10.0 Design Guidelines

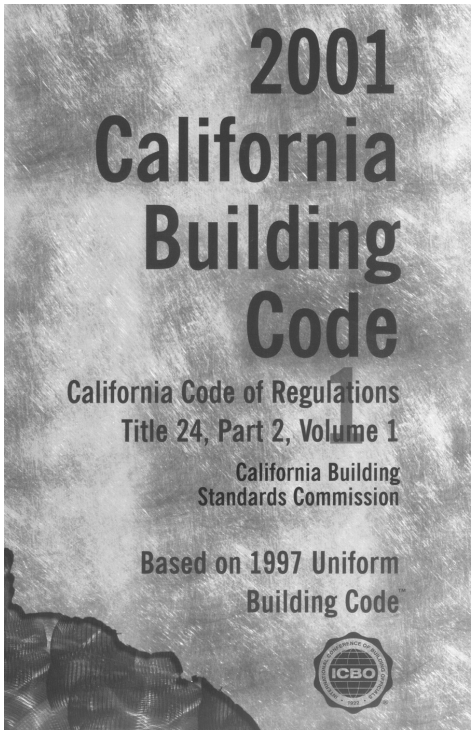
INTRODUCTION

The purpose of these design guidelines is to inform the designers working on this campus as well as the students, faculty and staff of Ventura College, of both general and specific design selections that represent the goals and objectives of the Master Plan.

These selections have been carefully made to balance the need for continuity and cohesiveness across the campus with the opportunities for unique and creative expression.

Through the application of the design guidelines and the collaborative design process between designers, students, faculty and staff, the future Ventura College will embody the goals of the master plan and represent the time and place in a meaningful way.

These design guidelines are not a building code or ordinance. There is no review authority established at this time to verify compliance with these guidelines. Ventura College may use these guidelines as part of the Program Statement for the design of individual or groups of buildings and landscaped areas. Design professionals are encouraged to review these guidelines, understand their intent and apply them to their project in a reasonable way. In addition, these guidelines may evolve over time and with experience. It is anticipated that the College will update these guidelines from time to time as appropriate.



2001 California Building Code (above)

UPCOMING REGULATIONS

The construction of buildings on the Ventura College Campus is regulated, in part, by the California Building Code (Title 24 of the California Code of Regulations). The California Building Standards Commission adopts this building code, which is developed by a number of state agencies. At the time of writing this document, the current building code is the 2001 California Building Code, effective from November 1, 2001 until the next code adoption date. The usual code adoption cycle is three years, however certain parts of the code (e.g. Accessibility, Energy Efficiency Standards, etc.) are modified and adopted on shorter cycles.

On September 8, 2003, the California Building Standards Commission (CBSC) selected the National Fire Protection Association (NFPA) NFPA 5000 building code, the NFPA Uniform Fire Code, and some provisions of the International Code Council's Residential Code to serve as the basis for the next California Building Code and California Fire Code. Currently, the CBSC does not expect to adopt this code until 2006. Please contact the California Building Standards Commission for current code status and information on code adoption cycles.

In 2005, the California Energy Commission's revised standards for Non-residential Energy Efficiency will be adopted into the California Building Code. These standards represent a continuation of their policy to increase the energy efficiency of regulated construction.

Likely provisions of the 2005 California Title 24 Non-residential Energy Efficiency Standards include:

1. Unconditioned spaces must comply with the lighting requirements of the code

2. Work to qualified historic buildings may be required to comply in-part or whole to the code,

as required by the Code Official

3. Lower trigger limits for National Fenestration Rating Council NFRC-100SB rating and labeling

4. Re-locatable Classrooms for Public School Buildings is a new category covered by the standards

5. Lighting efficiency standards will make the use of new generation T8 lamp fixtures more desirable

6. Outdoor lighting, including building facades, outdoor canopies, signs, parking garages, parking lots, landscape, ornamental and site lighting must comply with all relevant lighting requirements in the standards

7. Luminaire cutoff requirements (see exceptions, makes the use of 175 watts or greater lamps difficult)

8. Energy efficiency should improve by about 10% through a wide range of adjustments to the technical standards

TRENDS IN EDUCATIONAL DESIGN

The Master Plan has recognized that certain trends in the design of education buildings will affect the shape and context of the campus. These trends include:

- Larger buildings are replacing smaller buildings; this provides an economy of scale and room for departmental expansion, contraction and re-organization

- Classrooms and lab spaces are becoming more multi-purpose; this provides more opportunity for high utilization ratios

- Classroom and extra-curricular activities take place in non-traditional locations; the Master Plan provides a variety of outdoor spaces for gathering

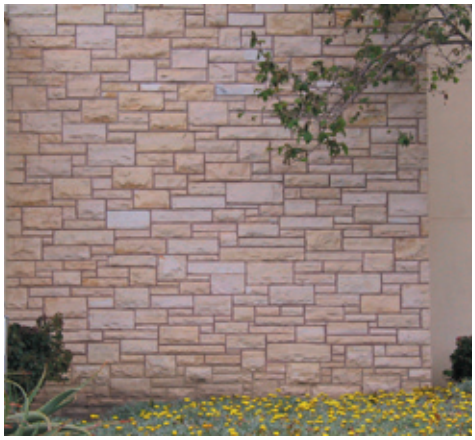
- Computer-based work occupies greater amounts of student time; a variety and dispersed set of computer lab spaces will provide convenient access to computer workstations

- Campus food service is less centralized and preparation area footprints are small the Master Plan provides locations for satellite food service concessions at important centers of student activity

- Large lecture hall classes replace numerous small classroom based classes; the proposed Science and Arts Facility will contain three large lecture spaces with a high degree of technology to support a wide range of presentation formats, including guest lectures

- Increased utilization of existing facilities

- Shared facilities with business, other educational and public agencies
- Delivery of teaching and services through electronic media
- Distance learning
- Higher flexibility in facilities design
- Higher quality facilities design



Example of the local white sandstone on an exterior wall (above)

CAMPUS DESIGN GUIDELINES

The existing Ventura College campus has a limited mix of architectural styles, reflecting the major phases of building construction on the campus.

The first main phase of construction began in 1952 and is typified by the architecture of the D building (former Library). Included in this phase of construction were the Small Gymnasium, B building (Student Center), AA building (Agriculture), S building (Auto, Welding, and Machining), P building, O building and Q building.

The next phase of construction followed closely in the step of the first phase and began in 1956. This phase included the J, K, T, and U buildings. This phase does not represent a departure in architectural style from the first.

Subsequent construction of campus buildings followed this lead until the late 1990's. This architectural expression can be described as representative of Ventura area school buildings of this era. The buildings are low-rise with exterior circulation, a combination of low slope and single slope rooflines. Building enclosure is mainly exterior cement plaster, painted a neutral buff color. Windows are generally operable; aluminum frame and set in ribbon patterns, clerestories or various modules of framed openings with a mullion pattern that generally emphasizes the horizontal. A number of buildings have louvered shading devices to the south and west, which again emphasize the horizontal lines.

A number of buildings have local white sandstone at the building wall base, on exterior landscape walls or as a feature element.

These buildings have a strong relationship with the landscape and a number of specimen plantings are located in courtyards, entries and visually important spaces around these buildings.

The original master plan aligned the long axis of the buildings parallel to the topographic lines, allowing for reasonable grading and exterior circulation. This orientation also allows the buildings to face southwest, capturing the full arc of the morning and afternoon sun while creating minimal shading to the north, up-slope side of the buildings. In addition, this orientation ensures that at least two sides of these buildings are exposed to the prevailing winds.

Typical 1950's campus building (above)

The original master plan and phases of construction created buildings of higher quality in the administrative section of the campus, centered around the D building (Library). The classroom buildings were conceived and constructed as functional, simple buildings.

The overall effect of this architecture is a strong sense of time and place. This is an architecture of the optimistic 1950's in Southern California.

New SCI Building, an example of the new phase of construction at the campus (above)

The recent construction of the SCI building and the new LRC mark a new phase of construction at the campus. These buildings embody new values and architectural expressions. Although the dominant exterior enclosure material remains exterior cement plaster, these buildings have a scale and presence that sets them apart from the 1950's campus.

These new buildings set the tone for future development on the campus in the following ways:

- multi-story development, increased bulk and density
- taller floor-to-floor heights to provide for modern mechanical and other services.
- large-scale architectural features
- a modern collegiate aesthetic
- new architectural expressions

- Universal Design features

Designers working on individual or groups of buildings and landscaped areas on the campus are encouraged to understand these new buildings, their relationship to the older buildings and the values and aspirations these diverse sets of buildings convey. Understanding the past as well as the goals and objectives of the Master Plan and the specific individual or group building and landscape program is essential to the process of designing meaningful and thoughtful architecture for this campus.

Image of the Campus - Context

The Ventura College campus is located in a unique and scenic part of Southern California. The campus lies on a south-facing slope at a generally higher elevation than the rest of the urbanized area of Ventura. As a result, the campus location provides opportunities for views to the surrounding hillsides, town and Pacific Ocean. This location also receives good access to the sun and sea breezes. These connections are an important part of the Ventura College image. They make the campus part of the region, a place that both focuses inwards to campus life and outwards to the community and region.

