



# **Calle Real Campus Design Guidelines**

# Five-Step Process

1999 Board Direction, create a five phase process---

- Phase 1: Determine Space Needs
- Phase 2: Standards & Operations
- Phase 3: Project Needs
- Phase 4: Facility Evaluations
- Phase 5: Planning & Financing Strategies



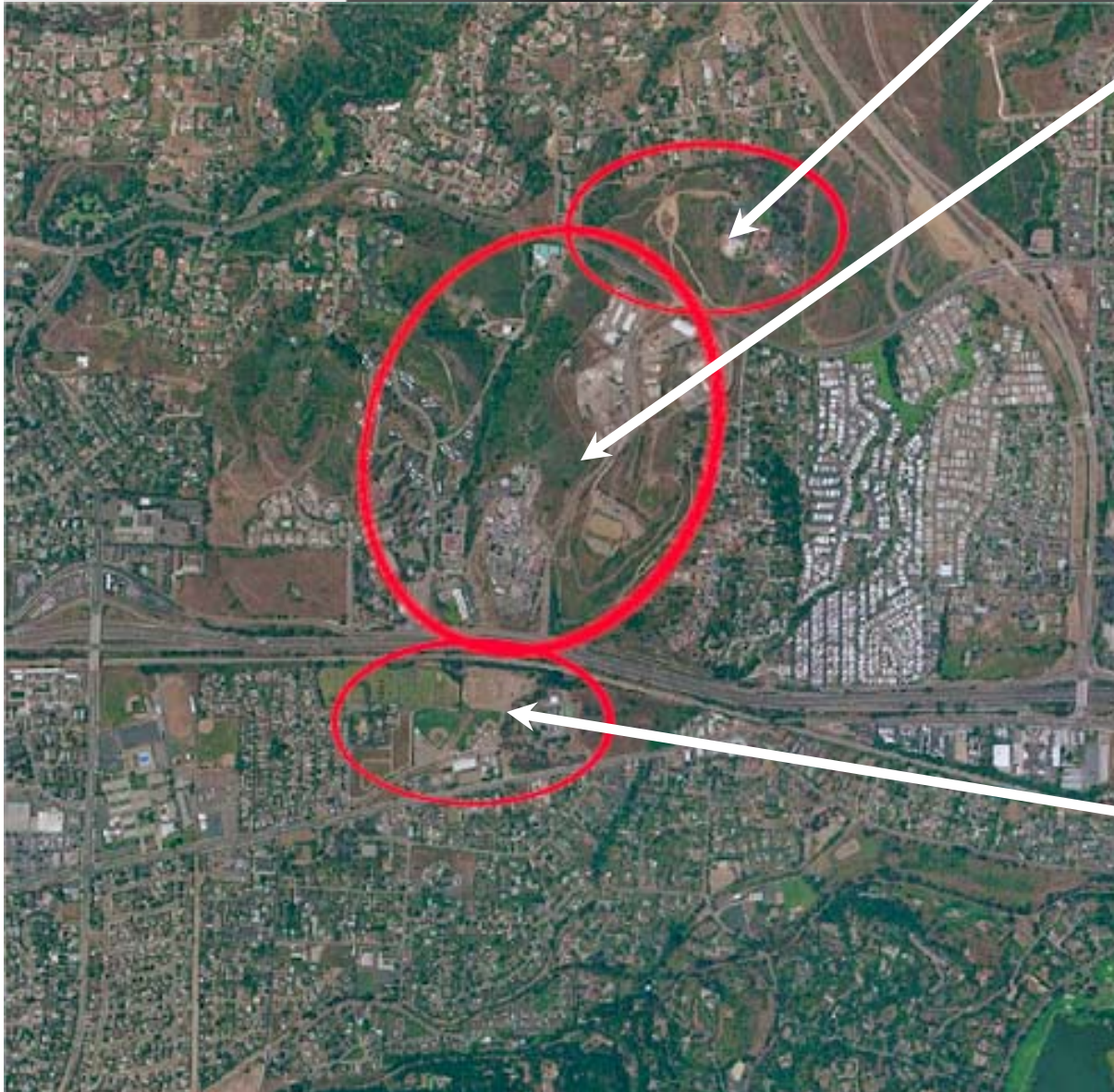
# Purpose

- Assist Decision Makers
- Guide County Departments
- Direct Facility Planners and Architects
- Help the Public

