

Evergreen Valley College

2025 Facilities Master Plan
Updated Fall 2011

November 29, 2011



Evergreen Valley College

HMC Architects

JONI L. JANECKI
& ASSOCIATES





Evergreen Valley College //

2025 Facilities Master Plan //
San José • Evergreen Community College District
Updated Fall 2011

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Letter from the President //



As a community college, our most important task is to provide quality instruction and a positive learning environment. Evergreen Valley College is fortunate to have a dedicated team of faculty, professional support staff, and managers. To complement the effort of our team, our facilities need to be student-friendly, up-to-date, and be equipped with the right technology and infrastructure.

This revision of the 2025 Facilities Master Plan addresses the evolving facility needs of the institution, and allows us to improve the educational experience of our students. It builds on earlier versions the 2025 Facilities Master Plan, and is based on projections of the Educational Master Plan: 2010-2025.

This revision is a bold step into the future. It calls for the renovation of the existing Central Power Plant and District Police Department, rather than new buildings and new locations for these two units. This decision saves the institution over \$8 million, which could be better directed to other needs. Evergreen Valley College is implementing the construction of a Photo-Voltaic Array at the edge of campus, on land that is not otherwise usable. When completed, this high-tech solar array will generate between 30 – 35% of the electricity usage of the campus, and takes advantage of a \$1.4 million rebate from PG&E. Additionally, the Fitness Center is relocated to a more convenient location to better serve students and community residents. All in all, these strategic changes will re-focus the center of the campus, improve the general layout, and retain the proximity of the Police Department to existing and new buildings.

It is important to note that the Facilities Master Plan is intended to serve the needs of the institution. As such, it is a living document, and will change over time in order to continue meeting the needs of tomorrow.

My sincere thanks to everyone who participated in this revision effort!

A handwritten signature in blue ink, appearing to read 'H. Yong', is centered above the printed name.

Henry C. V. Yong, Ed.S.
President
Evergreen Valley College
November 21, 2011

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Introduction //

Purpose

The 2025 Facilities Master Plan (FMP) for Evergreen Valley College (EVC) has been created to serve as a guide for future campus development. It includes a graphic and narrative description of the College's strategy to support the initiatives identified in the *Educational Master Plan: 2010–2025* that was completed in June 2010. It supports the identified growth projections, translates educational program needs to facilities recommendations and positions the College to maximize funding sources.

Master Planning Process

The planning process was a highly participatory one involving a close collaboration between the planning team, the EVC Leadership, College Council, and Facilities and Safety Committee representatives. The process included a series of meetings to broaden the planning perspective and enhance the acceptance of the recommendations. Additionally, feedback from the campus community was solicited via a comments form placed on the EVC website.

The planning team—including planners, architects, landscape architects and engineers—followed a four-step process:

1. Analysis of Existing Conditions
2. Option Development
3. Solution Development
4. Documentation

Document Organization

The 2025 Facilities Master Plan document is designed to inform the reader of the planning work that was done in 2010. It includes a summary of the process, the steps that were followed, and the discussion that led up to the recommendations. The recommendations are highlighted in the beginning of the document and serve as an executive summary.

The document is organized into the following sections:

- Introduction
- Recommendations
- Existing Conditions
- Appendix
 - / Option Development
 - / Building Naming Opportunities

Reference Documents //

The following documents were referenced during the planning process:

Educational Master Plan

- Evergreen Valley College Educational Master Plan: 2010–2025 - June 22, 2010

Previous Master Plans

- Master Plan for Evergreen Valley College - September 24, 1993
- Master Plan for Evergreen Valley College - August 1995
- Evergreen Valley College Master Plan Review & Update - October 8, 1999
- Evergreen Valley College Long-Term Educational/Facilities Master Plan for Physical Education and Athletics 2006–2015 - June 22, 2006

Geologic Conditions

- Geologic and Seismologic Evaluation of the Evergreen Fault: Evergreen Valley College - September 1994
- Memorandum–Evergreen College Facilities Master Plan: Future Development near Evergreen Fault - January 17, 2002

Space Analysis

- Memorandum–Space Analysis for Acacia and Roble Cluster - September 13, 2010

Sustainability

- Green Building Assessment & Sustainability Implementation Plan Final Report–Evergreen Valley College Campus - June 2009

Recommendations //

The Facilities Master Plan recommendations for Evergreen Valley College present an overall picture of the future developed campus and include recommendations for demolition/removal, replacement and construction of new facilities, renovation of existing facilities, and campus-wide site improvements.

While drawings in the plan appear specific, the forms are conceptual sketches designed to highlight the location and purpose of the improvements. The actual design of each site and facility project will take place as projects are funded, a user group is defined, and detailed programming and design occurs.

This section consists of the following elements:

- Recommended Demolition/Removal
- Recommended Construction of New Facilities
- Recommended Renovation Projects
- Site Improvement Recommendations
 - / Recommended Vehicular Circulation
 - / Recommended Pedestrian Circulation
 - / Recommended Landscape Improvements
 - / Site Improvement Projects
 - / Recommended Future Development/Property Acquisition



1995 & 1999 Master Plan Review //

Master plans are intended to be dynamic documents that should be reviewed and updated on a regular basis to keep them flexible and adaptable to future conditions. The current master plan process began with the review of the *1999 Evergreen Valley College Master Plan Review & Update* (prepared by The Allan Walter Group, Inc.) and the earlier *1995 Master Plan for Evergreen Valley College* (prepared by Fernau and Hartman Architects).

Design Guidelines

The *1999 Evergreen Valley College Master Plan Review & Update* recommended the development of detailed design guidelines. Currently, there are no design guidelines, nor a mechanism in place to guide the physical appearance of the campus. As stated in 1999, “design guidelines are necessary to promote a unified campus and to preserve the desired characteristics of the original campus.” This statement is still true today. This FMP continues to support this recommendation.

Evergreen Fault

The 1999 Evergreen Valley College Master Plan Review & Update recommended that the exact location of the Evergreen Fault be established. In 1994, when the Geologic and Seismologic Evaluation of the Evergreen Fault: Evergreen Valley College was prepared, “there was a lack of agreement regarding geophysical data and the reliability of previous studies regarding the Evergreen Fault was under question. Since then, more sophisticated and reliable techniques became available for subsurface investigations.”

A graphic representation of the earthquake fault zone is included in the 2025 FMP. This area can be developed for vehicular circulation or parking, but is not recommended for the construction of new facilities. The 2025 FMP clearly locates all proposed facilities outside of the earthquake fault zone. This FMP continues to recommend that a current complete seismic study be undertaken that includes the geologic mapping of the trench walls, establishes the location of the Evergreen Fault, identifies potential problems, and offers concrete guidelines for the placement of new buildings and roads prior to implementation of this facilities master plan.

Guiding Concepts //

The 1995 Master Plan for Evergreen Valley College established several overriding concepts to help guide the future development of the campus. These concepts are still relevant and valid today. The core idea was that each new building should do more than “one thing well” and ideally should address to some degree the concepts listed below.



Identifiable building program

- Each new building at the College should strive to express its program and allow the activities within to contribute to the liveliness of the “street” and overall quality of life on the campus.

Stewards to the landscape

- Each new building should have a relation to the larger landscape.
- Buildings and open spaces should be configured to reveal the best that the College’s unique setting—its surrounding landscape and hillside topography—has to offer.

A campus of outdoor rooms

- Each new building should contribute to the creation of at least one distinct outdoor room.
- A variety of outdoor spaces, appropriately proportioned and carefully dimensioned, should be strategically located to make experiences between classrooms supportive of the experiences inside the classrooms.

Site repair

- Each new building should not only address its own program, but should also address issues and problems in its immediate neighborhood.
- New construction should try to extend a building’s “sphere of influence” beyond the walls of each building—to contribute to the overall repair and improvement of the existing campus.

Orientation and navigation

- New construction—be it a building or a bench—should encourage the sense of destination, arrival, and orientation with immediate and distant landscapes.
- Future designs should carefully consider the creation of new landmarks and landmark activities and the distinction between foreground and background buildings.

Facilities Master Plan Principles //

The discussion regarding FMP principles began with review of the 1995 Master Plan. The planning team and College Council discovered that the concepts established in 1995 were still sound and could serve as the basis for developing the principles for the 2025 FMP.

The FMP recommendations for Evergreen Valley College present a model that is based on the *Educational Master Plan: 2010–2025* and addresses the current and projected needs through the year 2025. Throughout the planning process, a series of facilities planning principles was developed and used to guide discussions and inspire the development of the recommendations.

The recommended 2025 Facilities Master Plan is depicted on the following pages.

The following is a summary of the principles that were developed as part of this planning process and serve as the basis for the recommendations.

Enrich the student experience

- Create an out-of-class environment that is conducive to a comprehensive collegiate experience for students that both supports and enhances the classroom environment.
- Provide a place (Student Center) where students can easily connect/collaborate with each other.

Develop a comprehensive site plan for the campus

- Ensure that the instructional and support services of the College are a prerequisite to any land development activities.

Embrace sustainability in all future projects

- Work toward a more energy efficient and sustainable campus environment.
- Reduce the campus's ecological footprint in a fiscally- and socially-responsible way.

Simplify implementation

- Limit disruption to campus and programs.
- Reduce swing space costs.
- Reduce number of temporary moves.

Maximize functional space

- Renovate facilities to support programmatic needs.

Eliminate non-functional space

- Remove temporary buildings.
- Replace aging facilities.

Improve efficiency/utilization of facilities

- Consolidate related programs.
- Create flexible, interdisciplinary spaces.

Right-size the campus to address program needs

- Align the projected space inventory with state guidelines.
- Position the College to maximize funding (state and local).

Enhance the campus environment

- Improve visibility of the campus to the community.
- Delineate clear, inviting campus entry points.
- Define clear and safe vehicular movement and drop-offs.
- Develop pedestrian circulation and connections throughout campus.





2025 FACILITIES MASTER PLAN



Recommended Demolition/Removal //

During the planning process the existing facilities were analyzed in order to determine recommendations for future development. The analysis included review of the existing buildings, their age, their systems and the suitability of spaces to support the programs they house today and the programs planned for the future as part of the Educational Master Plan: 2010–2025. Based on this analysis, several buildings were identified for demolition/removal to support the facilities planning principle of “eliminating non-functional space” and replacing the oldest and most aged facilities with new facilities.

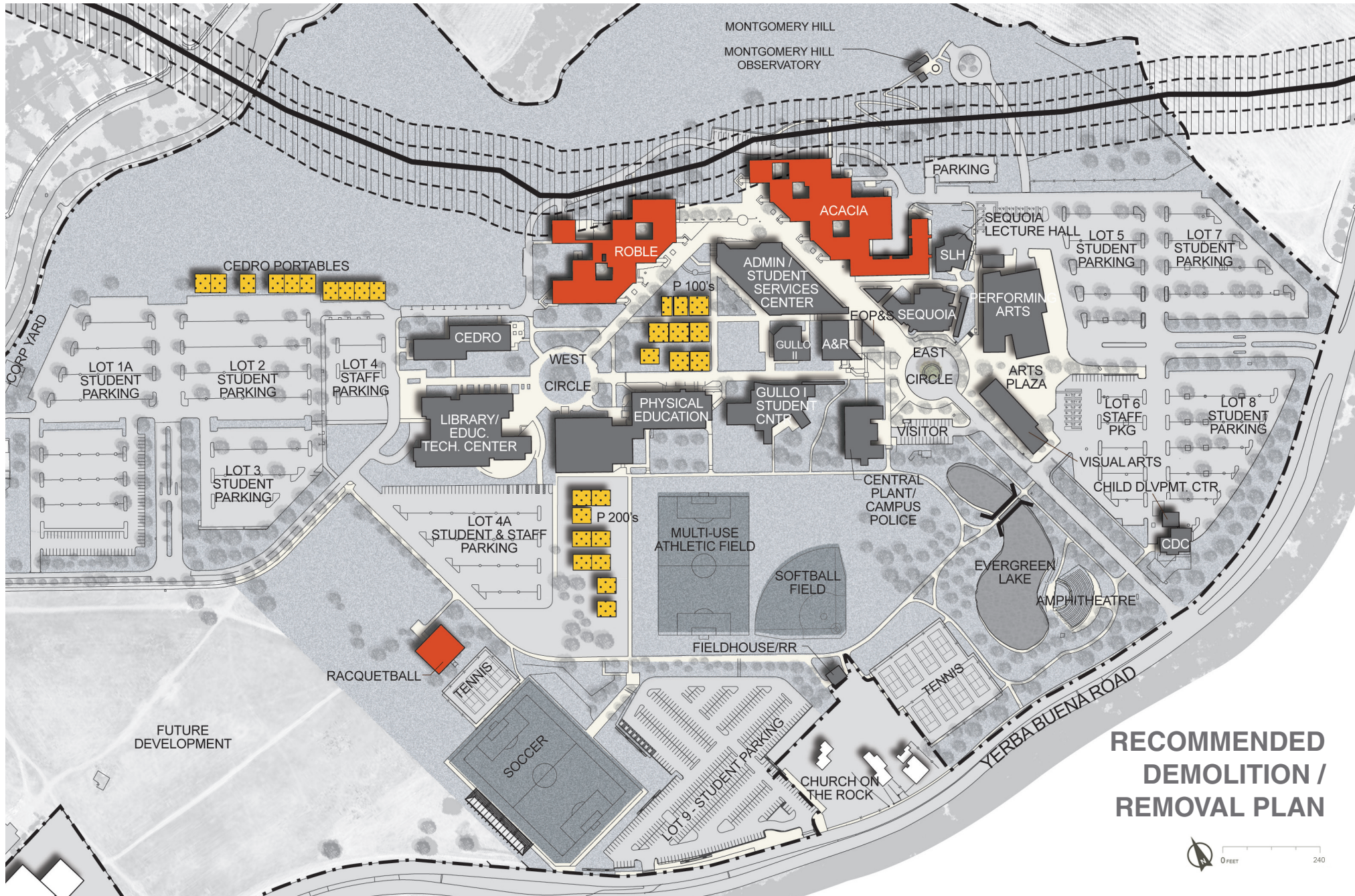
The FMP recommends the demolition/removal of the following buildings:

- Cluster Acacia
- Cluster Roble
- Racquetball Courts
- All portable buildings

The recommendations for buildings to be demolished or removed are highlighted and described on the following pages.

