

West Valley-Mission Community College District
Student Housing Site Study



01. Site Selection Considerations

02. Mission Campus

03. West Valley Campus

04. Comparison

D1

Site Considerations



Site Selection Considerations



Site Access



Nearby Uses & Walkability



Planning & Community Context



Available Area



Environment



Existing Utilities

02

Mission Campus



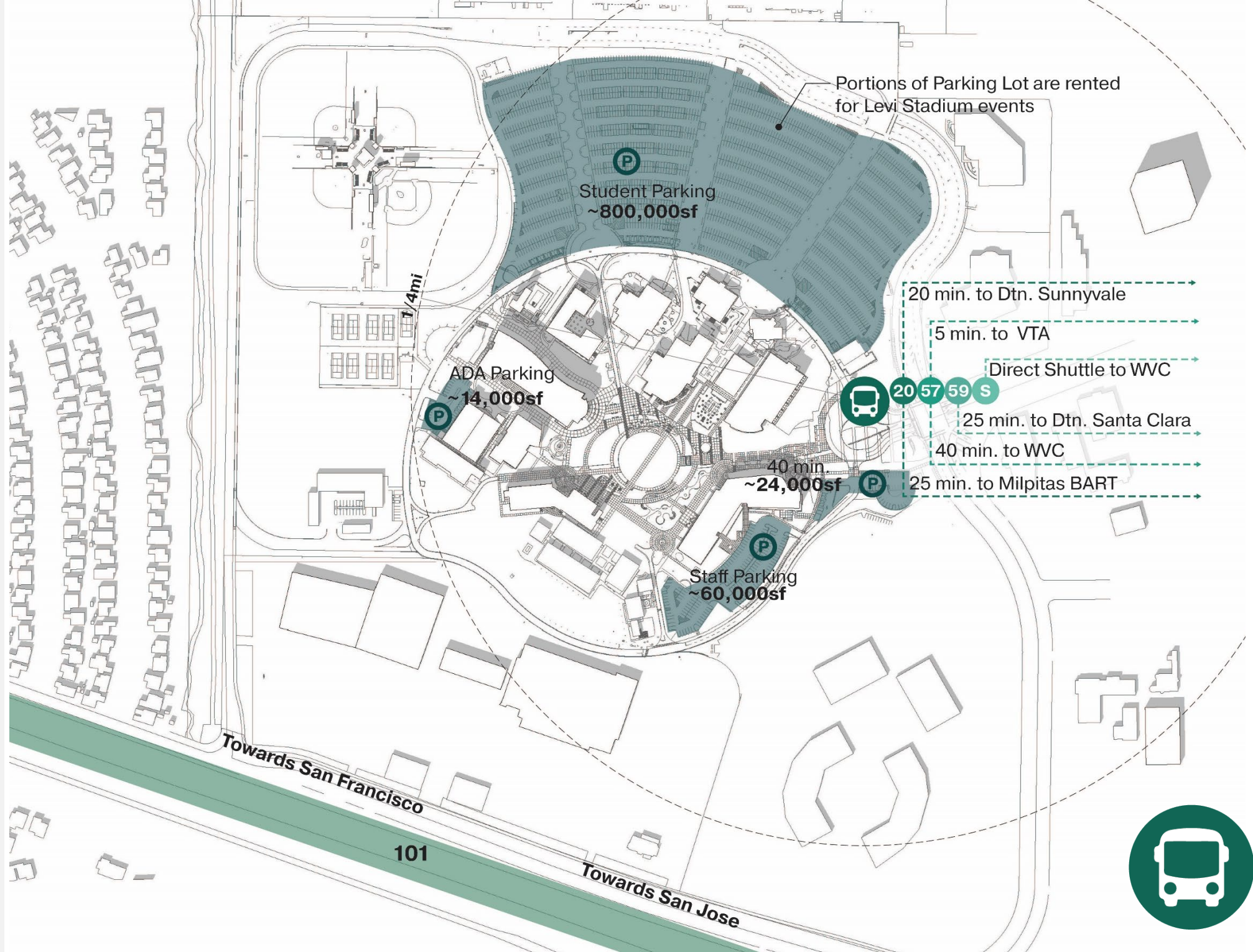
Mission Campus Access

Most of the Mission Campus is within a short walking distance from its bus stop, which has good connectivity to many surrounding downtowns and regional transit connections. It appears relatively easy to get to places with activity and amenities.

The West Valley Campus is accessible via bus and by a new direct shuttle connection.

The site is a short drive from Highway 101 which provides direct connection north towards San Francisco and south towards San Jose.

Substantial parking capacity is already provided on campus, which would reduce the parking burden for a new housing project.

