

Facilities Master Plan

The Facilities Master Plan for Chabot College presents an overall picture of the future developed campus and includes proposed sites for new facilities, recommendations for renovations of existing facilities, and site development projects.

While drawings in the Plan appear specific, the forms are conceptual sketches that highlight the location and purpose of improvements. The final design of each site and facility project will take place as projects are funded and detailed programming and design occurs.

This Facilities Master Plan is based on the Chabot College Educational Master Plan that was developed in 2002. It serves as the foundation for the development of the Facilities Master Plan Recommendations described in this section.

The Facilities Master Plan is intended to address the proposed "build-out" needs of the College which has been identified to serve approximately 17,500 students. The projects identified in this section are based on a translation of the educational planning data, in order to forecast the types and amount of space that will be required as the campus is developed.

It is important to understand that, for planning purposes, the exact year in which projected "build-out" is achieved is not critical. What is critical is that the trend in student enrollment will be recognized and instructional programs, support services, facilities and staffing master planned to be responsive when that level of enrollment is ultimately achieved.

PROJECT GOALS

The Facilities Master Plan for Chabot College addresses the primary goals identified during the planning process.

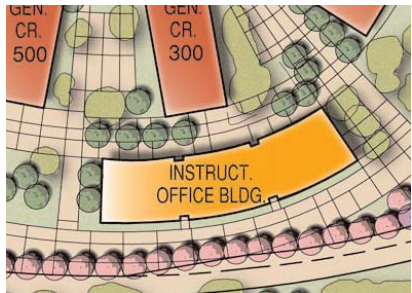
- Campus entries and edges are articulated to create welcoming gateways to the College.
- Sustainable design principles are incorporated.
- Outdoor courts are developed to create unique people-scaled places enhancing the campus atmosphere; one that encourages students, staff and the community to spend time "on campus".
- Landscaped pedestrian paths tie the campus together, orient to the central Grand Court, and improve way-finding.
- Student Services are consolidated into a new Student Access Center; creating a student and visitor hub tied to the heart of the campus, the Grand Court.
- Renovations to existing facilities provide "right-sized" space to accommodate instructional programs.
- Overall campus safety and accessibility are improved.
- Parking lot access, capacity and safety is improved.
- Opportunities to create a learning-centered Campus are created.

MASTER PLAN PROJECTS

This section describes the building, renovation and site projects identified in the Facilities Master Plan. Categories of projects include New Construction, Renovation and Site Projects. Note that some new construction projects provide the opportunity to renovate existing spaces for re-use by other programs (called "Secondary Effects").

NEW CONSTRUCTION

Instructional Office Building



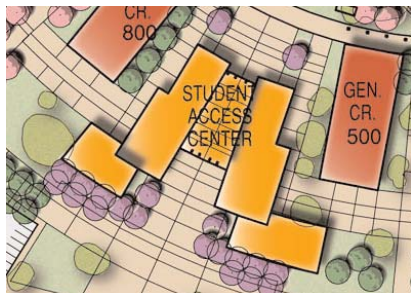
A new two story Instructional Office Building is recommended to replace outdated and inefficient facilities. Building 400 is removed and the new building will be located in its place. Its prime location will enhance the image of the campus along Hesperian Boulevard as well as provide an important

collaborative learning and teaching environment. The building will house offices, and associated support space and will encourage interaction between students and faculty.

Secondary Effects

Vacate Buildings 600 and 700

Student Access Center



A new Student Access Center is recommended to consolidate Student Services on Campus. The building will be developed as part of the new welcoming gateway portal to the campus. It will be highly visible from the Campus core and Hesperian Boulevard. Building 600 and 700 are removed as functions

move to the new Instructional Office Building and a gateway space is created for the new Center. The placement of this facility provides the opportunity to create an outdoor activity space engaging the arcade and activating the Grand

Court as well as creating a strong visual link across to the Planetarium. It is important to coordinate the architectural design of the Student Access Center with the adjacent Instructional Office Building.

Secondary Effects

- Library Building 100
- Administration Building 200
- Student Center, Cafeteria Building 2300
- Assessment Center in Building 1800

Physical Education Building

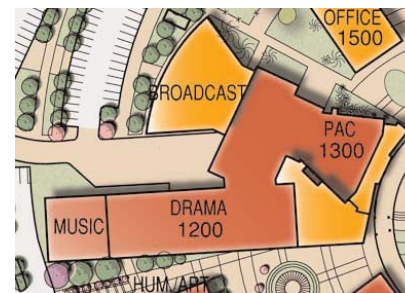


A new PE Locker and Team Facility will provide men's and women's locker rooms, team rooms, trainer equipment and storage rooms with easy access and visual ties to the athletic fields and existing PE buildings.

Secondary Effects

PE 2700, 2800 and 2900

Broadcast Center and Performing Arts Center Expansion



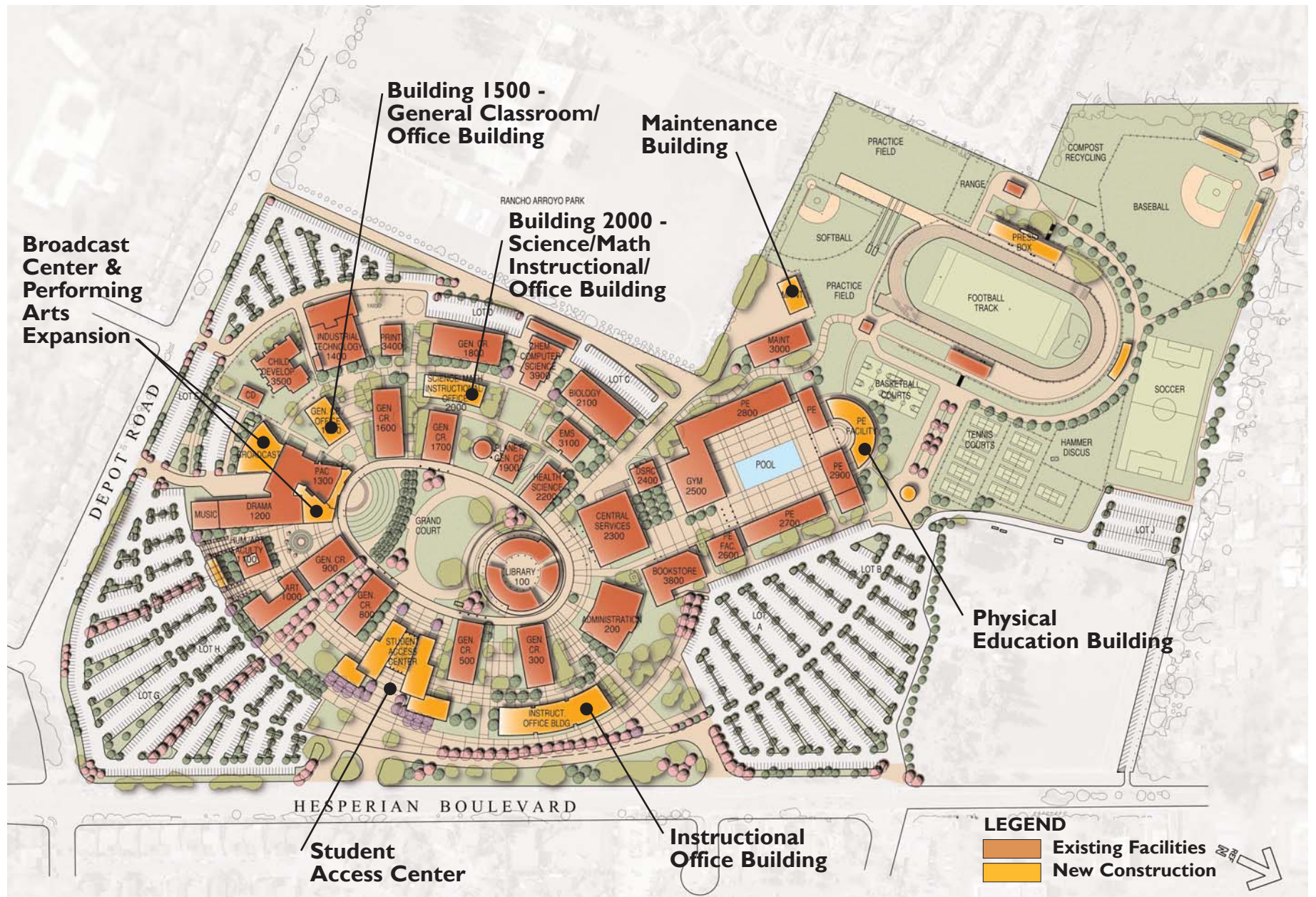
An addition to the south end of the Performing Arts Center allows for expansion of Theatre support spaces and a new Broadcast Center. The adjacency allows easy access for videotaping performances and post performance interviews and opportunities for shared resources. TV studios, radio station,