- 1 Cedro Portables
- 2 Cluster Roble
- 3 Portables P-100 thru P-111
- 4 Portables P-201 thru P-212





RECOMMENDED DEMOLITION / REMOVAL PLAN





Recommended Construction of New Facilities //

The recommendations for new construction projects are included on the following pages. Descriptions of these projects are organized into groups based on campus location. The order of the projects does not reflect a priority order or a recommended sequence of development. Preliminary phasing plans will be developed following the completion of this FMP and will be tied to availability of funding.

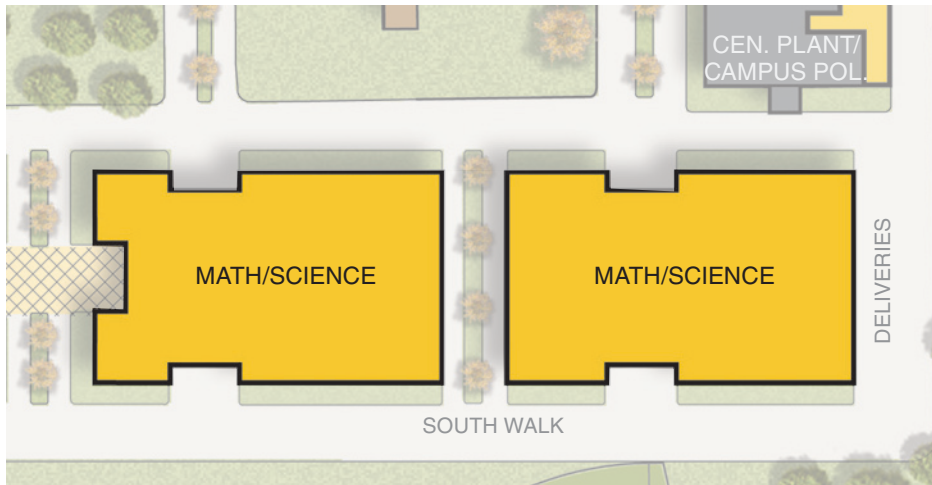
These projects address the following facilities master plan principles:

- Embrace sustainability in all future projects
- Simplify implementation
- Improve efficiency/utilization of facilities
- Right-size the campus to address program needs

The FMP recommends construction of the following new facilities:

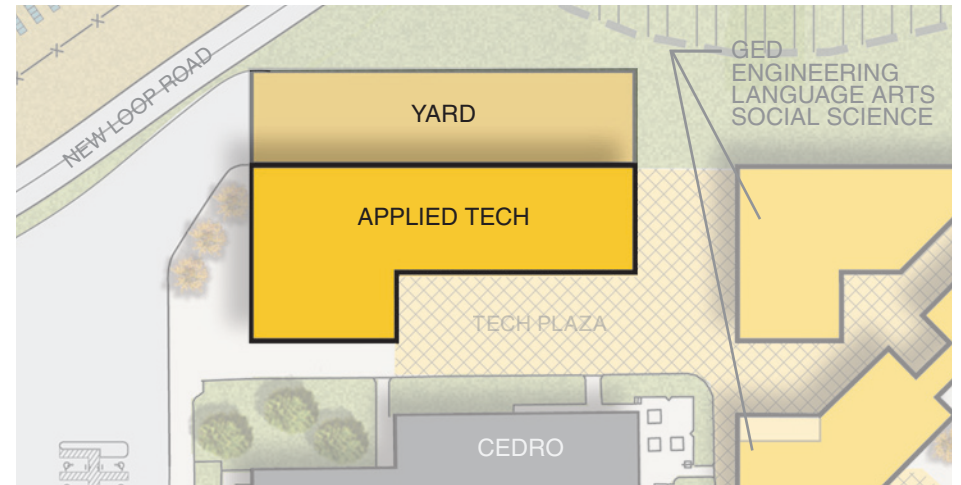
- Math/Science Complex
- Applied Technology
- General Education Building
- GED/Engineering/Language Arts/Social Science
- Fitness Center

The recommendations for these facilities are highlighted and described on the following pages.



Math/Science Complex //

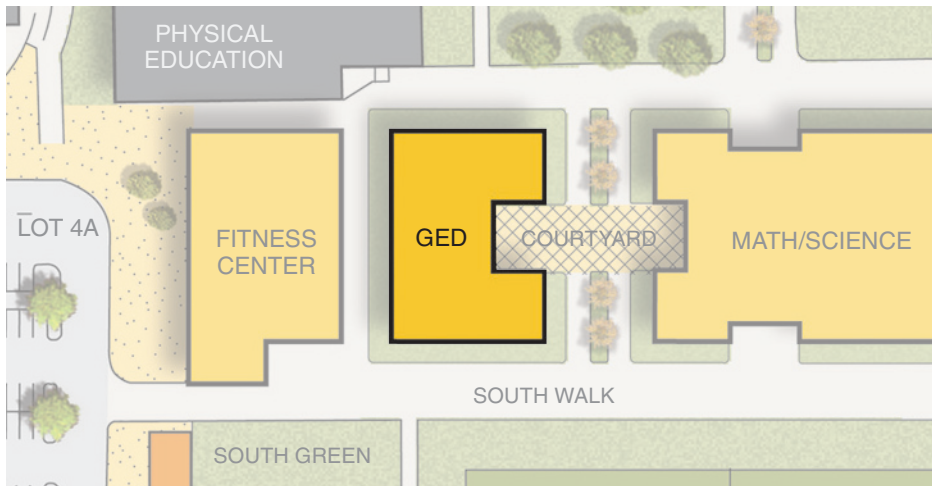
The new Math/Science Complex provides new instructional space and coordinates with the removal of the aging Acacia Cluster. The multi-story complex supports the growth indicated by the Educational Master Plan and includes dedicated labs and flexible classroom to support the science and math programs. The proposed location, to the south of Gullo I, ties into the lower level of the Student Center and activates an underutilized area of the campus. The new outdoor gathering space will be framed by buildings on create connections to the “plains” area of the campus.



Applied Technology //

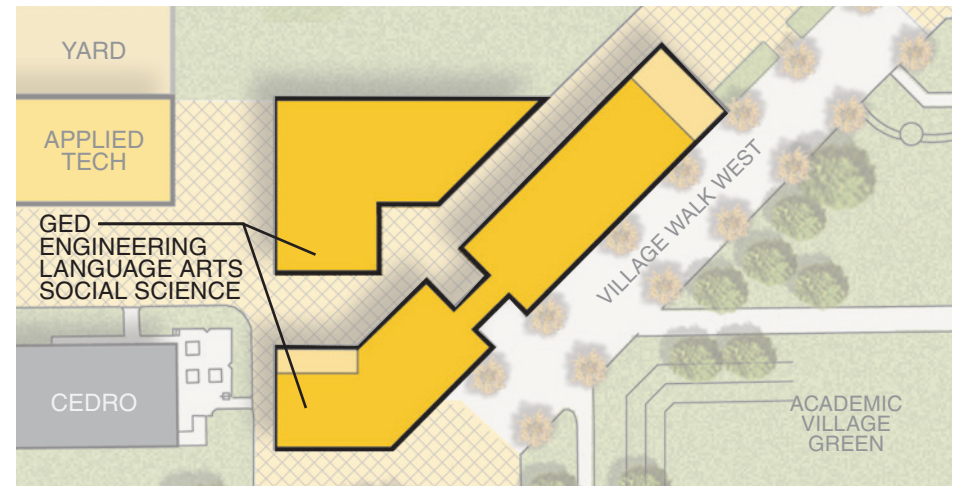
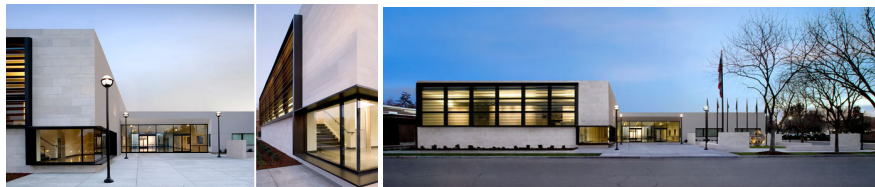
The Applied Technology Building replaces the aging facilities currently housed in cluster Acacia. Its new northwest campus location also capitalizes on the “Hillside” as a backdrop and the location of the new parking lot with photovoltaic canopies. There is a real opportunity to link green technology, advanced transportation, and alternative fuels into this building and associated site area.





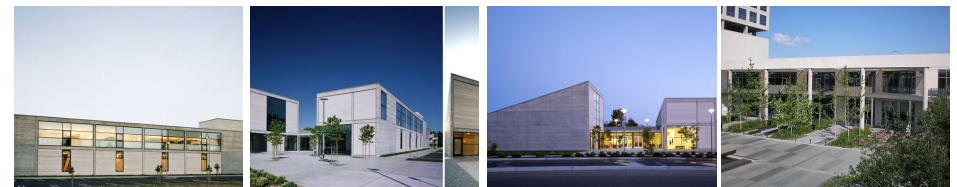
General Education Building //

The General Education Building (GED) provides replacement classroom space as the aging cluster buildings are removed from campus. The proposed location, adjacent to the Math/Science Complex, helps to define the new outdoor areas to the south of Gullo I. This multi-story instructional building supports the growth indicated by the Educational Master Plan and includes multi-purpose, flexible instructional space to support a variety of disciplines.



GED/Engineering/Language Arts/Social Science //

GED/Engineering/Language Arts/Social Science is located in the northwest portion of campus on the site vacated by the demolition of cluster Roble. It anchors the Village Walk West, capitalizes on the "Hillside" as a backdrop, and helps redefine the western edge of campus. This multistory instructional building supports the growth indicated by the *Educational Master Plan: 2010–2025* and brings multi-purpose, flexible, instructional space to support general education, engineering, language arts, and social science.





Fitness Center //

The proposed 7,000 sf Fitness Center is currently in design. It is proposed to be located to the south of the Physical Education building, adjacent to the athletic fields. The facility is in close proximity to the Fitness Walk and operable windows provide broad views to the grass sports field (the “Plains”). The Fitness Center will be used to conduct exercise classes and offers open workout hours to the students and surrounding community. Much needed and desired spaces where students can easily connect and socialize are addressed in this new facility. This will be the first LEED® project on the campus and offers innovative ways to optimize building performance, saving both water and energy.



“

Strange that so few ever come to the woods to see how the pine lives and grows and spires, lifting its evergreen arms to the light—to see its perfect success;

but most are content to behold it in the shape of many broad boards brought to market, and deem that it's true success! But the pine is no more lumber than man is, and to be made into boards and houses is no more its true and highest use than the truest use of a man is to be cut down and made into manure.”

Henry David Thoreau (1817–1862), U.S. philosopher, author, naturalist.

“Chesuncook” (1858) in *The Maine Woods* (1864), in *The Writings of Henry David Thoreau*, vol. 3, p. 134, Houghton Mifflin (1906).



Recommended Renovation Projects //

Evergreen Valley College has existed in its current location for more than 30 years. Many of its buildings have a long history of service and there is a need to address aging infrastructure, deferred maintenance, and advances in energy efficiency and educational technology. Renovation projects offer the opportunity to consolidate related programs, to adapt space for current and future educational curriculum and programs, to create space for flexible state-of-the-art facilities, and to provide universal accessibility. These projects must also address logistical planning for temporary facilities, construction access, and the protection of students, faculty, and staff during the building process. The FMP recommends that these renovations be addressed on an as-needed basis and aligned with ongoing deferred maintenance projects. In addition to the projects highlighted, the FMP recommends the renovation of all other existing campus facilities as required.

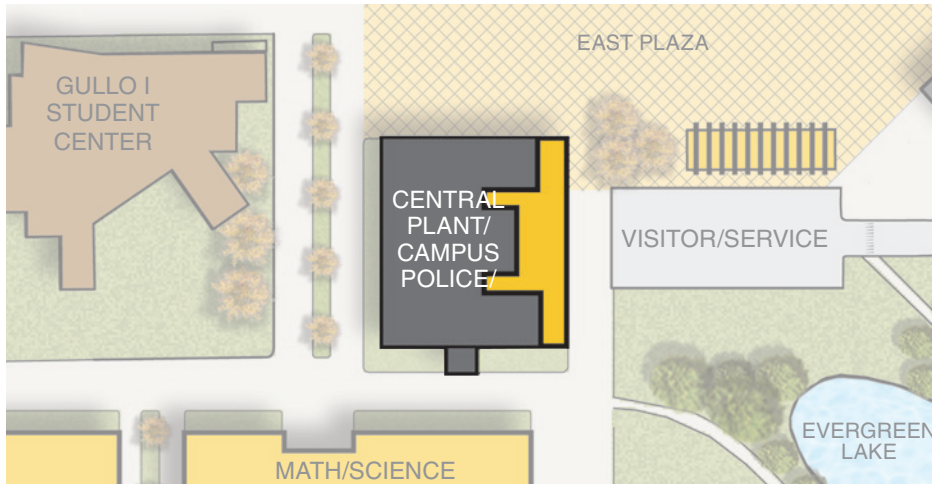
These projects address the following facilities master plan principles:

- Enrich the student experience
- Maximize functional space
- Improve efficiency/utilization of facilities

The FMP recommends renovations of the following facilities:

- Central Plant/Police
- Administration & Student Services Center
- Admissions & Records
- Gullo I
- Gullo II

The recommendations for buildings to be renovated are highlighted and described on the following pages. The order of the projects does not reflect a priority order or a recommended sequence of development.



