

NORCO COLLEGE

RIVERSIDE COMMUNITY COLLEGE DISTRICT



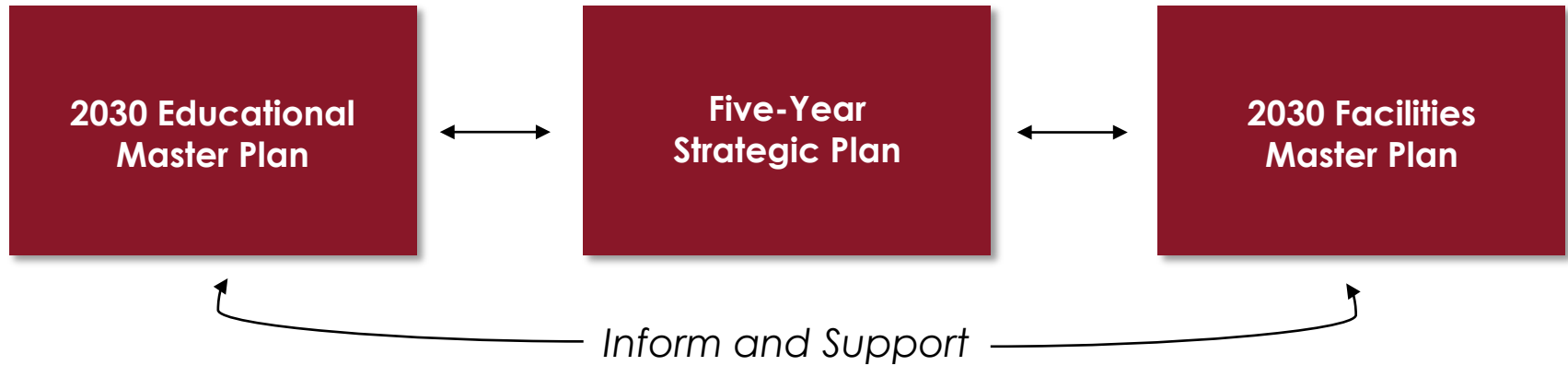
FACILITIES MASTER PLAN

FEBRUARY 2020

NORCO
COLLEGE

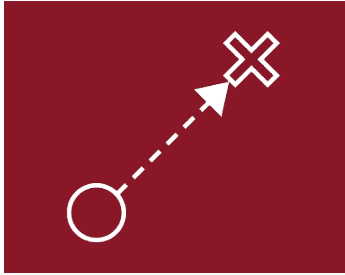
 DLR Group

COMPREHENSIVE PLANNING



Norco College will build a **comprehensive and inspiring** campus **integrated into the region** that serves as a destination for **education, commerce, life, and the arts.**

STRATEGIC DIRECTIONS



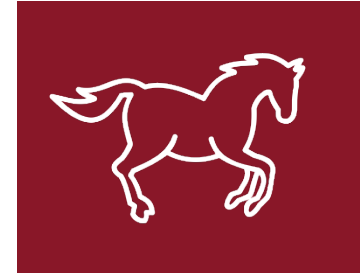
STUDENT TRANSFORMATION:

Promote student success through academic growth and guided pathways framework.



COLLEGE TRANSFORMATION:

Create a comprehensive campus environment using a mixed-used development model allowing for public private partnership opportunities.



REGIONAL TRANSFORMATION:

Establish a distinct regional identity by hosting initiatives that impact regional development.

DEFINING COMPREHENSIVENESS

Norco College (2018)	2030 Enrollment/ Needs Capacity/Resident Ratio	2030 Enrollment/Needs Per District & CAP Load
7,364 FTES	12,767 FTES	13,970 FTES
168,870 ASF	402,370 ASF	467,800 ASF

DEFINING COMPREHENSIVENESS

METHOD 1: CAPACITY-PER-RESIDENT RATIO

Norco College (2018)	Current Deficit*	Based on ratios, today Norco College should have...	Planned for 2030*
306,846 Residents			376,047 ** Residents
7,364 FTES	(3,069) FTES	10,433 FTES	12,767 FTES
348 FTE	(143) FTE	491 FTE	602 FTE
168,870 ASF	(159,455) ASF	328,325 ASF	402,370 ASF

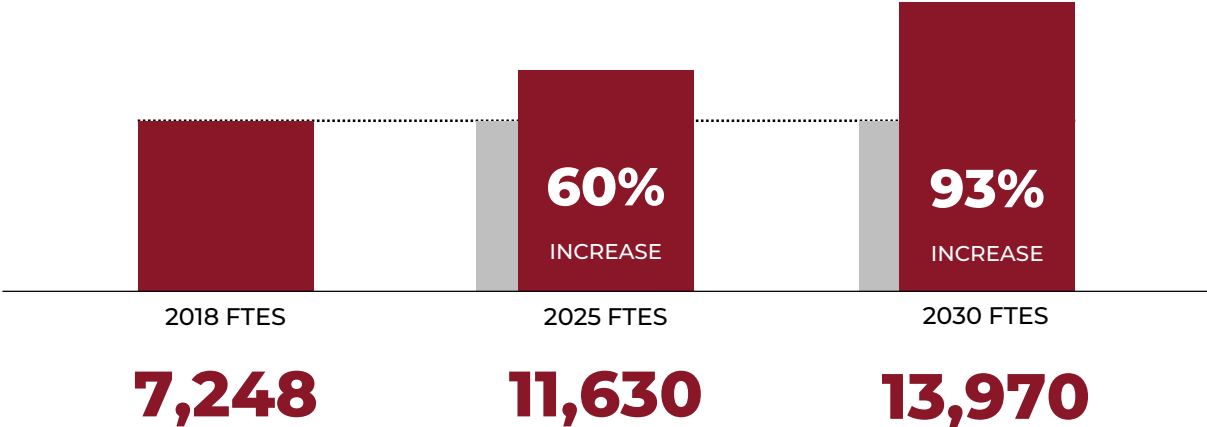
*DEFICITS WERE CALCULATED USING THE RATIOS FROM RCC

**RESIDENT GROWTH BASED ON CENSUS AND REAL ESTATE DATA

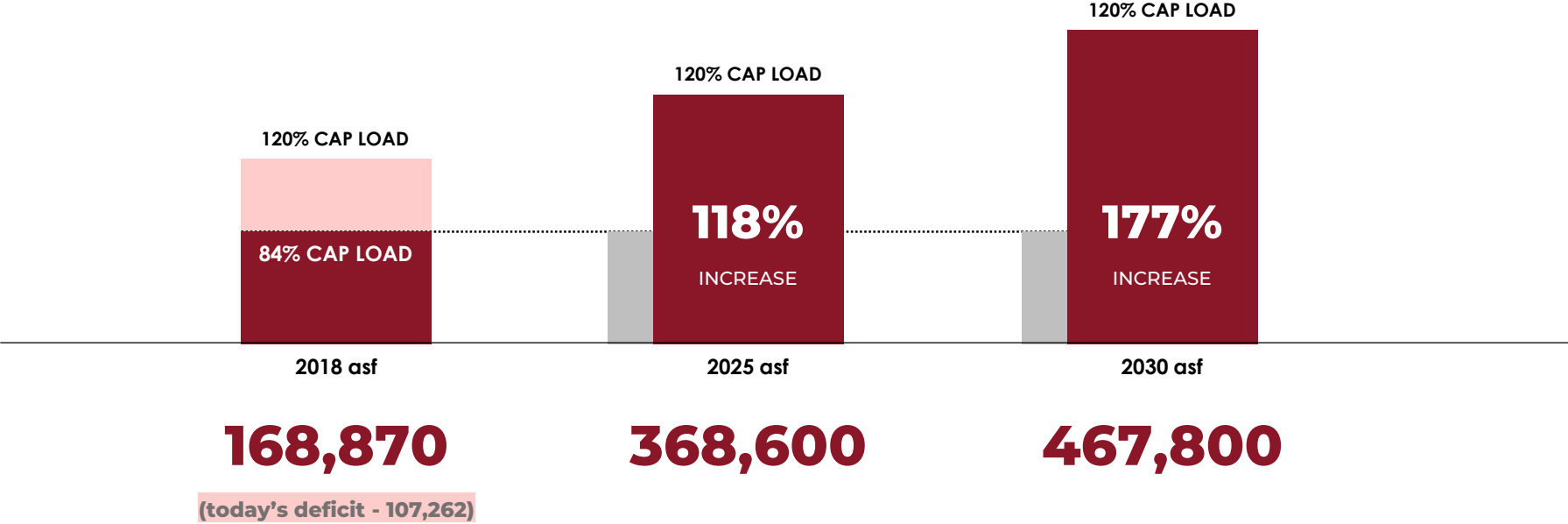
DEFINING COMPREHENSIVENESS

METHOD 2: STUDENT ENROLLMENT GROWTH PER RCCD

Year	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Headcount	14,624	15,063	15,515	15,980	16,459	16,953	17,462	17,986	18,525	19,081	19,653	20,243	20,850
FTES	7,248	7,689	8,158	8,654	9,182	9,741	10,334	10,963	11,631	12,339	13,091	13,563	13,970
FTES/ Headcount	0.50	0.51	0.53	0.54	0.56	0.57	0.59	0.61	0.63	0.65	0.67	0.67	0.67