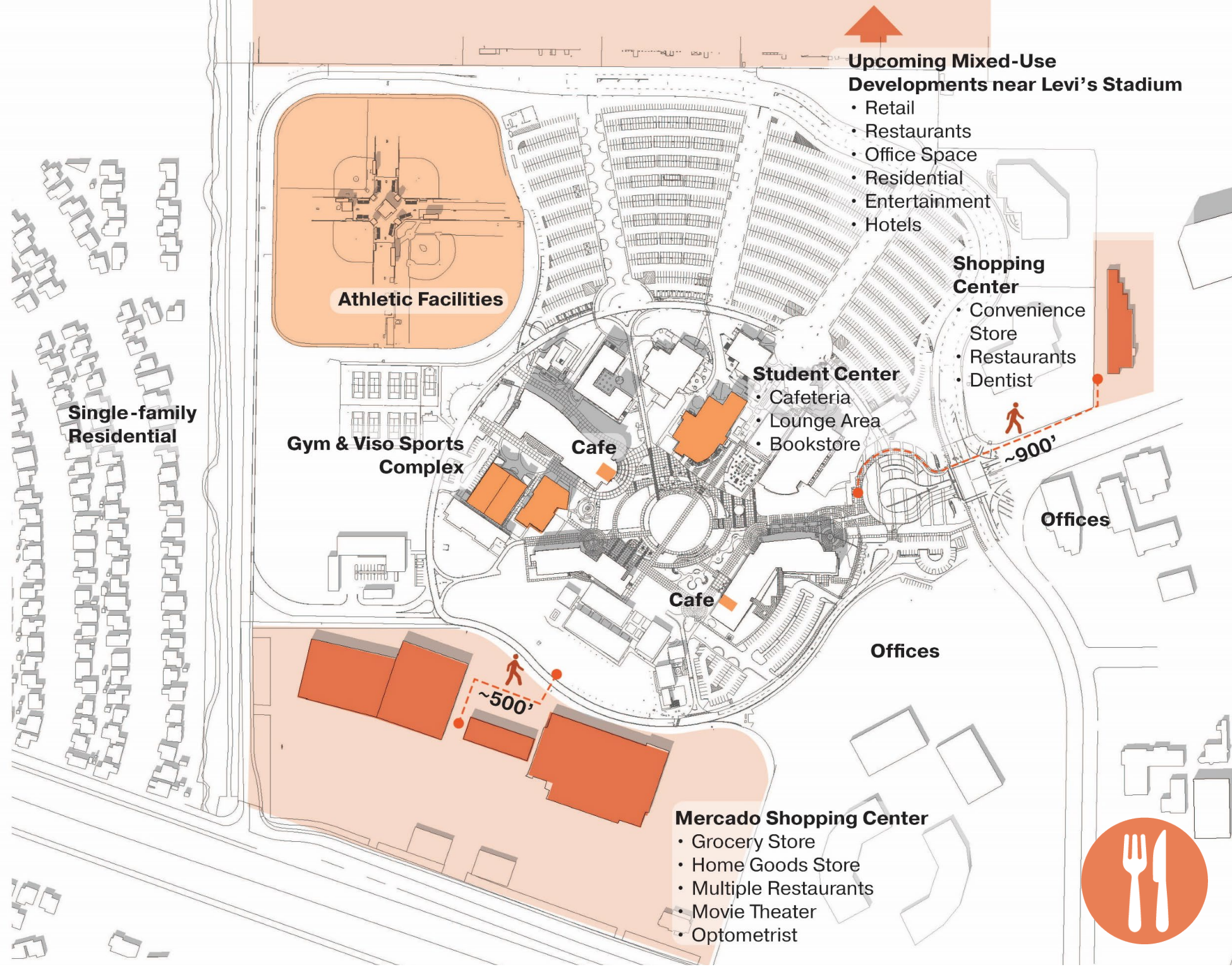


Mission Campus Nearby Uses & Walkability

Many essential support uses for housing – grocery, in particular – are within walking distance of campus.

The campus itself has existing amenities that pair well with housing, like its cafeteria and gym facilities.

Future adjacent development will enhance vibrancy of the neighborhood by providing a wide variety of uses and activity.



