

9.0 Campus Systems

LANDSCAPE CONCEPT AND OBJECTIVES

With input from the FOG and campus administration and staff, the Landscape Master Plan, and Landscape Design Guidelines were developed to achieve the following objectives:

- Retain the campus' overall park character for the neighborhood and college communities
- Unify campus edges, while retaining the campus' park character. Major vehicular entries should be reinforced
- Include a series of outdoor rooms framed by the proposed and existing buildings. Each outdoor room should support students/activities from nearby classrooms
- Provide distinct pedestrian plazas at major circulation nodes and pedestrian entry points
- Reinforce a botanical garden theme around areas containing significant plant collections
- Incorporate the natural and architectural history of the campus into the landscape
- Incorporate sustainable design principles into the landscape through appropriate plant selections and irrigation techniques
- Ventura College should be a barrier-free campus
- Support high activity nodes with access to food, seating, and shade
- Relate site furnishings and paving/hardscape to the campus' overall park character
- Maintain the Agriculture Department area gardens



Ventura College

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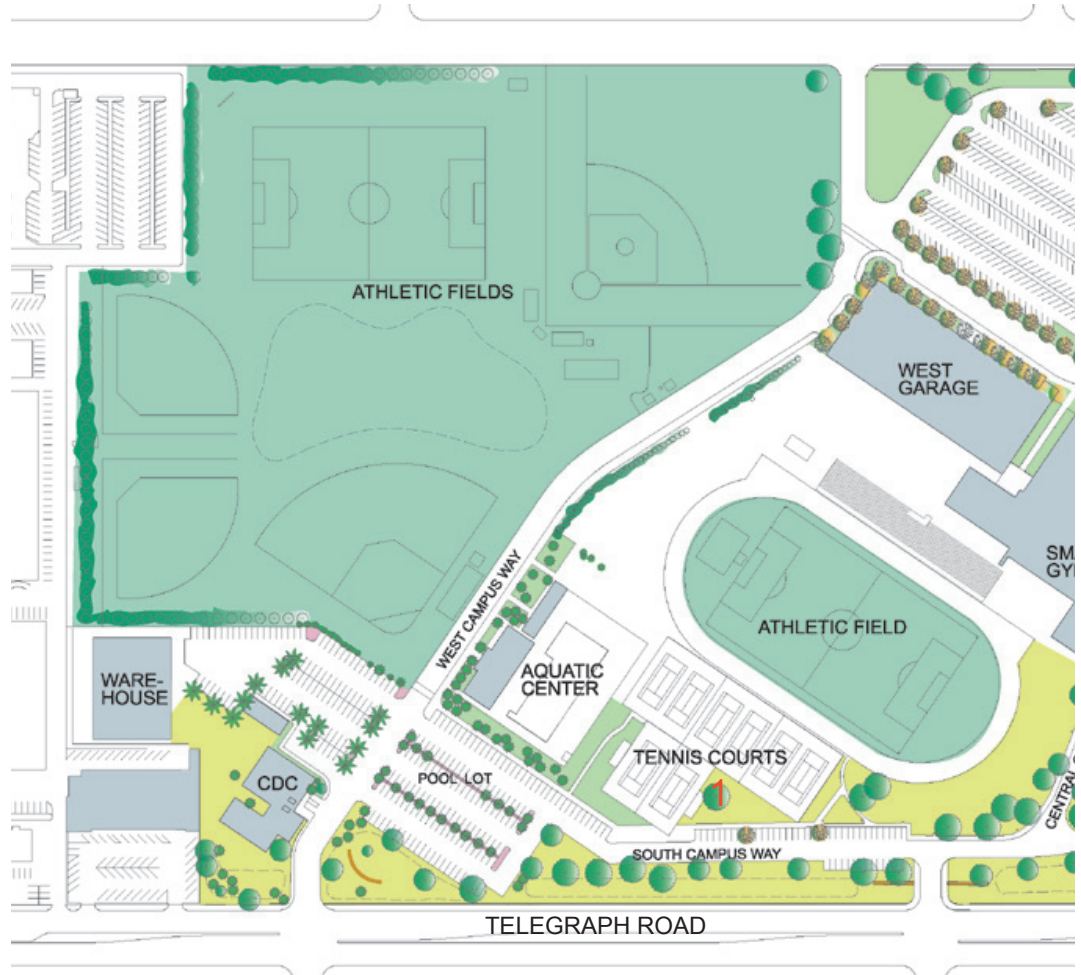
Landscape Master Plan

The Campus Landscape Master Plan is presented below. In subsequent pages, the Landscape Master Plan is broken down into a series of program spaces to further define their general character.

LANDSCAPE MASTER PLAN Ventura College Master Plan

Legend

- 1 Telegraph Road Green
- 2 Great Lawn
- 3 Main Quad
- 4 West Grove Quad
- 5 Barranca Quad
- 6 Library Plaza
- 7 Performing Arts Plaza
- 8 Pirates Walk
- 9 East Parking Structure Plaza
- 10 ATC/GPC Drop Off
- 11 ATC/HSC Barranca Courtyard
- 12 SAF Entry Plaza
- 13 Agriculture Dept. Gardens
- 14 Natural Barranca





OPEN SPACE AND LANDSCAPE FRAMEWORK

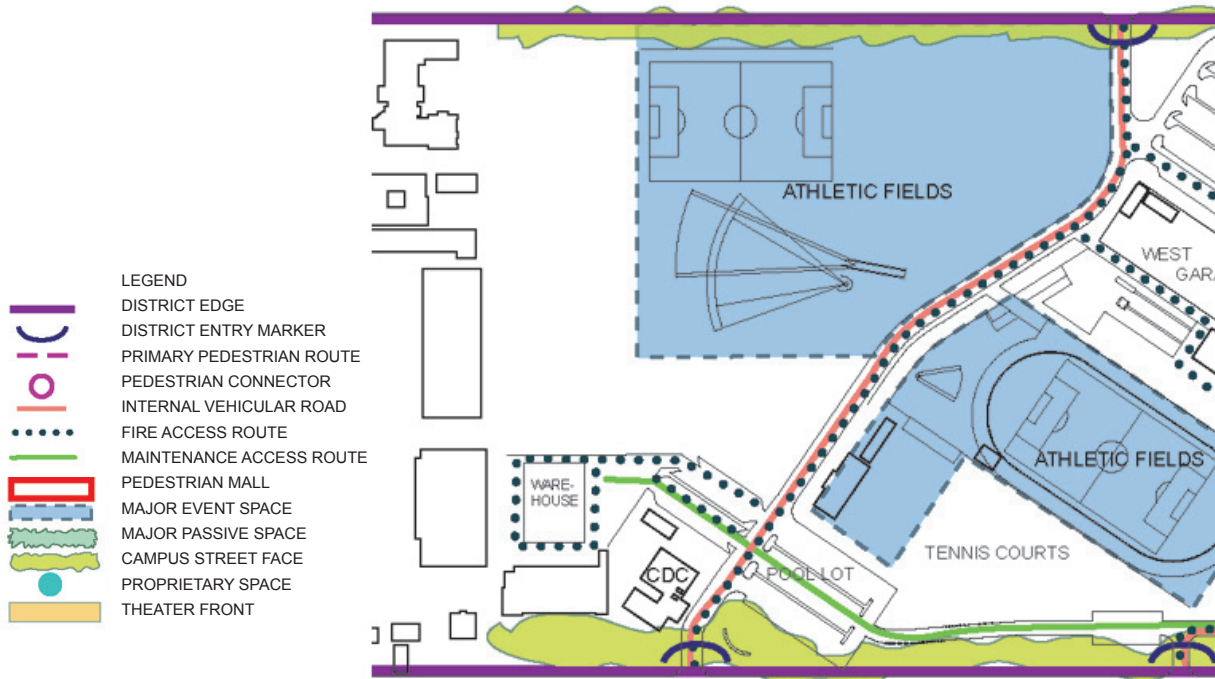
The landscape framework organizes the Landscape Master Plan program spaces into the activity zones shown in the list and diagram below. From this framework, specific spaces are identified and described to further express the desired spatial character.

Landscape Zones

Campus Edges and Entries: The College’s edges and entries contribute to its public image. They create an identity and frame for the campus. They provide visitors with a sense of arrival while directing vehicular and pedestrian traffic into the campus.

Major Campus Spaces: Major campus spaces focus on the larger areas where active and passive activities occur. The spaces defined as “active spaces” serve to facilitate major campus and community events. These spaces are the social heart of the campus. Of equal importance, the large “passive spaces” are open spaces and places for social interaction or individual

DIAGRAM OF LANDSCAPE ZONES
Ventura College Master Plan

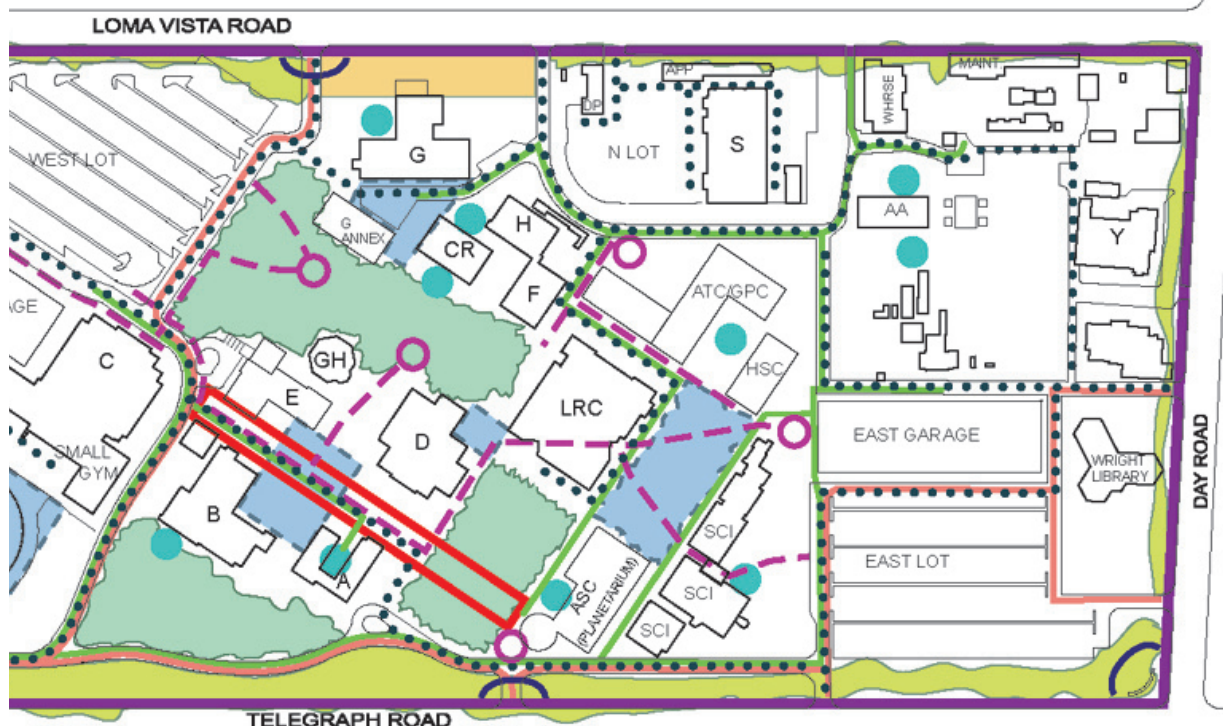


activity.

Pedestrian Mall and Connectors: The Pedestrian Mall (herein also referred to as “Pirates Walk”) is the main east-west corridor of the central campus. Pedestrian connectors are focal points along the main pedestrian paths. They are located at the intersections of pedestrian paths and provide small spaces for informal gatherings.

Proprietary Spaces: Proprietary spaces are the plazas, courtyards, and gardens associated with the academic and administrative buildings that enclose them. They can be places for quiet reading or reflection, and meeting friends between classes.

Vehicle Circulation and Parking: Vehicle circulation defines an internal campus vehicular circulation network that facilitates access from one area of the campus to another for students, campus faculty/staff, and visitors. This network includes the campus’ internal roads, vehicular parking, fire access routes, and maintenance access routes.



