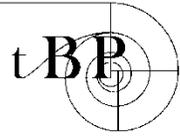


MEETING NOTES

tBP/Architecture

1777 Oakland Boulevard, Suite 320
Walnut Creek, CA 94596
925-246-6419



Architecture
Planning
Interiors
Management

PROJECT

Facilities Master Plan Update
College of the Redwoods, Redwoods CCD
7351 Tompkins Hill Road
Eureka, CA 95501

tBP Project No. 22085.00
Stakeholder Workshop 3 – Eureka Options A&B
Date: May 10, 2022

Present

Dr Keith Flamer, CR President
Julia Morrison, VP Administrative Services
Dr Crystal Morse, AVP Student Success
Kevin Carter, CR Director of Facilities and Planning
Arnold King, Principal, Academy of the Redwoods
Bert Hafar, Professor Construction Technology
Tino Romero, Athletics Coordinator
Bob Brown, Director Athletics, Kinesiology, Health and PE
Erik Sorensen, IT Manager
Johanna Helzer, Administrative Office Coordinator
Karen Reiss, Biology Professor
Kerry Mayer, VP Instruction
Maria Morrow, Biology Professor
Marty Coehlo, Executive Director of Foundation
Michael Perkins, Faculty, Administration of Justice
Michelle Haggerty, Psychology Professor
Rory Johnson, Dean. Del Norte Educational Center
Silas Sarvinski, Farm Manager
Valerie Elder, Forestry And Natural Resources Professor
Phil Newsom, tBP/Architecture
Gary Moon, tBP/Architecture
Amy Jane Frater, tBP/Architecture

PURPOSE OF MEETING

To evaluate Options A and B for development of the Eureka campus and identify the best features from both options. This is a continuation of the discussion from Stakeholder Workshop 1 on April 26, 2022. At that time, the group discussed the Del Norte campus and Option A for Eureka. We ran out of time and did not look at Option B.

PROGRESS UPDATE

Since the last workshop:

- FMP Student Survey is complete.
- Facilities Planning Committee have discussed the first workshop and scheduled further workshops with stakeholders.
- As requested by the Del Norte site, Stakeholder Workshop 2 – Del Norte was held on May 5, 2022.

STUDENT SURVEY RESULTS

The survey was open from April 25 – May 1. There were 102 responses. The questions focused on where students like to be on campus in their time outside of class.

Response highlights include:

- Students' use of facilities is affected by the pandemic. For example, they have avoided coming to campus and interacting with people there.
- Students mentioned that their favorite indoor places include the Library, LIGHT Center, MCDC, Cafeteria, AT Labs, Science Labs and the Gym. Many respondents mentioned that they like the rooms where their favorite classes are taught.
- Many students appreciate the beauty of the campuses at Eureka and Del Norte. They enjoy the lawns and the forest for hanging out, recreation, and because it is related to their academic pursuits. They asked that the trails should be maintained for access and safety.

TIMELINE AND SCHEDULE

The project is at the end of Phase 2, Big Picture. The draft FMP is scheduled to be available for College review at the end of June. Dr. Flamer anticipates that the final FMP will be presented for approval to the Board in Fall 2022.

RECAP OPTION A

This option was discussed at the last workshop. The group reviewed the slides showing the buildable area, the program of facilities improvements, the potential location of each project, and the layout of pedestrian and vehicular circulation.

- In this option, the dorms would be replaced in two phases of construction.
- There is a need for a central amphitheater where events can be held. A great location for the amphitheater would be near the existing Creative Arts building as there is a natural amphitheater there now.

Maria Morrow – The proposed location of the solar array is a prime site for views and natural resources. Butte College has solar panels on rooftops and parking lots. It would be great to maintain our natural areas for open space and instructional uses. It is possible to locate the solar array on rooftops or in parking lots? FMP Team – The College worked with another consultant to identify a site for the solar array. Some of the area in the parking lots is seismically active and not suitable. It is our understanding that a decision has already been made to locate it on the west side. Also, to place solar panels on an existing building required DSA approval; potentially, the College could be required to make other, costly building improvements to meet current codes. Butte College ran into these issues and decided not to locate solar panels on the roofs of its existing buildings.

