



COLLEGE  
*of the* DESERT

FACILITIES MASTER PLAN  
2017



architecture

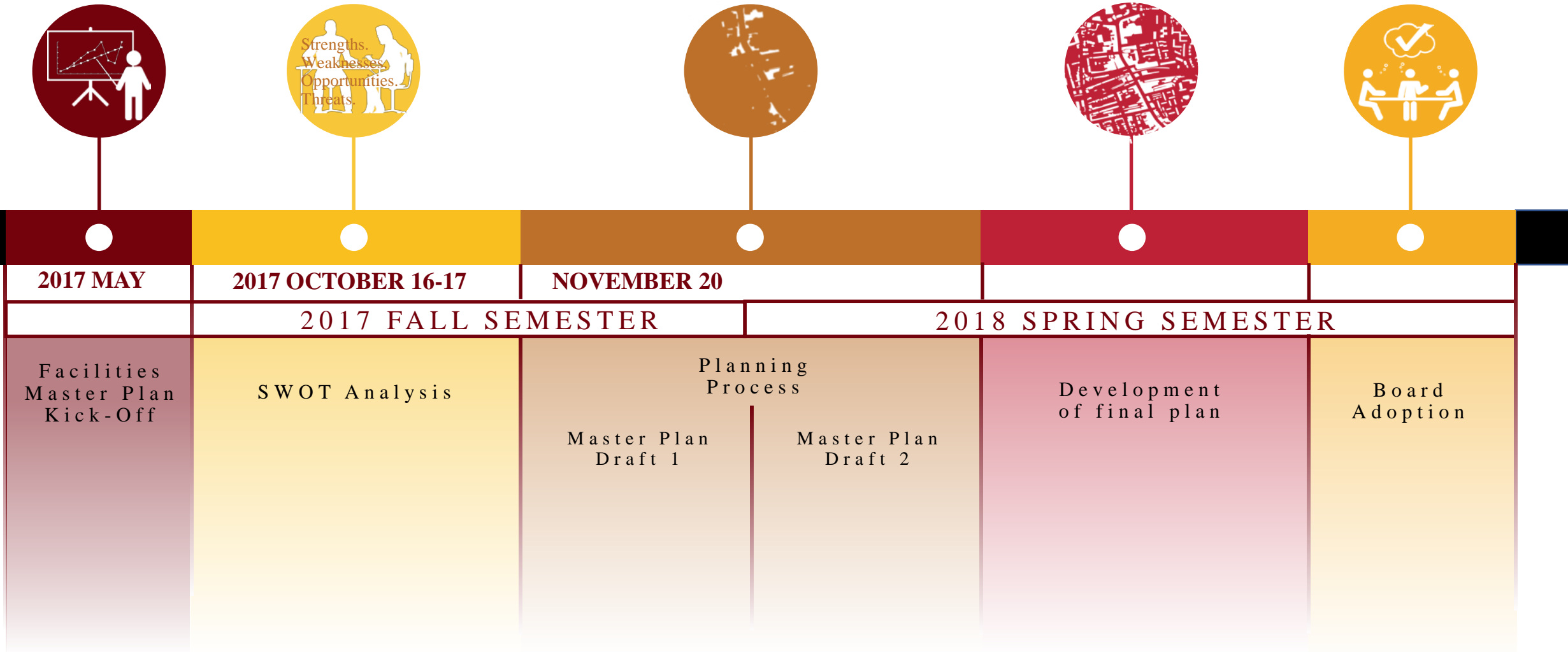
CW/P

SWOT ANALYSIS

strengths weaknesses opportunities threats



# TIMELINE



## OBJECTIVES

- Supporting student **access, learning & teaching**
- Balancing & supporting **socialization & formal learning**
- Maintaining/Improving student **safety**
- Fostering **environmental responsibility**
- **Highest & Best Use of Existing Facilities**
- Building Upon **your recent campus construction & planning**
- Creating **unique “places”**



# SWOT

strengths

weaknesses

opportunities

threats





# REGIONAL MAP

DISTANCE:

**A-B : Palm Desert Campus to Indio Center**

**Center**

10.6 Miles = 25 Minutes

**A-C : Palm Desert Campus to Mecca/Thermal Center**

**Mecca/Thermal Center**

25.1 Miles = 40 Minutes

**A-D : Palm Desert Campus to Palm Springs Campus**

**Palm Springs Campus**

11.9 Miles = 25 Minutes

**A-E : Palm Desert Campus to Desert Hot Springs Center**

**Desert Hot Springs Center**

20.8 Miles = 31 Minutes





# POPULATION GROWTH

## A. Palm Desert :

- 2017: 52,429 people
- 8.22% growth from 2010

## B. Indio :

- 2017: 87,478 people
- 10.74% growth from 2010

## C. Mecca :

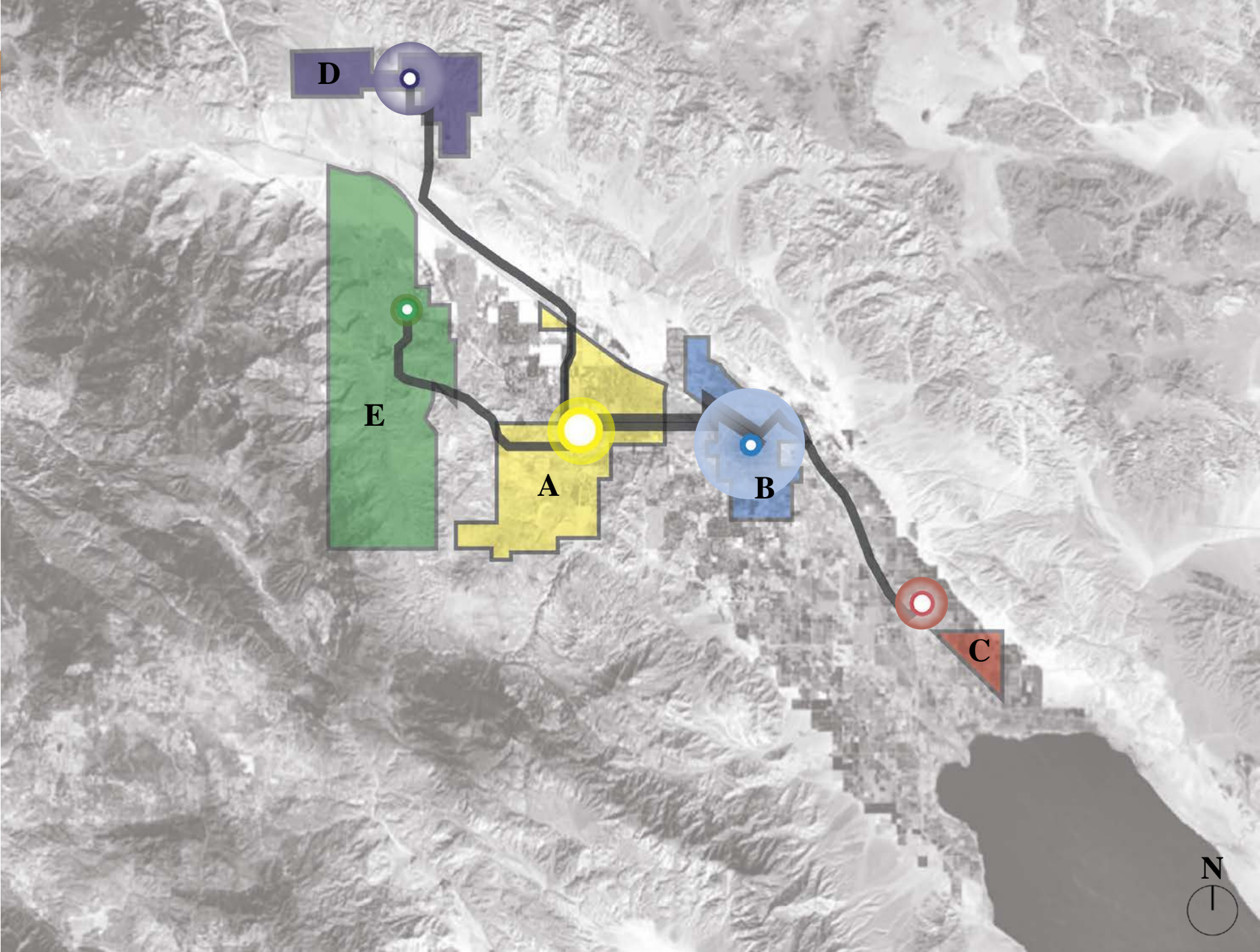
- 2017: 9,477 people
- 10.49% growth from 2010