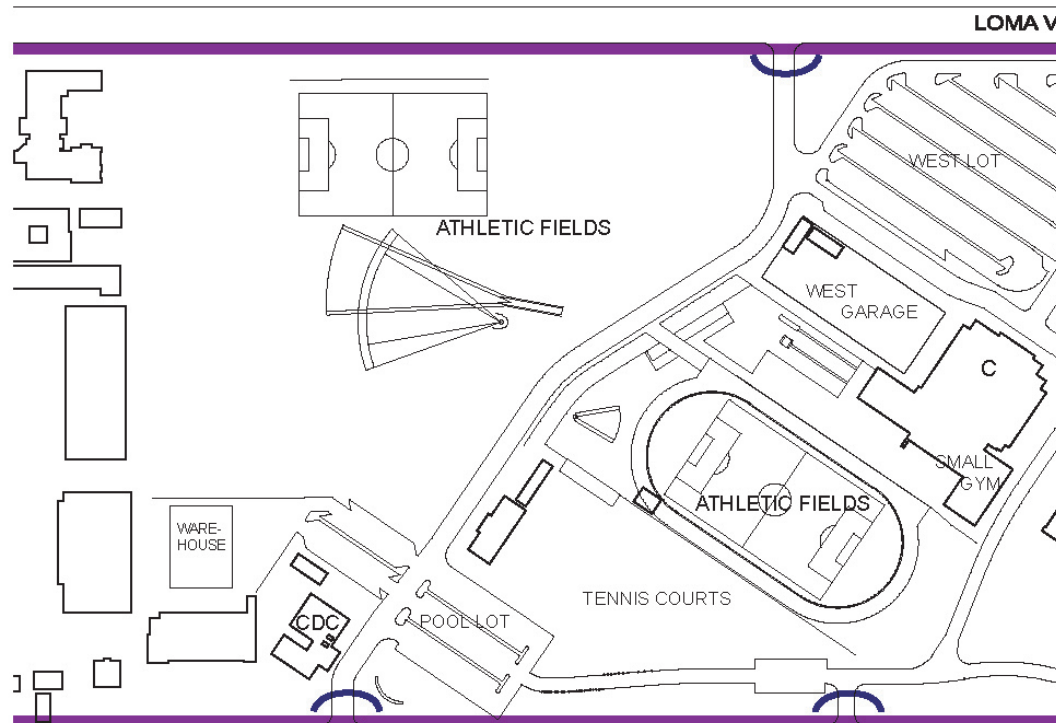
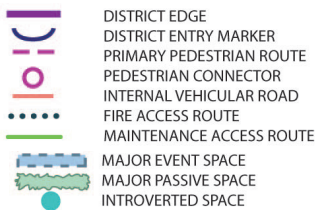
CAMPUS EDGES AND ENTRIES

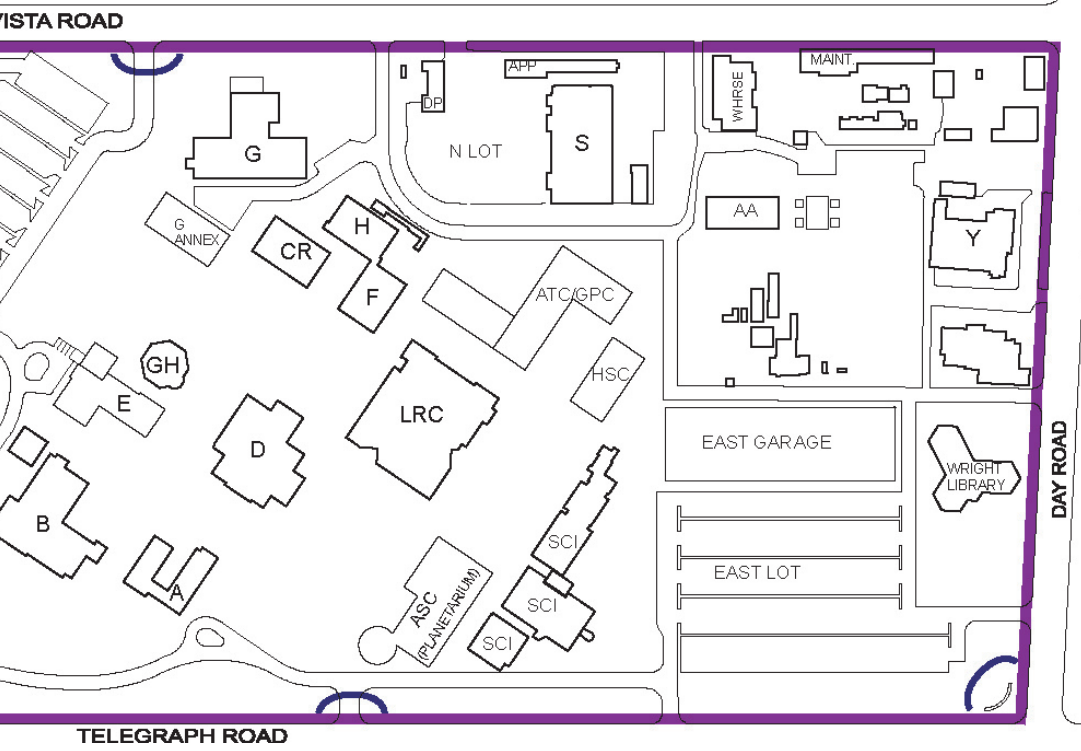
Program

- Provide definition to the campus edge.
- Provide well-defined entry points for students, staff, community, and visitors, to and from parking.
- Provide entry points for pedestrians parking along off-campus streets or taking public transportation.
- Respond to adjacent off-campus neighborhood circulation pattern.

CAMPUS EDGES AND ENTRIES DIAGRAM

Ventura College Master Plan





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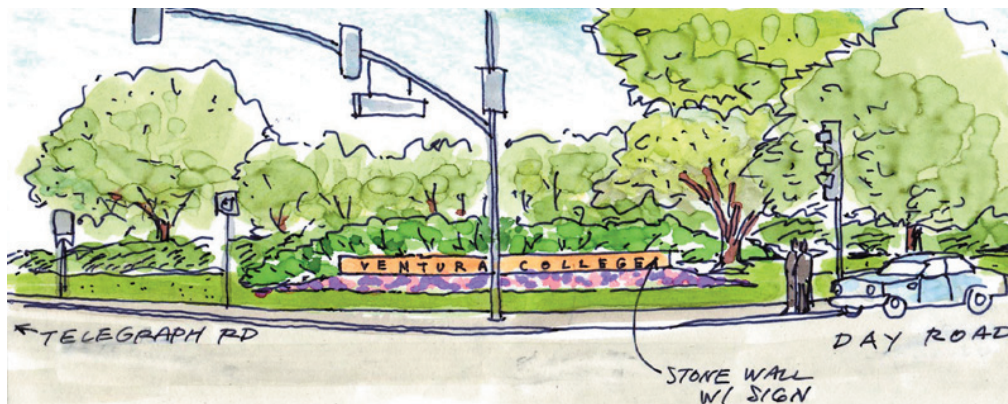
Components

- Entry walls with “Ventura College” at main vehicular entries along Telegraph and Loma Vista Roads
- Wall with “Ventura College” at corner of Day Road and Telegraph Road
- Theme trees with accent planting on all street edges of campus, where possible
- Consistent paving and striping at crosswalks and entries
- Visible openings into campus from off-campus street parking and public transit
- Event marquee on Telegraph Road
- Directional signs at vehicular entry points

Character of Campus Edges and Entries

Telegraph Road

Telegraph Road is considered the front face of the campus. Although the existing verdant landscape, with a multitude of trees on an expansive lawn, stands out in an otherwise dull commercial streetscape, the Telegraph Road edge lacks a strong identity for the campus. The design approach along this edge is to



Stone sign wall at corner of
Telegraph Road and Day Road

create a sense of arrival, with prominent entry markers announcing to visitors that they are entering the boundaries of Ventura College. The proposed entry markers are low walls with the words “Ventura College” along the front face. The walls should reflect the campus’ historic architecture; hence the suggested use of Santa Maria stone in an ashlar pattern.

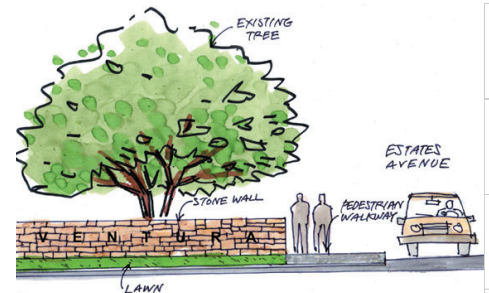
A sign wall is to be located at the corner of Telegraph Road and Day Road. This corner marks visitors’ first glimpse of the campus as they travel west on Telegraph Road. This wall can also partially screen views into the campus parking lot located at this corner.

In addition, walls should be located at the following Telegraph Road vehicular entry points: at Estates Avenue, Central Campus Way, and West Campus Way. Special attention should be given to the entry at Telegraph Road and Estates Avenue. A wall on each side of Estates Avenue will frame this entry (and the grand stairs located straight ahead), reinforcing this location as the campus’s main ingress for visitors.

Clearly marked pedestrian crosswalks should be located at all vehicular entry points. In addition, directional signs are to be located at all vehicular entry corners, pointing visitors to parking lots and drop-off points.

The existing canopy trees along Telegraph Road successfully frame the campus. The trees provide a permeable edge, inviting the community and other visitors to freely enter the campus. The lawn is also a key factor in the open space quality, and it should be retained and maintained. However, the existing bamboo and other miscellaneous shrubs are inconsistent with the desired character of this edge and should be removed.

Existing pedestrian paths from Telegraph Road into the campus should remain. The addition of benches or other seating along the paths is not necessary since



Stone wall with “Ventura College” sign at Telegraph Road and Estates Avenue entry



Existing bamboos, along Telegraph Road, are inconsistent with the desired character of this campus edge.

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Existing screen shrubs along
Loma Vista Road

the paths are intended to be pass-through spaces. The existing marquee should also remain.

One other factor should be considered. The Telegraph Road median, which is under the City of Ventura's jurisdiction, has the potential to contribute significantly to defining this section of the City of Ventura as a "college district". The current median landscape is disconnected from the campus landscape. Although no plans to change the median landscape are known to exist at this writing, a conversation with the City may reveal a cooperative opportunity that could benefit both the City and Ventura College.

Loma Vista Road

In contrast to Telegraph Road, Loma Vista Road is a more residential edge. The design approach here is two-fold: to reinforce residents' perception that they live across the street from a park (i.e., large canopy trees, wide expanses of lawn, recreational fields), and provide visual screening of the parking lots and maintenance warehouse buildings. Existing shrubs already provide visual screening of the west parking lot from Loma Vista Road. However, more screening is recommended along the street edge of the north lot and the Maintenance and Operations area.

As with Telegraph Road, entry markers (i.e., low walls) with the College's name are proposed along Loma Vista Road and Central Campus Way. The walls will be consistent in design with the entry markers along Telegraph Road. In addition, a similar wall will be located in front of the College's theater. In this case, with the words "Ventura College Theater" on the wall.

Day Road

Day Road lacks strong definition as a campus edge. A mix of college and community facilities is located along Day Road, and because of this, there is no consistency along this edge. The public sidewalk with

its streetscape of palms provides definition to the road, but not to the campus edge. A continuous row of the same canopy trees located along the edge of the College's property and, if possible, the property of the non-college facilities, can unify the multiple uses and provide the framing needed for this edge.

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MAJOR CAMPUS SPACES

Program

- Daily social hub
- Outdoor concerts
- Outdoor theatrical performances
- Art exhibitions
- Outdoor dining
- Scheduled campus events
- Community market
- Recreational activity
- Picnicking and strolling at open space areas

COMPONENTS

- Fountains or other focal elements
- Palm trees as accent trees at Main Quad
- Canopy and flowering trees with other defining plant material
- Stage at Main Quad

**DIAGRAM OF
MAJOR CAMPUS SPACES**
Ventura College Master Plan



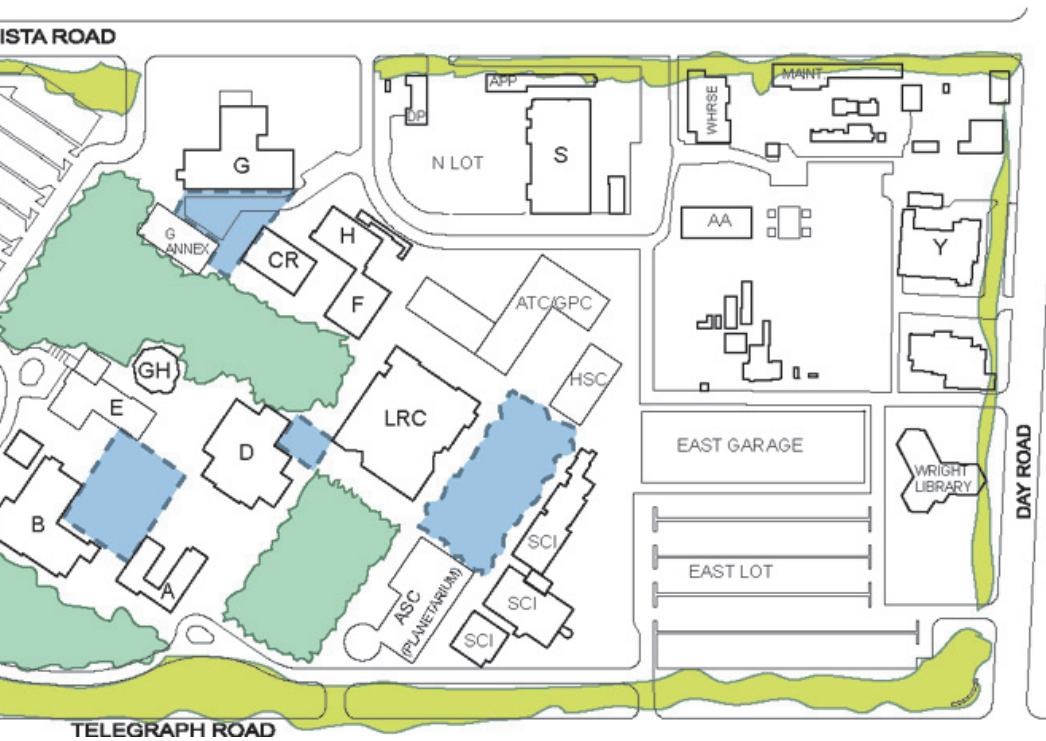
- Enhanced paving at Main Quad and Performing Arts Plaza
- Fire lanes in some locations
- Reinforced grass surface at Performing Arts Plaza egress
- Light fixtures
- Permanent and moveable furniture and seating, including concrete seat walls
- Umbrella shading at tables, where possible
- Trash receptacles
- Information kiosks
- Bicycle racks
- Temporary signs, banners, etc.