production and practice studios along with administrative space make up the new two story facility.

Expansion of the Performing Arts Center lobby along the new Arts Court creates a new entry 'gateway' to the PAC appropriately sized to the large capacity theatre. Access from the parking lot is clear, safe and direct for the first time theatre patron.

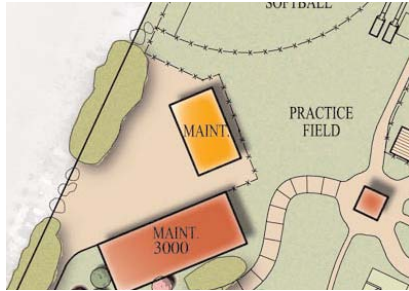
Secondary Effects

Buildings 100 and 900



Facilities Master Plan CHABOT COLLEGE

Maintenance Building



Consolidation of maintenance facilities includes moving the shops out of the existing Butler Building and locating them off the existing maintenance yard. Large item storage will be moved off Campus into a District facility.

Secondary Effects
Butler Building

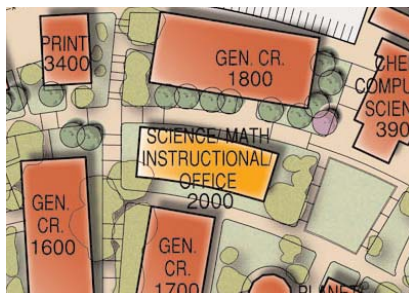
General Classroom/Office Building



A new two story office and instructional facility is proposed to house machine, automotive, welding and other technology classrooms. It is recommended to be constructed as a replacement and expansion of the existing Building 1500. Offices and support space will also be provided.

Secondary Effects
Vocational Technology 1400

Science Math Instructional/Office Building



A new single story Instructional Office Building is recommended to replace outdated and inefficient facilities in Building 2000. Its location will allow development of a Science Court creating a unique open space for the science and math quad, emphasizing a visual link to the Student Access Center and Grand Court.

Secondary Effects
Building 1800
Building 2100

RENOVATION PROJECTS

The majority of the existing buildings are original to the Campus built in the mid-1960's. Few, if any improvements have been made to the original buildings which require a multitude of improvements including replacement of building HVAC, lighting and electrical systems, technology upgrades for state of the art teaching and office facilities. Improved building envelope for energy conservation would include window and door replacements, thermal protection at the exterior walls and cool replacement roofing.

Building 100 - Admissions & Records; Learning Resource Center/Library (1965), *1999, **IPP

As programs are moved out of the facility (Student Services, ITS); the ground level will be converted to provide academic support space, faculty resource center, open computer lab, foreign language lab and computer assisted learning facilities. These new active functions will spill out to a new 'cyber' café on the south side into the Grand Court. Visual links created through the LRC between the Student Center (Cafeteria), main Campus entry gateway and the new Student Access Center energize the Grand Court, the heart of the Campus. A strong relationship between the two levels; LRC and Library will benefit both spaces and accessibility is met by a new elevator. Library improvements include new study rooms and library collection upgrades (books, video, DVD, media).

Building 200 - Administration (1966)

Student services and switchboard functions are moved out of the facility; the President's Office, Academic Services, Business Office, Foundation, Board Services and Research functions are reconfigured.

Building 300 (1965) - General Classrooms, *1998

Expanded technical services and media services will move to the lower level and instructional space will remain on the upper level. District Information Technology Services will move to Las Positas College.

Building 500 (1965) - General Classrooms

Modernization will include integration of artifacts storage for specialized labs and appropriate laboratory and computer space for the social sciences.

Building 800 (1965) - General Classrooms, **FPP

State and Measure B funding for this building will replace archaic classroom and lab configurations improving efficiency.

Building 900 - Humanities (1965), **FPP

State and Measure B funding for this building will improve efficiency for instructional space and reconfigure for existing and new instructional programs. The radio station will move to the new Broadcast Building.

Building 1000 - Art (1965), *2002

Art studios and classrooms will remain requiring general building modernization.

Building 1100 - Humanities Offices (1965)

Building 1100 will be renovated and will be part of a double 'gateway' into an improved Arts Court.

Building 1200 - Music Skills Center; Little Theatre (1965), *1996

The Music Skills Center is a relatively new addition but would benefit from carefully considered instrument storage and updated technology for electronic music. The two hundred seat black box theatre requires renovation.

Building 1300 - Performing Arts Center (1967)

Prominently placed at the end of the Campus, the 1,500 seat Performing Arts Center serves the many needs of the college and community. Several improvements are needed to maintain the highly utilized PAC. Increasing the lobby space for support facilities including accessible and adequate restrooms, ticket offices and provision for concessions will allow additional performance opportunities. The concession facility may also serve as a food service area during times when there is no performance. Back of the house support, dressing rooms, costume storage, theatre staff offices and rehearsal space needs will be added as part of the Broadcast Center/Performing Arts Center expansion. Lighting and sound system improvements and code required accessibility upgrades will touch all aspects of the existing PAC. Special attention to the quality and the durability of the interior finishes will maintain the PAC's position as a first rate theatre space.

Building 1400 - Vocational Technology Center (1965), *1996

Moving the classroom functions out of the building into the new Technology Building will provide much needed space to improve the safety of the lab spaces where equipment clearances are critical. Additional yard space will be provided for these popular programs. Automotive bays will remain with equipment upgrades and modernization of facilities.