## D. Desert Hot Springs :

- 2017: 28,989 people
- 6.85% growth from 2010

## E. Palm Springs :

- 2017: 47,917 people
- 7.55% growth from 2010



# PALM DESERT CAMPUS





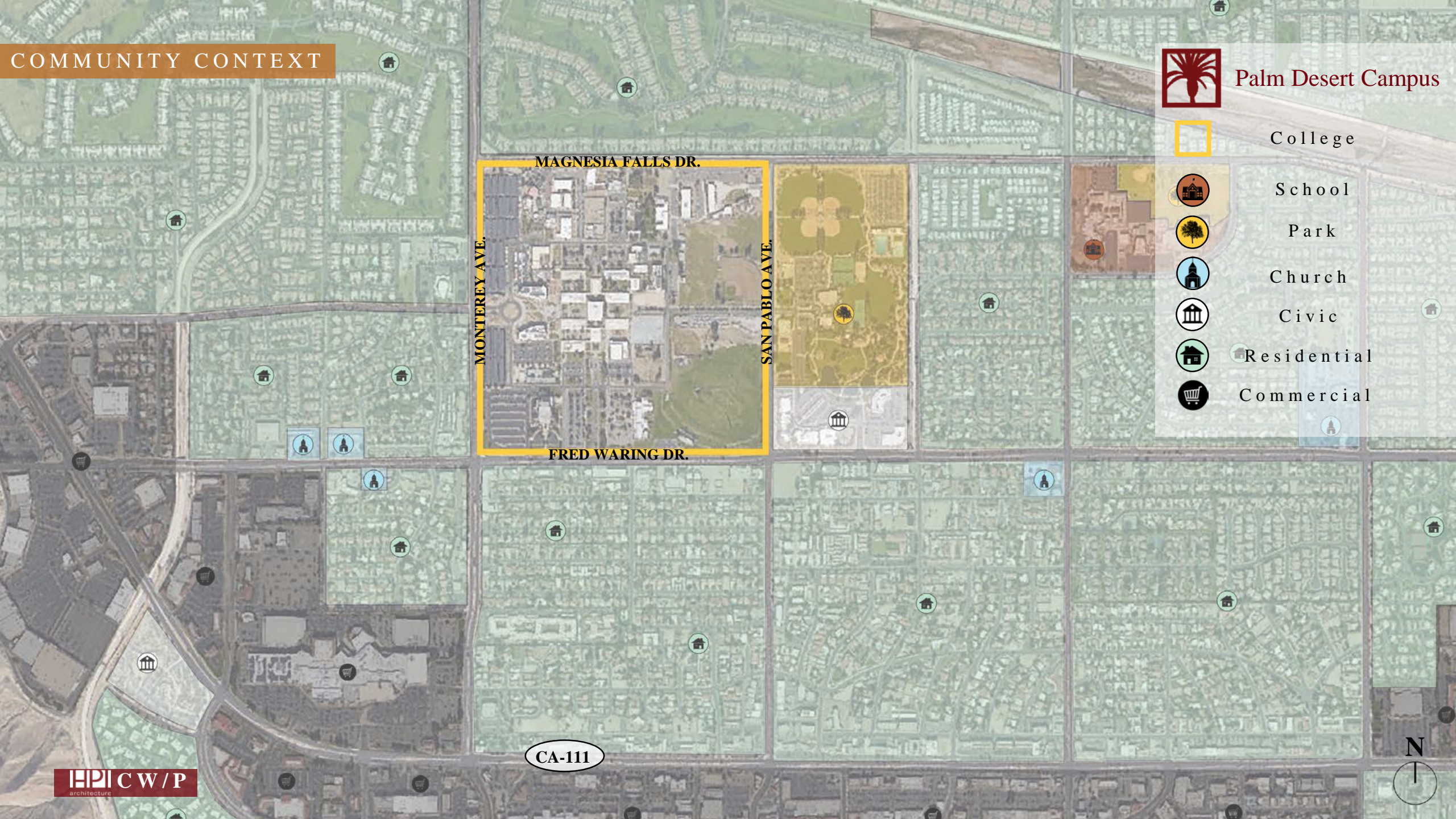
# ACCESS – BIG PICTURE

-  Palm Desert Campus
-  College
-  From the South
-  From the West
-  From the East





# COMMUNITY CONTEXT





## HISTORIC CORE



### Palm Desert Campus

#### Observations

- College of the Desert opens in 1962 with a 3.7 million dollar, 9 building complex
- First-year enrollment : 524 full-time students
- 1964: First bond was used to add a Gym, Library, Nursing, Agriculture and Engineering Building



Historic Core



9 Building Complex at time of Opening (1962)



Buildings constructed with first bond (1964)



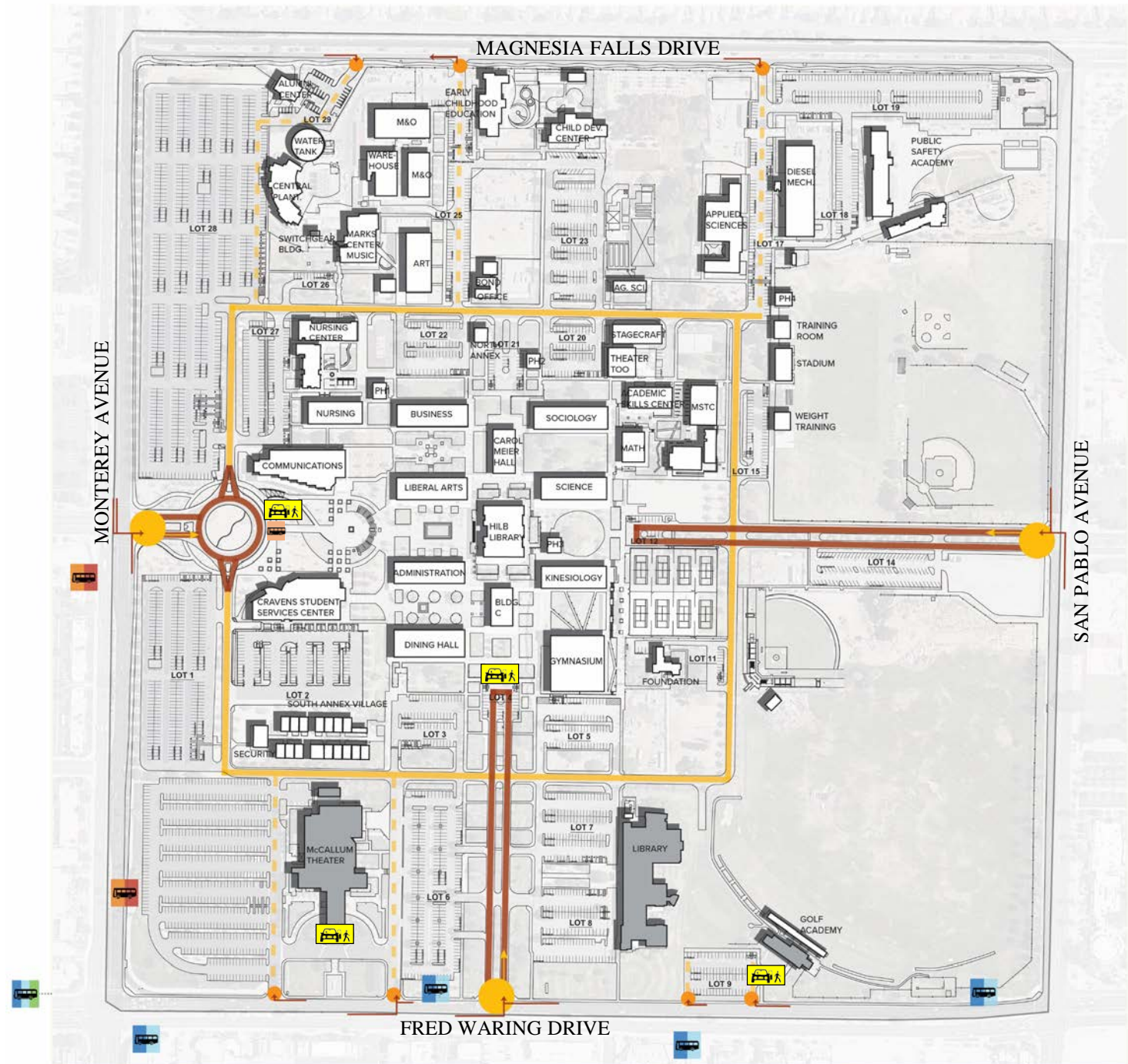
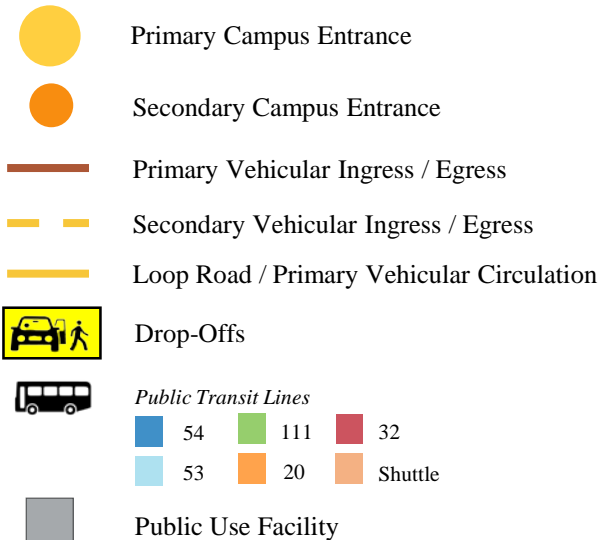




## Palm Desert Campus

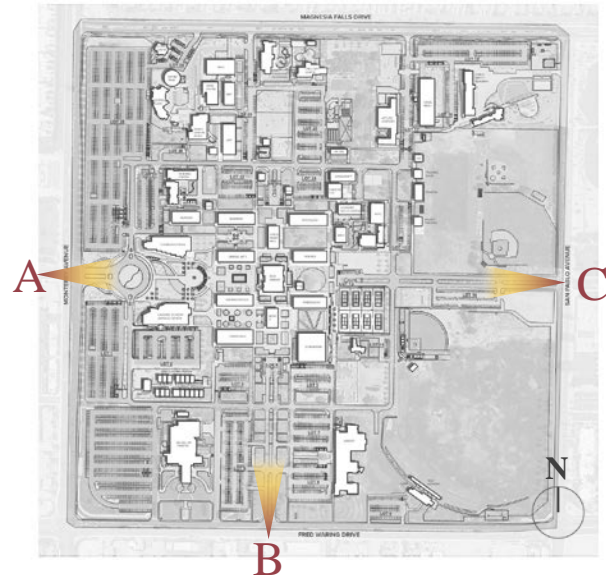
### Observations

- Freeway Access (11 min. to 10 n : 5 min. to 111 south)
- Three primary entries
  - Monterey entry well defined
  - Fred Waring and San Pablo entrances limited visual presence
- Primary entry/exit points are signalized.
- Right turn entry/exit only on Magnesia Falls
- Public Use Facilities along Fred Waring Drive
- Primary entries lead to Loop Road
- Limited on campus drop-off points
- No developed/dedicated bike access from campus perimeter