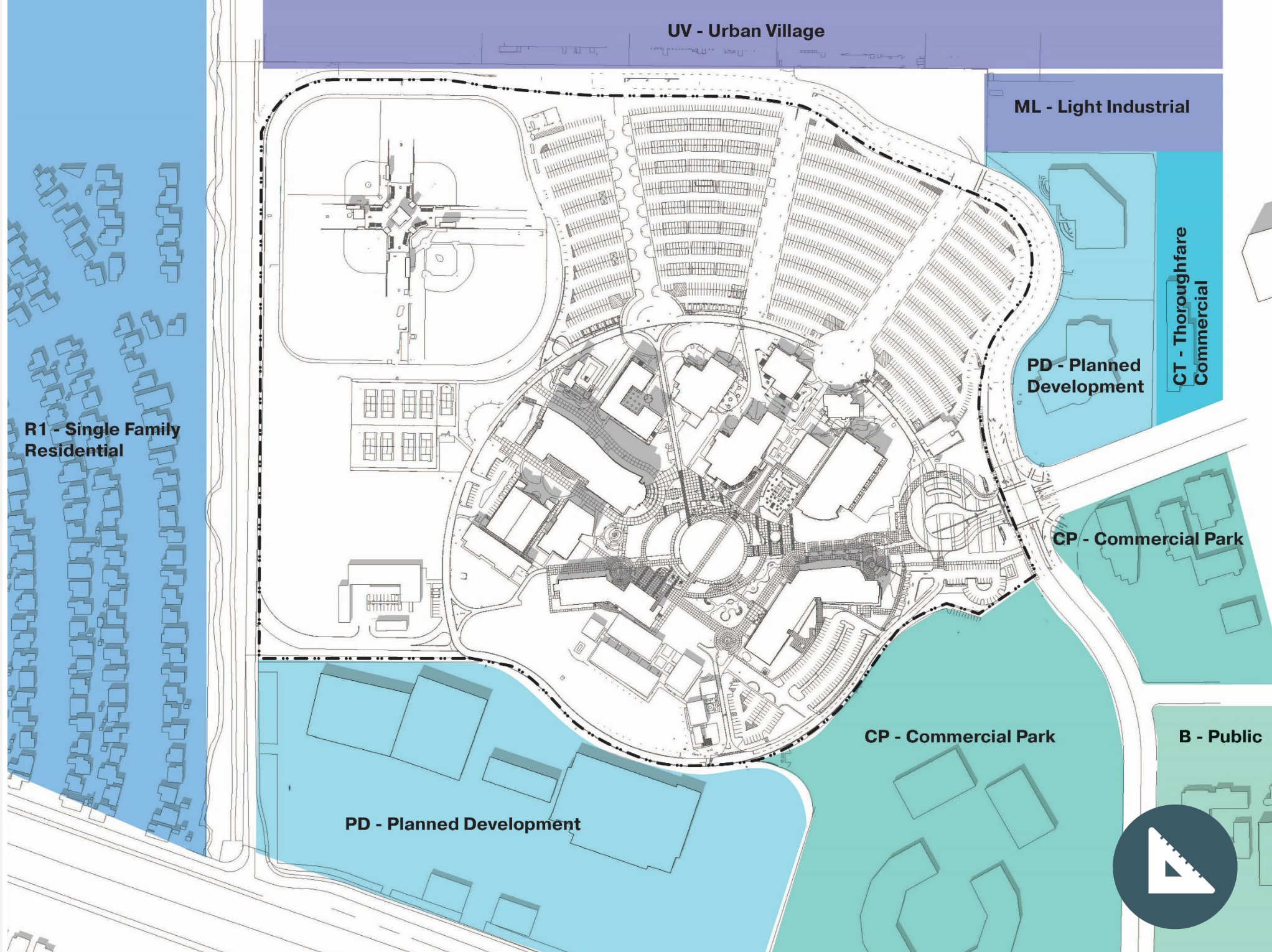
Mission Campus Planning & Community Context

The campus is surrounded by a mix of planning zones, which suggest that the area will continue to develop into a vibrant mixed-use neighborhood.

Building near single-family residential zones can sometimes reveal community sensitivity to development, but the nearest such zone is buffered by Calabazas Creek, reducing the likelihood of project opposition.

Community members experiencing housing insecurity often find shelter in this area of Calabazas Creek.

Per market analysis performed by Scion in 2021, there is sufficient demand for housing at Mission College to support a housing project.

