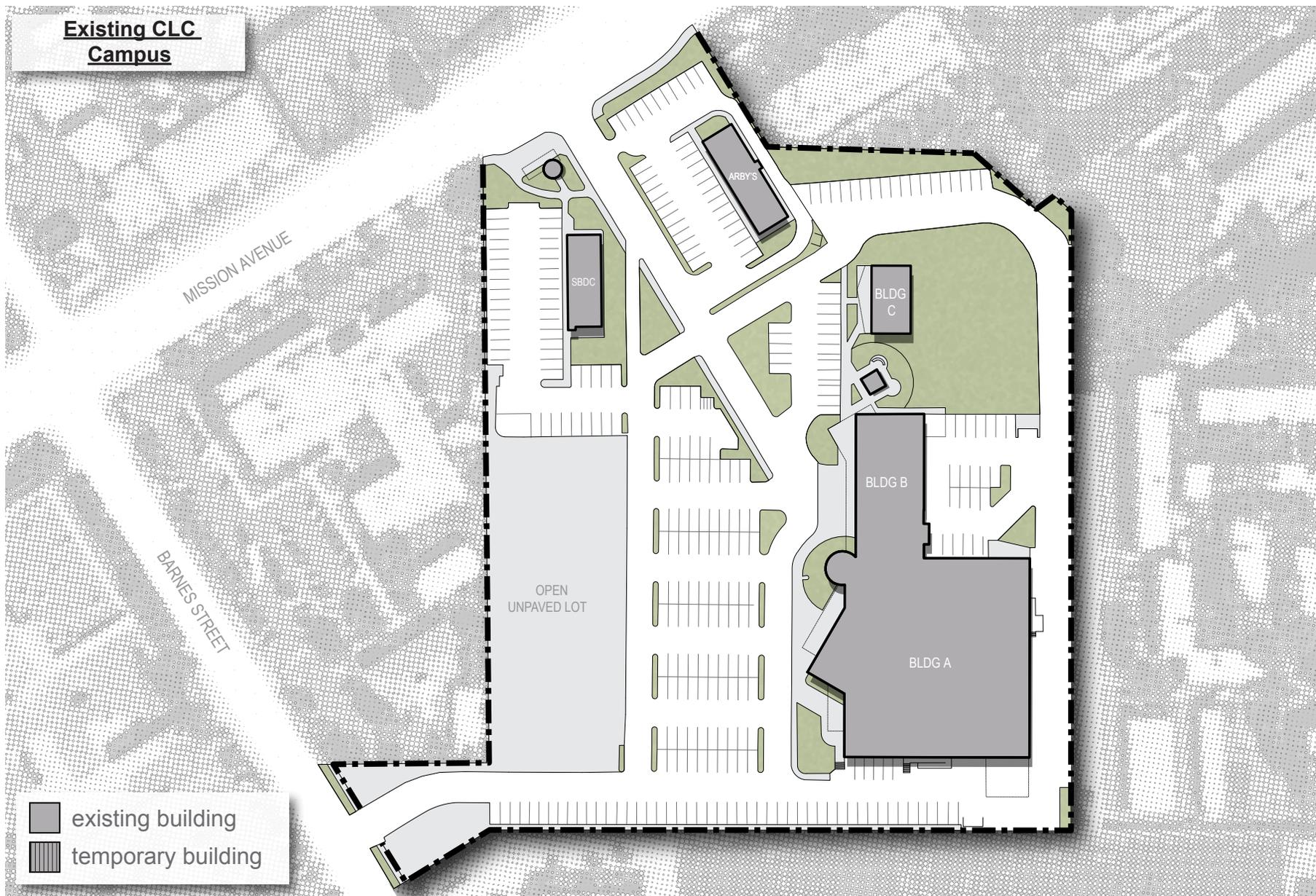
- Site infrastructure is not in need of major upgrades. Minor drainage and erosion issues exist at dirt lots and areas along the campus perimeter;
- Natural gas lines lack earthquake valves and are showing wear at locations where the lines are exposed; and
- Wireless access to exterior spaces is poor.

Parking

- There is a deficit of 120 paved parking spaces based on the current and projected school population;
- A dirt lot is currently used for parking; and
- Many parking spaces are located away from building entries in site areas which are hard to observe/supervise, creating safety concerns.

Space / Facilities

- According to state space requirements, there is a space deficit of office, library/study and instructional media space;
- Older classrooms and labs cannot support 21st century instruction and learning, which requires flexible and engaging environments. The Center instructional spaces are static environments that lack the appropriate furniture, technology and whiteboard space for student interaction; and
- The main buildings at the Community Learning Center (Buildings A&B) is a retrofitted retail building. As a result, the required connectivity between buildings is not achieved. Also, the central atrium space in Building A suffers from poor acoustics and lacks the required separation between administration, student services, and student study/work areas.



Community Learning Center

Facilities Master Plan

The Facilities Master Plan recommends the construction of a new Student Resources Building. In its placement, the CLC is provided with the much needed exterior campus quad and connections to parking. Both the new building and outdoor space will create a college campus that encourages student engagement, enhances the student experience, and improves safety and security on the campus. The addition of square footage will address the identified space deficiencies.

Renovation and modernization of the existing instructional buildings will create flexible and interactive 21st century learning environments and additional student study and tutoring space. These projects will also refresh aging building systems, finishes, furniture and technology.

To address identity and wayfinding issues, the master plan includes a new campus gateway structure at the Mission Avenue entrance. Additional site improvement projects will provide new parking, drop-off, and water-conscious landscaping.

New Building Projects

- Student Resources Building

Renovation Projects

- Building A, Student Resources

Modernization Projects

- Building A & B, Classrooms

Infrastructure Projects

- Natural Gas Repairs & Valves

Parking Projects

- Expanded & Reconfigured Parking

Landscape Projects

- New Campus Quad
- New Entry / Gateway
- Bioswales & Native Plantings

