MEASURE T - FACILITIES BOND MEASURE
NORTH MONTEREY COUNTY EDUCATION CENTER

Project Planning / Programming Meeting

January 9, 2018
Project Goals:

• Make the Center a destination for the ENTIRE North County
• Subjects that are taught in the Main Campus can be taught here
• Provide facility that supports multitude of needs - FLEXIBLE
• Project shall help to redefine Castroville
  • WOW factor
  • Iconic
• Maximize Parking
Site Context

Alisal St. is a link between 101 HWY, City Center and Hartnell College.

NORTH MONTEREY COUNTY EDUCATION CENTER
Hartnell College

Proposed building location Scheme 1 & 2
Central Park
West Alisal Street
Central Ave

Proposed building location Scheme 3

Architectural: Basis of Design
Provide state-of-the-art Nursing and Health Sciences Facility and expand the student capacity of the nursing programs.

PROJECT LOCATION
7.1 Site Design

7.1.1 Building Placement

- Building placement should be designed to minimize the visual separation between structures.
- Along the Merritt Street corridor maintain the zero setback alignment of façades along the sidewalk edge.
- Align a building’s front at the sidewalk edge to provide interest at the street level and enhance the pedestrian experience. A minimum of 75% of the front of a building shall have a zero front setback. Where portions of a building are set back from the sidewalk, the areas must be treated as a plaza or courtyard.
- Site development should give the visual impression of increased lot coverage from the street by placing the building toward the front of the lot, with parking and loading in the rear of the lot. Blank walls and a vacant lot appearance are inappropriate, as it discourages pedestrian movement.
7.1.3 Site Access

- Develop the ground floor level of a building to encourage pedestrian activity. The linear frontage of the building should incorporate pedestrian-oriented elements such as store fronts with transparent display windows or display cases, outdoor dining areas, public art, awnings, trellises, window boxes and other landscape elements, such as shade trees and benches.
- Buildings shall be designed with the primary entrance oriented toward the street. The primary entrance should convey a sense of human scale by framing the space through the use of architectural features.
- Direct access shall be provided from the sidewalk to the primary entrance of the building. Such pedestrian access should be enhanced with landscape and/or paving improvements. Recommended landscape improvements include potted plants and accent trees. Recommended paving treatments include concrete paving with surface finish and decorative scoring or tile or brick pavers.
- Service access areas including, loading areas and docks, service yards, and refuse/recycling enclosures should be located out of public view and must not front onto a primary street.

7.2 Parking

- On-site parking should be located to minimize visibility from the sidewalk.
- Parking should not be located so that it interrupts the storefront continuity along the sidewalk.
- On-site parking should be placed behind the building.
- Parking should be designed to be accessed from the rear of the property on parcels with alleys. For parcels without alley access, driveways should be minimized in width and provide for good visibility of pedestrians.

4. Additional Design Standards

4.1 Parking Standards

Off-street parking in the Castroville Community Plan area shall be in accordance with the Monterey County Zoning Ordinance – Regulations for Parking, subject to the following supplemental requirements:

1. Off-street parking for all residential units, permitted in any land use designation, may be met by either covered or uncovered spaces, unless otherwise indicated in the Design Guidelines of this Community Plan.
2. Off-street parking for mixed-use and industrial uses shall be constructed in the form of landscaped parking lots as conceptually illustrated in the Design Guidelines.
3. Shared parking standards may be used to meet the parking requirements for developments, as described below.
4. Parking will be in accordance with Monterey County Zoning Ordinance- Title 21, Section 21.58 and Monterey County Zoning Ordinance- Title 20, Section 20.58.040.
MEASURE T - BOND NARRATIVE

Construct a multi-purpose facility to expand education opportunities to North Monterey County; include laboratories to support STEM, healthcare and agricultural training; includes a "Community Room" for joint use.