# Background

- Campus Boundary
- Original Use
- Part of larger (long-term) effort

# Campus Sections



## Northern Section

County Schools  
County Fire Administration

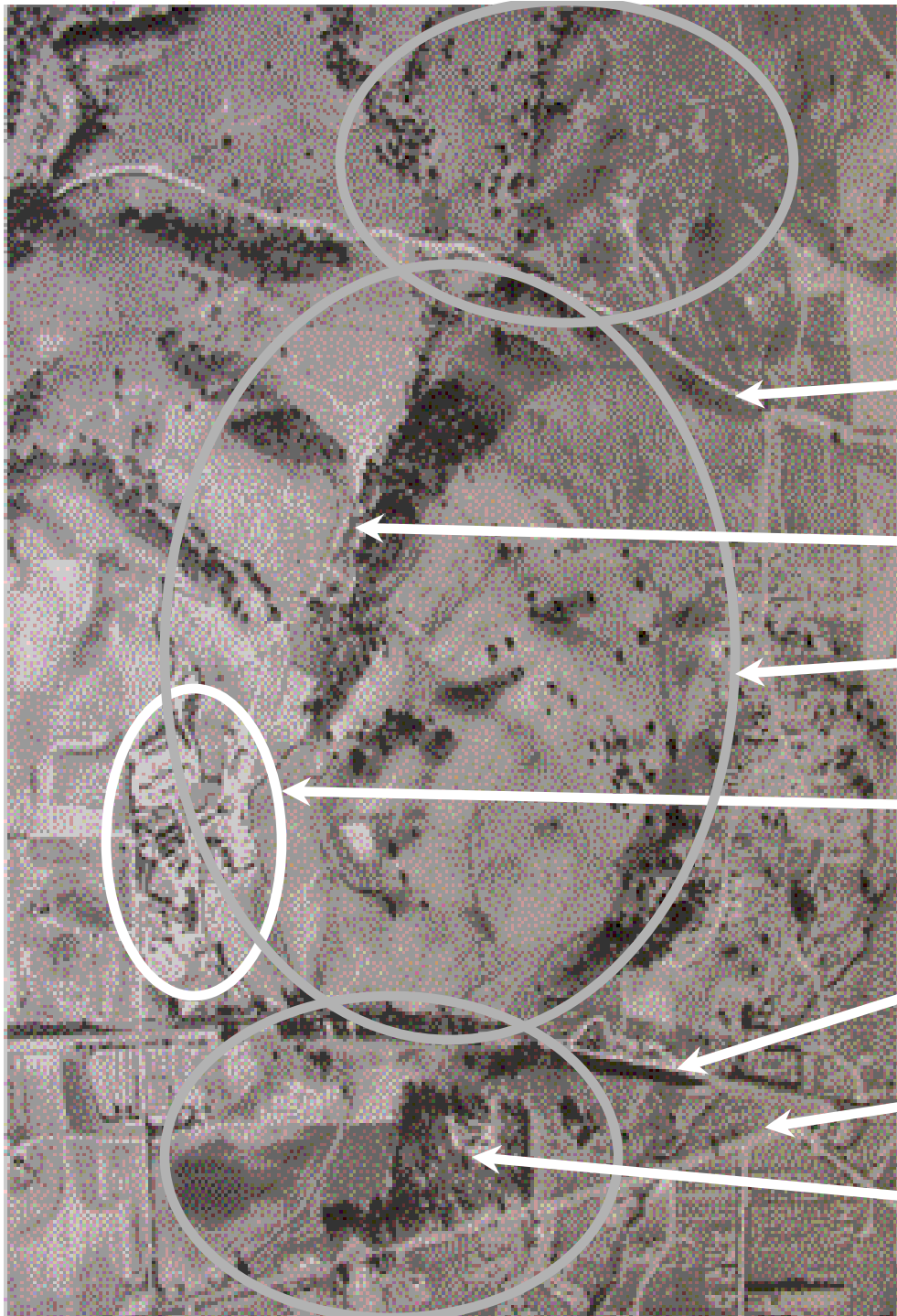
## Middle Section

Alpha Resource Center  
Sheriff Training Center  
Public Works Corporation Yard  
Parks Operations Yard  
General Services Operations Yard  
Transfer Station Operations  
Sheriffs Administration & Operations  
Public Health Department  
*Administration & Clinics*  
Social Services Headquarters  
ADMHS Administration & Clinics  
