

SAN DIEGO
MIRAMAR COLLEGE



FACILITIES PATH TO 2035

Draft Report
March 18, 2022

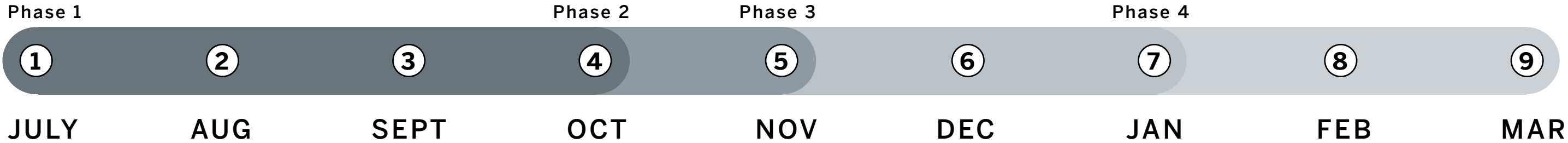
2035

PLANNING PROCESS

PARTICIPATORY
DATA INFORMED

PROCESS & STATUS

Proposed Timeline



Meetings

President’s Cabinet

- Facilities Committee
- Academic Senate
- Associated Student Government
- Classified Senate
- President’s Cabinet
- Sustainability Workshop

- College Council
- Facilities, Health, and Safety Committee
- Hourglass Joint Use Committee
- President’s Cabinet

Schools Meeting:

- School of Business, Technical Careers and Workforce Initiatives (BTCWI)
- School of Liberal Arts
- School of Mathematical, Biological, Exercise, and Physical Sciences (MBEPS)
- School of Planning, Research, Institutional Effectiveness, Library, and Technology (PRIELT)
- School of Public Safety

- STEM
- Student Services
- President’s Cabinet
- Foundation
- College Council

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ANALYSIS

CAMPUS PLAN GOALS

Following site and context analysis, surveys, and workshops with various stakeholders of Miramar College, five goals were developed to effectively inform the Plan and embody the needs of the college. These goals are based wholly on the campus and community feedback that was received over the course of stakeholder meetings, analysis, and surveys.



Complementary

Embody the findings of the Strategic Plan in the Physical Plan.



Integrated

Reinforce connections and organize the campus to support the Guided Pathways Framework. Create a welcoming and accessible campus for all.



Agile

Address the need for flexible environments that support collaboration, engagement, and innovation.



Beautiful

Enhance the beauty of the Campus. Use the landscape and architecture to unify, distinguish, and celebrate Miramar and its rich history.



Implementable

Establish a long-range plan for growth that efficiently utilizes existing resources and adapts overtime.

LEADING EQUITY, ANTI-RACISM, AND DIVERSITY (LEAD)

San Diego Miramar College is actively Leading Equity, Anti-Racism, and diversity (LEAD) throughout the campus and this Plan shall support the LEAD objectives. The College defines equity as:

Equity is the framework and practice in which historically marginalized and minoritized populations (based on race, economic class, gender identity, sexual orientation, ability, and/or disproportionately impacted) are provided the resources, opportunities, and education to achieve success – from access through completion. Equity addresses systemic inequalities through the implementation of evidence-based policies, programs, procedures, and legislation which inform strategic and intentional resource allocation, support structures, and opportunities in order to ameliorate the impacts from past and current inequalities.

In addition to defining equity, Miramar College has also identified equity gaps that are being impacted disproportionately in the college environment, specifically within the five categories below.

- Access
- Retention
- Completion of Math and English
- Transfer
- Degree or Certificate



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Organizational Health.

Strengthen institutional effectiveness through planning, outcomes assessment, and program review processes in efforts to enhance data-informed decision making. ”

03

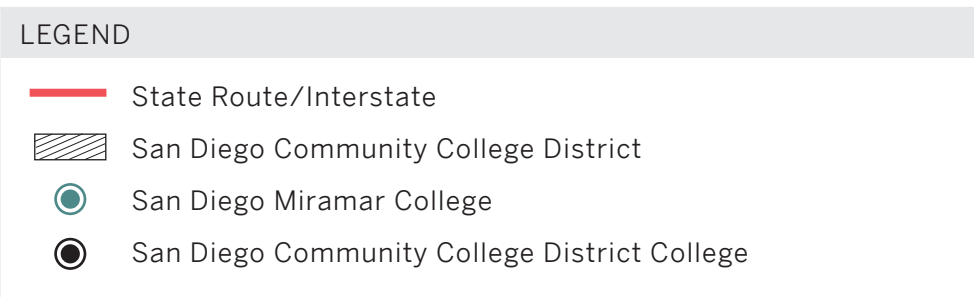
EXISTING CONDITIONS

- Campus History
- Context Setting
- Campus Context
- Land and Building Use
- Mobility and Access
- Sustainability
- Challenges and Opportunities

CONTEXT SETTING

San Diego Miramar College is located in the neighborhood of Mira Mesa which lies within the city of San Diego. Located roughly 120 miles south of Downtown Los Angeles and just 10 miles east of the Pacific Ocean, Miramar College benefits from a California coastal climate. The college is bordered on the east by Interstate 15, and is the northern-most community college within the San Diego Community College District boundaries.