# PRIMARY ENTRANCES



A.  
MONTEREY AVENUE



B.  
FRED WARING DRIVE



C.  
SAN PABLO AVENUE





SECONDARY ENTRANCES



- A. FRED WARING DRIVE @ MCCALLUM THEATER
- B. FRED WARING DRIVE @ MCCALLUM THEATER
- C. FRED WARING DRIVE @ GOLF ACADEMY
- D. MAGNESIA FALLS DRIVE @ ALUMNI CENTER
- E. MAGNESIA FALLS DRIVE @ PARKING LOT 25 \*\*SIGNAGE
- F. MAGNESIA FALLS DRIVE @ PARKING LOT 17 \*\*SIGNAGE





# PARKING & ACCESS



## Palm Desert Campus

### Observations

- 3442 Stalls: Total
- 2629 Stalls: COD Use
- 2036 Stalls: Student Use
  - 9,822 students (Fall 2015)
- Distribution of parking is unbalanced
- Palm Desert swap meet located in Lot 1 & Lot 28
- 30% of COD stalls inside Loop Road
- 39.4% of COD stalls Covered



1/4 mile or 5 minute walk



COD Parking Stall Count



Public Parking Stall Count



Primarily Student Parking



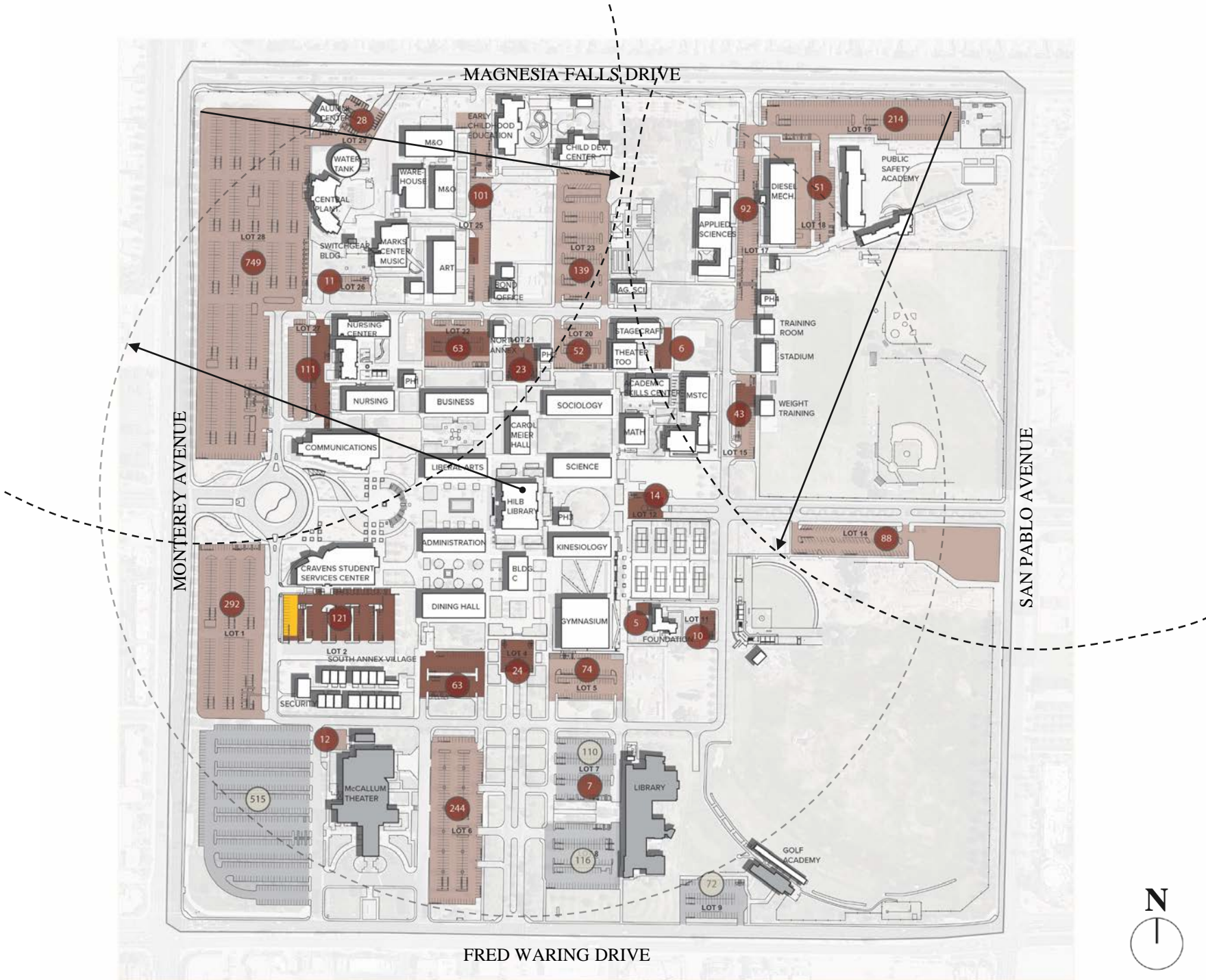
Primarily Staff Parking



Primarily Public Parking



Primarily Visitor Parking





## PRIMARY DELIVERY/SERVICE



### Palm Desert Campus

#### Observations

- Consolidated M&O/Central Plant with limited pedestrian conflicts
- Consolidated CTE Service Access
- Facilities primarily serviced from Loop Road



Primary Service Point



Security Office



Primary Service Route



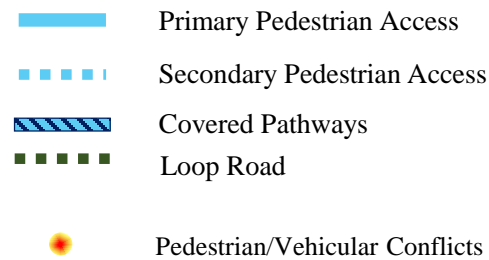
PEDESTRIAN ACCESS



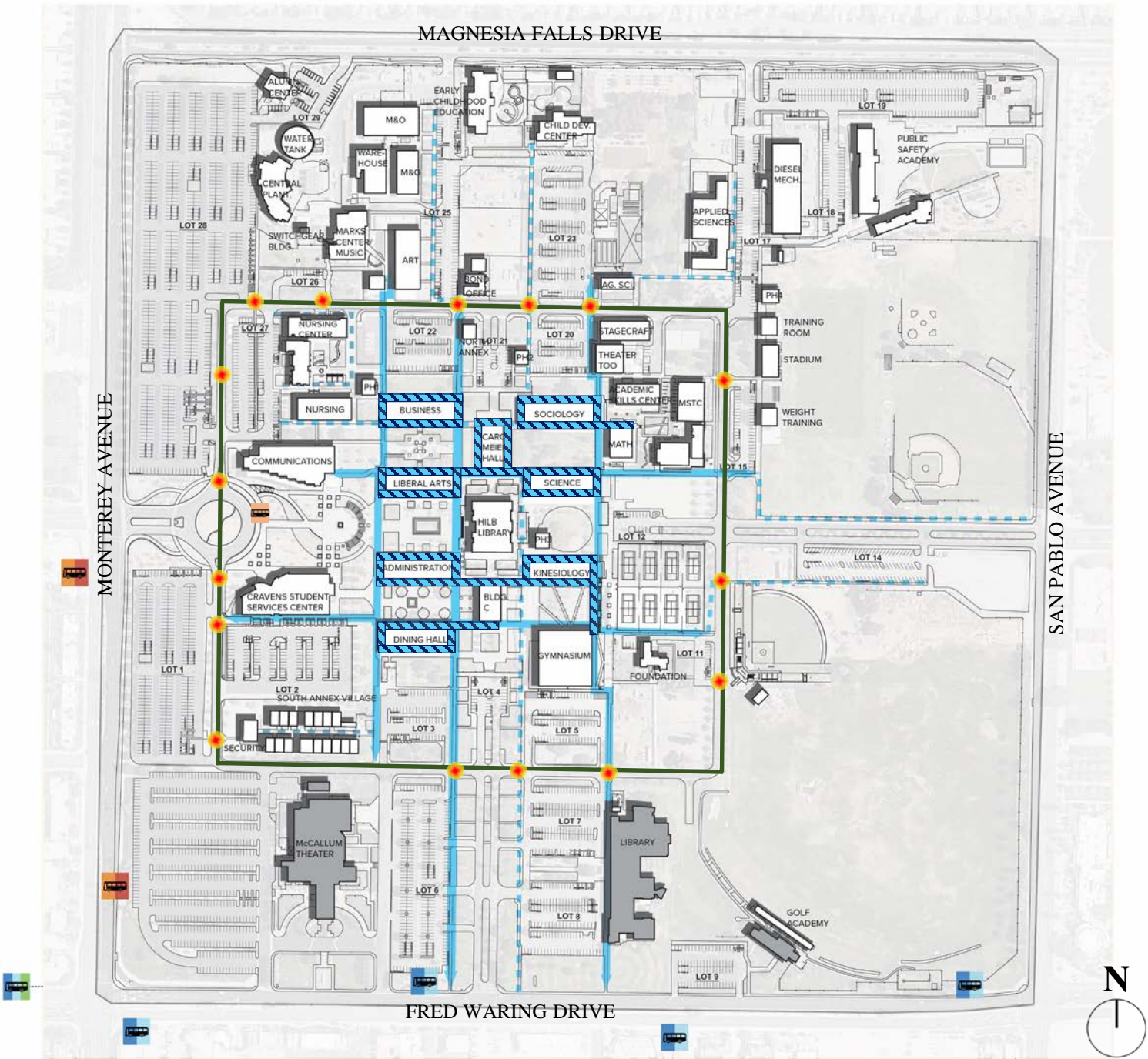
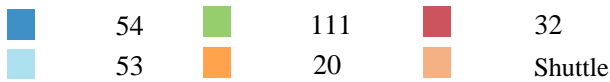
Palm Desert Campus

