



Cypress College Facilities Master Plan

July 2020



NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT



TYPICAL ANNUAL SPRING GRADUATION IN THE QUAD

In This Section:

Cypress College

01	Campus Vision.....	CC-4
02	Context: Analysis & Challenges.....	CC-8
03	Strategies: Master Plan Concepts.....	CC-24
	<ul style="list-style-type: none"> • Campus Life • Mobility & Access • Identity • Campus & Community Partnerships • Sustainability, Resiliency & Stewardship • Safety & Security 	
04	Implementation: Opportunity Sites.....	CC-32
	<ul style="list-style-type: none"> • Small Capital Projects • Medium Capital Projects • Large Capital Projects • Long-Range Projects 	

01 | Campus Vision

Shape buildings, campus open spaces and outdoor environments to promote collaboration and interaction.



Campus Vision

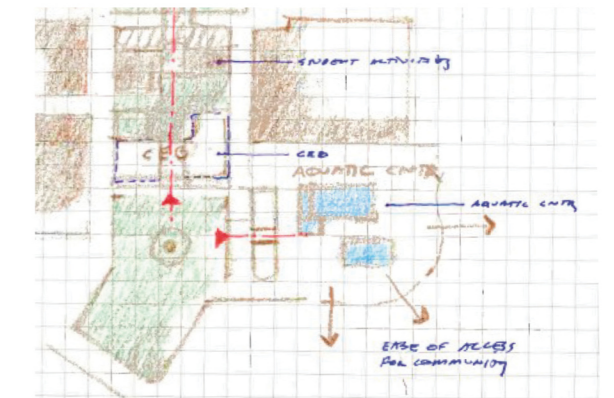
Cypress College enters the next decade, with a bold physical planning vision to build upon its recent building expansion and campus grounds projects. The Facilities Master Plan will integrate the vital interests of students, faculty, staff and their surrounding community by further enhancing campus life throughout its 110-acre campus. The plan will create more spaces where students, faculty, staff and members of the campus community can meet and engage with one another. These new Activity Hubs will provide dynamic, comfortable and accessible places where students and the broader community can share experiences, knowledge and ideas. The spirited activity of the hubs will incentivize students and faculty to remain on site thus cultivating a deeper campus life. The campus will continue to epitomize innovation and excellence in its academic programs and in the facilities that support and represent them.

FACILITIES MASTER PLAN GOALS:

- Shape new campus pedestrian promenades and pathways that bridge campus programs and enhance institutional identity, safety and connectivity
- Enhance visibility of student life and associated programs
- Anticipate key strategic assets optimizing adjacent land development opportunities to sustain Cypress College's excellence long into the future
- Shape buildings, campus open spaces and interstitial environments to promote collaboration and interaction
- Create a safe environment for pedestrians at the campus perimeter
- Foster a sense of community by enhancing campus zones and linking them through pedestrian promenades to adjacent community assets and parking
- Embody a sustainable campus philosophy that features best practices and stewardship of the environment
- Integrate visible and demonstrable sustainability features, such as photovoltaic renewable energy, for hands-on learning and demonstration

SCOPE & PURPOSE:

The Cypress Facilities Master Plan is a high level physical planning framework document to help prioritize future decision-making regarding campus architecture and site development projects over the next ten years and beyond. As such, it characterizes campus issues to accommodate a wide range of programs over time, including but not limited to issues of capacity, desired program adjacencies, environmental stewardship, accessibility and place-making. This document is not a detailed assessment of individual buildings and their associated systems and furniture upgrades.



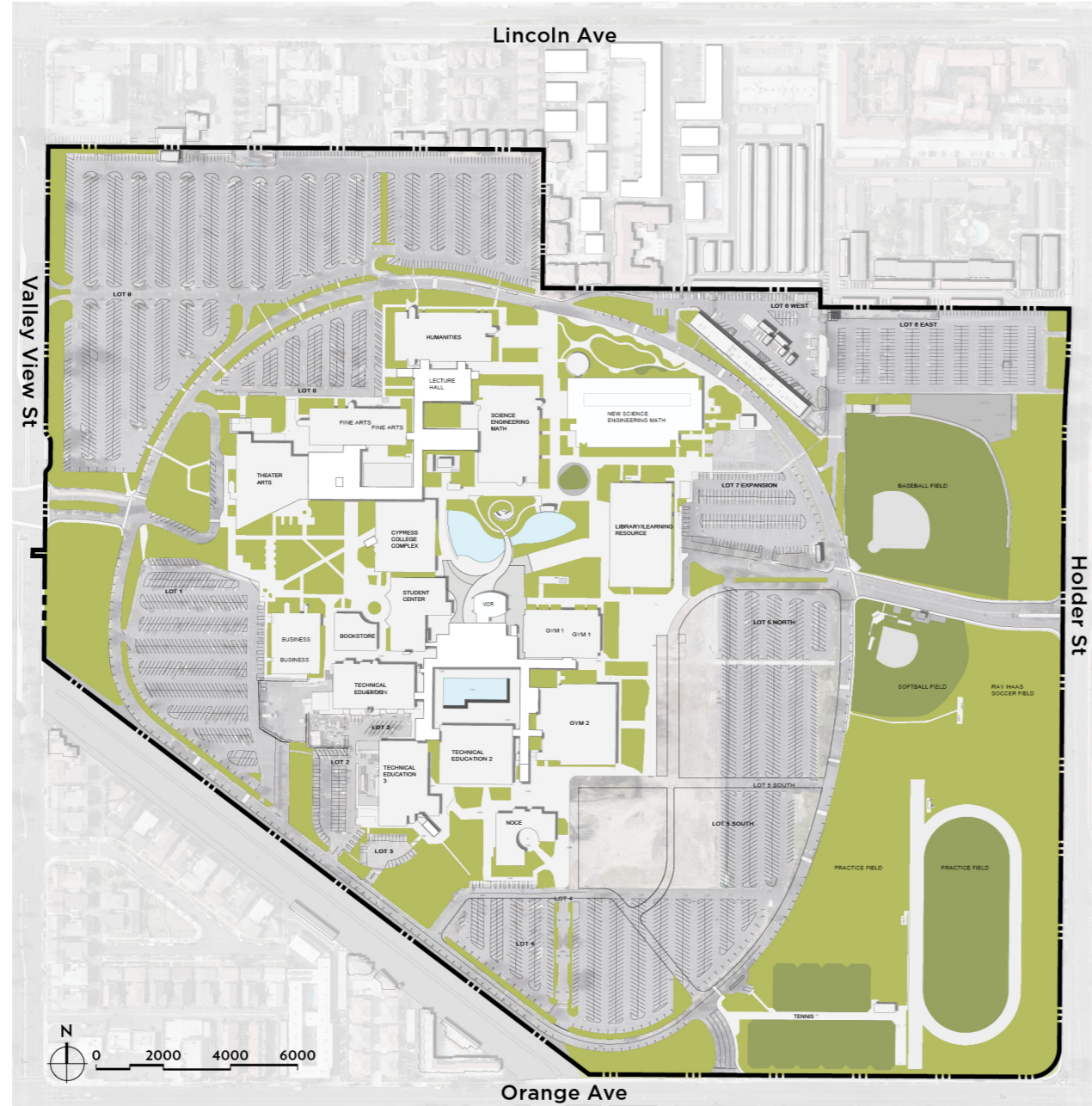
CONCEPT DEVELOPMENT SKETCH

02 | Context: Analysis & Challenges

Context: Analysis & Challenges

The subsequent analysis of the existing campus is based upon:

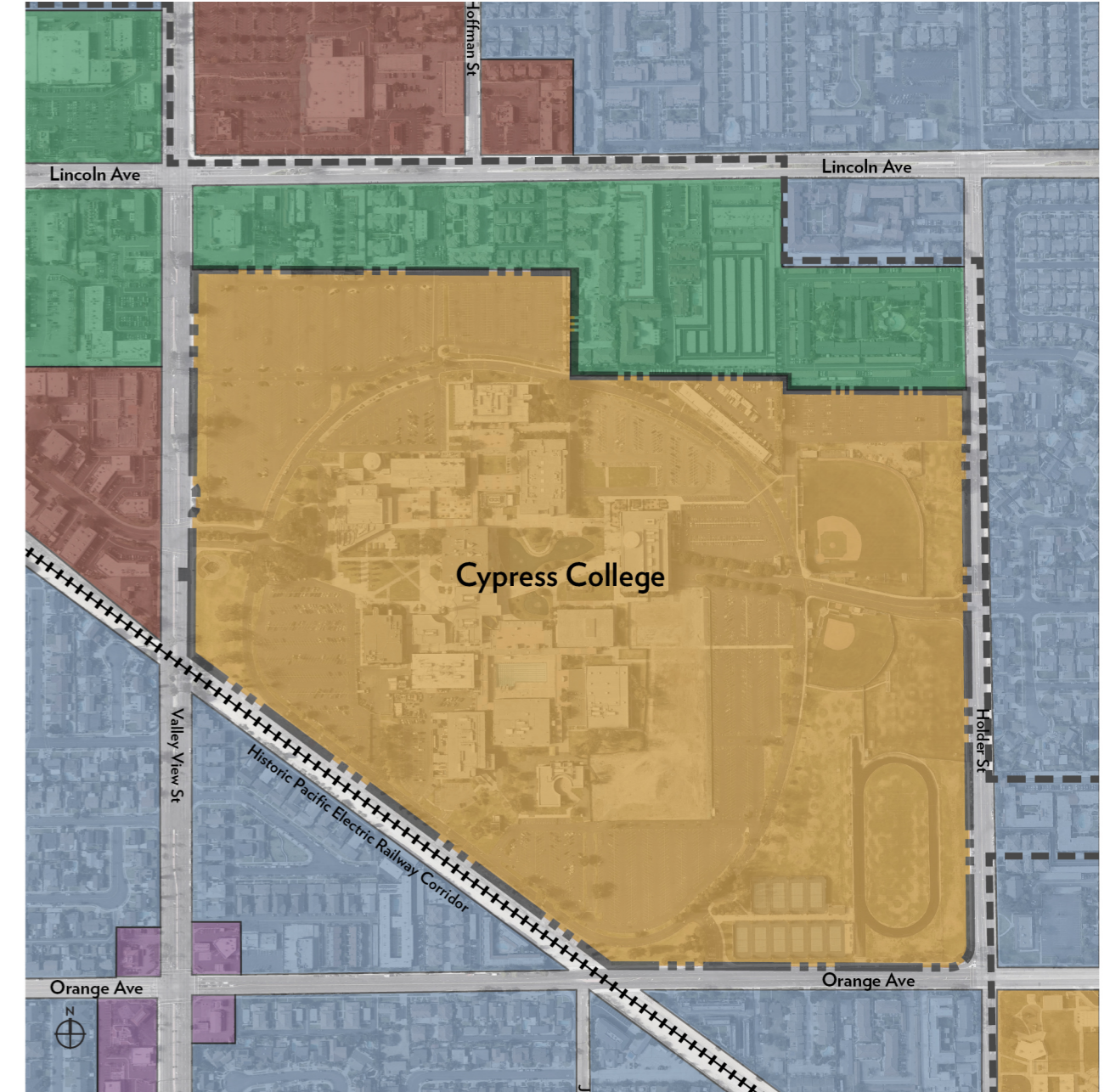
- EFMP Team Observations
- Information provided by District and College students, faculty, and staff including Facilities staff, and other key stakeholders
- 2011 Facilities Master Plan Analysis



EXISTING CAMPUS MAP

LEGEND

- Educational Facilities
- Commercial
- Other
- Residential Zone
- General Neighborhood
- City Limit
- Campus Boundary



LOCAL LAND USE

CAMPUS LIFE

Cypress students, faculty, and staff are passionate and committed to learning and teaching. More academic, student serving and social interaction space is needed to support campus life at a variety of scales.

Desired Spaces to Promote Campus Life:

- Study and social spaces
- Student affinity spaces (i.e. - LGBTQ+, DREAMers, etc.)
- Co-curricular campus spaces (students, organizations, clubs, etc.)
- More campus community spaces (to keep students on campus)
- More convenient healthy and affordable food options
- Student resources and amenities available later into the evening / night
- Places with ample shade to study or lounge



Limited Food Options



Limited Study Spaces

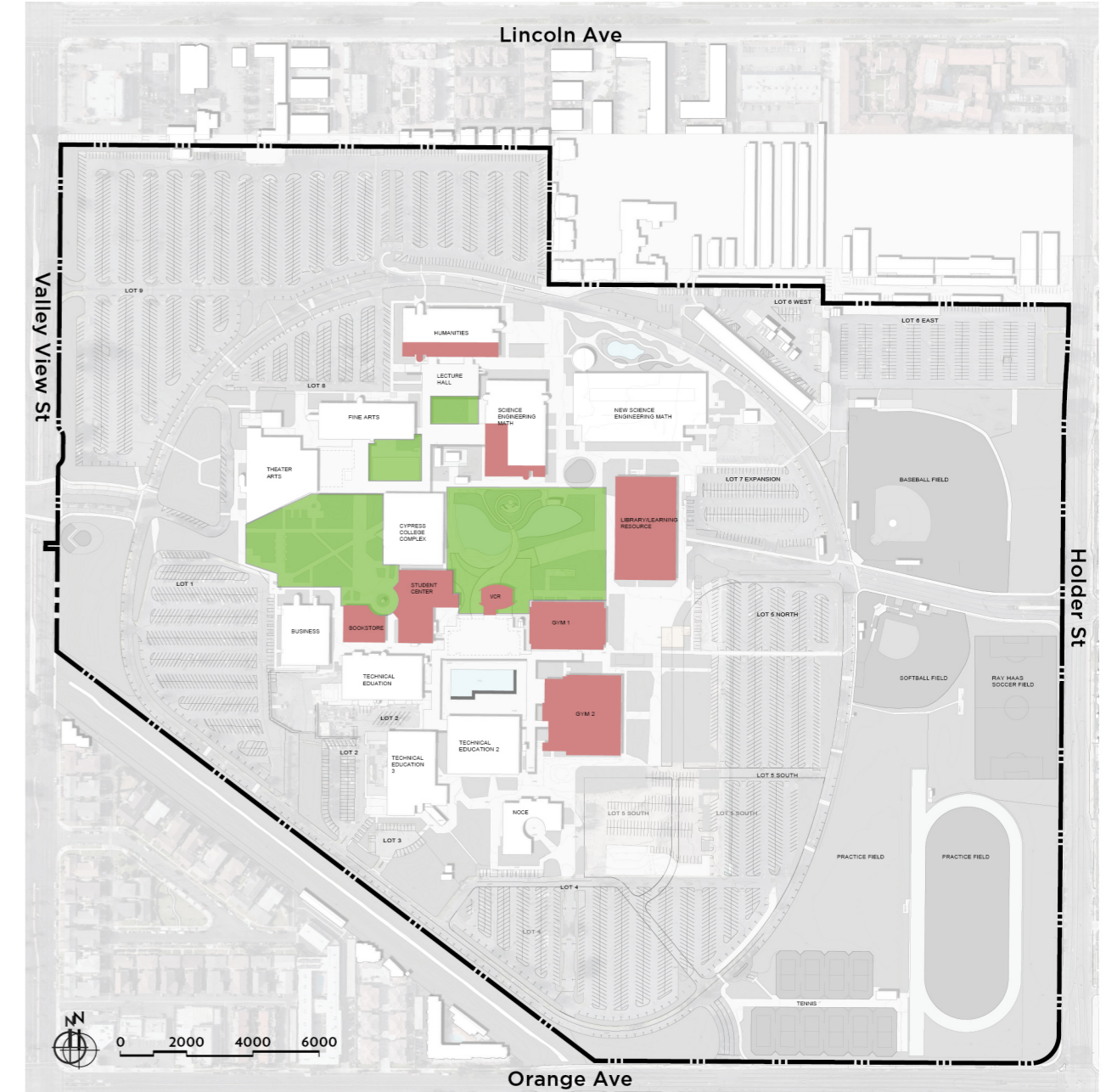


Underutilized Spaces



Lack of Shade and Outdoor Comfortable Spaces

EXISTING CAMPUS CHALLENGES



EXISTING CAMPUS LIFE ZONES

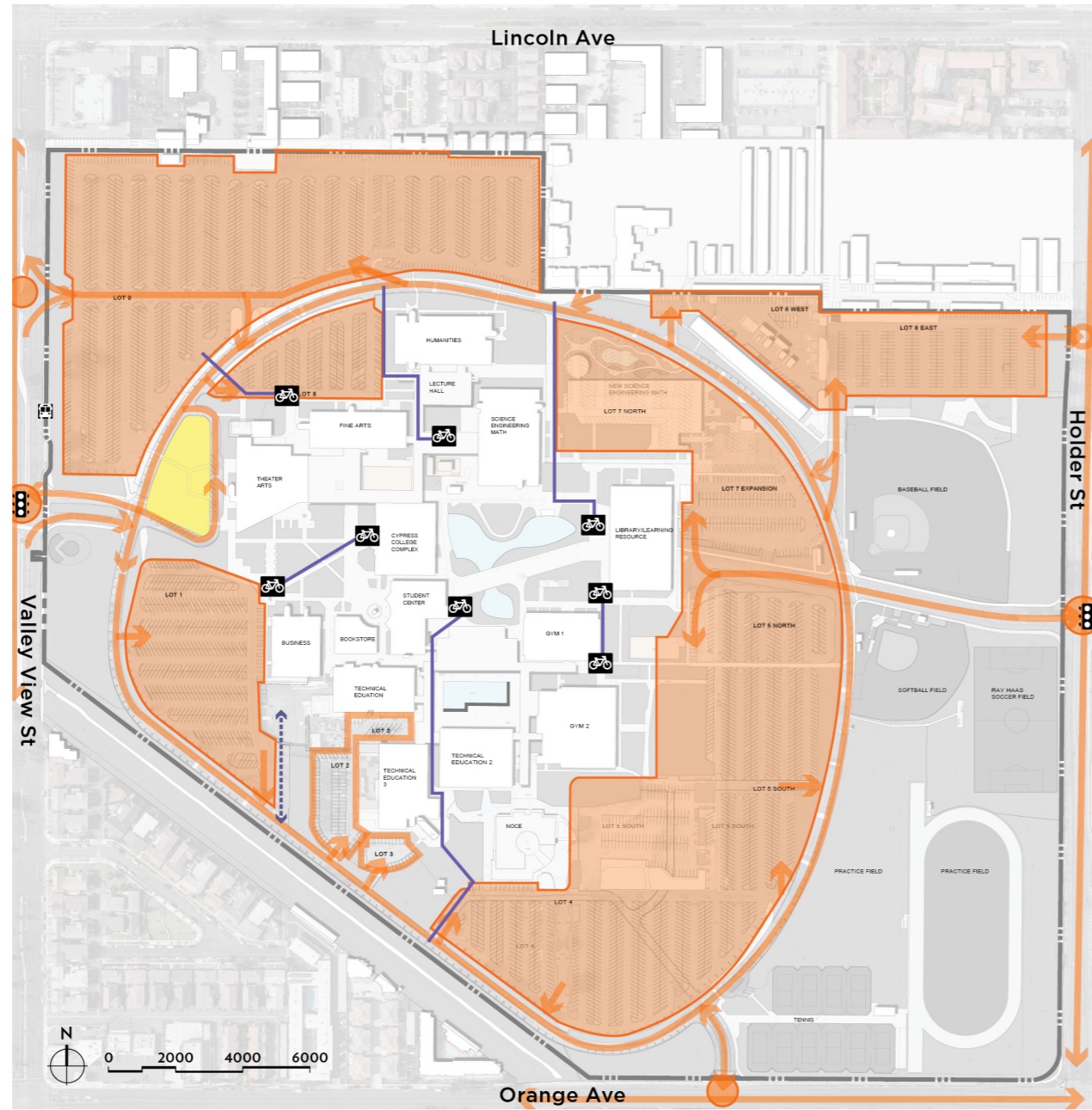
MOBILITY & ACCESS

Existing Campus Challenges Include:

- Desire for parking lot security enhancements, including lighting enhancements
- Small and unorganized area for vehicular drop-offs
- Limited access to technology

LEGEND

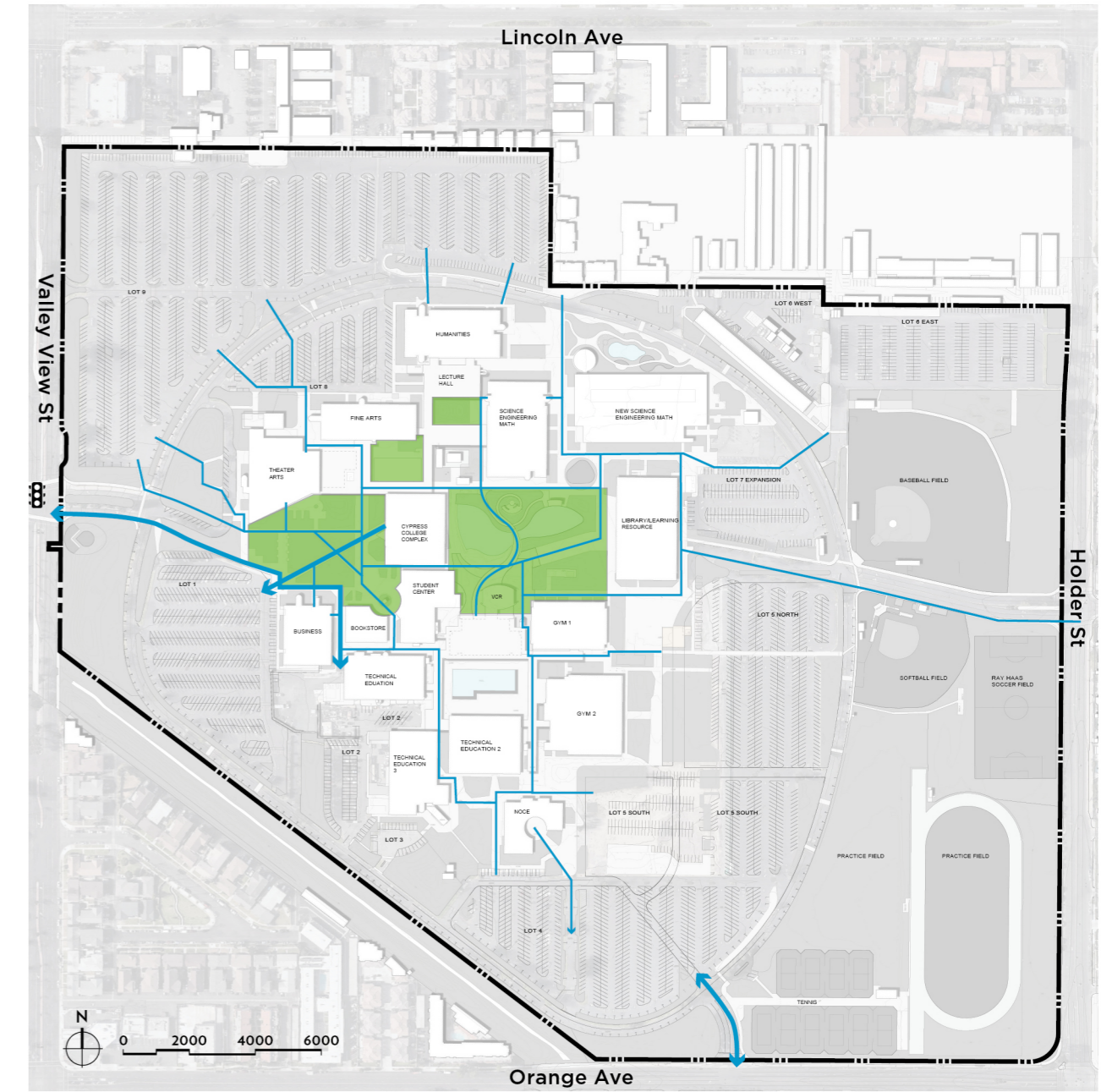
- Existing Parking Area
- Existing Drop-off
- Bicycle Route
- Bus Stop
- Campus Boundary
- Campus Entry
- Bicycle Rack
- Existing Vehicular Circulation
- Traffic Light



EXISTING VEHICULAR CIRCULATION

LEGEND

- Public Gathering
- Campus Boundary
- Pedestrian Circulation



EXISTING PEDESTRIAN CIRCULATION

IDENTITY

Strengthening Campus Identity Includes:

- Opportunity to strengthen campus identity at the community edges
- Signage and wayfinding clarity throughout campus



Main Entrance Marquee



Wayfinding Signage

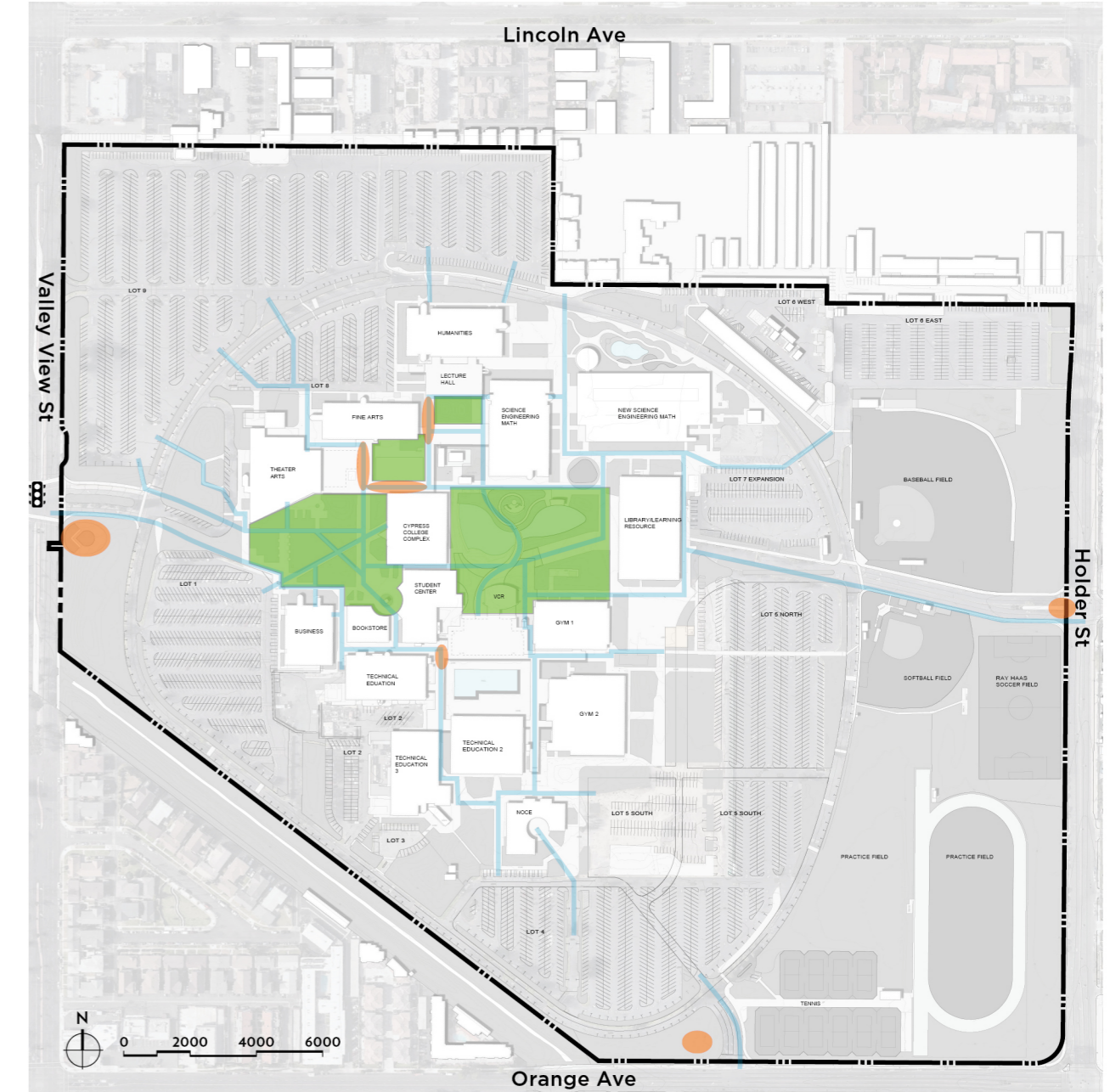


South Entrance Signage



Temporary Signage

EXISTING CAMPUS CHALLENGES



EXISTING ENTRANCE SIGNAGE

CAMPUS & COMMUNITY PARTNERSHIPS

The campus currently has a number of community partners, both on and off campus. These relationships enhance student and campus experience, as well as assist in addressing student basic need gaps. There is a desire to continue to grow and expand these partnerships as appropriate. The Facilities Master Plan looks at a variety of ways to better accommodate community access and capacity on campus.



Weekend Swap Meet



Coffee Cart

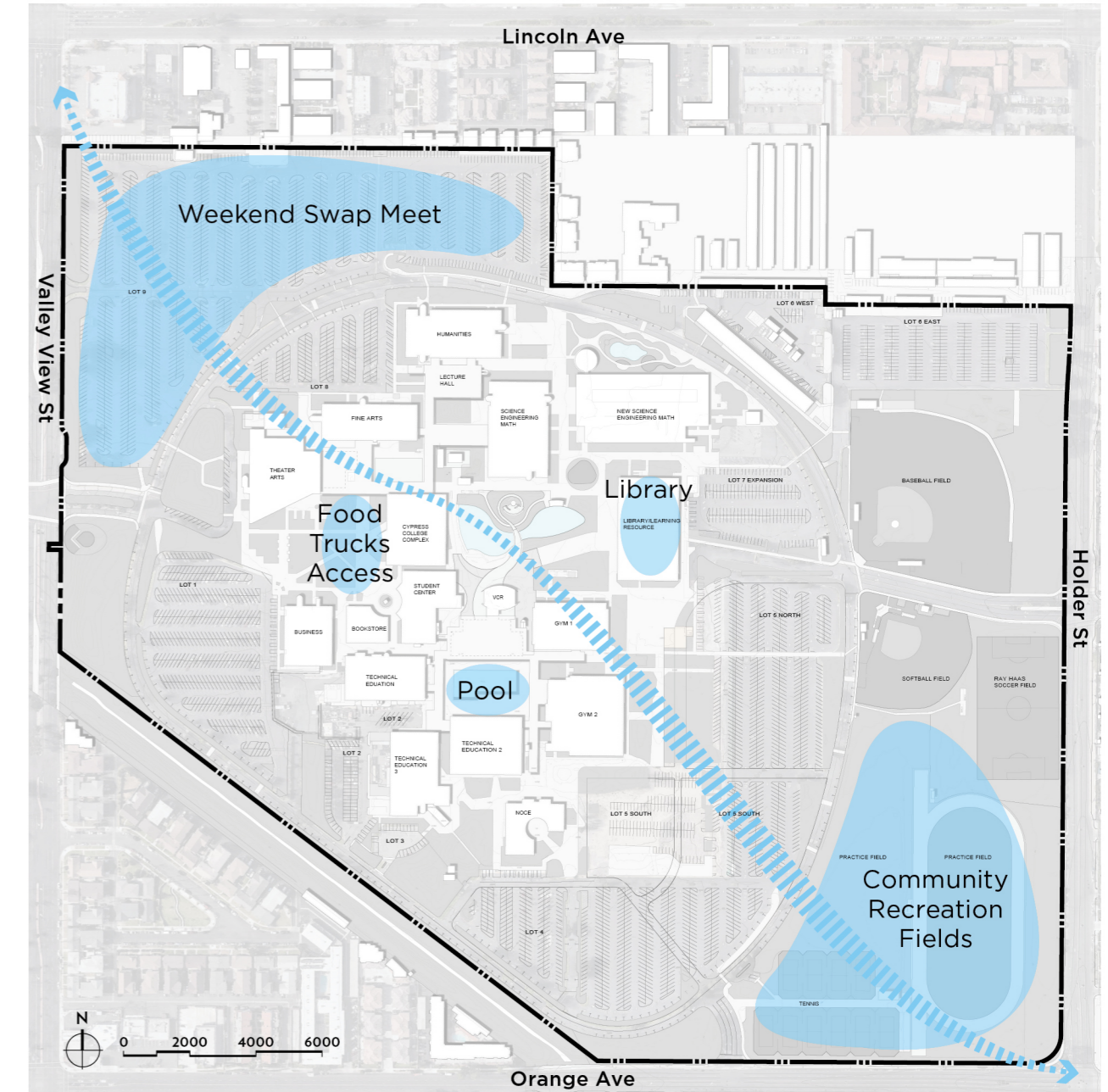


Pop-up Food Providers



Food Trucks

EXISTING CAMPUS CHALLENGES



LEGEND

- Existing Community Service & Activity Area
- Campus & Community Connection
- Campus Boundary

EXISTING CAMPUS & COMMUNITY CONNECTIONS

SUSTAINABILITY, RESILIENCY & STEWARDSHIP

As a campus that was built in the mid-1960s, many of the buildings (that have not had major upgrades) have a high energy consumption. A large percentage of the campus consists of asphalt surface parking, which increases heat island effect. There are small and large opportunities to incorporate sustainable best practices to create a greener campus.

Desire to Enhance Sustainability Practices Include:

- Continue to incorporate sustainable design into all campus projects
- Reduce building energy use
- Increase onsite renewable energy to offset energy use
- Enhance campus operations and maintenance to be more sustainable



Lack of Shade and Comfortable Outdoor Spaces



Desire to Increase Onsite Renewable Energy



Desire to Increase More Sustainable Operations

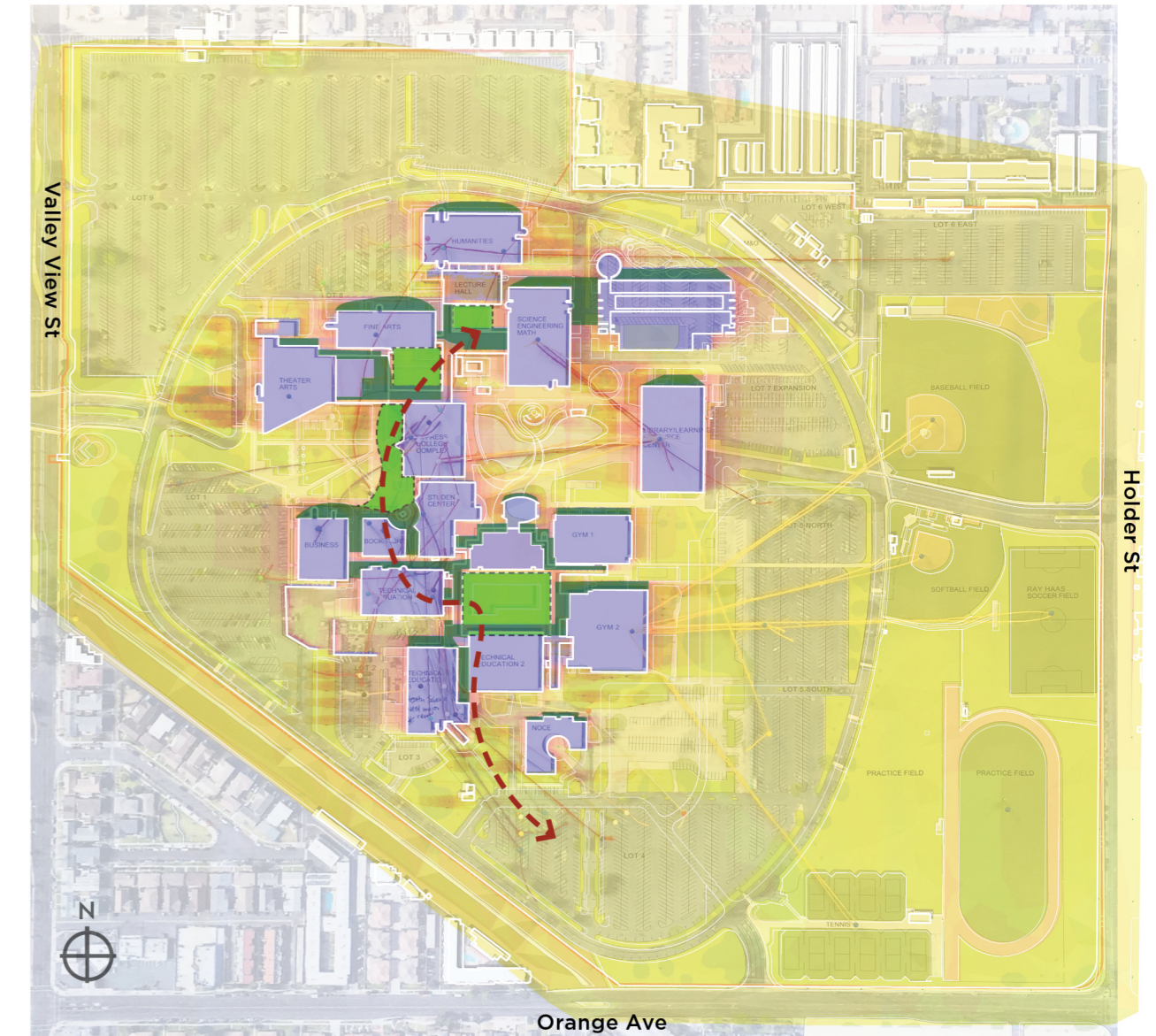
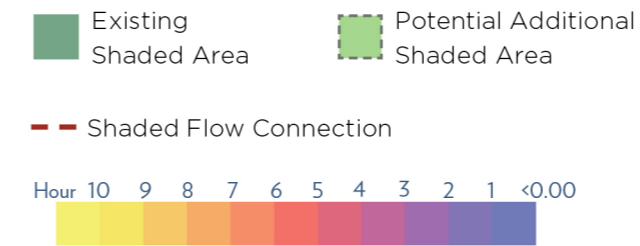


Desire to Increase Electric Vehicle Charging Stations

EXISTING CAMPUS CHALLENGES

Campus analysis of thermal comfort zones suggests the potential for better connections of path and place as a continuous shaded pedestrian movement network.

LEGEND



EXISTING CAMPUS SUN, SHADE AND HEAT ANALYSIS

SAFETY & SECURITY

The COVID-19 pandemic and the increased number of mass-shootings have safety on top of many people's minds. It is imperative for students, faculty, and staff to feel safe coming to school and work.

