



# FOLSOM LAKE COLLEGE 2010 MASTER PLAN

LEGEND		ASSIGNABLE AREA	APPROX. GROSS SQUARE FOOTAGE (+/- 70% EFF.)	OCCUPY DATE
SYMBOL	PROJECTS			
	EXISTING BUILDINGS			
	PHYSICAL EDUCATION/ ATHLETIC FIELDS			11/2011
	NEW INSTRUCTIONAL SPACE PHASE 2.1	59,425 SF	85,000 SF	11/2014
	TRANSPORTATION, ACCESS AND PARKING PHASE 2.1	+/- 875 SF		
	PERIMETER AND FRONT LANDSCAPING			
	PHYSICAL EDUCATION ADDITION 1 GYM	24,000 SF	34,000 SF	9/2014
	NEW INSTRUCTIONAL SPACE PHASE 2.2	59,425 SF	85,000 SF	9/2016
	TRANSPORTATION, ACCESS AND PARKING PHASE 2.2	+/- 875 SF		
	NEW PHYSICAL EDUCATION SPACE	36,600 SF	52,000 SF	10/2017
	FUTURE IMPROVEMENTS NOT FUNDED, BEYOND 2020			



# ACKNOWLEDGEMENTS

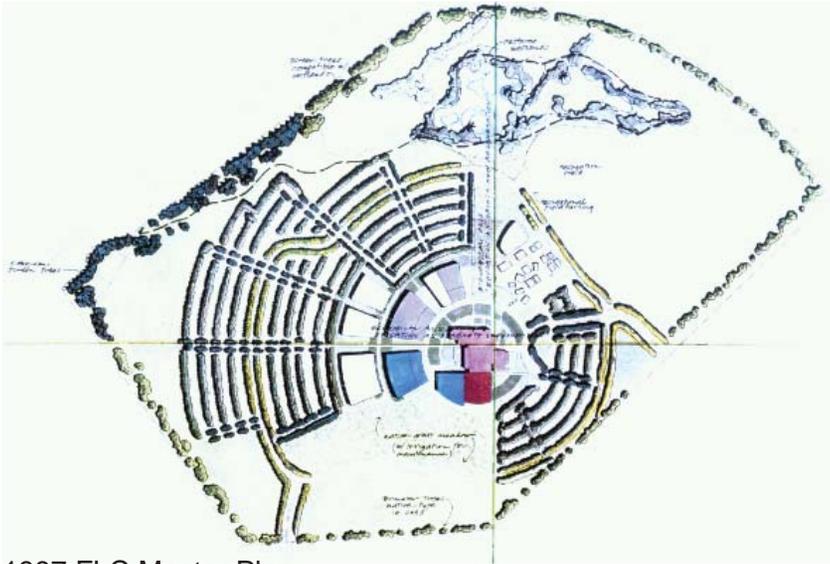
Members: Folsom Lake College Master Plan Update Committee (2009-10)

- Thelma Scott-Skillman President
- Kathleen Kirklin VP Administration
- Sue Lorimer VP Instruction
- Denise Noldon VP Student Development & Enrollment Management
- Aiden Ely Dean – SDEM
- Gary Hartley Dean – Instruction & Technology
- Stu Van Horn Dean – Instruction, Career & Technical Education
- Scott Crow Classified Senate President
- Kim Harrell Academic Senate President
- John Alexander Instructional Program Coordinator
- Mary Hansen College Nurse
- Steven Holzberg Faculty
- Marsha Peralta Faculty
- Shawn Reese Faculty
- Victoria Caulfield Adjunct Faculty
- Karen Gilmer Classified
- Bobby Gosal Classified
- Joany Harman Classified
- Colleen Johnson Classified
- Roger Morris Classified
- Nick Way Student
- David Clinchy Director of Facilities Planning and Construction
- Ron Metzker Vice President LPAS, Inc.
- Mike Millett Landscape Architect LPAS, Inc.
- Dave Cubberly Landscape Architect LPAS, Inc.

All planning meetings were open to the entire college community. In addition to the official MPUC, several faculty and staff at large, as well as students, attended the scheduled meetings and participated in the planning discussions.

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Parking Structure	
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1997 FLC Master Plan



2010 FLC Master Plan



2002 FLC Master Plan

## FOLSOM LAKE COLLEGE 2010 MASTER PLAN

# EXECUTIVE SUMMARY

## History:

Folsom Lake College occupies approximately 150 acres within the City of Folsom. The land was purchased by the Los Rios Community College District in the 1960's with the foresight that growth would one day require a new college to be constructed to serve residents in the eastern part of Sacramento County and beyond.

The College began as an educational outreach center for Cosumnes River College. The first phase of development occurred in the early 1990's. It consisted of a handful of modular buildings, parking, and athletic fields constructed as a joint-use facility with the City of Folsom. Additional modular buildings and parking were added over time to serve the growing population until state funding was secured for the first permanent buildings to be constructed on the site.

In 1997, an updated master plan was developed for the site along with the design of the first permanent buildings. This master plan and initial building set the tone and character for Folsom Lake College, the fourth college in the Los Rios Community College District, and the first entirely new California Community College born in the 21st century. Starting construction at the dawn of the 21st century provides Folsom Lake the opportunity to set a new standard for the district and community colleges nationwide.

Most of the campus facilities identified in the original master plan have been constructed. This 2010 Master Plan Update incorporates both the existing facilities as well as projects identified over the next ten years in the District's proposed Capital Outlay Program for Folsom Lake College. It also looks at potential locations for buildings beyond that time period, although no funding has yet been identified for those projects.