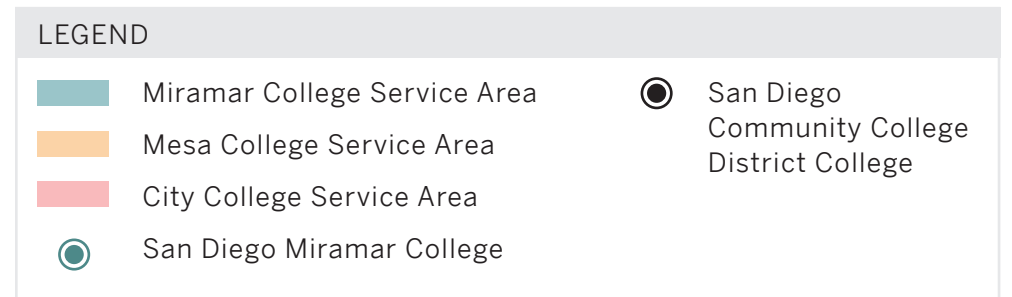
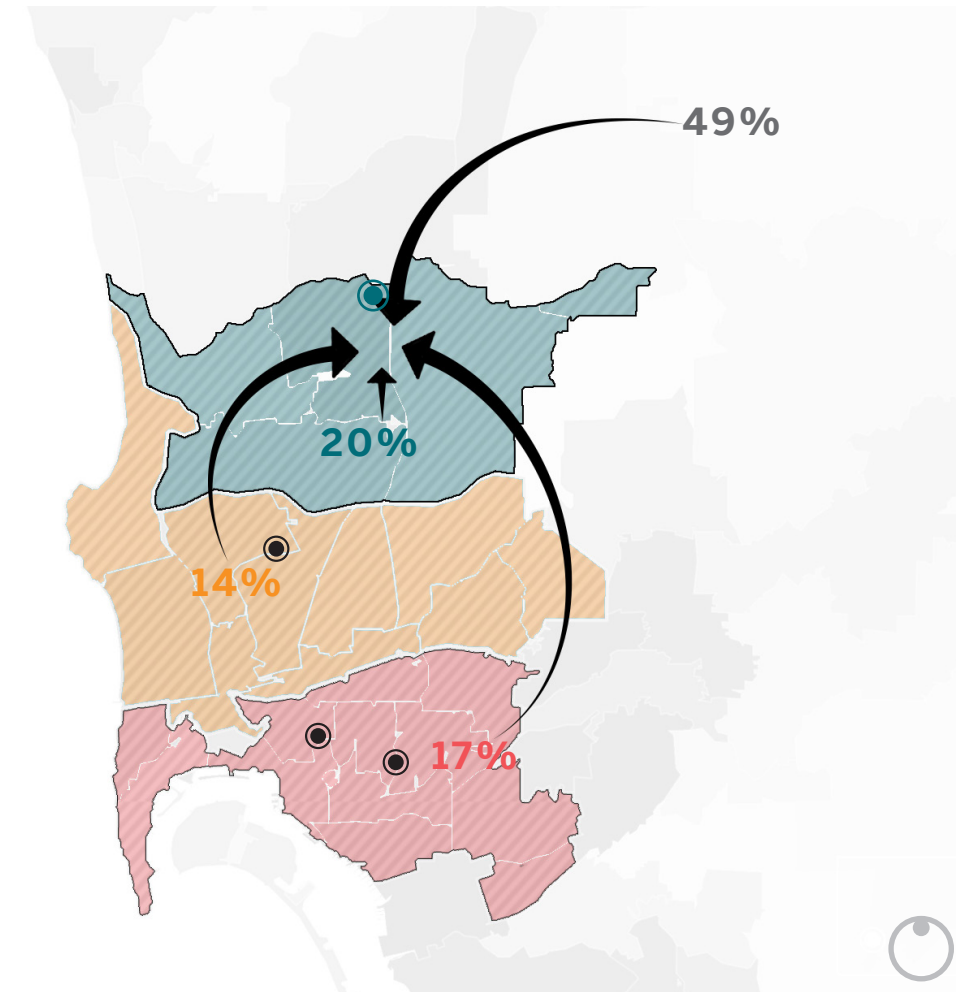
Transportation Map



SERVICE AREA

Although there are three colleges located within the city of San Diego, Miramar serves many students outside of its specific area boundaries. While 14% of students at Miramar College travel from the service area of Mesa College and 17% of students travel from the service area of City College, 49% of students travel from completely outside the San Diego Community College District area.

Service Areas

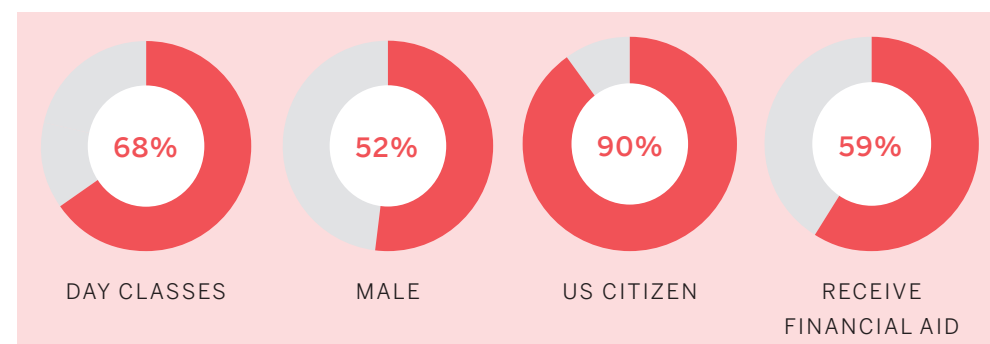


CAMPUS CONTEXT

CAMPUS DEMOGRAPHICS

The campus demographics of San Diego Miramar College differ from the demographics of the surrounding areas outside of campus. For example, there is a larger proportion of Hispanic and Asian populations outside of Miramar College, but within the campus these two populations decrease. Providing a campus where students of all backgrounds feel welcomed and supported is paramount to the college. See the Diversity, Equity, and Inclusion section of Chapter 01 for additional information.