The campus provides open space and recreational facilities to the Ventura community. This includes the use of athletic fields and facilities for sports and fitness, the landscaped areas as parkland and arboretum, the east parking lot for weekend markets and the visual enjoyment of the campus edges, both landscaping and buildings. Preserving and enhancing this relationship is central to the image of the campus in the community.

The campus is generally surrounded by a landscaped edge (on Telegraph Road, Day Road and Loma Vista Road). This buffer space provides a transition from adjacent roadways to the campus and from adjacent

residential developments to the campus. This transition fits the campus into its suburban context and gives the campus an open, suburban image.

The campus has two main parking areas, the east and west lots and other secondary, smaller lots. These east and west lots provide approximately 1,200 stalls. These lots, their capacity and convenient location to the east and west edges of the academic and administrative zones of the campus convey the image of a well-planned and equipped campus of considerable scale.

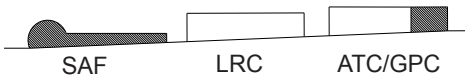
The 1950's buildings embody two distinct images. The A building (Administrative), B building (Cafeteria), D building (former Library) and E building (Bookstore) have a scale and architecture that conveys an image of 1950's public building of moderate cost. These buildings form the core of the administrative campus. The classroom buildings to the north and east of these buildings are simpler, cheaper buildings and convey an image of 1950's economy. These classroom buildings look similar to local high school buildings and this association is no longer relevant or desired.

The 1990's buildings, SCI (Science Building) and LRC (Learning Resource Center), convey images of science, technology and college-level study. These buildings create an environment to support high-quality education, the use of technology and a sense of transition for the students from academic to professional environments.

The future Ventura College campus, shaped and completed beyond the Measure S projects, will be a place that blends the images of the past, present and future into a new image, that conveys:

- an open, park-like setting
- a well-planned and organized campus
- a campus of logical zones and periods of construction

View showing the relationship between the proposed Parking Plaza, Barranca Quad, and LRC beyond. (Above)



North/South section through central campus (above)

View of the LRC from the Plaza west fo the proposed East Parking Structure. The LRC is framed by the SCI building to the south and the HSC buiding to the north, accross the barranca Quad.

- confidence, professionalism, and high-quality education
- universal design
- sustainability
- and the uniqueness of the region.

Height and Massing

The Facilities Master Plan envisages a general campus massing that builds-up to the LRC building, making this building a primary focus from all directions into the site. This massing therefore organizes the massing of the site so that low-rise and smaller buildings surround the campus core while other buildings increase in bulk and size up the slope and toward the LRC. The LRC and the proposed ATC/GPC (Advanced Technology Center / General Purpose Classroom) are, as a result, the tallest and densest buildings on the campus. This massing concept provides the following compositional views into the campus:

- From the east parking lot views of the LRC are blocked or framed by small apertures through the SCI building. A plaza between the proposed east lot parking structure, SCI and HSC will draw attention and pedestrian traffic to this area. From this plaza, a view of the LRC is framed by the 2-story SCI to the south and the 2-story HSC to the north, across the Barranca Quad;
- From the bottom of the Great Lawn and Telegraph Road, the LRC lies approximately 15 feet above this elevation and is framed by the tall 1-story SAF (Science and Arts Facility) with its distinctive planetarium dome to the east and the one-story D building (Student Services) to the west;

- From Central Campus Way, across the West Grove Quad, the view of the LRC is framed by the one-story (plus mezzanine) E building (Bookstore) to south and the 2-story G Annex (Performing and Fine Arts) to the north, behind these buildings lie the CR/H/F (Arts) building complex to the north and the D building (Student Services) to the south, forming a gradual increase in scale and density towards the LRC.

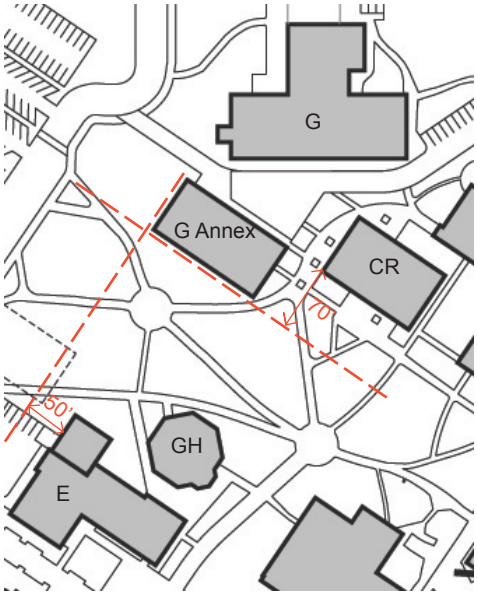
It is not the intention of these design guidelines to indicate that the LRC should be the tallest building on the campus. The perceived presence of the LRC is a function of height, bulk and location.

Campus core height and bulk table

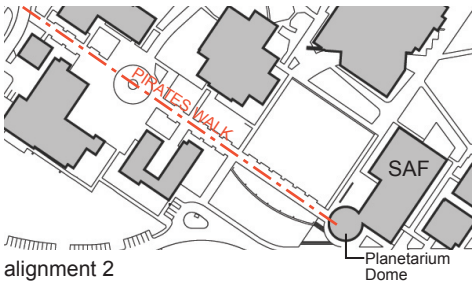
Building	Height (stories above ground)	Floor-to-Floor Height (approximate, feet)
A	1	As existing
ATC/GPC	2	15’
B	1	As existing
CR	2	As existing
D	1	As existing
E	1 + mezzanine	As existing
F	2	As existing
G	2	As existing
G Annex	2	15’
GH	1	As existing
H	1	As existing
HSC	2	15’
LRC	3	16’
SAF	1	20’+
SCI	2	As existing

View of the Great Lawn with the proposed SAF building to the East, LRC to the far North, and the existing D Building to the West. (above)

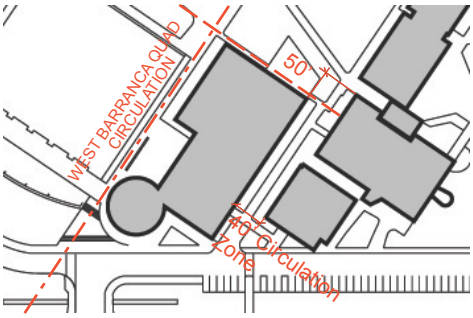
Aerial View of West Grove Quad. Building massing increases in scale from Central Campus Way towards the LRC (above)



alignment 1



alignment 2



alignment 3

Alignments

The Facilities Master Plan provides a number of building alignments that are critical to the successful fulfillment of the Master Plan concepts. These alignments include:

- Alignment 1- G Annex, the location of the south building line shall not encroach into the West Campus Grove more than 70' parallel and south from south building line of the CR Building; the west building line shall not extend more than 50' parallel and west from the west building line of the E Building; these alignments will insure that the G Annex successfully focuses and frames the West Campus Grove and LRC, without blocking views or circulation;

- Alignment 2- SAF planetarium dome, the dome shall be centered on the centerline of the Pirates Walk, providing a dramatic and unique focus for this campus circulation spine;

- Alignment 3- SAF north building line, the north building line shall not encroach into the Barranca Quad beyond a line parallel and 50' to the south of the north wall of the large SCI block; the east wall of the SAF shall not encroach into a 40' wide circulation zone parallel to the westernmost building line of the SCI building; these alignments will ensure that the circulation below the quadrant barrel roof of the SCI Building is maintained across the Barranca Quad, the LRC, and terminating at the D Building back courtyard, also maintaining the north/south circulation on the east and west

side of the Barranca Quad;

- Alignment 4- ATC/GPC, this building frames the upper part of the Barranca Quad, the west building line to this Quad aligns with the east wall of the LRC; the south building line of the ATC/GPC shall be offset parallel and north of LRC gridline A by 50';

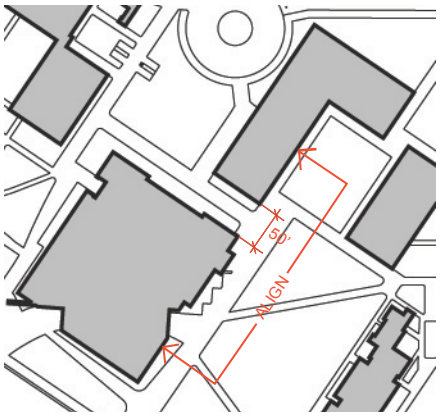
- Alignment 5- HSC, the east building line shall be a maximum of 10' parallel and east of the east building line of the SAF; the south building line shall be offset from the south building line of the ATC/GPCBuilding 25'; the upper part of the Barranca Quad shall be a minimum of 100' wide;

In addition, there are a number of road alignments that are critical to the Master Plan, including:

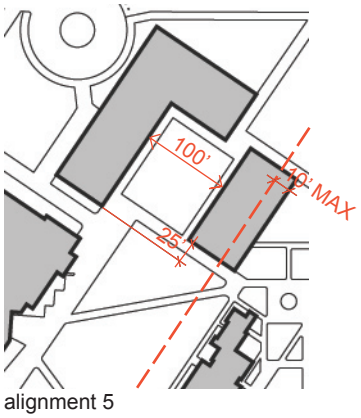
- East parking lot entrance from Telegraph Road shall be re-aligned to provide a wider landscape buffer to the east of the SCI Building and a straight roadway into the east parking Lot;

- Central Campus Way between Loma Vista Road and the C building shall be re-aligned so that the drive centerline is aligned with the entrance canopy of the C Building, providing a wider landscape buffer to the east of Central Campus Way, traffic calming chicanes and a road alignment that axially focuses on the C building;

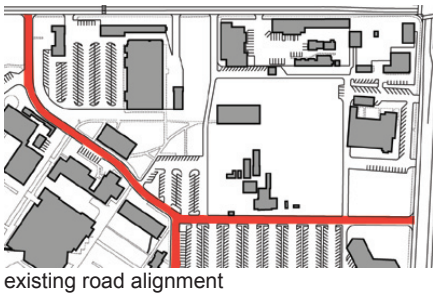
- To the east and north of the ATC/GPC and HSC Buildings, the roadway shall be re-aligned to provide a development area for these buildings that is a contiguous and integral part of the campus academic core (see re-alignment diagrams (right)).