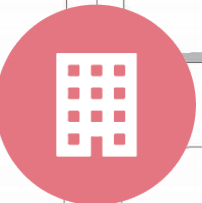
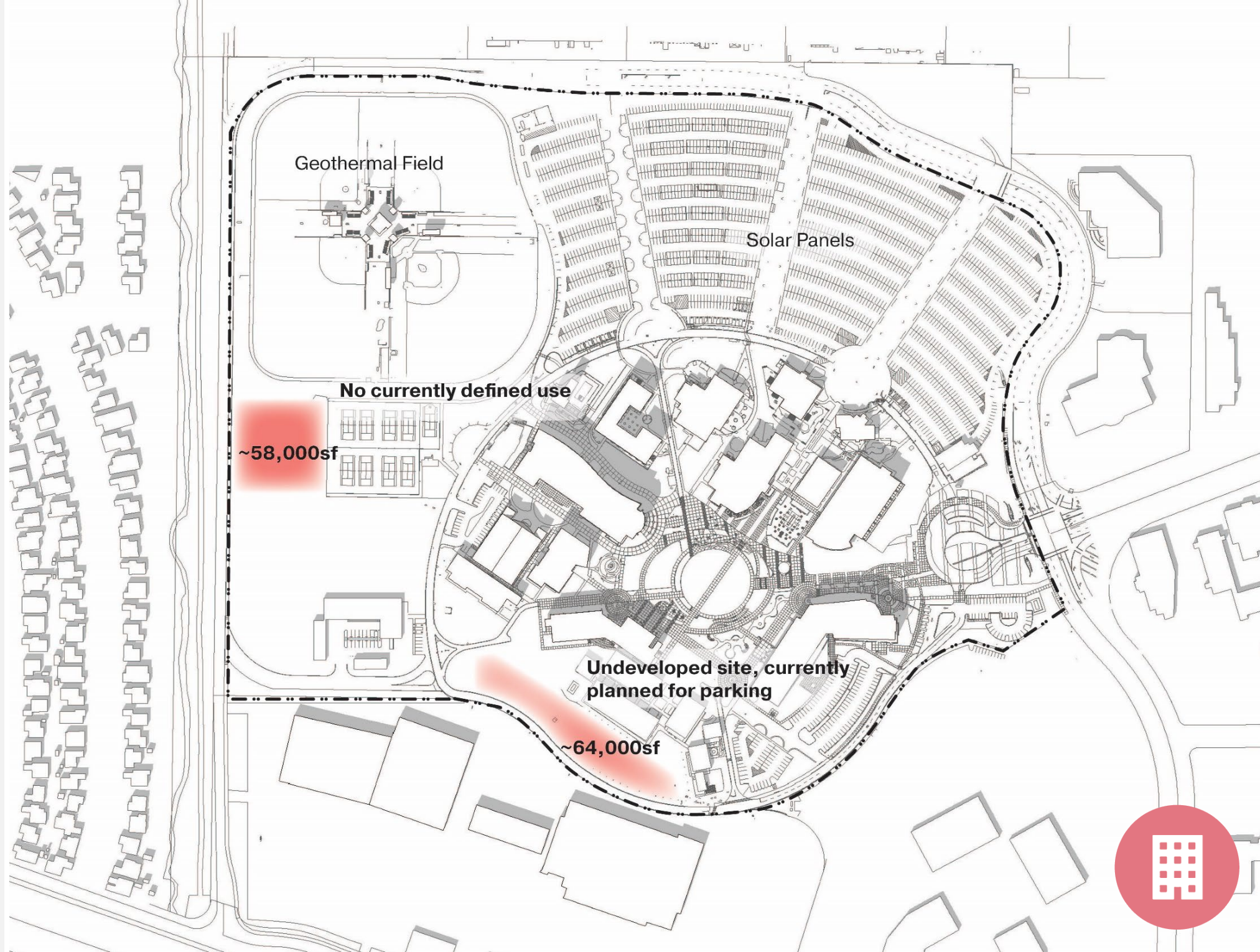


Mission Campus Available Area

The Mission Campus has at least two areas that would be suitable for new housing.

Both sites are large and flat, which makes it easier to build an efficient project.

The current master plan shows both sites as open area, so new housing at these sites would not pose a conflict with any previously planned projects.