Campus Police/Central Plant //

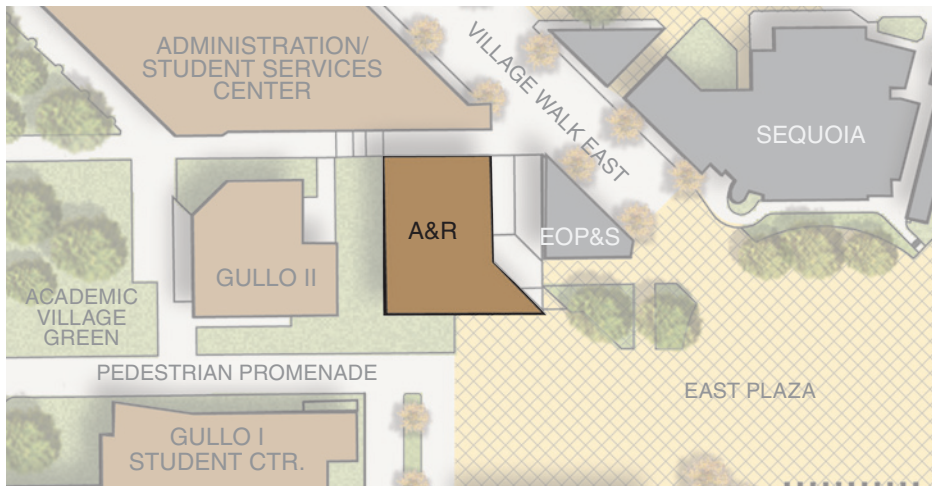
During the planning process the Central Plant/Campus Police Building was analyzed in order to determine the best course of action for the future. Renovation versus replacement facilities were considered, but ultimately the decision was made to renovate the existing Central Plant/Campus Police Building in its current location. This decision was considered to be the most economical and would save over \$8 million. Mechanical equipment in the Central Plant will be upgraded, electrical service equipment will be replaced, and staff areas will be improved. The Police Department will expand to allow more efficient operations and provide a secure environment responsive to current District needs. The exterior of the building will be improved to reflect a more consistent campus architectural theme and to provide a more recognizable presence for District Police.



Administration/Student Services Center //

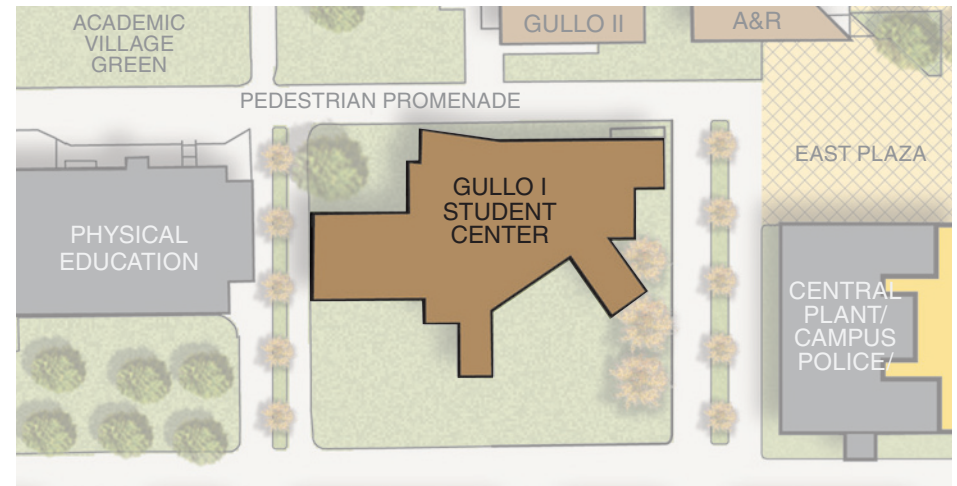
The Administration/Student Services Center has been identified as a building requiring operational-related renovations to address the severe 2011 budget cuts. The FMP recommends that the Administration/Student Services Center be studied in conjunction with the A&R building with the goal of developing a long-range plan that both address the budget and staffing reductions of today and the long-term needs of the College.





Admissions & Records //

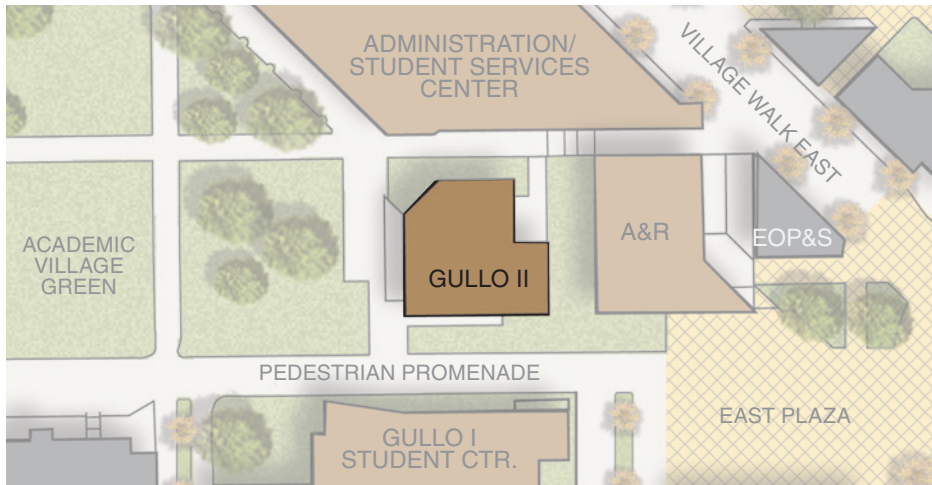
Admission & Records (A&R) has also been identified as a building requiring operational-related renovations to address the severe 2011 budget cuts. The FMP recommends that the A&R building be studied in conjunction with the Administration/Student Services Center with the goal of developing a long-range plan that both address the budget and staffing reductions of today and the long-term needs of the College.



Gullo I //

The FMP recommends that Gullo I be reconfigured to provide additional space Student Activities Center. This would consolidate most student activities in one location and address the planning principle of “enrich the student experience.” This renovation would create a much needed and desired space where students can easily connect/collaborate with each other. There was some discussion during the planning process of relocating the bookstore, but following the completion of this master plan will require further discussion.





Gullo II //

Gullo II is primarily used as a multi-functional event and community room. It has a capacity to hold 250 - 300 people; however, acoustically it functions poorly. The FMP recommends that the location of a new large multi-purpose event room be studied and that this function vacate Gullo II. It is further recommended that this space be reprogrammed and renovated to house a new café and informal student area. This renovation supports the planning principle to “enrich the student experience” and provides the opportunity to connect to and enliven the central Academic Village Green.



Site Improvement Recommendations //

In addition to the recommendations for facilities, a series of site improvement projects were identified to address the facilities planning principles of “delineate clear, inviting campus entry points” and “define clear and safe vehicular movement and drop-offs.” Additionally, the site improvement recommendations address the key site issues identified in the analysis of existing conditions and planning for sustainability by incorporating more water and energy-efficient landscape.

This FMP recommends that the College obtain the following:

Topographic Survey

An accurate topographic survey is critical to the implementation of many of the proposed site improvements, especially the proposed Loop Road, proposed parking lots, and the Hillside Plaza.

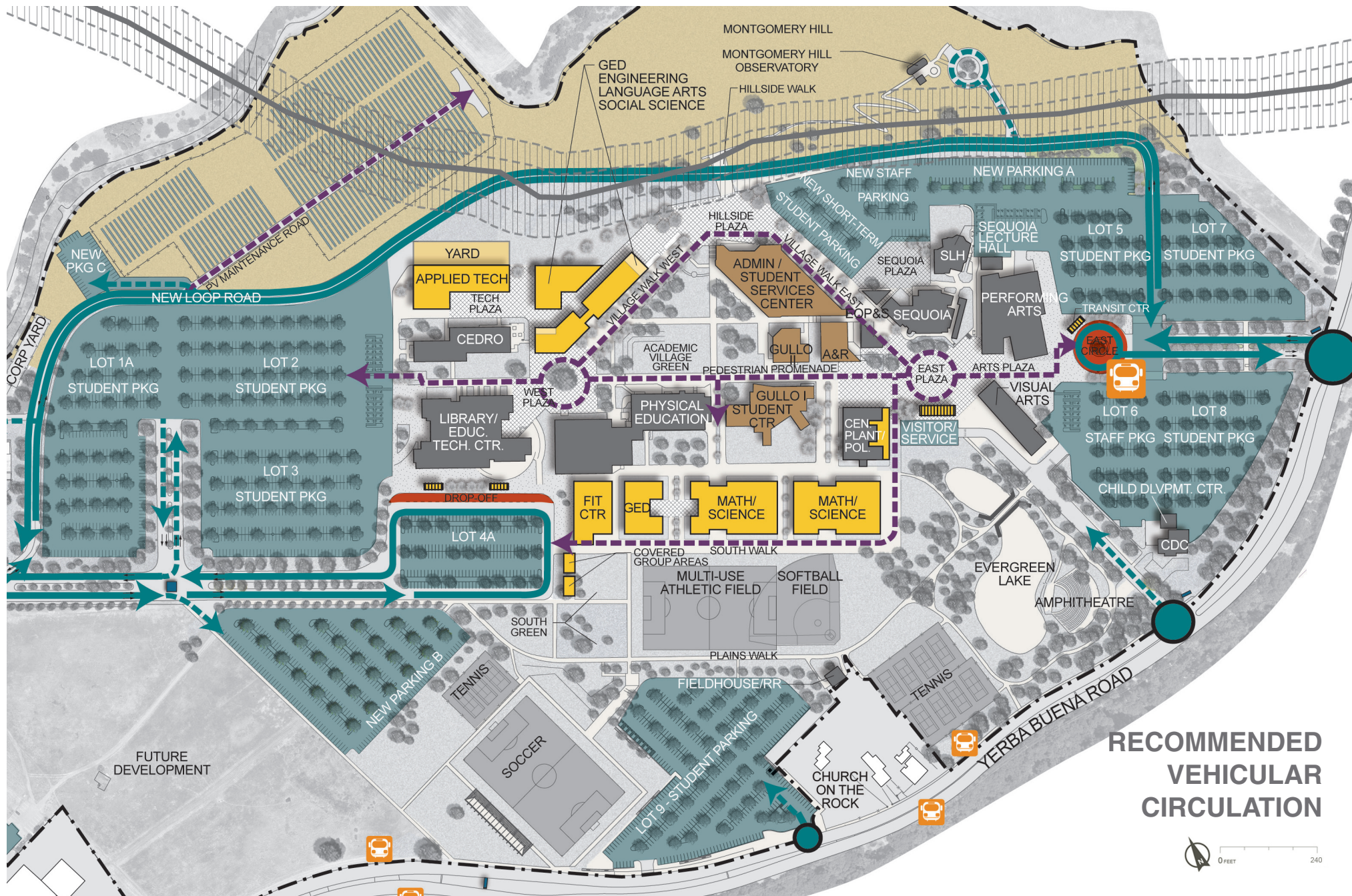
Traffic Study

A detailed study should be undertaken to determine how to best implement the proposed West Road and how to address traffic flow and safe entry and exit from all areas of the campus. There is a strong desire to explore the addition of a traffic signal at Yerba Buena/proposed West Road intersection.

The following graphics illustrate:

- Recommended Vehicular Circulation
- Recommended Pedestrian Circulation
- Recommended Landscape Improvements

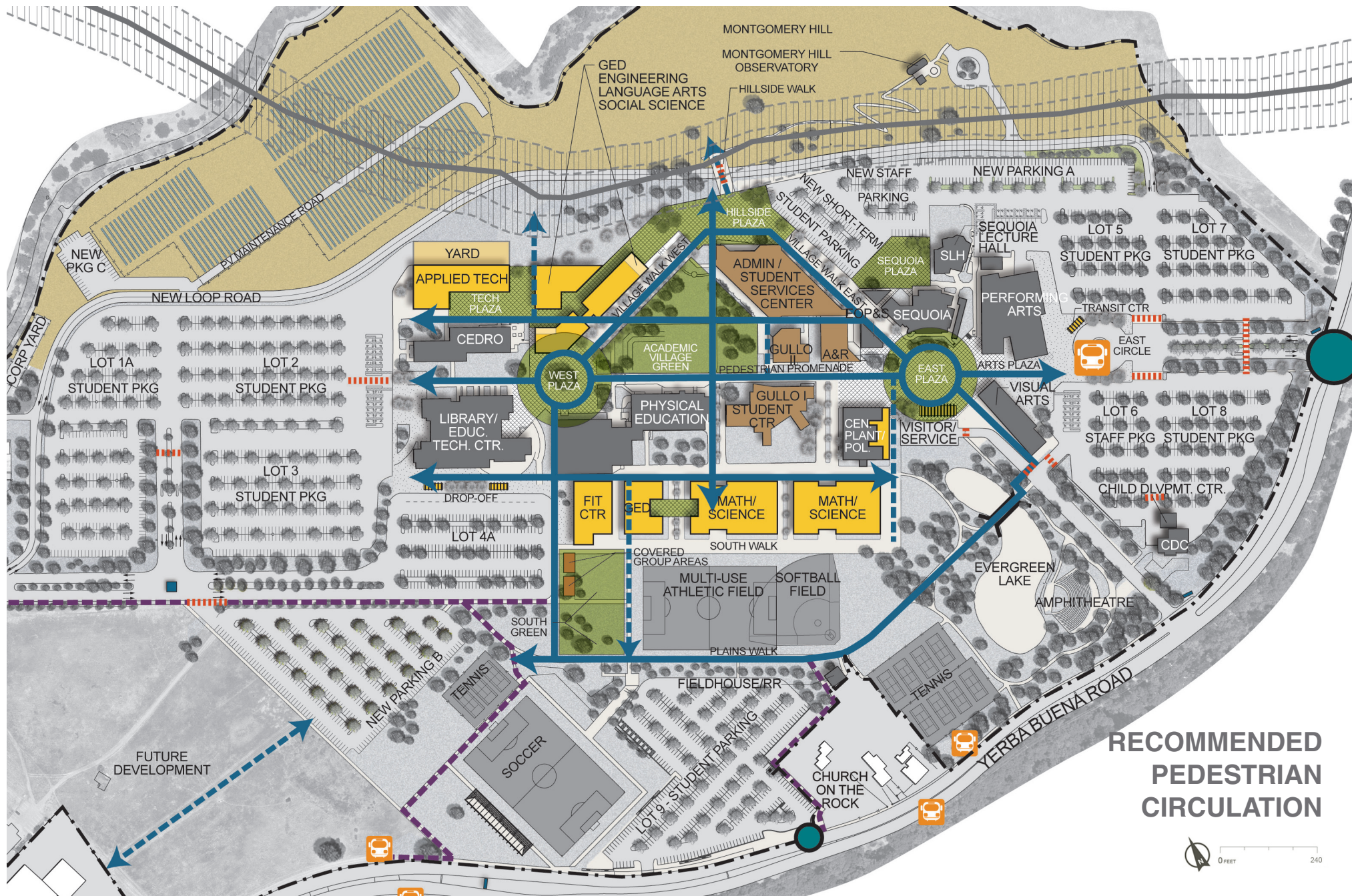
The recommendations for site improvement projects are included on the following pages. Descriptions of these projects are organized into groups based on campus location or project type.



