

# 06 | Facilities Master Plan



NORTH ORANGE COUNTY  
COMMUNITY COLLEGE DISTRICT



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## Facilities Overview

With a highly regarded history in higher education and community partnership in the region, North Orange County Community College District (NOCCCD) enters the next decade with a bold physical planning vision, one rooted in evidence-based needs and environmental stewardship. The following Facilities Master Plan (FMP), conceived in parallel with the newly authored Educational Master Plan, will leverage the strengths of its three campuses and enable them to strategically improve by building vital new or improving existing facilities and grounds for their students, faculty, staff and their larger respective communities.

Fullerton College, Cypress College, and North Orange County Continuing Education are located across three distinct geographies. The Facilities Master Plan epitomizes innovation and excellence in environmental design, architecture and landscape design for students and the surrounding community. The campuses are the foundation of the District's vision for communicating knowledge through exemplary educational programs. The Master Plan will shape the facilities necessary to support the new educational plan.

The District's aspirational and innovative new

master plan vision is rooted in advancing educational success and preparing students for a robust entry into the 21st-century work environment.

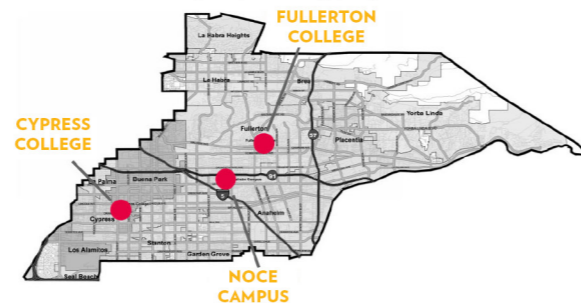
### FACILITIES MASTER PLAN GOALS

- Re-envision new campus gateways to strengthen campus and community connections
- Enhance visibility and access of academic and cultural programs and associated public spaces to the community
- Respect and celebrate the unique heritage of each campus
- Anticipate key potential strategic assets and utilization of land development investments to sustain the District's excellence long into the future
- Shape buildings, campus open spaces and interstitial environments to promote student learning, collaboration and interaction
- Address common campus and community interests of creating safer environments for

pedestrians and bike riders

- Foster a sense of campus community by enhancing campus zones, wayfinding, and by linking them through pedestrian promenades to adjacent campus and community assets
- Re-envision and integrate new modes of public transit and drop-off that enhance student safety and ease of access to campus
- Prioritize campus needs while considering construction logistics and funding opportunities
- Consider opportunities to pursue State funding and comply with State Capital Outlay Guidelines

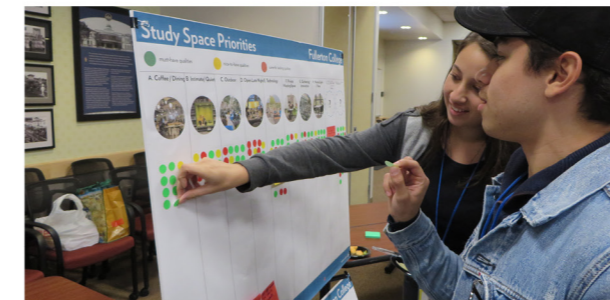
The Facilities Master Plan is consistent with the District's previously published 2011 Facilities Master Plan, Measure J Updates and Reports, as well as current campus planning projects.



## Scope and Purpose

The NOCCCD Facilities Master Plan is a physical planning framework to guide future decision-making regarding campus architecture and site development. It characterizes development opportunities as Opportunity Sites. Each Opportunity Site has the capacity to accommodate anticipated programs and growth as well as improve and better integrate the surrounding network of circulation and open space.

This Facilities Master Plan articulates development concepts that will be incorporated into the next design phases of the project. It is not formally prescriptive, nor is it limited to new buildings. Rather, the majority of the Opportunity Sites for all campuses creatively leverage existing buildings — including optimizing and enhancing interior spaces — and public realm open spaces.