Employees' University Center  
Includes Oak Grove Residential  
Closed Landfill  
Rehabilitation Riding Facility

## Southern Section

Probation Department Operations  
Sheriff Operations  
Fire Operations  
Page Youth Center  
Flood Control Basin

# Original Campus Use



Cathedral Oaks Road

Hospital Creek

Current Campus Boundary

Tuberculosis Center

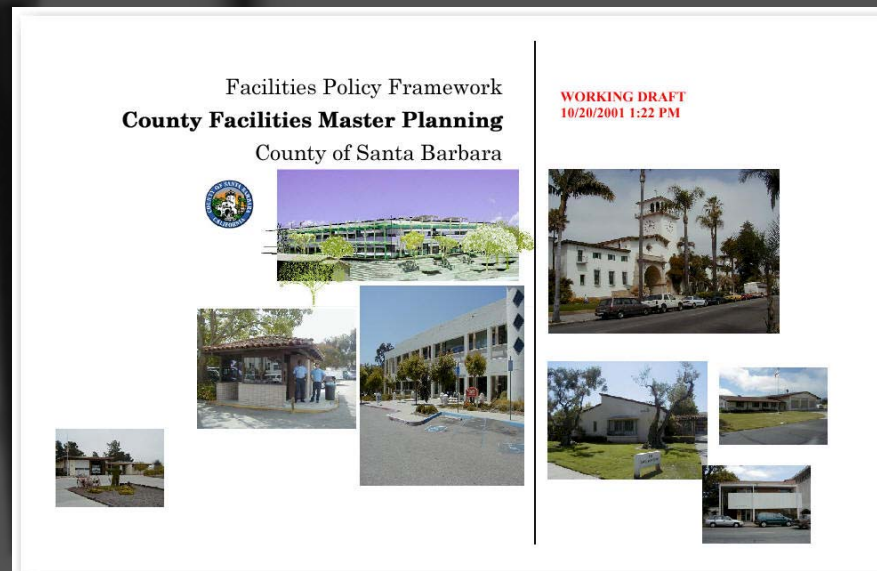
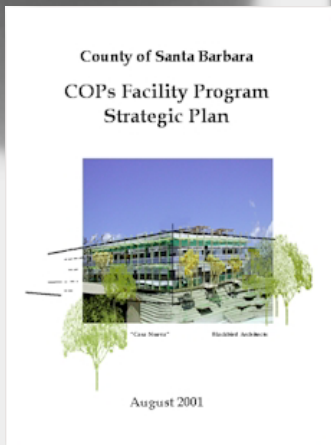
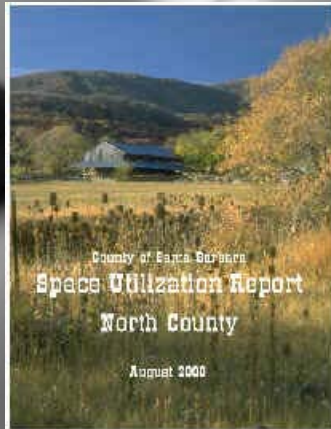
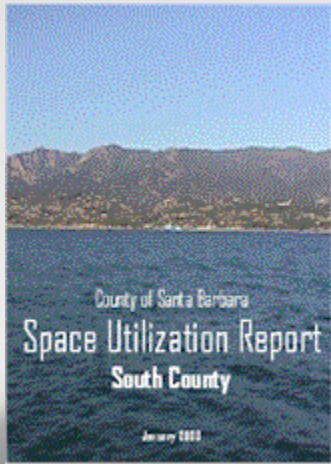
Southern Pacific Railroad