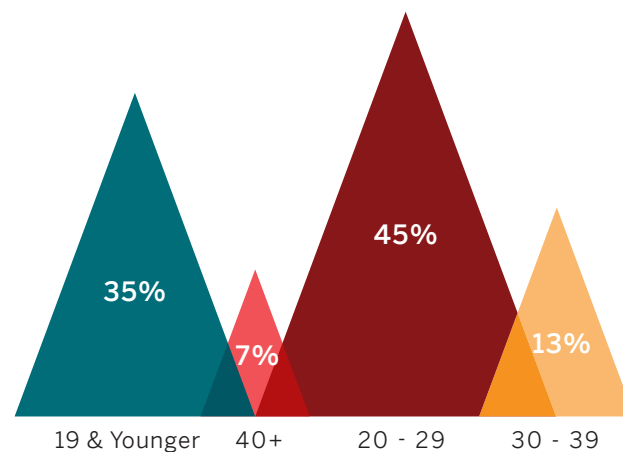
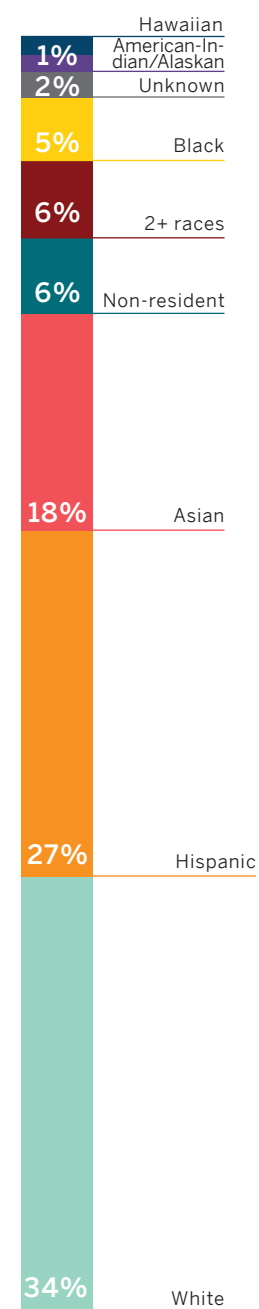
Student Statistics



Enrollment (13,288 Students)



Source: California Community Colleges Chancellor's Office MIS Data Mart



2,427 students have received an Associate's degree, Bachelor's degree, or higher

8,505 students have received a high school diploma



CHALLENGES

As illustrated in the Challenges Diagram on the following page, key areas of the campus were seen as posing some sort of challenge, including the five components listed below.

Arrival Experience

The main entrance off of Black Mountain Road enters users into a surface parking lot, making the sense of arrival something that could be improved upon.

Thresholds

The H Building and M Building are often used as gateways into campus instead of established access points.

Building Conditions

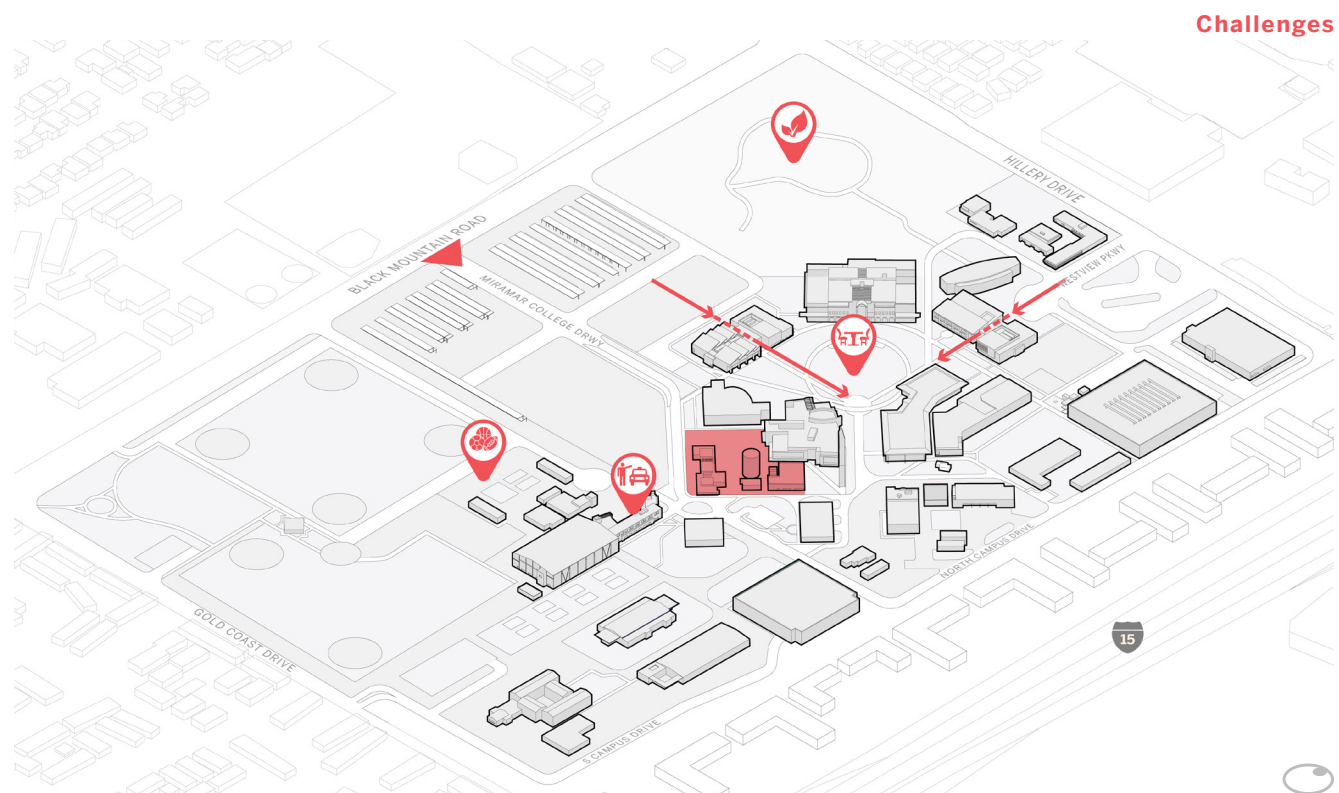
As previously shown in the Facilities Condition Index diagram, a few buildings on campus are candidates for demolition.

Open Space

The beautiful landscape and open space that currently exists on campus could be utilized more effectively (including the vernal pools) through providing shade, seating, etc.

Athletics

The Athletics precinct on campus does not have adequate square footage allotted for their needs.



OPPORTUNITIES

The opportunities discovered during the discovery and analysis phase of the planning process are summarized by the elements identified below. While they may have morphed throughout the planning process, they helped establish guidance towards a final Plan.

Performing Arts Center & Gallery

Both a Performing Arts Center and Gallery space have been identified as needs of the campus. Facing these on the edges of the college towards the community helps create an identity.