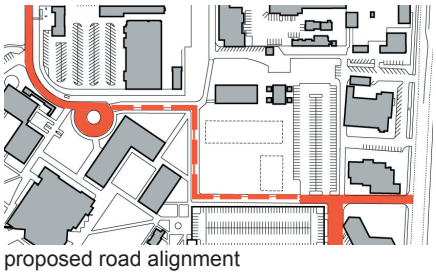


alignment 4



alignment 5


existing road alignment


proposed road alignment

Roadway Re-alignment Diagrams (above)

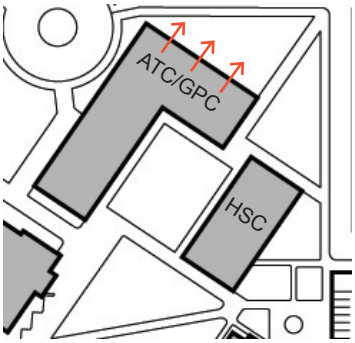


Diagram A

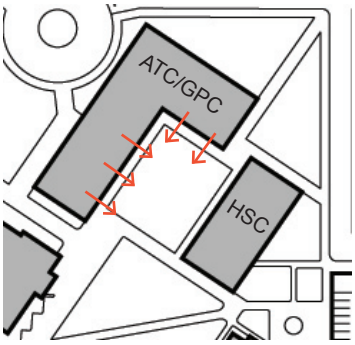


Diagram B

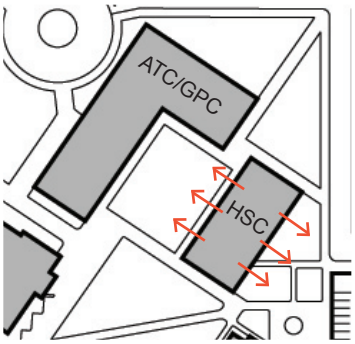


Diagram C

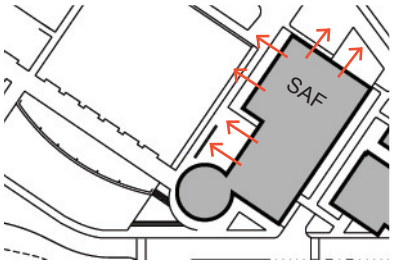


Diagram D

Views

Views of the surrounding hillsides and the Pacific Ocean are an important part of the Ventura College experience. View opportunities should be developed in the design of buildings and landscaping, priorities include:

1. Classrooms and labs
2. Study and conference rooms
3. Circulation spaces (pathways, hallways/ corridors, stairs, landings, foyers/entries, etc.)
4. Faculty and administrative offices

Spaces that cannot be given a view, due to the interference of other buildings or landscaping can be compensated in various ways, some suggestions include:

- Provide a view of a landscaped area
- Provide a view opportunity within the same building as part of the circulation space
- Provide a view opportunity as a part of the building entry/exit system

In addition to ordinary view opportunities, there are a number of locations within the new buildings planned for the campus that offer outstanding view opportunities. These areas include:

- G Annex, second floor, south and west facing windows
- ATC/GPC, second floor, north facing windows (see diagram A)
- ATC/GPC, windows facing the upper

Barranca Quad (see diagram B)

- HSC, windows facing the Barranca Quad and the East Parking Structure (see diagram C)

- SAF, windows and outdoor spaces facing the Pirates Walk, Great Lawn and Barranca Quad (see diagram D)

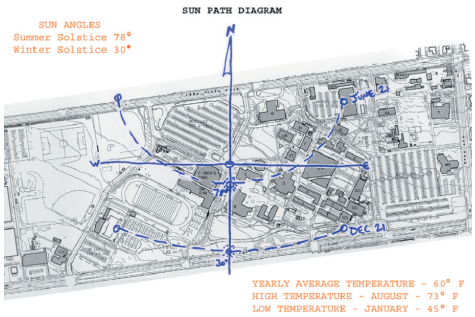
Access to Sun and Wind

Access to sun and wind has been an important part of the Ventura College campus life since the development of this campus in the 1950's. Maintaining this relationship in the design of new buildings is an important strategy for providing continuity between the older and newer buildings on the campus and continuing an experience unique to this region.

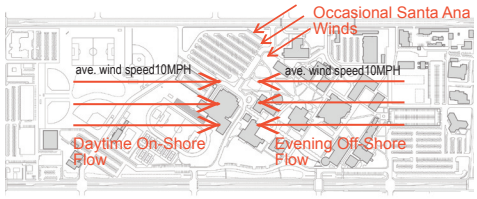
Despite orientation and size/bulk differences between the 1950's buildings, the more recent buildings and the proposed buildings, access to sun is available to a high proportion of building facades and outdoor spaces.

Quality daylighting of classroom, labs and other rooms with depths up to 30', can be achieved with high window head heights (such as 10'), the use of light shelves (which reflect light deeper into the room interior, while shading higher sun angles), exterior louvers and lightly tinted, low-emissivity ("low-e") coated glass. These measures balance the transmission of daylight through the glass while excluding high-angle sun solar heat gain (that would otherwise increase the cooling load).

The campus lies on a gentle south-facing slope. This helps to minimize the shadows cast on the north sides of buildings built into the slope. Buildings are also sited on terraced areas that rise in elevation up the hillside. Either way, series of adjacent buildings in the north-south direction will have enhanced opportunities for



Sun Path Diagram (above)



Prevailing Winds Diagram (above)

solar access.

Our observations of the existing campus also suggest that the most successful outdoor spaces on the campus are south facing and semi-enclosed or wind-sheltered areas. These areas provide a high degree of thermal comfort and low wind speeds- overall an environment suitable for extended daytime use.

Prevailing winds on the Ventura College site are generally characterized as either an onshore flow or an offshore flow. The directions of these flows and the orientation of the campus buildings provide a condition where usually at least two sides of every building receive positive wind pressure. Providing operable windows in the design of new buildings, at a minimum, will provide effective access to natural ventilation. Beyond this, designers can consider cross-ventilation patterns, the use of vertical shafts with negative pressure to induce cross ventilation in double-loaded corridor classrooms, atria that generate a stack-effect and other innovative strategies.

Occasionally, Santa Ana winds from the east carry large quantities of dust and gust to relatively high wind speeds. It is essential to shield air intake grills from these winds and to design other building systems and components to resist these winds. Designers should also consider windbreaks at building entries to shelter these areas from the Santa Ana winds.

Entries and Vertical Circulation

Building entry locations have been suggested on the Facilities Master Plan to connect with major campus circulation systems, provide orientation to major campus features, to create forecourt areas to the outside of entries, to provide a sense of zones within the campus and to align with anticipated building circulation systems (both horizontal and vertical).

There are a number of important features and charac-

teristics of building entries to provide, including:

- Scale, entries should be an appropriate scale to communicate a hierarchy of entry ways, while respecting the scale of adjacent buildings
- Visibility, entries should be visible and identifiable from a reasonable distance and proportioned to fit into the campus context as a whole
- Shelter from wind and rain should be provided
- An exterior mat well to trap dust before it enters the building
- Light levels to meet or exceed national standards
- Signage, campus maps, bulletin boards and waste receptacles
- A forecourt area to major entries with seating (if feasible)
- Universal Design features, including automatic opening doors, walkway slope and cross slopes to national standards, slip-resistant surfaces, application of manifestation to glass to improve visibility and the use of color to differentiate and provide contrast to elements and components of the entry
- Good drainage around the entry to prevent rainwater from ponding and surface drain age from washing over paved areas

Vertical circulation systems, including stairways and elevators, provide an opportunity for marking entry-

Palm lined Pirates walk frames the view of the Plantetarium beyond.

ways with a tower-like element. While this strategy is not always appropriate, it is available. Vertical circulation systems and toilets can be located near entries and where appropriate, in the re-entrant corner areas of buildings (a location that has poor access to daylight and is therefore not as good for classroom use).