Hollister Avenue

Small Juvenile Hall

# Long-Term Thinking

- Space Utilization Studies
- Facility Program Strategic Plan
- Facility Policy Framework
- Capital Improvement Program



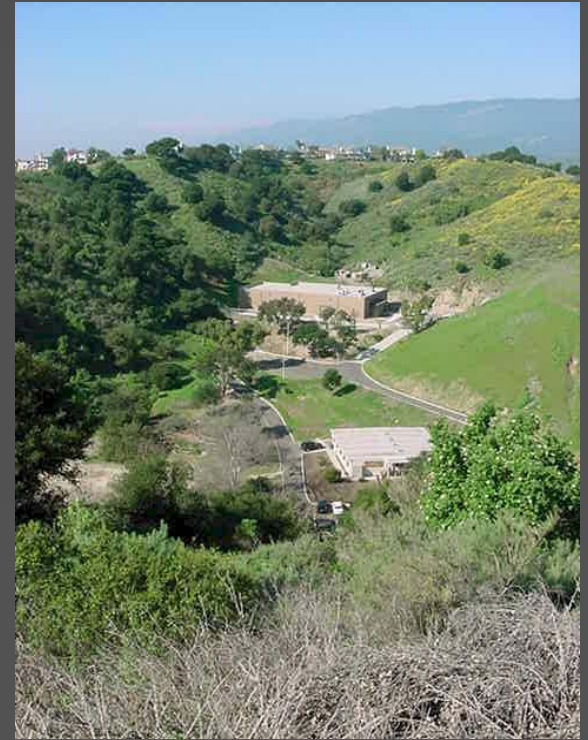


## Why Now?

- Neighborhood/Public Desire it...
- Sets framework for future development...
- Insures compatibility of uses...
- Provides for conservation of habitats, landscapes and historic structures...



# Views of the Campus



# Facility Policy Framework & Guideline Imposed Constraints

	Land Area (sf)	Constraints (sf)	Development Area (sf)
South	2,168,293	1,506,236	662,057
Middle	8,597,159	5,130,059	3,467,100
North	2,236,400	871,300	1,365,100
<b>Totals</b>	<b>13,001,852</b>	<b>1,506,239</b>	<b>5,494,257</b>

# Constraints

100 foot property line setback

50 foot top of bank setback

Area of Development

10 foot drip line setback

Existing Buildings

Existing Roadway

Community Compatibility Area (CCA)



# Existing Conditions

- Buildings
- Topography
- Circulation & Parking
- Views
- Historic Structures





# County Service Allocation

	Land Area (sf)	Allowable Building Area (sf)	Current Building Area (sf)
South	2,168,293	563,756	76,310
Middle	8,597,159	2,613,536	252,076
North	2,236,400	581,464	13,571
<b>Totals</b>	<b>13,001,852</b>	<b>3,758,757</b>	<b>341,957</b>

# Non-County Service Allocation

	Land Area (sf)	Allowable Building Area (sf)	Current Building Area (sf)
South	2,168,293	108,415	40,505
Middle	8,597,159	859,716	68,568
North	2,236,400	447,280	51,012
<b>Totals</b>	<b>13,001,852</b>	<b>1,415,411</b>	<b>160,085</b>



## **Guideline Highlights**

- Development Density & Coverage
- “Green” & “Environmental Friendly”
- Wireless Facility Policy
- Parking, Circulation and Traffic
- Visitor Serving Uses

# Development Density

Facility Policy 1.3: *Restrict county facility development to 55% of gross land area.*

Design Guideline 10: *Maximum Building Coverage will be 45% of project lot area.*

Design Guideline 11: *Maximum Floor Area Ratio (FAR) will be 50% of project lot area.*



## “Green” Facilities

FPF Policy 2.4: *New buildings shall be designed in such a way to maximize sustainability of the project over its expected life-cycle.*

Design Guideline 30: *New structures and expansions of existing structures of 25% or greater shall use LEEDS criteria during each phase of design and construction. A minimum of LEEDS Silver is required.*