While many of the ideas represent important and guiding principles about building placement and adjacency, the Facilities Master Plan is a campus-level planning study with a broad set of recommendations on how these principles can be interpreted in subsequent design phases.

### PROCESS

The FMP was led by two primary District teams. The first, the Steering Committee, consisted of leadership, faculty, students and staff representing the three campuses and the District. The second, the Working Group, managed the visioning and planning process and provided staff assistance; coordinated all communications between the District and the consultant team; vetted observations, findings and recommendations; and were hands-on in crafting



the final report. The Working Group consisted of key campus stakeholders and subject matter experts.

Student, faculty and staff interface was critical during the process and included numerous coordination meetings and workshops with the campus community, open public forums, and progress meetings with both the District Consultation Council (DCC) and the Board of Trustees (BOT).



## Facilities Master Plan Methodology

Working closely with District leadership and each of the campus stakeholder groups, the FMP Team has crafted a physical plan rooted in evidence-based needs. Inspired by student and faculty priorities, the planning vision takes into consideration emerging trends in education, technology, environmental stewardship and community design, including the adaptive reuse of existing campus facilities and site infrastructure.

Site opportunities and constraints were analyzed utilizing a range of methodologies and associated data collection tools, including integrated climatological assessments. Working simultaneously with our partners on the Educational Master Plan program document, a coordinated and holistic vision addresses physical planning and programmatic criteria as an integrated planning framework.

Early planning phases included regular engagement with district leadership and campus stakeholders. First-hand observation and data collection regarding the proposed physical campus and environs provided a critical foundation for subsequent planning and design criteria. These assessments were measured against previous planning studies, including the 2011 Facilities Master plan.

The planning process extended from June 2019 – June 2020 and was organized into four overlapping phases.



CLIMATOLOGICAL ANALYSIS

FACILITIES MASTER PLAN OPPORTUNITY SITES ARE CATEGORIZED INTO FOUR DIFFERENT TYPES



## District Strategic Directions and Beliefs & Principles

The Facilities Master Plan has been informed by a set of Beliefs and Principles developed by the EMP and FMP teams with NOCCCD leadership, including the Chancellor, Steering Committee and District Consultation Counsel. These high-level principles inform and are informed by five Strategic Directions that serve as key themes that influence the Facilities Master Plan direction.

### PLACE AND IDENTITY

- Honor, reinforce and enhance the unique identity of each campus in the district as a thriving place for academic excellence and civic engagement
- Integrate the existing outdoor setting and open spaces as key elements of the campus physical planning framework
- Enhance a strong sense of place, provide welcoming points of arrival, and build physical connections to and across campus
- Convey the rich history of each campus and its respective communities
- Increase the visibility of the campus by reinforcing a sense of cohesion among campus buildings and showcasing landscape and pedestrian circulation

- Develop a cohesive landscape fabric that connects the campus with its students, in an open and collaborative setting
- ### CAMPUS AND COMMUNITY
- Create connections across campus and to the community with diverse gathering spaces in the public realm to foster a vibrant, healthy, and interactive campus environment
  - Support a 24/7 interactive campus that is a cultural resource for the community, the region, and beyond
  - Provide mobility options and circulation strategies that support safe passage for all – pedestrians, bicycle riders, and drivers
  - Reinforce and clarify the “heart” or “hearts” of each campus as Student Activity Hubs
  - Celebrate and leverage the unique characteristics of the campus districts
  - Promote pedestrian orientation and use of alternative transportation modes
  - Develop multi-modal strategies to optimize efficient transportation, parking, and service networks, including a transit and multiple mobility hubs at the “hearts” of the campuses