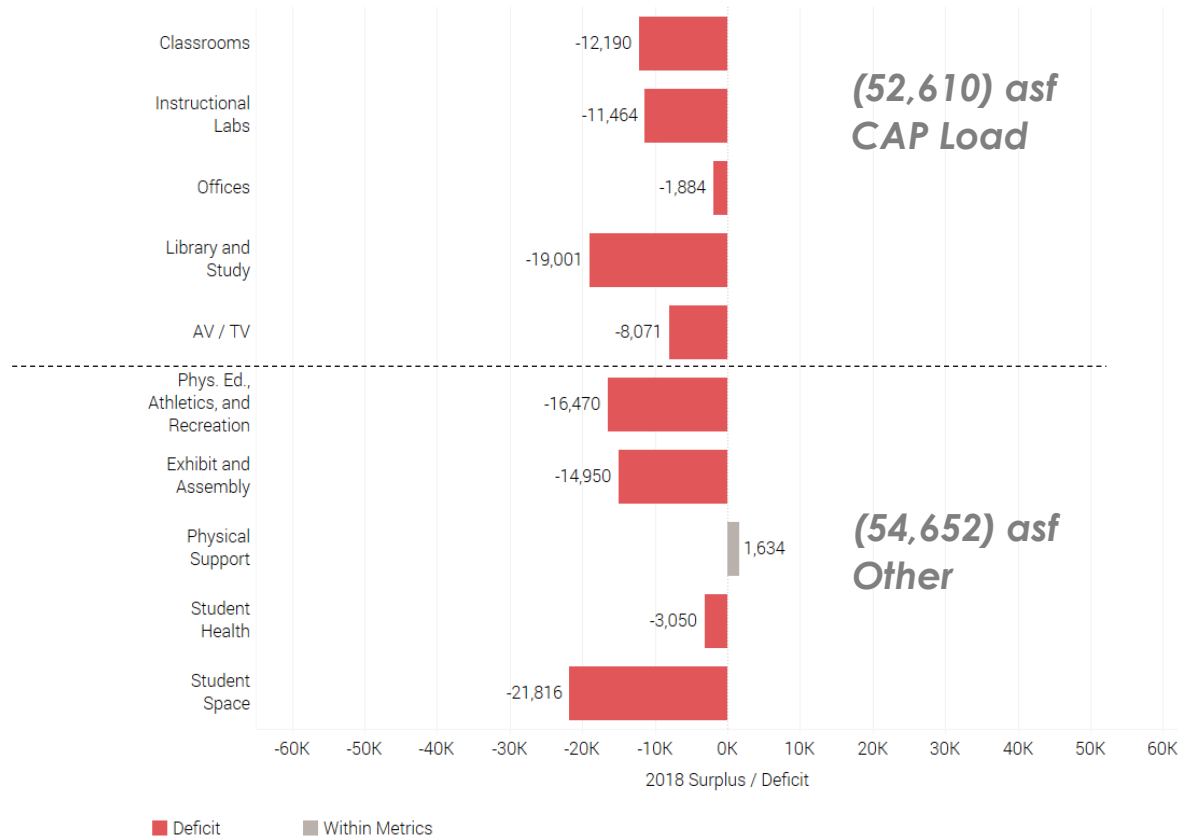


DEFINING COMPREHENSIVENESS



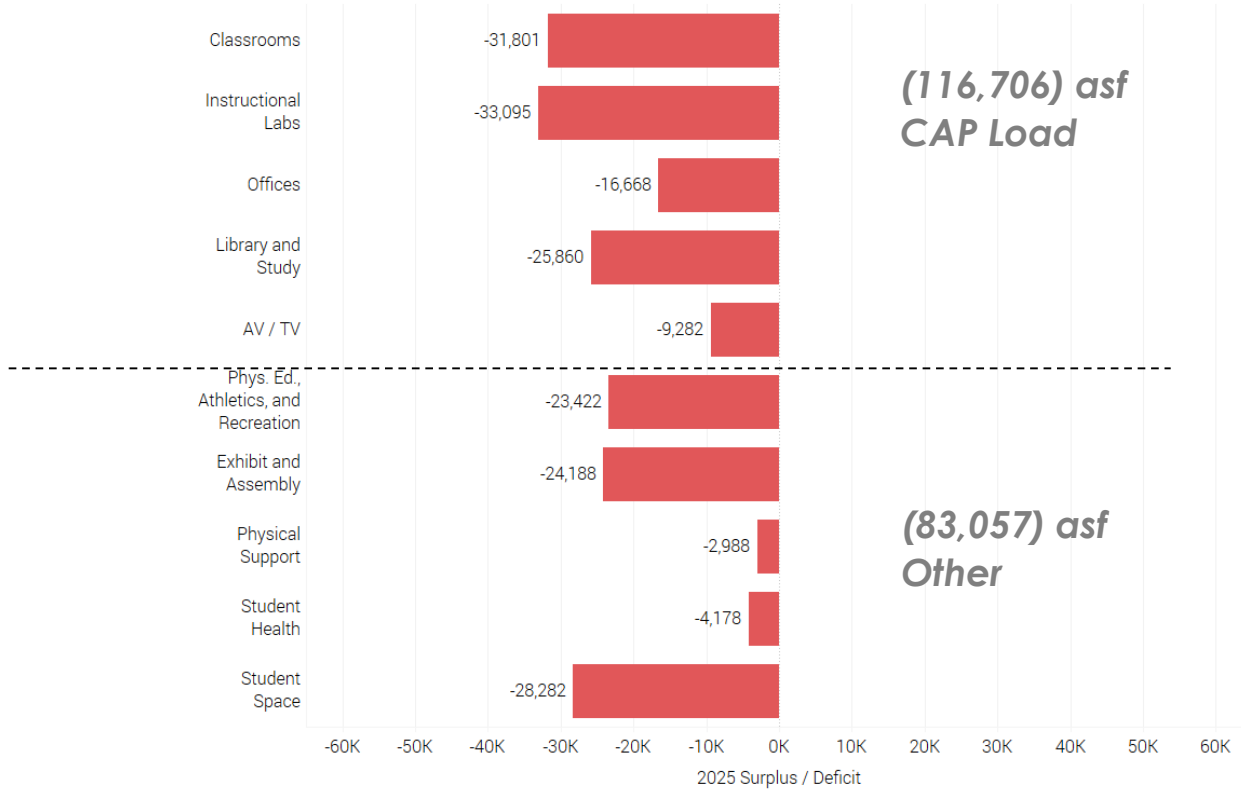
SPACE NEEDS - 2018

168,870 asf



SPACE NEEDS - 2025

368,600 asf

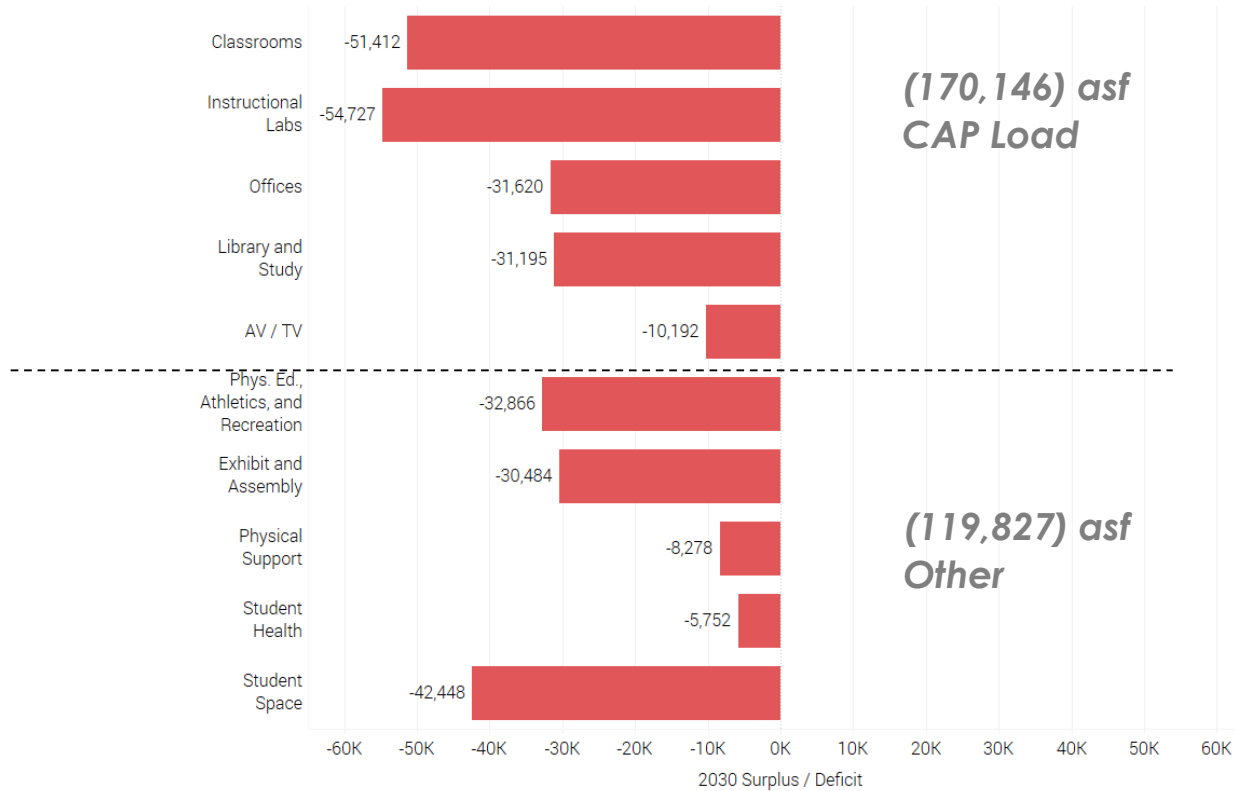


**Total Deficit
(199,763) asf**

■ Deficit

SPACE NEEDS - 2030

467,800 asf



■ Deficit

INTEGRATED PLANNING PROCESS

DLR-FACILITIES MASTER PLAN MEETINGS

Rev 5/3/19

DATE	TIME	GROUP	LOCATION	TYPE
February 6 (Wed)	8:30am-10:00am	Executive Cabinet	ST107	Project Intro/engagement/Ed Plan/IMP coordination
February 6 (Wed)	10:30am-11:30am	BS/Facilities/Grounds/IMC/FSS	OC116	Project Intro/SWOT
February 6 (Wed)	3:00pm-5:00pm	Norco 9+	ST107	Project Intro/activities (Visioning/SWOT/cultural context)
February 7 (Thurs)	9:30am-10:30am	Student Services Leadership	OC116	Project Intro/SWOT
February 7 (Thurs)	10:30am-12:00pm	Academic Affairs Leadership	OC102	Space Analysis/Lectures
February 7 (Thurs)	1:00pm-2:30pm	Classified Senate/Classified Staff	OC116	Project Intro/SWOT
February 7 (Thurs)	3:00pm-4:00pm	Athletics/Kinesiology	OC116	Project Intro/SWOT
February 8 (Fri)	10:00am-11:30am	Student Leaders	OC116	Project Intro/SWOT
February 8 (Fri)	12:45pm-2:15pm	Flex Day Sessions	ST107	Project Intro/SWOT
February 8 (Fri)	2:30pm-3:30pm	Flex Day Sessions	ST107	Project Intro/SWOT
February 12 (Tues)	11:45am-12:15pm	BFPC	Zoom/ST107	Project Intro/Debrief/Update
March 4 (Mon)	1:30pm-2:30pm	Academic Senate/Faculty	ST107/Zoom	Project Intro/SWOT
March 11 (Mon)	12:00pm-1:30pm	President's Advisory Section Partners	ST107	Analysis/Big Ideas Section Partners: Nancy/CRC
March 12 (Tues)	10:00am-11:30am	Academic Affairs Leadership	OC116	Space Analysis Follow up and Ed Plan Updates
March 12 (Tues)	11:45am-12:15pm	BFPC-Business & Facilities Planning Council	ST107	Campus Analysis/Update (30 min)
March 12 (Tues)	12:50pm-1:50pm	Student "Tabling Session"	CSS Patio "Plaza"	Analysis/Big Ideas - College Hour
March 12 (Tues)	2:00pm-3:30pm	City Manager/Pres/VP	Pres Ofc (SSV)	Analysis/Big Ideas
March 13 (Wed)	8:30am-9:30am	Exec Cabinet w/City & Regional Partners	OC116	Analysis/Big Ideas
March 13 (Wed)	1:30pm-3:30pm	Norco 9+/Managers Meeting	OC116	Analysis/Big Ideas
March 21 (Thurs)	12:50pm-2:50pm	ALL (Norco 9+/Students/Clubs/All)	OC116	Sustainability & Values Workshop (Part 1)
March 22 (Fri)	8:00am-10:00am	ALL (Norco 9+/Students/Clubs/All)	OC116	Sustainability & Values Workshop (Part 2)
March 22 (Fri)	10:30am-12:00pm	Diversity & Equity Committee	ST107	Committee Request per President (Review/Comments)
April 2 (Tues)	12:50pm-2:50pm	General and Community Open House	CSS217	Review final concepts - Comments
April 2 (Tues)	11:45am-12:15pm	BFPC-Business & Facilities Planning Council	ST107	Review final concepts - Comments
April 3 (Wed)	8:30am-9:30am	Executive Cabinet	ST107	Review final concepts - Comments
April 3 (Wed)	1:00pm-2:30pm	ISPC - Institutional Strategic Planning Council	ST107	Review final concepts - Comments
April 3 (Wed)	3:00pm-4:00pm	Norco 9+	ST107	Review final concepts - Comments
