



SOUTHWESTERN COLLEGE

Proposition R



At Work!

FACT SHEET

Phase 1 – Corner Lot

DESCRIPTION: In May 2010, Southwestern College (www.swccd.edu) approved a design to develop the prominent 9.4 acre undeveloped site known as the “corner lot.” This development represents the largest new construction project since Southwestern College’s inception in 1961.

Functionally, the development is projected to add 110,000 square feet to the main campus, including a new college bookstore, classroom space, food court, art gallery, culinary arts program, wellness center, administrative offices, conference space, and police station. The relocation of some of these functions from their current locations to the corner lot will free up more classroom space.

Aesthetically, the project will create a landmark that will serve as an entrance to the College and establish a link between the campus and surrounding community.

The corner lot is one of the major projects identified in the first phase authorized by **Proposition R** “Classroom Repair and Job Training” measure, which South Bay voters approved in November 2008 by an overwhelming 71 percent. Project planning and construction is estimated at \$55 million.



LOCATION: Project site is located at the intersection of East H Street and Otay Lakes Road.

ARCHITECTURAL DESIGN: The project takes its design cues from the college’s interpretive Mayan architecture. The project will blend a contemporary design with environmentally “sustainable” elements. Also, the project emphasizes connectivity – not only with the existing campus, but between the campus and the surrounding community.

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PROJECT BENEFITS:

- **EDUCATION** – Continues Southwestern College’s mission of providing affordable and accessible education.
- **BEST USE OF LAND** – Replaces underutilized dirt lot with an open design and attractive architecture that invites student and public use.
- **COMMUNITY SPACE** – Provides community conference centers for civic use.
- **PARKING** – Creates more parking spaces than required. Project provides for over 800 spaces, compared to the 434 required for a project of this size.
- **ENVIRONMENT** – Planned as an environmentally “sustainable” project that will be seeking Leadership in Energy & Environmental Design (LEED) Platinum Certification. Developed by the United States Green Building Council, LEED provides developers a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

Sustainability features include:

- ✓ Use of a sustainable site
- ✓ Water efficiency
- ✓ Energy and atmosphere efficiency
- ✓ Materials and resources
- ✓ Indoor environmental quality
- ✓ Innovative design process

TIMELINE:

Design	April 2010 to October 2010
State Approval	December 2010 to April 2011
Construction	April 2011

DESIGN TEAM:

Architect/Project Design	BCA Architects
Project Planner	Seville Construction Services

CONTACTS:

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