2002 FLC aerial photograph



2009 FLC aerial photograph

The planning criterion for the College that was initially developed is still valid today. It includes:

- **Flexibility** – Facilities will be flexible, modular, and versatile to allow programs to evolve and to support a variety of learning modes.
- **Integrated Technology / Connectivity** – Learning spaces shall integrate technology as a teaching, learning, and communication tool.
- **Interaction Spaces** – The facility will include informal spaces for student-faculty interaction that encourages informal learning.
- **Sustainable, Maintainable, and Productive** – Facility designs need to be environmentally, physical and financially sustainable, taking productivity into account.
- **Physical Learning Environment** – The physical learning environment, both inside and outside, is part of the learning experience.
- **Integrated** – Instructional and support services need to be integrated.
- **Interdisciplinary** – Learning spaces should not be discipline specific. The facility should support learning through a variety of interdisciplinary modes.
- **Career and Transfer** – There distinction between career and transfer students should be eliminated.
- **Convenient and Accessible** – The facility design should enhance student convenience in obtaining services.
- **Efficient** – The facility should be designed to be managed efficiently with a minimum number of staff.
- **Technology as a Tool** – Learning is the primary objective; technology is only a tool that can enhance the learning process.
- **Life-Long Learner / “Just-In-Time” Education** – The facility and programs should accommodate learners at any time and place.

Additional planning criteria may also include:

- **Buildings as Teaching Tools** – New site improvements and buildings should be education tools, demonstrating the use of materials, systems, and technology.
- **Green Technology** – Sustainable design features should be identified and celebrated in the site and in new buildings.

## Master Planning Approach:

The goal of the master planning effort was to create a community college learning environment that encourages the integration of teaching and technology for an eventual enrollment of 15,000 students. The initial planning team included a task force of over 35 members of both the District and the College’s faculty and staff. It included representatives from each of the colleges within the Los Rios Community College District. This update continued the inclusive spirit of campus planning with a diverse group of representatives from both the district and the campus.

The first step in the planning process was to establish a working rapport with the College’s planning team through an information gathering phase. This phase was especially important as the architects had to be good listeners and interpret the information provided to them by the College’s team. A series of diagrams and supporting data were used to feed information back to the client team to ensure that the developing planning and design criterion was being accurately interpreted.

Through the course of several workshops, a preferred alternative was established and has been illustrated in the Master Plan Update.



2008 Aerial photograph of campus

## FOLSOM LAKE COLLEGE 2010 MASTER PLAN

## Campus Description:

The site for the campus encompasses a prominent knoll that is visible throughout the area. Its prominence emphasizes the importance of education in the community. The learning resource center and student services center, the focal point of the campus, is situated prominently atop the knoll. Buildings housing instruction space and other student functions encircle the resource center in concentric circles, stepping down in height to follow the natural contours of the land.

The lower portions of the site will accommodate parking, athletic fields, and a permanent wetland that may be restored for uses as an outdoor classroom area. The layout of the parking field reinforces the concentric rings of the academic core and follows the natural topography of the site. Radial driveways and pathways connect the parking fields with the campus core.

The architectural goal was to create buildings that would create a visual extension of the natural landscape. Natural materials such as stone, brick, and wood are incorporated with metal and glass to create an environment that responds not only to the natural beauty of the site but also the hi-tech nature of its use. Curving rooflines reinforce the spirit of the natural topography.



# EXISTING FACILITIES

	Existing Projects	ASF	DATES
	<ul style="list-style-type: none"> <li>Athletic Fields</li> </ul>	NA	1995
	<ul style="list-style-type: none"> <li>Modular Buildings</li> </ul>		1995
	<ul style="list-style-type: none"> <li>Phase 1A</li> </ul>	33,422 SF	2001
	<ul style="list-style-type: none"> <li>Phase 1B</li> </ul>	64,990 SF	2005
	<ul style="list-style-type: none"> <li>Phase 1C</li> </ul>	54,400 SF	2006

Existing Projects

ASF

DATES



- Central Plant

NA

2005



- Bookstore / Cafeteria & Expansion

16,000 SF

2004-2010



- Physical Education

20,800 SF

2008



- Visual and Performing Arts Building

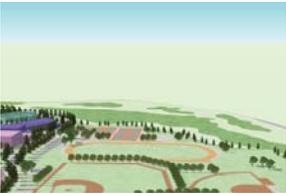
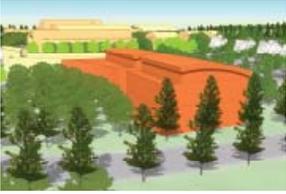
46,356 SF

2010



- Transportation Access and Parking

# FUTURE PROJECTS

	Future Projects	ASF	DATES
	<ul style="list-style-type: none"> <li>Athletic Fields Upgrades</li> </ul>	NA	2011
	<ul style="list-style-type: none"> <li>Phase 2.1 -Instruction Building Student Services Addition Transportation Access &amp; Parking</li> </ul>	59,425 SF	2014
	<ul style="list-style-type: none"> <li>Phase 2.2 -Instruction Building Transportation Access &amp; Parking</li> </ul>	59,425 SF	2016

Future Projects

ASF

DATES



- Physical Education Phase 1

24,400 SF

2014



- Physical Education Phase 2

26,600 SF

2017



- Future Projects (Non-Funded)  
Parking Structure  
Instruction Space

# ATHLETIC FIELD UPGRADES



## ATHLETIC FIELD UPGRADES

### Location:

The proposed upgrades to the campus athletic facilities are located on the outside of the perimeter loop road, primarily at the southeast corner of the site. A proposed two-mile cross country loop trail is also envisioned within the open space buffer along the north and west edges of the campus.

### Interface and Adjacencies:

- Existing athletic facilities located at the southeast corner of the site.
- Pedestrian access to the campus core and to parking areas.
- Future physical education buildings.
- Future parking areas.

### Goals and Opportunities:

Provide additional offerings to expand the athletic program at Folsom Lake College. These facilities may include:

- Softball Field
- Baseball Field
- Soccer Field
- Track and Field Facilities
- Cross Country Trail
- Archery Range

The planning for these facilities is being provided under separate contract with the District.