### SUSTAINABILITY AND RESILIENCY

- Develop flexible strategies to accommodate growth and innovation while embracing the natural environment of the campus
- Pursue best practices for stormwater management, energy and water efficiency, and carbon neutrality
- Recognize that stewardship is an environmental, physical, educational, and fiscal imperative
- Enhance the value of NOCCCD’s capital investments by leveraging synergies in existing infrastructure systems, buildings, and other existing campus elements
- Leverage the design of buildings and open spaces to serve multiple aspirations and functions

### LEADERSHIP AND INNOVATION

- Serve as a living laboratory for innovative solutions that accommodate growth while building a more environmentally conscious, healthy, and vibrant campus community
- Facilitate campus and community partnership
- Prioritize key investments in integrating solar technology

## 5 DISTRICT STRATEGIC DIRECTIONS

Student Experience & Success

Employee Experience

Stewardship of Resources

Collective Impacts & Partnerships

Physical Environment

## BELIEFS & PRINCIPLES

Leadership + Innovation

Sustainability + Resiliency

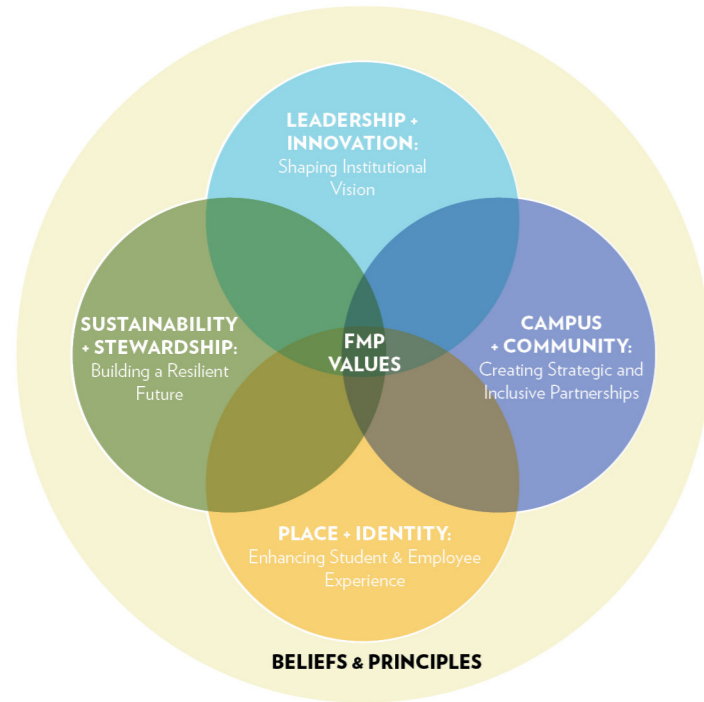
Place + Identity

Campus + Community

## Beliefs & Principles

### PHASE 1: ASSESSMENT AND VISION

The FMP Team gathered information from a variety of sources to develop an understanding of the physical needs and capacities of each campus. In parallel, NOCCCD leadership helped to develop a matrix of Beliefs and Principles. This key document informs the overall vision of the project and subsequent decision making.



## IDENTITY

Honor, reinforce and enhance unique identity as a thriving place for academic excellence and civic engagement amid beautiful surroundings.



## COMMUNITY

Create connections across campus and to the community with diverse gathering spaces in the public realm to foster a vibrant, healthy, and interactive living and learning community of the future.



## INNOVATION

Serve as a living laboratory for innovative solutions that accommodate growth while building a more environmentally conscious, healthy, and vibrant campus community.



## SUSTAINABILITY

Enhance campus best sustainable practices and strengthen tools for stewardship of diversity and equity.