April 5 (Fri)	11:00am-11:30am	APC - Academic Planning Council	ST107	Review final concepts - Comments
April 24 (Wed)	9:30am-10:30am	Executive Cabinet	Pres Ofc/Zoom	Review final concepts/draft plan - Comments
April 24 (Wed)	1:30pm-2:00pm	SSPC - Student Services Planning Council (DLR)	ST107	Review final concepts/draft plan - Comments
April 30 (Tues)	12:50pm-1:50pm	General and Community Open House (DLR)	CSS217	Review updated draft of final concepts - Comments
May 1 (Wed)	8:30am-10:30am	Executive Cabinet (DLR)	ST107	Review final draft plan/prioritization - Comments
May 1 (Wed)	1:00pm-1:30pm	ISPC - Institutional Strategic Planning Council (DLR)	ST107	Review final draft plan - Comments
May 1 (Wed)	3:00pm-5:00pm	Norco 9+ (DLR)	ST107	Review final draft plan/prioritization - Comments
May 2 (Thurs)	2:00pm-2:30pm	ASNC - Associated Students- Norco College (DLR)	ST107	Review final draft plan - Comments
May 6 (Mon)	1:30pm-3:30pm	Academic Senate (<i>Dr's Reece/Colins/Lee will present</i>)	ST107	Review final draft plan - Comments
May 7 (Tues)	12:50pm-1:50pm	COTW-Committee of the Whole (<i>Dr Reece will present</i>)	CSS217	Review final draft plan - Comments
May 8 (Wed)	9:30am-10:30am	Executive Cabinet (DLR)	Pres Ofc	Review final draft plan - Comments
May 8 (Wed)	TBD	Chancellor Isaac (<i>Dr. Reece</i>)	Pres Ofc/IT201	Share final draft plan/review (EMP & EMP)
May 9 (Thurs)	2:00pm-2:30pm	ASNC - Associated Students- Norco College (<i>Dr. Reece</i>)	ST107	Review final draft plan
May 10 (Fri)	11:00am-11:30am	APC - Academic Planning Council (DLR)	ST107	Review final draft plan
May 13 (Mon)	12:00pm-1:30pm	President's Advisory Council (<i>Dr. Reece will present</i>)	ST107	Review final draft plan
May 14 (Tues)	11:15am-11:45am	BFPC - Business & Facilities Planning Council (DLR)	ST107	Review final draft plan
May 14 (Tues)	12:50pm-1:50pm	General and Community Open House (DLR)	CSS217	Review final draft plan
May 15 (Wed)	8:30am-10:30am	Executive Cabinet (<i>Dr. Reece</i>)	Pres Ofc	Review final plan
May 15 (Wed)	1:00pm-3:00pm	ISPC-Institutional Strategic Planning Council (<i>Dr's Reece/Lee will present</i>)	ST107	Review final draft plan
May 15 (Wed)	4:00pm-5:00pm	Open Informational Session for both EMP & FMP (<i>Dr. Reece</i>)	CSS217	Informational Session - Open to All (EMP/FMP)
May 15 (Wed)	6:00pm-7:00pm	City Council Presentation (<i>Dr. Reece will present</i>)	City of Norco	Review final draft plan
May 16 (Thurs)	12:50pm-1:50pm	COTW-Committee of the Whole (<i>Dr's Reece/Lee will present</i>)	CSS217	Review final draft plan
May 15-17	5/15 4pm-5/17 11am	TBD	TBD	Final Plan - College-wide VOTE
May 17 (Fri)	2:00pm-2:30pm	District Strategic Planning Council (DSPC)	CAADO	Review final draft plan - VOTE
May 20 (Mon)	9:00am-12:00pm	Chancellors Cabinet (<i>Dr. Reece Presenting</i>)	CAADO	Final draft review
June 4 (Tues)	6:00pm-9:00pm	Board of Trustees-Committee Meeting	CAADO	Final draft review
June 11 (Tues)	6:00pm-9:00pm	Board of Trustees Meeting	CAADO	FINAL APPROVAL