RECOMMENDED VEHICULAR CIRCULATION







RECOMMENDED PEDESTRIAN CIRCULATION







RECOMMENDED LANDSCAPE IMPROVEMENTS





Site Improvement Projects //

The 1995 Master Plan for Evergreen Valley College observed that the campus suffers from a lack of definition and hierarchy in existing open spaces; this is still true in some areas today. The recent construction of the Library/Educational Technology Center and the Visual/Performing Arts Center has helped delineate the western and eastern ends of the campus with clearly defined outdoor spaces that support the 1995 principle that *“each new building should contribute to the creation of at least one distinct outdoor room.”*

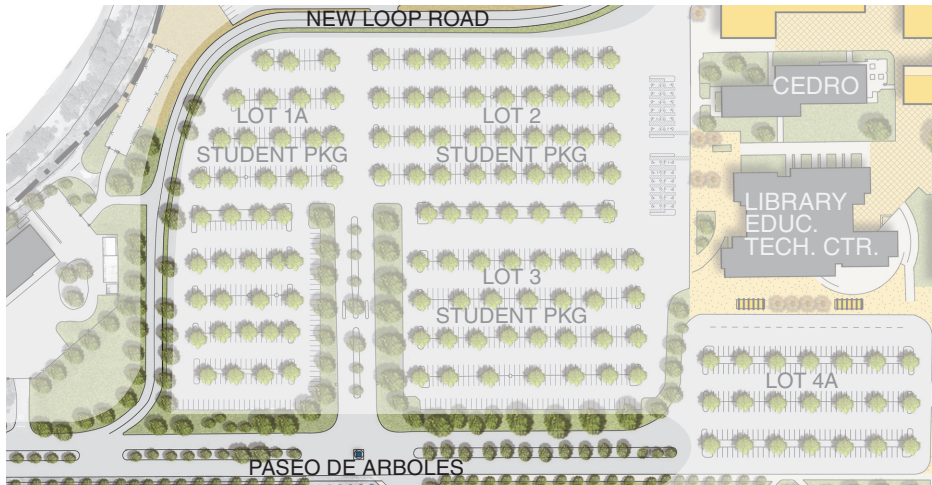
However, the original central clusters still function as *“equivalent and almost interchangeable in character. Furthermore, their well-scaled courtyards are buried within and disconnected from the pedestrian streets. This leads to anonymity on the exterior of the clusters. Combined with the sparseness of windows and doors and the lack of definition of the major open spaces (central green, upper plaza, campus entries), this makes the experience of the pedestrian sometimes alienating and disorienting.”*

Since this FMP recommends the demolition of the both the Acacia and Roble clusters, there is a real opportunity for new construction to address these issues and make significant improvements to the campus that reinforce a sense of place within this natural setting.

These projects address the following facilities master plan principles:

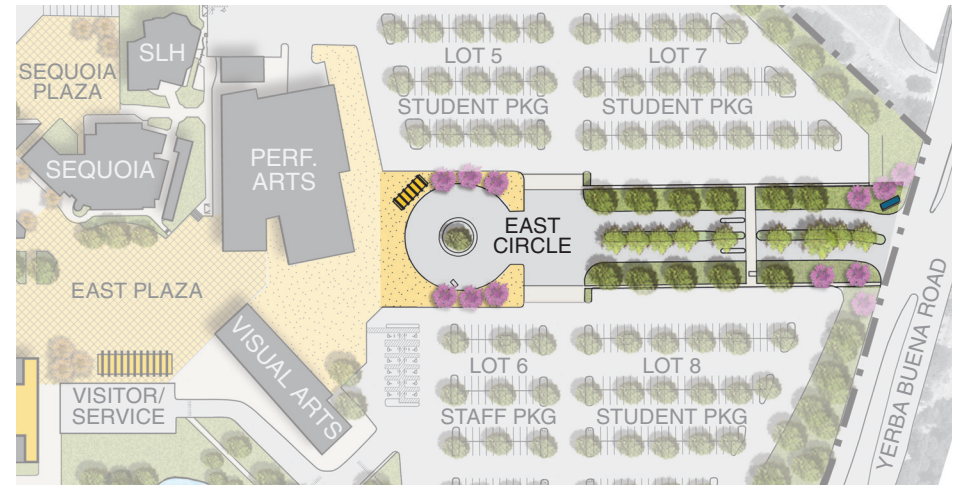
- Enrich the student experience
- Develop a comprehensive site plan for the campus
- Embrace sustainability in all future projects
- Enhance the campus environment

The recommended site improvements and recommended future development/property acquisition are highlighted and described on the following pages. The order of the projects does not reflect a priority order or a recommended sequence of development.



Roads //

Campus vehicular circulation is disconnected and requires leaving the campus, traversing either San Felipe or Yerba Buena Road and reentering the campus on the other side. The proposed Loop Road will become the main internal vehicular connection between campus areas. Paseo de Arboles will be widened to allow easy two-way traffic in and out of the campus. Improving access, developing safe pedestrian crossings, and improving way-finding will enhance the campus experience for both students and visitors. The proposed Loop Road adjacent to the “Hillside” will need to address the issue of site grading and drainage as it approaches more steeply sloping ground.



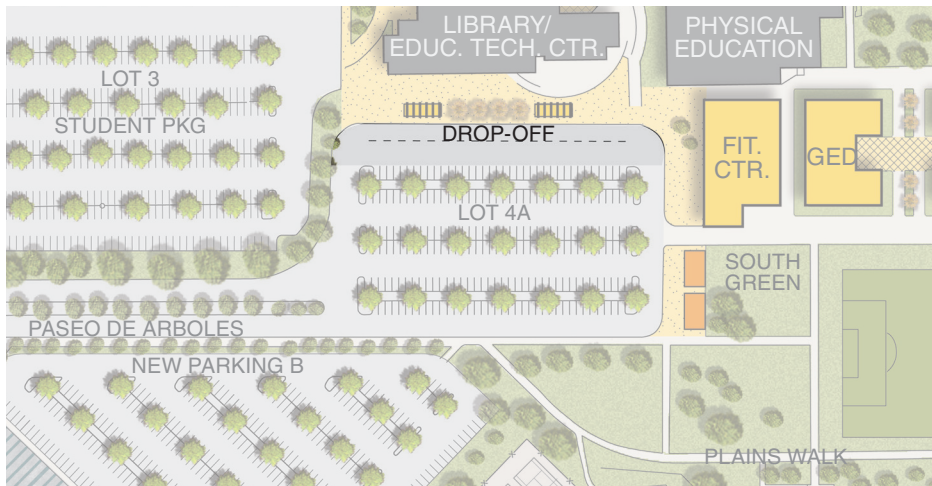
Campus Entries //

The campus perimeter defines the identity of the campus. Strong visual connections to the surrounding community can be made through a thoughtful approach to planting, signage, and detail such as fencing. The FMP recommends that planting, signage, and roadway concepts be developed for the two main vehicular entry drives:

- San Felipe Road/Paseo de Arboles
- East Campus Entry/Yerba Buena Road

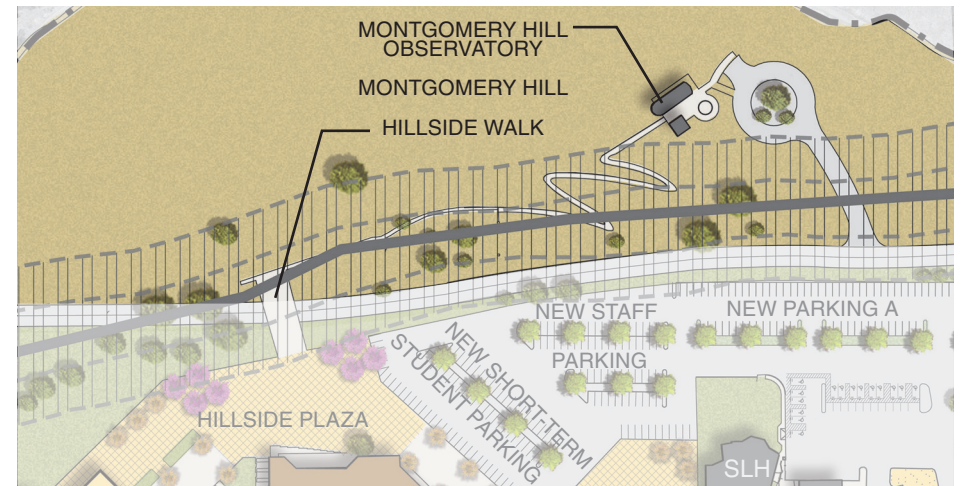
The design concepts should both reinforce the identity of the campus and distinguish between the entries.





Circles and Drop-Offs //

The FMP recommends that a new East Circle be developed to function as the transit center for the campus. The proposed circle will incorporate a dedicated covered/trellised waiting area and small plaza area that serve to help define this front entry to the campus. The goal is to encourage the use of public transportation by both students and the community (like when attending events at the Visual/Performing Arts Center). On the west side of campus, a new drop-off with trellised waiting areas is recommended south of the Library/Technical Education Center and as part of a loop around Parking Lot 4A. Together, these new drop-offs will provide clear, safe pedestrian connections between transit and the campus core and eliminate vehicular and pedestrian conflict.



Hillside Preservation //

The northern "Hillside" is a significant landscape resource and backdrop to the campus. This northeast edge of the campus is defined by the Montgomery Hills Park situated within the Evergreen hills. Within the park, there are over 50 acres of small hills and valleys with unpaved trails. Many locals do their rounds at this hidden, serene getaway on a daily basis. The existing Evergreen Fault and topography make it difficult to build in this area. The FMP recommends that the hillside area north of the Evergreen Fault be preserved as a "no-build" zone for the campus. Further, opening views into and across the "Hillside" will enhance the experience of the campus and support its identity. In another vein, the "Hillside" can be considered a vital educational resource for sustainable design and community connection.



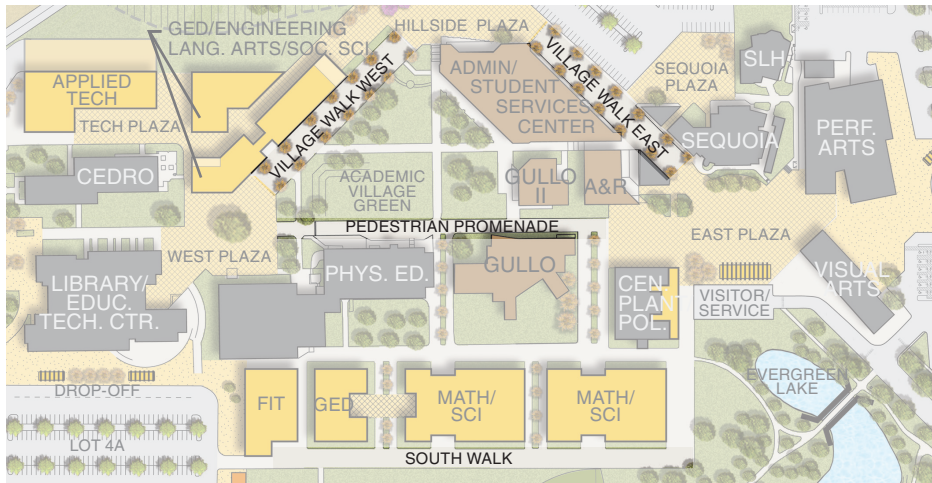


Parking Lots //

The FMP recommends a number of new and reconfigured parking lots. Parking lots are an opportunity to reinforce the sustainable approach to design on campus. Sustainable opportunities include the use of permeable paving, tree-covered or photovoltaic (PV) canopy-covered parking lots to increase shade and reduce heat island effect, sustainable storm water control including the use of bioswales, and water conserving or drought tolerant native planting. Other design opportunities include provision of clear and safe pedestrian walkways, crosswalks, and connections, improved directional and way-finding signage, and improved layout and efficiency of parking lots. The parking lots highlighted in the FMP are:

- New Lot A with bioswale
- New Lot B with bioswales
- New Lot C
- New Short-Term Student Parking
- New Staff Parking
- Reconfigured Lot 4A with bioswales





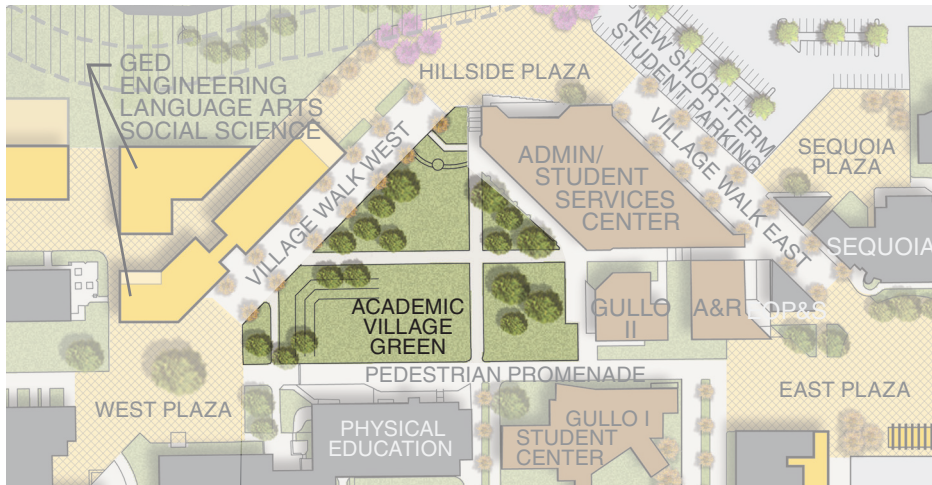
Pedestrian Spines //

Primary pedestrian circulation for the campus is defined by four spines—the Pedestrian Promenade, the Village Walk West, the Village Walk East, and the South Walk. Together these spines connect and define the core or “Academic Village” of the campus. They act as edges to major open spaces and they create opportunities to create specialty gardens, allées, and outdoor plazas along them that act as informal gathering spaces.