## PHASE 2: OPPORTUNITY SITES AND CAPACITY

A series of campus maps were developed to identify Opportunity Sites. These are areas of each campus that are deemed to be underutilized. They included both building sites and campus interstitial areas. These areas were measured in terms of capacity, program adjacency and value of existing infrastructure. In many cases, these sites included existing buildings that were identified as candidates for adaptive reuse. The primary method of representing this information was through plan-based diagrams, mapping, parametric modeling and site imagery. The physical analysis of the campus Opportunity Sites was then aligned with evolving planning and program needs. Vision criteria, program and Opportunity Sites provided a key foundation for subsequent decision making

### WHAT IS A BUILDING OPPORTUNITY SITE?

A discrete area found to be underserving the campus relative to its potential as a future site



**WHAT IS A PUBLIC REALM OPPORTUNITY SITE?**  
Includes broader improvements to campus circulation, open space systems and associated infrastructure, not just buildings



**WHAT IS A PROPERTY ACQUISITION OPPORTUNITY SITE?**

An adjacent property for leasing or purchasing consideration that has potential to expand the campus vision beyond the current property lines



CYPRESS COLLEGE: ROYAL INN ADJACENT PROPERTY



FULLERTON COLLEGE: HETEBRINK HOUSE ADJACENT PROPERTY



NOCE ANAHEIM CAMPUS: UNITED MEDICAL IMAGING HEALTHCARE ADJACENT PROPERTY

**EXAMPLES OF PROPERTY ACQUISITION OPPORTUNITIES**



### WHAT IS A PILOT PROJECT?

A key strategic opportunity in the master plan approach is identifying project initiatives that have a low capital investment cost (Low Cap) and high transformational value. These are projects that can be executed early in the development process and typically do not have significant impacts, if any, on existing building or site systems, such as structural, mechanical or civil infrastructure conditions. We have identified a range of projects that fall into this category.

The importance of Pilot Projects is that they can bring visible and near term value to the campus community, prior to the inception of mid-cap and large-cap project initiatives. They also provide early evidence of how effective certain initiatives are compared to others.



#### CREATIVE CONTENT CENTER

Workshop-type spaces where faculty can film and create content for classes, for both live and online classes. The spaces are shared and can be reserved by faculty, adjunct faculty, and staff.



#### SOLAR PANEL SHADING DEVICE

Outdoor tables and chairs with shade canopies consisting of solar photovoltaic (PV) panels- to provide power to outlets integrated into the furniture. The additional seating can be used for informal gathering of groups or quiet places for studying.



#### FACULTY OFFICES AND ADJUNCT SHARED FACULTY OFFICES

Offices for full or part-time faculty that are touch-down spaces, not assigned to individuals but instead can be reserved or used on a first-come, first served basis. Individual assigned lockers should be provided nearby for faculty to store their materials between office use.



#### OUTDOOR CLASSROOM

Reservable outdoor space to accommodate 15 to 25 people, with power and WiFi access

These spaces may become a high priority in the COVID-19 era since outdoor spaces may more easily accommodate recommended social distancing spacing between people.



#### GENDER NEUTRAL RESTROOM

Convert existing restrooms into gender neutral restrooms to promote inclusivity. Provide them in multiple locations around campuses. Provide feminine products in all restrooms to accommodate transgender people, in addition to women.



**GRAB & GO**

Quick food, snack or coffee options that can be located throughout various parts of campus to provide more convenient options beyond the main food service facility.



**OUTDOOR LEISURE SEATING**

Exterior assembly spaces for campus events should be provided at a variety of scales around campus. The inclusion of outdoor quiet spaces should be considered as well.



**SOCIAL JUSTICE CONFERENCE ROOM AND STUDENT CULTURAL SPACES**

Reservable conference room that can be used by faculty, staff, students, or student groups- with integrated technology as well as lighting and thermal controls. Imagery on the walls should be reflective of the diverse and inclusive community as a reminder of the importance of these values. In addition to the shared conference room, adjacent individual spaces are to be provided for each cultural group to have their own designated safe space.