Welcome Gateway/Plaza

Celebrating the entry sequence welcomes users onto the campus and lets them know they have arrived.

Redirection of Traffic

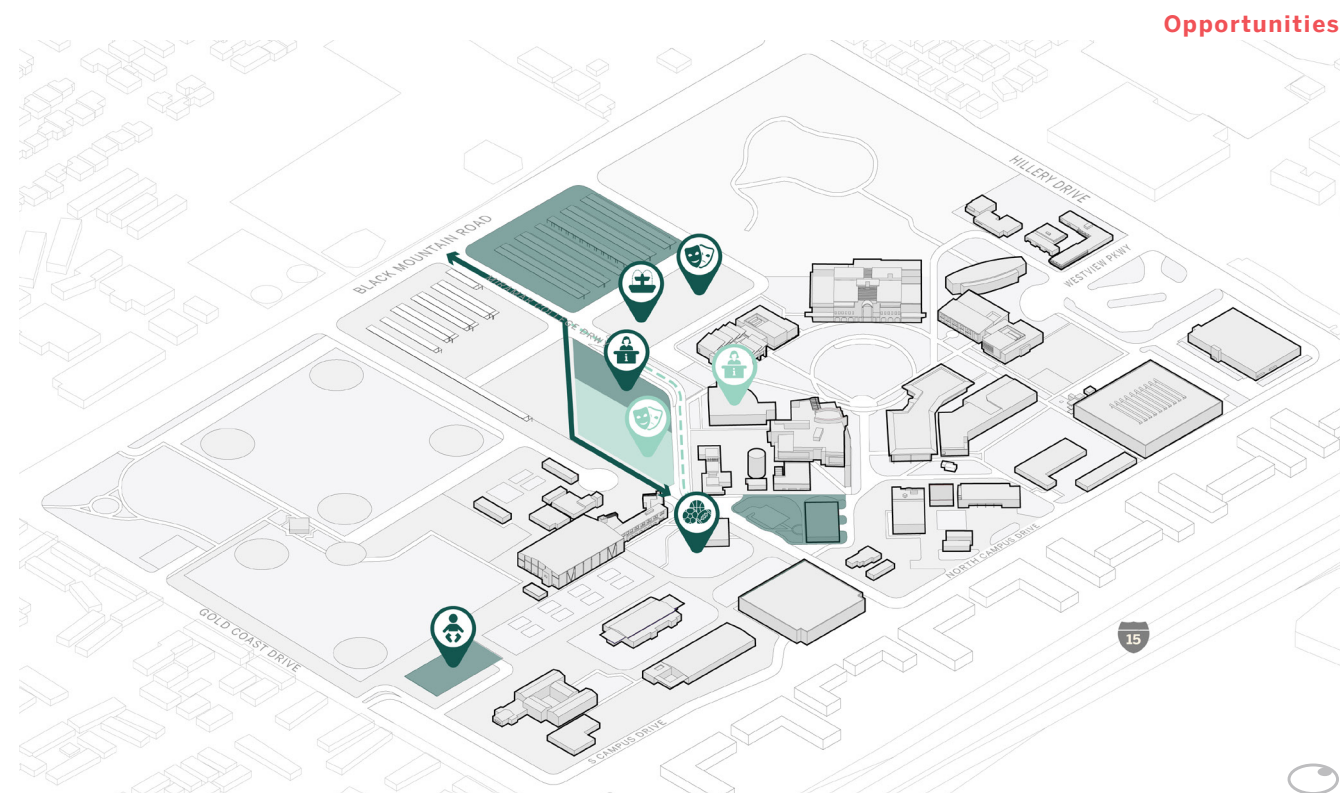
Redirecting the flow of traffic helps to divert the attention away from the utilities buildings as a main entry focal point.

Relocation of the Child Development Center

This building is a good candidate for demolition according to the FCI analysis and the program is requiring more space.

Athletics Expansion

The addition of athletics facilities allows Miramar College to offer the programs and facilities that the students want/need.



RECOMMENDATIONS

“

Relationship Cultivation.

Build and sustain a college culture that strengthens participatory governance, diversity, inclusion, and community partnerships.

”

04

FUTURE VISION

The Big Idea

2035 Campus Plan

Project Descriptions

Open Space & Landscape Framework

Mobility & Access

Sustainability

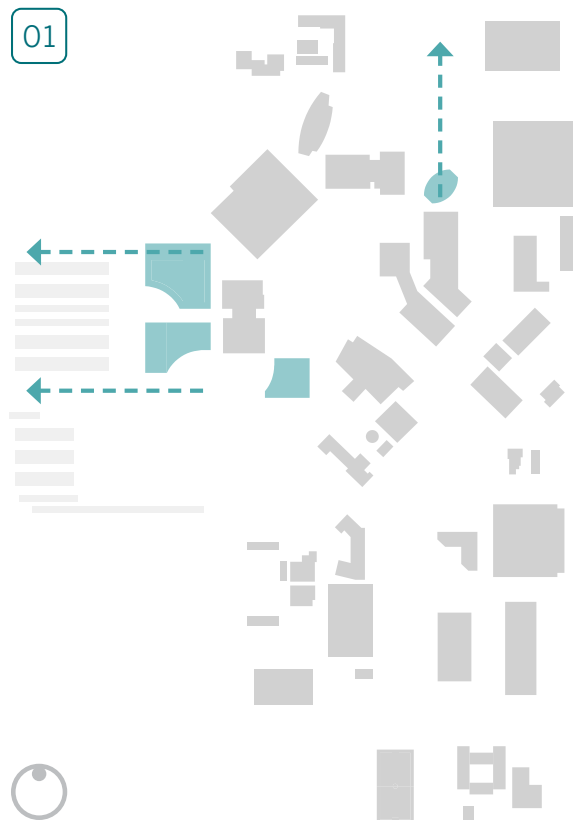
Implementation Strategy

THE BIG IDEA

The Plan establishes a vision for a vibrant campus rooted in the history and traditions of the College, the unique sense of place, and the innovation in learning environments.