Some of the recommendations for the spines are:

- Open view corridors along the spines to connect to the “Hillside,” Evergreen Lake, and “Plains.”
- Remove vehicular traffic from the interior campus and pedestrian spines.
- Improve the pedestrian experience through landscape elements such as specialty paving, seating, planting, signage, and lighting.
- Mark the end of the Pedestrian Promenade with the West and East Plazas.
- Consider maintaining barrier free access through improved paving and consideration of on-call electric carts to provide transportation for riders with disabilities.





Academic Village Green //

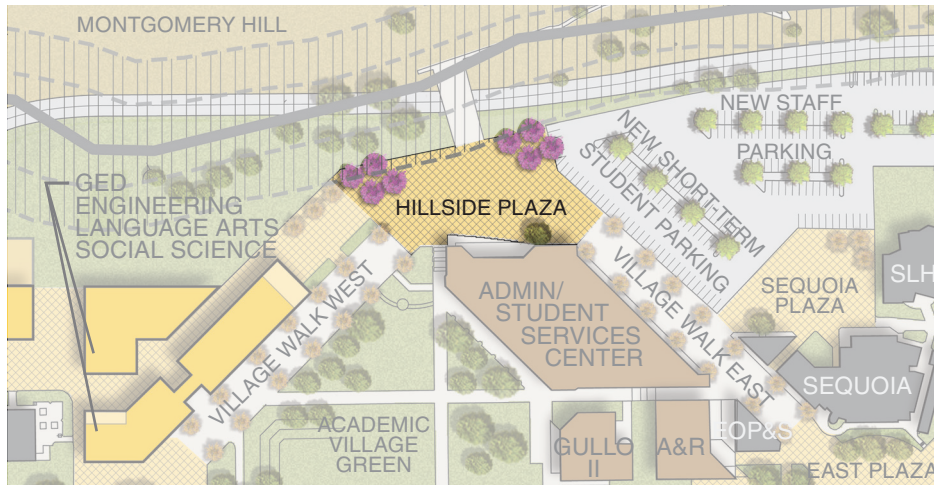
The Academic Village Green is the core of the “Academic Village” and creates a unified open space that defines the center of campus. It is framed by the Pedestrian Promenade, the Village Walk West, and the Village Walk East. This space has an expansive lawn area and acts as the primary gathering area for the campus. The design will need to be developed to allow for a variety of events such as temporary exhibit booths, staged events, group seating, informal lounging, and outdoor eating and drinking. The Academic Village Green will also need to connect to the Gullo II Café as an extension of this lively student space. As stated in the 1999 Master Plan, this FMP continues to recommend that new buildings establish a link to the Academic Village Green, but no future buildings will be allowed to be sited within the Academic Village Green, thus ensuring its continuous unobstructed view and point of reference to all other elements on campus.



South Green //

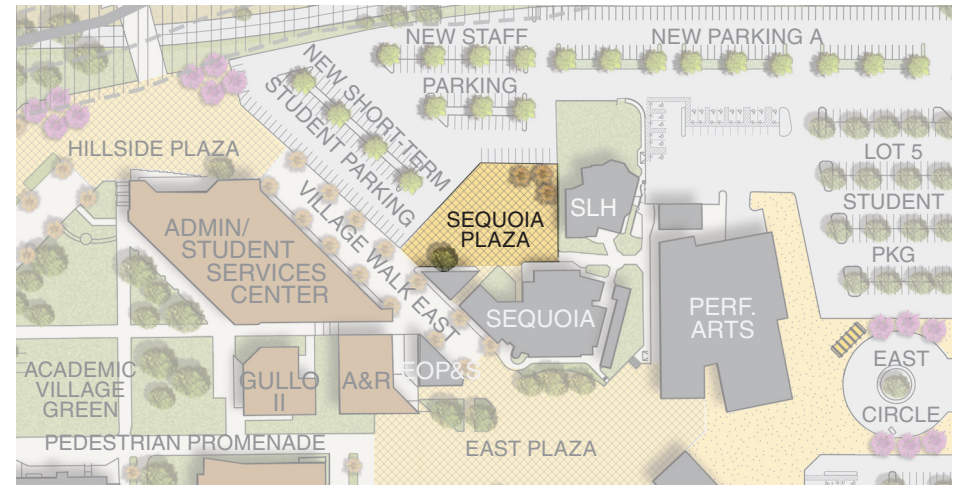
The South Green provides for an informal open space for sports related activities as well as student events. The addition of several small to medium sized covered spaces will allow for shelter from the sun and inclement weather; thus creating a more inviting and defined series of group gathering spaces.





Hillside Plaza //

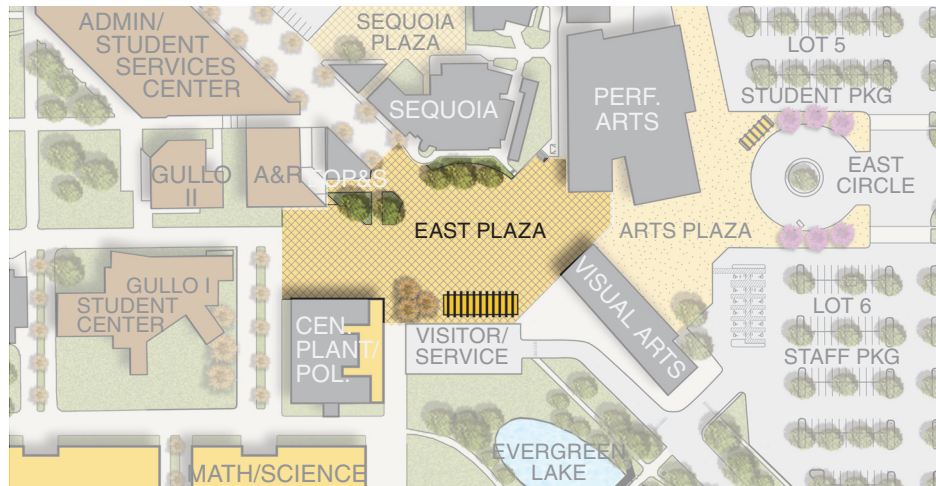
The proposed Hillside Plaza will function as the first-time visitor entry to campus. Its location adjacent to the preserved “Hillside” presents opportunities to bring the natural sloping landscape of the Evergreen hills into the core of the “Academic Village.” At the same time, it frames views from the internal campus to the “Hillside” and the new plaza enlivens what is currently an undefined space on the campus.



Sequoia Plaza //

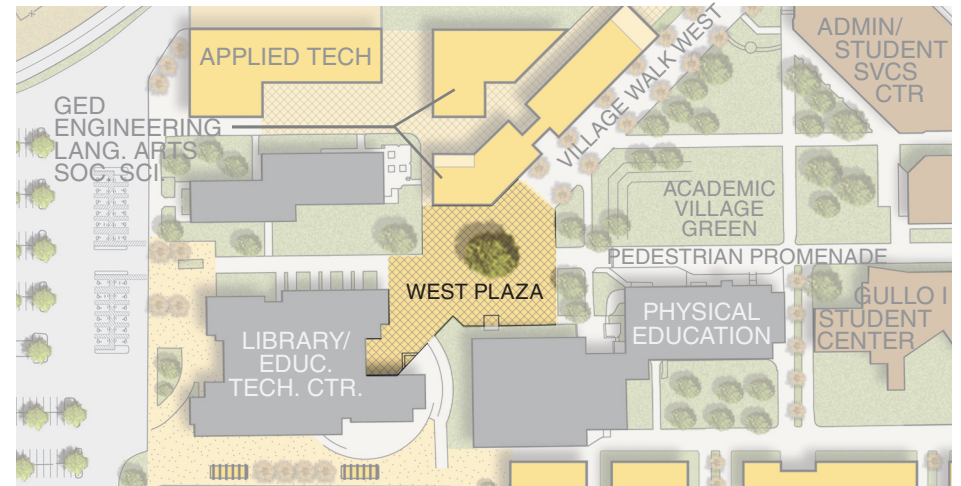
The Sequoia Plaza both links to and is framed by the Sequoia buildings and the proposed new parking area. It is conceived as a more formal space with both individual and group gathering spaces. It will enhance the science district and has the potential to create outdoor classrooms that support the curriculum and highlight or feature educational gardens that connect to the disciplines studied within the adjacent buildings.





East Plaza //

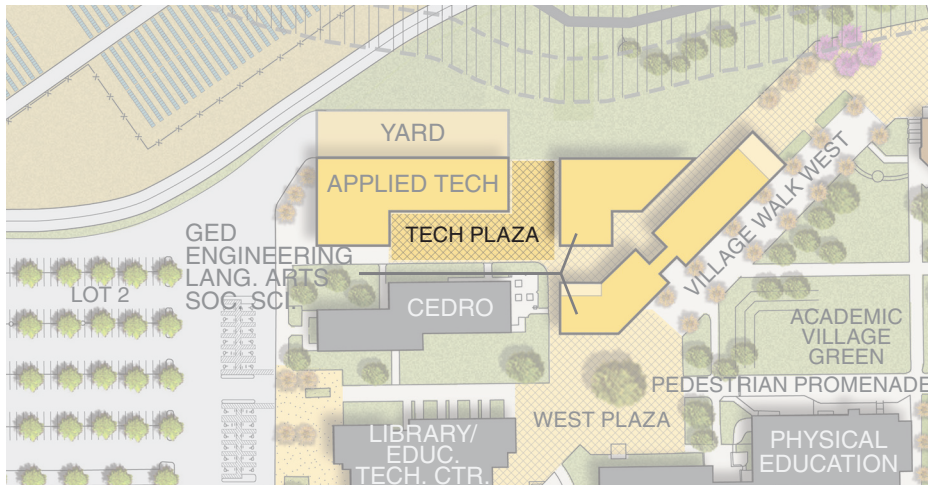
The existing East (vehicular) Circle will be converted into a pedestrian-only plaza, referred to as the East Plaza, which anchors the east end of the Pedestrian Promenade. The scale will be broken down and the design shall accommodate softscape and passive uses. This plaza will have a distinct character from the adjacent Arts Plaza and will flow into a smaller courtyard nestled between the adjacent buildings.



West Plaza //

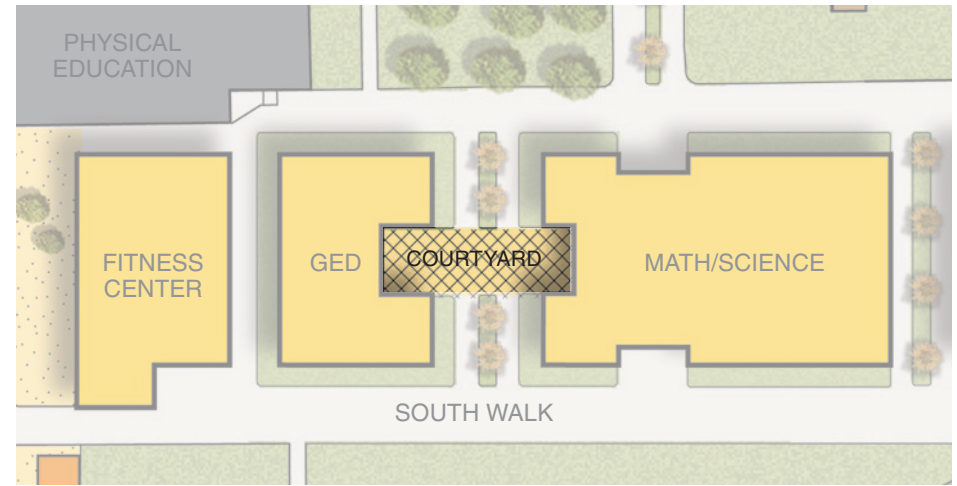
The existing West (vehicular) Circle will be converted into a pedestrian-only plaza, referred to as the West Plaza, which anchors the west end of the Pedestrian Promenade. The scale will be broken down to that of a court with softscape and passive uses that will contrast to the adjacent large Academic Village Green.





Tech Plaza //

The new Tech Plaza will link the west cluster of buildings together around an outdoor gathering space. The Cedro Building, the new Applied Technology Building, and the new GED Building will frame the new student-focused plaza. The plaza will connect to programs and activities within the buildings and provide a much needed outdoor collaboration/study space for students.



Courtyards //

Small courtyards are defined as pedestrian-scale outdoor spaces which accommodate minimum levels of users and are generally found immediately adjacent to academic buildings. The small courtyards are typically used for seating and passive use gathering at the entry and exit routes to academic buildings. The landscape selections shall emphasize the building entry points and shall reinforce the individual and unique identity of the adjacent building discipline.

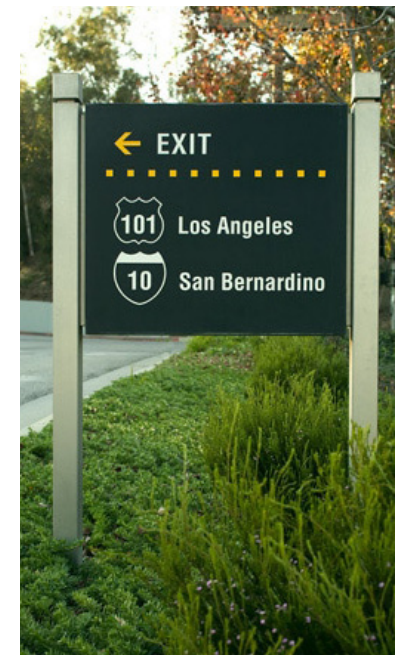




Campus Wayfinding and Signage //

Wayfinding is essential in a modern campus environment as it impacts all users of the College. Functionally, wayfinding means reaching a destination within an acceptable amount of time and energy. A comprehensive wayfinding program improves traffic patterns by providing essential information that people need to find the College and navigate the campus while improving accessibility and public safety. Experientially, it establishes a relationship with architectural and urban or natural landscapes. Wayfinding is more than a navigational aid, rather it is a way to market the College's resources, evoke a sense of history and character, create pride of place, and improve the streetscape.