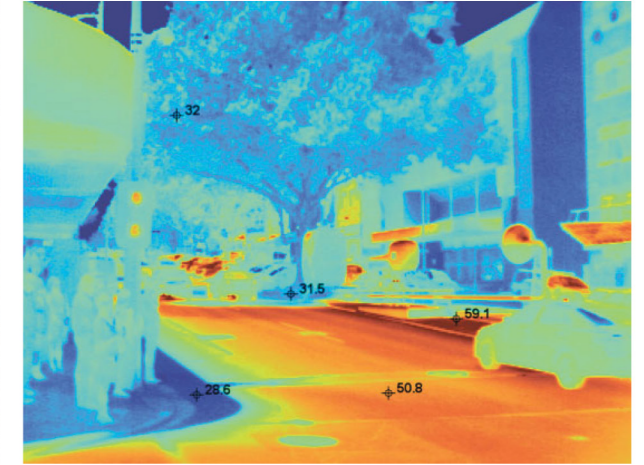
**HIGH-TECH CLASSROOM**

New or renovated classroom that includes integrated technology such as smartboards, speaker surround system (if required), and camera with recording capabilities. Also includes flexible, movable furniture as well as lighting and thermal controls.



**ART INSTALLATION**

Student and public art integration at various scales and locations around campus; this may include paintings, photography, murals, sculptures, and any medium appropriate for the space. Specialty lighting and potential for vandalism should be carefully considered when selecting and locating the artwork.



**BRIGHTEN PAVING**

Dark paving absorbs heat and adds to the heat island effect. Replacing paving or applying a light gray asphalt topping coat to dark surfaces is a simple, cost effective, and sustainable solution to providing more thermally comfortable space. This could reduce heat island effect by 10-12%. It should be considered in conjunction with tree and canopy shade so thermal comfort is enhanced holistically.



**PIAZZA ENHANCEMENTS**

The addition of a large shade canopy (preferably with photovoltaic (PV) panels), outdoor seating with power, potted plants, and other landscaping, where possible.



**HALLWAY ENHANCEMENTS**

The addition of seating, signage, and artwork to hallways with adequate width and frequent congregation. Furniture must be placed as to not obstruct circulation and not be a fire hazard.



**BIKE LOCKERS ENHANCEMENTS**

Addition of bike lockers to provide secure and weather-proof protection, which will encourage bike use.



**MOBILE PRINTING STATIONS**

The addition of printing stations accessible to all students. These allow for cloud-based file exchange and includes small scale black and white and color printing for 8.5x11 and 11x17 documents.



**CAMPUS PATH ENHANCEMENTS**

The addition of landscape and greenery to major campus pathways. It can be achieved with large potted plants and should consider incorporating an edible plant palette. Areas for seating can be included to provide informal places for groups to gather or quiet places for students to study or reflect.