Developed through an integrated process that considered input from many sources, the Campus Plan's vision is based on the Strategic Goals and Directions. It is organized around three key elements focused on specific design interventions aimed at addressing the present and future needs of the SDMC community. These three elements described on the following pages include:

- 01 Celebrate the Sense of Arrival
- 02 Strengthen the Southern Connection
- 03 One Miramar



CELEBRATE THE SENSE OF ARRIVAL

Comprised of an entry circle, the Welcome Plaza, the Gallery and Performing Arts buildings, the reinvigorated entry to campus visually identifies Miramar College.

These unique features will signify arrival to campus for the students and community at-large. The development of this new arrival experience will create a sense of place, and inform positive and lasting first impressions.

A westward expansion of buildings to Black Mountain Road will welcome students, faculty/staff, and visitors into campus and provide a community connection through the proposed Performing Arts Center.



STRENGTHEN THE SOUTHERN CONNECTION

Providing desirable open spaces for students to stay and spend time on campus supports the college's strategy of clarifying pathways and increasing student connection.

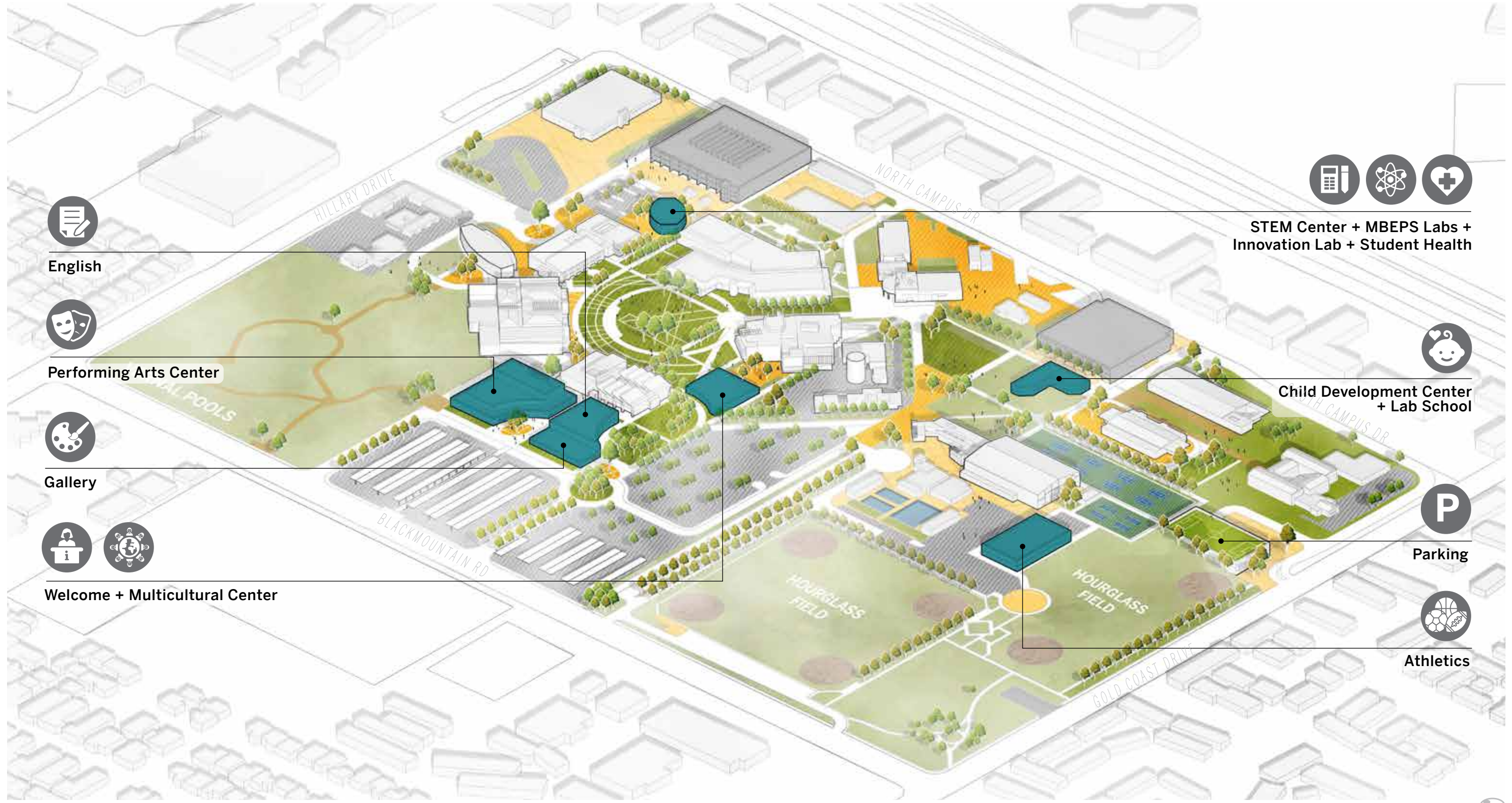
Enhancing north-south connections will provide students with additional opportunities to connect with peers on campus. Limiting vehicular access to emergency use only across a portion of Miramar College Driveway allows for a stronger connection between the north and south edges, reinforced further by a pedestrian path and multipurpose open space enhanced with landscape.



ONE MIRAMAR

The Plan organizes the campus into a series of distinct open spaces. Each zone has a unique character based on the existing and proposed adjacent program.

A clear organization of pedestrian paths allows for the opportunity to establish Compass Point as a destination by which visitors can orient themselves on campus, and students can find places to collaborate.



English



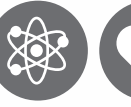
Performing Arts Center



Gallery



Welcome + Multicultural Center



STEM Center + MBEPS Labs + Innovation Lab + Student Health



Child Development Center + Lab School



Parking



Athletics

PROJECT DESCRIPTIONS

Seven new buildings and various surface improvements are included in this Plan, as illustrated on the preceding pages. These new buildings house a range of program based on current and future campus needs, and the surface improvements work in conjunction with these buildings to enhance the existing campus environment and support student success. See the Open Space and Landscape section in this chapter for more information on proposed surface improvements.

