

## 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

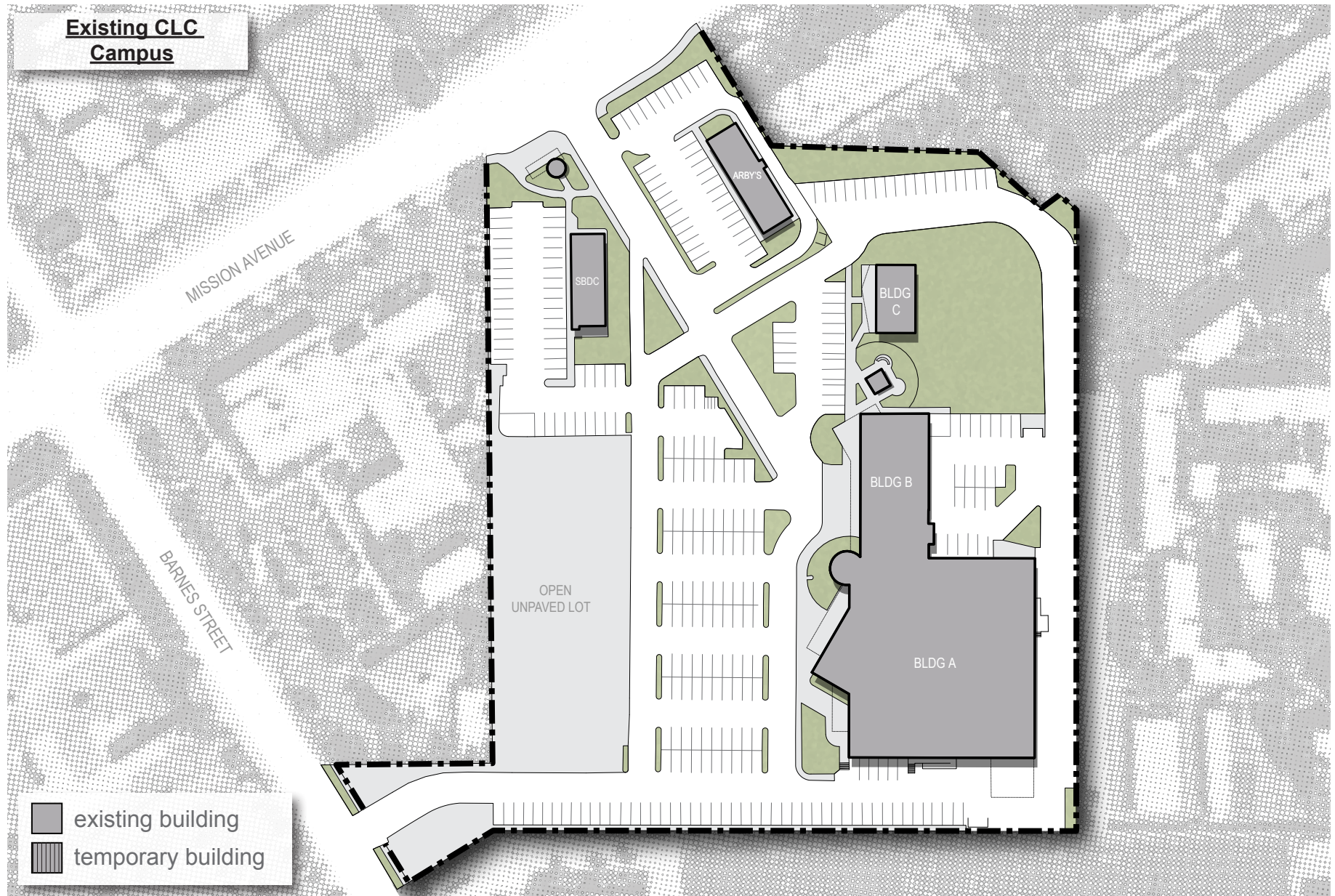
- Site infrastructure is not in need of major upgrades. Minor drainage and erosion issues exist at dirt lots and areas along the campus perimeter;
- Natural gas lines lack earthquake valves and are showing wear at locations where the lines are exposed; and
- Wireless access to exterior spaces is poor.

#### 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.



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### 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