Telegraph Road Green

Character of Major Campus Spaces

Major campus spaces include the large event and open spaces that give the College its form and support the institution's organization and structure. Major campus spaces define Ventura College's social identity. They



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Plan View of Great Lawn

provide places for a variety of active activities (i.e., at the Main Quad, Library Plaza, Barranca Quad, and Performing Arts Plaza) or more passive activities (i.e., at the Great Lawn, West Grove Quad, and Telegraph Road Green).

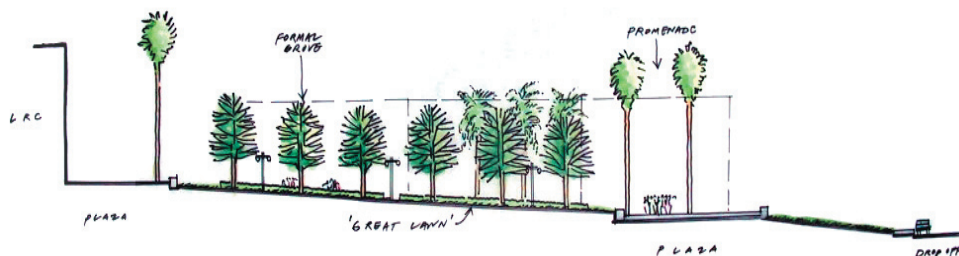
Telegraph Road Green

The Telegraph Road Green is the existing large open lawn space in front of A and B Buildings at Ventura College’s south perimeter. It is highly visible from Telegraph Road. The Telegraph Road Green will not change since it successfully provides the verdant front that is much desired by the college community and its neighbors.

Great Lawn

The Great Lawn is a sloping green open space in front of the LRC building. It is a more formal version of the College’s Telegraph Road Green. Because of its location, the Great Lawn will have visual prominence from Telegraph Road and be the first of the major campus spaces seen by visitors as they enter the campus from Estates Avenue. Double rows of small flowering trees on either side of the Great Lawn will give the space its formality. Trees provide seasonal accent without blocking views from the LRC’s upper floors.

Set between the tree rows, the lawn area itself continues the green expanse of the Telegraph Road Green’s turf grass up to the LRC. The Great Lawn is



Section of Great Lawn

a place for sitting on the grass, quiet reading, frisbee throwing, and other passive activities. At the top of the Great Lawn, a single row of palm trees will demarcate the outer edge of the LRC plaza. The palm trees are spaced so that the LRC views are not blocked. A low seat wall can be placed at this upper edge of the Great Lawn, providing seating and viewing opportunities. Located at the bottom of the Great Lawn is the Pirates' Walk (discussed in a later section) and, beyond that, a paved viewing plaza. Flagpoles align the edge of the plaza, and a low retaining wall at the plaza's edge will provide another opportunity for displaying the College's name and logo.

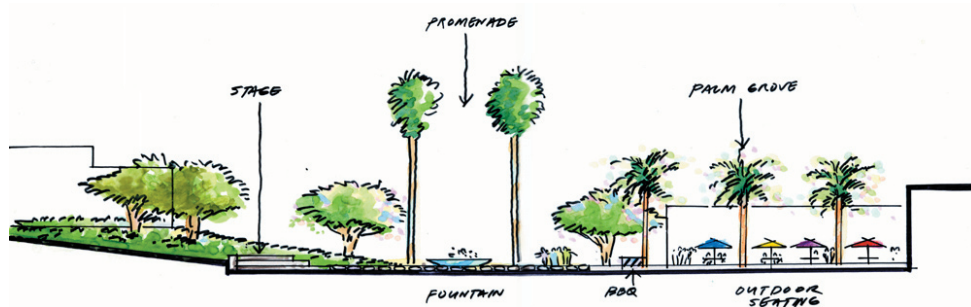
Main Quad

The Main Quad is Ventura College's "town center." A variety of scheduled campus events and large social functions occur in the Main Quad: barbecues, concerts, lectures, Career Day, Job Fairs, Transfer Days, Cinco de Mayo festivities, etc. When there are no events, the Main Quad continues to function as the College's daily social hub.

The Main Quad will be a paved plaza with a fountain (or other focal feature) at its center and smaller social spaces at its perimeter. The proposed fountain, which is surrounded by tall palms, is a low round basin with an edge that provides seating for casual meetings. A grid of palm trees will define the outdoor café that is adjacent to the main cafeteria (B Building). The café will have tables with shade and seating. The existing barbecue remains in its current location.



Plan View of Main Quad



Section of Main Quad

We recommend the replacement of the existing stage and structure with a new performance stage. The new stage will be located further to the sloped edge near the D Building. This move will create a more open central plaza in the Quad and shift the architectural focal point to the fountain. The new stage, with a backdrop of tree canopies, can be a simple concrete platform with steps or a covered architectural structure. When not in active use, students can sit and gather at this platform.

A lawn area with trees will provide a verdant courtyard in front of the bookstore. Benches placed at the lawn's edges will provide seating. Additional seating for events can be accommodated with moveable chairs brought out of storage whenever necessary.

Enhanced paving is proposed at the Main Quad and along the Pirates' Walk to unify the two spaces. A different paving treatment surrounding the central fountain will further establish it as a focal point.

West Grove Quad

The West Grove Quad currently contains several large coniferous trees set in a rolling lawn area, creating a park character for this quadrangle. It is a place for casual strolling, sitting on the lawn, picnicking, quiet reading or moving from class to parking. Concrete paths will wind informally through the West Grove Quad, connecting the west lot to the center of campus. Some of these paths are the existing walkways, but will be widened to at least six feet (ten feet wide for primary circulation paths). At two points along the way, fountains will be placed as focal points and to mark where paths diverge. The location of the most easterly fountain is the terminus for a wide pedestrian walkway (it is also a fire access route) that will connect to the Main Quad.

The established trees will be retained and protected. New trees, placed informally throughout the park,

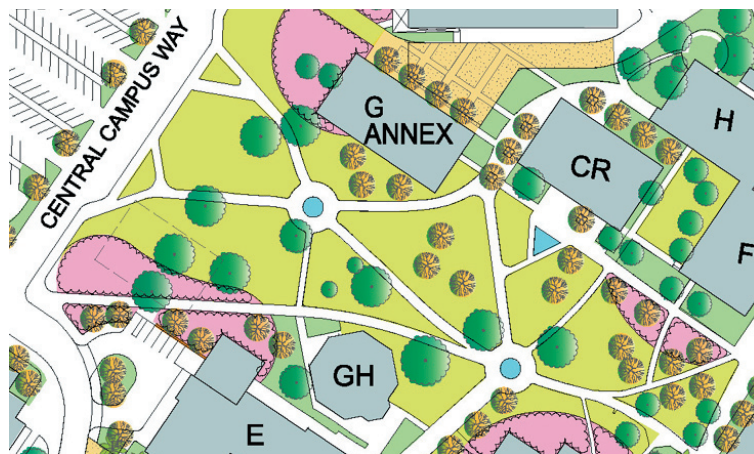
will supplement the existing grove planting and add seasonal color and interest. Views from the upper floors of the LRC will look down upon a park that changes with the seasons. Along the edges of the West Grove Quad, accent shrub and groundcover planting will also add color, texture, and form.

The West Grove Quad is an appropriate setting for displays of sculpture, particularly in the lawn area near the CR and F Buildings. As with the existing sculpture in front of the CR Building, the sculptures could be works by Ventura College's Fine Arts faculty or graduates.

Barranca Quad

The Barranca Quad is a symbolic extension of the remaining natural barranca located at north campus between the S Building (Auto/Machine/Welding) and AA Building (Agriculture). Due to its proximity to the east campus parking, the LRC Building and the proposed SAF food service, heavy pedestrian traffic is anticipated within this space. In addition to pedestrian circulation, a variety of activities can occur here, including outdoor classes, waiting between classes, informal gatherings, and eating/picnicking.

Taking advantage of the grade changes at this



Plan View of West Grove Quad

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Plan View of Barranca Quad

location, the Barranca Quad will be a rolling, sloped lawn interrupted by walkways and a long, winding dry stream bed, which is also a functional swale. The proposed stream bed will be a symbolic gesture to the campus's existing natural barranca. A fountain, located inside the courtyard of the Advanced Technology (ATC) and Health Science Classroom (HSC) buildings, is the symbolic water source for the stream bed. The stream bed will contain rocks and boulders, and its edges will be planted with trees, shrubs, and groundcovers typically found in riparian settings. It will extend from inside the ATC courtyard, down to the new SAF Building, where it ends at the SAF food service area. Sitting at the food service area, one can enjoy a view of this naturalistic setting nestled within the College's tallest buildings.

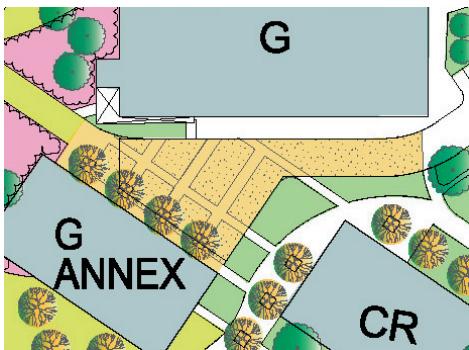


Plan View of Library Plaza

Concrete walkways will diagonally cross the Barranca Quad where the primary paths of pedestrian travel from the east campus parking are anticipated. Along these paths, simple bridges can be added where the walkways and the stream bed intersect, enhancing the desired character for this space.

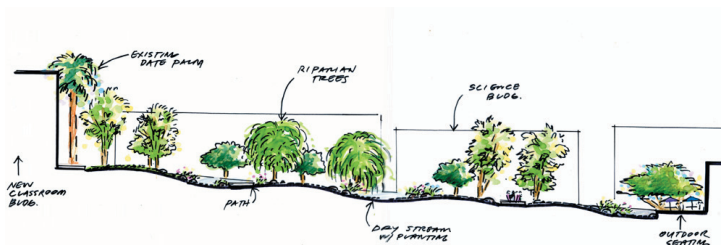
The grading of the concrete walkway adjacent to the Science Buildings should be revisited prior to project construction. Adjustments, such as a curvilinear path, may be necessary if a 5% maximum slope is not possible with a straight path.

Library Plaza



Plan View of Backstage Plaza

Because of its location between the D Building and

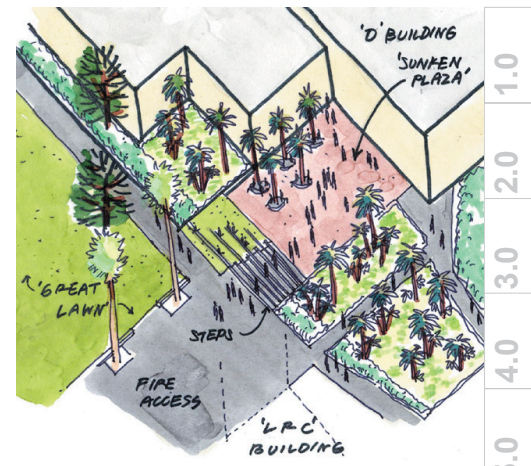


Section View of Barranca Quad

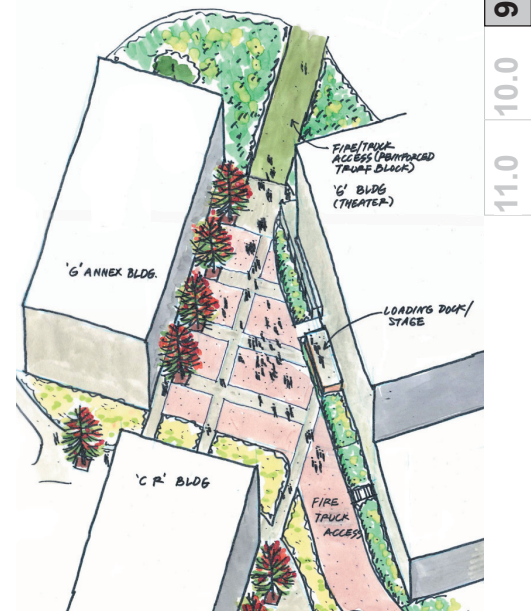
the LRC, the Library Plaza will be a highly active area. It will be a sunken plaza enclosed by the buildings and new landscape planters. Many people are expected to flow through and around the plaza on their way to registration, admissions, the library, and other locations. The plaza is also adjacent to a main pedestrian route. It is a place where people congregate informally to talk and linger. Although high pedestrian traffic is anticipated around this space, the enclosed Library Plaza can still be a place for intimate musical performances or readings if they are scheduled appropriately.

