



MPC

**MONTEREY PENINSULA COLLEGE
PHYSICAL MASTER PLAN**

OCTOBER 2005

Monterey Peninsula College

PHYSICAL MASTER PLAN

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PRESIDENT'S FOREWORD

This physical master plan has been under development since last summer, and it provides an overall concept for a new "MPC."

To provide some context for this plan, by the end of the 2004 spring semester we had an educational/facilities master plan completed by the Maas Companies that outlined a renovation and building program to be funded by the college's bond measure. We also had an approved funding plan with timelines and budgets for implementation of our bond and capital outlay program. Also, a campus parking study had recently been conducted.

In addition, over the past 10 years, we had submitted various building project proposals to the Chancellor's Office for state funding consideration, such as the Library & Technology Center, the Plant Services building, the Math Science Complex, and the Child Development Center. For each of these facilities, a building site on campus was identified and proposed, but without consideration of an overall site plan.

So, a year ago, as we were looking at building sites for bond projects, it was apparent that the one thing we still lacked was an overall campus site plan to identify suitable locations for buildings and guide our facilities planning. Thus, development of an overall campus physical site plan was one of the first tasks assigned to our bond program managers, David Tanza and Bogard + Kitchell.

I asked Dave and his team from EHDD Architecture and Joni Janecki and Associates to take an unfettered look at our site, due to the importance and long-range implications of the plan for the future of the campus. During the past year Dave and his team of architects have essentially taken the college through a "physical" master planning process and challenged us to see the campus with fresh eyes.

The Physical Master Plan also addresses several deficiencies that were identified in the Maas Plan such as the ravine acting as a barrier to divide the two sides of campus, the need for more parking, the lack of an official main entry, the need to unify the varied architectural styles on campus, and that the campus lacked a "sense of place."

The result is a plan which provides us with an overall framework for future development on campus that will improve access and wayfinding, strengthen the connections between academic programs, and promote the existing natural environment. The result is a vision for what MPC can become, a concept that will reorganize the campus into a more cohesive whole, enhancing the educational experience of our future students.

The plan was developed with the input of faculty and staff; it has been adopted and endorsed by the Governing Board. This plan represents big change, but it is the kind of change that is important for our future as an institution and a critical step in our continuing development as a college for our community. It represents an impressive achievement for Monterey Peninsula College.

Dr. Kirk Avery
Superintendent/President
September 2005

01 INTRODUCTION

INTRODUCTION

Monterey Peninsula College (MPC) is embarking on an exciting chapter in its 58 year history. Over the next twelve years, the campus is effecting a comprehensive upgrade program, a program that will enhance every aspect of the learning environment at MPC.

The current building program is funded in large part by a local bond measure passed in 2002. In addition, state and private funding sources round out the financial picture.

The community supported bond mandate is to ensure that current life safety and universal accessibility codes are met on the campus, and that all academic and support buildings are equipped for their functions. MPC is committed to fulfilling the bond mandate.

MPC can exceed expectations, do more than meet the basic standard of need, and further enrich life on the Monterey Peninsula. The buildings, land and landscape of the campus work together to establish patterns of movement and create opportunities for exchange which have educational and collegial consequences. The campus should evolve to reflect the value the community has placed in it.

MPC is using this opportunity to set the framework for growth into the future, beyond this current building program. MPC has invested in this physical master plan process to establish guidelines for effective growth, sensitive to academic, environmental and community needs.

INTRODUCTION

Goals of the Physical Master Plan

The physical master plan has two goals:

- 1 Provide a framework to implement campus improvements which guide both current plans and future development.
- 2 Provide direction on suitable building sites to accommodate immediate program driven needs for new facilities on campus.

In order to understand what the physical master plan is it is first helpful to discuss what the physical master plan is not.

The physical master plan is not a design solution for individual projects on campus but rather a set of guidelines which provide a cohesive setting for development.

The physical master plan does not provide a specific time line or budget for campus improvements but rather provides an integrated approach to improvement which can be implemented over time, phased according to funding availability and other factors.

The physical master plan is not a static document but rather a document open to periodic review as campus academic and demographic goals evolve.

The physical master plan does not include all property owned by MPC but is specific to the Main Campus at Fremont Street. As the Fort Ord Campus develops areas of the physical master plan may need to be amended.

It is important to note that this document has a planning limit of 20 years. Consequently, as the campus grows or as the demographics of the Monterey Bay Region change, the physical master plan may require updates. A process for updating the physical master plan should be implemented that includes careful independent study and analysis.

The physical master plan is a blueprint for the campus that lays the groundwork for future changes to the built campus environment. The physical master plan addresses long-term goals and policies that guide projects and choices related to new buildings, renovations, parking, roads, landscaping, natural resources and other land uses at MPC. The physical master plan should serve as a vision and reference point for campus-wide standards.

To preserve, enhance and develop the finest features of MPC, four guiding principles are put forth in this document. These concepts should be used to inform all future design and planning projects made for the campus. The guiding principles are:

- 1 Clear Connections
- 2 Academic Neighborhoods
- 3 Promote Natural Features
- 4 Sustainability

INTRODUCTION

Document Format

The College section highlights campus history and development, site attributes and the current conditions of facilities and campus amenities.

The Guidelines section offers insight into campus wide planning goals and attitudes towards future development.

The Neighborhood Reports contain in-depth guidelines as they apply to specific Academic Neighborhoods on campus and summaries broken down into the four guiding principles.

The Appendix contains references for implementation of the master plan and record materials from workshops and breakout sessions.

The Plan insert is the culmination of planning discussions and a vision for campus development.

Process and Implementation

The Educational Facilities Master Plan (*Space Quantification and Facilities Master Plan, Maas Companies, January, 2004*) was approved in February, 2004, and provides the projects, budgets and schedules to be executed by the Bond Implementation Plan (BIP) being developed by Bogard & Kitchell.

The BIP will take the information from the Board-approved Facilities Master Plan and develop individual project budgets, schedules and phasing strategies. The plan describes an approach for MPC to use to accomplish the work outlined in the Facilities Master Plan. The plan is intended to provide a detailed "itinerary and road map" for implementing the Board-approved Facilities Master Plan.

The BIP describes the steps required for each individual project. Each step will include an updated and accurate cost estimate of the total project and construction costs. Any adjustments to initial project budgets and schedules will be made with shared governance inputs and will require approval by the Board. The BIP will include seven sections that describe Funding, Budget and Cost Control, Schedule and Schedule Control, Management, Design, Construction and Communication. The BIP recommends an early and accurate definition of scope for each individual project with input from the Campus and project committees in all phases of design. Adequate time will be allotted to include shared governance input and Board approval.

The BIP will be managed by a Committee chaired by the President. Coordination of the plan, including schedule and budget control, and interim housing needs will be managed by the Bond Program Manager. Individual projects will have project committees that will represent the Campus on individual projects. Outside consultants including architects, engineers and construction managers will be needed to complete many of the projects.

In addition to campus wide input, the following reports were used as a basis for preparing this document:

Space Quantification and Facilities Master Plan
dated January, 2004, prepared by Maas Companies

Facilities Conditions Assessment Report
dated October 29, 2004, prepared by Walsh Ruhuke & Dost Architects, LLP

Monterey Community College District Report 17
dated October 13, 2003, prepared by Monterey Peninsula College

Traffic Study for the Monterey Peninsula College
dated May 7, 2004, prepared by Higgins Associates

Arborist Report - Field Notes Monterey Peninsula College Oak Grove, Monterey
dated April 5th and 9th, 2005, prepared by Barrie D. Coate and Associates

INTRODUCTION

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