Building 1600 (1965) - General Classrooms, *1996

Remodeling of this facility will support the instructional program needs, maximize shared resources between programs and improve supervision.

Building 1700 (1965) - General Classrooms, **FPP

State and Measure B funding for this building will modernize inefficient classrooms into much needed flexible lab spaces. Lecture space is enhanced with optimized layouts accommodating technology improvements.

Building 1800 - Physical Sciences and Engineering (1965), **FPP

State and Measure B funding will assist with the lab and lecture renovations for this building. Removal of obsolete equipment and storage rooms will increase efficiency.

Building 1900 - Science Lecture Halls; Planetarium (1965)

The Planetarium is a unique building form easily identifiable on Campus with its copper domed roof. The three original tiered classrooms have been untouched and will be replaced with four technology enabled classrooms with easy access. Replacement of planetarium equipment and seating will reinstate the planetarium as a focal point on Campus.

Building 2100 - Biological Sciences (1965), *1994, **IPP

Instructional space modernization will be geared to serving the sciences with the latest technology.

Building 2200 - Health Sciences/Dental Health (1965), *1994

Renovations to provide new technology (media), as well as general building system improvements.

Building 2300 - Cafeteria; Student Center; Campus Security (1966)

As tutorial and placement services programs move out of the second floor; additional space will be available for midsized (200-500) convention and academic space. A better connection with the outdoor eating court would be created by adding glazing along the north wall of the Cafeteria. Campus Security moves from the temporary building into the ground level. Security vehicle parking is immediately outside with easy access to the service road and center of Campus.

Building 2400 - Disabled Student Resources Center (1965), *1998

Proximity to the Student Center and cafeteria is desired by the DSRC. The building was recently refurbished placing its modernization priority later in the building program.

Building 2500 - Gymnasium (1965)

The Gym is due for a major renovation including new lighting, HVAC, bleachers and associated improvements.

Building 2600 - Physical Education Faculty Offices; Classroom (1965)

A renovation will accommodate new building systems and technology.

Building 2700 - Women's Shower and Locker Rooms; Classroom (1965)

Moving the Women's Shower and Locker Rooms to new construction will allow for reconfiguration of instructional space for physical education and disabled student physical education center.

Building 2800 - Men's Shower and Locker Rooms (1965)

Renovate and reconfigure the building into instructional space for the PE Department following the completion of the new PE Building.

Secondary Effects

Remove Building 3200

Building 2900 - Physical Education Classrooms (1965)

Create an opening between the pool area and the new PE Building improving access. Renovate for indoor activity spaces.

Building 3000 - Maintenance Building and Warehouse (1965)

Major renovation required for code compliance and building system upgrades.

Building 3100 - Emergency Medical Services (1996), *1996

Specialized instructional space will be modernized.

Building 3400 - Reprographics Center; Print Shop/Graphic Arts (1993), *1995

The functions provided will remain unchanged except technological innovations will be accommodated with future modernization.

Building 3500/3700 - Early Childhood Development Center (1995), *1996

This relatively new building will require modernization later in the building program. Classroom space will be available in the new Technology Classroom Building expanding child centered space. Yard area will meet state guidelines per child served.

Building 3800 - Bookstore (1998)

Minor renovation is envisioned for this newer building to meet future demands.

Building 3900 - Chemistry/Computer Science (1999)

The newest building on the Campus, its improvements would be minor and would occur towards the end of the building program. Technology and hazardous material handling improvements are envisioned in the future.

*Date of Last Renovation

**State Funding in Progress

Building Demolition Projects

The following buildings have been identified for demolition. The list includes temporary/portable facilities and older buildings with systems that have outlived their useful lives and have numerous access and code compliance issues. Replacing undersized, inefficient space with code compliant, energy efficient space will help create a fully realized Master Plan. All temporary buildings are replaced with permanent building space.

Building 400 - Business Education Faculty Offices (1965)

Demolition of this older building will make space for the new Instructional Office Building providing an inviting outward gesture to the community along Hesperian Boulevard. Faculty offices will be moved into the new Instructional Office Building.

Building 600 - Business Lecture Hall (1965), *1996

The existing tiered 110 seat capacity lecture hall will be replaced in the new Student Access Center. It's removal will open up the Grand Court to the transparent Student Access Center lobby portal with a view out to Hesperian Boulevard.

Building 700 - Social Sciences and Language Arts Faculty Offices (1965)

Faculty offices will be moved into the new Instructional Office Building.

Building 1500 - Technology and Engineering Faculty Offices (1965)

Additional classroom and office space is provided with a two story replacement building in Building 1500's present location.

Building 2000 - Science and Mathematics Faculty Offices (1965)

Removal of this building allows the development of a Science Court promoting interaction between staff and students in the sciences. Faculty offices will be moved into the new Instructional Math/Science Office Building.

Building 3200 - Disabled Student Physical Education Center

Temporary/Portable building will be replaced with permanent space in Building 2700.

Building 3300 - The Annex (Security)

The security services will be moved out of this temporary/portable building into the ground level of Building 2300 and the new Student Access Center.

Building 3600 - Warehouse (the Butler Building)

Moving the Butler Building to related maintenance functions allows the development of a Broadcast Facility adjacent to the Performing Arts Center.

Press Box

The poor condition of this existing building requires its replacement.

SITE PROJECTS**Campus Signage**

The development of a campus-wide signage program is recommended to improve vehicular and pedestrian wayfinding. Monument signage at the corner of Hesperian and Depot is proposed to increase visibility of the College within the community.

Hesperian Boulevard

Working with the City of Hayward, an inviting median strip will be developed with colorful banners announcing the approach to Chabot College, the Performing Arts Center and special events. Existing mature trees and new accent trees along the perimeter create a buffer between the parking lots and Hesperian Boulevard.

Perimeter Road

In order to address safety concerns and improve parking lot access, a new perimeter road with drop off and bus zone is added along the new Instructional Office and Student Access Center buildings.

A landscaped entry drive and perimeter road will provide visitors to the campus with a clear arrival, and entry experience. A drop-off for cars and vans will be located along the entry drive, which will lead directly to the new Student Access Center. The bus zone will continue to be at the front door of the Campus encouraging the use of public transportation.

Accent trees and existing mature trees are used to buffer the college from the street, providing an entry feature as well as creating a softer more informal edge to the boundary of the campus. The trees will be a mix of existing and new types that will be repeated throughout the campus and thus serve as an introduction to the landscape theme of Chabot College.

Parking

Pedestrian pathways begin in the parking lots leading pedestrians safely through the parking lots on defined paths improving way-finding into the Campus. Accent trees and paving define safe and direct access into the Campus center. Parking lots are linked by the perimeter road eliminating trips out into Hesperian.

Staff parking is clearly identified without disrupting vehicular flow. Accessible parking is located near building entrances at each lot.