Entries and vertical circulation areas should be constructed and finished in robust, low-maintenance materials.

Building Circulation

While a number of buildings on the campus have exterior circulation systems, both at ground and upper levels, the Facilities Master Plan does not perpetuate this approach. New buildings planned for the campus should be efficiently planned with double-loaded interior corridors.

There are a number of problems associated with above ground exterior balcony access that preclude their future use. While some ground level exterior access can be contemplated, a more traditional building entry and circulation system will provide for better orientation and easier navigation within the new buildings.

Vertical Organization

Academic buildings on the campus should be organized to locate the larger, high-use rooms on the ground floor and the smaller, less intensively used rooms on the upper floors. For the ground floor this includes large teaching spaces, campus-wide use meeting rooms and major departmental offices. For the upper floors this includes smaller classrooms, labs and general faculty offices.

Campus Landmarks

The Facilities Master Plan provides opportunities for the creation of new and the reinforcement of existing

campus landmarks. These landmarks will give the various zones on the campus character and identity.

Building and landscape related landmarks include:

- At each end of Pirates Walk, the dome of the planetarium and the C Building north east corner
- The Main Quad's fountain in front of the B Building
- The south elevation of the LRC facing the Great Lawn, including the Great Lawn and the proposed local white sandstone wall facing South Campus Way
- The East Parking Structure Plaza's fountain and date palm
- CR building's sculpture and fountain
- The Barranca
- The C Building on-axis with the re-aligned Central Campus Way
- The vertical circulation of the East Parking Structure on-axis with the re-aligned East Campus Way
- Campus monument signs/walls on Day Road and Telegraph Road at the campus corner and entries
- Special trees and landscaping
  Building Design

The campus architectural character is predominately mid-century (20th Century) modern. The number and range of buildings in this architectural style set a strong example on the campus. This is a somewhat unique

CR Building sculpture and fountian (above)

D Building, an example of Midcentury (20th Century) campus modern style (above)

condition: other college campuses lack consistent architectural style and have, instead, a mixed bag of architectural styles. Ventura College has a relatively consistent architecture.

New campus buildings should be designed in a complementary modern expression. The incorporation of artful architectural composition within the minimalist modern aesthetic expression is encouraged. The construction of buildings in other architectural styles (e.g. historical, Spanish-influenced, etc.) is not recommended.

Building design guidelines for the academic core buildings include:

1. Foundation construction on the Ventura College Campus may require extensive over-excavation and re-compaction due to the soil conditions. As a result, wide areas around the proposed building sites will require new landscaping. Landscaped areas immediately against these buildings should be hardscaped with storm drainage connected to the storm drain system. Planter beds and irrigation directly against buildings is strongly discouraged. Also, in areas where the soil is likely to be water saturated, piles or similar foundation systems may be required. For example, at the south end of the Barranca Quad, the SAF Building's foundations may be affected by water saturation from the barranca. If a pile system with a ground floor slab suspended above grade is required, then this should be expressed in the design of the building (e.g. the slab hovers above grade).

2. Base of buildings and feature walls, where appropriate, should incorporate local white sandstone in a random coursed or random broken coursed ashlar pattern, using stone color and dimensions that are visually

compatible with the existing stone walls on the campus.

3. Building exterior wall finish on the Ventura College campus is consistent throughout the various periods of construction, namely exterior cement plaster (“stucco”). The use of exterior cement plaster as the main body finish for new buildings is strongly encouraged. This will provide a uniformity and consistency across the campus and allow a somewhat common approach to the cleaning, care and maintenance of these surfaces. The exterior cement plaster shall be smooth float finished, steel trowel finished or finished in a smooth, regular surface as the existing buildings. Consideration should be given to using an elastomeric coating system finish to these surfaces. Attention should also be given to the detailing of exterior walls to both conditioned and unconditioned spaces to avoid condensation, telegraphing of stud framing and staining due to material run-off and rain shadows.

4. Building exterior metals for column and structure cladding, spandrels, flashings, fascias and other uses can be color-coated with metallic or opaque colors within the suggested color ranges. Attention should be given to the selection of colors and paint specifications that will resist UV and other atmospheric degradation to provide long service life and low maintenance. Attention should also be given to the detailing of flashings, parapet copings and fascias to minimize rain shadows on wall surfaces, to avoid the associated staining.

5. Windows and glazing should be designed to provide at least a 2% daylight factor to build ing interiors that have reasonable access to daylight, as well as views and visual connec-

tions to the exterior landscape and campus. Glazed areas should generally be below 40% of the overall wall surface area, with relatively larger apertures to the north elevations and relatively smaller apertures to the south and west elevations. Glass selection should be made to balance low solar heat gain with high light transmission. Lightly tinted green glass with a low-emissivity coating is recommended. The use of mirror glass is strongly discouraged.

6. Window framing and accessories should be manufactured in aluminum and coated as indicated for building exterior metals in (4.) above. South-facing fenestration should be designed with exterior shading devices, such as horizontal projections, light shelves, deep eaves or other similar strategies. East and especially west/northwest-facing fenestration should provide control for low sun angle glare. This can be achieved, for example, with vertical shading devices, eggcrate shading, louvers, awnings, exterior operable blinds or fritting to glass surfaces. Interior blinds are effective when properly specified, however an increase in solar heat gain must be anticipated with this strategy. Window modules on the existing campus vary widely. Some buildings have an attractive horizontal module (2:1) that complements the horizontal emphasis of these low-rise buildings. Designers should consider the adjacent buildings, scale and mass of their projects to determine suitable modules for the new buildings.

7. Building top, roof and parapet design should respond to the scale and massing of the design, location on the campus and appearance within the campus context. Overhangs and deep eaves are encouraged to divert rainwater away from building foundation edges. Rainwater

collected on roof and canopy surfaces should be collected and diverted directly into the storm drainage system.

8. Building integrated photovoltaics are encouraged to both building elevation and roof areas. While the cost of these systems is relatively high, the College can seek utility grant aid toward the purchase and installation of these systems.

9. Green roofing, the construction of planted roof areas with soil, native grass and wildflowers is encouraged. Again, these systems are relatively expensive, but the environmental benefits include less rainwater runoff from these roof areas, higher insulation values and visually attractive roofscapes.

10. Rooftop and other mechanical, electrical and plumbing equipment should be screened from sightlines from the ground level around the campus and upper stories of adjacent buildings. Appropriate rooftop screening includes aluminum architectural line louvers, exterior cement plaster finished walls and color coated metal panels. Ground level equipment can be enclosed in exterior cement plaster finished walls, screened with landscaping and secured with gates.

11. Rainwater discharge systems should be generally located to the outside of the building enclosure and planned to avoid the primary facades and important features of the buildings. These systems should be designed for ease of maintenance, easy access for repair and inspection and fail-safe operation. Gutters, where used, should be enclosed in a fascia/ eave detail.

12. Decoration and architectural ornament on

the Ventura College campus is limited and spare. New buildings should likewise focus on the essential architectural elements and provide, where appropriate finishes and material selections that enhance the appearance of the building and campus. Acceptable expressions include: integration of artwork, murals and sculpture into the design of the buildings and outdoor spaces; building signage that is visually pleasing; patterning of architectural elements including louvers, window mullions/modules and railings; the construction of built-in features; and special light fittings at entries, within foyers and important rooms.

There are a number of materials that are not present on the campus in any quantity. Their use will not contribute to consistency or continuity across the campus and are therefore discouraged. In addition, these materials will not reinforce the simple modernist aesthetic present on the campus. These materials include:

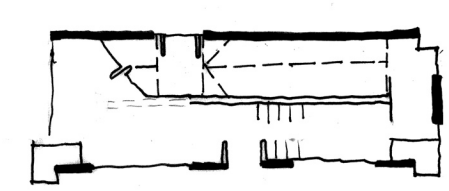
- Clay facing brick
- Concrete masonry units (precision, split faced or burnished)
- Clay tile roofing
- Expansive areas of curtain wall
- Wood and man-made siding products

There are other campus buildings outside the academic core considered in these design guidelines. Their location and use make the strict application of the above criteria somewhat unreasonable. However, the intention to make the Ventura College campus hold together as a recognizable whole remains. These buildings include the new warehouse, new parking structures and new agriculture buildings.

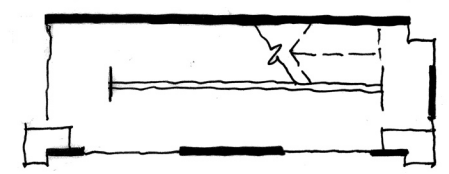
The warehouse is located at the extreme west edge of the campus. It is located near the CDC (Child Development Center). The CDC is a one-story stucco finished building with a red clay tile roof and deep eaves. The warehouse exterior wall should be constructed in buff-colored concrete masonry units with a low-slope roof behind parapets. The warehouse entry canopy should be constructed in galvanized steel materials, painted a contrasting dark color.