# LANDSCAPE AND FRONTAGE IMPROVEMENTS



# LANDSCAPE AND FRONTAGE IMPROVEMENTS

## Location:

The proposed landscape and frontage improvements extend across the College's East Bidwell Street frontage to new buildings defining the campus core.

## Interface and Adjacencies:

- Transportation, Access and Parking work associated with future building phases
- Phase 2.1 Instructional Buildings
- Phase 2.2 Instructional Buildings
- Pedestrian access to the campus core and to parking areas.
- Future public transportation shuttle stop.
- Future electronic reader board monument sign
- Existing water quality swales

## Goals and Opportunities:

- Enhance the image of the campus as viewed to and from East Bidwell Street.
- Provide an accessible route from East Bidwell Street to the campus core for pedestrians.
- Provide a safe route for bicyclists to access the campus core.
- Create outdoor learning opportunities by demonstrating:
  - Strategies and techniques for promoting water conservation, detention, and quality
  - Plant and animal communities that support each other
  - Soil types and strategies that support vegetation
- Create outdoor learning environments that enhance campus educational programs.
- Create areas for social interaction.
- Frame and enhance view from the college to the west and valley beyond.

# PHASE 2.1 - BUILDINGS: INSTRUCTION



## PHASE 2.1 - BUILDINGS: INSTRUCTION

### Location:

Phase 2.1 has three components, (1) instruction, (2) student services, and (3) transportation, access, and parking improvements. The instruction building(s) associated with Phase 2.1 are proposed along the southwest edge of the campus core. A Final Preliminary Plan (FPP) has been developed and submitted to the state for funding.

### Interface and Adjacencies:

- Transportation, Access and Parking work associated with this phase
- Phase 2.1 Student Services Addition
- Campus Core and perimeter fire loop road
- Landscape and frontage improvements
- Existing science and other instruction facilities in adjacent buildings

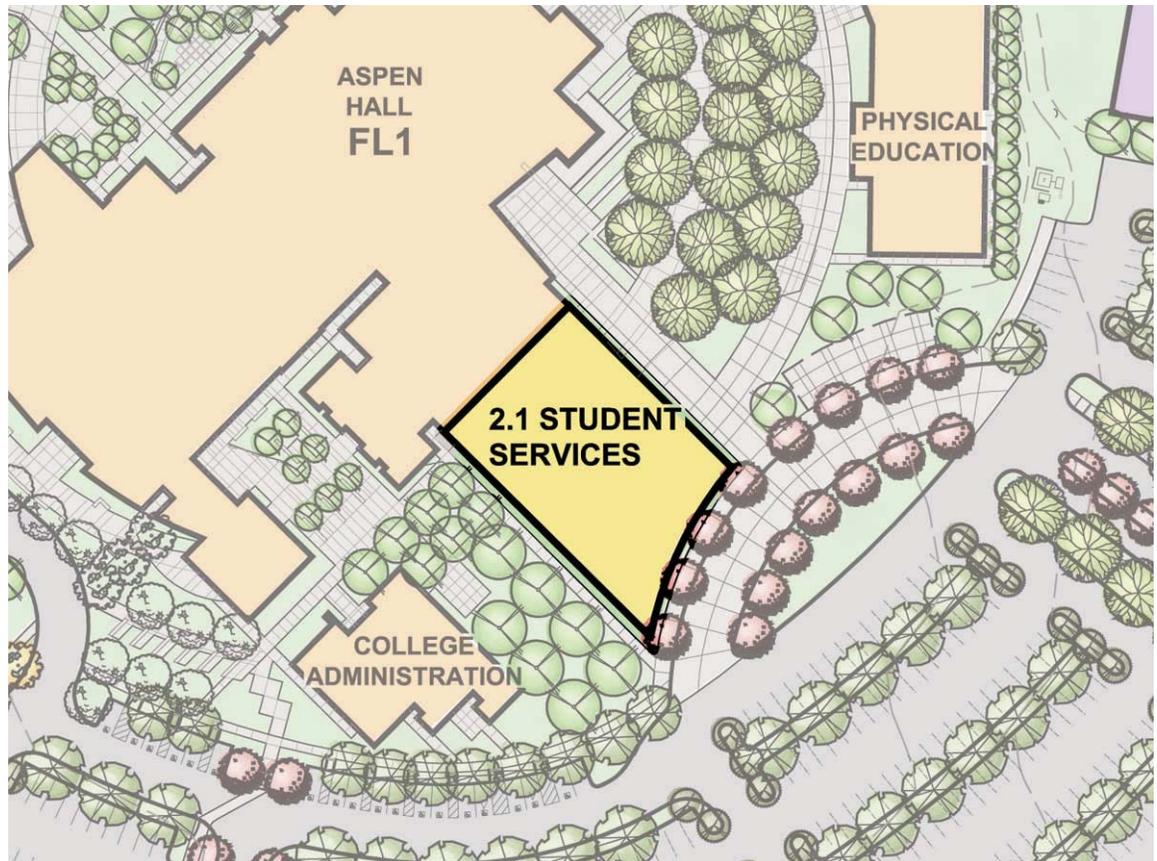
### Goals and Opportunities:

- Provide facilities that will allow campus instructional programs to expand. Programs may include, but are not limited to:
  - Physical and Life Sciences
  - Vocational Arts and Technology
- This building will extend the inner concentric ring of the campus core to the south parking lot and will create a new public edge to the campus.
- Define two-thirds of the perimeter edge of a new public demonstration garden that would be developed as part of the proposed landscape and frontage improvements
- Assist with creating an accessible path from surrounding areas to the campus core.
- An entry plaza should bisect the building, framing views to and from the campus core to the entry garden and College Parkway campus entrance. This area will establish a new visual front door for the campus as approached from East Bidwell Street.