Observations

- Limited defined/improved pedestrian connections to transit stops
- Buildings within core primarily have a shaded connection
- Subsequent improvements outside of historic core lack this shaded connection
- Pedestrian Access North of the loop road is not improved/defined



Public Transit Lines





OPEN SPACE



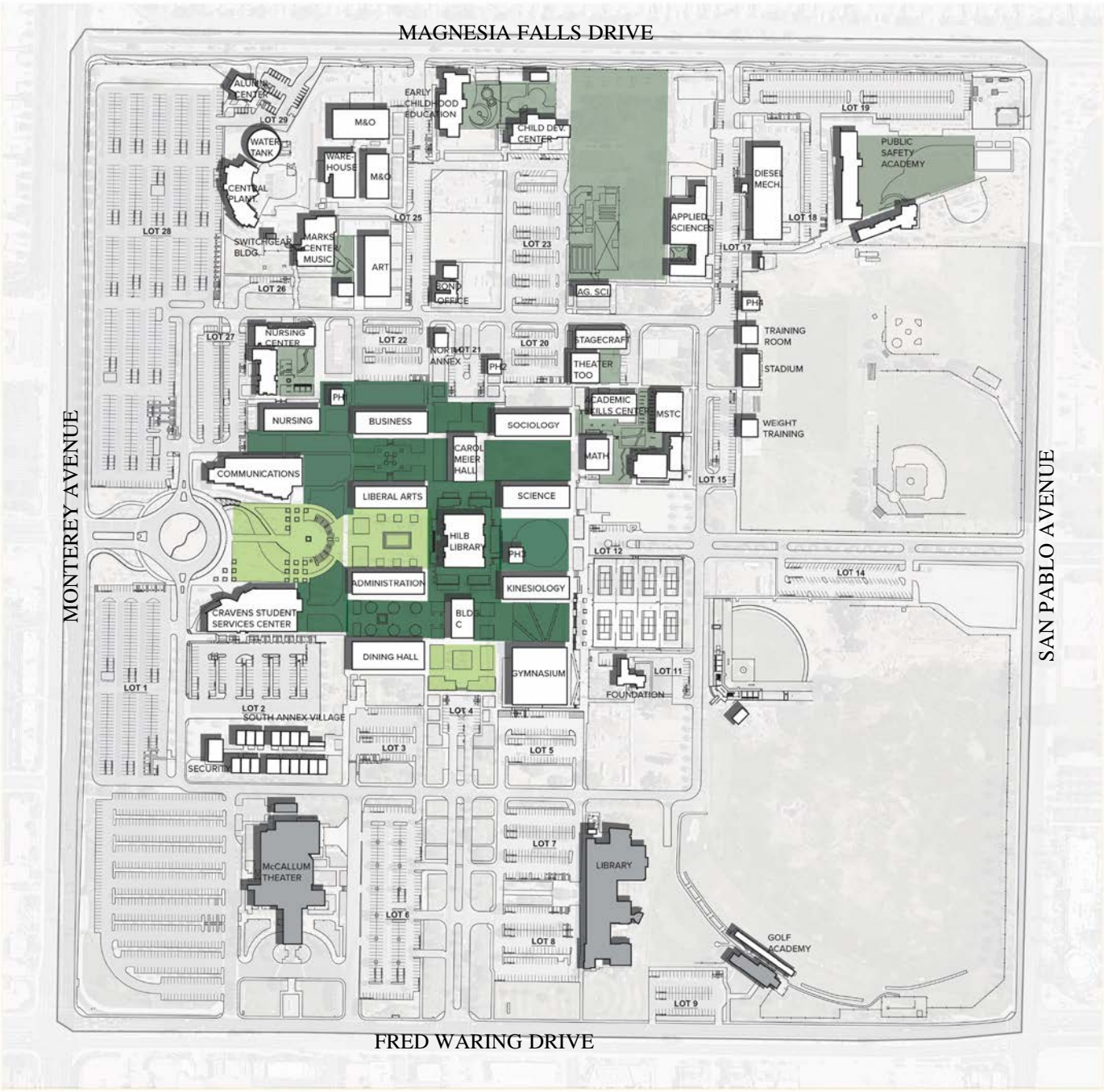
Palm Desert Campus

- Open spaces within campus core
- Limited outdoor student spaces conducive to gather/study/relax

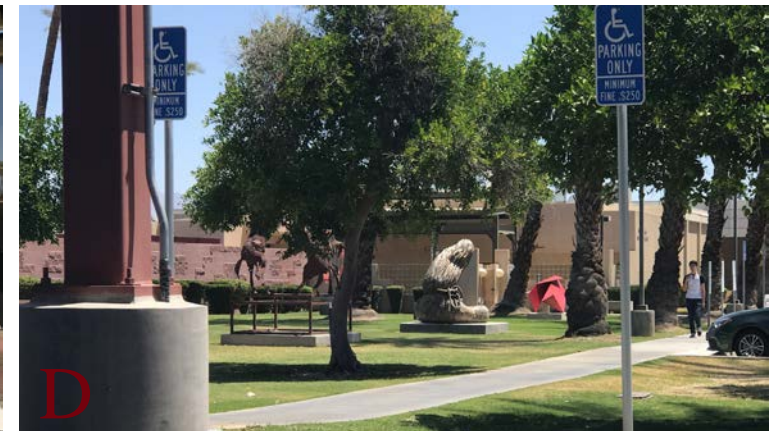
Campus Core

Improved Arrival Courtyard

Secondary/ Discipline Specific



## PEDESTRIAN PATHS



A. Shaded Arcade in Historic Core

B. Unprotected East/West Connection on Campus

C. Eastern Edge of Campus

D. Unprotected Pathway from Eastern Parking Lot





# Hierarchy of Open Spaces



1. Developed Arrival Courtyard
2. Historic Core
3. Discipline Specific





|     |   |
|-----|---|
| 1   | Good condition  |
| 2   | Fair condition: Minor repairs/ cosmetic alterations required      |
| 3   | Medium condition: Some systems require repair                     |
| 4   | Poor condition: Significant repairs/ system replacements required |
| 5   | Very Poor condition: Major repairs or replacement is required     |
| n/a | Public Building   |