Julia Morrison – The College considered the parking lots for solar panels. The existing seismic issues, as well as increased costs to install in parking lots, influenced the College to look to the proposed location. FMP Team – The new Creative Arts and Pe Building have the potential to install solar panels at those locations.

Bob Brown – He likes that the tennis courts will remain. How does a channelized stream work? FMP Team – Many colleges and schools have a stream that is channelized underground.

Arnold King, Principal, Academy of the Redwoods. We use all our space – offices, classrooms and open space. Our high school students interact with College students on the rest of the campus; it is important that they have a cohort space where they can be young teens away from the College students. Also, their current facilities previously housed the CDC. The FMP Team moved the AJ shape to the north side of Redwood Avenue, east of Performing Arts. (See Bob Brown comments below)

Kerry Mayer – Is there a location for electric vehicle charging stations? FMP Team – Charging equipment is flexible; there are many suitable places on the campuses. It will be noted in the Sustainability Initiatives, but the location is a detail that is not shown on the high-level site plan.

OPTION B

The group reviewed the slides showing the buildable area, the program of facilities improvements, the potential location of each project, and the layout of pedestrian and vehicular circulation.

- The southern site for the replacement dorms is currently under study by the College; it is likely to be the site.
- The new boiler will be located to the west of the Creative Arts building.
- Athletics Avenue will remain. It would continue to be an important access to the PE/Athletics area and the new dorms.
- The parking lot north of the drop off will be improved. This will provide short-term parking to new students and service parking for the Library. Parking already exists at that location.
- This option shows a different location for the practice field.

Bob Brown – I like this option. It mitigates my concern about the stream. The old Field House is being replaced because the site has seismic problems. Why does this option show the new AJ facility in that location? FMP Team – It is shown on the area of the site that is clear.

Bob Brown – I like the revised location of Academy of the Redwoods. It is better to maintain separation between College-age athletes and the high school students.

Julia Morrison – Will the new AJ facility include the gun range. FMP Team – Yes.

Michael Perkins – AJ needs an outdoor space for scenario-based training. We do scenario-based training. Will we have access to an area near the Botanical Garden? FMP Team – The new parking lot, and existing parking at Creative Arts, could be used for outdoor training.

Silas Sarvinski – The greenhouse is in poor condition. It would be good to relocate it on a clear site to the south. FMP Team – that could be a project for the future.

Kerry Mayer – I like Option B. I like the idea to replace the greenhouse to the south.

Michelle Haggerty – I like the revised location of AR to the north. It was too crowded near the near Creative Arts Building.

Arnold King – The north site has a slope. We also need parking to be close for pick-ups. FMP Team – This location is closer to the existing drop off, and there is space for an outdoor area.

Maria Morrison – We currently have 2 dorms; Option B shows one building. Does it accommodate as many resident students? FMP Team – It is 3 stories and could potentially increase capacity. The College should anticipate that all future buildings will be multi-story because safe building sites are so limited on the Eureka campus.

Dr Flamer – What would be the option if baseball and softball were both relocated off-campus? FMP Team – The existing parking would remain. The new parking is located on unbuildable areas, so they need to be used for something. There will be a need for convenient parking to serve new facilities on the east side. It could also be a practice field, green space, etc.

Bob Brown – We are already losing a lot of field space for the Athletics program. He likes the location of the practice field near the new Field House, close to equipment and restrooms.

Michael Perkins – Does the location of the boilers mean that we are giving away buildable area? FMP Team - This location has already been approved in the state-funded Utility Infrastructure project and cannot be changed. In hindsight, it was not ideal. This is why it's important to have a Big Picture in the College's Facilities Master Plan. The FMP is a living document. The layout will be adjusted in the future; the FMP is a tool to anticipate the impacts of future decisions.

Maria Morrow – It would be better to have a nice front door to the campus the drop off instead of parking. FMP Team – It is not as important to provide service parking for the Library these days, when there are fewer physical books.

Kerry Mayer – I agree, we need a welcoming front door, not parking.