## **“Green” Facilities**

FPF Policy 5.8: *Project should be designed for LEEDS certification.*

Design Guideline 73: *New Structures shall be able to reach LEEDS Silver certification.*

Design Guideline 74: *New structures that could obtain LEEDS Gold certifications or better may apply exceptions or seek relief from some of these guidelines by the County Architect.*



# Wireless Facility Policy

FPF Policy 5.11: *Wireless facilities, whether freestanding or located on a structure shall comply with the wireless design guidelines as set forth by the County Architect.*

Design Guideline 77: *Wireless facilities shall be integrated into existing buildings in such a way as to not detract from the appearance of the existing facility.*

Design Guideline 78: *Wireless facilities shall be integrated into the landscape in such a way as to minimize their visibility.*



# **Parking, Circulation & Traffic**

**FPF Policy 4.6:** *Parking structures shall replace surface parking whenever possible in order to preserve open space.*

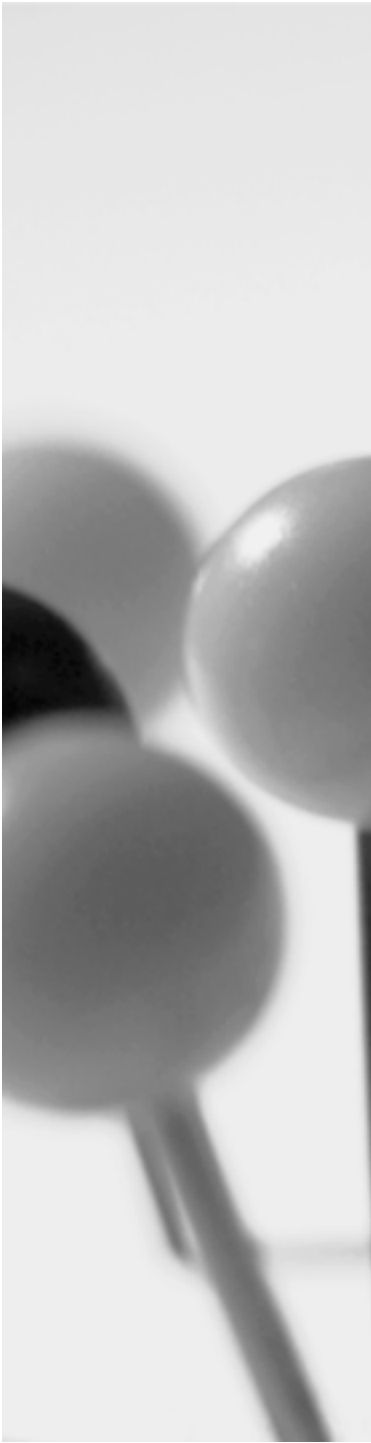
**Design Guideline 56:** *When possible subterranean parking structures should be constructed with open space of structures on top to maximize open space.*



# Parking, Circulation & Traffic

FPF Policy 4.4: *When the opportunity presents itself, reorganize campus vehicular storage and movement away from buildings and passive or active open space.*

Design Guideline 54: *Organize parking in such a way as not to detract from pedestrian activity near structures.*



# **Parking, Circulation & Traffic**

FPF Policy 5.1: *Pedestrian access between, around and through each campus shall be improved.*

Design Guideline 57: *Provide convenient crossing opportunities with mid-campus locations with the least travel distance.*



# **Parking, Circulation & Traffic**

FPF Policy 4.1: *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the surrounding community and encourage alternative means of transportation.*

Design Guideline 48: *Use traffic calming devices to reduce travel speeds and protect neighborhoods.*

Design Guideline 49: *Use visual clues to signal drivers to slow down.*



## **Community Serving Uses**

FPF Policy 6.3: *Look for partnership opportunities in development of childcare facilities on county campuses...*

Design Guideline 84: *Work with not-for-profit organizations to provide public benefit services.*

# Conclusion

- General Service is already implementing these guidelines...
  - Casa Nueva
  - Lompoc Wellness Clinic
  - District Attorney Office Building
  - Hall of Records Interior Restoration
  - Clerk-Recorder-Building
  - Public Works Service Center (Foster Road)