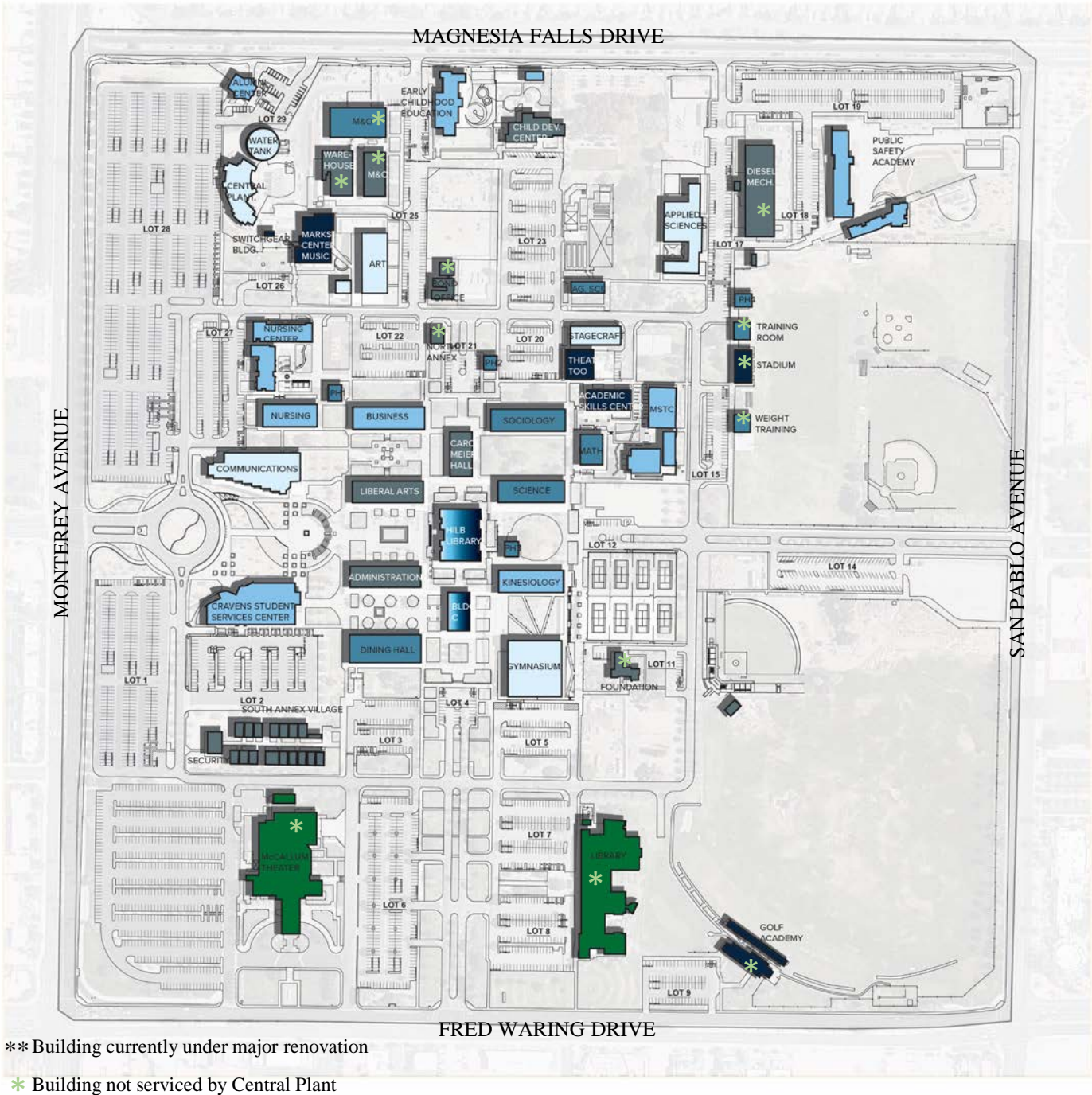




BUILDING CONDITIONS

Building Age:

|           |    |                                    |         |
|-----------|----|------------------------------------|---------|
| Good      | 1  | Central Plant                      | 7       |
|           |    | Communications                     | 4       |
|           |    | Art                                | 3       |
|           |    | Stagecraft                         | 3       |
|           |    | Applied Sciences                   | 3       |
| Fair      | 2  | Gym                                | 3       |
|           |    | Public Safety Academy              | 8       |
|           |    | Alumni Center                      | 8       |
|           |    | Early Childhood Education          | 3       |
|           |    | Nursing Center                     | 8       |
|           |    | Nursing                            | 48      |
|           |    | Business                           | 47      |
|           |    | Math Science Technology (MSTC)     | 5       |
| Medium    | 3  | Kinesiology                        | 55      |
|           |    | Craven Student Center              | 7       |
|           |    | Power Stations                     | 19      |
|           |    | Agricultural Science               | 50      |
|           |    | Maintenance & Operations (M&O)     | 41      |
|           |    | Training Room                      | 9       |
|           |    | Weight Training                    | 9       |
|           |    | Sociology                          | 16      |
|           |    | Math                               | 16      |
| Poor      | 4  | Science                            | 55      |
|           |    | Dining Hall                        | 55      |
|           |    | Warehouse 1 & 2                    | 50 , 47 |
|           |    | Child Development Center           | 27      |
|           |    | Bond Office                        | ?       |
|           |    | Diesel Mechanics                   | 42      |
|           |    | North Annex                        | ?       |
|           |    | Carol Meier Hall & Pollock Theater | 55      |
|           |    | Liberal Arts                       | 55      |
|           |    | Administration                     | 54      |
| Very Poor | 5  | South Annex                        | 8       |
|           |    | Foundation                         | 68      |
|           |    | Marks Center of Music              | 55      |
|           |    | Stadium                            | 46      |
|           |    | Theater Too                        | 55      |
|           |    | Academic Skills Center             | 49      |
|           |    | HILB Library **                    | 51      |
|           |    | Registration (Building C) **       | 55      |
| Public    | na | Golf Academy                       | 27      |
|           |    | McCallum Theater                   | 47      |
|           |    | Public Library                     | 22      |





## BUILDING USE



### Palm Desert Campus

- Foundation House
- Administration
- Student Services/ Library & Academic Resource
- Food Services
- Studio & Performing Arts
- CTE
- STEM
- Communications, Business, Liberal Arts, Sociology
- Athletics
- M&O & Facilities
- Public Use





# CAMPUS ZONES



## Palm Desert Campus

### Observations

- Zones are relatively well defined
- The Studio and Performing Arts are scattered
- The Student Services zone acts as the front door to the campus
- Athletics encompass most of the Eastern edge
- Public Use facilities along Southern edge

Foundation House

Administration

Student Services/ Library & Academic Resource

Food Services

Studio & Performing Arts

CTE

STEM

Communications, Business, Liberal Arts, Sociology

Athletics

M&O & Facilities

Public Use





POTENTIAL NEW CONSTRUCTION LOCATIONS

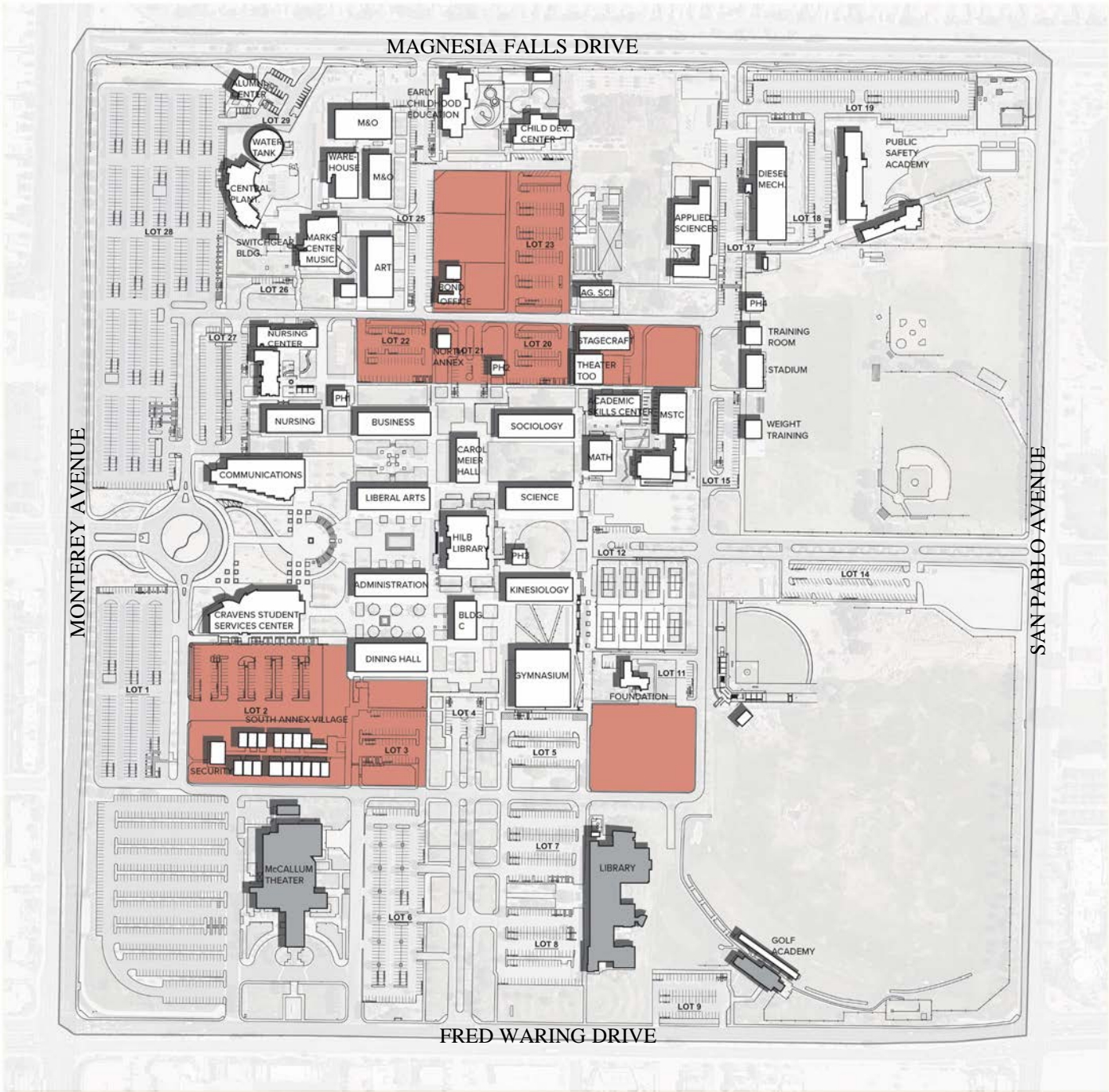


Observations

- 5 Major building location opportunities
- Locations could hold either a new building, or new parking