Performing Arts Plaza

The existing loading dock area behind the Ventura College Theater will be enclosed by the Theater, the CR Building, and the new G Annex. Trucks for Theater scenery delivery will enter this space from North Campus Way, exit either by turning-around, or through a lane with reinforced grass surface (also referred to as “grasscrete”), and onto Central Campus Way. When this enclosed area is not occupied by trucks, it will serve as a pedestrian plaza where smaller events (particularly those associated with the Theater Arts and Fine Arts Departments) can occur. The Performing Arts Plaza will reflect a creative “warehouse” character, with special paving defining the plaza, and minimal planting placed out of the way of truck and building access. The loading dock area can be used as an outdoor stage with moveable chairs brought out onto the plaza for audiences to enjoy musical or theatrical performances, art exhibits, and other related events.



Potential improvements for Library Plaza



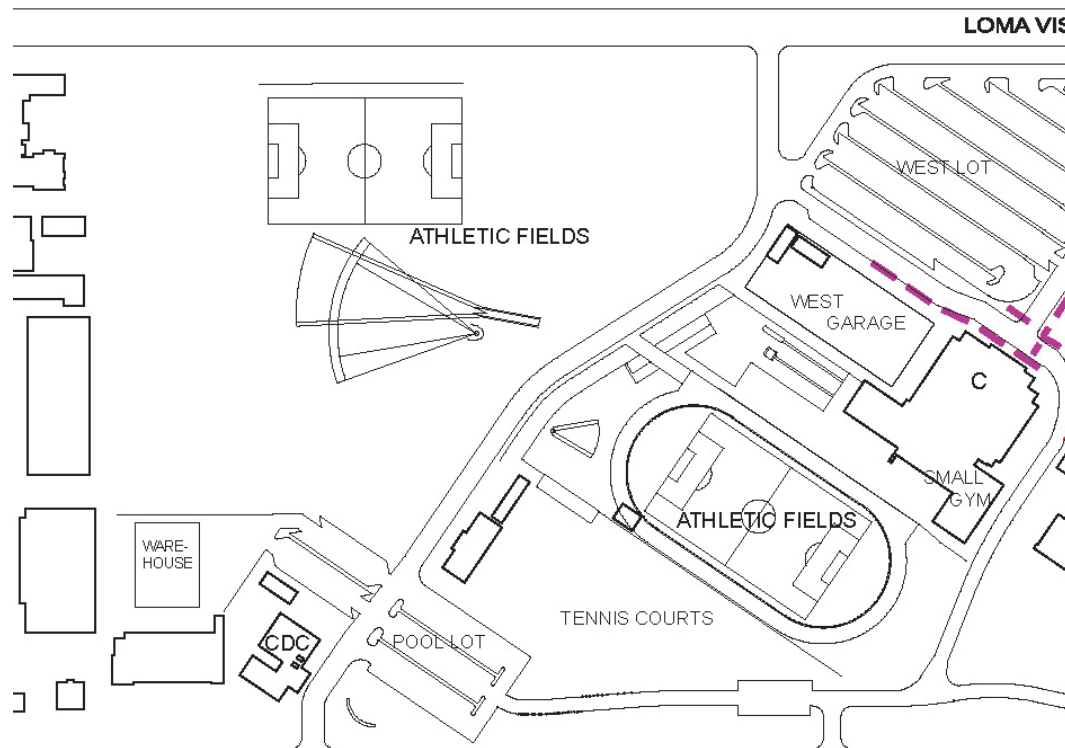
Performing Arts Plaza

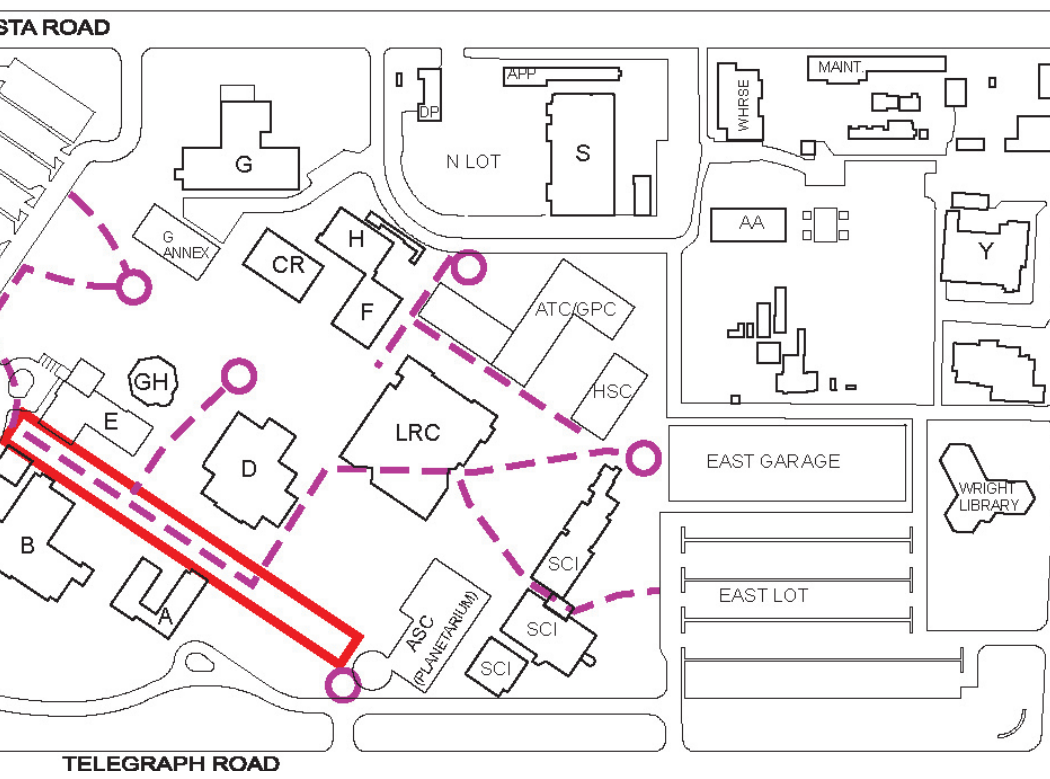
THE PIRATES' WALK AND CONNECTORS

Program

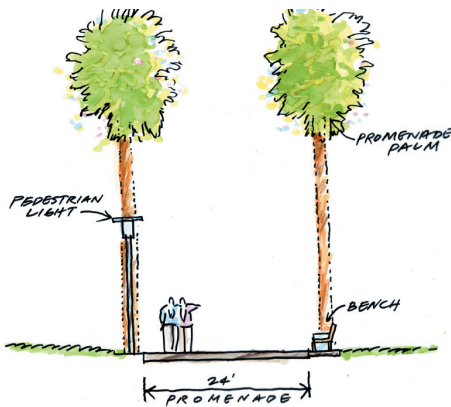
- Pedestrian connection to all major spaces and facilities
- Informal social gathering
- East-west pedestrian boulevard
- Emergency and service access

PEDESTRIAN MALL AND CONNECTORS DIAGRAM Ventura College Master Plan





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Sectional View of Pirates Walk

Components

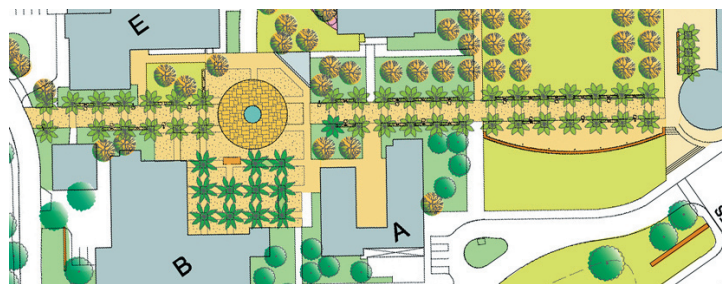
- Fountains or other focal elements
- Palm trees as theme trees along the Pirates' Walk
- Enhanced paving along the Pirates' Walk
- Permanent seating, i.e., benches and concrete seat walls
- Fire lanes in some locations
- Light fixtures
- Information kiosks
- Trash receptacles
- Flagpoles

Character of the Pirates' Walk and Connectors

"Pirate's Walk"

The Pirate's Walk will connect Ventura College's east and west sides of campus. This mall, referred to herein as "Pirate's Walk," represents the College's internal "boulevard." It is also a fire access route. The Main Quad's central fountain will be a focal point for Pirate's Walk. The planetarium and gymnasium will be the termini.

Rows of tall Washingtonia palms, special paving patterns and the repeated placement of site furnishing and light fixtures will give visual importance to Pirate's Walk. The palms will vertically frame the Pirate's Walk and refer to the region's agricultural history, when palm



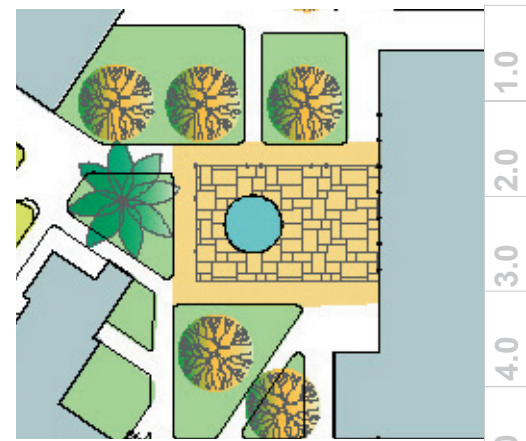
Plan View of the Pirates Walk

trees, towering over orchards, marked the locations of distant roads for travelers. Visitors who are unfamiliar with the campus will naturally be drawn to the Pirate’s Walk and be directed toward the administration building and the Main Quad, Ventura College’s “town center.” Along the Pirates Walk, appropriately placed signage will direct visitors to one of several pedestrian routes leading to various campus locations.

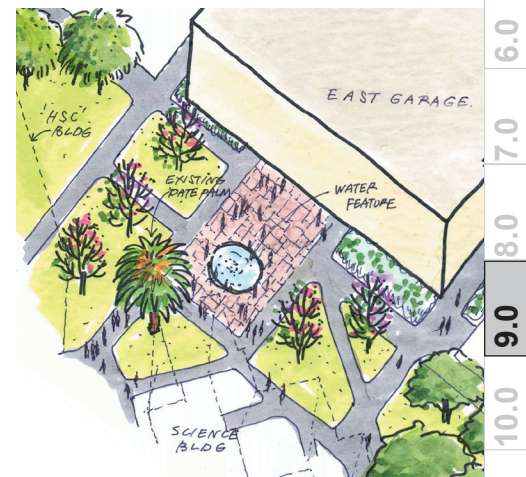
Pedestrian Connectors

The main Pedestrian Connectors are located at passenger drop-off points, the convergence of walkways, campus parking, and so forth. They are places where students and college staff briefly meet and greet on their way to class and other campus locations. The main Pedestrian Connectors are:

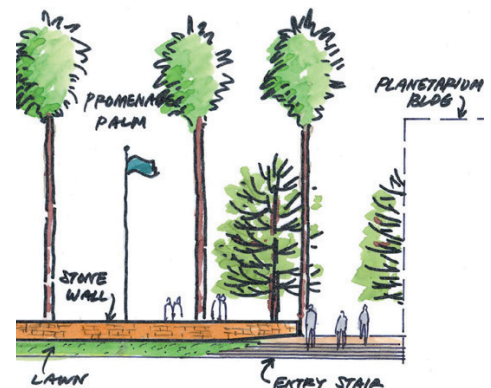
- East Parking Structure Plaza
- Estates Avenue Entry Stairs
- West Grove Quad fountains (two)
- ATC Passenger Drop-Off



Plan View of East Parking Structure Plaza



East Parking Structure Plaza



Estates Avenue Entry Stairs

PROPRIETARY SPACES

Program

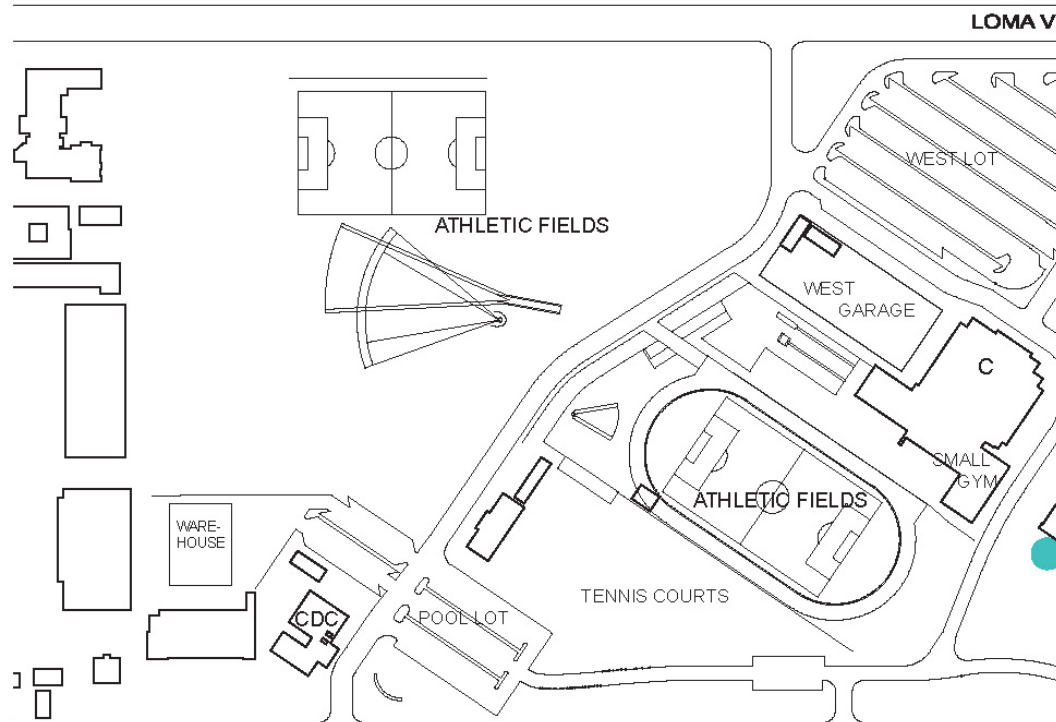
- Waiting between classes
- Reading
- Reflection
- Small informal gathering and conversation
- Outdoor classes
- Small receptions