To meet these goals, it is recommended that Evergreen Valley College develop a comprehensive wayfinding program that brings consistency, clarity, and brand identity to the campus. It is further recommended that the program include both wayfinding and identification signage and address life safety and accessibility requirements.



Recommended Future Development/ Property Acquisition //

As part of the planning process, the surrounding properties were studied in order to identify potential acquisitions for future development and to address the facilities master plan principle of “developing a comprehensive site plan for the campus.”

The FMP recommends that the College consider acquiring and/or developing the following properties:

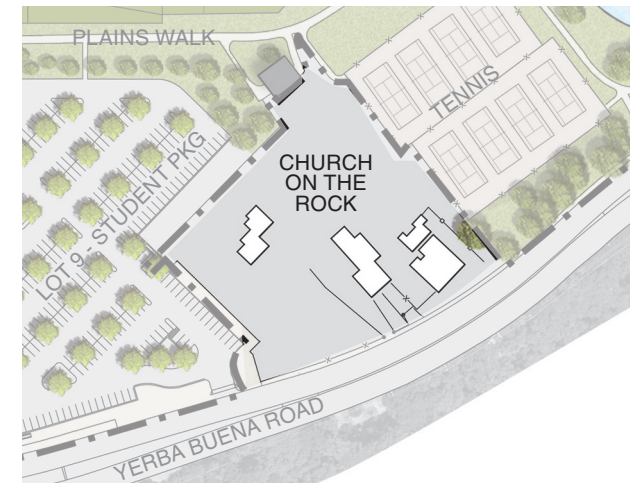
Undeveloped Land Adjacent to the Shopping Center

The FMP recommends that this land remain available for future development.



Church on the Rock

The acquisition of this property would complete the campus frontage along Yerba Buena Road and assist in defining the campus edge and developing an identity for the surrounding community.





Existing Conditions //

The existing conditions analysis phase of the planning process involved studying the existing conditions on campus in order to identify key planning issues which the FMP would address. The information was based on campus tours, meetings, and discussions with EVC Leadership, College Council and Facilities and Safety Committee representatives. The findings are summarized in a series of graphic plates that illustrate patterns and characteristics to guide future development.

This section consists of the following elements:

- Existing Campus Plan
- Campus Development History
- Existing Vehicular Circulation
- Existing Parking
- Existing Emergency Access
- Existing Pedestrian Circulation
- Existing Campus Zoning
- Existing Landscape Zoning

Existing Campus Plan //

Evergreen Valley College is a community college located on 175 acres in the southeastern foothills of San José, Santa Clara County, California. The eastern Evergreen hills and Montgomery Hill Park provide a beautiful backdrop to the campus. The campus has a developed underground utility tunnel distribution system and storm drainage system that must be considered when designing and programming future facilities.

The adjacent graphic illustration of the existing campus describes all of the existing facilities on campus including the temporary/portable buildings that are highlighted in gold; the buildings currently in design/under construction that are highlighted in brown; and the existing utility trunklines that are represented in red.

The following issues and comments were discussed during the planning process:

- The campus has a beautiful setting and backdrop of the hills.
- The placement and design of the existing facilities does not take full advantage of the views to the “Hillside.”
- Many of the campus facilities are focused inward with limited exterior openings.
- Evergreen Lake and amphitheater are an amenity to both the College and the community, but the College does not utilize them frequently.
- The Evergreen Fault runs along the north edge of the campus and through the Acacia and Roble clusters.
- Utility tunnels that link to the Central Plant are located underneath the central triangular-shaped primary circulation path network.
- Many of the original facilities are in need of renovation and some are recommended for replacement.
- A large number of temporary, or portable facilities, house several functions on the campus and are planned for removal.

1 View to Evergreen hills from Arts Plaza

2 Visual Arts Building





Campus Development History //

Evergreen Valley was selected as the site for the second campus of the San José•Evergreen Community College District (SJECCD) in 1966. The initial planning for the campus was begun in 1969, by Skidmore, Owings and Merrill (SOM), and the first construction on the site was begun in 1973.

The adjacent graphic illustrates the decade when all of the currently existing buildings were built.

The following issues and comments were discussed during the planning process:

- Some of the oldest buildings on campus are clusters Acacia and Roble. These buildings have not been renovated.
- The Fitness Center is currently in design and will be located just south of Gullo I.
- There are many newly constructed buildings on campus.

1970s

- Administration/Student Services Center
- Admissions & Records
- Cluster Acacia
- Cluster Roble
- Central Plant/Campus Police
- District Office
- EOPS
- Field House/Toilet/Storage Building
- Physical Education
- Racquetball

1980s

- Cedro
- Child Development Center
- Criminal Justice Training Center
- Firing Range

1990s

- Cedro Portables
- District Warehouse

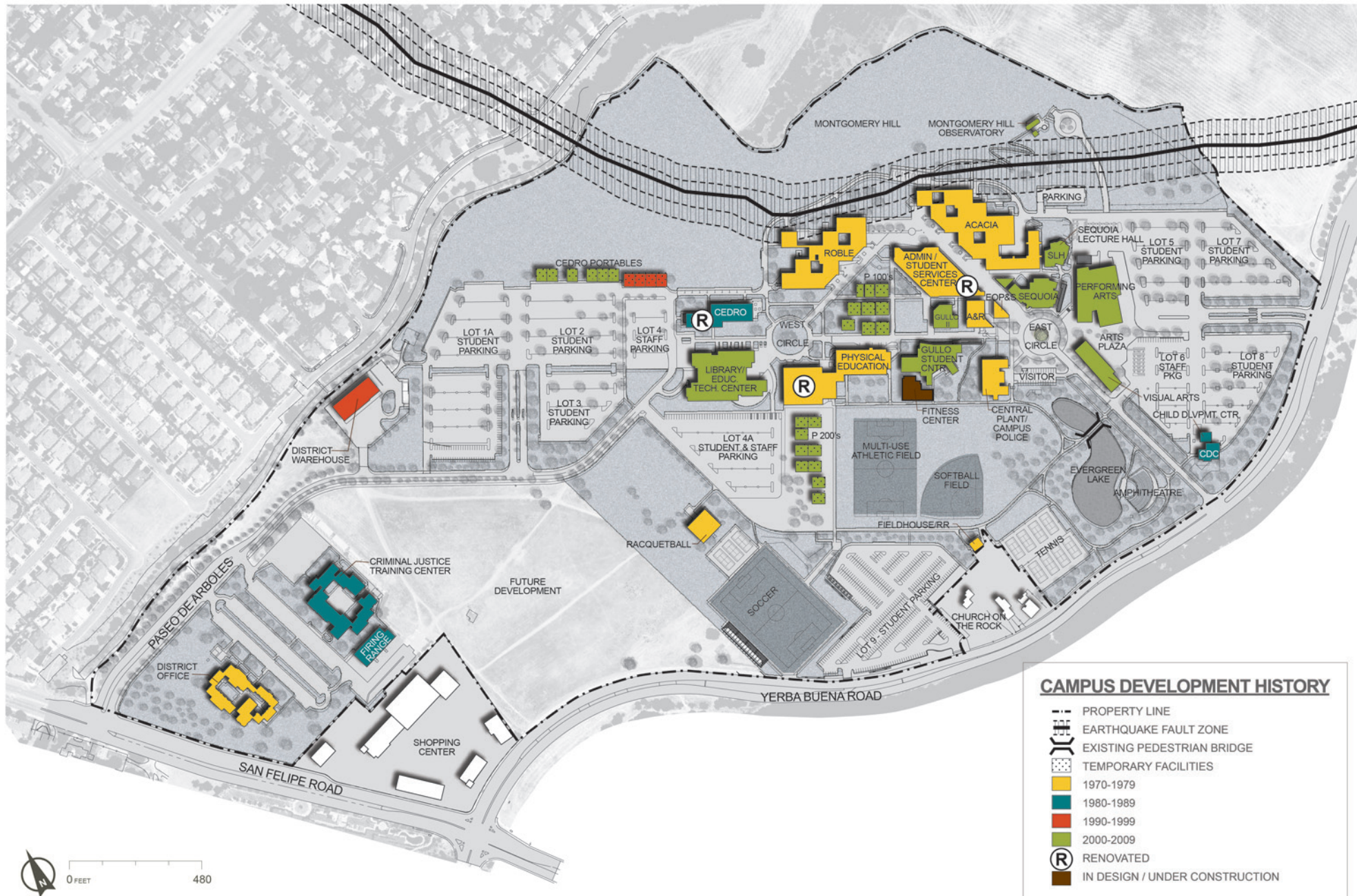
2000s

- Gullo I
- Gullo II
- Library Educational Technology Center
- Montgomery Hill Observatory
- Portables
- Sequoia
- Sequoia Lecture Hall
- Visual/Performing Arts Center

1 Cedro Building

2 Physical Education Building





CAMPUS DEVELOPMENT HISTORY

- PROPERTY LINE
- EARTHQUAKE FAULT ZONE
- EXISTING PEDESTRIAN BRIDGE
- TEMPORARY FACILITIES
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- RENOVATED
- IN DESIGN / UNDER CONSTRUCTION

Existing Vehicular Circulation //

Vehicular circulation patterns are illustrated on the adjacent graphic. Campus entry points and major vehicular circulation routes are shown along with areas allocated for parking, public transit stops, and existing stoplights.

The following issues and comments were discussed during the planning process:

- Visibility and access to the campus is limited and needs improvement.
- There is confusion at the intersection of San Felipe and Yerba Buena Roads about which direction to turn to reach campus.
- First-time students, teachers, staff, visitors, deliveries, and transit buses use the entry between the Evergreen Lake and the Child Development Center. There are bottleneck problems at the entry and associated turnaround, especially during registration. This is also the main service route.

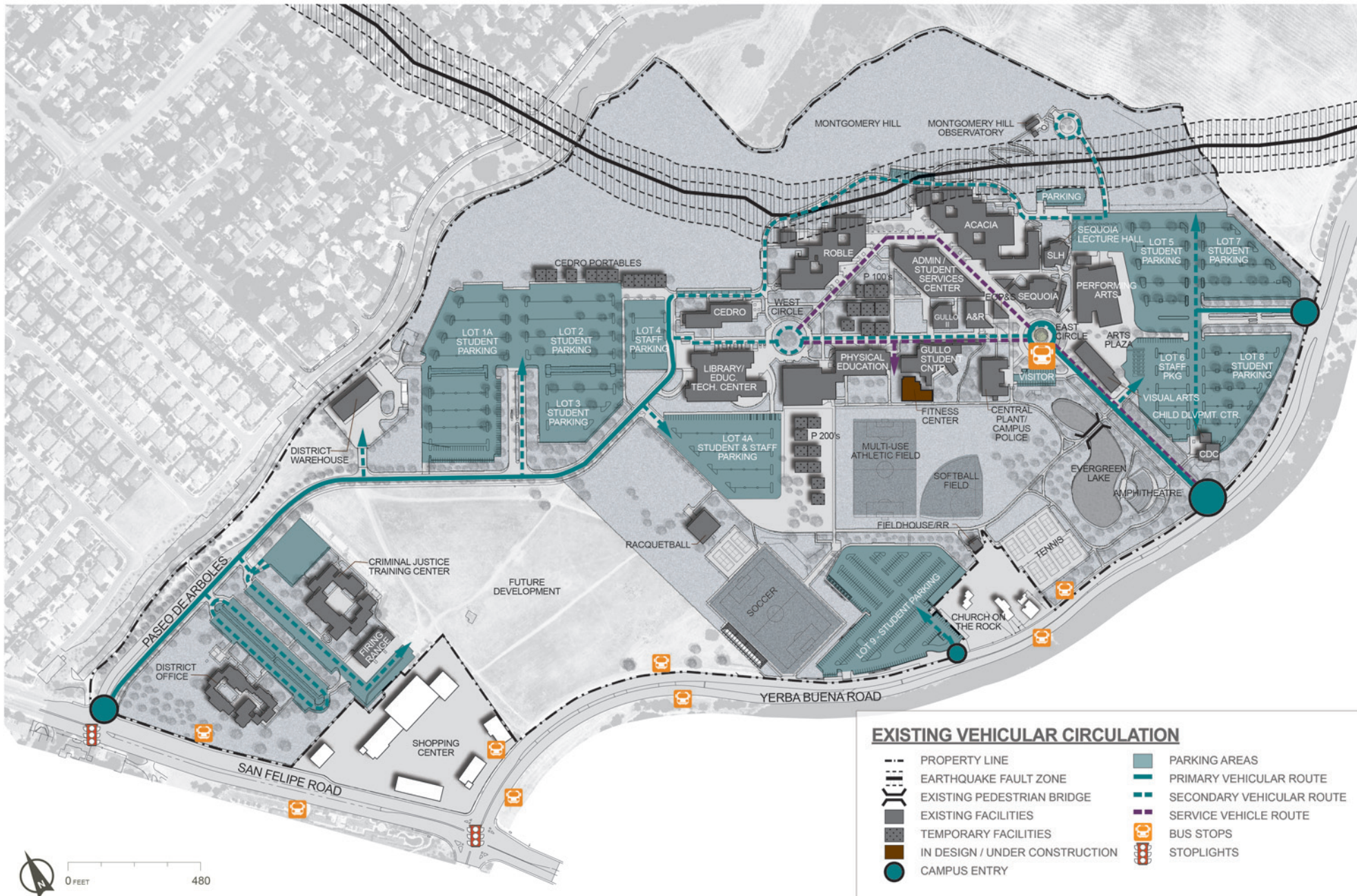
1 Paseo De Arboles

2 Entry into Parking Lots 1A, 2, 3 from Paseo De Arboles

3 Yerba Buena Entry leading to East Circle

4 East Circle





Existing Parking //

The parking areas are highlighted on the adjacent graphic and the quantities for each parking lot are indicated. Based on the projected enrollment forecast identified in the *Educational Master Plan: 2010–2025* and a target 1:5 ratio, the number of parking spaces is adequate for current needs. Future growth will require the approximate addition of 400 parking spaces that can be accommodated as surface parking on the site.