New Construction Opportunity

Public Use Facility




















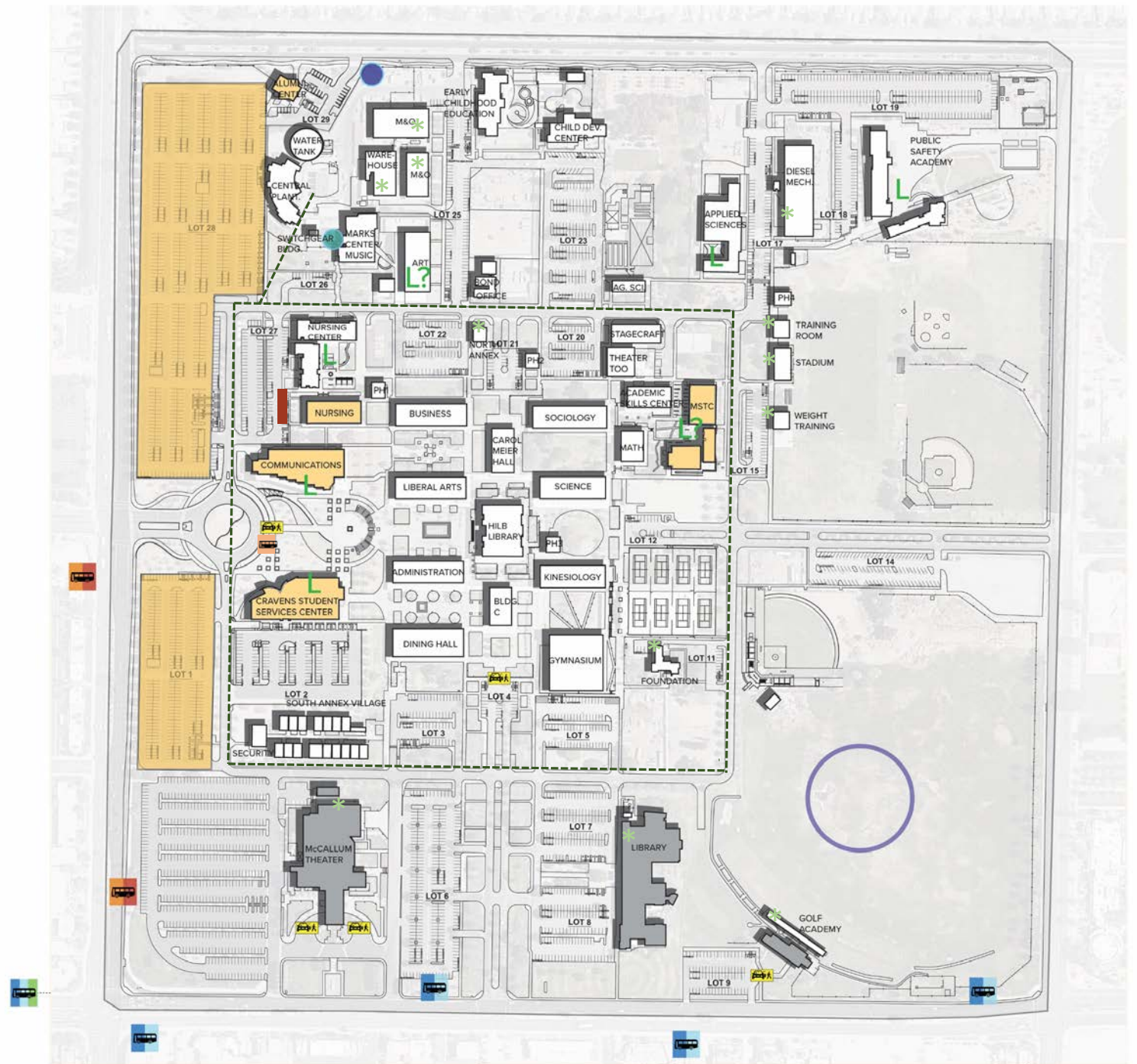


## Palm Desert Campus

### Observations

- Utilization of infrastructure for solar energy
- Lack of bike routes and amenities
- Green Council in place
- Central Plant services almost all buildings on campus, connecting by the loop road
- Good public transit service

-  EV Charging Location
  -  Storm-Water Retention Basin
  -  Proposed New Water Well
  -  Current Water Well
  -  Utility Loop
  -  Building not on Central Plant
  -  Drop-Off
  -  LEED Accredited
  -  Solar Panels
- Public Transit Lines*
- |  |    |   |     |   |         |
|--|----|---|-----|---|---------|
|  | 54 |  | 111 |  | 32      |
|  | 53 |  | 20  |  | Shuttle |





# INDIO CAMPUS





# REGIONAL CONTEXT

DISTANCE:

**Indio Center to Palm Desert Campus** 10.6  
Miles = 25 Minutes







ACCESS – BIG PICTURE

Fred Waring Dr.

Jackson St.

Oasis St.

Regua Ave.

Indio Center Dr.

10

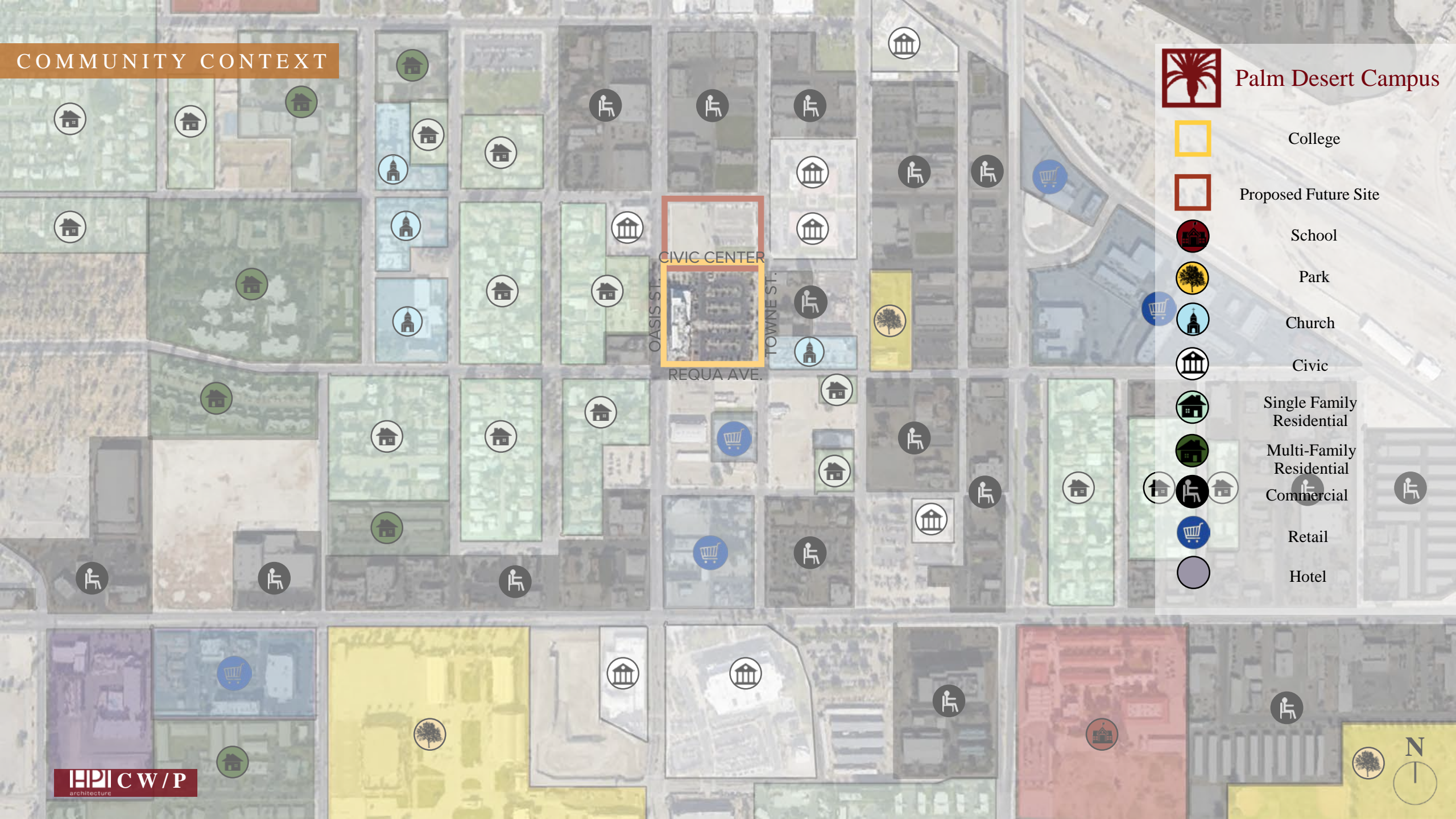
111

10





COMMUNITY CONTEXT



Palm Desert Campus



College



Proposed Future Site



School



Park



Church



Civic



Single Family Residential



Multi-Family Residential



Commercial



Retail



Hotel

CIVIC CENTER

OASIS ST.

TOWNE ST.

REQUA AVE.