Athletic Fields

A series of improvements are proposed in order to address aging infrastructure, fields and support facilities. A new entry "gateway" creates a clear and direct access point to the PE facilities for staff, students and the community. A new informal pathway works its way from the Grand Court weaving behind the Student Center to the PE facilities linking the campus core to the outlying athletic fields.

Grand Court

The Grand Court will be designed to support a variety of outdoor activities. Formal and informal events will assist in reactivating the "heart" of the campus. Turf reinforced for large vehicle access, is added at the center along with new planting and pruning of existing mature trees creating a garden like feel and opportunity for student and staff relaxation. Sufficient space is preserved for graduation and similar large events.

Arts Court and Gateway

The community is a primary user of the Performing Arts Center taking advantage of the large 1,500 seat capacity theater throughout the year. Parking Lot G accommodates the theatre patrons and also visitors to the Art Gallery. The new pedestrian path which initiates in Parking Lot G takes the visitor through a new 'gateway' arcade and to the highly visible Arts Court.

LANDSCAPE RECOMMENDATIONS

The Landscape Master Plan for Chabot College combines features of the alternatives explored during the planning process. This plan includes a number of distinct landscape zones, each with a different treatment and approach.

The park-like landscape setting for this campus is an asset and should be protected and nurtured where possible. Any new construction should be sited to preserve specimen trees. Courtyards formed by new buildings provide an opportunity to create new landscape settings that emphasize the indoor/outdoor relationship to a greater degree than currently exists on campus.

Zone A - Vehicular and Pedestrian Entries

The plan creates a family of entries marked by special paving, planting, signage and lighting. These entries become the symbolic gateways into the campus. Each could have its own landscape identity and become gathering places themselves.

Recommendations:

- Create hierarchy of vehicular and pedestrian entries.
- Utilize special paving, planting, signage and lighting to create identity at gateways.
- Utilize flowering trees to highlight entries.
- Incorporate seating areas into pedestrian entry gateways.
- Utilize art, architecture or other special features to highlight main entries.
- Provide campus directory or informational kiosks at or near entrances.
- Frame views into campus core at pedestrian entries where possible.
- Define pedestrian right-of-way in vehicular areas with bollards, signing or change in paving material.

Zone B - Primary Circulation Paths

Primary circulation paths are identified as pedestrian routes leading from parking areas to the center of Campus. These directly connect to the pedestrian entries and set the tone and character for the Campus landscape. Each path utilizes a different flowering tree species to give a unique character to each entry. Trees are in formal arrangements at the main entries to further distinguish main circulation routes from secondary circulation routes.

Recommendations:

- Define primary circulation routes with formal arrangements of flowering trees.
- Utilize special paving on primary circulation routes to distinguish from other paths.
- Incorporate seating areas into main circulation routes.
- Define service road access in order to discourage service vehicles travelling through Campus on pedestrian routes.
- Utilize removable bollards to separate vehicular areas from pedestrian areas.
- Provide path width hierarchy:
 - Primary entry paths - 15-20' minimum width.
 - Primary interior circulation paths - 10-15' minimum width.
 - Secondary circulation paths 10' minimum width.



Zone C - Secondary Circulation Paths

Secondary circulation paths connect internal campus areas and buildings. The landscape in these areas retains the park-like character of the campus. Curved or meandering paths should be utilized where possible. Informal arrangements of trees, shrubs and groundcovers define the pathways. Seating should be provided where possible.

Recommendations:

- Retain park-like character along circulation routes.
- Utilize curved or meandering paths where possible.
- Plant in informal arrangements native and non-native trees, shrubs and groundcovers.
- Provide seating where possible.
- Use lighting that is subtle yet meets adequate safety standards.
- Create outdoor seating areas that encourage small collaborative gatherings or quiet study spots.



Zone D: Vehicular Circulation and Parking Lots

Parking lots and internal streets and drive aisles are defined with flowering and non-flowering trees. New parking lot trees provide shade for parked cars. Flowering trees identify pedestrian walks that connect the parking areas to the main campus. Bioswales are proposed to handle stormwater runoff from parking areas.

Recommendations:

- Highlight pedestrian paths with flowering trees.
- Use flowering trees to identify primary vehicular drive aisles.
- Provide canopy trees to shade parked cars.
- Utilize bioswales where possible.
- Plant street frontages with trees and shrub plantings to create an identity from the street and screen parking areas from surrounding neighborhoods.
- Maintain site lines in parking areas for security. Maintain shrub plantings no higher than 2-1/2' and tree canopies no lower than 8' where possible.
- Provide a strong and defined street edge to the campus through consistent plant materials.
- Provide bus shelters, smoking shelters, lighting and other site furniture where needed.

Zone E: Courtyards - Grand Court

The Grand Court is the primary open space on the Campus. It serves as the campus heart and visual icon. The design must provide flexibility for programmatic use of the space while creating a more inviting campus center.

Recommendations:

- Redesign amphitheatre to improve accessibility by incorporating ADA accessible ramps, new egress stairs and modified stage design.
- Create central lawn area as main gathering space.
- Replace pollarded trees with new tree bosque spaced adequately to allow set-up of booths and seating between trees.
- Add new flowering specimen trees for seasonal color.
- Enhance connection from the terrace to the Grand Court.
- Remove and thin magnolias to open up views.
- Provide infrastructure for special events including power grid, power to stage area, lighting and water.
- Maintain fire access through center of court.

- Provide moveable tables, umbrellas and chairs for seating.
- Evaluate drainage to incorporate permeable paving or bioswale drainage where possible.



Zone F: Courtyard - Drama Court

The Drama Court is the area between buildings 1200, 1100, 900 and 1000. It is a large open space that also serves as one of the primary entrances to the campus for students and visitors to the theatre. This area is designed to accommodate outside performances as well as serving as a daily gathering area. A large circular central plaza is flanked by two rows of flowering trees and flower gardens. Two specimen trees mark the entrance. A small circle contains a rose garden and seating area.

Recommendations:

- Create multi-use area capable of being utilized for outdoor performances as well as daily gathering.
- Incorporate a flower garden with seating.
- Include two major specimen trees which can serve as memorial trees.
- Replace pollarded trees with bosques of flowering trees to frame space.
- Consider incorporating outside dining areas.
- Include inscribed theatrical quotes and/or sculpture.

Zone G: Courtyard - Classics Court

The Classics Court is located between buildings 800, 900 and 1000. This area is off one of the primary entrance paths to the campus. It is an opportunity to create a collaborative gathering space that recognizes the adjacent uses of the buildings. The design incorporates a central rose garden for color and scent. It also includes poetry or quotes from famous literary works etched on seatwalls or inscribed in special paving. The primary entrance walk can serve as a rotating sculpture exhibit area.

Recommendations:

- Incorporate a rose garden and central seating area.
- Inscribe poetry or literary quotes in paving or on walls.
- Include outdoor art displays along major walk.

Zone H: Courtyard - Oak Court

The Oak Court is located between buildings 300 and 500 and adjacent to the proposed new social sciences and language arts building. A number of existing oaks and specimen trees should be retained in the new design where possible. A new central seating area should be created that incorporates a bed of seasonally changing native perennials that attract hummingbirds and butterflies.