NATURAL RESOURCES AND OUTDOOR CAMPUS DOCUMENTATION

At the last meeting, Stakeholders mentioned two documents:

- 2019 FMP, Appendix D Natural Resources, written by CR Faculty
- “Visions for Our Forests and Natural Resources” by CR Outdoor Campus Collaborative, 2022. This is not an official CR report.

The documents were prepared by in-house experts. They contain information about existing resources, recommendations, and site maps. Stakeholders have expressed a lot of interest, and the Student Survey indicated that these resources are important to Student Life and their studies. Should these documents be included in the FMP document, maybe as a chapter or appendix?

Karen Reiss – Yes, the authors of Appendix D wanted their work to be more integrated into the FMP document, not just an appendix. Brittany Alvarez is preparing more material for the CROCC report to link it to the 2022 Educational Master Plan Initiatives.

FMP Team – The authors may want to update the 2019 Appendix, and permission from the authors of the CROCC report. The FMP Team will follow up with the authors to discuss what is needed and the timeline.

SUMMARY OF OPTIONS DISCUSSION

The group prefers the Option B for the Eureka campus.

Reuse of Old PE Building Site

There should be a sub-option which does not place the replacement Baseball and Softball fields on site: This could include

- Preserving more existing parking
- Replace displaced practice fields.
- A community garden located near the CDC would probably be great for them (good place to have outside time!)
- The odd-shaped southern area adjacent to the creek could also be a community garden area.

Campus Gateway at Central Quad

- Suggest moving parking away from the central quad and replacing it with green space.
- A La Rambla for farmers markets and events. Perhaps, could include an arch or other gateway element. This would necessitate parking replacement to the south.
- The paving surface would need to accommodate service and delivery vehicles.
- Horticulture location would create a synergy with the new quad facilitating potential sales. Footprint should be expanded to allow for relocation of all portions of horticulture over time, including the greenhouse areas. Greenhouse Buildings should be placed to have access to full sun.

Parking

- The existing parking areas to the east of the existing Gymnasium and Field house should be kept and incorporated into new east west oriented parking areas.
- The existing parking areas near the existing Academy of Justice should be retained and expanded to serve the new Student Housing Project.

Student Housing

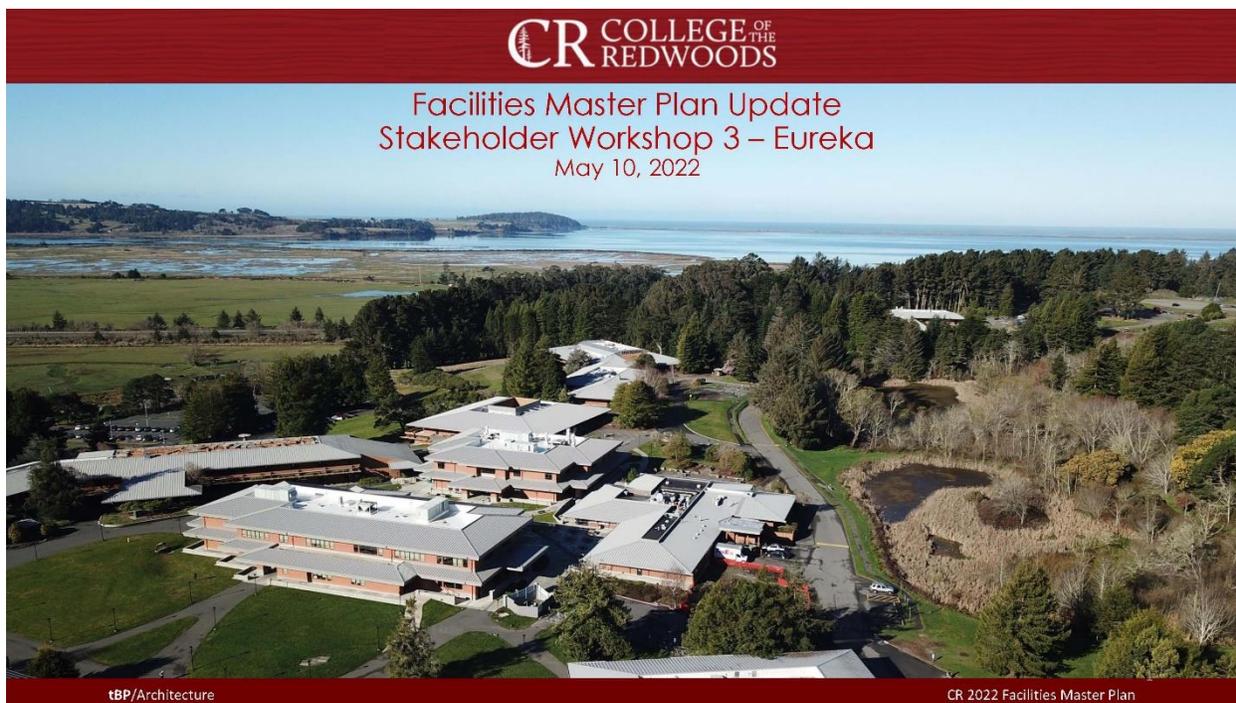
- The student housing building will most likely be 3 floors.