### Architectural Considerations:

- This building should be no more than two-stories in height above the campus core to reflect the scale and character of the existing campus.
- The massing, scale, articulation and use of materials should be compatible with the image established in the existing campus.
- To the extent possible, buildings should provide a transparent interface with the community

## PHASE 2.1 - BUILDINGS: STUDENT SERVICES ADDITION



## PHASE 2.1 - BUILDINGS: STUDENT SERVICES ADDITION

### Location:

The student services addition associated with Phase 2.1 is proposed along the front, southeast elevation of the existing Aspen Hall. A Final Preliminary Plan (FPP) has been developed and submitted to the state for funding.

### Interface and Adjacencies:

- Transportation, Access and Parking work associated with this phase
- Existing entry drive, drop-off area, and accessible parking area.
- Existing student services functions within Phase 1A and 1B (Aspen Hall). Fire and occupancy separation requirements between the addition and existing building will need to be addressed.

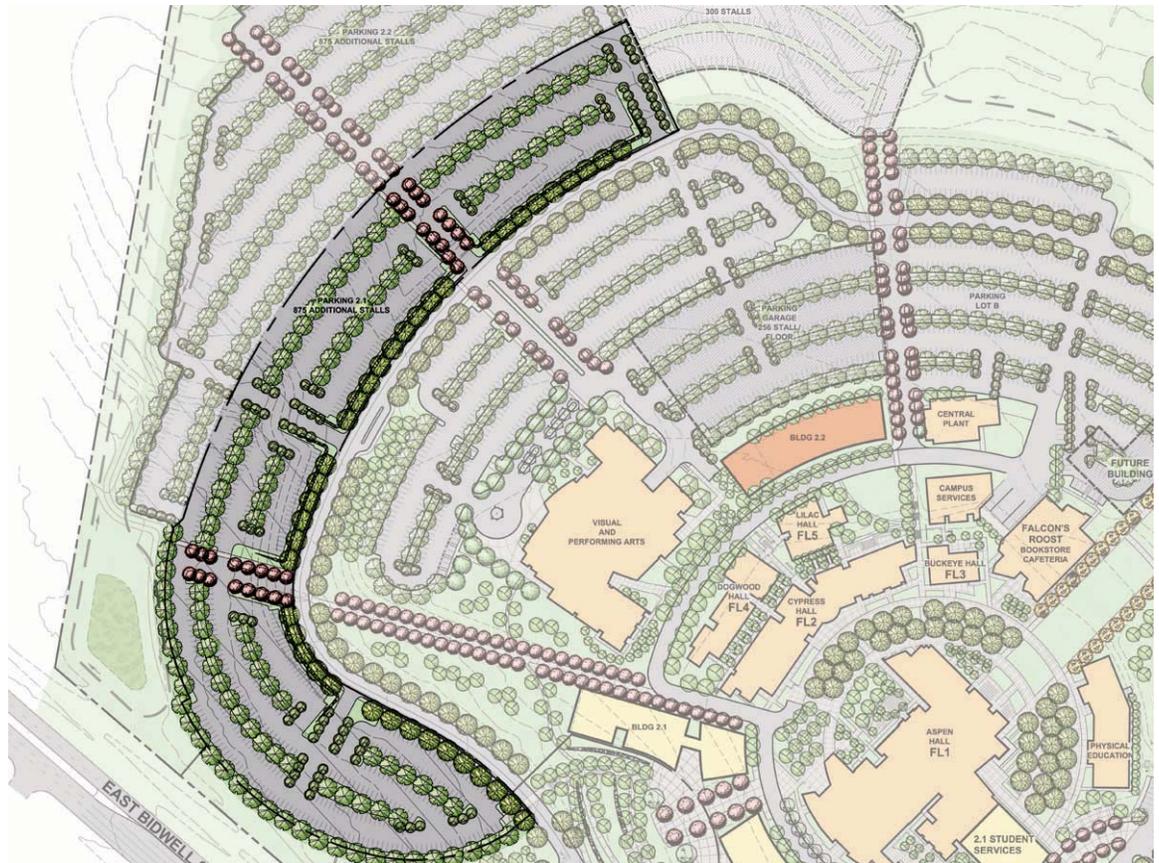
### Goals and Opportunities:

- Provide facilities that will allow student services programs to expand to create a more functional one-stop shop for students.
- This building will create a new “front door” and drop-off area for the campus as approached from Scholar Way.
- Views to the existing arched entrance should be maintained.

### Architectural Considerations:

- This building should be no more than one story in height to provide convenient access to services and to reinforce the hierarchy and scale of the existing campus.
- The massing, scale, articulation and use of materials should be compatible with the image established in the existing campus.
- Covered waiting areas should be explored adjacent to the proposed drop off area
- The building should create a welcoming image for new students.

# PHASE 2.1 – TRANSPORTATION ACCESS AND PARKING



## PHASE 2.1 – TRANSPORTATION ACCESS AND PARKING

### Location:

The transportation, access, and parking associated with Phase 2.1 are proposed in two areas.

- Parking for approximately 875 cars will be provided in concentric rings on the outside of the campus loop road. It is envisioned to stretch along this road to the front of campus where parking will be in close proximity to the Phase 2.1 instruction buildings.
- New drop-off area and accessible parking will replace those displaced by the student services addition
- New pedestrian walkways should be developed to link the Phase 2.1 parking area with the campus core. Some of these pedestrian paths may extend axially through the existing parking areas.