Current Campus Safety Concerns Include:

- Desire to provide safety and health barriers at open transaction counters
- Parking lot safety enhancements
- Dark areas on campus, particularly under large piazza overhangs



Vast Parking Lots



One-way Ring Road

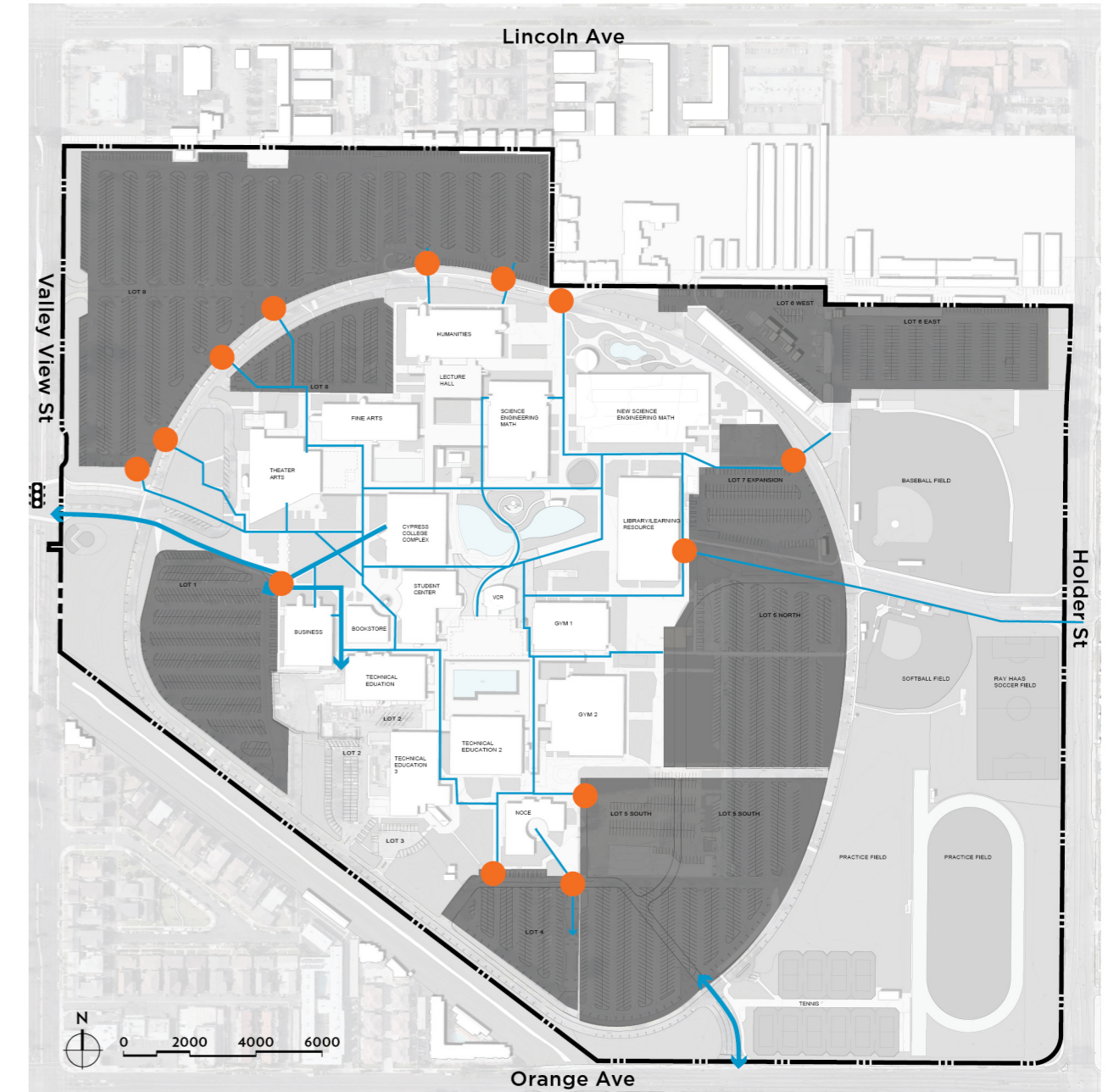


Parking Lot Security Enhancements



Nighttime Dark Areas Throughout Campus and Parking Lots

EXISTING CAMPUS CHALLENGES



EXISTING POINTS OF VEHICULAR AND PEDESTRIAN CIRCULATION CROSSINGS

LEGEND

- Vehicular and Pedestrian Circulation Crossing Point
- Parking Area
- Pedestrian Circulation
- Campus Boundary

03

Strategies: Master Plan Concepts

- Campus Life
- Mobility & Access
- Identity
- Campus & Community Partnerships
- Sustainability, Resiliency & Stewardship
- Safety & Security

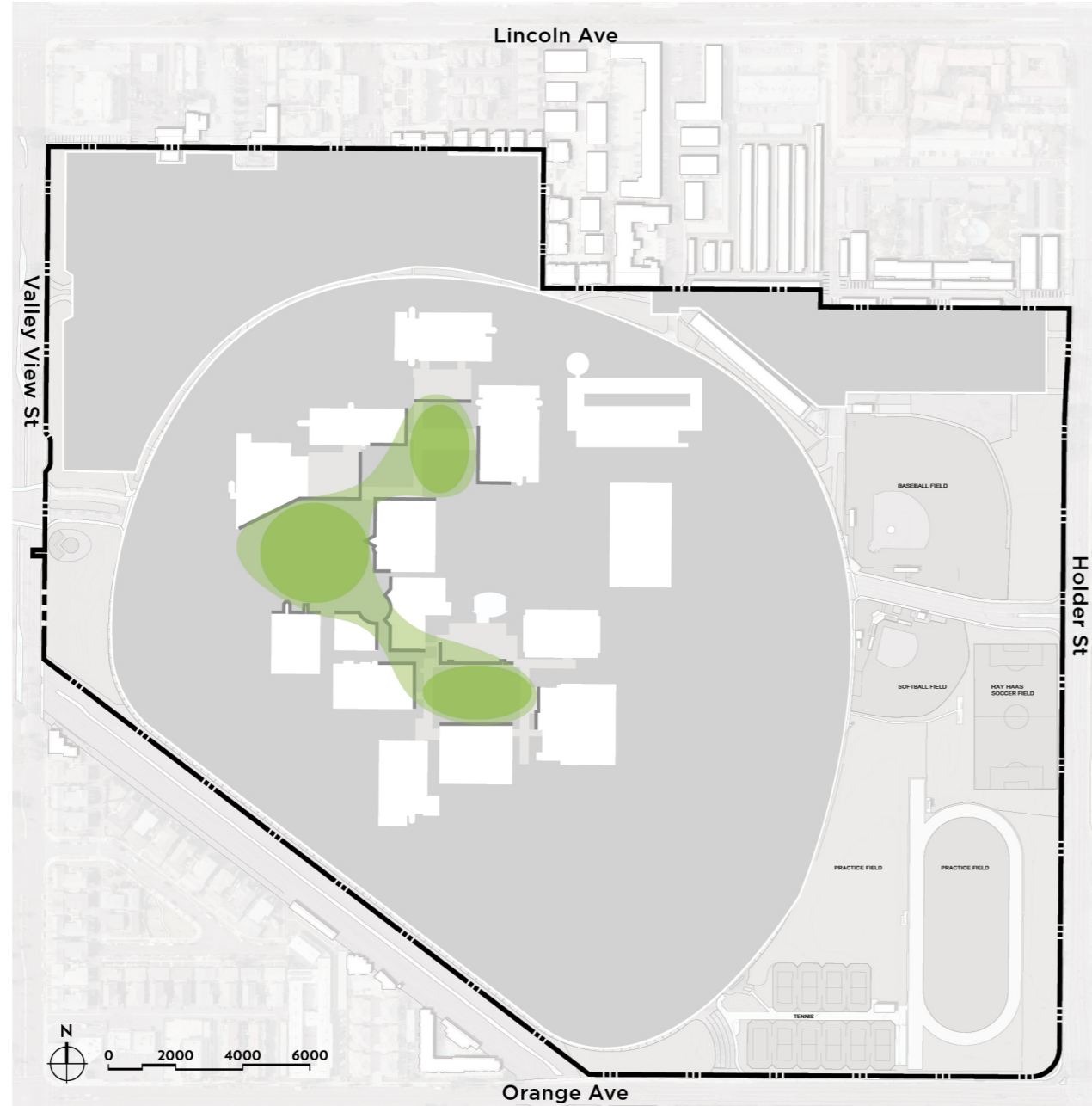
CAMPUS LIFE

Recommended Strategies for Enhancing Campus Life Include:

- Create a variety of spaces, scaled for students and faculty to study, socialize, and meet
- Create multiple centralized “activity hubs” for social interaction and enhanced departmental identity
- Provide a welcoming home for a variety of affinity spaces, gender neutral restrooms, health services and other similar student-centered spaces
- Integrate more private offices for faculty and adjunct faculty
- Expand the variety of spaces for food options and places to eat on campus
- Create more outdoor places with thermal comfort
- Strengthen campus “bridges” between departments and campus precincts

LEGEND

- Potential Activity Hubs
- Parking Area
- Campus Building Open Facade
- Campus Boundary



PROPOSED CAMPUS LIFE ACTIVITY HUBS

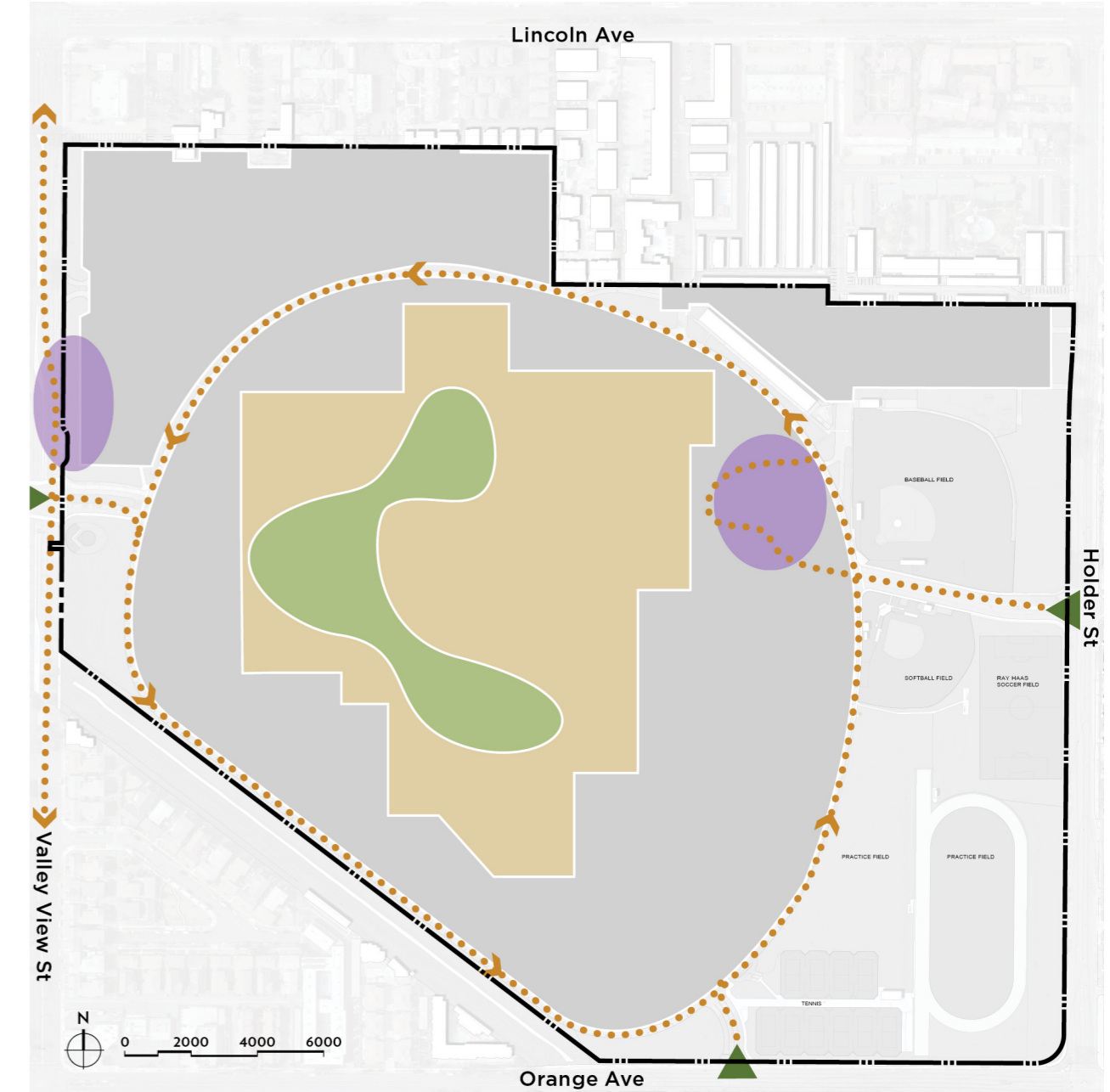
MOBILITY & ACCESS

Recommended Strategies for Enhancing Mobility & Access Include:

- Enhance parking for ADA accessibility and general safety lighting, way finding etc.
- Create a larger and safer place for vehicle drop-offs
- Undertake traffic study to confirm best drop-off location and access to it

LEGEND

- Campus Main Activity Area
- Activity Hub
- Hardscape
- Potential Drop-off Area
- Proposed New Entrance
- Campus Boundary



PROPOSED NEW DROP-OFF AREAS

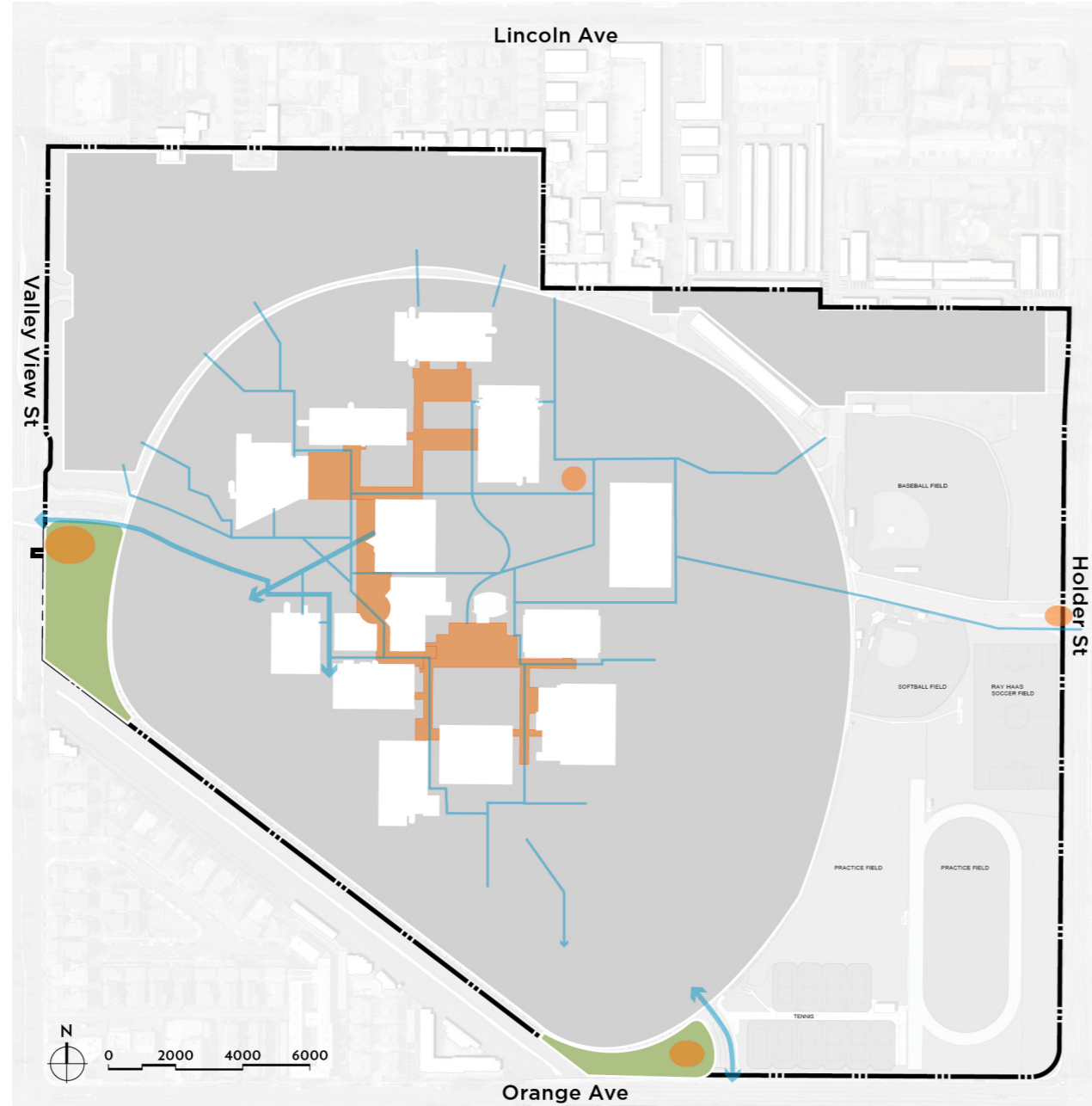
IDENTITY

Recommended Strategies to Enhance Campus and Division Identities Include:

- Enhance southern entrance with a community gateway
- Enhance signage and wayfinding throughout the campus
- Eliminate temporary signage
- Undertake a signage study to understand detailed needs across the campus

LEGEND

- Existing Signage Location
- Campus-Community Edge
- Hardscape
- Pedestrian Circulation
- Campus Boundary