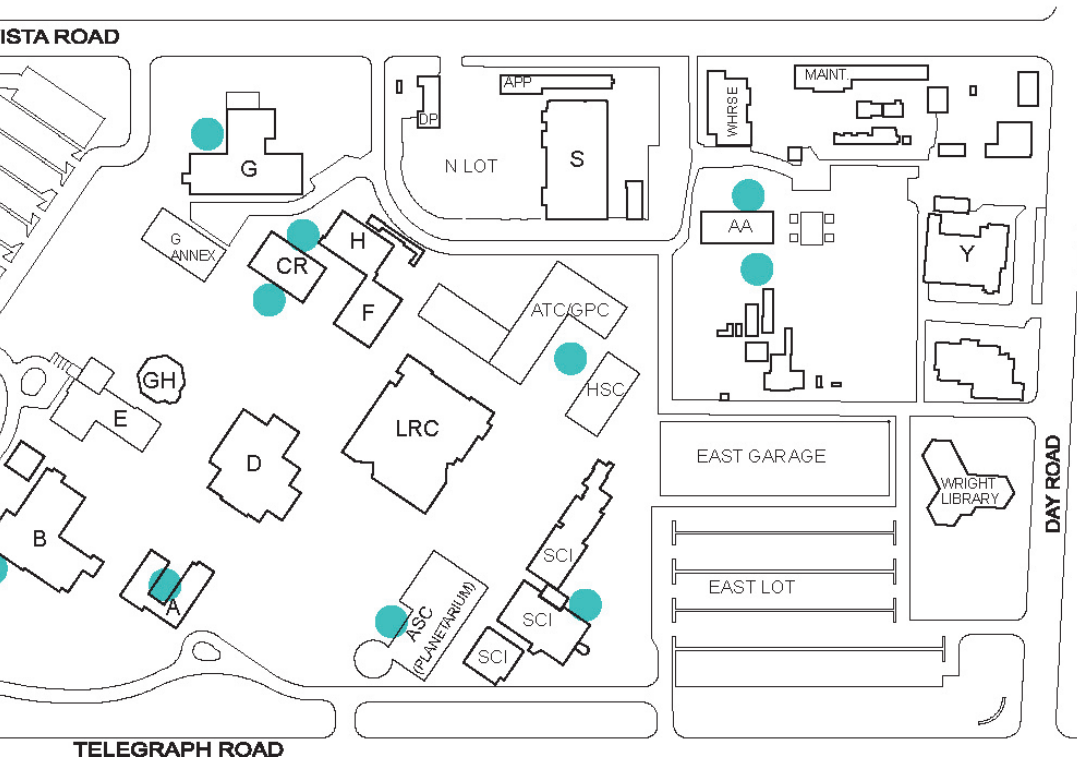
Components

- Shade trees and other plant material
- Enhanced paving/hardscape (in some cases)
- Benches
- Trash receptacles
- Fountain (in some cases)

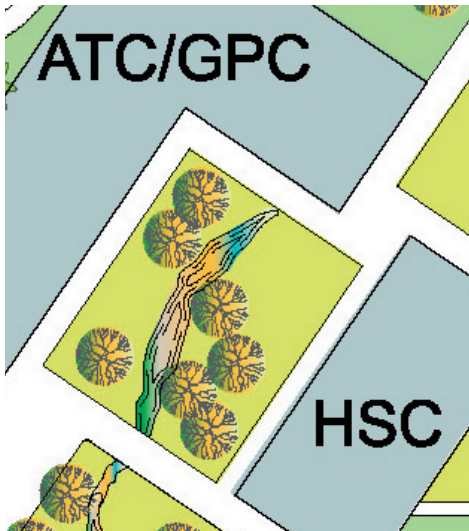
PROPRIETARY SPACE LOCATIONS DIAGRAM

Ventura College Master Plan





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Plan View of Barranca Courtyard at ATC & HSC Buildings



Barranca Courtyard at ATC/HSC Buildings

Character of Proprietary Spaces

These spaces are the courtyards, plazas and gardens associated with the academic or administrative buildings that enclose them. They generally provide places for quiet reading or reflection, chance meetings, or waiting between classes. The design of each space should involve the user groups from the surrounding buildings, and relate to the programs or activities anticipated by these user groups. Proprietary Spaces are listed below. Recommendations for specific spaces are added where they are important.

- Barranca Courtyard at the new ATC/GPC/HSC buildings:
This courtyard is an extension of the larger and more active Barranca Quad (see Major Campus Spaces). The riparian theme of the Barranca Quad should be carried into the design of this space. This courtyard will hold the water source that will feed the stream bed running through the Barranca Quad.
- Administration Sensory Garden:
College staff requested a sensory garden in the area enclosed by the A Building. This garden would replace the sensory garden currently located outside of the Educational Assistance Center at the FL Building. The sensory garden will be a small space with elements that please the senses: a fountain for sound, plants with pleasing scents and textures, and a sculpture.
- Planetarium Entry Plaza
- Rose Garden at the B Building
- West Courtyard of Theater
- CR/H North Plaza
- CR South Plaza
- Lower Plaza of the SCI Building
- Japanese Garden at Agriculture Department
- North Garden at AA Building

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LANDSCAPE FOR VEHICLE CIRCULATION AND PARKING

Program

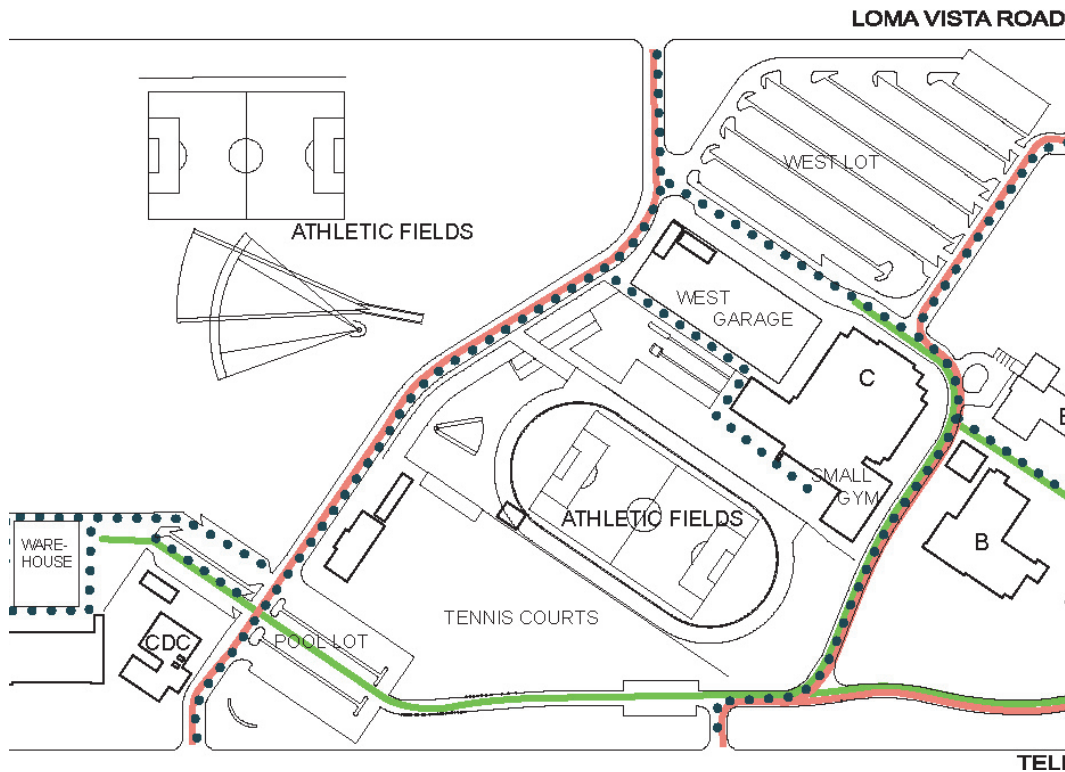
- Screening
- Framing of campus edges
- Parking lot shade
- Enhancement of palm collection at Aquatic Center parking lot

Components

- Screening shrubs
- Screen walls
- Palm trees
- Canopy tree

VEHICLE CIRCULATION AND PARKING DIAGRAM

Ventura College Master Plan



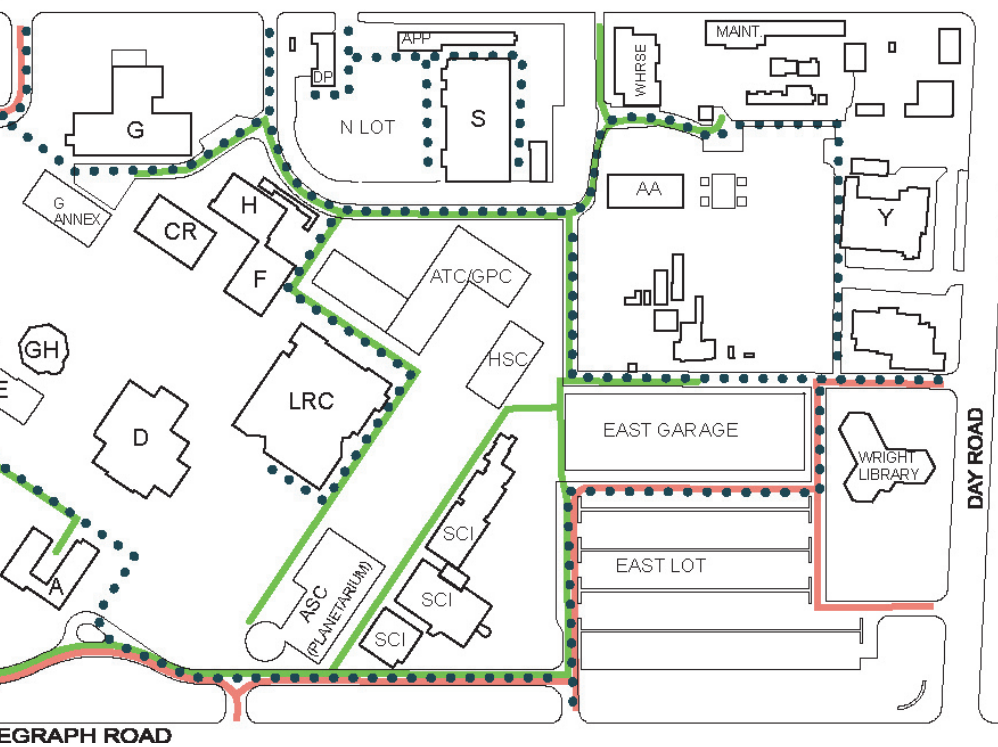
Character of Vehicle Circulation and Parking

Internal Vehicular Roads

Pedestrian and vehicular views of the campus along internal roads should reflect a verdant landscape wherever possible. The roads will be tree-lined, particularly along sections with parking lots or where buildings come close to the road. Open views of athletic fields and tennis courts add to the desired park aesthetic of the campus.

Maintenance and Emergency Routes

The design of pedestrian circulation will accommodate their additional use as access routes for emergency and/or maintenance vehicles. Delivery loading areas will be screened from views along internal vehicular roads and from within major landscape spaces.

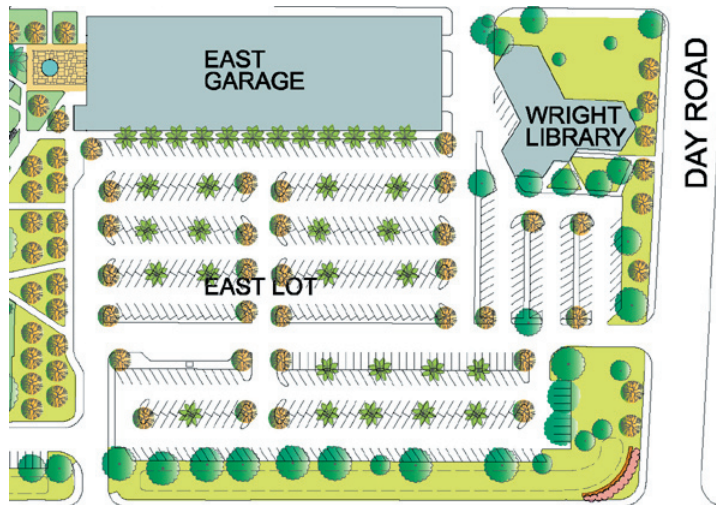


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Parking

The landscape around the new garages will provide framing and a green edge. At the East Parking Structure, banners for the weekly Flea Market/Swap Meet will be hung on the garage face. Hence, the landscape framing must be visually permeable, while providing a green edge.