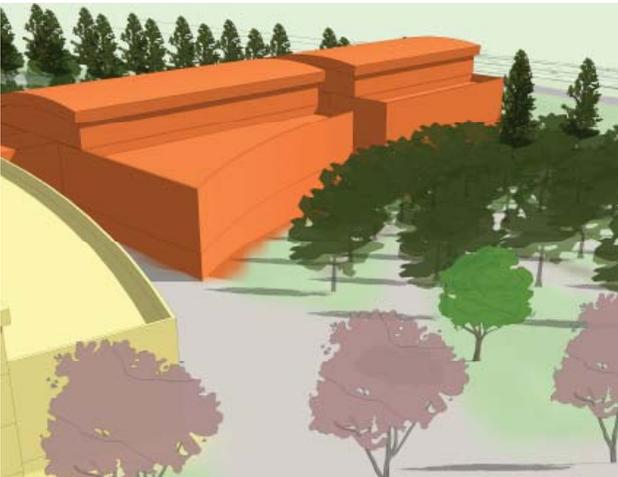
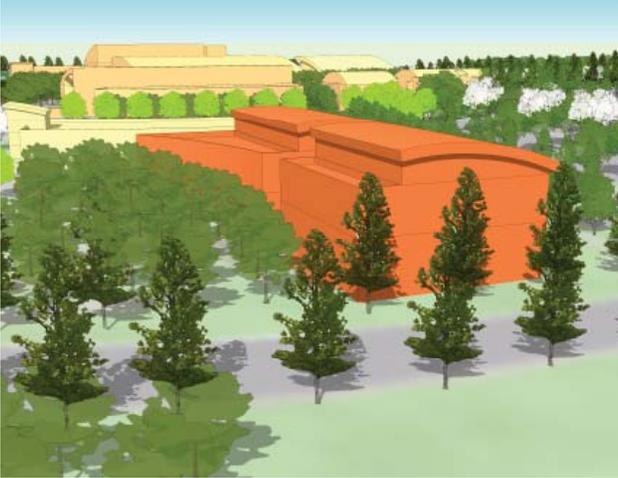
### Interface and Adjacencies:

- Phase 2.1 Buildings
- Existing parking areas and campus loop road
- Landscape and frontage improvements
- Proposed cross-country loop

### Goals and Opportunities:

- Provide additional parking in close proximity to instruction space.
- Improve pedestrian access to the campus core.
- Create improved drop-off and waiting areas for students.

## PHASE 2.2 - BUILDINGS: SOUTH INSTRUCTION BUILDING



## PHASE 2.2 - BUILDINGS: SOUTH INSTRUCTION BUILDING

### Location:

Phase 2.2 has two building components, (1) south instruction building, (2) north instruction building. The south instruction building is an addition to the Phase 2.1 instruction building completing the perimeter edge of the entry garden established in the landscape and frontage improvements.

### Interface and Adjacencies:

- Transportation, Access and Parking work associated with this phase
- Phase 2.1 Instruction Building
- Campus Core and perimeter fire loop road
- Landscape and frontage improvements

### Goals and Opportunities:

- Provide additional instruction space to serve growing needs of the campus.
- Define the final third of the perimeter edge of a new public demonstration garden that would be developed as part of the proposed landscape and frontage improvements
- Assist with creating an accessible path from surrounding areas to the campus core.

### Architectural Considerations:

- This building should be no more than two-stories in height above the campus core to reflect the scale and character of the existing campus and that established in Phase 2.1.
- The massing, scale, articulation and use of materials should be compatible with the image established in the existing campus.
- To the extent possible, buildings should provide a transparent interface with the community

## PHASE 2.2 - BUILDINGS: NORTH INSTRUCTION BUILDING



## PHASE 2.2 - BUILDINGS: NORTH INSTRUCTION BUILDING

### Location:

The north instruction building displaces two rows of parking on the north side of the fire loop road on the outside of the campus core. It is located between the Visual and Performing Arts facility and the Central Plant.

### Interface and Adjacencies:

- Transportation, Access and Parking work associated with this phase.
- Campus Core and perimeter fire loop road.
- Existing buildings, particularly Lilac Hall which has an elevator that provides access from the campus core to the ground level of the proposed building.

### Goals and Opportunities:

- Provide additional instruction space to serve growing needs of the campus.
- This building will create a third concentric ring around the campus core and will create a new entry portal for students arriving from the north parking areas.
- Assist with creating an accessible path from surrounding areas to the campus core.

### Architectural Considerations:

- Because the topography of the site slopes away from the campus core, this building is envisioned as being three-stories in height. The ground floor above the campus core to reflect the scale and character of the existing campus and that established in Phase 2.1.
- The massing, scale, articulation and use of materials should be compatible with the image established in the existing campus.
- To the extent possible, buildings should provide a transparent interface with the community

# PHASE 2.2 – TRANSPORTATION ACCESS AND PARKING



## PHASE 2.2 – TRANSPORTATION ACCESS AND PARKING

### Location:

The transportation, access, and parking associated with Phase 2.1 are proposed in two areas.

- Parking for approximately 875 cars will be provided in concentric rings on the outside edge of the Phase 2.1 parking area.
- New accessible parking should be developed adjacent to the north instruction building
- New pedestrian walkways should be developed to link the Phase 2.2 parking area with the campus core.