Recommendations:

- Retain existing large trees where possible.
- Create central seating area.
- Create perennial garden of native plants that attract hummingbirds.
- Incorporate memorial trees where possible.

Zone I: Courtyards - Food Court

The existing food court contains one of the most attractive groves of pollarded sycamores. The large expanse of asphalt paving, however, precludes any sense of containment or special function. Incorporating new paving to define the area as well as new site furniture and lighting will make the food court more inviting.

Recommendations:

- Utilize special paving to define the area.
- Reinvigorate pollarded trees.

- Add new site furniture and lighting.
- Develop perennial garden to define the edge of the space.
- Incorporate planting bed along Building 2500 to 'green' space.

Zone J: Courtyards - Science Court

A new science court will be formed by the proposed building 2000 and the existing buildings 3900, 2100, 3100 and 1900. The science court contains a green lawn area flanked by planting beds. A low seatwall forms one end of the lawn.

Recommendations:

- Create large central lawn with seating areas surrounding it.
- Inscribe linear seatwall as science feature.
- Incorporate special paving to define zone.
- Create botanically interesting gardens surrounding lawn.

Zone K: Courtyards - Technology and Palm Court

The area outside the theatre and building 1500 has been developed as a palm garden with a collection of different palms and a large lawn. This area has a distinct character and is attractive. Enhancing the palm garden with additional plantings will add to its appeal. The area to the north of building 1500 has large areas of asphalt paving that detracts from its overall character. Some significant live oaks are located in this area. Reducing the amount of paving, adding seating and creating a new oval lawn area with flowering trees will create a new campus gathering area. Art features with a technology focus will bring additional interest.

Recommendations:

- Create shade garden and retain existing oaks.
- Retain existing palms and supplement with new palms.
- Create new oval lawn area with flowering trees and/or palms.
- Add art with technology focus.
- Incorporate memorial trees where possible.
- Consider incorporating outdoor dining areas.

Zone L: Science Walk

Science Walk is the pathway connecting the science and technology buildings. It is an opportunity to create an educational walk that incorporates the park-like landscape of the area.

Recommendations:

- Incorporate art feature relating to the sciences as part of the walk- ie. quote, geological timeline, etc.
- Provide seating along walk where possible to encourage small group gatherings.
- Highlight walk with special paving.
- Incorporate botanically interesting plant palette.

Zone M: Courtyards - Student Services Plaza

The new student services plaza is one of the primary entry and gathering points on campus. The proposed new student services building allows views from the entry through the building to the central campus. Highlighting this area with special paving and bosques of flowering trees creates a welcoming environment. Incorporating a quote about the value of education as part of the entry feature will further enhance the area.

Recommendations:

- Utilize special paving to create a high quality plaza.
- Add bosques of flowering trees at the entry.
- Incorporate a quote about education as part of the entry design, fountains, sculpture and group seating arrangements with a variety of detail that can be appreciated at close range.
- Incorporate memorial trees where possible.



Zone N: Athletic Field Entrance

The new entry to the athletic fields creates a strong identity for the athletic area. It provides seating, areas for congregating and an opportunity to create a garden setting. The plan incorporates a native plant perennial garden with native trees, shrubs, grasses and perennials that can provide an attractive garden setting as well as an educational environment. A new entry court with seating and special paving creates a node at the entrance.

Recommendations:

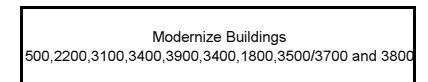
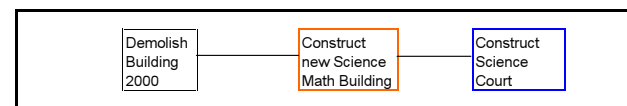
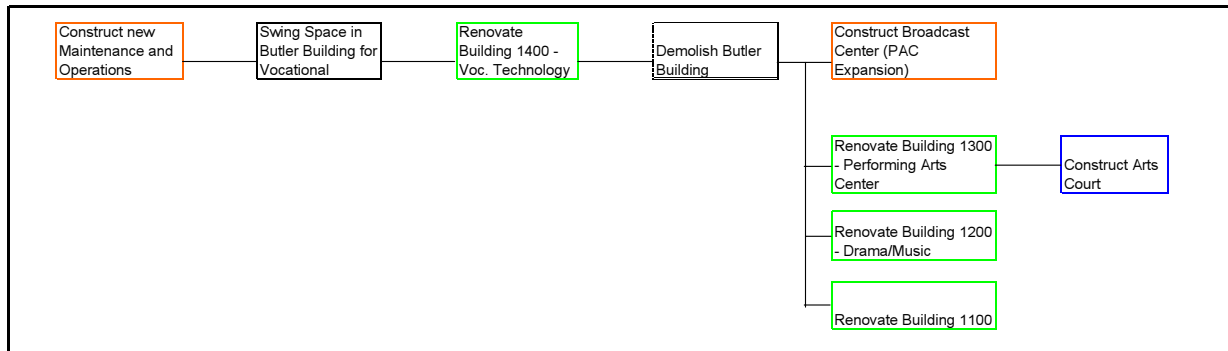
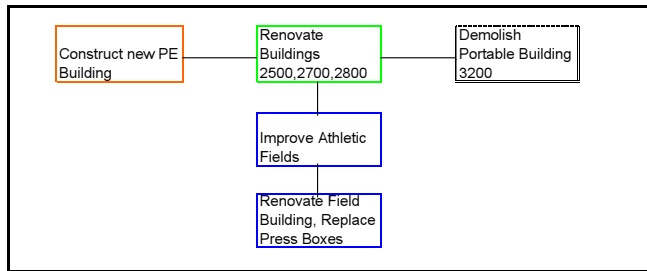
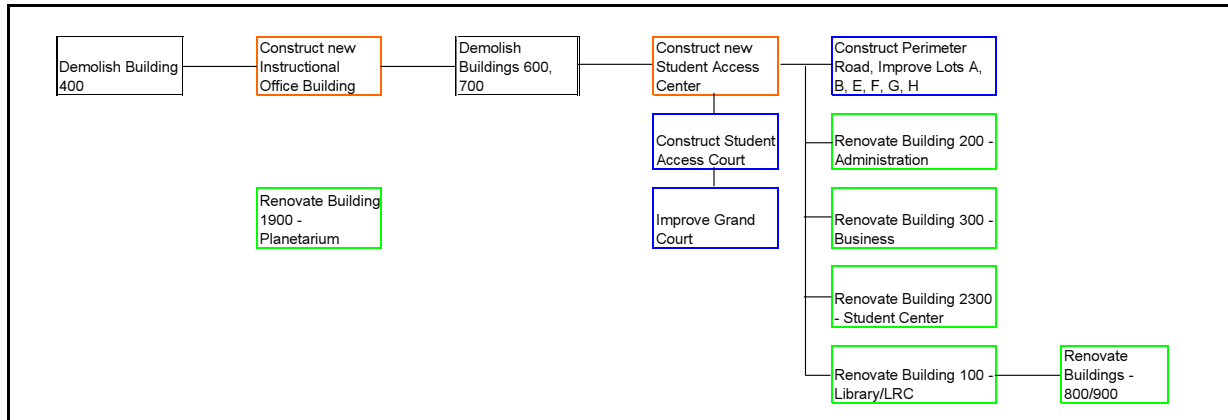
- Create native plant garden with native trees, shrubs and groundcovers.
- Utilize special paving in entry.
- Provide seating throughout entry and garden area.