The east and west parking structures should be constructed in buff-color pigmented concrete, either pre-cast or cast-in-place. The exterior faces of this structure should be finished by sandblasting to expose the aggregate and cement matrix color. The interior of the parking structure should be painted a light color, to walls and ceiling, to increase the perceived light levels and to make the structure more attractive to users. The east parking structure can serve the weekend market by housing market stalls in the ground level and providing a location for signage on the second floor balcony facing the surface parking lot. The east structure should have a higher floor to floor height at the ground floor to accommodate this use and provide better daylighting to the structure interior. The parking structures shall have a level half-tier of parking facing the surface parking area (for the east structure this is the south half-tier, for the west structure this is the north half-tier) and a sloped tier (less than 5% slope) to the other side. This design will present level tiers and balustrading to the main view of these structures.

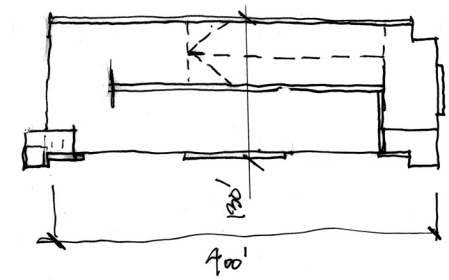
The agricultural buildings are isolated in the northeast section of the campus and screened from view by dense trees and vegetation. New buildings such as the bioreactor facility will, most likely, be a pre-fabricated metal building system with pre-fabricated greenhouse buildings adjacent. The Facilities Master Plan recognizes that the activities in the agricultural area are distinct from the academic campus and that economy is paramount in the design and construction of these



LV1 162 Spaces

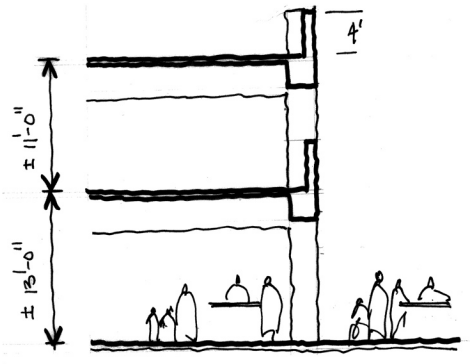


LV2 162 Spaces



LV3 78 Spaces

Plan of Parking Structure (above)



Section thru Parking Structure


Dunn Edwards “Windsor Court”


Dunn Edwards “Mocha Chip”


Dunn Edwards “Sun Glow”


Dunn Edwards “Slopes”

Dunn Edwards “Chateau”

Dunn Edwards “Navajo White”

Dunn Edwards “Spanish White”

buildings. The color of the steel cladding system for these buildings should be as close a match as possible to the buff/sand range for the main campus buildings.

Color

Ventura College’s school colors are orange and black. There are a number of examples of school color use around the campus. However, the use of the school colors in and on campus buildings is not an established pattern. The use of school colors for building interiors and exteriors is not encouraged by the design guidelines. Instead, an ochre accent color substitutes for the orange in the building color palette.

Appropriate use of the school colors includes accents on landscape furniture (benches, trashcans, etc), bulletin boards, newspaper bins and similar elements.

The selection of colors for building interior and exterior use is an important component of the overall campus strategy to achieve continuity and a sense of place.

The exterior color palette has been selected to be complementary to the landscape on the campus, the existing buildings, the backdrop of the hillsides beyond and to reflect the region. The palette includes light, natural colors for the main body of buildings, darker, metallic or opaque colors for window frames, metalwork and similar features and dark, metallic colors for visible sloped roof surfaces.

Appropriate areas for accent color include building entries and special architectural features. These areas should be limited to ensure compatibility with the surrounding campus. Color accents can be more saturated and brighter, while still within a color range related to natural colors.

Colors and paint specifications should be selected for color-fastness over a long service life, resistance to UV and atmospheric degradation, ease of cleaning, main-

tenance and repair.

Building body colors include:

- Tan/buff/sand color range (Dunn Edwards “Slopes” reference DE 3193 and “Chateaux” SP100 with base W704)

Building accent colors include:

- Dunn Edwards “Windsor Court”
- Dunn Edwards “Mocha Chip”
- Dunn Edwards “Sun Glow”
- Dunn Edwards “Slopes”
- Dunn Edwards “Chateau”
- Dunn Edwards “Navajo White”
- Dunn Edwards “Spanish White”
- High-visibility yellow for Universal Design

Metalwork colors include:

- Natural galvanized steelwork to utility and non-primary building sides
- Metallic colors- metallic silver, dark silver
- Opaque colors- ochre, gray

Fabric Awning colors include:

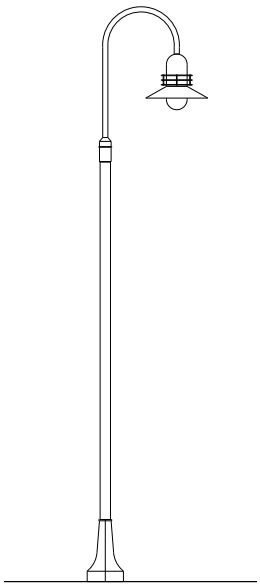
- Forest Green

Lighting

Exterior lighting for the campus includes pole-mounted fixtures, building-mounted fixtures and landscape fixtures.

Exterior lighting shall be designed to provide lighting levels and lighting consistency to established national standards. Exterior lighting shall employ lamps that have good color rendering and efficiency characteristics, such as metal halide. Sodium lamps are strongly discouraged. Standardization of lamp color, so far as possible, is encouraged.

The general-use pole-mounted fixture will be used for pathway and area illumination. The fixture will



Elevation of pole lighting option (above)

be mounted on its own pad adjacent to the walkway paving. The fixture will be sited to one side of the pathway only, to the north side of east-west pathways and to the east side of north-south pathways, generally. Exceptions to this rule are inevitable, but should be resolved with careful consideration of the lighting composition as a whole.

Special area pole mounted fixtures are intended for seating and gathering spaces. These fixtures have a slightly more elaborate design and can be combined with banners.

Surface parking lot areas will have two types of fixture. The first, a high pole fixture will provide efficient illumination to the surface parking areas. The design will need to balance the height of the fixture against aesthetic considerations. The second fixture type is the general-use pole-mounted fitting for use along the pedestrian pathways within the surface parking area. These pathways will therefore be easily recognized by the lower fixture pattern (associated with pathways within the academic campus) and higher lighting levels.

Building mounted fixtures include lighting to exterior canopies, building mounted lighting for landscaped areas and lighting to architectural features. Campus landmarks also require feature lighting.

Other miscellaneous fixtures include bollard lighting and step lights. The use of these fixture types is not anticipated to be extensive, due mainly to cost constraints. However special areas used by the general public, for example the G building theater areas and the SAF area, would benefit from the limited use of these fixtures.

PARKING DESIGN GUIDELINES

General

There are four major types of parking provided on the campus: accessible parking, visitor parking, faculty and staff parking and student parking. Each of these categories has specific requirements.

Accessible parking must conform to the California Code of Regulations Title 24 Accessibility Standards (CCR Title 24 AR's), Federal guidelines from the Americans with Disabilities Act and other relevant codes. In addition, Universal Design principles must be employed in the development of accessible parking design. Accessible parking shall be located in convenient locations to provide reasonable access to college facilities. Signage directing users to accessible stalls should be clear and designed to assist drivers in determining which stalls are best suited for which facilities. In addition, there are a number of specific signage requirements for accessible stalls required by the CCR Title 24 AR's.

Visitor parking should be located in the most visible and convenient locations within the main campus lots, the east and west lots, and along South Campus Way near the A and B buildings. These stalls should be clearly sign posted and provide a convenient method for paying the required parking fee.

In addition, visitor parking areas should provide signage to assist visitors with selecting the correct parking area and navigating into the campus once parked.

Faculty parking has traditionally been provided in separate lots and distributed in both larger surface lots and smaller parking areas close to teaching and faculty office areas. The master plan proposes the removal of a number of small lots and parking spaces in an effort to open-up the campus edges to views and pedestrian

circulation and to reduce higher maintenance costs associated with numerous small lots. As a result, drop-off areas and loading areas should be planned into the design of new facilities to provide space for faculty members to bring large, bulky and heavy items to a convenient location near their teaching and office spaces. Also, the ATC/GPC and HSC buildings will displace faculty parking in the P and I lots. These spaces should be re-distributed into the other parking areas nearby.

Student parking comprises the majority of parking provided on the campus. Student parking also exhibits the largest fluctuations in demand. This is a result of class scheduling, student attendance patterns and drop-out rates. A number of problems are associated with student parking. Some problems have been addressed in the master plan, others are beyond the scope of the master plan. These problems include:

- Adequacy of student parking at peak times
- Circulation between lots at peak times as students search for available spaces
- Off-campus parking in adjacent neighborhoods
- Tree litter and branches falling on cars
- Security within parking lots
- Parking lot lighting

Student parking should be convenient and offer greater certainty in availability. The proposed parking structures in the main east and west parking areas offer a solution to this problem.

The interim parking solution proposes an overhaul of the east parking area in advance of the construction of the East Parking Structure. This overhaul will include re-grading, new storm water systems, new

lighting, new landscaping and a new parking and circulation layout. This layout is intended to increase the number of parking spaces in this lot and to provide a surface parking layout that can be retained after the construction of the East Parking Structure.