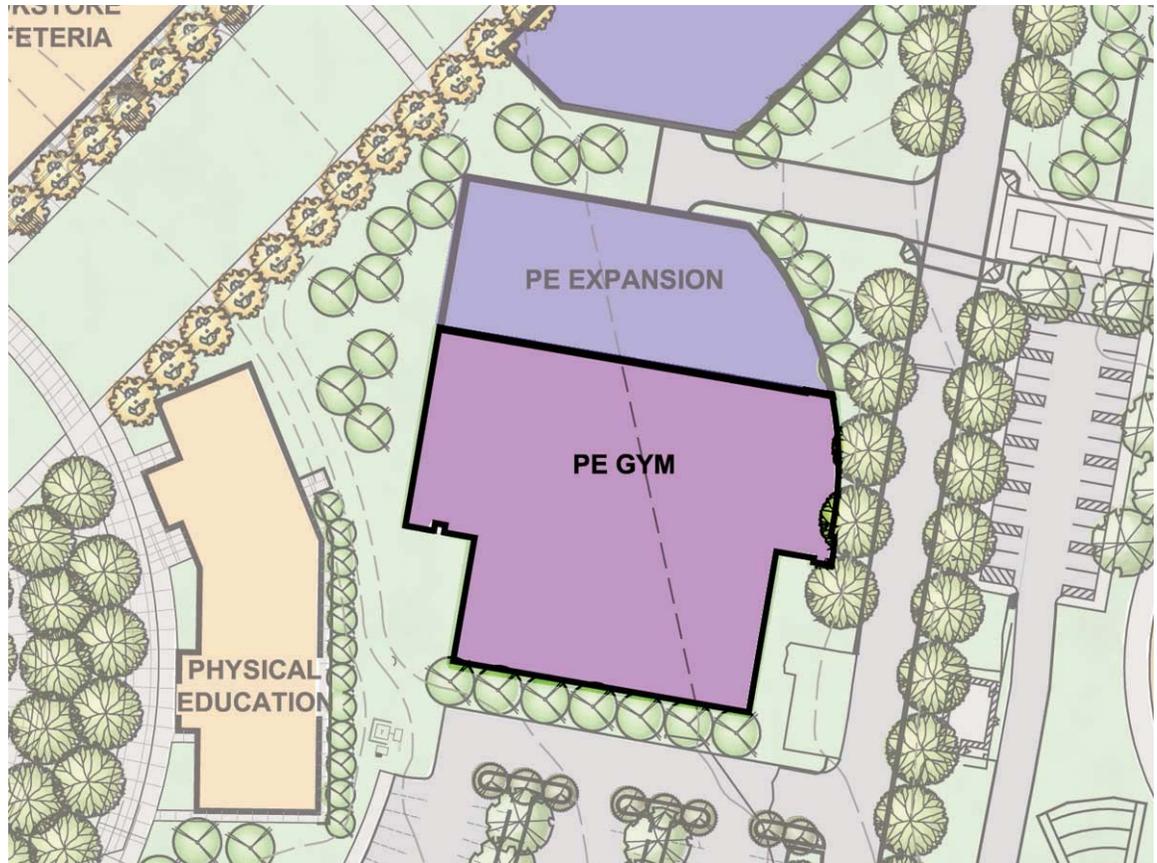
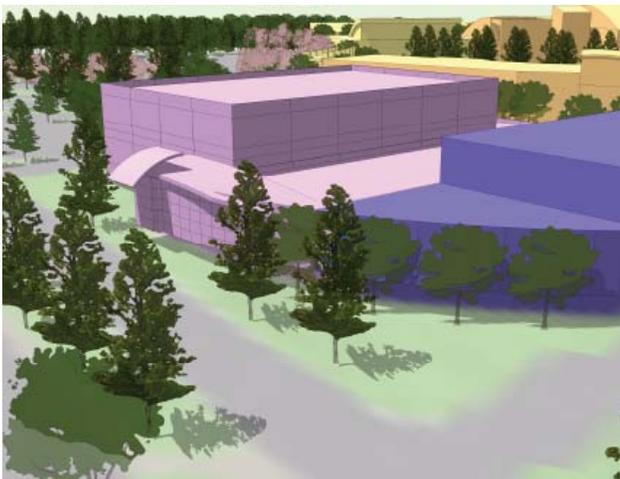
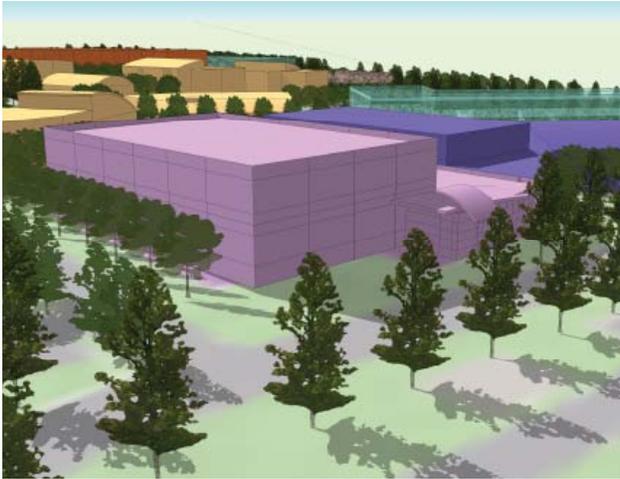
### Interface and Adjacencies:

- Phase 2.2 North Instruction Building
- Phase 2.1 parking areas
- Cross-country loop which will need to be relocated to accommodate this phase of work.

### Goals and Opportunities:

- Provide additional on-campus parking.
- Improve pedestrian access to the campus core.

# PHYSICAL EDUCATION PHASE 1 - GYMNASIUM



# PHYSICAL EDUCATION PHASE 1 - GYMNASIUM

## Location:

This building is proposed on the east side of the campus core between the existing physical education building and the campus loop road and athletic fields. A Final Preliminary Plan (FPP) has been developed and submitted to the state for funding.