The following issues and comments were discussed during the planning process:

- Parking is zoned well, at the perimeter of the campus.
- The first-choice parking lots for students are lots 5, 7, & 8.
- Second-choice parking lots are 1, 2 & 3.
- Last choice is Lot 9 because of its distance from the main campus.
- The visitor parking lot, which is difficult to locate by first-time visitors and too small, is a source of circulation problems. Its proximity to A&R, however, is good.
- The west edge of campus has land available for parking lot expansion.
- The passing time between classes at EVC is currently five minutes (not the typical standard of 10 minutes), which does not allow enough travel time for students parking in remotely located Parking Lot 9 to walk to their campus destination.

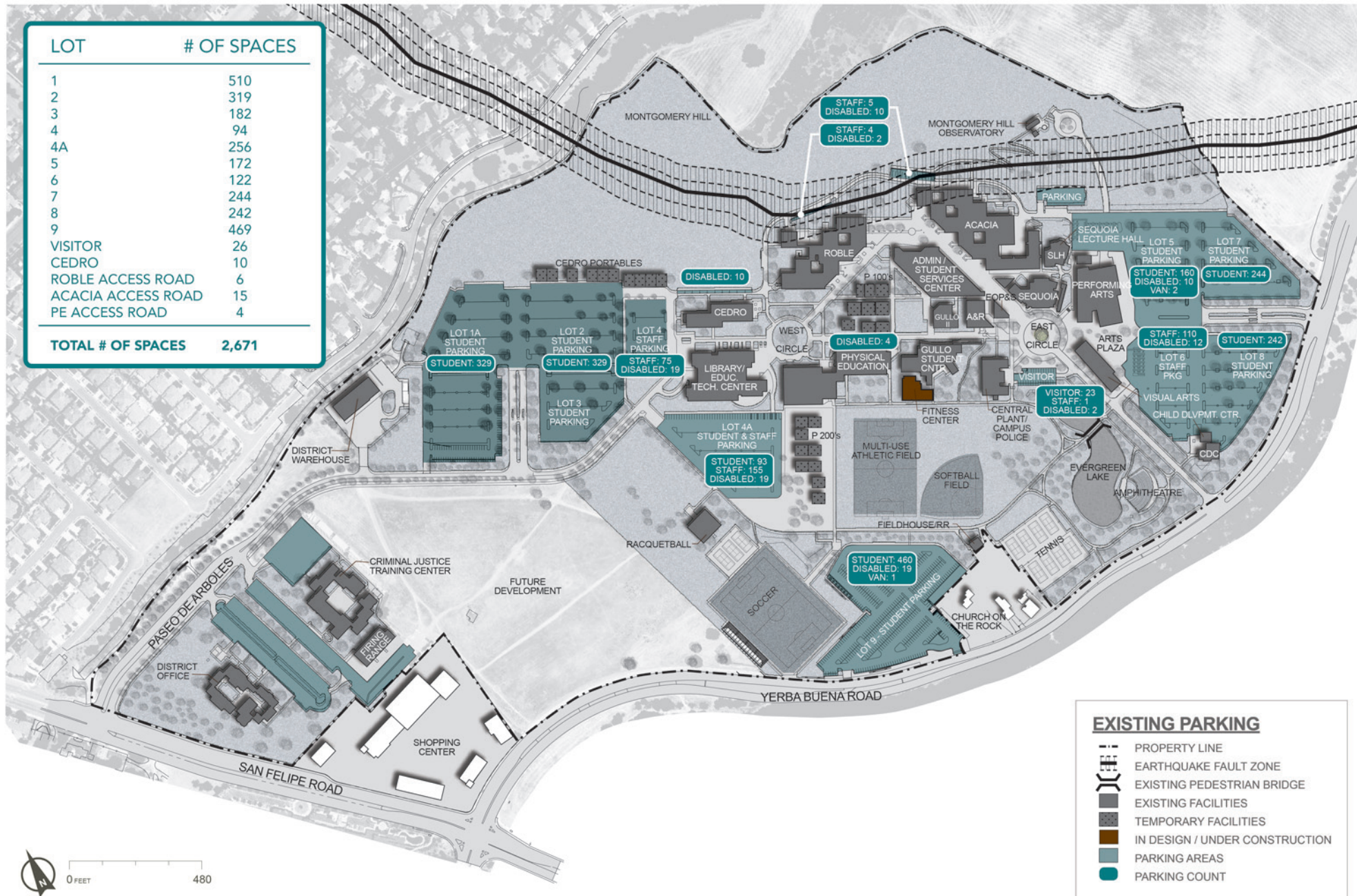
1 Parking Lot 4A

2 Parking Lot 9

3 Parking Lot 3

4 Parking Lot 5





Existing Emergency Access //

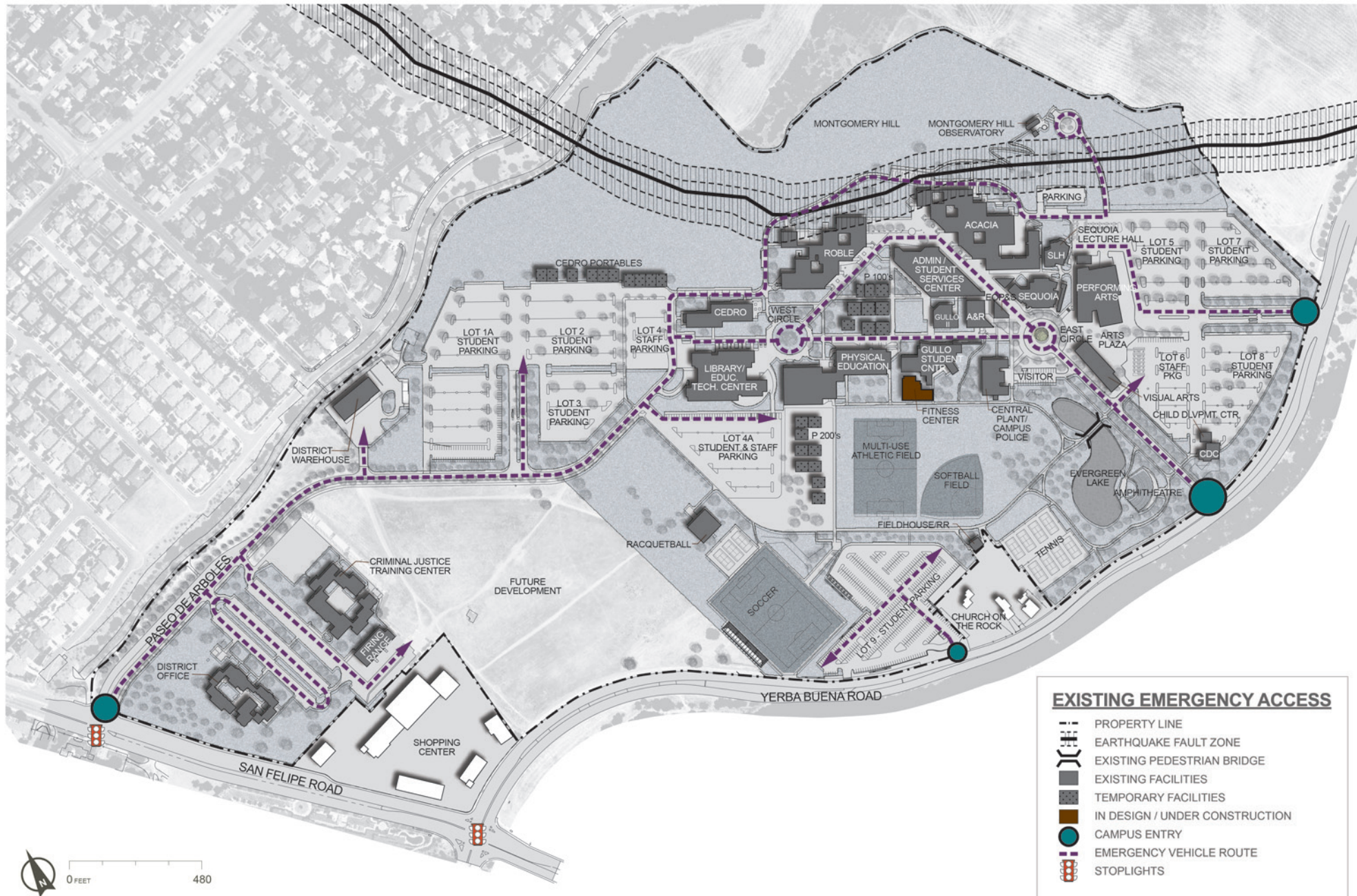
Emergency access routes are identified on the adjacent graphic. It is important to note that while these routes can be altered, they need to be coordinated with the local fire authorities to assure compliance.

The following issues and comments were discussed during the planning process:

- In general, the emergency access routes overlap with the main pedestrian and vehicular circulation routes. This overlap should be kept in mind during planning for all new construction.
- Some of the emergency access paths are designed more for vehicles than pedestrians.
- While open vehicular access is critical, the design of these spaces could promote outdoor gatherings and improve the overall campus experience.

- 1 Access Road to Cedro Building and Cluster Roble
- 2 East Circle
- 3 Yerba Buena Access Road
- 4 Paseo De Arboles





Existing Pedestrian Circulation //

The pedestrian circulation patterns are illustrated on the adjacent graphic, along with areas of student gathering. Pedestrian paths from parking lots to drop-offs and bus stops are included, along with the primary and secondary routes throughout the campus.

The following issues and comments were discussed during the planning process:

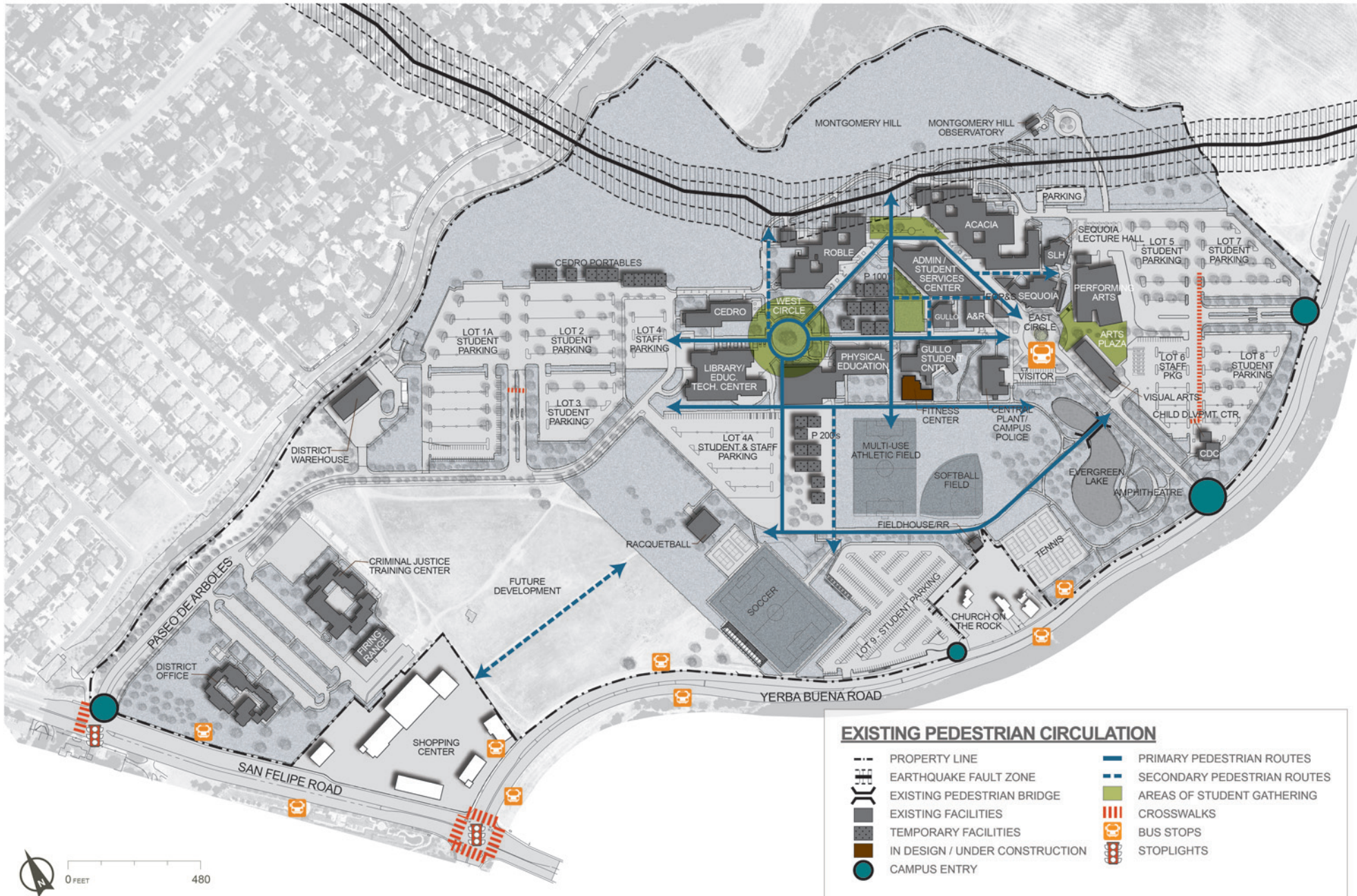
- There are pedestrian and vehicular conflicts at Parking Lots 2 and 4 adjacent to Cedro and the Library/Educational Technology Center.
- There is a sidewalk missing at the entry road running behind the Visual Arts building.
- The Criminal Justice Training Center is separate from the EVC campus and works well in this fashion. A pedestrian connection between the two is not required.

- There is a path from the field adjacent to the Racquetball building and the shopping center that the shopping center developer has paved to facilitate easy access between the two sites.
- The primary bus stop for the campus is located at the East Circle.
- The plazas and gateways at the Library/Educational Technology Center and Visual/Performing Arts Center are successful.
- There is a great deal of activity on the lawn area adjacent to Gullo I and II that could be greatly improved if there were no portables.