50+ meetings with Campus, Community, and District

PLANNING PRINCIPLES

1 CRITICAL FACILITIES

Plan for critical facilities that address current space needs while also addressing for future initiatives.

2 STRATEGIC PARTNERSHIPS

Develop regional partnerships to create facilities, open space, and programs that benefit the campus and community alike.

3 SUSTAINABILITY

Prioritize sustainability strategies in all decision-making.

4 EQUITABLE STUDENT SUCCESS

Ensure equitable student success and well-being through high-quality and appropriate teaching, support, study, and collaboration spaces.

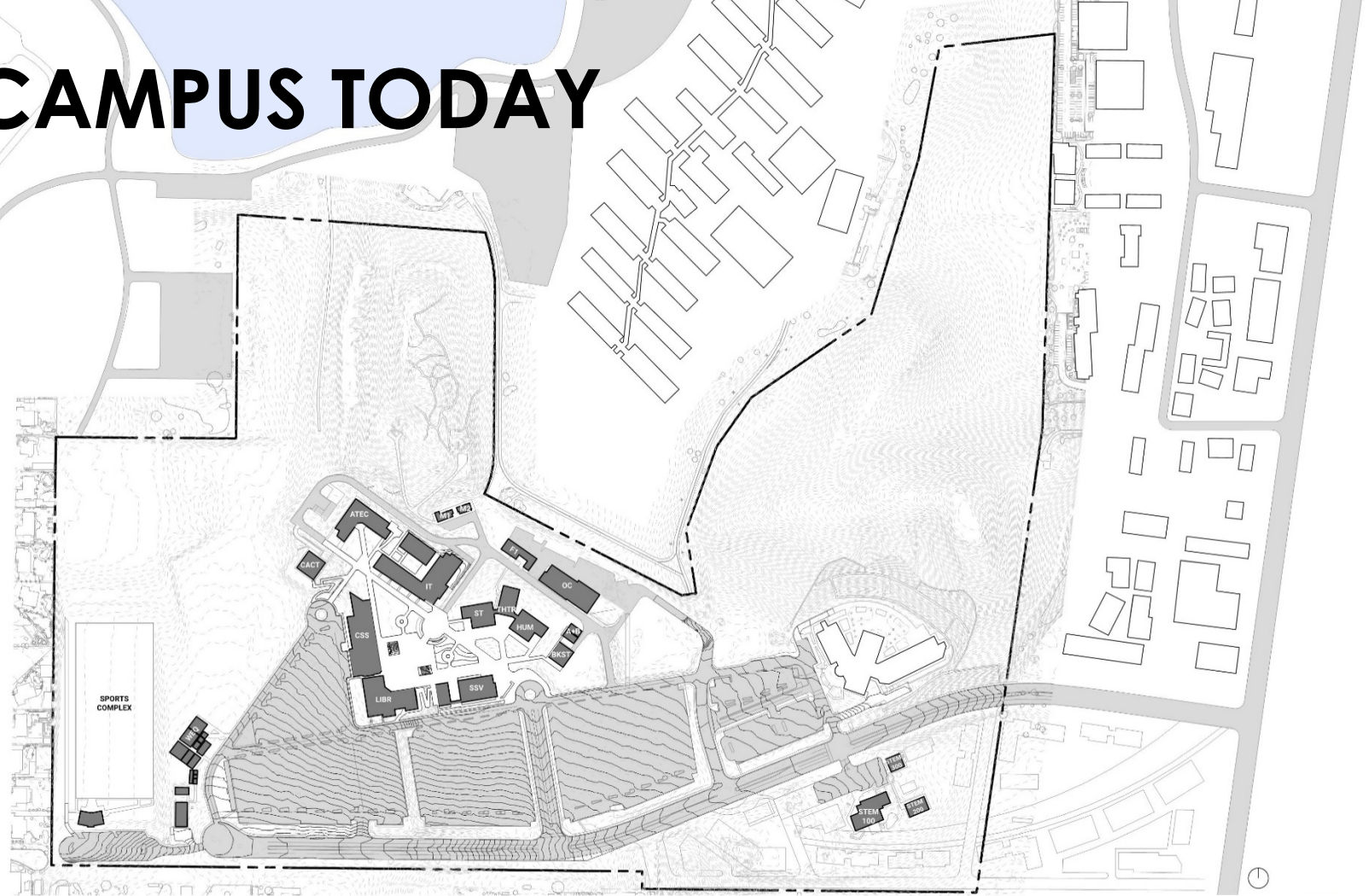
5 OPEN SPACE

Use outdoor space to celebrate and enhance Norco College's unique setting.