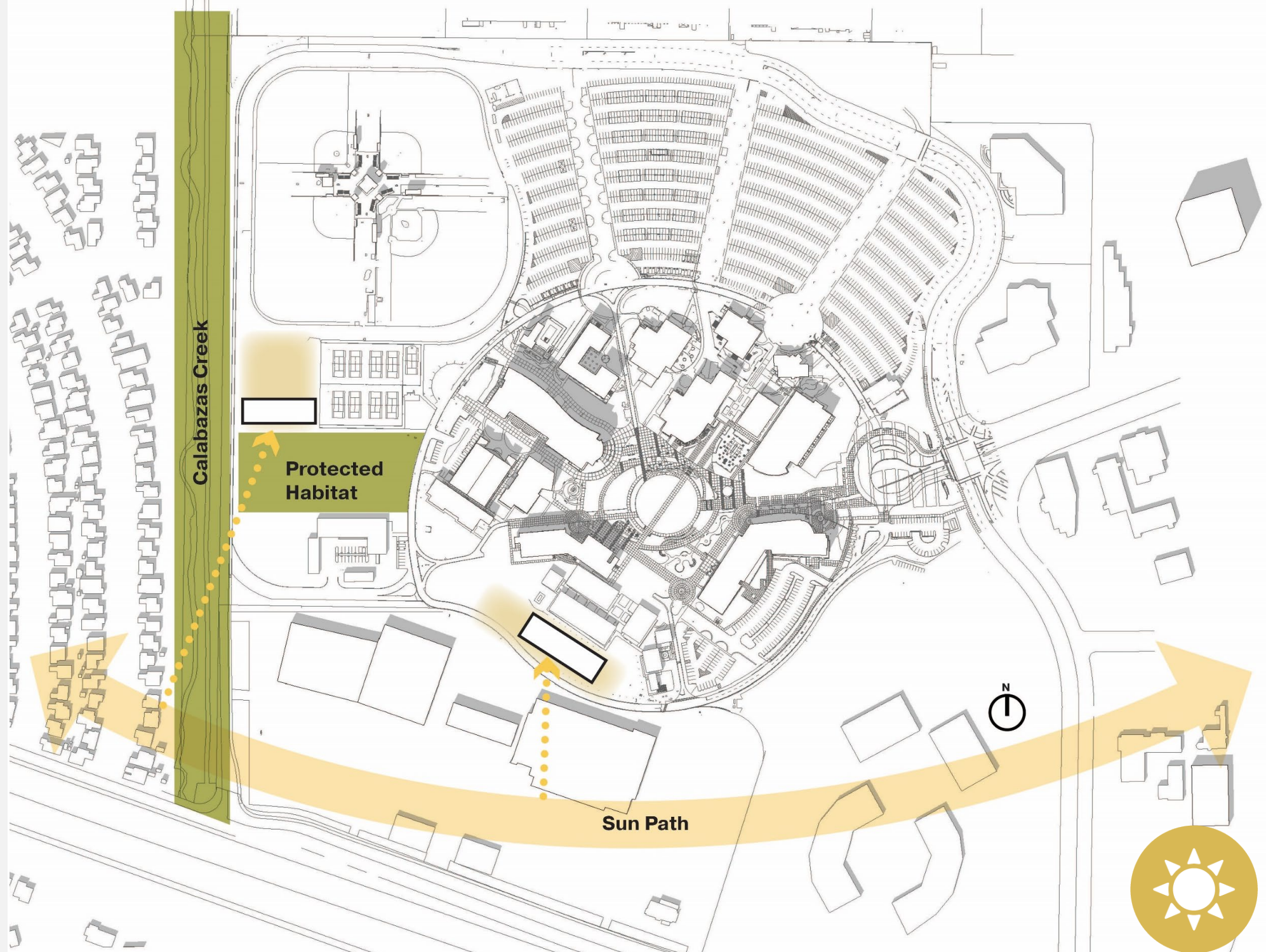


Mission Campus Environment

The potential areas for housing on Mission Campus are oriented such that the projects would have excellent daylight availability.

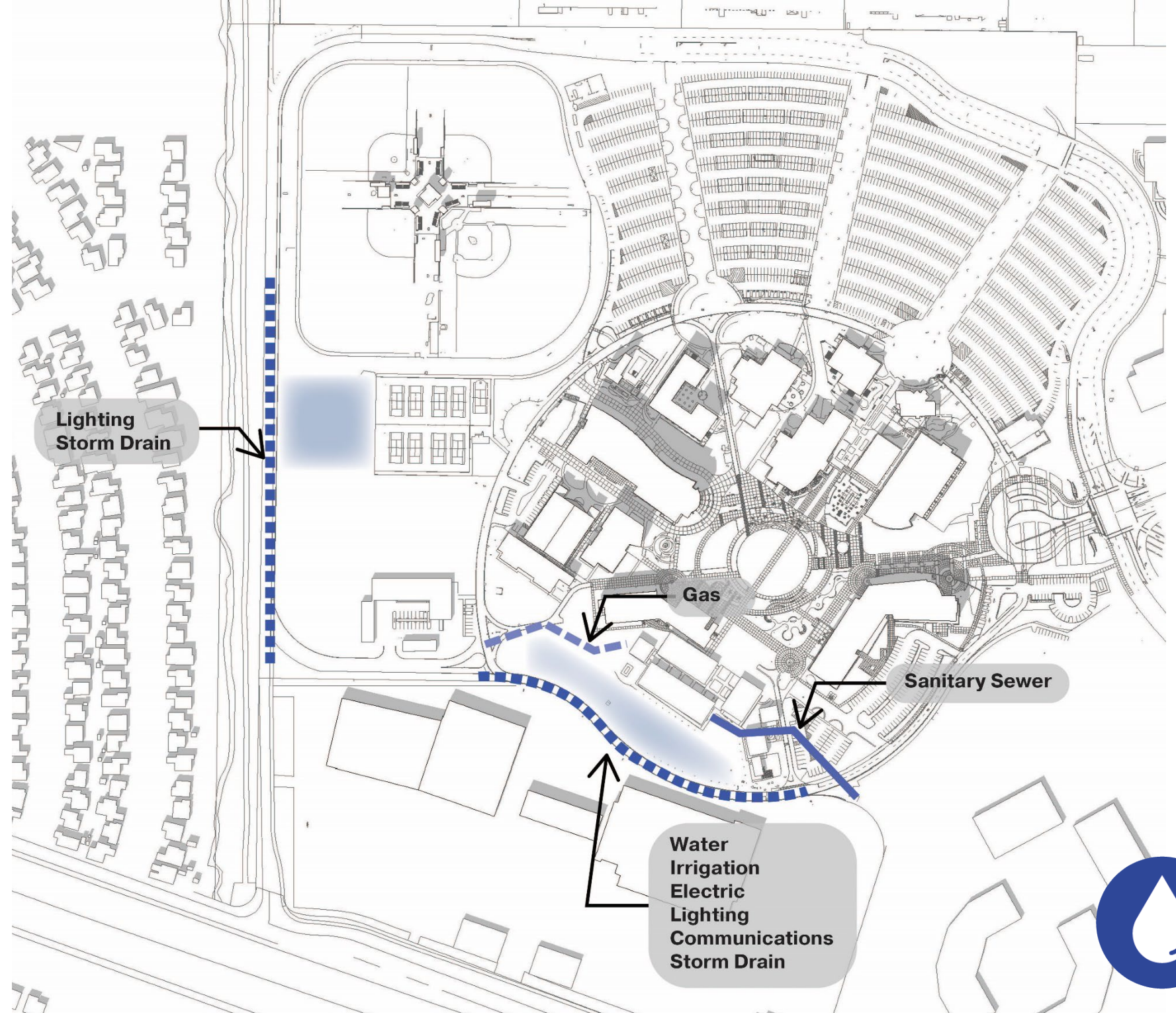
The campus sits adjacent to Calabazas Creek, which does create a low flood risk per FEMA mapping, which places the campus in Flood Zone AH – 1% yearly risk of shallow flooding. This can be mitigated through sustainable site strategies.