The planting in parking lots generally frames these spaces and provides some shading for cars. At the east lot where the weekly Flea Market/Swap Meet takes over, planters are limited to areas that will be out of the way of vendors' vehicles and equipment. At the Aquatic Center parking lot, where a portion of the College's palm collection is displayed, the planting along the lot's perimeter will frame the palm collection, while providing some screening along Telegraph Road. The parking lot for the CDC and new Warehouse Building will relate to the Aquatic Center's palm collection with the use of tall palms. If there are plans to add to the College's palm collection, the landscape islands provide space for this expansion.



Plan View of East Parking

UNIVERSAL DESIGN

“Universal Design” is a broader, more comprehensive “design-for-all” approach to the development of products, architecture, and environments around human diversity. Universal Design recognizes diversity of needs of all people regardless of varying age, ability, or condition during an entire lifetime. By comparison, “accessibility” has traditionally focused on addressing the needs of people with circumstances distinct from those of the public at large, when in fact almost everyone is, over the course of their lifetime, able to benefit from barrier-free design, user-friendly architecture, and a comfortable environment.

Universal Design is “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.” The following seven principles, developed by The Center for Universal Design at North Carolina State University, will help the reader to better understand the philosophy of Universal Design.

Principle One - Equitable Use

The design is useful and marketable to people with diverse abilities.

Guidelines:

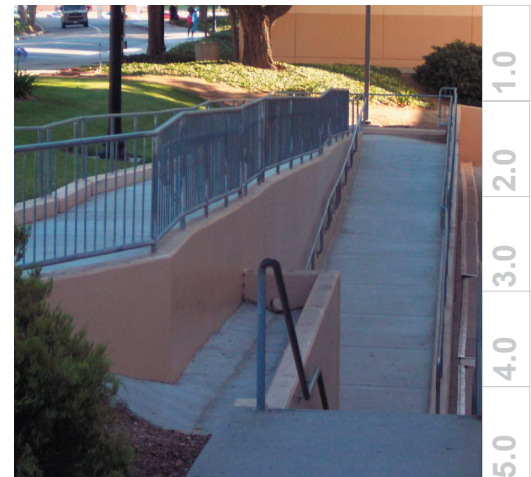
- Provide the same means of use for all users: identical whenever possible; equivalent when not.
- Avoid segregating or stigmatizing any users.
- Provisions for privacy, security, and safety should be equally available to all users.
- Make the design appealing to all users.

Principle Two - Flexibility in Use

The design accommodates a wide range of individual preferences and abilities

Guidelines:

- Provide choice in methods of use.
- Accommodate right- or left-handed access and use



View of the juxtaposition of the accessible ramping system and the non-accessible stair circulation (above)



View of a ramping system on the eastside of the gym which is an example of accessible circulation (above).

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View of the long ramp connecting all pedestrian circulation to various levels in the SCI building (above).

Facilitate the user's accuracy and precision.
Provide adaptability to the user's pace.

Principle Three - Simple and Intuitive

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Guidelines:

Eliminate unnecessary complexity.

Be consistent with user expectations and intuition.

Accommodate a wide range of literacy and language skills.

Arrange information consistent with its importance.

Provide effective prompting and feedback during and after task completion.

Principle Four - Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Guidelines:

Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.

Provide adequate contrast between essential information and its surroundings.

Maximize "legibility" of essential information.

Differentiate elements in ways that can be described (i.e., make it easy to give instructions or directions).

Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

Principle Five - Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

Guidelines:

Arrange elements to minimize hazards and errors: most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.

Provide warnings of hazards and errors.

Provide fail-safe features.
Discourage unconscious action in tasks that require vigilance.

Principle Six - Low Physical Effort

The design can be used efficiently and comfortably and with a minimum of fatigue.

Guidelines:

- Allow user to maintain a neutral body position.
- Use reasonable operating forces.
- Minimize repetitive actions.
- Minimize sustained physical effort

Principle Seven - Size and Space for Approach and Use

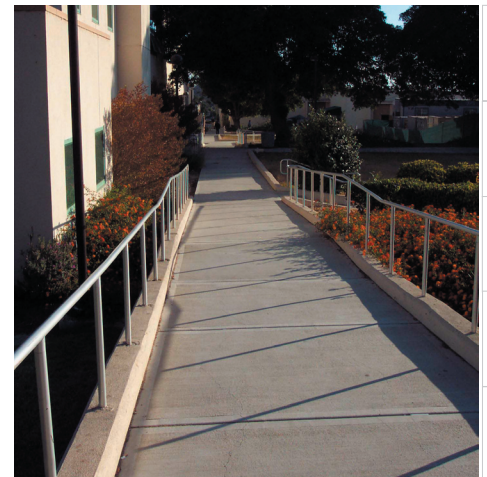
Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Guidelines:

- Provide a clear line of sight to important elements for any seated or standing user.
- Make reach to all components comfortable for any seated or standing user. Accommodate variations in hand and grip size
- Provide adequate space for the use of assistive devices or personal assistance.

The seven principle concepts for universal design are useful in creating a more comfortable campus environment. The Ventura College campus has earned a reputation for excellence in accessibility and barrier free facilities, which attracts a significant number of students with disabilities. This reputation can be further enhanced by not only meeting the federal and state requirements for accessibility but by also being sensitive to the basic principles of universal design.

The statutory basis for accessible design is contained in both State of California and Federal regulations. Designers working on the campus must, therefore,



View of accessible ramp along the west side of the Science Building (above).

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View of ramp along the Art's Courtyard (above).

research the applicable State and Federal requirements and, in the case of a discrepancy, the most stringent will apply to the design.

Master Plan goals for Universal Design/accessible design include:

- Accessible routes to/from public transportation stops into the campus
- Accessible parking stalls located near campus destinations
- Accessible campus circulation systems
- Campus signage and way-finding systems.

Building design goals for Universal Design/accessible design will be developed by the College representatives and their designers for each project.

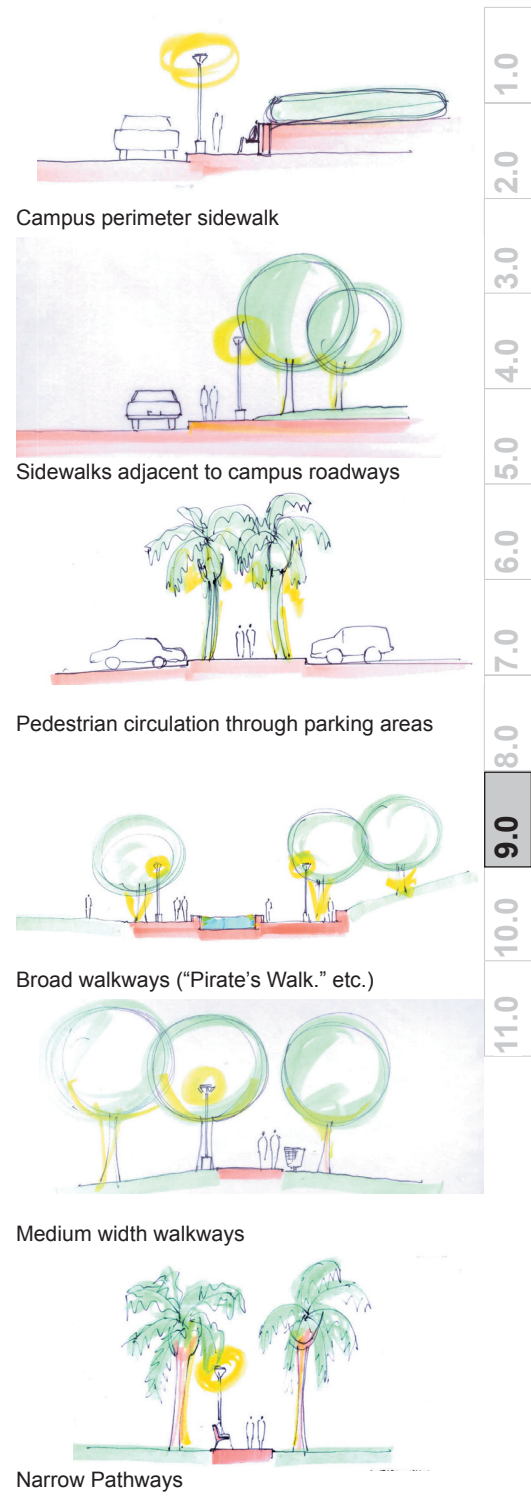
PEDESTRIAN CIRCULATION

The campus Master Plan provides a hierarchy of pedestrian circulation systems. From the broad “Pirates Walk” linking the academic zone, administration zone, and athletics zone, to narrow pathways following the natural and direct routes between building entries.

The Master Plan has identified the following major types of pedestrian circulation systems:

- Campus perimeter sidewalks
- Sidewalks adjacent to campus roadways
- Pedestrian circulation through parking areas
- Broad walkways (“Pirates Walk”, etc.)
- Medium width walkways
- Narrow pathways
- Circulation through hardscape areas

These typologies are illustrated through the diagrams to the right.



VEHICULAR CIRCULATION AND PARKING

The vehicle circulation system inside the campus has been selectively modified in the Master Plan to meet certain goals. The modifications include:

- South Campus Way has been extended from the S Lot to the Pool Lot to connect the campus with the future Warehouse and the existing Child Development Center
- South Campus Way will become a two-way roadway, and the parking (T Lot) between the east lot and the intersection of Telegraph Road and Estates Avenue will become part pedestrian circulation and landscaped areas to provide a better view in to the campus (especially the new Science and Arts Facility) from Telegraph Road and to provide better pedestrian circulation across the south edge of the Science Building
- The east lot access drive from Telegraph Road has been realigned to remove the short throat and chicane encountered immediately after the Telegraph Road turning, to provide a larger lawn in front of the Science Building and a drop-off area
- The direct connection between East Campus Way and North Campus Way has been redirected around the east side of the future East Parking Structure; this will segregate student traffic from campus maintenance traffic and provide the required site area for the proposed Advanced Technology Center and General Purpose Classroom building.
- North Campus Way has a cul-de-sac in front of the proposed Advanced

Technology Center and General Purpose Classroom for student and staff drop-off and turning to segregate student traffic from the campus maintenance traffic beyond

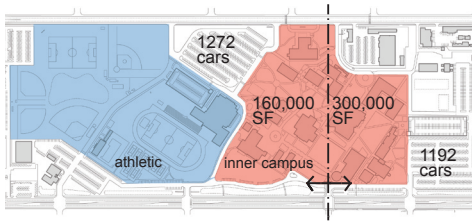
- The direct connection between North Campus Way and Central Campus Way to the south of the Theater/Music Building (G building) has been eliminated and the roadway now terminates in a cul-de-sac within the future Performing Arts Courtyard
- Finally, Central Campus Way has been re-aligned between the Loma Vista Road intersection and the bottleneck between the C building and the B building; this will provide two chicanes to calm the traffic flow and discourage the use of the road by vehicles not related to the campus, the alignment of Central Campus Way from Loma Vista Road will focus directly onto the main entrance/central axis of the C building

Parking areas within the campus are to be consolidated and made denser by the construction of the east and west campus parking structures and the removal of some isolated, small parking lots. This strategy conserves open space on the campus, retains established vehicle circulation patterns and concentrates parking into the two main lots thereby reducing the need for students to drive from lot to lot searching for an available parking space.

Preliminary estimates indicate that the Master Plan provides an additional classroom and laboratory stations, while campus enrollment is anticipated to rise at an approximate average annual growth rate of .8% to the year 2015, with a total growth rate of 16.1% over the 13 year period (2002-2015).

The current campus parking system provides approximately 1,800 parking spaces. The Master Plan final

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Building Area to Parking Spaces Diagram
(above)

capacity of campus parking is approximately 2,464 parking spaces. These spaces are balanced between east and west lots:

- West lot 1272 cars
- East lot 1192 cars

This reflects a balance in the Master Plan campus capacity. For example, take the inner campus area within North Campus Way, Central Campus Way and East Campus Way, divide in half by a north-south line at the Estates Avenue/Telegraph Road intersection, to the east of this line there is an approximate capacity of 300,000-350,000 square feet. To the west of this line is an approximate capacity of 160,000 square feet plus the athletics area (see diagram).

The final Master Plan campus capacity is approximately 600,000 gross square feet, given 2,464 parking spaces the ratio is approximately 1 space per 243 square feet, or 4 spaces per 1,000 square feet.

UTILITY SYSTEMS

Proposed Sewer System

Since the existing sanitary sewer system was installed in 1955 and no video inspection of the system has been performed, a detailed understanding of the existing condition is unknown. Based on discussions with campus staff, the sewer system is vitrified clay pipe (VCP). Tree root damage is the maintenance issue they have had. The existing sanitary sewer pipes location and sizes diagram shows the layout of the existing campus sewer system.