PROPOSED AREAS OF ENHANCED CAMPUS & DIVISION IDENTITIES

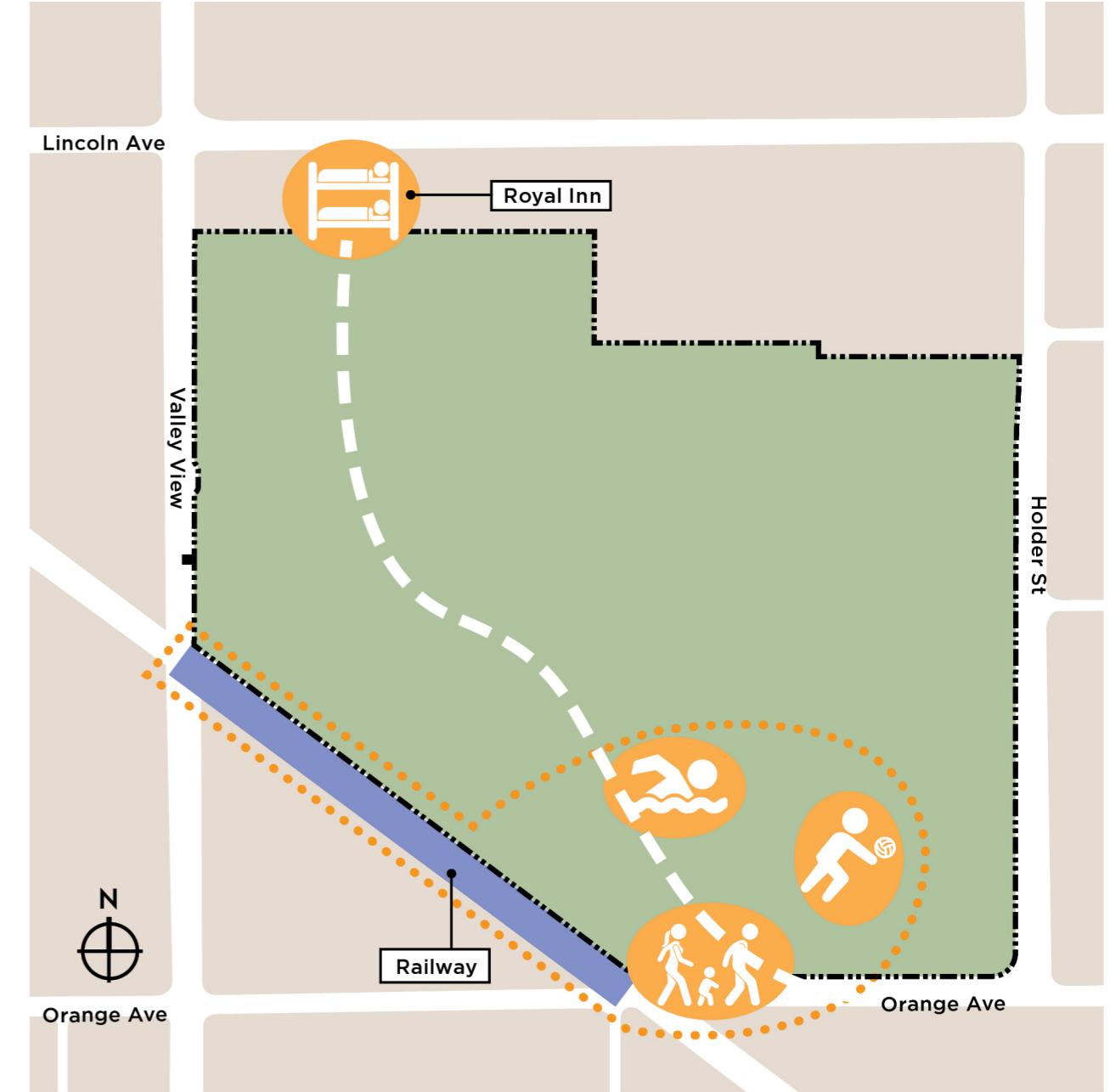
CAMPUS & COMMUNITY PARTNERSHIPS

Recommended Strategies to Enhance Partnerships Include:

- Enhance southern entrance with a community gateway
- Provide new beach volleyball courts for campus and community use
- Potential acquisition opportunity to purchase abandoned railway land and convert it to a linear community park
- Potential acquisition opportunity to purchase an adjacent motel and convert it to student housing
- Create a community aquatics center

LEGEND

- Potential Campus & Community Shared Program
- Potential Property Acquisition
- Potential Campus & Community Pathway Connection
- Community Shared Area
- Campus Boundary



PROPOSED CAMPUS & COMMUNITY ENHANCED CONNECTIONS

SUSTAINABILITY, RESILIENCY & STEWARDSHIP

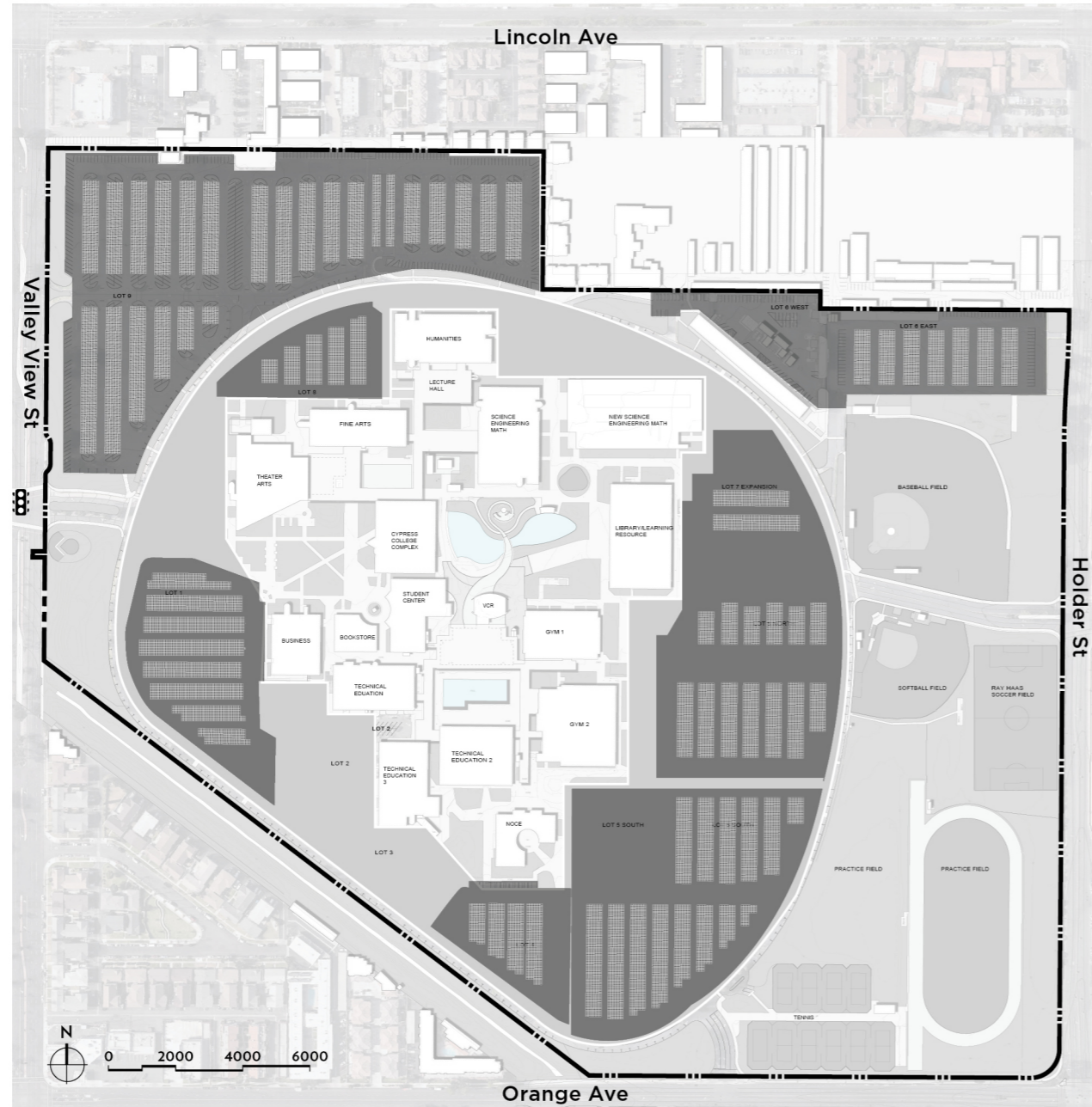
Environmental sustainability, resiliency, and stewardship are important considerations for the future development of the campus. Energy efficiency and carbon reduction strategies are recommended.

Recommended Strategies to Enhance Sustainability Best Practices Include:

- Register campus on Sustainability Tracking, Assessment & Rating System (STARS)
- Create a campus Sustainability Plan (effort is currently in process)
- Continue and expand current sustainability construction measures by requiring medium and large renovation and new construction projects to meet minimum LEED Silver Certification requirements
- Install PV solar panels and additional electric charging stations at parking lots

LEGEND

- ▬ Campus
- ▬ Property Line
- ▬ Parking with PV Panels

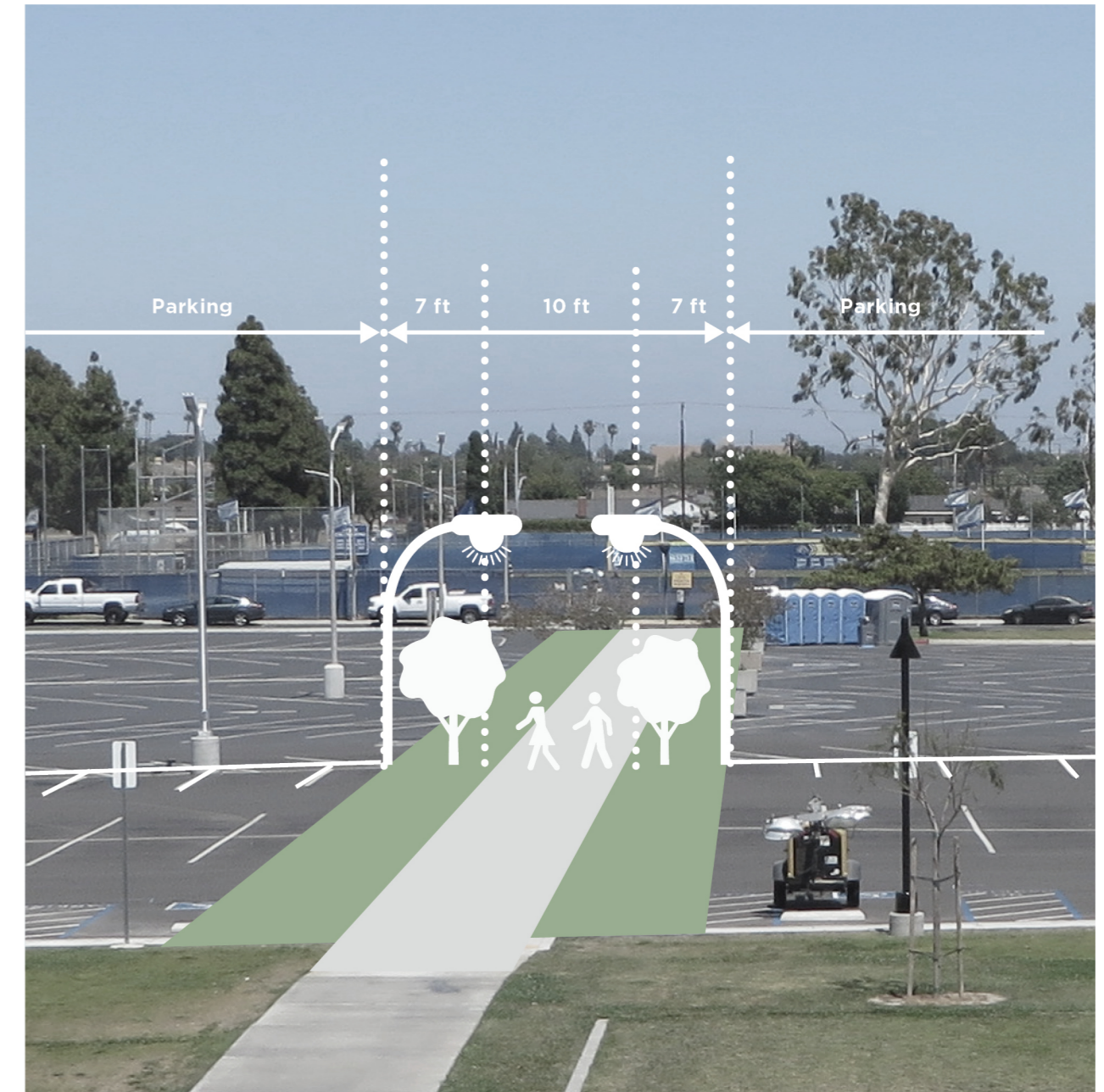


PROPOSED PARKING LOT ENHANCEMENTS

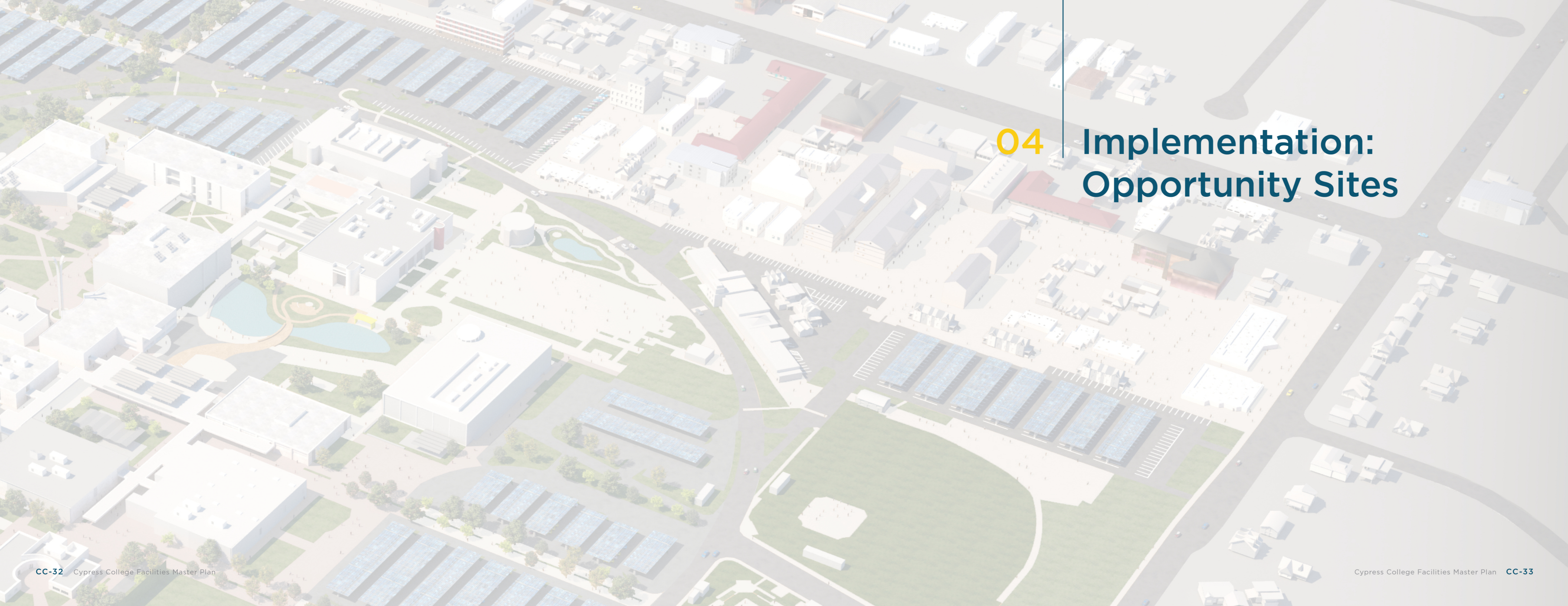
SAFETY & SECURITY

Recommended Strategies to Enhance Campus Safety & Security Include:

- Enhance campus connections with ADA pathway upgrades and additional lighting
- Enhance parking lots for ADA accessibility and safety
- Additional lighting throughout campus, particularly under large piazza overhangs



PROPOSED PATHWAY ENHANCEMENTS



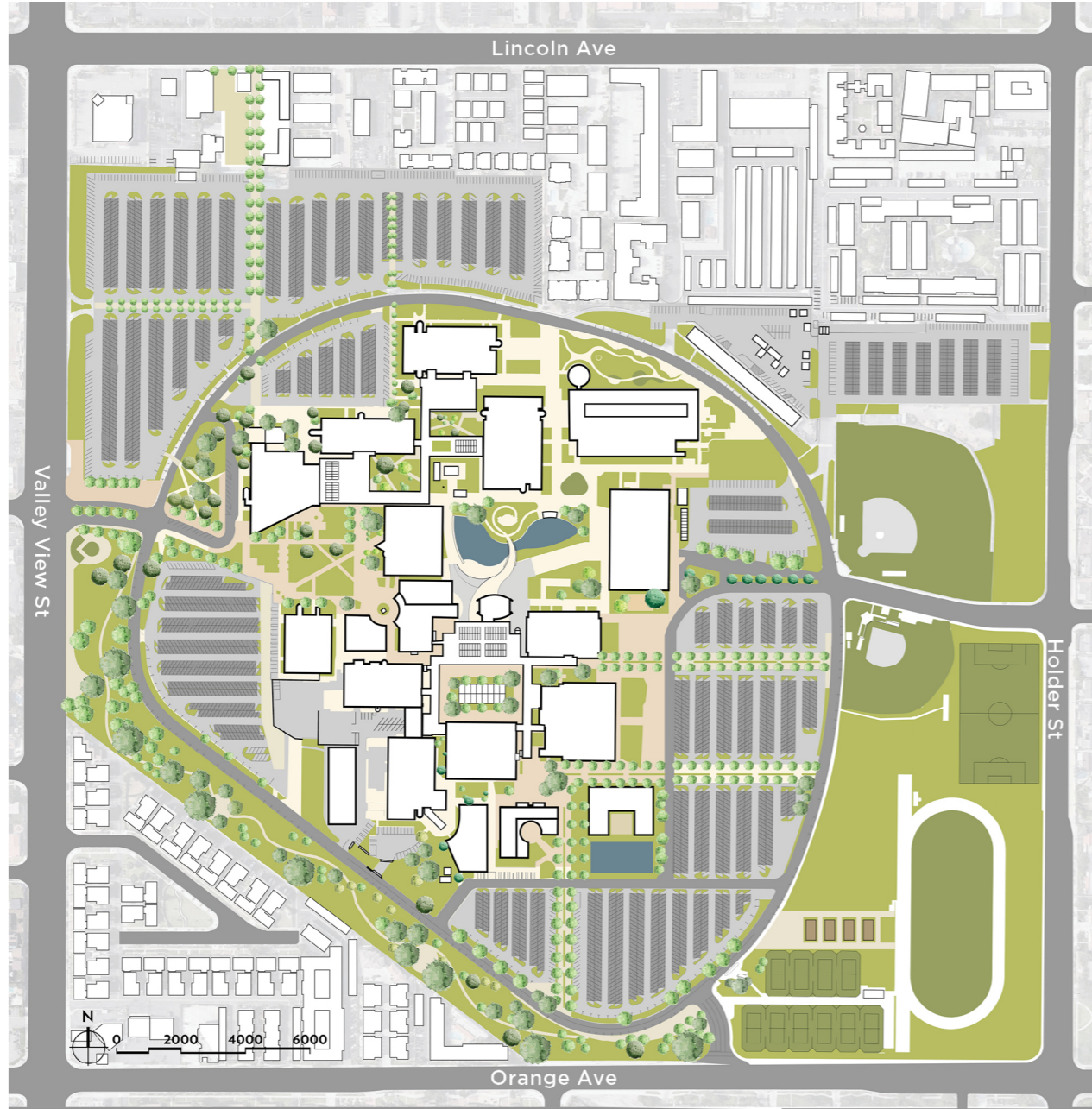
04

Implementation:
Opportunity Sites

Implementations: Opportunity Sites

FACILITIES MASTER PLAN IMPLEMENTATION OVERVIEW

Building upon current planning initiatives and key themes identified within this new master plan, the implementation Opportunity Sites demonstrate our recommendations to carry Cypress College through the next ten years of planning, and beyond. The opportunities embody the vision established through engagement with the District and include aspirations that may not be attainable within the ten-year master plan; which are identified as Long-Range Projects. The master plan has been established as a flexible framework allowing the College and District to prioritize and implement components based on emerging fiscal and logistical priorities.



FUTURE CAMPUS PLAN



CYPRESS COLLEGE 3D AERIAL VIEW

PROPERTY ACQUISITION SITES

A priority for the College and District is to assist in providing solutions for housing insecurity challenges. One way to do so would be for the District to purchase neighboring motel(s) and convert them to student housing. The motels shown on this page identify two potential opportunities for property acquisition, but it is recommended that the College and District track and monitor other opportunities as they arise. Property acquisition opportunities are not limited to housing and not limited to those identified on this page.

SUPER 8

This property can add value to the campus by providing student housing by converting motel rooms into subsidized rental apartments.