Proposed Buildings (in alphabetical order)

- Athletics Building
- Child Development and Lab School
- English and Gallery Building
- Parking Structure
- Performing Arts Center
- STEM, Lab, and Student Health Building
- Welcome and Multicultural Center

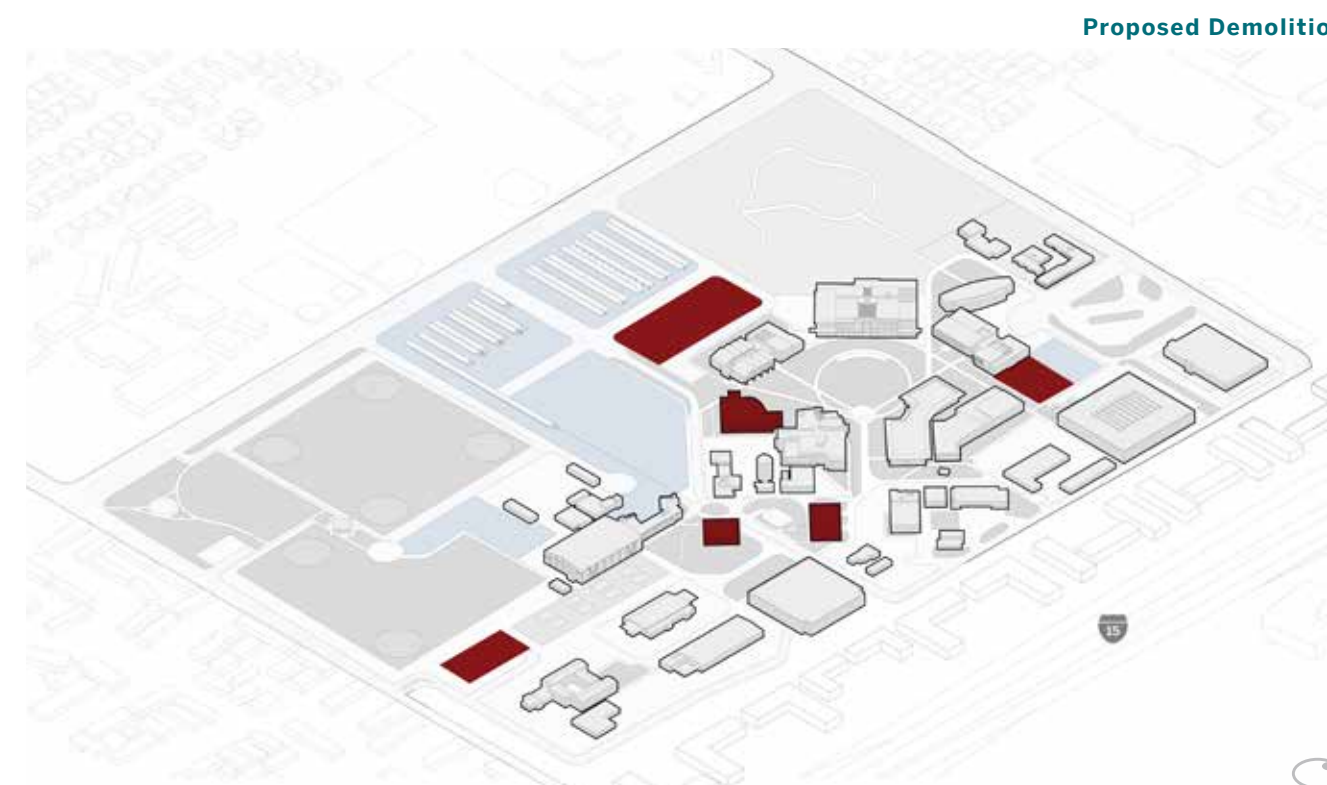
Proposed Site Improvements (in alphabetical order)

- Athletics Fields and Courts
- Community Garden
- Compass Point
- Drop-off and Temporary Parking
- Entry Plaza
- Multipurpose Event Space
- Street Realignment

Proposed Demolition

In order to implement the SDMC Plan, three buildings and three surface parking lots require demolition, as illustrated in the diagram on this page. These buildings and parking lots include:

- I Building (English)
26,500 GSF
- K-2 Building (Student Resource and Welcome Center)
10,080 GSF
- F-2 Building (Child Development Center)
6,876 GSF
- Portion of Lot 2 (East)
- Portion of Lot 3