The information we obtained for the sewer system is limited so we first set out to determine the discharge flow rates for the proposed buildings. Our approach was to calculate capacity based on the fixture counts provided and increase the diameter of existing sewer pipeline sections that are over 75% capacity. Next, we gathered information on the number of existing plumbing fixtures for existing buildings that were to remain on the campus at build-out. For sanitary sewer flow calculations, it is our understanding that the UPC provides information for residential and commercial facilities and not necessarily educational institutions. Therefore, to size the discharge piping, we assumed the calculated water demand would be used as the base sewer flow. For each building there was a calculated maximum day demand. If increased by a peaking factor of 2.5 to simulate a peak hour discharge. This would be conservative to use for a discharge flow rate. Then, to determine a diameter, we used two techniques:

(1) Manning's Formula with a pipe slope of 2%, a 50% full pipe and a 0.013 "n" coefficient

(2) PC fixture count and Table 7-5 of the UPC for horizontal pipe

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This table shows typical flow rates for common sewer pipe diameters

Diameter (inches)	Capacity (gpm)
4	120
6	360
8	770
10	1400
12	2270
15	4110

This table shows a comparison between the two techniques. Once a building discharge was obtained, the next building on the pipeline was added to the first and on down the system. Pipe diameters were based on total flow for a particular section. New flow was added at manholes only.

Pipe diameters and locations are based on the future layout of the campus. We recommend that all new pipe is polyvinyl chloride (PVC) material.

The conclusions we developed were based on the assumption that the existing system condition is generally good. With no video (CCTV) records of the existing manholes and collection piping, this may not be a correct assumption. Our improvement concept is tied to areas where capacity is going to be a concern. Our recommendation would be to perform a video inspection of the entire collection system for the campus to determine the condition of the piping/manholes. This may increase the amount of pipe that should be replaced. In addition, we did not analyze the presence of infiltration/inflow into the sewer system. Infiltration/inflow refers to the addition of groundwater or storm water into a sewer system during or after rain events due to leaks in the collection system. A broken pipe or manhole below grade (low spot) can introduce a significant amount of flow into the system, which the pipes may not have capacity to handle.

Proposed Storm Drain System

The storm drain system was also installed in 1955 with the exception of a portion of pipe that collects run-off from the Learning Resource Center. Most of the campus does not have a collection piping system. The sports fields to the west, the parking lots (north and east), and the entire southern portion of the campus allow the storm run-off to sheet flow off of the campus. This is possible and effective mainly because the campus is on a moderate north to south slope. Most of the storm drain system is located in the central portion of the campus, as shown on the existing storm drain pipes locations and sizes diagram. While the proposed campus layout eliminates several existing buildings and replaces them with more centralized buildings, more impervious surface will be added, which may offset the difference between existing and proposed flows. For our analysis, we assumed that no additional impervious surface was being added overall because of the increase in landscaped areas.

The first part of our analysis was to divide the campus based on areas contributing to a specific catch basin inlet. These areas are rough approximations and are based on the topography of the existing campus and therefore, the determination of how the run-off will flow. We split the build-out campus into five drainage areas. These five approximate areas are shown on the proposed drainage areas diagram. Very limited field data was provided and no record drawing information was supplied. It was assumed that areas with no existing catch basin would be allowed to continue to operate that way in the future. This piping network was divided into sections and nodes. A numbering sequence was assigned to each pipe section.

Next, we referred to the Ventura County Hydrology Manual to obtain an average rainfall value for the campus area. It was determined that 6 inches of rainfall (10-year storm) can be expected on average in the area of the campus. We obtained our flow values

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for the campus by calculating the drainage area, the rainfall intensity, the percent imperviousness, and the run-off rate, and assumed the area was 50% impervious according to the manual and the formula

$$Q = [P (.95) (I) + (I-P) R] A$$

(Page IV-19, Ventura County Hydrology Manual)

where

P =	Percent Imperviousness
I =	Rainfall Intensity
R =	Run-off Rate
Q =	Flow Rate in CFS
A =	Area

For each of the five drainage areas we calculated flows using the Hydrology Manual and the previously calculated time of concentrations. The flows obtained for each area were continually added as the collection system progressed downstream and the pipeline sizing was increased. Because not much is known about the existing storm drain system, existing pipe sections in areas not to be improved were not modified. The proposed storm drain pipes location and sizes diagram shows the proposed storm drain layout for the build out campus expansion. We did not perform any capacity analysis of the off-site (City) system.

The storm drain improvements shown in our report reflect a preliminary analysis of the proposed campus. The actual design of the campus has obviously not begun and therefore, the actual amount of proposed impervious area the campus will have at build-out is unknown. There is a concept that reinstates a portion of the existing barranca watercourse, which is currently channeled into a pipeline as it enters the campus. The storm drain system has not been inspected internally since being installed. The campus should consider CCTV inspection for this utility at the same time the sewer is done. At that point, and when some major concept designs are completed, a comprehensive

storm drain Master Plan should be prepared. Based on changing regulations regarding storm water run-off management, the campus will most likely be required to “manage” their run-off in times when the City piping cannot handle the addition of the campus discharge. The storm drain master plan should address treatment of the storm run-off (trash/floatable material interception, etc.) and/or drainage detention structures. The structures will most likely need to be underground because of space confinement.

Proposed Site Power Distribution

New buildings added to the campus are to be connected to a new 4,160 volt feeder at an existing unit substation and extended to a transformer location. The transformer will step down the voltage to the new building’s utilization level, usually 480Y/277V or 208Y/120V.

Proposed Water Distribution

The existing and proposed hydraulic functions of the campus system were analyzed assuming the maximum day and fire event demands, which is consistent with industry practice. Proposed pipes were sized to maintain 20 pounds per square inch residual (minimum during a fire flow event) in the campus system and keep flow velocities at or below 7 feet per second. No existing meter data, as-built drawings or existing model data was supplied by the campus.

Fire flow requirements for the proposed campus buildings were established. In addition, the City of Ventura was contacted to confirm fire flow requirements for the existing buildings. The table on page 9.44 presents fire flow requirements for the seven largest existing buildings on the campus and the proposed new buildings. The table also summarizes the criteria used to set fire flows including the building area, requirements for sprinkled and non-sprinkled facilities, and the type of construction.

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**FIREFLOW REQUIREMENTS FOR
CAMPUS BUILDINGS**

Ventura College Master Plan

Based on the table, the large gym (C-2 building) has the highest fire flow requirement of 4500 gallons per minute from four hydrants for four hours. This building governs the minimum design criteria fire flow for the campus. According to the DHS Title 22 Regulations, a minimum residual pressure of 20 pounds per square inch is to be maintained in the distribution system while providing the required fire flow on a day of average demand.

The potable water demand for the campus was estimated using three different techniques: meter data, previous studies and building plumbing fixture summaries. The period of flow data provided by the City was from November 2001 through July 2003 and is shown in the table. The total consumption was added together for a one-year period and was divided by the number of days in the period of time. Based on that analysis, an average flow per day was calculated. The City of Ventura peaking factor of 2.22 was used to determine the maximum day demand (MDD) for the

Building	Square Footage	Fire Sprinklers	Type of Construction⁽¹⁾	Req'd Fire Flow W/O⁽²⁾ Sprinklers (gpm)	Minimum Req'd Fire Flow With Approved Sprinkler System
<u>Existing</u>					
Science Building	68059	Yes	Type II, One Hour	3750	1500
G Building	35038	Yes	Type III - N	4000	1500
S Building	26612	No	Type III - N	3500	
C-1, Small Gym	27793	No	Type III - N	3500	
C-2, Large Gym	44715	No	Type III - N	4500	
B Building	23193	No	Type III - N	3250	
Library	20852	No	Type III - N	3000	
<u>Proposed</u>					
Learning Resource Center	90000	Yes	Type II, One Hour	4250	1500
Warehouse	17250	Yes	Type II, One Hour	2000	1500
G Annex	19600	Yes	Type II, One Hour	2000	1500
Science / Art Facility	25760	Yes	Type II, One Hour	2250	1500
General Purpose Classroom /	49035	Yes	Type II, One Hour	3250	
Advanced Tech Classroom					1500
Health Science	19600	Yes	Type II, One Hour	2000	1500

(1) Type of Construction is an estimate.

(2) Based on 1998 California Fire Code. Appendix III-AA

campus. The average daily demand (ADD) calculated was 74 gallons per minute (gpm) and the MDD was 164 gpm. Theoretically, this includes all water used by the campus. This value was increased for the future projected demands. We adjusted the ADD and MDD values by calculating the percent difference between the existing student population (10,961) at the time of the meter information and the projected population (11,873), which was 8.8%. The ADD was adjusted to 80 gpm (179 gpm MDD).

Next, a water consumption value was estimated using the previously prepared Ventura College Fire Flow System Evaluation Report (2001). This report was prepared to address the Learning Resource Center potable water demands on the campus. In that report, at planning level, 190 gpm for a demand was used. That was calculated based on the estimated build-out of the college (2015) and the projected weekly student contact hours (WSCH) of 164,420. Dividing by 15 average contact hours per week, this value yields the approximate number of students (10,961). Then, a water consumption/use factor of 25 gallons per day per student was used to obtain the average day demand for the college of 190 gpm. Using a peaking factor of 2.22, based on the City's Master Plan, the maximum day demand would be 422 gpm. Based on current (2015) projections, the weekly student contact hours have increased to 178,095. When this value is divided by the 15 average contact hours, it yields a full time equivalent (FTE) population of 11,873. Taking the FTE and multiplying by 25 gallons per day per student, we obtain an average day demand of 206 gpm (458 gpm MDD). Adding in an estimate of 15% for irrigation purposes, the values become 237 gpm and 527 gpm.

Finally, the potable water demand was also estimated based on plumbing fixture counts for each building. As seen in the table, total existing and total future fixture counts for each building are shown. This data was provided by Leo A Daly. Using the Uniform Plumbing Code (UPC) a demand can be calculated based on

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the type of fixture and quantity for a building. All of the buildings fixture counts were then added together to obtain a “campus fixture count.” The average demand can then be calculated using a conversion graph listed in the UPC (Chart A-2). This analysis yields maximum day demand of 480 gpm and using the same peaking factor as before, but dividing this time, an average day demand value of 216 gpm is obtained. This does not take into account the campus irrigation. Using the same 15% for irrigation, the values become 248 gpm and 551 gpm.

COMPARISON OF WATER DEMAND ANALYSIS TECHNIQUES
Ventura College Master Plan

The table below shows a comparison between the different techniques.

COMPARISON OF WATER DEMAND ANALYSIS TECHNIQUES

	FIXTURE COUNT	METER DATA	PREV REPORT TECHNIQUE
ADD (gpm)	248	80	237
MDD (gpm)	551	179	527

NOTES

1 Fixture Count:

Total Fixture Counts for the College(Existing, Remodeled & New Buildings) = 5506 units
Demand corresponding to the Total fixture counts = 480 gpm (MDD) (2001 California Plumbing Code Chart A-2)

2 Water Meter Data:

ADD based on the data provided by the City. The data is from Nov '01 to July '03.

3 Previous Report:

From previous letter report on "Ventura College Fire Flow System Evaluation", dated August 7, 2001, ADD was calculated for the year 2015 per 15 contact hours per week per full time student. Assumed a water duty factor of 25 gallons per day per student. ADD was estimated to be 190 gpm

There is a discrepancy between the techniques. The total fixture count value from the UPC has certain restrictions. The tables in the UPC are based on calculations for residential and commercial buildings and it is our understanding that the tables do not necessarily reflect educational buildings. The meter data yielded a very low value. The previous report technique is a relatively conservative value and

the fixture count value is close to that value. We recommend using the previous report data plus fire flow data as a basis for future demand.

Using the MDD value and the 4500 gpm (large gym) value, we analyzed the on-site campus water system. The existing water pipes location and sizes diagram shows the existing “major” water pipelines on the campus. The proposed water pipes location and sizes diagram shows the recommended pipeline sizes to provide adequate flow and pressure to the campus. The model was used to estimate what the campus needed to handle the MDD and fire scenario and maintain the regulatory 20 psi minimum (during fire events) in the system. No analysis of off-site (City) sources or distribution system was performed.

During previous conversations with City of Ventura water staff, it was clearly stated by the City that no connections to transmission pipelines in Telegraph Road would be allowed. This eliminated the possibility of a potable/fire water supply connection from Telegraph Road. As for connections to the 12-inch waterline in Day Road, the City will not allow a connection to the existing 12-inch waterline because they feel it would dominate the two existing Loma Vista connections and most of the campus supply will come from Day Road. It is for these reasons that our analysis focused on Loma Vista, the only allowable connection point for the campus to utilize to improve their supply situation.

Due to the limitations in connection points, we note that the campus will have to make some improvements not only on-site, but in Loma Vista Road also. These improvement recommendations are based on our limited analysis. This report is not intended to be a comprehensive Master Plan. We performed a basic hydraulic analysis of the campus system. We recommend that a detailed hydraulic model be developed along with a detailed analysis of the existing water system to determine, on a campus-wide

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level, what improvements should be performed. A comprehensive utility Master Plan/Improvement Plan should be prepared.