PHASING AND IMPLEMENTATION

The Facilities Master Plan for Chabot College will be implemented in a series of phases. These phases will be based on the logical sequencing of projects to address the priority needs of the college. Considerations for limiting disruption, and need for swing space has been incorporated.

The Sequencing Diagram illustrates project linkages which lead to the practical order in which projects should occur.

Sequencing information is used to develop project groupings which lead to the preliminary phasing plans that follow.



Legend:

- Project with linked
- Construction of new building and related Improvements
- Renovation of existing building, or development of related site projects
- Demolition of existing Building

SEQUENCING DIAGRAM

PHASE I

The Implementation of the Facilities Master Plan will begin with Phase 1. The graphic to the right illustrates what the campus will look like after Phase 1 projects are completed. Phase 1 projects include:

Tennis Courts

- Reorient courts
- Road realignment to Lot J
- Improve Parking Lot J

Pool

- Repair pool/Replace Deck

- Move Building 400 offices to swing space
- Demolish Building 400

Construct New Instructional/ Office Building

Construct New Physical Education Facility

Construct New Maintenance Building

- Renovate Building 3000 - Maintenance and Operations
- Coordinate renovation with construction of new M & O Building at Las Positas College

Renovate Building 1900 - Planetarium/General Classroom Building

PHASE 2

The graphic to the right illustrates what the campus will look like after Phase 2 projects are completed. Phase 2 projects include:

Renovate Buildings 800/900 - General Classrooms

- Improve building systems with State and Measure B funding

- Move Building 600 assembly space to new location

- Demolish Building 600

- Demolish Building 700

Construct New Student Access Center

- Student Access Center Court

- Internal Loop Road

- Parking Lots A, B and G, H

- Demolish Building 1500

Construct General Classroom Building

- Create swing space in Butler Building

Renovate Building 1400 - Industrial Technology

- Expand outdoor space and shops

Renovate Building 1600 - General Classrooms

Renovate Building 1700 - General Classrooms

Renovate Building 1800 - General Classrooms

Renovate Building 300 - General Classrooms

Renovate PE Office Building - 2600

Renovate PE Buildings - 2700 and 2800

- Demolish 3200

Renovate PE Buildings - 2500 and 2900

Improve Athletic Fields

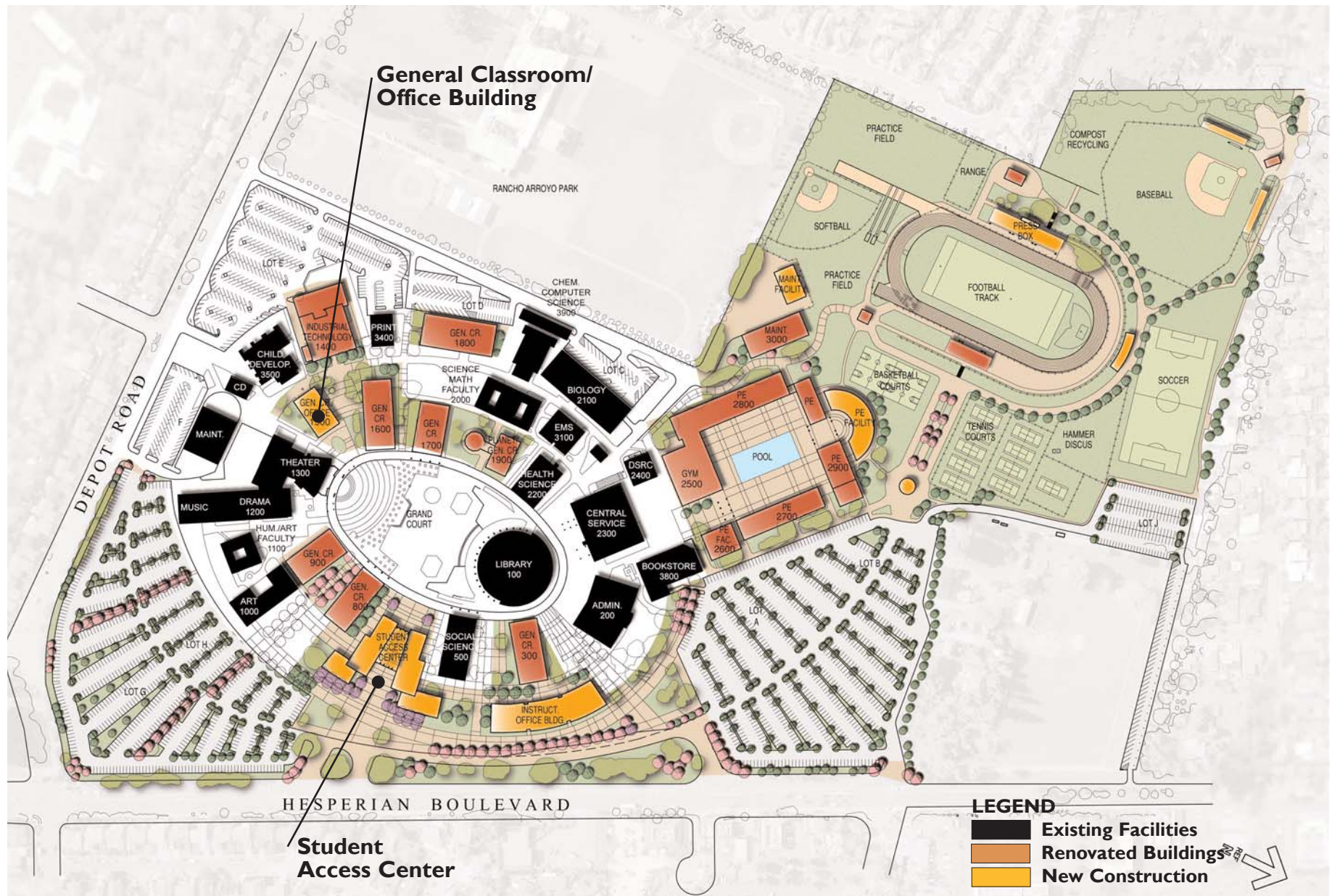
- Improve drainage, lighting and bleachers

Reconstruct Field House

- Improve restroom facilities

Reconstruct Press Box

Reconstruct Baseball Press Box



Phase 1 and 2 CHABOT COLLEGE

PHASE 3

The graphic to the right illustrates what the campus will look like after Phase 3 projects are completed. Phase 3 projects include:

- Parking Lots D and E

- Move student services to new Student Access Center

- Move ITS/Media Services to Building 300

(Coordinate with District ITS project)