## Interface and Adjacencies:

- Perimeter loop road
- Athletic Fields
- Existing Physical Education Building
- Future Physical Education Expansion – Phase 2
- Campus Open Space

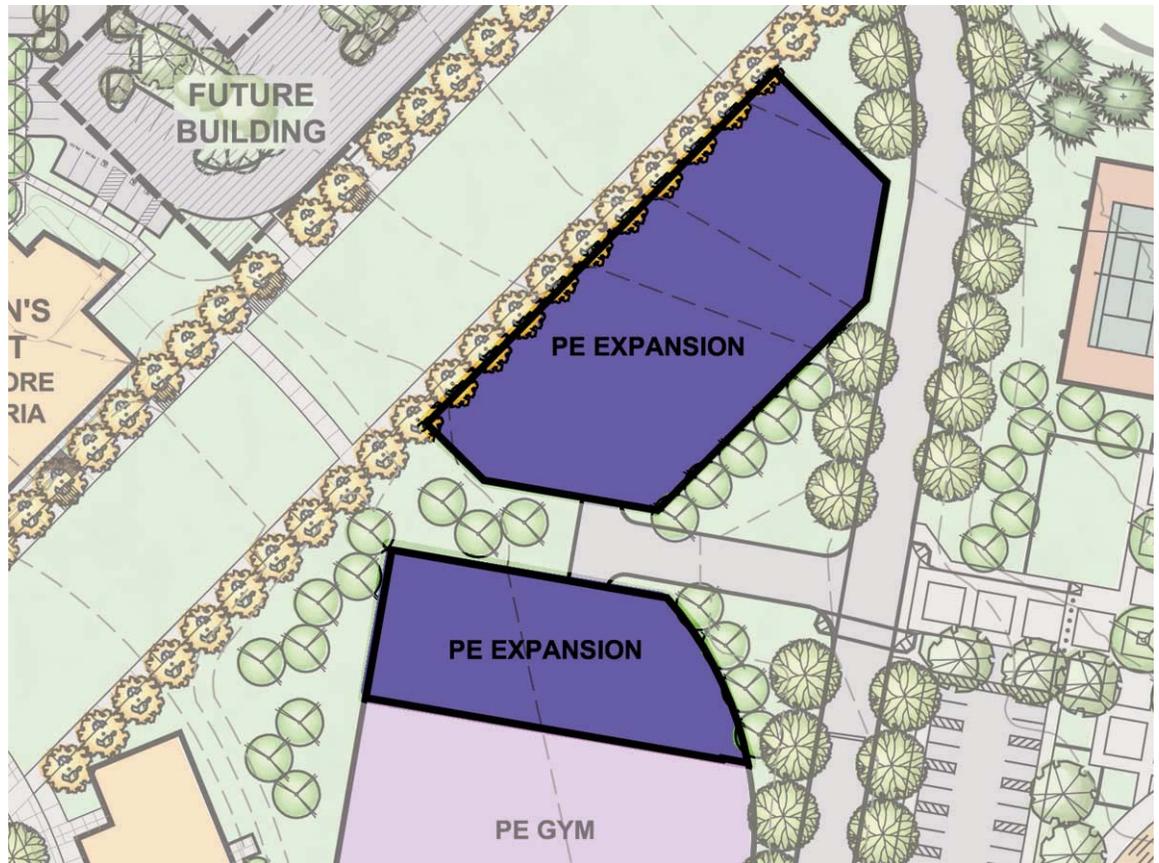
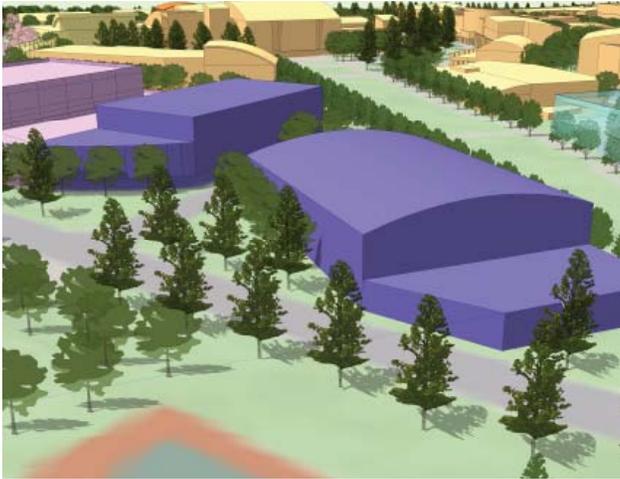
## Goals and Opportunities:

- This project will largely displace the remaining modular buildings on campus
- Provide a spectator gymnasium with training rooms, locker and shower facilities, office space, and other support facilities
- This building will provide a visual landmark for the west side of campus.
- It will provide new plaza and student gathering spaces and improve access from the campus core to the athletic fields across the campus loop road.

## Architectural Considerations:

- This building is currently envisioned as a one-story building, however the height of the gymnasium will create a two-story appearance to this building.
- The massing, scale, articulation and use of materials should be compatible with the image established in the existing campus.
- To the extent possible, buildings should provide a transparent interface with entry and student gathering areas, as well as to the adjacent athletic fields.

# PHYSICAL EDUCATION PHASE 2



## PHYSICAL EDUCATION PHASE 2

### Location:

This building is proposed as an addition on the north side of the Phase 1 Physical Education Gymnasium, between the Phase 1 Building, campus open space, and the campus loop road. Depending on available funding, a portion of this project may be combined with the Phase 1 Building.

### Interface and Adjacencies:

- Perimeter loop road
- Athletic Fields
- Future Physical Education Expansion – Phase 1
- Campus Open Space

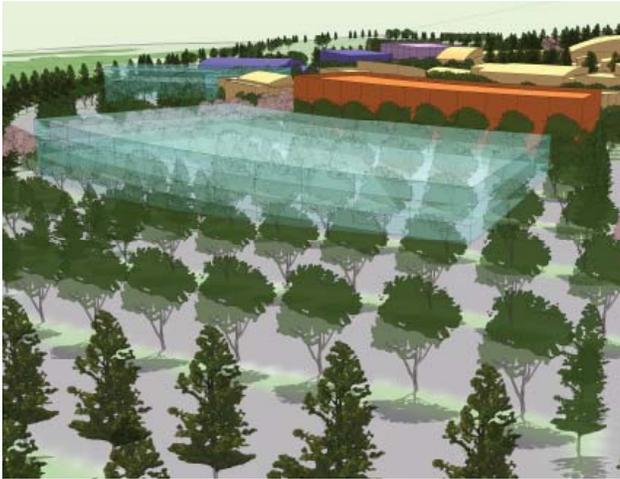
### Goals and Opportunities:

- This project will displace the last remaining modular building on campus
- Provide a practice gymnasium plus additional training rooms and other instruction and support facilities
- It will provide new plaza and student gathering spaces and improve access from the campus core to the athletic fields across the campus loop road.