ROYAL INN

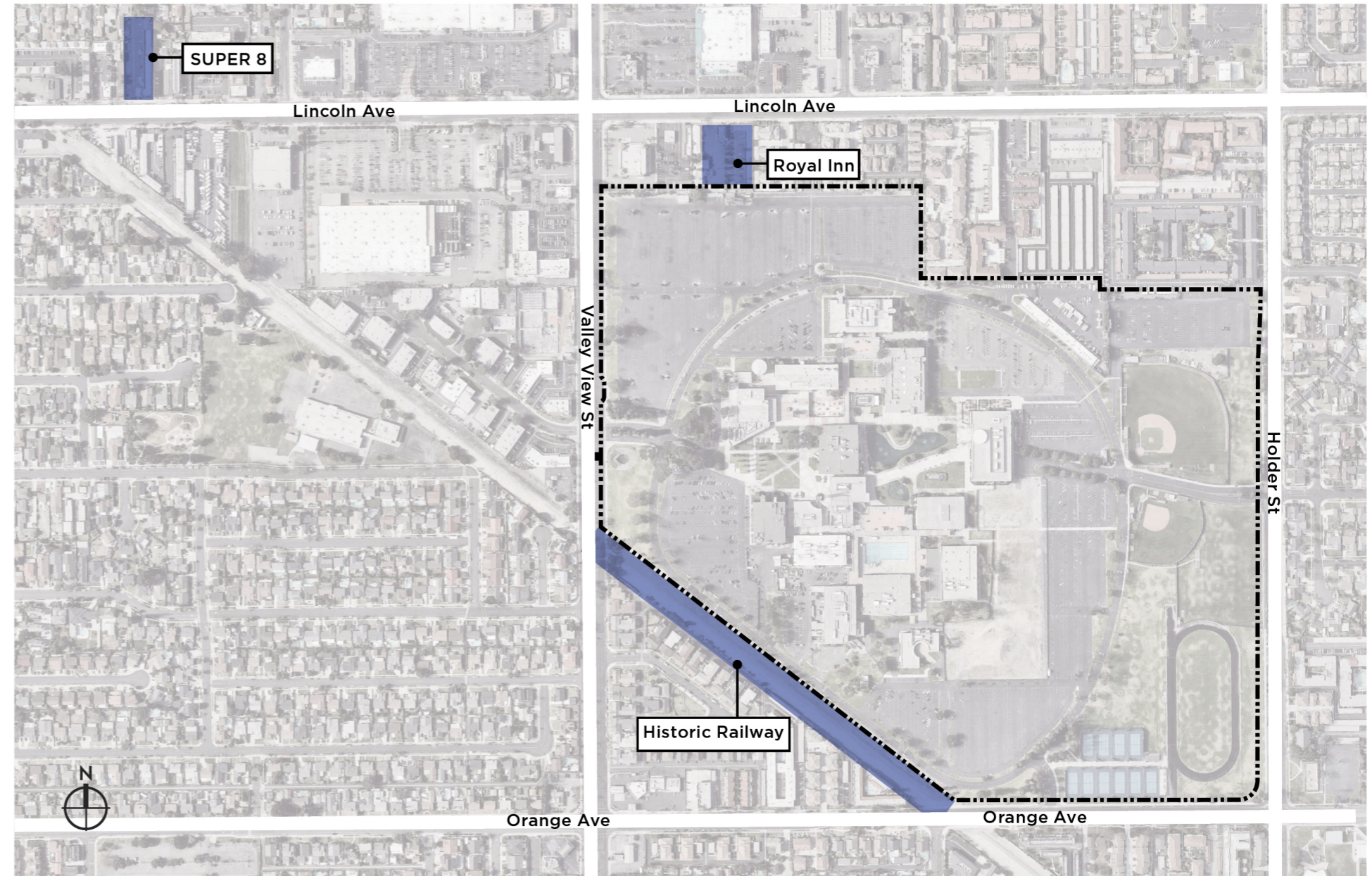
This property can add value to the campus by:

- Introducing a new north campus entrance, connecting to Lincoln Ave.
- Providing student housing by converting motel rooms into subsidized rental apartments



HISTORIC RAILWAY

The abandoned railway can be converted into a linear park, which can be used by the campus and community.

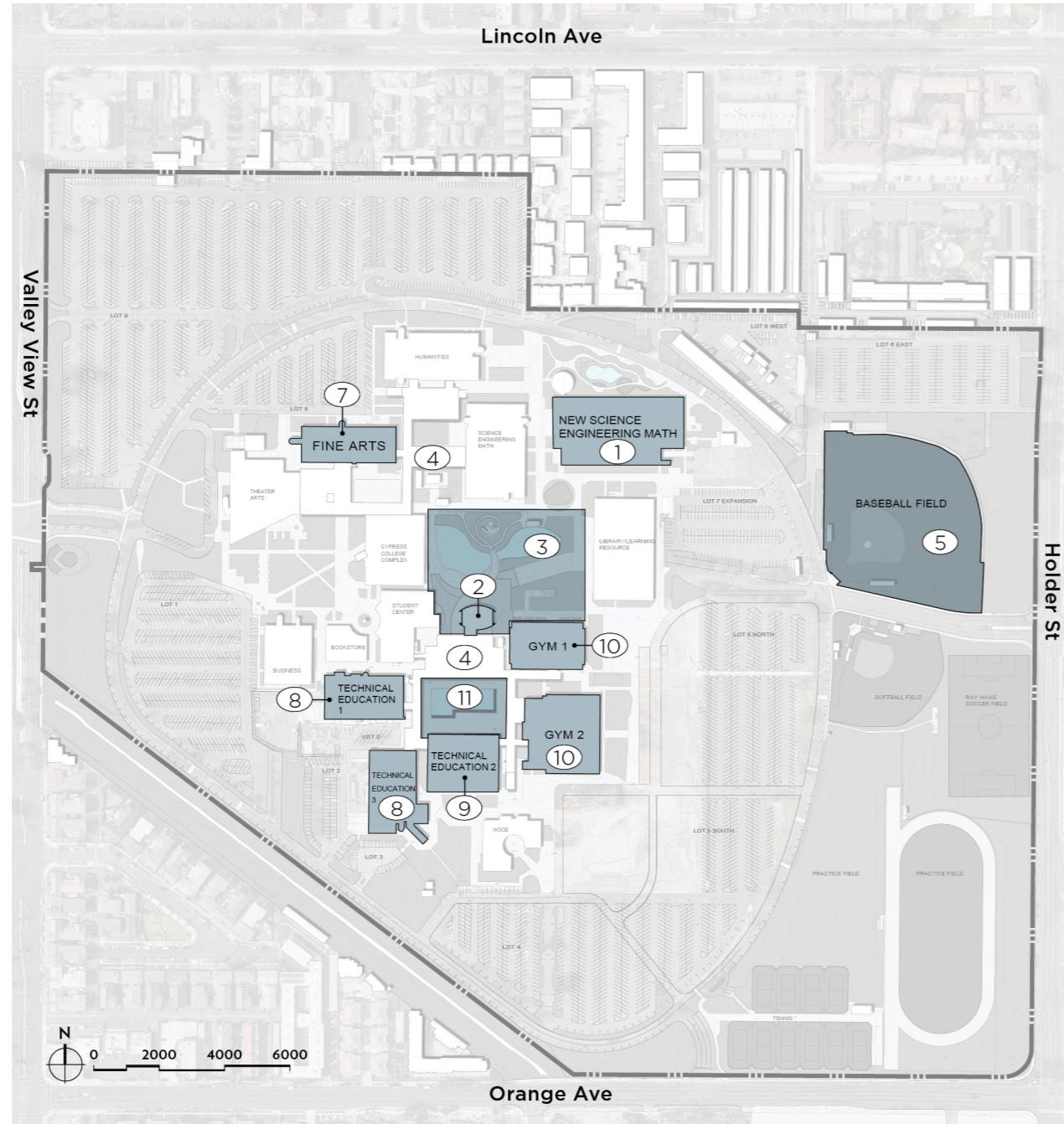


MAP OF ADJACENT PROPERTIES: CURRENT OR POTENTIAL FOR FUTURE LEASE / OWNERSHIP

- College Boundary
- Property Acquisition Opportunity
- Owned / Leased Property

CURRENT PLANNING PROJECTS

The projects shown in blue on the map, along with those listed on the following page, include current major projects Cypress College has been planning and implementing. Some projects are actively in design or construction, while others are in the queue. This new Master Plan confirms that these previously identified projects remain priorities for the College and District.



LEGEND

In-Construction & In-Planning Projects

IN-CONSTRUCTION PROJECTS

- 1. New Science Engineering Math (SEM) Building**
New building to house classrooms, labs, conference rooms, workrooms, and offices.
- 2. New Veterans Resource Center and Student Activities Center Expansion**
New addition and renovated building to provide additional spaces for Veterans and student activities.
- 3. Pond Refurbishment**
Pond maintenance repairs and the addition of a bridge to connect existing SEM building with VRC.
- 4. Piazza Repairs**
Maintenance repairs including waterproofing and painting handrails.
- 5. Baseball Clubhouse & Field Fencing Replacement**
Safety and other improvements required to obtain DSA Certification.
- 6. Network Refresh**
Campus-wide and District-wide infrastructure upgrades, including broader and faster WiFi and addressing wired, wireless, voice, and video networks.

IN-PLANNING PROJECTS

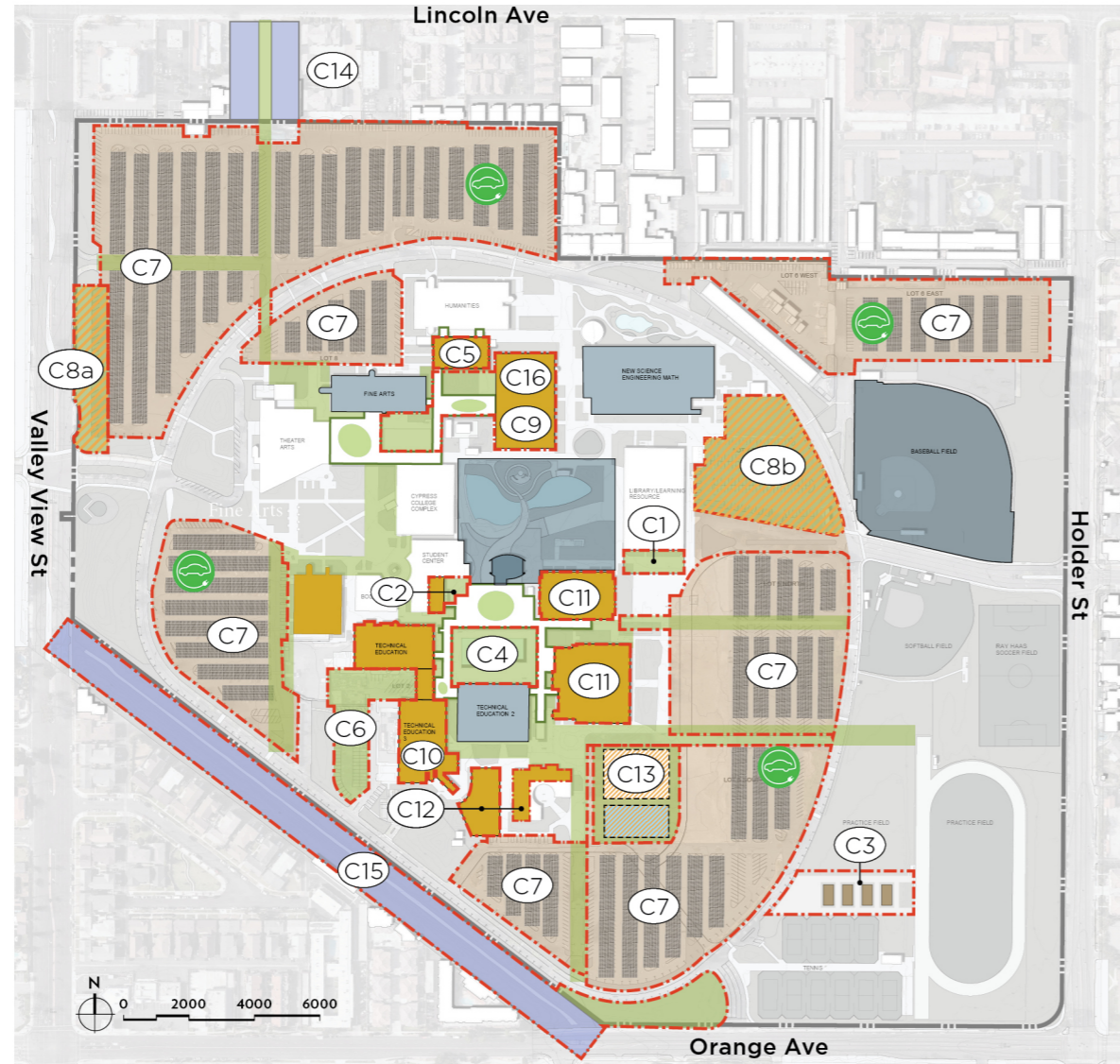
- 7. Renovation of Fine Arts Building**
Renovations will include functional and adequate recording arts, rehearsal and performance spaces for music instruction, spaces for student study near departmental faculty and other resources, and the reuse of existing vacant spaces currently not configured for instruction.
- 8. Renovation / Modernization of Technical Education Buildings I and III**
Renovations will include building systems, furniture, equipment, and interior finishes.
- 9. Renovation / Modernization of Technical Education Building II**
Renovations will include building systems, furniture, equipment, and interior finishes.
- 10. Gym 1 & 2 ADA Improvements and Minor Renovations**
Modest renovation of both buildings for accessibility improvements.
- 11. Pool Repairs**
Pool lining refinishing and new or repaired pool equipment.
- 12. Mechanical Infrastructure Improvements**
Upgrades to central plant and associated infrastructure to address capacity and loads.
- 13. Mass Communications & Security Systems Upgrades**
Campus-wide and District-wide upgrades to security and alarm systems.

OPPORTUNITY SITES

Each project within the master plan framework has been established based on educational and facility needs, construction staging and sequencing considerations, and potential for funding opportunities. The projects preserve the flexibility to accommodate future unforeseen implementation opportunities and challenges as they arise. The projects shown in orange represent new building and existing building renovation opportunities. The areas shown in green represent new public realm opportunities. While the Master Plan does not identify specific priorities or establish a timeline, the new opportunities have been organized by construction costs to assist the District in determining the implementation schedule:

- Small Capital Projects are those less than \$2 million
- Medium Capital Projects are those ranging between \$2 - 30 million
- Large Capital Projects are those greater than \$30 million

Long-Range Projects, a fourth category, identifies aspirational projects which are important to the Master Plan but may not be feasible to implement by 2030; they are not defined by cost as that is a variable of time.



LEGEND

- Potential Building Sites (Orange)
- Public Realm Potential Sites (Green)
- PV Panels (Grey grid)
- Potential Property Acquisitions (Blue)
- Electric Vehicle Charging Stations (Green circle with lightning bolt)
- In-Construction and In-Planning Projects (Blue)
- Parking (Brown)
- Long-Range Projects (Orange diagonal lines)
- Opportunity Sites (Red dashed line)

OPPORTUNITY SITES

SMALL CAP: < \$2 M

Campus-Wide Enhancements:

- Piazza Enhancements
- Signage Enhancements
- Outdoor Shading Devices + Power
- Transparent and/or Movable Walls
- Tutoring Space
- Grab & Go Food Options
- Faculty Offices and Adjunct Faculty Shared Offices
- Content Creation Center
- Bike Lockers Enhancement
- Mobile Printing Stations and ePrint Program
- Community Garden
- Campus Path Enhancements

C1. Library Outdoor Study Garden

Exterior enhancements including paving, canopy for shade, and furniture with power to provide additional outdoor study space.

C2. Cafeteria Enhancements

Reorient the "front door" to the east towards the new VRC. Provide outdoor seating with power, shade canopy, and signage. Interior enhancements of the cafeteria include new furniture, TVs, and removal or replacement of the window blinds.

C3. New Beach Volleyball Courts

Four new courts to bring existing program on campus.

MEDIUM CAP: \$2 M - \$30 M

C4. Existing Pool Enhancements

Existing pool enhancements and new pool equipment to integrate safety, accessibility, and sustainability measures.

C5. Lecture Hall Renovation

Building systems, interior materials, and furniture enhancements.

- ADA Upgrades

C6. Lot 2 Conversion to Auto School Expansion

Additional covered exterior vehicle bays

C7. Integrated Parking

Parking enhancements to integrate safety, accessibility, and sustainability measures.

C8. New Drop-off Areas

Develop one of two options into a centralized vehicle, bus, and ride share drop-off zone including new covered waiting area and bike storage.

- Traffic Study should be completed first

MEDIUM CAP CONTINUED: \$2 M - \$30 M

C9. Student Engagement Hub

Renovate existing SEM building to include ground floor student services, such as a Social Justice Center and Student Cultural Spaces, reservable study spaces, Grab & Go food options and health services. Enhancements include adding a L1 / L2 interconnecting stair. Piazza enhancements include new paving, potted landscape, shade canopy, and furniture with power.

- Piazza with Shading Structure
- Shared and reservable Social Justice Conference Rooms

LARGE CAP: > \$30 M

C10. Tech 1 & 3 Renovation and New Connection

- Multi-Disciplinary Skills Lab
- Faculty and Adjunct Faculty Offices
- Flexible High-Tech Classrooms
- Additional restrooms

LONG-RANGE PROJECTS

C11. Gym 1 & Gym 2 Renovation

Building systems, interior materials, and furniture enhancements. Includes Kinesiology Division Integrated Center.

- Faculty & Adjunct Faculty Offices
- Testing Lab
- Multi-Use Space

C12. Cypress Continuing Education Center Located at Cypress College Expansion & Cypress Bistro Relocation

Expansions to accommodate both NOCE growth needs and relocation of Cypress Bistro and Culinary Arts program back to Cypress campus.

C13. New Aquatic Center & South Hub

Relocate and expand pool to Olympic-size and develop new center for recreation and aquatic program support.

C14. New Campus Housing

Purchase adjacent motel site and renovate into student housing.

C15. New Community Linear Park

Purchase adjacent abandoned railroad property and convert to a linear campus and community park.

C16. Existing SEM Upper Floor Renovation

- Seismic Upgrades
- Health Sciences Relocation to L2 and L3

SMALL CAP: < \$2 M

**Pilot Projects:
Campus-Wide Enhancements**

A key strategic opportunity in the Master Plan approach is identifying project initiatives that have a low capital investment cost (Low Cap) and high transformational value. These are projects that can be executed early in the development process and typically do not have significant impacts, if any, on existing building or site systems, such as structural, mechanical or civil infrastructure conditions. We have identified a range of projects that fall into this category.

The importance of Pilot Projects is that they can bring visible and near term value to the campus community, prior to the inception of mid-cap and large-cap project initiatives. They also provide early evidence of how effective certain initiatives are compared to others.

Pilot Project Prioritization:

The following Pilot Projects highlighted in red represent the Cypress campus's prioritization of which projects carry the greatest value.



PIAZZA ENHANCEMENTS

The addition of a large shade canopy (preferably with photovoltaic (PV) panels), outdoor seating with power, potted plants, and other landscaping, where possible.



SIGNAGE ENHANCEMENTS

Additional signage, and replacement of temporary signage, at a variety of scales to address building and public realm identification and wayfinding.



**OUTDOOR SHADING DEVICES +
POWER**

Outdoor tables and chairs with shade canopies consisting of solar photovoltaic (PV) panels- to provide power to outlets integrated into the furniture.