Renovate Building 100 - Library/LRC

- Move student services to new Student Access Center

Renovate Building 2300 - Central Services

- Eating Court improvements

- Move student services to new Student Access Center

Renovate Building 200 - Administration

- Move tutorials, WRAC to new Student Access Center

Renovate Buildings 800/900 - Classroom Building

- Minor changes for new uses

Improve Grand Court

Renovate and Expand the Performing Arts Center (PAC)

Renovate Building 1200 - Drama/Music

- Demolish Butler Building

Construct New Broadcast Building

Renovate Building 1000 - Arts Studios

- Renovate Building 1100*

Construct New PAC Entry and Arts Court

- Demolish Building 2000

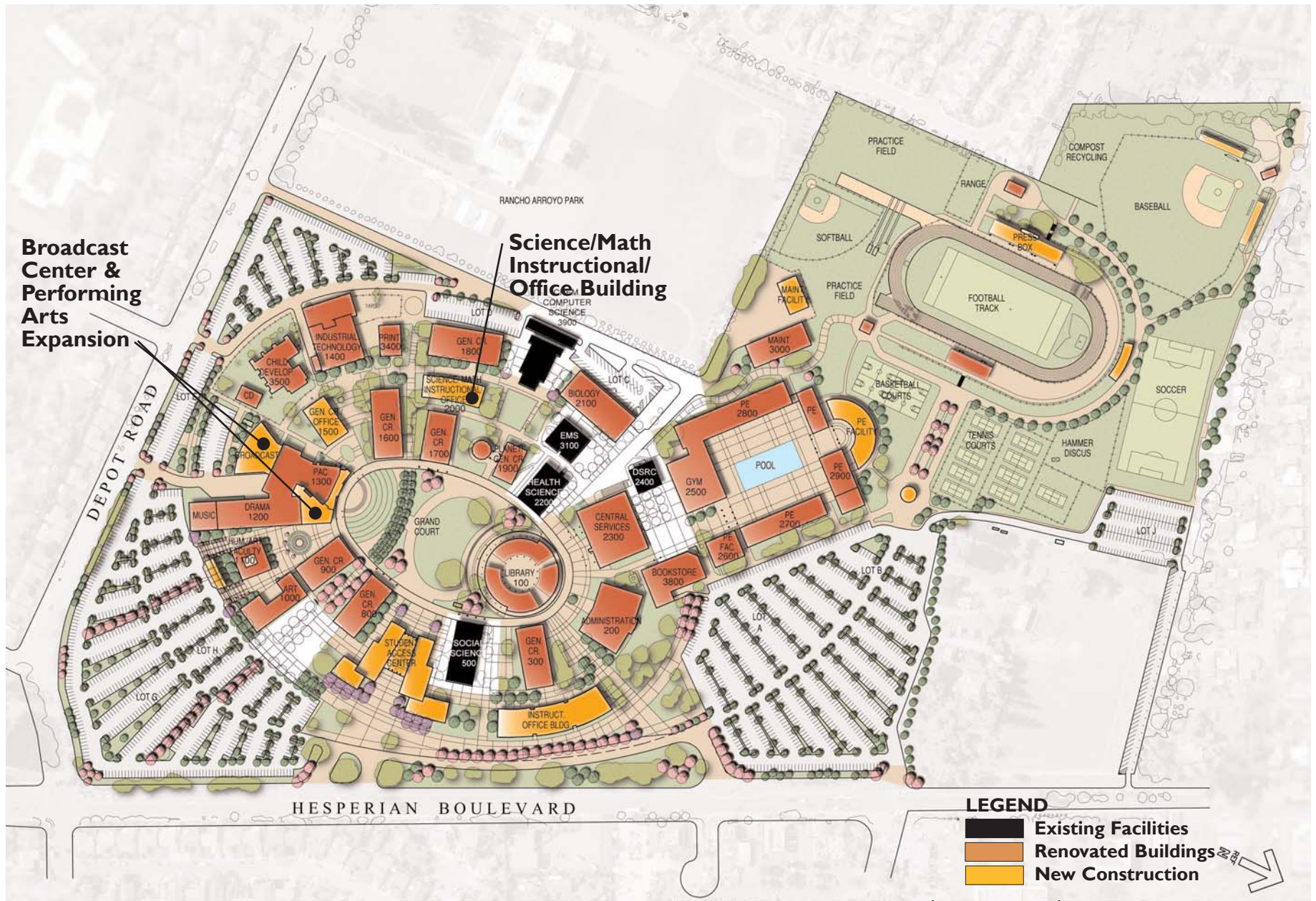
Construct New Science/Math Instructional Office Building

Renovate Building 2100 - Biological Sciences

- General building upgrades

Develop New Science Court

* Alternate solution would be to remove Building 1100, relocate functions to the new Instructional Office Building and develop a larger Performing Arts Quad.



Broadcast Center & Performing Arts Expansion

Science/Math Instructional/Office Building

Phase 1, 2 and 3 CHABOT COLLEGE

PHASE 4

The graphic to the right illustrates what the campus will look like after Phase 4 projects are completed. Phase 4 projects include:

Renovate Building 500 - Classroom Building

Renovate Building 2200 - Health Science

Renovate Building 3100 - EMS

Renovate Building 3400 - Print Shop

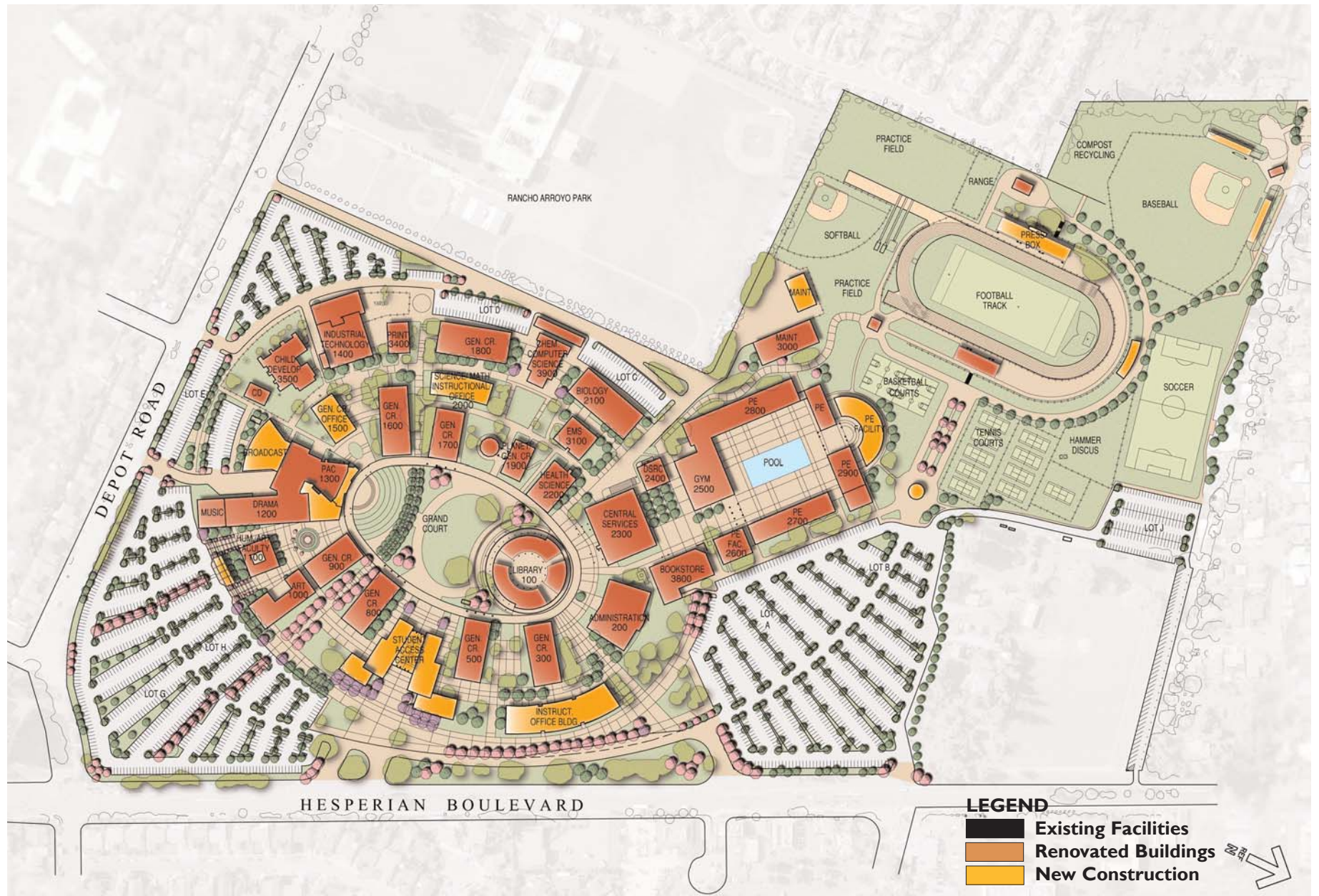
Renovate Building 3900 - Chemistry/Computer Science