Proposed Demolition

LEGEND

Proposed Demolition

Welcome & Multicultural Center



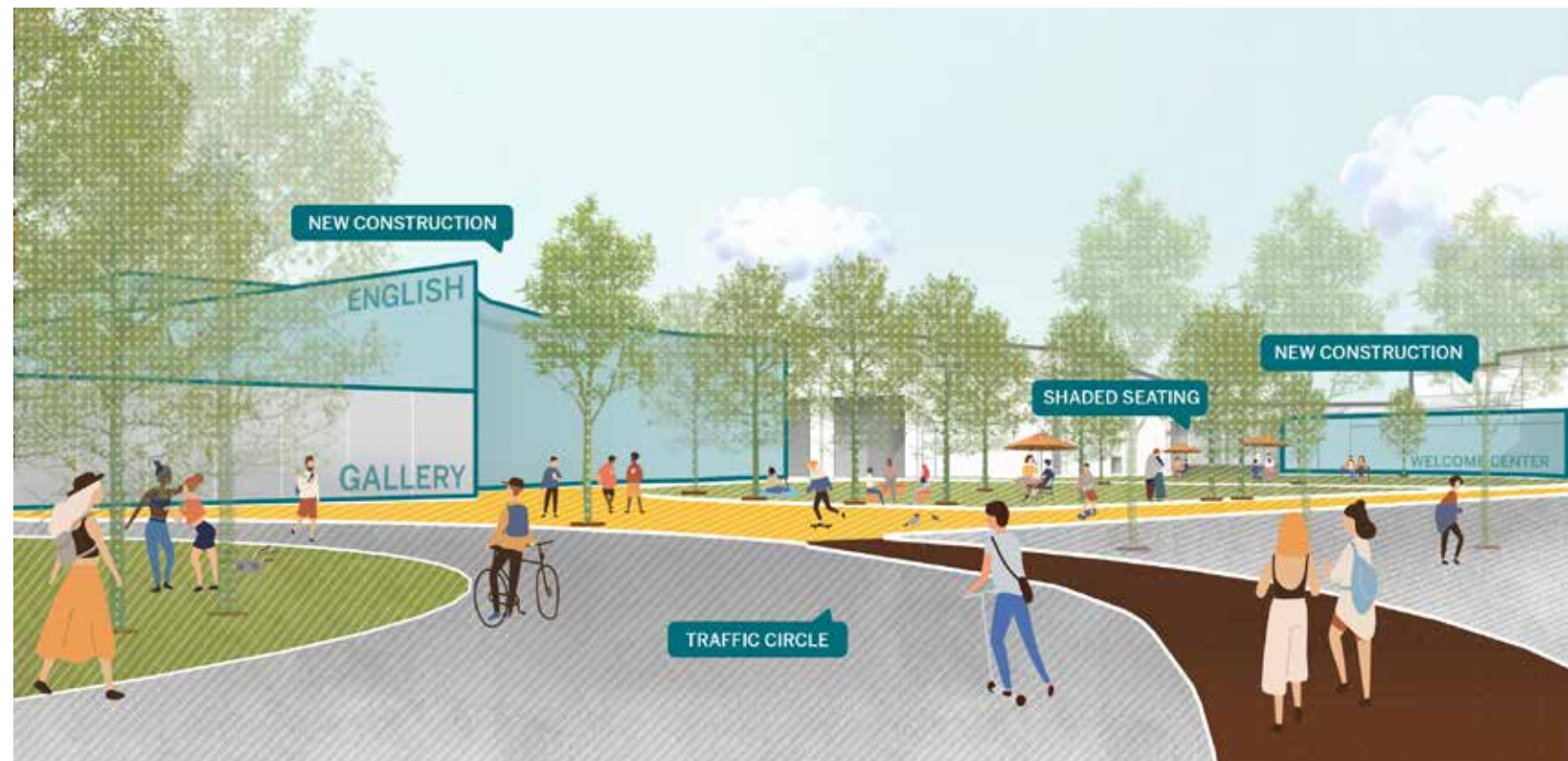
WELCOME & MULTICULTURAL CENTER

While a Welcome Center is a building that currently exists on campus, a Multicultural Center is not. The existing Welcome Center is difficult to find, and many do not know it exists. Combining the program of a Welcome Center and Multicultural Center invites students and visitors onto campus in a new location. This location on the southwest edge of Compass Point provides a direct line of sight and access from Black Mountain Road, welcoming users into Miramar College. This location also has the ability to provide a central focus on fostering a welcoming and inclusive environment within the college.

ENTRY PLAZA

The Entry Plaza is the all important first impression and should reflect the energy and values of the campus and community. This includes lots of spaces for connection and interaction such as informal seating, multipurpose hardscape for pop-up fairs, festivals and ceremonies; clear and dynamic signage that advertises what's happening on campus and where to find it; facilities for all the modes of transportation visitors may use including places to secure bicycles, convenient and safe locations for waiting passengers, and accessible parking; planting that provides shade, color, seasonal interest and frames views to the heart of the campus. As the campus has more than one important point of arrival, developing a palette of site furnishings, lighting, hardscape, planting and signage materials that can be deployed as a kit of parts at each entry plaza will help unify the welcome experience.

Entry Plaza | Conceptual Vignette



Dynamic Hardscape Palette



Site Furnishings



English & Gallery



ENGLISH & GALLERY

Due to the location of the proposed Welcome and Multicultural Center, the I Building currently housing English will require demolition. Due to this demolition, a new building adjacent to the Performing Arts Center is proposed which houses not only English, but a Gallery space as well.

Facing the Gallery space towards the main campus entry off Black Mountain Road invites the Mira Mesa community into campus to view displays, installations, and artwork done by students and faculty of Miramar College.



PERFORMING ARTS CENTER

The construction of a Performing Arts Center on the Miramar College campus allows for the development of academic programs that currently do not have designated space, as this type of facility does not yet exist on campus. In addition to providing this new space for the needs of the Humanities programs within the college, this building also has the opportunity to serve as an asset to the surrounding community through hosting events and performances that are open to guests outside of Miramar College. The placement of the building on the perimeter of the college on Black Mountain Road provides an identity and serves as a welcoming gateway through the Humanities precinct.

HUMANITIES PLAZA

The Humanities Plaza frames views into two important Community Connectors: the Performing Art Center and the Gallery. Its central location is ideal for showcasing art installations, public art, performances, and celebrations. The Plaza is flexible and can serve as a pre-function space for events hosted at the adjacent buildings. The informal seating pockets are shaded by accent trees with seasonal pops of color.

Humanities Plaza | Conceptual Vignette



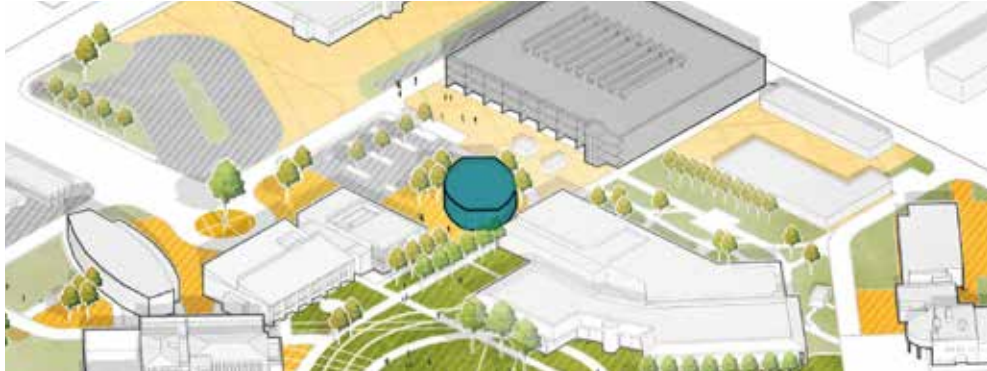
Entry Plaza



Dedicated PAC Drop off



STEM, Lab & Student Health



STEM CENTER + MBEPS LABS + INNOVATION LAB + STUDENT HEALTH

Westview Parkway off of Hillery Drive acts as a secondary entry road often used by Campus users. As such, the building here that also has the potential to serve as a welcoming gateway into campus is essential. A STEM Center may serve as a ground floor avenue that draws students, faculty/staff, and visitors into campus. Coupling this program with an Innovation Lab where community members are welcomed into campus to provide feedback to students reinforces the welcoming aspect of this entry into campus.