# ACCESS



## Indio Campus

### Observations:

- Visual presence at Oasis, but limited access
- Public Use at Oasis  
(Commercial Leased Space)
- Two Transit Locations
- Pedestrian Circulation at center breezeway



Vehicular Entrance



Pedestrian Entrance



Primary Pedestrian Circulation



Primary Open Space



Transit Stop



54



81





## PARKING



### Indio Campus

#### Observations:

- Impacted Parking
  - (157 stalls)
  - 15.4 : 1 student to parking ratio
    - 2,427 Students (Fall 2015)
- Street Parking
- Offsite Parking Opportunities



Vehicular Entrance



On-Site COD Parking



Stall Count



Off Site Overflow Parking





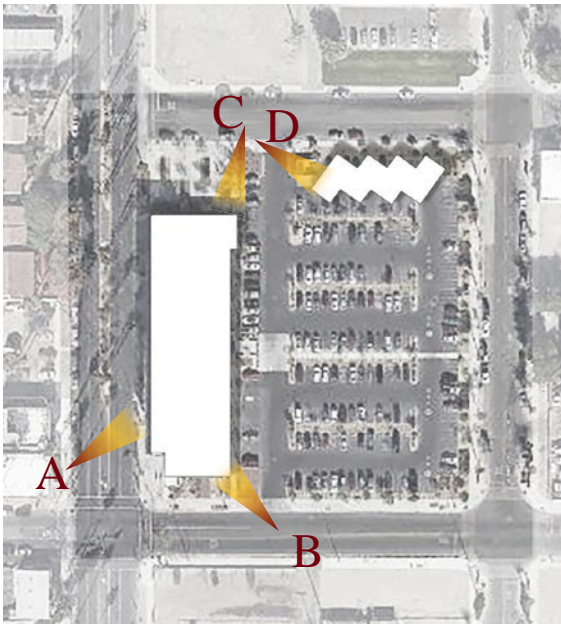
## EXTERIOR PHOTOS

A: Oasis Road Façade

B: Requa Ave Façade

C: Outdoor Patio/Bookstore

D: Portable: Library





# FLOOR PLANS



## INTERIOR PHOTOS

A: Main lobby space

B: Central communal space on each floor

C: First floor classroom





## CAMPUS EXPANSION



Indio Campus



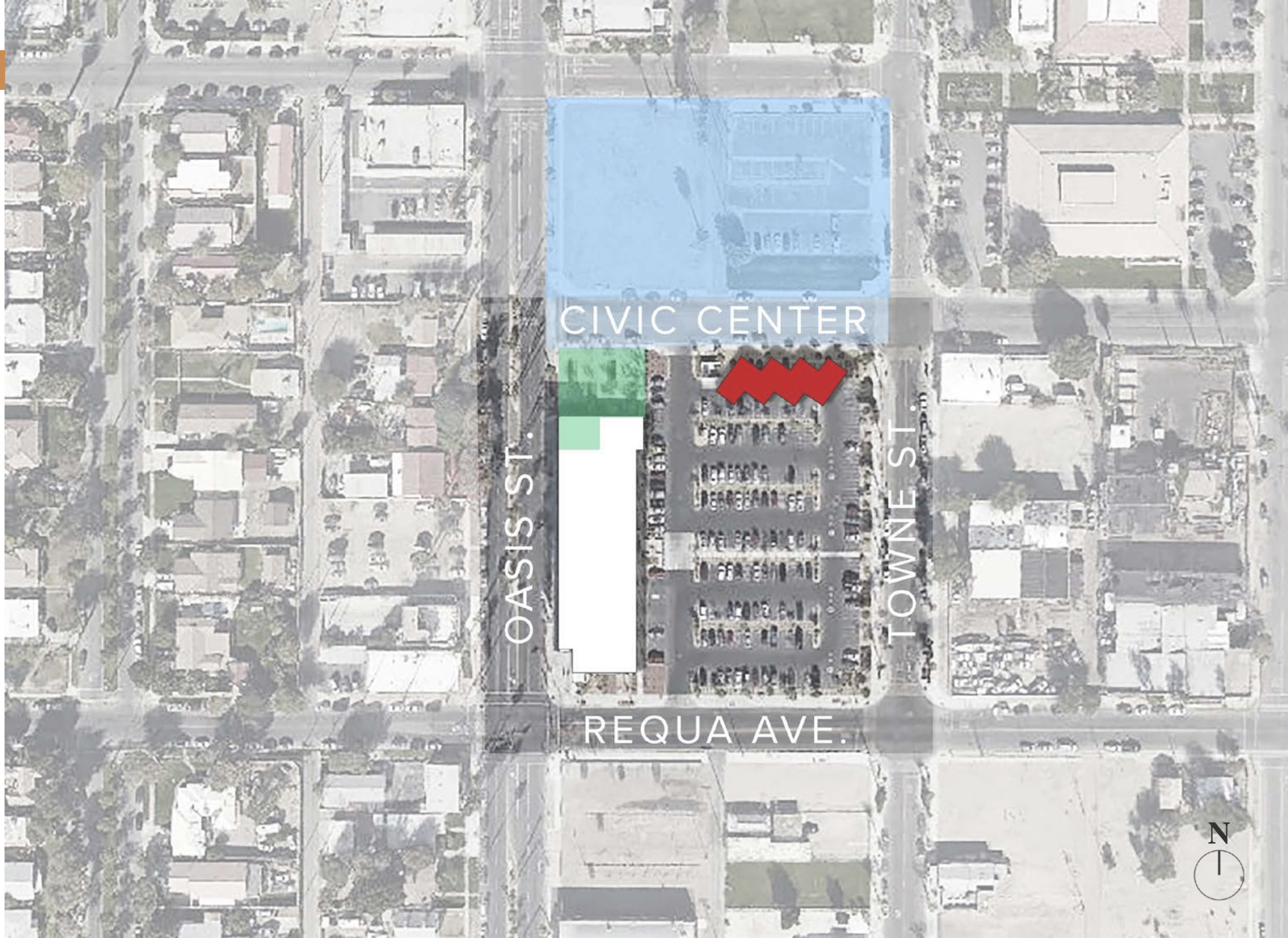
Proposed Site Acquisition



Proposed Removal of  
Relocatable Buildings



Proposed Outdoor redesign



# MECCA THERMAL CAMPUS





## REGIONAL MAP

DISTANCE:

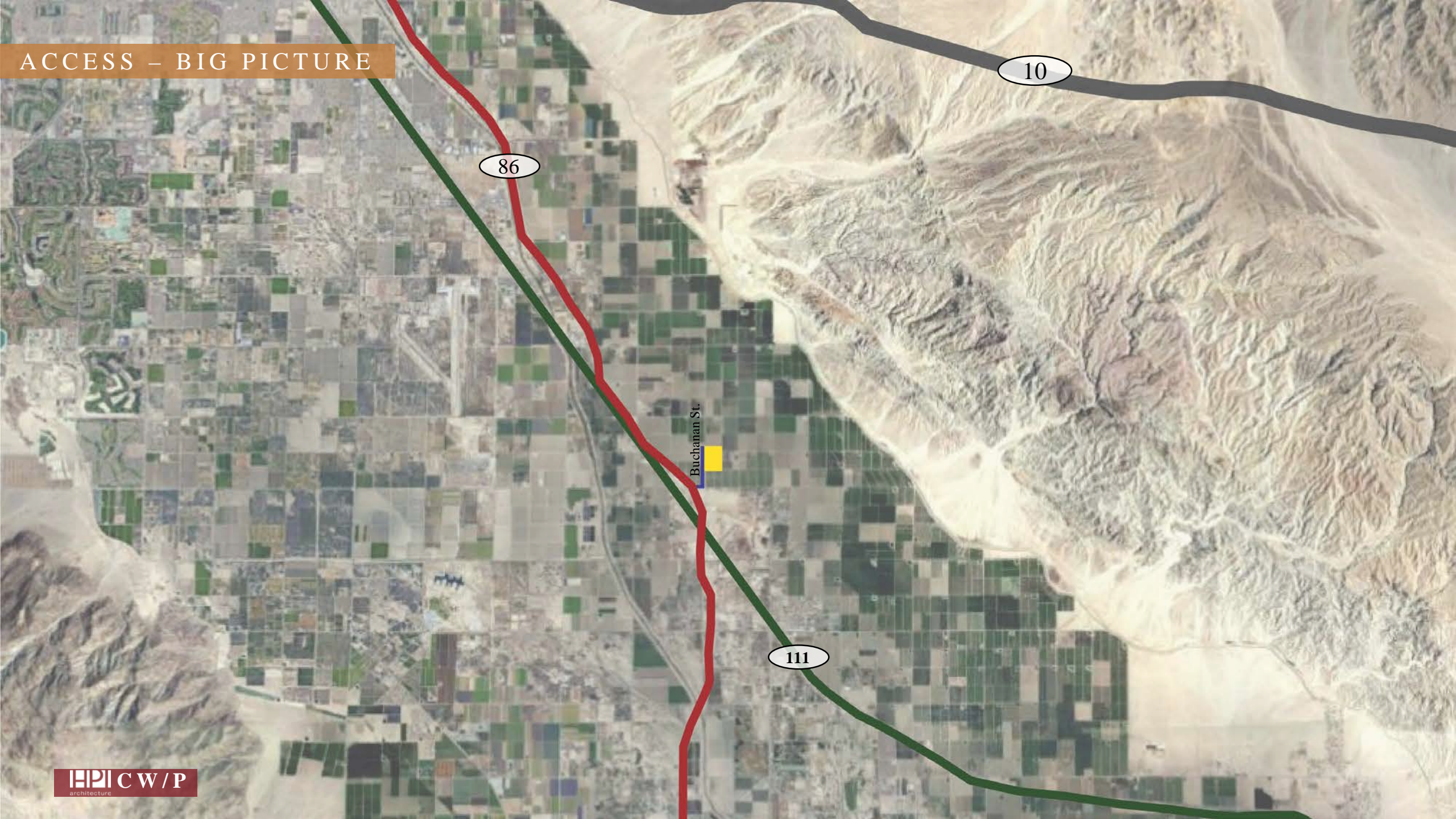
**A-C : Mecca/Thermal Center to  
Palm Desert Campus**

25.1 Miles = 40 Minutes





ACCESS – BIG PICTURE





COMMUNITY CONTEXT



Buchanan St.