The campus also includes protected habitat for burrowing owls. While these areas provide some challenges for development, they also provide opportunity for natural amenities.



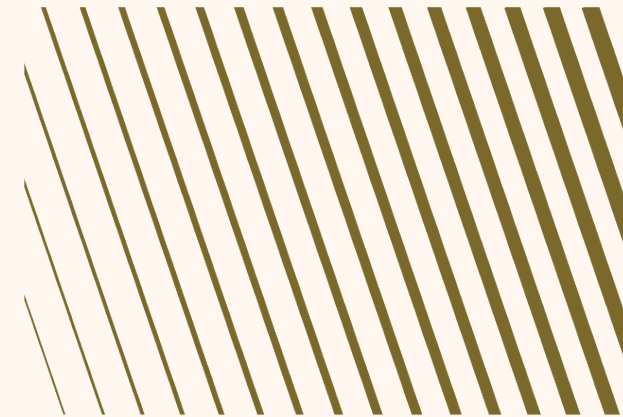
Mission Campus Existing Utilities

The Mission Campus appears to contain all the utilities required for a housing project directly adjacent to one of the potential sites.



03

West Valley Campus



West Valley Campus Access

The West Valley Campus has a large amount of existing parking.

Bus routes primarily lead to other transit connections rather than adjacent downtowns or retail areas.

One bus line and a new shuttle connection provide direct access to Mission College, which allows housing at either campus to serve both communities.

Route 85 is a short drive from campus, connecting to the rest of the Bay Area.

