RIVERSIDE CITY COLLEGE

Overview of RCC Master Plan Update
March, 2012

A. SHORT TERM (Within 5 Years)

Note: None of these projects was identified in the original 2008 campus master plan except the new Student Services/Administration building. It was shown in the 2008 master plan in a different location and configuration. All of these projects are currently funded. They are not necessarily listed in order of implementation.

1. New Student Services/Administration Building

Two-story, 37,500 SF building situated at the Magnolia Avenue entrance to campus, on the north side of Terracina Drive on the sloped site between Terracina Drive and the five story parking garage. Site work associated with the new building includes:

- Widen Terracina Drive to accommodate more vehicles
- Relocate parking structure entrance drive closer to Magnolia Avenue
- Remove tennis courts in order to accommodate 220 parking spaces in their place. Relocate tennis courts to area occupied in part by Lovekin complex
- Create pedestrian court (no passenger vehicles) between parking structure, student services building and campus

2. New West Campus Food Services Satellite Facility

A 2,200 SF facility at the ground floor of the Digital Learning Resource Center (DLRC) within the existing exterior breezeway in place of three existing rooms to be relocated (Staff room DLRC-105, Educational Technology room DLRC-106 and Multi Media Storage room DLRC-107). The new facility will include a grab-and-go and beverage service with both indoor and outdoor seating. The breezeway remains open to pedestrian passage between Terracina Drive and the quadrangle between the DLRC and the new Nursing Sciences Building. This project requires no other changes to this floor or any other floor of the DLRC.

3. New Parking Lots (500 spaces)

- Roof of five story parking structure, 220 spaces (in place of tennis courts)
• New surface lot at Ramona Drive and Riverside Avenue, 180 spaces (in place of existing Administration building #17)
• New surface lot in arroyo and reconfigured parking along Saunders Street 100 spaces (in place of temporary gymnasium and some of Lovekin portables)

4. Building Removal

• Administration building (#17)
• Caesar Chavez – Admissions & Records (#10)
• Admissions and counseling portable (#46)
• Assessment/placement portable (#43)
• Aguilar patio annex (#42)
• Student financial services portable (#40)
• Lovekin portables (#39, most not all)

5. Miscellaneous

• Reconfigure Saunders Street into two-way road
• Relocate some of workforce development out of Lovekin portables into other temporary quarters
• Relocate and enhance student life facilities in spaces within Bradshaw Center (#24) vacated by student services.
• Prepare to renovate the Physical/Life Sciences buildings (#20, #22)

B. MEDIUM TERM (Within 6-10 Years)

Note: All but one of the projects identified here (#6 New East Campus Entrance) were targeted for implementation within “Horizon 1” of the original 2008 campus master plan All but two of the projects (#1, New Cosmetology Building and #2 Relocated Business Education Facilities) are shown in different locations and configuration than the original 2008 campus master plan. Two projects (#1, New Cosmetology Building and #2 Renovation of Physical & Life Sciences for relocated Business Education Facilities) are currently in the state funding queue. The six projects identified are not necessarily listed in order of implementation.

1. New Cosmetology Building

Two-story cosmetology replacement building with associated parking lot and site work adjacent to City College Drive at northwest corner of intersection of City College Drive and Saunders Street. Removal of existing cosmetology building at intersection of Olivewood Avenue and Cridge Street. (The state has approved the FPP for this project and placed it in the funding queue.)
2. Relocation of Business Education into Physical/Life Science Buildings

Physical/Life Sciences buildings (#20, #22) to be renovated to accept Business Education who will vacate the Business Education building (#32). (The state has approved the FPP for this project and placed it in the funding queue.) Existing Business Education building (#32) to be re-purposed for workforce development and Gateway to College.

3. New Auto/Applied Technology Building

New Auto/Applied Technology building and associated parking will replace existing Auto Tech Building (#30), most of Technology A building (#6) and Technology B building (#7) on the site of existing parking lot “U” east of Olivewood Avenue at the northeast corner of the intersection of Olivewood Avenue and City College Drive. The existing Auto Tech Building, Technology A and B buildings will be removed after their replacement facilities are in place. (After an IPP and FPP are complete for this project it is to be funded through state funds and the next local bond initiative).

4. New Maintenance and Operations Facilities

New facilities for maintenance and operations shops, offices, service yard, warehouse and associated parking will replace existing facilities currently located along Saunders Street in buildings #4,5 and 16 on the site of the existing parking lot “N”, east of Olivewood Avenue at the southeast corner of the intersection of Olivewood Avenue and Cridge Street. (This project is to be funded through the next local bond initiative).

5. New Southeast Parking Structure (1,200 Spaces)

New five story, 1,200-space parking structure adjacent to City College Drive on the site currently occupied by the eastern half of existing parking lot “E”, between the existing Auto Tech Building (#30) and the new Cosmetology building. (This project is to be funded through the next local bond initiative).

6. New East Campus Entrance

New vehicular entrance at the intersection of Olivewood Avenue and Cridge Street with a driveway that leads south and east across Saunders Street to the new south parking structure. (This project is to be funded through the next local bond initiative).
C. LONG TERM (Beyond 10 Years)

Note: The long term campus master plan identifies sites for four primary components of the comprehensive campus: 1) buildings; 2) un-programmed open space; 3) vehicular circulation and parking; and 4) outdoor physical education, athletics and recreation. With some exceptions the master plan does not identify sites for specific programs or building types, nor does it stipulate the order in which projects are to be implemented. It does provide a vision for the future and a general framework within which to make decisions over the course of the incremental development of the campus.