**TRANSPARENT AND/OR MOVABLE
WALLS**

Replace or add walls that are transparent and flexible. Interior storefront partitions can provide transparency to the labs and spaces beyond to allow those passing by to see the hands-on classes at work. Movable walls can transform a series of smaller rooms into larger, flexible rooms that can be reconfigured in a variety of ways.



TUTORING SPACE

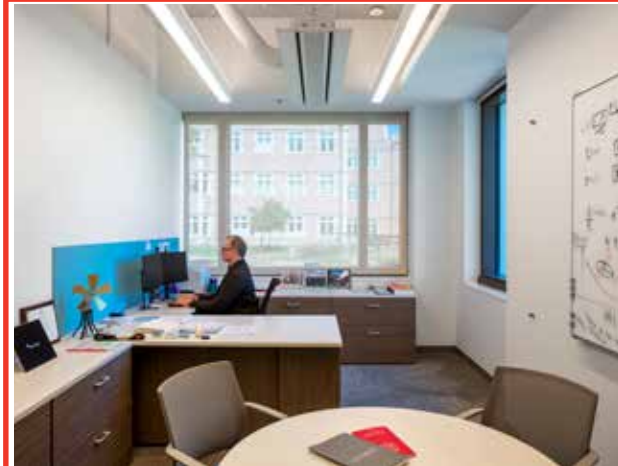
Touch-down space that is reservable or first-come, first-served that allows small groups to study. It may include transparent privacy walls, smart boards, or projection equipment.





GRAB & GO

Quick food, snack or coffee options that can be located throughout various parts of campus to provide more convenient options beyond the main food service facility.



FACULTY OFFICES AND ADJUNCT SHARED FACULTY OFFICES

Offices for full or part-time faculty that are touch-down spaces, not assigned to individuals but instead can be reserved or used on a first-come, first served basis. Individual assigned lockers should be provided nearby for faculty to store their materials between office use.



SOCIAL JUSTICE CONFERENCE ROOM AND STUDENT CULTURAL SPACES

Reservable conference room that can be used by faculty, staff, students, or student groups- with integrated technology as well as lighting and thermal controls. Imagery on the walls should be reflective of the diverse and inclusive community as a reminder of the importance of these values. In addition to the shared conference room, adjacent individual spaces are to be provided for each cultural group to have their own designated safe space.



MOBILE PRINTING STATIONS

The addition of printing stations accessible to all students. It allows for cloud-based file exchange and includes small scale black and white and color printing for 8.5x11 and 11x17 documents.



COMMUNITY GARDEN

Dedicated area for growing plants, herbs, or fruits and vegetables. It is to be maintained by students, faculty, and staff, and may also be available for use by the local community.



CAMPUS PATH ENHANCEMENT

Pedestrian pathways will integrate a higher ratio of greenery to hardscape. As a result, pedestrian desire lines will integrate protected campus garden spaces for outdoor use. These pathways and protected seating areas will include outdoor furniture, planting beds, sufficient lighting and improved ADA access.



SMALL CAP: < \$2 M

C1. Library Outdoor Study Garden

Exterior enhancements including paving, canopy for shade, and furniture with power to provide additional outdoor study space.

Because of the uniquely sunny nature of Southern California, we are able to look outside for a solution to the need for additional study space. Specifically we will prioritize the creation of outdoor spaces with shade on the large southern terrace outside the library as a means of providing additional seating for those who wish to venture outside for their work.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	9,000 sf
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NONE



PRECEDENT OF OUTDOOR STUDY GARDEN

SMALL CAP: < \$2 M

C2. Cafeteria Enhancements

Reorient the “front door” to the east towards the new VRC. Provide outdoor seating with power, shade, and signage. Interior enhancements of the cafeteria include new furniture, TVs, and removal or replacement of the window blinds.

Student and faculty experience is shaped by campus community and available amenities. By providing a few enhancements to the main cafeteria such as new furniture, television screens, and outdoor seating with power and WiFi, the space will provide more than food. This in turn will give students more reason to stay on campus before, after and in between their classes, further strengthening the overall campus community.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	5,643 gsf
New Building Area	NA
Existing Building Renovation Area	4,289 gsf
No. of Floors	1



PRECEDENT OF OUTDOOR STUDY GARDEN

SMALL CAP: < \$2 M

C3. New Beach Volleyball Courts

Four new courts to bring existing program on campus.

The New Beach Volleyball Courts will allow the existing program to have a permanent home on campus, where they currently play at a variety of other courts around town. The new courts will also give everyone who utilizes the campus an added shared recreational resource. The courts will become a foundational part of the Cypress campus community - a memorable destination that is visited by current students, alumni and members of the local community.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.03 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



EXISTING BEACH VOLLEYBALL PROGRAM

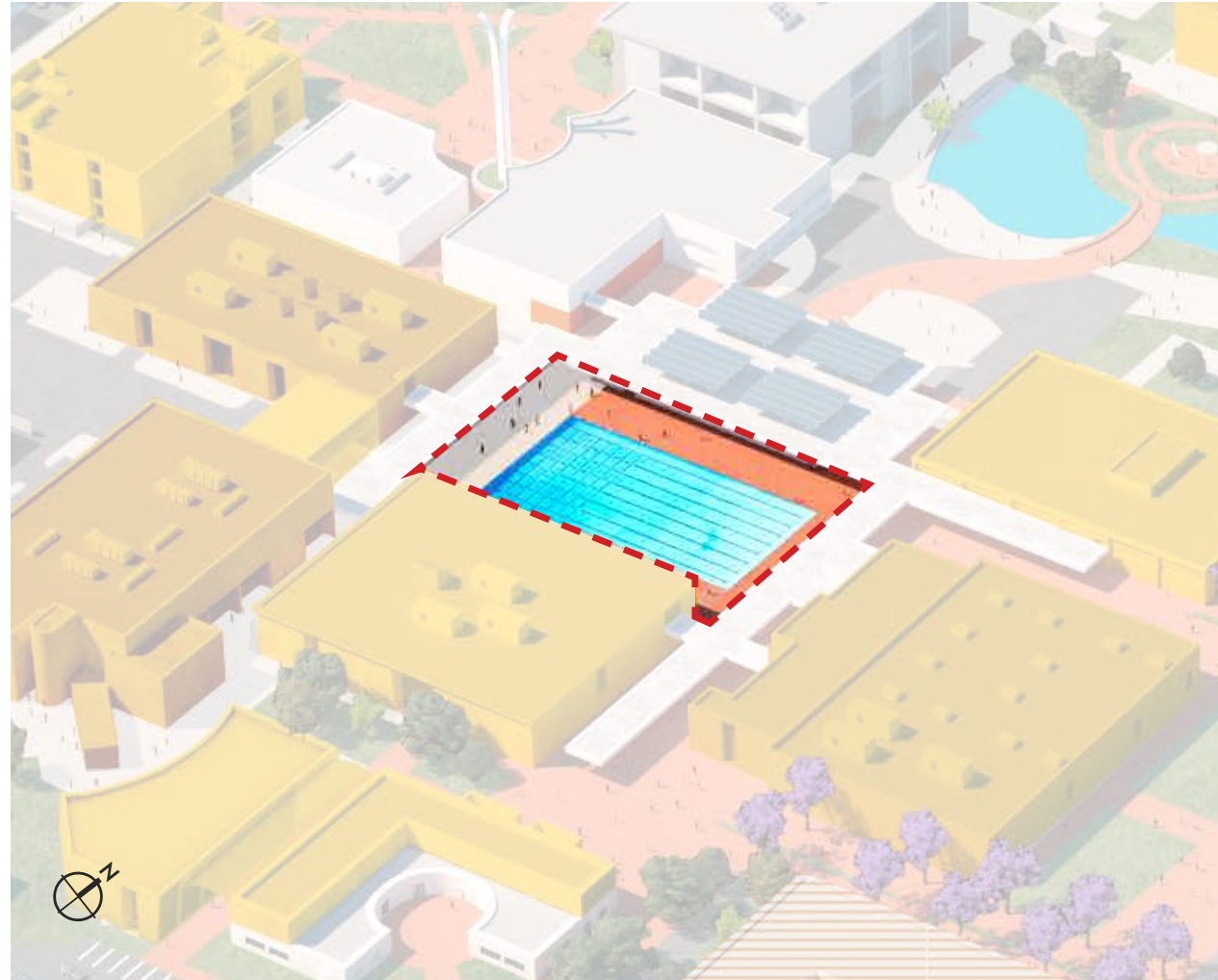
MEDIUM CAP: \$2 M - \$30 M

C4. Existing Pool Enhancements

Existing pool enhancements and new pool equipment to integrate safety, accessibility, and sustainability measures.

The pool enclosure is needed for safety reasons to separate pool users from those passing by. However, the pool edges can be enhanced to allow more transparency and therefore better connections between the campus groups. Pool and pool equipment is aging, and will need to be replaced.

These repairs and enhancements are needed in the near future. However, the long-range plan is to relocate the pool and build a new Aquatics Center, creating a new Community Hub at the south end of campus.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.75 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



EXISTING SWIMMING POOL

MEDIUM CAP: \$2 M - \$30 M

C5. Lecture Hall Renovation

Building systems, interior materials, and furniture enhancements.

- ADA Upgrades
- Collaboration Classrooms

The renovated Lecture Hall project prioritizes accessibility upgrades, improved acoustical performance, and the integration of modern audio-visual technology. The facility will be enhanced to be more accessible to a wider range of students and provide a more flexible and adaptable technology rich environment. The inclusion of better technology will afford students and faculty the ability to alter the teaching environment to suit the student and faculty's evolving needs.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	NA
New Building Area	NA
Existing Building Renovation Area	11,671 gsf
No. of Floors	1



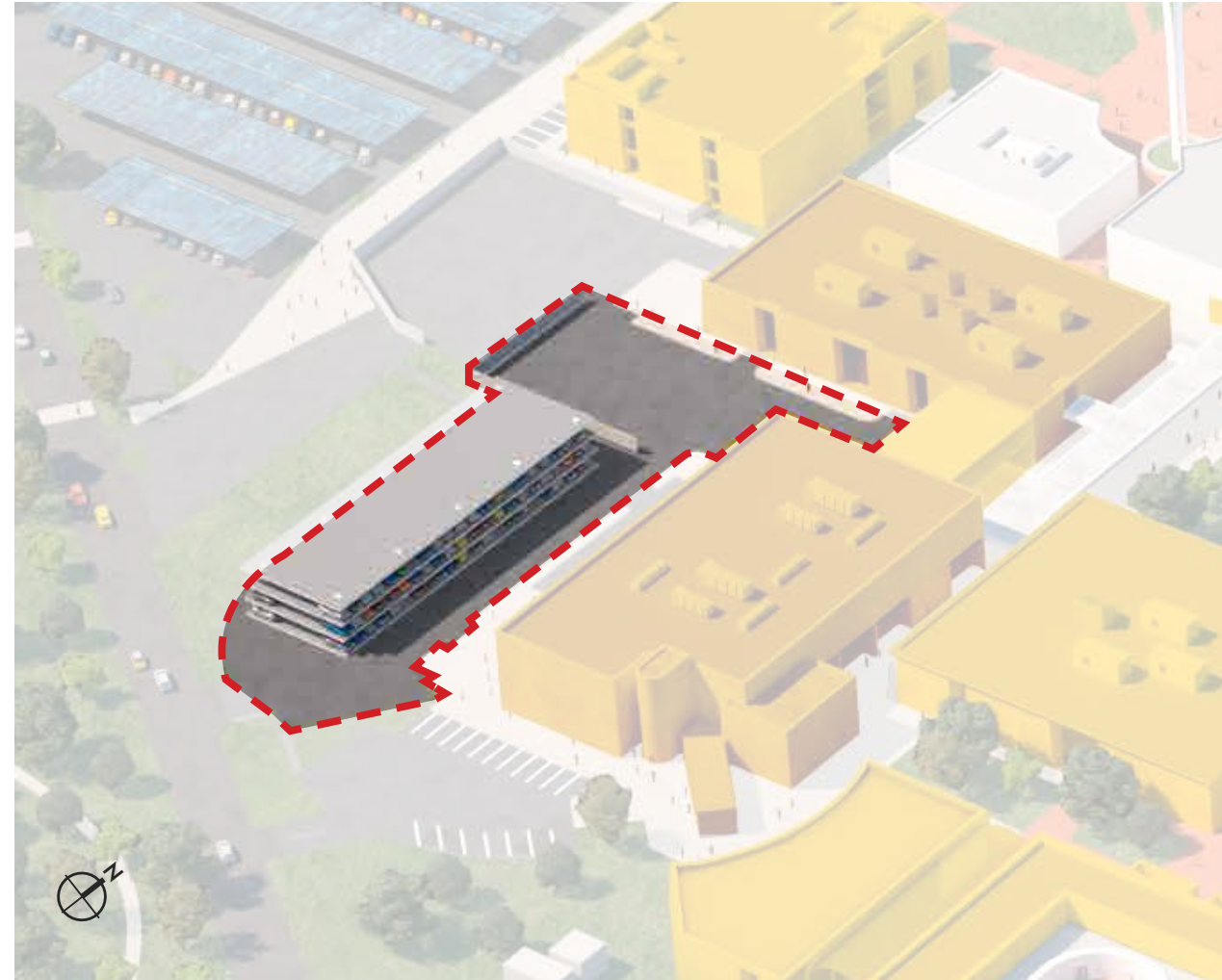
PRECEDENT IMAGE OF TIERED LECTURE HALL

MEDIUM CAP: \$2 M - \$30 M

C6. Lot 2 Conversion to Auto School Expansion

Expand covered exterior vehicle bays and staging for automotive program.

The Automotive Technology program spaces are antiquated and undersized. Additional exterior covered vehicle bays are needed and can be accommodate within Lot 2. There also is a need for additional restrooms.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.07 acres
New Building Area	34,497 gsf
Existing Building Renovation Area	NA
No. of Floors	3



EXISTING AUTO SCHOOL PROGRAM

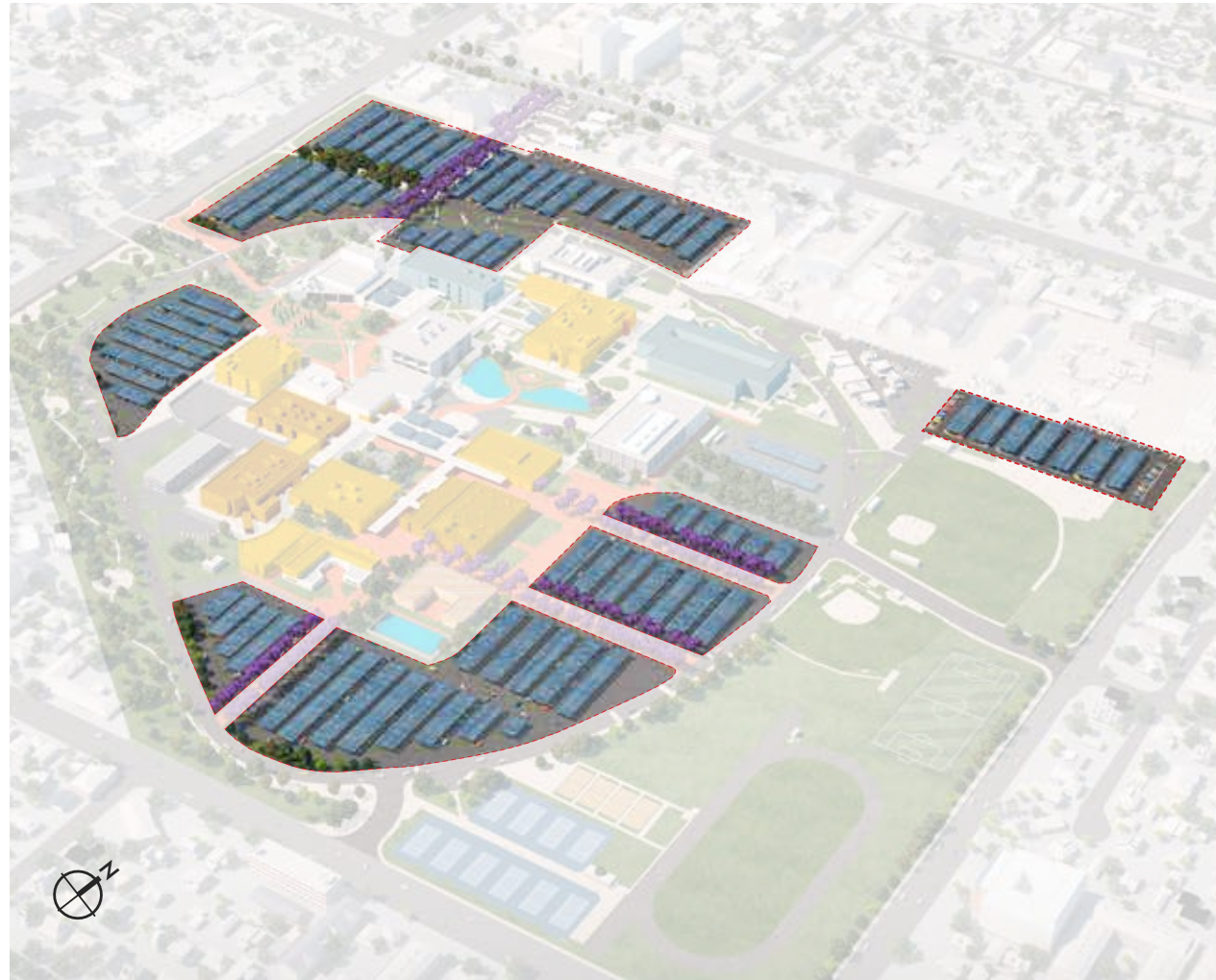
MEDIUM CAP: \$2 M - \$30 M

C7. Integrated Parking

Parking enhancements to integrate safety, accessibility, and sustainability measures.

- PV Panels
- ADA Upgrades
- Lighting & Safety Upgrades

Integrating solar energy into the campus infrastructure is a growing priority of the College and the District. Selected areas of the campus have been identified in order to make a significant positive imprint on the College's carbon footprint. Enhancements include accessibility and safety pathway improvements, additional lighting and landscape, and additional electric vehicle charging stations. Photovoltaic (PV) panels are recommended as well, which will not only provide on-site renewable energy but also shade.