LP/S

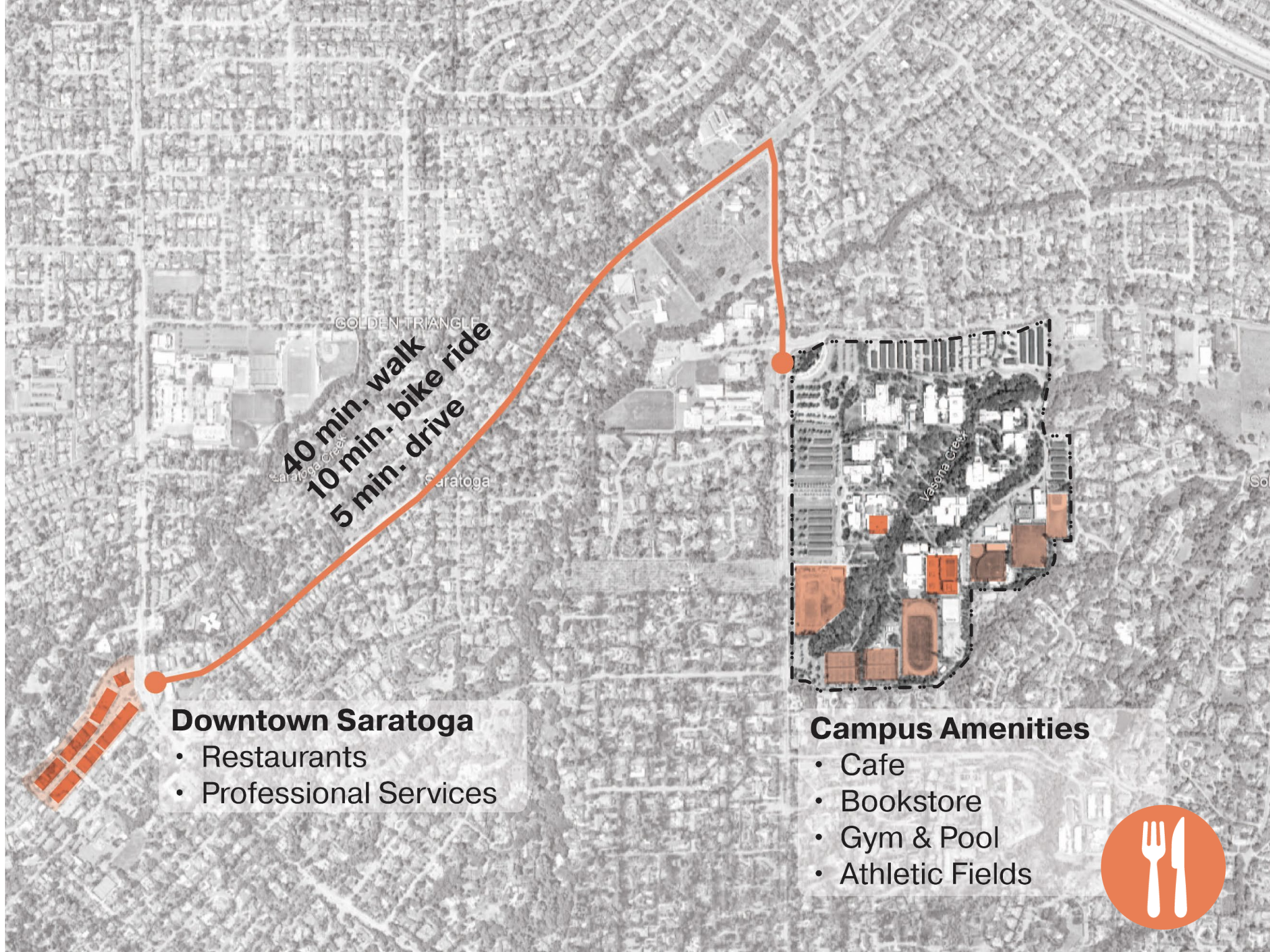
WEST VALLEY-MISSION COMMUNITY COLLEGE DISTRICT
STUDENT HOUSING



West Valley Campus Nearby Uses & Walkability

The nearest essential support uses for housing are in Downtown Saratoga, which is a long distance for walking or biking. Downtown Saratoga does not appear to have a grocery store.

The campus also has limited onsite food service, which would be needed to compensate for the lack of other amenities near campus



- Downtown Saratoga**
- Restaurants
 - Professional Services

- Campus Amenities**
- Cafe
 - Bookstore
 - Gym & Pool
 - Athletic Fields



West Valley Campus Planning & Community Context

The campus is surrounded by single family residential zoning, which limits the potential for additional amenities to be provided near campus in the future.

There is community sensitivity around development at West Valley, which increases the possibility of challenges for new housing development at this site.

Per market analysis performed by Scion in 2021, there is sufficient demand for housing at West Valley College to support a housing project.



West Valley Campus Available Area

The West Valley Campus has very little available area for a housing project. Most parking has recently had solar installed above it, and many of the athletic fields have recently been upgraded, making them less suitable for housing development.

The best potential site is the Old Facilities Building supporting Bond Construction.



West Valley Campus Environment

Substantial amounts of campus are heavily sloped natural areas around creeks, which are not suitable for an efficient housing project, but do provide a recreational amenity.

The potential site at West Valley is oriented such that it would receive acceptable daylight, but might result in some units having less daylight than is ideal.



West Valley Campus Existing Utilities

The road along the potential site at West Valley appears to contain all the utilities that would be needed for housing at this location.



- Water
- Electrical
- Communications
- Sanitary Sewer
- Lighting
- Gas
- Fire Water
- Irrigation

044

Comparison



Mission Campus

West Valley Campus

Access

- ✓ Bus routes to nearby downtowns, transit connections, and West Valley Campus
- ✓ Easy freeway access
- ✓ Substantial existing parking
- ✓ Direct shuttle to West Valley Campus

- Limited transit routes and destinations accessible via transit
- ✓ Bus connection to Mission Campus
- ✓ Easy freeway access
- ✓ Substantial existing parking
- ✓ Direct shuttle to Mission Campus

Nearby Uses & Walkability

- ✓ Multiple retail services nearby, including food service, grocery store and home goods stores
- ✓ Future mixed use developments near campus will further enhance neighborhood character
- ✓ Existing food services on campus

- Few retail and food services nearby
- No nearby grocery services
- Primary adjacent use is relatively high-end single-family housing
- Limited food service on campus

Planning & Community Context

- ✓ Area has a mix of uses and upcoming new mixed-use developments that enhance vibrancy of the area
- ✓ Community may be less sensitive to development due to existing mixed-use character opposition
- ✓ Sufficient student housing demand to support project

- Single-family housing is the only use type around the campus
- Community sensitivity around development
- ✓ Sufficient student housing demand to support project

✓ Pros ○ Cons

Mission Campus

West Valley Campus

Available Area

- ✓ Multiple site options within campus
- ✓ Site Options are unoccupied open space

- Fewer site options within campus
- Potential location is limited to the Old Facilities Building site

Environment

- ✓ Areas available for housing have high quality daylighting potential
- Calabazas creek has slight flood risk
- CEQA review needs to be performed