### Architectural Considerations:

- With the exception of the practice gymnasium, this building may be either one or two stories in height.
- The massing, scale, articulation and use of materials should be compatible with the image established in the existing campus.
- To the extent possible, buildings should provide a transparent interface with entry and student gathering areas, as well as to the adjacent athletic fields.

# FUTURE BUILDINGS



# FUTURE BUILDINGS

This 2010 Master Plan Update also identifies the location for future buildings and parking area that may be developed beyond the range of projects identified in the District's Long Range Capital Improvements Plan. The locations for these buildings and parking areas have been identified for physical planning purposes only. No funding has currently been allocated or planned to support these facilities.

## Location:

Two future building locations have been identified within the existing parking field on the north side of the campus core.

## Instruction Building:

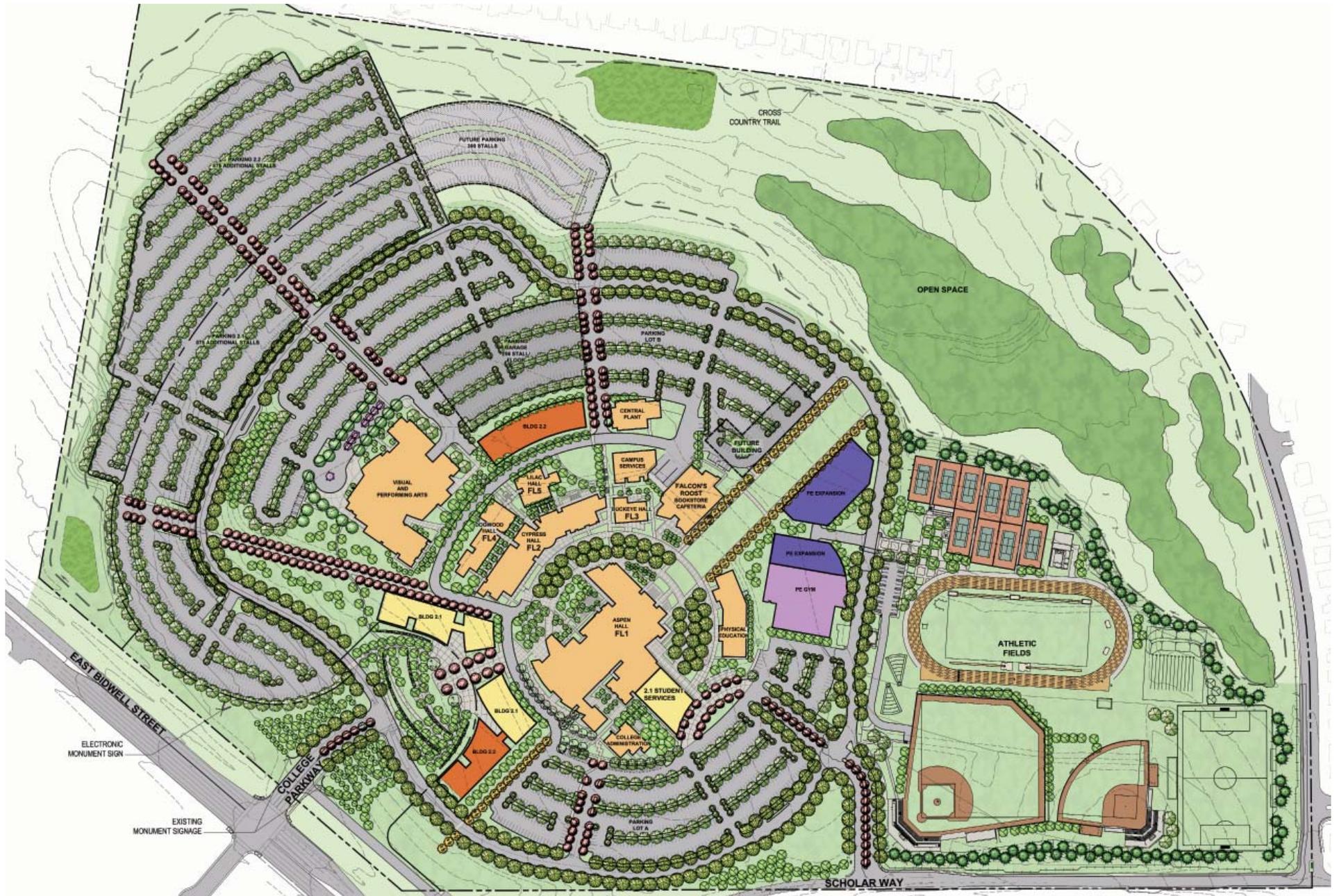
- A future two-story instruction building may be developed along the northside of the Falcon's Roost bookstore and cafeteria building. This building would define the northern edge of the campus greenbelt that connects the campus core with the open space to the north.

## Parking Structure:

- A multi-level parking structure could be developed on the north side of the Phase 2.2 - North Instruction Building. This structure would displace approximately 250 spaces in three rows of surface parking, and could provide approximately 1,250 spaces in a five-level structured garage.

## Future Surface Parking:

- Approximately 300 surface parking spaces could be developed within the open space on the north edge of the site. Significant grading and access issues will need to be addressed in this location.



2010 Master Plan  
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Aspen Hall



Cypress Hall



Falcon's Roost



Physical Education