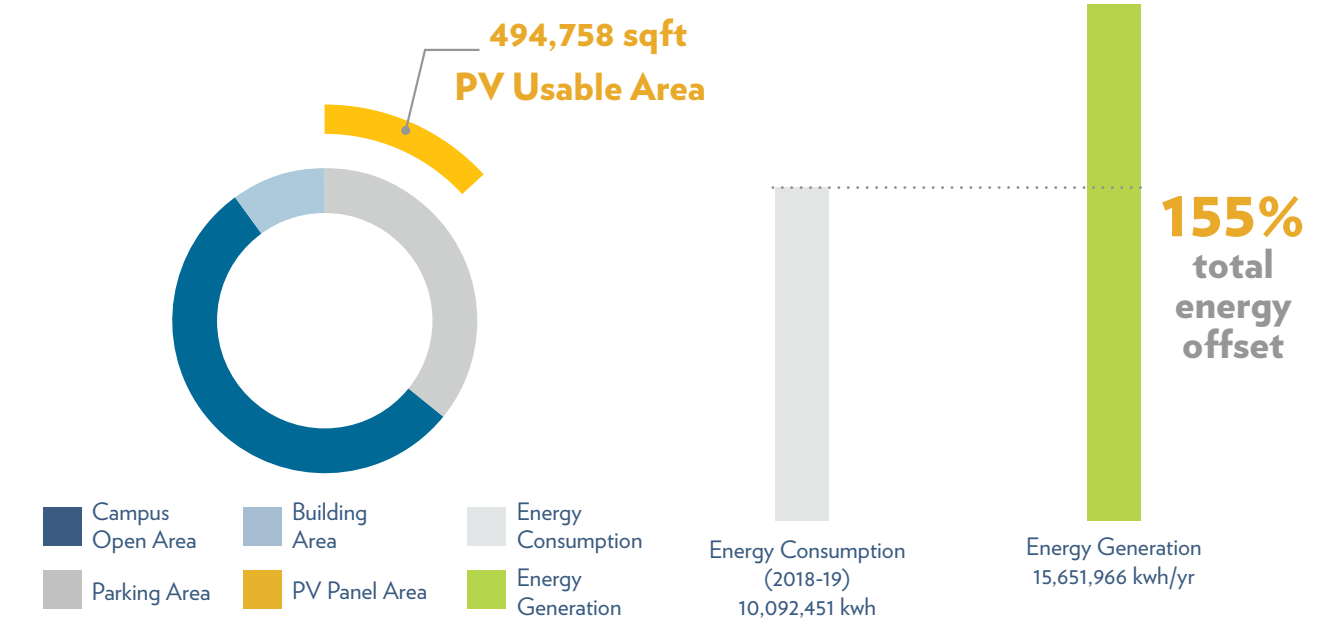


PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	28.4 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA

West Parking Area (sqft)	1,236,895
PV Usable Area (sqft)	494,758
PV Capacity (kwh)	9,554
Energy Generation (kwh)/y	15,651,966
Energy Consumption (kwh) 2018-19	10,092,451
Energy Offset %	155

155% of campus annual energy use can be offset by photovoltaic (PV) canopy coverage of 40% of campus parking lot areas



PRECEDENT IMAGE OF SAFETY, ACCESSIBILITY, AND SUSTAINABILITY INTEGRATED PARKING

MEDIUM CAP: \$2 M - \$30 M

C8. New Drop-off Areas

Develop one of two options into a centralized vehicle, bus, and ride share drop-off area including new covered waiting area and bike storage.

- Traffic Study should be completed first

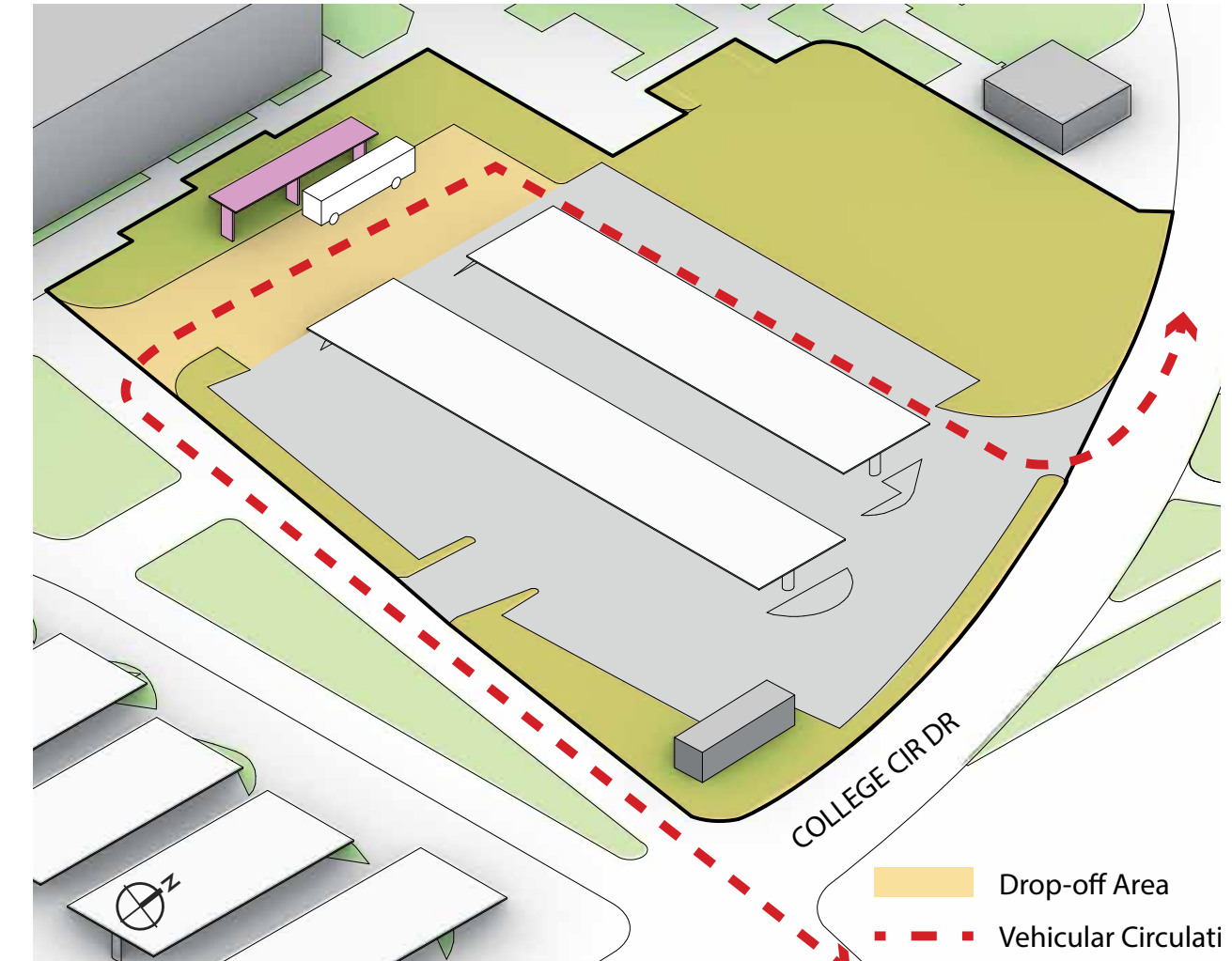
For ease of access to the eastern side of campus, a drop-off area should be considered near the Learning Resource Center (LRC), shown as Option B. Buses and vehicles can easily enter from Lakeshore Drive, drop-off at a new centralized area designated for multi-modal drop-off and associated waiting, and continue either back on to Lakeshore Drive out of campus, or continue around campus on the one-way ring road, College Circle Drive.

A traffic study is recommended to understand the loads and peaks times, as well as determine the most appropriate location.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	Opt A: 0.32 arc Opt B: 2.15 arc
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



PROPOSED DROP-OFF AREA OPTION B DIAGRAM

MEDIUM CAP: \$2 M - \$30 M

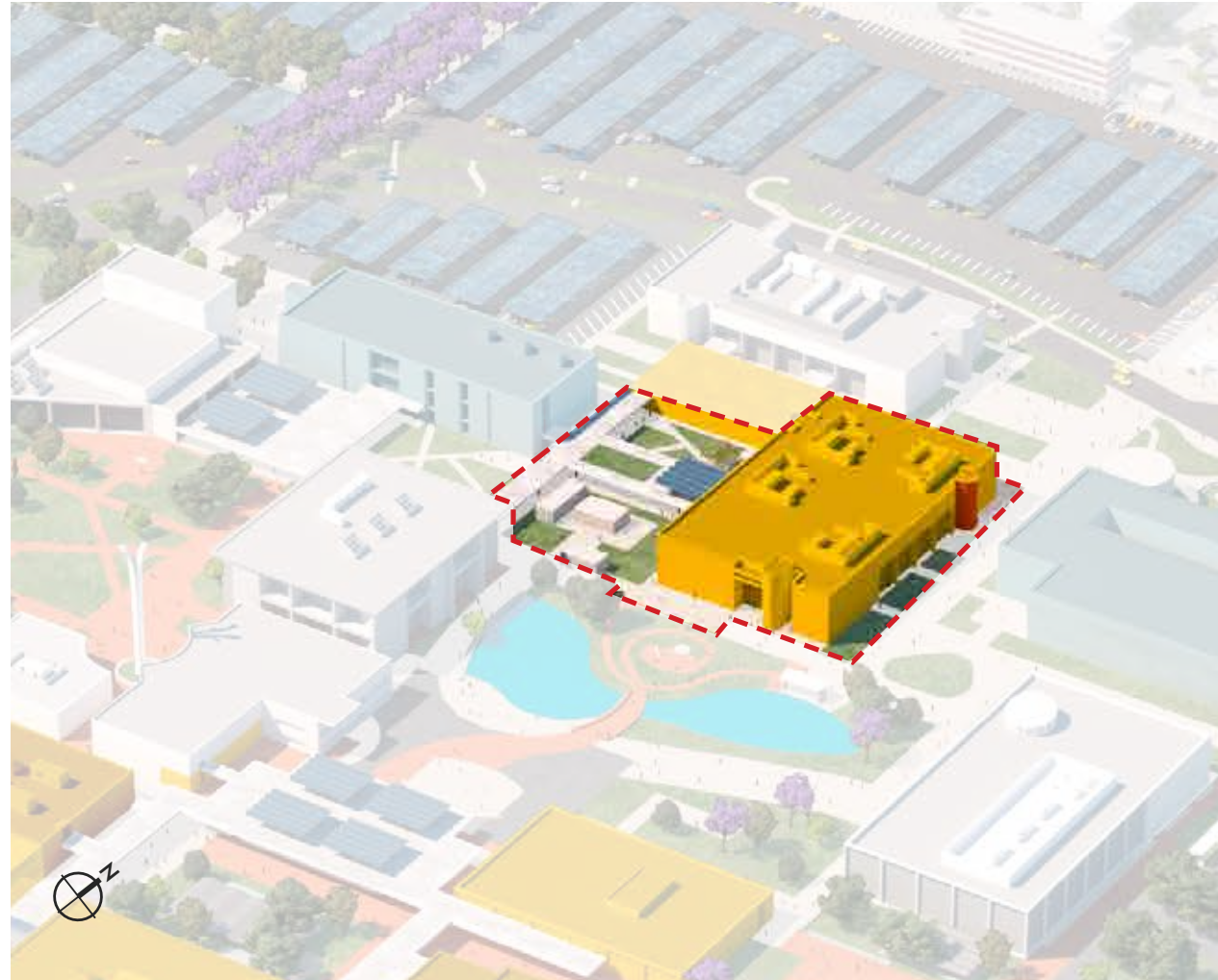
C9. Student Engagement Hub

Renovate existing SEM building to include ground floor student services, such as a Social Justice Center and Student Cultural Spaces, reservable study spaces, Grab & Go food options and health services. Enhancements include adding a L1 / L2 interconnecting stair. Piazza enhancements include new paving, potted landscape, shade canopy, and furniture with power.

- Piazza with Shading Structure
- Shared and reservable Social Justice Conference Rooms

A new Student Engagement Hub will further activate the north end of campus, bringing students and campus community together to one place. By co-locating student amenities to a more prominent location, the amenities will be more frequently seen and used. Enhancements to the Piazza west of the Hub will extend the Hub program to the exterior, leveraging the Southern California weather. Photovoltaic (PV) panels can be integrated into the large shade canopy to provide power to the outdoor furniture.

Health services is currently located across campus in a discrete location, often difficult for students and staff to find. By relocating it to the Student Engagement Hub, it will have a more prominent location for better access. There is also the desire to expand the center, specifically for behavioral health services.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	1.95 acres
New Building Area	NA
Existing Building Renovation Area	L1: 31,696 sf Piazza: 7,000 sf
No. of Floors	1

The area highlighted in yellow would be the new home of the Student Engagement Hub. Level 2 enhancements include Social Justice Conference Rooms that can be reserved by students, faculty, or staff.





PROPOSED LEVEL 1/2 CONNECTION FOR STUDENT SERVICES DIAGRAM





EXISTING SEM SEATING: Optimize daylighting and diversity of seating options.




- 

Enhanced Interaction
- 

Elevated Student Experience
- 

Enhanced Circulation
- 

Campus Connectivity
- 

Healthy Environment
- 

Enhanced Wayfinding

PROPOSED STUDENT ENGAGEMENT HUB CONNECTING STAIR: Amphitheater seating and social stairs connect at multiple levels.



EXISTING SEM PIAZZA: No solar protection and few seating options.



Enhanced Interaction



Elevated Student Experience



Enhanced Circulation



Campus Connectivity



Healthy Environment



Enhanced Wayfinding



Sustainable Design

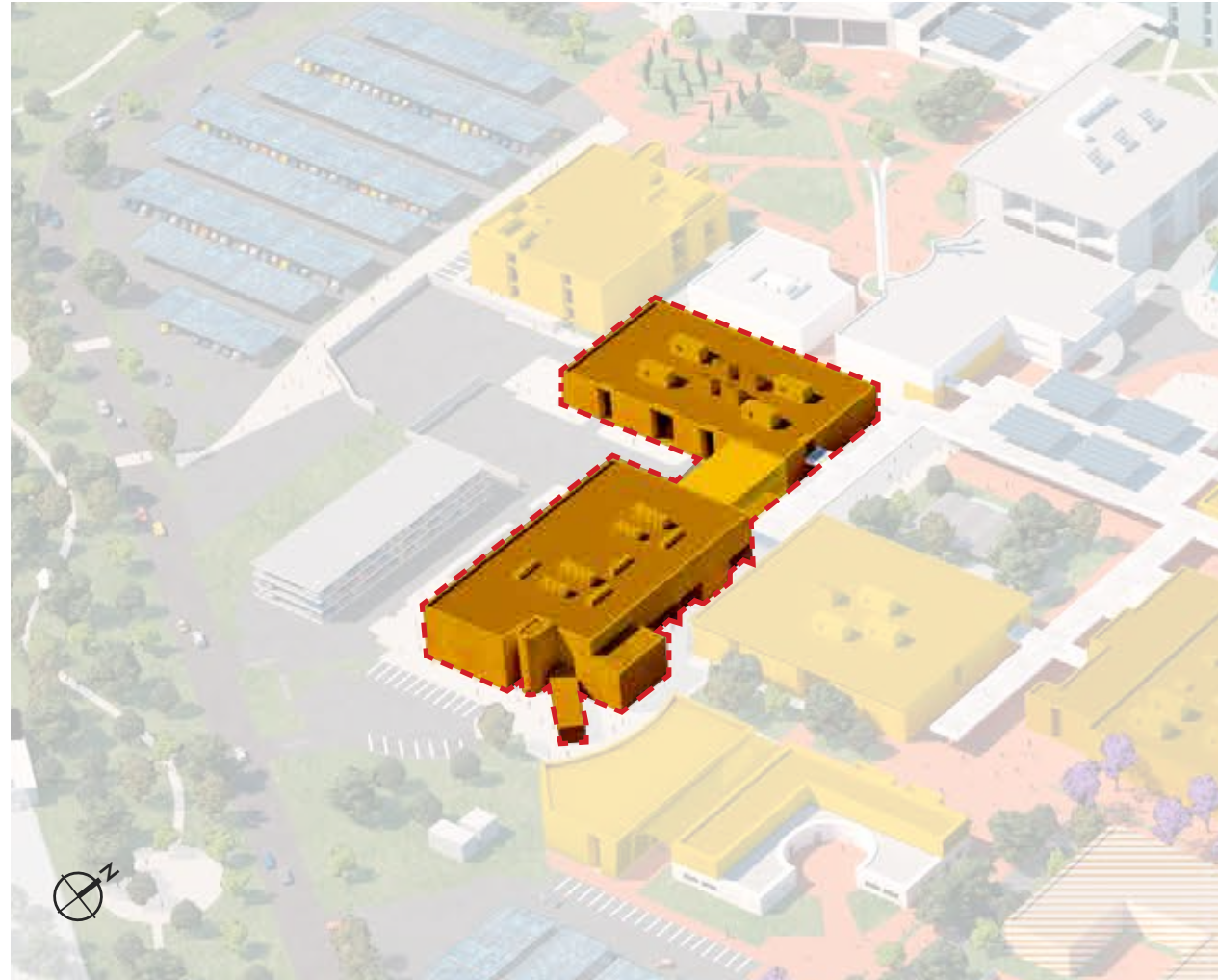
PROPOSED PIAZZA ENHANCEMENTS WEST OF STUDENT ENGAGEMENT HUB: Shade, access to power and collaborative outdoor study spaces.

LARGE CAP: > \$30 M

C10. Tech 1 & 3 Renovation and New Connection

- Multi-Disciplinary Skills Lab
- Flexible High-Tech Classrooms
- Faculty and Adjunct Faculty Offices
- Additional Restrooms

Renovation and expansion of both the CTE and Health Sciences facilities are prioritized as key projects in the Facilities Master Plan for Cypress College. As part of this initiative the buildings that house these programs, Tech 1 and 3, need significant renovation to both upgrade outdated building systems and furniture and also to expand their capacity. It is recommended that a new addition between the buildings be constructed, which will allow the two buildings to become one project (as designated by State funding criteria). This new connection would provide additional expansion space for CTE and Health Sciences. CTE renovations are to include opportunities for exhibiting their unique programs. Health Sciences enhancements would include a new Multi-Disciplinary Skills Lab, additional simulators, flexible classrooms with cameras, integrated audio visual systems, and conference rooms. Both buildings are in need of additional faculty and adjunct faculty offices and more restrooms.