- ✓ Areas available for housing have acceptable daylighting potential
- ✓ Vasona Creek is a pleasant natural amenity
- CEQA review needs to be performed

Utilities

- ✓ One of the site options on campus appears to have access to all utilities that would be required for housing

- ✓ The potential site appears to have access to all utilities that would be required for housing

✓ Pros ○ Cons

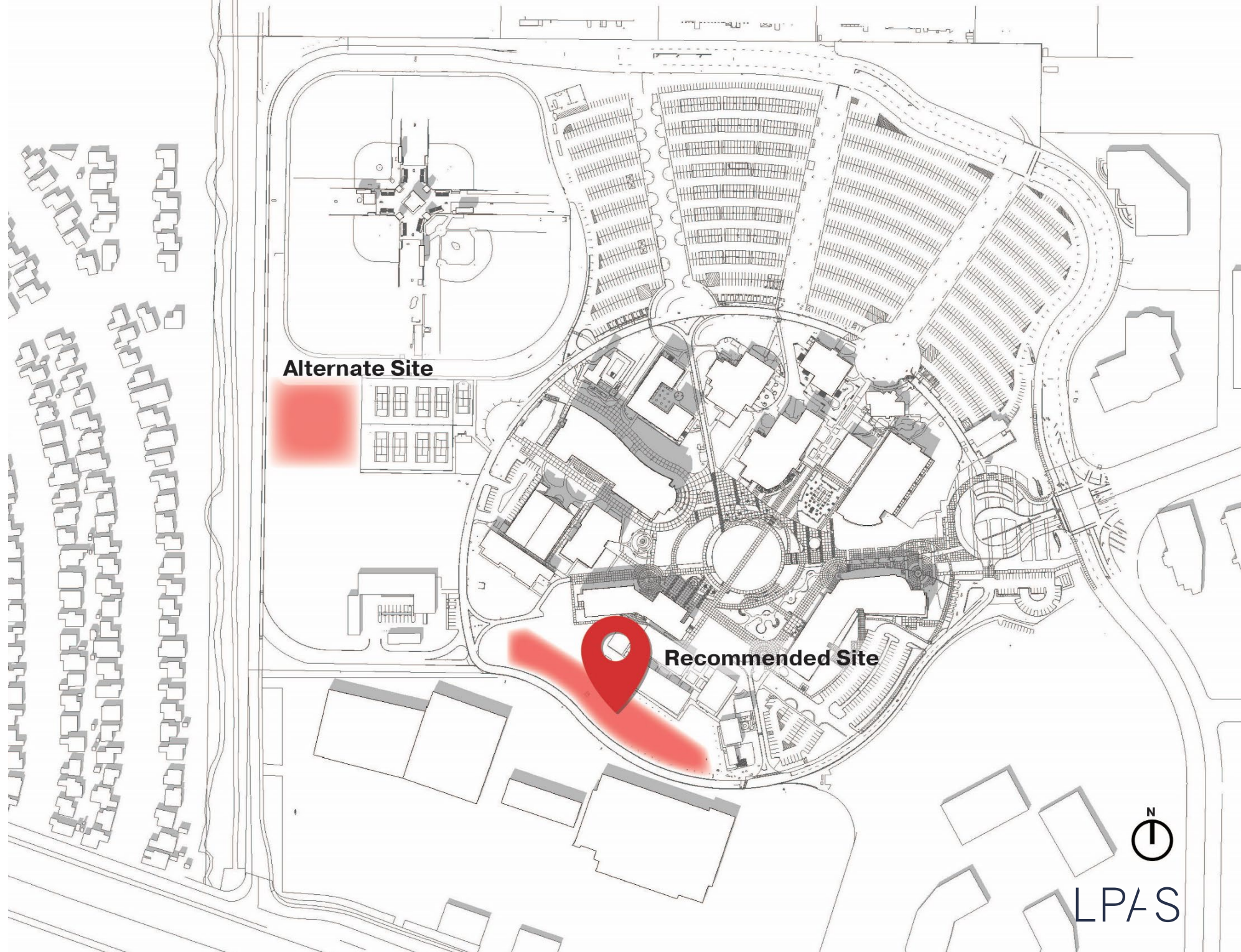
Site Recommendation

Mission College

- Proximity to ample food services & other amenities required to support housing
- Easy transit connectivity to nearby mixed-used areas
- Less community sensitivity around development
- Sufficient housing demand to support project
- Potential sites are unoccupied

The southern site option is recommended due to its proximity to amenities, transit, utilities, the center of campus. It is a safe and pleasant area that appears to be a promising site for housing.

The northern site is an alternate that may be studied further if any unknown conditions are discovered at the southern site.



Preliminary Massing Location Options

Mission College

- The proposed project will likely be 3 to 4 stories with 200 to 250 units.
- The project will fit well in any of these three locations on the preferred site and allow for future expansion.
- Further analysis will help determine which of the location options shown is the most advantageous for this project.