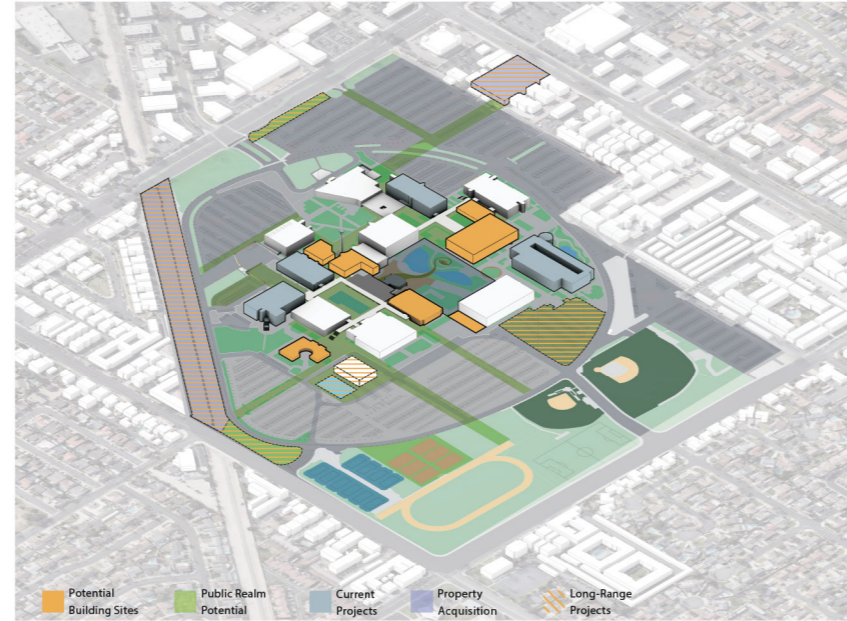


**SIGNAGE ENHANCEMENTS**

Additional signage, and replacement of temporary signage, at a variety of scales to address building and public realm identification and wayfinding.

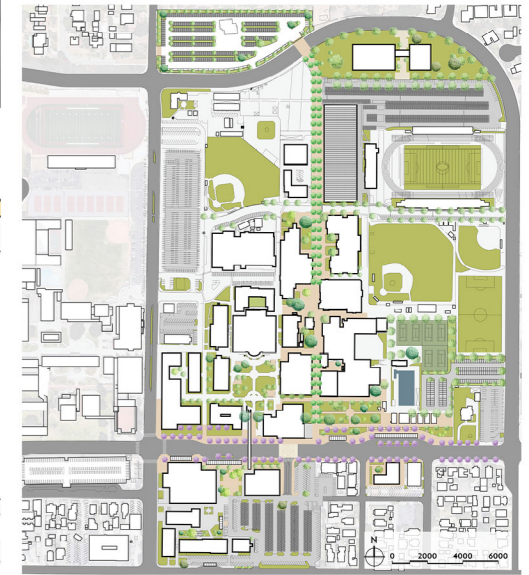
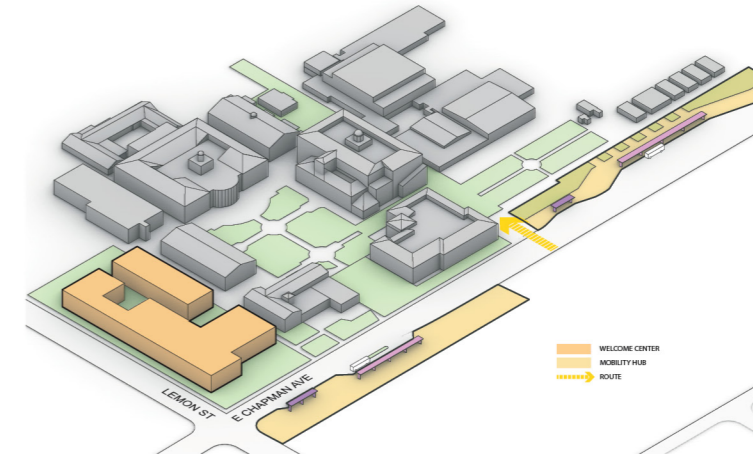
### PHASE 3: SITE PLAN SCENARIOS AND PREFERRED PLANS

Having established key planning and design criteria, the Facilities Master Plan Team tested a range of planning Site Plan Scenarios, looking at mobility, program adjacency and environmental considerations for each campus. In later workshops, district and campus administrators, faculty, students and technical staff responded to these scenarios and provided feedback. Through several working sessions, the planning scenarios evolved and were eventually merged into a single planning framework for each campus that reflected consensus on key aspects of the future campus needs.



### PHASE 4: VALIDATION AND DOCUMENTATION

The outgrowth of the Preferred Framework Plan was modeled and tested against a range of environmental, programmatic and performative criteria. The validated plan has been further shaped and refined with stakeholders at all three campuses. The resulting framework plan represents a collaborative, community vision of the future of the three campuses of NOCCCD.



# Strategic Themes



CAMPUS LIFE

The integration of indoor and outdoor student study and social space is critical element of campus life. Flexible spaces for students and faculty to support growing co-curricular campus needs, remains a critical priority. These kinds of spaces will integrate healthy food options.