Parking Structures

Two parking structures are proposed in the master plan, an East and a West Parking Structure. Each structure has been sited to provide convenience to the facilities served and to fulfill the objectives of the master plan.

The East Parking Structure is planned so that the vertical circulation elements, the main stair and elevators, are located on axis with the re-aligned East Campus Way. This alignment will provide a focus this portion of the road and clearly communicate the function and convenience of the parking structure.

In addition, the East Parking Structure is planned to have a taller floor to floor height between the ground and second floor tiers. This increased headroom in the ground floor area will provide space for vendors during weekend market times. The second floor balcony edges can be designed to hold temporary signage for the market as well.

The parking structures are also planned to have a level tier facing the main surface lot areas and a sloped tier on the opposite side. This arrangement will present horizontal stories toward the main views of these structures, providing balanced and consistent elevations.

The parking structures should be engineered for economy and durability. Cast-in-place reinforced concrete and precast concrete are two likely options. The concrete mix for the exterior structures can be lightly pigmented a buff/sand, neutral color, aggregate selected for color and the external surfaces can be

sandblasted to reveal a richer color, a more diffuse surface and the aggregate. The interior of the parking structures, walls and ceilings can be painted white to improve the perceived and actual light levels and a sense of quality and cleanliness.

Surface Parking

The layout of the surface parking lots has been aligned with the prevailing winds. The winds will tend to blow trash and leaf litter to the ends of the parking bays. This in turn will make cleaning easier.

The College should consider the mix and size of parking stalls provided. Given current trends, the College may elect to provide standard stalls only. This will provide stalls for all ordinary vehicles. Problems associated with a mix of compact and standard stalls include larger vehicles parking in compact stalls, the popularity of larger vehicles and perceived difficulties in locating suitable stalls.

The parking layout should also consider circulation systems that provide safe maneuvering, adequate turning radii, good visibility and safe pedestrian walkways.

Parking lot materials should be selected for consistency throughout the campus, durability and sustainability.

A campus surface parking specification should be developed as part of the east parking lot interim solution works. This specification should then be distributed as the College's requirements for subsequent surface parking works.

The College should consider, in the development of this surface parking specification, the cost to benefit merits of paving systems, curb and edge design, striping paint systems, storm water system design, landscape areas design and lighting design. Durability and first-cost are

often associated qualities, therefore an understanding of long-term operating and maintenance costs will provide a well-informed basis for decision-making.

Parking lot signage will be required for statutory requirements, way finding, management and safety. Statutory signage includes signs required by California Code of Regulations Title 24 Accessibility Requirements, and other codes. Way finding signage includes directional signs for vehicles, signs directing to ticket machines, parking areas, parking structures, exits and other features. Way finding signage for pedestrians should also be included, including campus maps. Management signs include restrictions on parking notices, signs reserving stalls for visitors, carpools, vanpools and any other types of vehicles, signs marking sectors of the parking lots and structures for assisting users in locating their vehicles and other useful sign types. Safety signs and markings include stop signs, do not enter signs, traffic flow directional signs and road markings. These should be designed in accordance with the applicable codes and guidelines. All signs should be illuminated by parking lot ambient lighting or other means to ensure legibility after dark.

The College has not selected a parking lot lighting strategy yet. The master plan has identifies three main strategies:

(1) The re-use of pole-mounted fixtures removed from the campus core area and re-sited in the parking areas. There will as a result, be a mix of fixtures and varying photometric characteristics to consider. There is also likely to be a mix of lamp types and resulting variations in light color. If this strategy is pursued, the design should group similar fixtures within zones so there is a degree of continuity.

(2) The use of tall pole-mounted lights arranged in the most economical spacing relative to the acceptable height. This fixture type, while commonplace in some parts of the wider community, will change the perceived character

of these zones within the campus. Lamp color is another important factor: fixture and lamp type should be selected for whiteness, good color rendering, efficiency and longevity.

(3) A mixed lighting scheme of lower pole mounted fixtures at the parking lot perimeters, and along major interior circulation routes together with higher pole-mounted fixtures in the middle of the parking areas will provide a balance of scale and help to communicate a more campus-like environment. Lamp types should be coordinated for color and selected as noted in (2) above.

Parking lot furniture includes items such as bollards, wheelstops, barriers, trash receptacles, fencing to landscape areas (to prevent foot traffic from trampling the plant material) and other required items. These items should be selected, wherever possible, from the ranges identified in the master plan.

Parking lot security can be enhanced with an emergency call system. High visibility call points can be located throughout the parking areas and connected to the campus police department. These call boxes will serve as a deterrent and as a critical communication device in case of an emergency. In addition, surveillance cameras can be installed to monitor the parking lots and structures. Careful coordination between parking lot light fixture lamp type, lighting levels and the surveillance system is essential for maximum benefit.

Parking lot storm water systems should be designed to sheet flow rainwater to catch basins and direct this flow into bio-swales, retention ponds or the storm water drain system. Sheet flow areas and catch basins should be designed to avoid ponding and deep water. Pedestrian walks and major pedestrian routes through the surface parking areas should be slightly elevated above the catchbasins and sheet flows across the parking areas should not cross these pedestrian pathways. Particular attention should be paid to parking lot entrances and intersections to avoid ponding in these areas.

LANDSCAPE DESIGN GUIDELINES

The Landscape Design Guidelines focus on shaping the outdoor environments of Ventura College. The guidelines are designed to reinforce and to strengthen what exists today and to assist in creating and shaping future additions to Ventura College's valued open spaces.

Standards for specific landscape components are established to ensure continuity of campus character and an overall composition of structures and spaces. Detailed descriptions are provided in this section for the following key landscape components: plant material, hardscape, site furnishings. In addition, summary recommendations for irrigation are provided.

PLANT MATERIAL

Ventura College is proud of the campus's park character and the diversity of plant material found on its grounds. The long-term planting goals for the College will focus on the continuation of this botanical tradition by creating landscape environments that complement its existing open spaces and the campus architecture.

The following guidelines should be considered for plant material selection.

(1) Plant material should incorporate a diversity of species that are known to do well in this coastal region.

(2) Maintenance and management should be carefully considered in the selection and placement of plant material. Priority should be given to plants that require low maintenance, are resistant to pests and diseases, and do not produce messy seeds and fruits along walkways and other hardscape areas.

(3) The use of native and drought-tolerant plant

material is strongly recommended. They will require less frequent irrigation and will help reduce the amount of water runoff from campus irrigation systems.

(4) The soil on campus is on average poor with respect to compaction (see Geotechnical Report, Appendix A), low in fertility, and slightly high in salinity (see Soils Report, Appendix F). As individual spaces are designed, site-specific soil tests should be conducted to determine the appropriate soil preparation and cultivation necessary prior to planting.

(5) Planting areas should be offset from building edges with maintenance strips. Planters with good drainage systems are acceptable against buildings.

Flowering/Accent Trees: Cape Chestnut

Trees

Flowering/ Accent Trees

Flowering/accent trees will provide contrasts in color against the campus's green landscape. They are small to medium sized trees (average mature height of less than 40 feet) that are generally grouped in areas where easy viewing of them is possible—e.g., near seating, in small courtyards—and where their color, and/or texture help define the character of spaces. Small flowering/accent trees, with average mature heights of 20 to 30 feet, are suggested for the Great Lawn. The sequencing of bloom periods should be considered when selecting trees throughout campus.

Flowering/Accent Trees: Chinese Fringe Tree

Suggested flowering/accent trees include: Arbutus unedo (Strawberry Tree), Calodendrum capense (Cape Chestnut), Chionanthus retusus (Chinese Fringe Tree), Geijera parviflora (Australian Willow), and Pyrus kawakamii (Evergreen Pear).


Grove Trees: Silver Maple

Grove Trees

Grove trees are a diverse selection of large evergreen and deciduous trees that are informally placed in the West Grove Quad. These trees will complement the Quad's established and noteworthy trees, add color and texture, and promote the Quad's informal, open air quality. Large trees (mature heights of 50 feet or more) with seasonal flower/leaf color or broad canopies will enhance the botanical character of West Grove Quad and provide visual interest from the ground plane and the upper floors of buildings.

Suggested grove trees include Acer saccharinum (Silver Maple), Liquidambar styraciflua (American Sweet Gum), Quercus spp (Oak—various species), and Sequoia sempervirens (Coast Redwood).


Large Canopy Trees: Tipu Tree

Large canopy trees

Large canopy trees, with average mature heights of 40 to 60 feet, can be placed anywhere on campus. They are specifically suggested for the east parking lot and west parking lot planters, framing the pedestrian walkway between SCI and the east lot, and as a backdrop to the Main Quad stage. Their high canopies provide structure and shade.

Suggested large canopy trees include Tipuana tipu (tipu tree), Schinus molle (California pepper), Cinnamomum camphora (Camphor), and Ulmus parvifolia (Chinese elm).


Promenade Palm: Mexican Fan Palms

Promenade Palms

Washingtonia robusta hybrids (Mexican fan palms) are the theme trees for Pirates Walk, the campus' promenade. The overall trunk height of the palms will be at least the height of the tallest building along Pirates Walk (A, B, D and E Buildings). They will add verticality to the space and accentuate the

promenade's directional quality. The use of Mexican fan palms is also a reference to the region's agricultural history when these trees marked the locations of distant roads otherwise hidden by miles of orchard trees.