1. Building Sites (Overall floor area capacity: +/- 1,350,000 SF)

   • Core Campus South (Floor area capacity: +/- 410,000 SF)

      This area of campus or “precinct” is bounded by Ramona Drive, Fairfax Avenue, Magnolia Avenue and Saunders Street. Seven building sites afford opportunities for a variety of instructional and support facilities in mostly two story configurations. Buildings further from the street could go as high as three stories. The site adjacent to and west of the south parking garage would most appropriately accommodate a visual and performing arts replacement facility capitalizing on the drop in elevation toward the east in order to minimize the exterior bulk and visual impacts of the fly loft. An eighth site west of the south parking garage accommodates the new cosmetology building.

   • Core Campus North (Floor area capacity: +/- 500,000 SF)

      This precinct is bounded by Fairfax Avenue, Terracina Drive, Magnolia Avenue and Riverside/Mine Okubo Avenue. This precinct is home to three major existing buildings that will remain in place indefinitely: the 2 ½-story Paul Quadrangle, the four-story Digital Library Resource Center (DLRC) and the four-story Nursing Sciences Building. Through additions and renovations the DLRC could gain as much as xxx SF in floor area capacity. One new building site on the site of the existing Landis Auditorium accommodates an additional three or four story building, perhaps a new student union and faculty center to replace Bradshaw Center.

   • The “Prow” (Floor area capacity: +/- 150,000SF)
Most of the mid-century era of campus resides on the peninsula of land that projects to the northeast of Paul Quadrangle out into and over the arroyo that bounds the east and north sides of the core campus. All of these facilities will eventually be replaced within the new core campus. The master plan envisions building sites for as many as three new two or three story buildings within this precinct for additional future capacity.

- **Magnolia Frontage (Capacity +/- 170,000 SF)**
  
  Two building sites along Magnolia Avenue provide opportunities for additional capacity, campus frontage and college identification along the primary approach to campus. A building on the sloped site between the west parking garage and Magnolia Avenue provides additional capacity for expansion of student services, administration and/or other uses. A site adjacent to Magnolia Avenue at the far west end of the existing track and field will accommodate a new physical education center and practice field.

- **Miscellaneous (Capacity +/- 120,000 SF)**
  
  Other building sites include parking lots “N” and “U” east of Olivewood Avenue at the southeast corner of campus where Auto/Applied Tech and Maintenance and Operations are to be relocated. The existing Wheelock Gymnasium will remain in place and operate as an auxiliary and/or practice gym with the completion of the new physical education center. The existing child development center could remain in place.

2. **Un-programmed Open Space**

   - **Campus Frontage**
     
     Generous 60 FT setbacks of the two-story buildings along Ramona Drive will accommodate trees, lawn and landscaped areas to create a generous neighborhood friendly small college town ambience along this key frontage.

   - **Quadrangles**
     
     Existing quadrangles within the new core campus include one within Paul Quadrangle and that which is formed by the DLRC and Health Sciences. New quadrangles include two along Ramona Drive, one on the site of the existing Landis Auditorium adjacent to and east of Paul Quadrangle and one on the
“prow” roughly in the same location as the existing quadrangle formed by Bradshaw Center, Physical/Life Sciences and MLK Technology Center.

- **Walk streets or “pedestrian promenades”**

  Streets that run through the southwest precinct of the existing campus, the new core campus (Fairfax Avenue, Riverside/Mine Okubo Avenue, Terracina Drive, etc.) will remain in place and reconfigure as wide tree lined walk streets or “pedestrian promenades” accommodating occasional passenger vehicle traffic, service and emergency vehicles.

- **Arroyo**

  To the maximum extent possible buildings and pavement will vacate the arroyo. The arroyo’s slopes will be preserved and enhanced with indigenous plant materials and trees, its floor rendered permeable and preserved to accommodate un-programmed recreational open space.

3. **Vehicular Circulation and Parking**

- **Vehicular Entrances**

  The primary daily vehicular entrances locate on the west at Magnolia Avenue and Terracina Drive and on the east at Olivewood Avenue and Cridge Street. Additional secondary entrances for occasional passenger vehicle, service and emergency vehicle access occur along Ramona Drive at Riverside Avenue, Saunders Street and other locations, along Magnolia at Fairfax Avenue and other locations, along 15th Street and Prospect Avenue.

- **Interior Streets**

  A new driveway connects the east entrance (Olivewood at Cridge) to the southeast parking garage, across Saunders Street. Saunders Street converts to two-way and connects to the perimeter road along the north perimeter of campus to Prospect Avenue and 15th Street. All existing streets within the existing southwest precinct of campus (future core c campus) remain in place for occasional passenger vehicle, service and emergency vehicle use.

- **Parking**

  Most parking resides in two five story structures each accommodating 2,500 parking spaces. The northwest garage includes the existing five story structure at Terracina and Magnolia. It resides on the north side of core campus
adjacent to the west campus entrance. The southeast garage resides on the
east side of core campus adjacent to Ramona Drive and is principally
accessed via the new drive that links to the east entrance at Olivewood and
Cridge. Additional miscellaneous parking lots occur at the perimeter of
campus.

4. Outdoor physical education, athletics and recreation

Facilities locate in and adjacent to the arroyo along the east and north sides of
campus. They are served by the two adjacent five-story northwest and
southeast parking garages. They include:

- Track and field
- Practice field
- Aquatics
- Soccer and/or additional play field
- Tennis courts
- Baseball and softball fields.

END