- Provide a welcoming home for a variety of affinity groups
- Integrate more private offices for faculty and adjunct faculty
- Expand the variety of spaces for food options
- Create more indoor and outdoor places to study and socialize



MOBILITY & ACCESS

The organization of safe vehicular and pedestrian circulation networks is a key challenge. The integration of safe, comfortable and environmentally friendly vehicular and pedestrian experience is a common theme in the Facilities Master Plan. These themes include passenger drop-off and pickup and public transit mobility hubs.

- Enhance parking for ADA accessibility and safety (with lighting)
- Create larger and safer places for campus mobility hubs which will include drop-offs



IDENTITY

Create a stronger sense of institutional identity at all campus edges. Improve signage and wayfinding throughout the campuses. New projects should integrate campus signage to enhance the overall experience of the campus community.

- Enhance pedestrian entrances
- Use new buildings to create a stronger sense of transparency and visibility
- Carefully buffer service, loading and parking to avoid the perception of a campus back side along the campus perimeter



CAMPUS & COMMUNITY PARTNERSHIPS

Expand community partnerships by developing spaces that support community engagement and shared uses.

- Create community gardens and parks for local residents and partners to use for gardening hobbies and recreation
- Develop a community aquatics center for campus and community to use for recreation or competitive sporting events
- Develop a performing arts district to enhance art and culture for the community, and provide a venue for community partners to use



SUSTAINABILITY, RESILIENCY & STEWARDSHIP

The Facilities Master Plan integrates a series of initiatives to promote more sustainable campuses, in building construction, energy use and in campus maintenance and operations. A key initiative in this regard is an investment into integrating solar technology. The FMP recommendations build and expand upon the California Community College's Board of Governor's Resolution on Climate Change and Sustainability Goals and Policy (2019) and the current initiatives of the District and campuses.

- Register campus on Sustainability Tracking, Assessment & Rating System (STARS)
- Require medium and large renovation and new construction projects to meet minimum LEED Silver Certification requirements
- Install PV solar panels and electric charging stations at parking lots



SAFETY & SECURITY

The Facilities Master Plan highlights key initiatives to integrate greater campus safety measures. These include enhanced lighting on the campus grounds and pedestrian-only walkways throughout its campuses.

- Enhance campus connections with ADA pathway upgrades and additional lighting
- Enhance parking lots for ADA accessibility and safety
- Add safety and health barriers at open transaction counters

# Glossary of Terms

Building Opportunity Site - a discrete area found to be underserving the campus relative to its potential as a future building site

Facilities Master Plan - the overall subject of this document resulting from the planning process, including the Planning Framework

Flexibility - the ability of a capital asset to adapt to its uses – presently and over time – to accommodate a variety of anticipated needs

Gateways - points of arrival on campus that identify the institution

Leadership in Energy & Environmental Design (LEED) - a third-party certification program and nationally accepted organization for the design, operation and construction of high-performance green buildings and districts

Mobility Hub - a multi-modal transportation center proposed as part of a future gateway

Open Space Framework - the network of open spaces, malls and walks on campus, including pedestrian/bicycle paths

Opportunity Site - a discrete area found to be underserving the campus relative to its potential as a future site

Photovoltaic (PV) - generation of electric current at the junction of two substances exposed to light. A process typically supported by commonly known electricity-generating solar panels

Property Acquisition Opportunity Site - an adjacent property for leasing or purchasing consideration that has the potential to expand the campus vision beyond the current property lines

Public Realm - pathways, open spaces, courtyards, and other public and pedestrian-oriented areas

Public Realm Opportunity Site - includes broader improvements to campus circulation, open space systems and associated infrastructure, not just for buildings

Sustainability Tracking, Assessment & Rating System (STARS) – a transparent, self-reporting framework for colleges and universities to measure their sustainability performance