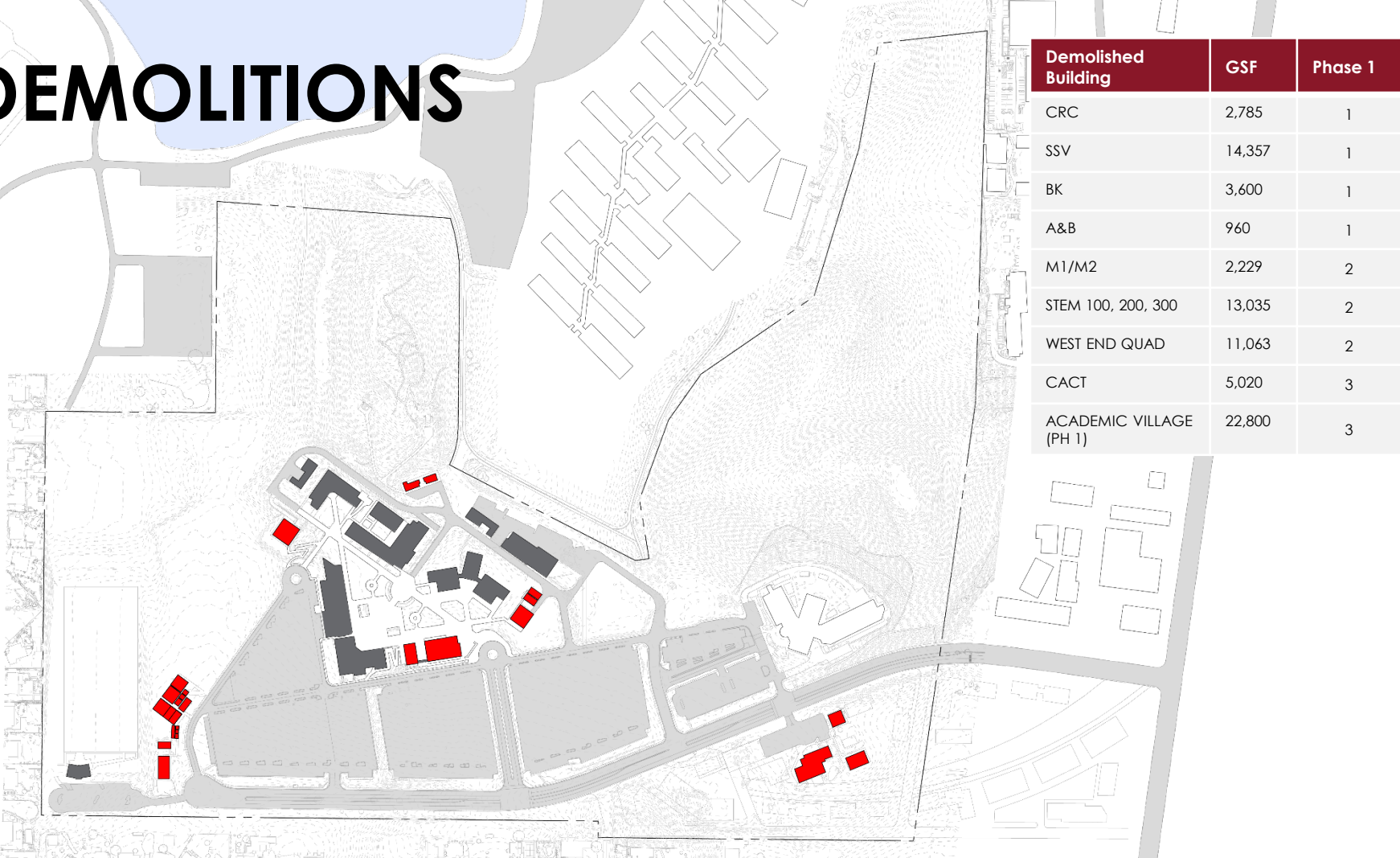
6 CIRCULATION AND SAFETY

Promote a walkable, accessible, safe campus which is easy to navigate for the entire Norco community.