Renovate Building 3400 - DSRC

Renovate Building 1800 - General Classroom Building

Renovate Building 3500/3700 - Child Development Center

Renovate Building 3800 - Bookstore



Phase 1, 2, 3, and 4 - Facilities Master Plan CHABOT COLLEGE

POTENTIAL MASTER PLAN ZONING

The master planning process included a discussion of potential future zoning of functions as new buildings are constructed and existing buildings are renovated. The following diagrams illustrate what was discussed.

LEVELS OF REMODEL

The diagram of the existing campus is color coded to illustrate the proposed levels of renovation that will occur as the Facilities Master Plan is implemented. Major remodels include areas where a function will move out and the space will be remodeled for a new use. Minor remodels include areas where the space will be improved, but will not have a change of use. Facilities that will be removed and their functions will move to new facilities are identified along with areas that the College could consider moving (Moves?).

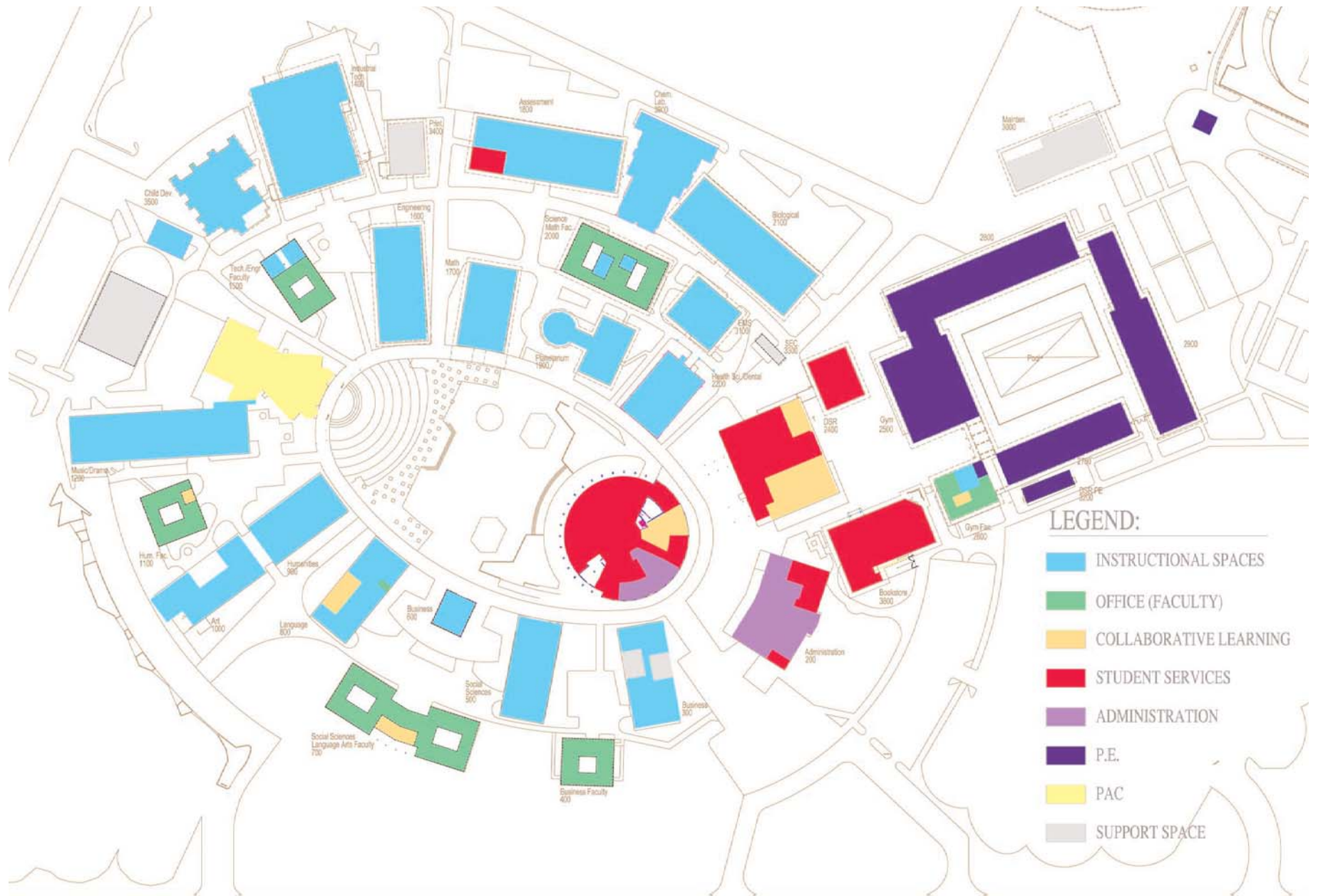
CURRENT ZONING

The diagram of the existing campus is color coded to illustrate the current zoning of campus functions. This was used to illustrate the potential shifts that could occur as the Facilities Master Plan is implemented.

POTENTIAL ZONING

The diagram of the Facilities Master Plan is color coded to illustrate potential future zoning of campus functions. This will be used to assist the College as programming decisions are made for both new and renovated building projects.





Current Zoning CHABOT COLLEGE