NEXT STEPS

The FPC will meet in early June to use the comments from the three Stakeholder Workshops to develop the Preferred Option and the Recommendations.

Prepared by:
Amy Jane Frater AICP, LEED AP
tBP/Architecture

Attachment
20220510 Stakeholder Workshop 3 presentation FINAL



Stakeholder Workshop on 4/26 reviewed Option A for Eureka
but we ran out of time ...

**Purpose of Today's Workshop –
Evaluate Options A and B for Eureka,
identify best features from both options**

For Discussion:

1. Student Survey Results
2. Recap Option A
3. Option B
4. Best features?
5. Next Steps

Results of Student Survey

Where are your favorite places on campus to be outside of class?



102 Responses

PANDEMIC EFFECT

- I don't hangout on campus to minimize contact.

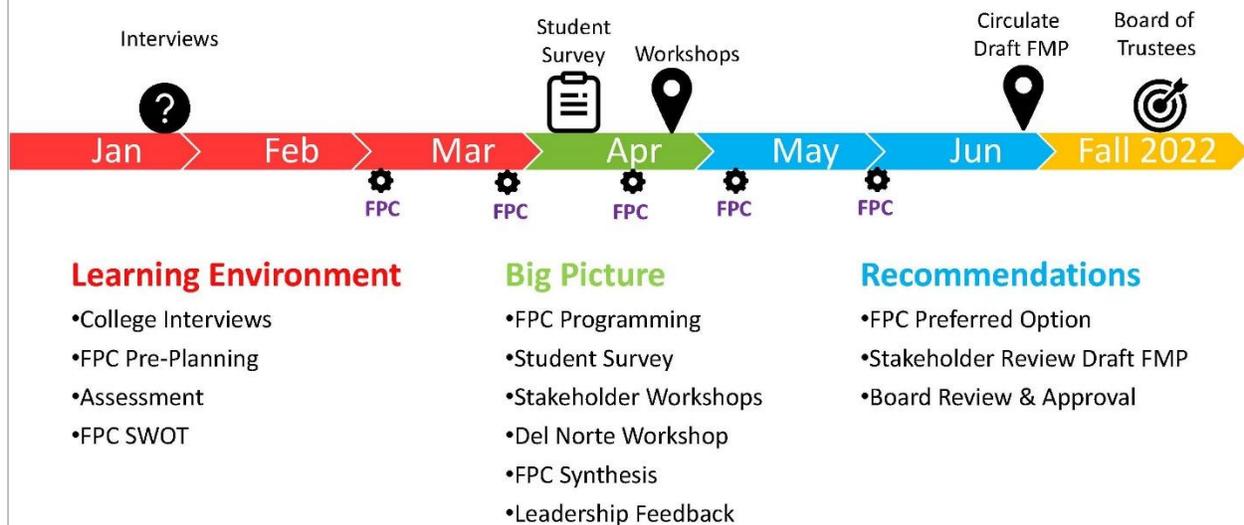
INDOORS

- Library, LIGHT Center, Multi Cultural & Diversity Center, Cafeteria, AT labs, Science labs, Gym.