Accent Palm Trees

In addition to Pirates Walk, palms trees will be located in several other areas on campus.

- A row of Washingtonia robusta hybrid palms will frame the south side of the East Parking Structure. Spacing and trunk height of the palms will consider the architecture of the garage and the street views of the promotional banners that will occasionally hang on the outer face. The same palm trees will be used in tree wells throughout the east parking lot.

- Accent palms will be used within the Main Quad's outdoor café. The palm species will differ from the Washingtonia palms used along Pirates Walk. They will be shorter than the promenade palms, with wider canopies for some shade. The use of palm trees to define the outdoor eating area visually connects the Main Quad to Pirates Walk, while the different palm species make the promenade and the outdoor café distinct from each other.

- Palm enthusiasts visit the campus to view the College's collection of palms. The collection is found in several campus locations, including the Aquatic Center, the SCI building lower courtyard, and the Library Plaza. At such locations, accent palms will frame the collection or supplement any gaps in the planting areas. Palm size and species will consider the scale and program of the space. Tall palms (such as the Washingtonia robusta hybrids) placed in the parking lot for the new Warehouse building and

Accent Palms: Queen Palm


Riparian Trees: Coast Live Oak

the Child Development Center visually connects this area to the Aquatic Center palm collection across the road.

- A circle of large palms marks the location of the passenger drop-off and entry drive for the ATC/GPC building on North Campus Way. Date palms (Phoenix dactylifera), Washingtonia palms and Queen palms (Syagrus romanzoffianum) are among the options for consideration because of their height and breadth. The palms make the drop-off area clearly visible from the road and help define the space as a campus entry way.

Suggested accent palms include Archontophoenix cunninghamiana (King Palm), Howea forsterana (Paradise Palm), Phoenix dactylifera (Date Palm), Syagrus romanzoffianum (Queen Palm), and Washingtonia hybrids.

Riparian Trees

Riparian trees will be located within the Barranca Quad, the Barranca Courtyard and the north and east perimeters of the GPC/HSC buildings. These spaces refer to the campus's natural history when barrancas once traversed the campus site. The trees will be a variety of species naturally found along barrancas, rivers, and creeks. They will help create an informal and naturalistic setting when placed along the edges of the man-made stream beds located in the Quad and courtyards. They will also be set against the SCI, ATC, and HSC buildings to frame the architecture and provide views of trees from the classrooms and offices within.


Specimen Trees: Jacaranda

Suggested riparian trees include Alnus rhombifolia (White Alder), Platanus racemosa (California Sycamore), Quercus lobata (Valley Oak), Quercus agrifolia, (Coast Live Oak), and Salix lasiolepsis (Arroyo Willow). Other related trees include Arbutus unedo (Strawberry Tree) and Salix babylonica

Specimen Trees

A specimen tree is a large tree (60-inch box or greater) and/or a rare variety of tree. It is generally a tree with exceptional aesthetic quality. A specimen tree is suggested for the center island in the ATC/GPC passenger drop-off area. Combined with the circle of palms around the driveway's perimeter, the specimen tree will create a visible and special entry for the adjacent classroom buildings.

Suggested specimen trees include Chorisia speciosa (Floss Silk Tree), Erythrina spp. (Coral Tree, various species), Jacaranda mimosifolia (Jacaranda), and Magnolia grandiflora (Southern Magnolia).

Street Trees: American Sweet Gum

Street Trees

Street trees are a single tree species placed repeatedly along Ventura College's Day Road edge. They are intended to strengthen this campus edge by providing visual uniformity. The trees will be deciduous or evergreen canopy trees with mature heights averaging 30 to 60 feet, and formally spaced at 30 to 40 feet on center, where possible. The trees will supplement, not replace, the trees that already exist along this perimeter.

Suggested street trees include Koelreuteria bipinnata (Chinese Flame Tree), Liquidambar styraciflua (American Sweet Gum), Platanus acerifolia (London Plane), and Tipuana tipu (Tipu Tree).

Vertical/ Columnar Trees

Vertical or columnar trees are placed throughout campus, but their use is specifically identified for framing the LRC and the West Parking Structure. Placement and selection of the trees will consider the architecture, program and view opportunities, while remaining true to the open space landscape concept. Around the LRC, trees should avoid blocking the fire

Vertical/Columnar Trees: Eucalyptus


Succulent Shrubs and Groundcover

access lanes.

Suggested vertical/columnar trees include Eucalyptus (various species), Liquidambar styraciflua, and Hymenosporum flavum (Sweetshade).

Existing Trees to Remain

The Arborist's Report (Appendix B) identifies over 700 trees on campus. These trees are established, significant in size and define Ventura College's verdant landscape. Therefore, as many of these trees as possible should remain. Trees that are in decline or hazardous should be eliminated as recommended in the Arborist's Report. Specific maintenance recommendations noted in the Arborist's Report should be considered for the trees' general health and condition, so that campus aesthetics are maintained to the highest standards.

Large trees and noteworthy trees should be protected in place during construction. These trees include the Macadamia trees along Telegraph Road, the mature Date palm at the north side of the SCI Building (a focal feature of the East Parking Structure Plaza), and the West Grove Quad coniferous trees. The design of new walkways and roads should carefully consider the spatial value of existing trees before removing them.


Screening Shrubs and Wall

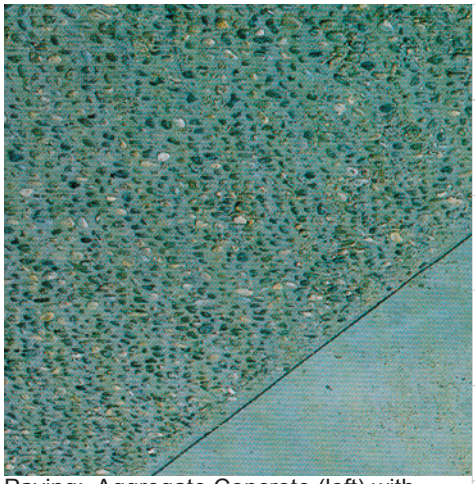
Shrubs and Groundcover

The primary groundcover on campus is turf grass. Shrubs and groundcovers provide a background of color, texture, and form in contrast to the turf grass. They are generally mass planted in areas near buildings and pedestrian pathways to provide accent, help frame the adjacent architecture and/or help define spatial quality. Shrubs and groundcover can be deciduous or evergreen; low maintenance requirements and drought tolerance are major factors in plant selection. Succulents have been used successfully throughout campus and require acceptable maintenance levels. They are also available in a variety of forms and colors, and further

use of succulents should be considered. The use of fast growing or aggressive shrubs and groundcovers, ones that require constant trimming and maintenance, should be avoided.

Screening Shrubs

Shrubs can help block views of loading zones, trash areas, mechanical equipment, and metering devices around building edges. Used as “green walls”, shrubs become design elements that contribute to the overall aesthetics, appearance and organization of the campus. For example, shrubs can be used in combination with screen walls to soften the hard edges and screen views into the loading docks of E building, the LRC, and elsewhere. Tall shrubs along Loma Vista Road help screen adjacent residents’ views into the parking lots of S Building and M&O Buildings. Low shrubs partially screen views into the east parking lot and west parking lot.



Paving: Aggregate Concrete (left) with Concrete Paving

McConnell Foundation Fountain with Seat Wall

HARDSCAPE

Hardscape elements help define outdoor rooms and accommodate pedestrian and vehicular traffic. All pedestrian walkways shall comply with the Americans with Disabilities Act and the California Title 24 Accessibility Requirements.

Paving

Natural colored concrete is the primary paving material used on campus, where enhanced or aggregate paving is not used. Examples include pedestrian paths, fire access, and maintenance access lanes.

Aggregate Concrete and Enhanced Paving

Aggregate concrete used in combination with narrow bands of natural concrete will create a pattern of paving that accentuates the Pirates Walk, a portion of the Main Quad, and the Performing Arts Plaza. The

Ventura College Wall with Santa Maria Cut Stone in Ashlar Pattern

selected pattern can be repeated where the emphasis of a main circulation path is deemed important.

Around the Main Quad's central fountain, enhanced paving helps to create a focal point. The suggested paving material should match the local material suggested below for the College's entry marker walls.

Fountain Features

Water features are identified for several key pedestrian circulation nodes. These fountains provide a focal feature and a point of reference for pedestrian movement. The fountains are modest, round basins that are low to the ground. Their height and simplicity stem from an idea of the fountain grounded in the earth, with water rising out of the ground to fill it. The fountain's edge can provide seating for people gathered around the fountain.

In contrast to the round fountain basins, the Barranca Quad features a stream bed that is more naturalistic in its form. The dry stream bed—filled with rocks, boulders, and riparian plant material—serves as a connection to the site's natural history and as a functional drainage swale. At the top of the stream bed, located inside the ATC/HSC Barranca Courtyard, another simple fountain represents the source of the stream water. The design of this water source is similar in concept to the round basins, but in a more naturalistic form.