Conclusions

We recommend that the campus perform a comprehensive condition assessment/utility master plan of the utility improvements prior to or concurrent with the design of the proposed buildings. We would suggest the development of a sequence of utility improvement construction so that the campus can remain operational with as little disruption as possible.

SECURITY

Introduction

Campus security is provided by the Campus Police. There are a number of factors that the master plan addresses that affect campus security.

System Integration

Integrating systems throughout the campus would provide for the students, staff, and community a valuable service. Should anything occur, notification can be made to the campus police by a campus-wide call system and adequate and effective service would be provided. Blue emergency call boxes around the campus would be a much-needed improvement to the non-existent security assistance system for students and staff.

Lighting

Lighting serves as a deterrent to threats and an aid in emergency situations. Adequate lighting levels based on accepted National Standards are encouraged throughout the campus by the master plan.

Landscaping

Landscaping should be given a considerable amount of attention and thought as it affects the sense and level of security on a campus.

Landscaping should not produce secluded areas or reinforce areas that are already sequestered. Landscaping elements should promote a friendly and inviting atmosphere that will not only put students at ease, but also provide good visibility and oversight of the campus.

Signage

Enforcement signage will assist the campus police in their enforcement duties and provide a deterrent.

Parking Permit Machines

Additional and conveniently located day permit parking machines should be provided in the major parking lots with good directional signage to assist drivers in locating these machines.

California Code of Regulations

The California Code of Regulations places certain legal obligations on the campus in connection with campus security. Campus administration should take account of all regulations concerning security matters in the formulation of the campus security plan.

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Campus Police Space Needs Program

The Following tables represent the physical space program requirements for the campus police:

Table 1

Campus Police Space Needs Program total personnel count designated by sworn and non-sworn staff.

VENTURA COLLEGE CAMPUS SECURITY TOTAL PERSONNEL COUNT

SWORN AND NON-SWORN

Total Staffing Year 2003	Number of Shifts	Sworn	Non-Sworn	Sub-Total	Total	Comments
1.1 Chief	1	1			1	Chief is located in the Community College District Headquarters
1.2 Secretary	1		1		1	Part-time
2.1 Liutenant	3	9			9	Currently Due to staffing shortfalls, VC is covering 3 shifts in two 12 hours shifts (single man coverage)
2.2 Sergeants	3	9			9	Currently Due to staffing shortfalls, VC is covering 3 shifts in two 12 hours shifts (single man coverage)
2.3 Student Workers	2		14		14	These are part-time student work-study positions (4) regularly assigned to Ventura College
3.0 Public Lobby	2		0		0	
Total Staff		19	15	34	34	

Total Staffing Year 2013	Number of Shifts	Sworn	Non-Sworn	Sub-Total	Total	Comments
1.1 Chief	1	1			1	Chief is located in the Community College District Headquarters
1.2 Secretary	1		1		1	Part-time
1.3 Administrative Assistant	1		1		1	New full-time position
2.1 Liutenant	3	9			9	Currently Due to staffing shortfalls, VC is covering 3 shifts in two 12 hours shifts (single man coverage)
2.2 Sergeants	3	9			9	Currently Due to staffing shortfalls, VC is covering 3 shifts in two 12 hours shifts (single man coverage)
2.3 Student Workers	2		14		14	These are part-time student work-study positions (4) regularly assigned to Ventura College
3.0 Public Lobby	2		0		0	
Total Staff		19	16	35	35	

Table 2
Total official vehicle count.

VENTURA COLLEGE CAMPUS SECURITY TOTAL OFFICIAL VEHICLE COUNT

Total Parking Year 2003	Non-		Sub-	Total	Comments
	Secure	Secure	Total		
1.1 Visitor	4	1		4	2 Accessible Spaces and 2 (20 min.) Visitor Spaces
1.2 Personal Staff Vehicles		2		2	
1.3 Official Marked Patrol Cars	2			2	
1.4 Official Marked Cars	1			1	
1.5 Electric Cart/ Parking Enforcement	1			1	
2.1 Student Workers		14		14	
Total Staff	8	19	34	34	

Total Parking Year 2013	Non-		Sub-	Total	Comments
	Secure	Secure	Total		
1.1 Visitor		2		2	1 Accessible Spaces and 1 (20 min.) Visitor Spaces
1.2 Personal Staff Vehicles	3			3	
1.3 Official Marked Patrol Cars	3			3	
1.4 Official Unmarked Cars	1			1	
1.5 Electric Cart/ Parking Enforcement	1			1	
2.1 Student Workers		14		14	
Total Staff	8	16	24	24	

Table 3
The following tables represent the physical space program requirements for the campus police.

VENTURA COLLEGE CAMPUS SECURITY OFFICES

Department Summary	Year 2003		Year 2013	
	Total Staff	Total Sq. Ft.	Total Staff	Total Sq. Ft.
	12	1,196	13	1,733
Gross Up Factor= 20%		239		347
	1,435		2,080	
Individual Sheriff's Department Totals				
1 Administrative	2		3	
2 Ventura College Campus Security Office	10	716	10	924
3 Public Lobby		395		648
4 Support Spaces		85		161
FACILITY TOTAL	12	1,435	13	2,080



Table 4

The following table represent the physical space program requirements for the campus police administration

VENTURA COLLEGE CAMPUS SECURITY SPACE NEEDS

Staff/ Area Projections- Administrative

Space				Year 2003 Need			Year 2013 Need			Remarks		
Space No.	Description	Space Std.	Std. Area	Staff Qty.	Support Qty.	Building Area Guide	Ext.	Staff Qty.	Support Qty.		Building Area Guide	Ext.
1	Chief's Office			1				1				Located in the District Headquarters Offices
	Private Office #1	7	225		1				1			12'-6"x18'-0"
	Executive Desk	20	42		1		42		1		42	
	Computer addition	42	8		1		8		1		8	
	Bookcase	46	9		2		18		2		18	
	Storage Unit	69	5		2		10		2		10	
	Conference Seating	44	25		4		100		4		100	
	Files- lateral (4 Drawer)	55	9		2		18		2		18	
	Executive Credenza	49	24		1		24		1		24	
	Adjustment		5		1		5		1		5	
2	Administrative Assit							1				
	Private Office #2	9	150		1				1			Next to Chief
	Large workstation	19	84		1		84		1		84	
	Files-lateral (4 drawer)	55	9		2		18		2		18	
	Bookcase	46	9		1		9		1		9	
	Guest Chair	39	8		3		24		3		24	
3	Secretary			0.5				1				
	Private Office #3	8	150		1				1			Next Chief
	Large Workstation	19	84		1		84		1		84	
	Files-lateral (4 drawer)	55	9		4		36		6		54	
	Bookcase	46	9		1		9		1		9	
	Student	25	25		1		25		1		25	
4	Small Conference	44	25		8		200		8		200	Next to Chief
	Coffee Bar	85	20		1		20		1		20	
5	Waiting											
	Waiting area	2	17		3		51		3		51	Next to Conference Room

Table 5

The following table represent the physical space program requirements for the campus security office staff.

VENTURA COLLEGE CAMPUS SECURITY SPACE NEEDS

Ventura College Campus Security Office Staff/ Area Projections

Space				Year 2000 Need			Year 2020 Need			Remarks
Space No.	Description	Space Std.	Std. Area	Staff Qty.	Support Qty.	Building Area Guide* Ext.	Staff Qty.	Support Qty.	Building Area Guide Ext.	
Net Assigned Area						597			770	
Circulation or Open Space Allowance					20%	154		20%	154	
Area Subtotal				10		716	10		924	
1	Lietenant			3		204	3		204	
	Large Workstation	19	84		1	84		1	84	Shared wk stns (1) staff per shift
	Computer addition	42	8		8	64		8	64	
	Files- lateral (4 Drawer)	55	9		3	27		3	27	
	Printer	43	30		1	30		1	30	
	Adjustment		-1		1	1		1	1	
2	Sergeant			3		127	3			
	Large workstation	19	84		1	84		1	84	Sharedwk stns (1) staff per shift
	Guest Chair	39	8		2	16		2	16	
	Files- lateral (4 Drawer)	55	9		2	18		2	18	
	Bookcase	46	8		1	9		1	9	
3	Student Workers			4		130	4		148	
	Public Counter	26	5		5	25		5	25	
	Public Counter Queue	3	9		1	9		3	27	
	Small Workstation	32	48		2	96		2	96	Shift
4	Records File Room					36			54	
	Files- Lateral (4 Drawer)	55	9		4	36		6	54	
5	Equipment Storage									
	Storage with Shelving	47	4		16	64		16	64	
6	Armory					12			12	
	Gun Safe	181	12		1	12		1	12	
7	Property and Evidence					36			54	
	Bulk Evidence drop locke	237	48		0.5	24		1	48	
8	Copy Room								41	
	Copier- Small	60	25					1	25	
	Copier- Small	47	4					4	16	
	Copier- Small	72	18					1	18	
9	K-9								41	
	Dog Run	149	36					1	36	
	K-9 Cleaning Station	150	36					1	36	

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Table 6

The following table represent the staff area projections for the Public Lobby.

VENTURA COLLEGE CAMPUS SECURITY OFFICES

Staff/ Area Projections- Public Lobby

Space				Year 2000 Need				Year 2020 Need				
Space No.	Description	Space Std.	Std. Area	Staff Qty.	Support Qty.	Building Area Guide*	Ext.	Staff Qty.	Support Qty.	Building Area Guide*	Ext.	Remarks
Net Assigned Area							392				540	
Circulation or Open Space Allowance						20	66			20%	108	
Area Subtotal							395	10			648	
1	Public Lobby						9					
	Waiting	2	20						2		40	
	6 ft. Wall Display	40	12						1		12	
	Public Counter Queue	3	9		1	9			2		18	
2	Public Restrooms						320				320	Male and Female
	Public Restrooms	4	160		2	320			2		320	
3	Interview Room										150	Access from Lobby
	Soft Interview- 6 Seat	125	150						15		150	

Table 7

The following table represent the physical space program requirements for the campus police administration

VENTURA COLLEGE CAMPUS SECURITY OFFICES

Staff/ Area Projections- Support Spaces

Space				Year 2000 Need				Year 2020 Need				
Space No.	Description	Space Std.	Std. Area	Staff Qty.	Support Qty.	Building Area Guide*	Extension	Staff Qty.	Support Qty.	Building Area Guide*	Extension	Remarks
Net Assigned Area							74				140	
Circulation or Open Space Allowance						15%	11			15%	21	
Area Subtotal							85				161	
1	Staff Restrooms						9					
	Restrooms	4	160									
2	Locker Room						320				320	Male and Female
	Lockers- 12w x24d x72h	101	5.5		9	50			8		44	Elect. Outlets for sworn officers
	Lockers- 12w x20d x36h	103	6		4	24			4		24	
3	Kenel										72	
	Dog run	149	36						1		36	
	K-9 Cleaning Station	150	36						1		36	

Table 8

The following table represents the Campus Security Offices Gross-up Factors.

VENTURA COLLEGE CAMPUS SECURITY OFFICES

Gross-Up Factors

Building Gross-Up			
Type		Extreme	Mild
	Envelope & Structure (Area required to add exterior walls & structure)	6.0%	5.0%
	Mechanical & Electrical (see deduction below for programmed Mech & Elec. Areas)	5.5%	1.5%
	Inter-department Circulation (Area required to move between departments)	7.5%	6.0%
	Vertical Circulation (deduct for single story facility)	3.0%	4.0%
	Design Contingency (Area needed to fit components together in an appropriate manner)	5.0%	3.5%
1	Two to three story building with an un-programmed Mech. & Elec.	27.0%	20.0%
	Deduct from Type 1, for programmed Mech. & Elect.	5.0%	4.0%
2	Two to three story building with a programmed Mech. & Elec.	22.0%	16.0%
	Deduct from Type 1, for Vertical Circulation	3.0%	4.0%
3	One story from Type 1, building with un-programmed Mech. & Elec.	24.0%	16.0%
	Deduct from Type 1, for Programmed Mech. & Elec. and Vertical Circulation	8.0%	8.0%
4	One story building with programmed Mech. & Elec. or Ancillary Building	19.0%	12.0%
Site Circulation Gross-Up			
	Open Space Allowance		50.0%
	Area beyond designated operational need for landscaping, setbacks, and open space		
	Building Site Allowance		100.0%
	Area beyond the building footprint needed to put the building on the site		
Building Circulation Levels			
	Area Required to move within a workspace from unit to unit	Percent added to Net Assigned Area	
	Ancillary Internal Circulation		15.0%
	Deduct from Type 1, for programmed Mech. & Elect.		
	Standard Internal Circulation		20.0%
	Property, Locker Rooms		
	EOC/ Training, Special Operations		
	Building Support, Break Room, Lobby		
	Administrative Internal Circulation		20.0%
	Administration, Investigations, Courts		
	Patrol, Watch, Commander, Report Writing, Sgt.'s		
	Executive Internal Circulation		25.0%
	Mayor, Council, City Manager, Chief or Judge		
	Holding Internal Circulation		30.0%

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