Proposed Opportunity Site	
Site Area	NA
New Building Area	6,770 sqft
Existing Building Renovation Area	NA
No. of Floors	2



PRECEDENT IMAGE OF TRANSPARENT CONNECTION

LONG-RANGE PROJECTS

C11. Gym 1 & Gym 2 Renovation

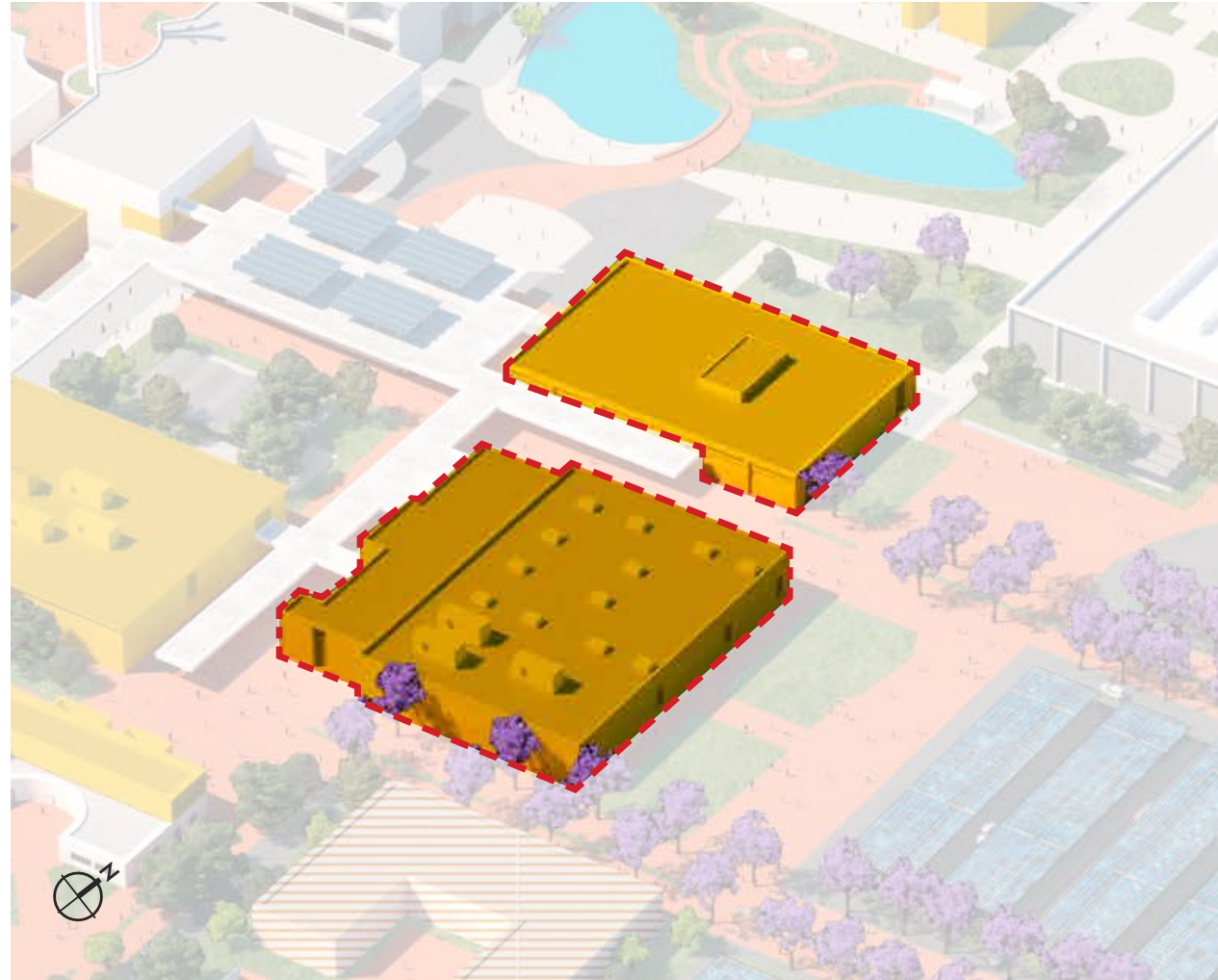
Building systems, interior materials, and furniture enhancements. Includes Kinesiology Division Integrated Center.

- Faculty & Adjunct Faculty Offices
- Testing Lab
- Multi-Use Space

The renovation of the Gym buildings is a crucial part of building a campus that helps promote the most well-rounded individuals.

Enhancements include adding faculty and adjunct faculty offices, and converting the wrestling room to an exercise testing and prescription lab and/or multi-use flexible spaces.

It is imperative that both gymnasiums are not closed at the same time. Logistics for both renovations need to be carefully considered.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	NA
New Building Area	NA
Existing Building Renovation Area	Gym 1: 34,001 gsf Gym 2: 56,160 gsf
No. of Floors	Gym 1: 1.5 Gym 2: 1.5



EXISTING GYM 1 GYMNASIUM

LONG-RANGE PROJECTS

C12. Cypress Continuing Education Center Located at Cypress College Expansion & Cypress Bistro Relocation

Expansions to accommodate both NOCE growth needs and relocation of Cypress Bistro and Culinary Arts program back to Cypress campus.

Both NOCE and Cypress Bistro share common needs of additional space on the Cypress campus with a community-facing front door. Both of these programs, along with the new Aquatics Center, can create a new Community-Centered Hub at the southern part of campus. These new spaces will not only activate this part of campus but will also provide an opportunity to expand and enhance community partnerships.

Farm to Table concept is to be considered for the Cypress Bistro where fresh food can be grown on campus as part of the community garden(s).

Although the proposed Hub will reduce parking, Lot 4 is currently underutilized. The new Hub will activate the southern part of campus which in turn will redistribute the parking needs.



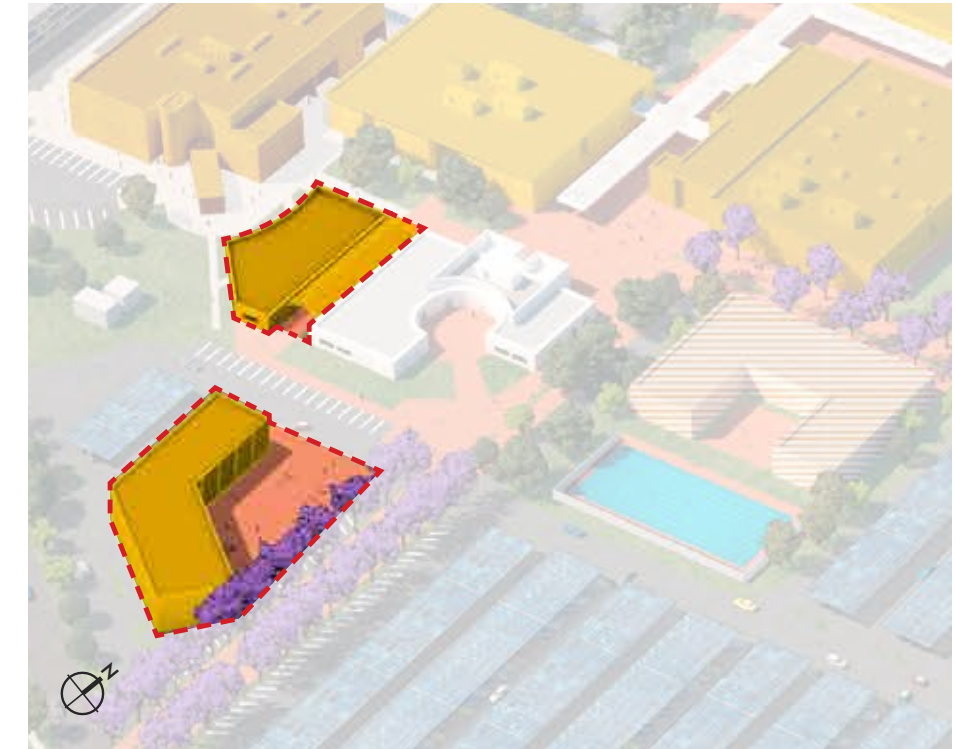
Option 1:
Second floor addition to the NOCE building, and two-story addition for Bistro and Culinary Arts program to the west.

Proposed Opportunity Site	
Site Area	0.41 acres
New Building Area	Addition: 9,500 gsf Culinary Arts & Bistro: 24,000 gsf
No. of Floors	Addition: 1 Culinary Arts & Bistro: 2



Option 2:
Second floor addition to the NOCE building, and two-story new building for Bistro and Culinary Arts program to the southeast.

Proposed Opportunity Site	
Site Area	1.094 acres
New Building Area	Addition: 9,500 gsf Culinary Arts & Bistro: 24,000 gsf
No. of Floors	Addition: 1 Culinary Arts & Bistro: 2



Option 3:
An adjacent one-story floor addition to the NOCE building, and two-story new building for Bistro and Culinary Arts program to the south.

Proposed Opportunity Site	
Site Area	Addition: 0.355 acres Culinary Arts & Bistro: 0.67 acres
New Building Area	Addition: 9,500 gsf Culinary Arts & Bistro: 24,000 gsf
No. of Floors	Addition: 1 Culinary Arts & Bistro: 2

LONG-RANGE PROJECTS

C13. New Aquatic Center & South Hub

Relocate and expand pool to Olympic-size and develop new center for recreation and aquatic program support.

The proposed Aquatic Center creates a dynamic new campus gateway and community district at its southeastern precinct. It will promote the sense of pride in the college that comes when supporting classmates, friends and family in the name of fair and intense competition. The current pool does not meet competition regulations so the new Olympic-sized pool will provide more opportunities to host swim events for the College and broader community. Cypress can also consider opening the Aquatic Center to the public through a shared lease agreement, memberships, or other similar arrangements.

After the new Aquatic Center is built and open, the original swimming pool is to be filled-in, and the space is to be renovated into a new campus South Hub. The courtyard may include outdoor seating, a large shade canopy, and furniture with power.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	South Hub: 0.75 acres Aquatic Center: 1.39 acres
New Building Area	34,000 sf
Existing Building Renovation Area	NA
No. of Floors	2

As a community asset, the Aquatic Center will provide opportunities for community engagement. In addition, development of the facility through a public-private partnership may enable the college to share in the cost of building and maintaining the facility.



PRECEDENT RENDERING OF PROPOSED AQUATIC CENTER



EXISTING SWIMMING POOL WITH SAFETY BARRIER: Spaces that are separated and disconnected.



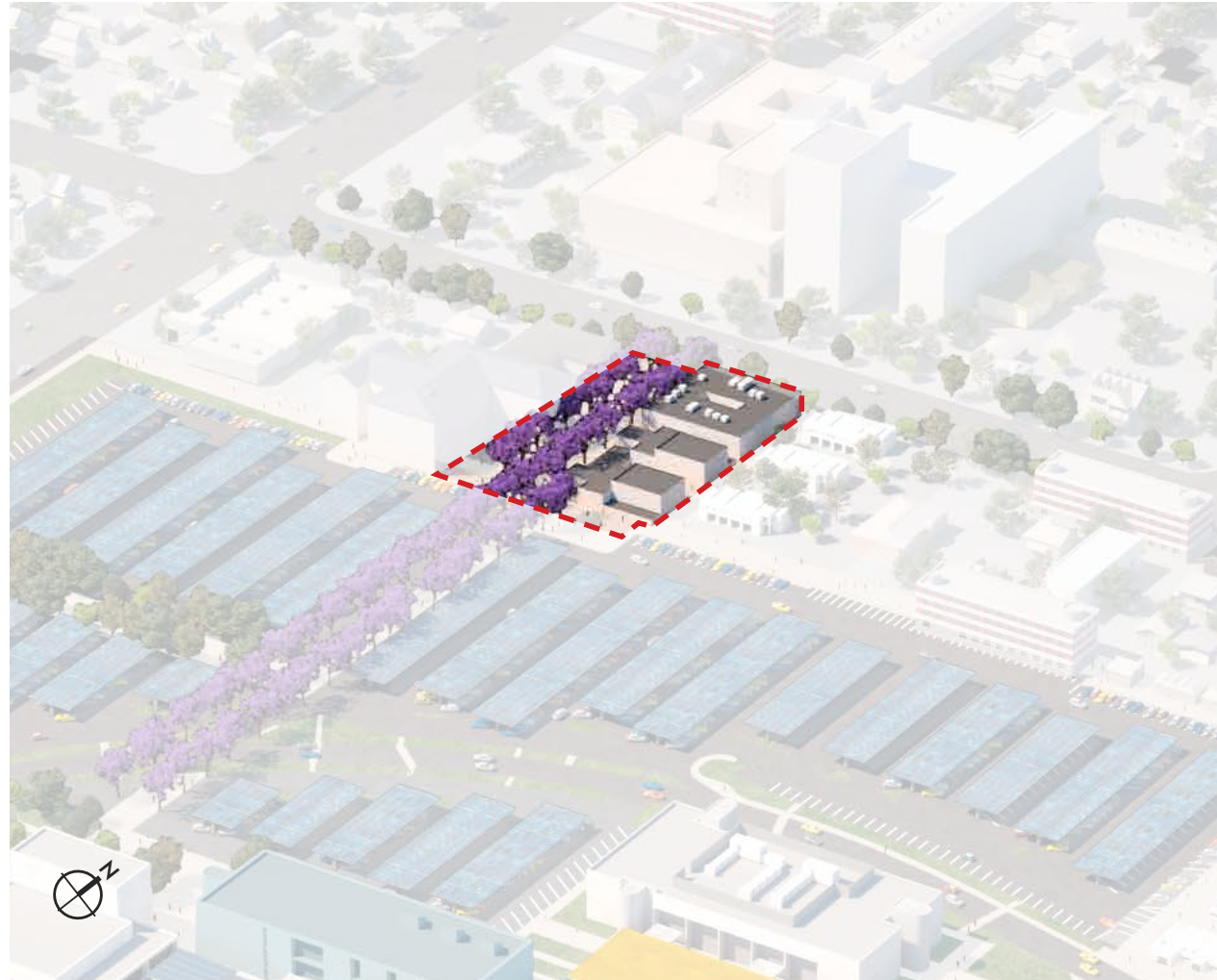
PROPOSED NEW SOUTH HUB AFTER AQUATICS CENTER OPENS: Enhanced visibility between campus components.

LONG-RANGE PROJECTS

C14. New Campus Housing

Purchase adjacent motel site and renovate into student housing.

The Royal Inn Motel, located to the north of campus, would not only be an excellent opportunity for providing new student housing but would create a new campus gateway. This north entrance would connect the campus to Lincoln Avenue, a major adjacent thoroughfare that is isolated from the campus. The property is currently not owned by the District and would need to be purchased prior to implementation of this project.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	0.88 acres
New Building Area	NA
Existing Building Renovation Area	19,890 gsf
No. of Floors	2



EXISTING ROYAL INN MOTEL



-  Enhanced Interaction
-  Elevated Student Experience
-  Enhanced Circulation
-  Campus Connectivity
-  Healthy Environment
-  Enhanced Wayfinding

PROPOSED RENDERING OF FUTURE CAMPUS NORTH ENTRANCE: A new pedestrian campus gateway.

LONG-RANGE PROJECTS

C15. New Community Linear Park

Purchase adjacent abandoned railroad property and convert to a linear campus and community park.

Adjacent to the Cypress campus, there are a series of railroad tracks - no longer in use - that could be the perfect location for a linear park that significantly improves quality of life. This strip of land, which would need to be purchased by the college, would be ideal for a garden/park/walking path area that could be enjoyed by campus and community alike. College athletics programs could train there, and the community at large could relax or exercise there. As such, the proposed linear park would improve relations between city and college, while promoting good health for all. It also provides a connection between Valley View Street and Orange Avenue.

New student housing may also be considered at this location. Being located between the campus and community, it could provide a good opportunity for “Town and Gown” connections.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

Proposed Opportunity Site	
Site Area	5.52 acres
New Building Area	NA
Existing Building Renovation Area	NA
No. of Floors	NA



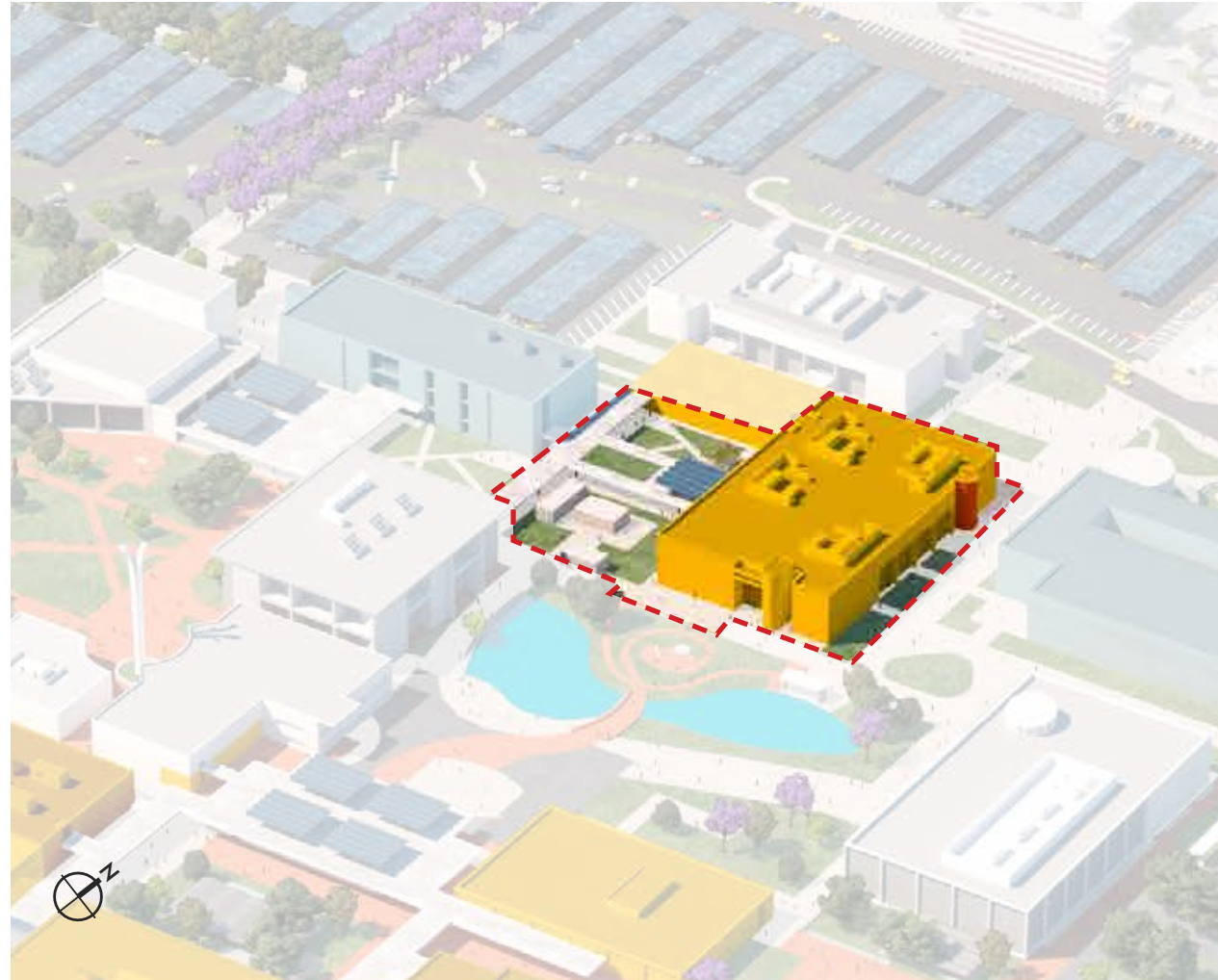
PRECEDENT OF LINEAR PARK

LONG-RANGE PROJECTS

C16. Existing SEM Upper Floor Renovation

- Seismic Upgrades
- Health Sciences Relocation to L2 and L3

When the new SEM Building is occupied, the Existing SEM Building will be used as swing space for several other implementation projects. Once the building's use as swing space is complete, the upper floors (levels 2 and 3) can be renovated as a permanent home for Health Sciences. The space available within this building is slightly larger than what they currently occupy so there is opportunity to for the program to expand, such as including incorporation of a new much-needed Multi-disciplinary Skills Lab. The renovation will be more extensive and would include seismic and systems upgrades, lighting, furniture, and necessary equipment for the Health Sciences program. There is also an opportunity to modify the south façade to bring more light and transparency into the building and strengthen connection with the pond.



PROPOSED OPPORTUNITY SITE LOCATION AND EXTENTS

It is recommended that a detailed feasibility study be done to evaluate the necessary upgrades and associated costs, to determine if renovation of the existing building is feasible. If it is determined to be cost prohibitive, the alternate recommendation is to demolish the building and build a new one in its place to maintain the programs and activities of this North Hub.

Proposed Opportunity Site	
Site Area	1.95 acres
New Building Area	NA
Existing Building Renovation Area	L2: 27,089 sf L3: 36,193 sf
No. of Floors	2



EXISTING SEM BUILDING SOUTH WEST CORNER



PROPOSED TRANSPARENT STUDENT ENGAGEMENT HUB SOUTH WEST CORNER: Expanding indoor and outdoor connections.