- 1 Pedestrian walkway leading to Visual/Performing Arts Complex
- 2 Existing Village Walk East
- 3 Pedestrian walkway between Performing Arts and Sequoia buildings





Existing Campus Zoning //

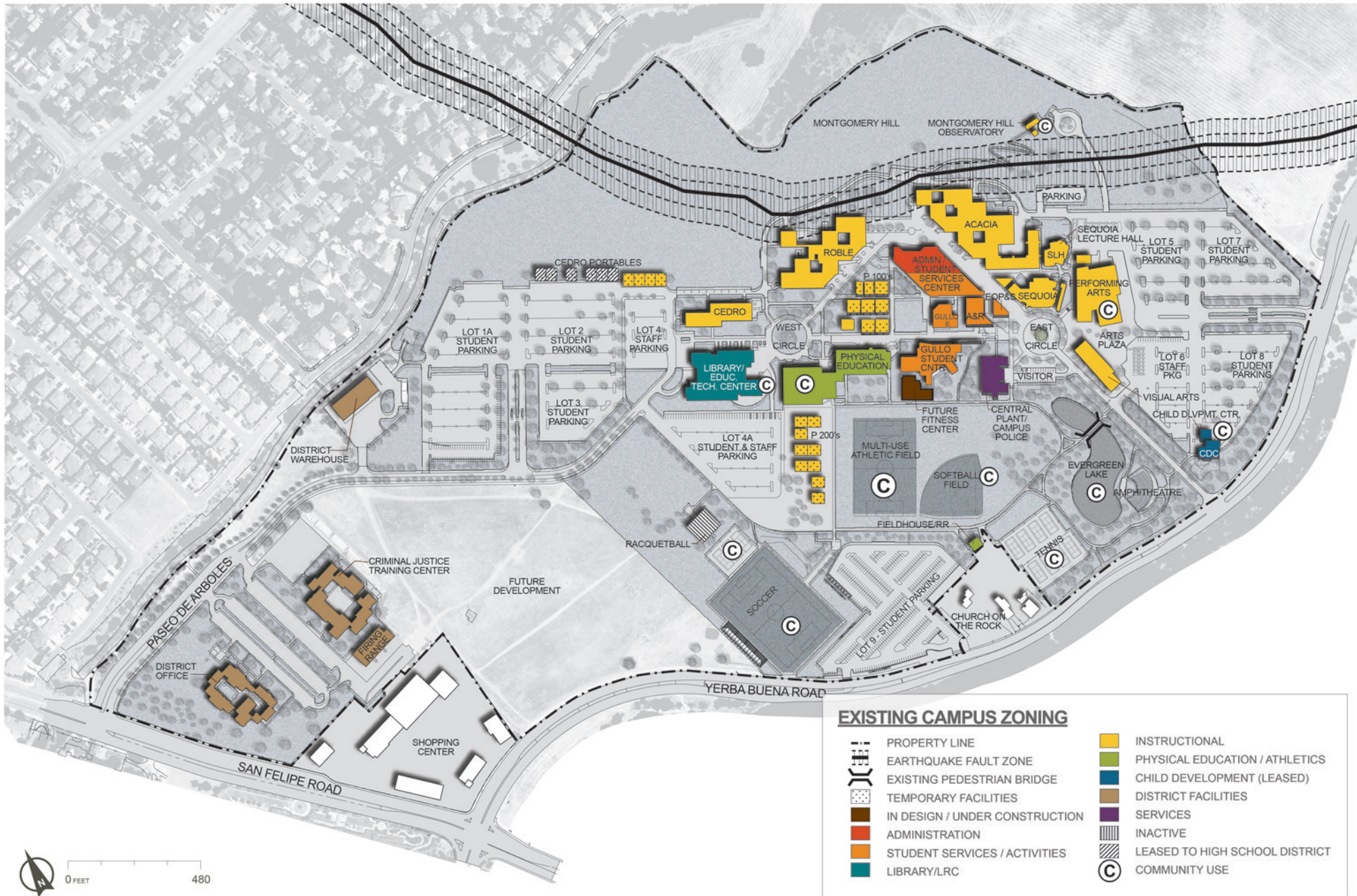
The adjacent graphic illustrates the functional zoning of the existing site and facilities and reveals that a fair amount of the recommended consolidation and realignment has already occurred. Colors indicate the current assigned functions of buildings and identify the general zoning of uses on campus.

The following issues and comments were discussed during the planning process:

- Student support services are centralized, but need improvement.
- Campus Police is not easily found by first-time visitors.
- The Child Development Center (CDC) is leased out and is not part of the EVC curriculum.
- The six “Cedro” portables on the far western side of the site are leased to the High School District.
- The most community use is at the multi-use athletic field.

- 1 Arts Plaza
- 2 Sequoia Building
- 3 Library/Education Technology Center
- 4 Amphitheater





Existing Landscape Zoning //

The campus at Evergreen Valley College is located at the foot of the Diablo Range and is located against the grassy hillside that provides a spectacular backdrop for the campus. The core of the campus or “Academic Village” spans the space between the “Hillside” and the athletic fields or “Plains” creating a unique and refreshing setting for a community college campus. Within the “Academic Village” several large specimen trees accent the buildings, provide valuable shade and give the campus a distinct character and sense of place.

The adjacent graphic illustrates the landscape zoning of the existing site and clearly illustrates the tiered relationship of the three primary zones—“Hillside,” “Academic Village,” and “Plains.”

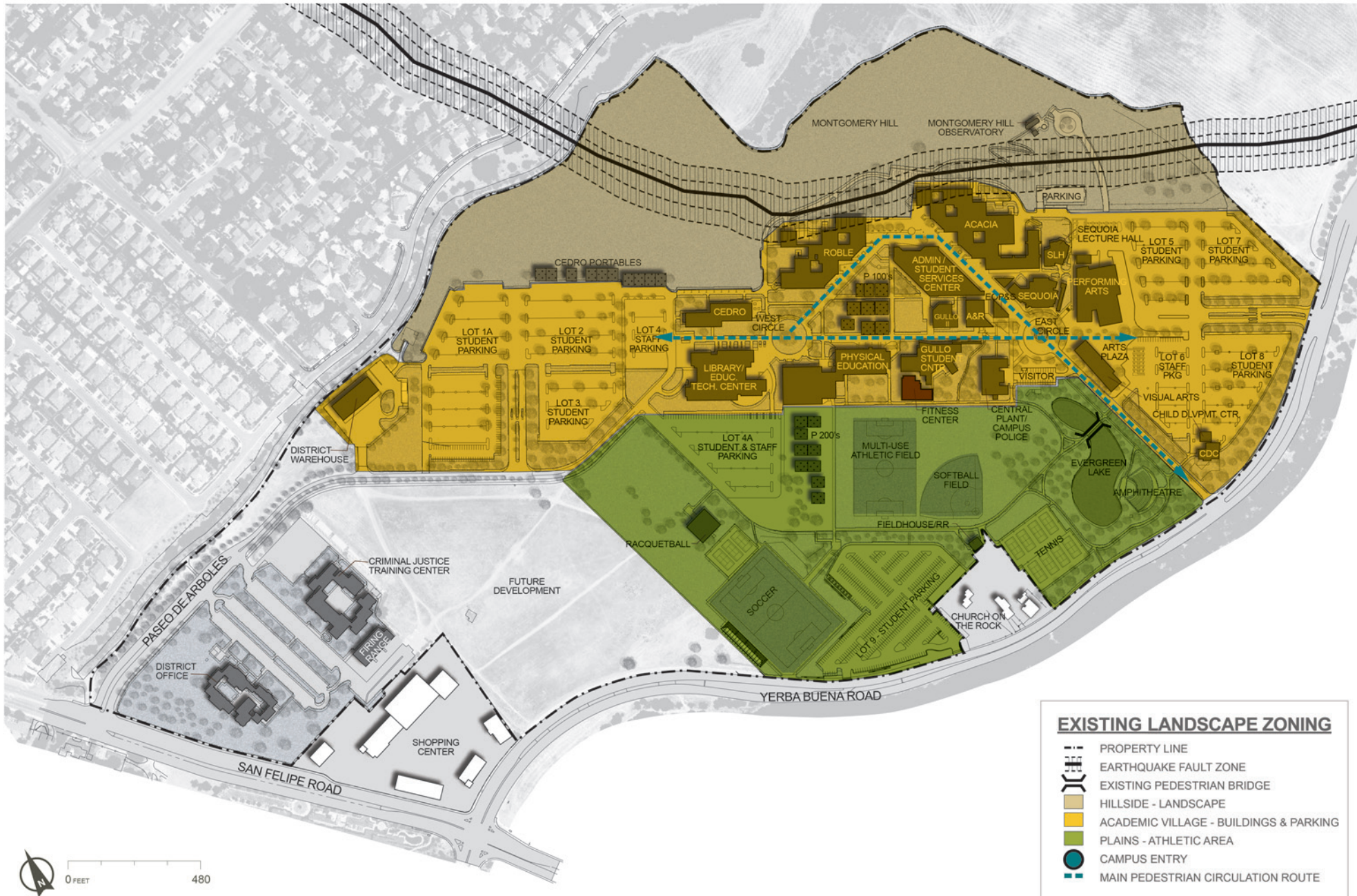
The following issues and comments were discussed during the planning process:

- The plantings are inconsistent and do not reinforce the campus’ dedication to sustainability and the environment.
- The size of the campus is so vast that balancing the care required to maintain the grounds well with available staffing is next to impossible.
- The planting near the Visual/Performing Arts Center is appreciated and in general easier to care for; therefore consider using this landscape as an example for future campus plantings.

- Consider retaining specimen trees that are healthy and add to the character of the campus landscape.
- There is a general consensus that the campus suffers from a lack of definition and hierarchy in existing open spaces. This was the case in 1995 and continues to be a concern.
- Outdoor spaces should be developed based on specific needs or natural usage.
- Establishment of natural preserves and outdoor classrooms is desired.

- 1 View of the “Hillside”
- 2 View of “Academic Village”
- 3 View of the “Plains”







Appendix //

The following information is included in this section:

- Option Development
- Building Naming Opportunities

Option Development //

During the planning process a series of options were developed for review and discussion with EVC leadership, College Council, and Facilities and Safety Committee representatives. The options were used to stimulate discussions that ultimately led to the development of the 2025 Facilities Master Plan for Evergreen Valley College.

This section includes illustrations of these options and is included in the appendix in order to inform the reader of what was considered:

- Option 1–Draft Campus Master Plan 2025 - June 8, 2010
- Option 2–October 11, 2010
- Option 3–October 11, 2010
- Option 4–October 25, 2010
- Option 5–October 25, 2010
- Preferred Option–November 5, 2010
- Preferred Option–November 22, 2010



Option 1–Draft Campus Master Plan 2025 - June 8, 2010



Preferred Option–November 5, 2010



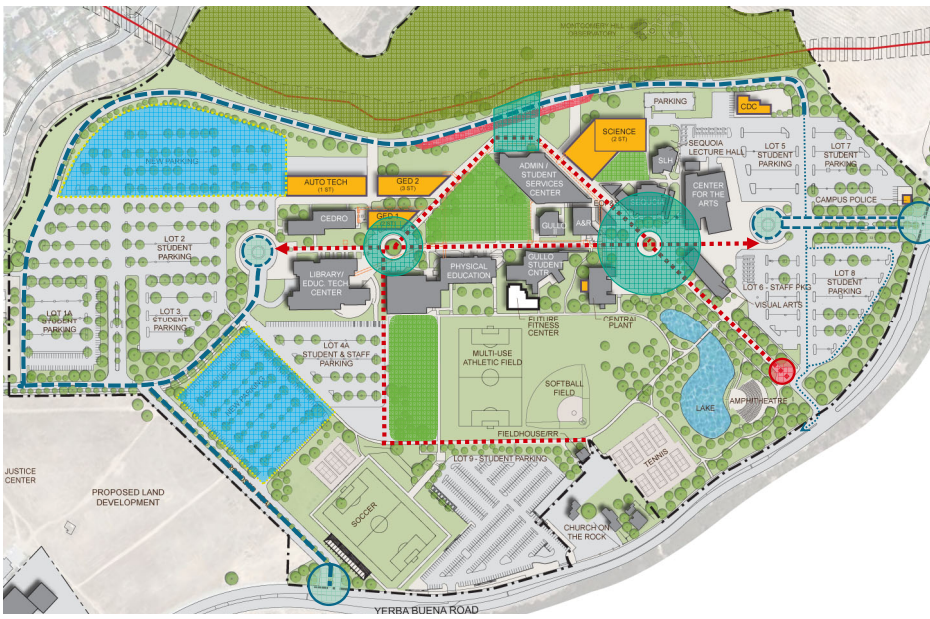
Option 3–October 11, 2010



Option 2—October 11, 2010



Option 5—October 25, 2010



Option 4—October 25, 2010



Preferred Option—November 22, 2010

Building Naming Opportunities //

ev·er·green (ev'ər-grēn')

adj.

1. Having foliage that persists and remains green throughout the year.
2. Perennially fresh or interesting; enduring.

n.

1. A tree, shrub, or plant having foliage that persists and remains green throughout the year.
2. Evergreens, twigs or branches of evergreen plants used as decoration.
3. Something that remains perennially fresh, interesting, or well liked.

Metaphorical use:

Owing to the botanical meaning, the term “evergreen” can refer metaphorically to something that is continuously renewed or is self-renewing.

The planning team, EVC Leadership, College Council, and Facilities and Safety Committee representatives agreed that the metaphorical definition was appropriate to the planning process and future campus development. Further, the team agreed that the idea of continuing the tradition of naming buildings after evergreen trees that are native to this region supports the metaphor and the identity of the College.

The following evergreen tree names are recommended as potential new building names:

- Bay
- Cedar
- Fir
- Ironwood
- Madrone
- Manzanita
- Oak
- Toyon

- 1 Madrone Tree
- 2 Douglas Fir
- 3 Incense Cedar





It seems to us that no traveler has ever explored them, and notwithstanding the wonders which science is elsewhere revealing every day, who would not like to hear their annals?

Our humble villages in the plain are their contribution. We borrow from the forest the boards which shelter and the sticks which warm us. How important is their evergreen to the winter, that portion of the summer which does not fade, the permanent year, the unwithered grass! Thus simply, and with little expense of altitude, is the surface of the earth diversified."

Henry David Thoreau (1817–1862), U.S. philosopher, author, naturalist.

"A Winter Walk" (1843), in *The Writings of Henry David Thoreau*, vol. 5, p. 169, Houghton Mifflin (1906).



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