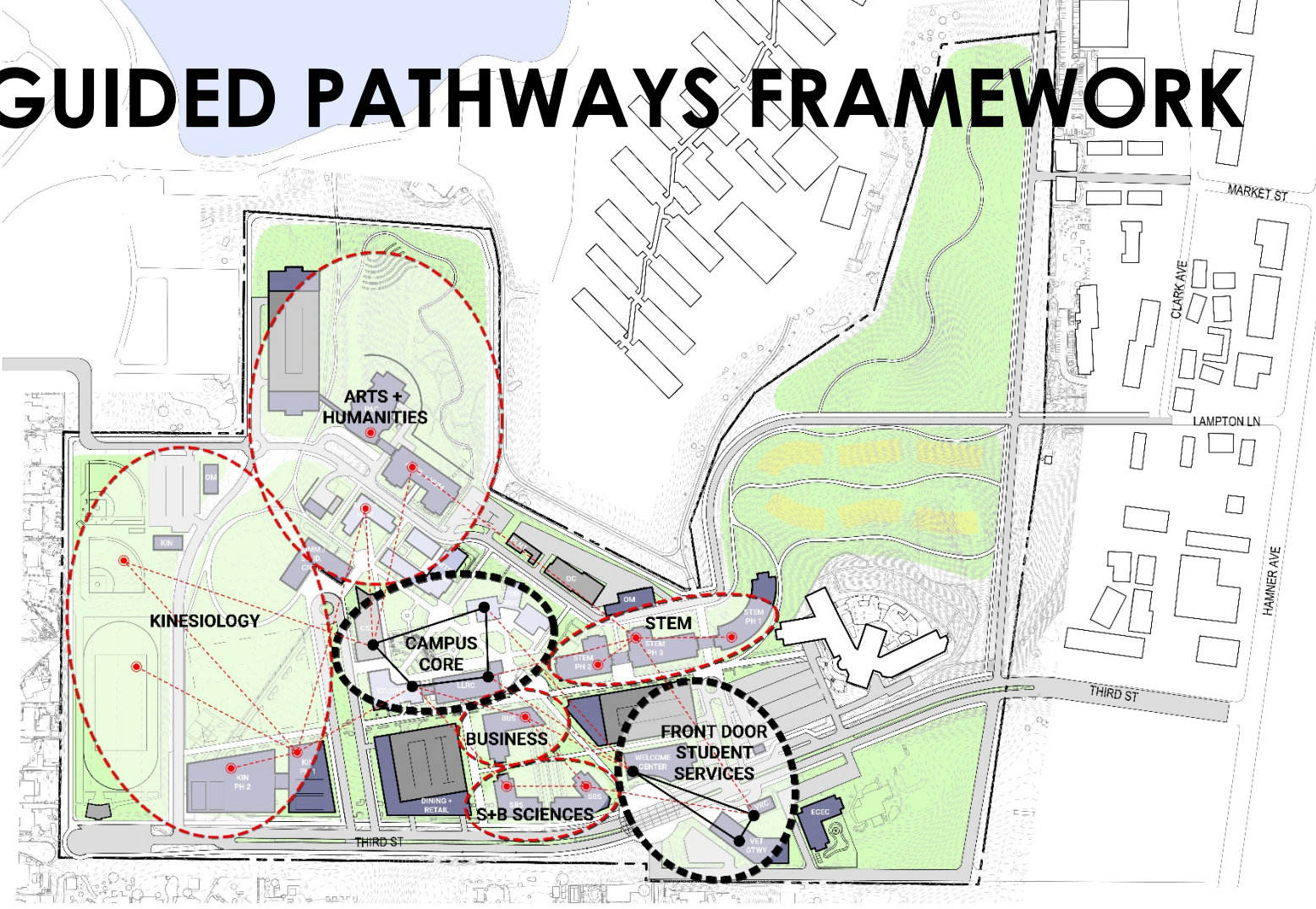
CAMPUS TODAY



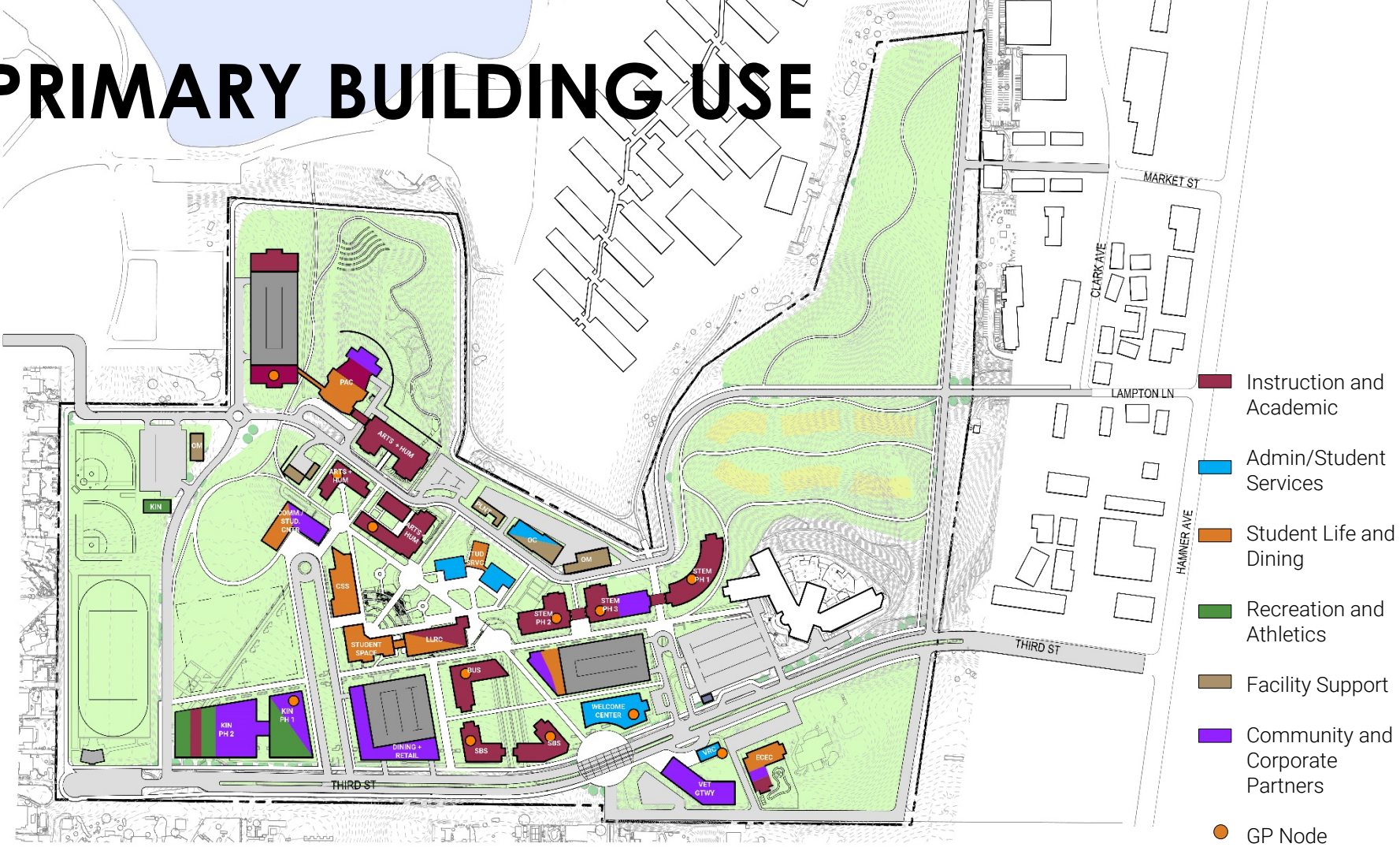
DEMOLITIONS



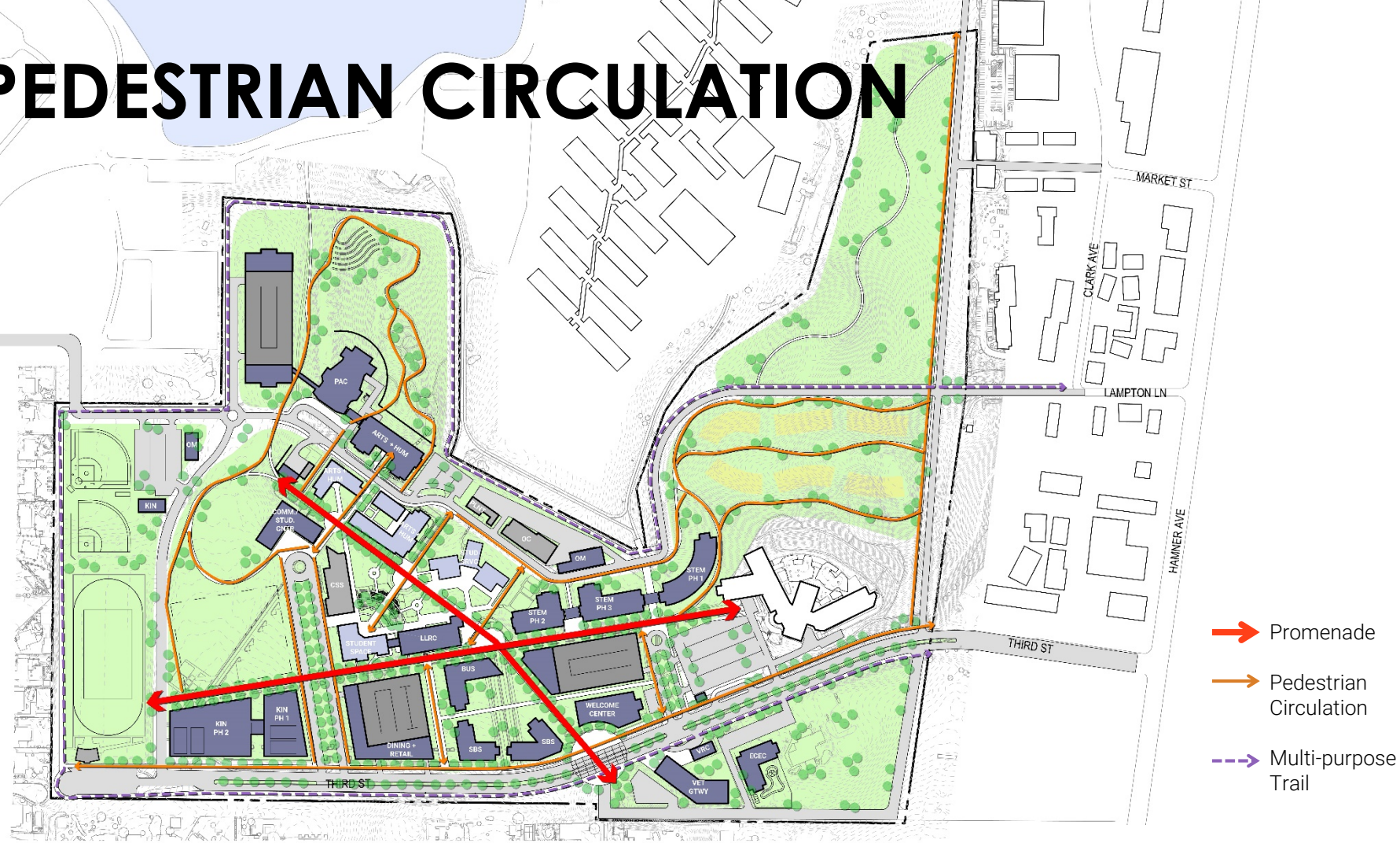
GUIDED PATHWAYS FRAMEWORK



PRIMARY BUILDING USE



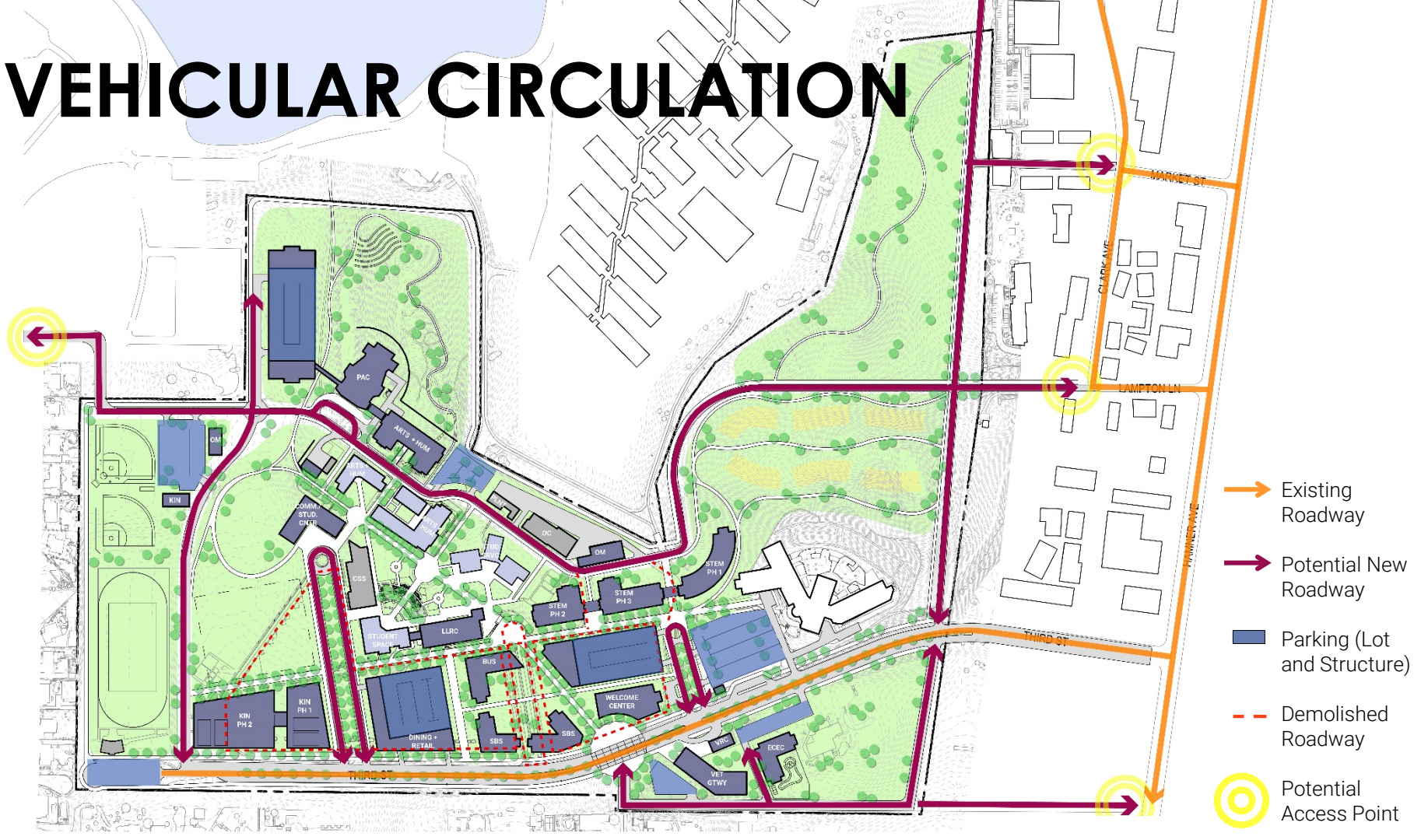
PEDESTRIAN CIRCULATION



OPEN SPACE AND LANDSCAPE



VEHICULAR CIRCULATION



PARKING

Parking Today: 2,009

Parking 2030: 3,250

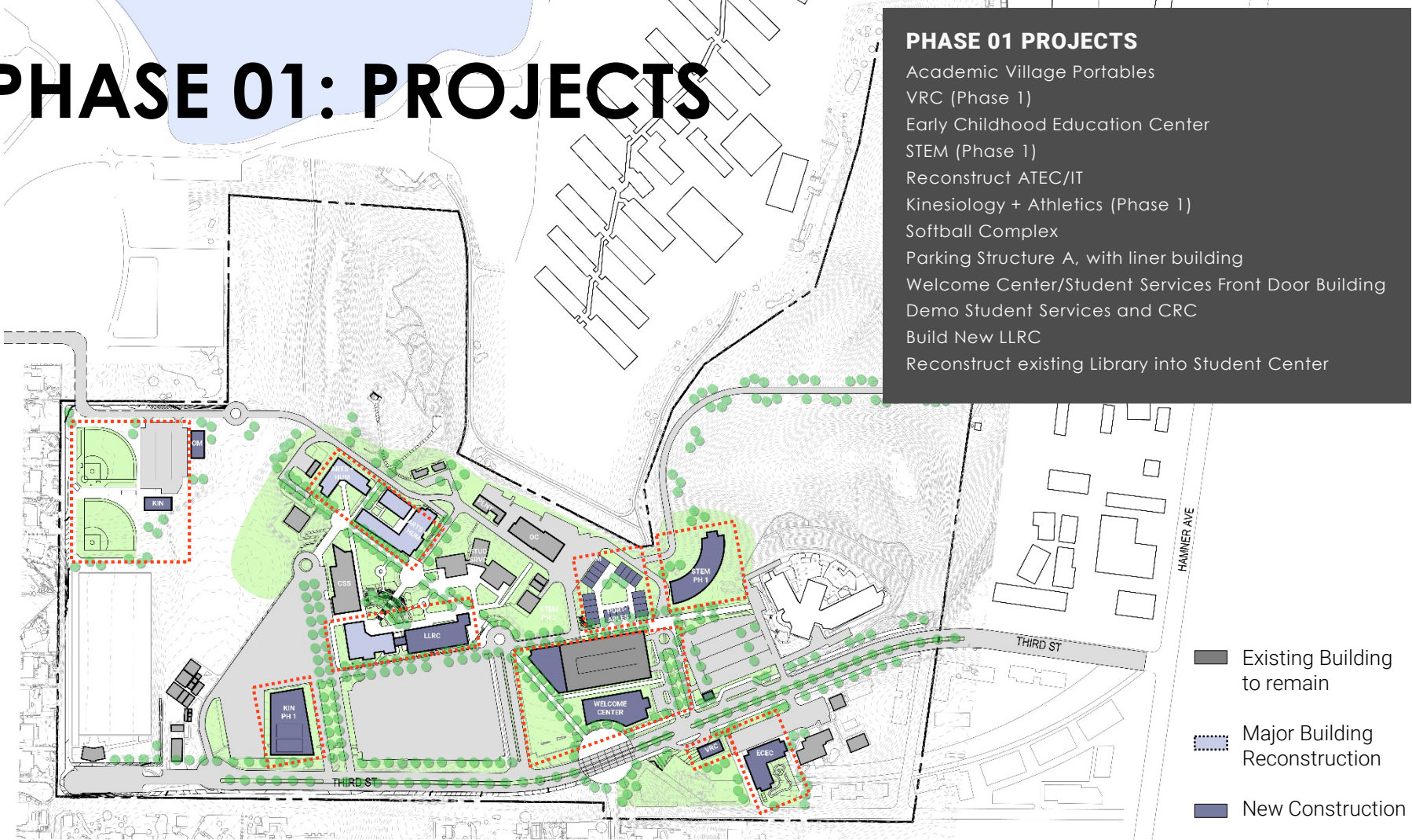


- Parking Garage
- Surface Lot
- Stall Count

PHASE 01: PROJECTS

PHASE 01 PROJECTS

- Academic Village Portables
- VRC (Phase 1)