Building Area: 12,500 GSF
Site Area: 1.36 Acre

Program (Updated Comparison):

<table>
<thead>
<tr>
<th></th>
<th>Initial GSF</th>
<th>Updated GSF</th>
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<tbody>
<tr>
<td>Laboratories</td>
<td>3,450</td>
<td>3,400</td>
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<tr>
<td>Classrooms</td>
<td>3,600</td>
<td>3,600</td>
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<tr>
<td>Community Room</td>
<td>1,200</td>
<td>1,200</td>
</tr>
<tr>
<td>Student Engagement Space</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Administrative</td>
<td>450</td>
<td>800</td>
</tr>
<tr>
<td>Grossing Factor</td>
<td>2,800</td>
<td>2,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12,500</strong></td>
<td><strong>12,500</strong></td>
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Program Detailed:

**Laboratories:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
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<tr>
<td>(2) Labs</td>
<td>2,800 SF</td>
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<tr>
<td>Lab Support</td>
<td>600 SF</td>
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<td><strong>Total</strong></td>
<td><strong>3,400 SF</strong></td>
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**Classrooms:**

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<tbody>
<tr>
<td>(3) x 1,200</td>
<td>3,600 SF</td>
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**Community Room:**

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td>Student Engagement</td>
<td>1,000 SF</td>
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**Administrative:**

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>(2) Counseling Offices</td>
<td>280 SF</td>
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<tr>
<td>Financial Aid</td>
<td>100 SF</td>
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<tr>
<td>(2) Faculty Offices</td>
<td>200 SF</td>
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<tr>
<td>Reception</td>
<td>120 SF</td>
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<tr>
<td>File Room</td>
<td>100 SF</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>800 SF</strong></td>
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**Grossing Factor:**

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<tr>
<td></td>
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**Total:**

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GENERAL NOTES:
1. ALL CLEARANCES (MOVABLE/FIXED FURNITURE, ASIL, WHEELCHAIR CLEARANCE) TO COMPLY WITH CURRENT AIA & CBC CODES.

KEYNOTES:
1. DOOR WITH VISION PANEL
2. WINDOW TO SUIT DESIGN.
3. SHADES AT EXTERNAL WINDOWS.
4. WHITE BOARD - 16'-6" LENGTH
5. OPTIMAL VIEWING AREA
6. ACCEPTABLE VIEWING AREA
7. RECESSED PROJECTION SCREEN
8. TACKABLE SURFACE - 16'-6" LENGTH
9. TACK BOARD TO BE PLACED BELOW ROOM SIGNAGE - 11"W x 18"H
10. CHAIR RAIL - VERIFY HEIGHT WITH DISTRICT PURCHASED CHAIR
11. LECTURE CAPTURE CAMERA

SYMBOLS:
Furniture items refer to schedule for type and model number.
Wall types refer to schedule sheet. Reference wall designs are shown in AOG-1 (Acoustic Design Guidelines).

GENERAL NOTES:
1. SMOKE DETECTORS AND SPRINKLERS ARE TO BE LOCATED IN THE CENTER OF INDIVIDUAL CEILING PANELS.

KEYNOTES:
1. SUSPENDED ACOUSTIC LAY-IN CEILING
2. AUDIO VISUAL PROJECTOR
3. RECESSED PROJECTION SCREEN
4. SUPPLY AIR REGISTER
5. RETURN AIR GRILLE
6. LIGHT FIXTURE

SYMBOLS:
1. RECESSED CEILING SPEAKERS
Learning Environment

- Flexible, adaptable
  - Individual
  - Team
  - Group
- Technology enabled
- Multiple teaching and learning arrangements
- Inter-disciplinary learning
- Project based learning
Multi-Tasking Environment

Technology for:
- Distance Learning
- Lecture Capture
- Live Streaming
creative and active learning environments that support a “student success center” type of environment.
Diverse learning and study spaces
Breakout, collaboration areas
Commons spaces
Technology resources

Learning Environment
Hartnell College