OUTDOORS

- Natural beauty is the best thing about the Eureka & Del Norte campuses.

Next Steps



Learning Environment

- College Interviews
- FPC Pre-Planning
- Assessment
- FPC SWOT

Big Picture

- FPC Programming
- Student Survey
- Stakeholder Workshops
- Del Norte Workshop
- FPC Synthesis
- Leadership Feedback

Recommendations

- FPC Preferred Option
- Stakeholder Review Draft FMP
- Board Review & Approval

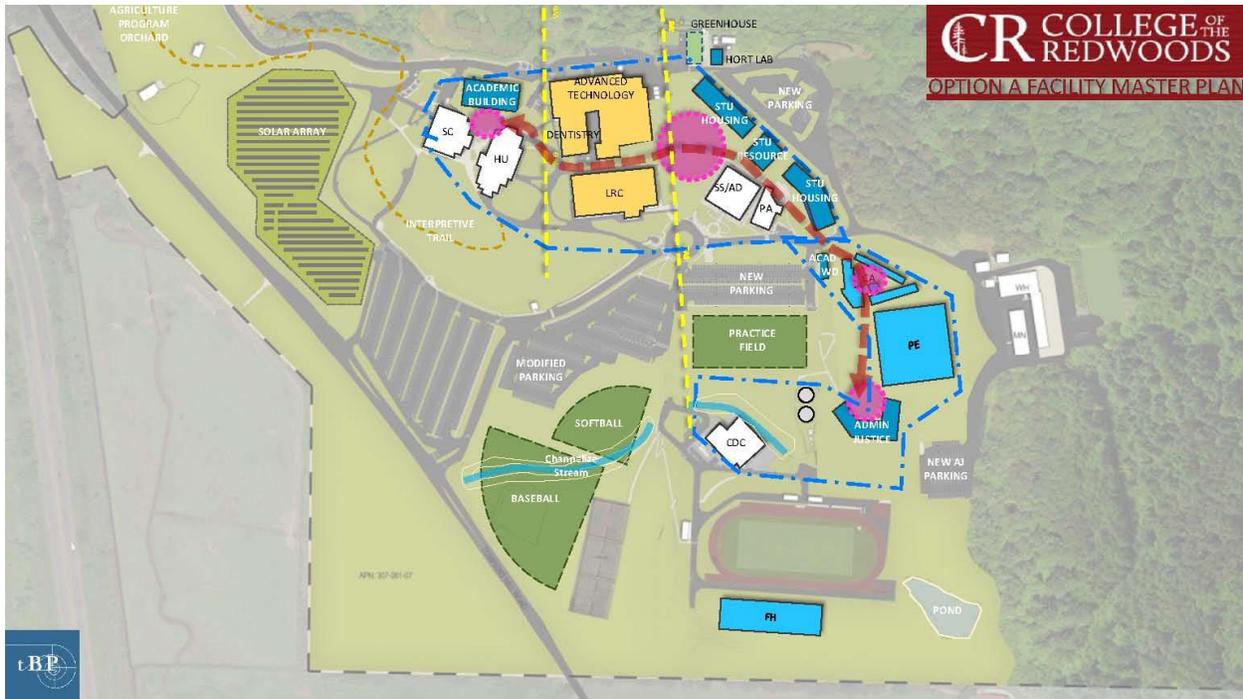
Eureka Campus



OPTION A: FACILITY MASTER PLAN PROJECTS

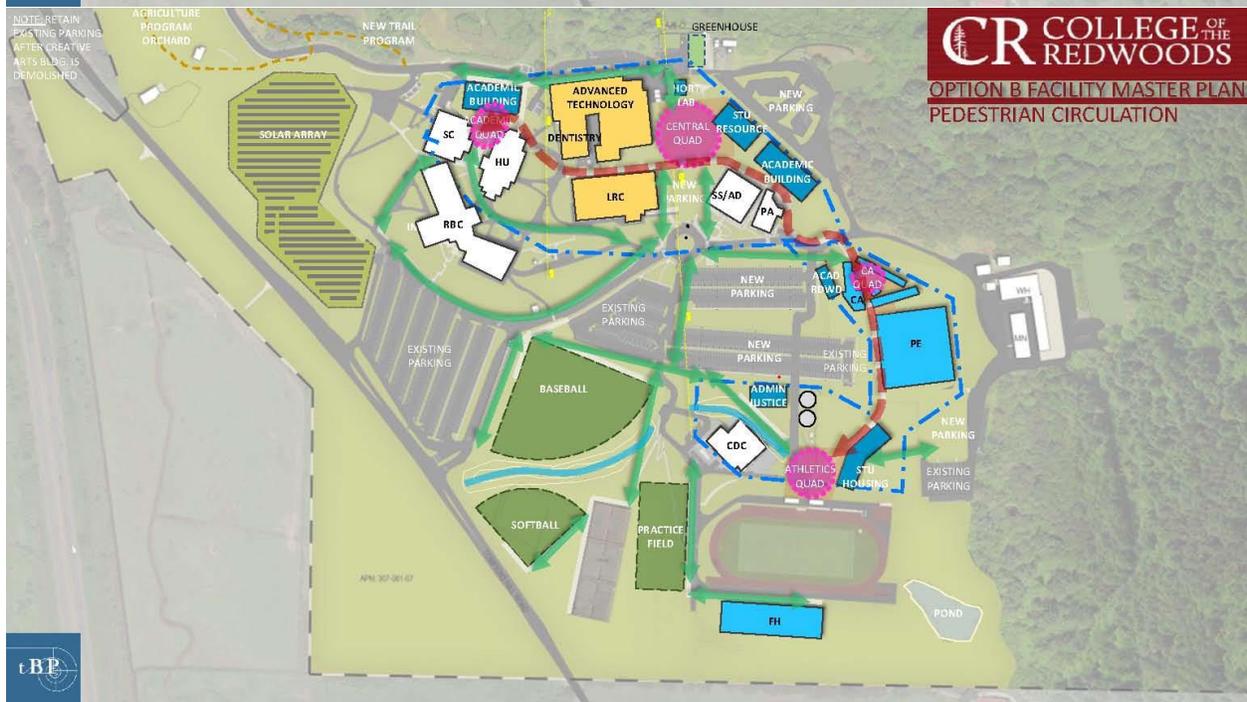
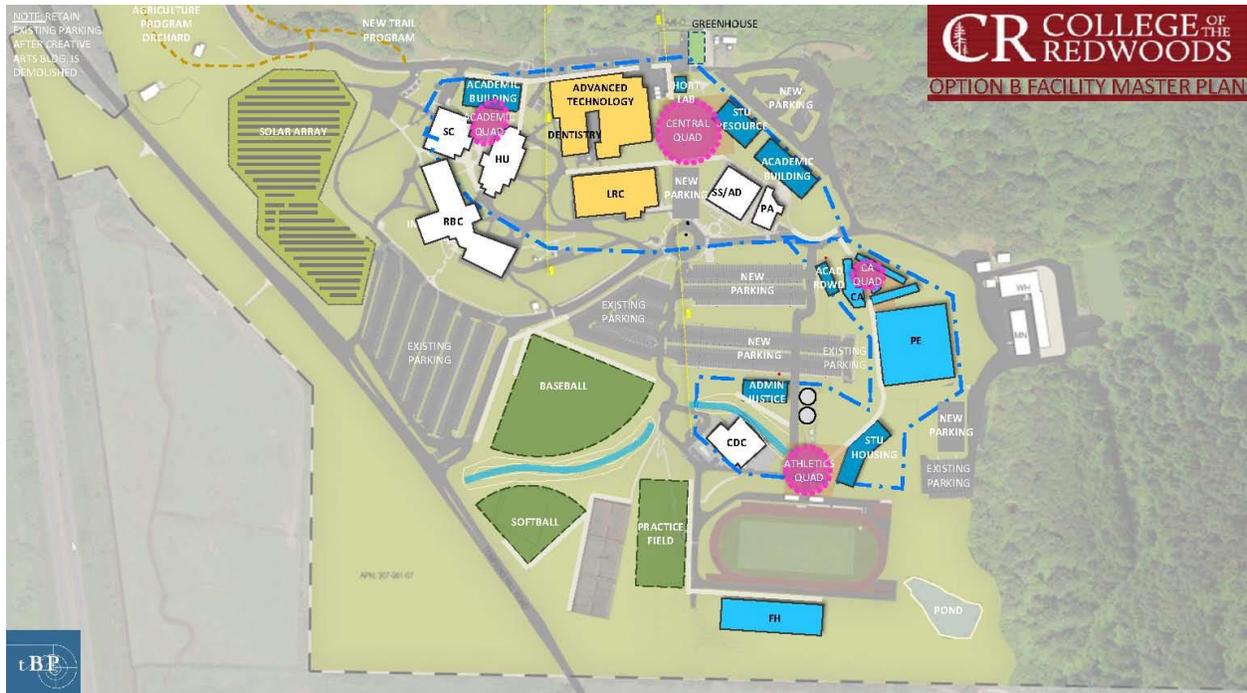
(Not ordered in Sequence or Priority)