- Early Childhood Education Center
- STEM (Phase 1)
- Reconstruct ATEC/IT
- Kinesiology + Athletics (Phase 1)
- Softball Complex
- Parking Structure A, with liner building
- Welcome Center/Student Services Front Door Building
- Demo Student Services and CRC
- Build New LLRC
- Reconstruct existing Library into Student Center



PHASE 02: PROJECTS

PHASE 02 PROJECTS

STEM (Phase 2)

Demo STEM 100, 200, 300

Operations and Maintenance Building

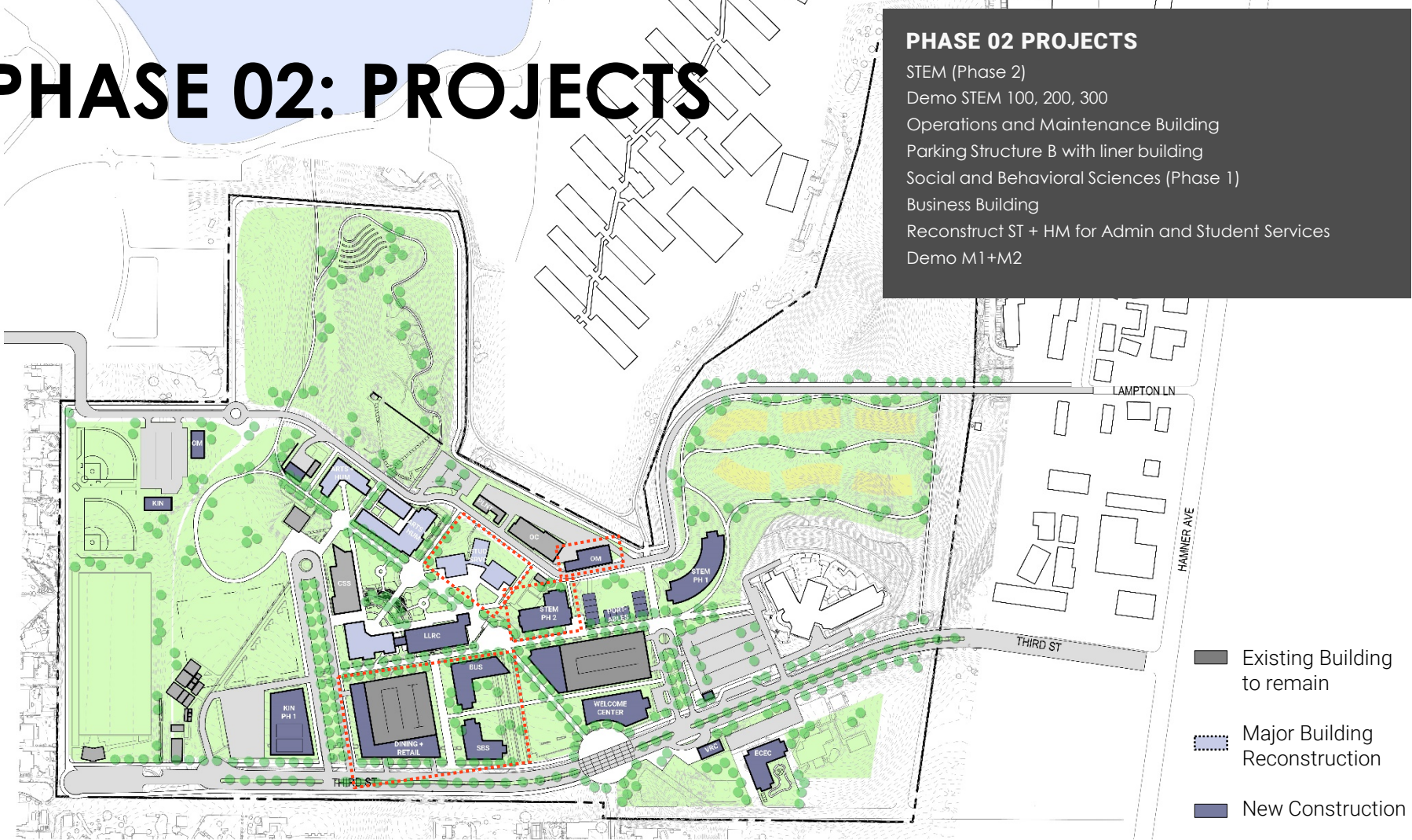
Parking Structure B with liner building

Social and Behavioral Sciences (Phase 1)