## Mecca/ Thermal Campus

### Observations:

- Limited presence at primary entry
- Secondary entry unimproved
- One Transit Stop
- Ample Parking
  - 408 Parking Stalls
  - 1.02 : 1 Student to Parking Stall Ratio
    - 417 Students (Fall 2015)



Vehicular Entrance



*Transit Stops*



91



95



Observatory







## Mecca Campus

### Observations:

- Two Gated Entry Points
- Developed shaded circulation
- Improved Courtyard space
- Observatory located across parking lot



Pedestrian Entrance



Green Space



Covered Walkways



Observatory





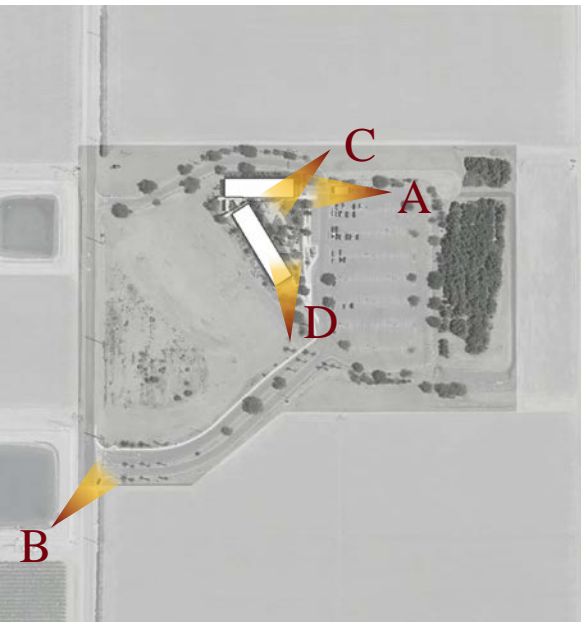
## EXTERIOR PHOTOS

A: Primary Entry

B: Entry Signage

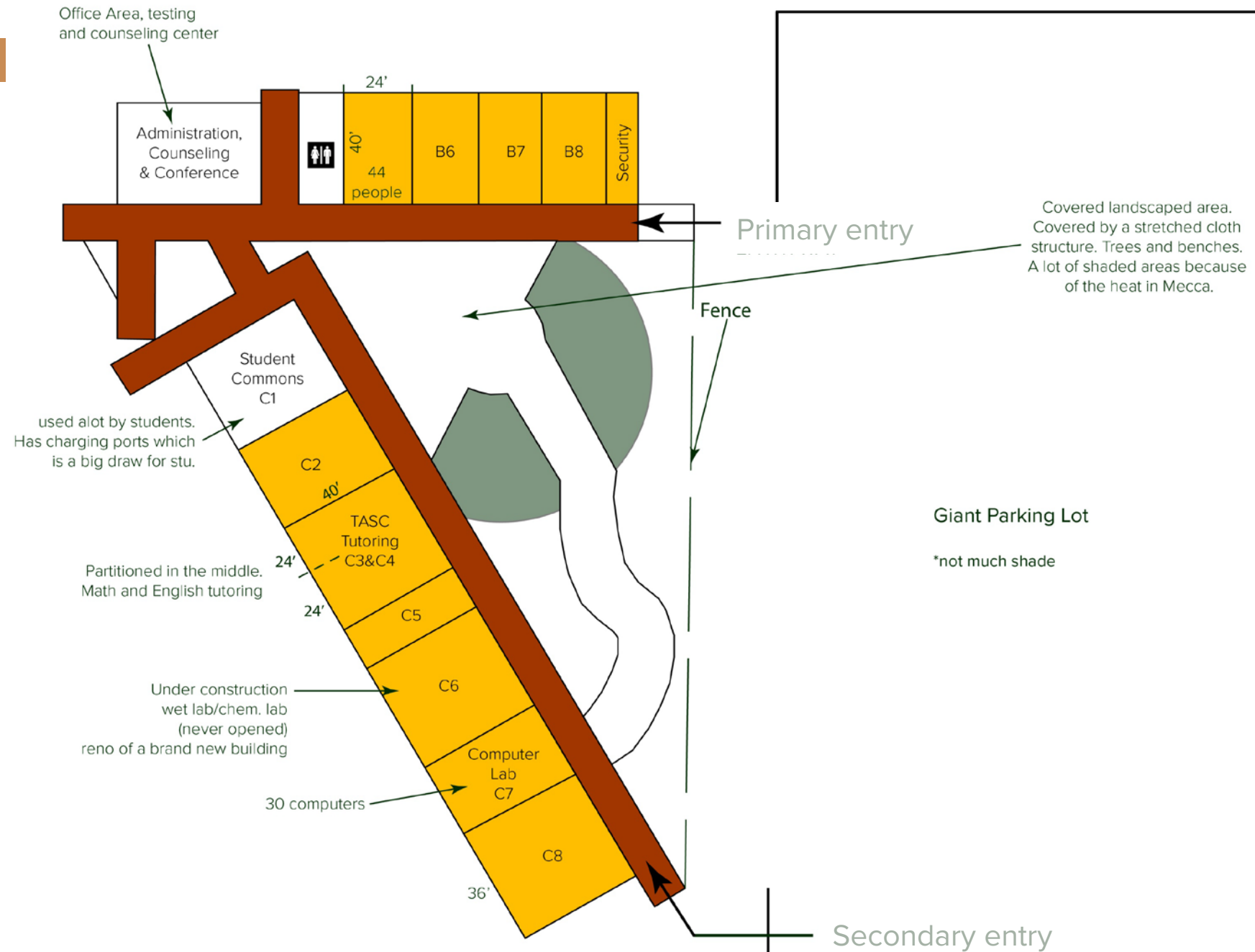
C: Primary Entry into Quad

D: Secondary Entry into Quad





# FLOOR PLANS



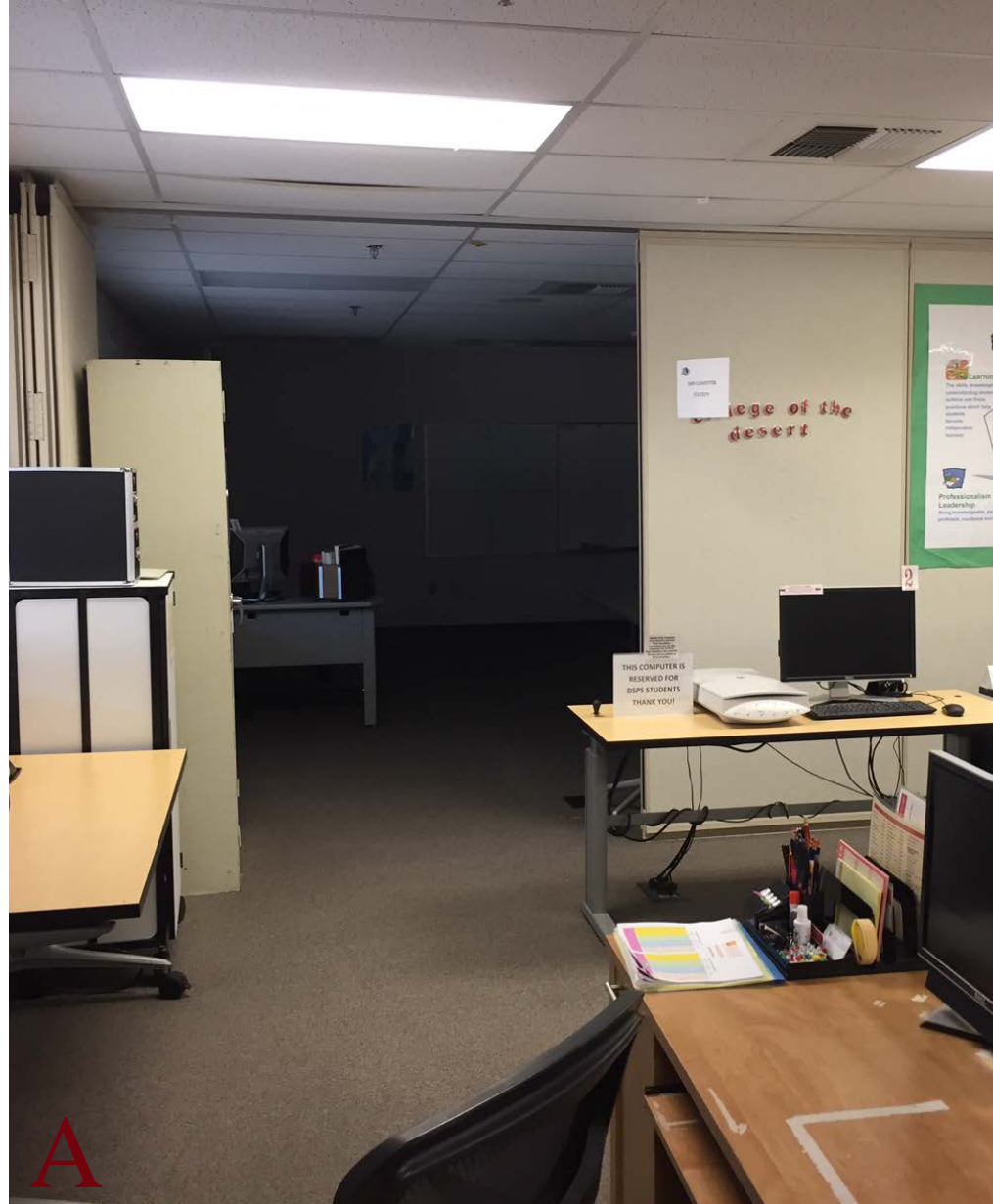


## INTERIOR PHOTOS

A: Classroom C3/C4  
(Showing Partition)

B: Standard Classroom

C: Student Commons





# discussion: QUESTIONS & ANSWERS