- Student Resource Center Replacement (Student Union) 18,299 SF
- Dormitories Replacements
 1. DN DORM: 15,600SF
 2. MENDICINO: 15,700 SF
- Administration of Justice Building – 14,300 SF Renovation or Fire Fighter Tech/ EMT Replacement? Replace Gun Range in Basement
- Academic Building
- Academy of the Redwoods/ Reorganization of Space
 1. Academy of the Redwoods Replacement (2 portables)
 1. Office: 2,000 SF
 2. Classroom: 3,300 SF
 2. Library Reprogramming? 39,000 SF
 3. AT Reprogramming? 57,000 SF
- Demolition/ Re-use Sites
 1. Vacate RBC A & B (Relocate Occupants to Existing Other Facilities)
 2. Demolish and reuse building sites (Creative Arts, Life Science, Physical Science, PE Building, Field House
 3. Athletic Fields Replacement
- Horticulture/ Aquaculture Lab
- Solar Panel Farm
- Campus Open Spaces/Natural Resource Planning/ Interpretive Trails



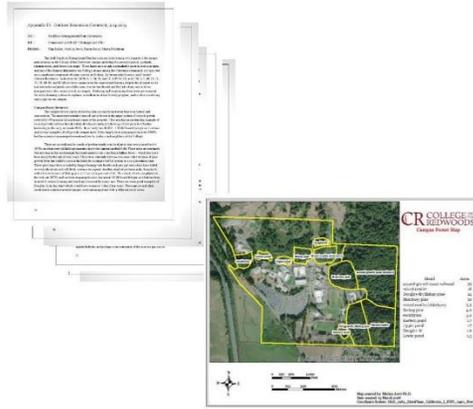
OPTION B: FACILITY MASTER PLAN PROJECTS

- (Not ordered in Sequence or Priority)*
- ★ Student Resource Center Replacement (Student Union) 18,299 SF
 - ★ Dormitories Replacements
 1. DN DORM: 15,600SF
 2. MENDICINO: 15,700 SF
 - ★ Administration of Justice Building –14,300 SF Renovation or Fire Fighter Tech/ EMT Replacement? Replace Gun Range in Basement
 - ★ Academic Building
 - ★ Academy of the Redwoods/ Reorganization of Space
 1. Academy of the Redwoods Replacement (2 portables)
 1. Office: 2,000 SF
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 3. AT Reprogramming? 57,000 SF
 - ★ Demolition/ Re-use Sites
 1. Vacate RBC A & B (Relocate Occupants to Existing Other Facilities)
 2. Demolish and reuse building sites (Creative Arts, Life Science, Physical Science, PE Building, Field House)
 3. Athletic Fields Replacement
 4. Demolish and Replace Child development Center
 5. Parking
 - ★ Horticulture/ Aquaculture Lab
 - ★ Solar Panel Farm
 - ★ Campus Open Spaces/Natural Resource Planning/ Interpretive Trails



Campus Open Spaces & Natural Resources Planning

Outdoor Resources
2019 FMP Appendix D



CR Outdoor Campus Collaborative
Visions for Our Forests and Natural Resources



Should these documents be included in the FMP?