Business Building

Reconstruct ST + HM for Admin and Student Services

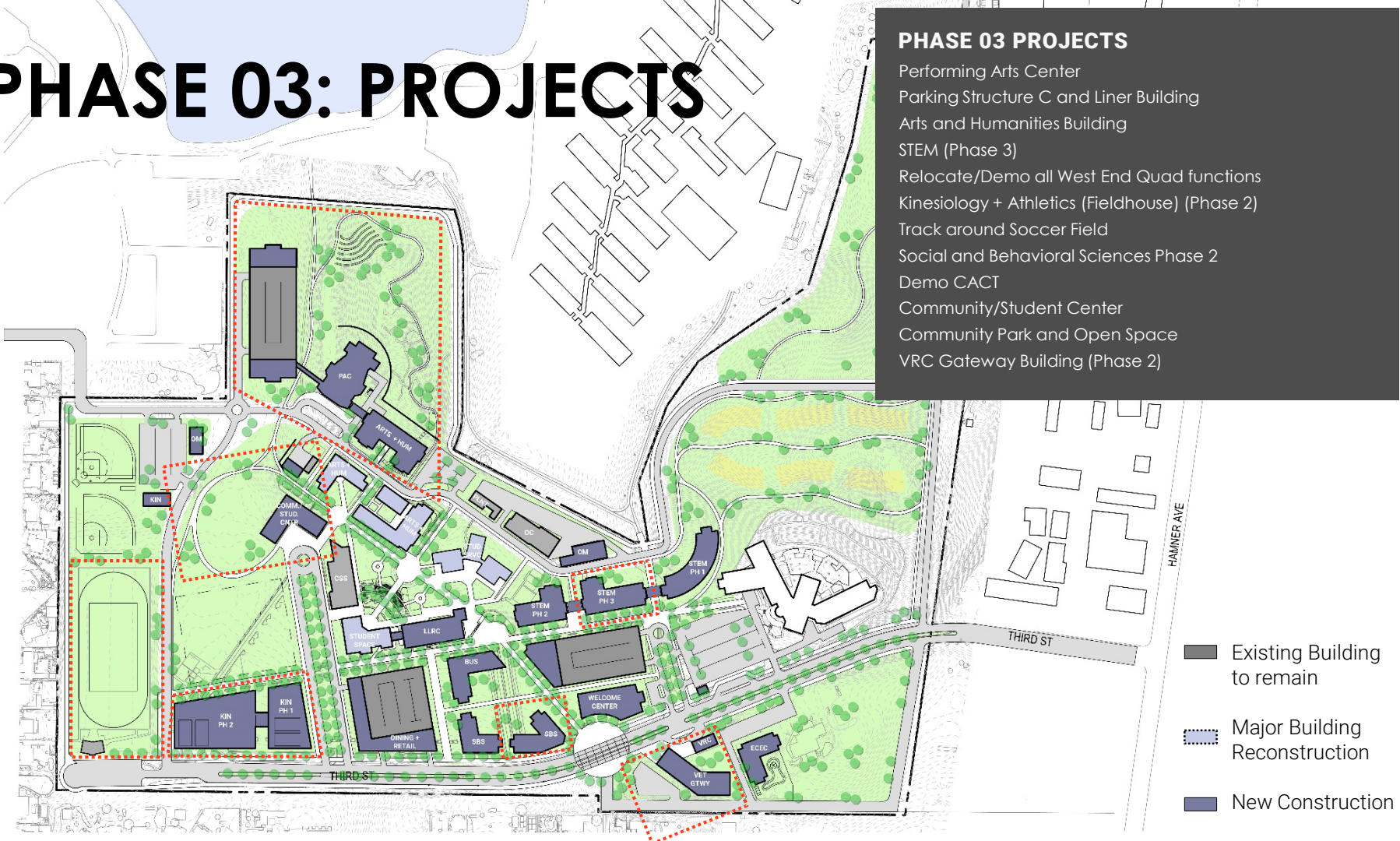
Demo M1+M2



PHASE 03: PROJECTS

PHASE 03 PROJECTS

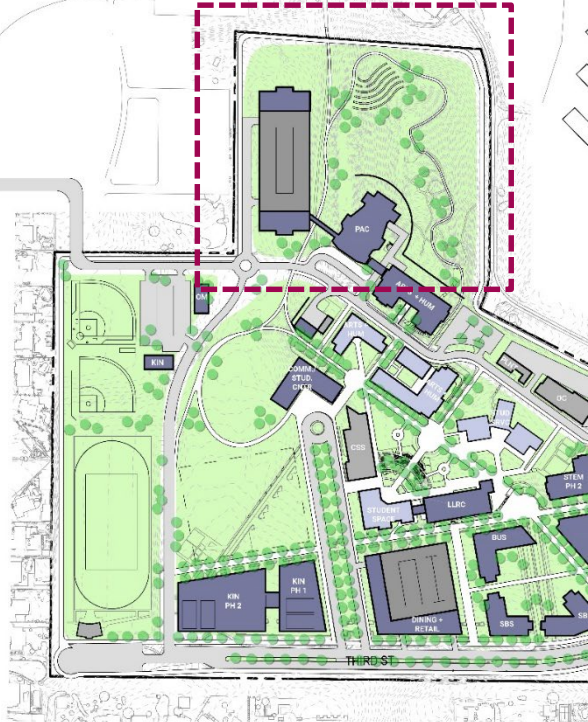
- Performing Arts Center
- Parking Structure C and Liner Building
- Arts and Humanities Building
- STEM (Phase 3)
- Relocate/Demo all West End Quad functions
- Kinesiology + Athletics (Fieldhouse) (Phase 2)
- Track around Soccer Field
- Social and Behavioral Sciences Phase 2
- Demo CACT
- Community/Student Center
- Community Park and Open Space
- VRC Gateway Building (Phase 2)



- Existing Building to remain
- Major Building Reconstruction
- New Construction

SITE PLAN ALTERNATIVES

PERFORMING ARTS CENTER



PREFERRED SITE PLAN



OPTION 01

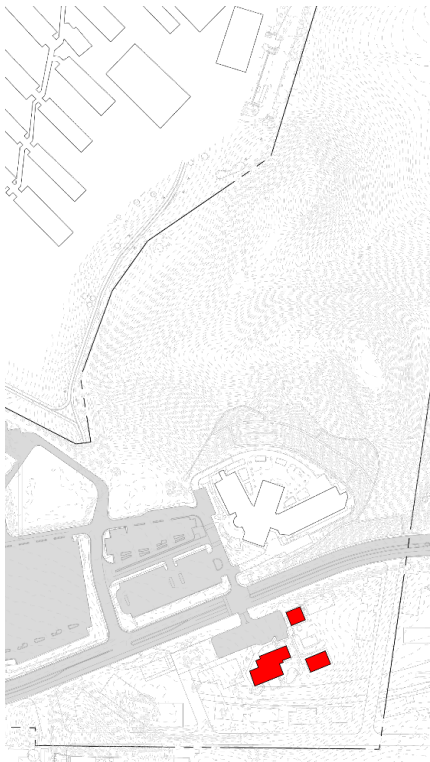


OPTION 02

EARLY CHILDHOOD ED. CENTER



PREFERRED SITE PLAN
(NEW BUILDING)



OPTION 01
(EXISTING STEM 100-200-300)



OPTION 02
STOKOE CENTER

OFF-SITE CENTER OPPORTUNITIES

- There will continue to be a **dramatic residential growth** of the local service area combined with the current and projected **physical space constraints** of the college.
- A thorough investigation of **potential off campus locations** is warranted in order to expand services to students in outlying areas, which are among the fastest growing in the District.
- This strategy, also **included in the RCCD Strategic Plan (2008-2012) and the Norco College Strategic Plan (2008-2012)**, was temporarily halted due to economic downturn.
- The immediate and pressing educational needs of **western Riverside County** residents continues to drive the college's obligation to explore providing instruction and support services at one or more off-site locations.

Given the population growth in western Riverside County, for the purpose of this study, an enrollment of 1,397 FTES is assumed for 2030 for at least one off-center site, which is 10% of the planned population for the Norco Campus.

STUDENT HOUSING

Many community colleges in Southern California are considering **adding housing to their campus** to provide solutions to the state's affordable housing crisis.

By offering housing for students, Norco College could further **support student engagement and success**, while potentially **impacting the level of housing insecurities** that many Norco College students face.

The College should consider completing a **student housing feasibility and market demand study**, which will provide direction on the amount of housing that is needed, the type of housing, as well as potential locations for both off-campus (close to the College) and on-campus.

The potential of a **private-public partnership** to build student housing should be considered.



Housing Project: Orange Coast College



Housing Project: Santa Rosa Junior College

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