Also proposed to be included in this building are MBEPS (Mathematics, Biological, Exercise, and Physical Sciences) Labs. Locating these Labs and the STEM Center near the existing Science Buildings (S-5 and S-6) on campus allows for a direct connection between the science functions of Miramar College and creates an area on campus devoted to the Sciences. These buildings shall be able to work together, forming a symbiotic relationship with each other.

Finally, the proposed STEM, Lab, and Student Health building also contains a Student Health Center. This program shall be integrated with the rest of the building program thoughtfully in order to minimize interactions between those who may be experiencing physical health symptoms and those who are healthy. In addition to physical health, the Student Health Center will also include mental health services for the campus community. By placing this program near the heart of campus at Compass Point, it is anticipated that mental health services will be more accessible and visible for students, encouraging the use of its offerings.

COMPASS POINT

A nearly 2.6 acre open space with stepped seating leading to the Library at its north end, Compass Point forms the symbolic heart of the campus. Major pedestrian esplanades encircle the space along with a variety of seating areas and view terraces, activating the edges. Originally conceived as a campus event and gathering space, Compass Point's sloped surface, decorative stone bands and in-ground lighting limit its usefulness as a true multi-purpose event space. As the removal of the bands and lights will erode the symbolic significance of the space, this Plan recommends improving the usability of the lawn by creating a soft space for relaxation, sun bathing and informal gatherings. To enhance this use, the Plan proposes the addition of groves of canopy trees around its perimeter to provide islands of shade and create a more inviting environment on hot days.

Compass Point | Conceptual Vignette



Child Development Center and Lab School



CHILD DEVELOPMENT CENTER AND LAB SCHOOL

The Child Development Center (F-2) as it exists is experiencing square footage shortages that are preventing the program from expanding to fit the needs of its future. Demolishing and relocating this building provides the campus with a few benefits. The first benefit is that a new building will accommodate the growing needs of the Center. Secondly, this location provides access to drop-off and temporary parking from South Campus Drive near Parking Garage G-4. Finally, by relocating the Child Development Center to this location, the proposed connection between the north and south ends of campus is able to be strengthened.

MULTIPURPOSE EVENT SPACE

As the existing lawn at Compass Point is non-accessible, the Plan proposes a second, new multipurpose event space to the south using a combination of hardscape and lawn to provide flexibility to host a variety of events. As with Compass Point, the South Quad is surrounded by major circulation, activating its edges and providing opportunities for informal social gatherings. The vehicular-rated hardscape to the south provides convenient access for food-trucks and special equipment, making it easy to stage performances and events. Located at the seam of the north and south campuses, the proposed South Quad serves as a convenient space for all students to gather.

Pedestrian Promenade | Vignette



Movie Screenings



Food Truck Events



Informal Seating



Event Lawn



P

Parking Structure

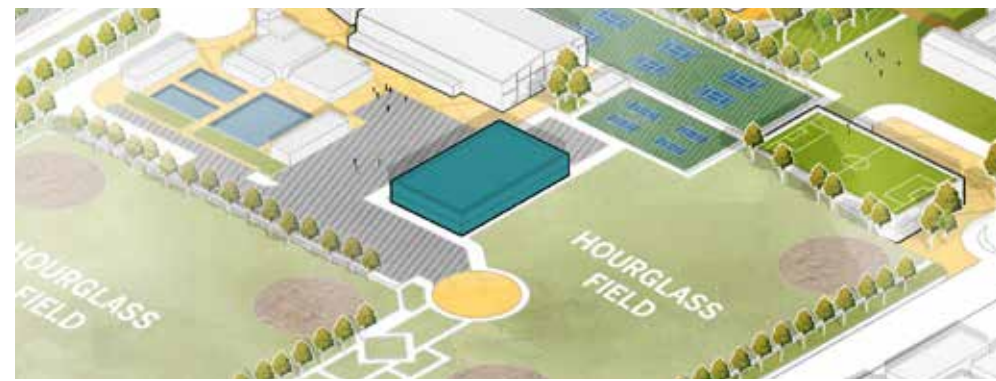


PARKING STRUCTURE

Due to the demolition of various surface parking lots in order to implement the proposed new construction within this Plan, a new parking structure is proposed at the south end of campus to offset the loss of the parking stalls. Due to the proximity to the Athletics buildings, fields, and courts, this Parking Structure is proposed to include a usable field on the roof of the structure to maximize square footage of the Athletics facilities. This Parking Structure shall serve as a connector piece, linking together the change in topography between the north and south ends of the structure.

The proposed parking structure at the south end of the campus is sized to accommodate an on-structure multi-purpose sports field, for use by the college community. This would undoubtedly add valuable square footage to the athletics programs.

Athletics



ATHLETICS

Anchoring the southern edge of the Athletics precinct buildings is recommended to include the construction of a future Athletics facility to house the expanding programs offered by Miramar College. This building has the potential to include various program such as classrooms, a locker room, and a gym based on the evolving needs of the Athletics programs.

ATHLETICS FIELDS

Renovation of the athletic fields is recommended to upgrade and eliminate current trip hazards, re-configure all fields, and promote health and wellness. The College would like to accommodate pickle ball fields in the future, to serve its student population and to maintain the strong relationship with the Miramesa vcommunity.

On-Structure Sports Field




Pickleball Courts



Surface Improvements



 **Compass Point**

 **Entry Plaza**

 **Street Realignment**

 **Athletics Fields & Courts**

 **Community Garden**

 **Drop-off & Temporary Parking**

 **Multipurpose Event Space**