"Grasscrete" truck access (above); Reinforced grass paving structure (below)

Walls

Low walls (under four feet) are proposed throughout the campus as entry markers/signage. In most cases, the words "Ventura College" will be featured along the walls. The size of the letters should be large enough to be clearly visible to passing cars. The design of the walls will reflect the campus's historic architecture, and will be made of a local stone (Santa Maria cut stone

or similar) set in an ashlar pattern. This material and pattern are found on eight historic buildings on campus.

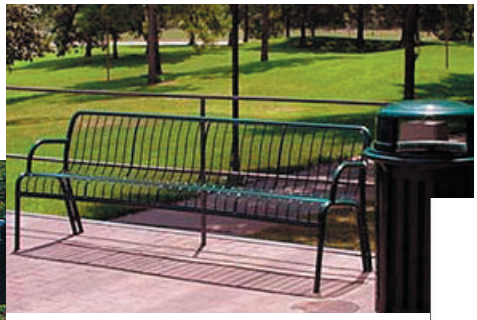
Screen walls will block undesirable views of loading zones, trash areas, mechanical equipment, etc. They can be used in combination with shrubs (see Shrubs and Groundcover) to improve views from roads and pedestrian paths. Their design should be in keeping with the concept for the entry wall markers and/or complement adjacent architecture.

Reinforced Grass Paving

Reinforced grass paving (also called “grasscrete”) is a cast-in-place, monolithic concrete paving system with structural integrity. The system contains voids that can be filled with topsoil and grass, providing a permeable “pavement” that can handle vehicle loads. This system is proposed for the Performing Arts Plaza truck exit lane so that the lane can blend into the surrounding lawn area.

SITE FURNISHINGS

The new site furnishing was selected with input from



Moveable Metal Chairs

Group One of Site Furnishings (above and right)

members of the FOG and College's administrative staff and faculty. Except for the seat walls, information kiosk, and bike rack, two families of furnishings are shown in this section. We recommend keeping the site furnishings within the same family for a unified look.

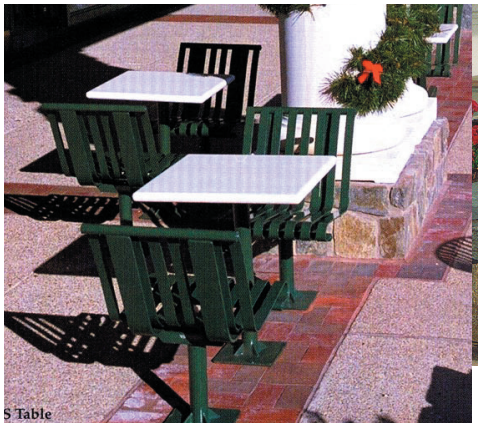
Surface-mounted Patio Tables with Chairs

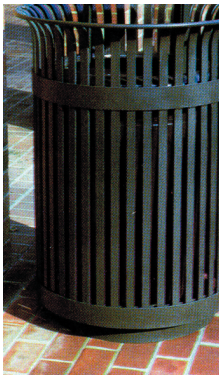
Requirements:

- ADA accessible tables
- Durable and weather resistant
- Easy maintenance
- Ergonomically designed seating
- Table tops available in varying diameters to accommodate location and use
- Table tops with umbrella hole option
- Seats offering efficient water runoff

Material:

- Powdercoated Stainless Steel
- Color: Black





Group Two of Site Furnishings (above and right)

Patio Umbrellas

Requirements:

- Durable and weather resistant
- Easy maintenance
- Canopy diameter in scale with patio tables and seating
- Replaceable components

Material:

- Fade proof fabric (Color to be selected by campus)
- Finished wood frame and pole


Bike Rack

Benches

Requirements:

- Durable and weather resistant
- Easy maintenance
- Ergonomically designed seating
- Available with or without arms

Material:

- Polycoated Steel
- Color: Black

Movable Chairs

Requirements:

- Durable and weather resistant
- Easy maintenance
- Lightweight and stackable

Material:

- Aluminum and/or Stainless Steel with powdercoat finish
- Color: Black

Trash Receptacles


Information Kiosk

Requirements:

- Durable and weather resistant
- Varying capacities to accommodate location, use and volume

Material:
- Polycoated Steel
- Color: Black

Bike Rack

Requirements:
- Durable and weather resistant
- Embed or surface mount

Material:
- Powdercoated Metal
- Color: Black

Concrete: Seat Walls

Requirements:
- 15-18” high and 18-24” wide
- Skateboard proof

Material:
- Cast in place concrete

Information Kiosk

Requirements:
- Durable and weather resistant
- Multiple sides
- Easy access for bulletin/information posting
- Roof shelter

Material:
- Polycoated Steel
- Color: Black

IRRIGATION

Guidelines:

- Input from the Maintenance and Operations (M&O) staff should be obtained prior to the selection of new plant material and the design of new irrigation systems.
- Existing landscaped areas will continue to run on the manual irrigation system established by the M&O Department.
- New irrigation systems will be incorporated into the existing system and include the use of automatic controllers.
- Sustainable design principles regarding water conservation and the protection of water quality will be incorporated wherever possible in the design of new irrigation systems.
- Spraying water against buildings should be avoided; implement new systems so that irrigation water runoff is directed away from building edges and walkways
- The installation of an irrigation central control system should be considered for more efficient water delivery and use of maintenance manpower.
- Rainbird, Toro and Hunter are acceptable manufacturers for new irrigation equipment. All new irrigation design should be reviewed and approved by Robert Forest, the Director of the Maintenance and Operations Department.
- The water purveyor for Ventura College is the City of Ventura Water District (telephone number: 1-805-652-4500).

For information regarding the location of current irrigation equipment and/or available irrigation as-built drawings, please contact Robert Forest, Director of the Maintenance and Operations Department.

CAMPUS SIGNAGE

The Facilities Master Plan assessment of the campus signage systems indicates the need for standardization and the implementation of a comprehensive, modern signage and way-finding system throughout the campus. The main systems required include:

- Campus identification monument signs
- Campus activities marquee signs
- Campus maps
- Way-finding signage
- Accessible route signage, accessibility signage
- Bulletin boards
- Building identification signage
- Kiosks
- Building interior signage (statutory, identification and way-finding)

SUSTAINABLE DESIGN

Sustainable design is a holistic approach to the planning, design, construction and maintenance of the built environment. Sustainable design endeavors to significantly reduce or eliminate the negative impact of buildings on the environment and occupants in five broad areas:

- Sustainable site planning
- Safeguarding water and water efficiency
- Energy efficiency and the use of renewable energy
- Conservation of materials and resources
- Indoor environmental quality

A green building/sustainability rating system has been established by the United States Green Building Council (USGBC). This system, the Leadership in Energy and Environmental Design (LEED) rating system is the national standard for measuring and verifying the sustainable merits of a project.

The College has no policy in place at the time of writing this report for projects to register with the USGBC and successfully achieve a level of LEED compliance.

The Master Plan has attempted to provide opportunities for sustainable design practices in the design of the proposed projects. These opportunities include:

1. Conserve topsoil and established vegetation by building on existing development footprints, building multi-story buildings instead of single-story, minimizing habitat and landscape disruption during the construction phase, minimizing erosion by wind and water during and after construction and stockpiling and re-using excavated topsoil

2. Encourage the use of bus, bicycle, pedestrian,

carpool/vanpool, and alternative fuel/hybrid fuel vehicle commuting to/from the campus by well planned circulation systems, favorable parking, signage, lighting, etc.

3. Decrease the amount of storm water channeled into the city's storm water system by using retention ponds and native plantings within the proposed barranca landscaping to absorb rainwater and recharge underground aquifers

4. Create favorable microclimates around buildings to enhance comfort and create buffers between conditioned space and the outdoor environment by creating south facing courtyards and landscaped areas, covered building entries, appropriate plant material selection, light-colored hardscape materials, and shade structures

5. Reduce night time light pollution and energy use by using energy efficient, well planned and placed light fixtures for building exterior and landscape illumination

6. Reduce potable water use for landscape irrigation by selecting native, drought-tolerant plant materials, using water-efficient irrigation technologies and using reclaimed water (when and if available)

7. Provide preliminary planning for a central chiller plant, central boiler plant and other central building services to increase energy efficiency

8. Provide for storage and collection of recycleables inside buildings, outside buildings and in a central collection point(s)

9. Divert waste from building and associated demolition from landfill to recycling centers and re-use

10. Use high content recycled materials in the new construction

11. Use locally manufactured and extracted materials

12. Promote natural ventilation and the use of operable windows by providing good access to prevailing winds, opportunities for cross ventilation and encouraging the use of natural ventilation stacks for rooms without cross ventilation

13. Promote the use of natural daylighting in lieu of electrical lighting systems when adequate daylight is available by providing good access to daylight

14. Provide opportunities to exhibit and promote the green building strategies and systems employed on the Campus to students, faculty and visitors

In addition to these opportunities provided in the Master Plan, there are a number of strategies that can be employed in the design of specific buildings. The College and project Design Teams are encouraged to identify and integrate sustainable strategies into project designs at an early stage in the design process.